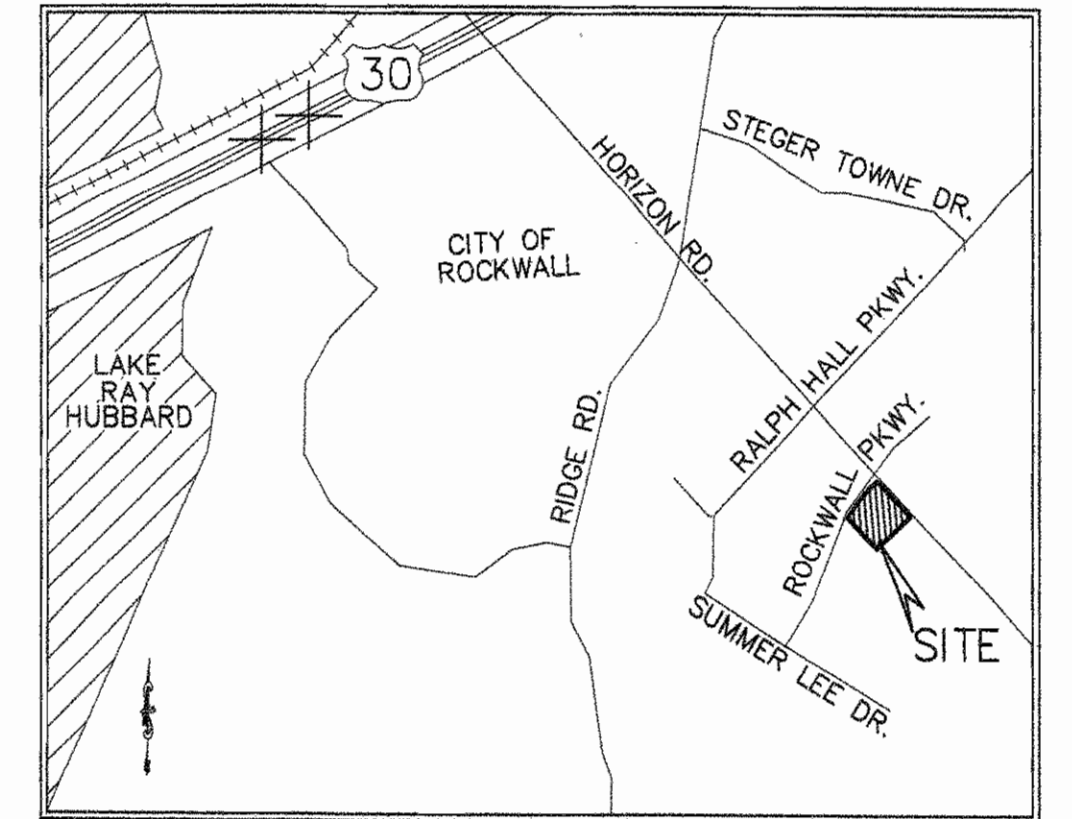
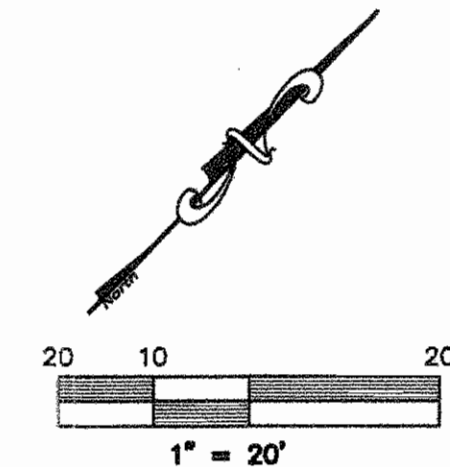


SITE DATA:

LOT AREA:
1.56 Acres, 67,861 sq. ft.
BUILDING AREA:
A/C = 11,315 sq.ft.
U/R = 12,694 sq.ft.
IMPERVIOUS AREA
(including buildings):
40,028 sq.ft.
Required: (10%) 6,786 sq.ft.
Provided: 27,833 sq.ft.

R=795.00'
D=16°57'54"
L=235.40'
T=118.57'
LC=234.54'
CB=N 35°47'19" E

ROCKWALL PARKWAY
(60 R.O.W.)



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊕ FH = EXISTING FIRE HYDRANT
- ⊗ WM = EXISTING WATER METER
- ⊕ PP = EXISTING POWER POLE
- ⊕ LP = EXISTING LIGHT POLE
- ⊕ SS = EXISTING SS MANHOLE
- ⊕ TB = EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- ⊕ CL = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- ⊕ = PROP LIGHT POLE

LANDSCAPE NOTES:

With the exception of drainage areas, all grass areas are to be hydromulched Bermuda (2# per 1000 sq.ft.) for warm season application or hydromulched mixture of rye grass (5# per 1000 sq.ft.) and hulled Bermuda (1# per 1000 sq.ft.) for cool season application. Grass in detention ponds and flow lines is to be solid sod Bermuda grass. During drought conditions hydromulching may not be allowed and solid sod will be required.

Grass and bed areas are to be separated by 1"x6" plastic-wood edging.

All trees & shrubs are to be planted minimum of 5' from impermeable surfaces & utility lines.

Contractor to verify plant material quantities and notify owner of any conflicts.

Bed preparation shall consist of incorporating one 4 cubic foot bale of sphagnum peat moss and one 3 cubic foot bag of landscapers mix per 75 sq. ft. into the top six inches of existing soil.

All landscape areas shall be watered by a fully automatic irrigation system meeting the minimum standards of the American Society of Irrigation Consultants, and the current building code(s) for the City of Rockwall.

All plant material shall meet American Nursery Standards for height and width in each container size. With the exception of ground cover beds, all plant material shall be mulched with 2" of cedar mulch (minimum).

Trees shall have a root ball of a minimum of 10 inches of diameter for each inch of caliper.

Contractor shall be responsible for locating all utilities and obtaining permits as required by City.

The property owner, his successors, assigns or a designated Homeowners Association (H.O.A.) agrees to: 1) maintain all common areas and buffer yards, 2) keep all required landscaped areas maintained in a weed free, trash free condition, 3) is responsible for maintaining a temporary irrigation system as long as necessary in order to transition plants over to natural sources. Any plant materials that die in transition, for any reason, shall be replaced in accordance with Section 13-2-14, Maintenance, and 4) replace any dead plant material within 90 days.

Trees and shrubs are to be a minimum of 2.5 feet from all impermeable surfaces and 5' from utility lines.

Streetscape: (516.26 Lf) (FM3907 263.18', Rockwall Parkway 253.08')
Required 1 tree per 50 linear foot (516.26/50=10.3) 11 trees
Provided 11 trees

Area Landscape:
Required 10% of site (67861x.10=6786) 6,786 s.f.
Provided 27,833 s.f.
Required 50% of required landscape in front 3,393 s.f.
Provided >10746 s.f.

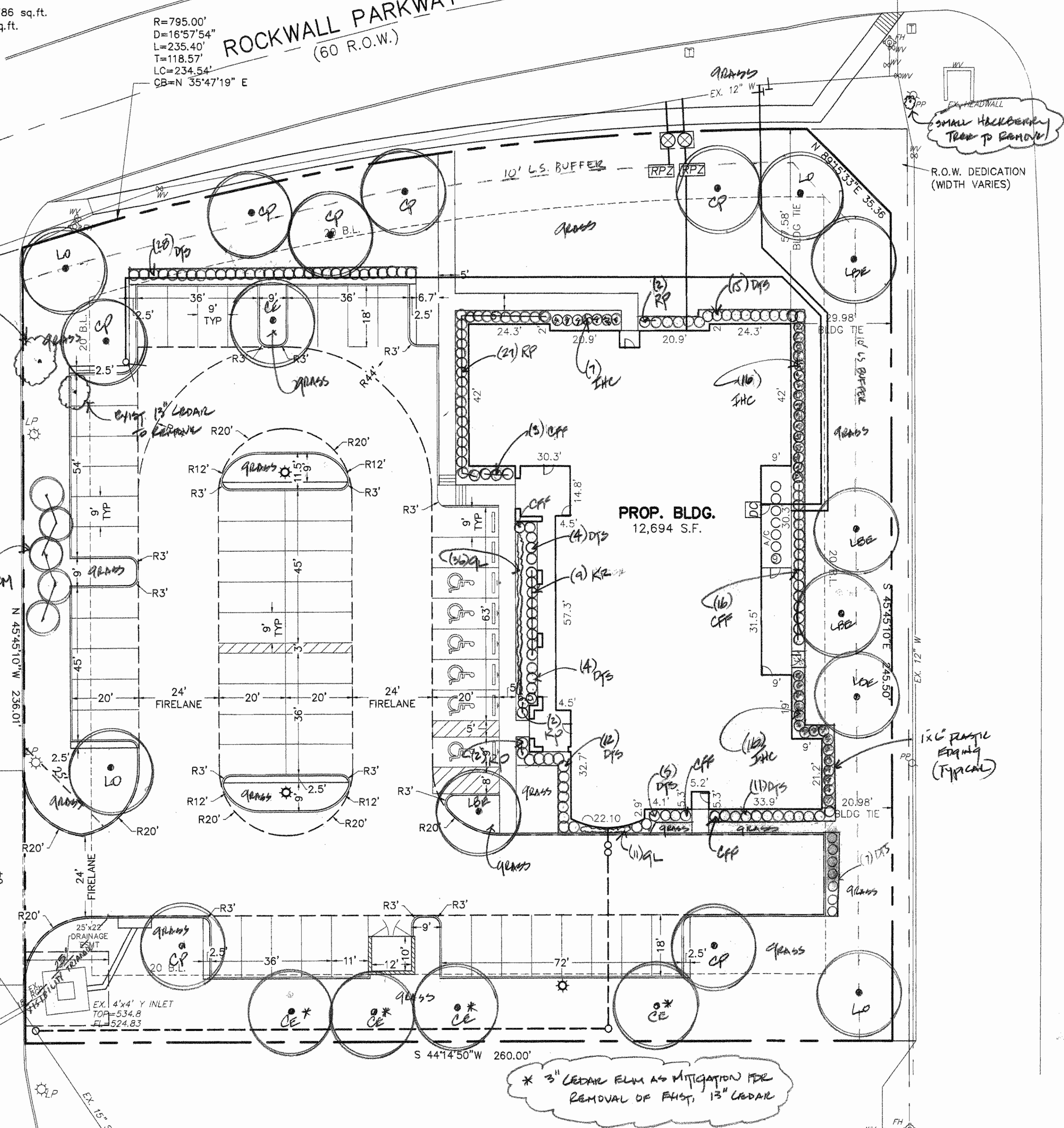
Parking Lot Landscape:
Required 5% (24568x.05=1228.4) 1229 s.f.
Provided 2315 s.f.

Trees - no required parking space further than 80' from tree
Required: (1 tree per 10 required parking spaces 58/10=5.8) 6 trees
Provided 6 trees

Pervious Surface 27833 s.f.
Impervious Surface 38992 s.f.

F.M. HIGHWAY 3097 HORIZON ROAD
100' R.O.W. STATE OF TEXAS

Presbyterian Hospital of Rockwall Addn, Block A, Lot 1, Acres .491 (REPLAT 2009)
EX. 11"x4" RCB
EX. 15" SS
EX. 4"x4" Y INLET
70" x 33" x 8"
FL 524.83



* 3" CEDAR ELM AS MITIGATION FOR REMOVAL OF EXIST. 13" CEDAR

PRESBYTERIAN HOSPITAL OF ROCKWALL ADDN,
BLOCK A, LOT 1, ACRES .491

PLANT #	PLANT NAME	SIZE	SPACING	HEIGHT	WIDTH	QUANTITY
DTS	Dwarf Texas Sage (Leucophyllum Frutescens Compacta)	5 gal	36"	20"	18"	79
KR	Knock Out Rose (Rosa 'Knock-out')	3 gal	36"	16"	14"	9
RP	Rosemary Prostrata (Rosmarinus Prostrata)	3 gal	36"	10"	14"	33
CHF	Chinese Fringeflower (Loropetalum 'Purple Diamond')	3 gal	36"	14"	14"	22
IHC	Indian Hawthorn Clara (Raphiolepis indica 'Clara')	3 gal	36"	12"	12"	38
GL	Giant Liriope (Liriope Gigantea)	3 gal	16"	12"	10"	47
CM	Grape Myrtle (Laportea Floridae Tuscarora)	30 gal	AR	8'	4'	5
CE	Cedar Elm (Ulmus Crassifolia)	3" cal	AR	12'	4'	5
LO	Live Oak (Quercus Virginiana)	3" cal	AR	12'	4'	4
CP	Chinese Pistache (Pistacia Chinesis)	3" cal	AR	10'	4'	7
LBE	Lace Bark Elm (Ulmus Parvifolia 'Lace Bark')	3" cal	AR	12'	4'	5

(#) - INDICATES QUANTITY OF PLANT MATERIAL AR - AS INDICATED

LANDSCAPE PLAN / TREE SURVEY

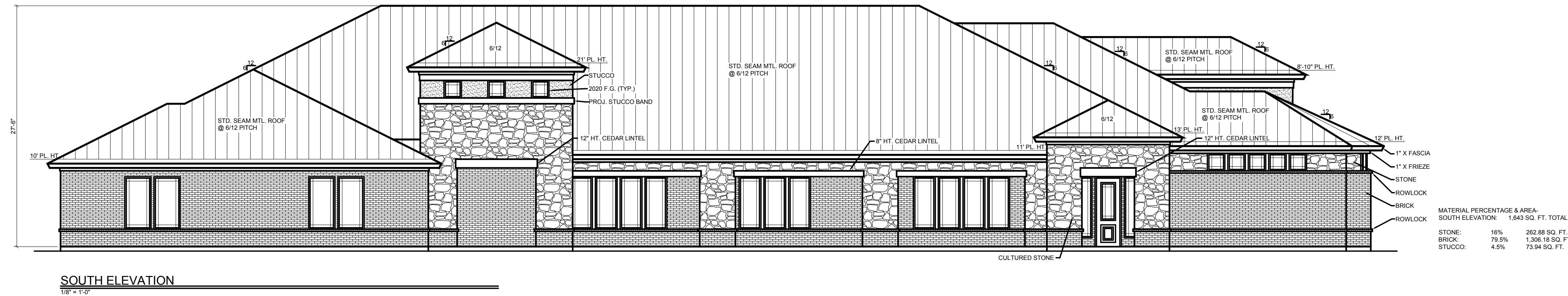
EYE CARE & LASER MANAGEMENT OF ROCKWALL

810 ROCKWALL PARKWAY
HORIZON RIDGE CENTER
LOT 1, BLK A, 1.56 ACRES
City of Rockwall, Rockwall County, Texas
owner/developer:

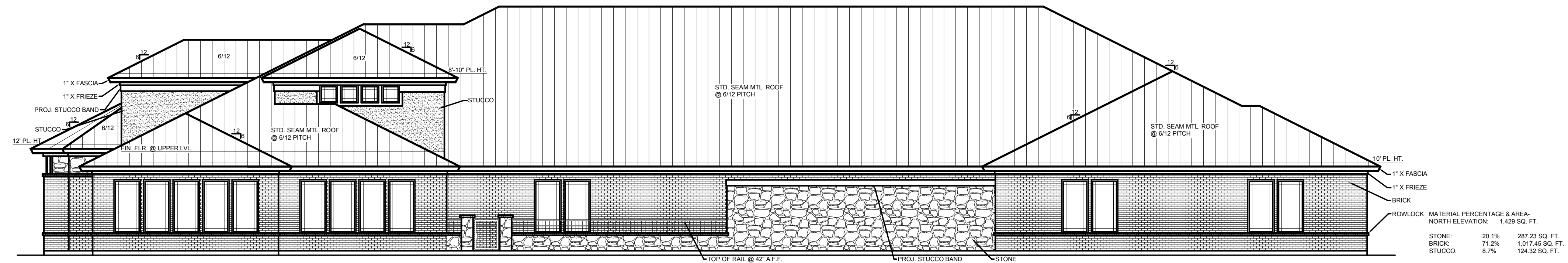
DR. HOLLY FISHER BRITT, O.D.
2861 Ridge Rd., Ste. 121
Rockwall, TX 75032
972 772-9597 FAX 972 772-9594
prepared by:

BILL SHARP - LJ 2808
1128 HUNTINGTON DRIVE
RICHARDSON TEXAS 75080 972.978.0172

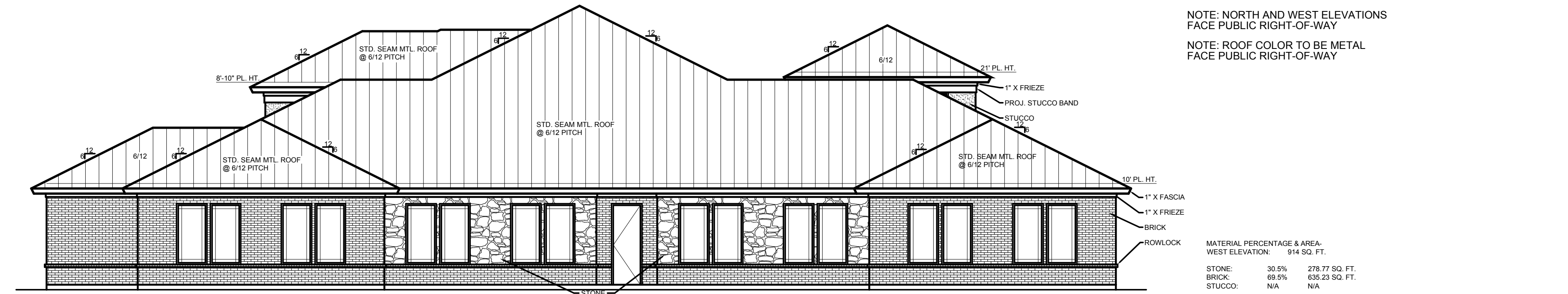
date: Nov. 13, 2013 scale: 1"=20' sheet: L101
CASE #: SP2013-031



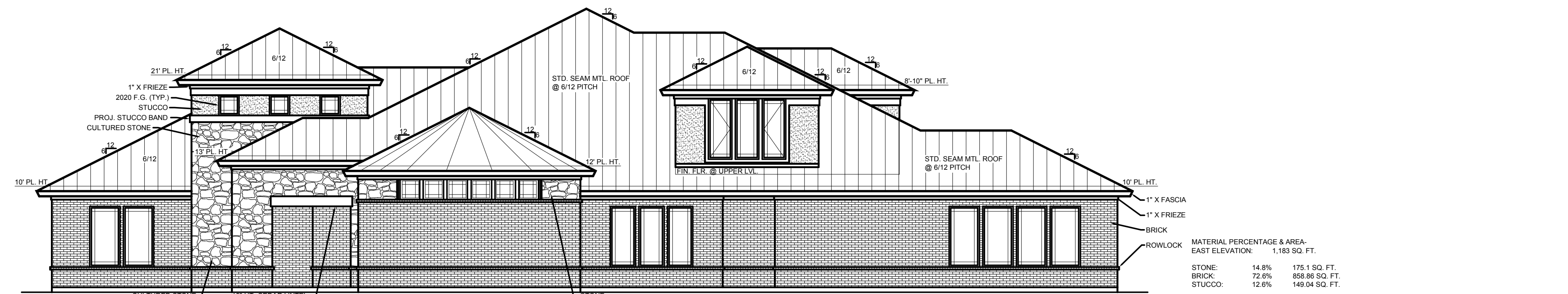
SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



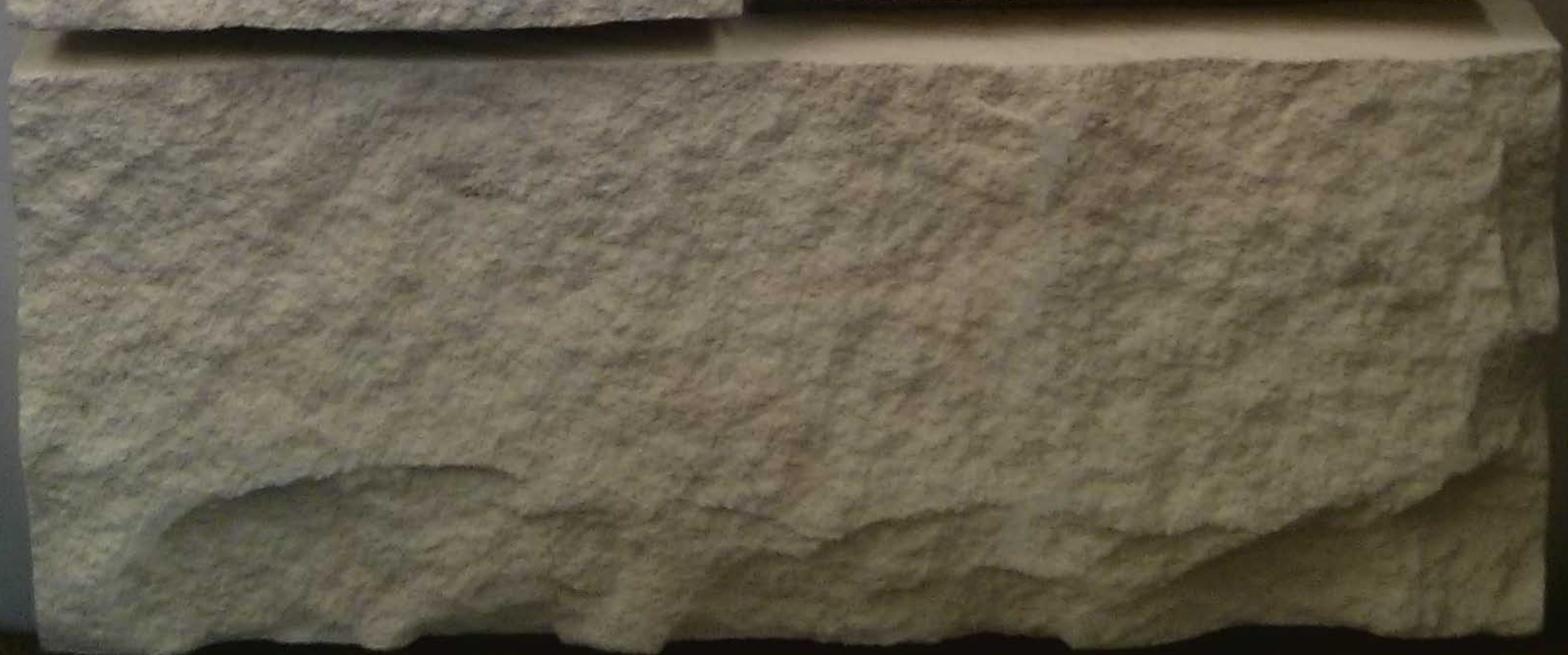
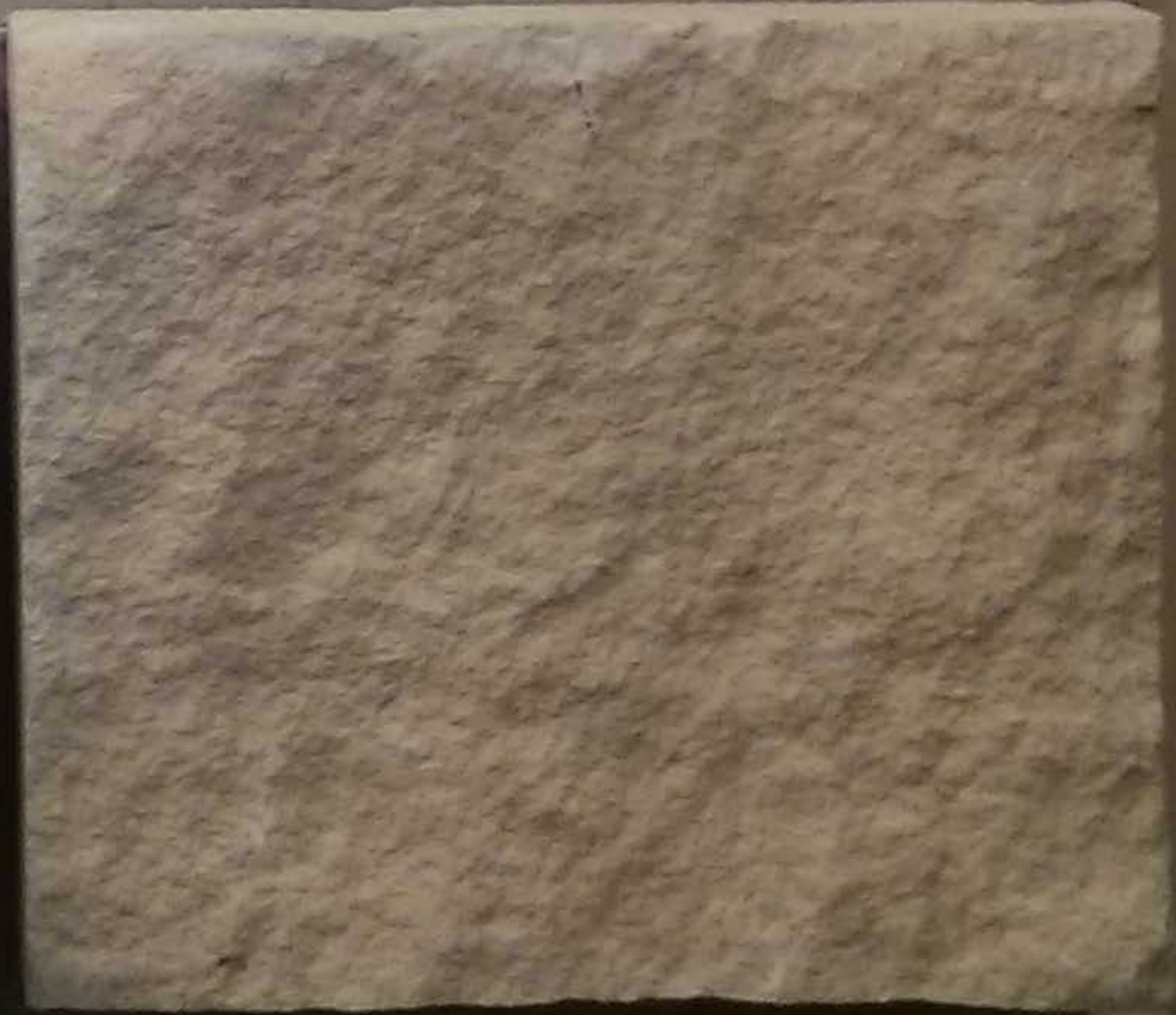
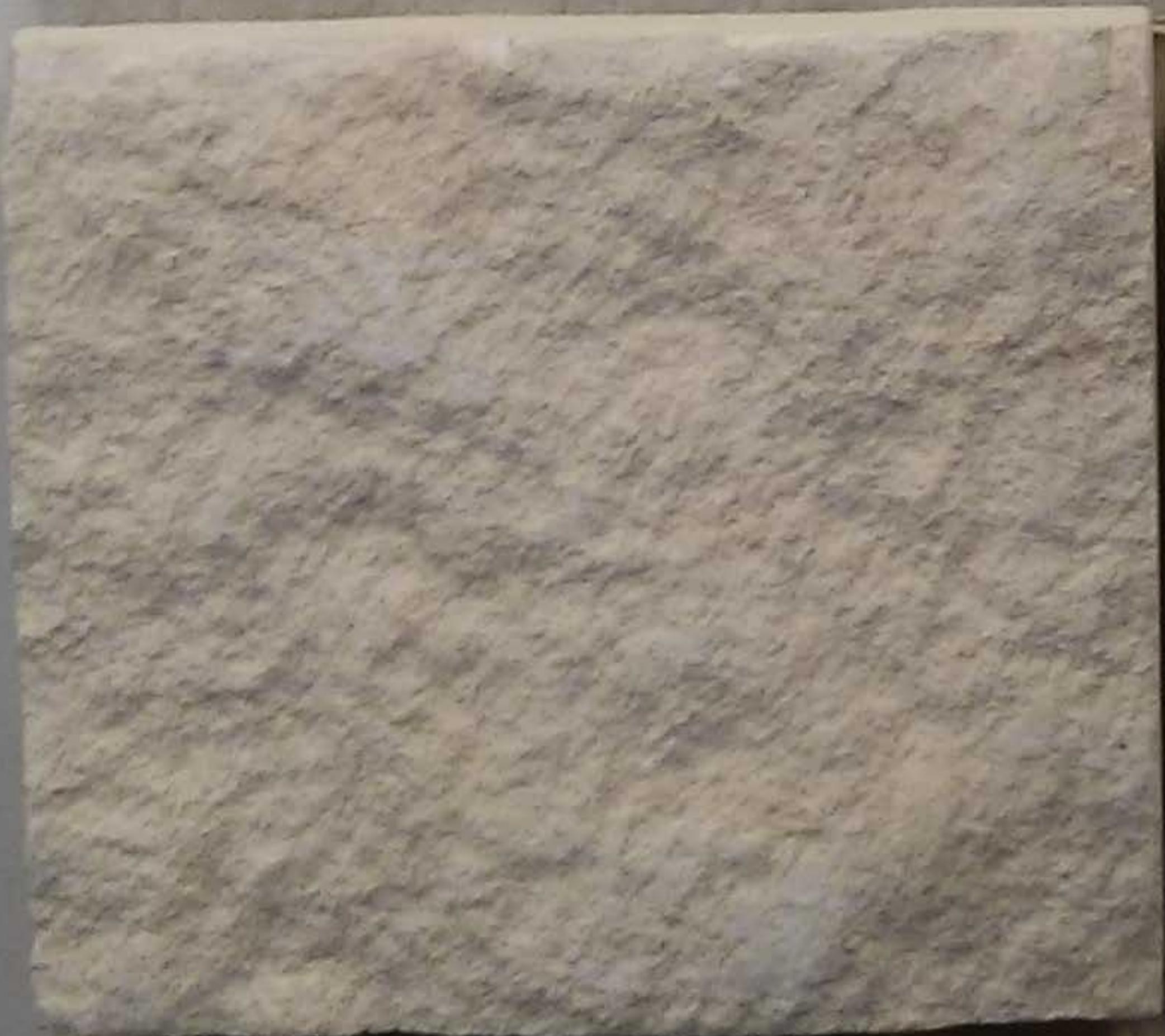
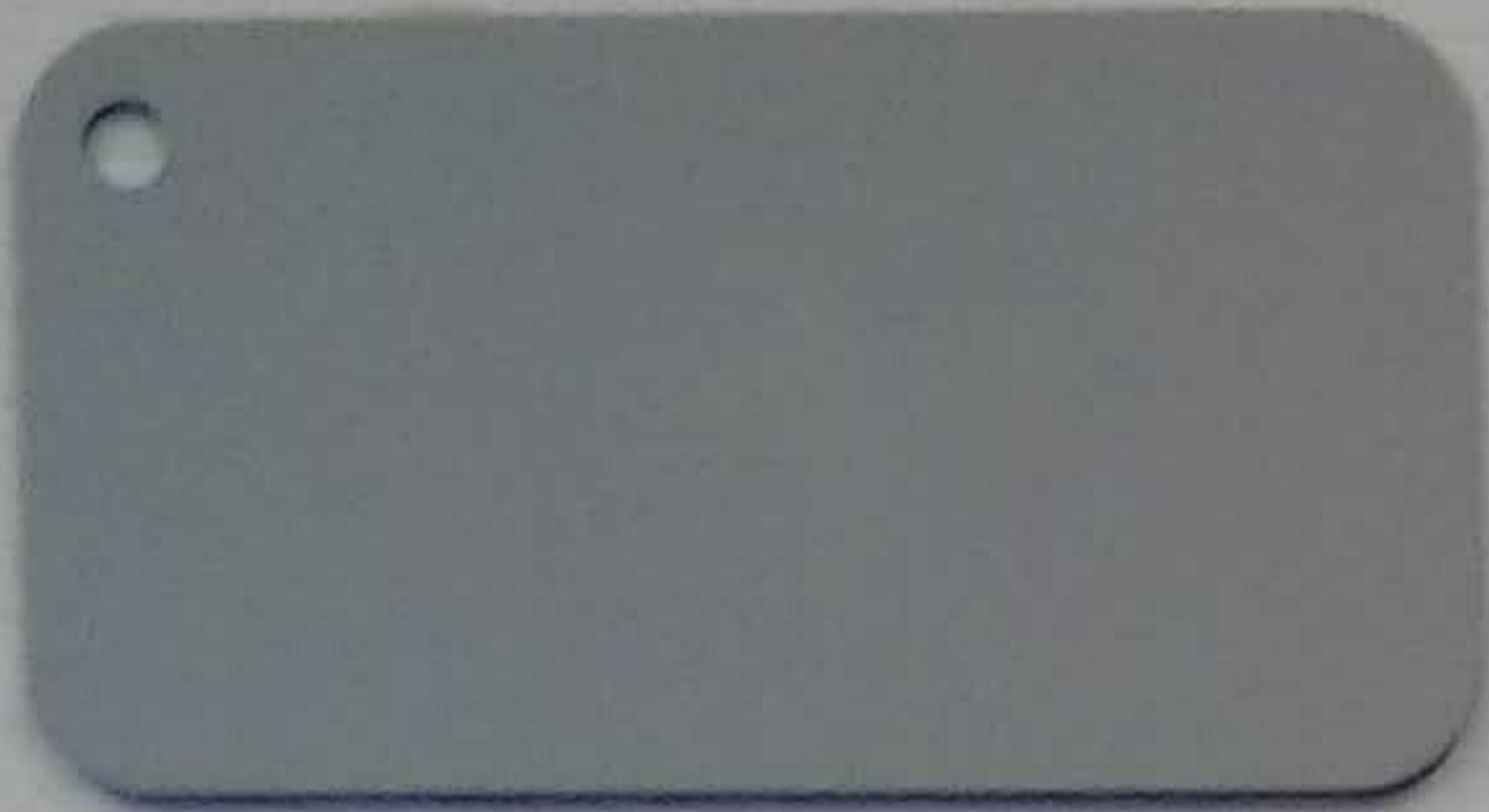
EAST ELEVATION
1/8" = 1'-0"

NOTE: NORTH AND WEST ELEVATIONS
FACE PUBLIC RIGHT-OF-WAY
NOTE: ROOF COLOR TO BE METAL
FACE PUBLIC RIGHT-OF-WAY

EYE CARE & LASER MANAGEMENT OF ROCKWALL
810 ROCKWALL PARKWAY, HORIZON RIDGE CENTER
LOT: 1 - BLOCK: A, CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

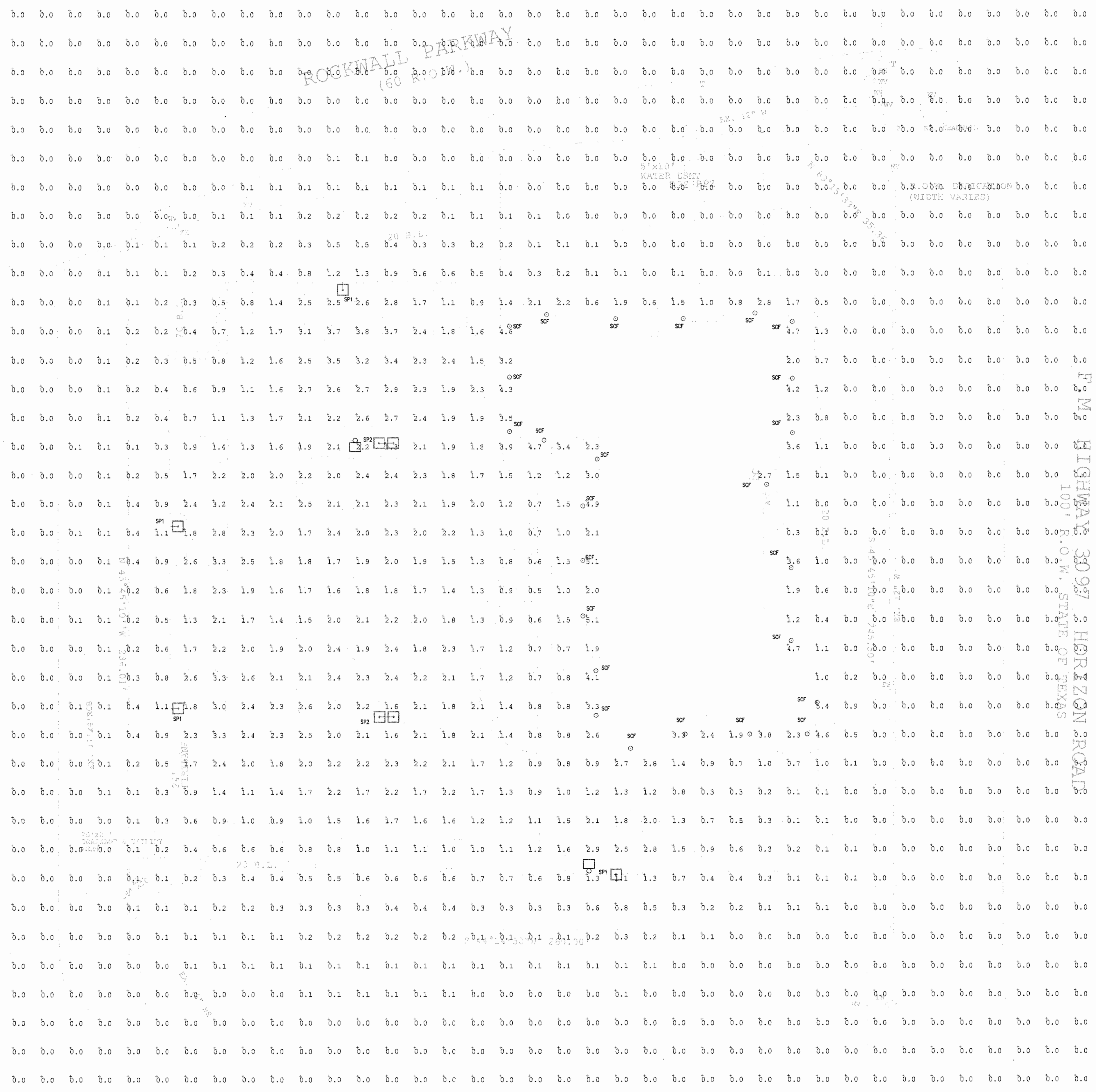
Shearer Design & Associates
214.497.5466 / 903.462.0214
charlie@shearerdesignassociates.com

EYE CARE & LASER
MANAGEMENT OF ROCKWALL
810 ROCKWALL PARKWAY



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
□	2	SP2	D180	23000	0.630	GFM-5-250-PSMV-F	291	582	1164
□	4	SP1	SINGLE	23000	0.630	GFM-3-250-PSMV-F-HSS	291	291	1164
○	25	SCF	SINGLE	1800	0.765	206VCL-CFL-1-26T	26	26	650

NOTE:
20' POLE ON A 2 1/2' BASE FOR
A 22 1/2' MOUNTING HEIGHT



HOLLY BRITT VISION CENTER
ROCKWALL PARKWAY @ FM 3087
ROCKWALL, TEXAS



Hawkes & Associates, Inc.
Consulting Engineers
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411 South Lake Dallas Drive, Lake Dallas, Texas 75048
PHONE (940) 481-4330 Fax (940) 481-4336
email: hawkes@hawkes.com
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project no.
J13C061

drawn checked

date
11.05.2013

print record
issue date
Permit 11.11.2013

CASE #:
SP2013-031

sheet
PHOTOMETRICS
MEP-4.1

1 SITE LIGHTING PHOTO METRICS
SCALE: NONE

PLAT SCALE: PLAT SCALE: