

City of Rockwall

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

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FOR IRRIGATION SERVICE
INSTALL:
(1) 8"x8"x1" TEE
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT.
(IN GRASS) TESTABLE BACKFLOW
W/ DBL CHECK ON PRIVATE
PROPERTY

INSTALL:
6" FIRE SPRINKLER LINE
(C-900 CLASS 200 PVC) W/
(1) 8"x8"x6" TAPPING SLEEVE
(1) 6" VALVE

FOR DOMESTIC SERVICE
INSTALL:
(1) 8"x8"x2" TEE
(1) 2" WATER LINE
(1) 2" METER BOX
INSTALL METER IN ESMT.
(IN GRASS) TESTABLE BACKFLOW
W/ DBL CHECK @ BLDG

INSTALL:
FIRE DEPT. CONNECTION
ON 4" FIRE LINE

INSTALL:
(1) 8"x8"x6" TEE
(1) 6" VALVE
(1) FH ASSEMBLY IN ESMT

PROPOSED ENTRANCE.
SAWCUT & REMOVE EX.
CURB. CONSTRUCT
LONGITUDINAL BUTT
(SEE D101)

PROPOSED
ADA RAMP
5' CURBED FLUME
(SEE C104 FOR DETAIL)

PROPOSED ENTRANCE.
SAWCUT & REMOVE EX.
CURB. CONSTRUCT
LONGITUDINAL BUTT
(SEE D101)

INSTALL 230 LF OF
PRIVATE 4" SDR-35
WASTEWATER LATERAL
W/ DRAIN BOX @
DUMPSTER PAD & INLINE
OIL/WATER SEPARATOR.

PROP. BLDG.
7,000 S.F.
FF=487.0
INSTALL 21 LF OF
PRIVATE 6" SDR-35
WASTEWATER LATERAL
W/ DBL CLEANOUT
5' FROM BLDG

PROP. DUMPSTER PAD
W/ 8" PAVING. CONSTRUCT
6' MASONRY ENCLOSURE TO
MATCH BLDG & SELF LATCHING
METAL GATES. (SEE SITE DETAILS)

PROPOSED STEM WALL
UNDER PARKING
(SEE C104 FOR DETAIL)

PROPOSED HANDICAPPED
PARKING W/ WHEELSTOPS

PROP.
WYE INLET

PROPOSED ADA
ACCESS ROUTE.
TIE TO EX. SIDEWALK

PROPOSED
RETAINING WALL
(SEE C104 FOR DETAIL)

FIRE SPRINKLER LINE IS SEPARATE
PERMIT FROM THE FIRE DEPARTMENT

STATE HIGHWAY 66
W. RUSK STREET
VARIABLE WIDTH R.O.W.

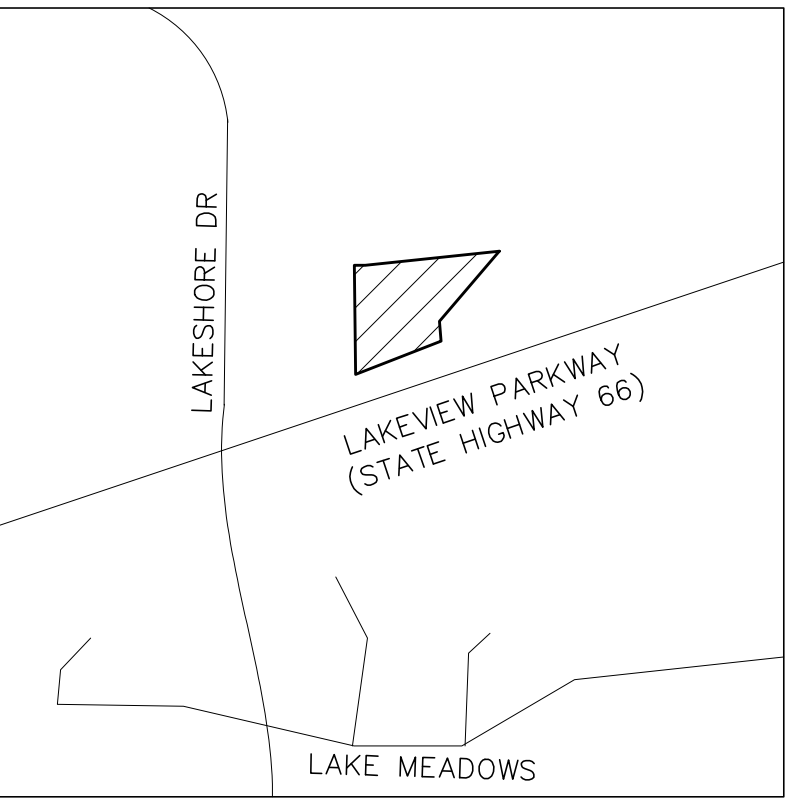
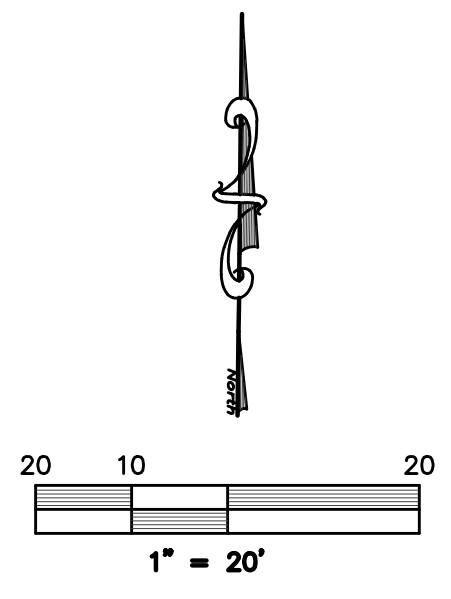
PROP.
6" FLUME

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS
WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN
REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES
NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled.
Alternative fire protective measures may be approved by
the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per
city standards and shall comply with requirements of the current
adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be
screened in accordance with the Zoning Ordinance.
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans
are approved.
7. Open storage, where permitted, shall be screened in accordance
with the Zoning Ordinance.
8. Please contact the Building Inspection Department to determine
the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must
be underground.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION
OR CONSTRUCTION STAKING, IT SHALL BE THE
CONTRACTOR'S RESPONSIBILITY TO CONTACT THE
CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE
IN POSSESSION OF THE MOST CURRENT SET OF
CONSTRUCTION DOCUMENTS.
NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL
EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL
NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE
WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE
BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE
CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING
UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE
NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE
CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING
CONSTRUCTION.

**** NOTICE TO CONTRACTORS ****
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED
BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL
NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR
OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE
RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY
BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY
SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE
CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND
ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS
VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS
INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION
(HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES
SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S)
SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES
ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE
PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR
COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER
AND OWNER.



LEGEND	
---	= PROPERTY LINE
— EX. W —	= EX. WATER LINE
— EX. SS —	= EX. SANITARY SEWER LINE
(S)	= EX. SS MANHOLE
∞ W	= EX. WATER VALVE
PP	= EX. POWER POLE
□	= EX. TELEPHONE BOX
⊙	= EX. STORM MANHOLE
FH	= EX. FIRE HYDRANT
⊙	= PROPOSED FIRE HYDRANT
EXIST. or EX.	= EXISTING
ESMT.	= EASEMENT
LS	= LANDSCAPE
BC	= BACK OF CURB
B-B	= BACK OF CURB TO BACK OF CURB
RCP	= REINFORCED CONCRETE PIPE
[Pattern]	= PROPOSED FIRELANE
[Pattern]	= PROPOSED SIDEWALK

ONLY DRAWINGS STAMPED "RELEASED FOR
CONSTRUCTION" BY THE CITY OF ROCKWALL
TO BE USED FOR CONSTRUCTION.

SITE DATA:

LOT AREA:
1.0 Acres, 43,680 sq. ft.
LOT COVERAGE:
16%
FLOOR TO AREA RATIO:
6.24:1
BUILDING AREA:
7,000 sq.ft.
CONSTRUCTION TYPE:
V-N
BUILDING HEIGHT:
32'
BUILDING SETBACKS:
none
PROPOSED USE:
Pediatric Clinic
IMPERVIOUS AREA
(including buildings):
31,131 sq.ft.
ZONING:
Multi-use
PARKING:
Required: (1 space/300) = 24
Handicap = 2
Provided:
Standard = 38
Handicapped = 2
Total Provided = 40
LANDSCAPE AREA:
Required: 4,360 (10%) sq.ft.
Provided: 12,429 sq.ft.
FIRE SPRINKLER:
YES

* THERE ARE NO BUILDINGS ON THIS SITE

NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL
& NCTCOG STANDARDS AND DETAILS 3rd EDITION.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL
CONFORM TO CITY OF ROCKWALL STANDARDS
AND DETAILS
- 3) SEE PLAT FOR ALL INFORMATION REGARDING
EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE
OF CURB UNLESS OTHERWISE NOTED.
- 5) NO SAND UNDER SIDEWALKS.

PAVING NOTES:

- 1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK
MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK
MIX, REINFORCED WITH #4 BARS @ 18" O.C.
- 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND
COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF
0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED)
USING A SHEEPS-FOOT ROLLER.
- 4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX
IN R.O.W.
- 5) NO SAND UNDER PAVING.

1) BENCH MARK
CITY OF ROCKWALL CONTROL MONUMENT #R012:
Elevation: 593.85

2) BENCH MARK
SQUARE CUT ON MEDIAN NOSE OF LAKESHORE DRIVE
APPROX 500' NORTH OF STATE HIGHWAY 66
Elevation: 474.35

CASE #:

SITE PLAN

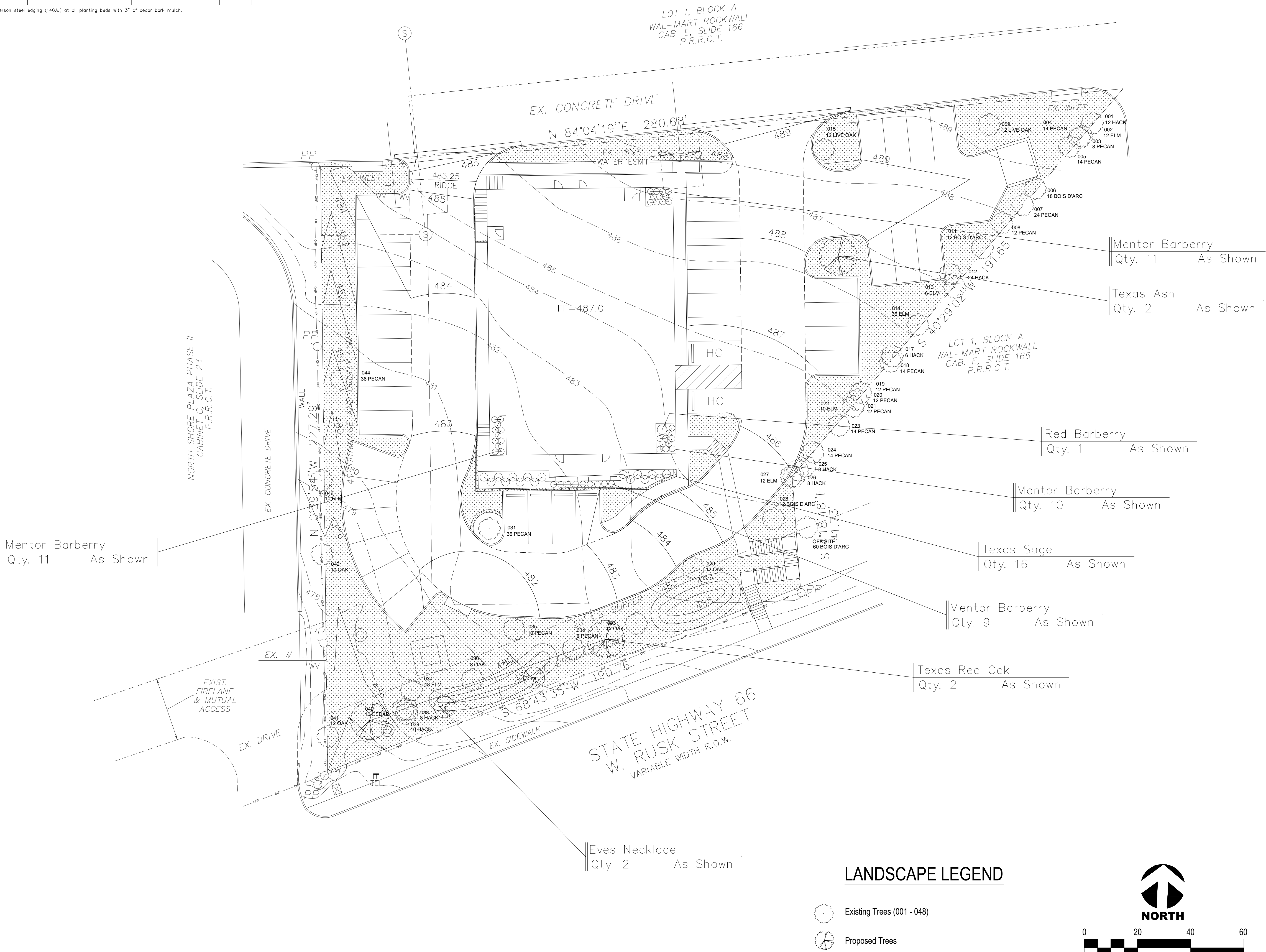
**LAKE RAY HUBBARD
PEDIATRICS**

HWY 66
WALMART - ROCKWALL ADDITION
Lot 2, Bldg A, 1.0 ACRES
City of Rockwall, Rockwall County, Texas 75087
owner:
KEVIN SMART
214 269-4607
ksmart@custodialfinancial.com
prepared by:
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
© 2017 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2017-06 REG. NO.: F-2567
date: 6/26/17 scale: 1"=20' sheet: **C101**

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PLANT LIST						
QTY.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	REMARKS
Canopy Trees						
2		Quercus shumardi	Texas Red Oak	45 GAL.	4"	10'-12' HT., 6" Sp. MIN.
1		Fraxinus texensis	Texas Ash	45 GAL.	4"	10'-12' HT., 6" Sp. MIN.
Accent Trees						
2		Styphnolobium affine	Eve's Necklace	30 GAL.	3"	6'-8' HT., 6" Sp. MIN.
Shrubs						
16		Leucophyllum frutescens	Texas Sage	5 gal.		As Shown
1		Berberis thunbergii atropurpurea	Red Barberry	3 gal.		As Shown
41		Berberis x mentorensis	Mentor Barberry	3 gal.		As Shown

NOTE: Ryerson steel edging (14GA.) at all planting beds with 3" of cedar bark mulch.



CITY OF ROCKWALL - LANDSCAPE STANDARDS
LANDSCAPE PLAN SUBMISSION

Site Area
- 1.0 Acre Site 43,680 SF

Landscape Area
- Required 4,360 SF
- Providing 12,429 SF

Overlay District - SH-66
- 20' Berm and/or Shrubbery.
- 4" Caliper Canopy Tree for each 100 LF of frontage.
- 4' Height Accent Tree for each 100 LF of frontage.

Street Frontage
- Providing Berm.
- Providing (2 Canopy Trees) 190 LF of street frontage.
- Providing (2 Accent Trees) 190 LF of street frontage.

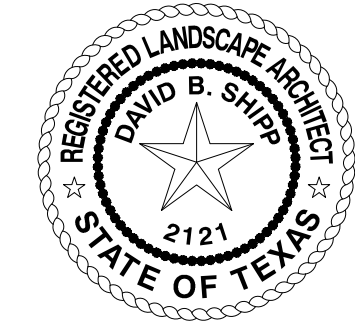
Parking Lot landscaping
- Required 5% or 200 SF of Interior Landscape Area.
- Providing 685 SF of landscape area.

Reference sheet LA-2L for Tree Survey.



LANDSCAPE ARCHITECTURE
2701 W. 15th ST. 333
Plano, Texas 75075

Ph: 214.733.8805
Fx: 214.733.8806
dshipp@lanarcdesign.com



THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY DAVID B. SHIPP, R.L.A.
#2121 ON JUNE 28, 2017.

LAKE RAY HUBBARD
PEDIATRICS
HWY 66 - Walmart Addition - Lot 2,
Blk A, 1.0 Acres - Rockwall, Texas

PROJECT:

ADDRESS:

REVISIONS:

Number	Date
One	6.28.2017
Two	-
Three	-
Four	-
Five	-
Six	-

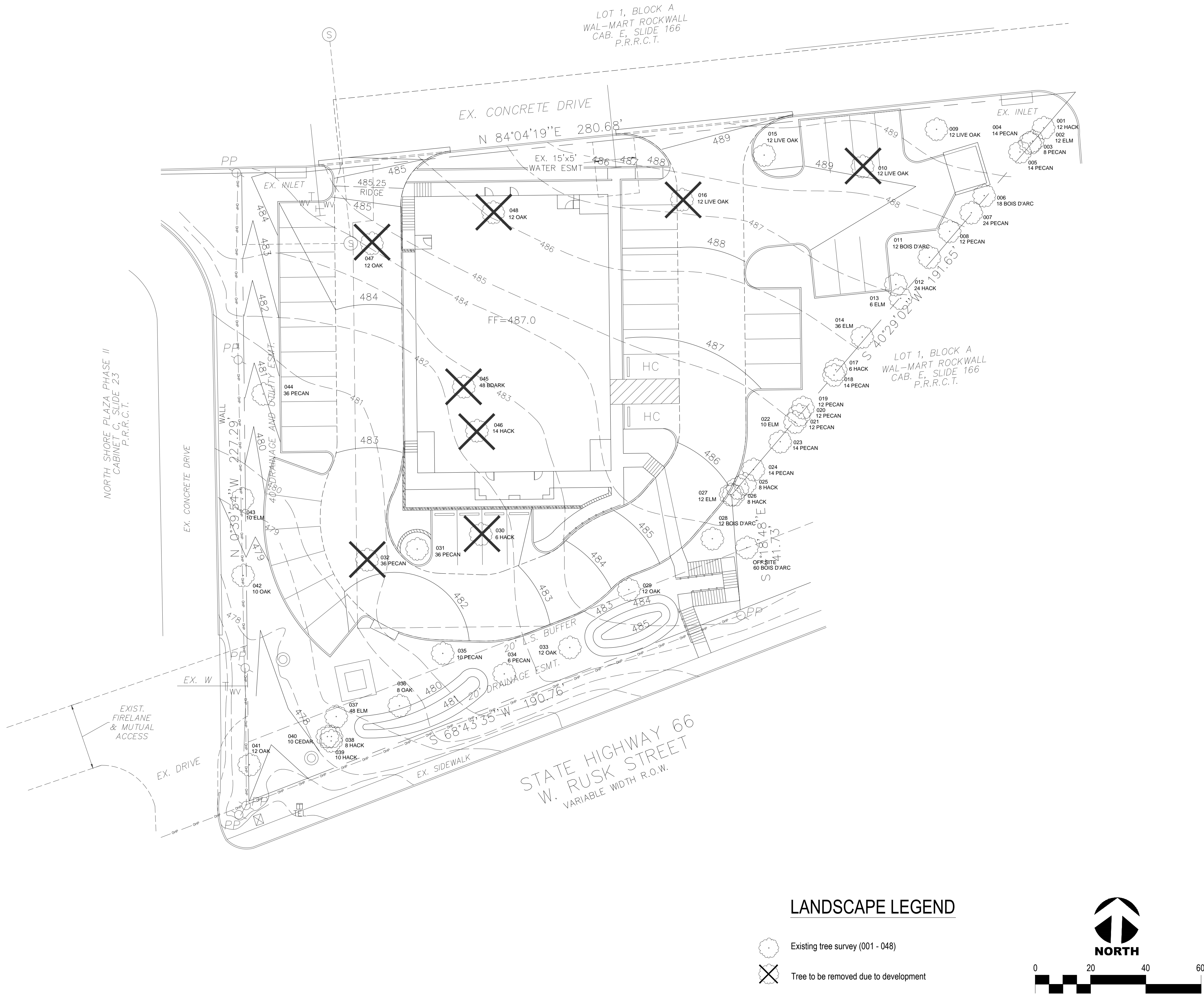
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JUNE 28, 2017

TITLE:
LANDSCAPE
PLAN

SHEET:

LA-1L

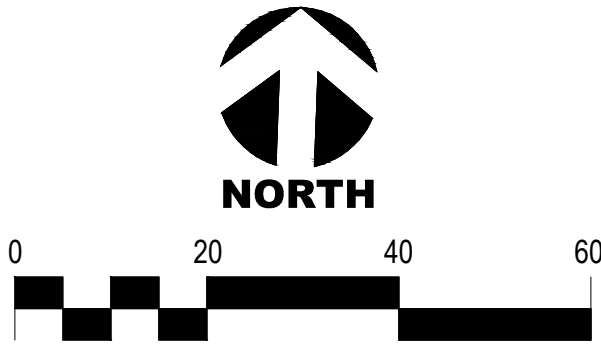
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A PLAN: Existing Tree Survey
SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

- Existing tree survey (001 - 048)
- Tree to be removed due to development



PROJECT SITE TREE SUMMARY

No.	SIZE	TYPE	PROTECTED	NOTE
001	12"	Hackberry	Yes	50% (11" or larger)
002	12"	Elm	Yes	
003	8"	Pecan	Yes	
004	14"	Pecan	Yes	
005	14"	Pecan	Yes	
006	18"	Bois d'Arc	Yes	not protected tree
007	24"	Pecan	Yes	
008	12"	Pecan	Yes	
009	12"	Live Oak	Yes	
010	12"	Live Oak	No	
011	12"	Bois d'Arc	Yes	not protected tree 50% (11" or larger)
012	24"	Hackberry	Yes	
013	6"	Elm	Yes	
014	36"	Elm	Yes	
015	12"	Live Oak	Yes	
016	12"	Live Oak	No	not protected tree
017	6"	Hackberry	Yes	
018	14"	Pecan	Yes	
019	12"	Pecan	Yes	
020	12"	Pecan	Yes	
021	12"	Pecan	Yes	not protected tree
022	10"	Elm	Yes	
023	14"	Pecan	Yes	
024	14"	Pecan	Yes	
025	8"	Hackberry	Yes	
026	8"	Hackberry	Yes	not protected tree
027	12"	Elm	Yes	
028	12"	Bois d'Arc	Yes	
029	12"	Oak	Yes	
030	6"	Hackberry	No	not protected tree
031	36"	Pecan	Yes	
032	36"	Pecan	No	
033	12"	Oak	Yes	
034	6"	Pecan	Yes	
035	10"	Pecan	Yes	not protected tree not protected tree not protected tree
036	8"	Oak	Yes	
037	48"	Pecan	Yes	
038	8"	Hackberry	Yes	
039	10"	Hackberry	Yes	
040	10"	Cedar	Yes	not protected tree 50% (11" or larger)
041	12"	Oak	Yes	
042	10"	Oak	Yes	
043	10"	Elm	Yes	
044	36"	Pecan	Yes	
045	48"	Bois d'Arc	No	not protected tree 50% (11" or larger)
046	14"	Hackberry	No	
047	12"	Oak	No	
048	12"	Oak	No	

552 Total Caliber Inches of Protected Trees on-site.
Adjusted as noted by tree type.

84 Total Caliber Inches of Protected Trees to be
removed by development.



LANARC
DESIGN
INC.

LANDSCAPE ARCHITECTURE
2701 W. 15th ST. 333
Plano, Texas 75075

Ph: 214.733.8805
Fx: 214.733.8806
dshipp@lanarcdesign.com



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WAS AUTHORIZED BY DAVID B. SHIPP, R.L.A.
#2121 ON JUNE 27, 2017.

LAKE RAY HUBBARD
PEDIACTRICS

HWY 66 - Walmart Addition - Lot 2,
Blk A, 1.0 Acres - Rockwall, Texas

PROJECT:

ADDRESS:

REVISIONS:

Number	Date
One	6.27.2017
Two	-
Three	-
Four	-
Five	-
Six	-

DATE:

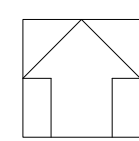
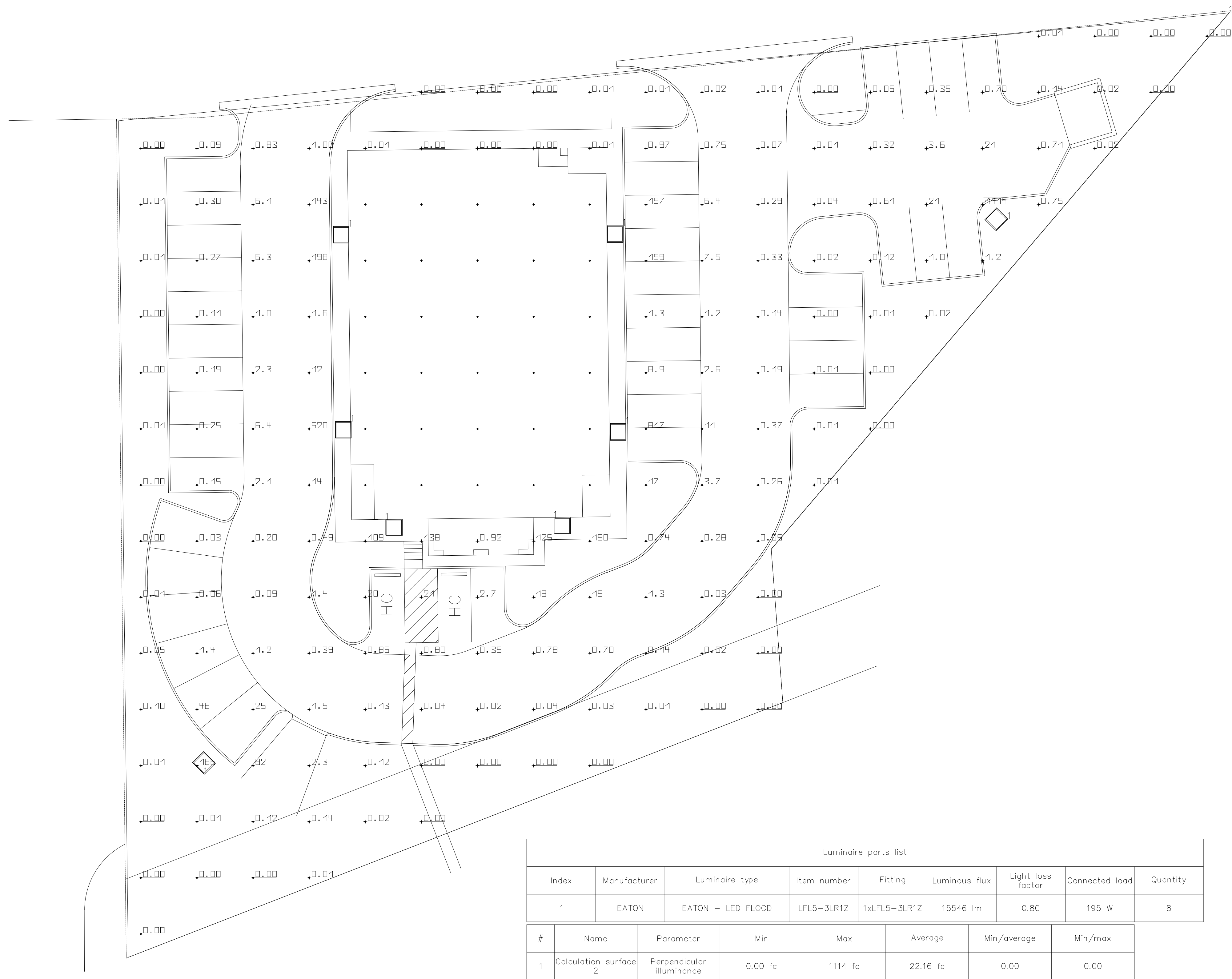
JUNE 27, 2017

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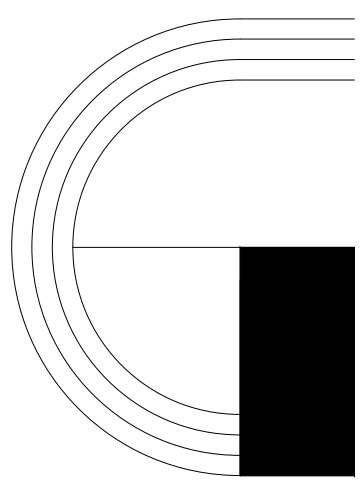
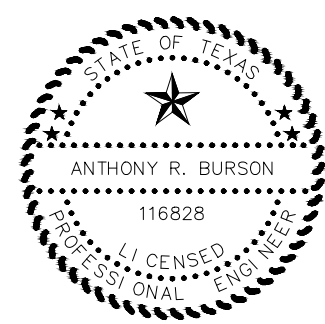
LANDSCAPE
TREE
PRESERVATION

SHEET:

LA-2L



SITE LIGHTING PHOTOMETRIC PLAN
1/16" = 1'-0"



Shearer Design & Associates
Contact at:
charlie@shearerdesignassociates.com
214.497.5466 / 903.462.0214

DATE: 6.14.17
SHEET: E6.0



SITE PLAN EXHIBIT - LAKE RAY HUBBARD PEDIATRIC