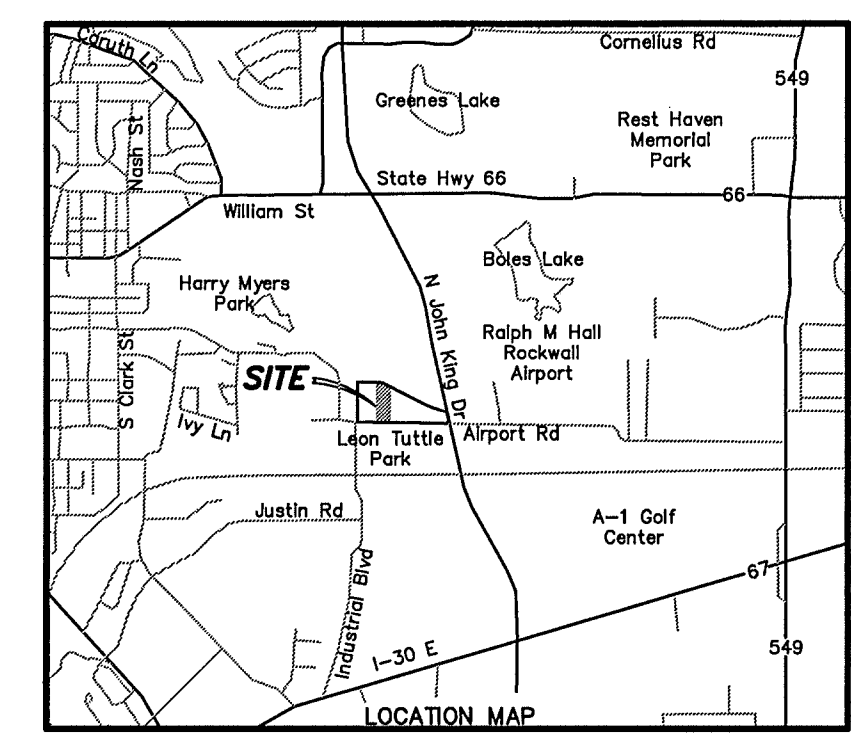
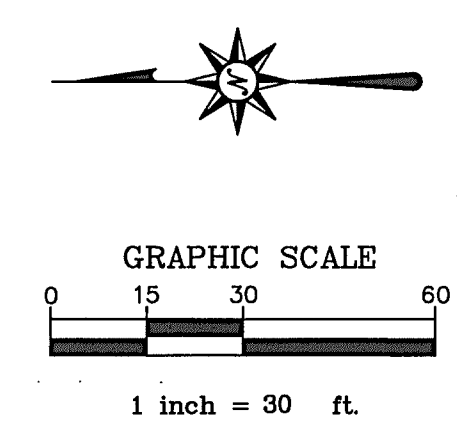


SITE SUMMARY TABLE

Project Name	-	Lakes Regional MHMR Center - Block A, Lot 4
Zoning District	-	C Commercial
Proposed use	-	MHMR Day Rehabilitation Center
Site Area: (10,000 SF Min.)	-	3.00 Acres
Building Area	-	9628 SF/11360 SF Under Roof
Building Height: (240' Max.)	-	24' /1 STORY
Building Coverage: (60% Max.)	-	9%
Floor Area Ratio: (4:1 Max.)	-	.09:1
Parking Required:	-	33 (1/300 SF Plus 1 Drive Loading Area)
Parking Provided:	Regular	47
	Handicap	4
	Total	51
Adult Day Care Facility		
Building Const. Type	VB	
Impervious Area: (85% Max.)	-	46,308 SF = 35%
Open Space Provided:	-	84,372 SF

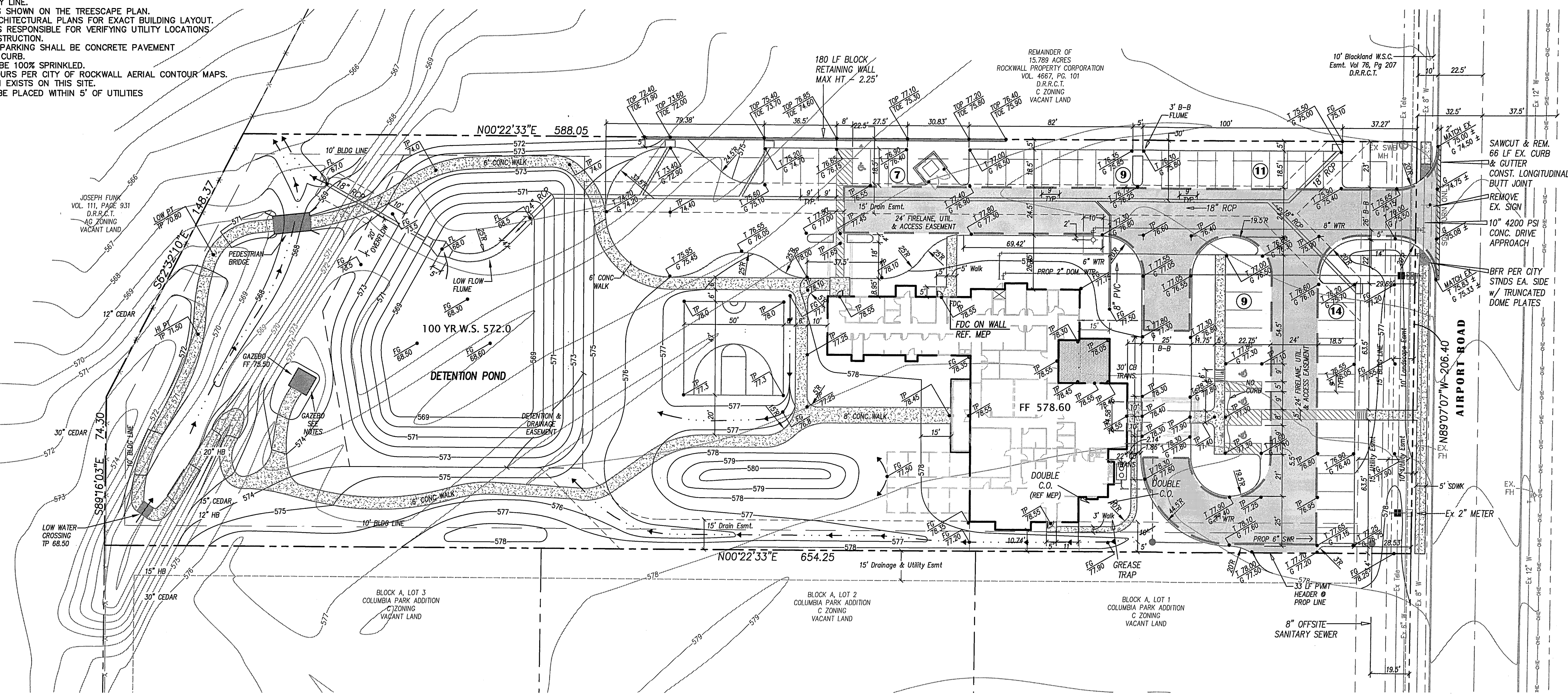
EXISTING		PROPOSED	
W	WATER LINE W/ F.H. & METERS	W	WATER LINE W/ F.H. & METERS
SS	SAN. SEW. LINE	SS	SAN. SEW. LINE
STM.	STM. SEW.	STM.	STM. SEW.
UGT	TELE. LINE	T	TELE. LINE
---	PROPERTY LINE	---	PROPERTY LINE
---	PAVEMENT	---	PAVEMENT
590	CONTOUR	590	CONTOUR
OHP	FIRELANE	OHP	FIRELANE
OHP	ELEC. LINE	E	ELEC. LINE
	H.C. RAMP	BFR	H.C. RAMP
	FLOW ARROW	→	FLOW ARROW
	DITCH	---	DITCH
	SIDEWALK	---	SIDEWALK

WATER METER SCHEDULE		
SIZE	TYPE	SAN. SEW.
2"	IRRI.	N/A
2"	DOM.	6" S.S.



"HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA & TAS STANDARDS"
 "THIS SITE DOES NOT FALL WITHIN A 100-YEAR FLOODPLAIN."
 "ALL INTERNAL FIRELANE RADII ARE 20' UNLESS OTHERWISE NOTED."
 "A SEPARATE SIGN PERMIT IS REQUIRED."

- SITE PLAN NOTES:**
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF BUILDING OR EDGE OF PAVEMENT.
 - PARKING AND BUILDING LAYOUT ARE PARALLEL TO THE EAST AND WEST PROPERTY LINE.
 - EXISTING TREES SHOWN ON THE TREESCAPE PLAN.
 - REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING LAYOUT.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 - ALL DRIVES & PARKING SHALL BE CONCRETE PAVEMENT WITH INTEGRAL CURB.
 - BUILDING WILL BE 100% SPRINKLED.
 - 2-FOOT CONTOURS PER CITY OF ROCKWALL AERIAL CONTOUR MAPS.
 - NO FLOODPLAIN EXISTS ON THIS SITE.
 - NO TREES TO BE PLACED WITHIN 5' OF UTILITIES



ROCKWALL SERVICE CENTER & PARK ADDITION
 CAB. B, PAGE 43
 D.R.R.C.T.
 LI ZONING
 CITY BALL FIELDS

S:\153000 Lakes Reg MHMR Center\153000SP-dwg-SITE Plotted May 16, 2013 at 10:39am by epidamez | Last Saved by epidamez

Rev	Date	Description	App.

Designed By:	RAA	Job No.:	BC12049
Drawn By:	BS	Date:	NOV. 30, 2012
Checked By:	TPJ	Scale:	1"=30' H (22"x34")
Approved By:			

ARCHITECT:
JOE CREWS
 28 MORRIS LN
 TEXARKANA, TX 75503
 903-223-8000, EXT. 1450
 JOE@JOECREWS.COM

The seal appearing on this document was authorized by Thomas P. Jones, P.E. 58887. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act. Mar. 28, 2013

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 Firm Registration #F-3185

LAKES REGIONAL MHMR CENTER
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 TERRELL, TX 75160
 972-388-2000, EXT. 1196
 DONS@LRMHMR.ORG

SITE PLAN
BLOCK A, LOT 4, COLUMBIA PARK ADDITION
ROCKWALL, TEXAS
LAKES REGIONAL
MENTAL HEALTH MENTAL RETARDATION CENTER
ROCKWALL, TEXAS

Sheet No:
SP1
 of NS