

SITE SUMMARY TABLE

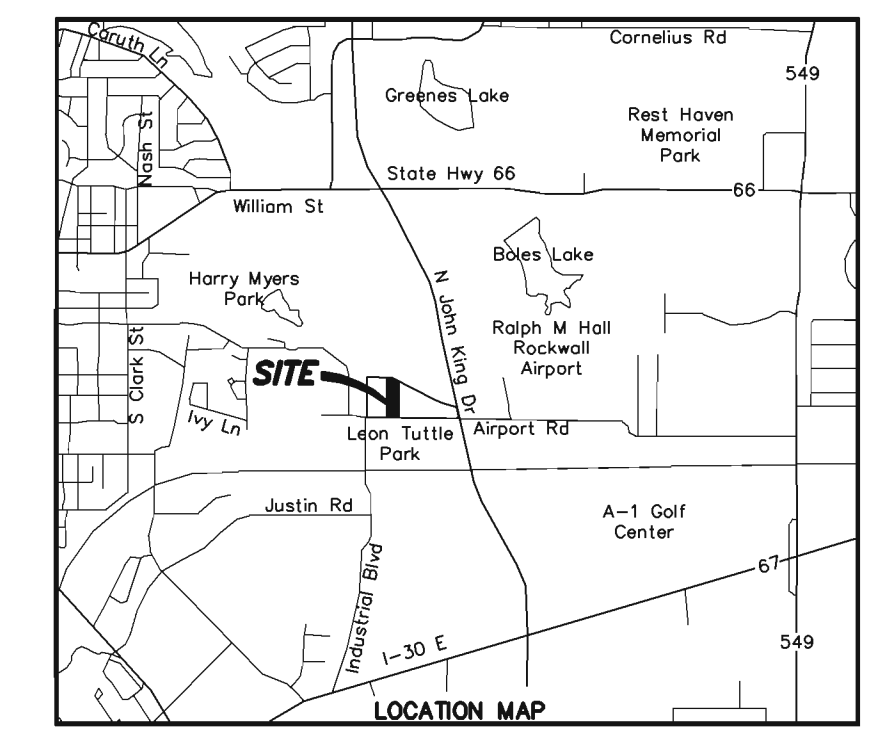
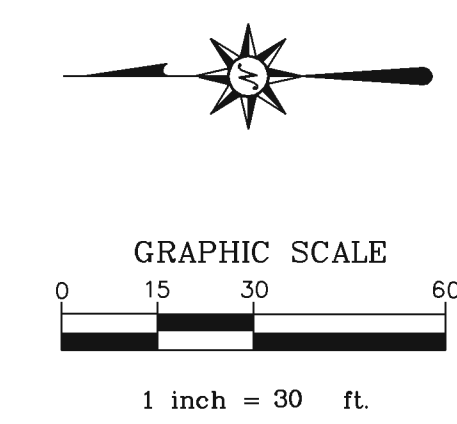
Project Name	Lakes Regional MHMR Center - Block A, Lot 4	
Zoning District	C Commercial	
Proposed use	MHMR Day Rehabilitation Center	
Site Area: (10,000 SF Min.)	3.00 Acres	
Building Area	9628 SF/11360 SF Under Roof	
Building Height: (240' Max.)	24' / 1 STORY	
Building Coverage: (60% Max.)	9%	
Floor Area 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	

LEGEND

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

WATER METER SCHEDULE

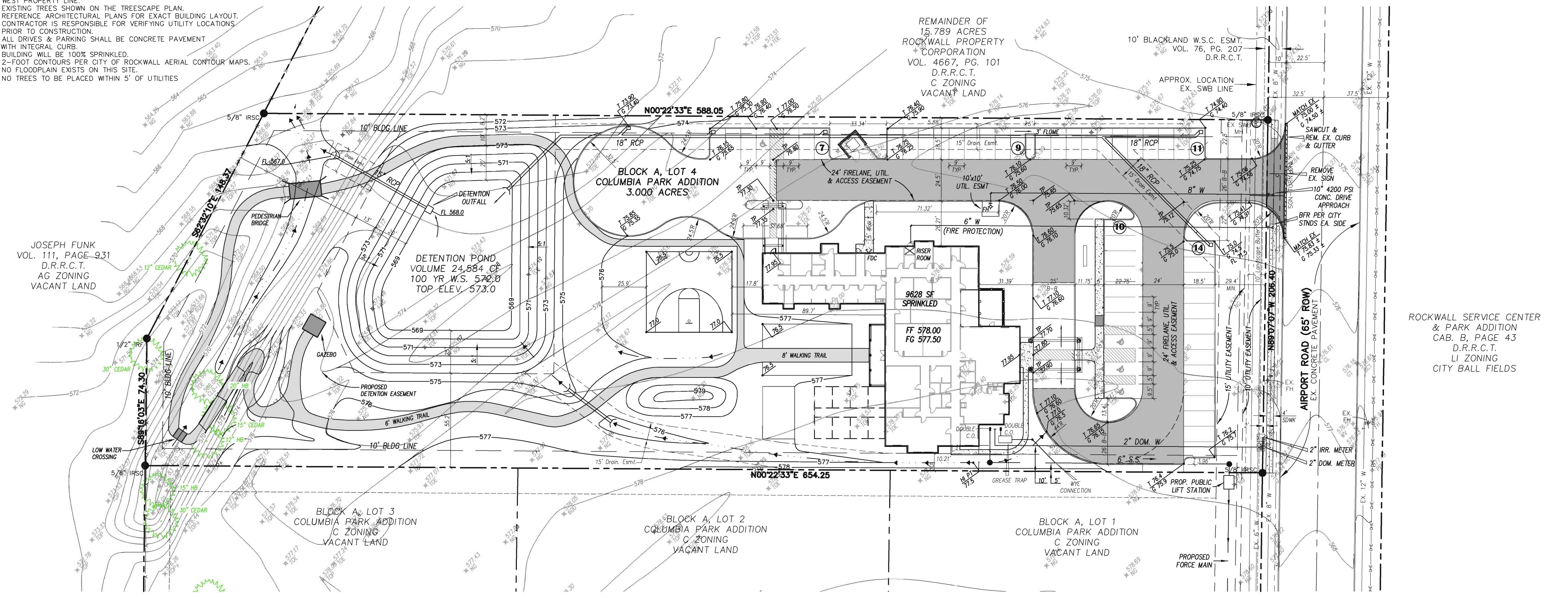
SIZE	TYPE	SAN. SEW.
2"	IRRI.	N/A
2"	DOM.	6" S.S.



"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 Plan.dwg - Oct 12, 2012 at 10:50am by: espaldanz

△		Designed By: RAA	Job No.: 153000
△		Drawn By: BS	Date: OCT. 3, 2012
△		Checked By: TPJ	Scale: 1"=30' H (22"X34")
△		Approved By: _____	
Rev	Date	Description	App.

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SITE PLAN
BLOCK A, LOT 4, COLUMBIA PARK ADDITION
ROCKWALL, TEXAS

LAKES REGIONAL
MENTAL HEALTH MENTAL RETARDATION CENTER
ROCKWALL, TEXAS

Sheet No: **SP1**
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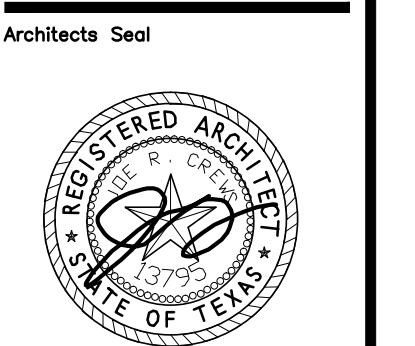
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**New Daytime Activity Center
 Lakes Regional MHMR Center
 Rockwall, Texas**

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Project No. **2012-4**

Drawn By:

Date: **02 October 2012**

Sheet Title:

**Exterior
 Elevations**

Drawing No.

A6.01

EXTERIOR MATERIAL CALCULATIONS

FRONT/SOUTH	
C STONE	727 - 58%
STUCCO	218 - 18%
FENESTRATION & TRIM	295 - 25%
TOTAL	1,240

WEST SIDE	
C STONE	800 - 55%
STUCCO	412 - 30%
FENESTRATION & TRIM	162 - 11%
TOTAL	1,374

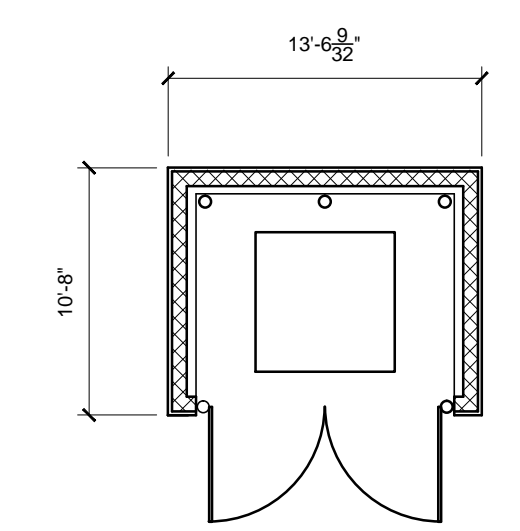
EAST SIDE	
C STONE	861 - 55%
STUCCO	397 - 24%
FENESTRATION & TRIM	381 - 23%
TOTAL	1,639

NORTH SIDE	
C STONE	567 - 48%
STUCCO	345 - 29%
FENESTRATION & TRIM	270 - 23%
TOTAL	1,182

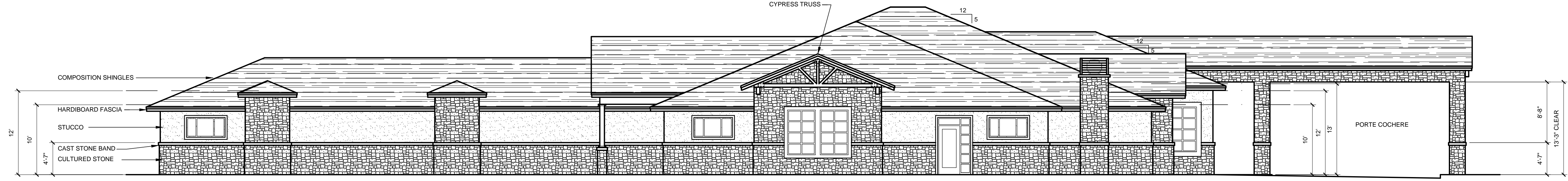
TOTALS	
C STONE	2,950 - 55%
STUCCO	1,372 - 25%
FENESTRATION & TRIM	1,088 - 20%
TOTAL	5,410



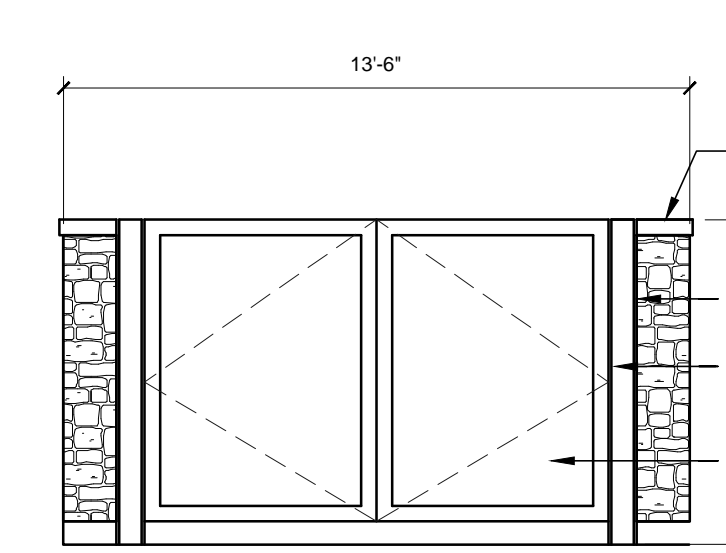
04 South Elevation
 Scale: 1/8" = 1'-0"



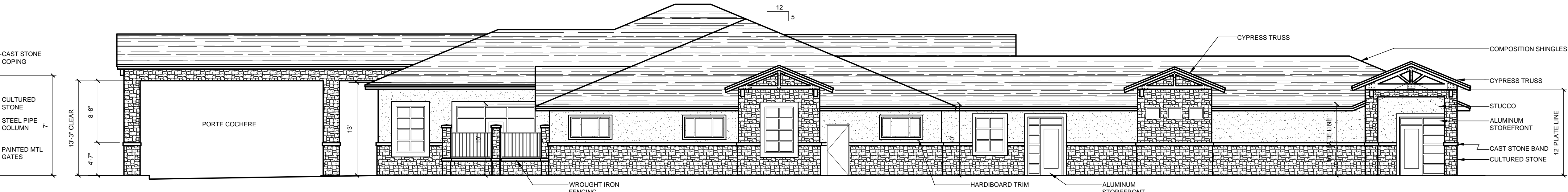
07 Dumpster Plan
 Scale: 1/8" = 1'-0"



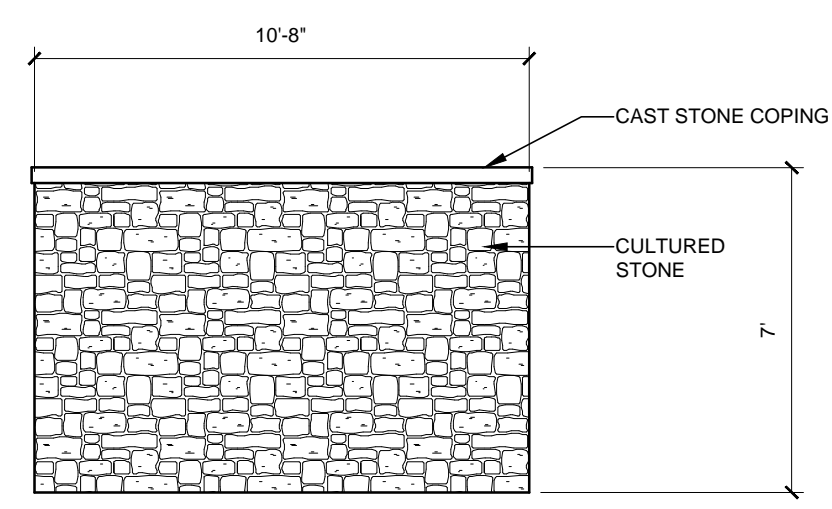
03 East Elevation
 Scale: 3/16" = 1'-0"



06 Dumpster Gate
 Scale: 1/4" = 1'-0"



02 East Elevation
 Scale: 1/8" = 1'-0"



05 Dumpster Enclosure
 Scale: 1/4" = 1'-0"



01 North Elevation
 Scale: 1/8" = 1'-0"



West Elevation



South Elevation



North Elevation



East Elevation





LANDSCAPE REQUIREMENTS

SITE
3.0 ACRES (130,680 SF)
ZONED CB
LANDSCAPE AREA PERCENTAGE
SITE = 130,680 SF
15% = 19,602 REQUIRED
74% = 96,229 SF PROVIDED

LANDSCAPE SETBACK
AT PUBLIC STREET RIGHT OF WAY ONLY
AIRPORT ROAD
206.4 LF SET BACK FRONTAGE
10' LANDSCAPE SET BACK REQUIRED
26' LANDSCAPE SET BACK PROVIDED
1 TREE/50 LF REQUIRED
4 TREES PROVIDED
10 SHRUBS/50 LF REQUIRED
40 SHRUBS PROVIDED

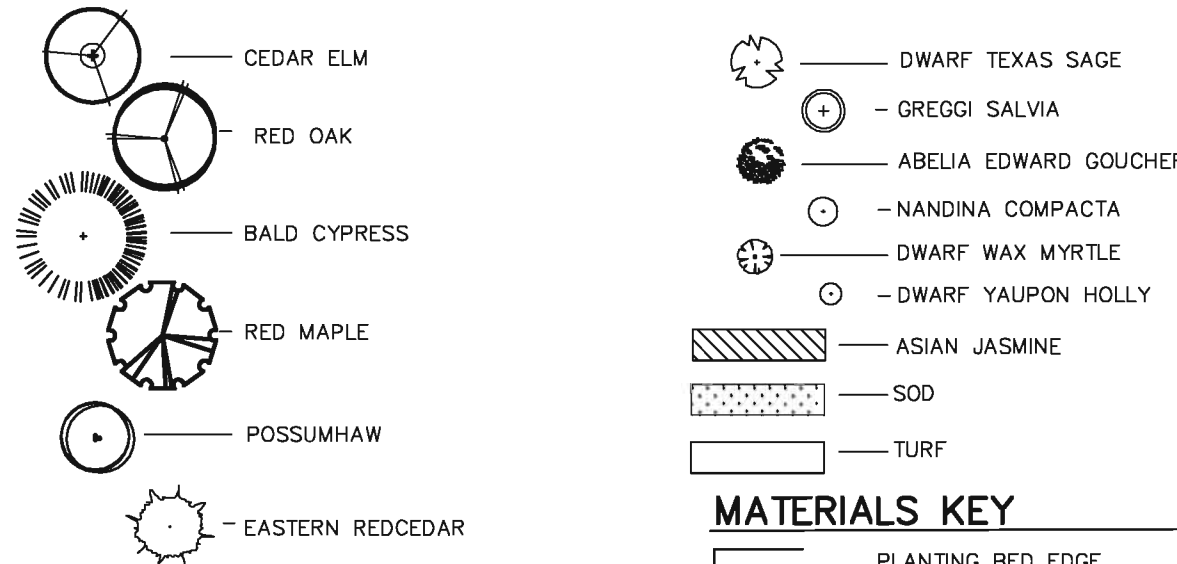
DETENTION POND
1 TREE/750 SF OF DRY AREA REQUIRED
DETENTION POND W.S. ELE. = 12,799. S.F.
17 TREES REQUIRED
17 TREES PROVIDED

LANDSCAPE FOR PARKING LOTS
PARKING LOTS SCREENING
30" HEIGHT SCREENING REQUIRED
36" HEIGHT SCREENING PROVIDED
SHRUBS AND BERMS

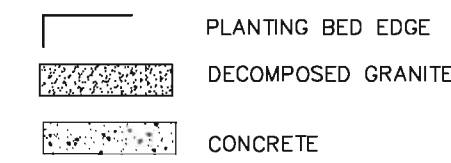
PARKING LOTS LANDSCAPE
4.3 PARKING SPACES
1 TREE/10 PARKING SPACES REQUIRED
4.3 TREES REQUIRED
9 TREES PROVIDED

PARKING AREA = 23,159 SF
05% OF THE GROSS PARKING AREA
REQUIRED TO BE LANDSCAPED
05% = 1,158 SF REQUIRED
15% = 3,537 SF PROVIDED

PLANT KEY



MATERIALS KEY



ORGANIC MULCH/SOIL AMENDMENTS

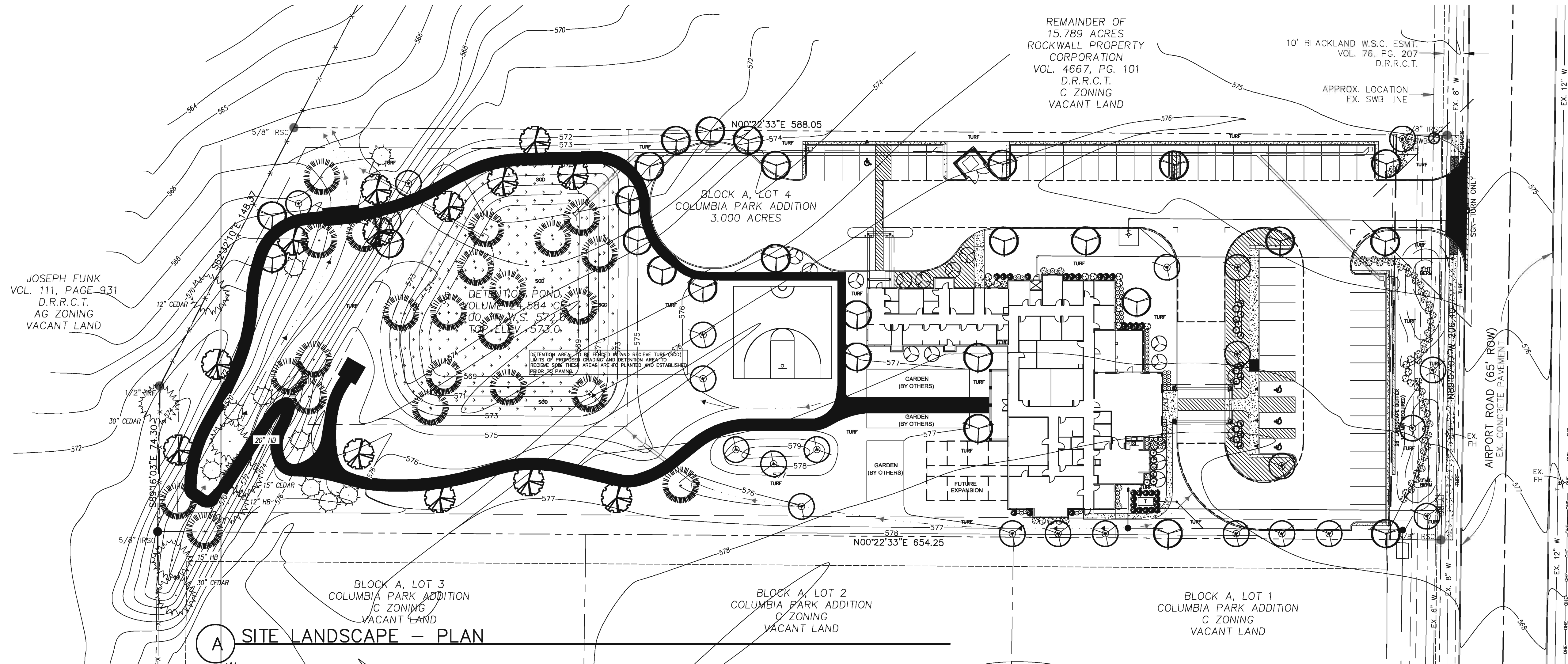
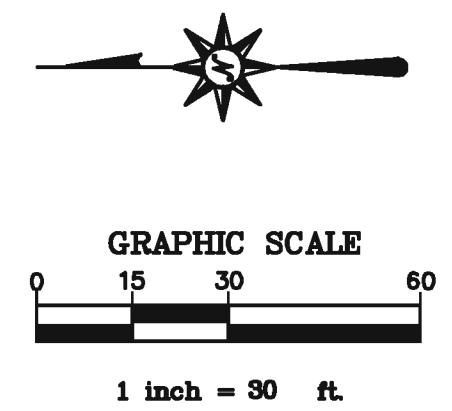
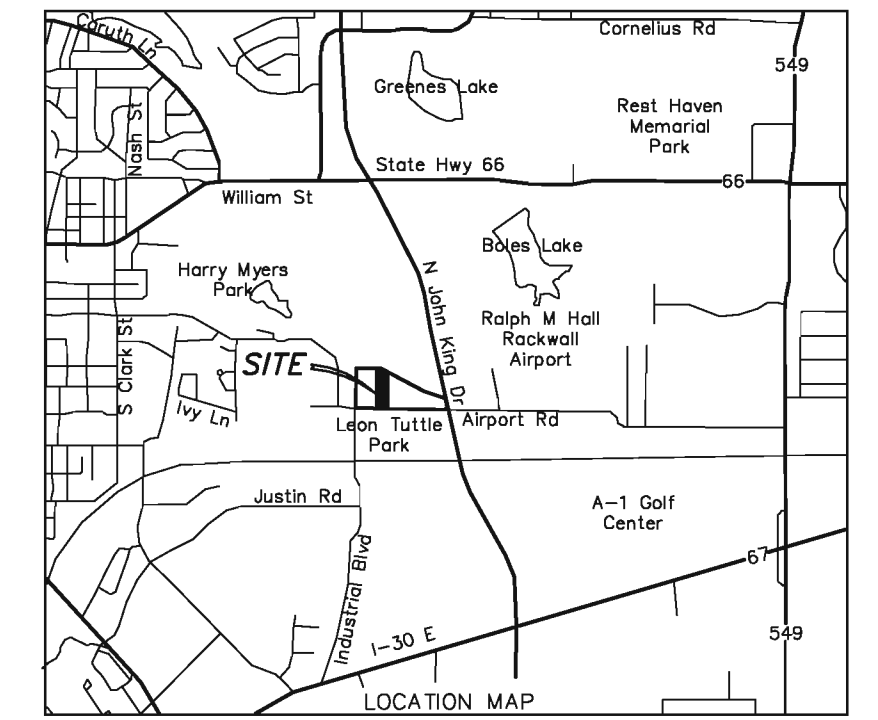
ORGANIC MULCH SHREDDED HARDWOOD BARK, 4" DEPTH MIN.	APPLY TO ALL PLANTING BEDS.
SOIL AMENDMENTS, 3" DEPTH MIN.	APPLY TO ALL LANDSCAPE BED AREAS TILL INTO PLACE TO A 6" DEPTH.
TURF	PREPARE ALL TURF AREAS TO RECEIVE SOD. PREPARE FINISH GRADE PRIOR TO INSTALLATION ACCORDING TO INDUSTRY STANDARD. ADD SOIL AMENDMENTS AND SMOOTH SURFACE. SLOPE TO DRAIN. ROLL SOD INTO PLACE AFTER INSTALLATION.

PLANT SCHEDULE:

KEY	QUAN	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LD	00	LIVE OAK	QUERCUS VIRGINIANA	3.0"-3.5" CAL	UNIFORM HEIGHT, FULL CROWN
RO	00	SHUMARD RED OAK	QUERCUS SHUMARDII	3.0"-3.5" CAL	UNIFORM HEIGHT, FULL CROWN
CE	00	CEDAR ELM	ULMUS CRASSIFOLIA	3.0"-3.5" CAL	UNIFORM HEIGHT, FULL CROWN
TA	00	TEXAS ASH	FRAXINUS TEXANA	3.0"-3.5" CAL	UNIFORM HEIGHT, FULL CROWN
RM	00	CADDO MAPLE	ACER SACCHARUM CADDO	3.0"-3.5" CAL	UNIFORM HEIGHT, FULL CROWN
ERC	00	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	6"-8" BB	PLANT AS SHOWN ON PLAN
OT	00	ORNAMENTAL TREES	SELECT VAR. FLOWERING/FRUIT	2" GAL	UNIFORM HEIGHT, FULL CROWN
PEC	00	PECAN SPECIES	CARYA ILLINOENSIS	2" GAL	UNIFORM HEIGHT, FULL CROWN
DTS	00	DWARF TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'COMPACTUM'	7" GAL	PLANT 36" O.C.
DWM	00	DWARF WAX MYRTLE	MYRTICA PUSILLA	7" GAL	PLANT 36" O.C.
SG	00	SALVIA GREGGII	SALVIA GREGGII	5" GAL	PLANT 24" O.C.
DYH	00	DWARF YAUPON HOLLY	ILEX VOMITORIA NANA	5" GAL	PLANT 24" O.C.
NC	00	NANDINA COMPACT	NANDINA DOM. COMPACTUM	7" GAL	PLANT 36" O.C.
AEG	00	ABELIA, DWARF	ABELIA EDWARD GOUCHER	5" GAL	PLANT WHERE LOCATED.
AJ	000	ASIAN JASMINE	TRACHELSPERMUM ASIATICUM	4" POT	12" ON CENTER
TURF	FIELD	VERIFY BERMUDA	CYNODON DACTYLON	SOD	ROLL INTO PLACE

INSTALLATION AND MAINTENANCE

- ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
- A MINIMUM OF 4" OF ORGANIC MULCH, SHALL BE PROVIDED AT TIME OF PLANTING, IN ALL PLANTING BEDS.
- EACH LARGE TREE, SMALL TREE OR LARGE SHRUB SHALL BE PLANTED AT LEAST (48") INCHES FROM EDGE OF ANY PAVED SURFACE.
- ALL PLANT AREAS WILL BE PROTECTED BY A 6" CONCRETE CURB OR WHEEL STOPS.
- GENERAL MAINTENANCE: ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PEST PREVENTION, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES SHALL BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPARABLE TO THE EXISTING PLANT MATERIALS SPECIFIED IN THE APPROVED LANDSCAPE PLAN.
- LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" AND TO ACHIEVE LEED CREDIT 1.1, "WATER EFFICIENT LANDSCAPING, REDUCE BY 50%".
- THE IRRIGATION SYSTEM WILL BE A LOW PRESSURE, UNDERGROUND, DRIP IRRIGATION SYSTEM. THIS SYSTEM WILL CONTAIN A RAIN GAUGE AND FREEZE/THAW SENSOR.



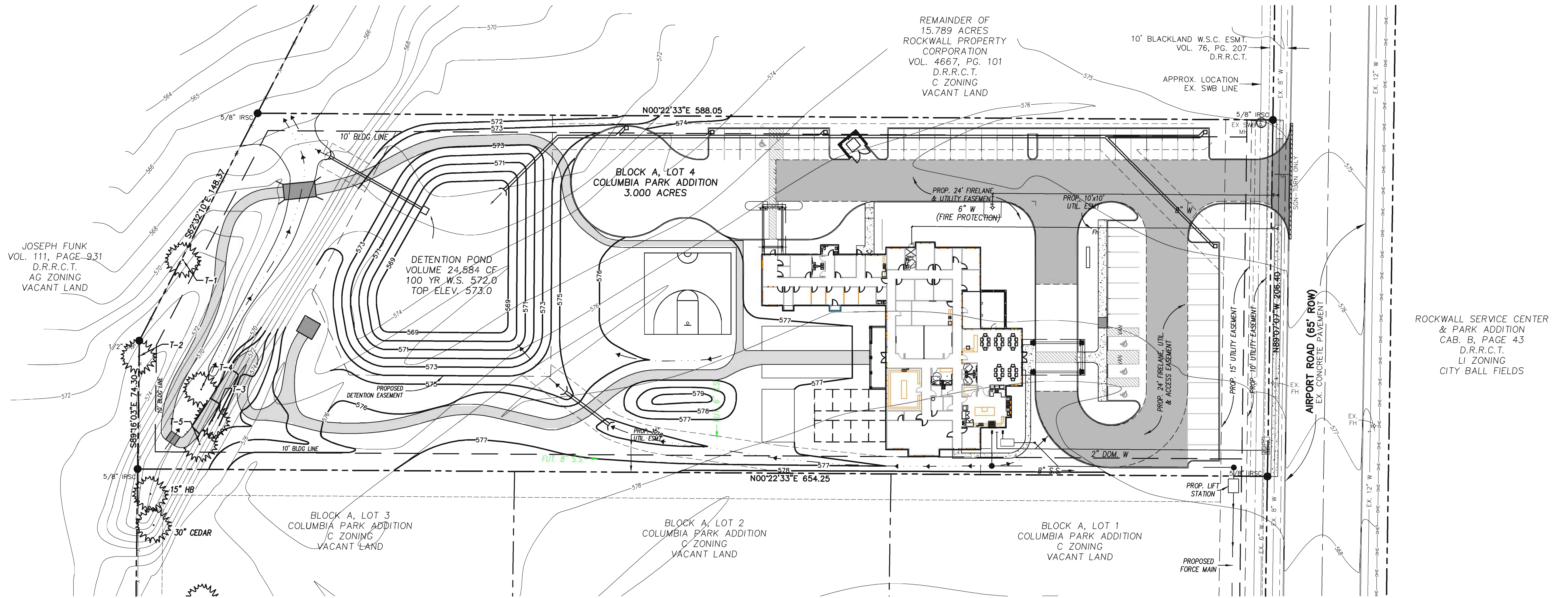
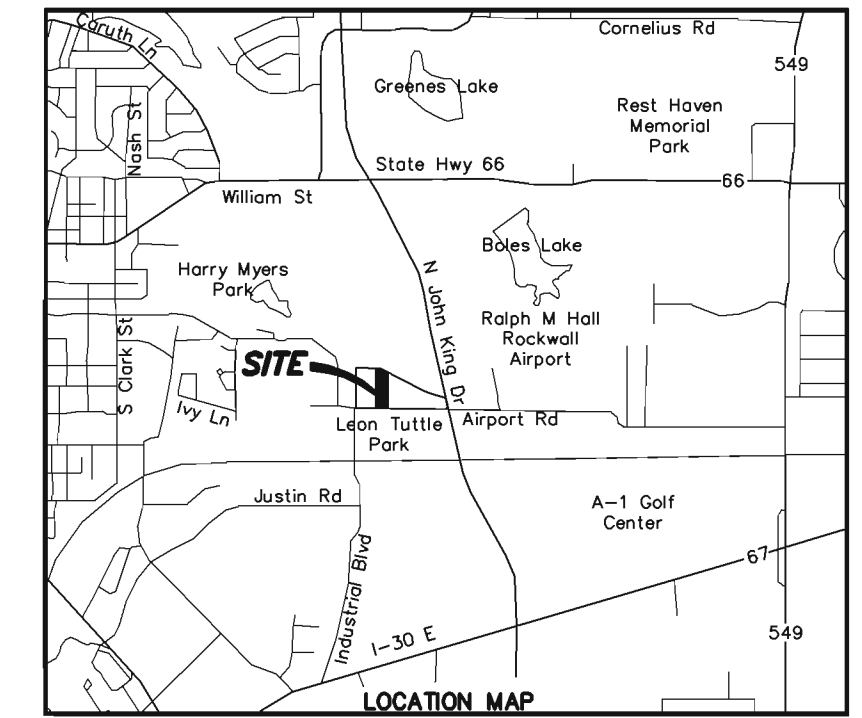
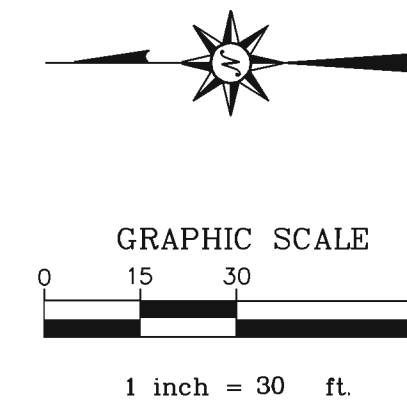
SITE LANDSCAPE - PLAN

PRELIMINARY NOT FOR CONSTRUCTION

C:\LAKES\COMMERCIAL\BBI LAKES MENTAL HEALTH MHR\2nd PASS\1008\LANDSCAPE.dwg-L1 SITE LAND Printed Oct 12, 2012 at 2:42pm by JGETVARK,77 | Last Saved by: Steve Pyda

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TREE CHART				
TREE #	TYPE	DIAMETER	DISPOSITION	INCHES BEING REMOVED
T-1	CEDAR ELM	8.5"	SAVE	0.
T-2	CEDAR ELM	7.5"	SAVE	0.
T-3	CEDAR ELM	13"	SAVE	0.
T-4	HACKBERRY	20"	SAVE	0.
T-5	HACKBERRY	7"	SAVE	0.



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

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