

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

PROP. 5'
CURBED FLUME

PROPOSED
ADA RAMPS

PROP. A/C UNITS
& WROUGHT IRON FENCE
W/ WOOD INSERTS FOR
SCREENING

PROPOSED ENTRANCE.
SAWCUT & REMOVE EX.
CURB. CONSTRUCT
LONGITUDINAL BUTT

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. STEPS
(SEE C104)

PROP. DUMPSTER PAD
W/ 8" PAVING. CONSTRUCT
8" TALL MASONRY ENCLOSURE TO
MATCH BLDG & SELF LATCHING
METAL GATES.

PROPOSED STEM WALL
UNDER PARKING

PROPOSED PARKING
(TYPICAL)

PROPOSED HANDICAPPED
PARKING W/ WHEELSTOPS

PROP. WYE INLET

PROPOSED ADA
ACCESS ROUTE.
TIE TO EX. SIDEWALK

PROPOSED
RETAINING WALL

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.

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.

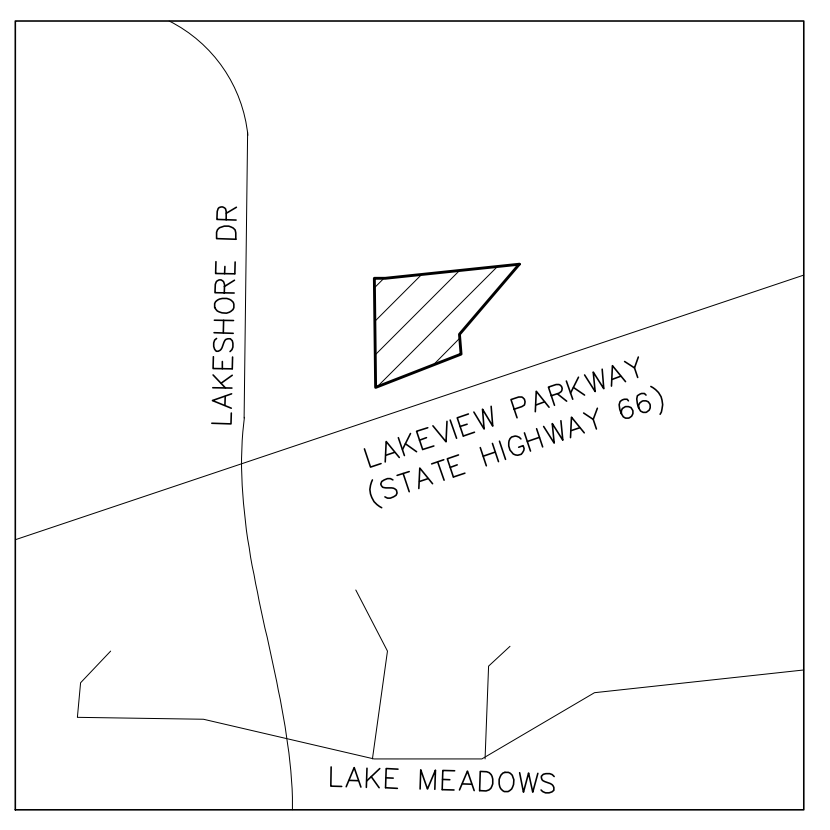
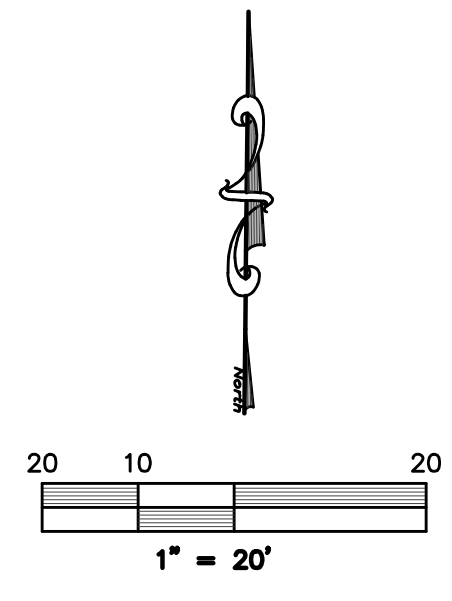
PAVING NOTES:

- 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.

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:
Front = 15'
Rear = 10'
Side = 10'
PROPOSED USE:
Pediatric Clinic
IMPERVIOUS AREA
(including buildings):
31,131 sq.ft.
ZONING:
PD-49
PARKING:
Required: (1 space/200) = 35
Handicap = 2
Provided:
Standard = 36
Handicapped = 2
Total Provided = 38
LANDSCAPE AREA:
Required: 6,552 sq.ft. (15%)
Provided: 12,429 sq.ft. (28%)
FIRE SPRINKLER:
YES

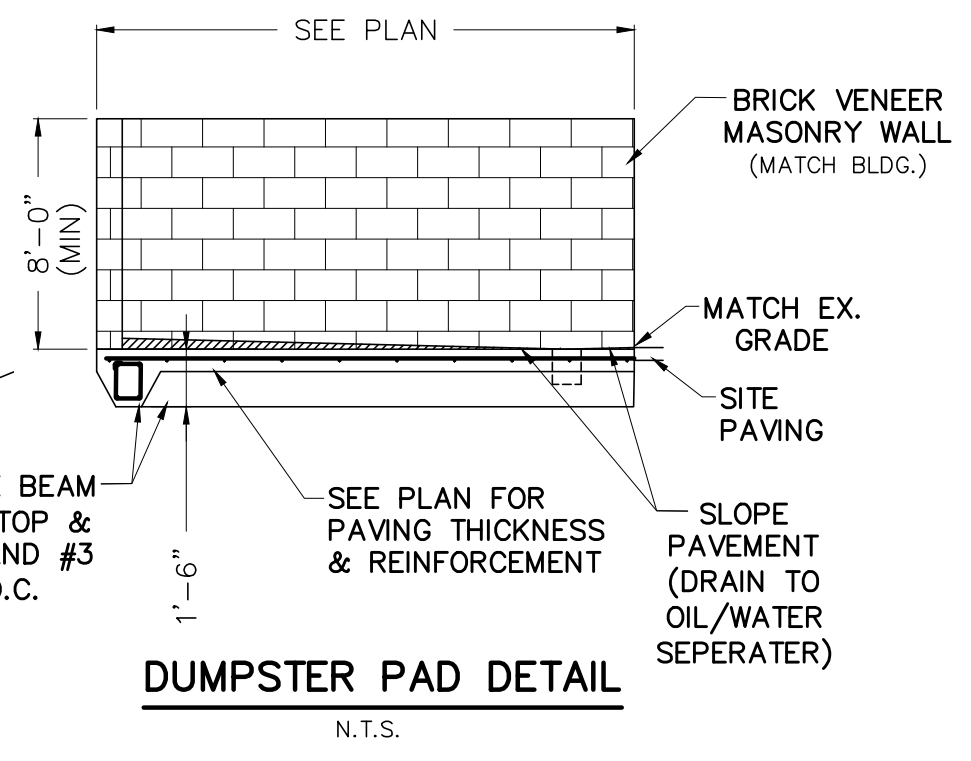
* THERE ARE NO EX BUILDINGS ON THIS SITE



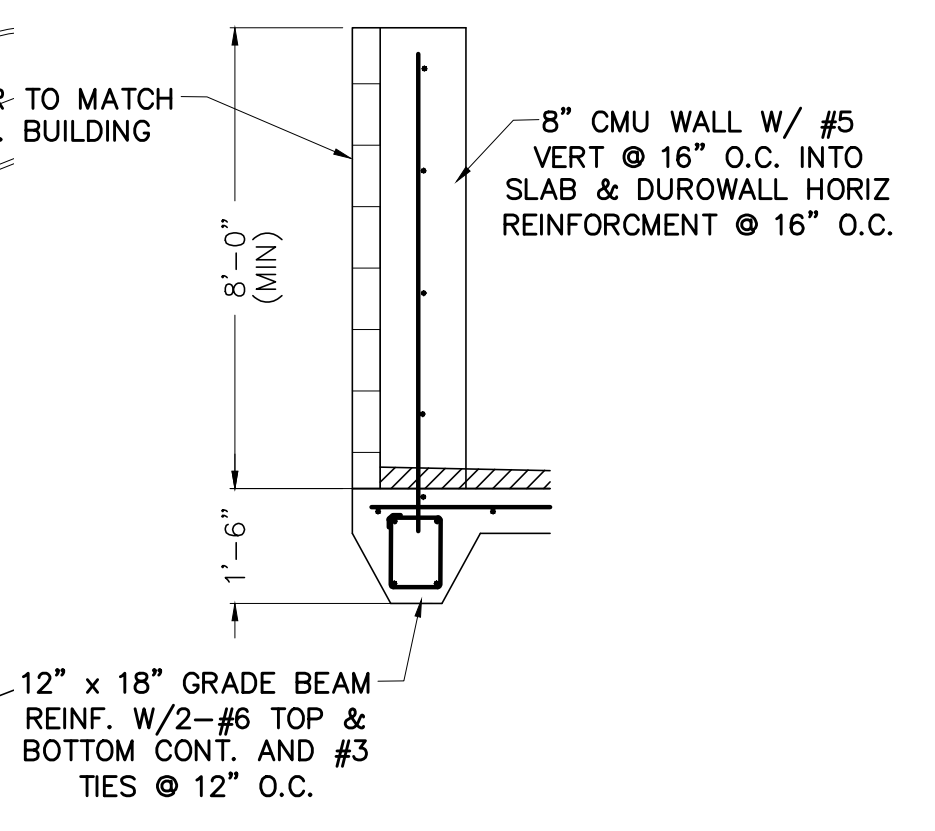
LOCATION MAP
(NOT TO SCALE)

LEGEND

- = PROPERTY LINE
- EX. W. = EX. WATER LINE
- EX. SS. = EX. SANITARY SEWER LINE
- (S) = EX. SS MANHOLE
- WV = EX. WATER VALVE
- PP = EX. POWER POLE
- ☐ = EX. TELEPHONE BOX
- ⊙ = EX. STORM MANHOLE
- FH = EX. FIRE HYDRANT
- ⊙ = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = 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



DUMPSTER PAD DETAIL
N.T.S.



DUMPSTER WALL SECTION
N.T.S.

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

CASE #: SP2017-022

SITE PLAN

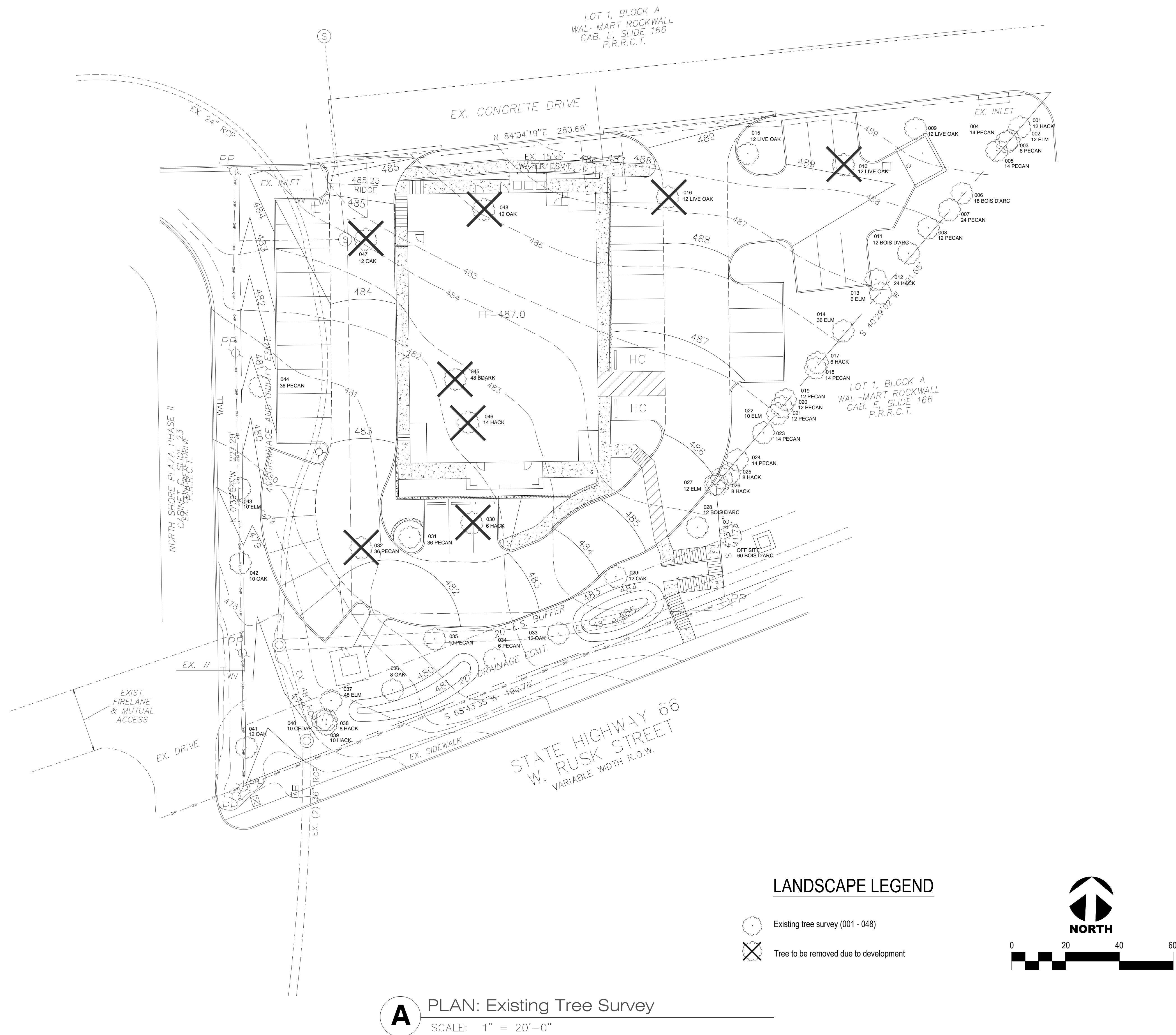
LAKE RAY HUBBARD PEDIATRICS

862 W. RUSK STREET (SH-66)
WALMART - ROCKWALL ADDITION
Lot 2, Blk A, 1.0 ACRES
City of Rockwall, Rockwall County, Texas 75087
owner:
KEVIN SMART
214 289-4807
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: 7/26/17 scale: 1"=20' sheet: C101

**** 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.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION
OR CONSTRUCTION STAKING, IT SHALL BE THE
CONTRACTORS 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.



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	not protected tree
006	18"	Bois d'Arc	Yes	
007	24"	Pecan	Yes	
008	12"	Pecan	Yes	
009	12"	Live Oak	Yes	not protected tree
010	12"	Live Oak	No	
011	12"	Bois d'Arc	Yes	
012	24"	Hackberry	Yes	
013	6"	Elm	Yes	50% (11" or larger)
014	36"	Elm	Yes	
015	12"	Live Oak	Yes	
016	12"	Live Oak	No	
017	6"	Hackberry	Yes	not protected tree
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	not protected tree
026	8"	Hackberry	Yes	
027	12"	Elm	Yes	not protected tree
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	not protected tree
034	6"	Pecan	Yes	
035	10"	Pecan	Yes	
036	8"	Oak	Yes	
037	48"	Pecan	Yes	not protected tree
038	8"	Hackberry	Yes	
039	10"	Hackberry	Yes	
040	10"	Cedar	Yes	
041	12"	Oak	Yes	not protected tree
042	10"	Oak	Yes	
043	10"	Elm	Yes	
044	36"	Pecan	Yes	
045	48"	Bois d'Arc	No	not protected tree
046	14"	Hackberry	No	
047	12"	Oak	No	
048	12"	Oak	No	50% (11" or larger)

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.



THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY DAVID B. SHIPP, RL
#2121 ON JULY 31, 2017.

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

PROJECT:

ADDRESS:

REVISIONS:	
Number	Date
One	6.27.2017
Two	7.31.2017
Three	—
Four	—
Five	—
Six	—

DATE:
JULY 31, 2017

TITLE:
LANDSCAPE
TREE
PRESERVATION

SHEET:

LA-2L

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:
FRONT = 15'
REAR = 10'
SIDE = 10'

PROPOSED USE:
PEDIATRIC CLINIC

IMPERVIOUS AREA:
30,131 SQ FT

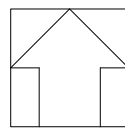
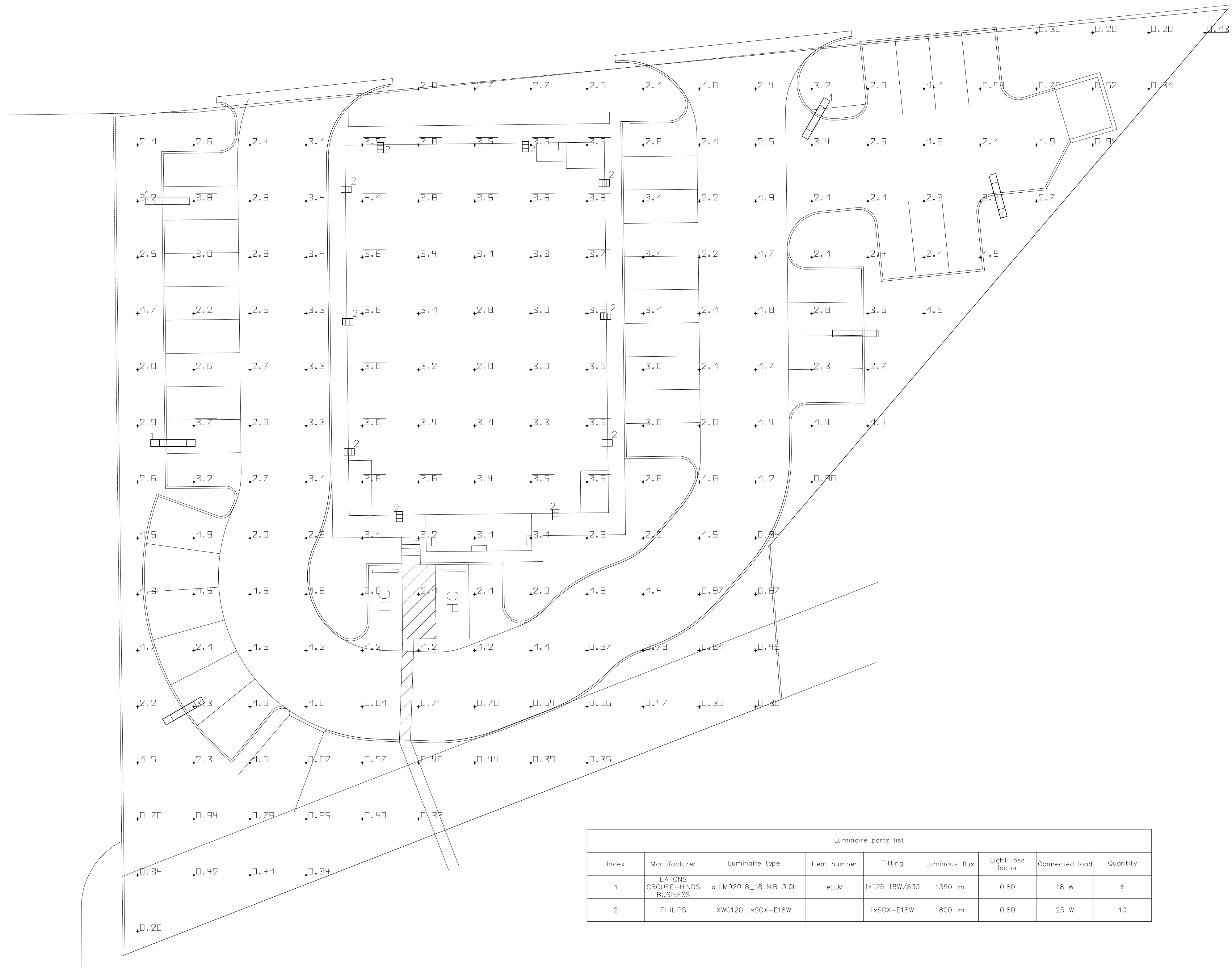
ZONING:
PD-49

PARKING:
REQUIRED: (1 SPACE/200) = 35
HANDICAP = 2

PROVIDED:
STANDARD = 36
HANDICAP = 2
TOTAL = 38

LANDSCAPE AREA:
REQUIRED: 6,552 SQ FT (15%)
PROVIDED: 12,429 SQ FT (28%)

FIRE SPRINKLER:
YES

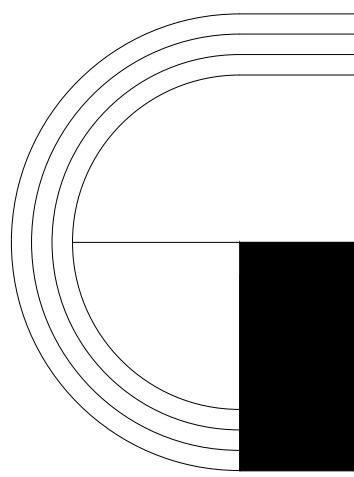


SITE LIGHTING PHOTOMETRIC PLAN
1/16" = 1'-0"



Shearer Design & Associates

Contact at:
charlie@shearerdesignassociates.com
214.497.5466 / 903.462.0214



DATE: 6.14.17
SHEET: E6.0

Eaton’s Crouse-Hinds Business eLLM eLLM92018_18 NIB 3.0h 1xT26 18W/830

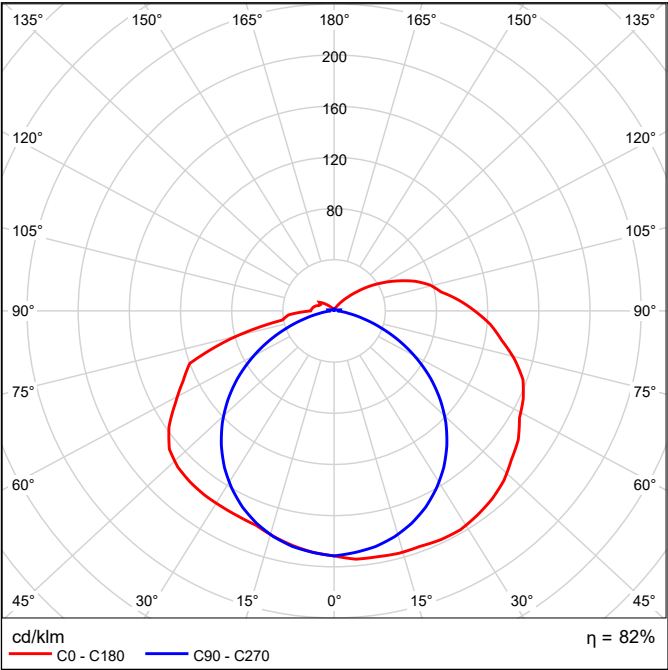
eLLK 2 x18W Emergency Light Pole Mount Fitting for Zone 1 and 21



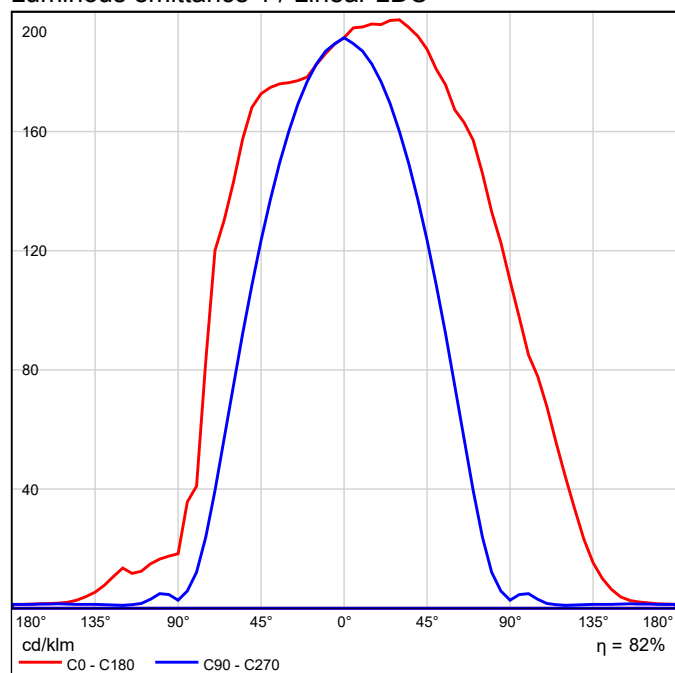
Light output ratio: 82.36%
Lamp luminous flux: 1350 lm
Luminaire luminous flux: 1112 lm
Power: 18.0 W
Luminous efficacy: 61.8 lm/W

Colorimetric data
1xT26 18W/830: CCT 3033 K, CRI 85

Luminous emittance 1 / Polar LDC

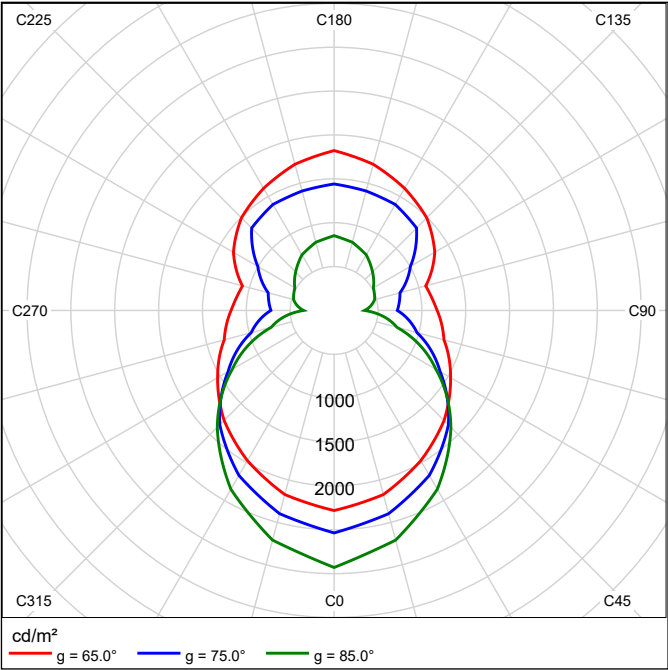


Luminous emittance 1 / Linear LDC



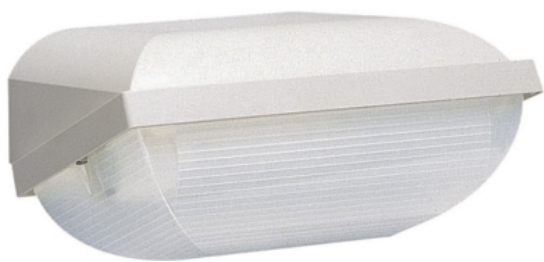
It is not possible to generate a cone diagram, as the light distribution is asymmetrical.

Luminous emittance 1 / Luminance diagram



Philips Lighting XWC120 1xSOX-E18W 1xSOX-E18W

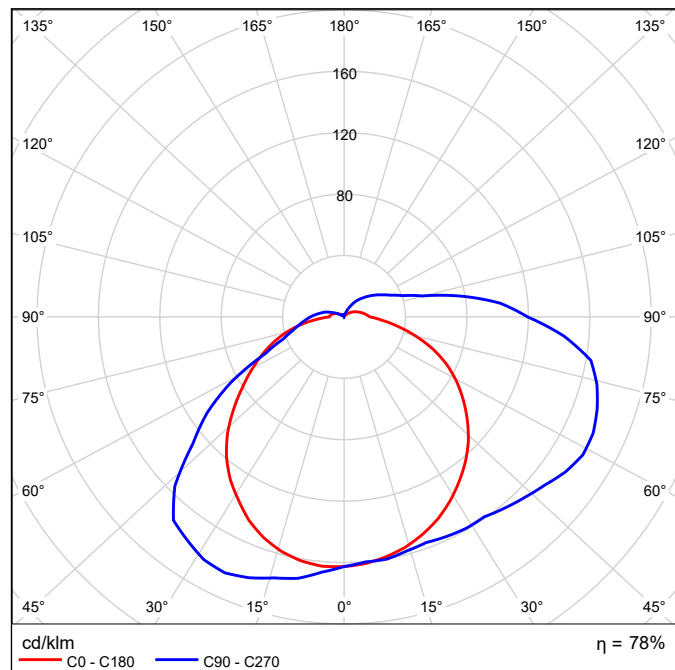
FWC110/120/121 and XWC120/121 – all-night security
FWC110/120/121 and XWC120/121 (wall-mounted) are attractive, low-energy luminaires for all-night security and amenity lighting. The high-reflectance white plate and translucent bowl with prismatic control produce excellent light distribution for low-level lighting of walls, corridors and surroundings.



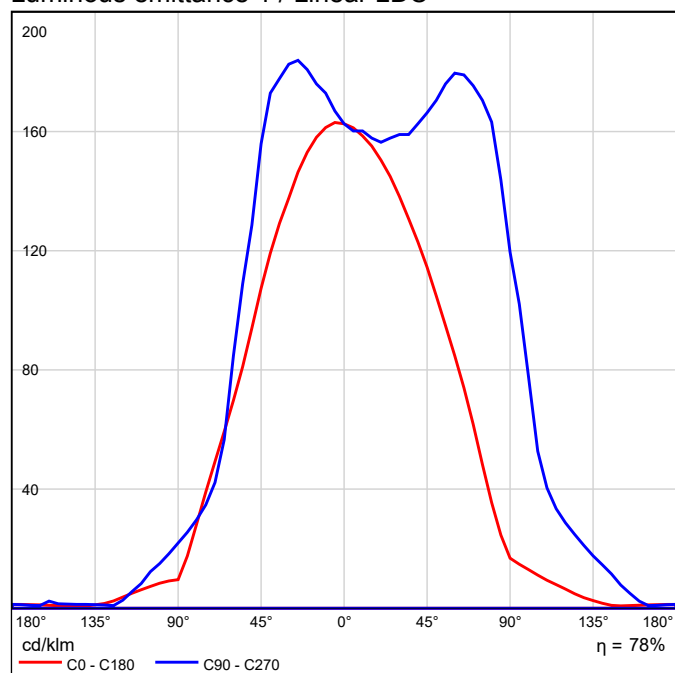
Light output ratio: 78.23%
Lamp luminous flux: 1800 lm
Luminaire luminous flux: 1408 lm
Power: 25.0 W
Luminous efficacy: 56.3 lm/W

Colorimetric data
1xSOX-E18W: CCT 3000 K, CRI 100

Luminous emittance 1 / Polar LDC

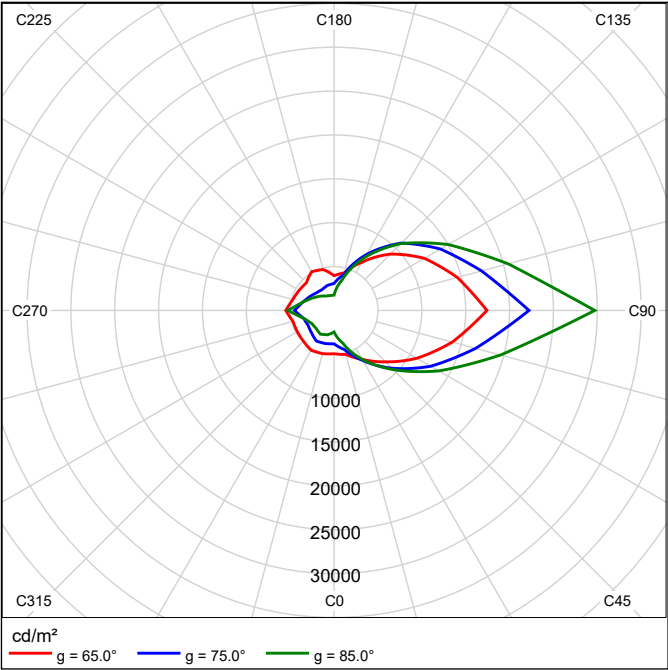


Luminous emittance 1 / Linear LDC



It is not possible to generate a cone diagram, as the light distribution is asymmetrical.

Luminous emittance 1 / Luminance diagram



It is not possible to generate a UGR diagram, as the light distribution is asymmetrical.



SITE PLAN EXHIBIT - LAKE RAY HUBBARD PEDIATRIC

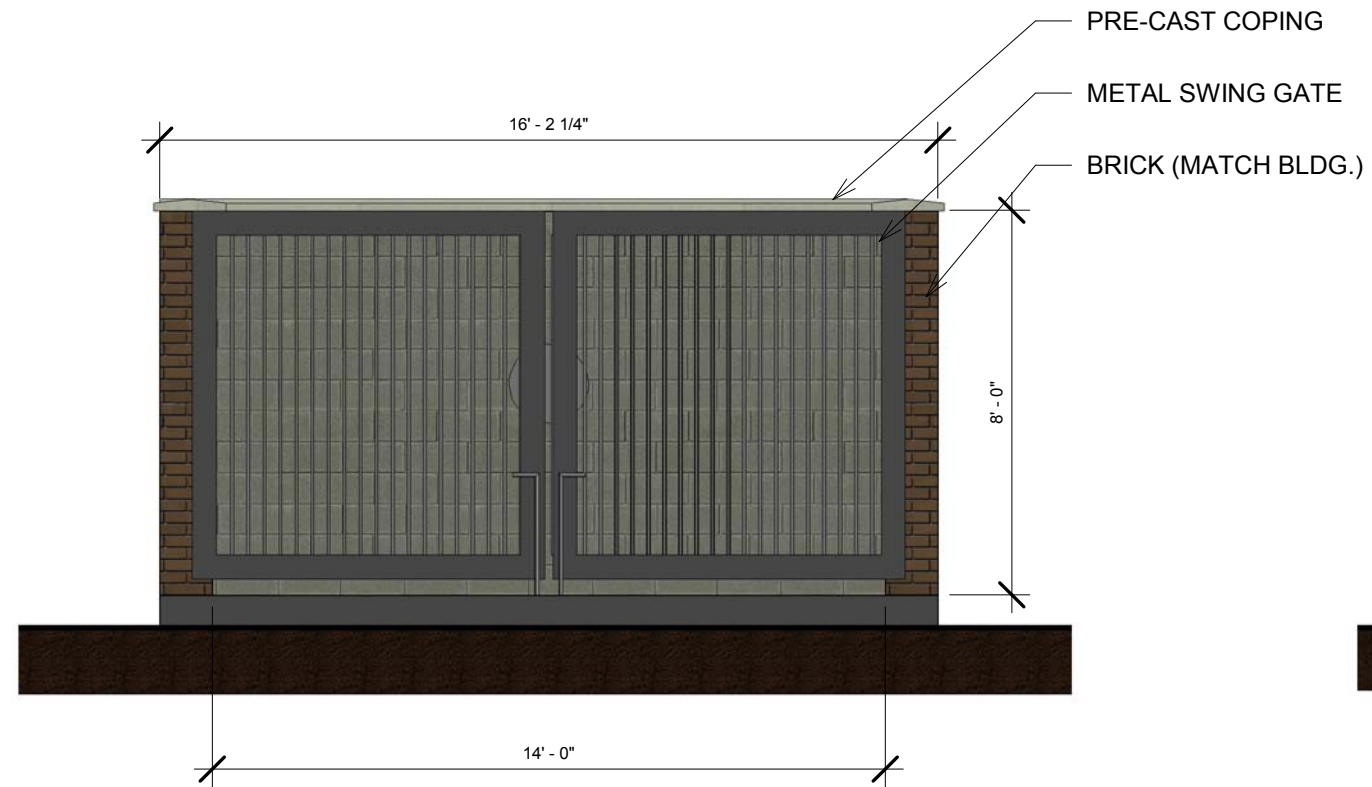
EXTERIOR ELEVATION - LAKE RAY HUBBARD PEDIATRIC
LOT: 2 - BLOCK: A OF HWY. 66 WAL-MART ROCKWALL
ROCKWALL, TEXAS

BY: SHEARER DESIGN & ASSOCIATES
414 W. MAIN ST.
DENISON, TEXAS 75020
214.497.5466

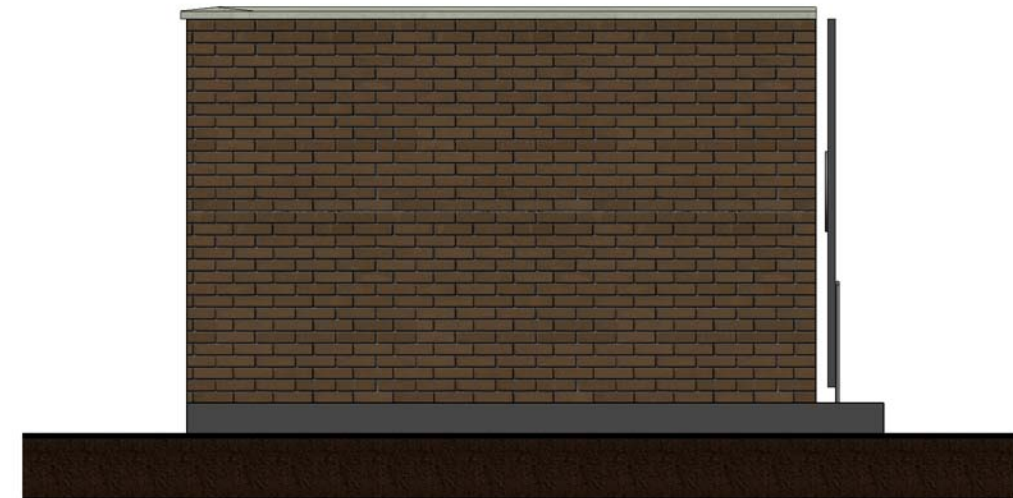


SITE PLAN EXHIBIT - LAKE RAY HUBBARD PEDIATRIC

EXTERIOR ELEVATION - LAKE RAY HUBBARD PEDIATRIC
LOT: 2 - BLOCK: A OF HWY. 66 WAL-MART ROCKWALL
ROCKWALL, TEXAS
BY: SHEARER DESIGN & ASSOCIATES
414 W. MAIN ST.
DENISON, TEXAS 75020
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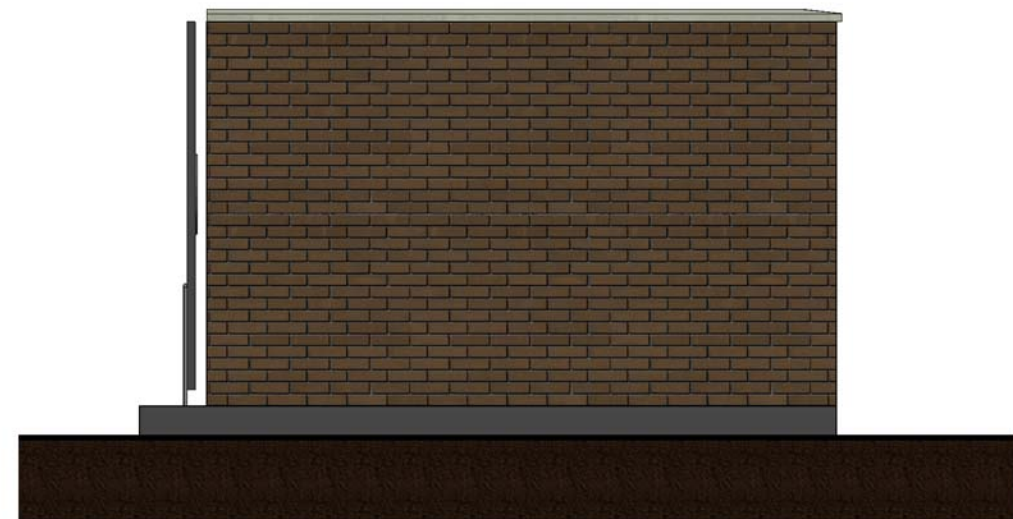
① Dumpster - Front
1/4" = 1'-0"



③ Dumpster - Left Side
1/4" = 1'-0"



② Dumpster - Rear
1/4" = 1'-0"



④ Dumpster - Right Side
1/4" = 1'-0"