




SP2017-009- 855 WHITMORE DRIVE
SITE PLAN - LOCATION MAP = 

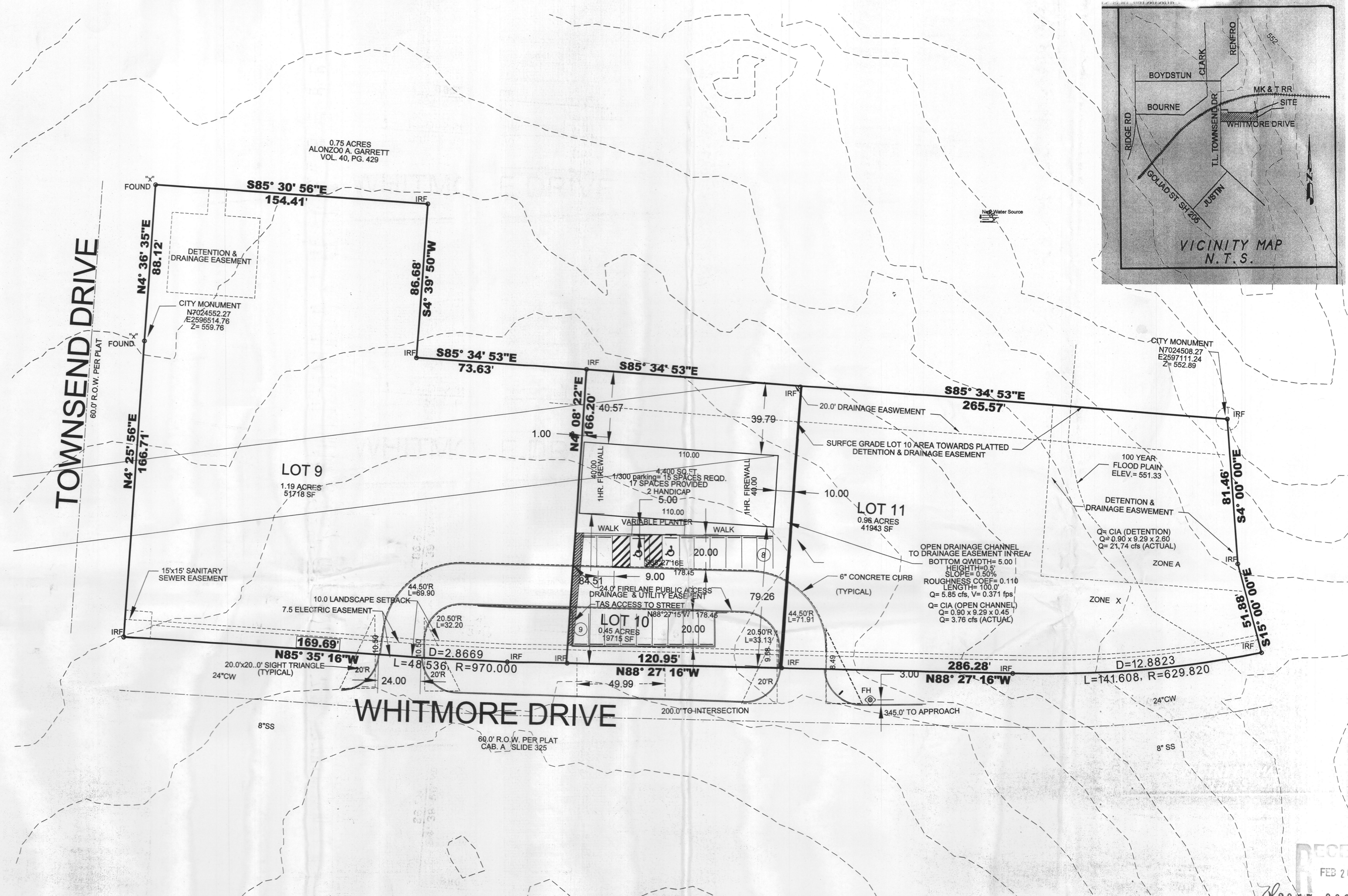
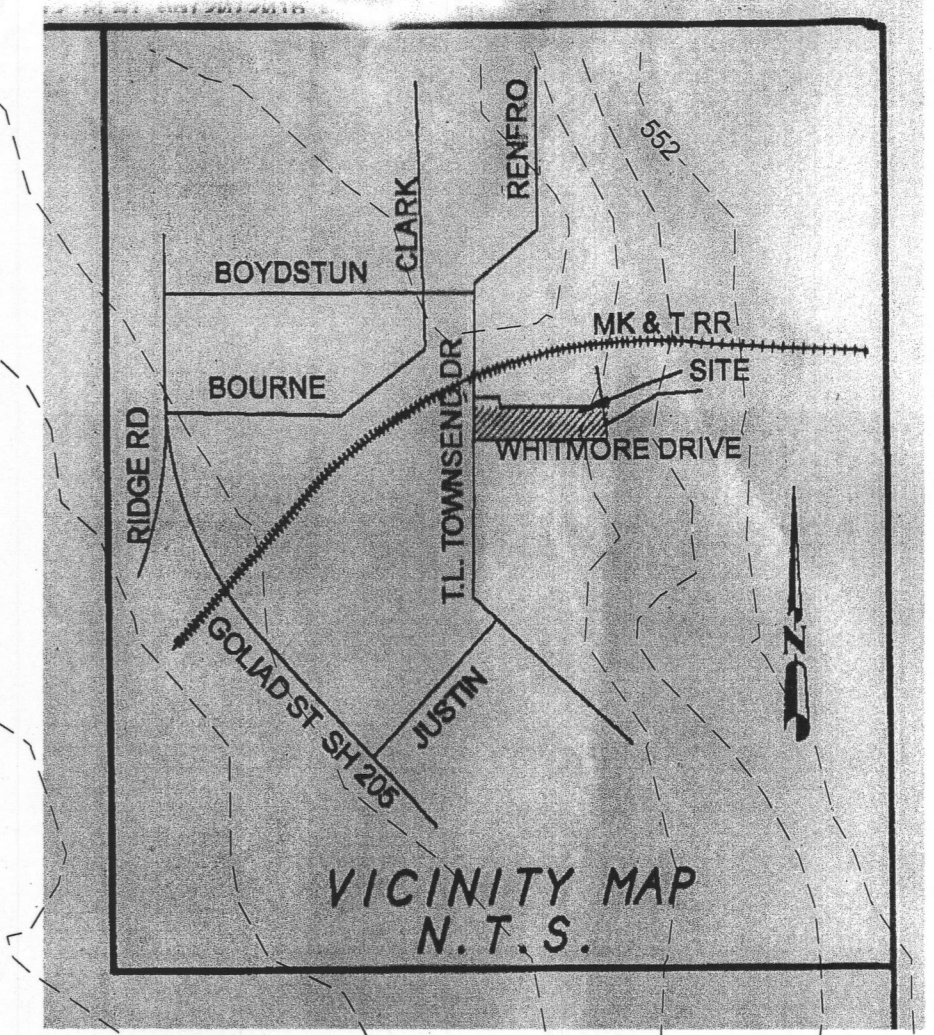


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





SYMBOL LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	SIGN
(Symbol)	UTILITY POLE
(Symbol)	LIGHT POLE
(Symbol)	FIRE HYDRANT
(Symbol)	MANHOLE (SAN)
(Symbol)	MANHOLE (STORM)
(Symbol)	IRRIGATION VALVE
(Symbol)	IRRIGATION HEAD
(Symbol)	WATER METER
(Symbol)	IRRIGATION METER
(Symbol)	GREASE TRAP
(Symbol)	VERIZON
(Symbol)	SOUTHWESTERN BELL
(Symbol)	HANDICAP STALL
(Symbol)	IRON ROD FOUND
(Symbol)	CAPPED ROD FOUND
(Symbol)	PKF
(Symbol)	IRON ROD SET
(Symbol)	CAPPED ROD SET
(Symbol)	PKS
(Symbol)	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
 SIDEWALK 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" 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

FILE COPY
 PLAT...FILE: 2006118 CRP
 CITY CASE No.: 502017-009
 LAND USE: COMMERCIAL - OFFICE
 TAS REG NO. 88818744

SITE PLAN

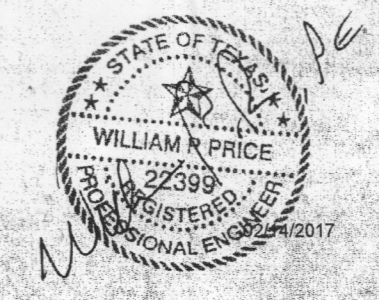
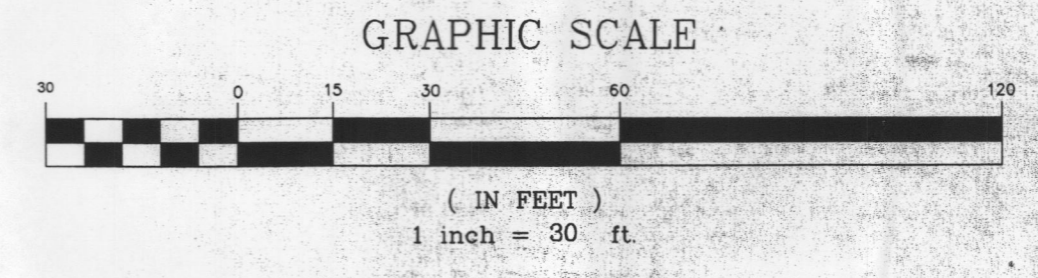
LOMA LINDA INTERIORS
 855 WHITMORDE DRIVE, LOT 10, BLOCK A
 ROCKWALL, TEXAS - ROCKWALL COUNTY

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

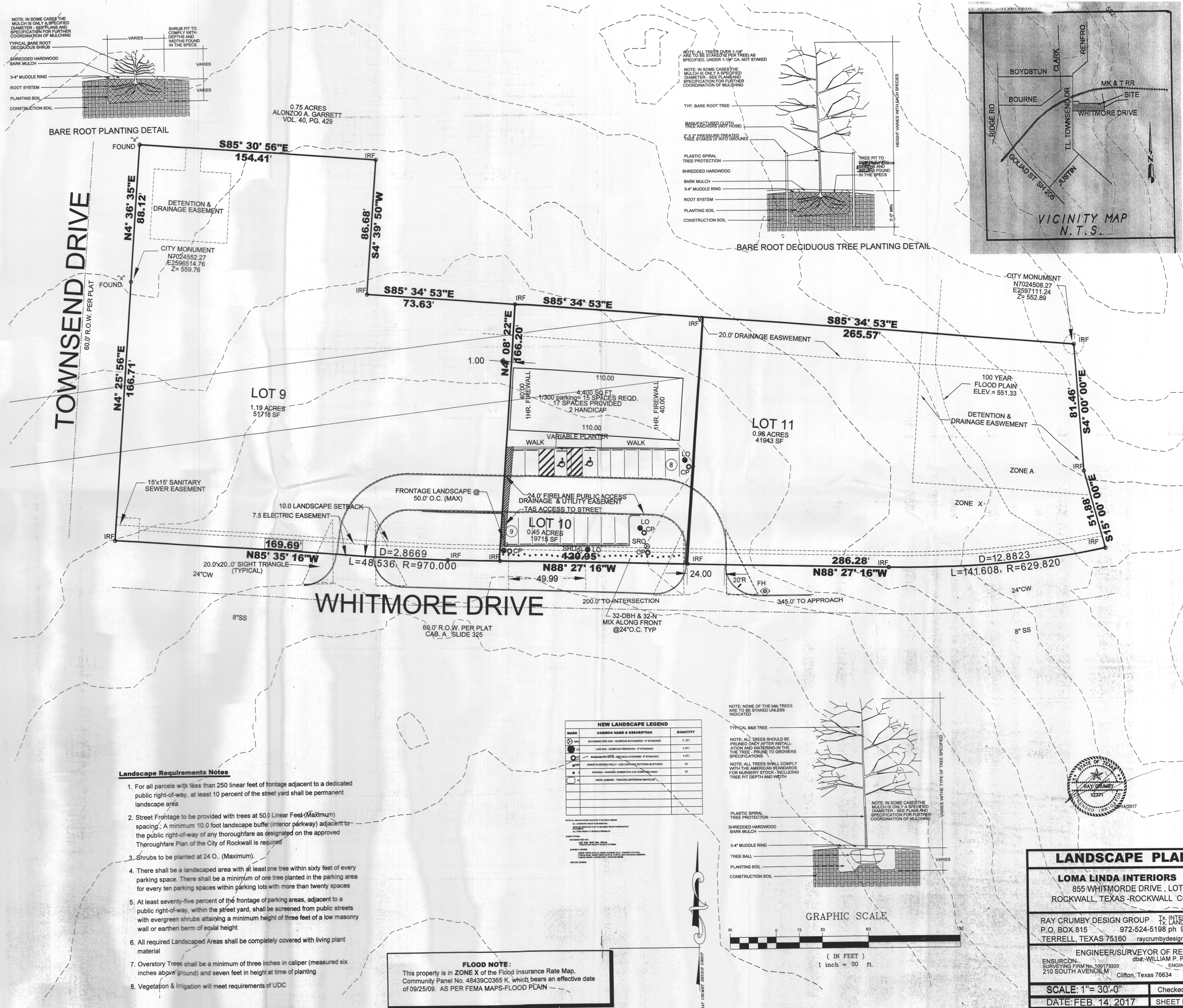
BENCH MARK / VERTICAL CONTROL No. 91-42-1
 NORTH SIDE OF MANSFIELD WEBB ROAD @ 1522 MANSFIELD WEBB ROAD 455' WEST OF GRINDSTONE COURT (MAPSCO 111-M)
 AS PER CITY OF ARLINGTON SURVEY DEPARTMENT
 ELEV = 589.490 (METERS-179.677)
 READ ON GROUND:
 N 6,934,050.180, E 2,457,805.855, ELEV = 589.490

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
SIGN	
⊙ _{PP}	UTILITY POLE
⊙ _L	LIGHT POLE
⊙ _{FH}	FIRE HYDRANT
⊙ _{SMH}	MANHOLE (SAN)
⊙ _{StoMh}	MANHOLE (STORM)
⊙ _{IV}	IRRIGATION VALVE
⊙ _{IH}	IRRIGATION HEAD
⊙ _{WM}	WATER METER
⊙ _{IM}	IRRIGATION METER
⊙ _{CT}	GREASE TRAP
⊙ _V	VERIZON
⊙ _{SBC}	SOUTHWESTERN BELL
⊙ _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

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.C. (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.

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LANDSCAPE PLAN

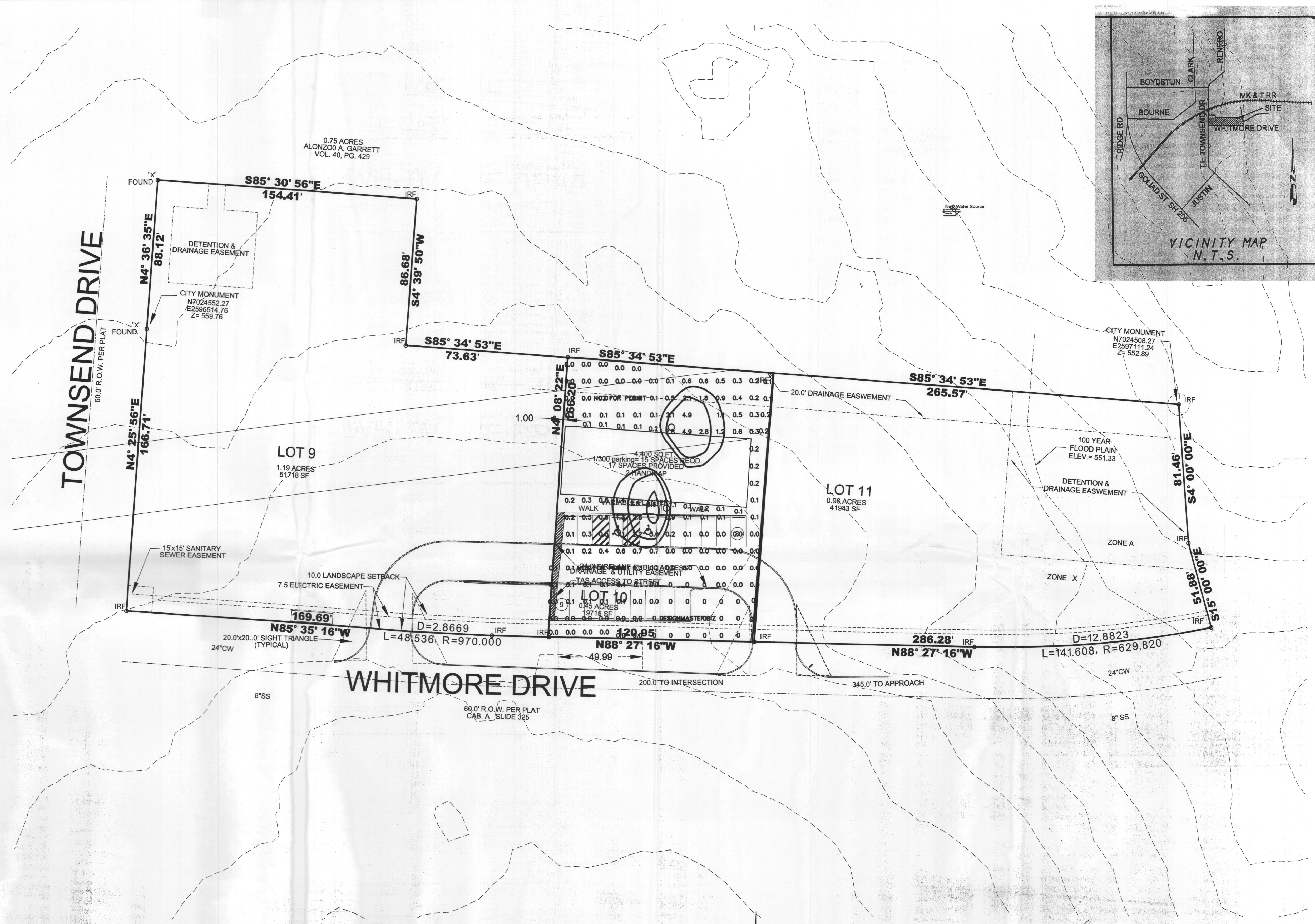
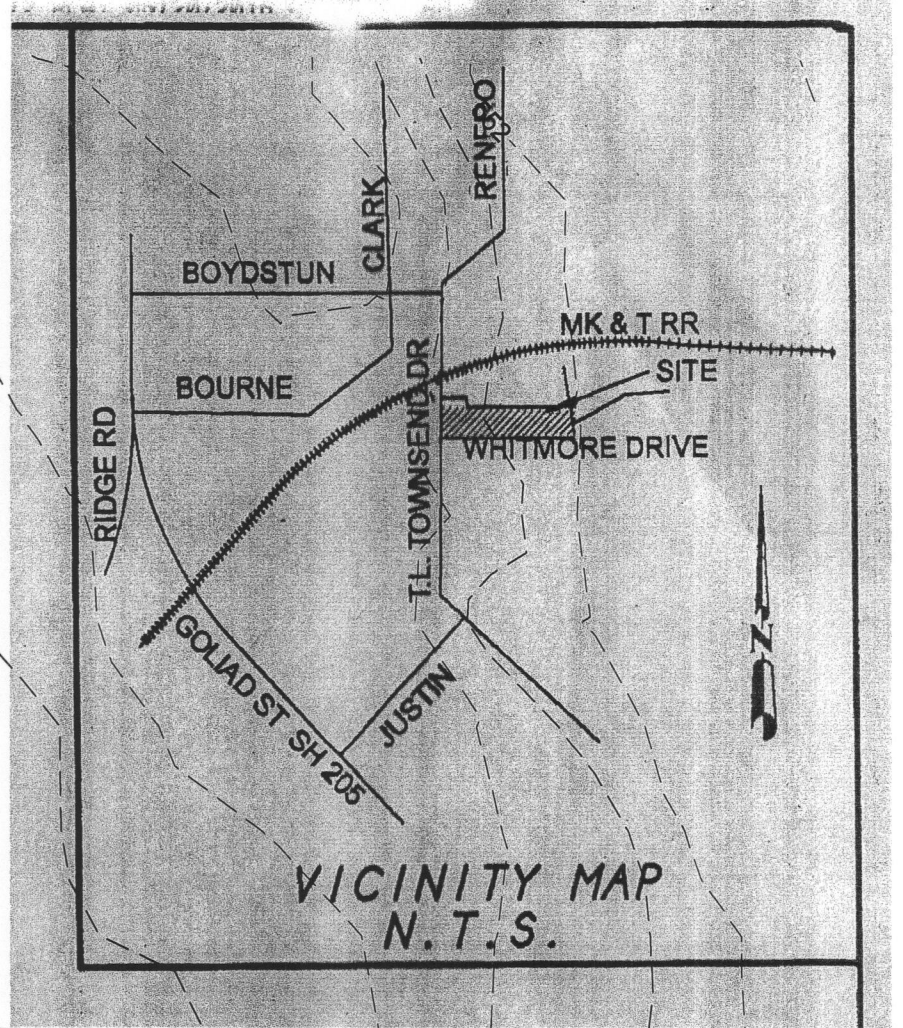
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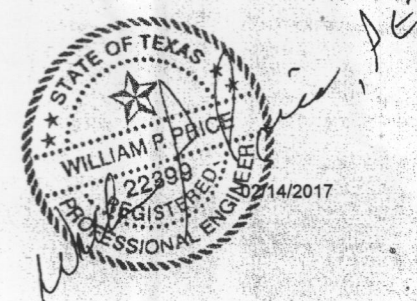
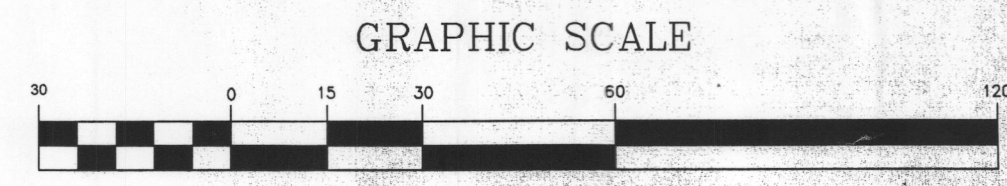
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 DATE: FEB. 14, 2017 SHEET No. LS-01 of LS-04
 Drawn By: Ray Crumby ©2017

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SYMBOL LEGEND	
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	SIGN
⊙-pp	UTILITY POLE
⊙-lp	LIGHT POLE
⊙-fh	FIRE HYDRANT
⊙-smh	MANHOLE (SAN)
⊙-stmh	MANHOLE (STORM)
⊙-iv	IRRIGATION VALVE
⊙-ih	IRRIGATION HEAD
⊙-wm	WATER METER
⊙-im	IRRIGATION METER
⊙-gt	GREASE TRAP
⊙-v	VERIZON
⊙-sbc	SOUTHWESTERN BELL
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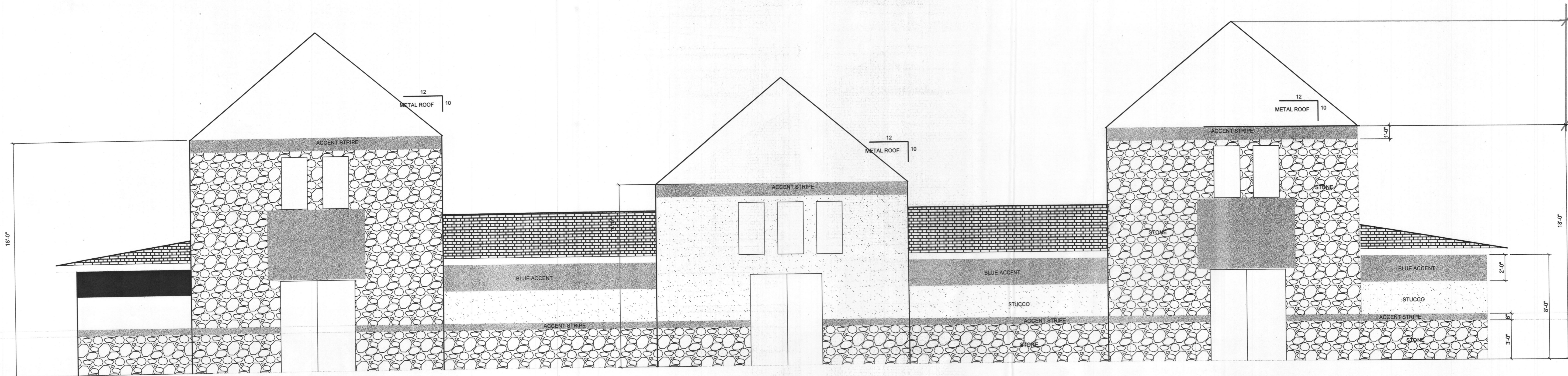
PHOTOMETRIC PLAN

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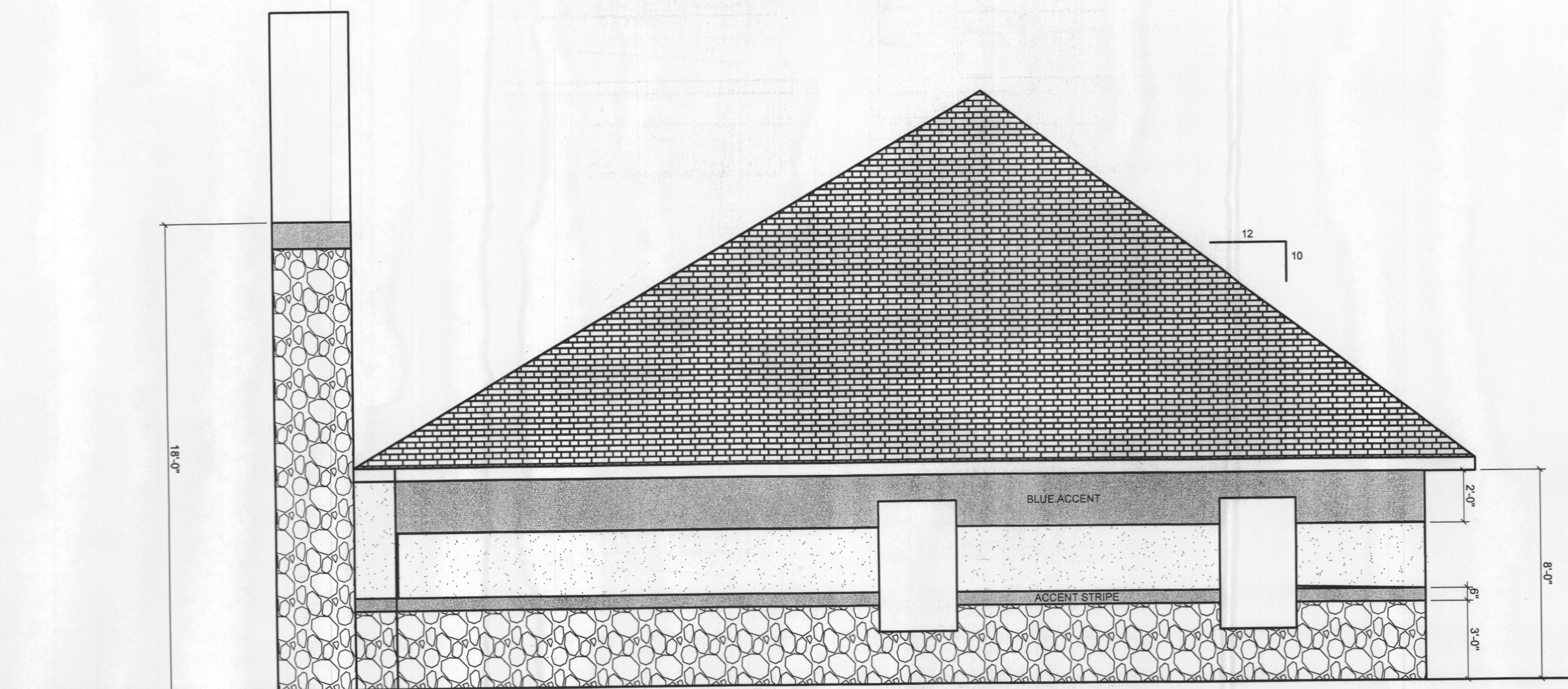
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SOUTH ELEVATION
SCALE: 1/4"=1'-0"

*Materials?
Renderings?*



EAST ELEVATION...WEST SIMILAR
SCALE: 1/4"=1'-0"

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



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 LANDSCAPE IRRIGATOR 972-524-5198 ph 972-524-2253 fax rcdesigns50@gmail.com
ENGINEER/SURVEYOR OF RECORD dba, WILLIAM P. PRICE, P.E., R.P.L.S.	
ENSURCON SURVEYING FIRM No. 100173320 210 SOUTH AVENUE M Clifton, Texas 76634	ENGINEERING FIRM No. 5483 214-704-1565
SCALE: 1/4"= 1'-0"	Checked By: William P. Price
DATE: FEB. 14, 2017	SHEET No.
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