




PD-52

SP2018-026 - 855 WHITMORE DRIVE  
SITE PLAN - LOCATION MAP = 

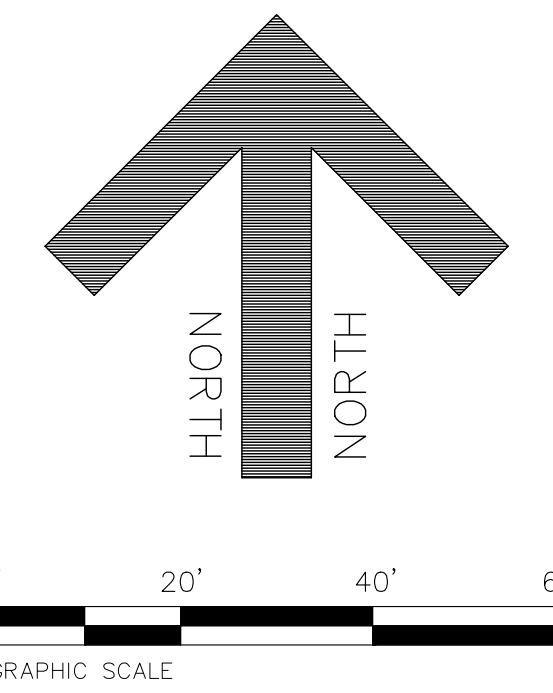
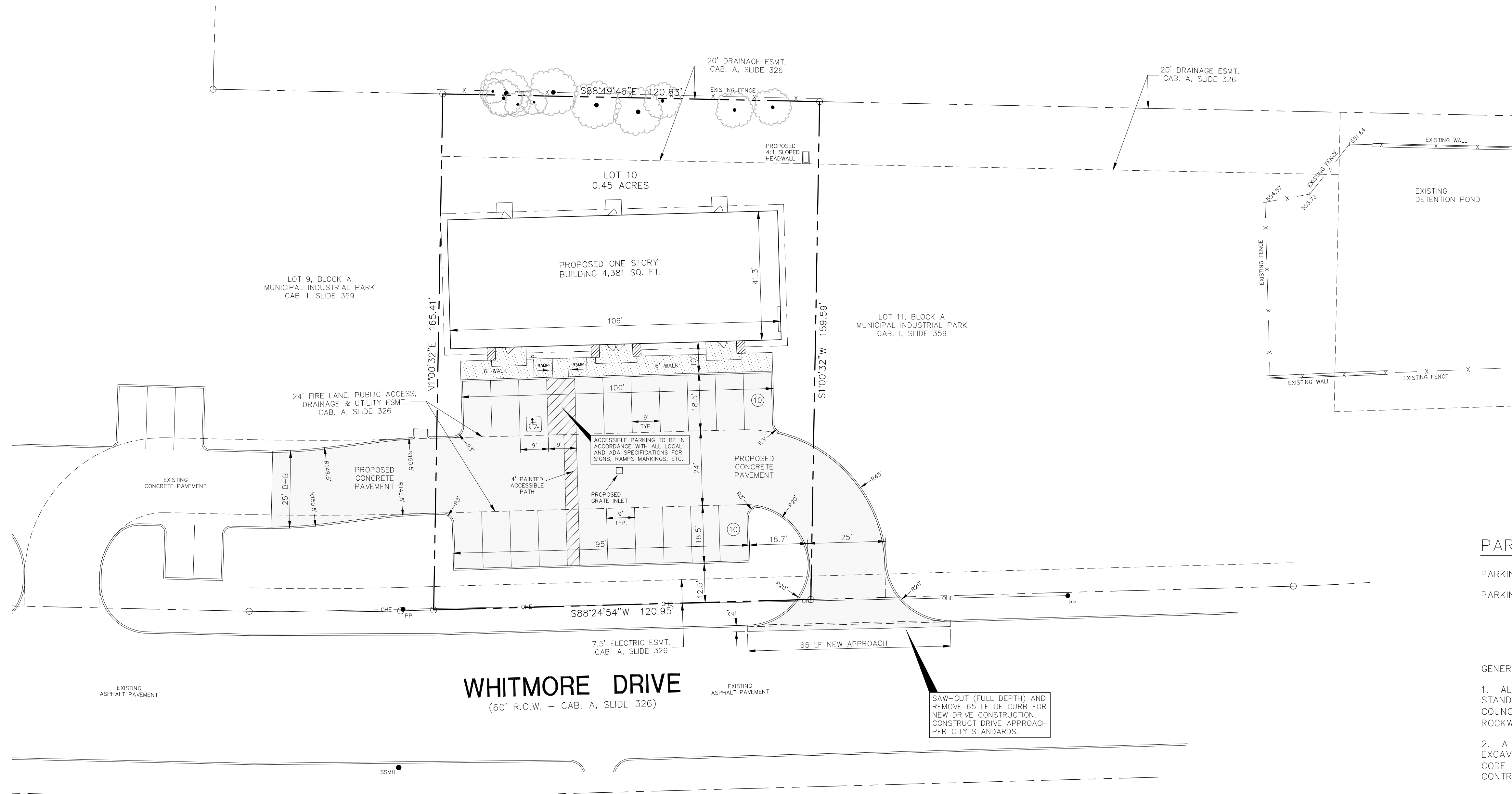


# City of Rockwall

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

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**PARKING TABULATION**

PARKING SPACES REQUIRED: 1/300 SF = 4,381 SF/300 SF = 15 SPACES  
 PARKING SPACES PROVIDED: 20 SPACES

**GENERAL NOTES:**

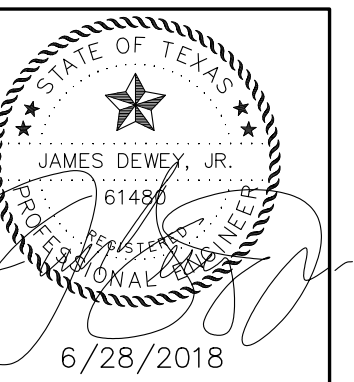
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL STANDARD SPECIFICATIONS, GENERAL DESIGN STANDARDS AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, 3RD EDITION, SPECIFICATIONS (AS AMENDED BY CITY OF ROCKWALL).
2. A PAY ITEM FOR TRENCH SAFETY SYSTEMS THAT MEET REGULATIONS FOR EXCAVATING, TRENCHING, AND SHORING CONTAINED IN SUB PART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS SHALL BE INCLUDED IN THE OWNER/CONTRACTOR CONTRACT AGREEMENT IN ACCORDANCE WITH H. B. 665.
3. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE SHOWN.
4. SEE SHEET C2A & C2B FOR GRADING, PAVING & STORM DRAIN PLANS OF THE SITE.
5. SEE SHEET C5 FOR EROSION CONTROL PLAN OF THE SITE.
6. SEE SHEET C6A & C6B FOR SITE DETAILS.

**ACCESSIBILITY NOTES:**

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

**LEGEND**

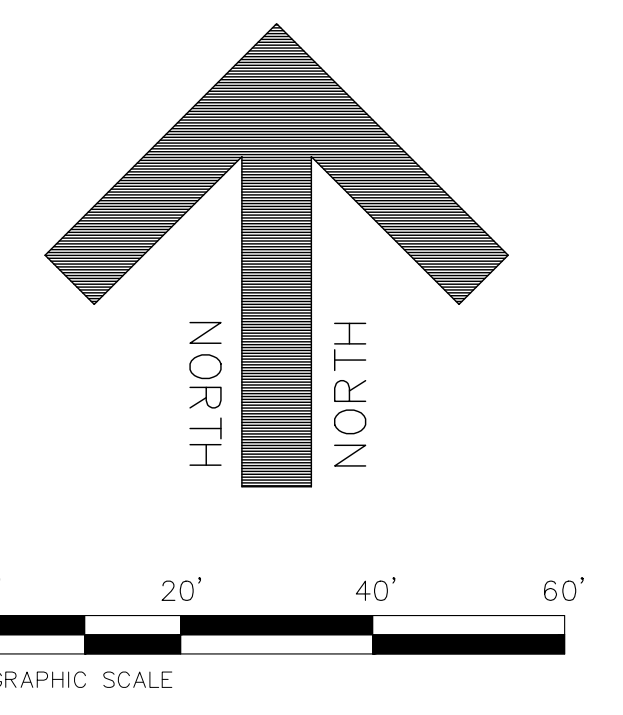
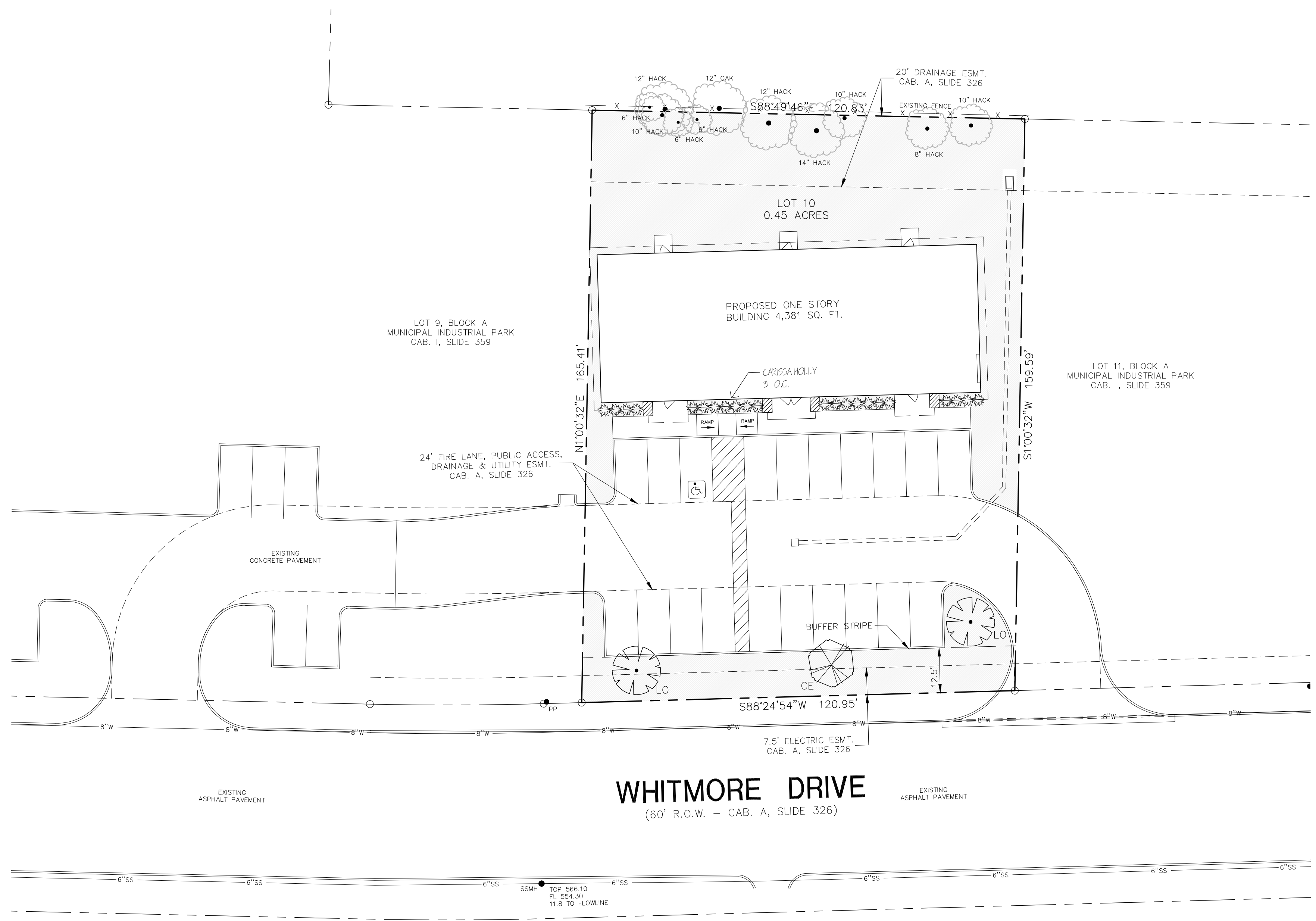
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE WALK



PROJECT: **LOMA LINDA INTERIORS**  
**LOT 10, BLOCK A, MUNICIPAL INDUSTRIAL PARK**  
**855 WHITMORE DRIVE**  
**ROCKWALL, TEXAS**

REVISIONS:	
DATE	REVISION





**LANDSCAPE TABULATION**

LANDSCAPE AREA REQUIRED: 15% OF SITE AREA = 0.15(19,635 SF) = 2,945 SF  
 PROVIDED: 7,850 SQ. FT.

**STREET BUFFER REQUIREMENTS**  
 STREET BUFFER REQUIRED: 10 FT  
 PROVIDED: 12.5 FT

BUFFER TREES REQUIRED: 1/50 LF = 3  
 PROVIDED: 3 TREES

**PARKING LOT LANDSCAPING REQUIREMENTS**  
 PARKING LOT LANDSCAPED AREA REQUIRED: 5% OF LANDSCAPE AREA OR 200 SF = 0.05(7,850 SF) = 393 SF OR 200 SF  
 PARKING LOT LANDSCAPED AREA PROVIDED: 766 SF  
 PARKING LOT TREES REQUIRED: N/A

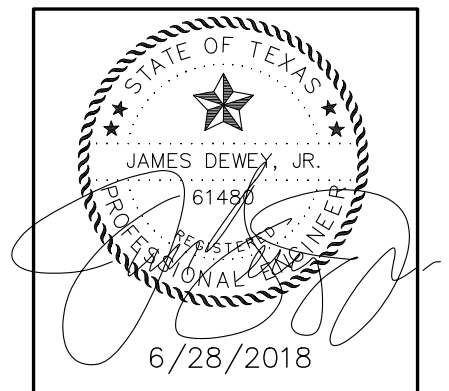
PLANT SCHEDULE					
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK	QUERCUS VIRGINIANA	2	3" CAL.	AS SHOWN	BALLED/BURLAP
CEDAR ELM	-----	1	3" CAL.	AS SHOWN	BALLED/BURLAP
CARISSA HOLLY	ILEX CORNUTA CARISSA	22	7-9 GAL	36" C-C	36" HGT. ABOVE PYMT. AT TIME OF PLANTING
BERMUDA TURF	CYNADON DACTYLON	7,752 SF.	-	-	SOD/HYDROMULCH

- NOTES:**
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.
  - ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
  - AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (MIN) LAYER OF SHREDED CYPRESS MULCH.
  - PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).
  - ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.
  - ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RYERSON STEEL EDGING.
  - ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM WITH AN AUTOMATIC CONTROLLER PER CITY CODE.

**LANDSCAPE LEGEND**

- PROPOSED LIVE OAK TREE (OR APPROVED EQUAL)
- PROPOSED CEDAR ELM (OR APPROVED EQUAL)
- EXISTING TREE TO REMAIN
- PROPOSED CARISSA HOLLY (OR APPROVED EQUAL)
- BERMUDA TURF

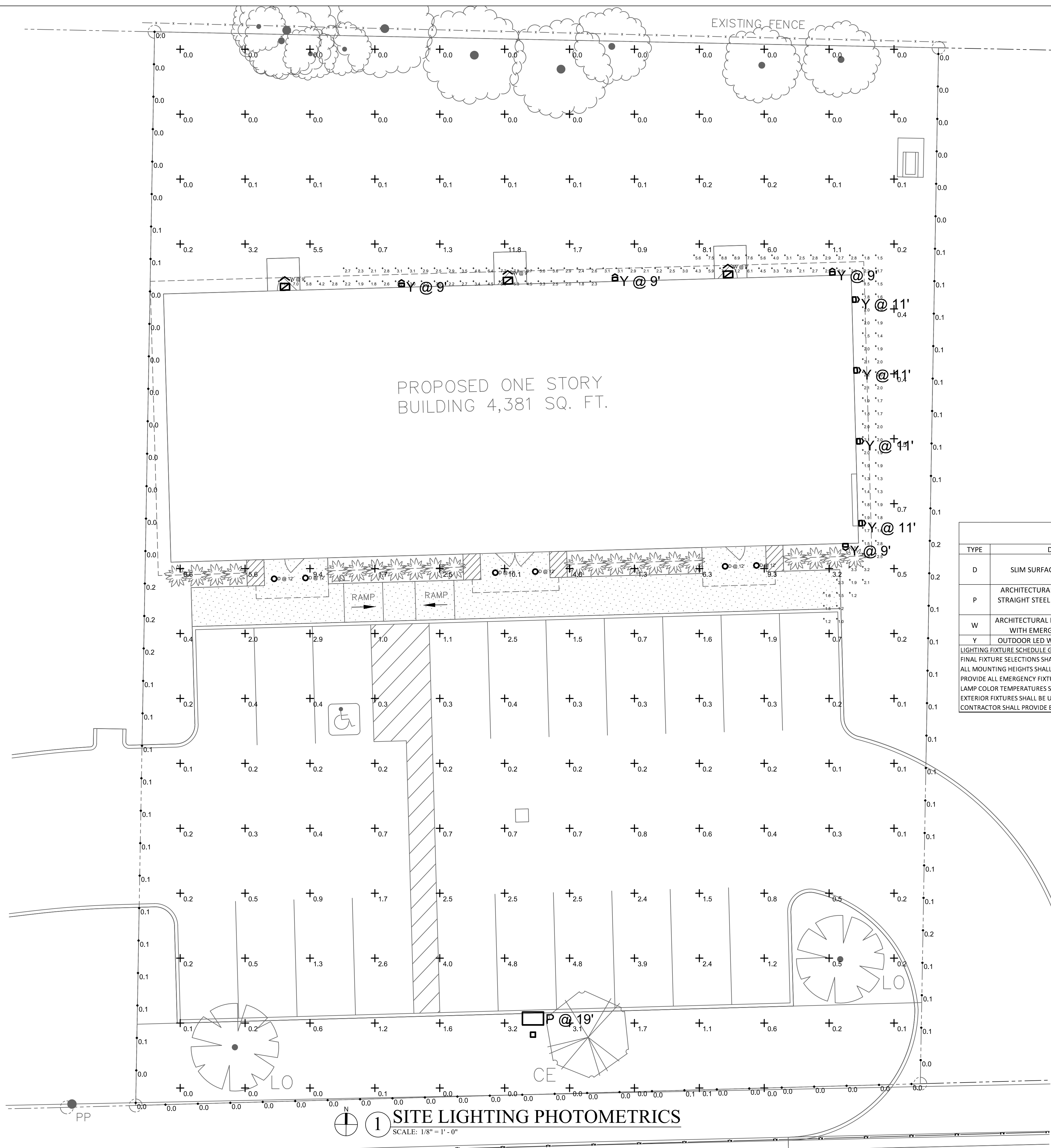
**OWNER:**  
 LOMA LINDA INTERIORS, INC.  
 4426 HIGHWAY 276  
 ROCKWALL, TEXAS 75032  
 PHONE: (318) 461-7731  
 ATTN: FRANCISCO CARDOSO  
 EMAIL: franciscocardoso@att.net



**PROJECT:**  
 LOMA LINDA INTERIORS  
 LOT 10, BLOCK A, MUNICIPAL INDUSTRIAL PARK  
 855 WHITMORE DRIVE  
 ROCKWALL, TEXAS

**REVISIONS:**

DATE	REVISION



PROPOSED ONE STORY BUILDING 4,381 SQ. FT.

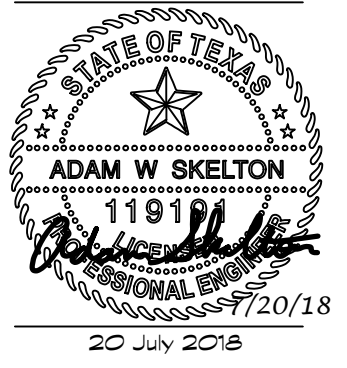
EXISTING FENCE

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Exit Discharge	+	3.0 fc	8.9 fc	1.0 fc	8.9:1	3.0:1
Property Line	◇	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Site	+	1.2 fc	11.8 fc	0.0 fc	N/A	N/A

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MOUNTING	MANUFACTURER	MODEL	LAMPS	DIMMING	VOLTAGE	WATTAGE	NOTES
D	SLIM SURFACE MOUNT DOWNLIGHT	SURFACE	JUNO	JSF-11IN-40K-90CRI-MVOLT-WH	LED	N	120	15	TYPE 'DE' SHALL HAVE 'EL' BATTERY BACKUP OPTION
P	ARCHITECTURAL LED POLE LIGHT, SQUARE STRAIGHT STEEL POLE, BACKLIGHT CONTROL OPTICS	POLE	LITHONIA	DSX0-LED-P3-40K-BLC-MVOLT-SPA POLE: SSS-17-4C-DM19AS-DBBXD	LED	N	120-277	71	TOP OF FIXTURE HEAD SHALL NOT EXCEED 20' AFG.
W	ARCHITECTURAL LED EXTERIOR WALL SCONCE WITH EMERGENCY BATTERY BACKUP	WALL	LITHONIA	WSTLED-P1-40K-VW-MVOLT-E7WC	LED	N	120/277	12	
Y	OUTDOOR LED WALL DOWNLIGHT CYLINDER	WALL	LITHONIA	OLLWD-P1-40K-MVOLT	LED	N	120	14	

**LIGHTING FIXTURE SCHEDULE GENERAL NOTES:**  
 FINAL FIXTURE SELECTIONS SHALL BE SUBMITTED TO AND APPROVED BY OWNER.  
 ALL MOUNTING HEIGHTS SHALL BE CONFIRMED WITH ARCHITECT PRIOR TO ROUGH-IN.  
 PROVIDE ALL EMERGENCY FIXTURES AND NIGHTLIGHTS WITH MINIMUM 90 MINUTE, 1100 LUMEN BATTERY BACKUP/INVERTER. SEE ELECTRICAL LIGHTING PLAN(S) FOR EXACT LOCATIONS.  
 LAMP COLOR TEMPERATURES SHALL BE 4000K AND SHALL BE UNIFORM THROUGHOUT THE INSTALLATION UNLESS NOTED OTHERWISE.  
 EXTERIOR FIXTURES SHALL BE U.L.-LISTED FOR DAMP OR WET LOCATIONS AS REQUIRED BY THE INSTALLATION.  
 CONTRACTOR SHALL PROVIDE EXTERIOR FIXTURES WITH ALL ACCESSORIES AS REQUIRED TO COMPLY WITH LOCAL LIGHTING ORDINANCES.

1 SITE LIGHTING PHOTOMETRICS  
SCALE: 1/8" = 1' - 0"

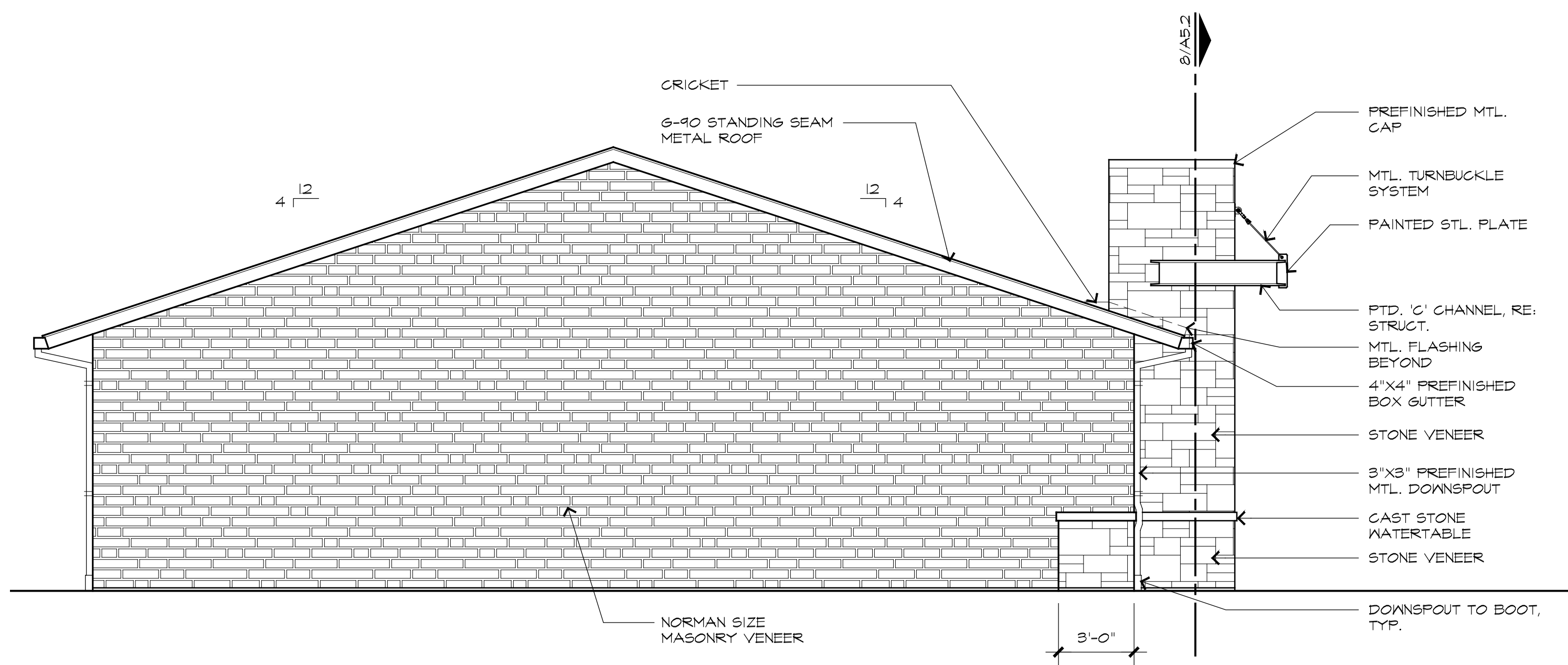


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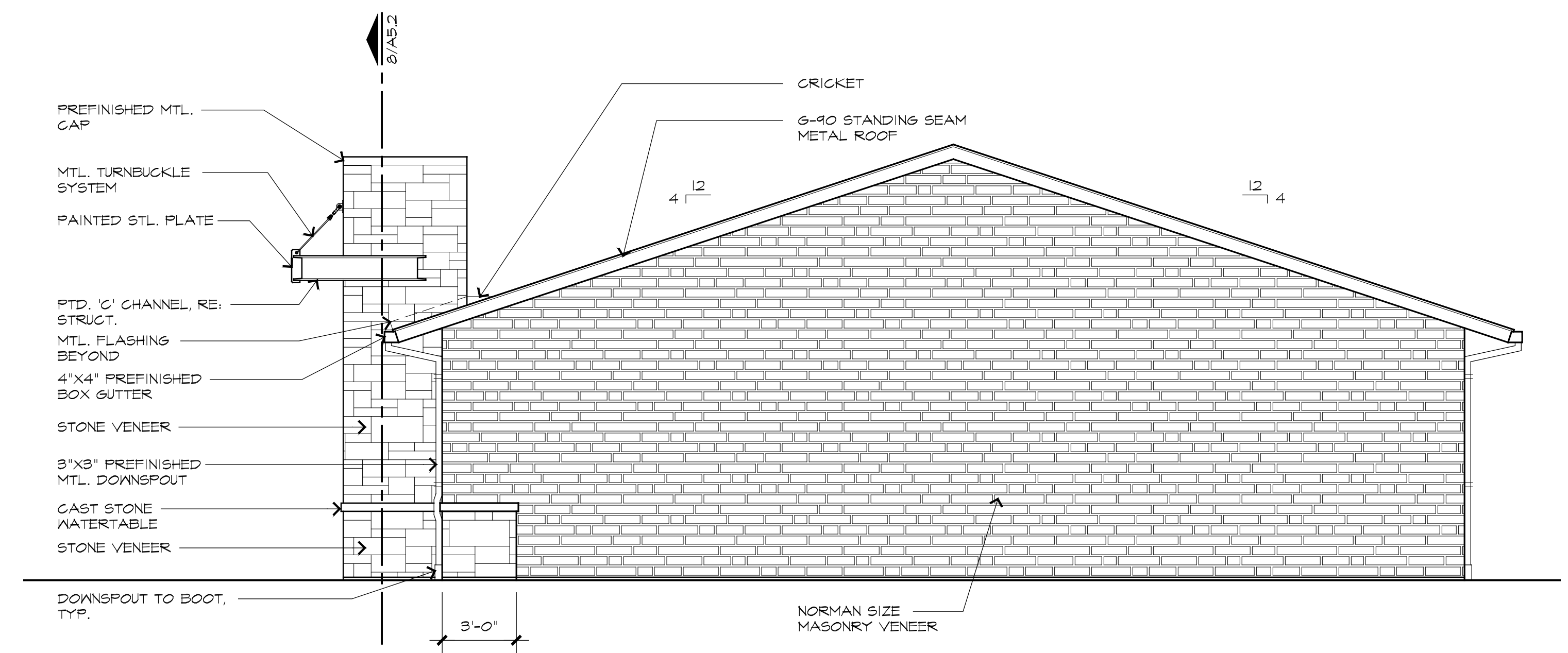




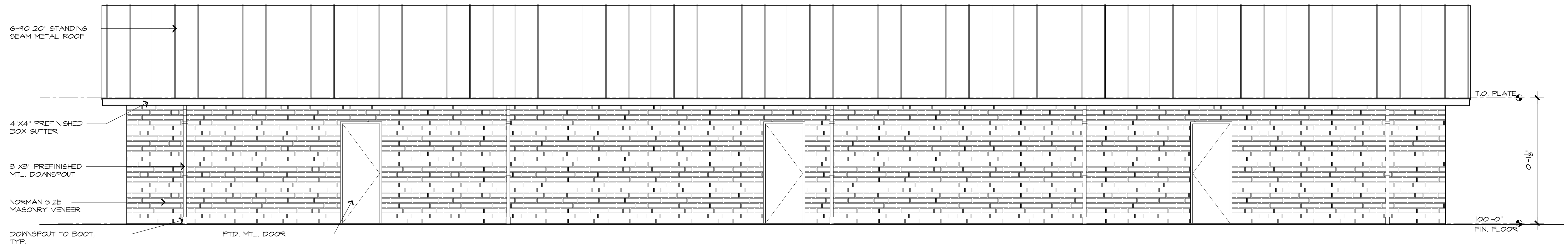




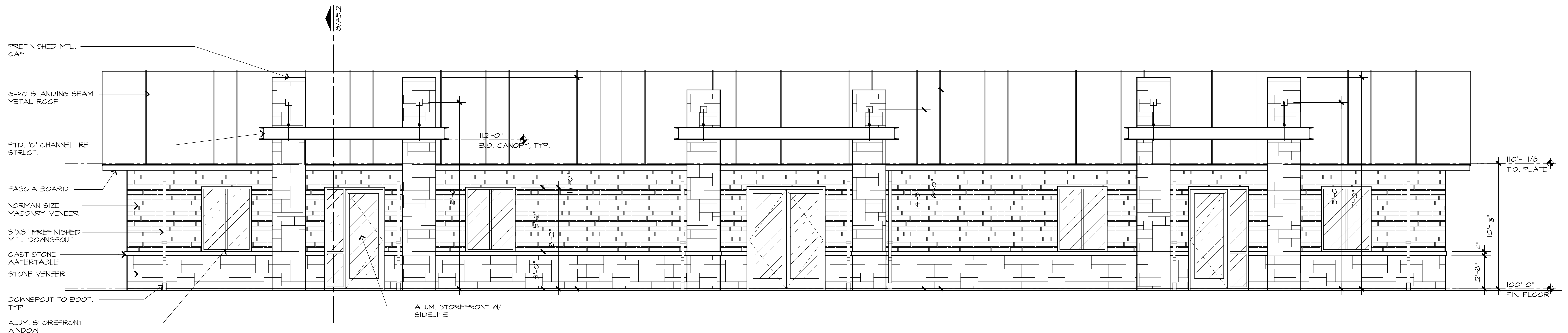
4 West Elevation  
A3.01 1/4" = 1'-0"



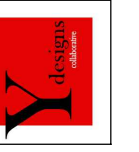
3 East Elevation  
A3.01 1/4" = 1'-0"



2 North Elevation  
A3.01 1/4" = 1'-0"



1 South Elevation  
A3.01 1/4" = 1'-0"



28 June 2018



## LOMA LINDA ELEVATION

MATERIALS : STONE - BRICK - CAST STONE - STANDING SEAM METAL ROOF