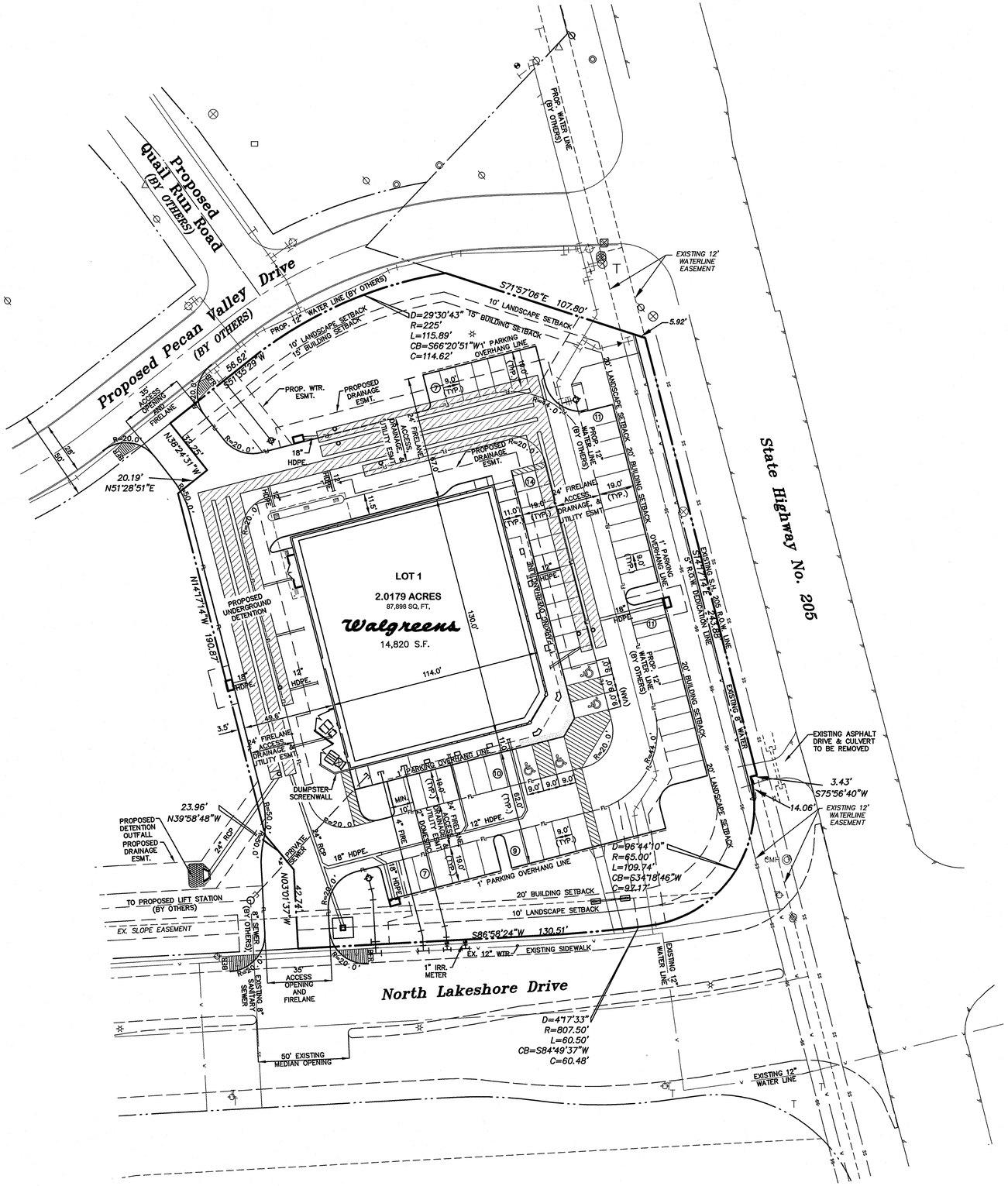

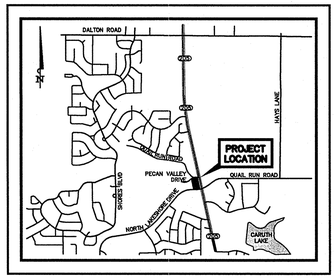

Location Map
Not To Scale

LEGEND

(X)	PARKING COUNT
—W—W—W—W—	EX. WATER
	EXISTING FIRE HYDRANT
	PROP. WATER
	PROP. FIRE ASSEMBLY
—SS—SS—	EX. SANITARY SEWER
	PROP. SANITARY SEWER
	EX. STORM SEWER
	PROP. STORM SEWER

SITE DATA SUMMARY TABLE

ZONING	PD-65
PROPOSED USE	RETAIL-PHARMACY
LOT AREA	87,898 S.F. 2.0179 AC.
BUILDING AREA	14,820 S.F.
BUILDING HEIGHT	26 FT.
LOT COVERAGE	16.9%
FLOOR AREA RATIO	0.17:1
TOTAL PARKING REQUIRED	60 SPACES
TOTAL PARKING PROVIDED	69 SPACES
TOTAL HANDICAP REQUIRED	3 SPACES
TOTAL HANDICAP PROVIDED	4 SPACES
LANDSCAPING REQUIRED	15% OF AREA =12,884 S.F.
INTERIOR LANDSCAPED OPEN SPACE PROVIDED	27,261.37 S.F.
SQ. FT. IMPERVIOUS SURFACE	59,921.46 S.F.

RECORD DRAWING
THIS RECORD DRAWING HEREIN REFLECTS TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE APPROXIMATE LOCATION OF THE CONSTRUCTED WORK, USING INFORMATION AS PROVIDED BY THE CONTRACTORS AND SURVEYED GRADES.

NOTES

1. DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. FIRE LANE MUST BE CONSTRUCTED WITH CITY OF ROCKWALL FIRE DEPARTMENT ENGINEERING STANDARDS MARK FIRE LANE TO CITY SPECIFICATIONS.
3. REFER TO "PECAN VALLEY DRIVE AND QUAIL RUN ROAD" CONSTRUCTION PLANS BY KIMLEY-HORN & ASSOCIATES FOR ALL IMPROVEMENT LABELED "BY OTHERS."

Walgreens

STORE NUMBER 11519

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS'
■ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
☐ WALGREENS' CONTRACTOR
■ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW . . . . . ■	NEW . . . . . ■
REMODELING . . . . . ☐	EXISTING . . . . . ☐
RELOCATION . . . . . ☐	NEW SHELL ONLY . . . ☐
OTHERS . . . . . ☐	

2007 CRITERIA CONSTRUCTION BULLETINS

C.B. #	TITLE

a Development of
CAM LAKESHORE, L.P.
5005 LBJ Fwy, Suite 840
Dallas, TX 75244
Tel. (972) 331-2050 Fax (972) 331-0020

LEVINSON • ALCOSER
ASSOCIATES, L.P.
1177 W. Loop South, Suite 900 Houston, Texas 77027
tel 713.787.0000 fax 713.850.8250
ARCHITECTURE PLANNING INTERIOR DESIGN

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS AS SIGNIFIED BY MY HAND AND SEAL.

STATE OF TEXAS
DAVID K. KOCHALKA
87781
LICENSED
PROFESSIONAL ENGINEER
2-27-08

PROJECT NO. 26332.000

N. Lakeshore Dr. & Hwy 205
Rockwall, TX

DRAWING TITLE
SITE PLAN

BUILDING PERMIT REVIEW:	SCALE: AS NOTED	DRAWING NO.
ADA / TAS EAB #: A8804095	DRAWN BY: K.F.D.	C-2
BID/PRICING SET: 01-15-08	REVIEWED BY: D.K.K.	
CONSTRUCTION SET:	ISSUE DATE: 12-21-07	OF 15 DWGS.

IMAGES:
XREFS:
PLOTTED BY: O.ANDERS, WILLIAMS SCOTSMAN
DATE/TIME SAVED: 2/20/2008 10:07 AM
LAST SAVED:
XREF:GATE.WG - XREF:XAs Built.WG - XREF:XHydy.WG - XREF:xHrs.WG - XREF:XBrd-Future - XREF:mell-WG - XREF:xtrm-WG - XREF:XSite_Adj-PVD - XREF:xcast-WG
XREF:xUtly.WG - XREF:xTopo-WG - XREF:xBldg-WG - XREF:xBldg-WG - XREF:xBldg-WG - XREF:xBldg-WG - XREF:xBldg-WG - XREF:xBldg-WG