

CONSULTANTS

CIVIL
RAYMOND L. GOODSON JR., INC.
12001 N CENTRAL EXPY SUITE 300 DALLAS, TX 75243

STRUCTURAL
LA FUESS PARTNERS
3333 LEE PKWY #300, DALLAS, TX 75219

MEP
SW ASSOCIATES CONSULTING
1700 PACIFIC AVENUE, STE 2100
DALLAS, TX 75201

LANDSCAPING
KENDALL LANDSCAPE ARCHITECTRE
8150 N CENTRAL EXPY #701, DALLAS, TX 75206

OWNER
TEXAS HEALTH RESOURCES
9300 AMBERTON PKWY, SUITE 1000,
DALLAS, TX 75243

CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

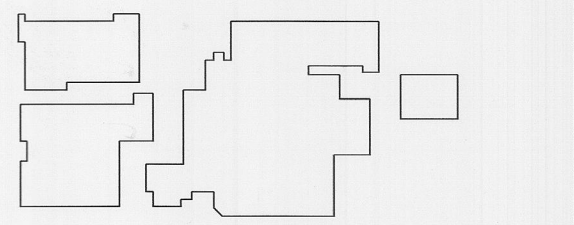
PROGRESS SET FOR REVIEW
ONLY THESE DOCUMENTS ARE
FOR DESIGN REVIEW AND NOT
INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
THEY WERE PREPARED BY OR
UNDER SUPERVISION OF:
MARK DAVID ROAN
LICENSE NO: 19624

PROJECT



**PRESBYTERIAN HOSPITAL
ROCKWALL EXPANSION
& RENOVATION**
3150 HORIZON RD.
ROCKWALL, TX 75032

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE

APPROVED:
I hereby certify that the above and foregoing site plan
for a development in the City of Rockwall, Texas,
was approved by the Planning & Zoning Commission
of the City of Rockwall.

Signature: *[Signature]* 01/07/2020
Date: 01/07/2020
Title: Director of Planning and Zoning

Case Number: SP2019-051
Job Number: 147381.000

TITLE

SITE PLAN

SHEET NUMBER

A01-00

**SITE PLAN
INFORMATION**

SITE TO BE REPLATTED INTO ONE LOT INCLUDING LOTS 6, 8, 9, 12, AND 23.
TOTAL APPROXIMATE SITE AREA: 1,005,644 SF OR 23.09 ACRES
TOTAL SITE AREA AND EXACT LOT DIMENSIONS PENDING PER NEW PLAT

PARKING SPACES REQUIRED

TEXAS HEALTH AND HUMAN SERVICES COMMISSION	
1 SPACE PER BED	270 BEDS= 270 SPACES
1 SPACE PER DAY SHIFT EMPLOYEE	380 EMPLOYEES= 380 SPACES
4 SPACES PER OUTPT. SURG. PROC.	4 ROOMS= 16 SPACES
1 SPACE PER 200 SF - MOB #1	40000 SF = 200 SPACES
1 SPACE PER 200 SF - MOB 2	40000 SF = 200 SPACES
SUBTOTAL	1066 SPACES REQUIRED

CITY OF ROCKWALL	
EXISTING DIAGNOSTIC CENTER	4 + 61 = 65 SPACES
12,382 SQ. FT.	
4 SPACES FOR FIRST 200 SQ. FT.	
1 SPACE FOR EVERY 200 SQ. FT. OVER	
200 SQ. FT.	
TOTAL	1095 SPACES REQUIRED

REQUIRED ACCESSIBLE SPACES FOR EXISTING CONSTRUCTION, NEW ADDITION, AND RENOVATIONS TO MAJOR FUNCTION AREAS	
10% FOR OUTPATIENT	13 SPACES
20 + 1 FOR EVERY 100 OVER 1000	21 SPACES
TOTAL	34 SPACES REQUIRED

PARKING SPACES PROVIDED

EXISTING SPACES TO REMAIN	STANDARD SPACES	ACCESSIBLE SPACES	AMBULANCE SPACES
	951 SPACES	26 SPACES	
ADDITIONS & RENOVATIONS			
#6 NEW PARKING LOT	+3 SPACES		+8 SPACES
#5 NEW PHYSICIAN PARKING	+43 SPACES	+2 SPACES	
#4 NEW LOT	+76 SPACES		
#3 NEW LOT	+11 SPACES	+2 SPACES	
#2 NEW LOT	+150 SPACES		
#1 NEW ACCESSIBLE LOT		+13 SPACES	
TOTAL PARKING SPACES PROVIDED	308 NEW + 977 EXISTING = 1285 SPACES		

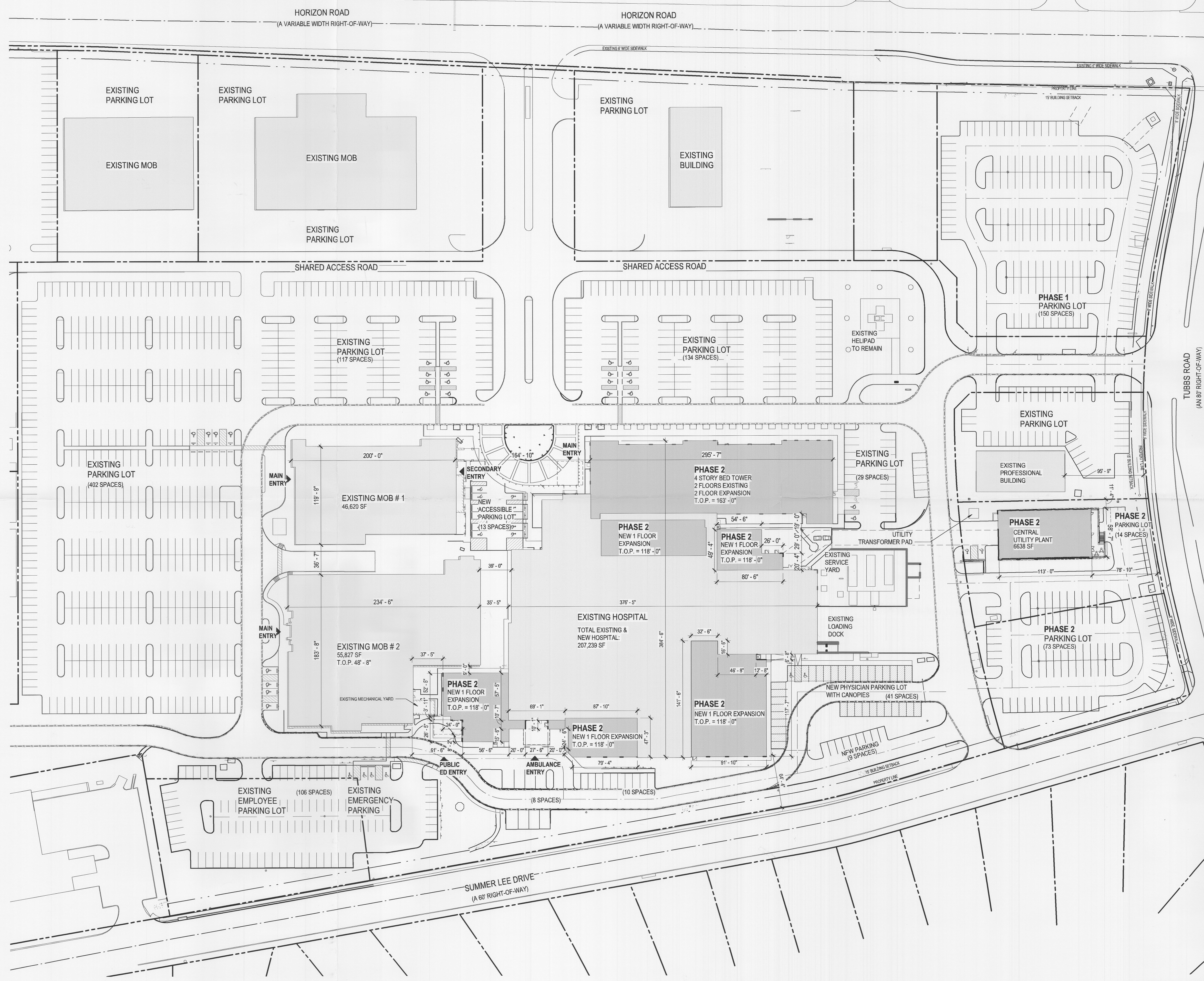
NOTES:
1. THE EXISTING MARKED ACCESSIBLE SPACES TO REMAIN MAY NOT MEET CURRENT GUIDELINES FOR ACCESSIBILITY. THE SCOPE OF THIS PROJECT DOES NOT INCLUDE UPDATING OF THE EXISTING SPACES.

**SITE PLAN
LEGEND**

- NEW CONSTRUCTION
- PROPERTY LINE
- EASEMENT, BUILDING SETBACK & R.O.W.
- NEW FIRE LANE
- EXISTING FIRE LANE

**SITE PLAN
NOTES BY NUMBER**

- ◊ <<< Indicates Sheet Keynote on Plan
- ST8 AREAWAY
- ST9 RETAINING WALL AND CONCRETE STEPS - REF. STRUCT.
- ST11 EXISTING ACCESS PARKING



01 SITE PLAN
1" = 60'-0"