



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # SP2021-018 P&Z DATE 07/13/21 CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

☐ COPY OF ORDINANCE (ORD.# _____)

☒ APPLICATIONS

☒ RECEIPT

☒ LOCATION MAP

☐ HOA MAP

☐ PON MAP

☐ FLU MAP

☐ NEWSPAPER PUBLIC NOTICE

☐ 500-FT. BUFFER PUBLIC NOTICE

☐ PROJECT REVIEW

☐ STAFF REPORT

☐ CORRESPONDENCE

☐ COPY-ALL PLANS REQUIRED

☐ COPY-MARK-UPS

☐ CITY COUNCIL MINUTES-LASERFICHE

☐ MINUTES-LASERFICHE

☐ PLAT FILED DATE _____

☐ CABINET # _____

☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-018

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1944 & 1942 N Lakeshore Dr, Rockwall, TX 75087

SUBDIVISION NORTH LAKE SHORE DAYCARE

LOT 2 & 4 BLOCK A

GENERAL LOCATION NEC OF N LAKESHORE DR & EAST FORK DR

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD- 41

CURRENT USE VACANT

PROPOSED ZONING PD- 41

PROPOSED USE OFFICE

ACREAGE LOT 2- 0.879, LOT 4- 0.249
TOTAL- 1.128 ACRES

LOTS [CURRENT]

2

LOTS [PROPOSED]

0

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER GOTROCK PROPERTIES LLC

☒ APPLICANT KARTAVYA PATEL, P.E. (KEVIN PATEL)

CONTACT PERSON GENE COOPER

CONTACT PERSON KEVIN PATEL

ADDRESS 2580 TECHNOLOGY DRIVE
SUITE 100

ADDRESS 1784 W. MCDERMOTT DR
SUITE 110

CITY, STATE & ZIP PLANO, TX 75074

CITY, STATE & ZIP ALLEN, TX 75013

PHONE 512.689.9494

PHONE 214.609.9271

E-MAIL DOUG@VIADUCTDEV.COM

E-MAIL KPATEL@TRIANGLE-ENGR.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

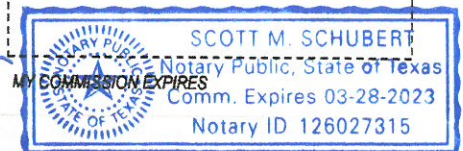
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 272.56 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

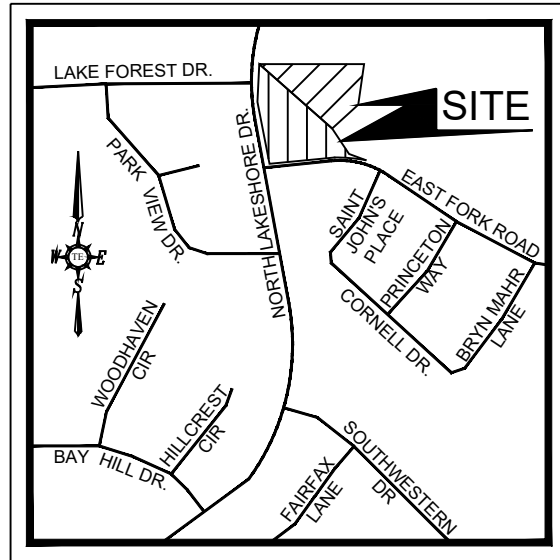
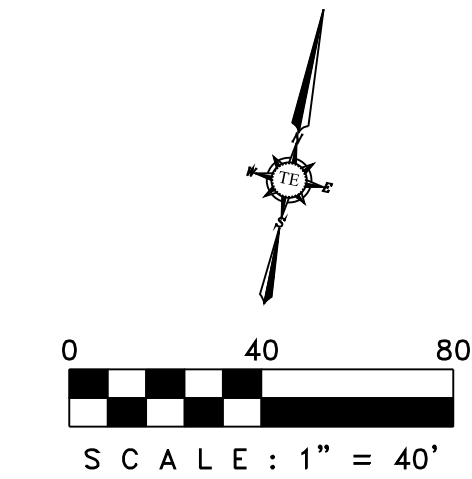
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION





VICINITY MAP
N.T.S.

LEGEND

	PROPERTY LINE
	EXISTING WATER LANE
	PROPOSED WATER LINE
	EX. SANITARY SEWER LINE
	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
	PEDESTRIAN SIGHT & VISIBILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	DRAINAGE EASEMENT
	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
	VISIBILITY EASEMENT
	FRONT SET BACK
	LANDSCAPE SET BACK
	EXISTING STORM SEWER
	EXISTING PAVEMENT/CURB
	EXISTING SEWER MANHOLE
	EXISTING POWER POLE
	EXISTING STORM INLETS
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED 5' HIGH WROUGHT IRON FENCE
	EXISTING TREE
	TRANSFORMER
	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT

SITE DATA SUMMARY TABLE

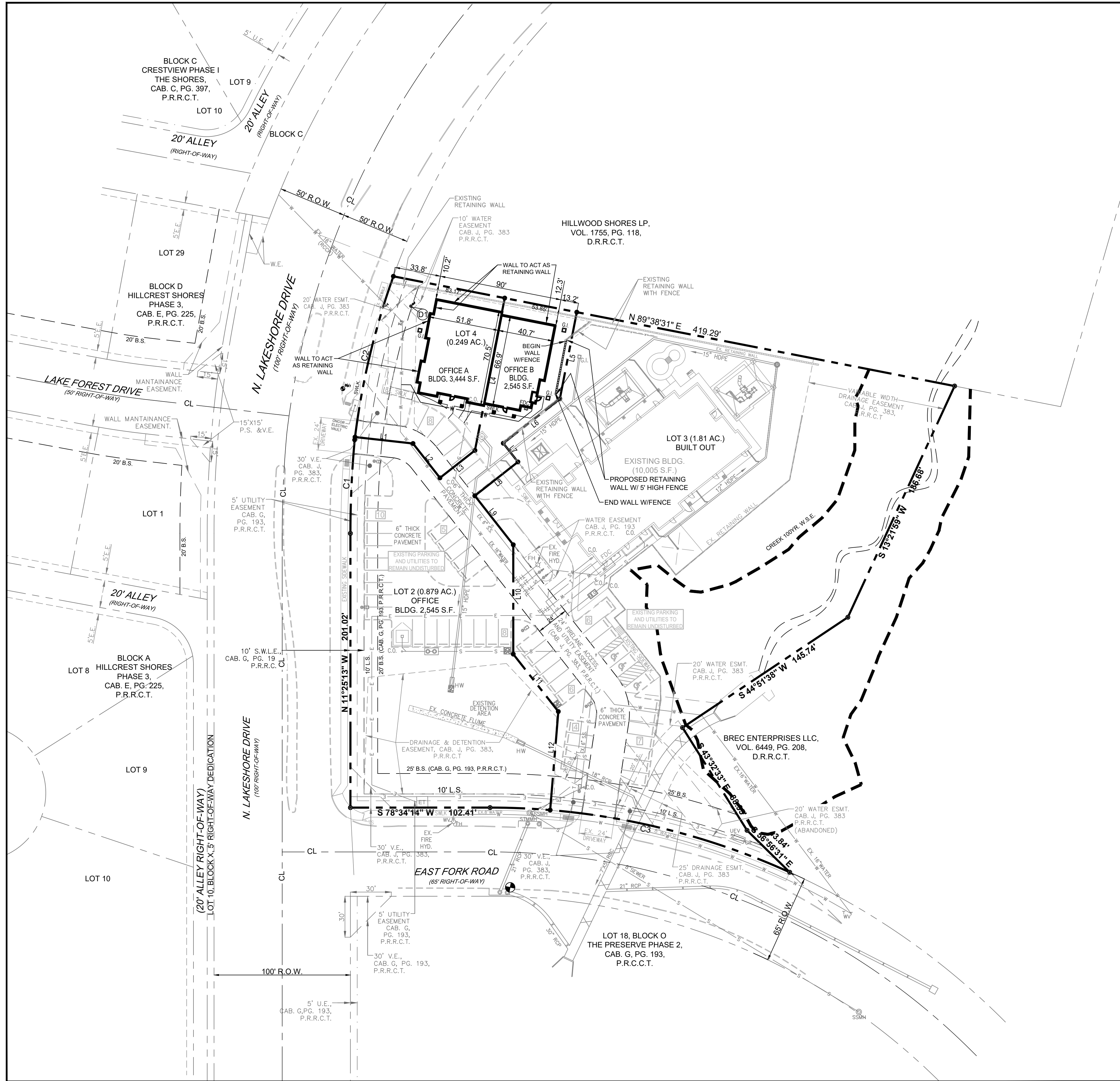
PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)	
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)	
NET AREA	2.938 ACRES (127,962 S.F.)	
LOT 2	0.879 ACRES (38,268 S.F.)	
LOT 3 (BUILT OUT)	1.810 ACRES (78,852 S.F.)	
LOT 4	0.249 ACRES (10,842 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	OFFICE	
LOT COVERAGE DATA		
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)	
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)	
LOT 4 - OFFICE COVERAGE	3,444 S.F. (2.67%)	
TOTAL BUILDING AREA	15,994 S.F. (12.40%)	
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)	
PERVIOUS COVERAGE	78,497 S.F. (61.35%)	
PARKING SUMMARY		
PARKING REQUIREMENTS	REQUIRED	PROVIDED
LOT 2 - OFFICE 1 SPACE PER 300 GFA	9	8
LOT 3 - DAY CARE 1 SPACE PER 300 GFA	34	34
LOT 4 - OFFICE 1 SPACE PER 300 GFA	12	12
TOTAL PARKING	55	54
BUILDING DATA		
NO. OF BUILDINGS	3	
PEAK HEIGHT	29'-0"	
TOTAL SQUARE FOOTAGE	15,994 S.F.	

BOUNDARY LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 84°56'24" W	42.78'
L2	N 49°32'37" W	32.01'
L3	S 40°27'23" W	32.59'
L4	S 00°21'29" E	113.80'
L5	N 00°21'29" W	64.76'
L6	N 40°27'23" E	52.70'
L7	N 49°29'15" W	17.40'
L8	N 40°27'33" E	40.17'
L9	N 49°32'37" W	45.66'
L10	N 11°25'13" W	80.18'
L11	N 49°32'37" W	53.50'
L12	N 06°41'00" W	72.48'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	68.65'	750.00'	5°14'41"	N 08°47'53" W	68.63'
C2	123.50'	550.00'	12°51'56"	N 01°53'41" E	123.24'
C3	226.46'	532.50'	24°22'00"	N 89°14'47" W	224.76'



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
- A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
- ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE

- ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEV.
01	DOM.	1"	1	6"

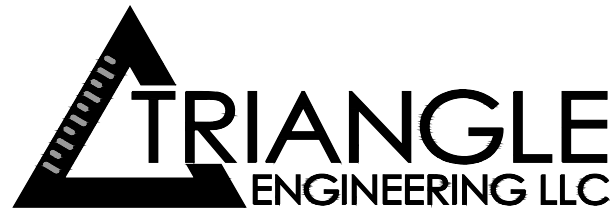
REDESIGNED SITE PLAN

OFFICE BUILDING

NEC OF N. LAKESHORE DRIVE & E. FORK ROAD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS



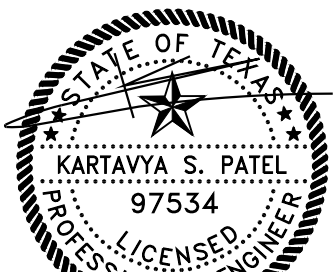
T: 214.609.9271 F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN DATE SCALE PROJECT NO. SHEET NO.

KP DS 08/23/16 SEE SCALE BAR 028-16

TX PE FIRM #11525



06/08/2021

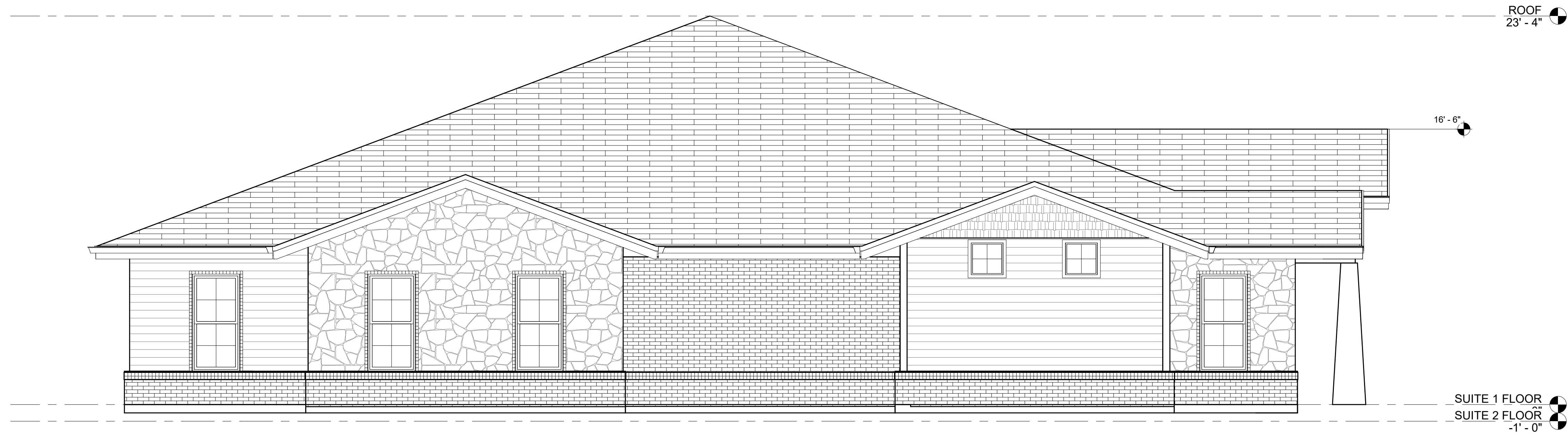
NO.	DATE	DESCRIPTION	BY
1	06/08/2021	1ST CITY SUBMITTAL	KP

ENGINEER
TRIANGLE ENGINEERING LLC
1784 W. McDERMOTT DRIVE, SUITE 110
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL, P.E.
TEL: (214) 609-9271

SURVEYOR
TRAVERSE LAND SURVEYING LLC
14200 MIDWAY ROAD, SUITE 130
DALLAS, TEXAS 75244
CONTACT: MARK NACE, R.P.L.S.
TEL: (469) 426-7339



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

FACADE MATERIAL AREA

SOUTH ELEVATION	
STONE - 109 SF - 14%	
BRICK - 479 SF - 59%	
CEMENTITIOUS SIDING/SHINGLES - 220 SF - 27%	
WEST ELEVATION	
STONE - 168 SF - 26%	
BRICK - 274 SF - 43%	
CEMENTITIOUS SIDING/SHINGLES - 195 SF - 31%	
EAST ELEVATION	
STONE - 34 SF - 5%	
BRICK - 268 SF - 43%	
CEMENTITIOUS SIDING/SHINGLES - 326 SF - 52%	
NORTH ELEVATION	
STONE - 18 SF - 2%	
BRICK - 638 SF - 76%	
CEMENTITIOUS SIDING/SHINGLES - 189 SF - 22%	

FACADE NOTES

- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.
- MONUMENT SIGN TO BE CONSTRUCTED OF SAME MATERIALS AND COLORS AS BUILDINGS.
- SEE LANDSCAPE PLAN FOR MASONRY SCREENING (COLORS AND MATERIALS TO MATCH BUILDING)

Copyright © 2019, Magellan Architects
All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic or mechanical (including photocopying, recording, or any information retrieval system), without the prior written permission of Magellan Architects. No derivative works of this plan may be made without prior written permission. The purchase of this set of plans entitles the purchaser to use the plans for the construction of only one building. The purchase of additional sets of plans does not entitle the purchaser to construct more than one building.

Magellan ARCHITECTS
8330 Lyndon B. Johnson Fwy, Suite 8678
Dallas, Texas 75243
Tel: (214) 998-8888
www.magellanarchitects.com
Copyright © 2019 Magellan Architects

ROCKWALL MEDICAL OFFICES

1942 - 1944 NORTH LAKESHORE DR.
ROCKWALL, TX 75087

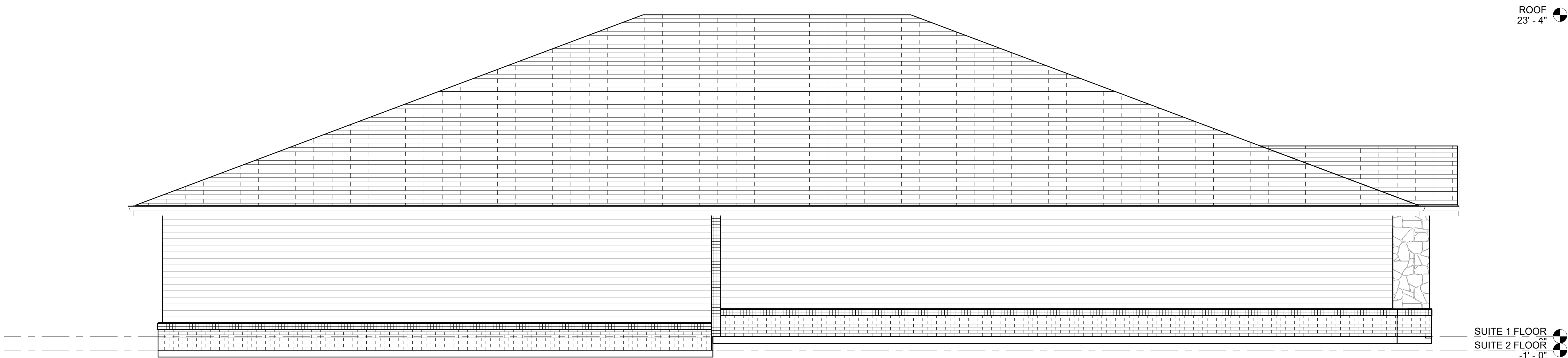
REVISIONS		
NO.	DATE	BY
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:	12-6-19	
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	1/4" = 1'-0"
PLOT DATE:	6/16/2021 4:29:53 PM
CAD FILE:	
JOB NUMBER:	MATX 20-016
CHECKED:	PC
DRAWN:	PDL
STATUS:	PERMIT

EXTERIOR
ELEVATIONS
A3.1



1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

Copyright © 2019 Magellan Architects
All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording, or any information retrieval system), without the prior written permission of Magellan Architects. No derivative works of this plan may be made without prior written permission. The purchase of this set of plans entitles the purchaser to use the plans for the construction of only one building. The purchase of additional sets of plans does not entitle the purchaser to construct more than one building.

Magellan ARCHITECTS
8330 Lyndon B. Johnson Fwy, Suite B678
Dallas, Texas 75243
Tel: (214) 998-8888
www.magellanarchitects.com
Copyright © 2019 Magellan Architects

ROCKWALL MEDICAL OFFICES

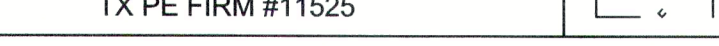
1942 - 1944 NORTH LAKESHORE DR.
ROCKWALL, TX 75087

REVISIONS		
NO.	DATE	BY
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	1/4" = 1'-0"
PLOT DATE:	6/16/2021 4:29:53 PM
CAD FILE:	
JOB NUMBER:	MATX 20-016
CHECKED:	Checker
DRAWN:	Author
STATUS:	PERMIT

EXTERIOR
ELEVATIONS
A3.2

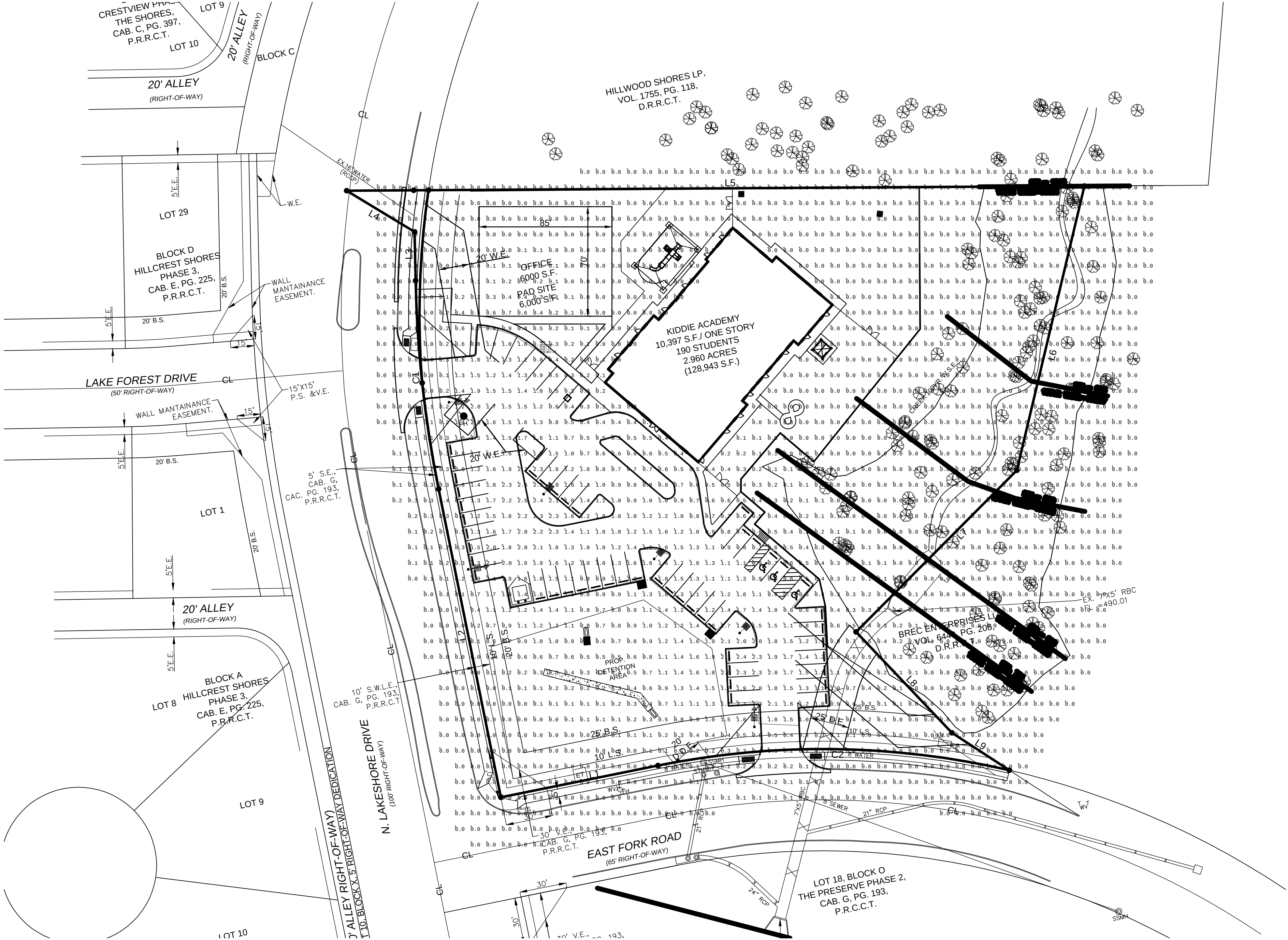
2.960 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



REVISIONS		
Rev #	Date	BY:

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING	Fc	1.29	2.6	0.3	4.38	8.67	10	10

Luminaire Schedule							
WLS11684 KIDIE ACADEMY ROCKWALL, TX PM: STEVE PLEASE EMAIL US FOR PRICING AT STEVE@WLSLIGHTING.COM							
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts	
●	3	A	11735	0.950	WLS-CLXM-LED-12L-SIL-5W-40-70CRI 25' POLE 2'-6" BASE	93.1	
●	3	B	8848	0.950	WLS-CLXM-LED-12L-SIL-FT-40-70CRI-IL 25' POLE 2'-6" BASE	93.1	

KIDIE ACADEMY
ROCKWALL, TX

1919 WINDSOR PLACE
FORT WORTH, TX 76110
www.wlsighting.com

WLSLIGHTING

a WLS company

WLS-11684

DATE -2/13/19

scale: 1"=40'

800-633-8711

PM:STEVE

BY: J.P.

SHEET 1 OF 1

CLXM SERIES LED AREA

SPECIFICATIONS

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, SW, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a maximum light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, 2700K and Amber (+/- 275K) color temperatures.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles without need for pole adaptors.
- Luminaire is proudly made in the U.S. of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications.
- Fixtures are finished with WLS's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard WLS finishes available.
- Shipping weight: 30 lbs in carton.

Controls

- Optional integral passive infrared motion and daylight sensor activates switching of luminaire light levels
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes WLS's traditional 3" drill pattern for easy fastening of WLS products.

Warranty

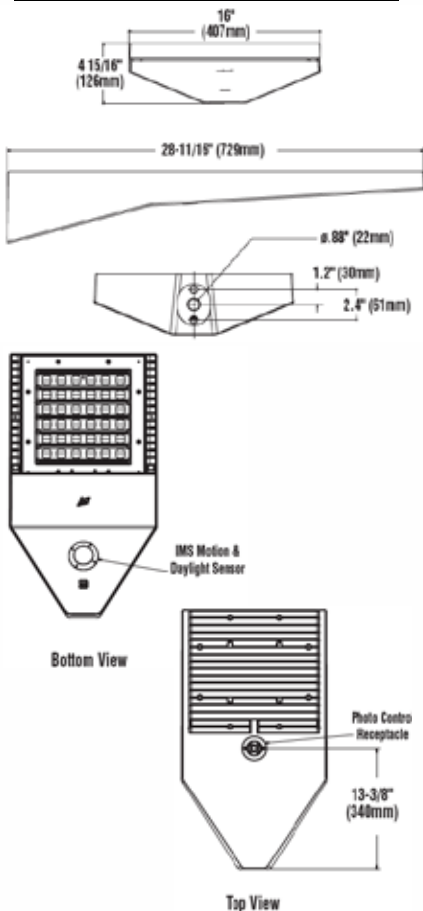
- WLS LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications



DIMENSIONS



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

Project Name: _____

Date: _____

Location: _____

Notes: _____

CLXM SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

SERIES	LIGHT SOURCE	LUMENS PACKAGE	LIGHT OUTPUT	DISTIBUTION	ORIENTATION ¹	VOLTAGE	DRIVER	COLOR TEMPERATURE
CLXM	LED	9L 9,000 lms 12L 12,000 lms 18L 18,000 lms 24L 24,000 lms 30L 30,000 lms 36L 36,000 lms 42L 42,000 lms	SIL Silicone	2 Type 2 3 Type 3 5W Type 5 Wide FT Type Forward Throw FTA Forward Throw Automotive	(blank) - standard L Optics rotated left 90 R Optics rotated right 90	UNV Universal Voltage (120-277V) HV High Voltage (347-480V)	DIM 0-10v Dimming (0-10%)	27 2,700 CCT ² 30 3,000 CCT ² 40 4,000 CCT 50 5,000 CCT AMB Amber ^{2,3}

ORDER:

WLS-CLXM	LED		SIL				DIM	
----------	-----	--	-----	--	--	--	-----	--

COLOR RENDERING	CONTROLS	FINISH	OPTIONS
70CRI 70 CRI	EXT 0-10v Dimming (from external signal) IMS Integral Motion & Daylight Sensor ^{4,5}	BRZ Bronze BLK Black GPT Graphite MSV Metallic Silver WHT White PLP Platinum Plus SVG Satin Verde Green CC' Custom Color	(Blank) None Button Type Photocells ⁷ PC1120 120V PC1208-277 208-277V PC1347 347V CR7P 7 Pin Photoelectric Control Receptacle ⁶ IL Integral Louver HSS ¹

Example: WLS-CLXM-LED-30L-SIL-5W-UNV-DIM-40-70CRI-EXT-BRZ-IL

FOOTNOTES:

- 1 Not available on "Type 5W" distribution.
- 2 Consult factory for availability.
- 3 Only available in 9L and 12L lumen packages.
- 4 Not available in HV.
- 5 IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately.
- 6 Control device must be ordered separately.
- 7 Factory installed CR7P option required.

LUMINAIRE EPA CHART - CLXM

	Single	0.6
	D180°	1.1
	D90°	0.9
	T90°	1.9
	TN120°	1.9
	Q90°	2.1

ELECTRICAL DATA							
Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	93.1	0.8A	0.4A	0.4A	0.3A	0.3A	0.2A
18L	148.5	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	248.6	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317.8	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A



1919 Windsor Place
Fort Worth, TX 76110
800.622.8711

www.wslighting.com

Project Name: _____

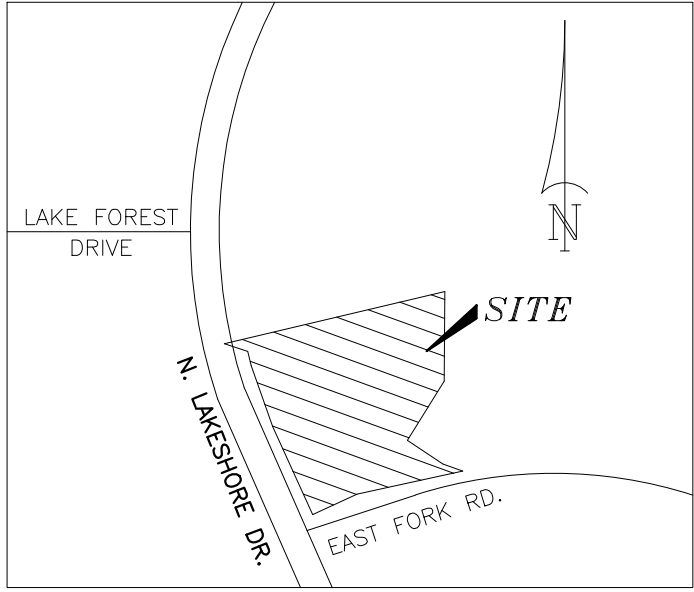
Date: _____

Location: _____

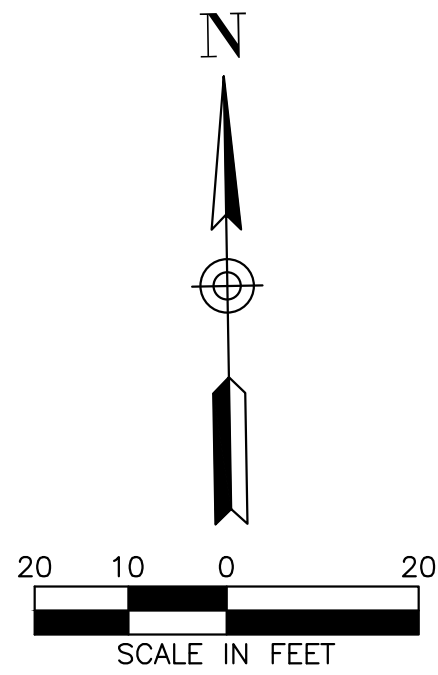
Notes: _____

01 REV. 01/19

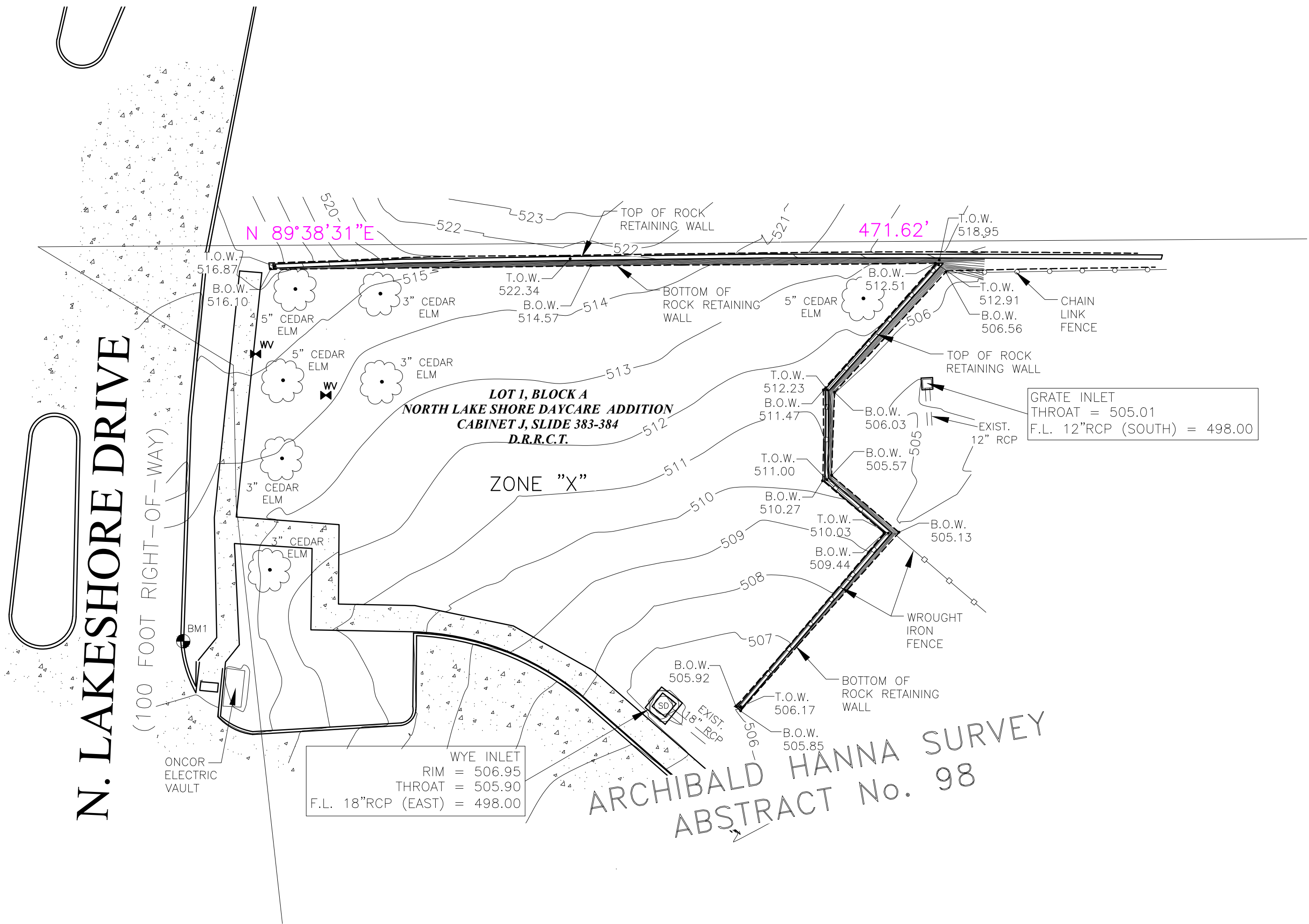
Specifications subject to change without notice.



VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135.



LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
	OVERHEAD ELECTRIC LINE
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
	T.O.W. TOP OF WALL ELEVATION
	B.O.W. BOTTOM OF WALL ELEVATION
	FIRE HYDRANT
	SANITARY SEWER MAN HOLE
	ELECTRIC VAULT
	TRAFFIC SIGNAL VAULT
	TRAFFIC SIGNAL LIGHT
	TRAFFIC SIGN
	STORM MAN HOLE
	LIGHT POLE
	POWER POLE
	BENCH MARK
	CONTROL MONUMENT
	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the Allterra RTK Network.

Benchmark No. 1
Square with an "X" cut in the top of curb, east side of Lakeshore Drive, approximately 310'± north of the north line of East Fork Road
Elevation: 513.61

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0030L, dated September 26 7, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

- All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.
- This survey was prepared without the benefit of a Title Commitment and the Surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

TREE SURVEY
PART OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE ADDITION
ARCHIBALD HANNA SURVEY, ABSTRACT NO. 98
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
-------	-------	------	-------	-------------	-----------

JDR	MAN	5-17-2021	1" = 40'	TR-41-2021	1
-----	-----	-----------	----------	------------	---



FRONT ELEVATION

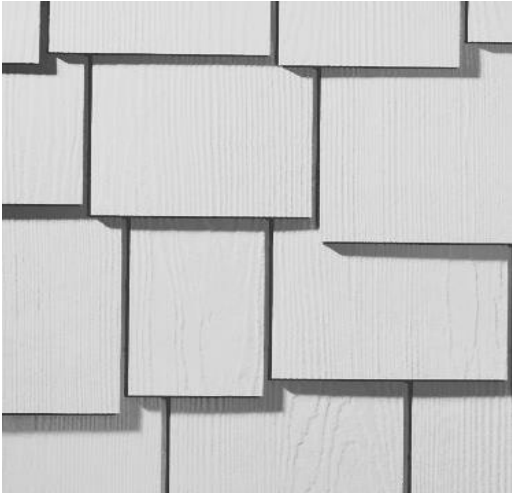
SCALE: NTS



ROOF
COMPOSITION
SHINGLE



STONE
GRANBURY REGULAR
CHOPPED GRAY



HARDIE SIDING
STAGGERED EDGE PANEL



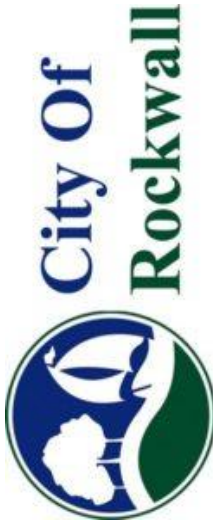
BRICK
CEDAR VALLEY
ACME BRICK

SW 7014
Eider White

SW 9148
Smoky Azurite

SW 9639
Rain Cloud

Magellan
ARCHITECTS



LAKESHORE
MEDICAL

A.1

6.17.21



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-018

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1944 & 1942 N Lakeshore Dr, Rockwall, TX 75087

SUBDIVISION NORTH LAKE SHORE DAYCARE

LOT 2 & 4 BLOCK A

GENERAL LOCATION NEC OF N LAKESHORE DR & EAST FORK DR

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD- 41

CURRENT USE VACANT

PROPOSED ZONING PD- 41

PROPOSED USE OFFICE

ACREAGE LOT 2- 0.879, LOT 4- 0.249
TOTAL- 1.128 ACRES

LOTS [CURRENT]

2

LOTS [PROPOSED]

0

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER GOTROCK PROPERTIES LLC

☒ APPLICANT KARTAVYA PATEL, P.E. (KEVIN PATEL)

CONTACT PERSON GENE COOPER

CONTACT PERSON KEVIN PATEL

ADDRESS 2580 TECHNOLOGY DRIVE
SUITE 100

ADDRESS 1784 W. MCDERMOTT DR
SUITE 110

CITY, STATE & ZIP PLANO, TX 75074

CITY, STATE & ZIP ALLEN, TX 75013

PHONE 512.689.9494

PHONE 214.609.9271

E-MAIL DOUG@VIADUCTDEV.COM

E-MAIL KPATEL@TRIANGLE-ENGR.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

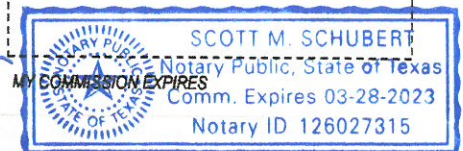
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 272.56 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

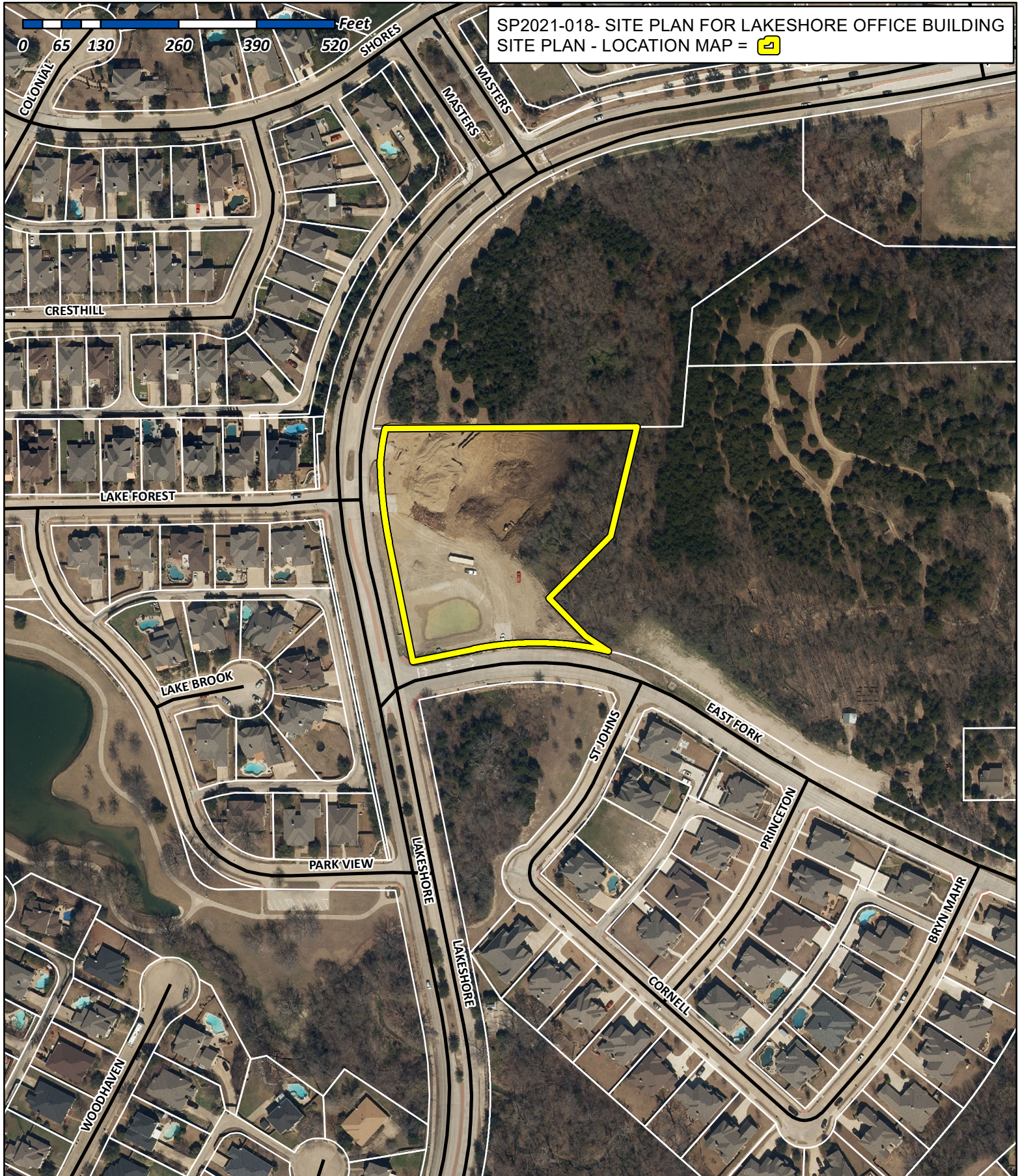
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

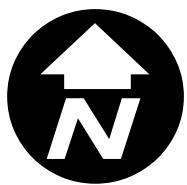


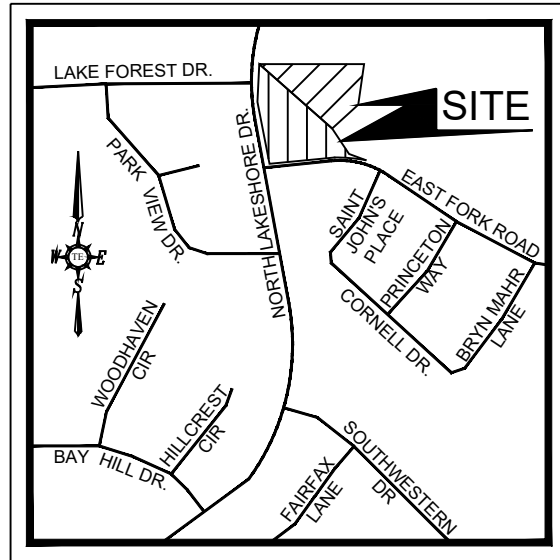
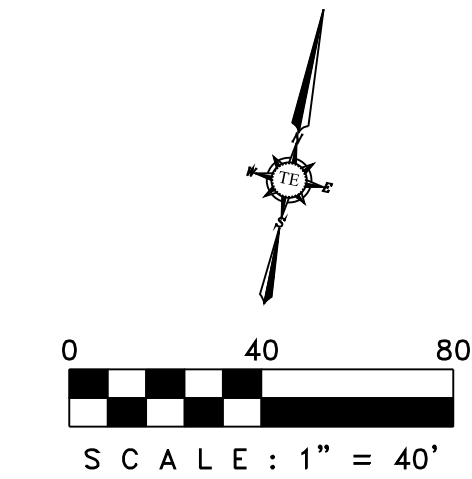


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
N.T.S.

LEGEND

---	PROPERTY LINE
12" WATER W	EXISTING WATER LANE
12" WATER W	PROPOSED WATER LINE
EX 10" S.S. S	EX. SANITARY SEWER LINE
PROP. 8" S.S. S	PROP. SANITARY SEWER LINE
⊕	PROPOSED STORM SEWER
⊕ FH	PROPOSED FIRE HYDRANT
⊕ F.D.C.	PROPOSED FIRE CONNECTION
⊕	PROPOSED WATER METERS
⊕	PROPOSED BACK FLOW PREVENTER
P.S.&V.E.	PEDESTRIAN SIGHT & VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
F.A.W.E.	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
V.E.	VISIBILITY EASEMENT
B.S.	FRONT SET BACK
L.S.	LANDSCAPE SET BACK
21" RCP	EXISTING STORM SEWER
---	EXISTING PAVEMENT/CURB
⊕ SSMH	EXISTING SEWER MANHOLE
⊕ PP	EXISTING POWER POLE
⊕	EXISTING STORM INLETS
⊕ FH	EXISTING FIRE HYDRANT
T.W.V.	EXISTING WATER VALVE
- x - x - x -	PROPOSED 5' HIGH WROUGHT IRON FENCE
⊕	EXISTING TREE
ET	TRANSFORMER
F.A.U.E.	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
⊕ C.O.	SINGLE CLEAN OUT
⊕ C.O.	DOUBLE CLEAN OUT

SITE DATA SUMMARY TABLE

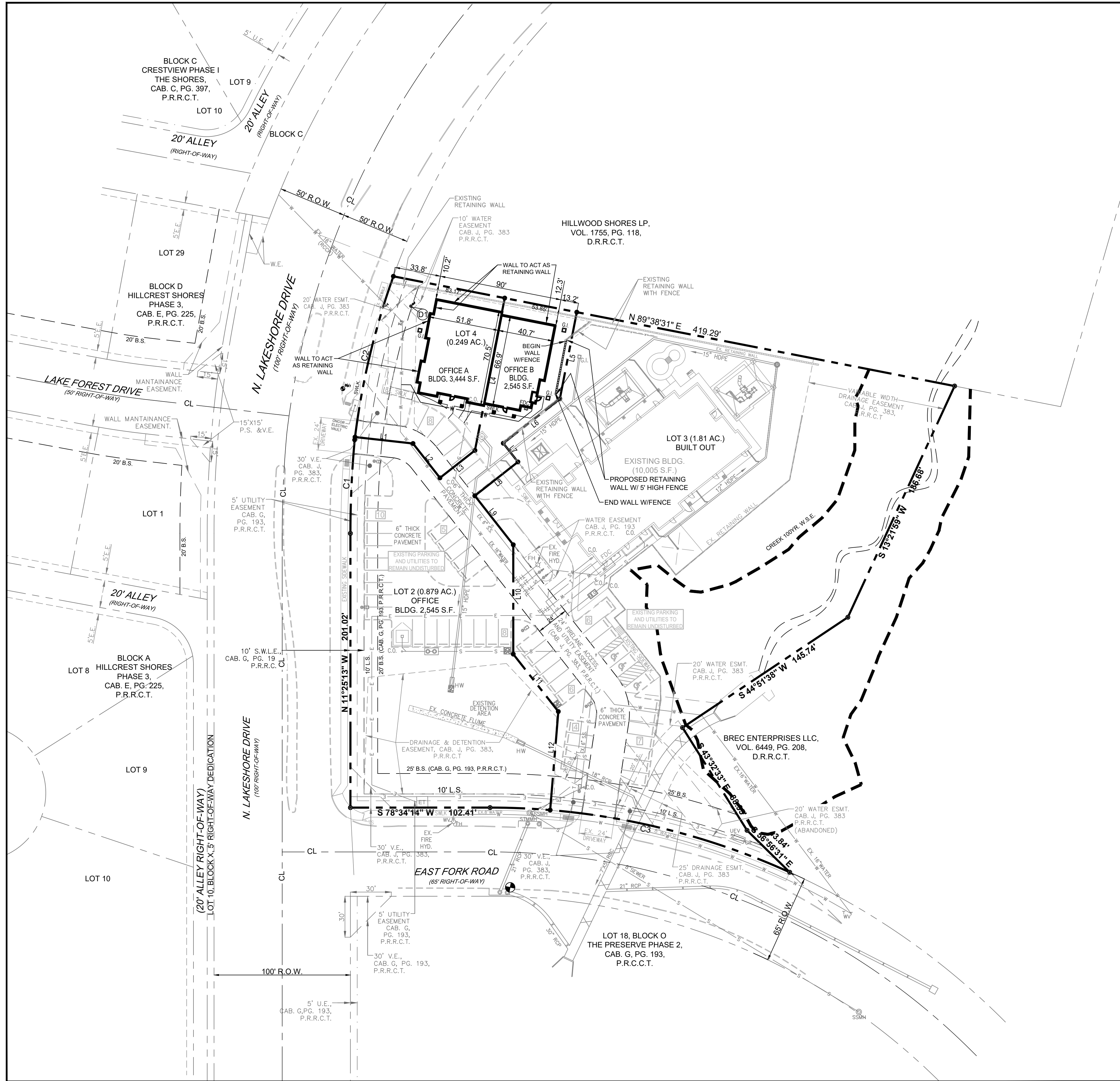
PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)	
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)	
NET AREA	2.938 ACRES (127,962 S.F.)	
LOT 2	0.879 ACRES (38,268 S.F.)	
LOT 3 (BUILT OUT)	1.810 ACRES (78,852 S.F.)	
LOT 4	0.249 ACRES (10,842 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	OFFICE	
LOT COVERAGE DATA		
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)	
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)	
LOT 4 - OFFICE COVERAGE	3,444 S.F. (2.67%)	
TOTAL BUILDING AREA	15,994 S.F. (12.40%)	
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)	
PERVIOUS COVERAGE	78,497 S.F. (61.35%)	
PARKING SUMMARY		
PARKING REQUIREMENTS	REQUIRED	PROVIDED
LOT 2 - OFFICE 1 SPACE PER 300 GFA	9	8
LOT 3 - DAY CARE 1 SPACE PER 300 GFA	34	34
LOT 4 - OFFICE 1 SPACE PER 300 GFA	12	12
TOTAL PARKING	55	54
BUILDING DATA		
NO. OF BUILDINGS	3	
PEAK HEIGHT	29'-0"	
TOTAL SQUARE FOOTAGE	15,994 S.F.	

BOUNDARY LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 84°56'24" W	42.78'
L2	N 49°32'37" W	32.01'
L3	S 40°27'23" W	32.59'
L4	S 00°21'29" E	113.80'
L5	N 00°21'29" W	64.76'
L6	N 40°27'23" E	52.70'
L7	N 49°29'15" W	17.40'
L8	N 40°27'33" E	40.17'
L9	N 49°32'37" W	45.66'
L10	N 11°25'13" W	80.18'
L11	N 49°32'37" W	53.50'
L12	N 06°41'00" W	72.48'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	68.65'	750.00'	5°14'41"	N 08°47'53" W	68.63'
C2	123.50'	550.00'	12°51'56"	N 01°53'41" E	123.24'
C3	226.46'	532.50'	24°22'00"	N 89°14'47" W	224.76'



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
- A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
- ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE

- ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEV.
Ⓛ1	DOM.	1"	1	6"

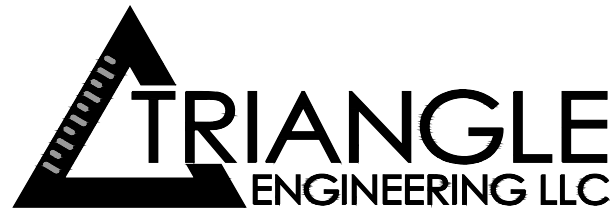
REDESIGNED SITE PLAN

OFFICE BUILDING

NEC OF N. LAKESHORE DRIVE & E. FORK ROAD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS



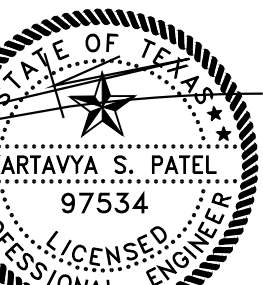
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN DATE SCALE PROJECT NO. SHEET NO.

KP DS 08/23/16 SEE SCALE BAR 028-16

TX PE FIRM #11525



06/08/2021

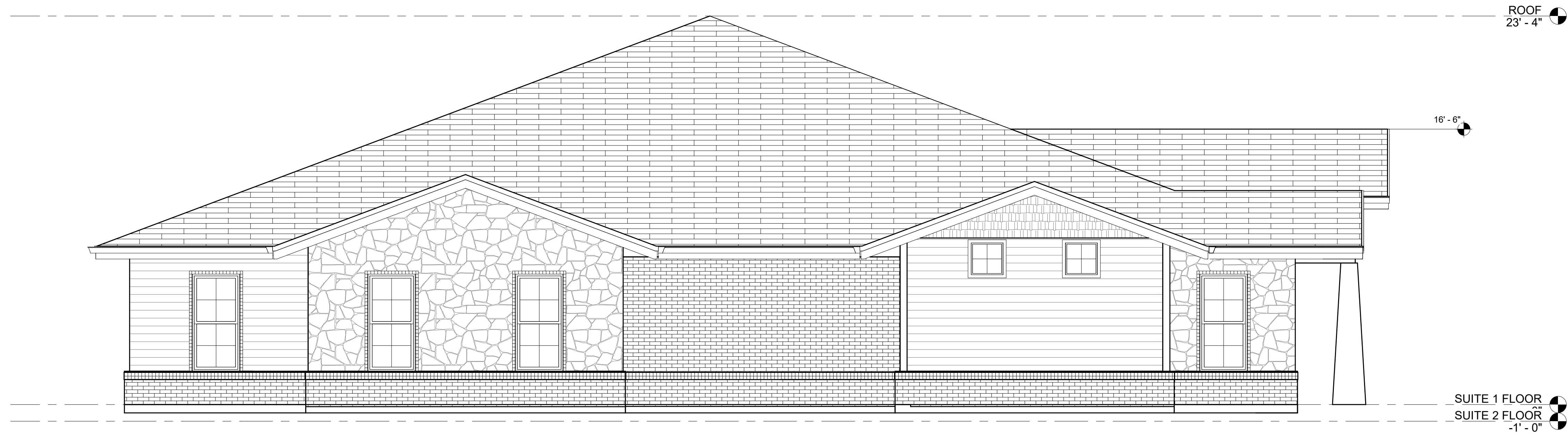
NO.	DATE	DESCRIPTION	BY
1	06/08/2021	1ST CITY SUBMITTAL	KP

ENGINEER
TRIANGLE ENGINEERING LLC
1784 W. McDERMOTT DRIVE, SUITE 110
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL, P.E.
TEL: (214) 609-9271

SURVEYOR
TRAVERSE LAND SURVEYING LLC
14200 MIDWAY ROAD, SUITE 130
DALLAS, TEXAS 75244
CONTACT: MARK NACE, R.P.L.S.
TEL: (469) 426-7339



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

FACADE MATERIAL AREA

SOUTH ELEVATION	
STONE - 109 SF - 14%	
BRICK - 479 SF - 59%	
CEMENTITIOUS SIDING/SHINGLES - 220 SF - 27%	
WEST ELEVATION	
STONE - 168 SF - 26%	
BRICK - 274 SF - 43%	
CEMENTITIOUS SIDING/SHINGLES - 195 SF - 31%	
EAST ELEVATION	
STONE - 34 SF - 5%	
BRICK - 268 SF - 43%	
CEMENTITIOUS SIDING/SHINGLES - 326 SF - 52%	
NORTH ELEVATION	
STONE - 18 SF - 2%	
BRICK - 638 SF - 76%	
CEMENTITIOUS SIDING/SHINGLES - 189 SF - 22%	

FACADE NOTES

- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.
- MONUMENT SIGN TO BE CONSTRUCTED OF SAME MATERIALS AND COLORS AS BUILDINGS.
- SEE LANDSCAPE PLAN FOR MASONRY SCREENING (COLORS AND MATERIALS TO MATCH BUILDING)

Copyright © 2019, Magellan Architects
All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic or mechanical (including photocopying, recording, or any information retrieval system), without the prior written permission of Magellan Architects. No derivative works of this plan may be made without prior written permission. The purchase of this set of plans entitles the purchaser to use the plans for the construction of only one building. The purchase of additional sets of plans does not entitle the purchaser to construct more than one building.

Magellan ARCHITECTS
8330 Lyndon B. Johnson Fwy, Suite 8678
Dallas, Texas 75243
Tel: (214) 998-8888
www.magellanarchitects.com
Copyright © 2019 Magellan Architects

ROCKWALL MEDICAL OFFICES

1942 - 1944 NORTH LAKESHORE DR.
ROCKWALL, TX 75087

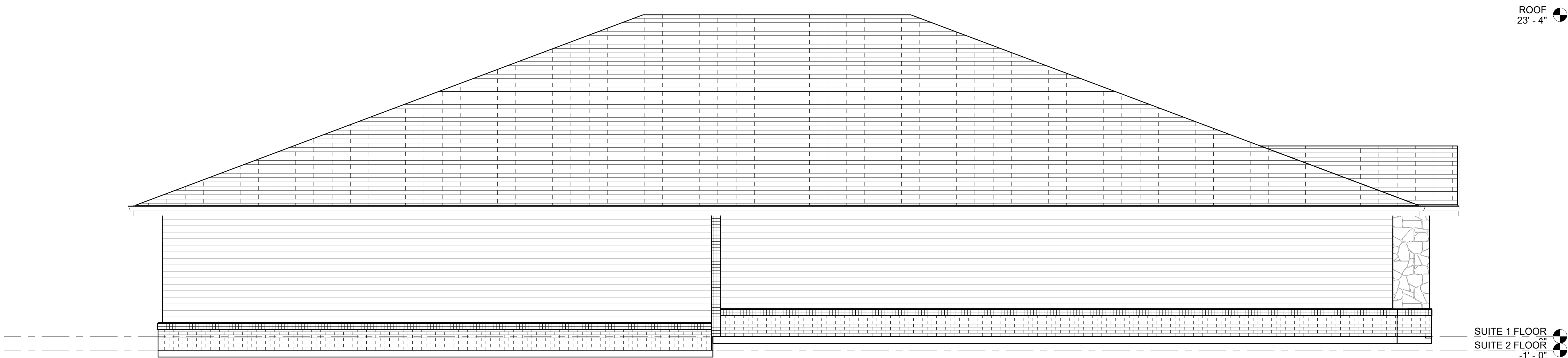
REVISIONS		
NO.	DATE	BY
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:	12-6-19	
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	1/4" = 1'-0"
PLOT DATE:	6/16/2021 4:29:53 PM
CAD FILE:	
JOB NUMBER:	MATX 20-016
CHECKED:	PC
DRAWN:	PDL
STATUS:	PERMIT

EXTERIOR
ELEVATIONS
A3.1



1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

Copyright © 2019 Magellan Architects
All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording, or any information retrieval system), without the prior written permission of Magellan Architects. No derivative works of this plan may be made without prior written permission. The purchase of this set of plans entitles the purchaser to use the plans for the construction of one building. The purchase of additional sets of plans does not entitle the purchaser to construct more than one building.

Magellan ARCHITECTS
8330 Lyndon B. Johnson Fwy, Suite B678
Dallas, Texas 75243
Tel: (214) 998-8888
www.magellanarchitects.com
Copyright © 2019 Magellan Architects

ROCKWALL MEDICAL OFFICES

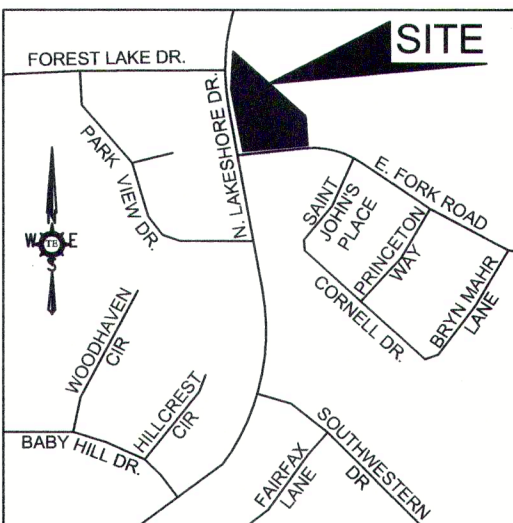
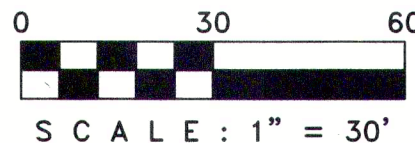
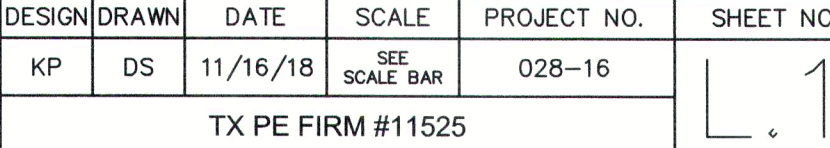
1942 - 1944 NORTH LAKESHORE DR.
ROCKWALL, TX 75087

REVISIONS		
NO.	DATE	BY
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	1/4" = 1'-0"
PLOT DATE:	6/16/2021 4:29:53 PM
CAD FILE:	
JOB NUMBER:	MATX 20-016
CHECKED:	Checker
DRAWN:	Author
STATUS:	PERMIT

EXTERIOR
ELEVATIONS
A3.2

2.960 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	1"	1	6"
(I)	IRR.	1"	1	N/A

TREES TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE2	4	Cedar Elm	<i>Ulmus crassifolia</i>	5" cal.	B&B, 16' ht., 7" spread min., 7" clear trunk

(4) 5" CALIPER CEDAR ELM TREES THAT WERE PLANTED MITIGATION MUST BE REMOVED FOR CONSTRUCTION OF THE MEDICAL BUILDING. THESE TREES WILL BE REPLACED ON SITE. REFER TO PLAN AND PLANT MATERIAL SCHEDULE FOR THE TREE LOCATION AND SPECIFICATIONS.

TYPE	COMMON NAME	SIZE
BC	Bald Cypress	5" cal
CE	Cedar Elm	4" cal
CE2	Cedar Elm	5" cal
CM	Crepe Myrtle	6' ht.
LO	Live Oak	4" cal
LO2	Live Oak	5" cal
NPH	Needlepoint Holly	
SC	Seasonal Color	
WC	Purple Wintercreeper	

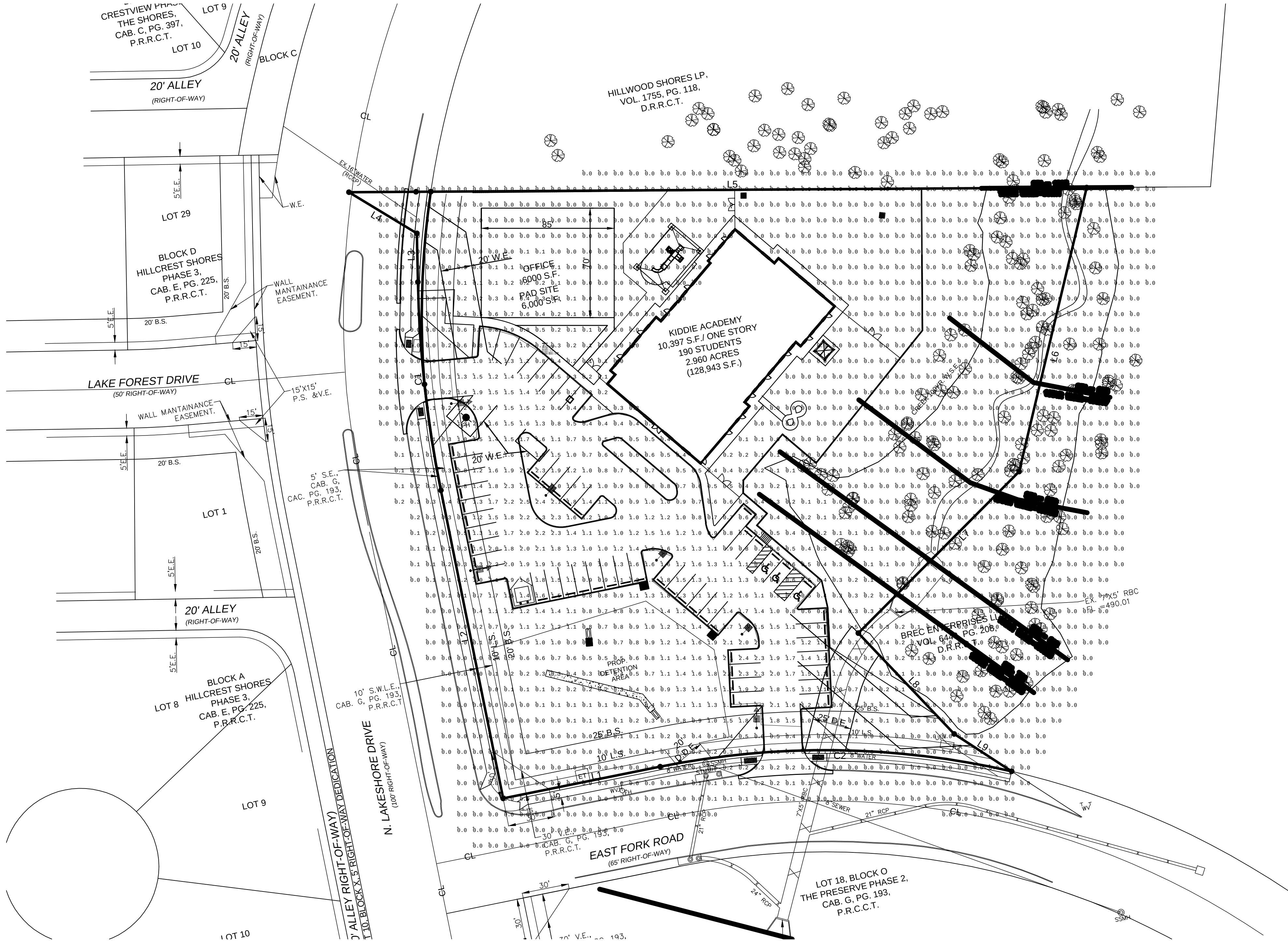
DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	11/16/18	SEE SCALE BAR	028-16	
TX PE FIRM #11525					



REVISIONS		
Rev #	Date	BY:

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING	Fc	1.29	2.6	0.3	4.38	8.67	10	10

Luminaire Schedule							
WLS11684 KIDDIE ACADEMY ROCKWALL, TX PM: STEVE PLEASE EMAIL US FOR PRICING AT STEVE@WLSLIGHTING.COM							
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts	
●	3	A	11735	0.950	WLS-CLXM-LED-12L-SIL-5W-40-70CRI 25' POLE 2'-6" BASE	93.1	
●	3	B	8848	0.950	WLS-CLXM-LED-12L-SIL-FT-40-70CRI-IL 25' POLE 2'-6" BASE	93.1	

KIDDIE ACADEMY
ROCKWALL, TX

WLSLIGHTING
a WLS company

1919 WINDSOR PLACE
FORT WORTH, TX 76110
www.wslighting.com

CLXM SERIES LED AREA

SPECIFICATIONS

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, SW, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a maximum light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, 2700K and Amber (+/- 275K) color temperatures.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles without need for pole adaptors.
- Luminaire is proudly made in the U.S. of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications.
- Fixtures are finished with WLS's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard WLS finishes available.
- Shipping weight: 30 lbs in carton.

Controls

- Optional integral passive infrared motion and daylight sensor activates switching of luminaire light levels
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes WLS's traditional 3" drill pattern for easy fastening of WLS products.

Warranty

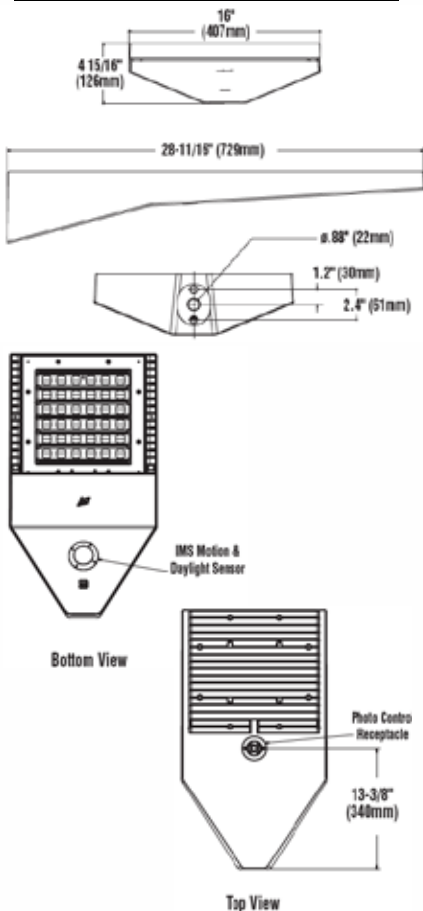
- WLS LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications



DIMENSIONS



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

Project Name: _____

Date: _____

Location: _____

Notes: _____

CLXM SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

SERIES	LIGHT SOURCE	LUMENS PACKAGE	LIGHT OUTPUT	DISTIBUTION	ORIENTATION ¹	VOLTAGE	DRIVER	COLOR TEMPERATURE
CLXM	LED	9L 9,000 lms 12L 12,000 lms 18L 18,000 lms 24L 24,000 lms 30L 30,000 lms 36L 36,000 lms 42L 42,000 lms	SIL Silicone	2 Type 2 3 Type 3 5W Type 5 Wide FT Type Forward Throw FTA Forward Throw Automotive	(blank) - standard L Optics rotated left 90 R Optics rotated right 90	UNV Universal Voltage (120-277V) HV High Voltage (347-480V)	DIM 0-10v Dimming (0-10%)	27 2,700 CCT ² 30 3,000 CCT ² 40 4,000 CCT 50 5,000 CCT AMB Amber ^{2,3}

ORDER:

WLS-CLXM	LED		SIL				DIM	
----------	-----	--	-----	--	--	--	-----	--

COLOR RENDERING	CONTROLS	FINISH	OPTIONS
70CRI 70 CRI	EXT 0-10v Dimming (from external signal) IMS Integral Motion & Daylight Sensor ^{4,5}	BRZ Bronze BLK Black GPT Graphite MSV Metallic Silver WHT White PLP Platinum Plus SVG Satin Verde Green CC' Custom Color	(Blank) None Button Type Photocells ⁷ PC1120 120V PC1208-277 208-277V PC1347 347V CR7P 7 Pin Photoelectric Control Receptacle ⁶ IL Integral Louver HSS ¹

Example: WLS-CLXM-LED-30L-SIL-5W-UNV-DIM-40-70CRI-EXT-BRZ-IL

FOOTNOTES:

- 1 Not available on "Type 5W" distribution.
- 2 Consult factory for availability.
- 3 Only available in 9L and 12L lumen packages.
- 4 Not available in HV.
- 5 IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately.
- 6 Control device must be ordered separately.
- 7 Factory installed CR7P option required.

LUMINAIRE EPA CHART - CLXM

	Single	0.6
	D180°	1.1
	D90°	0.9
	T90°	1.9
	TN120°	1.9
	Q90°	2.1

ELECTRICAL DATA							
Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	93.1	0.8A	0.4A	0.4A	0.3A	0.3A	0.2A
18L	148.5	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	248.6	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317.8	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A



1919 Windsor Place
Fort Worth, TX 76110
800.622.8711

www.wslighting.com

Project Name: _____

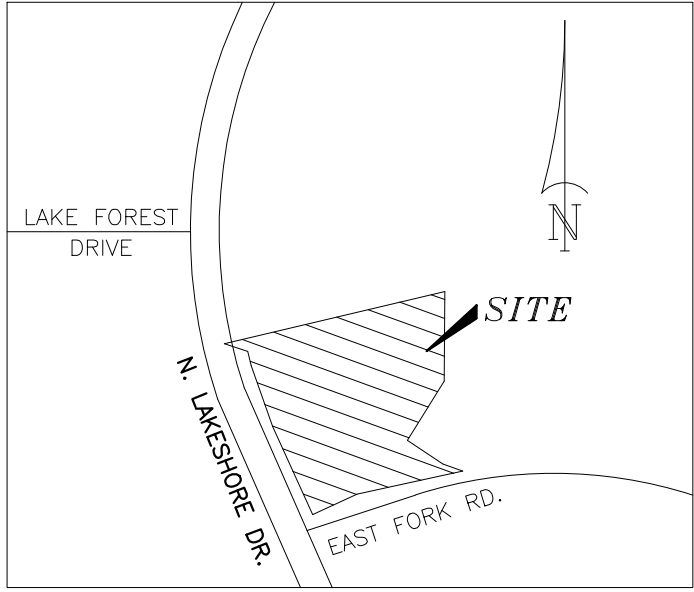
Date: _____

Location: _____

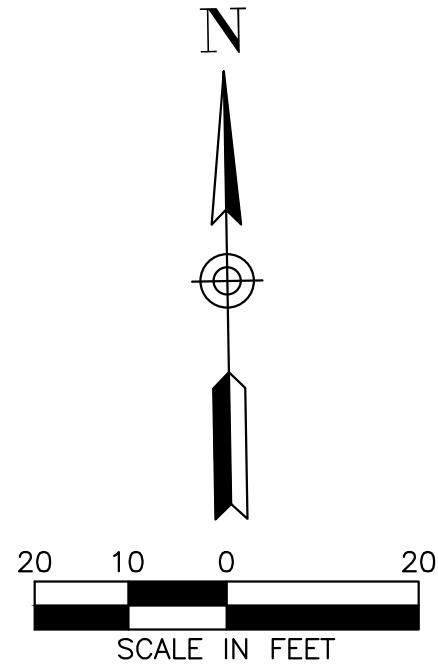
Notes: _____

01 REV. 01/19

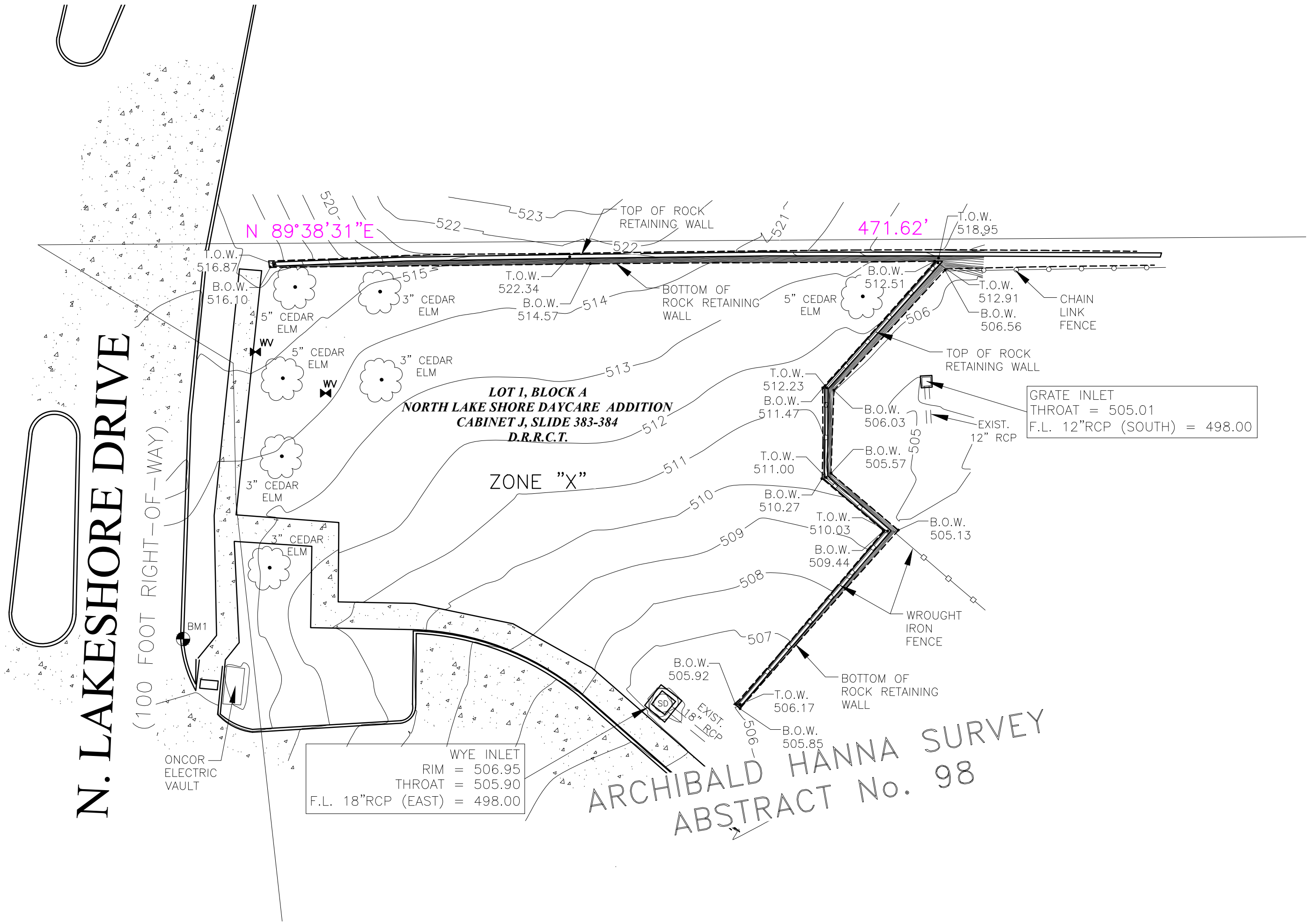
Specifications subject to change without notice.



VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135.



LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
	OVERHEAD ELECTRIC LINE
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
	T.O.W. TOP OF WALL ELEVATION
	B.O.W. BOTTOM OF WALL ELEVATION
	FIRE HYDRANT
	SANITARY SEWER MAN HOLE
	ELECTRIC VAULT
	TRAFFIC SIGNAL VAULT
	TRAFFIC SIGNAL LIGHT
	TRAFFIC SIGN
	STORM MAN HOLE
	LIGHT POLE
	POWER POLE
	BENCH MARK
	CONTROL MONUMENT
	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the AllTerra RTK Network.

Benchmark No. 1
Square with an "X" cut in the top of curb, east side of Lakeshore Drive, approximately 310'± north of the north line of East Fork Road
Elevation: 513.61

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0030L, dated September 26 7, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

- All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.
- This survey was prepared without the benefit of a Title Commitment and the Surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

TREE SURVEY
PART OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE ADDITION
ARCHIBALD HANNA SURVEY, ABSTRACT NO. 98
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
-------	-------	------	-------	-------------	-----------

JDR	MAN	5-17-2021	1" = 40'	TR-41-2021	1
-----	-----	-----------	----------	------------	---



FRONT ELEVATION

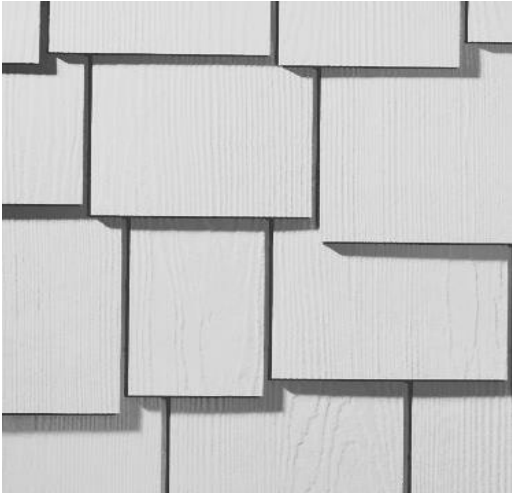
SCALE: NTS



ROOF
COMPOSITION
SHINGLE



STONE
GRANBURY REGULAR
CHOPPED GRAY



HARDIE SIDING
STAGGERED EDGE PANEL



BRICK
CEDAR VALLEY
ACME BRICK

SW 7014
Eider White

SW 9148
Smoky Azurite

SW 9639
Rain Cloud



LAKESHORE
MEDICAL

A.1

6.17.21

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/25/2021

PROJECT NUMBER: SP2021-018
PROJECT NAME: Site Plan for Lakeshore Office Building
SITE ADDRESS/LOCATIONS: 1942 N LAKESHORE DR

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	06/25/2021	Needs Review

06/25/2021: SP2021-018; Site Plan for a Lots 2 & 4, Block A, North Lake Shore Daycare Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for two (2) office buildings on a 1.128-acre tract of land identified as Lots 2 & 4, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for General Retail (GR) District land uses, addressed as 1942 & 1944 N. Lakeshore Drive.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2021-018) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), The General Overlay District Standards as indicated in PD-41, Planned Development District 41 (PD-41), and the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan, landscape plan, treescape plan, and building elevations) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (§03.04.A, Art. 11, UDC)

M.6 All pages of the site plan (i.e. photometric plan, landscape plan, and treescape plan) are required to have the site plan data table affixed on the front page. (§03.04.A, Art. 11, UDC)

I.7 All comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.8 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.9 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards

and commissions (§01.02, Art. 11, UDC):

- 1) Mechanical Equipment Screening. Are the units on the ground or on the roof? If on roof, dash-in RTU's or indicate on building elevations. If ground mounted, indicate locations on site and provide screening detail - All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site? Provide screening detail. (§06.02.C.3, of Art. 05, UDC)
- 2) Remove the 'R.O.W Dedication' label from the Site Data Summary Table if not dedicating ROW. If dedicating, hatch and label area to be dedicated.
- 3) Will there be a trash dumpster for the subject property? If so, enclosures shall be four (4) sided, shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Provide detail. (§06.02.D.7, Art. 05,UDC)

M.10 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) Canopy trees are required to be a minimum of four (4) caliper inch at DBH. Correct plans. (§06.02.E.2, Art. 05, UDC)
- 2) Clarify the statement under Plant Material Schedule "(4) 5" caliper cedar elm trees that were planted...tree location and specifications" and indicate on plans which trees were removed and the proposed location of where these trees are to be planted. (Section 05 and Section 06, Art. 09, UDC)

M.11 Treescape Plan. Revise and resubmit plan meeting all requirements of Section 03, Article 09, UDC.

- 1) Refer to checklist of the submittal package for site plans (Section 4.1 Treescape Plan)
 - a. Provide site data
 - b. Building
 - c. Protected trees (to remain on site)
 - d. Protected trees (to be removed)
 - e. Treescape table
- 2) Provide a darker gray scale for the ghosted in portions of the plan, not visible.

M.12 Photometric Plan. Please make the following clarifications and changes to the photometric plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) Reduce the lighting levels at both entrances; south of the N. Lakeshore Drive entrance and at the entrance of East Fork Road. The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. (§03.03.C, Art. 07,UDC)

M.13 Building Elevations. Requires review by the Architectural Review Board (ARB) and a recommendation from the ARB forwarded to the Planning and Zoning Commission for consideration.

- 1) Recalculate exterior materials for each façade by removing the calculation for the roof shingles. Additionally, are these architectural roof shingle? (§06.02.C.1.a.3.a, Art. 05,UDC)
- 2) Exterior Material Samples Board (MSB) is required for Architectural Review Board (ARB) review. Provide an MSB prior to the ARB meeting to be held on June 29, 2021. (§03.04.A, Art. 11, UDC)

Variances Required – Refer to the Subsection 06.01, General Overlay District Standards, of Article 05, UDC for the following:

- 1) Stone – a minimum of 20% natural or quarried stone is required on all building facades. The north, south, and east elevations do not meet this standard. (§06.02.C.1.a.1, Art. 05,UDC)
- 2) Four Sided Architecture - all buildings are required to be architecturally finished on all four sides utilizing the same materials, detailing, articulation and features. (§06.02.C.5, Art. 05,UDC)
- 3) Cementitious Siding - shall be limited to 50% of the building's exterior façade. The east elevation exceeds the maximum allowed. (§06.02.C.1.a.2, Art. 05,UDC)

Exception Required – Refer to Subsection 04.01, General Commercial District Standards, of Article 05, UDC for the following:

- 1) Building Articulation – As depicted, the building elevations do not meet the articulation standards as required in Figure 7 of Subsection 04.01.C, of Article 05, of the UDC for the following: (§04.01.C, Art. 05,UDC)
 - a. Wall projections (i.e. horizontal articulation – north elevation)

Letter of Request Required

Two (2) compensatory measures are required for each variance and/or exception being requested. Additionally, you will need to provide a written request and indicate how the compensatory measures will offset the requested variance/exceptions. See the attached list of compensatory measures. A request for variance/exceptions requires approval of a ¾ majority vote by the Planning and Zoning Commission.

(Section 09, Article 11, UDC)

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.15 Please make all revisions and corrections, and provide any additional information that is requested by staff no later than July 6, 2021. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 13, 2021 Planning & Zoning Meeting.

M.16 Please provide one (1) hard copy and a PDF/electronic version for a subsequent review by staff.

I.17 The Architectural Review Board (ARB) meeting will be held on June 29, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.18 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on June 29, 2021.
- 2) Architectural Review Board (ARB) meeting will be held on June 29, 2021.
- 3) Planning & Zoning regular meeting will be held on July 13, 2021.
- 4) Architectural Review Board (ARB) meeting will be held on July 13, 2021 (if required).

I.19 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City requires that a representative(s) be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2021	Approved w/ Comments

06/23/2021: All retaining walls to be rock or stone faced.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2021	Approved w/ Comments

06/21/2021: Office A will be: 1944 N Lakeshore Dr (75087)

Office B will be: 1942 N Lakeshore Dr (75087)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/21/2021	Approved w/ Comments

06/21/2021: Tree Mitigation plans approved

Landscape plan approval contingent on the following;

No trees shall be planted within 5' of water or sewer lines up to 10"

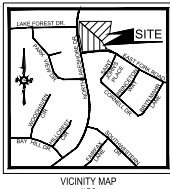
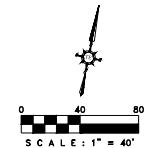
No trees shall be planted within 10' of water or sewer lines 10" or larger

If this facility of part of the Academy property need to look at replacing the dead landscape with the original construction site.

COMPENSATORY MEASURES

These may include -- but are not limited to -- any two (2) of the following options:

- (A) Increased landscape buffer.
- (B) Increased landscaping (i.e. additional canopy trees, accent trees, landscaping percentage, etc.).
- (C) Increased open space.
- (D) The provision of trails above and beyond the requirements of the City's Master Trail Plan.
- (E) Increased building articulation.
- (F) Masonry building materials in percentages equal to or greater than surrounding properties. Where there are no properties adjacent to the subject property the percentage shall be 90% masonry (i.e. brick, stone, or cultured stone).
- (G) The inclusion of 20% natural or cultured stone.
- (H) Increased architectural elements (i.e. canopies, awnings, porticos, arcades, peaked roof forms, arches, outdoor patio/plaza space, display windows, articulated cornice lines, varied roof heights, etc.).
- (I) Undergrounding existing overhead utility lines.
- (J) Other additional standards that are above and beyond the general standards that appropriately offset the requested exception or exceptions.



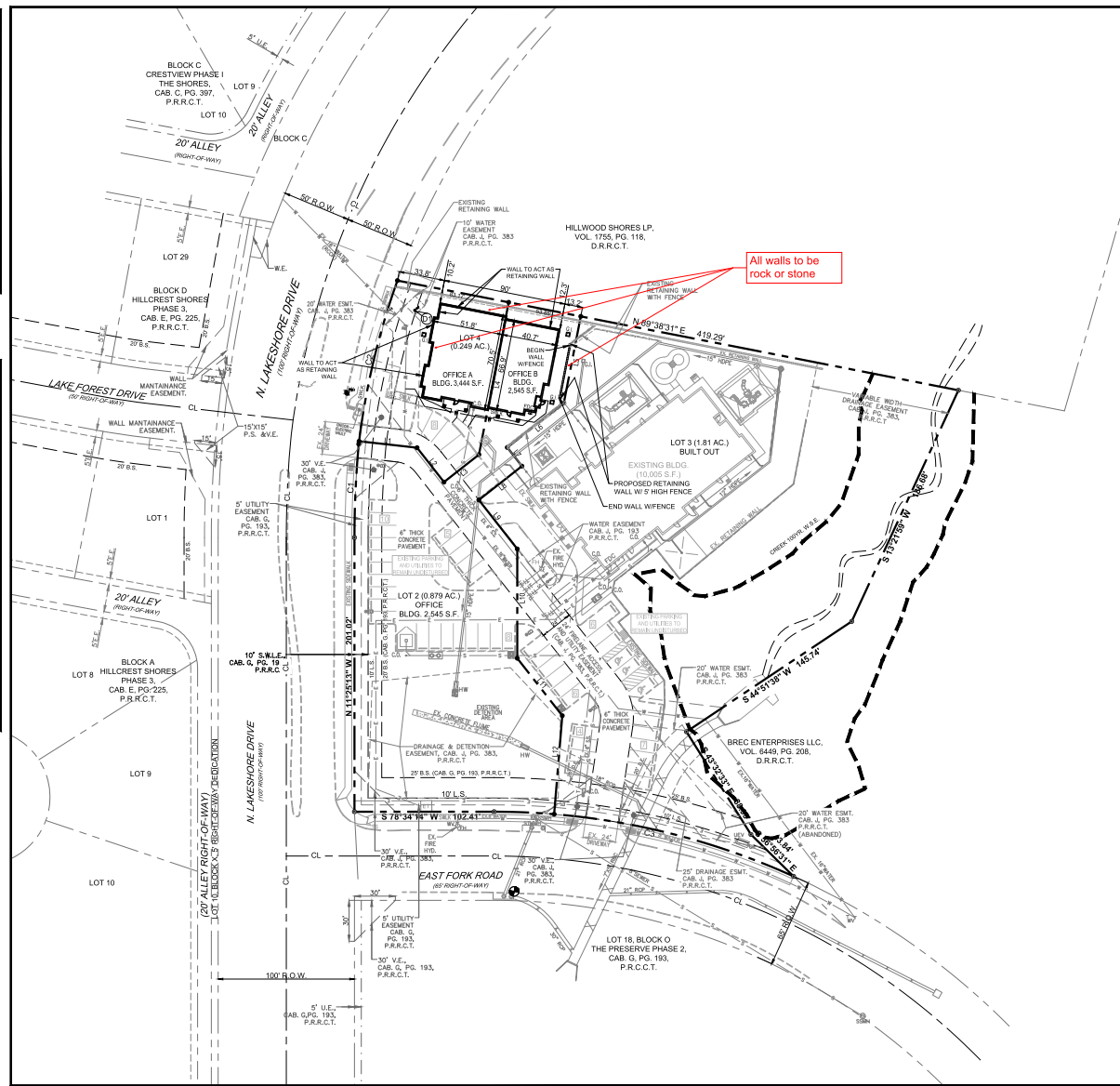
LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	FT
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	SSMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE EASEMENT	S.W.L.E.
BARRIER FREE RAMP	B.F.R.
VISIBILITY EASEMENT	V.E.

LEGEND	
---	PROPERTY LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EX. SANITARY SEWER LINE
---	PROP. SANITARY SEWER LINE
---	PROPOSED STORM SEWER
---	PROPOSED FIRE HYDRANT
---	PROPOSED FIRE CONNECTION
---	PROPOSED WATER METERS
---	PROPOSED BACK FLOW PREVENTER
---	P.S.&V.E.
---	PEDESTRIAN SIGHT & VISIBILITY EASEMENT
---	U.E.
---	WATER EASEMENT
---	S.S.E.
---	SANITARY SEWER EASEMENT
---	DRAINAGE EASEMENT
---	F.A.W.E.
---	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
---	V.E.
---	VISIBILITY EASEMENT
---	B.S.
---	FRONT SET BACK
---	LANDSCAPE SET BACK
---	EXISTING STORM SEWER
---	EXISTING PAVEMENT/CURB
---	EXISTING SEWER MANHOLE
---	EXISTING POWER POLE
---	EXISTING STORM INLETS
---	EXISTING FIRE HYDRANT
---	T.W.V.
---	EXISTING WATER VALVE
---	PROPOSED 5' HIGH WROUGHT IRON FENCE
---	EXISTING TREE
---	TRANSFORMER
---	F.A.U.E.
---	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
---	*C.O.
---	SINGLE CLEAN OUT
---	*C.O.
---	DOUBLE CLEAN OUT

SITE DATA SUMMARY TABLE	
PHYSICAL ADDRESS	TO BE DETERMINED
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)
NET AREA	2.938 ACRES (127,962 S.F.)
LOT 2	0.876 ACRES (38,268 S.F.)
LOT 3 (BUILT OUT)	1.810 ACRES (78,892 S.F.)
LOT 4	0.249 ACRES (10,842 S.F.)
ZONING	PD-41
CURRENT USE	VACANT
PROPOSED USE	OFFICE
LOT COVERAGE DATA	
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.78%)
LOT 4 - OFFICE COVERAGE	3,444 S.F. (2.67%)
TOTAL BUILDING AREA	15,994 S.F. (12.40%)
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)
PERVIOUS COVERAGE	78,497 S.F. (61.35%)
PARKING SUMMARY	
PARKING REQUIREMENTS	REQUIRED PROVIDED
LOT 2 - OFFICE	9 8
1 SPACE PER 300 GFA	
LOT 3 - DAY CARE	34 34
1 SPACE PER 300 GFA	
LOT 4 - OFFICE	12 12
1 SPACE PER 300 GFA	
TOTAL PARKING	55 54
BUILDING DATA	
NO. OF BUILDINGS	3
PEAK HEIGHT	29'-0"
TOTAL SQUARE FOOTAGE	15,994 S.F.

BOUNDARY LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S 84°56'24" W	42.78'
L2	N 40°32'37" W	32.01'
L3	S 40°27'23" W	32.59'
L4	S 00°21'29" E	113.80'
L5	N 00°21'29" W	64.76'
L6	N 40°27'23" E	50.70'
L7	N 40°29'15" W	77.40'
L8	N 40°27'33" E	40.17'
L9	N 49°32'37" W	45.66'
L10	N 11°25'13" W	80.18'
L11	N 49°32'37" W	53.50'
L12	N 08°41'00" W	72.48'

CURVE DATA TABLE				
NO.	LENGTH	RADIUS	DELTA	CH BEARING
C1	68.65'	750.00'	S°14°41' E	N 08°47'53" W
C2	123.50'	550.00'	12°15'56"	N 01°53'41" E
C3	226.46'	532.50'	24°22'00"	N 89°14'47" W



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION, THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION. INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
(C)	DOM.	1"	1	6"

REDESIGNED SITE PLAN

OFFICE BUILDING

NEC OF N. LAKESHORE DRIVE & E. FORK ROAD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING, LLC

W: 214.639.3271 F: 469.350.8770 E: k.patel@triangle-eng.com

T: 214.639.3271 F: 469.350.8770 E: k.patel@triangle-eng.com

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN DATE SCALE PROJECT NO. SHEET NO.

KP DS 06/23/16 1/8"=1'-0" 028-16 3

TX PE FIRM #11525

ENGINEER

TRIANGLE ENGINEERING, LLC

1784 W. McDERMOTT DRIVE, SUITE 110

ALLEN, TEXAS 75013

CONTACT: KARTAVYA PATEL, P.E.

TEL: (214) 609-9271

SURVEYOR

TRAVESOR LAND SURVEYING, LLC

14200 MIDWAY ROAD, SUITE 130

DALLAS, TEXAS 75244

CONTACT: MARK NACE, R.P.L.S.

TEL: (469) 426-7339

NO.	DATE	DESCRIPTION	BY
1	06/08/2021	1ST CITY SUBMITTAL	KP



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-018

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1944 & 1942 N Lakeshore Dr, Rockwall, TX 75087

SUBDIVISION NORTH LAKE SHORE DAYCARE

LOT 2 & 4 BLOCK A

GENERAL LOCATION NEC OF N LAKESHORE DR & EAST FORK DR

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD- 41

CURRENT USE VACANT

PROPOSED ZONING PD- 41

PROPOSED USE OFFICE

ACREAGE LOT 2- 0.879, LOT 4- 0.249
TOTAL- 1.128 ACRES

LOTS [CURRENT]

2

LOTS [PROPOSED]

0

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER GOTROCK PROPERTIES LLC

☒ APPLICANT KARTAVYA PATEL, P.E. (KEVIN PATEL)

CONTACT PERSON GENE COOPER

CONTACT PERSON KEVIN PATEL

ADDRESS 2580 TECHNOLOGY DRIVE
SUITE 100

ADDRESS 1784 W. MCDERMOTT DR
SUITE 110

CITY, STATE & ZIP PLANO, TX 75074

CITY, STATE & ZIP ALLEN, TX 75013

PHONE 512.689.9494

PHONE 214.609.9271

E-MAIL DOUG@VIADUCTDEV.COM

E-MAIL KPATEL@TRIANGLE-ENGR.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

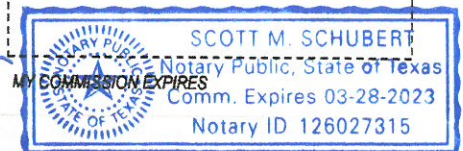
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 272.56 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

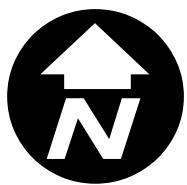


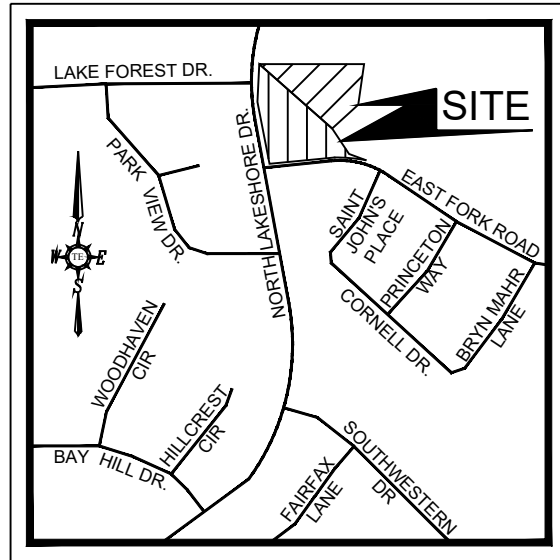
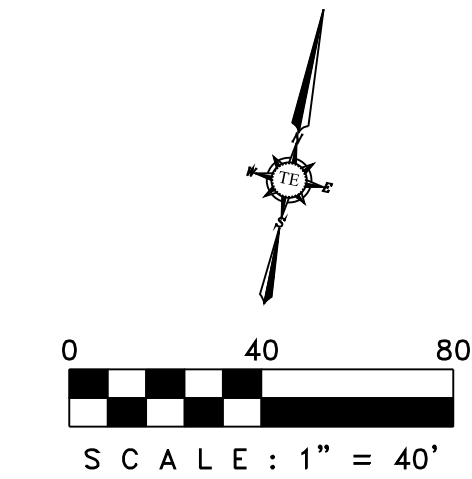


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
N.T.S.

LEGEND

	PROPERTY LINE
	EXISTING WATER LANE
	PROPOSED WATER LINE
	EX. SANITARY SEWER LINE
	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
	PEDESTRIAN SIGHT & VISIBILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	DRAINAGE EASEMENT
	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
	VISIBILITY EASEMENT
	FRONT SET BACK
	LANDSCAPE SET BACK
	EXISTING STORM SEWER
	EXISTING PAVEMENT/CURB
	EXISTING SEWER MANHOLE
	EXISTING POWER POLE
	EXISTING STORM INLETS
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED 5' HIGH WROUGHT IRON FENCE
	EXISTING TREE
	TRANSFORMER
	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT

SITE DATA SUMMARY TABLE

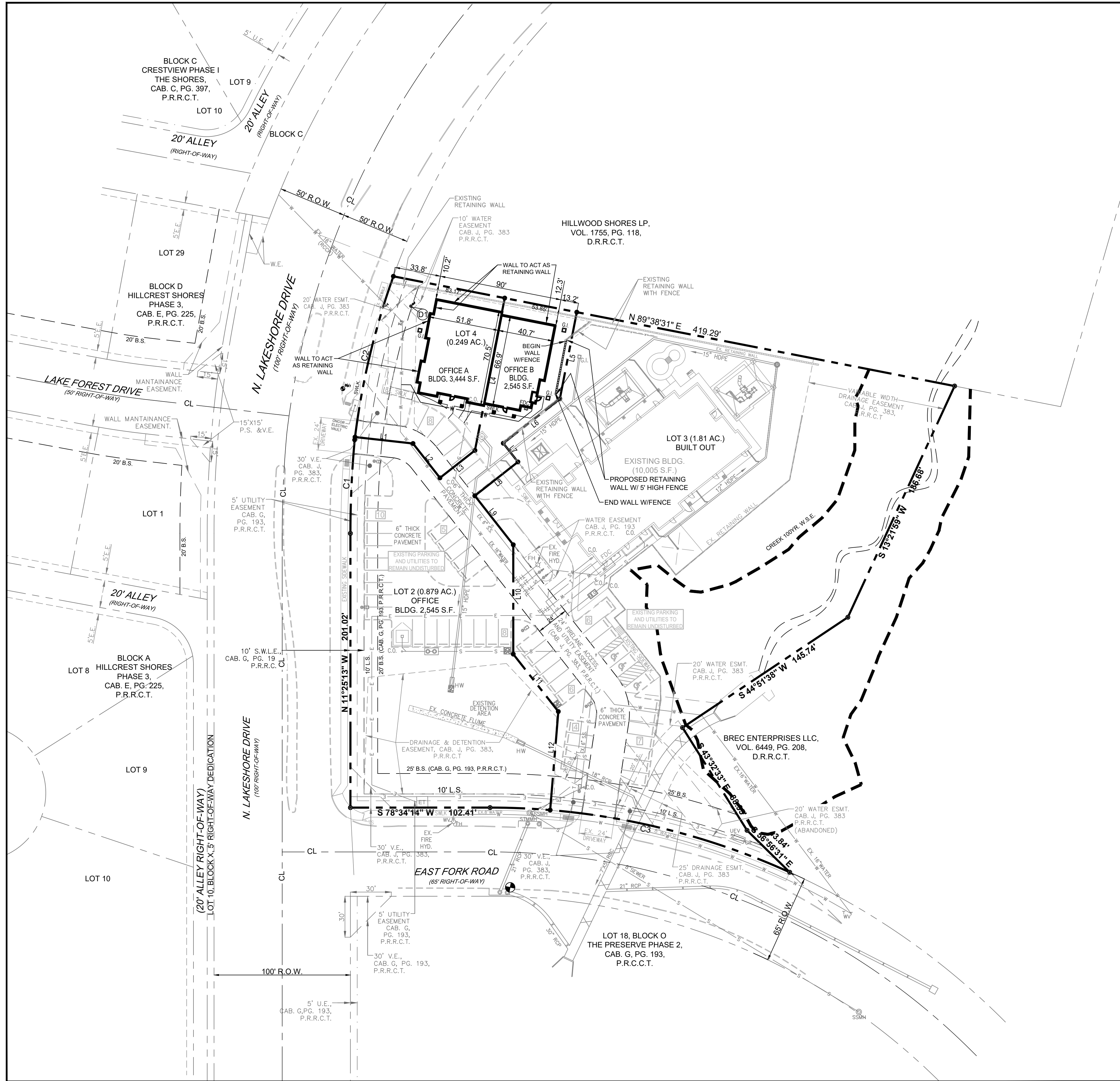
PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)	
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)	
NET AREA	2.938 ACRES (127,962 S.F.)	
LOT 2	0.879 ACRES (38,268 S.F.)	
LOT 3 (BUILT OUT)	1.810 ACRES (78,852 S.F.)	
LOT 4	0.249 ACRES (10,842 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	OFFICE	
LOT COVERAGE DATA		
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)	
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)	
LOT 4 - OFFICE COVERAGE	3,444 S.F. (2.67%)	
TOTAL BUILDING AREA	15,994 S.F. (12.40%)	
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)	
PERVIOUS COVERAGE	78,497 S.F. (61.35%)	
PARKING SUMMARY		
PARKING REQUIREMENTS	REQUIRED	PROVIDED
LOT 2 - OFFICE 1 SPACE PER 300 GFA	9	8
LOT 3 - DAY CARE 1 SPACE PER 300 GFA	34	34
LOT 4 - OFFICE 1 SPACE PER 300 GFA	12	12
TOTAL PARKING	55	54
BUILDING DATA		
NO. OF BUILDINGS	3	
PEAK HEIGHT	29'-0"	
TOTAL SQUARE FOOTAGE	15,994 S.F.	

BOUNDARY LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 84°56'24" W	42.78'
L2	N 49°32'37" W	32.01'
L3	S 40°27'23" W	32.59'
L4	S 00°21'29" E	113.80'
L5	N 00°21'29" W	64.76'
L6	N 40°27'23" E	52.70'
L7	N 49°29'15" W	17.40'
L8	N 40°27'33" E	40.17'
L9	N 49°32'37" W	45.66'
L10	N 11°25'13" W	80.18'
L11	N 49°32'37" W	53.50'
L12	N 06°41'00" W	72.48'

CURVE DATA TABLE

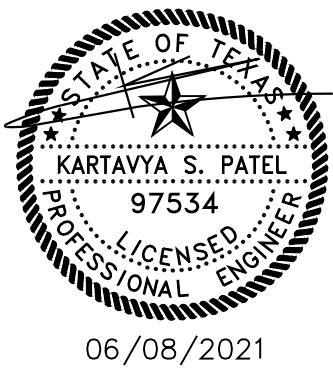
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	68.65'	750.00'	5°14'41"	N 08°47'53" W	68.63'
C2	123.50'	550.00'	12°51'56"	N 01°53'41" E	123.24'
C3	226.46'	532.50'	24°22'00"	N 89°14'47" W	224.76'



ENGINEER
TRIANGLE ENGINEERING LLC
1784 W. McDERMOTT DRIVE, SUITE 110
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL, P.E.
TEL: (214) 609-9271

SURVEYOR
TRAVERSE LAND SURVEYING LLC
14200 MIDWAY ROAD, SUITE 130
DALLAS, TEXAS 75244
CONTACT: MARK NACE, R.P.L.S.
TEL: (469) 426-7339

NO.	DATE	DESCRIPTION	BY
1	06/08/2021	1ST CITY SUBMITTAL	KP



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
- A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
- ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE

- ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEV.
01	DOM.	1"	1	6"

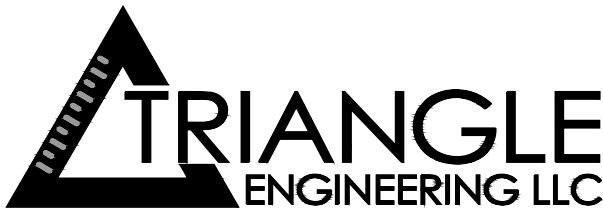
REDESIGNED SITE PLAN

OFFICE BUILDING

NEC OF N. LAKESHORE DRIVE & E. FORK ROAD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS



T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

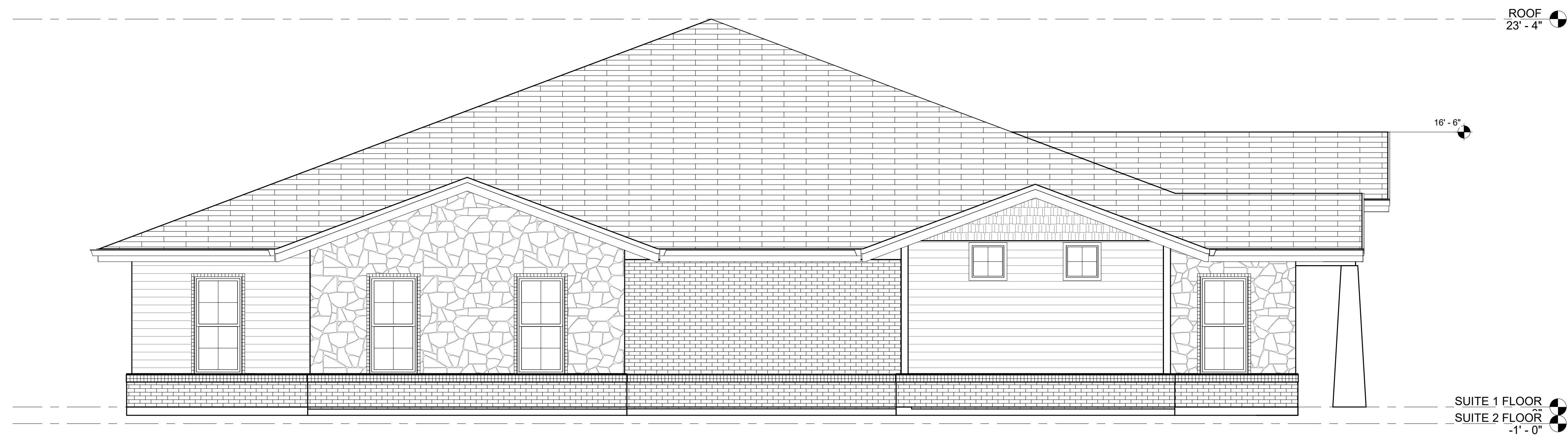
DESIGN/DRAWN DATE SCALE PROJECT NO. SHEET NO.

KP DS 06/23/16 SEE SCALE BAR 028-16

TX PE FIRM #11525



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

FACADE MATERIAL AREA

SOUTH ELEVATION
STONE - 109 SF - 14%
BRICK - 479 SF - 59%
CEMENTITIOUS SIDING/SHINGLES - 220 SF - 27%

WEST ELEVATION
STONE - 168 SF - 26%
BRICK - 274 SF - 43%
CEMENTITIOUS SIDING/SHINGLES - 195 SF - 31%

EAST ELEVATION
STONE - 34 SF - 5%
BRICK - 268 SF - 43%
CEMENTITIOUS SIDING/SHINGLES - 326 SF - 52%

NORTH ELEVATION
STONE - 18 SF - 2%
BRICK - 638 SF - 76%
CEMENTITIOUS SIDING/SHINGLES - 189 SF - 22%

FACADE NOTES

- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNER.
- MONUMENT SIGN TO BE CONSTRUCTED OF SAME MATERIALS AND COLORS AS BUILDINGS.
- SEE LANDSCAPE PLAN FOR MASONRY SCREENING (COLORS AND MATERIALS TO MATCH BUILDING)

All rights reserved. The documents prepared by the Architect for this project are instruments of the Architect's service and are solely with respect to this project. No part of this plan may be copied, reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of the Architect. No derivative works of this proposal of Magellan Architects, without the express written approval of the Architect, may be made without prior written permission. The purchase of this set of plans entitles the purchaser to use this set of plans for the construction of only one building. The purchase of additional sets(s) of plans does not entitle the purchaser to construct more than one building.

Magellan
ARCHITECTS
8330 Lyndon B Johnson Fwy, Suite B678
Dallas, Texas 75243
Tel (214) 998-8888
www.magellanarchitects.com
Copyright © 2019 Magellan Architects

ROCKWALL MEDICAL OFFICES

1942 - 1944 NORTH LAKE SHORE DR.
ROCKWALL, TX 75087

[illegible]

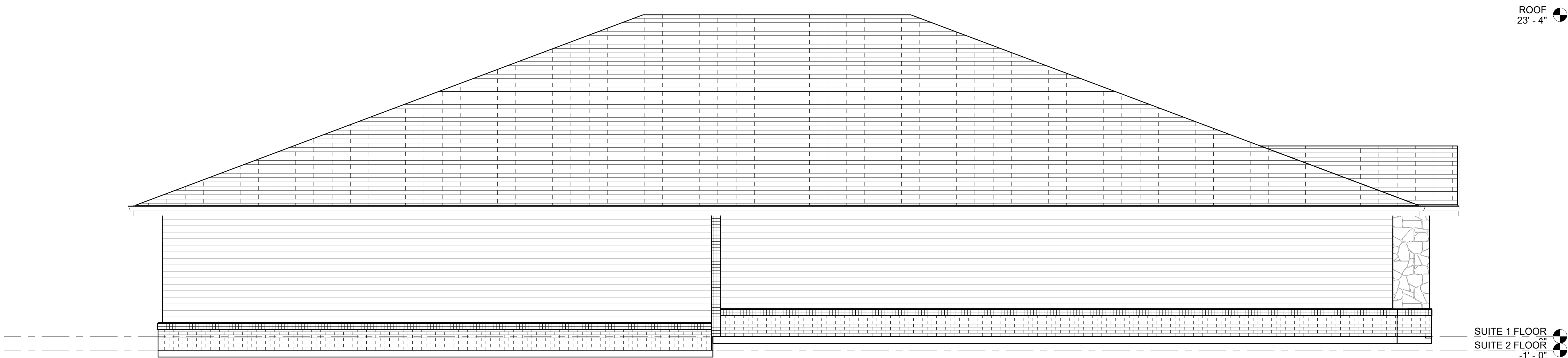
36" SCALE:	1/4" = 1'-0"
OT DATE:	6/16/2021 4:29:53 PM
D FILE:	
B NUMBER:	MATX 20-016
HECKED:	PC
AWN:	PDL
ATUS:	PERMIT

EXTERIOR ELEVATIONS

A3.1



1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

Copyright © 2019 Magellan Architects
All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording, or any information retrieval system), without the prior written permission of Magellan Architects. No derivative works of this plan may be made without prior written permission. The purchase of this set of plans entitles the purchaser to use the plans for the construction of one building. The purchase of additional sets of plans does not entitle the purchaser to construct more than one building.

Magellan ARCHITECTS
8330 Lyndon B. Johnson Fwy, Suite B678
Dallas, Texas 75243
Tel: (214) 998-8888
www.magellanarchitects.com
Copyright © 2019 Magellan Architects

ROCKWALL MEDICAL OFFICES
1942 - 1944 NORTH LAKESHORE DR.
ROCKWALL, TX 75087

REVISIONS		
NO.	DATE	BY
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	1/4" = 1'-0"
PLOT DATE:	6/16/2021 4:29:53 PM
CAD FILE:	
JOB NUMBER:	MATX 20-016
CHECKED:	Checker
DRAWN:	Author
STATUS:	PERMIT

EXTERIOR
ELEVATIONS
A3.2



FRONT ELEVATION

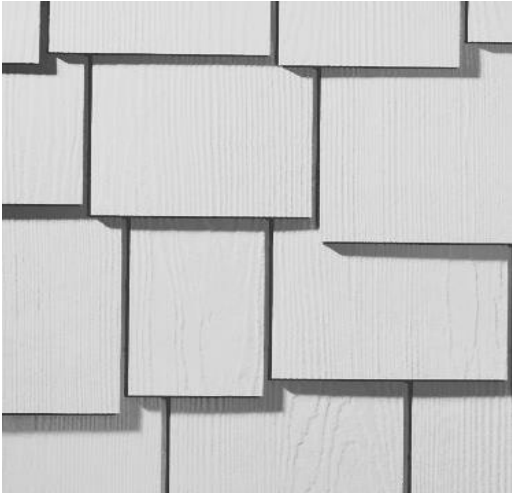
SCALE: NTS



ROOF
COMPOSITION
SHINGLE



STONE
GRANBURY REGULAR
CHOPPED GRAY



HARDIE SIDING
STAGGERED EDGE PANEL



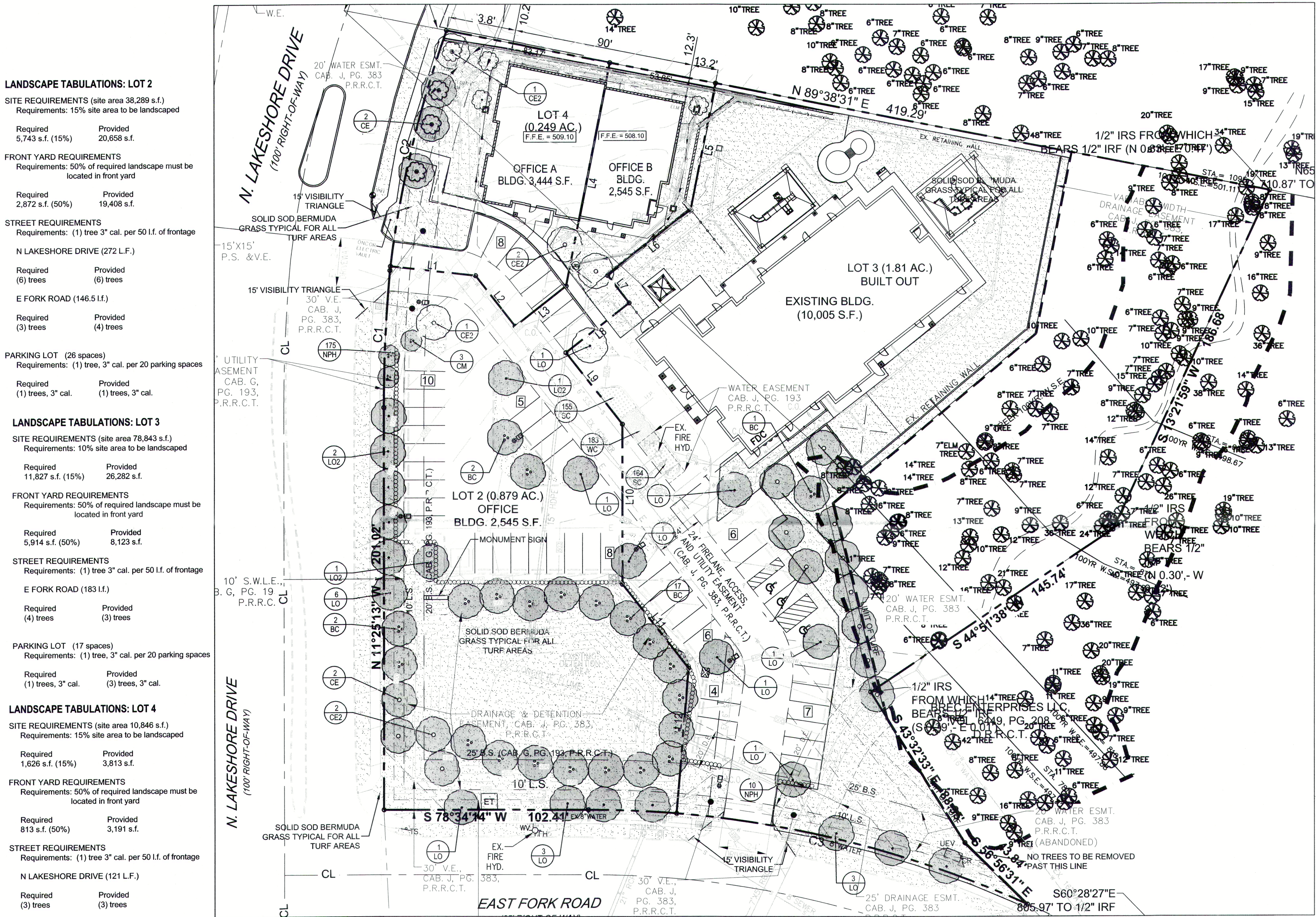
BRICK
CEDAR VALLEY
ACME BRICK

SW 7014
Eider White

SW 9148
Smoky Azurite

SW 9639
Rain Cloud

2.960 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SODD SOIL SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRAGILE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, RODENTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNERS' CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AROUND FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.

TREES TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE2	4	Cedar Elm	<i>Ulmus crassifolia</i>	5" cal.	B&B, 16' ht., 7' spread min., 7' clear trunk

4) 5" CALIPER CEDAR ELM TREES THAT WERE PLANTED
MITIGATION MUST BE REMOVED FOR CONSTRUCTION
OF THE MEDICAL BUILDING. THESE TREES WILL BE
REPLACED ON SITE. REFER TO PLAN AND PLANT MATERIAL
SCHEDULE FOR THE TREE LOCATION AND SPECIFICATIONS.

TYPE	COMMON NAME	SIZE
BC	Bald Cypress	5" cal.
CE	Cedar Elm	4" cal.
CE2	Cedar Elm	5" cal.
CM	Crepe Myrtle	6' ht.
LO	Live Oak	4" cal.
LO2	Live Oak	5" cal.
NPH	Needlepoint Holly	
SC	Seasonal Color	
WC	Purple Wintercreeper	

IRRIGATION IS REQUIRED PER THE UDC

NO.	DATE	DESCRIPTION	BY
1	06/18/21	CITY SUBMITTAL	KP
			KP
			KP
			KP
			KP
			KP



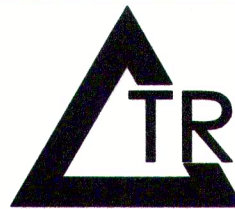
DATE _____

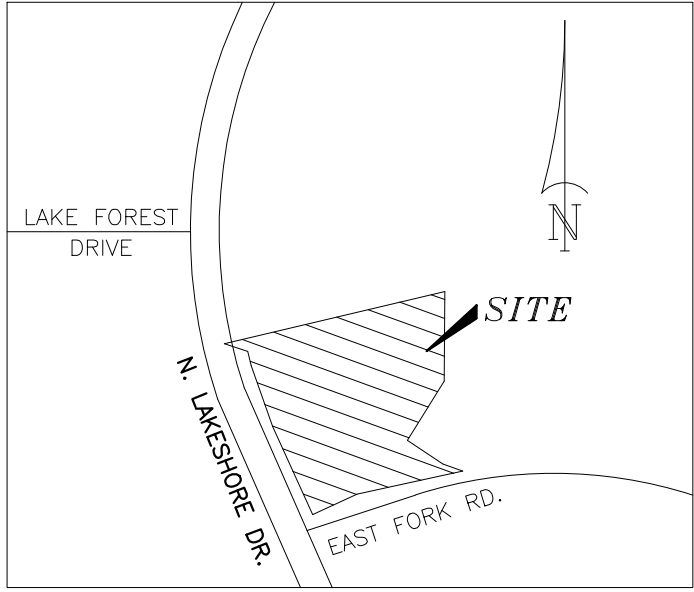
BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'

CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	632.50'	24°21'59"	N 89°14'47" W	224.76'

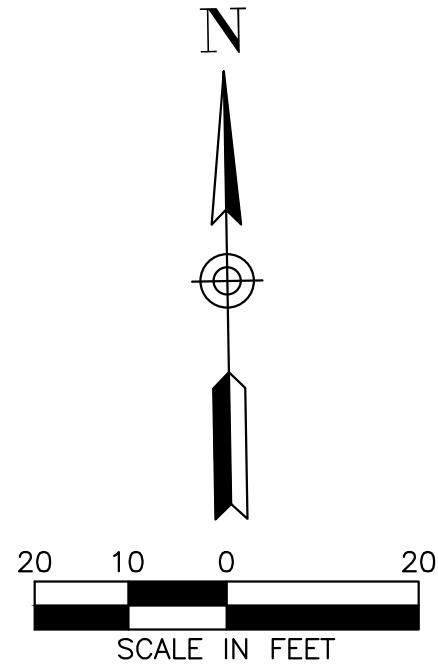
OWNER/DEVELOPER		<u>ENGINEER</u>		
GOTROCK PROPERTIES LLC		TRIANGLE ENGINEERING LLC		TRAV
2560 TECHNOLOGY DRIVE, SUITE 100		1333 McDERMOTT ROAD STE 200		1420N
PLANO, TEXAS		ALLEN, TEXAS 75013		
GENE COOPER		CONTACT: KARTAVYA PATEL		
512-689-3434		TEL: (214) 609-9271		
DOUG@VIADUCTDEV.COM				

OWNER/DEVELOPER GOTTRICK PROPERTIES LLC 2560 TECHNOLOGY DRIVE, SUITE 100 PLANO, TEXAS GENE COOPER 512-689-3434 DOUG@VIADUCTDEV.COM	ENGINEER TRIANGLE ENGINEERING LLC 1333 MODERNOFF ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 MARK NACE, R.P.L.S. 469-462-7339	ARCHITECT MAGELLAN ARCHITECTS 8330 LYNDON B JOHNSON FWY, B678 DALLAS, TEXAS 75243 ERNESTO MIRANDA 214-998-8888
---	--	--	--

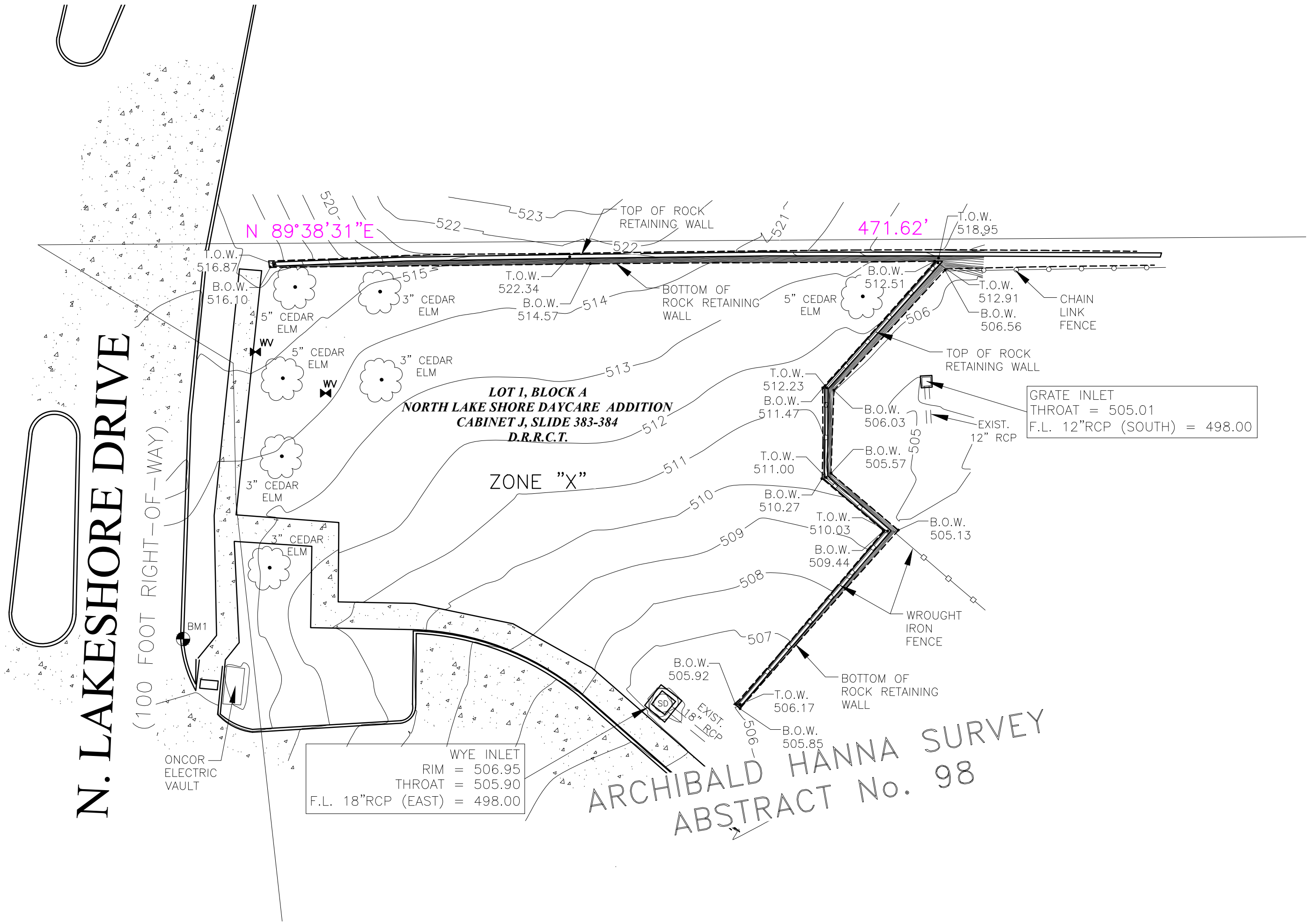
CASE# SP2017-14				
LANDSCAPE PLAN				
LAKESHORE MEDICAL				
1942-1944 N. LAKESHORE DRIVE				
CITY OF ROCKWALL				
ROCKWALL COUNTY, TEXAS				
 TRIANGLE ENGINEERING LLC				
T: 214.609.9271 F: 469.359.6709 E: kpatel@triangle-engr.com W: triangle-engr.com O: 1333 McDermott Drive, Suite 200, Allen, TX 75013				
Planning Civil Engineering Construction Management				
DRAWN KP		DATE 11/16/18	SCALE SEE SCALE BAR	PROJECT NO. 028-16
TX PE FIRM #11525				SHEET NO. 1



VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135.



LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
	OVERHEAD ELECTRIC LINE
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
	T.O.W. TOP OF WALL ELEVATION
	B.O.W. BOTTOM OF WALL ELEVATION
	FH FIRE HYDRANT
	SS SANITARY SEWER MAN HOLE
	EV ELECTRIC VAULT
	TSV TRAFFIC SIGNAL VAULT
	TSL TRAFFIC SIGNAL LIGHT
	TS TRAFFIC SIGN
	SMH STORM MAN HOLE
	LIGHT POLE
	POWER POLE
	BM BENCH MARK
	CM CONTROL MONUMENT
	O.P.R.C.T. OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the AllTerra RTK Network.

Benchmark No. 1
Square with an "X" cut in the top of curb, east side of Lakeshore Drive, approximately 310'± north of the north line of East Fork Road
Elevation: 513.61

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0030L, dated September 26 7, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

- All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.
- This survey was prepared without the benefit of a Title Commitment and the Surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

TREE SURVEY
PART OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE ADDITION
ARCHIBALD HANNA SURVEY, ABSTRACT NO. 98
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

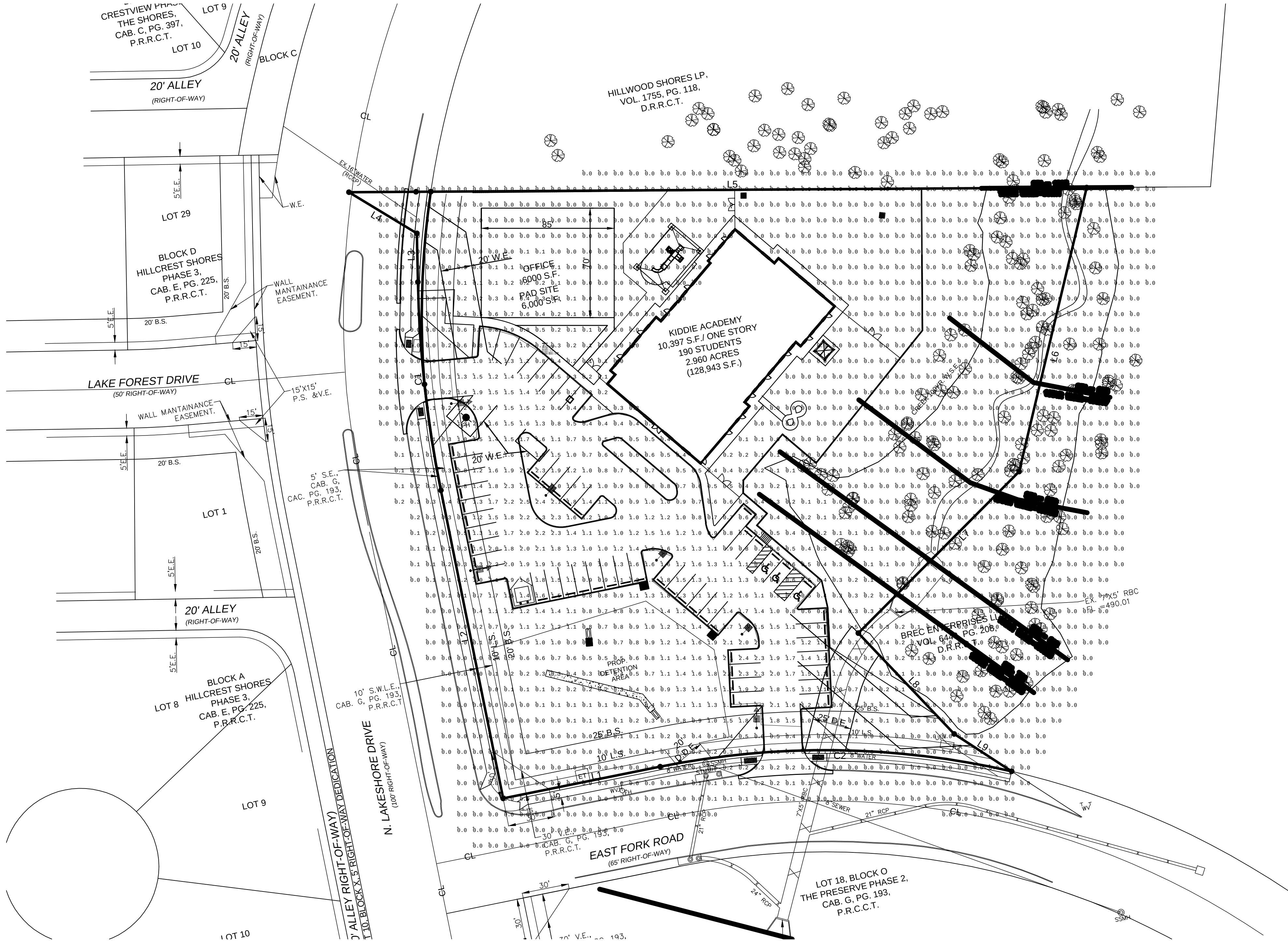
DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
-------	-------	------	-------	-------------	-----------

JDR	MAN	5-17-2021	1" = 40'	TR-41-2021	1
-----	-----	-----------	----------	------------	---

REVISIONS		
Rev #	Date	BY:

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING	Fc	1.29	2.6	0.3	4.38	8.67	10	10

Luminaire Schedule							
WLS11684 KIDDIE ACADEMY ROCKWALL, TX PM: STEVE PLEASE EMAIL US FOR PRICING AT STEVE@WLSLIGHTING.COM							
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts	
●	3	A	11735	0.950	WLS-CLXM-LED-12L-SIL-5W-40-70CRI 25' POLE 2'-6" BASE	93.1	
●	3	B	8848	0.950	WLS-CLXM-LED-12L-SIL-FT-40-70CRI-IL 25' POLE 2'-6" BASE	93.1	

KIDDIE ACADEMY
ROCKWALL, TX

1919 WINDSOR PLACE
FORT WORTH, TX 76110
www.wlsighting.com

WLSLIGHTING

a WLS company

WLS-11684

DATE -2/13/19

scale: 1"=40'

800-633-8711

PM:STEVE

BY: J.P.

SHEET 1 OF 1

CLXM SERIES LED AREA

SPECIFICATIONS

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, SW, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a maximum light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, 2700K and Amber (+/- 275K) color temperatures.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles without need for pole adaptors.
- Luminaire is proudly made in the U.S. of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications.
- Fixtures are finished with WLS's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard WLS finishes available.
- Shipping weight: 30 lbs in carton.

Controls

- Optional integral passive infrared motion and daylight sensor activates switching of luminaire light levels
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes WLS's traditional 3" drill pattern for easy fastening of WLS products.

Warranty

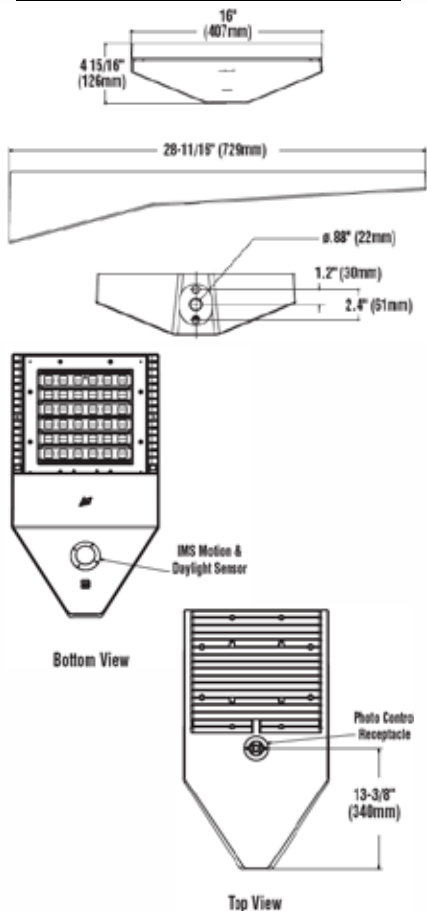
- WLS LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications



DIMENSIONS



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

Project Name: _____

Date: _____

Location: _____

Notes: _____

CLXM SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

SERIES	LIGHT SOURCE	LUMENS PACKAGE	LIGHT OUTPUT	DISTIBUTION	ORIENTATION ¹	VOLTAGE	DRIVER	COLOR TEMPERATURE
CLXM	LED	9L 9,000 lms 12L 12,000 lms 18L 18,000 lms 24L 24,000 lms 30L 30,000 lms 36L 36,000 lms 42L 42,000 lms	SIL Silicone	2 Type 2 3 Type 3 5W Type 5 Wide FT Type Forward Throw FTA Forward Throw Automotive	(blank) - standard L Optics rotated left 90 R Optics rotated right 90	UNV Universal Voltage (120-277V) HV High Voltage (347-480V)	DIM 0-10v Dimming (0-10%)	27 2,700 CCT ² 30 3,000 CCT ² 40 4,000 CCT 50 5,000 CCT AMB Amber ^{2,3}

ORDER:

WLS-CLXM	LED		SIL				DIM	
----------	-----	--	-----	--	--	--	-----	--

COLOR RENDERING	CONTROLS	FINISH	OPTIONS
70CRI 70 CRI	EXT 0-10v Dimming (from external signal) IMS Integral Motion & Daylight Sensor ^{4,5}	BRZ Bronze BLK Black GPT Graphite MSV Metallic Silver WHT White PLP Platinum Plus SVG Satin Verde Green CC' Custom Color	(Blank) None Button Type Photocells ⁷ PC1120 120V PC1208-277 208-277V PC1347 347V CR7P 7 Pin Photoelectric Control Receptacle ⁶ IL Integral Louver HSS ¹

Example: WLS-CLXM-LED-30L-SIL-5W-UNV-DIM-40-70CRI-EXT-BRZ-IL

FOOTNOTES:

- 1 Not available on "Type 5W" distribution.
- 2 Consult factory for availability.
- 3 Only available in 9L and 12L lumen packages.
- 4 Not available in HV.
- 5 IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately.
- 6 Control device must be ordered separately.
- 7 Factory installed CR7P option required.

LUMINAIRE EPA CHART - CLXM

	Single	0.6
	D180°	1.1
	D90°	0.9
	T90°	1.9
	TN120°	1.9
	Q90°	2.1

ELECTRICAL DATA							
Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	93.1	0.8A	0.4A	0.4A	0.3A	0.3A	0.2A
18L	148.5	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	248.6	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317.8	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A



1919 Windsor Place
Fort Worth, TX 76110
800.622.8711

www.wslighting.com

Project Name: _____

Date: _____

Location: _____

Notes: _____

01 REV. 01/19

Specifications subject to change without notice.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: July 13, 2021

APPLICANT: Kevin Patel; *Triangle Engineering, LLC*

CASE NUMBER: SP2021-018; *Site Plan for a Two (2) Office Building at 1942 & 1944 N. Lakeshore Drive*

SUMMARY

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Gene Cooper of GotRock Properties, LLC for the approval of a Site Plan for two (2) office buildings on a 1.128-acre tract of land identified as Lots 2 & 4, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for General Retail (GR) District land uses, addressed as 1942 & 1944 N. Lakeshore Drive, and take any action necessary.

BACKGROUND

On July, 6, 1959 the subject property was annexed into the City of Rockwall [Ordinance No. 59-02]. On August 4, 2008, City Council approved a Specific Use Permit (SUP) [Ordinance No. 08-39; Case No. Z2008-015], which allowed for a *Daycare (7 or More Children)* on the subject property. On October 11, 2016, the Planning and Zoning Commission approved a site plan [Case No. SP2016-019] for a 13,432 SF daycare facility on the subject property. On May 5, 2017, the Planning and Zoning Commission approved an amended site plan [Case No. SP2017-014] for a ~13,142 SF daycare facility. On September 5, 2017 City Council approved a final plat [Case No. P2017-043] establishing the subject property as Lot 1, Block A, North Lake Shore Daycare Addition. On February 1, 2021, the City Council concurrently approved a zoning change [Case No. Z2020-057] and a replat [Case No. P2020-052] for the subject property. The purpose of the zoning change was for the addition of two (2) pad sites for General Retail (GR) District land uses and the replat subdivided the property into three (3) lots (*i.e. Lots 2-4, Block A, North Lake Shore Daycare Addition*) for the purpose of constructing the two (2) office buildings.

PURPOSE

On June 18, 2021, the applicant -- Kevin Patel with Triangle Engineering, LLC -- submitted an application requesting approval of a site plan for the purpose of developing two (2) office building that will share a common lot line. The total square footage of the structure is ~5,989 SF (*i.e. 3,444 SF [Office A] & 2,545 SF [Office B]*).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1942 & 1944 N. Lakeshore Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 5.006-acre tract of land (*i.e. Tract 11-2 of the N. Butler Survey, Abstract No. 21*), which is zoned Planned Development District 3 (PD-3) for Commercial (C) District land uses. Beyond this is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Crestview Subdivision, which consists of 38 single-family residential lots on 10.34-acres. This property is zoned Planned Development District 3 (PD-3) for single-family detached land uses.

South: Directly south of the subject property is East Fork Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of the Preserve Subdivision, which consists of 114 single-family

residential lots on 60.21-acres. This property is zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the Dunkin Academy daycare facility (*i.e. Lot 3, Block A, North Lake Shore Daycare Addition*), which is zoned Planned Development District 41 (PD-41) for General Retail (GR) District and uses. Continuing east is a 9.623-acre tract of land (*i.e. Tract 11-3 of the A, Hanna Survey, Abstract No. 98*), which is zoned Planned Development District 3 (PD-3) for Commercial (C) District land uses. This property is currently being operated as an *Urban Farm (i.e. Blasé Family Farm)* under *Specific Use Permit No. S-088 [Ordinance No. 11-44]*. Beyond this is a single-family home on a 5.37-acre parcel of land (*i.e. Lot 3, Block 1, Blasé Addition*), which is zoned Single-Family 10 (SF-10) District.

West: Directly west of the subject property is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of the Hillcrest Shores Subdivision, which consists of 110 single-family residential lots on 37.40-acres. This property is zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Medical and/or General Office Building* is a permitted *by-right* land use in a General Retail (GR) District. The subject property currently has two (2) points of ingress and egress via N. Lakeshore Drive and East Fork Road. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within Planned Development District 41 (PD-41) and a General Retail (GR) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	6,000 SF	<i>x>6.38-acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	60-Feet	<i>x> 1,300-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	<i>x>3,000-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	15-Feet	<i>x>300-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	0-Feet w/FRW	<i>x>1,200-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	0-Feet w/FRW	<i>x=515-feet; In Conformance</i>
<i>Maximum Building Height</i>	36-Feet	<i>x>49'10"; In Conformance</i>
<i>Max Building/Lot Coverage</i>	40%	<i>x<51%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	95% (PD-41)	<i>x=42.7%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	1/300 SF of Office Space	<i>x=54; In Conformance with Approved Parking Agreement</i>
<i>Minimum Stone Requirement</i>	20% Natural or Quarried	<i>x=42.7%; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	20%	<i>x=42.7%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	<i>x<90%; In Conformance</i>

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 20-caliper inches of tree to be removed from the site (*i.e. four [4], five [5] inch Cedar Elms*). The applicant is providing parking lot, and street trees along N. Lakeshore Drive and East Fork Road (*i.e. 11, four [4] inch caliper trees*) on site, which will satisfy the required tree mitigation for this development.

CONFORMANCE WITH THE CITY'S CODES

The proposed site plan conforms to the standards of Planned Development District 41 (PD-41), the General Overlay District Standards of Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances and exceptions to the requirements of the *General Overlay District Standards* and the *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC):

(1) Materials and Masonry Composition.

- (a) Stone. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a minimum of 20% natural or quarried stone is required on all building façades. In this case, the applicant does not meet the minimum 20% stone requirement for the north (i.e. 17%) and the south (i.e. 2%) façades.
- (b) Four Sided Architecture. According to Subsection 06.02(C)(5), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all buildings are required to be architecturally finished on all four sides utilizing the same materials, detailing, articulation and features. In this case, the north facing façade does not provide the same detailing, articulation, and features as provided for on the remaining façades, rather the applicant is providing Hardie Shaker panels as accents instead of windows or other architectural elements depicted on the structure.
- (c) Cementitious Materials. According to Subsection 06.02(C)(1)(a)(2), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the use of cementitious materials shall be limited to 50% of the building's exterior façade. In this case, the east (i.e. 52%) and north (i.e. 76%) elevations exceeds the 50% maximum allowed for each façade.

(2) Building Articulation.

- (a) Secondary Building Facade. According to Subsection 04.01(C)(2), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all commercial buildings are required to meet the standards for articulation on secondary building façades. In this case, the building does not meet the horizontal articulation standards for the north facing façade by extending the wall more than three (3) times the walls height (i.e. ~9' 5") without the provision for a bump-out or a recessed architectural element, and creating a flat wall. The wall extends for approximately 50-feet and provides a recess of approximately three (3) feet, then continues for approximately 40-feet.

According to Section 9, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and unless otherwise specified by the UDC, "(a)n applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where a variance or variances is/are being requested, the applicant shall provide compensatory measures that directly offset the requested variances."

In this case, the applicant has provided a letter explaining the variances and exceptions, and offering compensatory measures in the form of additional landscaping, increased architectural elements (i.e. canopies and gabled roof elements at the main entrance), varied roof heights and peaked roofs forms. Additionally, the applicant is indicating that the intent is to continue the common architectural elements that provide a presence by matching the existing Dunkin Academy for the overall development of the site. The Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested variances. This is a discretionary decision for the Planning and Zoning Commission, which requires approval by a super majority vote (i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval. In the event that the variance(s) are denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the North Lakeshore District, which is "intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposed building will match the existing Dunkin Academy daycare facility, which was designed as a residential scale building. The applicant's site plan appears to meet the intent of Comprehensive Plan for a medical and general office facility located within the Commercial/Retail on the subject property.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On June 29, 2021, the Architectural Review Board (ARB) reviewed the proposed building elevations and recommended the applicant provide shrubs and windows to the rear of the building to break up the blank wall and meet the intent of the *General Overlay District Standards*. It should be know that Board Member Meyrat recused himself, with Board Members Mitchell & Avenetti were absent. The applicant has made adjustments to the building elevations and landscape plan for review; however, these changes do not appear to meet the recommendation by the Architectural Review Board (ARB). The Architectural Review Board will review the revisions made by the applicant at the July 13, 2021 meeting and forward a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for a *Medical and/or General Office Building* on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant shall provide a photometric plan that does not exceed the allowable maximum light intensity of 0.2-FC at the property lines prior to the site plan being fully approved and signed.
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 7/9/2021

PROJECT NUMBER: SP2021-018
PROJECT NAME: Site Plan for Lakeshore Office Building
SITE ADDRESS/LOCATIONS: 1942 N LAKESHORE DR
CASE CAPTION:

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	David Gonzales	07/09/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	07/09/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	David Gonzales	07/09/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	07/09/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	07/09/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	07/09/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	07/09/2021	Approved w/Condition

07/09/2021: SP2021-018; Revised Plans - Site Plan for a Lots 2 & 4, Block A, North Lake Shore Daycare Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.2 This project is subject to all requirements stipulated by the Unified Development Code (UDC), The General Overlay District Standards as indicated in PD-41, Planned Development District 41 (PD-41), and the Development Standards of Article 05 that are applicable to the subject property.

I.3 All comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

M.4 Photometric Plan. A revised photometric plan is required for approval.

1) Reduce the lighting levels at both entrances; south of the N. Lakeshore Drive entrance and at the entrance of East Fork Road. The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. (§03.03.C, Art. 07,UDC)

M.5 Building Elevations. Requires review by the Architectural Review Board (ARB) and a recommendation from the ARB forwarded to the Planning and Zoning Commission for consideration. The following variances and exceptions require approval of a $\frac{3}{4}$ majority vote by the Planning and Zoning Commission.

Variances Required – Refer to the Subsection 06.01, General Overlay District Standards, of Article 05, UDC for the following:

- 1) Stone – a minimum of 20% natural or quarried stone is required on all building facades. The north and south elevations do not meet this standard. (§06.02.C.1.a.1, Art. 05,UDC)
- 2) Four Sided Architecture - all buildings are required to be architecturally finished on all four sides utilizing the same materials, detailing, articulation and features. The north elevation does not meet this standard. (§06.02.C.5, Art. 05,UDC)
- 3) Cementitious Siding - shall be limited to 50% of the building's exterior façade. The east and north elevations exceeds the maximum allowed. (§06.02.C.1.a.2, Art. 05,UDC)

Exception Required – Refer to Subsection 04.01, General Commercial District Standards, of Article 05, UDC for the following:

- 1) Building Articulation – As depicted, the building elevations do not meet the articulation standards as required in Figure 7 of Subsection 04.01.C, of Article 05, of the UDC for the following: (§04.01.C, Art. 05,UDC)
 - a. Wall projections (i.e. horizontal articulation – north elevation)

M.6 Please provide one (1) hard copy and a PDF/electronic version (i.e. Building Elevations, Landscape Plan, and Photometric Plan) for signatures and staff files.

I.7 The Architectural Review Board (ARB) meeting will be held on July 13, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.8 Please note the scheduled meetings for this case:

- 1) Planning & Zoning regular meeting will be held on July 13, 2021.
- 2) Architectural Review Board (ARB) meeting will be held on July 13, 2021.

I.9 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City requires that a representative(s) be present for all meetings.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-018

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1944 & 1942 N Lakeshore Dr, Rockwall, TX 75087

SUBDIVISION NORTH LAKE SHORE DAYCARE

LOT 2 & 4 BLOCK A

GENERAL LOCATION NEC OF N LAKESHORE DR & EAST FORK DR

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD- 41

CURRENT USE VACANT

PROPOSED ZONING PD- 41

PROPOSED USE OFFICE

ACREAGE LOT 2- 0.879, LOT 4- 0.249
TOTAL- 1.128 ACRES

LOTS [CURRENT]

2

LOTS [PROPOSED]

0

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER GOTROCK PROPERTIES LLC

☒ APPLICANT KARTAVYA PATEL, P.E. (KEVIN PATEL)

CONTACT PERSON GENE COOPER

CONTACT PERSON KEVIN PATEL

ADDRESS 2580 TECHNOLOGY DRIVE
SUITE 100

ADDRESS 1784 W. MCDERMOTT DR
SUITE 110

CITY, STATE & ZIP PLANO, TX 75074

CITY, STATE & ZIP ALLEN, TX 75013

PHONE 512.689.9494

PHONE 214.609.9271

E-MAIL DOUG@VIADUCTDEV.COM

E-MAIL KPATEL@TRIANGLE-ENGR.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

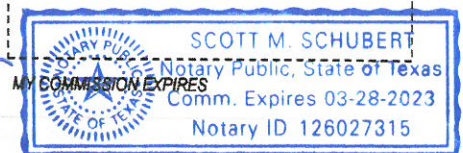
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 272.56 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

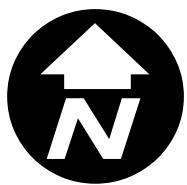


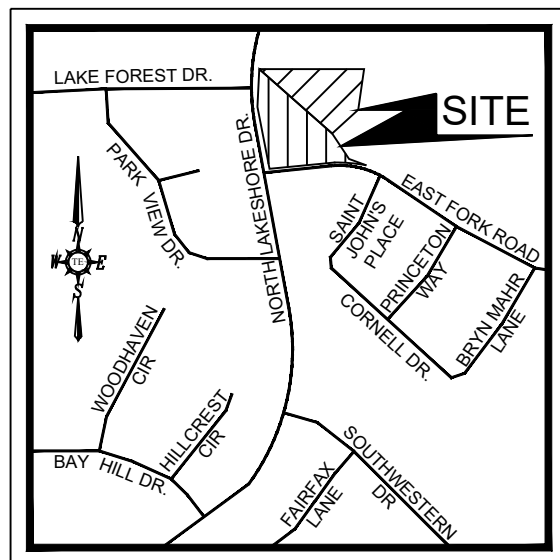


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	SMH
SANITARY SEWER MANHOLE	FSH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE EASEMENT	S.W.L.E.
BARRIER FREE RAMP	BFR
VISIBILITY EASEMENT	V.E.

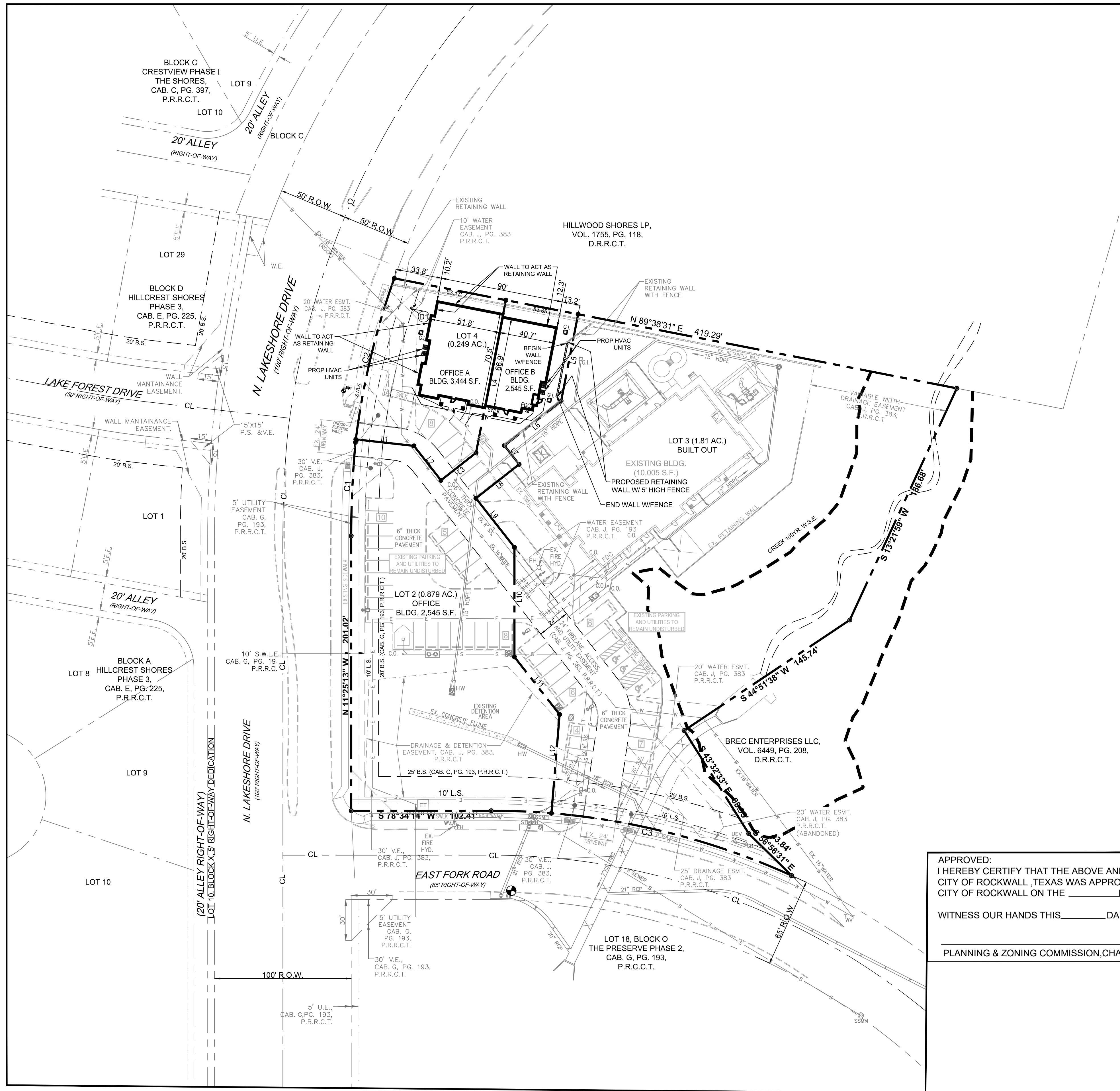
SITE DATA SUMMARY TABLE		
PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS/NET AREA	2.938 ACRES (127,979 S.F.)	
LOT 2	0.879 ACRES (38,268 S.F.)	
LOT 3 (BUILT OUT)	1.810 ACRES (78,852 S.F.)	
LOT 4	0.249 ACRES (10,842 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	OFFICE	
LOT COVERAGE DATA		
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)	
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)	
LOT 4 - OFFICE COVERAGE	3,444 S.F. (2.67%)	
TOTAL BUILDING AREA	15,994 S.F. (12.40%)	
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)	
PERVIOUS COVERAGE	78,497 S.F. (61.35%)	
PARKING SUMMARY		
PARKING REQUIREMENTS	REQUIRED	PROVIDED
LOT 2 - OFFICE 1 SPACE PER 300 GFA	9	8
LOT 3 - DAY CARE 1 SPACE PER 300 GFA	34	34
LOT 4 - OFFICE 1 SPACE PER 300 GFA	12	12
TOTAL PARKING	55	54
BUILDING DATA		
NO. OF BUILDINGS	3	
PEAK HEIGHT	29'-0"	
TOTAL SQUARE FOOTAGE	15,994 S.F.	

BOUNDARY LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S 84°56'24" W	42.78'
L2	N 49°32'37" W	32.01'
L3	S 40°27'23" E	32.59'
L4	S 00°21'29" E	113.80'
L5	N 00°21'29" W	64.76'
L6	N 40°27'23" E	52.70'
L7	N 49°29'15" W	17.40'
L8	N 40°27'33" E	40.17'
L9	N 49°32'37" W	45.66'
L10	N 11°25'13" W	80.18'
L11	N 49°32'37" W	53.50'
L12	N 06°41'00" W	72.48'

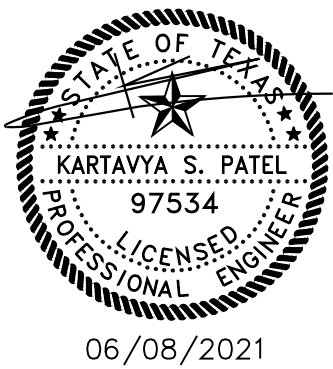
CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	68.65'	750.00'	5°14'41"	N 08°47'53" W	68.63'
C2	123.50'	550.00'	12°51'56"	N 01°53'41" E	123.24'
C3	226.46'	532.50'	24°22'00"	N 89°14'47" W	224.76'

LEGEND

	PROPERTY LINE
	EXISTING WATER LANE
	PROPOSED WATER LANE
	EX. SANITARY SEWER LINE
	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
	PEDESTRIAN SIGHT & VISIBILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	DRAINAGE EASEMENT
	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
	VISIBILITY EASEMENT
	FRONT SET BACK
	LANDSCAPE SET BACK
	EXISTING STORM SEWER
	EXISTING PAVEMENT/CURB
	EXISTING SEWER MANHOLE
	EXISTING POWER POLE
	EXISTING STORM INLETS
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED 5\"/>
	EXISTING WROUGHT IRON FENCE
	EXISTING TREE
	TRANSFORMER
	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT



NO.	DATE	DESCRIPTION	B'
1	06/08/2021	1ST CITY SUBMITTAL	KF
1	07/06/2021	2ND CITY SUBMITTAL	KF



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN THE GRADES AND ALIGNMENT.
5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "VOL. 29, SAFETY AND HEALTH REGULATIONS," CON. 28, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
10. ALL RETAINING WALLS TO BE ROCK OR STONE FACED.

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
(D1)	DOM.	1"	1	6"

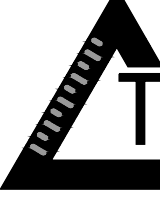
REGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF _____ BY THE PLANNING & ZONING COMMISSION OF THE CITY OF _____, 2021.

_____, 2021.

DIRECTOR OF PLANNING & ZONING

CASE #SP2021-018

SITE PLAN				
OFFICE BUILDING				
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD				
CITY OF ROCKWALL				
ROCKWALL COUNTY, TEXAS				



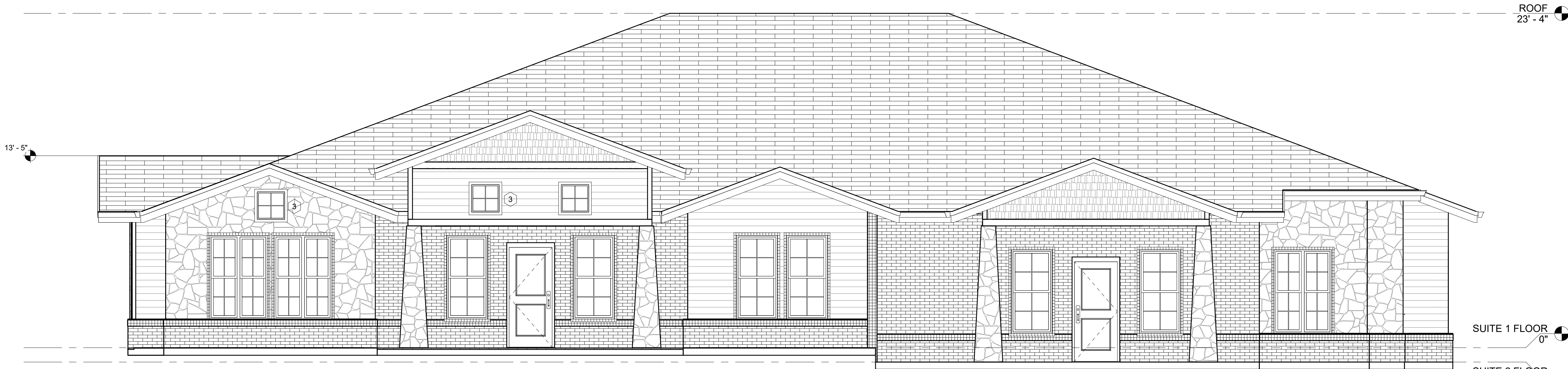
TRIANGLE

ENGINEERING LLC

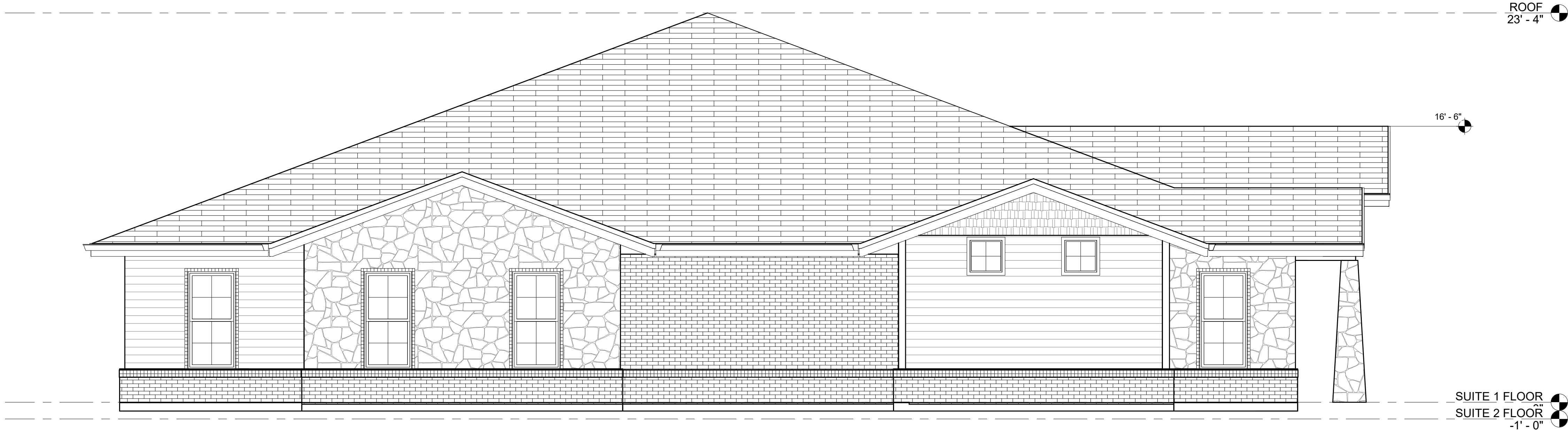
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028-16	3
TX PE FIRM #11525					



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

FACADE MATERIAL AREA

SOUTH ELEVATION
STONE - 133 SF - 17%
BRICK - 455 SF - 56%
CEMENTITIOUS SIDING (LAP & SHAKER) - 220 SF - 27%

WEST ELEVATION
STONE - 168 SF - 26%
BRICK - 274 SF - 43%
CEMENTITIOUS SIDING (LAP & SHAKER) - 195 SF - 31%

EAST ELEVATION
STONE - 153 SF - 24%
BRICK - 149 SF - 24%
CEMENTITIOUS SIDING (LAP & SHAKER) - 326 SF - 52%

NORTH ELEVATION
STONE - 18 SF - 2%
BRICK - 189 SF - 22%
CEMENTITIOUS SIDING (LAP & SHAKER) - 638 SF - 76%

FACADE NOTES

- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.
- MONUMENT SIGN TO BE CONSTRUCTED OF SAME MATERIALS AND COLORS AS BUILDINGS.
- SEE LANDSCAPE PLAN FOR MASONRY SCREENING (COLORS AND MATERIALS TO MATCH BUILDING)

CASE #SP2021-018

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL , TEXAS WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE DAY OF ,2021.

WITNESS OUR HANDS THIS DAY OF ,2021.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

Copyright © 2019 Magellan Architects
All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or by any means, electronic or mechanical (including photocopying, recording, or any information retrieval system), without the prior written permission of Magellan Architects. No derivative works of this plan may be made without prior written permission. The purchase of this set of plans entitles the purchaser to use the plans for the construction of only one building. The purchase of additional sets of plans does not entitle the purchaser to construct more than one building.

Magellan ARCHITECTS
8330 Lyndon B. Johnson Fwy, Suite B678
Dallas, Texas 75243
Tel: (214) 998-8888
www.magellanarchitects.com
Copyright © 2019 Magellan Architects

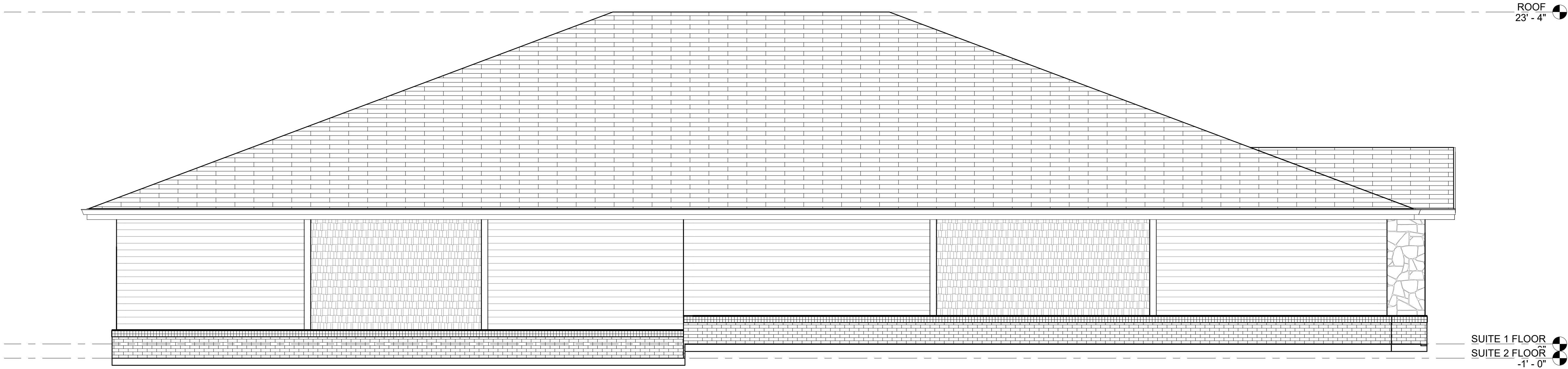
ROCKWALL MEDICAL OFFICES

1942 - 1944 NORTH LAKESHORE DR.
ROCKWALL, TX 75087

REVISIONS		
NO.	DATE	BY
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	1/4" = 1'-0"
PLOT DATE:	7/8/2021 3:26:54 PM
CAD FILE:	
JOB NUMBER:	MATX 20-016
CHECKED:	Checker
DRAWN:	Author
STATUS:	PERMIT

EXTERIOR
ELEVATIONS
A3.1



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

FACADE MATERIAL AREA

- SOUTH ELEVATION**
STONE - 133 SF - 17%
BRICK - 455 SF - 56%
CEMENTITIOUS SIDING (LAP & SHAKER) - 220 SF - 27%
- WEST ELEVATION**
STONE - 168 SF - 26%
BRICK - 274 SF - 43%
CEMENTITIOUS SIDING (LAP & SHAKER) - 195 SF - 31%
- EAST ELEVATION**
STONE - 153 SF - 24%
BRICK - 149 SF - 24%
CEMENTITIOUS SIDING (LAP & SHAKER) - 326 SF - 52%
- NORTH ELEVATION**
STONE - 18 SF - 2%
BRICK - 189 SF - 22%
CEMENTITIOUS SIDING (LAP & SHAKER) - 638 SF - 76%

FACADE NOTES

- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.
- MONUMENT SIGN TO BE CONSTRUCTED OF SAME MATERIALS AND COLORS AS BUILDINGS.
- SEE LANDSCAPE PLAN FOR MASONRY SCREENING (COLORS AND MATERIALS TO MATCH BUILDING)

CASE #SP2021-018

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL , TEXAS WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE DAY OF ,2021.

WITNESS OUR HANDS THIS DAY OF ,2021.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

Copyright © 2019, Magellan Architects
All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or by any means, electronic or mechanical (including photocopying, recording, or any information retrieval system), without the prior written permission of Magellan Architects. No derivative works of this plan may be made without prior written permission. The purchase of this set of plans entitles the purchaser to use the plans for the construction of one building. The purchase of additional sets of plans does not entitle the purchaser to construct more than one building.

Magellan ARCHITECTS
8330 Lyndon B. Johnson Fwy, Suite 8678
Dallas, Texas 75243
Tel (214) 998-8888
www.magellanarchitects.com
Copyright © 2019 Magellan Architects

ROCKWALL MEDICAL OFFICES

1942 - 1944 NORTH LAKESHORE DR.
ROCKWALL, TX 75087

REVISIONS		
NO.	DATE	BY
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	1/4" = 1'-0"
PLOT DATE:	7/8/2021 3:26:55 PM
CAD FILE:	
JOB NUMBER:	MATX 20-016
CHECKED:	Checker
DRAWN:	Author
STATUS:	PERMIT

EXTERIOR
ELEVATIONS
A3.2



FRONT ELEVATION

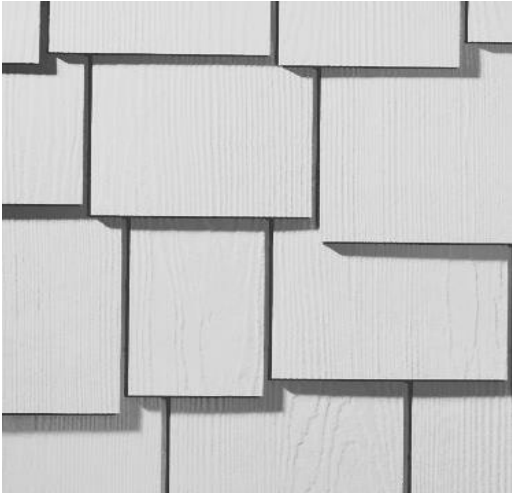
SCALE: NTS



ROOF
COMPOSITION
SHINGLE



STONE
GRANBURY REGULAR
CHOPPED GRAY



HARDIE SIDING
STAGGERED EDGE PANEL



BRICK
CEDAR VALLEY
ACME BRICK

SW 7014
Eider White

SW 9148
Smoky Azurite

SW 9639
Rain Cloud

LANDSCAPE TABULATIONS: LOT 2

SITE REQUIREMENTS (site area 38,289 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
5,743 s.f. (15%)	20,658 s.f.

FRONT YARD REQUIREMENTS

Requirements: 50% of required landscape must be located in front yard

Required	Provided
2,872 s.f. (50%)	19,408 s.f.

STREET REQUIREMENTS
Requirements: (1) tree 4" cal. per 50 l.f. of frontage

N LAKESHORE DRIVE (272 L.F.)

Required	Provided
(6) trees	(6) trees

E FORK ROAD (146.5 l.f.)

Required	Provided
(3) trees	(4) trees

PARKING LOT (26 spaces)

Requirements: (1) tree, 4" cal. per 10 parking spaces

Required	Provided
(3) trees, 4" cal.	(4) trees, 4" cal.

LANDSCAPE TABULATIONS: LOT 3

SITE REQUIREMENTS (site area 78,843 s.f.)
Requirements: 10% site area to be landscaped

Required	Provided
11,827 s.f. (15%)	26,282 s.f.

FRONT YARD REQUIREMENTS

Requirements: 50% of required landscape must be located in front yard

Required	Provided
5,914 s.f. (50%)	8,123 s.f.

STREET REQUIREMENTS
Requirements: (1) tree 4" cal. per 50 l.f. of frontage

E FORK ROAD (183 l.f.)

Required	Provided
(4) trees	(3) trees

PARKING LOT (17 spaces)

Requirements: (1) tree, 4" cal. per 10 parking spaces

Required	Provided
(2) trees, 4" cal.	(3) trees, 4" cal.

LANDSCAPE TABULATIONS: LOT 4

SITE REQUIREMENTS (site area 10,846 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
1,626 s.f. (15%)	3,813 s.f.

FRONT YARD REQUIREMENTS

Requirements: 50% of required landscape must be located in front yard

Required	Provided
813 s.f. (50%)	3,191 s.f.

STREET REQUIREMENTS

Requirements: (1) tree 4" cal. per 50 l.f. of frontage

N LAKESHORE DRIVE (121 L.F.)

Required	Provided
(3) trees	(3) trees

PARKING LOT (5 spaces)

Requirements: (1) tree, 4" cal. per 10 parking spaces

Required	Provided
(1) trees, 4" cal.	(0) trees, 4" cal.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'

OWNER/DEVELOPER
GOTROCK PROPERTIES LLC
2560 TECHNOLOGY DRIVE, SUITE 100
PLANO, TEXAS 75013
GENE COOPER
512-689-3434
DOUG@VADUCTDEV.COM

ENGINEER
TRIANGLE ENGINEERING LLC
1333 McDERMOTT ROAD STE 200
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL
TEL: (214) 609-9271

SURVEYOR
TRAVERSE LAND SURVEYING LLC
14200 MIDWAY ROAD, SUITE 130
DALLAS, TEXAS 75244
MARK NACE, R.P.L.S.
469-462-7339

ARCHITECT
MAGELLAN ARCHITECTS
8330 LYNDON B JOHNSON FWY, B678
DALLAS, TEXAS 75243
ERNESTO MIRANDA
214-998-8888

ALL TREES TO BE LOCATED A MINIMUM OF 5'
FROM PUBLIC UTILITIES.
ALL SHRUBS ADJACENT FROM HEAD IN PARKING
SHALL BE PLANTED 4' FROM BACK OF CURB

IRRIGATION IS REQUIRED PER THE UDC

NO.	DATE	DESCRIPTION	BY
1	06/18/21	CITY SUBMITTAL	KP
2	07/01/21	CITY COMMENTS	KP
3	07/07/21	CITY COMMENTS	KP
			KP
			KP
			KP
			KP



CASE# SP2021-018

LANDSCAPE PLAN
LAKESHORE MEDICAL
1942-1944 N. LAKESHORE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE
ENGINEERING LLC

T: 214.609.9271 F: 469.359.6709 I: E: kpatel@triangle-engr.com
W: triangle-engr.com I: O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	11/16/18	SEE SCALE BAR	028-16

TX PE FIRM #11525

L.2

DUNKIN ACADEMY SITE DEVELOPMENT

2.960 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOVING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE

TREES						
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
CE2	4	Cedar Elm	<i>Ulmus crassifolia</i>	5" cal.	B&B, 16' ht., 7" spread min., 7" clear trunk	
CM	5	Crepe Myrtle	<i>Lagerstroemia indica</i>	30 gal.		
IH	11	Indian Hawthorn	<i>Rhaphiolepis indica</i>	5 gal.		
NPH	35	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.		

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

(4) 5" CALIPER CEDAR ELM TREES THAT WERE PLANTED MITIGATION MUST BE REMOVED FOR CONSTRUCTION OF THE MEDICAL BUILDING. THESE TREES WILL BE REPLACED ON SITE. REFER TO PLAN AND PLANT MATERIAL SCHEDULE FOR THE TREE LOCATION AND SPECIFICATIONS.

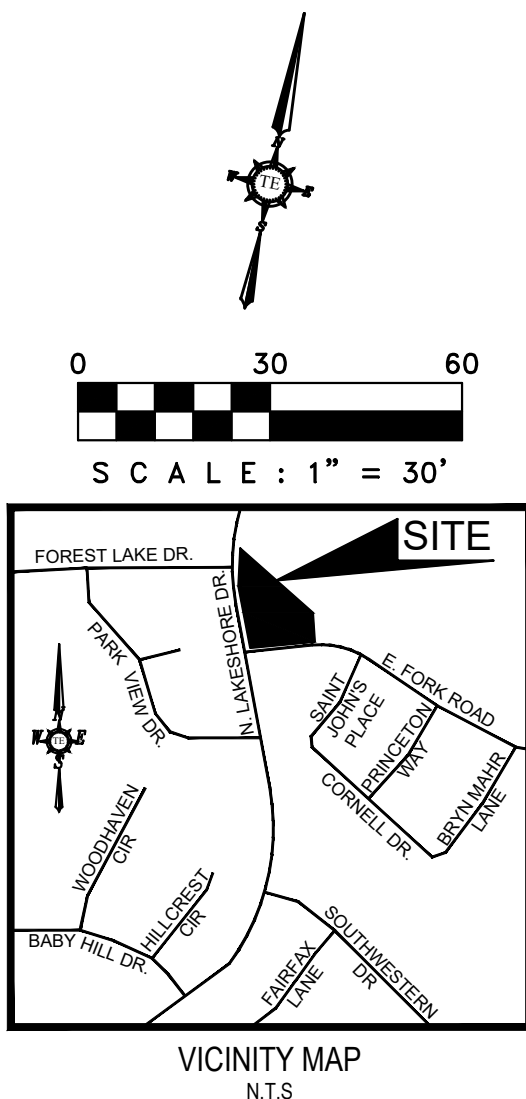
APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2021.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING



EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48) inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.

EXISTING TREES PREVIOUS BUILDING DEVELOPMENT

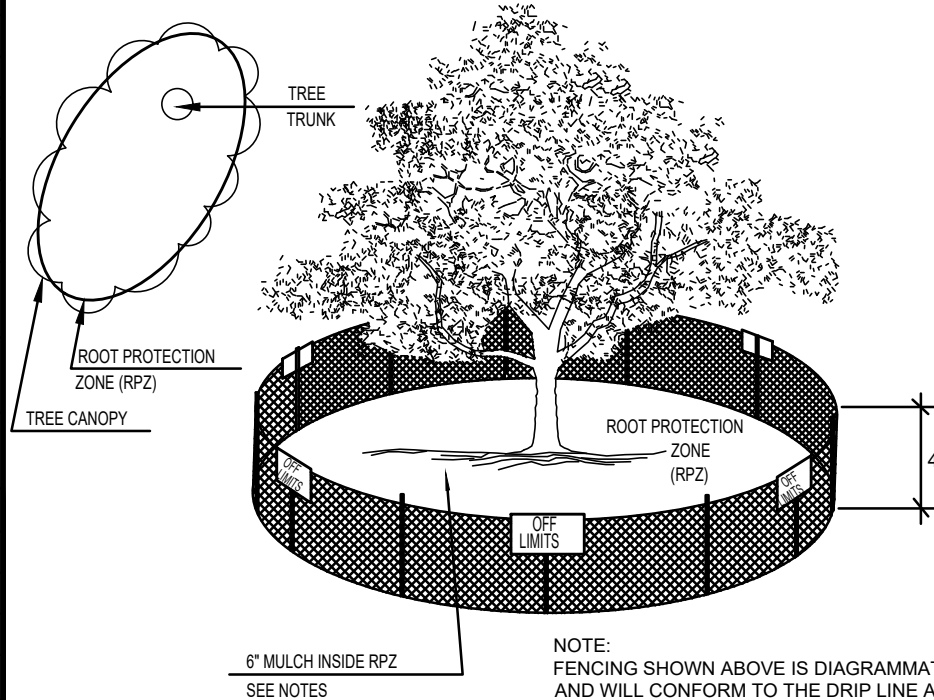
NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	MITIGATION REQUIRED
1	5	CEDAR ELM	TO BE REMOVED	5
2	5	CEDAR ELM	TO BE REMOVED	5
3	5	CEDAR ELM	TO BE REMOVED	5
4	5	CEDAR ELM	TO REMAIN	
5	5	CEDAR ELM	TO REMAIN	
6	4	CEDAR ELM	TO REMAIN	
7	4	CEDAR ELM	TO REMAIN	
8	3	CREPE MYRTLE	TO REMAIN	
9	3	CREPE MYRTLE	TO REMAIN	
10	3	CREPE MYRTLE	TO REMAIN	
11	5	LIVE OAK	TO REMAIN	
12	5	LIVE OAK	TO REMAIN	
13	4	LIVE OAK	TO REMAIN	
14	4	LIVE OAK	TO REMAIN	
15	4	LIVE OAK	TO REMAIN	
16	5	LIVE OAK	TO REMAIN	
17	4	LIVE OAK	TO REMAIN	
18	5	BALD CYPRESS	TO REMAIN	
19	5	BALD CYPRESS	TO REMAIN	
20	4	CEDAR ELM	TO REMAIN	
21	4	CEDAR ELM	TO REMAIN	
22	5	CEDAR ELM	TO REMAIN	
23	4	LIVE OAK	TO REMAIN	
24	4	CEDAR ELM	TO REMAIN	
25	5	BALD CYPRESS	TO REMAIN	
26	5	BALD CYPRESS	TO REMAIN	
27	5	BALD CYPRESS	TO REMAIN	
28	5	BALD CYPRESS	TO REMAIN	
29	4	LIVE OAK	TO REMAIN	
30	4	LIVE OAK	TO REMAIN	
31	5	BALD CYPRESS	TO REMAIN	
32	5	BALD CYPRESS	TO REMAIN	
33	4	LIVE OAK	TO REMAIN	
34	5	BALD CYPRESS	TO REMAIN	
35	5	BALD CYPRESS	TO REMAIN	
36	5	BALD CYPRESS	TO REMAIN	
37	5	BALD CYPRESS	TO REMAIN	
38	4	LIVE OAK	TO REMAIN	
39	5	BALD CYPRESS	TO REMAIN	
40	5	BALD CYPRESS	TO REMAIN	
41	5	BALD CYPRESS	TO REMAIN	
42	5	BALD CYPRESS	TO REMAIN	
43	5	BALD CYPRESS	TO REMAIN	
44	5	BALD CYPRESS	TO REMAIN	
45	5	BALD CYPRESS	TO REMAIN	
46	4	LIVE OAK	TO REMAIN	
47	5	BALD CYPRESS	TO REMAIN	
48	5	BALD CYPRESS	TO REMAIN	
49	5	LIVE OAK	TO REMAIN	
50	4	LIVE OAK	TO REMAIN	
51	4	LIVE OAK	TO REMAIN	
52	4	LIVE OAK	TO REMAIN	
53	5	CEDAR ELM	TO REMAIN	
54	5	CEDAR ELM	TO REMAIN	
55	5	CEDAR ELM	TO REMAIN	
56	5	CEDAR ELM	TO REMAIN	
57	5	CEDAR ELM	TO REMAIN	
58	5	CEDAR ELM	TO REMAIN	
59	5	CEDAR ELM	TO REMAIN	
60	5	CEDAR ELM	TO REMAIN	
61	5	CEDAR ELM	TO REMAIN	
62	4	CEDAR ELM	TO REMAIN	
63	5	CEDAR ELM	TO REMAIN	
64	5	CEDAR ELM	TO REMAIN	
65	4	LIVE OAK	TO REMAIN	
66	4	LIVE OAK	TO REMAIN	
67	4	LIVE OAK	TO REMAIN	
68	4	LIVE OAK	TO REMAIN	

EXISTING TREES PRE-DEVELOPMENT

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	MITIGATION REQUIRED
174	8	HACKBERRY	TO REMAIN	
176	9	CEDAR ELM	TO REMAIN	
180	8	HACKBERRY	TO REMAIN	
181	7	HACKBERRY	TO REMAIN	
182	8	CEDAR ELM	TO REMAIN	
183	7	CEDAR ELM	TO REMAIN	
184	8	CEDAR ELM	TO REMAIN	
185	9	CEDAR ELM	TO REMAIN	
186	6	CEDAR ELM	TO REMAIN	
187	7	CEDAR ELM	TO REMAIN	
188	7	CEDAR ELM	TO REMAIN	
189	8	HACKBERRY	TO REMAIN	
190	7	HACKBERRY	TO REMAIN	
191	7	HACKBERRY	TO REMAIN	
192	8	HACKBERRY	TO REMAIN	
193	6	HACKBERRY	TO REMAIN	
194	6	HACKBERRY	TO REMAIN	
195	9	HACKBERRY	TO REMAIN	
196	7	HACKBERRY	TO REMAIN	
197	13	AMERICAN ELM	TO REMAIN	
198	10	AMERICAN ELM	TO REMAIN	
199	12	AMERICAN ELM	TO REMAIN	
200	11	CEDAR ELM	TO REMAIN	
201	7	CEDAR ELM	TO REMAIN	
202	8	CEDAR ELM	TO REMAIN	
203	7	CEDAR ELM	TO REMAIN	
204	8	WILLOW	TO REMAIN	
205	6	WILLOW	TO REMAIN	
206	16	AMERICAN ELM	TO REMAIN	
207	21	AMERICAN ELM	TO REMAIN	
208	12	AMERICAN ELM	TO REMAIN	
209	9	AMERICAN ELM	TO REMAIN	
210	36	AMERICAN ELM	TO REMAIN	
211	24	AMERICAN ELM	TO REMAIN	
212	6	TEXAS ASH	TO REMAIN	
213	11	TEXAS ASH	TO REMAIN	
214	6	TEXAS ASH	TO REMAIN	
215	12	AMERICAN ELM	TO REMAIN	
216	7	HACKBERRY	TO REMAIN	
217	14	AMERICAN ELM	TO REMAIN	
218	12	CEDAR ELM	TO REMAIN	
219	8	CEDAR ELM	TO REMAIN	
220	9	AMERICAN ELM	TO REMAIN	
221	15	AMERICAN ELM	TO REMAIN	
222	7	AMERICAN ELM	TO REMAIN	
223	7	AMERICAN ELM	TO REMAIN	
224	10	CEDAR ELM	TO REMAIN	
225	9	AMERICAN ELM	TO REMAIN	
226	10	CEDAR ELM	TO REMAIN	
227	7	AMERICAN ELM	TO REMAIN	
228	6	AMERICAN ELM	TO REMAIN	
229	9	AMERICAN ELM	TO REMAIN	
230	7	AMERICAN ELM	TO REMAIN	
231	9	AMERICAN ELM	TO REMAIN	
232	17	AMERICAN ELM	TO REMAIN	
233	8	CEDAR ELM	TO REMAIN	
234	18	CEDAR ELM	TO REMAIN	
235	8	HACKBERRY	TO REMAIN	
236	19	CEDAR ELM	TO REMAIN	
237	6	AMERICAN ELM	TO REMAIN	
238	6	AMERICAN ELM	TO REMAIN	
239	7	AMERICAN ELM	TO REMAIN	
240	7	AMERICAN ELM	TO REMAIN	
241	6	AMERICAN ELM	TO REMAIN	
242	9	AMERICAN ELM	TO REMAIN	
243	8	AMERICAN ELM	TO REMAIN	
244	10	AMERICAN ELM	TO REMAIN	
246	6	AMERICAN ELM	TO REMAIN	
249	14	AMERICAN ELM	TO REMAIN	
250	10	HACKBERRY	TO REMAIN	
251	10	HACKBERRY	TO REMAIN	
252	6	HACKBERRY	TO REMAIN	
253	7	HACKBERRY	TO REMAIN	

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED
GROSS/NET AREA	2,938 ACRES (127,979 S.F.)
LOT 2	0.879 ACRES (38,268 S.F.)
LOT 3 (BUILT OUT)	1,810 ACRES (78,852 S.F.)
LOT 4	0.249 ACRES (10,842 S.F.)
ZONING	PD-41
CURRENT USE	VACANT
PROPOSED USE	OFFICE
LOT COVERAGE DATA	
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)
LOT 4 - OFFICE COVERAGE	3,444 S.F. (2.67%)
TOTAL BUILDING AREA	15,994 S.F. (12.40%)
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)
PERVIOUS COVERAGE	78,497 S.F. (61.35%)
PARKING SUMMARY	
PARKING REQUIREMENTS	REQUIRED PROVIDED
LOT 2 - OFFICE	9 8
1 SPACE PER 300 GFA	
LOT 3 - DAY CARE	34 34
1 SPACE PER 300 GFA	
LOT 4 - OFFICE	12 12
1 SPACE PER 300 GFA	
TOTAL PARKING	55 54
BUILDING DATA	
NO. OF BUILDINGS	3
PEAK HEIGHT	29'-0"
TOTAL SQUARE FOOTAGE	15,994 S.F.



APPROVED
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2021.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	07/07/21	CITY COMMENTS	KP



CASE # SP2021-018

EXISTING TREE PLAN
LAKESHORE MEDICAL
1942-1944 N. LAKESHORE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



T: 214.609.9271 F: 469.359.6709 I: kpatel@triangle-engr.com
W: triangle-engr.com I: O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	11/16/18	SEE SCALE BAR	028-16

TX PE FIRM #115125

L.1

OWNER/DEVELOPER
GOTROCK PROPERTIES LLC
2560 TECHNOLOGY DRIVE, SUITE 100
PLANO, TEXAS
GENE COOPER
512-689-3434
DOUG@VIADUCTDEV.COM

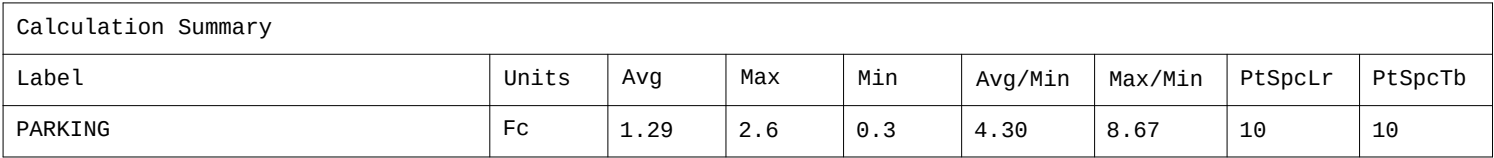
ENGINEER
TRIANGLE ENGINEERING LLC
1333 McDERMOTT ROAD STE 200
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL
TEL: (214) 609-9271

SURVEYOR
TRAVERSE LAND SURVEYING LLC
14200 MIDWAY ROAD, SUITE 130
ALLEN, TEXAS 75013
MARK NACE, R.P.L.S.
469-462-7339

ARCHITECT
MAGELLAN ARCHITECTS
8330 LBJ FWY, B678
DALLAS, TEXAS 75243
ERNESTO MIRANDA
214-998-8888

Rev #	Date	BY:
-------	------	-----

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.



Luminaire Schedule							
WLS11684 KDDIE ACADEMY ROCKWALL, TX PM: STEVE PLEASE EMAIL US FOR PRICING AT STEVE@WLSLIGHTING.COM							
Symbol	Qty	Label	Lum. Lumens	LLF	Description		Lum. Wats
	3	A	11735	0.950	WLS-CLXM-LED-12L-SIL-5W-40-70CRI	25' POLE 2'-6" BASE	93.1
	3	B	8848	0.950	WLS-CLXM-LED-12L-SIL-F7-40-70CRI-IL	25' POLE 2'-6" BASE	93.1

WLS LIGHTING — a WLS company

a WLS company

SHEET 1 OF 1

CLXM SERIES LED AREA

SPECIFICATIONS

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, SW, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a maximum light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, 2700K and Amber (+/- 275K) color temperatures.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles without need for pole adaptors.
- Luminaire is proudly made in the U.S. of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications.
- Fixtures are finished with WLS's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard WLS finishes available.
- Shipping weight: 30 lbs in carton.

Controls

- Optional integral passive infrared motion and daylight sensor activates switching of luminaire light levels
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes WLS's traditional 3" drill pattern for easy fastening of WLS products.

Warranty

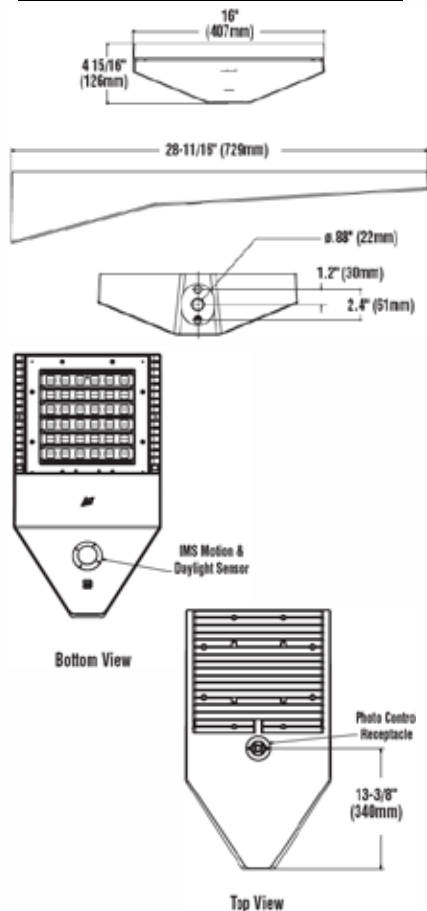
- WLS LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications



DIMENSIONS



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

Project Name: _____

Date: _____

Location: _____

Notes: _____

CLXM SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

SERIES	LIGHT SOURCE	LUMENS PACKAGE	LIGHT OUTPUT	DISTIBUTION	ORIENTATION ¹	VOLTAGE	DRIVER	COLOR TEMPERATURE
CLXM	LED	9L 9,000 lms 12L 12,000 lms 18L 18,000 lms 24L 24,000 lms 30L 30,000 lms 36L 36,000 lms 42L 42,000 lms	SIL Silicone	2 Type 2 3 Type 3 5W Type 5 Wide FT Type Forward Throw FTA Forward Throw Automotive	(blank) - standard L Optics rotated left 90 R Optics rotated right 90	UNV Universal Voltage (120-277V) HV High Voltage (347-480V)	DIM 0-10v Dimming (0-10%)	27 2,700 CCT ² 30 3,000 CCT ² 40 4,000 CCT 50 5,000 CCT AMB Amber ^{2,3}

ORDER:

WLS-CLXM	LED		SIL				DIM	
----------	-----	--	-----	--	--	--	-----	--

COLOR RENDERING	CONTROLS	FINISH	OPTIONS
70CRI 70 CRI	EXT 0-10v Dimming (from external signal) IMS Integral Motion & Daylight Sensor ^{4,5}	BRZ Bronze BLK Black GPT Graphite MSV Metallic Silver WHT White PLP Platinum Plus SVG Satin Verde Green CC' Custom Color	(Blank) None Button Type Photocells ⁷ PC1120 120V PC1208-277 208-277V PC1347 347V CR7P 7 Pin Photoelectric Control Receptacle ⁶ IL Integral Louver HSS ¹

Example: WLS-CLXM-LED-30L-SIL-5W-UNV-DIM-40-70CRI-EXT-BRZ-IL

FOOTNOTES:

- 1 Not available on "Type 5W" distribution.
- 2 Consult factory for availability.
- 3 Only available in 9L and 12L lumen packages.
- 4 Not available in HV.
- 5 IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately.
- 6 Control device must be ordered separately.
- 7 Factory installed CR7P option required.

LUMINAIRE EPA CHART - CLXM

	Single	0.6
	D180°	1.1
	D90°	0.9
	T90°	1.9
	TN120°	1.9
	Q90°	2.1

ELECTRICAL DATA							
Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	93.1	0.8A	0.4A	0.4A	0.3A	0.3A	0.2A
18L	148.5	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	248.6	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317.8	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A



1919 Windsor Place
Fort Worth, TX 76110
800.622.8711

www.wslighting.com

Project Name: _____

Date: _____

Location: _____

Notes: _____

01 REV. 01/19

Specifications subject to change without notice.

CITY OF ROCKWALL
PROJECT # SP2021-018
Site Plan for Lakeshore Office Building
1942 N. LAKESHORE DR

7/6/2021

LETTER OF REQUEST COMPENSATORY MEASURES

The proposed project meets the City of Rockwall compensatory measures for this development. Current requirements based on the project comments issued June 25, 2021, list any two options and the proposed development has the following items:

- Masonry building materials percentages equal to or greater to the adjacent building. We matched the existing brick, stone, Hardie board shaker and Hardie board panels as well as matching material percentages along with similar articulation. The intent was to continue the common architectural materials & articulation language for the overall development.
- Increased architectural elements showing two main entrance canopies on the south elevation.
- Varied roof heights on the south and west elevations which include peaked roofs as well.
- At the request of the ARB, additional landscaping has been added to the northwest corner of the building as recommended to hide the north elevation view.

SP2021-018



Ernesto Miranda | Principal
8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: (214) 998-8888
Cell: (214) 260-7202



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

Attn: David Gonzales
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087
972-772-6488
dgonzales@rockwall.com

Date: 07.08.2021

RE: Engineering comment response letter for Lakeshore Office Building, 1942 N Lakeshore Dr.
(SP2021-018)

Dear David,

Please find the engineering comment responses below.

M.3 Case number (SP2021-018) added to lower right hand corner.

M.5 Signature Block added to each plan.

M.9 Site Plan

1. HVAC units will be on the side of the building and proposed to be screened by landscape.
2. ROW dedication removed from site data summary table.
3. This property will use an existing shared dumpster. No proposed dumpster onsite.

M.10 Landscape plan

1. Canopy Trees corrected on plans.
2. Statement clarified, Trees to be removed and proposed plantings shown on plans. Refer L1 for the four trees to be removed and L2 shows the proposed location of the four new trees.

M.11 Treescape Plan

1. Plan updated per this comment. Refer attached L1.

M.16 One (1) hard copy and a PDF version of the plans are provided for subsequent review.

Retaining Wall

1. A rock or stone-faced retaining wall will be provided. Refer General note 10 on the site plan.

Dylan Pumphrey | Entitlement Manager



July 14, 2021

TO: Kevin Patel
Triangle Engineering, LLC.
1784 W. McDermott Drive, Suite 110
Allen, Texas 75013

COPY: Gene Cooper
GotRock Properties, LLC
2560 Technology Drive, Suite 100
Plano, TX 75074

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2021-018; *Site Plan for a Two (2) Office Building at 1942 & 1944 N. Lakeshore Drive*

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on July 13, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

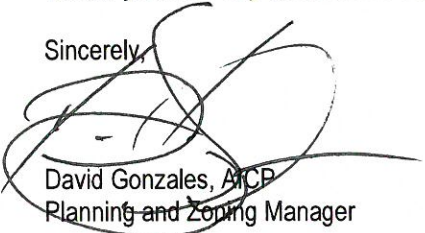
- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant shall provide a photometric plan that does not exceed the allowable maximum light intensity of 0.2-FC at the property lines prior to the site plan being fully approved and signed.
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On July 13, 2021, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 6-0, with Commission Deckard absent. The motion also included approval of the requested variances (*i.e. materials and masonry composition and building articulation*) as outlined in staffs report.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager

Gonzales, David

From: Kevin Patel <KPatel@triangle-engr.com>
Sent: Wednesday, July 14, 2021 2:41 PM
To: Doug Galloway
Cc: Gonzales, David; Ernesto Miranda
Subject: RE: Lakeshore

Follow Up Flag: Follow up
Flag Status: Flagged

Ok.

From: Doug Galloway
Sent: Wednesday, July 14, 2021 2:40 PM
To: Kevin Patel
Cc: Gonzales, David ; Ernesto Miranda
Subject: Re: Lakeshore

He's said you can submit without it. And sent it.

Thanks,

Doug Galloway | Managing Partner
Viaduct Development
Mobile - 512.698.9494

On Jul 14, 2021, at 2:39 PM, Kevin Patel <KPatel@triangle-engr.com> wrote:

David

Please email me stamped copy of the site plan.

thanks

From: Doug Galloway <Doug@viaductdev.com>
Sent: Wednesday, July 14, 2021 1:56 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: Re: Lakeshore

Thanks david. Kevin let's get this in today.

Thanks,

Doug Galloway | Managing Partner
Viaduct Development
Mobile - 512.698.9494

On Jul 14, 2021, at 12:20 PM, Gonzales, David <DGonzales@rockwall.com> wrote:

Kevin,

Here is a copy of the approval letter for your file. Hard copies will be mailed later in the week.

Thank you,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) |
[Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET](#)
[DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 14, 2021 11:06 AM
To: Gonzales, David <DGonzales@rockwall.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>
Subject: RE: Lakeshore

David

When will we have the stamped copy of the site plan?>

Thanks

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 2:55 PM
To: 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; Kevin Patel <KPatel@triangle-

engr.com>

Subject: RE: Lakeshore

Thank you,

David Gonzales, AICP

planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) |
[Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET](#)
[DIVISION](#)

From: Ernesto Miranda [<mailto:ernesto@magellanarchitects.com>]
Sent: Friday, July 9, 2021 2:37 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Kevin Patel' <KPatel@triangle-engr.com>
Subject: RE: Lakeshore

Absolutely and one of us will deliver it Monday morning.

Thanks

Ernesto Miranda | Principal

8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 2:33 PM
To: Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Kevin Patel' <KPatel@triangle-engr.com>
Subject: RE: Lakeshore

Ernesto...the packet has already gone out, so if you will have this by Monday, that will be OK.

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) |
[Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET](#)
[DIVISION](#)

From: Ernesto Miranda [<mailto:ernesto@magellanarchitects.com>]
Sent: Friday, July 9, 2021 2:30 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Kevin Patel' <KPatel@triangle-engr.com>
Subject: RE: Lakeshore

David,

We received the request to add the windows to the north elevations. We are modifying the elevation as we speak and will send the PDF as soon as it is completed.

We will have someone from our office drop off a hard copy as soon as we get it from our reprographics. We may be cutting it closer to 5pm today.

Ernesto Miranda | Principal

8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 2:24 PM
To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Kevin, civil engineering plans are not accepted by the Engineering Department until the site plan has been approved, and a signed copy (i.e. P&Z Chair and Ryan Miller) is included with the civil submittal. Additionally, you will need to follow the submittal schedule (see attached).

David Gonzales, AICP

planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) |
[Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET
DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Friday, July 9, 2021 2:11 PM
To: Gonzales, David <DGonzales@rockwall.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Can we now make engineering submittal?

Thanks

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 1:49 PM
To: Kevin Patel <KPatel@triangle-engr.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Revised plans (i.e. building elevations and landscape plans) received, thank you.

David Gonzales, AICP

planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Gonzales, David
Sent: Thursday, July 8, 2021 12:04 PM
To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Kevin...one (1) more item that needs correcting. Please see attached building elevations. The North elevation information regarding percentages for the brick vs cementitious siding appears to be switched. The brick is probably 22%, with the cementitious siding at 76%. Please verify and provide a revised plan (i.e. one (1) hard copy for signing and a PDF version) as soon as possible. Thank you,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Thursday, July 8, 2021 10:46 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Thanks for your help David.

Chris

Please address comments and email it back to David.

thanks

Sincerely,

Kevin Patel, P.E.

President

Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.

Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Thursday, July 8, 2021 10:40 AM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin,

Thank you for addressing the comments. I do have some minor comments that need to be addressed on the Landscape Plan (see attached). Please address and provide me a PDF version and one (1) hard copy as soon as possible so that I can have this signed next week. All other plans are ready to move forward with ARB & P&Z for their review and consideration of all variances being requested. Also, once you have the corrected photometric plan, please forward that as well. Once I have staff's report and packet assembled, I will forward to you by tomorrow for next week's meeting.

Let me know if you have any questions.

Regards,

David Gonzales, AICP

planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) |
[Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET](#)
[DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Thursday, July 8, 2021 8:37 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda
<ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano
<chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Dylan just delivered hard copies at your office. Please confirm receipt.

Thanks

From: Kevin Patel
Sent: Thursday, July 8, 2021 7:31 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda
<ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano
<chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President

Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive| Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.

Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Wednesday, July 7, 2021 4:33 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thank you, Kevin.

David Gonzales, AICP

planning & zoning manager

Planning & Zoning Division • City of Rockwall

972.772.6488 OFFICE

dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)

[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 7, 2021 4:33 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President

Planning | Civil Engineering | Construction Management
1784 W. McDermott Drive | Suite 110 | Allen, TX 75013
O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.

Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, July 7, 2021 3:52 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) |
[Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET
DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 7, 2021 3:18 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda
<ernesto@magellanarchitects.com>
Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 3:16:24 PM
To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel
<KPatel@triangle-engr.com>
Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks
Ernesto Miranda

Get [Outlook for iOS](#)

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Doug Galloway <Doug@viaductdev.com>
Sent: Wednesday, July 14, 2021 1:56 PM
To: Gonzales, David
Cc: Kevin Patel; Ernesto Miranda
Subject: Re: Lakeshore
Attachments: image002.jpg; image003.png; image004.png; image005.jpg; image003.png; image004.png; image006.png; image007.jpg; image009.jpg; image003.png; image004.png; image006.png; image007.jpg; image010.jpg; image003.png; image004.png; image011.jpg; image003.png; image004.png; image011.jpg; image003.png; image004.png; image012.png; image016.jpg; image017.jpg; image003.png; image004.png; image012.png; image016.jpg; image021.jpg; image003.png; image004.png; image012.png; image016.jpg; image017.jpg; image003.png; image004.png; Approval Letter [SP2021-018] (07.14.2021).pdf

Thanks david. Kevin let's get this in today.

Thanks,

Doug Galloway | Managing Partner
Viaduct Development
Mobile - 512.698.9494

On Jul 14, 2021, at 12:20 PM, Gonzales, David wrote:

Kevin,
Here is a copy of the approval letter for your file. Hard copies will be mailed later in the week.
Thank you,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [mailto:KPatel@triangle-engr.com]
Sent: Wednesday, July 14, 2021 11:06 AM
To: Gonzales, David ; 'Ernesto Miranda'
Cc: 'Doug Galloway'
Subject: RE: Lakeshore

David
When will we have the stamped copy of the site plan?>

Thanks

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 2:55 PM
To: 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; Kevin Patel <KPatel@triangle-engr.com>
Subject: RE: Lakeshore
Thank you,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Ernesto Miranda [<mailto:ernesto@magellanarchitects.com>]
Sent: Friday, July 9, 2021 2:37 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Kevin Patel' <KPatel@triangle-engr.com>
Subject: RE: Lakeshore
Absolutely and one of us will deliver it Monday morning.
Thanks
Ernesto Miranda | Principal

8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 2:33 PM
To: Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Kevin Patel' <KPatel@triangle-engr.com>
Subject: RE: Lakeshore
Ernesto...the packet has already gone out, so if you will have this by Monday, that will be OK.

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)

[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Ernesto Miranda [<mailto:ernesto@magellanarchitects.com>]

Sent: Friday, July 9, 2021 2:30 PM

To: Gonzales, David <DGonzales@rockwall.com>

Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Kevin Patel' <KPatel@triangle-engr.com>

Subject: RE: Lakeshore

David,

We received the request to add the windows to the north elevations. We are modifying the elevation as we speak and will send the PDF as soon as it is completed.

We will have someone from our office drop off a hard copy as soon as we get it from our reprographics. We may be cutting it closer to 5pm today.

Ernesto Miranda | Principal

8330 Lyndon B Johnson Fwy

Suite B678

Dallas, TX 75243

Office: 214.998.8888

Cell: 214.680.7202

www.magellanarchitects.com

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Friday, July 9, 2021 2:24 PM

To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda

<ernesto@magellanarchitects.com>

Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano'

<chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin, civil engineering plans are not accepted by the Engineering Department until the site plan has been approved, and a signed copy (i.e. P&Z Chair and Ryan Miller) is included with the civil submittal. Additionally, you will need to follow the submittal schedule (see attached).

David Gonzales, AICP

planning & zoning manager

Planning & Zoning Division • City of Rockwall

972.772.6488 OFFICE

dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)

[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Friday, July 9, 2021 2:11 PM
To: Gonzales, David <DGonzales@rockwall.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore David
Can we now make engineering submittal?

Thanks

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 1:49 PM
To: Kevin Patel <KPatel@triangle-engr.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore
Revised plans (i.e. building elevations and landscape plans) received, thank you.

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Gonzales, David
Sent: Thursday, July 8, 2021 12:04 PM
To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore
Kevin...one (1) more item that needs correcting. Please see attached building elevations. The North elevation information regarding percentages for the brick vs cementitious siding appears to be switched. The brick is probably 22%, with the cementitious siding at 76%. Please verify and provide a revised plan (i.e. one (1) hard copy for signing and a PDF version) as soon as possible. Thank you,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Thursday, July 8, 2021 10:46 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thanks for your help David.

Chris

Please address comments and email it back to David.

thanks

Sincerely,

Kevin Patel, P.E.

President

Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive| Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W:

www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.

Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Thursday, July 8, 2021 10:40 AM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin,

Thank you for addressing the comments. I do have some minor comments that need to be addressed on the Landscape Plan (see attached). Please address and provide me a PDF version and one (1) hard copy as soon as possible so that I can have this signed next week. All other plans are ready to move forward with ARB & P&Z for their review and consideration of all

variances being requested. Also, once you have the corrected photometric plan, please forward that as well. Once I have staff's report and packet assembled, I will forward to you by tomorrow for next week's meeting.

Let me know if you have any questions.

Regards,

David Gonzales, AICP

planning & zoning manager

Planning & Zoning Division • City of Rockwall

972.772.6488 OFFICE

dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)

[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Thursday, July 8, 2021 8:37 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Dylan just delivered hard copies at your office. Please confirm receipt.

Thanks

From: Kevin Patel

Sent: Thursday, July 8, 2021 7:31 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly. Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President

Planning | Civil Engineering | Construction Management
1784 W. McDermott Drive| Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.

Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Wednesday, July 7, 2021 4:33 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thank you, Kevin.

David Gonzales, AICP

planning & zoning manager

Planning & Zoning Division • City of Rockwall

972.772.6488 OFFICE

dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)

[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 4:33 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President

Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive| Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.

Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Wednesday, July 7, 2021 3:52 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,

David Gonzales, AICP

planning & zoning manager

Planning & Zoning Division • City of Rockwall

972.772.6488 OFFICE

dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)

[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 3:18 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>

Sent: Wednesday, July 7, 2021 3:16:24 PM

To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>

Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks

Ernesto Miranda

Get [Outlook for iOS](#)

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Gonzales, David
Sent: Friday, July 9, 2021 2:24 PM
To: 'Kevin Patel'; 'Ernesto Miranda'
Cc: 'Doug Galloway'; 'Chris Tronzano'; Dylan Pumphrey
Subject: RE: Lakeshore
Attachments: Development Calendar (2021).pdf

Kevin, civil engineering plans are not accepted by the Engineering Department until the site plan has been approved, and a signed copy (i.e. P&Z Chair and Ryan Miller) is included with the civil submittal. Additionally, you will need to follow the submittal schedule (see attached).



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [mailto:KPatel@triangle-engr.com]
Sent: Friday, July 9, 2021 2:11 PM
To: Gonzales, David ; 'Ernesto Miranda'
Cc: 'Doug Galloway' ; 'Chris Tronzano' ; Dylan Pumphrey
Subject: RE: Lakeshore

David

Can we now make engineering submittal?

Thanks

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 1:49 PM
To: Kevin Patel <KPatel@triangle-engr.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Revised plans (i.e. building elevations and landscape plans) received, thank you.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

From: Gonzales, David

Sent: Thursday, July 8, 2021 12:04 PM

To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin...one (1) more item that needs correcting. Please see attached building elevations. The North elevation information regarding percentages for the brick vs cementitious siding appears to be switched. The brick is probably 22%, with the cementitious siding at 76%. Please verify and provide a revised plan (i.e. one (1) hard copy for signing and a PDF version) as soon as possible. Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Thursday, July 8, 2021 10:46 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thanks for your help David.

Chris

Please address comments and email it back to David.

thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Thursday, July 8, 2021 10:40 AM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin,

Thank you for addressing the comments. I do have some minor comments that need to be addressed on the Landscape Plan (see attached). Please address and provide me a PDF version and one (1) hard copy as soon as possible so that I can have this signed next week. All other plans are ready to move forward with ARB & P&Z for their review and consideration of all variances being requested. Also, once you have the corrected photometric plan, please forward that as well. Once I have staff's report and packet assembled, I will forward to you by tomorrow for next week's meeting.

Let me know if you have any questions.

Regards,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Thursday, July 8, 2021 8:37 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Dylan just delivered hard copies at your office. Please confirm receipt.

Thanks

From: Kevin Patel
Sent: Thursday, July 8, 2021 7:31 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, July 7, 2021 4:33 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Thank you, Kevin.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 4:33 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Wednesday, July 7, 2021 3:52 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 3:18 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>

Sent: Wednesday, July 7, 2021 3:16:24 PM

To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>

Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks

Ernesto Miranda

Get [Outlook for iOS](#)

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Gonzales, David
Sent: Friday, July 9, 2021 2:33 PM
To: 'Ernesto Miranda'
Cc: 'Doug Galloway'; 'Kevin Patel'
Subject: RE: Lakeshore

Ernesto...the packet has already gone out, so if you will have this by Monday, that will be OK.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Ernesto Miranda [mailto:ernesto@magellanarchitects.com]
Sent: Friday, July 9, 2021 2:30 PM
To: Gonzales, David
Cc: 'Doug Galloway' ; 'Kevin Patel'
Subject: RE: Lakeshore

David,

We received the request to add the windows to the north elevations. We are modifying the elevation as we speak and will send the PDF as soon as it is completed.

We will have someone from our office drop off a hard copy as soon as we get it from our reprographics. We may be cutting it closer to 5pm today.

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com



From: Gonzales, David <DGonzales@rockwall.com>

Sent: Friday, July 9, 2021 2:24 PM

To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin, civil engineering plans are not accepted by the Engineering Department until the site plan has been approved, and a signed copy (i.e. P&Z Chair and Ryan Miller) is included with the civil submittal. Additionally, you will need to follow the submittal schedule (see attached).



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Friday, July 9, 2021 2:11 PM

To: Gonzales, David <DGonzales@rockwall.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>

Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Can we now make engineering submittal?

Thanks

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Friday, July 9, 2021 1:49 PM

To: Kevin Patel <KPatel@triangle-engr.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>

Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Revised plans (i.e. building elevations and landscape plans) received, thank you.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Gonzales, David

Sent: Thursday, July 8, 2021 12:04 PM

To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin...one (1) more item that needs correcting. Please see attached building elevations. The North elevation information regarding percentages for the brick vs cementitious siding appears to be switched. The brick is probably 22%, with the cementitious siding at 76%. Please verify and provide a revised plan (i.e. one (1) hard copy for signing and a PDF version) as soon as possible. Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Thursday, July 8, 2021 10:46 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thanks for your help David.

Chris

Please address comments and email it back to David.

thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management
1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Thursday, July 8, 2021 10:40 AM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin,

Thank you for addressing the comments. I do have some minor comments that need to be addressed on the Landscape Plan (see attached). Please address and provide me a PDF version and one (1) hard copy as soon as possible so that I can have this signed next week. All other plans are ready to move forward with ARB & P&Z for their review and consideration of all variances being requested. Also, once you have the corrected photometric plan, please forward that as well. Once I have staff's report and packet assembled, I will forward to you by tomorrow for next week's meeting.

Let me know if you have any questions.

Regards,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Thursday, July 8, 2021 8:37 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Dylan just delivered hard copies at your office. Please confirm receipt.

Thanks

From: Kevin Patel
Sent: Thursday, July 8, 2021 7:31 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, July 7, 2021 4:33 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey

<Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thank you, Kevin.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 4:33 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, July 7, 2021 3:52 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 7, 2021 3:18 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 3:16:24 PM
To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>
Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks
Ernesto Miranda

Get [Outlook for iOS](#)

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Mitel Voice Mail <voicemail_sender@RCK-ShoretelHQ>
Sent: Friday, July 9, 2021 2:19 PM
To: Gonzales, David
Subject: Mitel voice message from WALKER MIRAND, +12146807202 for mailbox 6488
Attachments: GB9ZQA8UQ.wav

You have received a voice mail message from WALKER MIRAND, +12146807202 for mailbox 6488.
Message length is 00:00:28. Message size is 223 KB.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Paul Loots <paul@magellanarchitects.com>
Sent: Thursday, July 8, 2021 3:30 PM
To: Gonzales, David; Kevin Patel
Cc: Ernesto Miranda; Doug Galloway; Dylan Pumphrey
Subject: Lakeshore Elevations
Attachments: ROCKWALL ELEVATIONS 7-8-21.pdf

Hello David

Here are the updated elevations. Sorry for the confusion. Thanks for catching that.

Thank you,

Paul Loots | Architectural Designer



8330 Lyndon B Johnson Fwy

Suite B678

Dallas, TX 75243

Office: 214.998.8888

Cell: 206.963.7616

www.magellanarchitects.com



This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Gonzales, David
Sent: Friday, July 9, 2021 2:24 PM
To: 'Kevin Patel'; 'Ernesto Miranda'
Cc: 'Doug Galloway'; 'Chris Tronzano'; Dylan Pumphrey
Subject: RE: Lakeshore
Attachments: Development Calendar (2021).pdf

Kevin, civil engineering plans are not accepted by the Engineering Department until the site plan has been approved, and a signed copy (i.e. P&Z Chair and Ryan Miller) is included with the civil submittal. Additionally, you will need to follow the submittal schedule (see attached).



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [mailto:KPatel@triangle-engr.com]
Sent: Friday, July 9, 2021 2:11 PM
To: Gonzales, David ; 'Ernesto Miranda'
Cc: 'Doug Galloway' ; 'Chris Tronzano' ; Dylan Pumphrey
Subject: RE: Lakeshore

David

Can we now make engineering submittal?

Thanks

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 1:49 PM
To: Kevin Patel <KPatel@triangle-engr.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Revised plans (i.e. building elevations and landscape plans) received, thank you.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

From: Gonzales, David

Sent: Thursday, July 8, 2021 12:04 PM

To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin...one (1) more item that needs correcting. Please see attached building elevations. The North elevation information regarding percentages for the brick vs cementitious siding appears to be switched. The brick is probably 22%, with the cementitious siding at 76%. Please verify and provide a revised plan (i.e. one (1) hard copy for signing and a PDF version) as soon as possible. Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Thursday, July 8, 2021 10:46 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thanks for your help David.

Chris

Please address comments and email it back to David.

thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Thursday, July 8, 2021 10:40 AM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin,

Thank you for addressing the comments. I do have some minor comments that need to be addressed on the Landscape Plan (see attached). Please address and provide me a PDF version and one (1) hard copy as soon as possible so that I can have this signed next week. All other plans are ready to move forward with ARB & P&Z for their review and consideration of all variances being requested. Also, once you have the corrected photometric plan, please forward that as well. Once I have staff's report and packet assembled, I will forward to you by tomorrow for next week's meeting.

Let me know if you have any questions.

Regards,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Thursday, July 8, 2021 8:37 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Dylan just delivered hard copies at your office. Please confirm receipt.

Thanks

From: Kevin Patel
Sent: Thursday, July 8, 2021 7:31 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, July 7, 2021 4:33 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Thank you, Kevin.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 4:33 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Wednesday, July 7, 2021 3:52 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 3:18 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>

Sent: Wednesday, July 7, 2021 3:16:24 PM

To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>

Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks

Ernesto Miranda

Get [Outlook for iOS](#)

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Gonzales, David
Sent: Friday, July 9, 2021 2:33 PM
To: 'Ernesto Miranda'
Cc: 'Doug Galloway'; 'Kevin Patel'
Subject: RE: Lakeshore

Ernesto...the packet has already gone out, so if you will have this by Monday, that will be OK.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Ernesto Miranda [mailto:ernesto@magellanarchitects.com]
Sent: Friday, July 9, 2021 2:30 PM
To: Gonzales, David
Cc: 'Doug Galloway' ; 'Kevin Patel'
Subject: RE: Lakeshore

David,

We received the request to add the windows to the north elevations. We are modifying the elevation as we speak and will send the PDF as soon as it is completed.

We will have someone from our office drop off a hard copy as soon as we get it from our reprographics. We may be cutting it closer to 5pm today.

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com



From: Gonzales, David <DGonzales@rockwall.com>

Sent: Friday, July 9, 2021 2:24 PM

To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin, civil engineering plans are not accepted by the Engineering Department until the site plan has been approved, and a signed copy (i.e. P&Z Chair and Ryan Miller) is included with the civil submittal. Additionally, you will need to follow the submittal schedule (see attached).



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Friday, July 9, 2021 2:11 PM

To: Gonzales, David <DGonzales@rockwall.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>

Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Can we now make engineering submittal?

Thanks

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Friday, July 9, 2021 1:49 PM

To: Kevin Patel <KPatel@triangle-engr.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>

Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Revised plans (i.e. building elevations and landscape plans) received, thank you.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Gonzales, David

Sent: Thursday, July 8, 2021 12:04 PM

To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin...one (1) more item that needs correcting. Please see attached building elevations. The North elevation information regarding percentages for the brick vs cementitious siding appears to be switched. The brick is probably 22%, with the cementitious siding at 76%. Please verify and provide a revised plan (i.e. one (1) hard copy for signing and a PDF version) as soon as possible. Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Thursday, July 8, 2021 10:46 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thanks for your help David.

Chris

Please address comments and email it back to David.

thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management
1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Thursday, July 8, 2021 10:40 AM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin,

Thank you for addressing the comments. I do have some minor comments that need to be addressed on the Landscape Plan (see attached). Please address and provide me a PDF version and one (1) hard copy as soon as possible so that I can have this signed next week. All other plans are ready to move forward with ARB & P&Z for their review and consideration of all variances being requested. Also, once you have the corrected photometric plan, please forward that as well. Once I have staff's report and packet assembled, I will forward to you by tomorrow for next week's meeting.

Let me know if you have any questions.

Regards,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Thursday, July 8, 2021 8:37 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Dylan just delivered hard copies at your office. Please confirm receipt.

Thanks

From: Kevin Patel
Sent: Thursday, July 8, 2021 7:31 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, July 7, 2021 4:33 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey

<Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thank you, Kevin.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 4:33 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, July 7, 2021 3:52 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 7, 2021 3:18 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 3:16:24 PM
To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>
Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks
Ernesto Miranda

Get [Outlook for iOS](#)

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Mitel Voice Mail <voicemail_sender@RCK-ShoretelHQ>
Sent: Friday, July 9, 2021 2:19 PM
To: Gonzales, David
Subject: Mitel voice message from WALKER MIRAND, +12146807202 for mailbox 6488
Attachments: GB9ZQA8UQ.wav

You have received a voice mail message from WALKER MIRAND, +12146807202 for mailbox 6488.
Message length is 00:00:28. Message size is 223 KB.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Paul Loots <paul@magellanarchitects.com>
Sent: Thursday, July 8, 2021 3:30 PM
To: Gonzales, David; Kevin Patel
Cc: Ernesto Miranda; Doug Galloway; Dylan Pumphrey
Subject: Lakeshore Elevations
Attachments: ROCKWALL ELEVATIONS 7-8-21.pdf

Hello David

Here are the updated elevations. Sorry for the confusion. Thanks for catching that.

Thank you,

Paul Loots | Architectural Designer



8330 Lyndon B Johnson Fwy

Suite B678

Dallas, TX 75243

Office: 214.998.8888

Cell: 206.963.7616

www.magellanarchitects.com



This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Chris Tronzano <chris@studiogreenspot.com>
Sent: Thursday, July 8, 2021 1:40 PM
To: Gonzales, David
Cc: Kevin Patel; Ernesto Miranda; Doug Galloway; Dylan Pumphrey
Subject: Re: Lakeshore
Attachments: L.2.pdf

Attached is the corrected landscape plan.

Chris Tronzano- Principal, RLA

Studio Green Spot, Inc.
(469) 369-4448

On Thu, Jul 8, 2021 at 10:39 AM Gonzales, David <DGonzales@rockwall.com> wrote:

Kevin,

Thank you for addressing the comments. I do have some minor comments that need to be addressed on the Landscape Plan (see attached). Please address and provide me a PDF version and one (1) hard copy as soon as possible so that I can have this signed next week. All other plans are ready to move forward with ARB & P&Z for their review and consideration of all variances being requested. Also, once you have the corrected photometric plan, please forward that as well. Once I have staff's report and packet assembled, I will forward to you by tomorrow for next week's meeting.

Let me know if you have any questions.

Regards,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [mailto:KPatel@triangle-engr.com]

Sent: Thursday, July 8, 2021 8:37 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey

<Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Dylan just delivered hard copies at your office. Please confirm receipt.

Thanks

From: Kevin Patel

Sent: Thursday, July 8, 2021 7:31 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Wednesday, July 7, 2021 4:33 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Thank you, Kevin.



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 7, 2021 4:33 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be

unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Wednesday, July 7, 2021 3:52 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 3:18 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>

Sent: Wednesday, July 7, 2021 3:16:24 PM

To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>

Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks

Ernesto Miranda

Get [Outlook for iOS](#)

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Kistner, Ariana
Sent: Thursday, July 8, 2021 9:55 AM
To: Gonzales, David
Subject: RE: Lakeshore = SP2021-018

I'm good with theses. Thanks!

Ariana Kistner

Assistant Chief/Fire Marshal

City of Rockwall | www.rockwall.com

Rockwall Fire Department

Office: 972-771-7774

akistner@rockwall.com



From: Gonzales, David
Sent: Thursday, July 8, 2021 8:48 AM
To: Johnston, Sarah ; Kistner, Ariana
Subject: FW: Lakeshore = SP2021-018

My apologies, but here are revised plans for the Lakeshore Office Building project [SP2021-018]. I don't know if there are any issues on your end; however, there were issues on my end requiring a revised submittal. If you had any issues from the previous set sent yesterday, please look at this an update CW.

If you have any question, let me know.

I appreciate your help,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Thursday, July 8, 2021 7:31 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Wednesday, July 7, 2021 4:33 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thank you, Kevin.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 4:33 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Wednesday, July 7, 2021 3:52 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 3:18 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>

Sent: Wednesday, July 7, 2021 3:16:24 PM

To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>

Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks

Ernesto Miranda

Get [Outlook for iOS](#)

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

Gonzales, David

From: Johnston, Sarah
Sent: Thursday, July 8, 2021 9:59 AM
To: Gonzales, David
Subject: RE: Lakeshore = SP2021-018

My comments were addressed.

Sarah Johnston, P.E.
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)

From: Gonzales, David
Sent: Thursday, July 8, 2021 8:48 AM
To: Johnston, Sarah ; Kistner, Ariana
Subject: FW: Lakeshore = SP2021-018

My apologies, but here are revised plans for the Lakeshore Office Building project [SP2021-018]. I don't know if there are any issues on your end; however, there were issues on my end requiring a revised submittal. If you had any issues from the previous set sent yesterday, please look at this an update CW.

If you have any question, let me know.

I appreciate your help,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Thursday, July 8, 2021 7:31 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management
1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Wednesday, July 7, 2021 4:33 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thank you, Kevin.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 4:33 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management
1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, July 7, 2021 3:52 PM
To: Kevin Patel <kPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 3:18 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>

Sent: Wednesday, July 7, 2021 3:16:24 PM

To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>

Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks

Ernesto Miranda

Get [Outlook for iOS](#)

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

Gonzales, David

From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 4:04 PM
To: Gonzales, David; Kevin Patel
Subject: ROCKWALL - LAKESHORE UPDATE PHOTOMETRIC COMMENTS
Attachments: _21.043 - MA - Lakeshore Medical - Rockwall, TX - Comment Response Letter (Rev-1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

David,

Here is the revised response to the photometric plan comments we discussed.

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202

www.magellanarchitects.com



From: stacy boyd
Sent: Wednesday, July 7, 2021 3:55 PM
To: Ernesto Miranda
Subject: Re: ROCKWALL - LAKESHORE UPDATE
Ernesto,

Please see attached

Stacy Boyd | Project Lead
Office of Peter A. Leptuch, PE
(817) 716-9450

On Wednesday, July 7, 2021, 03:15:46 PM CDT, stacy boyd wrote:

Ernesto,

Sorry I was having the letter reviewed. Please see attached for letter. Please review and let me know if anything needs to be changed.

Stacy Boyd | Project Lead
Office of Peter A. Leptuch, PE
(817) 716-9450

On Wednesday, July 7, 2021, 02:59:06 PM CDT, Ernesto Miranda wrote:

Stacy – What's your update on your letter?

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202

www.magellanarchitects.com



From: stacy boyd

Sent: Wednesday, July 7, 2021 1:51 PM

To: Ernesto Miranda

Subject: Re: ROCKWALL - LAKESHORE UPDATE

Can you send me the photometric and the specs for the lighting out there?

Stacy Boyd | Project Lead
Office of Peter A. Leptuch, PE
(817) 716-9450

On Wednesday, July 7, 2021, 01:08:18 PM CDT, Ernesto Miranda <ernesto@magellanarchitects.com> wrote:
That is definitely a issue. Can Pete review the drawing and have you add his electronic stamp to the drawing?
I've also placed a call into David Gonzales with C o Rockwall.

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202

www.magellanarchitects.com



From: stacy boyd <stacyboyd39@yahoo.com>

Sent: Wednesday, July 7, 2021 12:55 PM

To: Doug Galloway <doug@viaductdev.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Kevin Patel <kpatel@triangle-engr.com>; Pete Leptuch <pleptuch@yahoo.com>; Dylan Pumphrey <dylan@triangle-engr.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>

Subject: Re: ROCKWALL - LAKESHORE UPDATE

Ernesto & Doug,

I am facing a slight dilemma here. Due to Pete not being in town at the moment I will not be able to send the photometric because I do not have a seal. It has been started but will possibly take until Friday when he returns.

Stacy Boyd | Project Lead

Office of Peter A. Leptuch, PE

(817) 716-9450

On Wednesday, July 7, 2021, 12:10:02 PM CDT, Ernesto Miranda <ernesto@magellanarchitects.com> wrote:

Hello Stacy,

Following up to see if you have everything you need to get this completed before 2pm today? We need to get this to Kevin to submit by 3pm.

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202

www.magellanarchitects.com



From: Doug Galloway <Doug@viaductdev.com>

Sent: Wednesday, July 7, 2021 6:42 AM

To: stacy boyd <stacyboyd39@yahoo.com>

Cc: Kevin Patel <KPatel@triangle-engr.com>; Pete Leptuch <pleptuch@yahoo.com>; Ernesto Miranda <ernesto@magellanarchitects.com>; Dylan Pumphrey <Dylan@triangle-engr.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>

Subject: Re: ROCKWALL - LAKESHORE UPDATE

Thanks Stacy, See attached civil base and comment. Let me know if you can rebuild a photometric that will pass, all the light poles are existing, their comment appears to just be for the porch area.

Thanks,

Doug Galloway | Managing Partner

Viaduct Development

Mobile - 512.698.9494

On Jul 7, 2021, at 6:37 AM, stacy boyd <stacyboyd39@yahoo.com> wrote:

Goodmorning Team,

I just went through this email thread and I am slightly confused. If there were any attachments with the comment for the photometric on it, it is no longer attached in this email thread so I do not know what I am changing. Can someone please resend the comment or background so we can get this done?

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, July 7, 2021, 6:29 AM, Doug Galloway <Doug@viaductdev.com> wrote:

Pete/Stacy?

Thanks,

Doug Galloway | Managing Partner

Viaduct Development

Mobile - 512.698.9494

On Jul 6, 2021, at 2:18 PM, Doug Galloway <doug@viaductdev.com> wrote:

Pete can you update this by tomorrow? Kevin you will need to provide your background.

Thanks,

Doug Galloway | Managing Partner

Viaduct Development

Mobile - 512.698.9494

On Jul 6, 2021, at 2:17 PM, Kevin Patel <KPatel@triangle-engr.com> wrote:

Doug

Do you want us to make submittal or hold off until we receive photometric?

Please advise.

Thanks

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>

Sent: Tuesday, July 6, 2021 2:08:24 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Pete Leptuch <pleptuch@yahoo.com>; Doug Galloway

<Doug@viaductdev.com>

Cc: Dylan Pumphrey <Dylan@triangle-engr.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>

Subject: RE: ROCKWALL - LAKESHORE UPDATE

Remember, we have until tomorrow if Peter needs the time to revise.

Ernesto Miranda | Principal

8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202

www.magellanarchitects.com

From: Kevin Patel <KPatel@triangle-engr.com>

Sent: Tuesday, July 6, 2021 2:08 PM

To: Pete Leptuch <pleptuch@yahoo.com>; Doug Galloway <Doug@viaductdev.com>

Cc: Dylan Pumphrey <Dylan@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>

Subject: Re: ROCKWALL - LAKESHORE UPDATE
Dylan

Please email photometric comment to Peter.

Thanks

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Doug Galloway <Doug@viaductdev.com>

Sent: Tuesday, July 6, 2021 2:06:04 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Pete Leptuch <pleptuch@yahoo.com>

Cc: Dylan Pumphrey <Dylan@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>

Subject: Re: ROCKWALL - LAKESHORE UPDATE
Pete can you update the Photometric for this project please.

Thanks,
Doug Galloway | Managing Partner
Viaduct Development
Mobile - 512.698.9494

On Jul 6, 2021, at 2:04 PM, Kevin Patel
<KPatel@triangle-engr.com> wrote:

Doug
We don't provide photometric services.
It needs to come from MEP.

Thanks

From: Doug Galloway
<Doug@viaductdev.com>

Sent: Tuesday, July 6, 2021 2:04 PM
To: Kevin Patel <KPatel@triangle-engr.com>
Cc: Dylan Pumphrey <Dylan@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>
Subject: Re: ROCKWALL - LAKESHORE UPDATE
Then we need you to update it. Since the only lights are can lights on the porches and parking lot lights are existing this should be easy.

Thanks,
Doug Galloway | Managing Partner
Viaduct Development
Mobile - 512.698.9494

On Jul 6, 2021, at 2:02 PM, Kevin Patel <KPatel@triangle-engr.com> wrote:

No we use the old one prepared by someone else. See attached.

From: Doug Galloway <Doug@viaductdev.com>
Sent: Tuesday, July 6, 2021 2:00 PM
To: Dylan Pumphrey <Dylan@triangle-engr.com>
Cc: Ernesto Miranda <ernesto@magellanarchitects.com>; Kevin Patel <KPatel@triangle-engr.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>
Subject: Re: ROCKWALL - LAKESHORE UPDATE
You guys did the Photometric before.

Thanks,
Doug Galloway |
Managing Partner
Viaduct Development
Mobile - 512.698.9494

On Jul
6,

2021,
at 1:10
PM,
Dylan
Pumphr
ey
<Dylan@triangle-engr.com>
wrote:

Ernesto
,
Can
you
confirm
that you
will
send
over
the
revised
photom
etric
plan?
Comme
nt M.12

Thanks

,
**Dyla
n
Pum
phre
y**
**Entitle
ment
Manag
er**

**Planni
ng |
Civil
Engine
ering |
Constr
uction
Manag
ement
1784
W.
McDer
mott
Drive|
Suite
110 |
Allen,**

TX
75013
O:
469.33
1.8566
Ext.
116 | C:
469.25
8.6509
| F:
469.21
3.7145
E:
[Dylan
@trian
gle-
engr.c
om](mailto:Dylan@triangle-engr.com) |
W:
[www.tr
iangle-
engr.c
om](http://www.triangle-engr.com)

This communication may contain confidential, proprietary, or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.

**Do You
Need
to**

**Print?
Save
Paper,
Save
Trees,
Save
the
Planet.**

From:
Ernesto
Mirand
a

<ernesto@magellanarchitects.com>

Sent:
Tuesda
y, July
6, 2021
12:31
PM

To:
Kevin
Patel
<KPatel@triangle-engr.com>;

Doug
Gallow
ay
<Doug@viaductdev.com>;

Chris
Tronza
no
<chris@studiogreen-spot.com>

Cc:
Paul
Loots
<paul@magellanarchitects.com>;

Dylan
Pumphr
ey
<Dylan@triangle-engr.com>

[m](#)>
Subject: RE:
ROCK
WALL -
LAKES
HORE
UPDAT
E
REVIS
ED
LETTE
RS
FOR
SUBMI
SSION
Ernesto
to
Miranda |
Principals

8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com

From:
Kevin
Patel
<KPatel@triangle-engr.com>
Sent:
Tuesday, July
6, 2021
12:24
PM
To:
Ernesto
Miranda
<ernesto@magellanarchitects.com>;
Doug
Galloway
<Doug@viaductdev.com>;

Chris
Tronza
no
<chris@studiogreen.spot.com>

Cc:
Paul
Loots
<paul@magellanarchitects.com>;

Dylan
Pumphrey
<Dylan@triangle-engr.com>

Subject: Re:
ROCK
WALL -
LAKES
HORE
UPDATE

Okay.
Please
respond
on
this
email

Sent
from
my T-
Mobile
5G
Device
Get
[Outlook](#)
for
[Android](#)

From:
Ernesto
Miranda
<ernesto@magellanarchitects.com>

Sent:
Tuesday,
July

6, 2021

12:22:5

0 PM

To:

Kevin

Patel

<KPatel@triangle-engr.com

>;

Doug

Galloway

<Doug@viaductdev.com

>;

Chris

Tronzo

<chris@studiogreen-spot.com

>

Chris

Tronzo

<chris@studiogreen-spot.com

>

Chris

Tronzo

<chris@studiogreen-spot.com

>

Chris

Tronzo

<chris@studiogreen-spot.com

>

Chris

Tronzo

<chris@studiogreen-spot.com

>

Chris

Tronzo

<chris@studiogreen-spot.com

>

Chris

Tronzo

<chris@studiogreen-spot.com

>

Chris

Tronzo

<chris@studiogreen-spot.com

>

Chris

Tronzo

<chris@studiogreen-spot.com

>

Chris

Tronzo

<chris@studiogreen-spot.com

>

Chris

Tronzo

<chris@studiogreen-spot.com

>

Chris

Tronzo

<chris@studiogreen-spot.com

>

Chris

Tronzo

<chris@studiogreen-spot.com

>

Subject:

RE:

ROCK

WALL -

LAKES

HORE

UPDAT

E

Kevin,

Don't

submit

yet.

After

speakin

g to

Chris, I

need to

revise

our

letter

since

we are

going

beyond

what is

require

d. Give

me
about
15 mins
and I'll
get this
revised
letter to
you.
Thanks
Ernes
to
Miran
da |
Princi
pal

8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com

From:
Kevin
Patel
<KPatel@triangle-engr.com>
Sent:
Tuesda
y, July
6, 2021
12:13
PM
To:
Doug
Gallow
ay
<Doug@viaductdev.com>;
Chris
Tronza
no
<chris@studiogreenspot.com>
Cc:
Ernesto
Mirand
a
<ernesto@magellanarc

hitects.com>;
Paul
Loots
<paul@magellanarchitects.com>
>

Subject: Re:
ROCK
WALL -
LAKES
HORE
UPDAT
E
D

Sent
from
my T-
Mobile
5G
Device
Get
[Outlook](#)
for
[Android](#)

From:
Chris
Tronza
no
<chris@studiogreen-spot.com>

Sent:
Tuesda
y, July
6, 2021
12:06:1
2 PM

To:
Doug
Gallow
ay
<Doug@viaductdev.com>

Cc:
Ernesto
Mirand
a
<ernesto@magellanarchitects.com>

[com](mailto:Kevin.Patel@triangle-engr.com)>;
Kevin
Patel
<[KPatel@triangle-engr.com](mailto:Kevin.Patel@triangle-engr.com)>;
Paul
Loots
<paul@magellanarchitects.com>
>

Subject: Re:
ROCK
WALL -
LAKES
HORE
UPDAT
E

Attach
ed is
the
updat
ed
landsc
ape
plan.

**Chris
Tronza**
no-
Princip
al, RLA
**Studio
Green
Spot,
Inc.**

(469)
369-
4448

On
Tue, Jul
6, 2021
at
10:35
AM
Doug
Gallow
ay
<Doug@viaductdev.com>
wrote:

Thats
fine

add
some
shrubs
as
neede
d.

Thanks
,

Doug
Gallow
ay |
Managi
ng
Partner
Viaduc
t
Develo
pment
Mobile
-
512.69
8.9494

O
n
J
u
l
6
,
2
0
2
1
,
a
t
1
0
:
3
2
A
M
,
E
r
n
e
s
t
o
M
i
r
a
n
d
a
<
[e](#)
[r](#)

ml@mla.edu - I just spoke to David Gonzal

e
s
a
t
R
O
C
K
W
A
L
L
.
H
e
s
a
i
d
b
e
c
a
u
s
e
o
f
t
h
e
h
o
l
i
d
a
y
,
h
e
i
s
e
x
t
e
n
d
i
n
g
t
o
d
a
y
,
s
d
e
a
d
l
i
n
e
t

o
t
o
m
o
r
r
o
w
.
C
h
r
i
s
/
D
o
u
g
-
D
a
v
i
d
a
l
s
o
l
e
t
m
e
k
n
o
w
A
R
B
i
s
i
n
s
i
s
t
e
n
t
o
n
a
d
d
i
n
g
a
c
l
u
s
t

e
r
o
f
s
h
r
u
b
s
/
t
r
e
e
s
t
o
t
h
e
n
o
r
t
h
w
e
s
t
c
o
r
n
e
r
o
f
t
h
e
b
u
i
l
d
i
n
g
i
f
w
e
a
r
e
n
o
t
g
o
i
n
g
t
o
a
d

d s h r u b s t o t h e n o r t h e l e v a t i o n . B a s i c a l l y h i d i n g t h e v i e w t o t h e n o r t h e l e v a t i o n

.
D
o
u
g
-
C
a
l
l
m
e
w
h
e
n
y
o
u
g
e
t
a
m
o
m
e
n
t
.

E
r
n
e
s
t
o
M
i
r
a
n
d
a
l
P
r
i
n
c
i
p
a
l

8
3
3
0
L
y
n
d
o
n

B
J
o
h
n
s
o
n
F
w
y
S
u
i
t
e
B
6
7
8
D
a
l
l
a
s
,
T
X
7
5
2
4
3
O
f
f
i
c
e
:
2
1
4
.
9
9
8
.
8
8
8
8
C
e
l
l
:
2
1
4
.
6
8
0
.
7
2

0
2
<https://unimelb.edu.au/propose-citation-link?bib6YdaVRi34cV911716Siev1E47V0Y>

original Message . . . From : Chris Tronzo <chris@chris-tronzo.com> Sent :

Tuesday, July 6, 2021 10:20 AM To: Doug Galloway <dgalloway@villalibro.com> Cc: Kevin

P a t e n t < [Klappstein@llnlll.com](#) v . E r n e s t o M i r a n d a < [llnlll.com](#) > [llnlll.com](#)

[telcils.com](#)> Subject: Re: ROCKWALL - LAKESHORE UPDATE Doug, There are (4) Cedar

E
l
m
s
t
h
a
t
a
r
e
s
h
o
w
n
t
o
b
e
r
e
m
o
v
e
d
t
h
a
t
w
i
l
l
h
a
v
e
t
o
b
e
r
e
p
l
a
c
e
d
. T
h
e
l
a
n
d
s
c
a
p
e
p
l
a
n

s
h
o
w
s
f
o
u
r
n
e
w
C
e
d
a
r
E
l
m
s
,
t
h
e
s
e
a
r
e
t
o
r
e
p
l
a
c
e
t
h
e
f
o
u
r
t
r
e
e
s
t
h
a
t
n
e
e
d
t
o
b
e
r
e
m
o
v

e
d
t
o
b
u
i
l
d
t
h
e
n
e
w
b
u
i
l
d
i
n
g
l
f
y
o
u
f
e
e
l
l
i
k
e
y
o
u
c
a
n
t
r
a
n
s
p
l
a
n
t
t
h
e
m
a
n
d
s
a
v
e
m
o
n
e
y

t
h
a
t
i
s
a
c
c
e
p
t
a
b
l
e
.
I
t
i
s
m
y
e
x
p
e
r
i
e
n
c
e
t
h
a
t
b
y
t
h
e
t
i
m
e
y
o
u
t
h
e
t
r
e
e
s
o
u
t
,
s
t
o
r
e
a
n

d
m
a
i
n
t
a
i
n
t
h
e
m
a
n
d
r
e
p
l
a
n
t
t
h
e
m
i
t
w
i
l
l
c
o
s
t
m
o
r
e
t
o
t
r
a
n
s
p
l
a
n
t
t
h
e
n
t
o
r
e
p
l
a
c
e
t
h

e
m
.
T
h
a
t
i
s
i
f
t
h
e
y
e
v
e
n
s
u
r
v
i
v
e
t
h
e
t
r
a
n
s
p
l
a
n
t
p
r
o
c
e
s
s
.

C
h
r
i
s
T
r
o
n
z
a
n
o
-
P
r
i
n
c

i
p
a
l
,
R
L
A
S
t
u
d
i
o
G
r
e
e
n
S
p
o
t
,
I
n
c
.
(
4
6
9
)
3
6
9
-
4
4
4
8
O
n
T
h
u
,
J
u
l
1
,
2
0
2
1
a
t
8
:
1
5
A
M
D
o

ugGailoway <Doug@vivaaductivedev.com> wrote:

Chris / kevin , Please reference

has built and pics provided there is a second row of existing trees along lakesh

r
e
.
I
w
a
n
t
t
o
r
e
l
o
c
a
t
e
o
r
g
e
t
c
r
e
d
i
t
f
o
r
t
h
e
s
e
.
T
h
a
n
k
s
,
D
o
u
g
G
a
l
l
o
w
a
y
|
M
a
n
a
g
i
n
g

P
a
r
t
n
e
r
V
i
a
d
u
c
t
D
e
v
e
l
o
p
m
e
n
t
M
o
b
i
l
e
-
5
1
2
.
6
9
8
.
9
4
9
4
O
n
J
u
l
1
,
2
0
2
1
,
a
t
8
:
0
6
A
M
,
C
h

r i s t r o n z a n o < chris@studiorreenspot.com > w r o t e :

Attached is the updated lla

ndscape plan. I added the site data table and signature block. I also labeled the

e
x
i
s
t
i
n
g
p
l
a
n
t
a
n
d
p
r
o
p
o
s
e
d
m
a
t
e
r
i
a
l
. P
l
e
a
s
e
r
e
v
i
e
w
a
n
d
l
e
t
m
e
k
n
o
w
i
f
y
o
u
h
a
v
e
a
n

y
q
u
e
s
t
i
o
n
s
.

C
h
r
i
s
T
r
o
n
z
a
n
o
-
P
r
i
n
c
i
p
a
l
,
R
L
A

S
t
u
d
i
o
G
r
e
e
n
S
p
o
t
,
I
n
c
.
(
4
6
9
)
3
6

9
-
4
4
4
8

O
n
T
u
e
,
J
u
n
2
9
,
2
0
2
1
a
t
5
:
4
5
P
M
K
e
v
i
n
P
a
t
e
l
<
Kippa@rri.aq.gov.au
<
Bio@rri.aq.gov.au

maria.pokras@nina.no
v
wrote: Yes we are using xistingdumper

f
o
r
a
l
l
t
h
r
e
e
p
r
o
p
e
r
t
i
e
s

S
e
n
t
f
r
o
m
m
y
T
-
M
o
b
i
l
e
5
G
D
e
v
i
c
e
G
e
t
O
u
t
l
o
o
k
f
o
r
A
n
d
r
o
i
d

<https://url.emailprotection.link/?bl6=EbmgJZGGD6fSwcuAl8JtOvB-AQ5k>

TKCUCNCCY:WDDW|H|M|K|8|P|A|C|C|V|C|A|C|P|B|S|T

Z
X
4
L
E
I
V
S
L
h
Z
!
o
3
:
B
:
b
D
O
v
K
!
2
k
x
t
k
j
M
2
J
R
c
j
p
3
w
M
n
o
2
8
b
3
i
N
f
d
l
f
c
3
V
L
6
m
d
N
Y
e
T
9
U
J
8
L

U	R
g	-
G	-
E	-
m	-
R	-
f	-
a	-
Q	-
s	-
M	-
4	-
b	-
p	-
t	-
d	-
Q	-
~	-
~	-
>	-
	F
	r
	o
	m
	:
	D
	o
	u
	g
	G
	a
	i

ne 29, 2021 5:29:20 PM To: Ernestomiranda <ernesto@magellianaarchitects.com>

© 2013 Pearson Education, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from Pearson Education, Inc.

o p u e l c i s b o l u t o l o i e v e i a i o l c i d u i s @ s r c i d i o p u e l c i s b o l u t o l o i e v s u b j e c t . . . R e . . . R O C K W A L L

- LAKESHORE UPDATE
Yes
.
Thanks
,
Doug
Gail
olloway
|
Managing
Partner
Vivian
Dudev

e
l
o
p
m
e
n
t
M
o
b
i
l
e
-
5
1
2
.
6
9
8
.
9
4
9
4
O
n
J
u
n
2
9
,
2
0
2
1
,
a
t
5
:
2
5
P
M
,
E
r
n
e
s
t
o
M
i
r
a
n
d
a
<
[e
r
n](#)

ଅନୁରୋଧ କରାଯାଉଛି ଯେ ଏହି ପ୍ରକାରର କାର୍ଯ୍ୟକ୍ରମକୁ ସମର୍ଥନ କରିବା ପାଇଁ ଆପଣଙ୍କ ସହଯୋଗ କରନ୍ତୁ । ଏହା ଆମର ଉଦ୍ଦେଶ୍ୟକୁ ପୂରଣ କରିବା ପାଇଁ ଅତ୍ୟନ୍ତ ଗୁରୁତ୍ୱପୂର୍ଣ୍ଣ । ଆପଣଙ୍କ ସହଯୋଗକୁ ଆମେ ଧନ୍ୟବାଦ ଜଣାଉଛୁ ।

r
o
t
e
:

K
e
v
i
n
l
s
t
h
e
r
e
a
n
e
x
i
s
t
i
n
g
t
r
a
s
h
d
u
m
p
s
t
e
r
o
n
t
h
e
p
r
o
p
e
r
t
y
?

G
e
t
O
u
t
l
o
o
k
f

o r i O s < b t t t t p s : / / e n l e a i p n o t c c i o n i n k / 2 b i 6 i e i b e i u n g n d i s r w c e a i u r o v B

· · A O S S K T S R P c A v C v a k H Q P R Y - - n n f 8 E p s - - N - - 9 E B O B Q 8 G Y n N 7 X b A R R K e n w n a e 8 k - - 4 C r 4 K M a

[T](#)[R](#)[D](#)[4](#)[n](#)[R](#)[Z](#)[J](#)[v](#)[a](#)[M](#)[V](#)[h](#)[p](#)[p](#)[o](#)[p](#)[o](#)[E](#)[5](#)[o](#)[o](#)[K](#)[Q](#)[Z](#)[3](#)[B](#)[a](#)[J](#)[F](#)[O](#)[c](#)[c](#)[e](#)[L](#)[w](#)
6
w
j
2
x
0
J
4
y
k
x
H
F
I
E
r
F
M
-
U
W
s
P
X
I
W
x
C
a
I
Q
0
k
b
W

[illegible]

KPatte@trianqle.com <KPatte@trianqle.com>
 Sent: Tuesday, September 1, 2009 11:00 AM

esday, June 29, 2021 1:03:55 PM To: Doug Galloway <Doug@viaduct.vc> ; cc: m <

Chris
Tronzo

mailto:chris@tronzo.com

chris@tronzo.com

L
-
L
A
K
E
S
H
O
R
E
U
P
D
A
T
E

I
s
p
o
k
e
w
i
t
h
h
i
m
. D
o
n
, t
w
o
r
r
y
.

F
r
o
m
:
D
o
u
g
G
a
l
l
o
w
a
y
<
[D
o
u](#)

g @ v i a d u c t d e v . c o m < m a i l . o . D o u g @ v i a d u c t d e v . c o m > S e n t : T u e s d a y , J u n e 2 9 , 2 0 0 2

11:03 PM To: Kevin Patel <KPatel@trianglesengineering.com> Maitoo: KPatel@trianglesengineering

 : enq r : com > C c : E r n e s t o M i r a n d a < e r n e s t o @ m a g e i l a n a r c h i t e c t s : c o m < m a i l t o : e

mailto:christiano@paleo.com

Christiano

christiano@paleo.com

U
P
D
A
T
E

E
r
n
e
s
t
o
i
s
a
t
t
e
n
d
i
n
g
,
w
h
a
t
i
s
i
m
p
o
r
t
a
n
t
t
o
d
a
y
i
s
t
h
e
p
r
e
s
e
n
t
a
t
i
o
n
.
T

h
a
n
k
s
,
D
o
u
g
G
a
l
l
o
w
a
y
|
M
a
n
a
g
i
n
g
P
a
r
t
n
e
r
V
i
a
d
u
c
t
D
e
v
e
l
o
p
m
e
n
t
M
o
b
i
l
e
-
5
1
2
.
6
9
8
.

9
4
9
4

O
n
J
u
n
2
9
,
2
0
2
1
,
a
t
1
:
0
0
P
M
,
K
e
v
i
n
P
a
t
e
l
<
KPPattelle@rrnang-lee.org
<
Blom@rrnang-lee.org

Yes I asked Doug to attain the meet i

n g . From : E n n e s t o M i r a n d a <ennesseto@magellanaarchitects.com> m a i l t o : e n n e s t o

stlo@maelelelanarcbittelectrics.com

Sent: Tuesday, June 29, 2022 11:25 PM To: Kevin P

... .. v E l o c : r b c l e : l e - p b l e - i r r t @ - l e t a p K . . . l o t - i r r t @ - l e t a p K v E l o c : r b c l e : l e - p b l e - i r r t @ - l e t a p K v e - t a

www.augustocv.com @sugarcv @sugarcv

Rockwell International Corporation
10000 Rockwell Drive
Rockwell, IL 60089-1000
Tel: 847.394.2000
Fax: 847.394.2001
www.rockwell.com

L
L
-
L
A
K
E
S
H
O
R
E
U
P
D
A
T
E

K
e
v
i
n
-
t
h
e
m
e
e
t
i
n
g
i
s
t
o
d
a
y
a
t
5
&
6
.
I
t
w
a
s
s
t
a
t
e
d
i
n
t
h
e
p
r

o
j
e
c
t
c
o
m
m
e
n
t
s
.

E
r
n
e
s
t
o
M
i
r
a
n
d
a
|
P
r
i
n
c
i
p
a
l

8
3
3
0
L
y
n
d
o
n
B
J
o
h
n
s
o
n
F
w
y
S
u

i
t
e
B
6
7
8

D
a
l
l
a
s
,
T
X
7
5
2
4
3

O
f
f
i
c
e
:
2
1
4
.
9
9
8
.
8
8
8
8

C
e
l
l
:
2
1
4
.
6
8
0
.
7
2
0
2

h
t
t
p
s
:
/

[mZkF6N3tKzQlRUx7mhR-Y-i-bQxmCXSV7ygtikj3uipBQUQ~<hhttpps://ur!iemai!pr](#)

m
 K
 z
 1
 d
 l
 b
 3
 S
 G
 3
 s
 H
 v
 K
 0
 K
 d
 k
 R
 Q
 4
 b
 O
 !
 U
 P
 3
 a
 F
 t
 V
 t
 h
 i
 v
 p
 b
 R
 Q
 M
 t
 V
 s
 i
 5
 e
 N
 8
 2
 v
 E
 U
 t
 S
 M
 i
 L
 H
 J
 M
 M
 H
 8
 a
 h
 0

[H](#)
[I](#)
[M](#)
[Z](#)
[1](#)
[:](#)
[O](#)
[m](#)
n
z
u
0
y
x
b
R
M
F
x
m

-
d
W
T
X
Z
Y
o
Z
e
I
N
b
j
9
u
H
o

-
i
7

-
7
T
S
b
S
q
w
1
j
S
V
a
q
3
D
j
m
J
d
w
g
6
q
R
O
N

S R U X T N B O I Y 4 I E Y 4 Z 8 A ~ ~ >

F r o m : K e v i n P a t e l < Kevin.Patel@tt-rpa.com >

Event: Tuesday, June 29, 2021 12:56 PM TO

Ernesto Miranda <[email address redacted]>

anarchitects :ccomm>

christianstudies@comcast.net

[.com](#)
>
>
Subject: RE: ROCKWALL - LAKESHORE UPDATE

What responses? We will have

t
h
e
c
o
m
m
e
n
t
s
a
d
d
r
e
s
s
e
d
t
o
m
o
r
r
o
w
l
i
k
e
l
s
a
i
d
t
h
i
s
m
o
r
n
i
n
g
?

F
r
o
m
:
E
r
n
e
s
t
o
M
i
r
a

[.com](#)
>
Sent: Tuesday, June 29, 2022 11:25 PM
To: Kevin Patel <[KPatel@trianaqqe.com](#)>

a
i
i
t
o
:
c
h
r
i
s
@
s
t
u
d
i
o
g
r
e
e
n
s
p
o
t
:
c
o
m
>
C
c
:
D
o
u
g
G
a
|
|
o
w
a
y
<
D
o
u
g
@
v
i
a
d
u
c
t
d
e
v
:
c
o
m

< maillit@vieductdev.com >
> Subject: ROCKWALL - LAKE SHORE UPDATE
Heil

o
e
v
e
r
y
o
n
e
,

J
u
s
t
w
a
n
t
e
d
t
o
g
e
t
a
n
u
p
d
a
t
e
o
n
y
o
u
r
r
e
s
p
o
n
s
e
s
a
n
d
w
h
e
n
I
c
a
n
e
x
p
e
c
t

t
h
e
m
?

E
r
n
e
s
t
o
M
i
r
a
n
d
a
|
P
r
i
n
c
i
p
a
l

8
3
3
0
L
y
n
d
o
n
B
J
o
h
n
s
o
n
F
w
y
S
u
i
t
e
B
6
7
8
D

a
l
l
a
s
,
T
X
7
5
2
4
3

O
f
f
i
c
e
:
2
1
4
.
9
9
8
.
8
8
8
8

C
e
l
l
:
2
1
4
.
6
8
0
.
7
2
0
2

h
t
t
p
s
:
/
/
[u
r
l
:
e
m
a
i](#)

z Q | R U X Z m h j R - Y : : i b Q x m C X S y z y g t i k i 3 u i p B U Q ~ ~ < h t t p s : / / u r ! : e m a i l p r o t e c t i o n :

n | B | O | : | 1 | N | M | H | O | B | a | 8 | H | M | M | J | H | F | M | S | C | E | V | 2 | 8 | N | e | 5 | s | V | t | M | Q | R | b | p | v | i | t | V | t | F | a | 3 | P | C | - | O | b | 4 | Q | R | K | d | K | O | K | K | V | H | s | 3 | G | 1 | s

z
u
0
y
x
b
R
M
F
x
m
-
d
W
T
X
Z
Y
o
Z
e
I
N
b
j
9
u
H
o
-
i
7
-
7
T
S
b
S
q
w
1
j
S
V
a
q
3
D
j
m
J
d
w
g
6
q
R
O
N
s
R
U
X
T
N
B
O
I

Y
4
I
E
Y
4
Z
8
A
~
~
>

T
h
i
s
m
e
s
s
a
g
e
i
s
f
o
r
t
h
e
d
e
s
i
g
n
a
t
e
d
r
e
c
i
p
i
e
n
t
o
n
l
y
a
n
d
m
a
y
c
o

n
t
a
i
n
p
r
i
v
i
l
e
g
e
d
,
p
r
o
p
r
i
e
t
a
r
y
,
o
r
o
t
h
e
r
w
i
s
e
p
r
i
v
a
t
e
i
n
f
o
r
m
a
t
i
o
n
. I
f
y
o
u
h
a
v
e

received it in error, please do not
reply to these sender's immediate
and delete the original

I . A n y o t h e r u s e o f t h e e m a i l b y y o u i s p r o h i b i t e d . T h i s m e s s a g e i s f o r t h e d e s i g n a

t
e
d
r
e
c
i
p
i
e
n
t
o
n
l
y
a
n
d
m
a
y
c
o
n
t
a
i
n
p
r
i
v
i
l
e
g
e
d
,
p
r
o
p
r
i
e
t
a
r
y
,
o
r
o
t
h
e
r
w
i
s
e
p
r
i
v
a

t
e
i
n
f
o
r
m
a
t
i
o
n
.
I
f
y
o
u
h
a
v
e
r
e
c
e
i
v
e
d
i
t
i
n
e
r
r
o
r
,
p
l
e
a
s
e
n
o
t
i
f
y
t
h
e
s
e
n
d
e
r
i
m
m
e
d
i

a
t
e
l
y
a
n
d
d
e
l
e
t
e
t
h
e
o
r
i
g
i
n
a
l
. A
n
y
o
t
h
e
r
u
s
e
o
f
t
h
e
e
m
a
i
l
b
y
y
o
u
i
s
p
r
o
h
i
b
i
t
e
d
. T
h

i
s
m
e
s
s
a
g
e
i
s
f
o
r
t
h
e
d
e
s
i
g
n
a
t
e
d
r
e
c
i
p
i
e
n
t
o
n
l
y
a
n
d
m
a
y
c
o
n
t
a
i
n
p
r
i
v
i
l
e
g
e
d
,
p
r
o
p

rietary, or otherwise
wises
privately
information.
If you have
received
it
in
error,
please

a s e n o t i f y t h e s e n d e r i m m e d i a t e l y a n d d e l e t e t h e o r i g i n a l . A n y o t h e r u s e o f t h e e m

a
i
l
l
y
y
o
u
i
s
p
r
o
h
i
b
i
t
e
d
.

This
messa
ge is
for the
design
ated
recipie
nt only
and
may
contai
n
privile
ged,
proprie
tary, or
otherw
ise
private
inform
ation.
If you
have
receiv
ed it in
error,
please
notify
the
sender
immed
iately
and
delete
the
origina
l. Any
other
use of
the
email

by you
is
prohibi
ted.

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Kevin Patel <KPatel@triangle-engr.com>
Sent: Wednesday, July 7, 2021 4:33 PM
To: Gonzales, David; Ernesto Miranda
Cc: Doug Galloway; Chris Tronzano; Dylan Pumphrey
Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David
Sent: Wednesday, July 7, 2021 3:52 PM
To: Kevin Patel ; Ernesto Miranda
Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



David Gonzales, AICP

planning & zoning manager

Planning & Zoning Division • City of Rockwall

972.772.6488 OFFICE

dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Wednesday, July 7, 2021 3:18 PM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>

Sent: Wednesday, July 7, 2021 3:16:24 PM

To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>

Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks

Ernesto Miranda

Get [Outlook for iOS](#)

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Gonzales, David
Sent: Friday, July 9, 2021 2:43 PM
To: 'Kevin Patel'
Cc: 'Doug Galloway'
Subject: P&Z Meeting Next Week
Attachments: Packet [P&Z] (07.13.2021).pdf

Kevin,

Please find attached staff's memo for your request. The Planning Commission will be taking action next week on Tuesday, July 13, 2021. Be sure that you and/or your representative(s) are present for both meetings to answer any questions the ARB and Planning Commission may have regarding your request. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers.

Prior to the P&Z meeting, the ARB will meet to review and discuss the building elevations. This meeting will begin at 5:00 p.m.

All meeting dates are in in staff comments. Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

Gonzales, David

From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 8:55 PM
To: Gonzales, David; Kevin Patel
Subject: LAKESHORE COMMENTS

David,

I just spoke to Kevin regarding some of the comments you mentioned and believe their may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214.609.9271? We think we can get these cleared up by 8am.

Thanks.

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com



This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Kevin Patel <KPatel@triangle-engr.com>
Sent: Thursday, July 8, 2021 7:31 AM
To: Gonzales, David; Ernesto Miranda
Cc: Doug Galloway; Chris Tronzano; Dylan Pumphrey
Subject: RE: Lakeshore
Attachments: ARCHITECTURAL COMMENT RESPONSE.pdf; CIVIL & LANDSCAPE COMMENT RESPONSE.pdf; LANDSCAPE PLAN.pdf; LETTER OF REQUEST COMPENSATORY MEASURES R1.pdf; ROCKWALL ELEVATIONS 7-8-21.pdf; SITE PLAN.pdf; TREE PRESERVATION PLAN.pdf

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David

Sent: Wednesday, July 7, 2021 4:33 PM

To: Kevin Patel ; Ernesto Miranda
Cc: Doug Galloway ; Chris Tronzano ; Dylan Pumphrey
Subject: RE: Lakeshore

Thank you, Kevin.



David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 7, 2021 4:33 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management
1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

This communication may contain confidential, proprietary or privileged information and is intended solely for the addressee(s). Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments.



Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, July 7, 2021 3:52 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 7, 2021 3:18 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 3:16:24 PM
To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>
Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks
Ernesto Miranda

Get [Outlook for iOS](#)

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Gonzales, David
Sent: Wednesday, July 7, 2021 12:18 PM
To: Johnston, Sarah; Kistner, Ariana
Subject: SP2021-018 - Revised Plans
Attachments: Landscape Plan [Revision 1] (07.06.2021).pdf; Site Plan [Revision 1] (07.06.2021).pdf; Treescape Plan [Revision 1] (07.06.2021).pdf

Revised plans attached for Lakeshore Office Building project [SP2021-018]...provide comments in CW...thanks,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

Gonzales, David

From: Miller, Ryan
Sent: Wednesday, June 30, 2021 8:32 AM
To: Eva Mackey Meyrat; Miller, Ryan
Cc: Daniel Scott Lowrance; Sally Garrison; Gonzales, David
Subject: RE: 1940 Lakeshore Dr.

Follow Up Flag: Follow up
Flag Status: Flagged

Eva ... The ARB meeting went well last night. They had a few recommendations that David will relay to your consultants today, but as of right now everything is on track. Please let me know if you have any additional questions. Thanks.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

----- Original message -----

From: Eva Mackey Meyrat
Date: 6/30/21 8:09 AM (GMT-06:00)
To: "Miller, Ryan"
Cc: Daniel Scott Lowrance , Sally Garrison
Subject: Re: 1940 Lakeshore Dr.

How did the ARM meeting go last night?

On Tue, Jun 29, 2021 at 3:47 PM Miller, Ryan <RMiller@rockwall.com> wrote:

Eva ... ARB is tonight and tonight is only a work session. P&Z will not take action on the site plan until July 13, 2021. If you have any additional questions please let me know. Thanks.



Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF
ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

helpful links | City of Rockwall Website | Planning & Zoning Division Website | Municipal Code Website
GIS Division Website | City of Rockwall Interactive Maps | UNIFIED DEVELOPMENT CODE

NOTES

1) APPOINTED AND ELECTED OFFICIALS: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Eva Mackey Meyrat <dr.eva@rockwallsgemmd.com>

Sent: Tuesday, June 29, 2021 3:16 PM

To: Miller, Ryan <RMiller@rockwall.com>; Daniel Scott Lowrance <dslowrance@hotmail.com>; Sally Garrison <sally.garrison@mtglawfirm.com>

Subject: 1940 Lakeshore Dr.

Hi Ryan,

How did it go in ARB today? Did we get approval? Can we submit to engineering tomorrow?

Thank you,

Eva Mackey

--

Rockwall's Gem MD

909 N. Goliad St Rockwall, TX 75087

T: 972-961-4171

F: 888-844-5687

Confidentiality Notice: This communication is intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from exposure under applicable law. If you are not the intended recipient, you are notified that any use, dissemination, distribution or copying of this information is strictly prohibited. If you have received this information in error, please notify the sender immediately and destroy the communication.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

--

Rockwall's Gem MD
909 N. Goliad St Rockwall, TX 75087
T: 972-961-4171
F: 888-844-5687

Confidentiality Notice: This communication is intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from exposure under applicable law. If you are not the intended recipient, you are notified that any use, dissemination, distribution or copying of this information is strictly prohibited. If you have received this information in error, please notify the sender immediately and destroy the communication.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

Gonzales, David

From: Gonzales, David
Sent: Friday, June 25, 2021 3:24 PM
To: 'Kevin Patel'
Cc: Doug Galloway
Subject: P&Z Work Session Next Week
Attachments: Packet [WS] (06.29.20221).pdf

Mr. Patel,

Please find attached staff's comments for your request. The Planning Commission will be conducting a work session next week on Tuesday, June 29, 2021. As the applicant, staff requests that you and/or your representative be present should the ARB or P&Z Commission have any questions/comments regarding your project. Prior to the P&Z work session, the Architectural Review Board (ARB) will meet to discuss and provide comments regarding the building elevations. The ARB meeting is scheduled for 5:00 PM, and the Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

Gonzales, David

From: Kevin Patel <KPatel@triangle-engr.com>
Sent: Wednesday, June 23, 2021 6:10 PM
To: Gonzales, David
Cc: Doug Galloway; Ernesto Miranda; Paul Loots
Subject: Re: Lakeshore Medical Site Plan Application

David

Hope all is well. I am looking in Architect. He will provide requested items.

Thanks

Ernesto and Doug

Please see request below.

Thanks

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Gonzales, David
Sent: Wednesday, June 23, 2021 6:07:30 PM
To: Kevin Patel
Subject: Lakeshore Medical Site Plan Application

Kevin,

At your earliest convenience, please provide a materials sample board. I will need actual materials as indicated on the PDF version submitted prior to next week's Architectural Review Board (ARB) meeting on June 29th.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: Gonzales, David
Sent: Wednesday, June 23, 2021 6:08 PM
To: 'kpatel@triangle-engr.com'
Subject: Lakeshore Medical Site Plan Application

Kevin,

At your earliest convenience, please provide a materials sample board. I will need actual materials as indicated on the PDF version submitted prior to next week's Architectural Review Board (ARB) meeting on June 29th.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)
