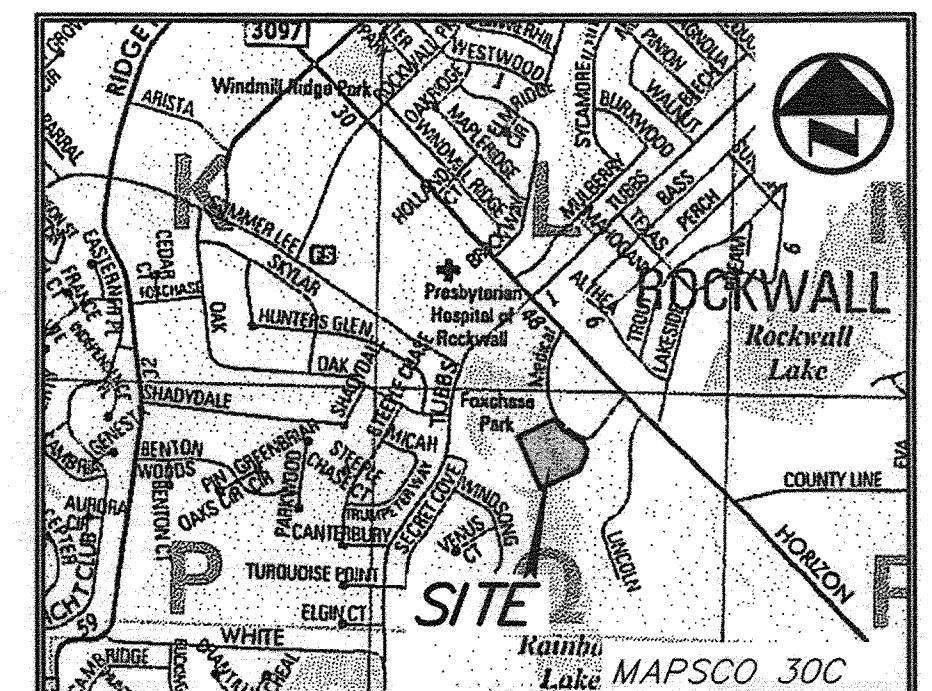
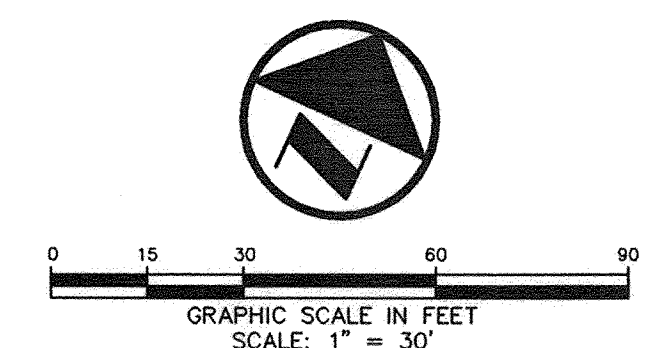


SHALDRUP 03/13/2013 1:36PM NURSING HOME, CHILES (VOL. 1483-11-032)-DIMENSIONAL CONTROL PLAN.DWG
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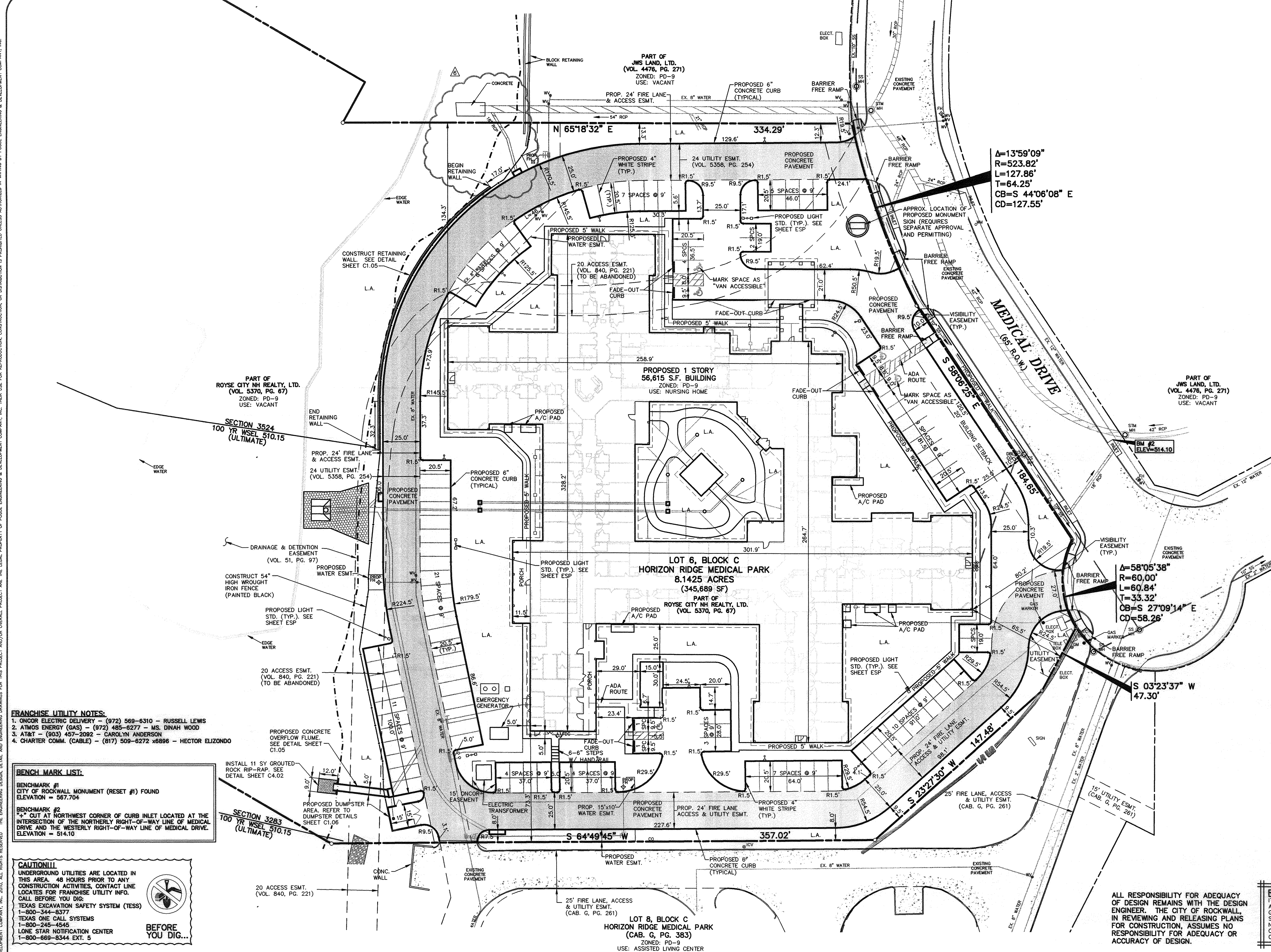


VICINITY MAP
NOT TO SCALE



LEGEND

- B BOLLARD
- EM ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- CO CLEAN OUT
- MH MANHOLE
- GM GAS METER
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TS TRAFFIC SIGN
- TE TELEPHONE BOX
- TV TV BOX
- FP FLAG POLE
- L.A. LANDSCAPE AREA
- PROPERTY LINE
- OHL O.H. POWER LINES
- U/G TELE U/G TELEPHONE LINES
- U/G WATER U/G WATER LINE
- U/G GAS U/G GAS LINE
- FENCE
- (C.M.) CONTROLLING MONUMENT
- SIR 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET



SITE DATA SUMMARY TABLE

ITEM	LOT 6, BLOCK C
ZONING	PD-9
PROPOSED USE	NURSING HOME
LOT AREA (SF/ACRES)	345,689 / 8.1425
BUILDING (SF)	56,615
BUILDING HEIGHT (FT)	25
LOT COVERAGE (%)	16.4%
FLOOR AREA RATIO	0.164:1
PARKING SPACES REQUIRED	(140 BEDS/6=24)+(50 EMPLOYEES)
1 PER 6 BEDS + 1 PER EMPLOYEE	=74 SPACES TOTAL
HANDICAPPED PARKING REQUIRED	4 SPACES
TOTAL PARKING PROVIDED	100
HANDICAPPED PARKING PROVIDED	5
LANDSCAPING REQUIRED (SF)	19,775
LANDSCAPING PROVIDED (SF)	75,884

ADA ROUTE
NOTE: MAXIMUM SLOPE FOR ALL ADA PATHS 5% MAX. CROSS FALL IS 2% FOR THE FIRST FIVE FEET FROM THE DOOR. A 2% SLOPE (MAX.) MUST BE MAINTAINED.

NOTE: ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

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 OR ACCURACY OF DESIGN.

RECORD DRAWINGS:
IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN. DATE: MARCH 4, 2013.

- FRANCHISE UTILITY NOTES:**
- ONCOR ELECTRIC DELIVERY - (972) 569-6310 - RUSSELL LEWIS
 - ATMOS ENERGY (GAS) - (972) 485-6277 - MS. DINAH WOOD
 - AT&T - (805) 457-2082 - CAROLYN ANDERSON
 - CHARTER COMM. (CABLE) - (817) 509-6272 x8986 - HECTOR ELIZONDO

- BENCH MARK LIST:**
- BENCHMARK #1**
CITY OF ROCKWALL MONUMENT (RESET #1) FOUND
ELEVATION = 587.704
- BENCHMARK #2**
"+" CUT AT NORTHWEST CORNER OF CURB INLET LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MEDICAL DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF MEDICAL DRIVE.
ELEVATION = 514.10

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.

TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377

TEXAS ONE CALL SYSTEMS
1-800-245-4545

LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

BEFORE YOU DIG...

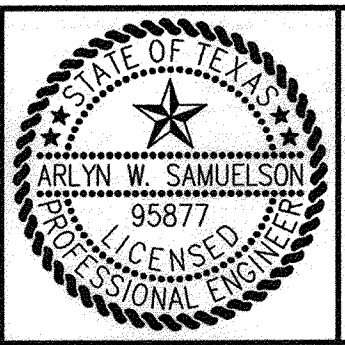
DESIGN	DRAWN	DATE	PI NUMBER
AWS	WTW	09-01-2011	1483-11-027

PROJECT INFORMATION
LAKESIDE REHABILITATION CENTER
BLOCK C, LOT 6, HORIZON RIDGE MEDICAL PARK
CITY OF ROCKWALL, TEXAS
EDWARD TEAL SURVEY, ABSTRACT NO. 207
PROPOSED USE: NURSING & REHABILITATION CENTER

DEVELOPER
SMITHERS MERCHANT BUILDERS, LP
21726 HARDY OAK BOULEVARD
SAN ANTONIO, TEXAS 78258
MR. DAVID FRICK
(210) 479-2500 PHONE
(210) 479-2507 FAX

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ARLYN W. SAMUELSON, P.E. 96671 ON 09-21-2011. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Arlyn W. Samuelson 09-01-11



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SUITE 100
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DIMENSIONAL CONTROL PLAN
LAKESIDE REHABILITATION CENTER
BLOCK C, LOT 6, HORIZON RIDGE MEDICAL PARK
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, TEXAS

SHEET NO. **C1.03**

LAKESIDE REHABILITATION CENTER TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION #00481 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00