

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	SIGN
Q _{pp}	UTILITY POLE
Q _{lp}	LIGHT POLE
Q _{fh}	FIRE HYDRANT
Q _{smh}	MANHOLE (SAN)
Q _{stomh}	MANHOLE (STORM)
Q _{iv}	IRRIGATION VALVE
Q _{ih}	IRRIGATION HEAD
Q _{wm}	WATER METER
Q _{im}	IRRIGATION METER
Q _{gt}	GREASE TRAP
Q _v	VERIZON
Q _{sbc}	SOUTHWESTERN BELL
Q _h	HANDICAP STALL
IRF	IRON ROD FOUND
CRF	CAPPED ROD FOUND
PKF	PK NAIL FOUND
IRS	IRON ROD SET
CRS	CAPPED ROD SET
PKS	PK NAIL SET
ROW	RIGHT-OF-WAY

PAVING NOTES:

1. ALL CONCRETE SHALL BE CLASS "C" CONCRETE AND SHALL HAVE A 3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS. UNLESS SPECIFIED OTHERWISE, CONCRETE SHALL BE PLACED WHEN TEMPERATURE IS 35°F RISING, IF THE TEMPERATURE IS 40°F AND FALLING THEN PLACEMENT SHALL BE STOPPED. NO FLY-ASH SHALL BE ALLOWED UNLESS EXCESSIVE HEAT CONDITIONS IN THE CONCRETE MIX.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING TEMPORARY STREET PATCHES INSTALLED ON PUBLIC STREETS WITH PERMANENT REPAIRS WITHIN 21 CALENDAR DAYS OF OPEN CUTTING THE STREET, OR AS DIRECTED BY THE ASSISTANT PUBLIC WORKS DIRECTOR.
3. TRAFFIC LANE MARKINGS SHALL BE INSTALLED WITH APPROVED MARKINGS AS PER THE CITY STANDARDS.
4. PAVEMENT SHALL ACCOMMODATE A MINIMUM OF 85,000 POUNDS AS PER THE FIRE MARSHALL.

FIRELANE NOTES

PAVING FOR FIRELANE TO BE 6" 3600 psi CONCRETE w/ #3 BARS @ 12" O.C.E.W. OVER 6" LIME OR CONCRETE TREATED SUB-BASE

FIRELANE SHALL WITHSTAND 75,000 POUNDS PER THE 2006 IFC

SIDEWALK AND/OR PORCH NOTES

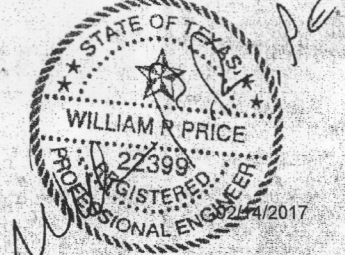
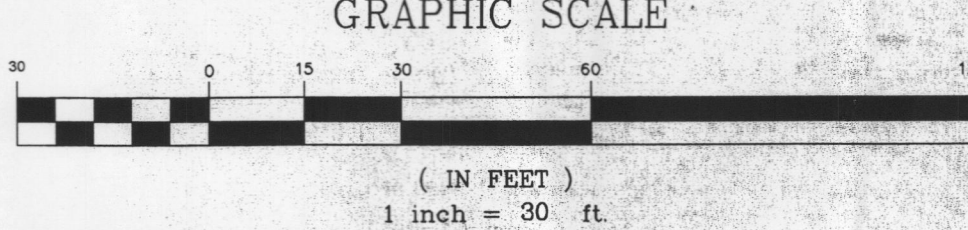
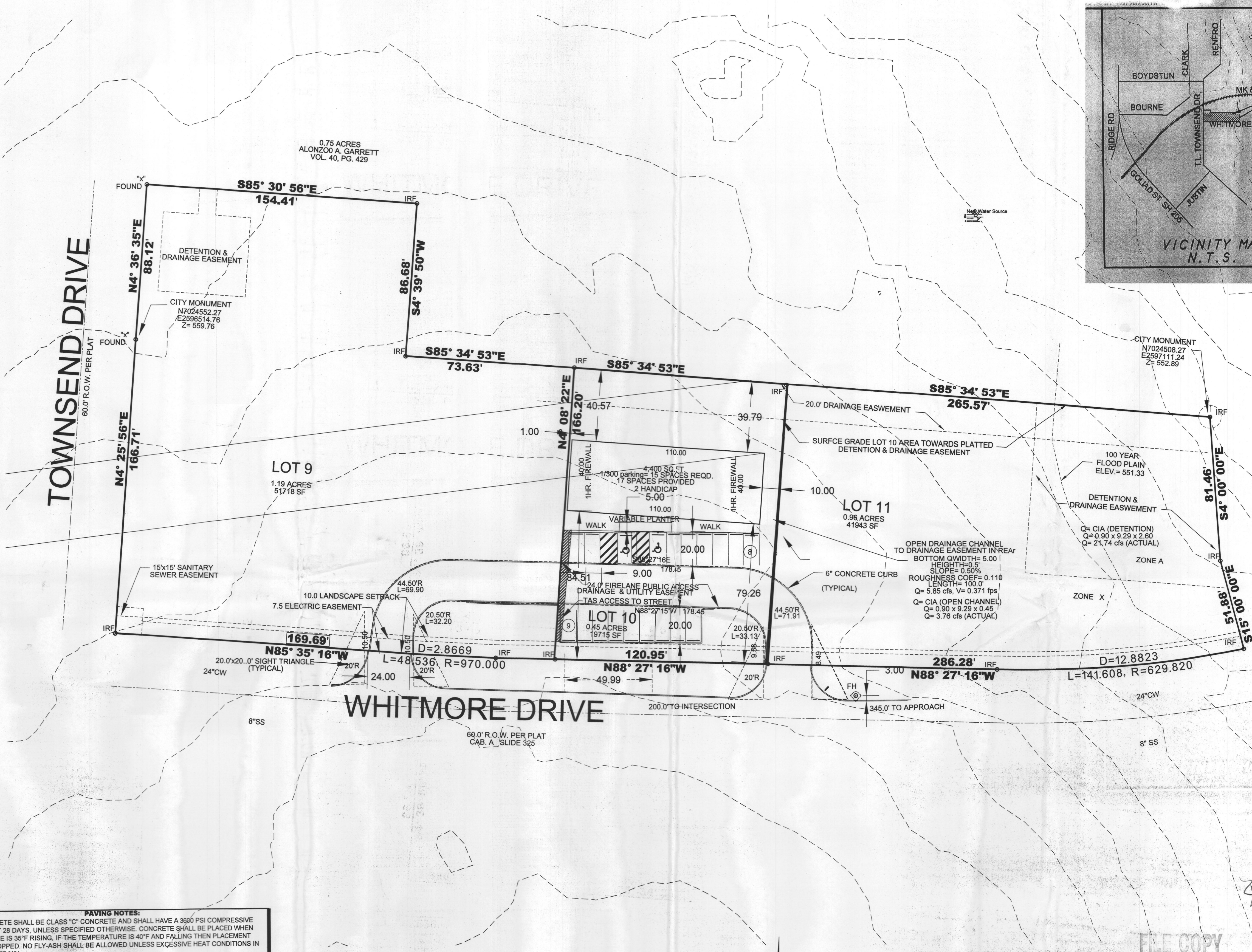
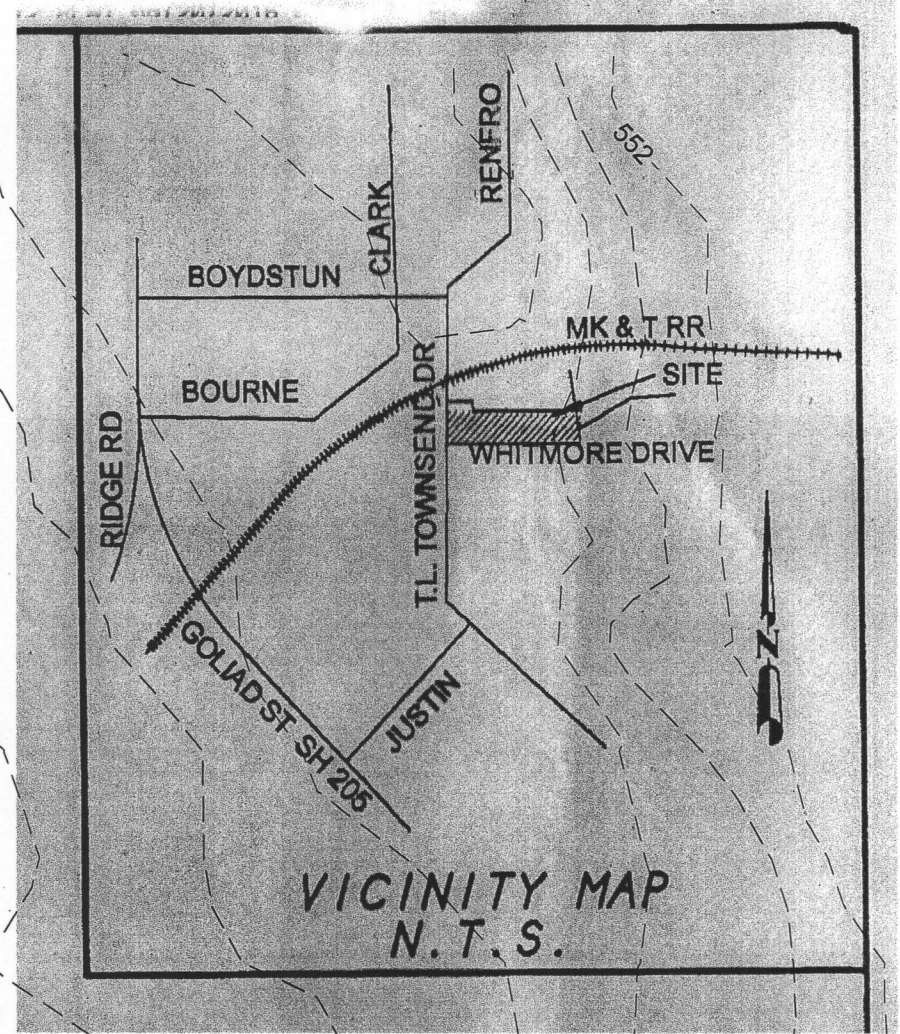
SIDEWALKS TO BE 4" 3000 psi CONCRETE w/ #3 BARS @ 12" O.C.E.W. & #3 GREASED CAP DOWELS

PARKING AREA NOTES

PARKING AREA PAVING TO BE 6" 3600 psi CONCRETE w/ #3 BARS @ 12" O.C.E.W. OVER 95% COMPACTED BASE

FLOOD NOTE:

This property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. 48439C0365 K, which bears an effective date of 09/25/09. AS PER FEMA MAPS-FLOOD PLAN



RECEIVED
FEB 20 2017
2017-009

SITE PLAN

LOMA LINDA INTERIORS
855 WHITMORDE DRIVE, LOT 10, BLOCK A
ROCKWALL, TEXAS - ROCKWALL COUNTY

RAY CRUMBY DESIGN GROUP, INC. INTERIOR DESIGNER
P.O. BOX 815 972-524-5198 ph 972-524-2253 fax
TERRELL, TEXAS 75160 raycrumbydesigngroup@cedbridge.net

ENGINEER/SURVEYOR OF RECORD
ENSURCON dba. WILLIAM P. PRICE, P.E., R.P.L.S.
SURVEYING FIRM No. 100173320 ENGINEERING FIRM No. 5493
210 SOUTH AVENUE M Clifton, Texas 76634 214-704-1565

SCALE: 1"= 30'-0"

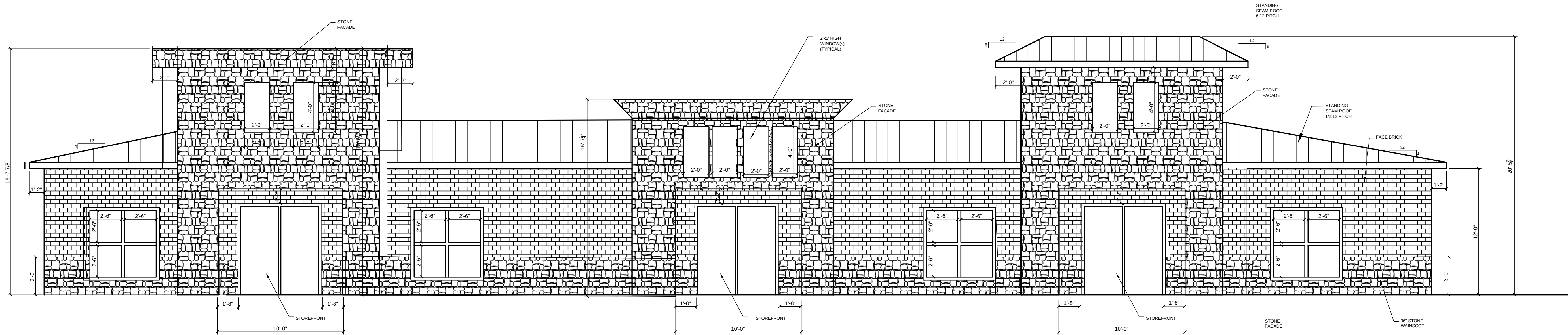
DATE: FEB. 14, 2017

Drawn By: Ray Crumby

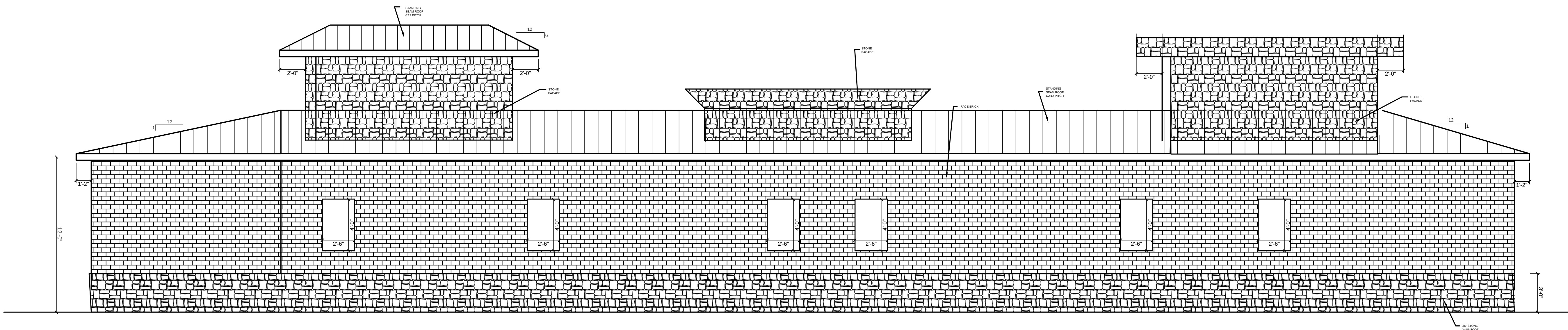
Checked By: William P. Price

SHEET No. C-03 of C-08

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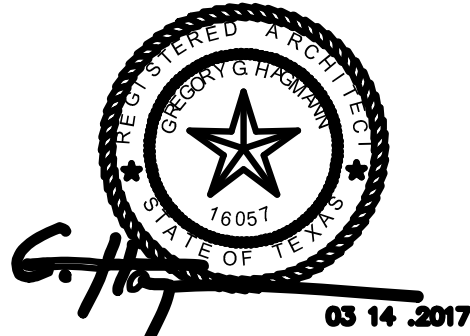
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

NORTH BUILDING FINISHES & PERCENTAGE		
AREA(s)	FINISHES	PERCENTAGE
REAR	STONE (623 sf)	45
REAR	BRICK (775 sf)	55

SOUTH BUILDING FINISHES & PERCENTAGE		
AREA(s)	FINISHES	PERCENTAGE
FRONT	STONE (1035 sf)	73
FRONT	BRICK (390 sf)	27

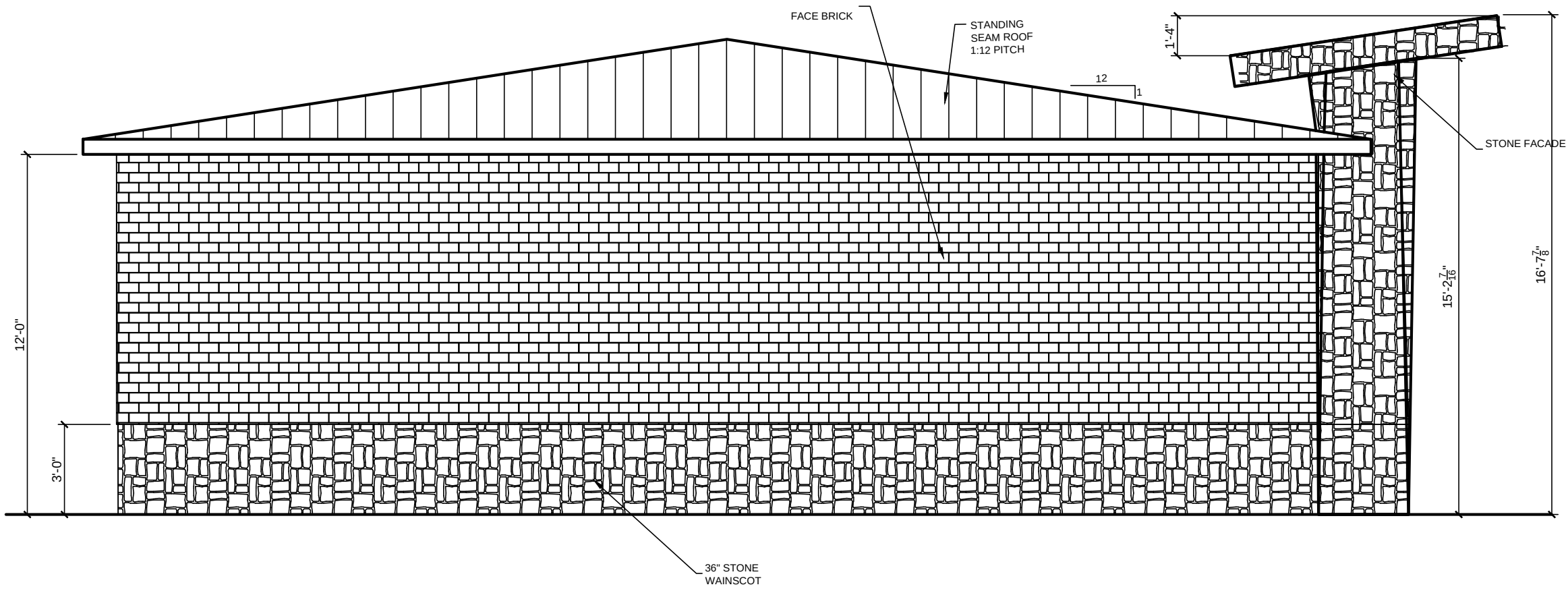

Gregory Hagmann, Architect
404 Provincetown Lane
Richardson, Texas 75080
(214)926-7575



CITY CASE No.: SP2017-009	
NORTH/SOUTH EXTERIOR ELEVATIONS	
LOMA LINDA INTERIORS 855 WITMORE DRIVE ROCKWALL, TEXAS - ROC KWALL COUNTY	
RAY CRUMBY DESIGN GROUP 602 N. Park Avenue TERRELL, TEXAS 75160	TX. INTERIORDESIGNER TX. LANDSCAPE IRRIGATOR 972-524-5198 ph 972-524-2253 fax rcdesigns50@gmail.com
ENGINEER/SURVEYOR OF RECORD ENSURCON SURVEYING FIRM No. 100173320 210 SOUTH AVENUE M Clifton, Texas 76634	
dba, WILLIAM P. PRICE, P.E., R.P.L.S. ENGINEERING FIRM No. 5493 214-704-1565	
SCALE: 1/4"= 1'-0"	Checked By: William P. Price
DATE: FEB. 14, 2017	SHEET No. A-08 of A-11
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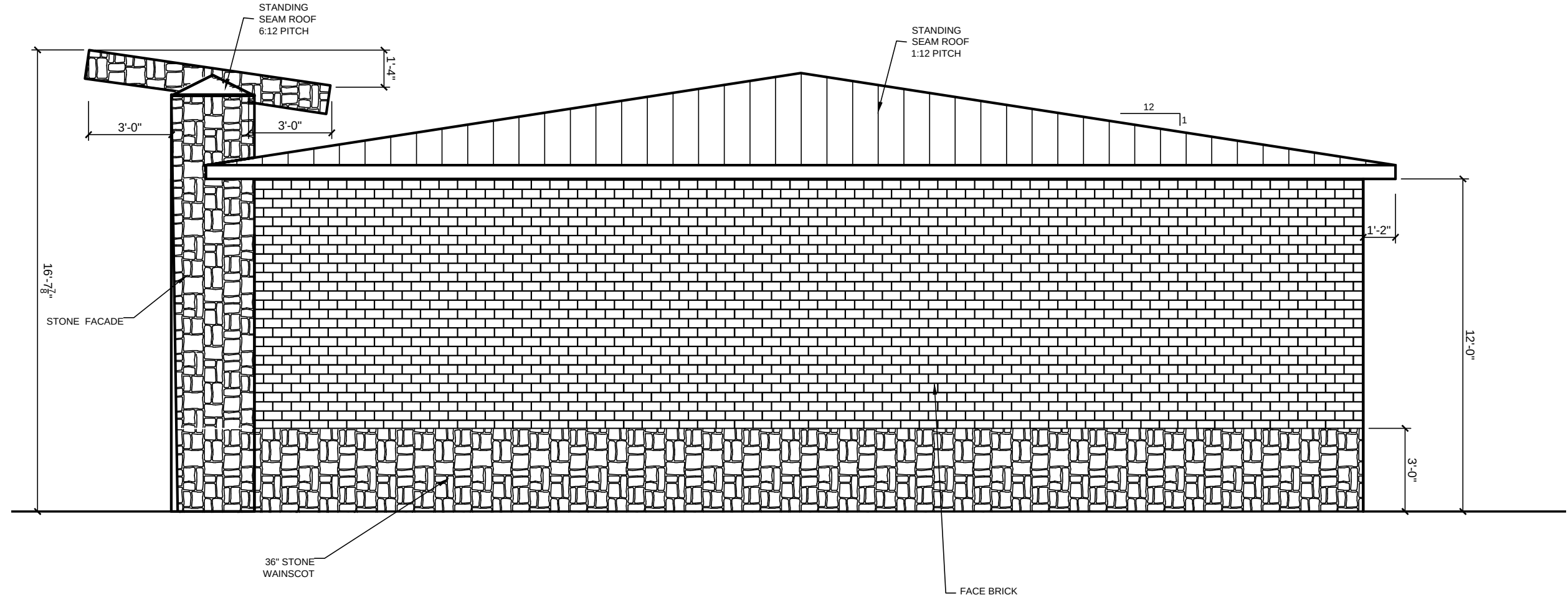
EAST BUILDING FINISHES & PERCENTAGE		
AREA(s)	FINISHES	PERCENTAGE
SIDE	STONE (129 sf)	24
SIDE	FACE BRICK (360 sf)	66
SIDE	EFIS (54 sf)	28

WEST BUILDING FINISHES & PERCENTAGE		
AREA(s)	FINISHES	PERCENTAGE
SIDE	STONE (183 sf)	34
SIDE	FACE BRICK (360 sf)	66



WEST ELEVATION

SCALE: 1/4"= 1'-0"

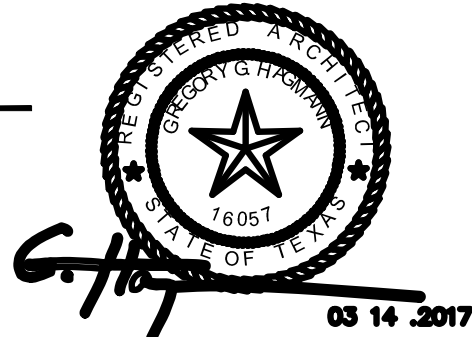


WEST ELEVATION

SCALE: 1/4"= 1'-0"

EAST ELEVATION

SCALE: 1/4"= 1'-0"



Gregory Hagmann, Architect
404 Provincetown Lane
Richardson, Texas 75080
(214)926-7575



CITY CASE No.:SP2017-009	
EAST/WEST EXTERIOR ELEVATIONS	
LOMA LINDA INTERIORS 855 WITMORE DRIVE ROCKWALL, TEXAS - ROC KWALL COUNTY	
RAY CRUMBY DESIGN GROUP 602 N. Park Avenue TERRELL, TEXAS 75160	Tx. INTERIORDESIGNER Tx. LANDSCAPE IRRIGATOR 972-524-5198 ph 972-524-2253 fax rcdesigns50@gmail.com
ENGINEER/SURVEYOR OF RECORD ENSURCON SURVEYING FIRM No. 100173320 210 SOUTH AVENUE M Clifton, Texas 76634	
dba, WILLIAM P. PRICE, P.E., R.P.L.S. ENGINEERING FIRM No. 5483 214-704-1565	
SCALE: 1/4"= 1'-0"	Checked By: William P. Price
DATE: FEB. 14, 2017	SHEET No. A-08 of A-11
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GPS MONUMENT No. AR55
ALUMINUM CAP ON ROD WITH ACCESS COVER STAMPED
"AR55" LOCATED IN THE CENTER MEDIAN OF
SOUTHEAST PARKWAY, 650' EAST OF NEW YORK
AVENUE
AS PER CITY OF ARLINGTON NETWORK CONTROL DATA
CONTROL MONUMENT:
N 6,919,187.09, E 2,407,701.21, ELEV = 580.48

GPS MONUMENT No. AR92
CITY OF ARLINGTON MARKER IN CONCRETE LOCATED IN
AN INLET IN THE SOUTHEAST QUADRANT OF
SOUTHEAST PARKWAY AND TERRACE GLEN DRIVE. THE
MONUMENT IS 100' EAST OF THE CENTERLINE OF
TERRACE GLEN DRIVE.
AS PER CITY OF ARLINGTON NETWORK CONTROL DATA
CONTROL MONUMENT:
N 6,919,129.70, E 2,404,180.77, ELEV = 600.09

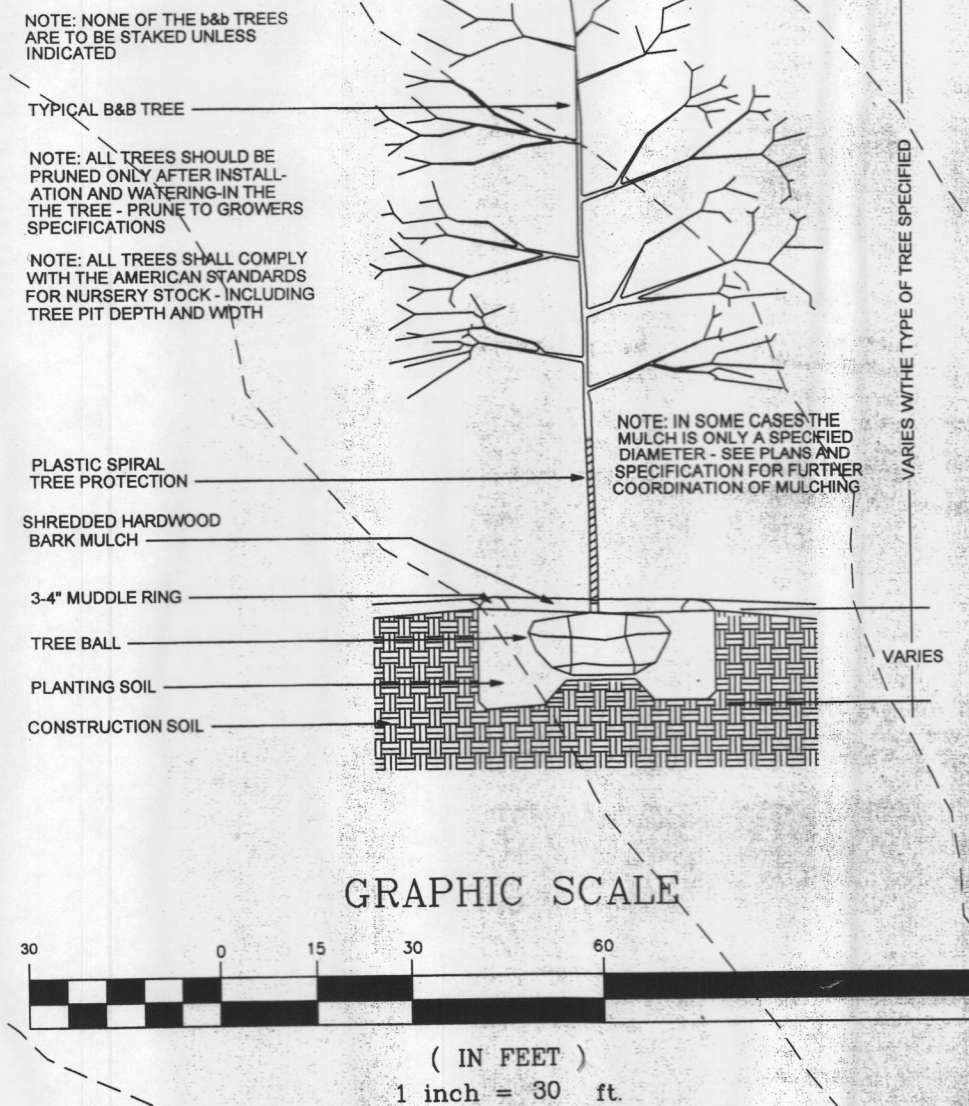
BENCH MARK / VERTICAL
CONTROL No. 91-42-1
NORTH SIDE OF MANSFIELD WEBB ROAD @ 1522
MANSFIELD WEBB ROAD 455' ± WEST OF GRINDSTONE
COURT (MAPSCO 111-M)
AS PER CITY OF ARLINGTON SURVEY DEPARTMENT
ELEV = 589.490 (METERS-179.677)
READ ON GROUND:
N 6,934,050.180, E 2,457,805.655, ELEV = 589.490

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
SIGN	
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
FIRE HYDRANT	FIRE HYDRANT
MANHOLE (SAN)	MANHOLE (SAN)
MANHOLE (STORM)	MANHOLE (STORM)
IRRIGATION VALVE	IRRIGATION VALVE
IRRIGATION HEAD	IRRIGATION HEAD
WATER METER	WATER METER
IRRIGATION METER	IRRIGATION METER
GREASE TRAP	GREASE TRAP
VERIZON	VERIZON
SOUTHWESTERN BELL	SOUTHWESTERN BELL
HANDICAP STALL	HANDICAP STALL
IRON ROD FOUND	IRON ROD FOUND
CAPPED ROD FOUND	CAPPED ROD FOUND
PK NAIL FOUND	PK NAIL FOUND
IRON ROD SET	IRON ROD SET
CAPPED ROD SET	CAPPED ROD SET
PK NAIL SET	PK NAIL SET
RIGHT-OF-WAY	RIGHT-OF-WAY

- Landscape Requirements Notes**
- For all parcels with less than 250 linear feet of frontage adjacent to a dedicated public right-of-way, at least 10 percent of the street yard shall be permanent landscape area.
 - Street frontage to be provided with trees at 50.0 Linear Feet (Maximum) spacing. A minimum 10.0 foot landscape buffer (interior parkway) adjacent to the public right-of-way of any thoroughfare as designated on the approved Thoroughfare Plan of the City of Rockwall is required.
 - Shrubs to be planted at 24 O. (Maximum).
 - There shall be a landscaped area with at least one tree within sixty feet of every parking space. There shall be a minimum of one tree planted in the parking area for every ten parking spaces within parking lots with more than twenty spaces.
 - At least seventy-five percent of the frontage of parking areas, adjacent to a public right-of-way, within the street yard, shall be screened from public streets with evergreen shrubs attaining a minimum height of three feet of a low masonry wall or earthen berm of equal height.
 - All required Landscaped Areas shall be completely covered with living plant material.
 - Overstory Trees shall be a minimum of three inches in caliper (measured six inches above ground) and seven feet in height at time of planting.
 - Vegetation & Irrigation will meet requirements of UDC.

FLOOD NOTE:
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NEW LANDSCAPE LEGEND		
MARK	COMMON NAME & DESCRIPTION	QUANTITY
1	SCISSOR GRASS - QUERCUS SCISSOR GRASS - 2' STANDARD	2 (2)
2	LOW GROW - QUERCUS VIRGINICA - 2' STANDARD	4 (2)
3	SHRUB - QUERCUS LAEVOGATA - 2' STANDARD	4 (2)
4	SHRUB - QUERCUS LAEVOGATA - 2' STANDARD	4 (2)
5	SHRUB - QUERCUS LAEVOGATA - 2' STANDARD	4 (2)
6	SHRUB - QUERCUS LAEVOGATA - 2' STANDARD	4 (2)
7	SHRUB - QUERCUS LAEVOGATA - 2' STANDARD	4 (2)
8	SHRUB - QUERCUS LAEVOGATA - 2' STANDARD	4 (2)
9	SHRUB - QUERCUS LAEVOGATA - 2' STANDARD	4 (2)
10	SHRUB - QUERCUS LAEVOGATA - 2' STANDARD	4 (2)



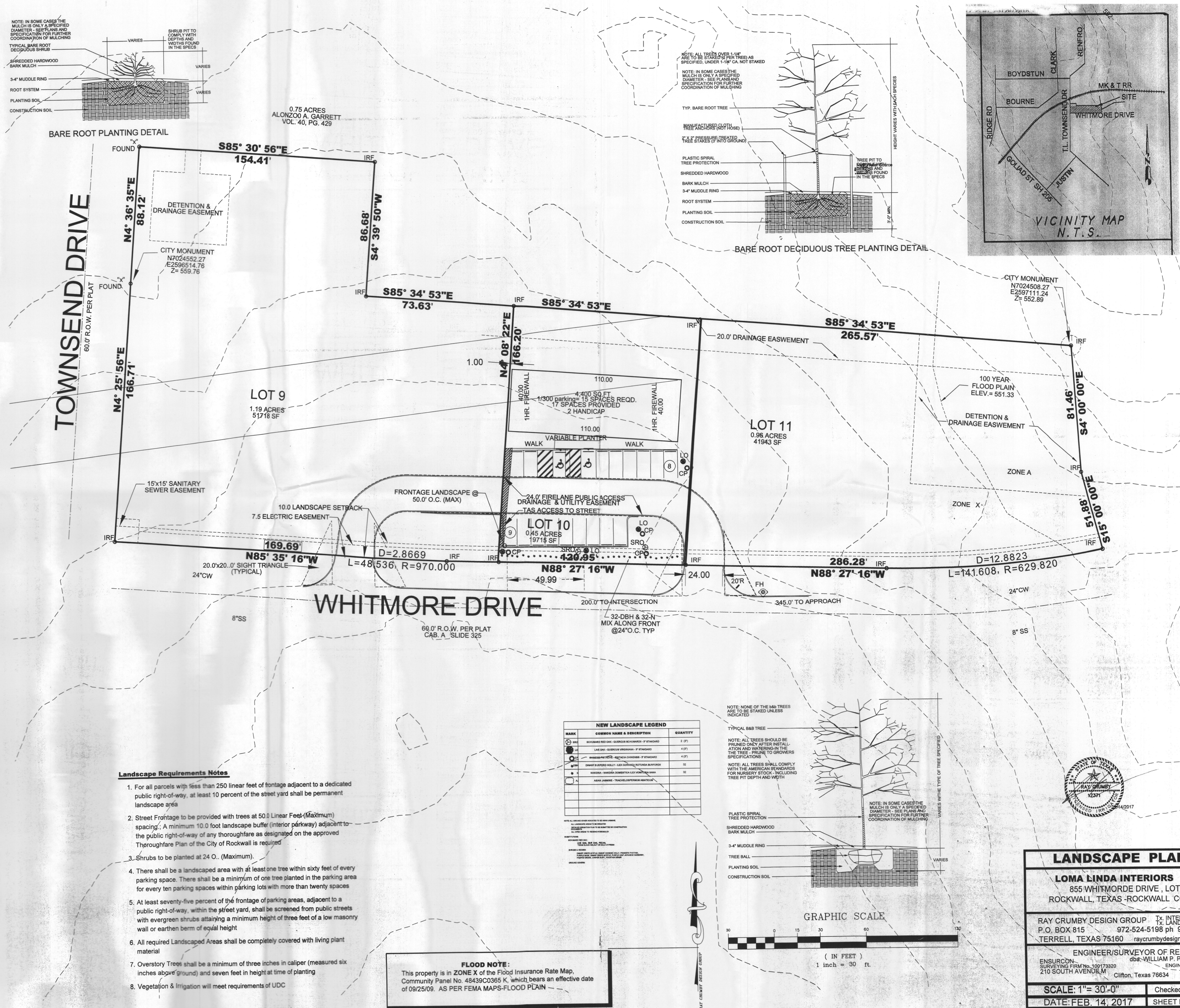
LANDSCAPE PLAN

LOMA LINDA INTERIORS
855 WHITMORDE DRIVE, LOT 10, BLOCK A
ROCKWALL, TEXAS - ROCKWALL COUNTY

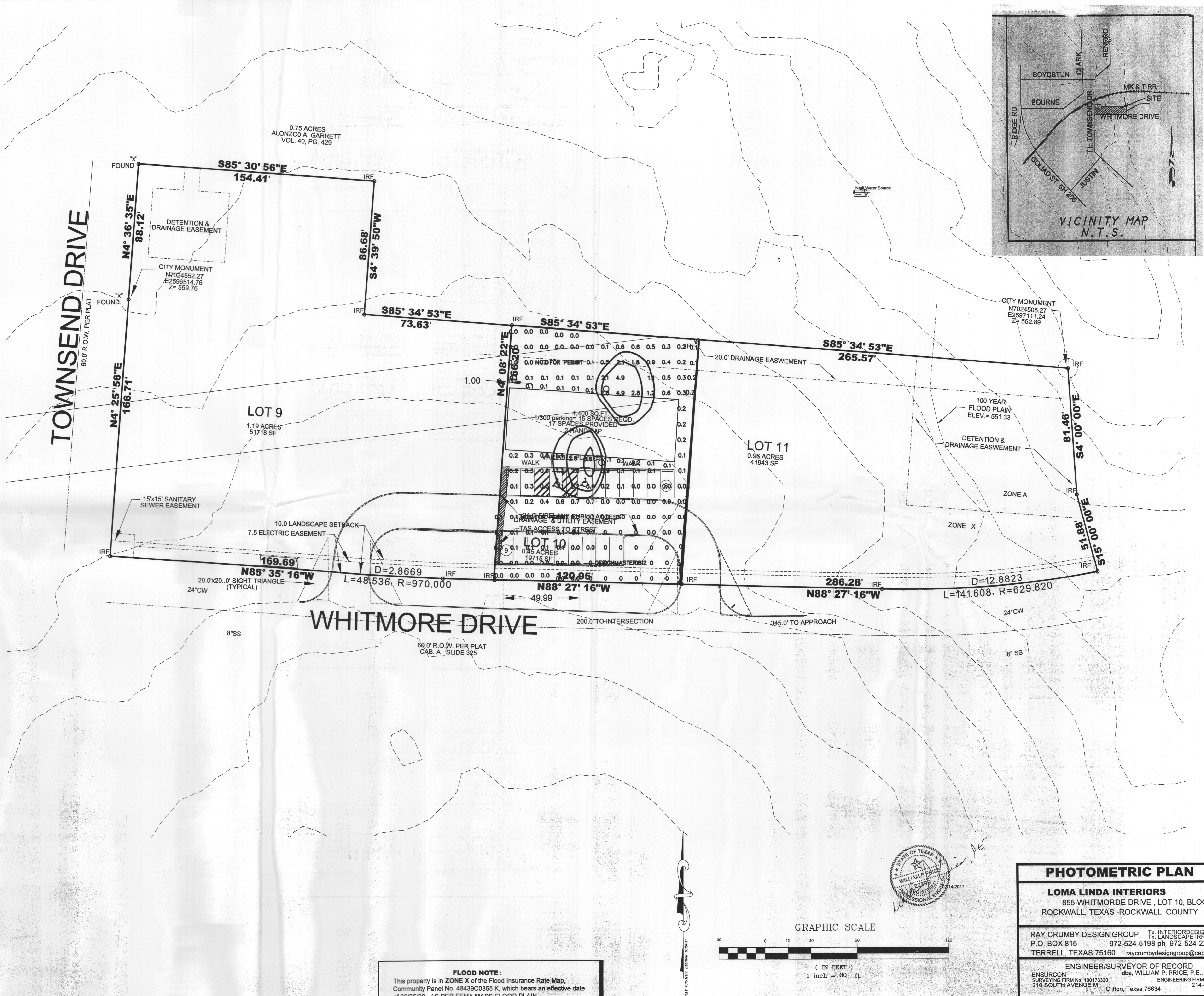
RAY CRUMBY DESIGN GROUP, TX, INTERIORS DESIGNER
P.O. BOX 815 972-524-5198 ph 972-524-2253 fax
TERRELL, TEXAS 75160 raycrumbydesigngroup@cebridge.net

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SURVEYING FIRM No. 100173220 ENGINEERING FIRM No. 5493
210 SOUTH AVENUE, M Clifton, Texas 76634

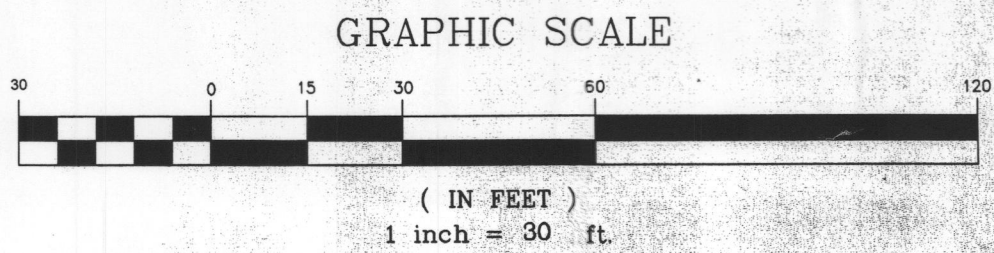
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DATE: FEB. 14, 2017 SHEET No. LS-01 of LS-04
Drawn By: Ray Crumby ©2017



SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	SIGN
⊕ _{pp}	UTILITY POLE
⊕ _{lp}	LIGHT POLE
⊕ _{rh}	FIRE HYDRANT
⊕ _{smh}	MANHOLE (SAN)
⊕ _{stsmh}	MANHOLE (STORM)
⊕ _{iv}	IRRIGATION VALVE
⊕ _{ih}	IRRIGATION HEAD
⊕ _{wm}	WATER METER
⊕ _{im}	IRRIGATION METER
⊕ _{gt}	GREASE TRAP
⊕ _v	VERIZON
⊕ _{sbc}	SOUTHWESTERN BELL
⊕ _{hs}	HANDICAP STALL
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ROW	RIGHT-OF-WAY



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PHOTOMETRIC PLAN	
LOMA LINDA INTERIORS 855 WHITMORDE DRIVE, LOT 10, BLOCK A ROCKWALL, TEXAS-ROCKWALL COUNTY	
RAY CRUMBY DESIGN GROUP P.O. BOX 815 TERRELL, TEXAS 75160	TX: INTERIORDESIGNER TX: LANDSCAPE IRRIGATOR 972-524-5198 ph 972-524-2253 fax raycrumbydesigngroup@cebridge.net
ENGINEER/SURVEYOR OF RECORD ENSURCON dba, WILLIAM P. PRICE, P.E., R.P.L.S. SURVEYING FIRM No. 100173320 ENGINEERING FIRM No. 5493 210 SOUTH AVENUE M Clifton, Texas 76634 214-704-1565	
SCALE: 1"= 30'-0"	
Checked By: William P. Price	
DATE: FEB. 14, 2017 SHEET No. C-01 of C-13	
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