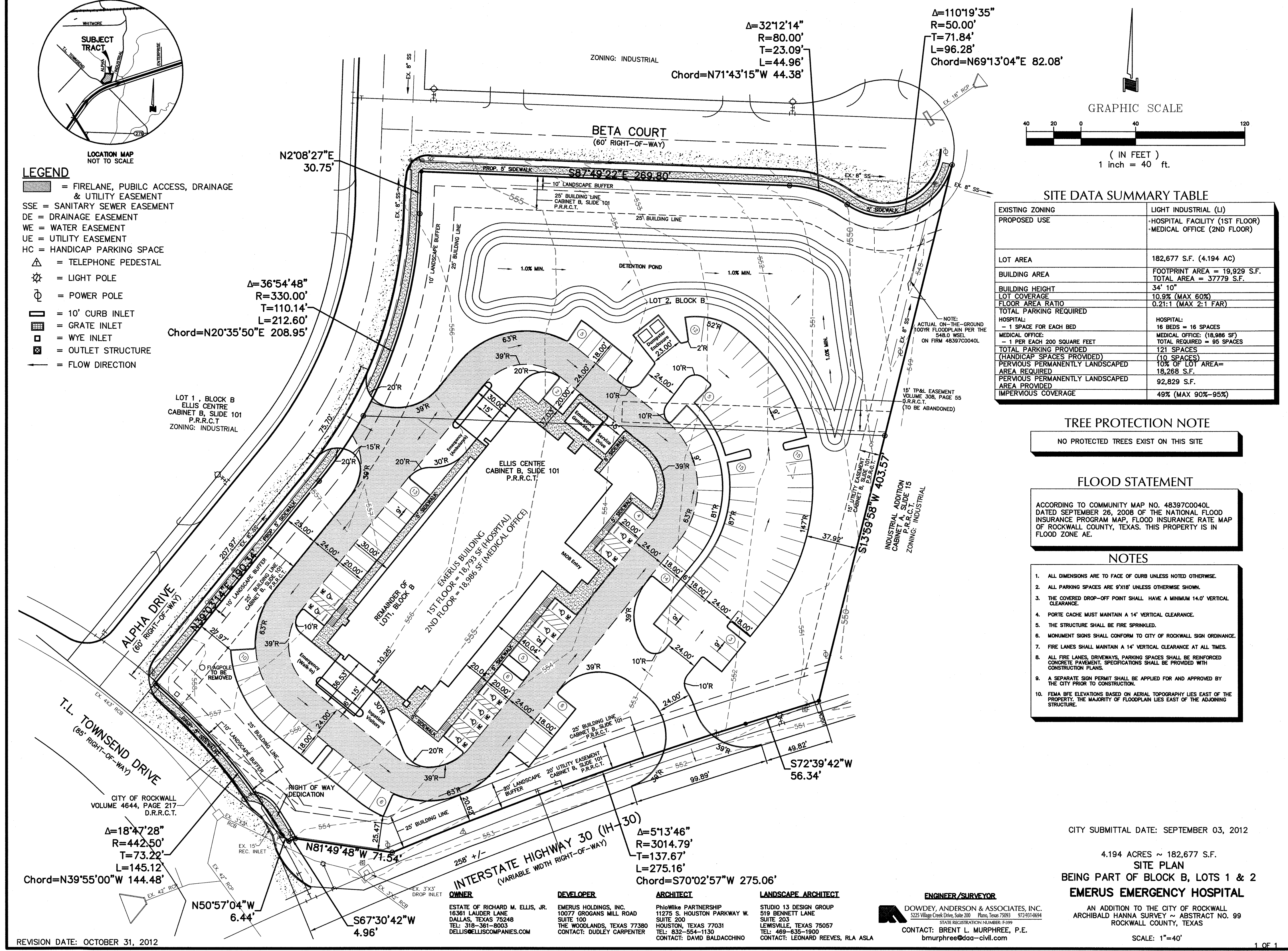


LEGEND

- = FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- WE = WATER EASEMENT
- UE = UTILITY EASEMENT
- HC = HANDICAP PARKING SPACE
- = TELEPHONE PEDESTAL
- = LIGHT POLE
- = POWER POLE
- = 10' CURB INLET
- = GRATE INLET
- = WYE INLET
- = OUTLET STRUCTURE
- = FLOW DIRECTION



SITE DATA SUMMARY TABLE

EXISTING ZONING	LIGHT INDUSTRIAL (LI)
PROPOSED USE	HOSPITAL FACILITY (1ST FLOOR) MEDICAL OFFICE (2ND FLOOR)
LOT AREA	182,677 S.F. (4.194 AC)
BUILDING AREA	FOOTPRINT AREA = 19,829 S.F. TOTAL AREA = 37,779 S.F.
BUILDING HEIGHT	34' 10"
LOT COVERAGE	10.9% (MAX 60%)
FLOOR AREA RATIO	0.21:1 (MAX 2:1 FAR)
TOTAL PARKING REQUIRED	
HOSPITAL:	
- 1 SPACE FOR EACH BED	HOSPITAL: 16 BEDS = 16 SPACES
MEDICAL OFFICE:	MEDICAL OFFICE: (18,886 SF)
- 1 PER EACH 200 SQUARE FEET	TOTAL REQUIRED = 95 SPACES
TOTAL PARKING PROVIDED	121 SPACES
(HANDICAP SPACES PROVIDED)	(10 SPACES)
PERVIOUS PERMANENTLY LANDSCAPED AREA REQUIRED	18,268 S.F.
PERVIOUS PERMANENTLY LANDSCAPED AREA PROVIDED	92,829 S.F.
IMPERVIOUS COVERAGE	49% (MAX 90%-95%)

TREE PROTECTION NOTE
NO PROTECTED TREES EXIST ON THIS SITE

FLOOD STATEMENT
ACCORDING TO COMMUNITY MAP NO. 48397C0040L DATED SEPTEMBER 28, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF ROCKWALL COUNTY, TEXAS. THIS PROPERTY IS IN FLOOD ZONE AE.

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL PARKING SPACES ARE 9'X18' UNLESS OTHERWISE SHOWN.
 - THE COVERED DROP-OFF POINT SHALL HAVE A MINIMUM 14.0' VERTICAL CLEARANCE.
 - PORTS CACHE MUST MAINTAIN A 14' VERTICAL CLEARANCE.
 - THE STRUCTURE SHALL BE FIRE SPRINKLED.
 - MONUMENT SIGNS SHALL CONFORM TO CITY OF ROCKWALL SIGN ORDINANCE.
 - FIRE LANES SHALL MAINTAIN A 14' VERTICAL CLEARANCE AT ALL TIMES.
 - ALL FIRE LANES, DRIVEWAYS, PARKING SPACES SHALL BE REINFORCED CONCRETE PAVEMENT. SPECIFICATIONS SHALL BE PROVIDED WITH CONSTRUCTION PLANS.
 - A SEPARATE SIGN PERMIT SHALL BE APPLIED FOR AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
 - FEMA BFE ELEVATIONS BASED ON AERIAL TOPOGRAPHY LIES EAST OF THE PROPERTY, THE MAJORITY OF FLOODPLAIN LIES EAST OF THE ADJOINING STRUCTURE.

CITY SUBMITTAL DATE: SEPTEMBER 03, 2012
4.194 ACRES ~ 182,677 S.F.
SITE PLAN
BEING PART OF BLOCK B, LOTS 1 & 2
EMERUS EMERGENCY HOSPITAL
AN ADDITION TO THE CITY OF ROCKWALL
ARCHIBALD HANNA SURVEY ~ ABSTRACT NO. 99
ROCKWALL COUNTY, TEXAS
SCALE: 1"=40'

REVISION DATE: OCTOBER 31, 2012

OWNER: ESTATE OF RICHARD M. ELLIS, JR.
16361 LAUDER LANE
DALLAS, TEXAS 75248
TEL: 318-361-8003
DELUS@ELLISCOMPANIES.COM

DEVELOPER: EMERUS HOLDINGS, INC.
10077 GREGGANS MILL ROAD
SUITE 100
THE WOODLANDS, TEXAS 77380
CONTACT: DUDLEY CARPENTER

ARCHITECT: PhiloWike PARTNERSHIP
11272 S. HOUSTON PARKWAY W.
SUITE 203
HOUSTON, TEXAS 77031
TEL: 832-554-1130
CONTACT: DAVID BALDACCINO

LANDSCAPE ARCHITECT: STUDIO 13 DESIGN GROUP
519 BENNETT LANE
SUITE 203
LEWISVILLE, TEXAS 75057
TEL: 469-635-1900
CONTACT: LEONARD REEVES, RLA ASLA

ENGINEER/SURVEYOR: DOWDEY, ANDERSON & ASSOCIATES, INC.
3225 Village Creek Drive, Suite 300 Plano, Texas 75093 972-931-6664
STATE REGISTRATION NUMBERS FURNISHED UPON REQUEST
CONTACT: BRENT L. MURPHREE, P.E.
bmrphree@daa-civil.com