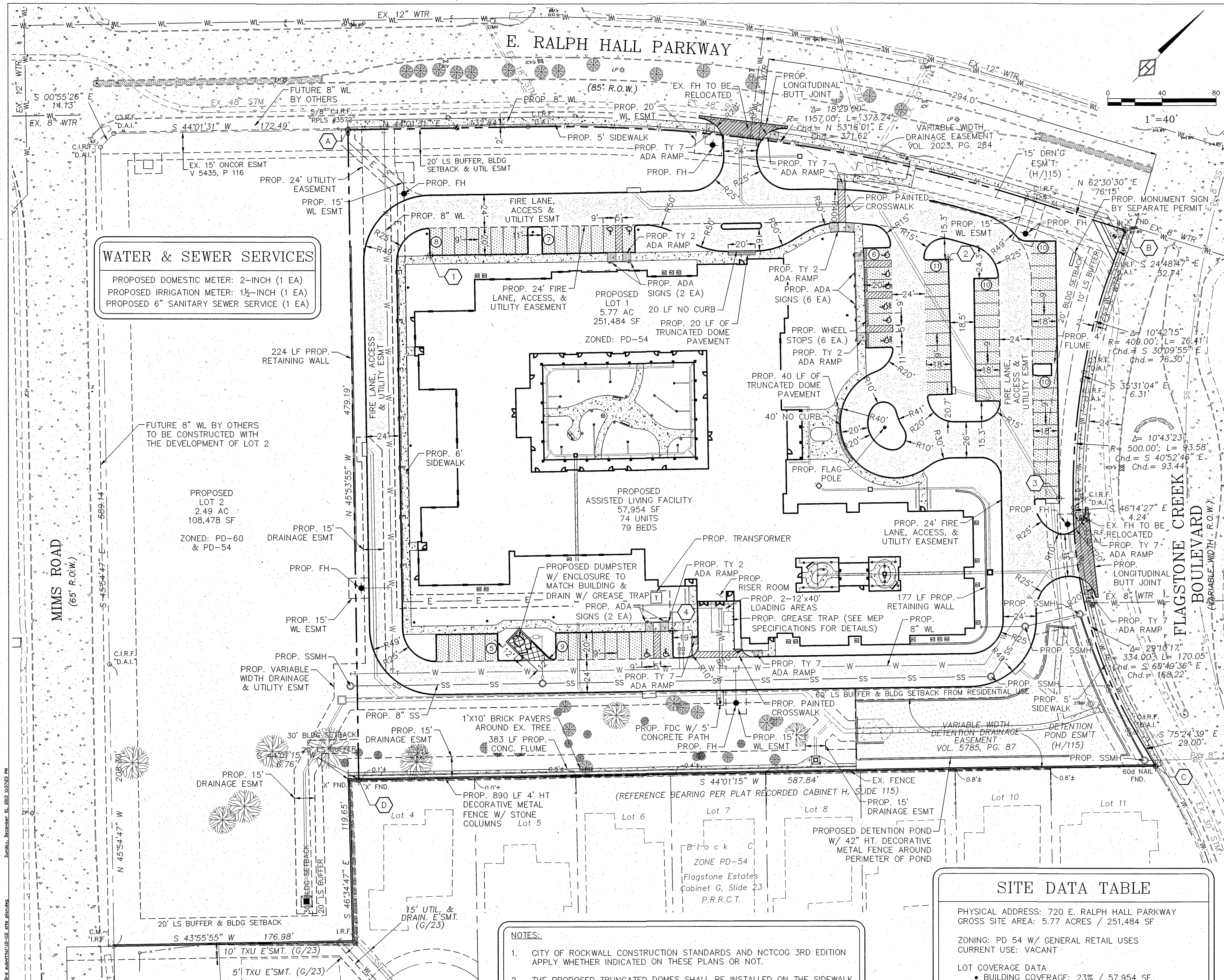




WATER & SEWER SERVICES

PROPOSED DOMESTIC METER: 2-INCH (1 EA)
PROPOSED IRRIGATION METER: 1 1/2-INCH (1 EA)
PROPOSED 6" SANITARY SEWER SERVICE (1 EA)

PROPOSED LOT 2
2.49 AC
108,478 SF
ZONED: PD-60
& PD-54

LEGEND

I.R.F.	IRON ROD FOUND	☐	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	⊙ WM	WATER METER

NOTES:

- CITY OF ROCKWALL CONSTRUCTION STANDARDS AND NCTCOG 3RD EDITION APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- THE PROPOSED TRUNCATED DOMES SHALL BE INSTALLED ON THE SIDEWALK AT ITS INTERSECTION WITH THE DRIVEWAY TO IDENTIFY THE POTENTIAL CONFLICT IN ACCORDANCE WITH RAMP SPECIFICATIONS. RAMP IN A PUBLIC RIGHT-OF-WAY SHALL MATCH THE COLOR OF THE EXISTING RAMP.
- THE PROPOSED BUILDING WILL HAVE A FIRE SPRINKLER SYSTEM.

DEVELOPER

Signature Assisted Living, LLC
106 Decker Court, Suite 200
Irving, Texas 75062
Contact: Pete Russell
Phone: 941-953-3757

ENGINEER

Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 972-906-9985

SITE DATA TABLE

PHYSICAL ADDRESS: 720 E. RALPH HALL PARKWAY
GROSS SITE AREA: 5.77 ACRES / 251,484 SF

ZONING: PD 54 W/ GENERAL RETAIL USES
CURRENT USE: VACANT

LOT COVERAGE DATA

- BUILDING COVERAGE: 23% / 57,954 SF
- IMPERVIOUS AREA: 55% / 137,320 SF
- PERVIOUS AREA: 45% / 114,164 SF

PARKING SUMMARY: 74 BEDROOMS @ 1 SPC/BDRM

- REQUIRED: 74 SPACES
- PROVIDED: 76 SPACES
- HANDICAP PARKING REQUIRED: 4
- HANDICAP PARKING PROVIDED: 10

BUILDING DATA

- BUILDING: 1 STORY
- PEAK HEIGHT: 35.0 FT
- MEAN HEIGHT: 22.8 FT
- TOTAL SQUARE FOOTAGE: 57,954 SF
- CONGREGATE CARE W/ 79 BEDS

PAVEMENT LEGEND

- DRIVEWAY PAVEMENT
PROPOSED 10" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W. (MIN. 6.5 SACK MIX)
- DUMPSTER PAD PAVEMENT
PROPOSED 7" 4,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W. (MIN. 6.5 SACK MIX)
- HEAVY DUTY PAVEMENT
PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W. (MIN. 6.5 SACK MIX)
- LIGHT DUTY PAVEMENT
PROPOSED 5" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W. (MIN. 6.5 SACK MIX)
- SIDEWALK PAVEMENT
PROPOSED 4" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W. (MIN. 6.5 SACK MIX)

PAVEMENT NOTES:

- ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE. ALL FILL TO BE COMPACTED USING A SHEEP'S FOOT ROLLER. NO SAND ALLOWED UNDER PAVING.
- THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
- THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.
- ALL DIMENSIONS ARE TO FACE OF CURB.

DESIGN POINTS

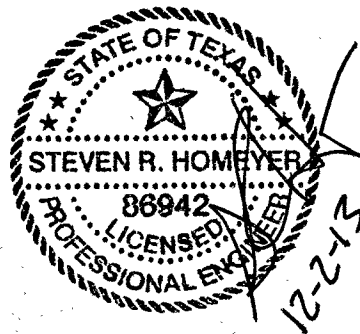
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B	7016684.1861	2596629.7677	2	7016576.3053	2596553.0975
C	7016420.4797	2596924.6757	3	7016509.9360	2596734.6073
D	7015997.7732	2596516.1756	4	7016239.1356	2596602.3862

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, HOMEYER ENGINEERING, INC., HEREBY STATES THAT THIS PLAN IS A RECORD DRAWING. THE INFORMATION PROVIDED IS BASED ON ON-SITE SURVEYING, SITE OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR.

STEVEN R. HOMEYER, P.E. #86942

DATE: 12-2-13



ROCK RIDGE ASSISTED LIVING
AND MEMORY CARE
LOT 1R, BLOCK A,
FLAGSTONE CORNERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN

DRAWN: SRH

DATE: 11/27/12

HEI #: 12-112

SHEET NO:

SP1

HOMEYER
ENGINEERING, INC.
TYPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
972-906-9985 • PHONE • 972-906-9987 FAX
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