



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # SP2019-051 P&Z DATE 12/30/19 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2019-051

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3150 Horizon Road, Rockwall, TX 75032

Subdivision 4703 Presbyterian Hospital of Rockwall

Lot 23

Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-9

Current Use F1

Proposed Zoning PD-9

Proposed Use F1

Acreage 23.0864

Lots [Current] 5

Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Texas Health Hospital Rockwall

Applicant Perkins and Will

Contact Person Jason Linscott

Contact Person Rachel Gruber

Address 3150 Horizon Road

Address 2218 Bryan Street

Suite 200

City, State & Zip Rockwall, TX 75032

City, State & Zip Dallas, TX 75201

Phone 469-698-1354

Phone 214-283-8809

E-Mail jason.linscott@phrtexas.com

E-Mail rachel.gruber@perkinswill.com

NOTARY VERIFICATION [REQUIRED]

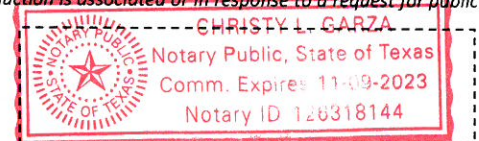
Before me, the undersigned authority, on this day personally appeared Jason Linscott [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

11/9/23



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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Notes:

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Subdivision 4703 Presbyterian Hospital of Rockwall

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Current Use F1

Proposed Zoning PD-9

Proposed Use F1

Acreage 23.0864

Lots [Current] 5

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OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Texas Health Hospital Rockwall

Applicant Perkins and Will

Contact Person Jason Linscott

Contact Person Rachel Gruber

Address 3150 Horizon Road

Address 2218 Bryan Street

Suite 200

City, State & Zip Rockwall, TX 75032

City, State & Zip Dallas, TX 75201

Phone 469-698-1354

Phone 214-283-8809

E-Mail jason.linscott@phrtexas.com

E-Mail rachel.gruber@perkinswill.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the ____ day of _____, 20 ____ . By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the _____ day of _____, 20 ____ .

Owner's Signature _____

Notary Public in and for the State of Texas _____

My Commission Expires _____



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - ONE (1) PDF COPY OF THE PLAT
 - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items:
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.



STANDARD SITE PLAN WORDING

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

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 on the *[DAY]* day of *[MONTH]*, *[YEAR]*.

WITNESS OUR HANDS, this *[DAY]* day of *[MONTH]*, *[YEAR]*.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



CHECKLIST FOR SITE PLAN SUBMITTALS

City of Rockwall
 Planning and Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087

CASE NUMBER:

REVIEWED BY:

OVERLAY DISTRICT:

REVIEW DATE:

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓ = OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Photometric Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	-
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal.	-
Is the property properly platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	-
Case Number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	-
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	-
Developer (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	-
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	-
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	-
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	-
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	-
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	-
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	-
✓ Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	-
Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	-
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	-
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	-
Distance Between Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	-
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	-
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	-
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	-
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	-
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	-
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	-
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	-
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	-
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	-
Median Breaks in Adjacent Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	-
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	-
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Art. VI 5.04
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference Table 3 of Article VI.	Art. VI Table 3
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (<i>Check w/ the Engineering Department</i>).	Art. VI 5.03.C
Adequate Loading Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (<i>Art. VI 6.5 Loading Requirements</i>).	Art. VI 6.04
Adequate Loading Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Art. VI 6
Type and Depth of Paving Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	Art. VI 3.02

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				
Proposed or Existing Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	-

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the height and type of fence proposed or existing.	Art. VIII 8
Utility Equipment Screening (Pad or Ground Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	Art. V 1.05.3
Utility Equipment Screening (Roof Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	Art. V 1.05.3
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure.	Art. V 1.05.4
Dumpster Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	Art. V 1.05.2
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	Art. V 1.05.1
Off-Street Loading Dock Screening	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	Art. V 1.06
Residential Adjacency Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	-
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district the percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	-

Landscape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	-
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	-
Location of Water Courses and Significant Drainage Features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	Art. VIII 5.01
Acceptable Landscape Materials:				Art. VIII 4
✓ Trees allowed in Street Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix F
✓ Trees not allowed in Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix F
Protected Trees (To Remain On-Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	Art. IX 5.5
Parking Lot Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square included in the parking area, and the number and location of required off-street parking and loading spaces.	Art. VIII 5.03.E
Location of all Site Amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	<input type="checkbox"/>	<input type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.	Art. V 1.08
Street Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	Art. V 5.01
Tree Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	Art. VIII 5.03.E
Irrigation Requirements Note	<input type="checkbox"/>	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.	Art. VIII 5.04

4.1 TREESCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	-
Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	-

Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Art. IX 3
Protected Trees (To Remain On Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	Art. IX 3
Protected Trees (To be Removed from the Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	Art. IX 3
Treescape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	Art. IX 3

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	-
Indicate Lighting Levels (in Foot Candles [FC])	<input type="checkbox"/>	<input type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	Art. VII 3.4
Adjacent Property with Common Lot Lines:				Art. VII 3.3
✓ Residential Use	<input type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	Art. VII 3.3.B
✓ Commercial Use	<input type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	Art. VII 3.3.C
Under-Canopy Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	Art. VII 3.3.G.1
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	Art. VII 3.3.G.2
Lighting in Parking Areas	<input type="checkbox"/>	<input type="checkbox"/>	Non-residential properties shall distribute not more than 0.2 of one foot candle of light upon any adjacent property.	Art. VII 3.4.A
Indicate all Exterior Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	
Indicate the Mounting Height for all Proposed Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	Art. VII 3.3.D
Indicate the Wattage of all Light Sources Proposed Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	-

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	North South East West (Circle all that apply)	-
90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	Art. V 6.02.C
Indicate Amount and Location of the 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	Art. V 6.02.C
Indicate the Surface Area of Each Facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the surface area (square feet) of each facade and the percentage and square footage of each material used on that facade.	-

Proposed Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	-
Indicate the Roofing Materials and Color	<input type="checkbox"/>	<input type="checkbox"/>		-
Indicate Parapet Wall Height (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck.	-
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	-
Indicate Any Additional Design Elements Proposed (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	-
Indicate Building Height(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	Art. V 4.01.B
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	Art. V 4.01.C
Secondary Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	Art. V 4.01.C

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
90% Masonry Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	Art. V 5.01.A
Indicate Amount and Location of the 20% (of the 90%) Stone Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	Art. V 5.01.A
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	Art. V 5.01.C
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	Art. V 5.01.C

Pre-Development Meeting:

Date: / /

Administrative Site Plan/Public Hearing Site Plan

1) Is the property located within an Overlay District or a Planned Development District? YES NO

2) If yes which Overlay District or Planned Development District? _____

3) Is the applicant requesting appeals? YES NO

4) If yes note the appeals:

~~Planning & Zoning Work Session (Packet Due / /):~~

Date: ___ / ___ / ___

ARB Meeting

Date: ___ / ___ / ___

Planning and Zoning Meeting (Packet Due / /):

Date: ___ / ___ / ___

1st _____

2nd _____

Vote: For, Against; Abstaining, Absent (_____).

City Council Meeting (Packet Due ___ / ___ / ___):

Date: ___ / ___ / ___

1st _____

2nd _____

Vote: For, Against; Abstaining, Absent (_____).

=====

GENERAL NOTES:



DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 12/16/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 12/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 12/19/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 12/30/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: SP2019-051
Project Name: 3150 Horizon Road
Project Type: SITE PLAN
Applicant Name: RACHEL GRUBER
Owner Name: JASON LINSCOTT
Project Description:



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2019-051

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3150 Horizon Road, Rockwall, TX 75032

Subdivision 4703 Presbyterian Hospital of Rockwall

Lot 23

Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-9

Current Use F1

Proposed Zoning PD-9

Proposed Use F1

Acreage 23.0864

Lots [Current] 5

Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Texas Health Hospital Rockwall

Applicant Perkins and Will

Contact Person Jason Linscott

Contact Person Rachel Gruber

Address 3150 Horizon Road

Address 2218 Bryan Street

Suite 200

City, State & Zip Rockwall, TX 75032

City, State & Zip Dallas, TX 75201

Phone 469-698-1354

Phone 214-283-8809

E-Mail jason.linscott@phrtexas.com

E-Mail rachel.gruber@perkinswill.com

NOTARY VERIFICATION [REQUIRED]

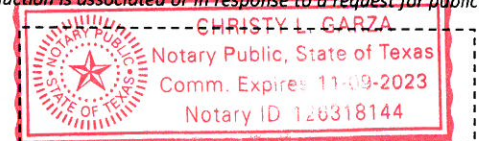
Before me, the undersigned authority, on this day personally appeared Jason Linscott [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

11/9/23



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
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Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address **3150 Horizon Road, Rockwall, TX 75032**

Subdivision **4703 Presbyterian Hospital of Rockwall**

Lot **23**

Block **A**

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **PD-9**

Current Use **F1**

Proposed Zoning **PD-9**

Proposed Use **F1**

Acreage **23.0864**

Lots [Current] **5**

Lots [Proposed] **1**

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner **Texas Health Hospital Rockwall**

Applicant **Perkins and Will**

Contact Person **Jason Linscott**

Contact Person **Rachel Gruber**

Address **3150 Horizon Road**

Address **2218 Bryan Street**

Suite 200

City, State & Zip **Rockwall, TX 75032**

City, State & Zip **Dallas, TX 75201**

Phone **469-698-1354**

Phone **214-283-8809**

E-Mail **jason.linscott@phrtexas.com**

E-Mail **rachel.gruber@perkinswill.com**

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

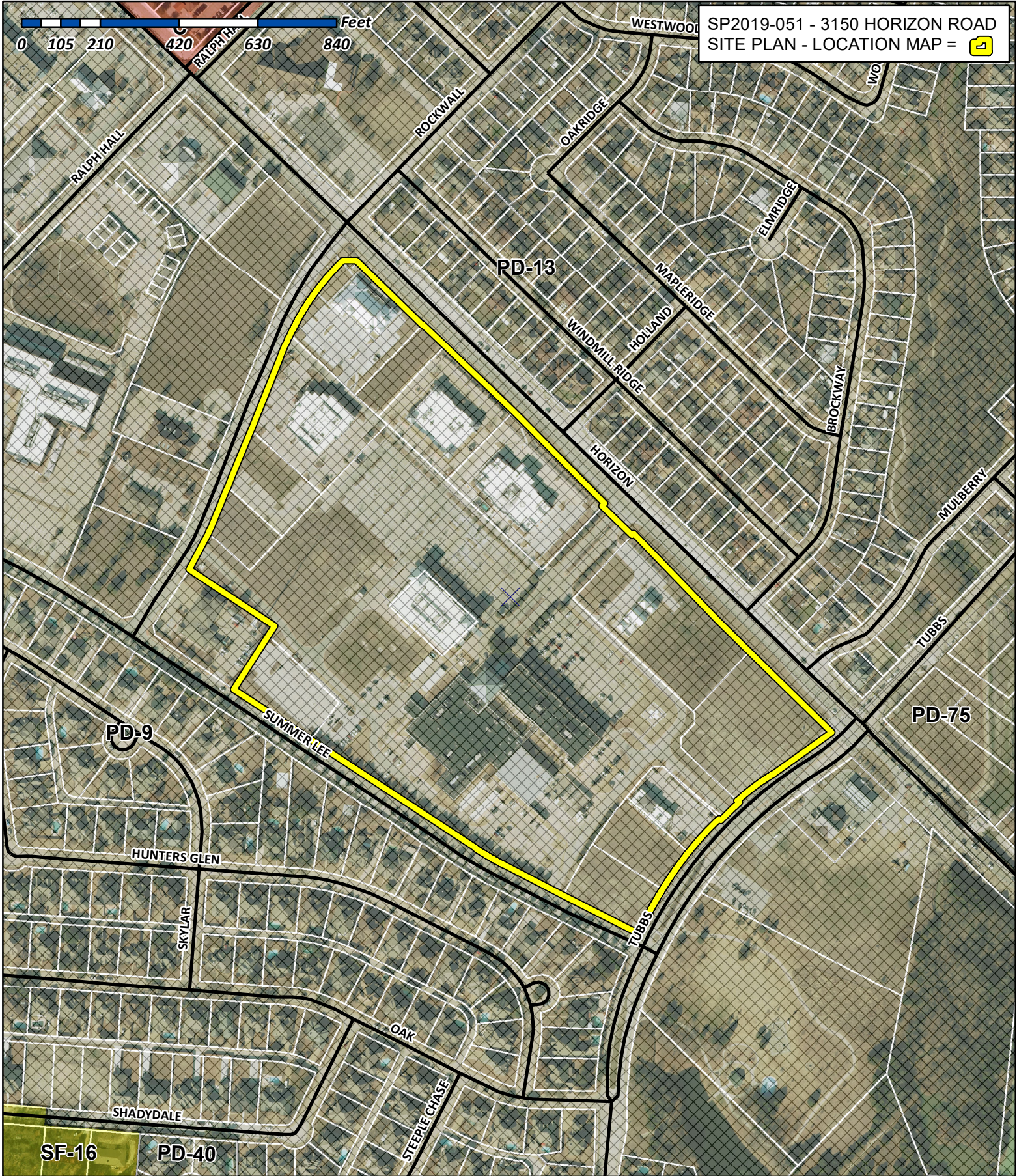
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the _____ day of _____, 20 _____.

Owner's Signature _____

Notary Public in and for the State of Texas _____

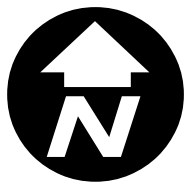
My Commission Expires _____



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.



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

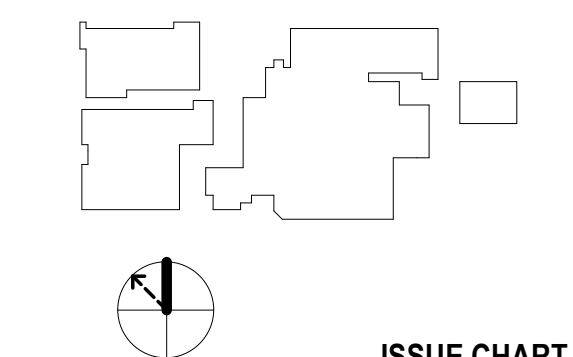
PROGRESS SET FOR REVIEW
ONLY THESE DOCUMENTS ARE
FOR DESIGN REVIEW AND NOT
INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
THEY WERE PREPARED BY OR
UNDER SUPERVISION OF:
MARK DAVID ROAN
LICENSE NO. 19824

PROJECT



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

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE

ISSUE FOR REVIEW 12/13/2019

**SITE PLAN
INFORMATION**

SITE TO BE REPLATTED INTO ONE LOT INCLUDING LOTS 6, 8, 9, 12, AND 23.
TOTAL APPROXIMATE SITE AREA: 1,005,844 SF OR 23.09 ACRES
TOTAL SITE AREA AND EXACT LOT DIMENSIONS PENDING PER NEW PLAT

PARKING SPACES REQUIRED

TEXAS DEPARTMENT OF HEALTH	
1 SPACE PER BED	270 BEDS= 270 SPACES
1 SPACE PER DAY SHIFT EMPLOYEE	380 EMPLOYEES= 380 SPACES
4 ROOMS= 16 SPACES PER OUTPAT. 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	951 SPACES
ACCESSIBLE SPACES	(26 SPACES)
TOTAL EXISTING SPACES	977 SPACES PROVIDED (26 ACCESSIBLE)
ADDITIONS & RENOVATIONS	
NEW PARKING SPACES	+9 SPACES
STANDARD SPACES	+8 SPACES
AMBULANCE PARKING	
NEW SOUTH LOT	+10 SPACES
STANDARD SPACES	+4 SPACES
ACCESSIBLE SPACES	
NEW PHYSICIAN PARKING	+39 SPACES
STANDARD SPACES	+2 SPACES
ACCESSIBLE SPACES	
NEW EAST LOT	+85 SPACES
STANDARD SPACES	+2 SPACES
ACCESSIBLE SPACES	
NEW BUILDING ACCESSIBLE	+13 SPACES
TOTAL NEW SPACES	158 SPACES PROVIDED (21 ACCESSIBLE)

NOTES:

1. IN EVERY 6 ACCESSIBLE SPACES SHALL BE SERVED BY A 96 INCH WIDE ACCESS AISLE AND SHALL BE DESIGNATED AS "VAN ACCESSIBLE". SO FOR THIS PROJECT, 6 VAN ACCESSIBLE SPACES ARE REQUIRED.
2. 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
PLAN LEGEND**

	NEW CONSTRUCTION
	PROPERTY LINE
	EASEMENT, BUILDING SETBACK & R.O.W.

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 _____ Date _____
Planning & Zoning Commission, Chairman

Signature _____ Date _____
Director of Planning and Zoning

Case Number _____
Job Number 147381.000

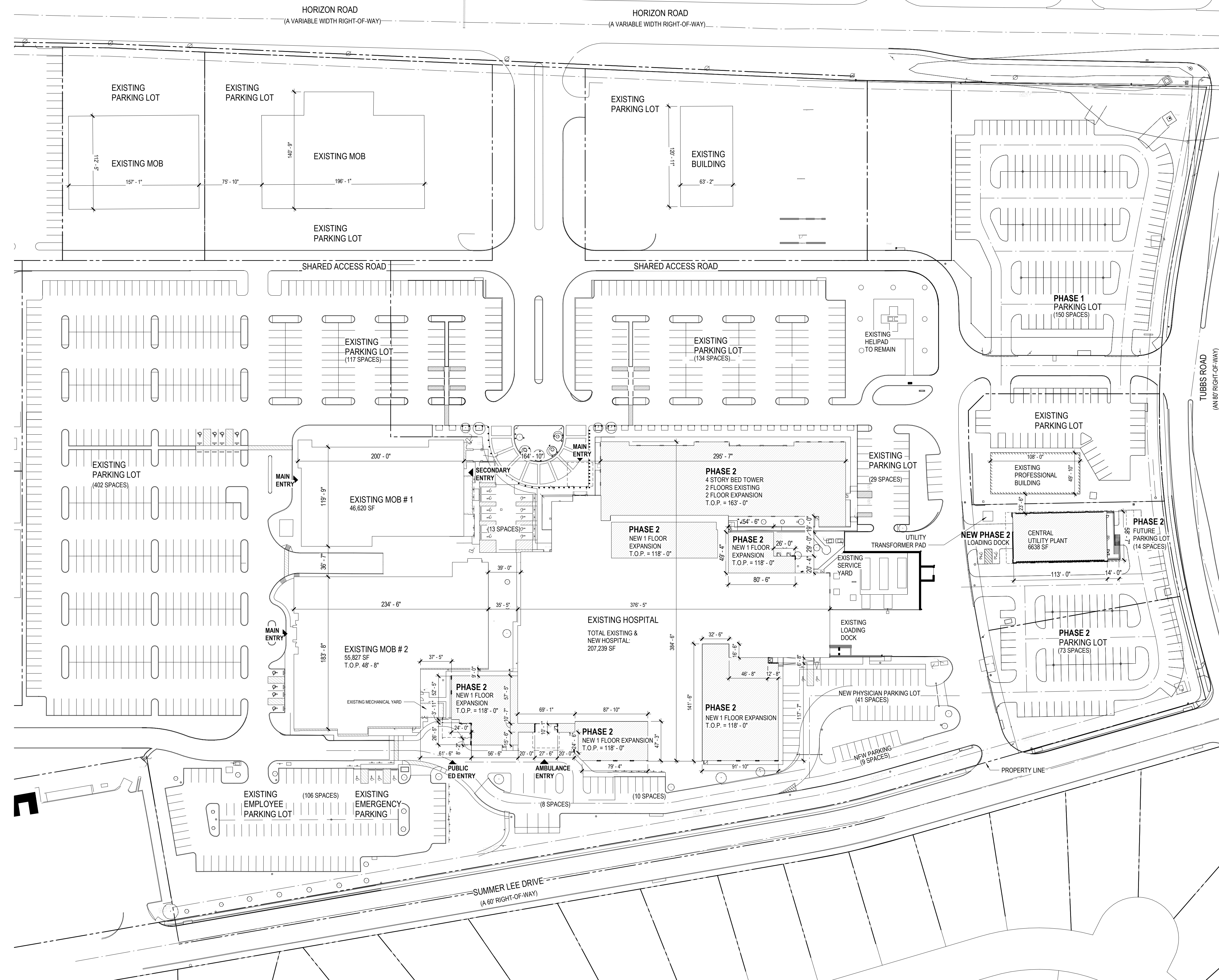
**SITE PLAN
NOTES BY NUMBER**

	<<< Indicates Sheet Keynote on Plan
ST8	EXISTING CANOPY REF: XXX-XXX
ST9	LANDSCAPE REMODEL AT ENTRY DRIVE REF: XXX-XXX
ST11	NEW ACCESS PARKING REF: XXX-XXX

SITE PLAN

SHEET NUMBER

A01-00



01 SITE PLAN
1" = 60'-0"

CONSULTANTS

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

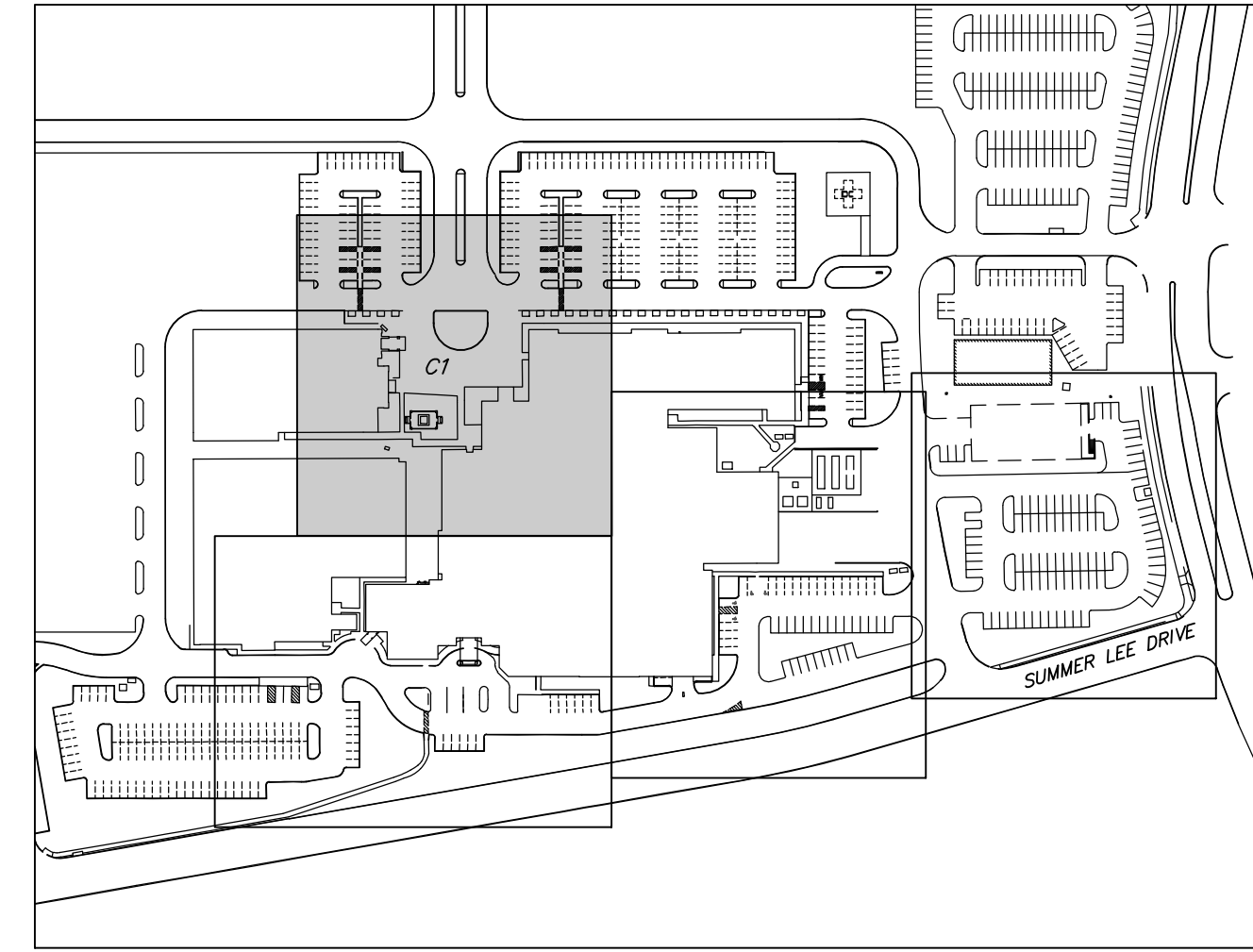
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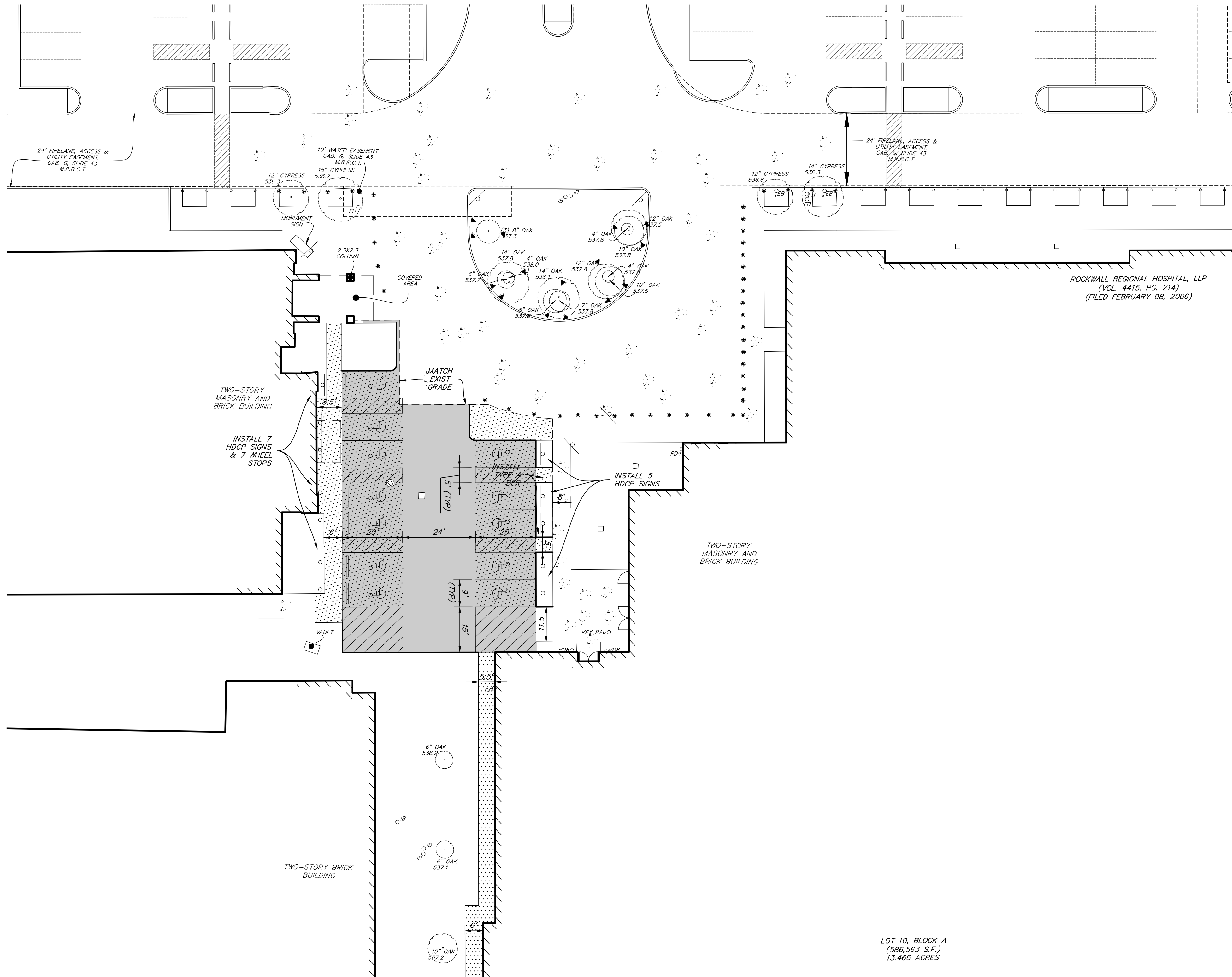
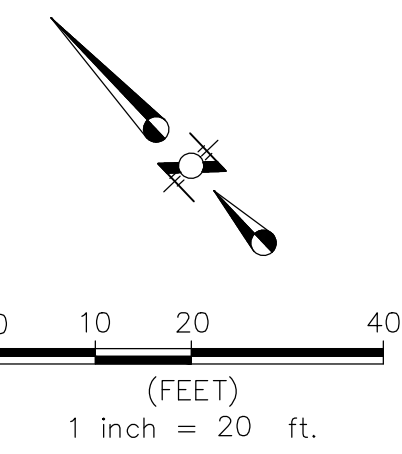
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DALLAS, TX 75243

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



KEYMAP
1"=200'



LEGEND

- INSTALL 6" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
- INSTALL 5" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
- INSTALL 4" 3000psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W.
- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ISSUED 12/13/19

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

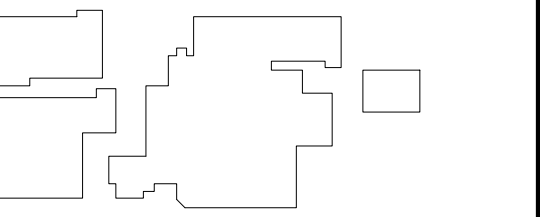
KRUEGER BRODBECK
TEXAS PE #109736

PROJECT



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

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Signature		

Case Number _____
Job Number 147381.000
TITLE

SITE DIMENSIONAL CONTROL PLAN
SHEET NUMBER

C1

Perkins & Will

2218 Bryan St., Suite 200
 Dallas, TX 75201
 1.214.283.8700
 1.214.283.8701
 www.perkinswill.com

CONSULTANTS

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

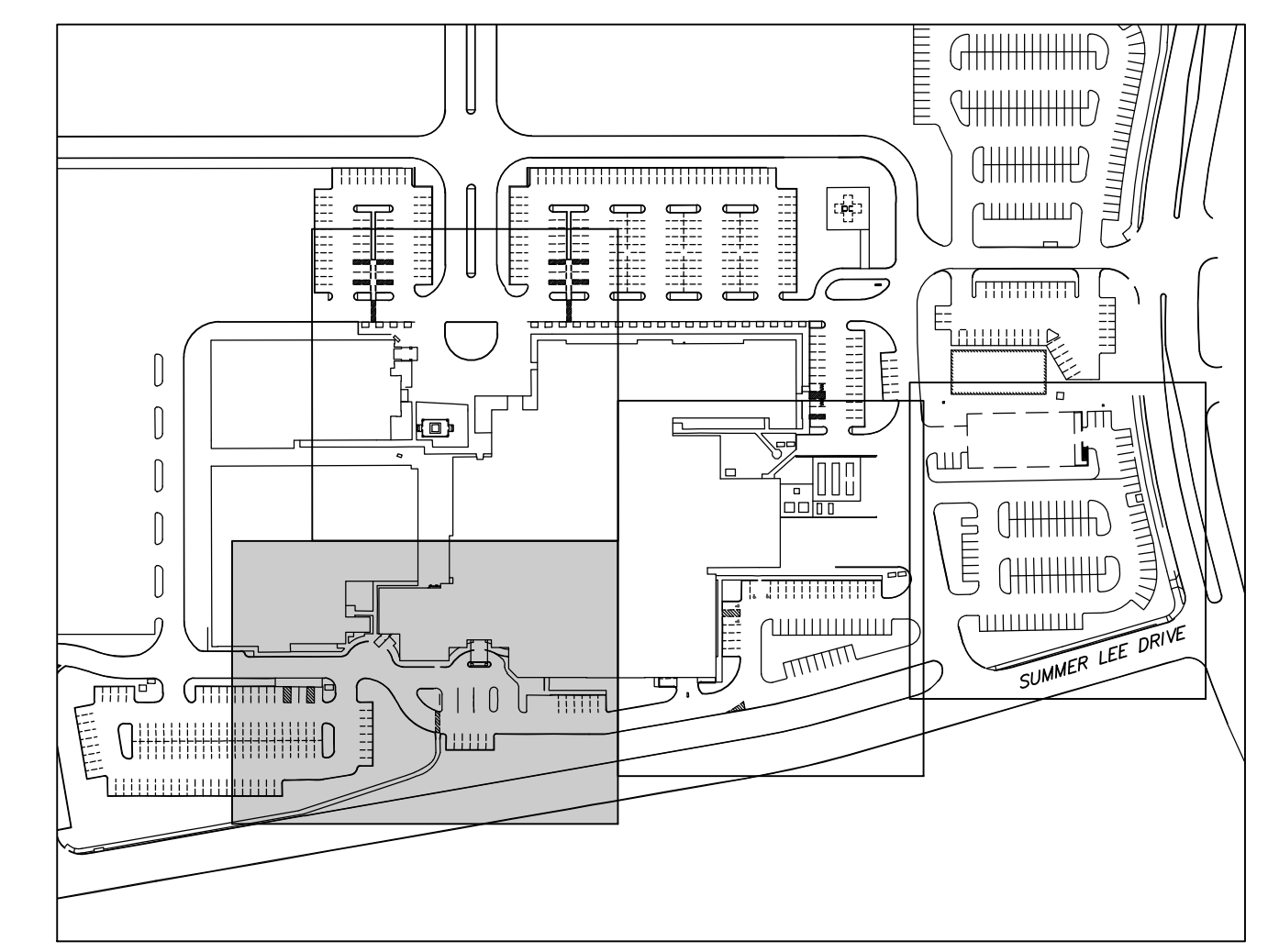
STRUCTURAL
 LA FUESS PARTNERS
 3333 LEE PKWY #300, DALLAS, TX 75219

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

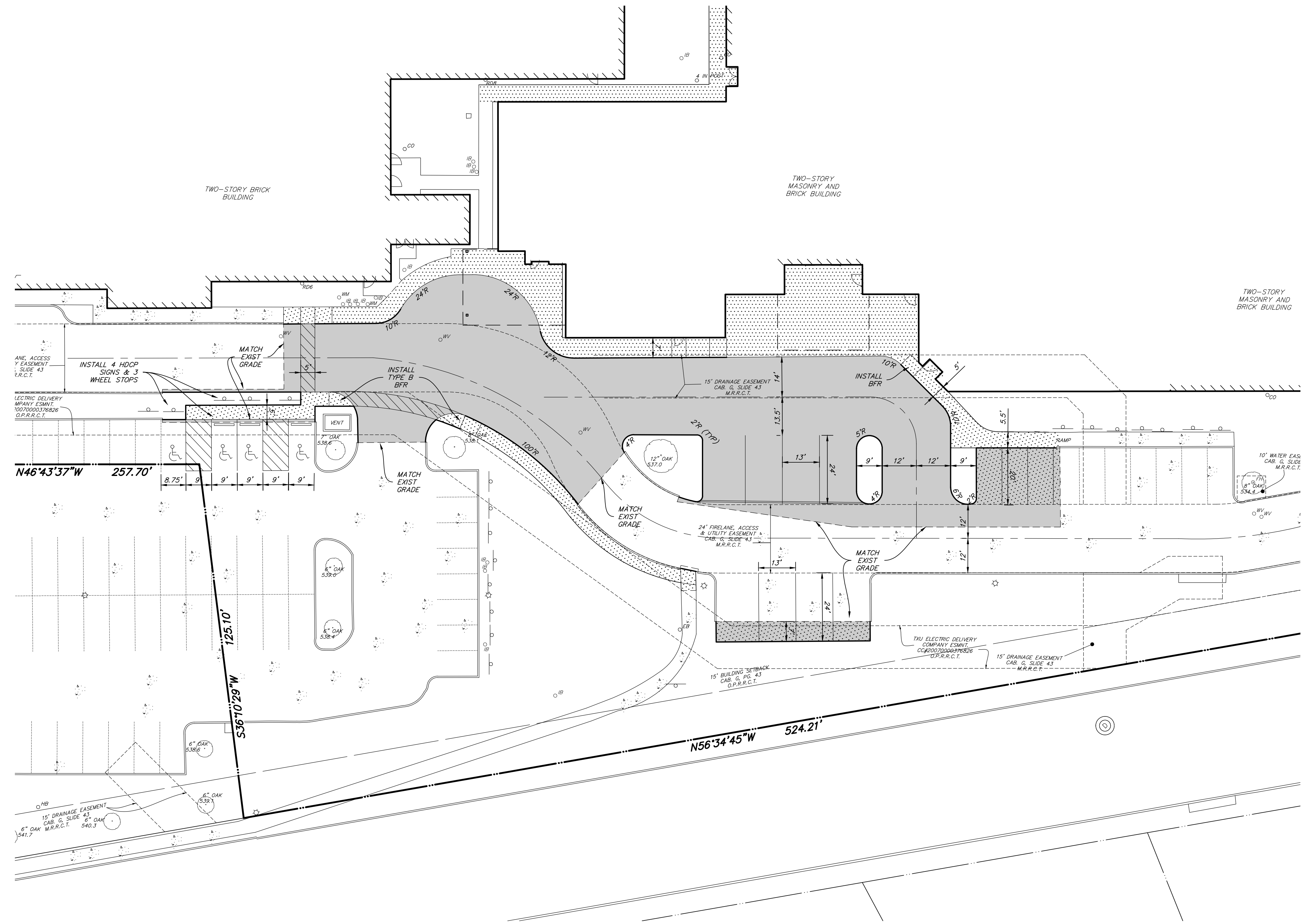
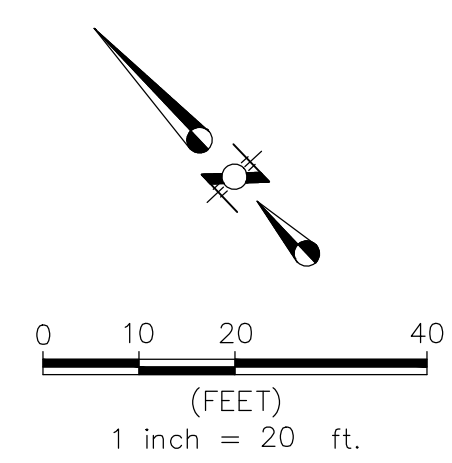
LANDSCAPING
 KENDALL LANDSCAPE ARCHITECTRE
 8150 N CENTRAL EXPY #701, DALLAS, TX
 75206

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

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



KEYMAP
 1" = 200'



LEGEND

- INSTALL 6" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
- INSTALL 5" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
- INSTALL 4" 3000psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W.
- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT

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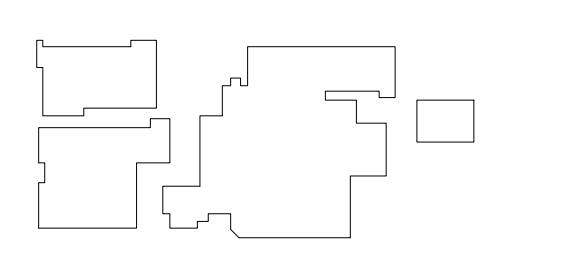
KRUEGER BRODBECK
 TEXAS PE #109736

PROJECT



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

KEYPLAN



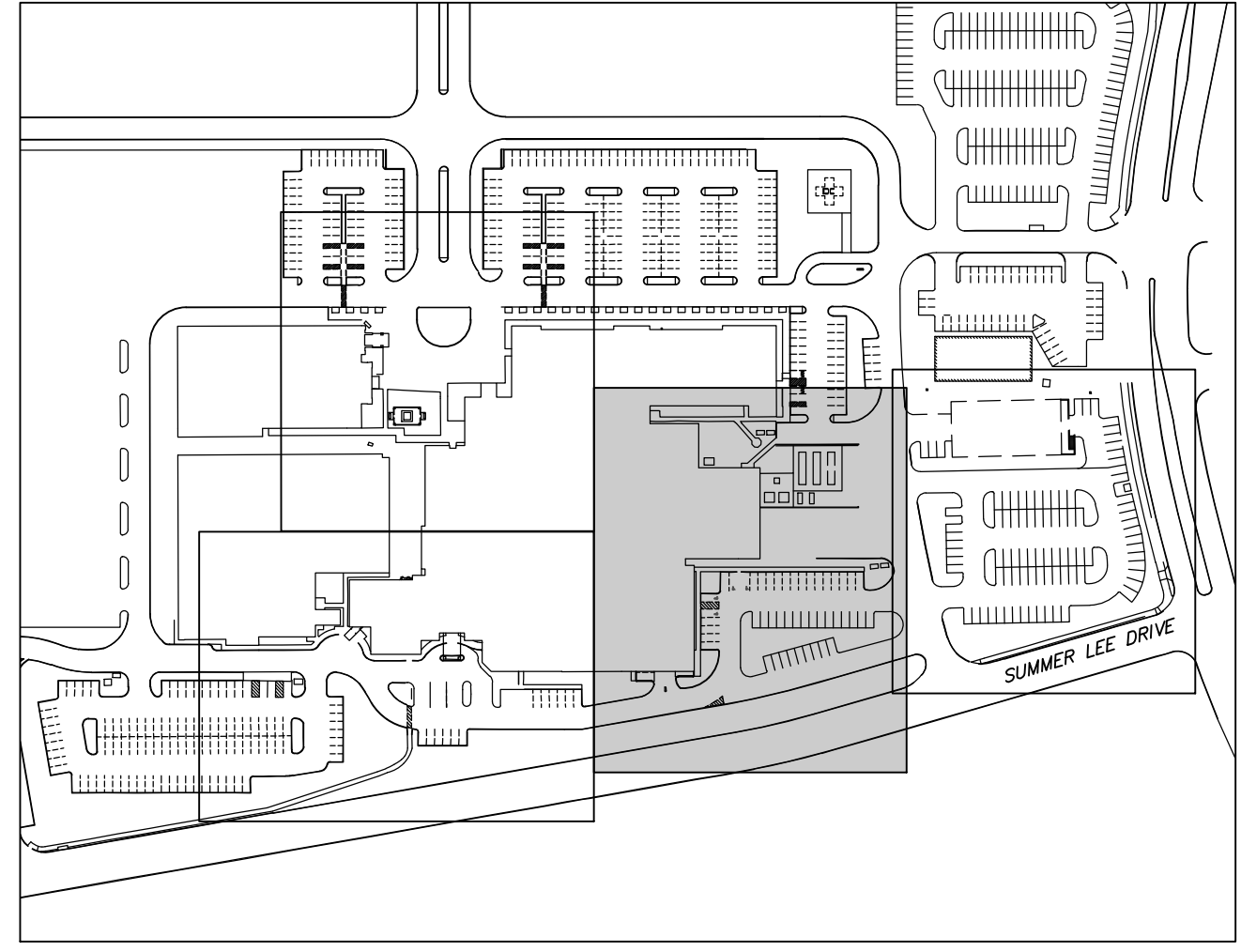
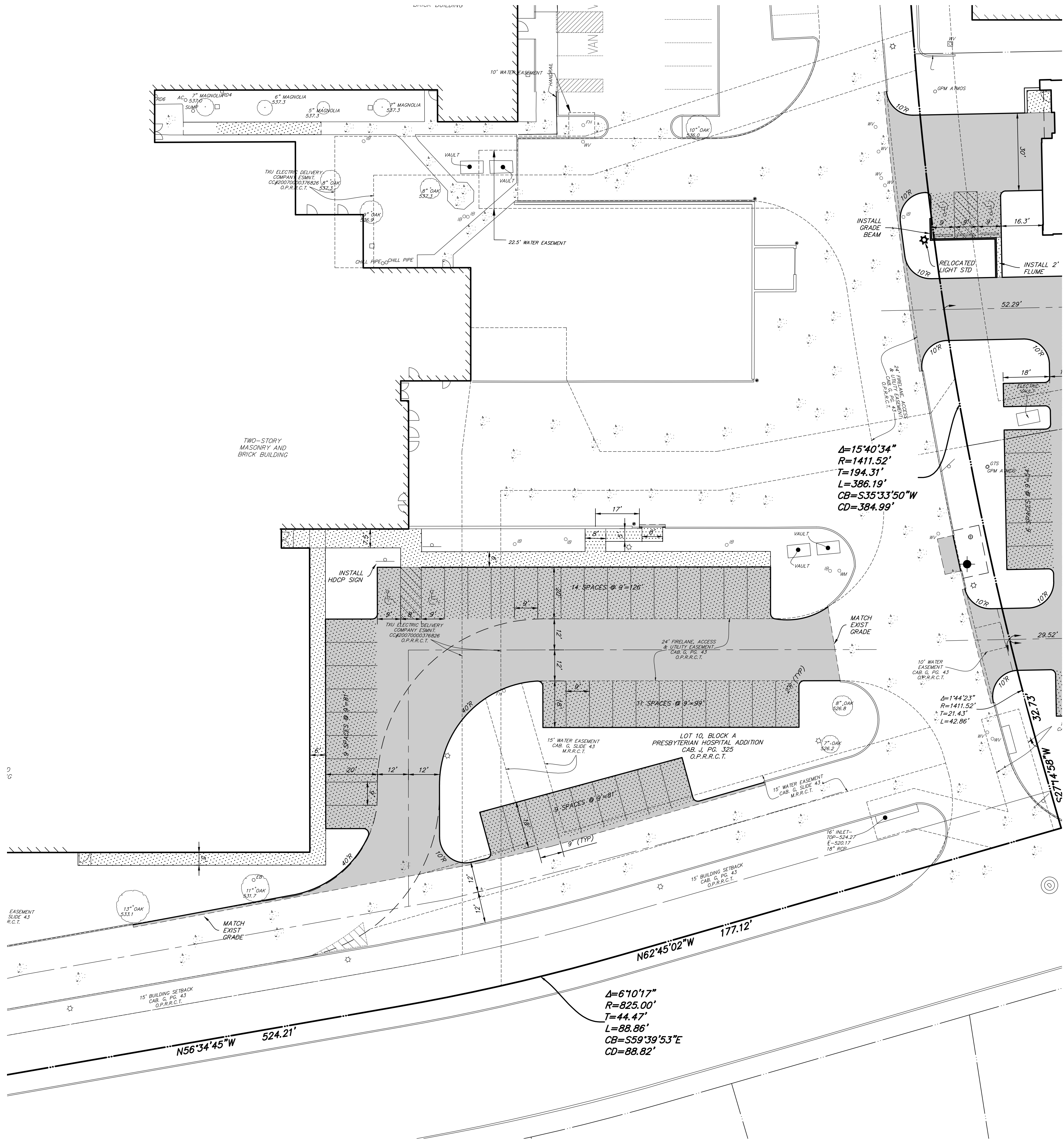
ISSUE CHART

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Job Number	147381.000	
TITLE		

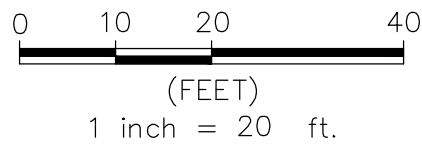
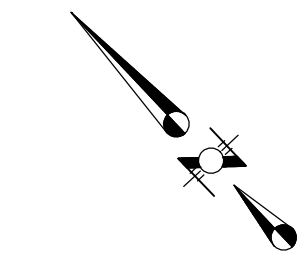
SITE DIMENSIONAL CONTROL PLAN
 SHEET NUMBER

C2

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KEYMAP
1"=200'



LEGEND

- INSTALL 6" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
- INSTALL 5" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
- INSTALL 4" 3000psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W.
- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT

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CONSULTANTS

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

LANDSCAPING
KENDALL LANDSCAPE ARCHITECTURE
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

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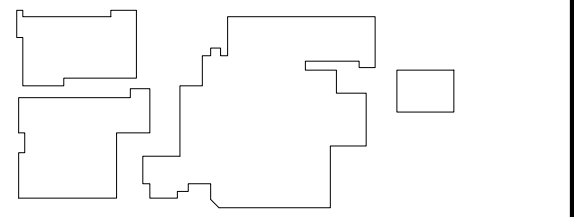
KRUEGER BRODBECK
TEXAS PE #109736

PROJECT



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

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Signature		

Case Number	
Job Number	147381.000
TITLE	

**SITE DIMENSIONAL
CONTROL PLAN**

SHEET NUMBER

C1

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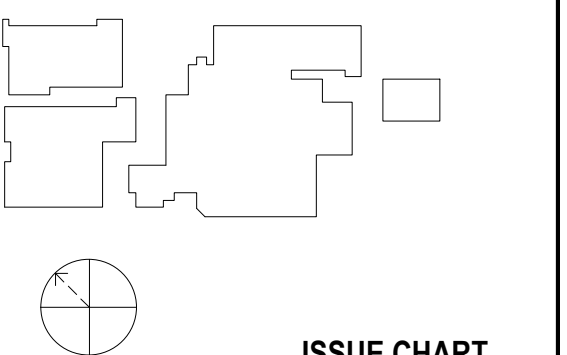
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TEXAS PE #109736

PROJECT



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

KEYPLAN



ISSUE CHART

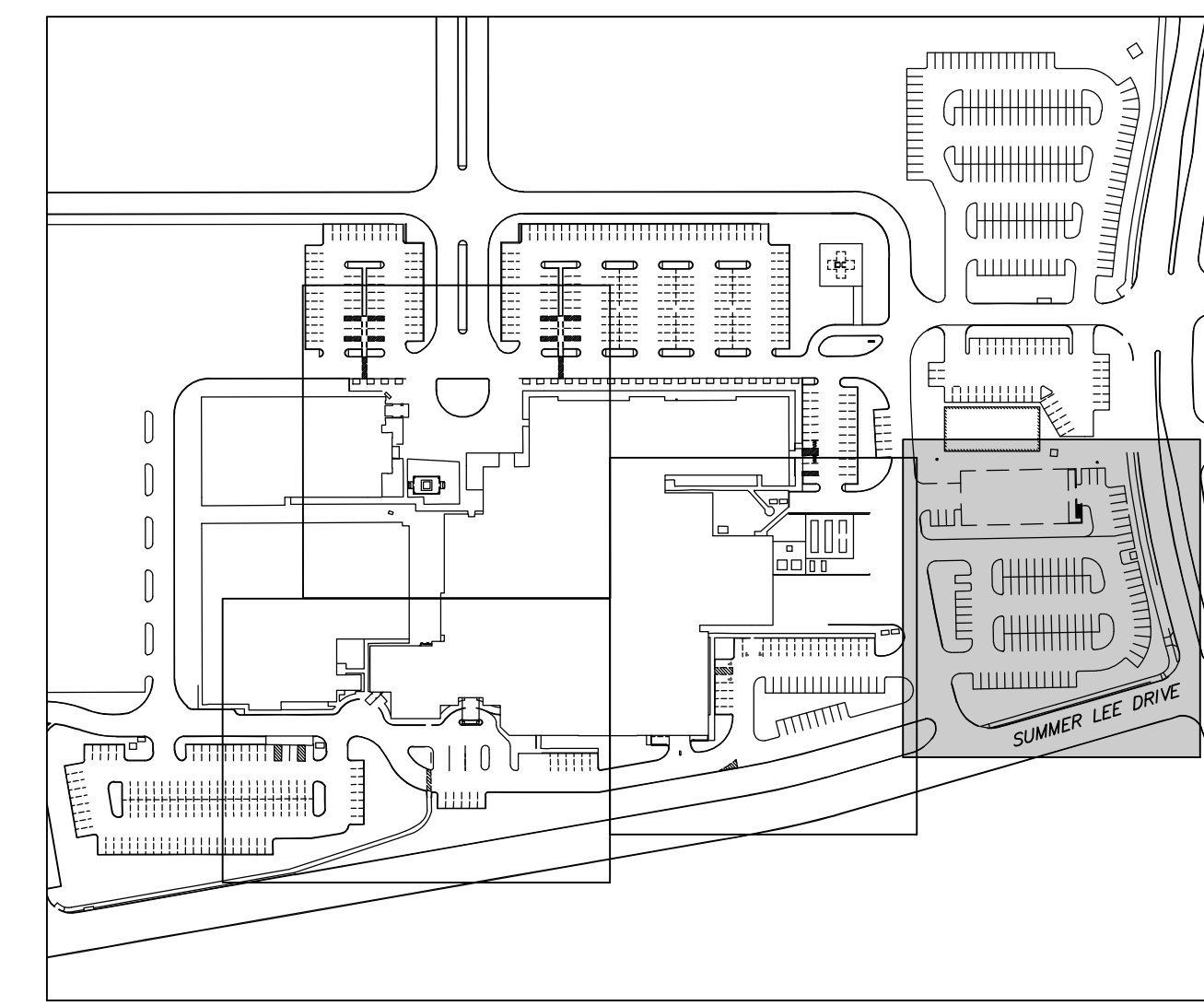
MARK	ISSUE	DATE
Signature		

Case Number _____
Job Number 147381.000
TITLE

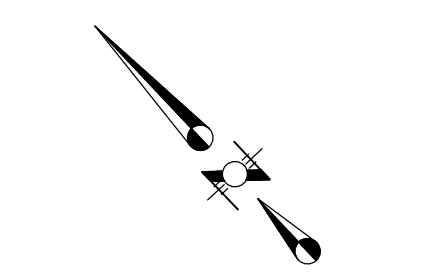
SITE DIMENSIONAL CONTROL PLAN

SHEET NUMBER

C4



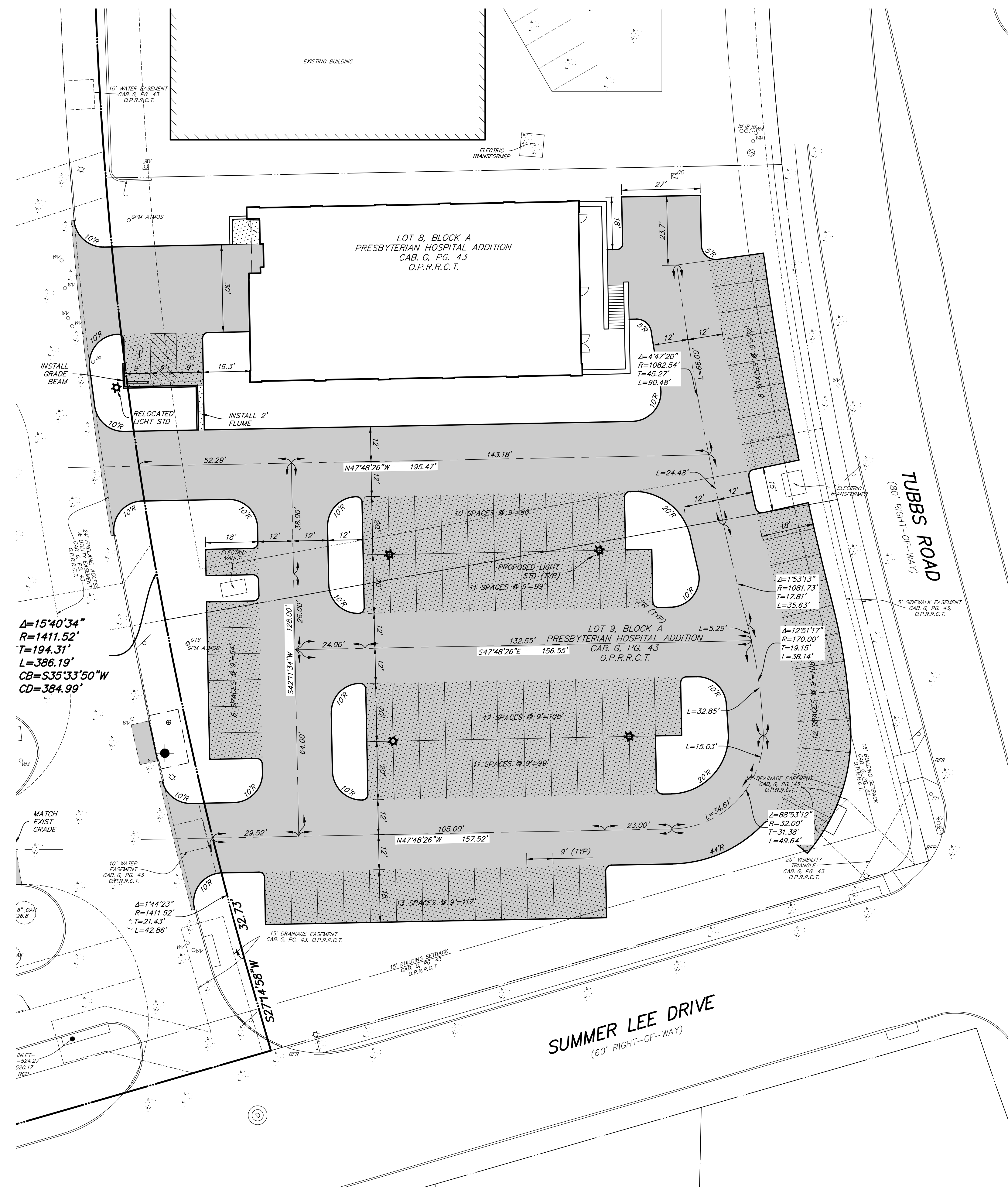
KEYMAP
1"=200'



0 10 20 40
(FEET)
1 inch = 20 ft.

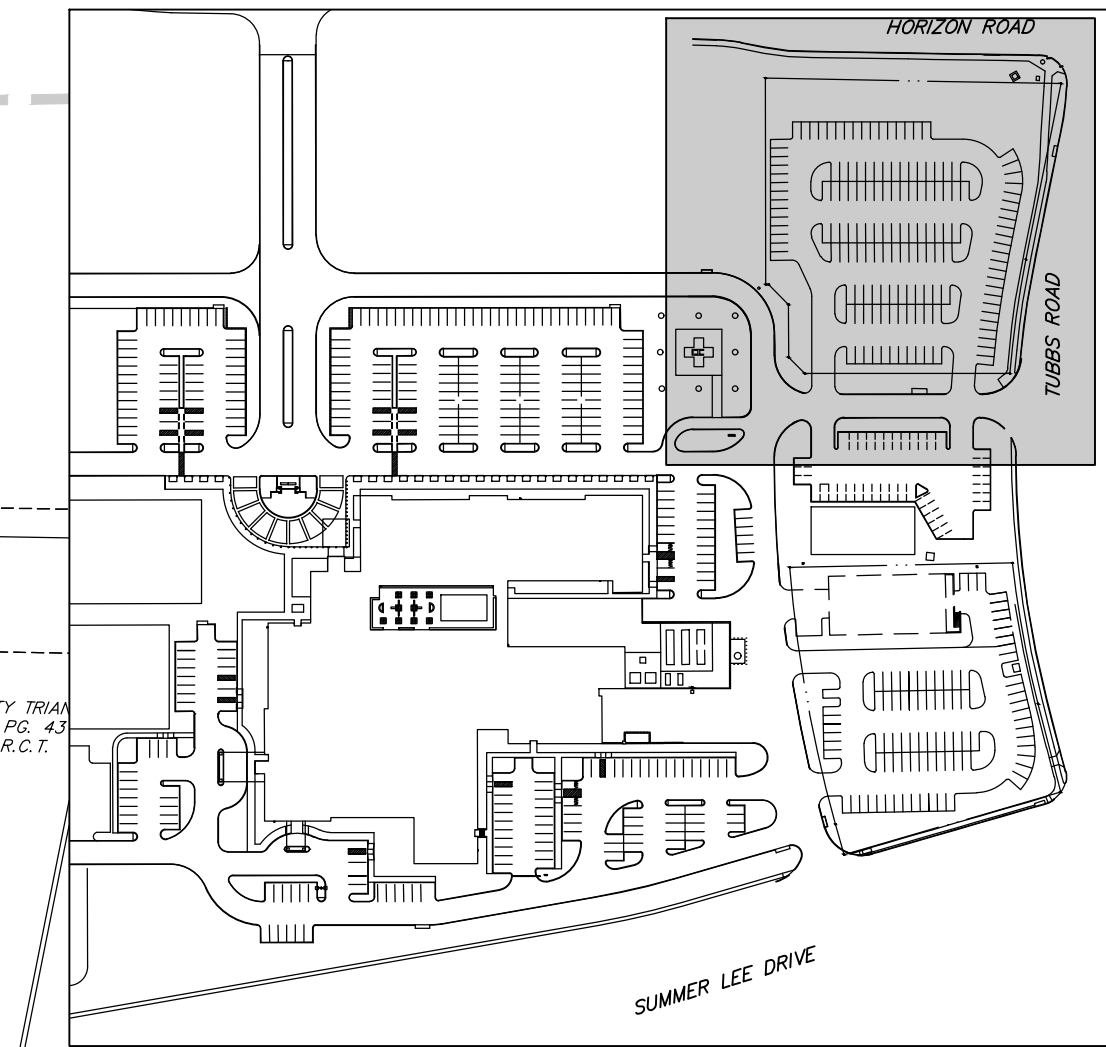
LEGEND

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- INSTALL 5" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
- INSTALL 4" 3000psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W.
- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT

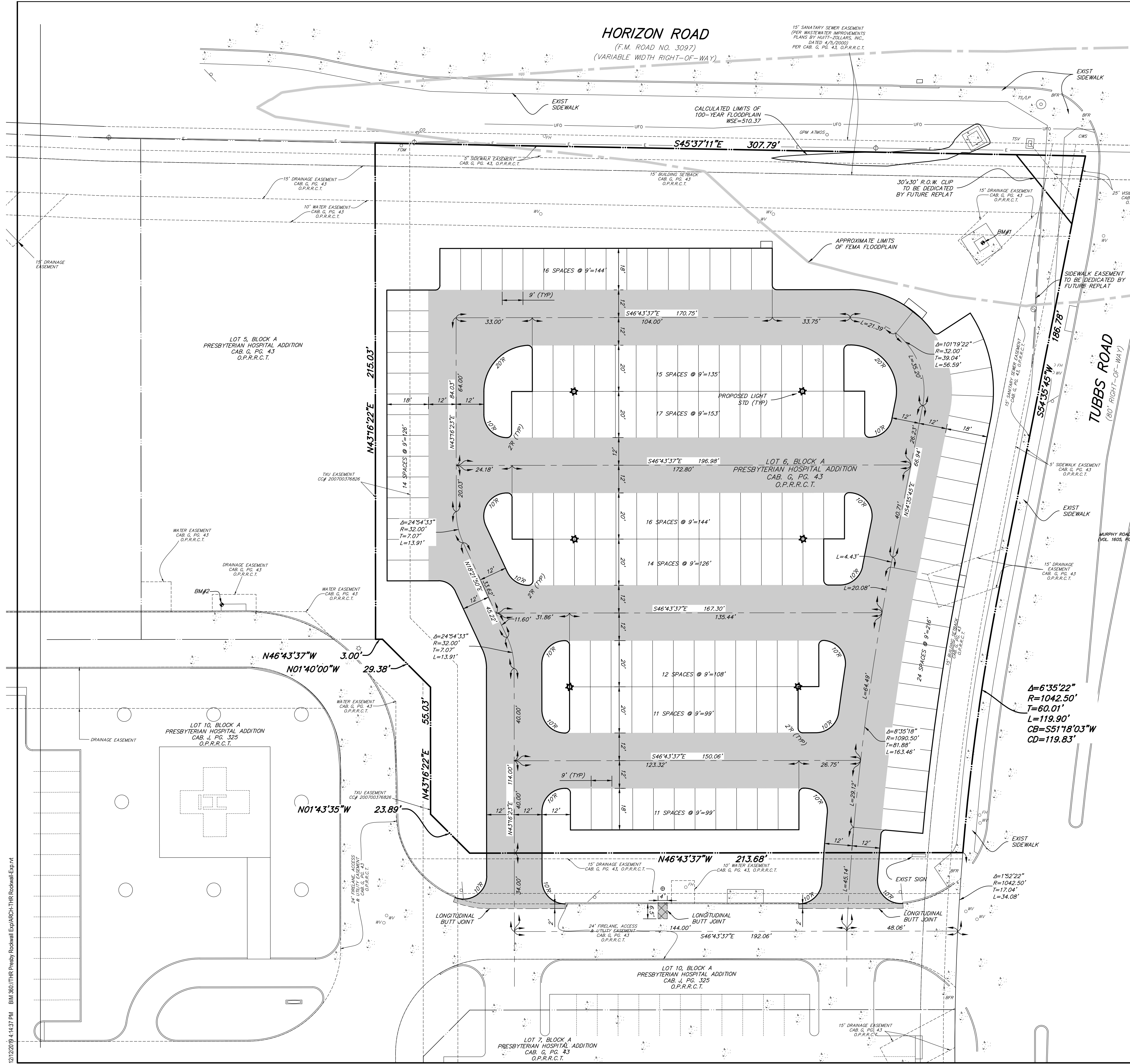
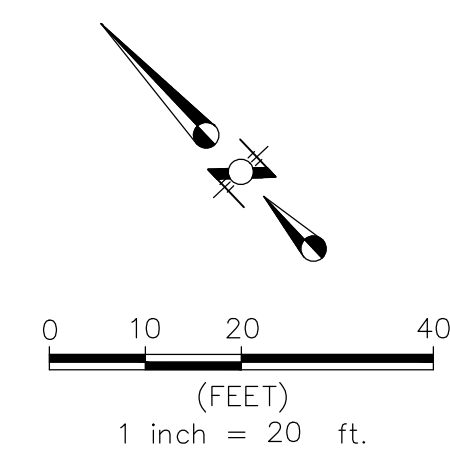


HORIZON ROAD
(F.M. ROAD NO. 3097)
(VARIABLE WIDTH RIGHT-OF-WAY)

15' SANITARY SEWER EASEMENT
(PER WASTE WATER IMPROVEMENTS
PLANS BY HUNT-COLLARS, INC.
DATED 4/5/2000)
PER CAB. G. PG. 43, O.P.R.R.C.T.



KEYMAP
1"=200'



LEGEND

- INSTALL 7" 3600psi (6.5 SACK/CY MIN) REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. (NO SAND UNDER PAVING ALLOWED)
- INSTALL 6" 3600psi (6.5 SACK/CY MIN) REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. (NO SAND UNDER PAVING ALLOWED)
- INSTALL 5" 3600psi (6.5 SACK/CY MIN) REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. (NO SAND UNDER PAVING ALLOWED)
- INSTALL 4" 3000psi (5.5 SACK/CY MIN) REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W. (NO SAND UNDER PAVING ALLOWED)
- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT
- PROPOSED LIGHT STD (REF MEP)

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3333 LEE PKWY #300, DALLAS, TX 75219

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

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

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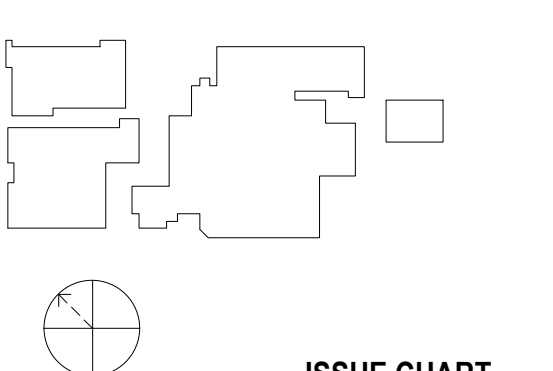
KRUEGER BRODBECK
TEXAS PE #109736

PROJECT



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

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Signature		

Case Number	
Job Number	147381.000
TITLE	

SITE DIMENSIONAL CONTROL PLAN

SHEET NUMBER

C5

CONSULTANTS

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 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

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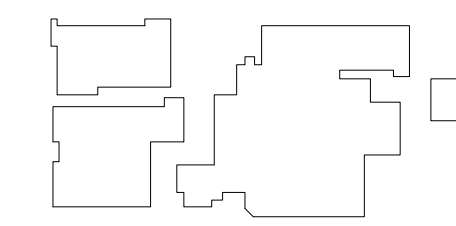
KRUEGER BRODBECK
 TEXAS PE #109736

PROJECT



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

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Signature		

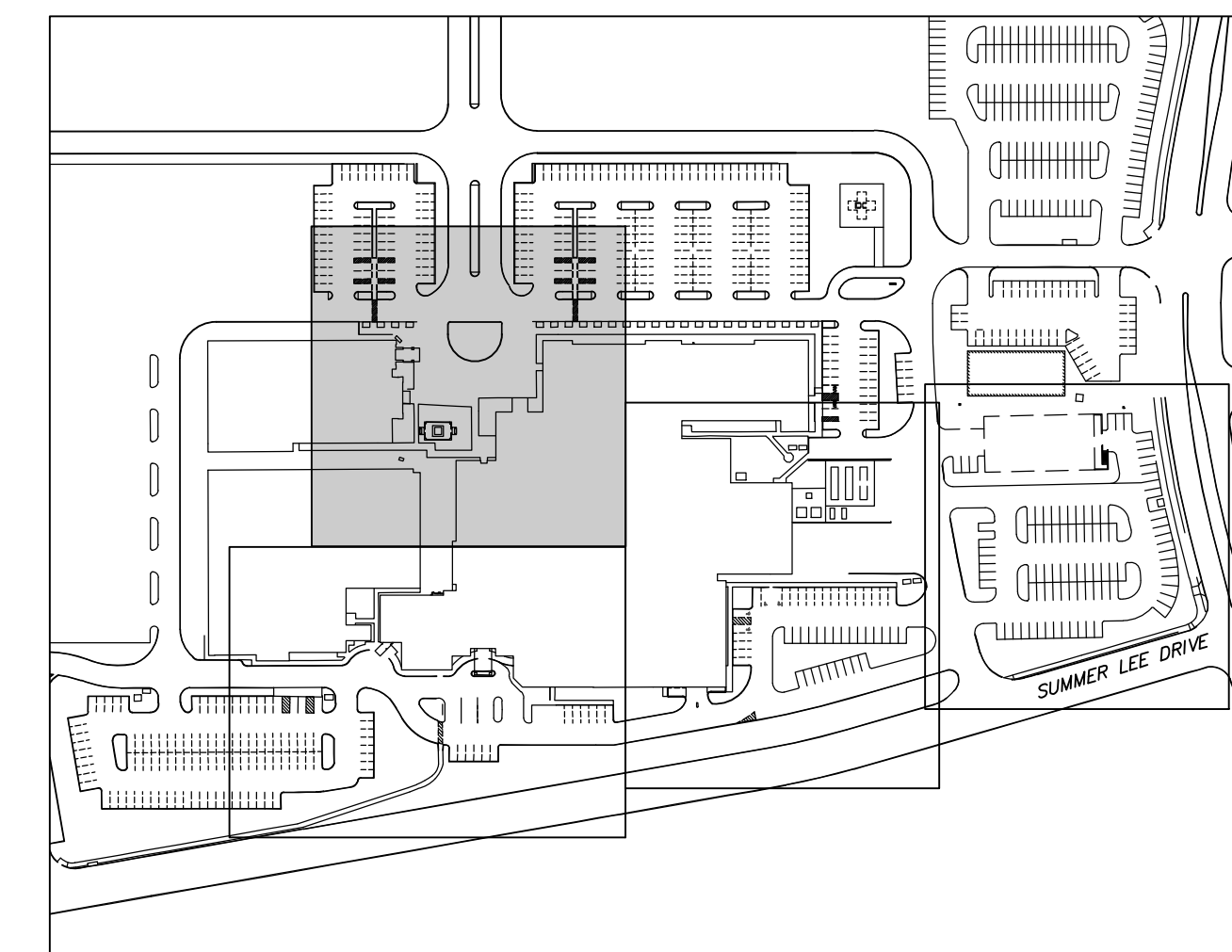
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Job Number	147381.000

TITLE

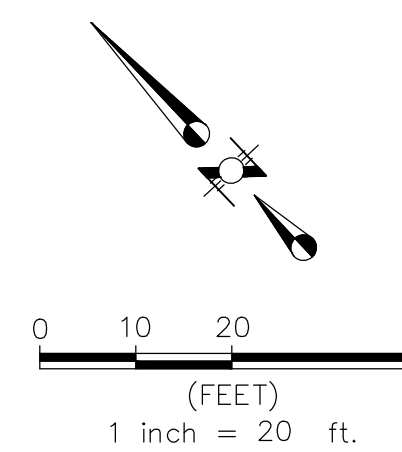
SITE UTILITY PLAN

SHEET NUMBER

C6

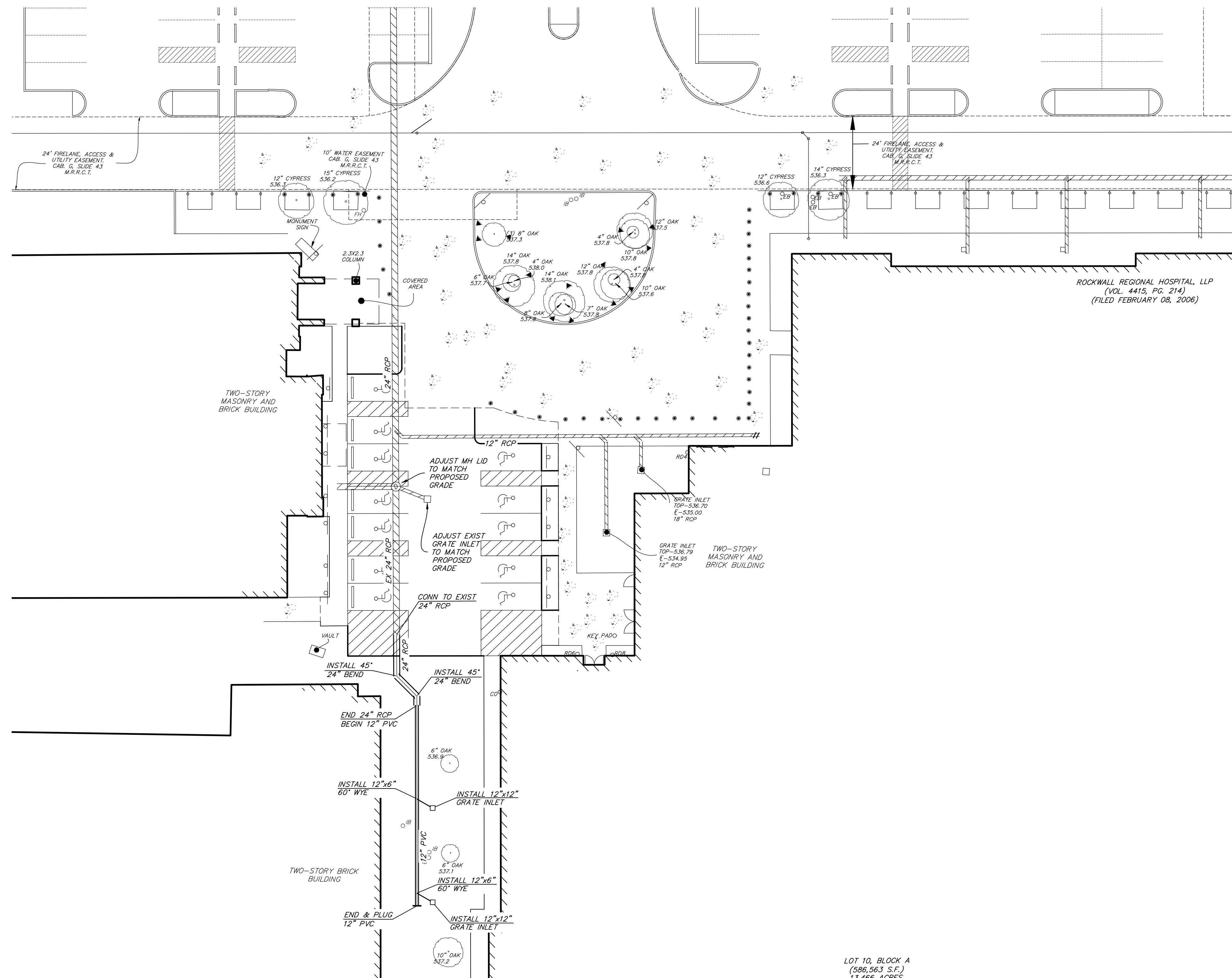


KEYMAP
 1"=200'



LEGEND

	EXISTING STORM SEWER
	PROPOSED STORM SEWER LINE (CLASS III)
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE



LOT 10, BLOCK A
 (586,963 S.F.)
 13.466 ACRES

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

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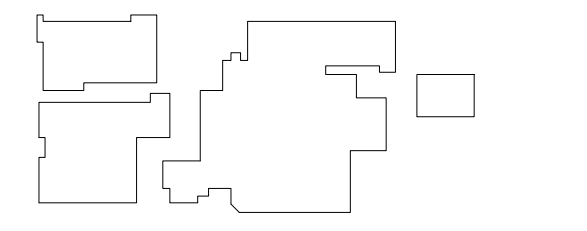
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 3150 HORIZON RD.
 ROCKWALL, TX 75032

KEYPLAN



ISSUE CHART

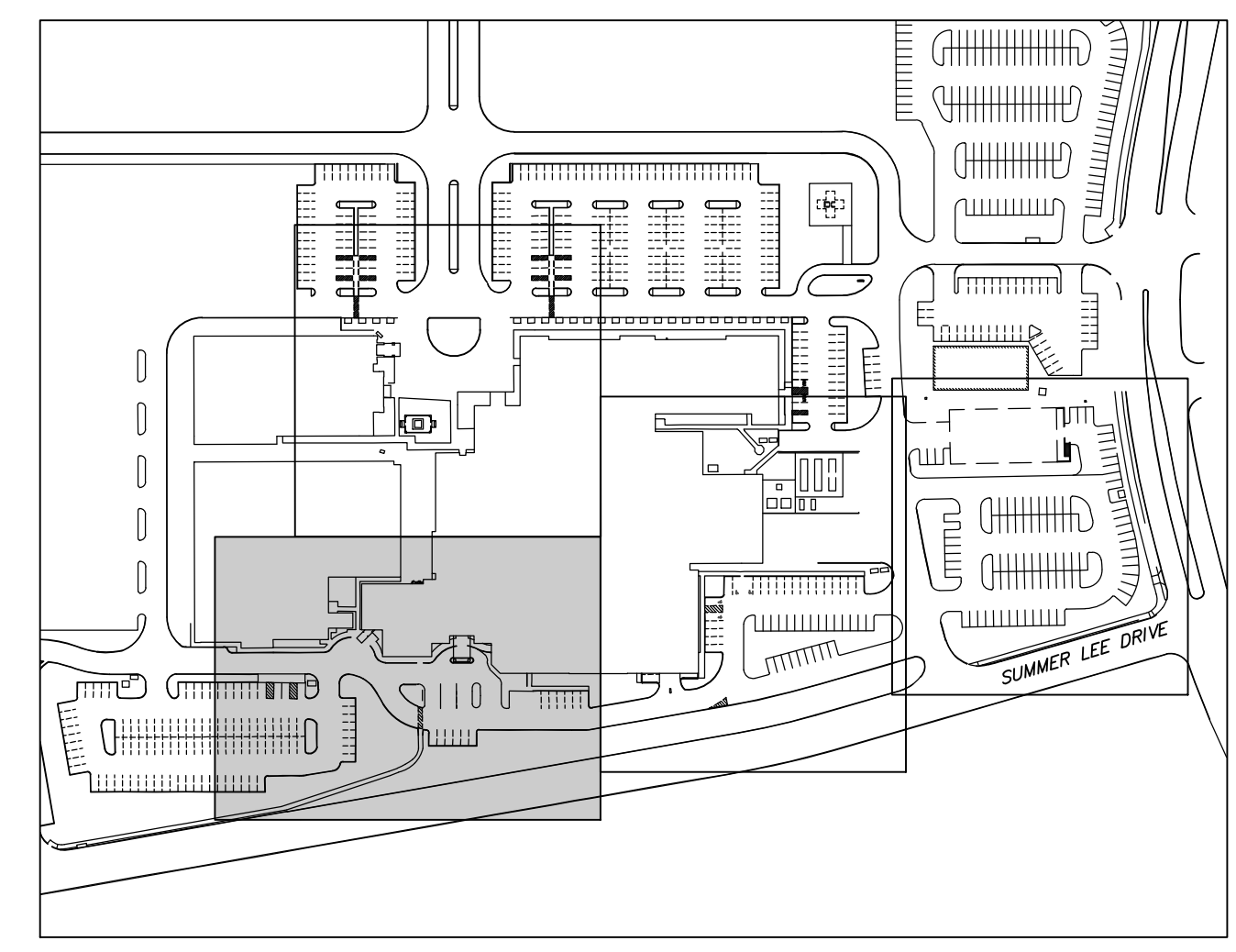
MARK	ISSUE	DATE
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Case Number _____
 Job Number _____ 147381.000
TITLE

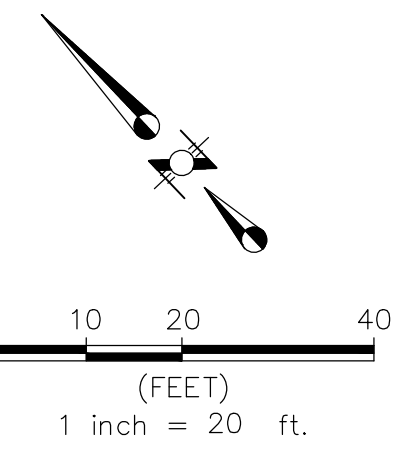
SITE UTILITY PLAN

SHEET NUMBER

C7

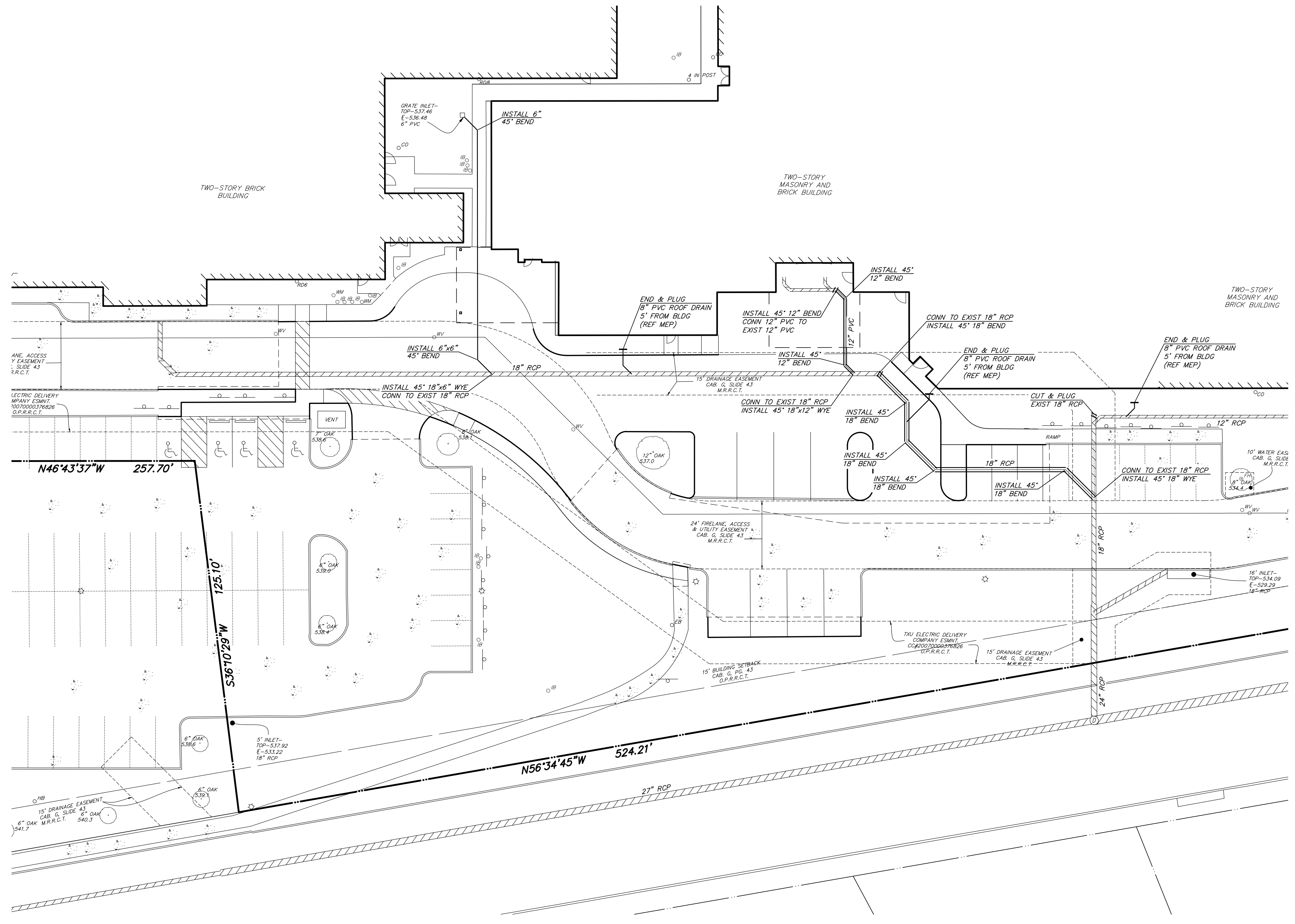


KEYMAP
 1"=200'



LEGEND

- XXXXXX EXISTING STORM SEWER
- ===== PROPOSED STORM SEWER LINE (CLASS III)
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE



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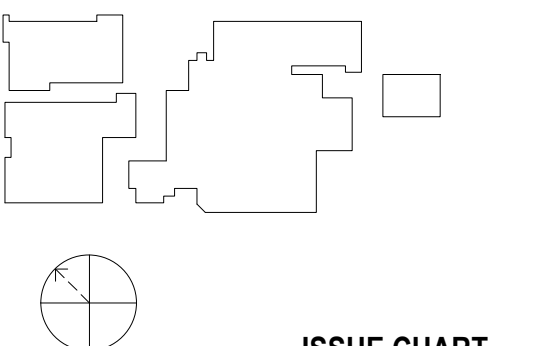
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 3150 HORIZON RD. ROCKWALL, TX 75032

KEYPLAN



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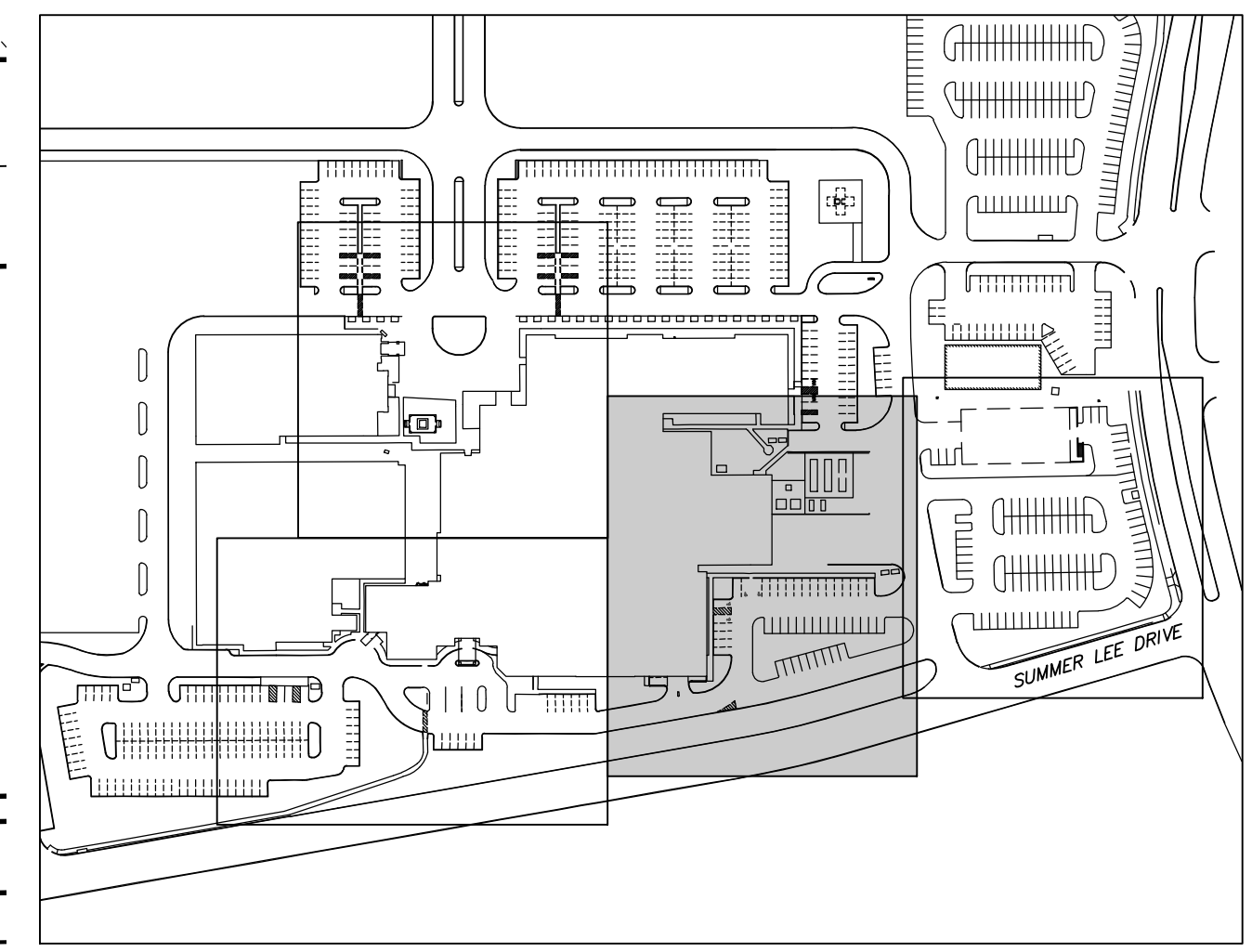
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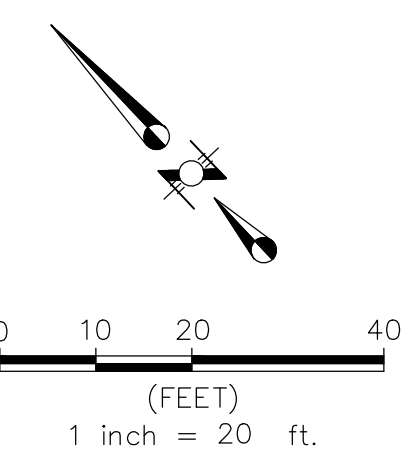
SITE UTILITY PLAN

SHEET NUMBER

C8

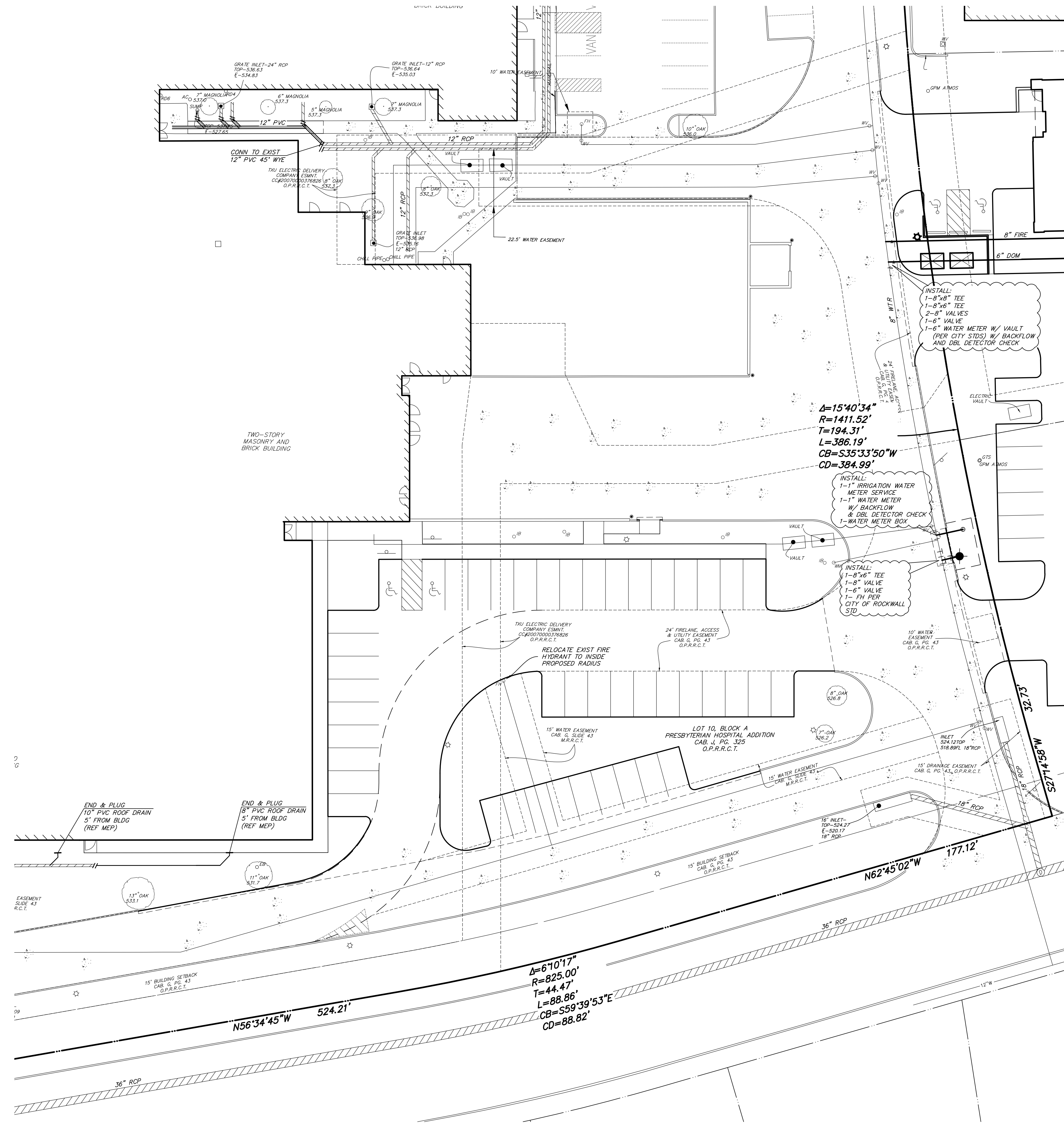


KEYMAP
 1"=200'

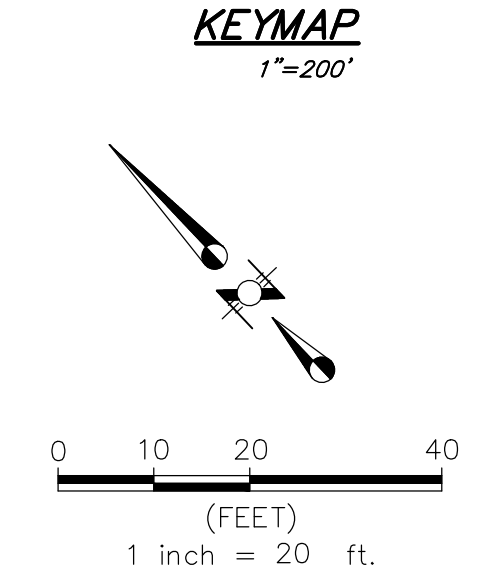
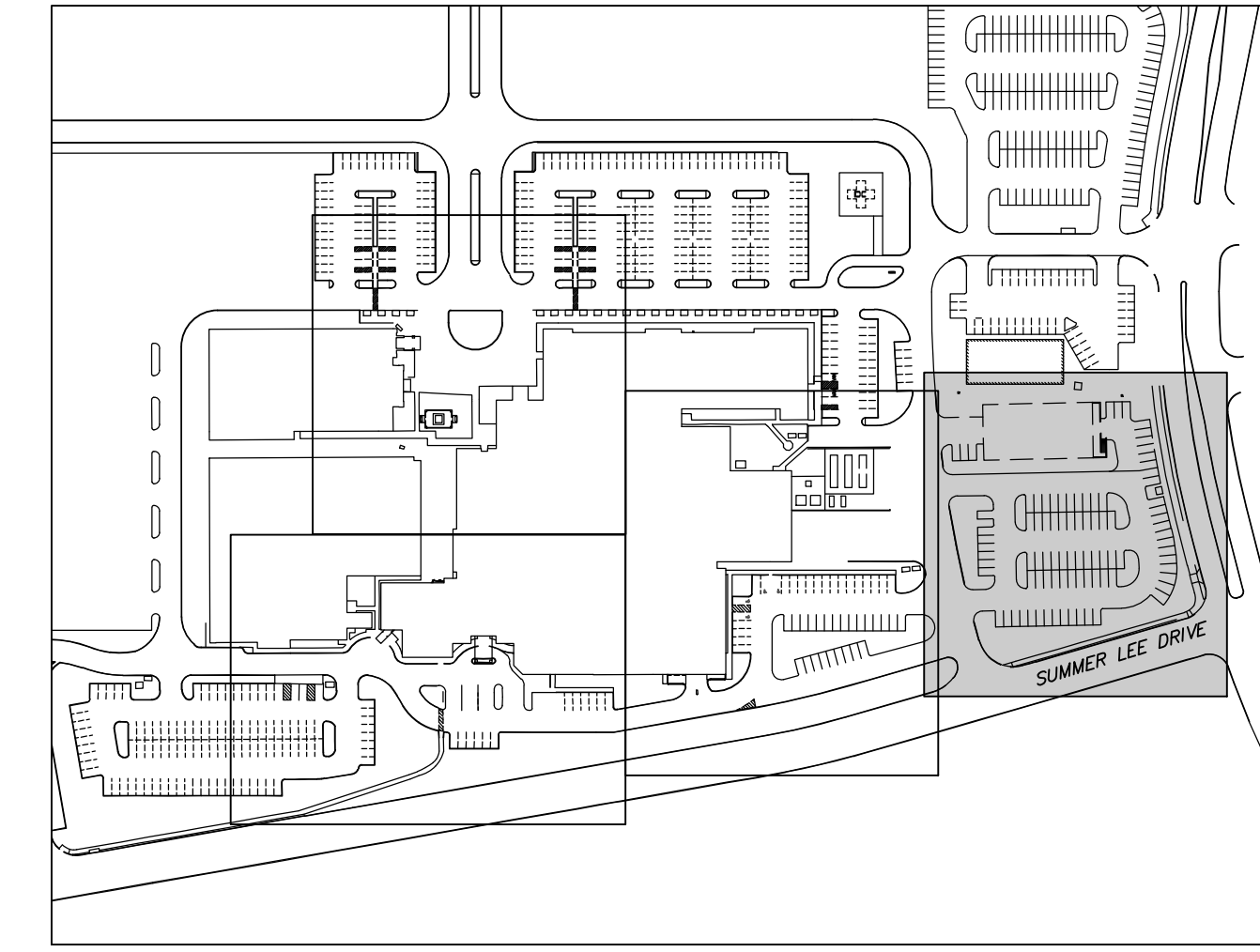
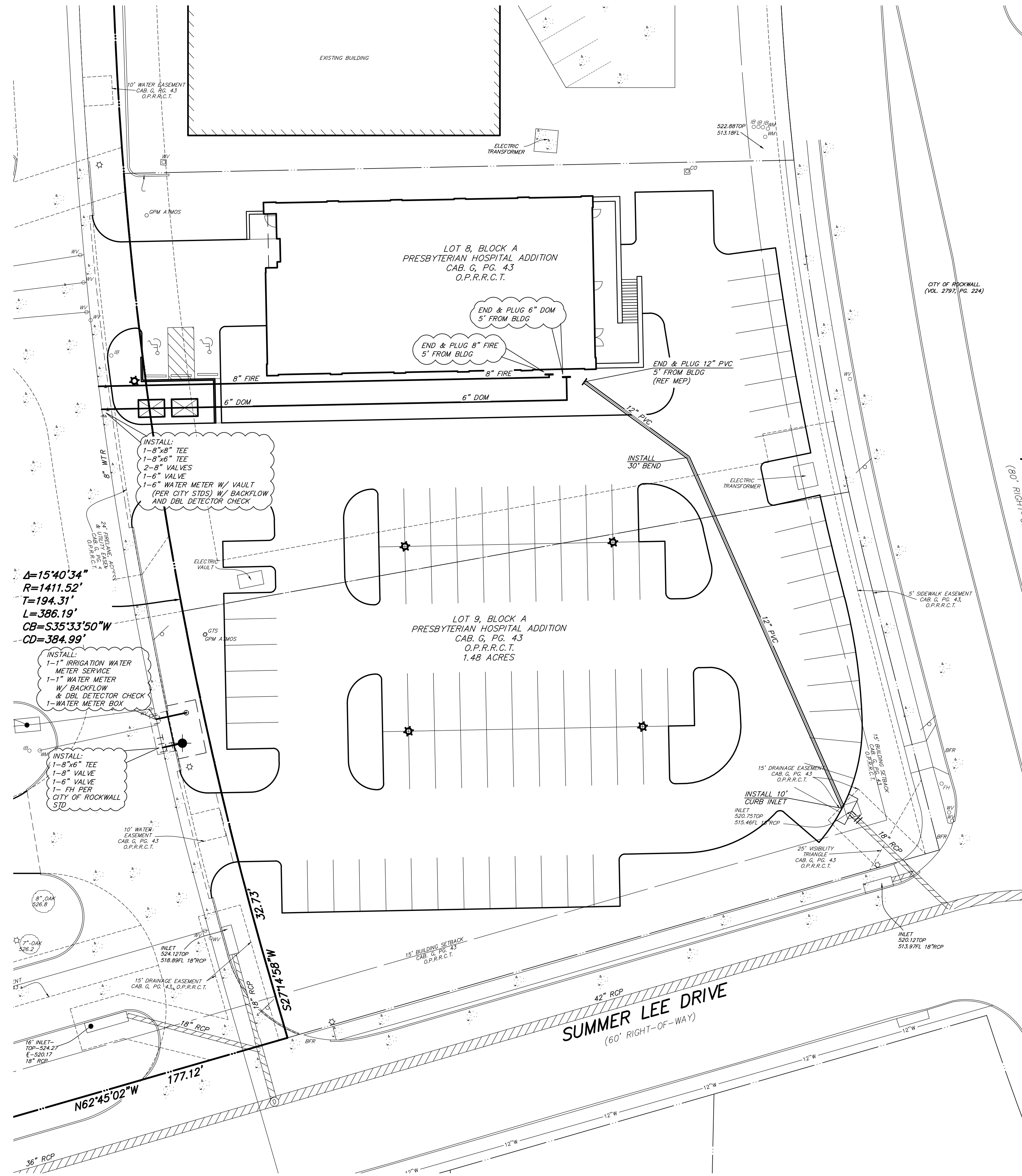


LEGEND

- XXXXXXXXXXXX EXISTING STORM SEWER
- ===== PROPOSED STORM SEWER LINE (CLASS III)
- 12" EXISTING WATER LINE
- 8" PROPOSED WATER LINE
- 8" EXISTING SANITARY SEWER LINE
- 12" PROPOSED SANITARY SEWER LINE



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- LEGEND**
- XXXXXXXXXXXXX EXISTING STORM SEWER
 - ==== PROPOSED STORM SEWER LINE (CLASS III)
 - 12" W—— EXISTING WATER LINE
 - 12" W—— PROPOSED WATER LINE
 - 6" S—— EXISTING SANITARY SEWER LINE
 - 6" S—— PROPOSED SANITARY SEWER LINE

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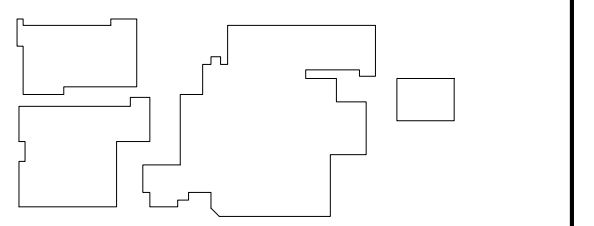
ISSUE FOR REVIEW 12/13/2019

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**PRESBYTERIAN
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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Signature		

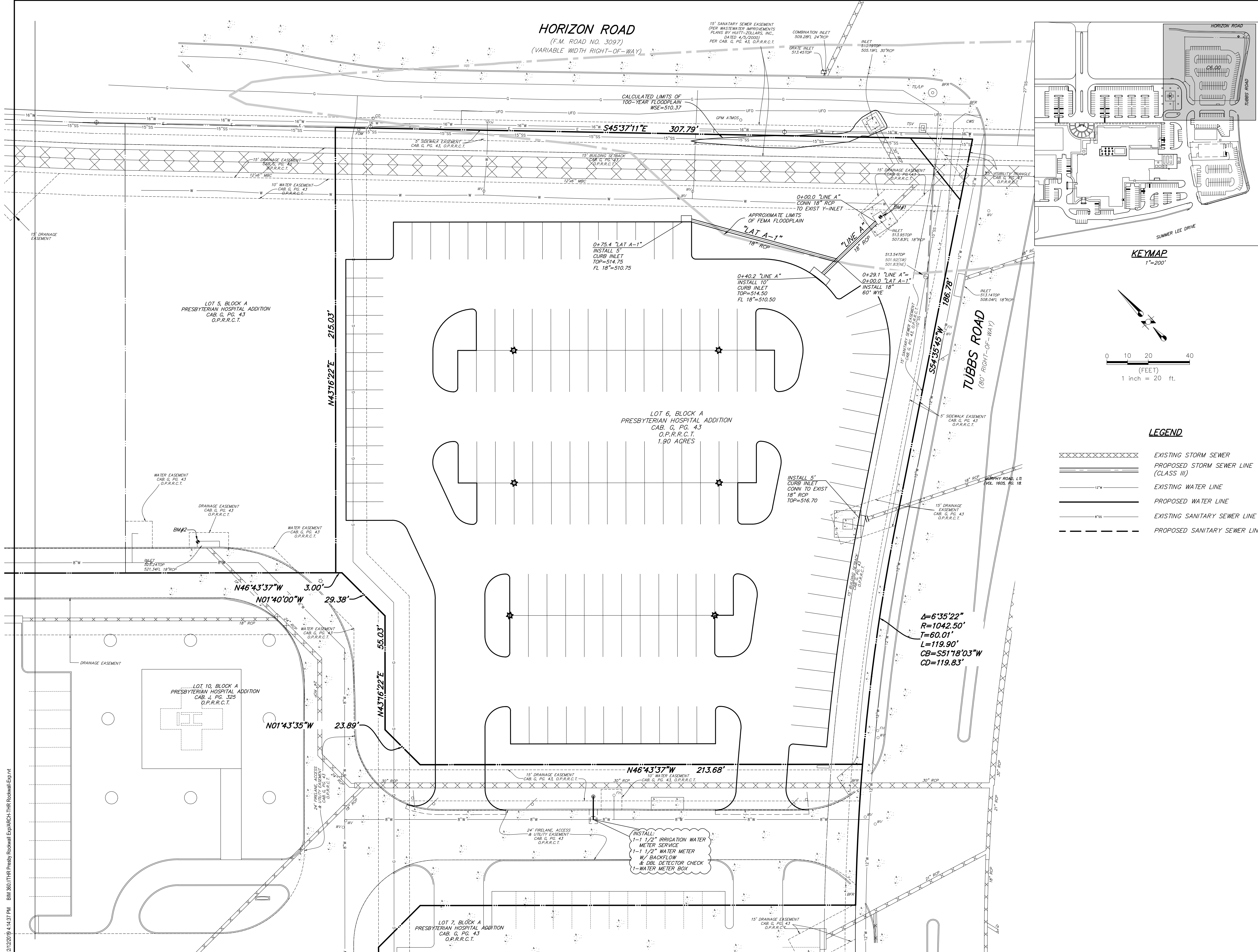
Case Number	
Job Number	147381.000
TITLE	

SITE UTILITY PLAN

SHEET NUMBER

C9

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 Dallas, TX 75201
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 1214.283.8701
 www.perkinswill.com

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 ENGINEERS
 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

**FOR REVIEW ONLY
 NOT FOR CONSTRUCTION**

ISSUED 12/13/19

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

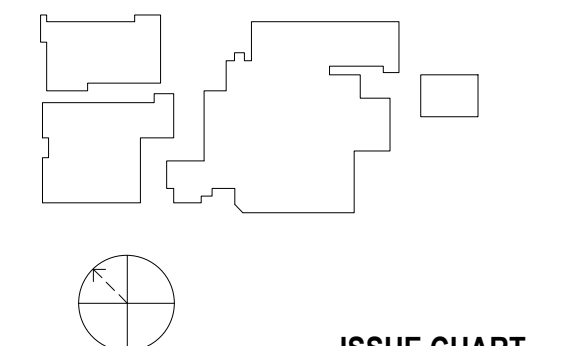
KRUEGER BRODBECK
 TEXAS PE #109736

PROJECT



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

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Signature		

Case Number	
Job Number	147381.000
TITLE	

SITE UTILITY PLAN

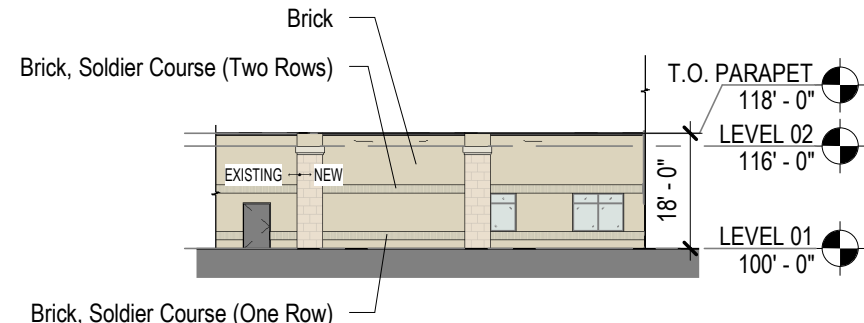
SHEET NUMBER

C10

12/13/2019 4:14:37 PM BIM 360://TR Presby Rockwall Exp/ARCH-TR Rockwall Exp.rvt

MAIN BUILDING EXTERIOR MATERIALS	
GLASS: 15,856.9 SF	21.4%
METAL: 3,045.2 SF	4.1%
BRICK: 26,084 SF	35.3%
STONE: 28,961 SF	39.2%

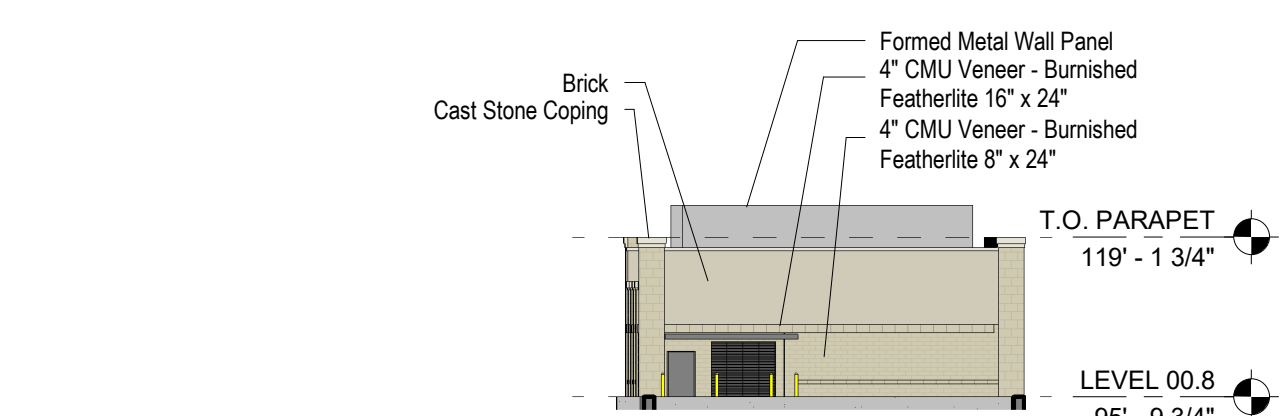
CUP EXTERIOR MATERIALS	
GLASS: 88 SF	1.1%
METAL: 560 SF	6.9%
BRICK: 3,356 SF	41.4%
STONE: 4,099 SF	50.6%



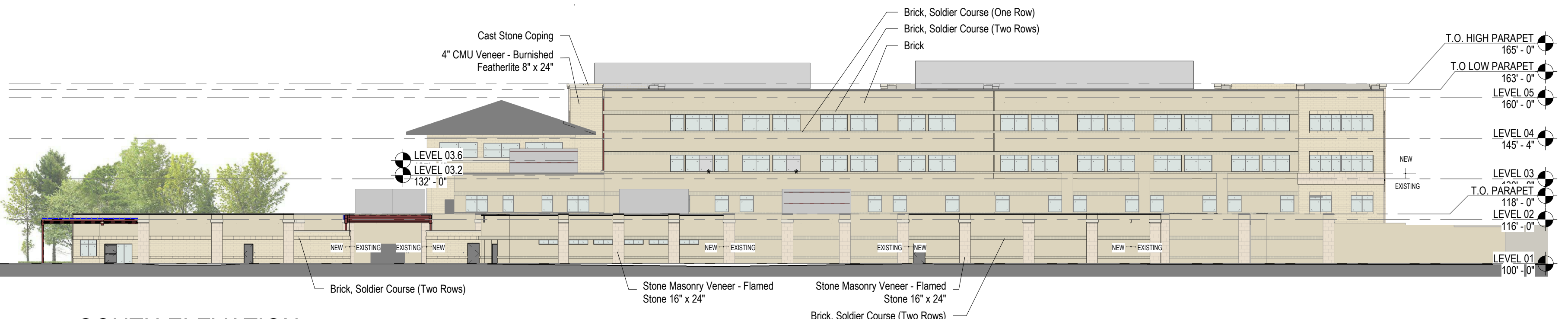
05 NORTH ELEVATION
1" = 30'-0"



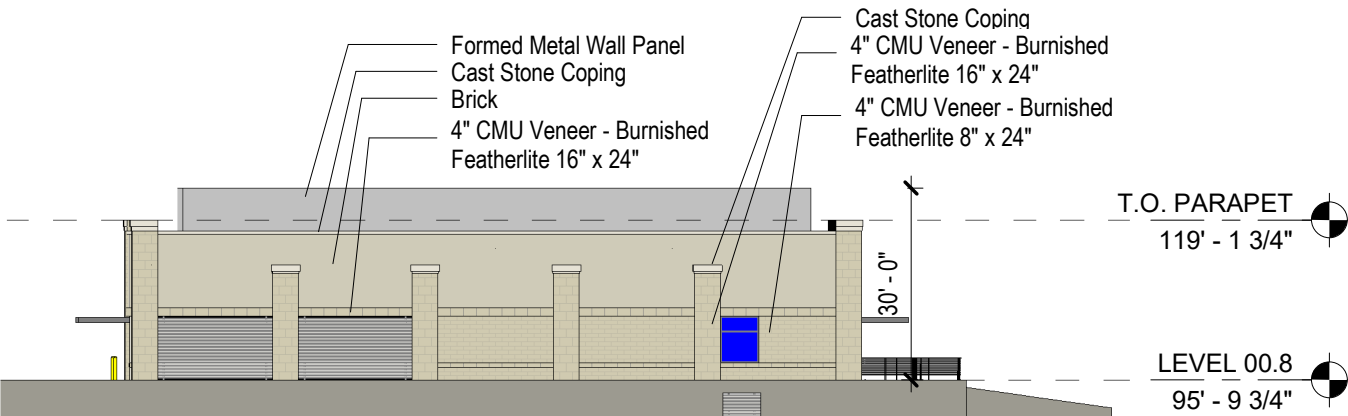
04 WEST ELEVATION
1" = 30'-0" | ROCKWALL PKWY



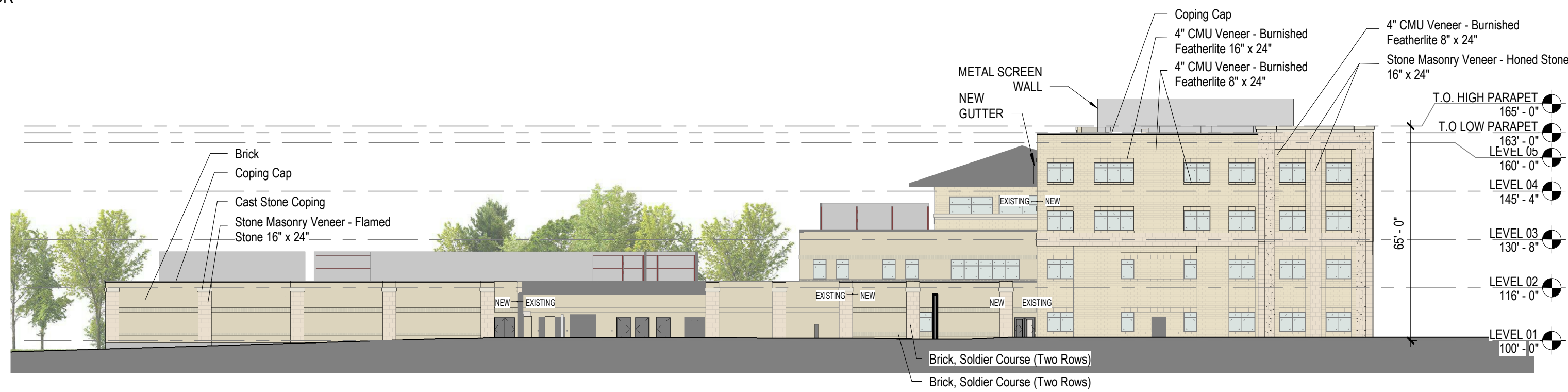
09 CUP WEST ELEVATION
1" = 30'-0"



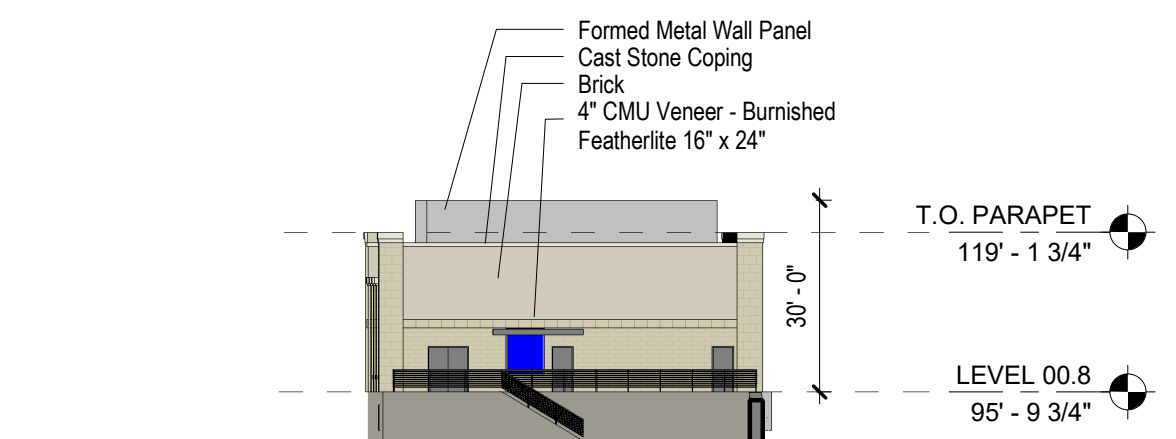
03 SOUTH ELEVATION
1" = 30'-0" | SUMMER LEE DR



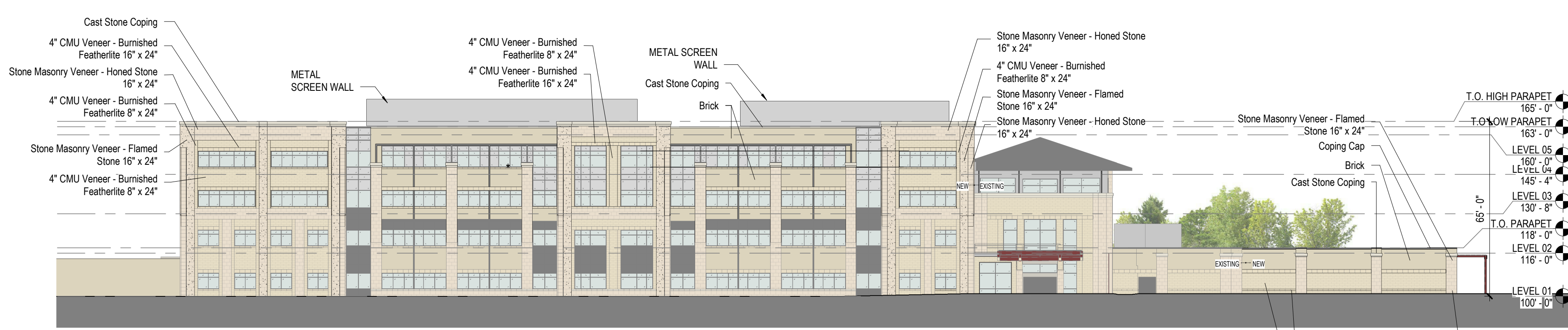
08 CUP SOUTH ELEVATION
1" = 30'-0"



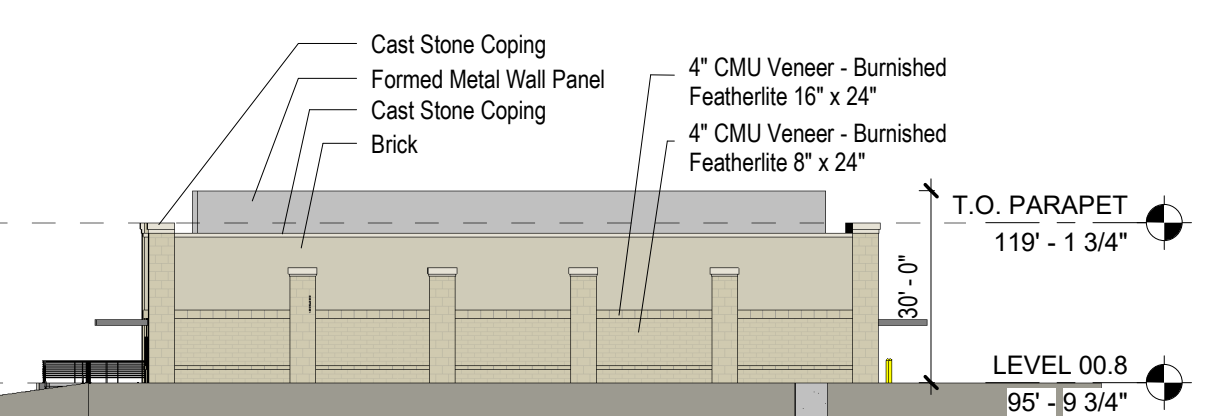
02 EAST ELEVATION
1" = 30'-0" | TUBBS RD



07 CUP EAST ELEVATION
1" = 30'-0"



01 NORTH ELEVATION
1" = 30'-0" | HORIZON RD



06 CUP NORTH ELEVATION
1" = 30'-0"

Perkins&Will

2218 Bryan St., Suite 200
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f 214.283.8701
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LA FUESS PARTNERS
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- OWNER
TEXAS HEALTH RESOURCES
9300 AMBERTON PKWY, SUITE 1000, DALLAS, TX 75243
- CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

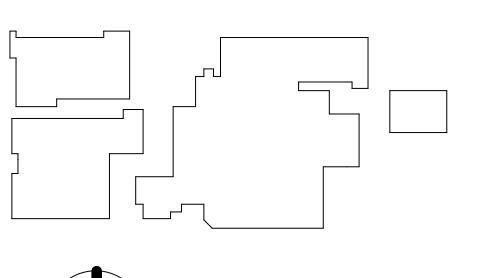
PROGRESS SET FOR REVIEW
ONLY THESE DOCUMENTS ARE
FOR DESIGN REVIEW AND NOT
INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
THEY WERE PREPARED BY OR
UNDER SUPERVISION OF:
MARK DAVID ROAN
LICENSE NO. 19824

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.

Planning & Zoning Commission, Chairman	Date
Director of Planning and Zoning	Date
Case Number	
Job Number	147381.000

TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

18

12/13/2019 2:05:09 PM BIM 360://TRP Presby Rockwall Exp/ARCH-TRP Rockwall-Exp.rvt

MARK	ISSUE	DATE
JOB NUMBER		147381.000
DRAWN		DRG
CHECKED		MSK
APPROVED		MSK

TITLE

**EXISTING TREE
PROTECTION AND
REMOVAL PLAN**

SHEET NUMBER

L1-01

C TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

B PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

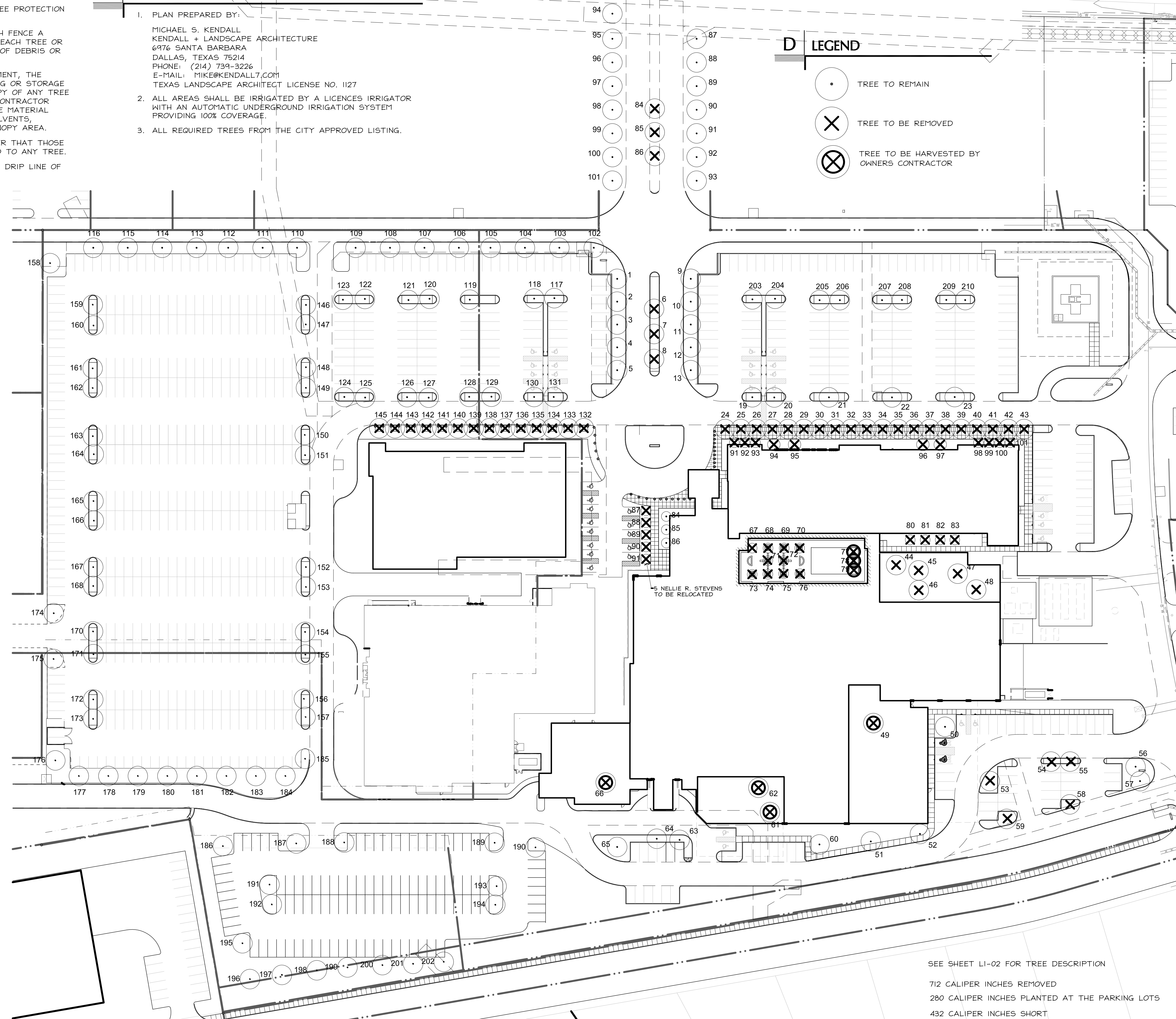
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

2. ALL AREAS SHALL BE IRRIGATED BY A LICENCED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.

3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

D LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE TO BE HARVESTED BY OWNERS CONTRACTOR



A EXISTING TREE REMOVAL AND MITIGATION PLAN

1" = 50'-0"

0 25' 50' 100'



SEE SHEET L1-02 FOR TREE DESCRIPTION

712 CALIPER INCHES REMOVED
280 CALIPER INCHES PLANTED AT THE PARKING LOTS
432 CALIPER INCHES SHORT

THIS SITE PLAN APPLICATION REQUESTS RELIEF FROM 432 CALIPER NOT BE INSTALLED.

ISSUED FOR REVIEW 12.13.2019

A EXISTING TREE REMOVAL AND PROTECTION LEGEND

1. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	100. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
2. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	101. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
3. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	102. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
4. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	103. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
5. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	104. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
6. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	105. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
7. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	106. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
8. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	107. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
9. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	108. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
10. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	109. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
11. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	110. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
12. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	111. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
13. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	112. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
14. LIVE OAK	23" CALIPER	TO REMOVE	113. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
15. LIVE OAK	23" CALIPER	TO REMOVE	114. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
16. LIVE OAK	23" CALIPER	TO REMOVE	115. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
17. LIVE OAK	23" CALIPER	TO REMOVE	116. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
18. LIVE OAK	23" CALIPER	TO REMOVE	117. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
19. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	118. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
20. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	119. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
21. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	120. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
22. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	121. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
23. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	122. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
24. BALD CYPRESS	14" CALIPER	TO REMOVE	123. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
25. BALD CYPRESS	14" CALIPER	TO REMOVE	124. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
26. BALD CYPRESS	14" CALIPER	TO REMOVE	125. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
27. BALD CYPRESS	14" CALIPER	TO REMOVE	126. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
28. BALD CYPRESS	14" CALIPER	TO REMOVE	127. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
29. BALD CYPRESS	14" CALIPER	TO REMOVE	128. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
30. BALD CYPRESS	14" CALIPER	TO REMOVE	129. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
31. BALD CYPRESS	14" CALIPER	TO REMOVE	130. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
32. BALD CYPRESS	14" CALIPER	TO REMOVE	131. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
33. BALD CYPRESS	14" CALIPER	TO REMOVE	132. BALD CYPRESS7"	CALIPER	TO BE REMOVED
34. BALD CYPRESS	14" CALIPER	TO REMOVE	133. BALD CYPRESS7"	CALIPER	TO BE REMOVED
35. BALD CYPRESS	14" CALIPER	TO REMOVE	134. BALD CYPRESS7"	CALIPER	TO BE REMOVED
36. BALD CYPRESS	14" CALIPER	TO REMOVE	135. BALD CYPRESS7"	CALIPER	TO BE REMOVED
37. BALD CYPRESS	14" CALIPER	TO REMOVE	136. BALD CYPRESS7"	CALIPER	TO BE REMOVED
38. BALD CYPRESS	14" CALIPER	TO REMOVE	137. BALD CYPRESS7"	CALIPER	TO BE REMOVED
39. BALD CYPRESS	14" CALIPER	TO REMOVE	138. BALD CYPRESS7"	CALIPER	TO BE REMOVED
40. BALD CYPRESS	14" CALIPER	TO REMOVE	139. BALD CYPRESS7"	CALIPER	TO BE REMOVED
41. BALD CYPRESS	14" CALIPER	TO REMOVE	140. BALD CYPRESS7"	CALIPER	TO BE REMOVED
42. BALD CYPRESS	14" CALIPER	TO REMOVE	141. BALD CYPRESS7"	CALIPER	TO BE REMOVED
43. BALD CYPRESS	14" CALIPER	TO REMOVE	142. BALD CYPRESS7"	CALIPER	TO BE REMOVED
44. RED OAK	10" CALIPER	TO REMOVE	143. BALD CYPRESS7"	CALIPER	TO BE REMOVED
45. LIVE OAK	10" CALIPER	TO REMOVE	144. BALD CYPRESS7"	CALIPER	TO BE REMOVED
46. LIVE OAK	10" CALIPER	TO REMOVE	145. BALD CYPRESS7"	CALIPER	TO BE REMOVED
47. LIVE OAK	10" CALIPER	TO REMOVE	146. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
48. LIVE OAK	10" CALIPER	TO REMOVE	147. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
49. LIVE OAK	10" CALIPER	TO REMOVE	148. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
50. LIVE OAK	10" CALIPER	TO REMOVE	149. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
51. RED OAK	10" CALIPER	TO REMOVE	150. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
52. SAWTOOTH OAK	10" CALIPER	TO REMOVE	151. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
53. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	152. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
54. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	153. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
55. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	154. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
56. RED OAK	8" CALIPER	TO REMAIN AND PROTECT	155. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
57. LIVE OAK	8" CALIPER	TO REMAIN AND PROTECT	156. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
58. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	157. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
59. SAWTOOTH OAK	8" CALIPER	TO REMAIN AND PROTECT	158. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
60. RED OAK	12" CALIPER	TO REMAIN AND PROTECT	159. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
61. RED OAK	12" CALIPER	TO REMOVE	160. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
62. RED OAK	12" CALIPER	TO BE REMOVED	161. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
63. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	162. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
64. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	163. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
65. RED OAK	12" CALIPER	TO REMAIN AND PROTECT	164. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
66. RED OAK	10" CALIPER	TO REMOVE	165. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
67. PISTACHIO	10" CALIPER	TO BE REMOVED	166. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
68. PISTACHIO	6" CALIPER	TO BE REMOVED	167. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
69. PISTACHIO	8" CALIPER	TO BE REMOVED	168. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
70. PISTACHIO	10" CALIPER	TO BE REMOVED	169. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
71. PISTACHIO	6" CALIPER	TO BE REMOVED	170. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
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79. MAGNOLIA	7" CALIPER	TO BE REMOVED	178. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
80. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	179. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
81. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	180. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
82. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	181. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
83. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	182. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
84. PISTACHIO	10" CALIPER	TO BE REMOVED	183. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
85. PISTACHIO	6" CALIPER	TO BE REMOVED	184. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
86. PISTACHIO	8" CALIPER	TO BE REMOVED	185. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
87. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	186. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
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89. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	188. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
90. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	189. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
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92. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	191. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
93. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	192. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
94. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	193. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
95. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	194. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
96. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	195. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
97. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	196. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
98. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	197. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
99. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	198. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			199. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			200. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			201. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			202. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			203. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			204. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			205. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			206. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			207. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			208. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			209. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			210. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT

TREE REMOVAL IS PHASE ONE OF THE HOSPITAL PROJECT.
MITIGATION CAN BE DELAYED TO PHASE 2 OF THE HOSPITAL PROJECT.

712 CALIPER INCHES REMOVED
280 CALIPER INCHES PLANTED AT THE PARKING LOTS

432 CALIPER INCHES SHORT

THIS SITE PLAN APPLICATION REQUESTS RELIEF FROM 432
CALIPER NOT BE INSTALLED.

PERKINS + WILL

2218 BRYAN STREET
DALLAS, TX 75201
www.perkinswill.com

CONSULTANTS

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

LANDSCAPE ARCHITECTURE
KENDALL LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA, DALLAS, TX 75214

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

MEP
SW ASSOCIATES CONSULTING ENGINEERS
5429 LYNDON B JOHNSON FWY #300
DALLAS, TX 75240

LOW VOLTAGE
SMITH SECKMAN REID, INC.
3100 MCKINNON STREET, SUITE 550
DALLAS, TX 75201

FOOD SERVICE
BOSMA DESIGN SOLUTIONS, INC.
2201 LONG PRAIRIE RD, FLOWER MOUND,
TX 75022

MEDICAL EQUIPMENT
CALLISON RTKL, INC.
1717 PACIFIC AVE, DALLAS, TX 75201

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

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

PROJECT



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

ISSUE CHART

MARK	ISSUE	DATE
JOB NUMBER		147381.000
DRAWN		DRG
CHECKED		MSK
APPROVED		MSK

TITLE

EXISTING TREE LISTING

SHEET NUMBER

L1-02

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ISSUED FOR REVIEW 12.13.2019

CONSULTANTS

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

LANDSCAPE ARCHITECTURE
KENDALL LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA, DALLAS, TX 75214

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

MEP
SW ASSOCIATES CONSULTING ENGINEERS
5429 LYNDON B JOHNSON FWY #300
DALLAS, TX 75240

LOW VOLTAGE
SMITH SECKMAN REID, INC.
3100 MCKINNON STREET, SUITE 550
DALLAS, TX 75201

FOOD SERVICE
BOSMA DESIGN SOLUTIONS, INC.
2201 LONG PRAIRIE RD, FLOWER MOUND,
TX 75022

MEDICAL EQUIPMENT
CALLISON RTKL, INC.
1717 PACIFIC AVE, DALLAS, TX 75201

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

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

PROJECT



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

ISSUE CHART

MARK	ISSUE	DATE
JOB NUMBER		147381.000
DRAWN	DRG	
CHECKED	MSK	
APPROVED	MSK	

TITLE

**PARKING LOT
LANDSCAPE PLAN
AND DETAILS**

SHEET NUMBER

L2-02

D PARKING LOT PLANT LIST

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS MACROPHYLLUM	BUR OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
JUNIPER VIRGINIANA	EASTERN RED CEDAR	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ILEX VOMITORIA	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX VOMITORIA NANA	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
GROUND COVER			
EUONYMUS FORTUNEI 'COLORATA'	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
LAWN			
CYNDOA	SOLID SOD BERMUDA		

E LANDSCAPE ORDINANCE - ROCKWALL, TEXAS - SOUTH PARKING

- 10' LANDSCAPE BUFFER**
PROVIDED AT ROCKWALL PARKWAY
- SCREENING OF OFF-STREET LOADING AREAS**
NOT APPLICABLE
- RESIDENTIAL ADJACENCY**
MATCHING EXISTING SCREENING ALONG THE BALANCE OF THE PROJECT.
- BUFFER LANDSCAPING** 1 TREE PER 50 LINEAR FEET

TUBBS	REQUIRED	PROVIDED
165 /50	3	8
SUMMER LEE DRIVE	240 /50	5
		13
- PARKING LOT LANDSCAPING**

REQUIRED SQUARE FEET	PROVIDED SQUARE FEET
33,600 *05	1,680
	7,700
- OPEN SPACE**
OFFICE ZONING REQUIRES 20%

REQUIRED SQUARE FEET	PROVIDED SQUARE FEET
47,500 *20	9,500
	11,500

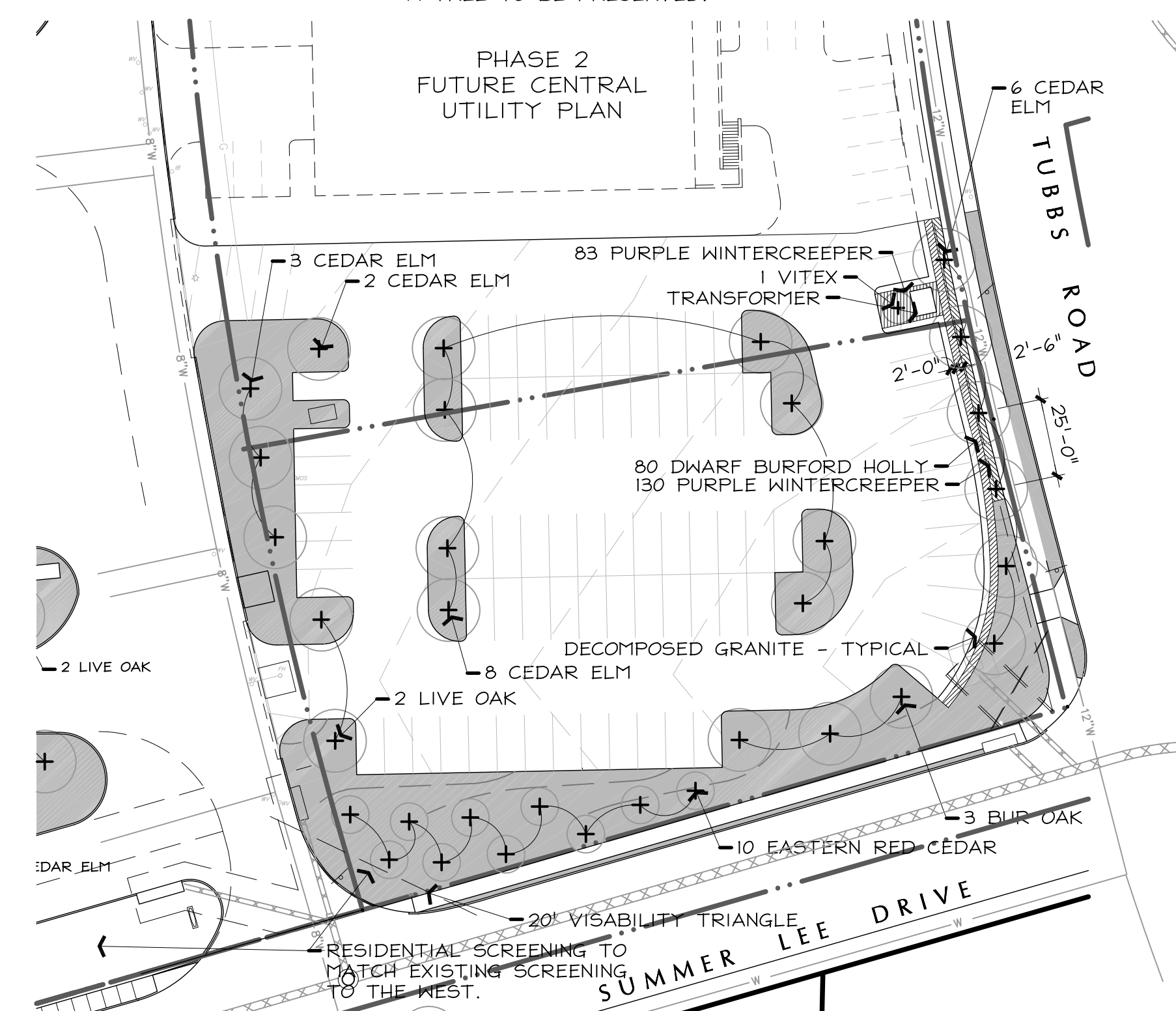
B PREPARATION GENERAL NOTES

- PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
- ALL AREAS SHALL BE IRRIGATED BY A LICENCED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
- ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

C TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

- THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
- DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.



A PARKING LOT LANDSCAPE PLAN

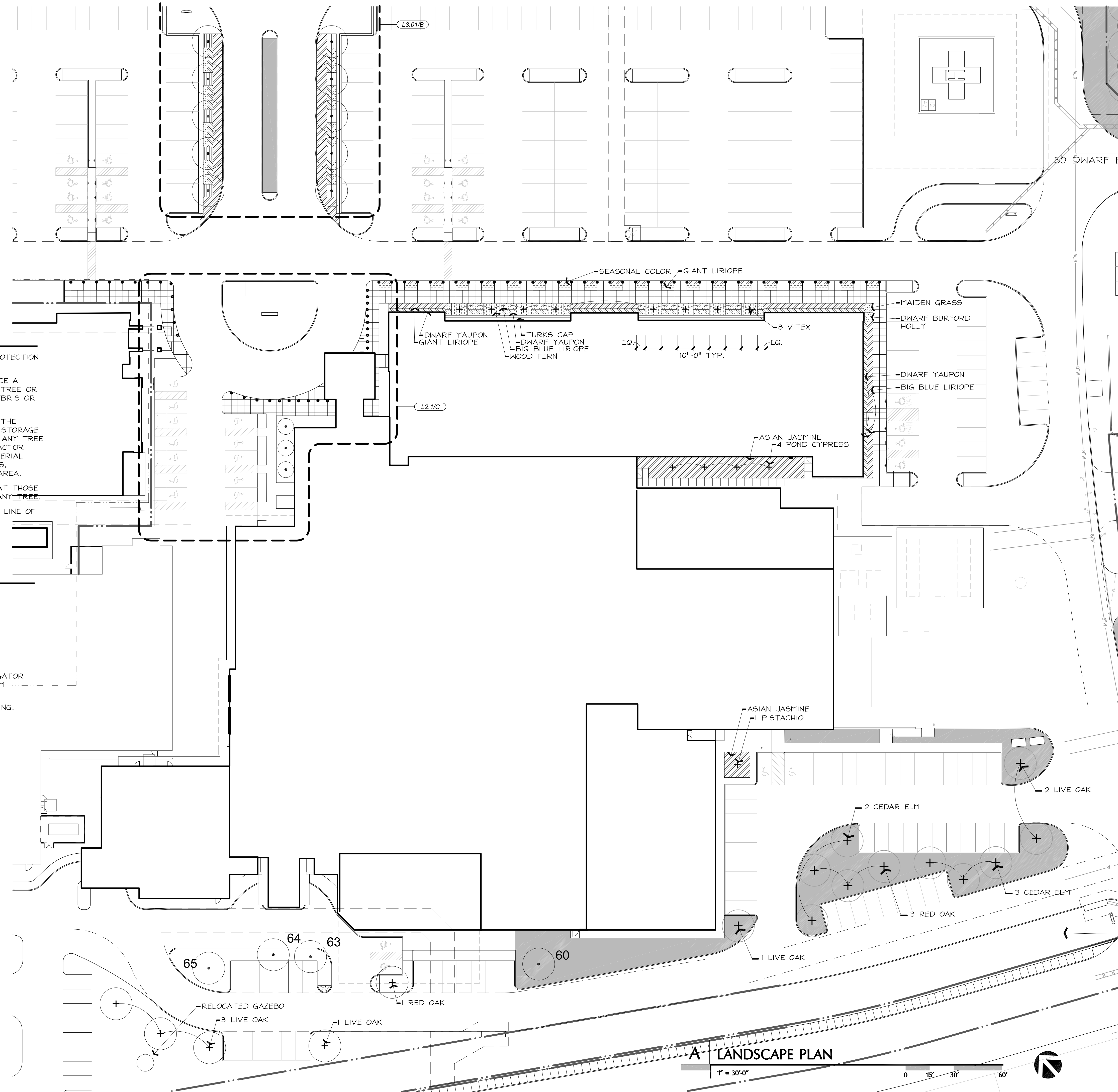
1" = 40'-0" 0 20' 40' 80'



MARK	ISSUE	DATE
JOB NUMBER		147381.000
DRAWN	DRG	
CHECKED	MSK	
APPROVED	MSK	
	TITLE	

**OVERALL LANDSCAPE
PLAN AND MAIN
ENTRY ENLARGEMENT**
SHEET NUMBER

L2-03



C TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

B PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

2. ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

A LANDSCAPE PLAN

1" = 30'-0"

0 15' 30' 60'



CONSULTANTS

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

LANDSCAPE ARCHITECTURE
KENDALL LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA, DALLAS, TX 75214

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MEDICAL EQUIPMENT
CALLISON RTKL, INC.
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OWNER
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CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

PROJECT



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

ISSUE CHART

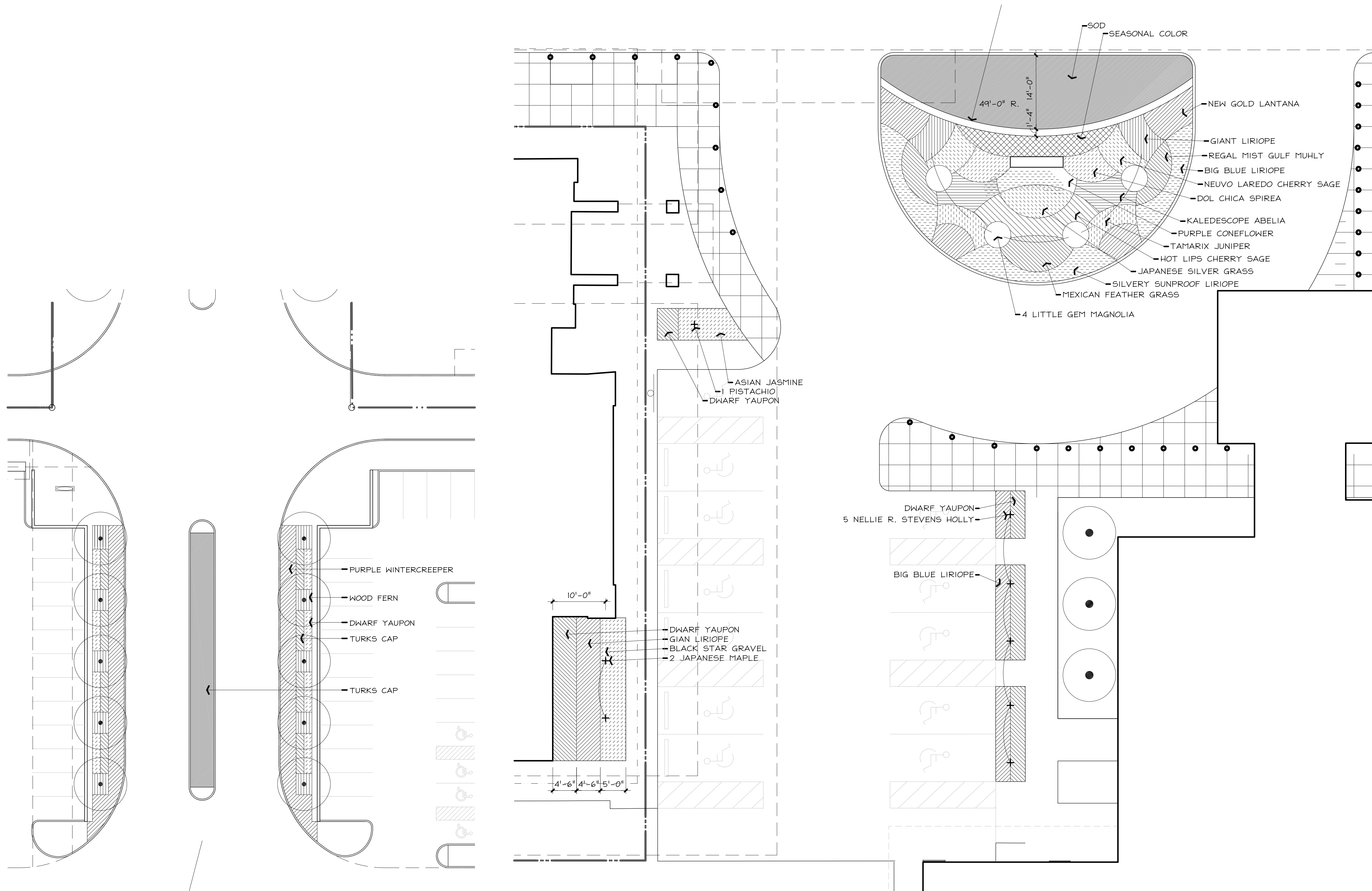
MARK	ISSUE	DATE
JOB NUMBER		147381.000
DRAWN	DRG	
CHECKED	MSK	
APPROVED	MSK	
		TITLE

**ENLARGED SITE PLAN,
DETAILS AND PLANT LIST**

SHEET NUMBER

L2-04

ISSUED FOR REVIEW 12.13.2019



B ENTRY PLANTING ENLARGMENT



B ENTRY PLANTING ENLARGMENT



A | PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
PISTACHIO CHINENSIS	PISTACHIO	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 9' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	BALLED AND BURLAPPED, SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
ILEX CORNUTA 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ACER JAPONICA	JAPANESE MAPLE	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SOPHORA SECUNDIFOLIA	TEXAS MOUNTAIN LAUREL	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
VITEX ANGUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
TAXODIUM ASCENDUM	POND CYPRESS	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ABELIA GRANDIFLORA	KALIDESCOPE ABELIA	3 GALLON	30" ON CENTER
ILEX BURFORDII 'NANA'	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGGI 'HOTLIPS'	HOTLIPS CHERRY SAGE	1 GALLON	24" ON CENTER
SALVIA GREGGI 'NEUVO LAREDO'	NEUVO LAREDO CHERRY SAGE	1 GALLON	24" ON CENTER
JUNIPERUS TAMARIFOLIA	TAMARIX JUNIPER	3 GALLON	24" ON CENTER
SPIREA 'DOL CHICA'	DOL CHICA SPIREA	1 GALLON	18" ON CENTER
GROUND COVER			
EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	4" POT	8" ON CENTER
LIRIOPE MUSCARI 'GIANT'	GIANT LIRIOPE	1 GALLON	15" ON CENTER
LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE	4" POT	8" ON CENTER
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	15 ON CENTER
PERENNIALS			
LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GALLON	24" ON CENTER
MISCANTHUS SINENSIS 'X'	JAPANESE SILVER GRASS	1 GALLON	18" ON CENTER
DRYOPTERIS SPP	WOOD FERN	1 GALLON	15" ON CENTER
HESPERALOE PARVIFOLIA	RED YUCCA	1 GALLON	18" ON CENTER
NASELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON	15" ON CENTER
MUHLENBERGIA CAPILLARIS 'REGAL MISTREGAL MIST GULF MUHLY	MISTREGAL MIST GULF MUHLY	1 GALLON	18" ON CENTER
ECHINACEA	PURPLE CONEFLOWER	1 GALLON	18" ON CENTER
ANNUALS			
SPRING - PANSIES 'BEACON FIELD' OR 'MAXIM BLUE' OR 'IMPERIAL SILVER PRINCESS' - 4" POT, 8" ON CENTER.			
SUMMER - NEW GOLD LANTANA - 1 GALLON, 18" ON CENTER			
FALL - CHRYSANTHEMUM 'SEMINOLE' - 4" POT, 8" ON CENTER.			
LAWN			
CYNDON SPP.	BERMUDA GRASS - SOLID SOD AND SEEDING - SEE LEGEND		

PERKINS + WILL

2218 BRYAN STREET
DALLAS, TX 75201
www.perkinswill.com

CONSULTANTS

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

LANDSCAPE ARCHITECTURE
KENDALL LANDSCAPE ARCHITECTURE
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MEDICAL EQUIPMENT
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OWNER
TEXAS HEALTH RESOURCES
9300 AMBERTON PKWY, SUITE 1000,
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CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

PROJECT



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

ISSUED FOR REVIEW 12.13.2019

ISSUE CHART

MARK	ISSUE	DATE
	JOB NUMBER	147381.000
	DRAWN	DRG
	CHECKED	MSK
	APPROVED	MSK
	TITLE	

PLANT LIST

SHEET NUMBER

L2-05



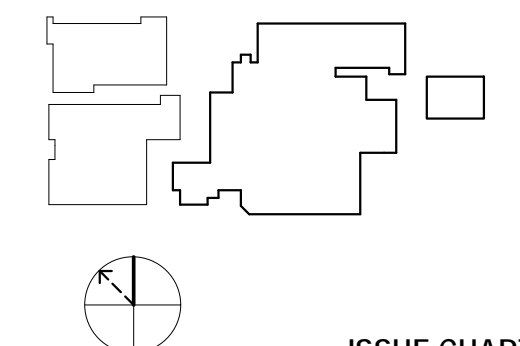
12/13/19

PROJECT



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

KEYPLAN



ISSUE CHART

(MARK) ISSUE DATE
Signature _____

Case Number _____
Job Number 147381.000

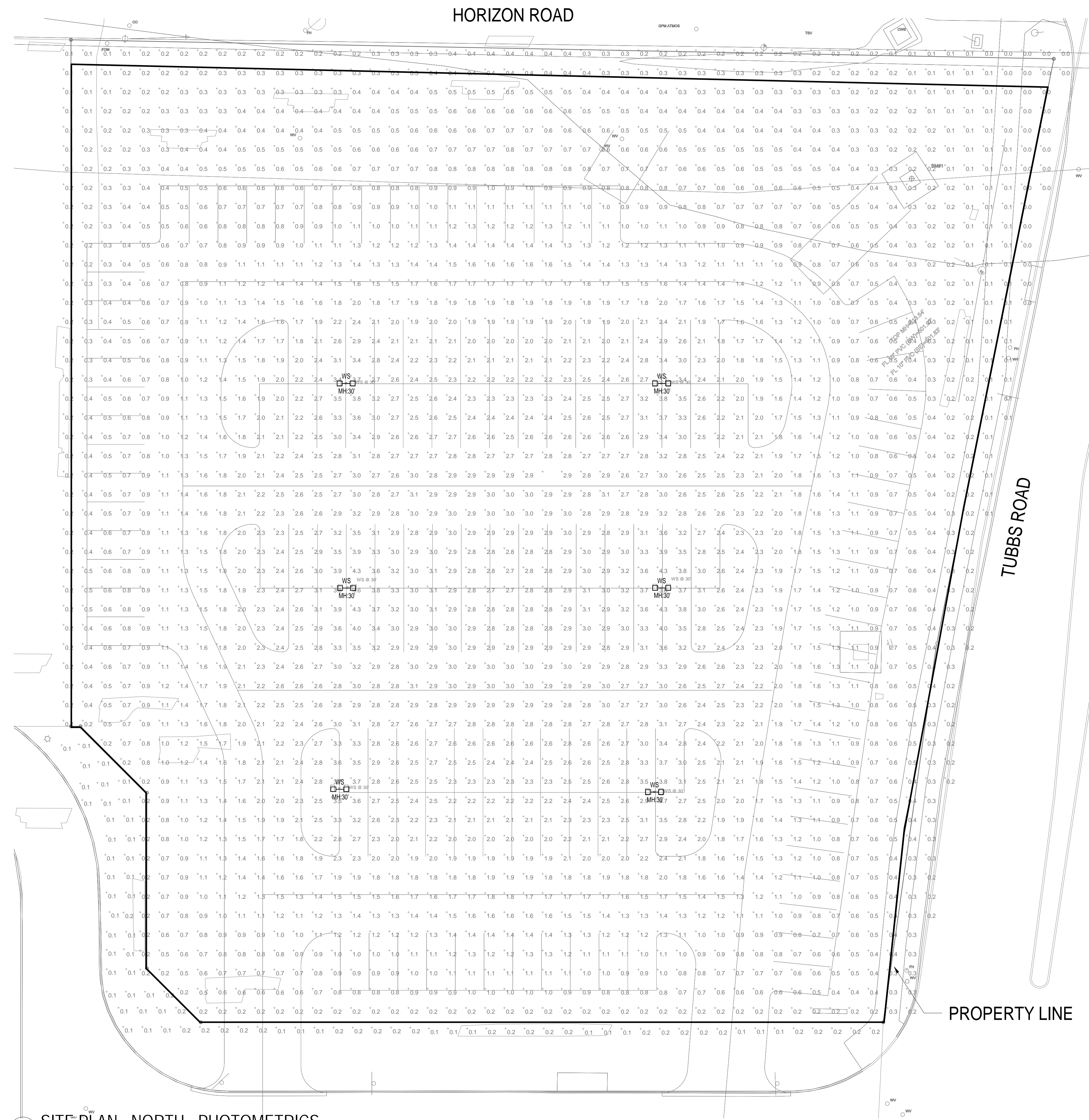
TITLE

**SITE PLAN - NORTH -
PHOTOMETRICS**

SHEET NUMBER

E01-01P

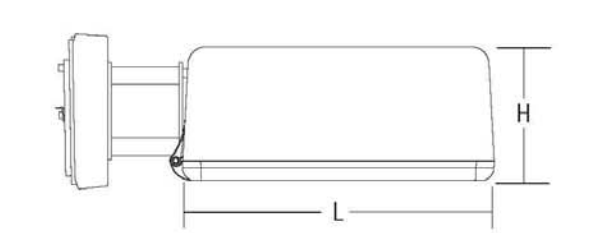
© 2019 Perkins and Will



**KAD LED
LED Area Luminaire**



Specifications
EPA: 1.2 ft² (0.11 m²)
Length: 17-1/2" (44.5 cm)
Width: 17-1/2" (44.5 cm)
Height: 7-1/8" (18.2 cm)
Weight (max): 36 lbs. (16.4 kg)



Catalog Number	
Model	
Series	WS

Capable Luminaire
This item is an A+ Capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
• All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
• This luminaire is A+ Certified when ordered with DTL+ controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability
• This luminaire is part of an A+ Certified solution for ROAM2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background!
To learn more about A+, visit www.acuitybrands.com/aplus.
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam; Link to DTL DLL.

Ordering Information EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting	Shipped separately
KAD LED	20C 20 LEDs	530 530 mA	30K 3000K	R2 Type II	MVOLT 277V	SPD04	SPD04 Square pole universal mounting adaptor 1
	30C 30 LEDs	700 700 mA	40K 4000K	R3 Type III	120V 347V	DDBXD	DDBXD Square pole universal mounting adaptor 1
	40C 40 LEDs	1000 1000 mA	50K 5000K	R4 Type IV	208V 480V	SPD04	SPD04 Square pole universal mounting adaptor 1
	60C 60 LEDs			R5 Type V	240V	WBD	WBD Wall bracket

Options	Shipped installed	Shipped separately	Finish
PER7	PER7FCV Bi-level, motion/ambient sensor, 8-15 mounting height, ambient sensor enabled at 15-30'.	PER7D03 Part night, dim till dawn 100%	DDBXD Dark bronze
PER7	PER7FCV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15-30'.	PER7D05 Part night, dim 5 hrs	DDBXD Black
SF	Single face (120, 277, 347V)	PER7D06 Part night, dim 6 hrs	DDBXD Natural aluminum
DF	Double face (208, 240, 480V)	PER7D07 Part night, dim 7 hrs	DDBXD White
PIR	PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 15-30'.	BL30 Bi-level switched dimming, 3000-4000K	DDBXD White
PIR	PIR Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15-30'.	BL50 Bi-level switched dimming, 5000-6000K	DDBXD White

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com KAD LED Rev: 07/18/18
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01 SITE PLAN - NORTH - PHOTOMETRICS
1/16" = 1'-0"

7/21/2019 11:04:56 PM: BM1360/17HR Presby Rockwall Exp/ELEC-1HR Rockwall Exp.mxd



KAD LED Area Luminaire

Specifications

EPA: 12 ft (3.7m)
 Length: 17-1/2" (443mm)
 Width: 17-1/2" (443mm)
 Height: 7-1/8" (183mm)
 Weight (max): 35 lbs (15.9kg)



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL+ controls marked by a shaded background. DTL+ equipped luminaires meet the A+ specification for luminaire to photocell interoperability.
- This luminaire is part of an A+ Certified solution for ROAM/2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roams Link to DTL+ DLL.

Ordering Information EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED	60c	1000	40K	R3	480	SPD04	DDBXD
Series	LED	Power (watt)	Color (K)	Beam (deg)	Temp (°C)	Control	Mount
2 HEAD @ 180 DEGREES							DDBXD

Shipping Information

Item	Part Number	Description	Quantity	Unit
LED Driver	40000	40000 LED DRIVER, 4000K	1	EA
Optic	30000	30000 OPTIC, 30°	1	EA
Mount	10000	10000 MOUNT, 180°	1	EA

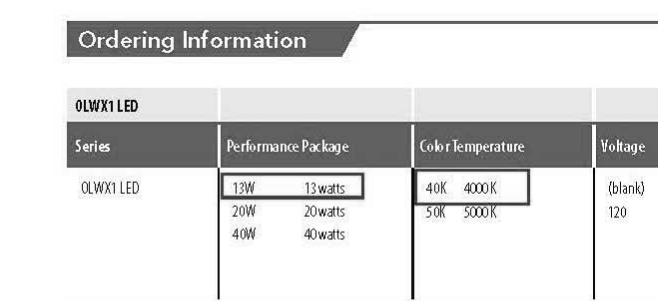
Chas. Lithonia Way • Corpey, Georgia 30012 • Phone 800-279-8841 • www.lithonia.com



OLWX1 LED Wall Luminaire

Specifications

Width: 7-1/2" (191mm)
 Height: 6" (152mm)
 Depth: 3" (76mm)
 Weight: 5 lbs (2.3kg)



Introduction

The OLWX1 is versatile and energy efficient. It is designed to replace up to 25W metal halide while saving over 87% in energy costs. Whether you are mounting it to a recessed junction box, conduit/through wiring, as an up light, as a down light, or as a flood light – the OLWX1 has all applications covered.

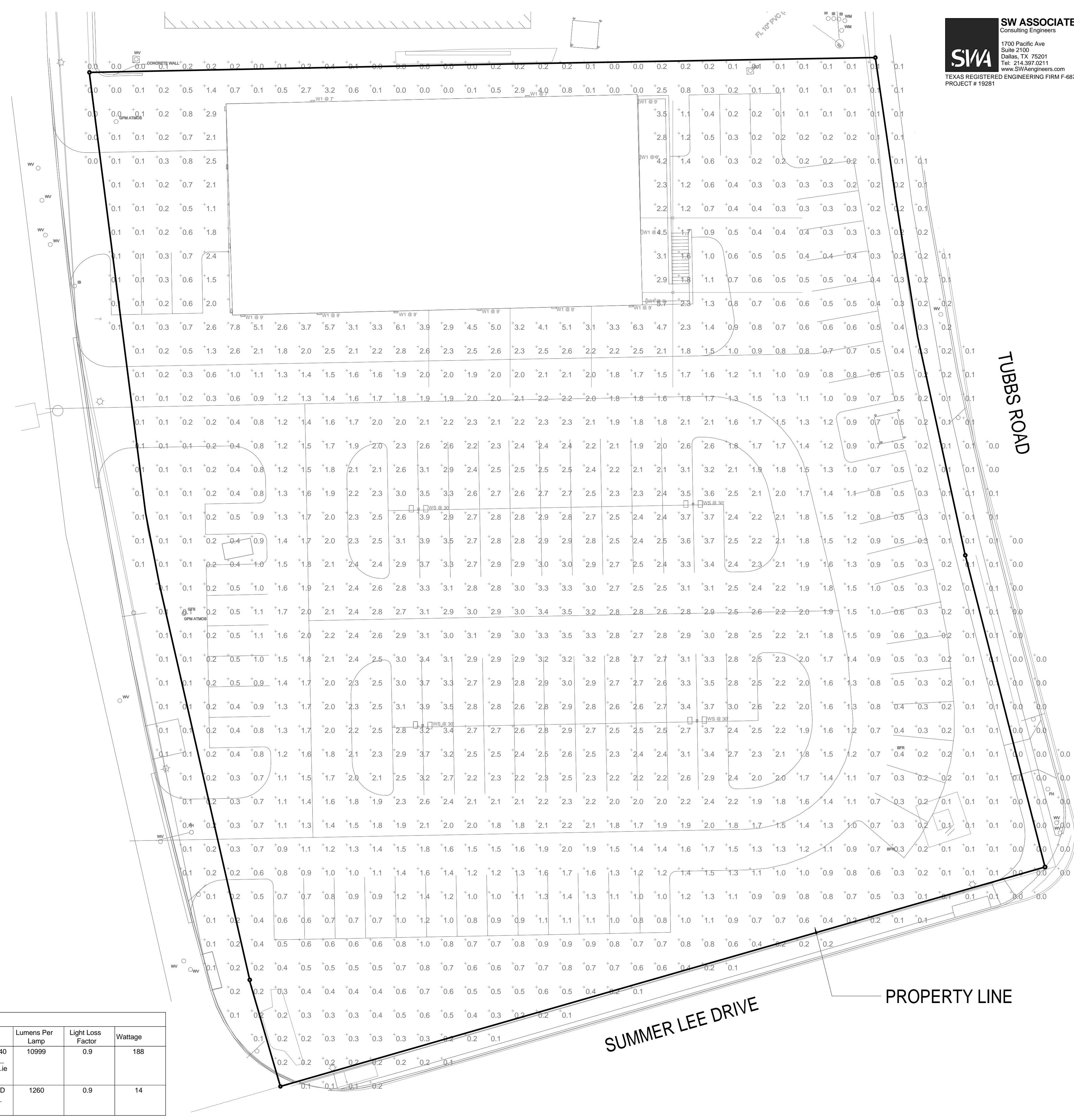
Ordering Information EXAMPLE: OLWX1 LED 20W 50K

Series	Power (watt)	Color (K)	Beam (deg)	Temp (°C)	Control	Mount
OLWX1 LED	20W	50K	30°	30°	None	Flush or backbox mount

Accessories

Item	Part Number	Description
Driver	40000	40000 LED DRIVER, 4000K
Optic	30000	30000 OPTIC, 30°

Chas. Lithonia Way • Corpey, Georgia 30012 • Phone 800-279-8841 • www.lithonia.com



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
WS	WS	4	Lithonia Lighting	KAD LED 40C 700 40K R3 MVOLT	KAD LED, 40 LED, 700mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS.		1	KAD_LED_40_C_700_40K_R3_MVOLT.ie	10999	0.9	188
W1	W1	16	Lithonia Lighting	OLWX1 LED 13W 40K DDB	13W 4000K LED WALL PACK	LED	1	OLWX1_LED_13W_40K_DDB.ie	1260	0.9	14

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #7	+	1.3 fc	7.8 fc	0.0 fc	N/A	N/A

01 SITE PLAN - SOUTH - PHOTOMETRICS
 1/16" = 1'-0"

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 Consulting Engineers
 1700 Pacific Ave
 Suite 2100
 Dallas, TX 75201
 Tel: 214.397.0211
 www.SWAssociates.com
 TEXAS REGISTERED ENGINEERING FIRM #6872
 PROJECT # 19281

Perkins & Will

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 F 214.283.8701
 www.perkinswill.com

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 ARCHITECTURE
 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



12/13/19

PROJECT

Texas Health Resources

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

KEYPLAN

ISSUE CART

MARK	ISSUE	DATE
Signature		
Case Number		
Job Number	147381.000	
TITLE		
SHEET NUMBER		

SITE PLAN - SOUTH - PHOTOMETRICS

E01-02P



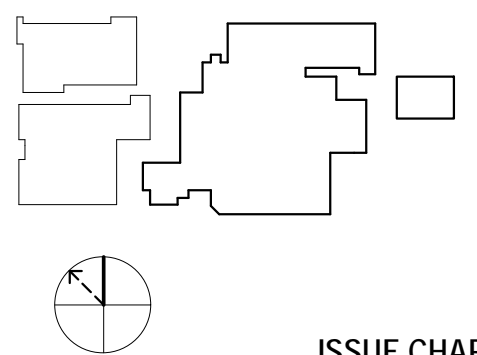
12/13/19

PROJECT



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

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
------	-------	------

Signature _____

Case Number _____

Job Number 147381.000

TITLE

SITE PLAN -
PHOTOMETRICS

SHEET NUMBER

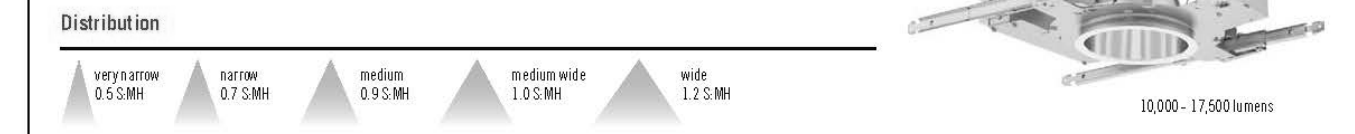
E01-03P

gotham | E V O⁺
Multiple Layers of Light

Luminaire Type: C2
Catalog Number:

General Illumination Round Downlight 6"

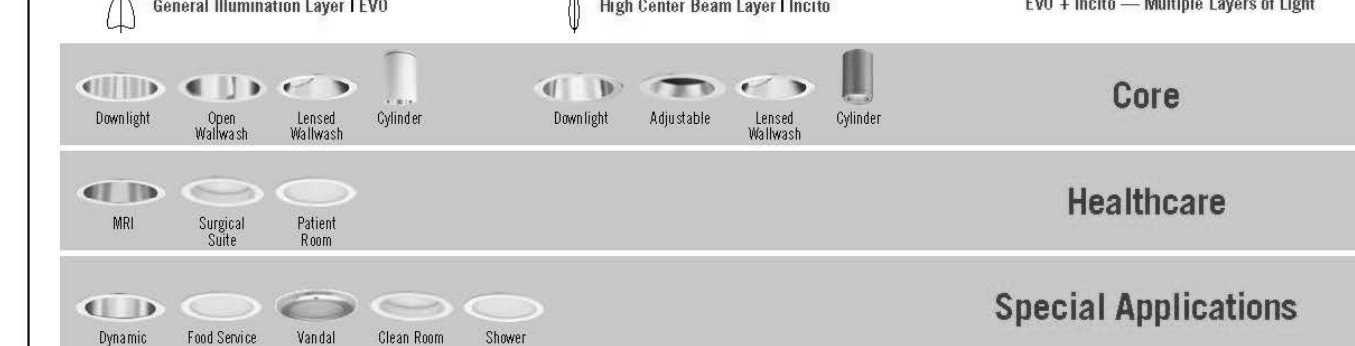
- Feature Set**
- Bounding Ray™ optical design
 - Unified optics mechanically attach the light engine to the lower reflector for complete optical alignment.
 - 45° cutoff to source and source image
 - Fully serviceable and upgradeable lensed LED light engine
 - 70% lumen maintenance at 60,000 hours
 - 2.5 SDCM, 85 CRI typical, 90+ CRI optional
 - Fixtures are wet location, covered ceiling
 - Available with 100% dimming, 1% dimming, or dim to dark
 - Balancing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
 - ENERGY STAR® certified product



Superior Performance

Mounting Location	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000	10,000	12,000	15,000	17,500
Recessed Lenses	297	519	776	994	1471	2006	2537	3077	3627	4207	4833	5566	6371	8247	10637	13242	16776	17001
Surface Lenses	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	38.9	47.3	48.7	57.6	74.9	97.1	116.9	156.9	175.3
Lumen per Watt	87.4	83.7	84.6	103.5	100.1	101.8	102.7	104.1	104.8	103.3	95.8	107.9	110.6	110.1	109.5	107.2	104.5	101.5

Coordinated Apertures | Multiple Layers of Light



EVO-OPEN page 1 of 9 | gotham architectural downlighting | 14001 Cedar Road Canyon, CA 90012 | P 805-705-2676 | gothamlighting.com
© 2014-2019 Acuity Brands Lighting Inc. All Rights Reserved. Rev. 11/18/19 | Specifications subject to change without notice.

gotham | E V O⁺ 6" General Illumination Round Downlight

Luminaire Type: _____
Catalog Number: _____

EXAMPLE: EVO 35/150 AR MWG L55 MVXL1 E21

Series	Color Temperature	Nominal Lumen Values	Reflector & Flange Color	Trim Style	Back Button
EVO	27° 2700K	02 250 lumens	EE	Slanted	NO
	27° 3000K	05 500 lumens	PE	Flat	NO
	27° 3500K	07 750 lumens	WE	Flangeless	NO
L55	5000K	10 1000 lumens	GA	Flangeless	NO
		13 1500 lumens	BA		NO
		20 2000 lumens	BB		NO
		26 2600 lumens	WB		NO
		30 3500 lumens	WB		NO
		35 3500 lumens	WB		NO

Finish	Voltage	Driver
L55 - Semi opaque	MVXL1	E21 0-10V driver dimm to 10%
L55 - Matte white	E21	0-10V driver dimm to 1%
L55 - Specular	E21	0-10V driver dimm to 10%

Control Interface	Options	Accessories
NELTER™	alight™ dimming pack controls emergency output	SF Single flow. Specialty 120V or 277V. TWF White painted flange. TRU1 Black painted flange.
NELTER™	alight™ dimming pack controls emergency output	ELB Emergency battery pack, 10W with integral test switch. ELR Emergency battery pack, 10W with self-diagnostics, with remote test switch.
NELTER™	alight™ dimming pack controls emergency output	ELSD Emergency battery pack, 10W with self-diagnostics, integral test switch. ELSB Emergency battery pack, 10W with self-diagnostics, remote test switch.
E241	ETWEPF	ETWEPF Emergency battery pack, 10W Constant Power, CA 35W-20 compliant with integral test switch.

ACCESSORIES – order as separate catalog numbers (shipped separately)

S240 Sloped ceiling adapter. Degree of slope must be specified (C1, 100, 150, 200, 250, 300). Ex. S240 100. Refer to 11/19/19.
 C24-B-YXL Ceiling thickness adapter for 11,000 M and above (extends mounting frame to accommodate ceiling thickness up to 2 3/4", 4665–4" to fixture height.
 C24-B-YK Ceiling thickness adapter for 8,000 M and below (extends mounting frame to accommodate ceiling thickness up to 2 3/4", 4665–4" to fixture height.
 E241 Vertical install kit accessories. Refer to 11/19/19.
 E242 1/2" wallbox driver. Refer to 11/19/19.

- ORDERING NOTES**
- Not available with finishes.
 - Not available with emergency battery pack options.
 - Supplied with factory installed step down transformer.
 - Refer to 11/19/19 for compatible dimensions.
 - Not available with alight™ and E240 options.
 - Specify voltage.
 - For use with different reflector finish only (i.e. AR, FR, WR, GR options). Not applicable with WR (white reflector) or FL (flangeless) option.
 - For use with different reflector finish only (i.e. AR, FR, WR, GR options). Not applicable with BR (black reflector) or FL (flangeless) option.
 - ER for use with generator supply power. Will require an emergency hot lead and normal hot lead.
 - Fixture begins at 80% light level. Must be specified with NLT or NLTR. Only available with E270 and E271 drivers.
 - 12,000LM max with EL or NLIGHT options. 10,000LM max with NLT or NLTR drivers combined with EL.
 - Not available with LTR, H40, EX43, or EX40 options.
 - Only available 10,000LM - 13,000LM with e40LED drivers.
 - Not available DALI or DMX drivers. Not available with CP or N80 options. Not recommended for metal ceiling installations.

EVO-OPEN page 2 of 9 | gotham architectural downlighting | 14001 Cedar Road Canyon, CA 90012 | P 805-705-2676 | gothamlighting.com
© 2014-2019 Acuity Brands Lighting Inc. All Rights Reserved. Rev. 11/18/19 | Specifications subject to change without notice.

Symbol	Label	Quantity	Manufacturer	Category Number	Description	Notes
○	C2	5	Acuity Brands	Lighting	EVO 35/150 AR MWG L55 MVXL1 E21	

Dimension	Symbol	Unit	Max	Min	Max/Min	Depth
Circle Dia #1	1	mm	20.0	19.2	0.8	6.31

1 SITE PLAN - CANOPY - PHOTOMETRICS
1/8" = 1'-0"

gotham

EVO-OPEN page 2 of 9

© 2019 Perkins and Will

12/13/19

147381.000

E01-03P

© 2019 Perkins and Will



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.





DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2019-051

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3150 Horizon Road, Rockwall, TX 75032

Subdivision 4703 Presbyterian Hospital of Rockwall

Lot 23

Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-9

Current Use F1

Proposed Zoning PD-9

Proposed Use F1

Acreage 23.0864

Lots [Current] 5

Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Texas Health Hospital Rockwall

Applicant Perkins and Will

Contact Person Jason Linscott

Contact Person Rachel Gruber

Address 3150 Horizon Road

Address 2218 Bryan Street

Suite 200

City, State & Zip Rockwall, TX 75032

City, State & Zip Dallas, TX 75201

Phone 469-698-1354

Phone 214-283-8809

E-Mail jason.linscott@phrtexas.com

E-Mail rachel.gruber@perkinswill.com

NOTARY VERIFICATION [REQUIRED]

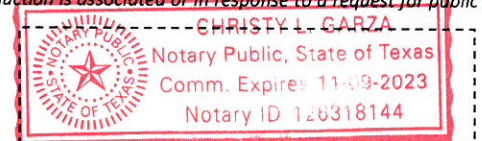
Before me, the undersigned authority, on this day personally appeared Jason Linscott [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

11/9/23



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address **3150 Horizon Road, Rockwall, TX 75032**

Subdivision **4703 Presbyterian Hospital of Rockwall**

Lot **23**

Block **A**

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **PD-9**

Current Use **F1**

Proposed Zoning **PD-9**

Proposed Use **F1**

Acreage **23.0864**

Lots [Current] **5**

Lots [Proposed] **1**

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner **Texas Health Hospital Rockwall**

Applicant **Perkins and Will**

Contact Person **Jason Linscott**

Contact Person **Rachel Gruber**

Address **3150 Horizon Road**

Address **2218 Bryan Street**

Suite 200

City, State & Zip **Rockwall, TX 75032**

City, State & Zip **Dallas, TX 75201**

Phone **469-698-1354**

Phone **214-283-8809**

E-Mail **jason.linscott@phrtexas.com**

E-Mail **rachel.gruber@perkinswill.com**

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the ____ day of _____, 20____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the _____ day of _____, 20____.

Owner's Signature _____

Notary Public in and for the State of Texas _____

My Commission Expires _____

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

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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

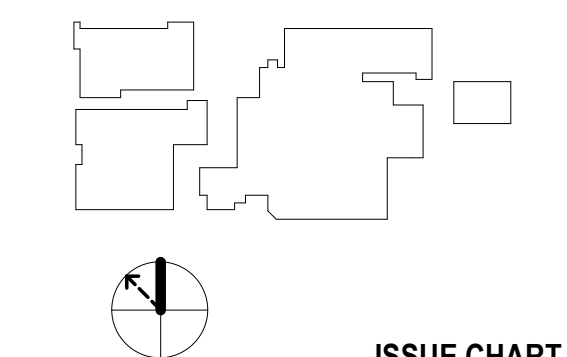
PROGRESS SET FOR REVIEW
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THEY WERE PREPARED BY OR
UNDER SUPERVISION OF:
MARK DAVID ROAN
LICENSE NO. 19824

PROJECT



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

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE

ISSUE FOR REVIEW 12/13/2019

SITE PLAN INFORMATION

SITE TO BE REPLATTED INTO ONE LOT INCLUDING LOTS 6, 8, 9, 12, AND 23.
TOTAL APPROXIMATE SITE AREA: 1,005,844 SF OR 23.09 ACRES
TOTAL SITE AREA AND EXACT LOT DIMENSIONS PENDING PER NEW PLAT

PARKING SPACES REQUIRED

TEXAS DEPARTMENT OF HEALTH	
1 SPACE PER BED	270 BEDS = 270 SPACES
1 SPACE PER DAY SHIFT EMPLOYEE	380 EMPLOYEES = 380 SPACES
4 ROOMS = 16 SPACES PER OUTPAT. 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	951 SPACES
ACCESSIBLE SPACES	(26 SPACES)
TOTAL EXISTING SPACES	977 SPACES PROVIDED (26 ACCESSIBLE)
ADDITIONS & RENOVATIONS	
NEW PARKING SPACES	+9 SPACES
STANDARD SPACES	+8 SPACES
AMBULANCE PARKING	
NEW SOUTH LOT	+10 SPACES
STANDARD SPACES	+4 SPACES
ACCESSIBLE SPACES	
NEW PHYSICIAN PARKING	+39 SPACES
STANDARD SPACES	+2 SPACES
ACCESSIBLE SPACES	
NEW EAST LOT	+85 SPACES
STANDARD SPACES	+2 SPACES
ACCESSIBLE SPACES	
NEW BUILDING ACCESSIBLE	+13 SPACES
TOTAL NEW SPACES	158 SPACES PROVIDED (21 ACCESSIBLE)

NOTES:

1. IN EVERY 6 ACCESSIBLE SPACES SHALL BE SERVED BY A 96 INCH WIDE ACCESS AISLE AND SHALL BE DESIGNATED AS "VAN ACCESSIBLE". SO FOR THIS PROJECT, 6 VAN ACCESSIBLE SPACES ARE REQUIRED.
2. 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 PLAN LEGEND

	NEW CONSTRUCTION
	PROPERTY LINE
	EASEMENT, BUILDING SETBACK & R.O.W.

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 _____

Planning & Zoning Commission, Chairman _____ Date _____
Director of Planning and Zoning _____ Date _____
Case Number _____
Job Number 147381.000

TITLE

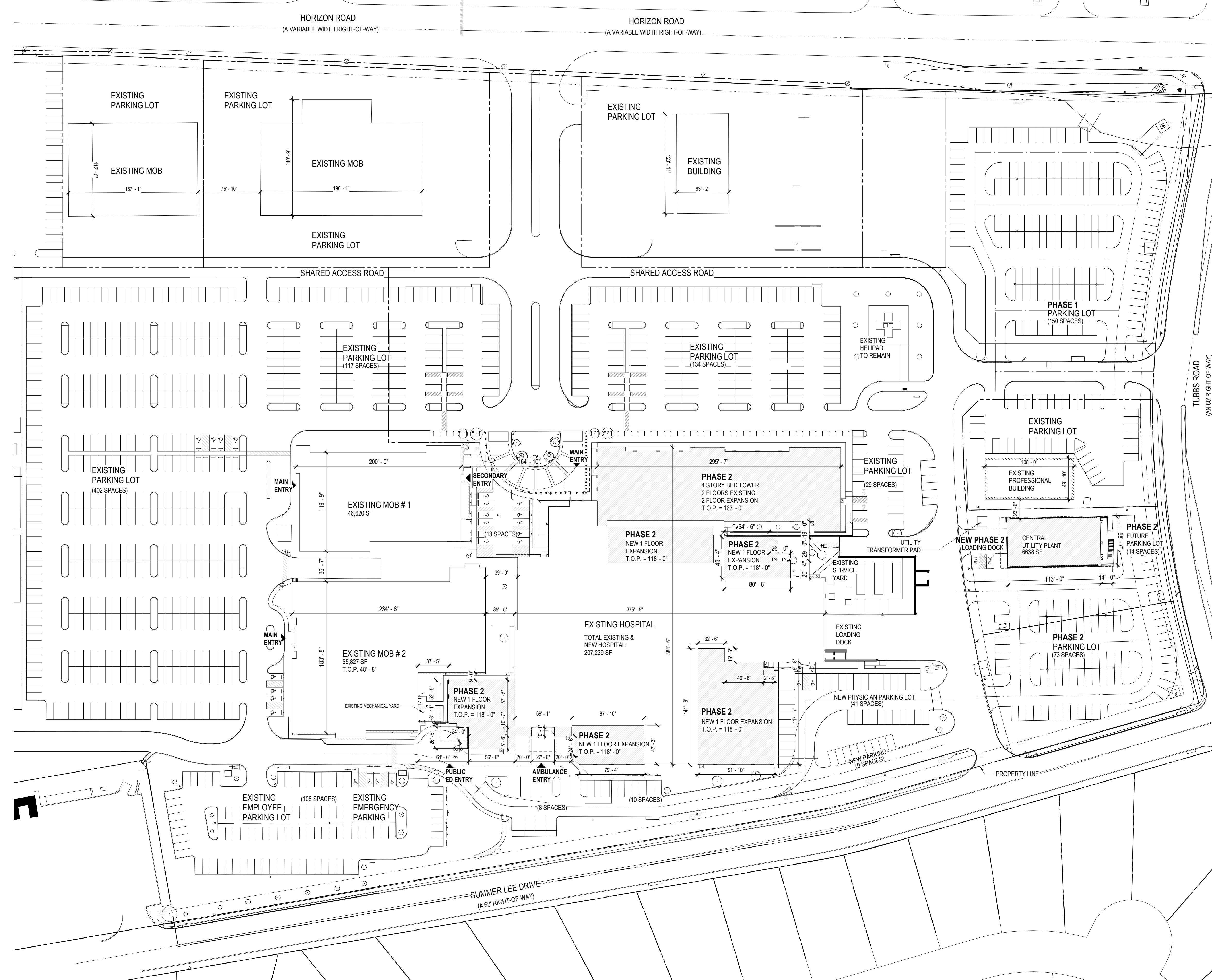
SITE PLAN

SHEET NUMBER

A01-00

SITE PLAN NOTES BY NUMBER

	<<< Indicates Sheet Keynote on Plan
ST8	EXISTING CANOPY REF: XXX-XXX
ST9	LANDSCAPE REMODEL AT ENTRY DRIVE REF: XXX-XXX
ST11	NEW ACCESS PARKING REF: XXX-XXX



01 SITE PLAN
1" = 60'-0"

2218 Bryan St., Suite 200
Dallas, TX 75201
1.214.283.8700
1.214.283.8701
www.perkinswill.com

CONSULTANTS

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

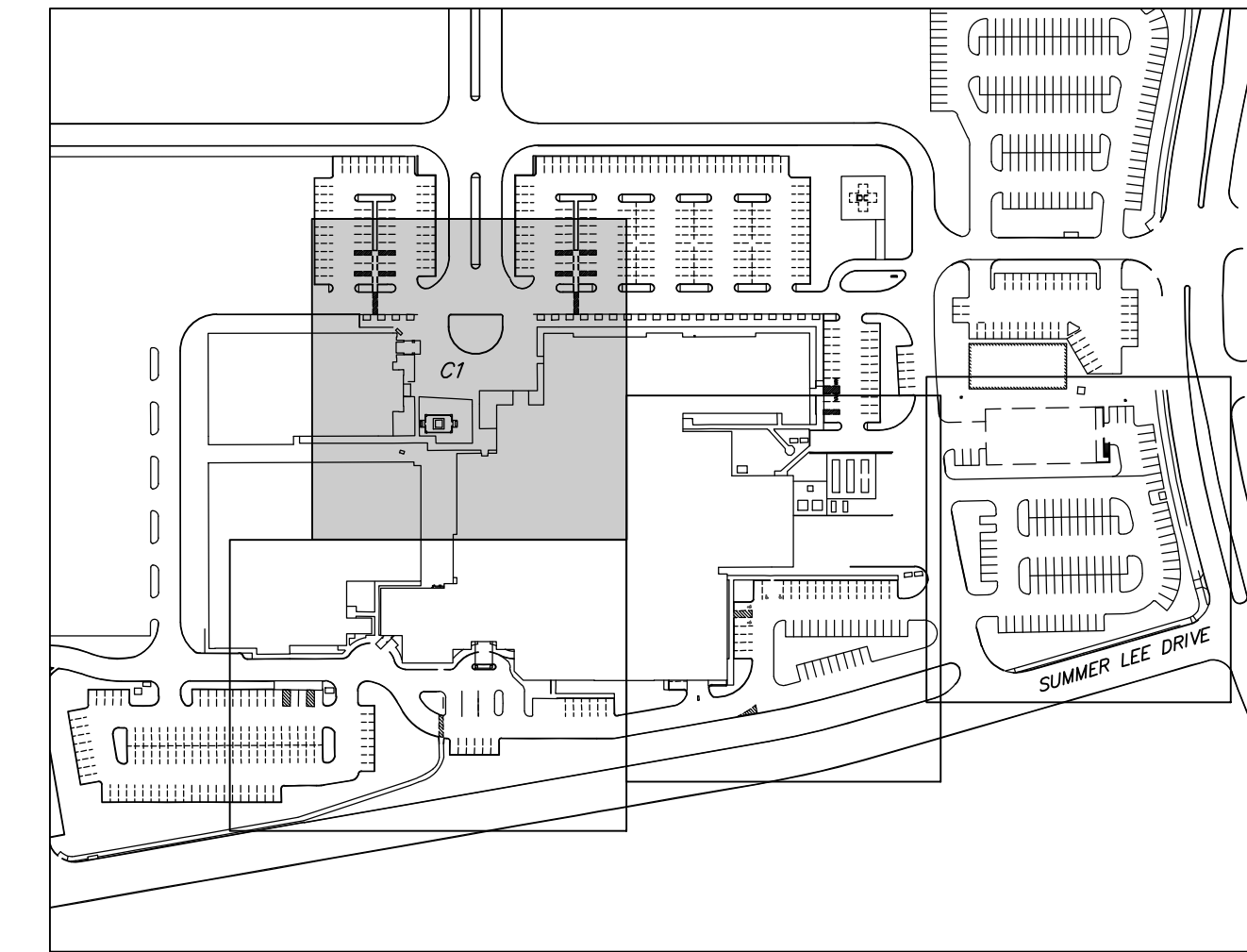
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LA FUJESS PARTNERS
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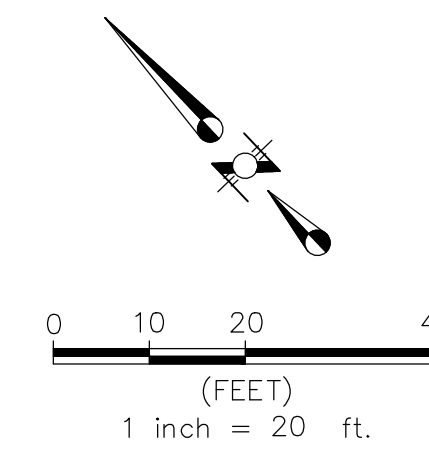
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KENDALL LANDSCAPE ARCHITECTRE
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75206

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

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



KEYMAP
1"=200'



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ISSUED 12/13/19

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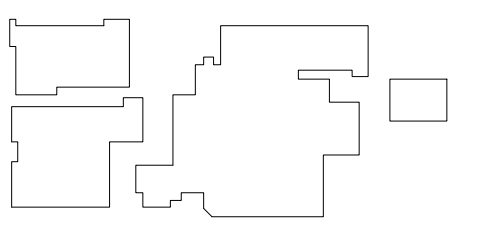
KRUEGER BRODBECK
TEXAS PE #109736

PROJECT



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

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE

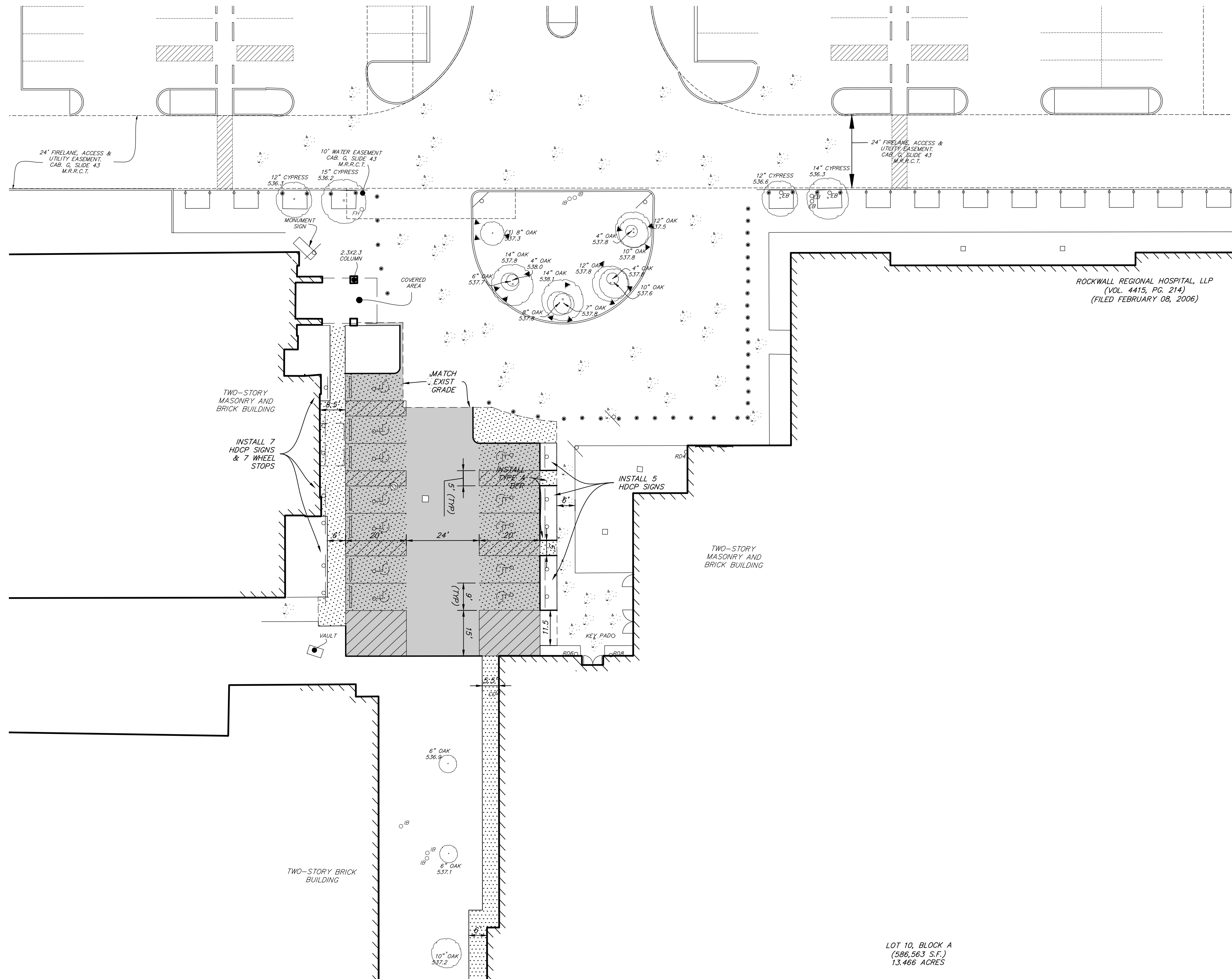
Signature _____
Case Number _____
Job Number 147381.000

TITLE

SITE DIMENSIONAL
CONTROL PLAN

SHEET NUMBER

C1



LOT 10, BLOCK A
(586,563 S.F.)
13.466 ACRES

CONSULTANTS

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

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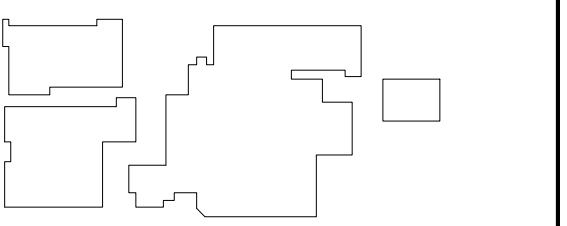
KRUEGER BRODBECK
TEXAS PE #109736

PROJECT



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

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Signature		

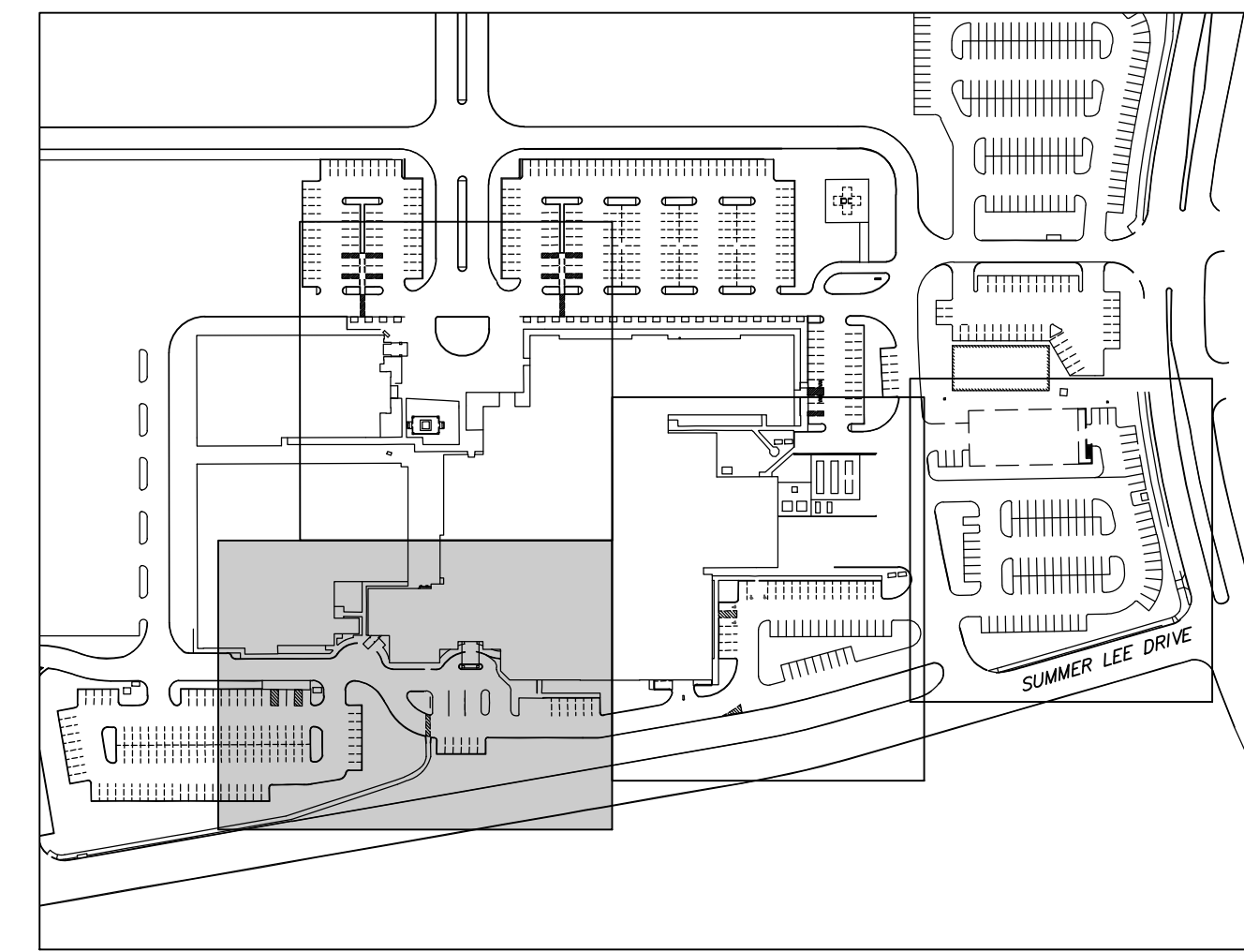
Case Number
Job Number 147381.000

TITLE

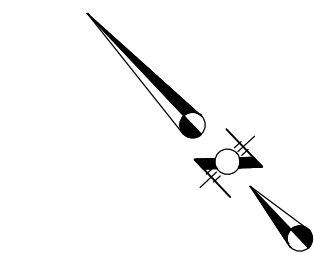
**SITE DIMENSIONAL
CONTROL PLAN**

SHEET NUMBER

C2



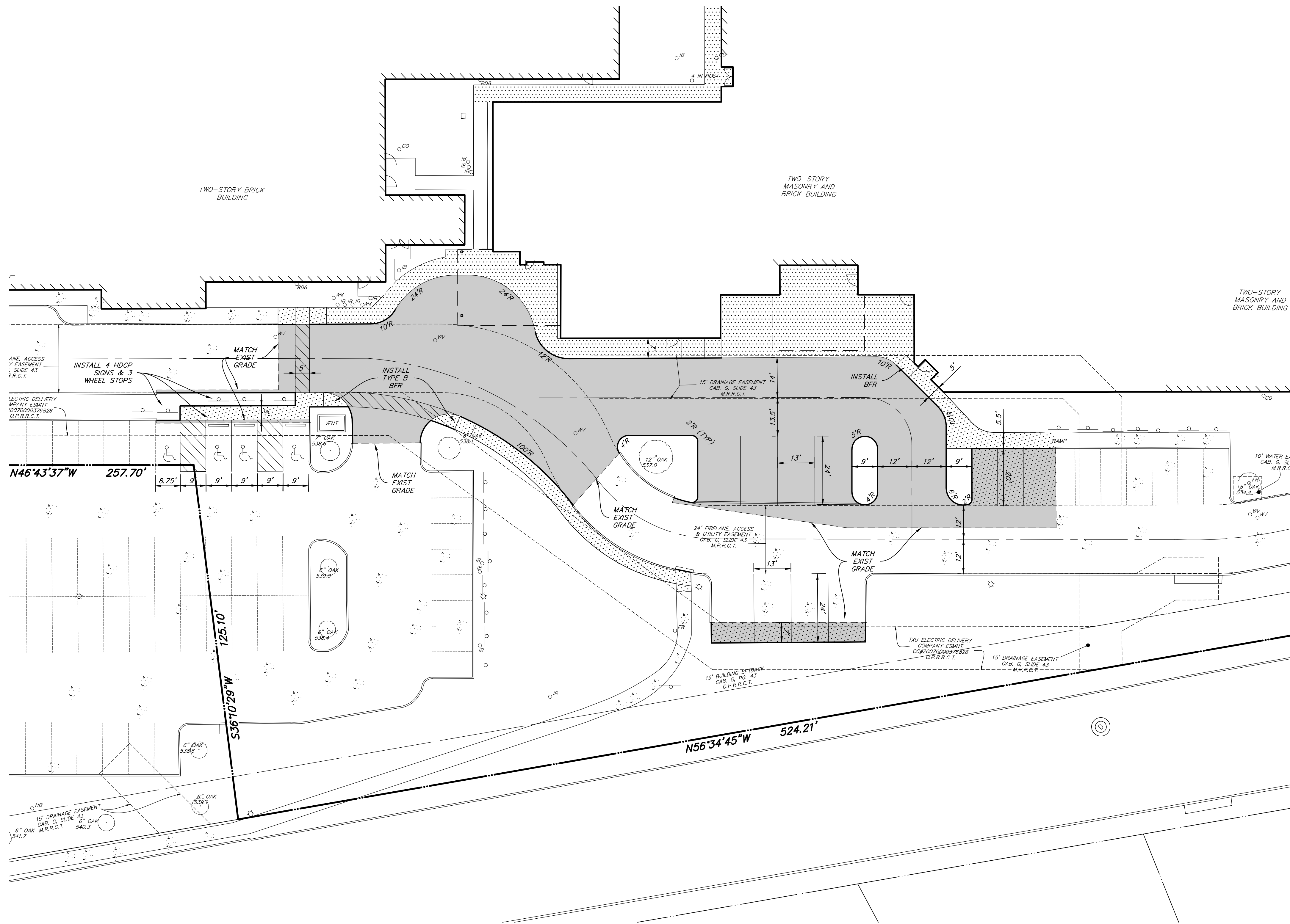
KEYMAP
1" = 200'



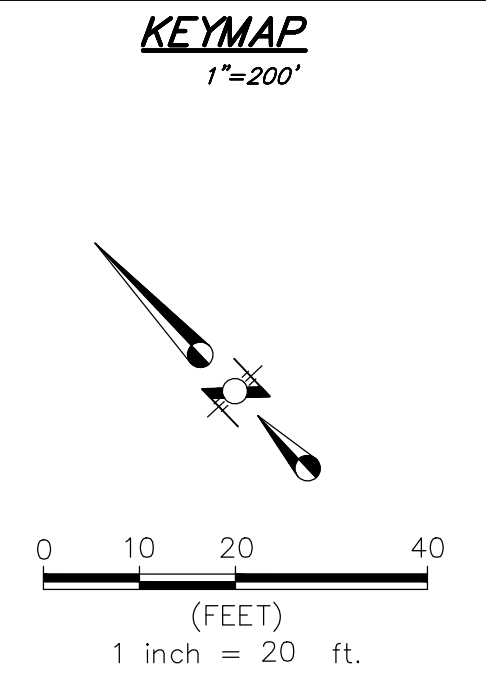
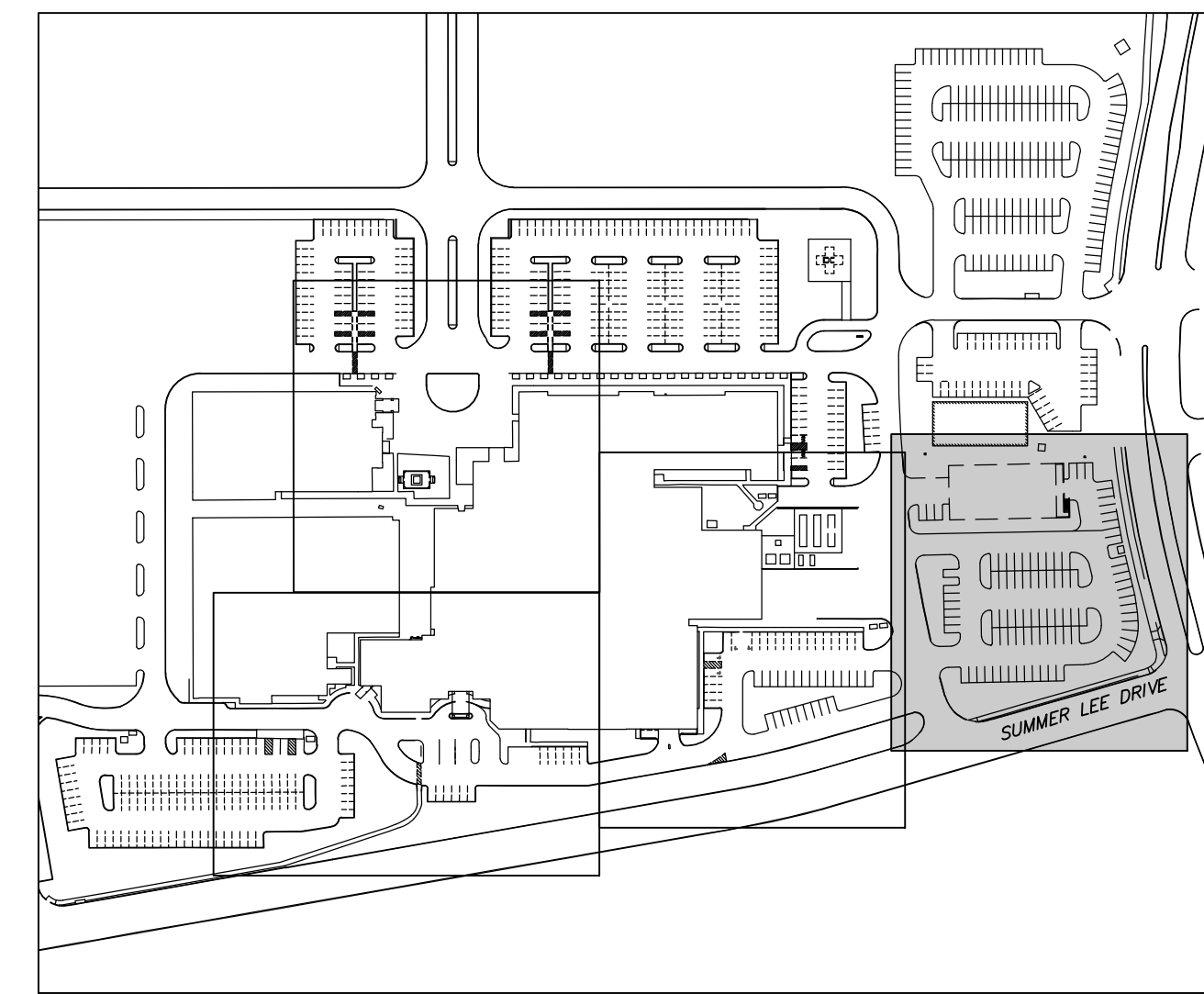
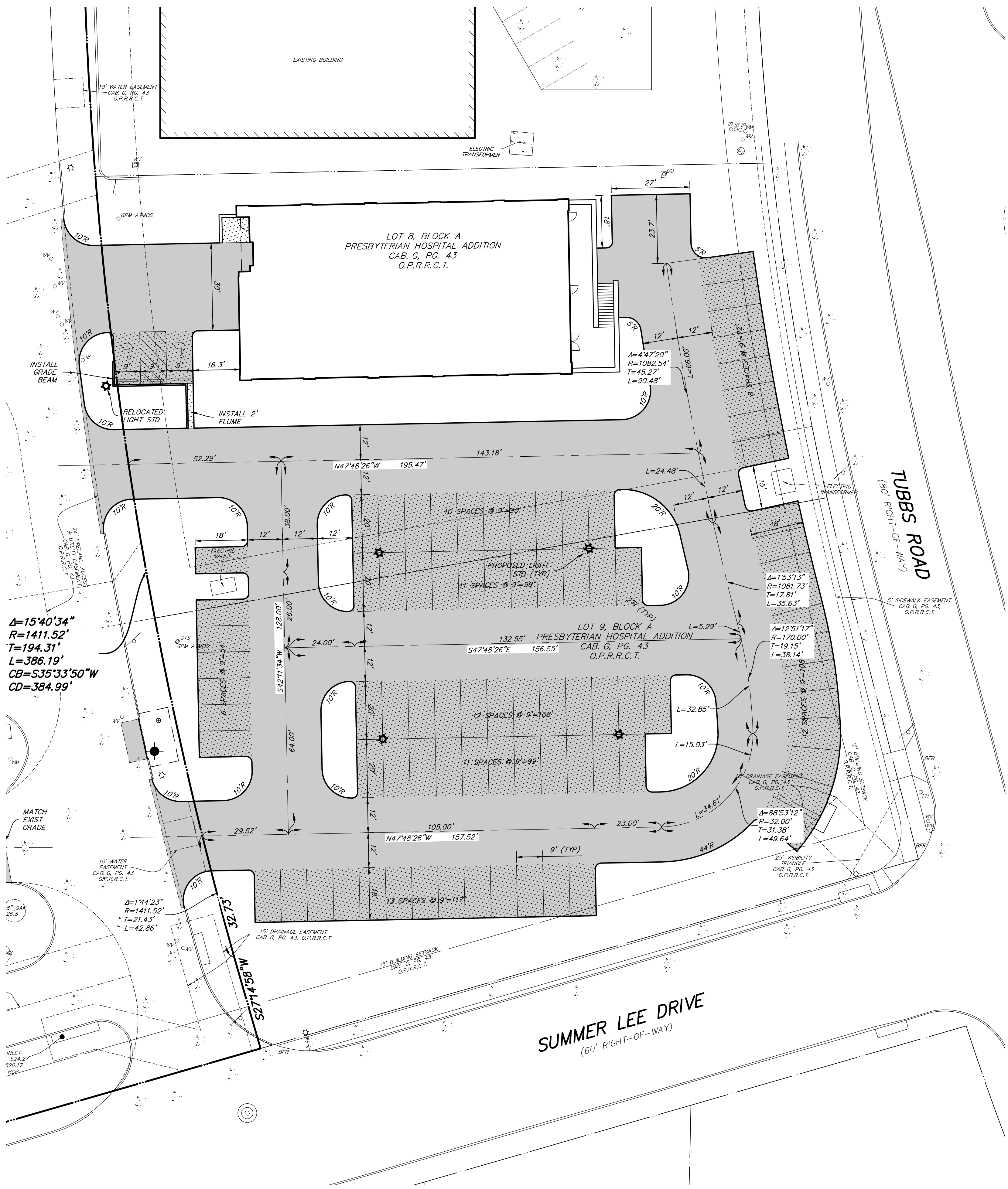
0 10 20 40
(FEET)
1 inch = 20 ft.

LEGEND

- INSTALL 6" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
- INSTALL 5" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
- INSTALL 4" 3000psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W.
- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT



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- LEGEND**
- INSTALL 6" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
 - INSTALL 5" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
 - INSTALL 4" 3000psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W.
 - PROPOSED CURB
 - LIMITS OF PAVEMENT SAWCUT

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

OWNER
TEXAS HEALTH RESOURCES
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CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

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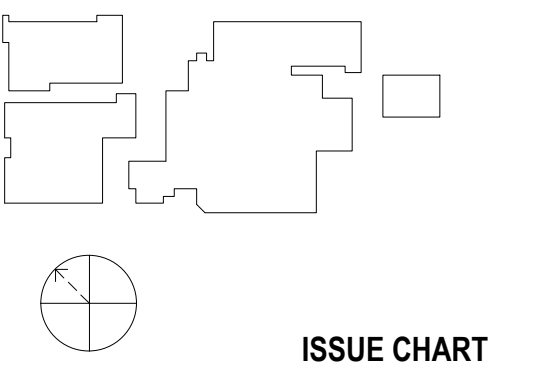
KRUEGER BRODBECK
TEXAS PE #109736

PROJECT



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

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Signature		

Case Number	
Job Number	147381.000
TITLE	

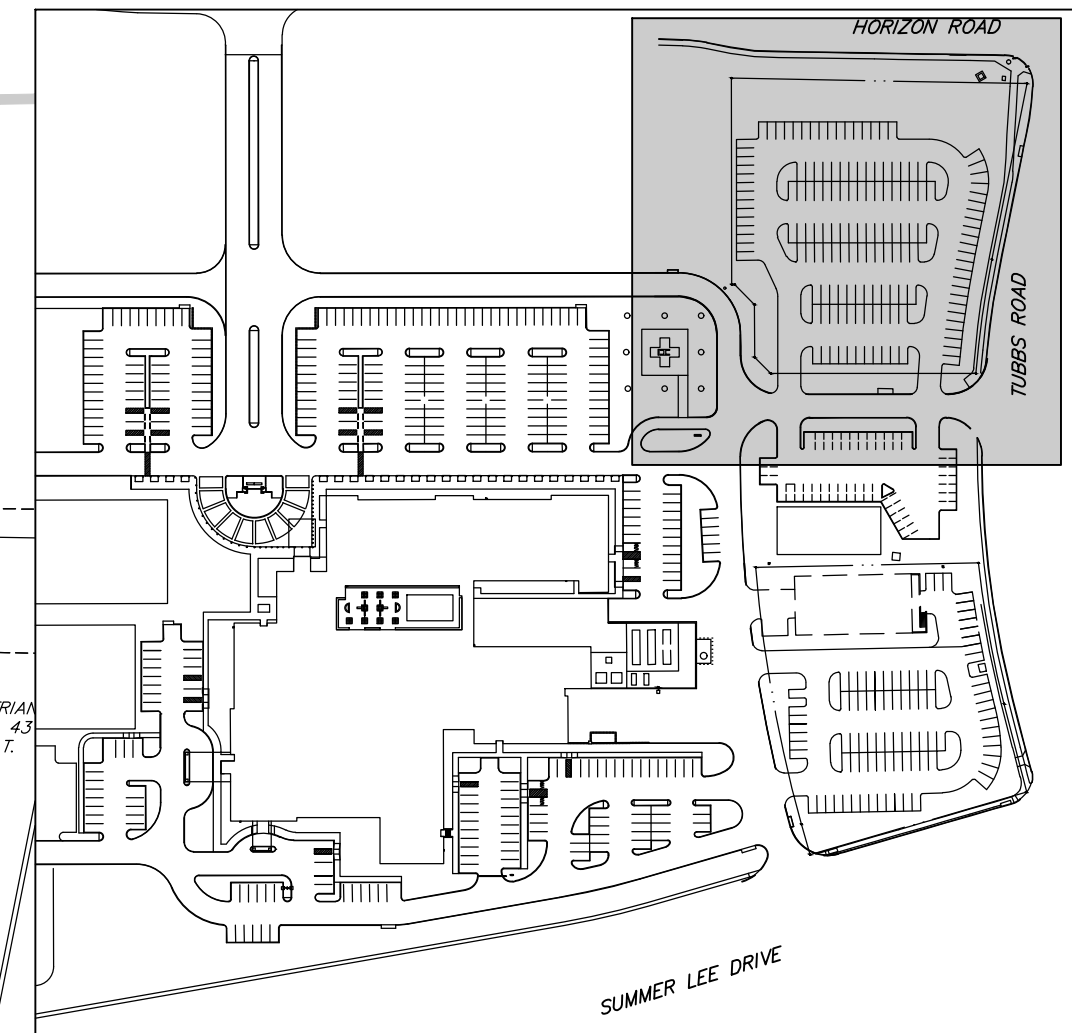
SITE DIMENSIONAL CONTROL PLAN

SHEET NUMBER

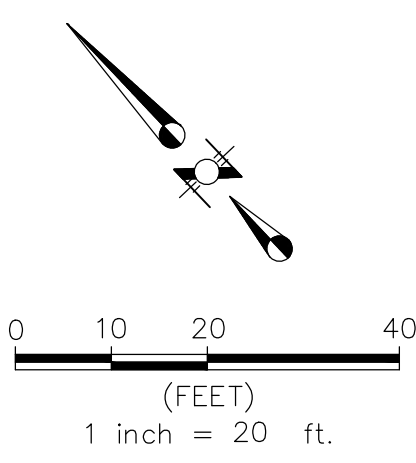
C4

HORIZON ROAD
(F.M. ROAD NO. 3097)
(VARIABLE WIDTH RIGHT-OF-WAY)

15' SANITARY SEWER EASEMENT
(PER WASTE WATER IMPROVEMENTS
PLANS BY HUNT-COLLARS, INC.
DATED 4/5/2000)
PER CAB. G. PG. 43, O.P.R.R.C.T.



KEYMAP
1"=200'



LEGEND

- INSTALL 7" 3600psi (6.5 SACK/CY MIN) REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. (NO SAND UNDER PAVING ALLOWED)
- INSTALL 6" 3600psi (6.5 SACK/CY MIN) REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. (NO SAND UNDER PAVING ALLOWED)
- INSTALL 5" 3600psi (6.5 SACK/CY MIN) REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. (NO SAND UNDER PAVING ALLOWED)
- INSTALL 4" 3000psi (5.5 SACK/CY MIN) REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W. (NO SAND UNDER PAVING ALLOWED)
- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT
- PROPOSED LIGHT STD (REF MEP)

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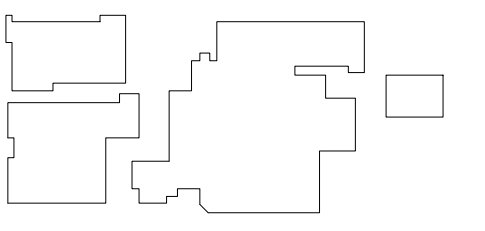
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TEXAS PE #109736

PROJECT



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ROCKWALL, TX 75032

KEYPLAN

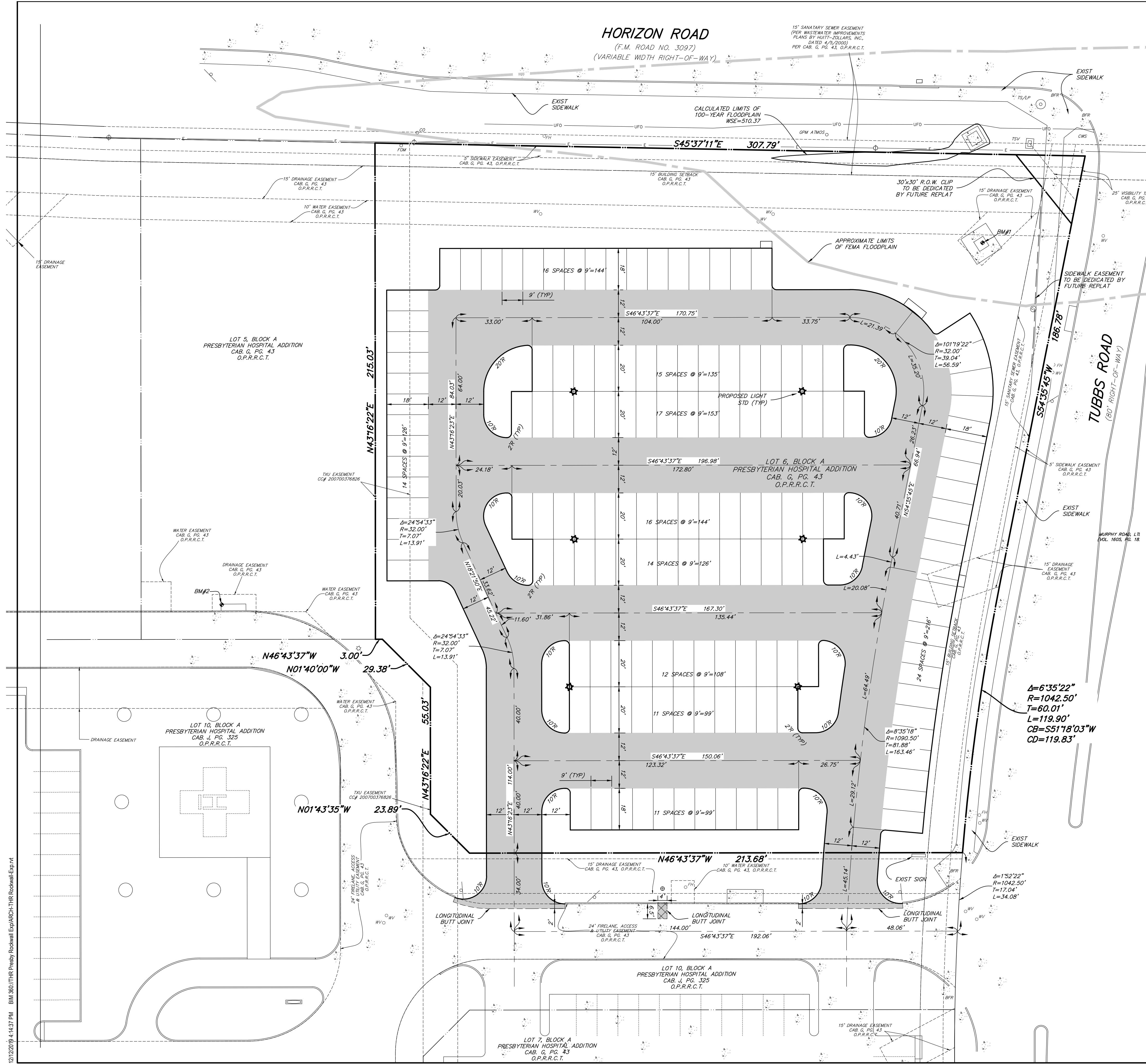


ISSUE CHART

MARK	ISSUE	DATE
Signature		
Case Number		
Job Number	147381.000	
TITLE		

SITE DIMENSIONAL CONTROL PLAN
SHEET NUMBER

C5



12/12/2019 4:14:37 PM BIM 360://THE Presby Rockwall Exp/ARCH-THR Rockwall-Exp.rvt

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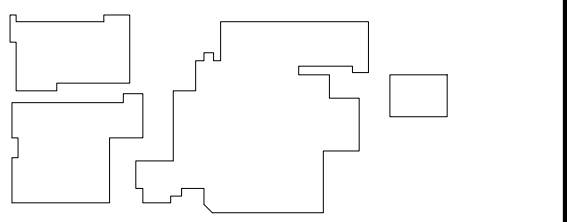
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 TEXAS PE #109736

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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	Signature	

Case Number _____

Job Number 147381.000

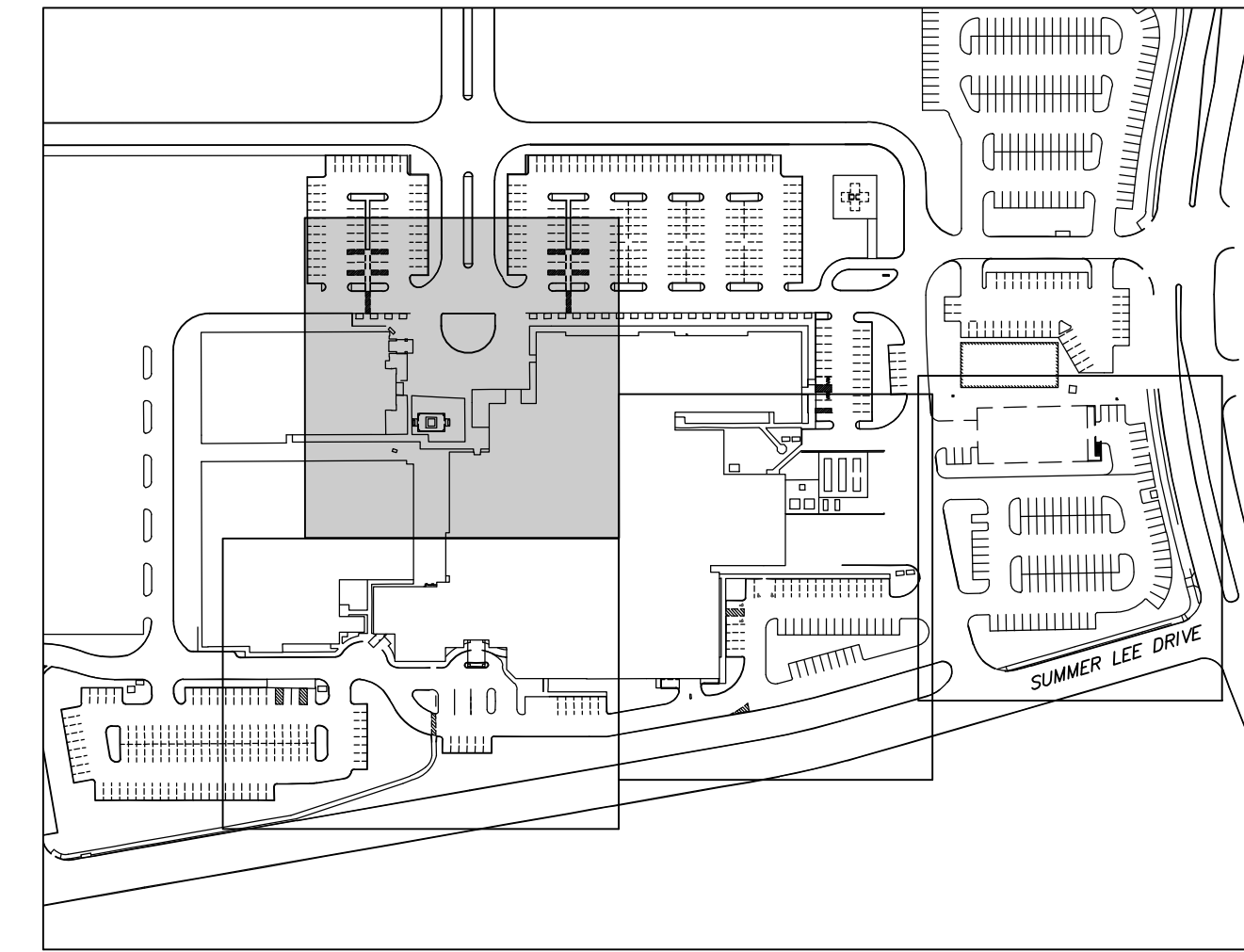
TITLE _____

SITE UTILITY PLAN

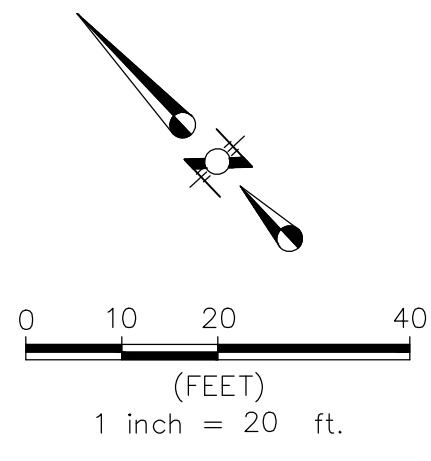
SHEET NUMBER

C6

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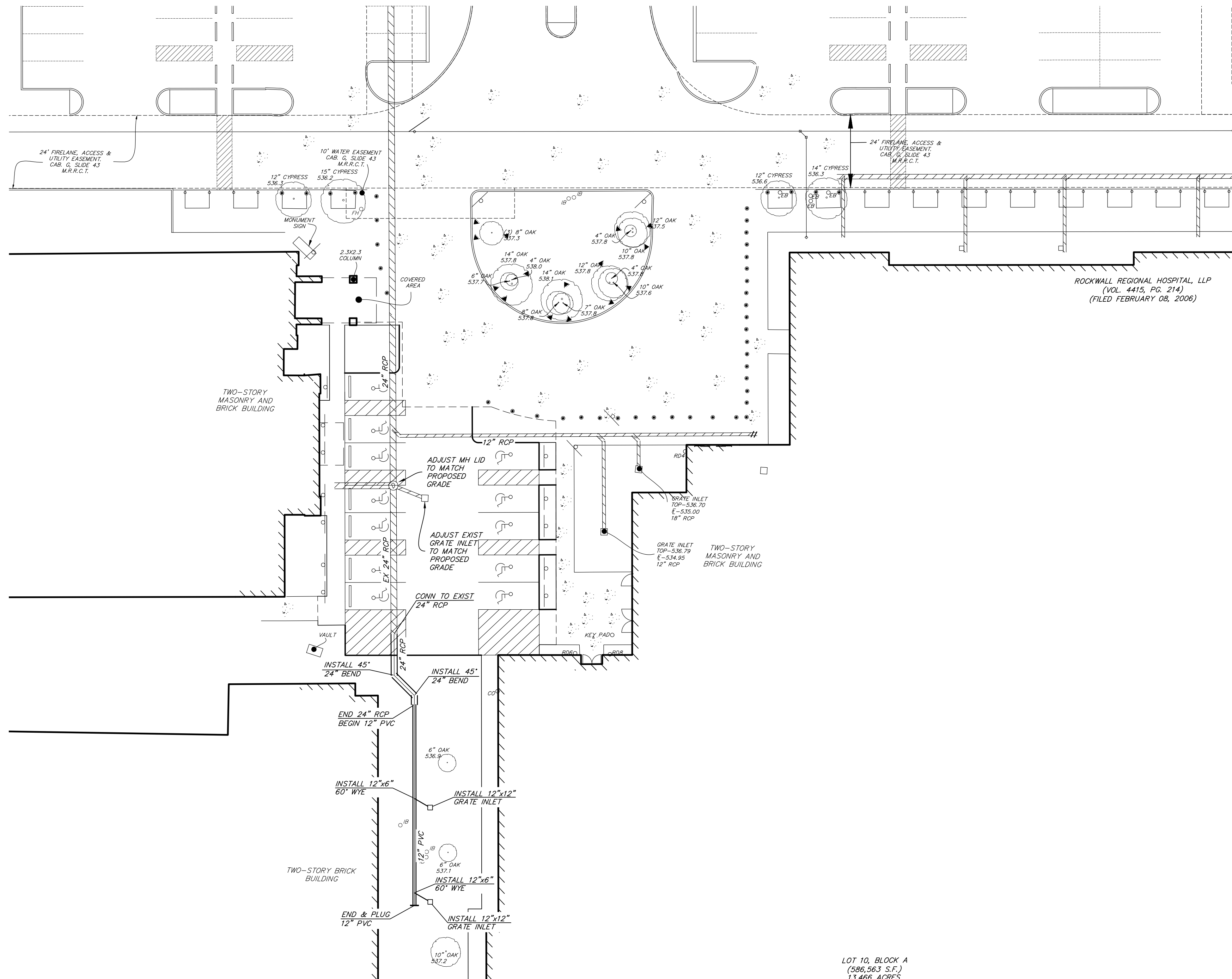


KEYMAP
 1" = 200'



LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE (CLASS III)
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE



LOT 10, BLOCK A
 (586,963 S.F.)
 13.466 ACRES

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TX 75243

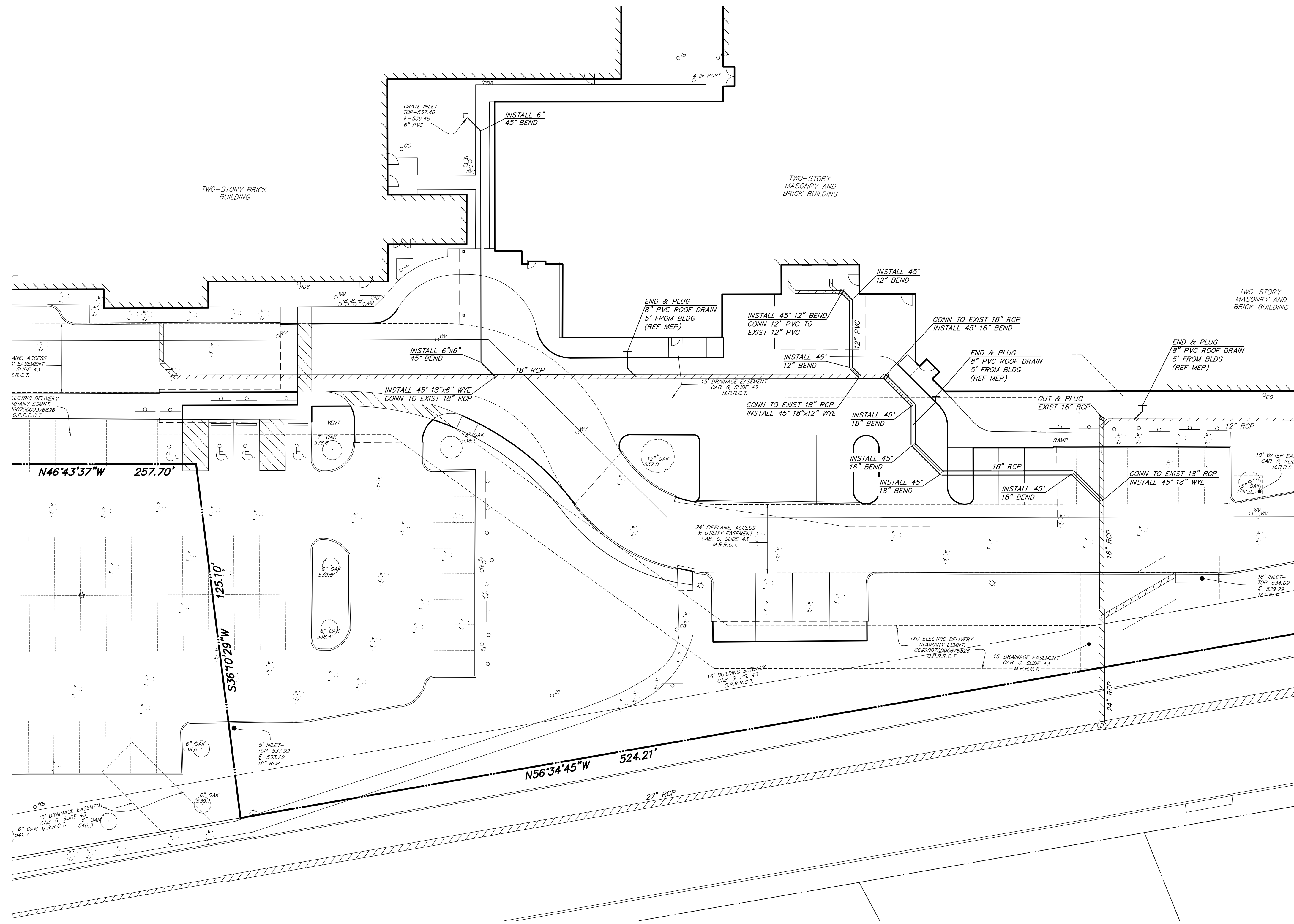
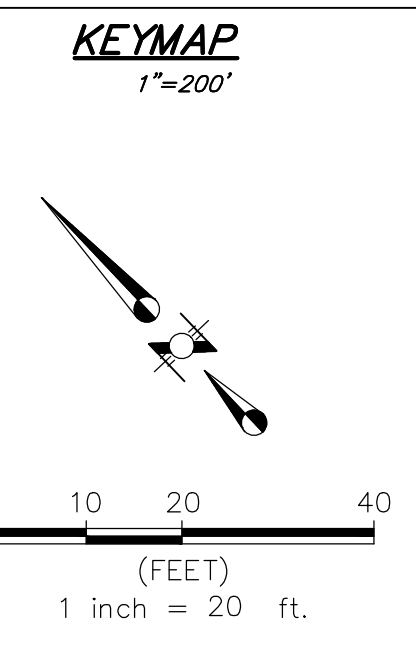
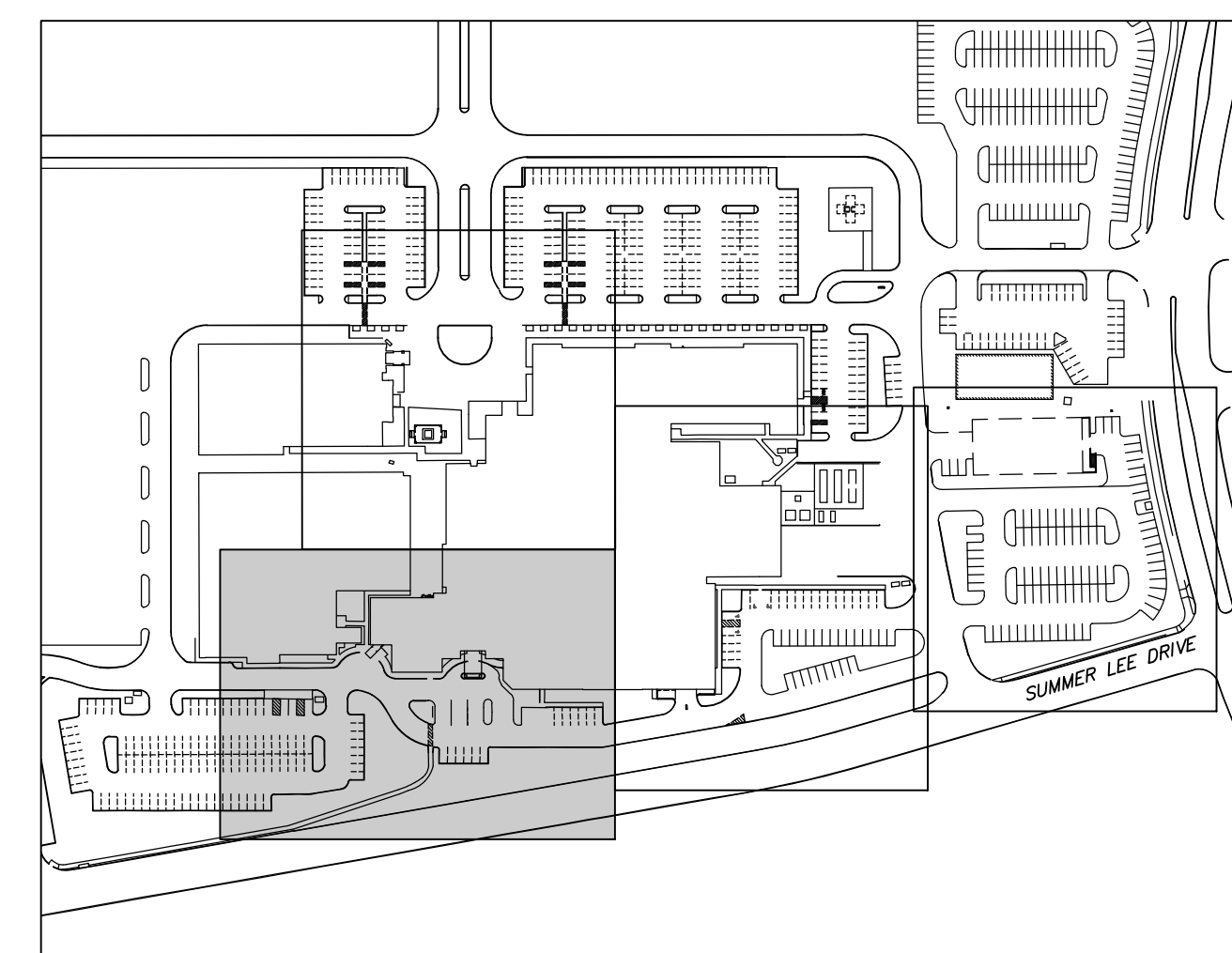
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75206

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DALLAS, TX 75243

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



LEGEND

	EXISTING STORM SEWER
	PROPOSED STORM SEWER LINE (CLASS III)
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE

ISSUE FOR REVIEW 12/13/2019

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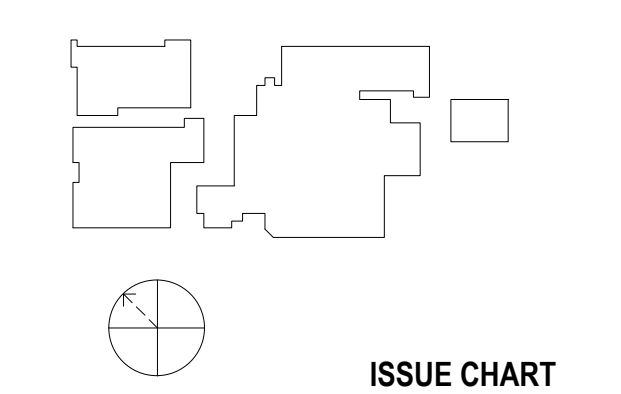
KRUEGER BRODBECK
TEXAS PE #109736

PROJECT

Texas Health Resources

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ROCKWALL, TX 75032

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Signature		
Case Number		
Job Number	147381.000	
TITLE		

SITE UTILITY PLAN

SHEET NUMBER

C7

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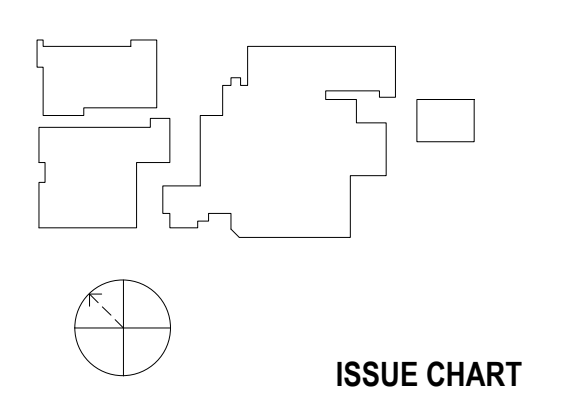
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PROJECT



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3150 HORIZON RD.
ROCKWALL, TX 75032

KEYPLAN



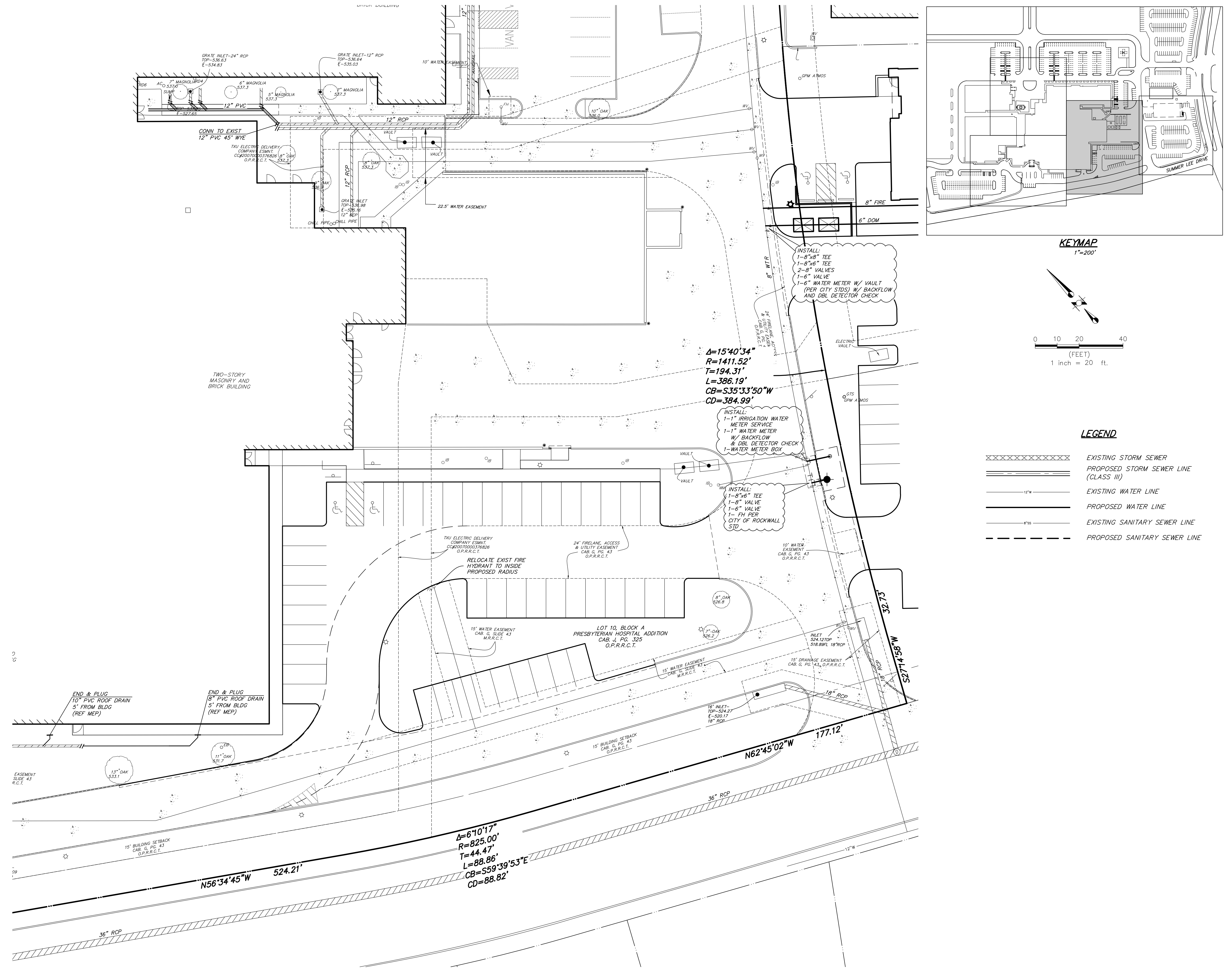
ISSUE CHART

MARK	ISSUE	DATE
Signature		
Case Number		
Job Number	147381.000	
TITLE		

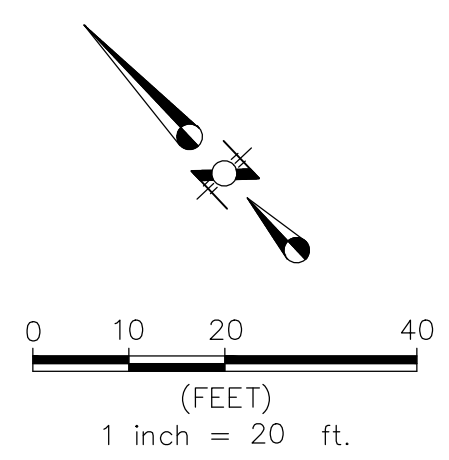
SITE UTILITY PLAN

SHEET NUMBER

C8



KEYMAP
1"=200'



LEGEND

- XXXXXXX EXISTING STORM SEWER
- ===== PROPOSED STORM SEWER LINE (CLASS III)
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE

CONSULTANTS

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LANDSCAPING

KENDALL LANDSCAPE ARCHITECTURE
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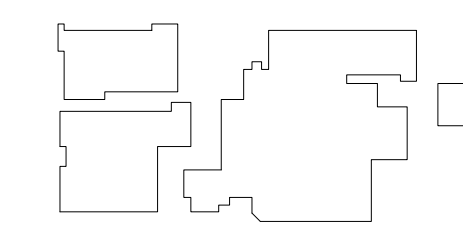
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PROJECT



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ROCKWALL, TX 75032

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Signature		

Case Number

Job Number 147381.000

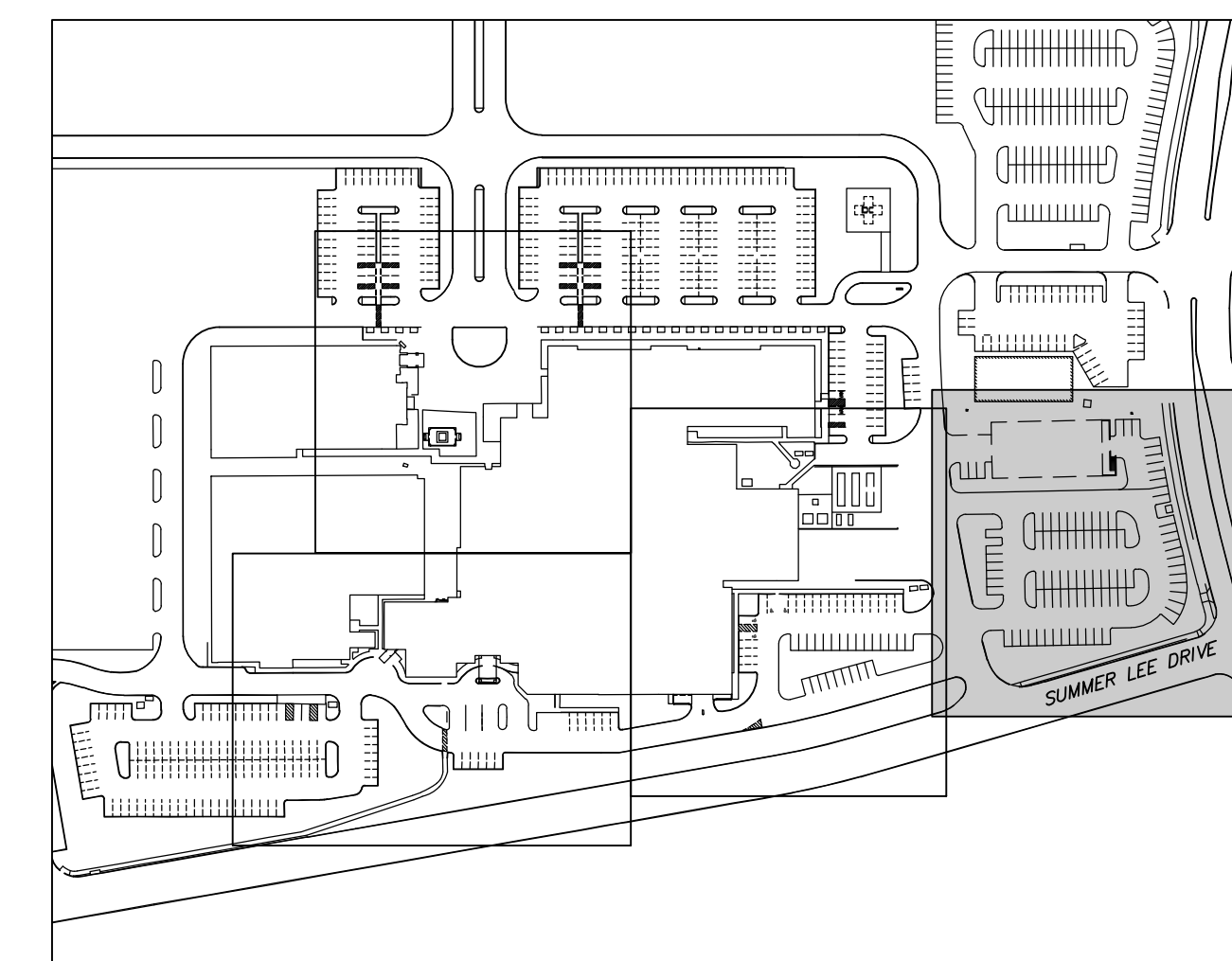
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SITE UTILITY PLAN

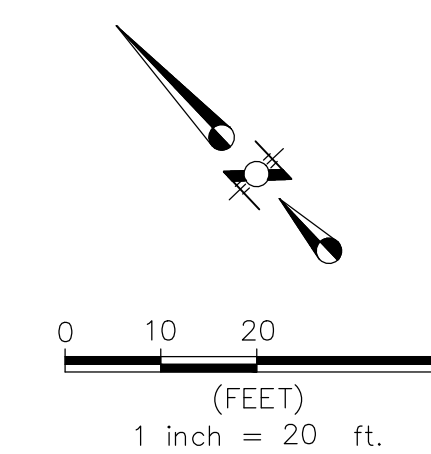
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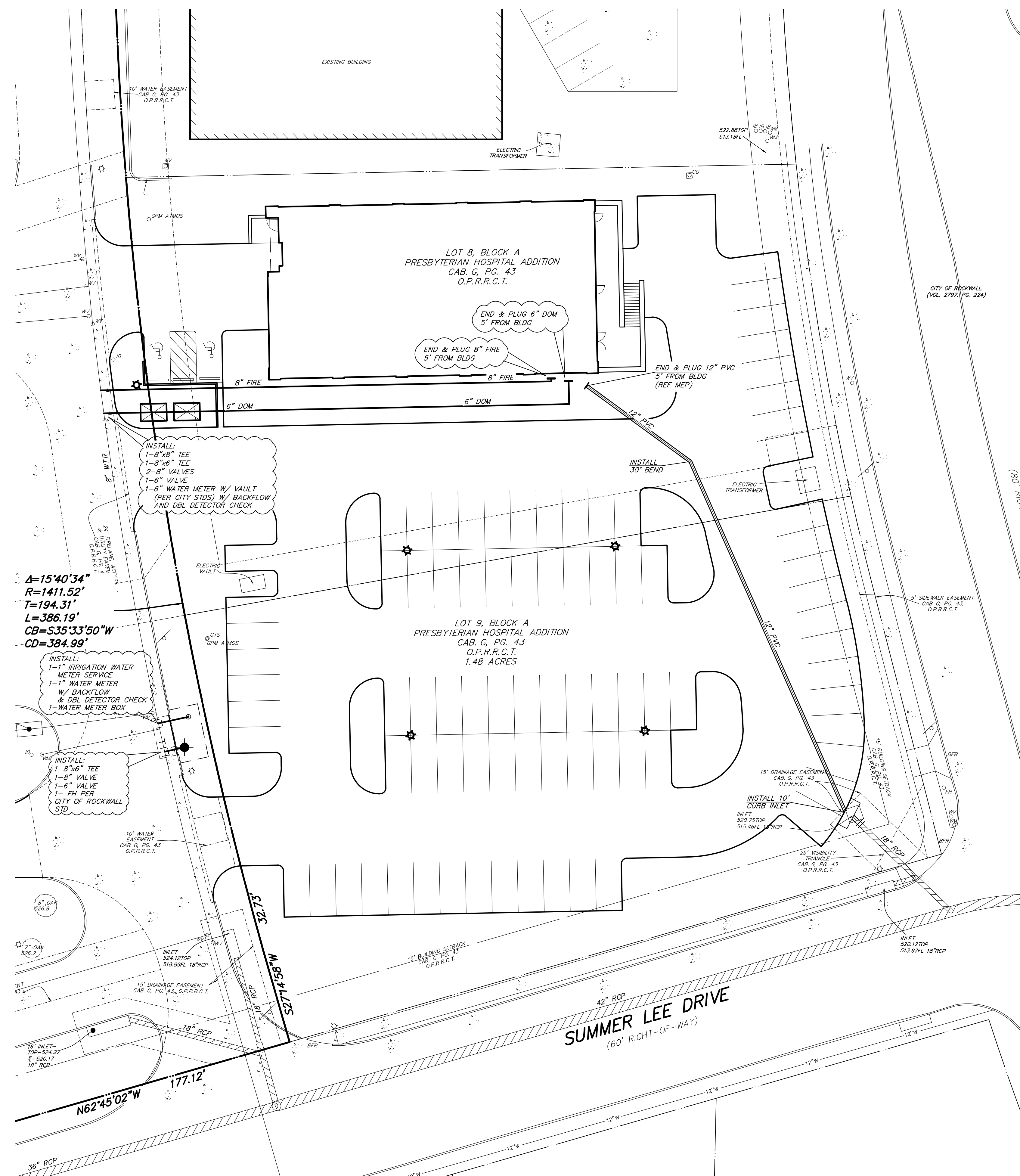


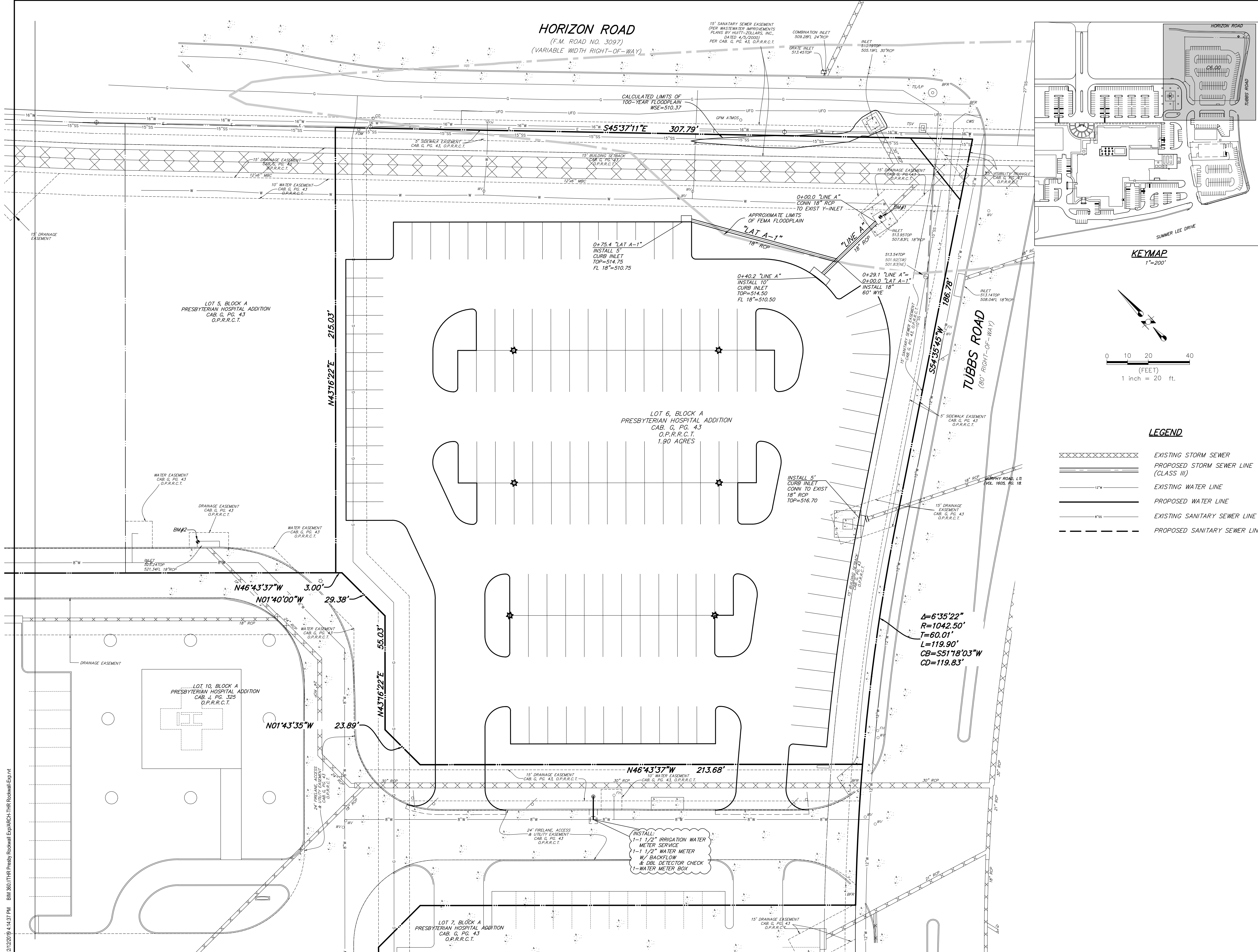
KEYMAP
1"=200'



LEGEND

XXXXXXXXXXXX	EXISTING STORM SEWER
=====	PROPOSED STORM SEWER LINE (CLASS III)
-----12"W-----	EXISTING WATER LINE
-----12"W-----	PROPOSED WATER LINE
-----8"SS-----	EXISTING SANITARY SEWER LINE
-----8"SS-----	PROPOSED SANITARY SEWER LINE





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- MEP**
 SW ASSOCIATES CONSULTING ENGINEERS
 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

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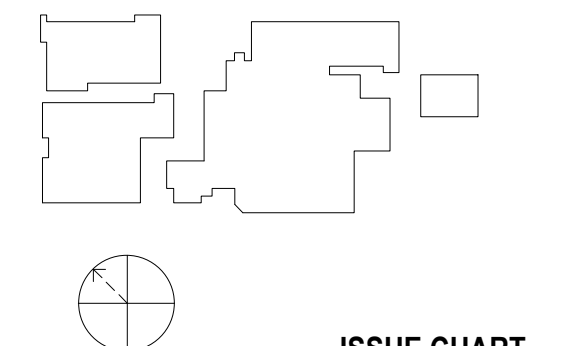
KRUEGER BRODBECK
 TEXAS PE #109736

PROJECT



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 ROCKWALL, TX 75032

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Signature		

Case Number	
Job Number	147381.000
TITLE	

SITE UTILITY PLAN

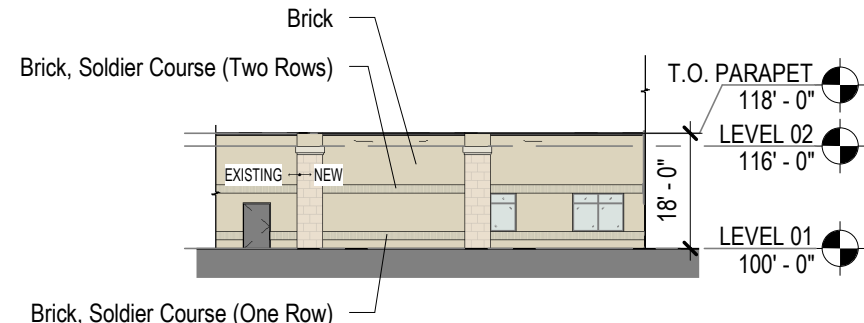
SHEET NUMBER

C10

12/13/2019 4:14:37 PM BIM 360://THR Presby Rockwall Exp/ARCH-THR Rockwall Exp.rvt

MAIN BUILDING EXTERIOR MATERIALS	
GLASS: 15,856.9 SF	21.4%
METAL: 3,045.2 SF	4.1%
BRICK: 26,084 SF	35.3%
STONE: 28,961 SF	39.2%

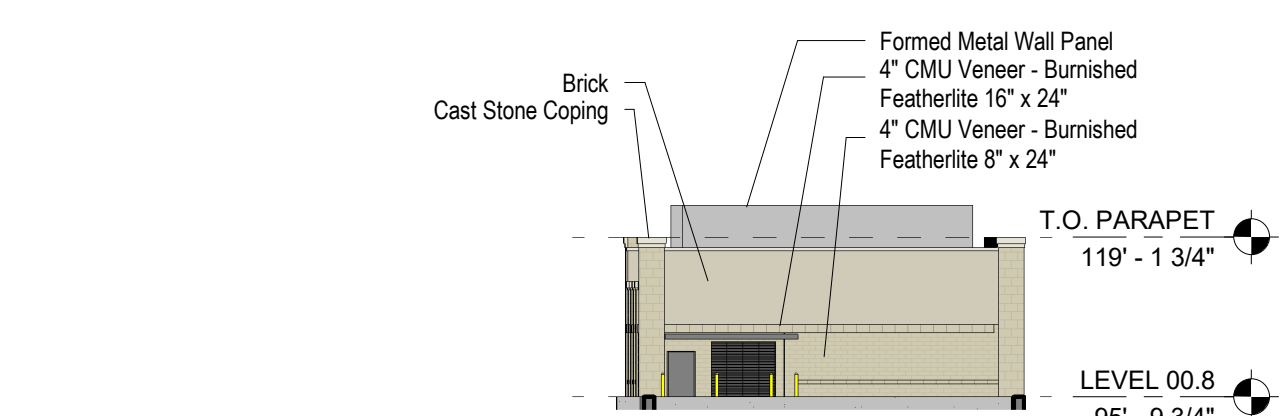
CUP EXTERIOR MATERIALS	
GLASS: 88 SF	1.1%
METAL: 560 SF	6.9%
BRICK: 3,356 SF	41.4%
STONE: 4,099 SF	50.6%



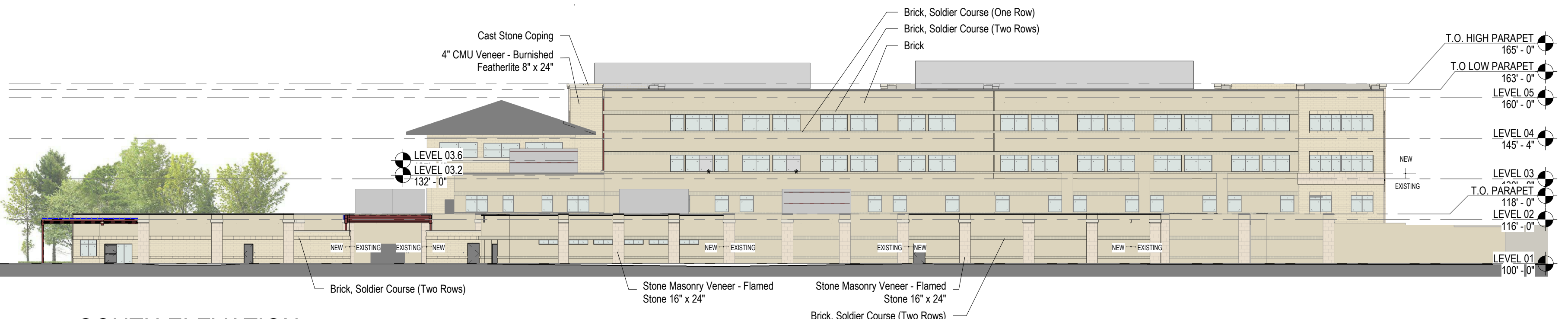
05 NORTH ELEVATION
1" = 30'-0"



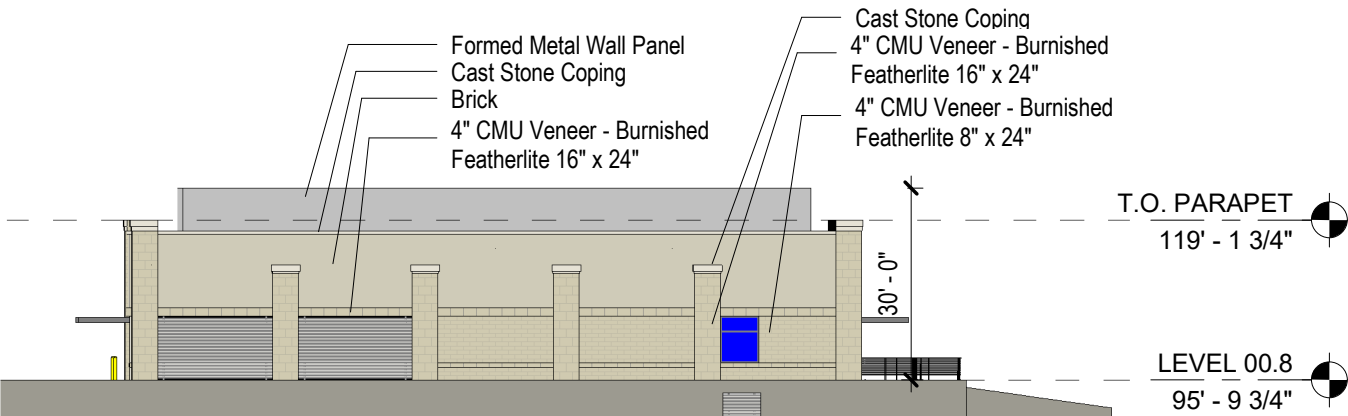
04 WEST ELEVATION
1" = 30'-0" | ROCKWALL PKWY



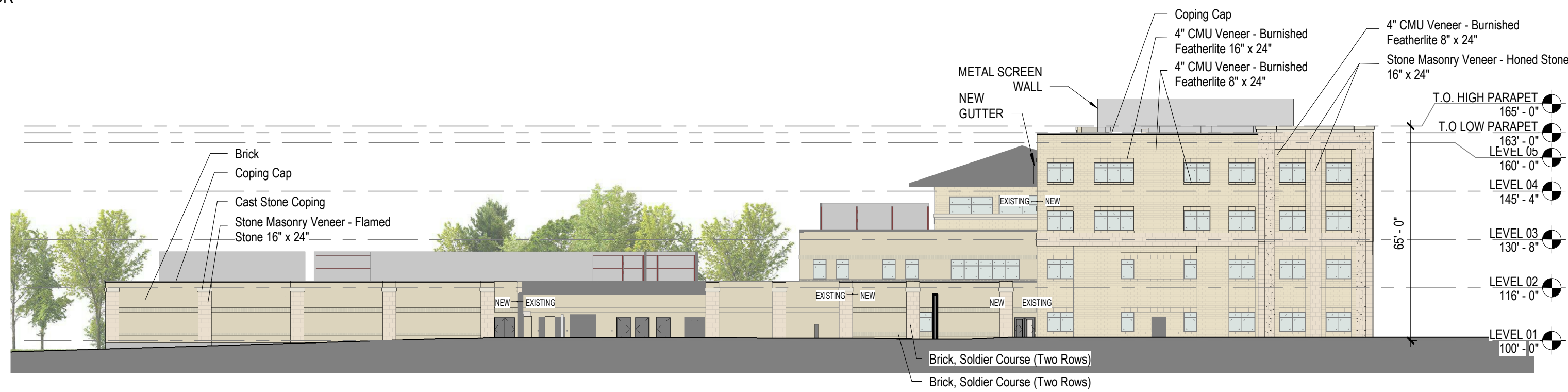
09 CUP WEST ELEVATION
1" = 30'-0"



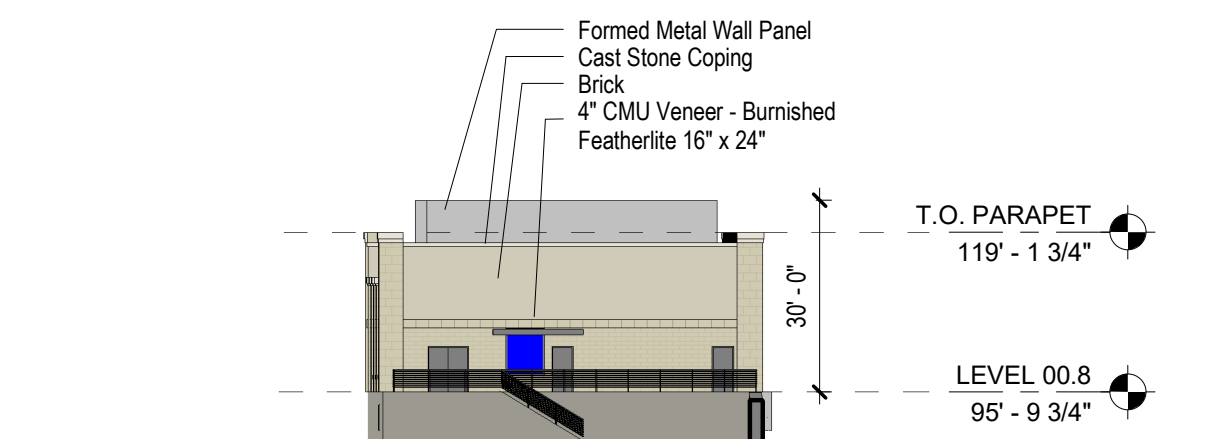
03 SOUTH ELEVATION
1" = 30'-0" | SUMMER LEE DR



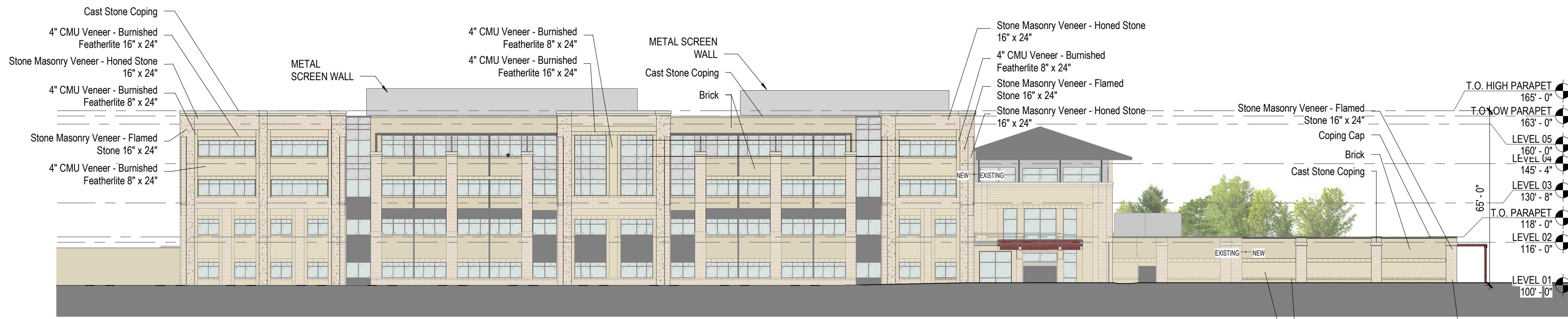
08 CUP SOUTH ELEVATION
1" = 30'-0"



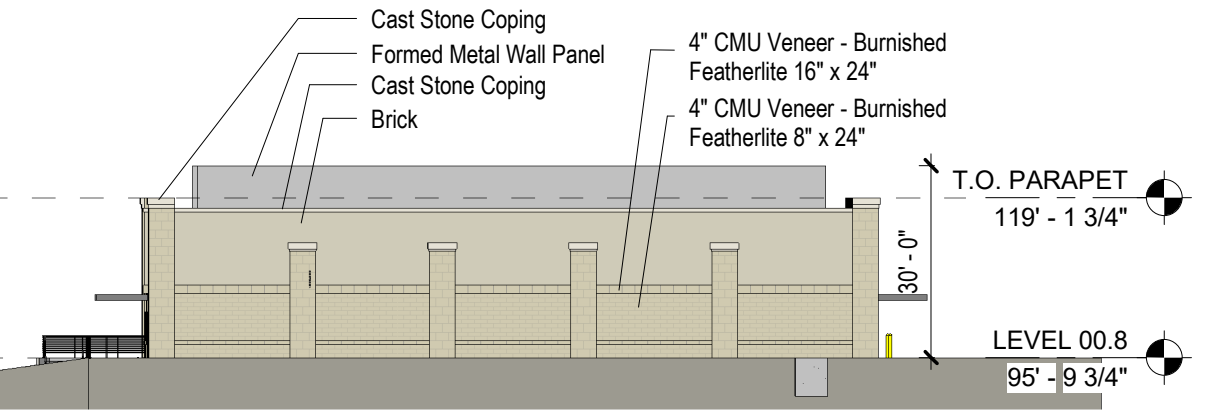
02 EAST ELEVATION
1" = 30'-0" | TUBBS RD



07 CUP EAST ELEVATION
1" = 30'-0"



01 NORTH ELEVATION
1" = 30'-0" | HORIZON RD



06 CUP NORTH ELEVATION
1" = 30'-0"

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KENDALL LANDSCAPE ARCHITECTURE
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- OWNER**
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- CONTRACTOR**
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

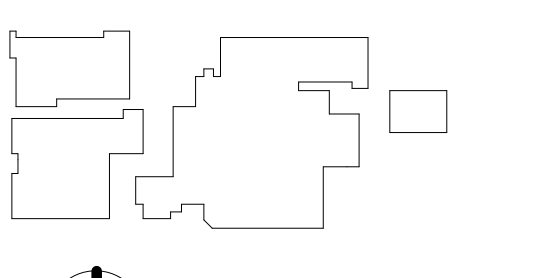
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ROCKWALL EXPANSION
& RENOVATION**
3150 HORIZON RD.
ROCKWALL, TX 75032

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	_____	Date	_____
Planning & Zoning Commission, Chairman	_____	Date	_____
Director of Planning and Zoning	_____	Date	_____
Case Number	_____		
Job Number	147381.000		

TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

18

12/13/2019 2:05:09 PM BIM 360://TR Presby Rockwall Exp/ARCH/THR Rockwall-Exp.rvt

CONSULTANTS

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

LANDSCAPE ARCHITECTURE
KENDALL LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA, DALLAS, TX 75214

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

MEP
SW ASSOCIATES CONSULTING ENGINEERS
5429 LYNDON B JOHNSON FWY #300
DALLAS, TX 75240

LOW VOLTAGE
SMITH SECKMAN REID, INC.
3100 MCKINNON STREET, SUITE 550
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MEDICAL EQUIPMENT
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1717 PACIFIC AVE, DALLAS, TX 75201

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

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

PROJECT



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

ISSUE CHART

MARK	ISSUE	DATE
JOB NUMBER		147381.000
DRAWN		DRG
CHECKED		MSK
APPROVED		MSK

TITLE

**EXISTING TREE
PROTECTION AND
REMOVAL PLAN**

SHEET NUMBER

L1-01

C TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

B PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

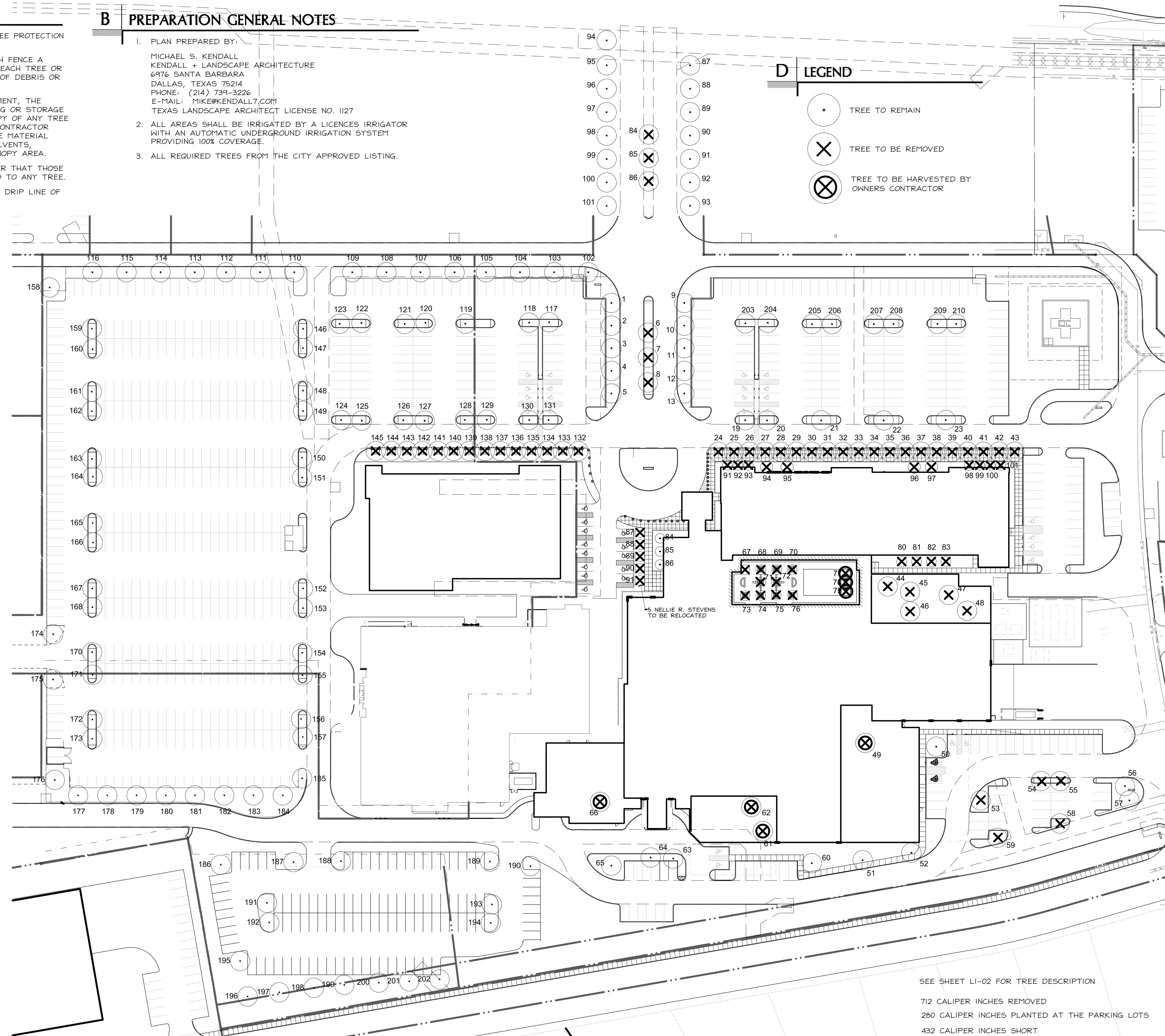
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

2. ALL AREAS SHALL BE IRRIGATED BY A LICENCED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.

3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

D LEGEND

- TREE TO REMAIN
- ⊗ TREE TO BE REMOVED
- ⊗ TREE TO BE HARVESTED BY OWNERS CONTRACTOR



A EXISTING TREE REMOVAL AND MITIGATION PLAN

1" = 50'-0"

0 25' 50' 100'



SEE SHEET L1-02 FOR TREE DESCRIPTION

712 CALIPER INCHES REMOVED
280 CALIPER INCHES PLANTED AT THE PARKING LOTS
432 CALIPER INCHES SHORT

THIS SITE PLAN APPLICATION REQUESTS RELIEF FROM 432 CALIPER NOT BE INSTALLED.

ISSUED FOR REVIEW 12.13.2019

A EXISTING TREE REMOVAL AND PROTECTION LEGEND

1. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	100. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
2. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	101. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
3. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	102. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
4. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	103. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
5. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	104. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
6. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	105. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
7. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	106. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
8. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	107. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
9. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	108. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
10. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	109. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
11. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	110. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
12. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	111. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
13. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	112. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
14. LIVE OAK	23" CALIPER	TO REMOVE	113. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
15. LIVE OAK	23" CALIPER	TO REMOVE	114. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
16. LIVE OAK	23" CALIPER	TO REMOVE	115. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
17. LIVE OAK	23" CALIPER	TO REMOVE	116. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
18. LIVE OAK	23" CALIPER	TO REMOVE	117. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
19. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	118. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
20. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	119. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
21. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	120. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
22. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	121. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
23. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	122. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
24. BALD CYPRESS	14" CALIPER	TO REMOVE	123. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
25. BALD CYPRESS	14" CALIPER	TO REMOVE	124. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
26. BALD CYPRESS	14" CALIPER	TO REMOVE	125. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
27. BALD CYPRESS	14" CALIPER	TO REMOVE	126. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
28. BALD CYPRESS	14" CALIPER	TO REMOVE	127. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
29. BALD CYPRESS	14" CALIPER	TO REMOVE	128. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
30. BALD CYPRESS	14" CALIPER	TO REMOVE	129. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
31. BALD CYPRESS	14" CALIPER	TO REMOVE	130. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
32. BALD CYPRESS	14" CALIPER	TO REMOVE	131. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
33. BALD CYPRESS	14" CALIPER	TO REMOVE	132. BALD CYPRESS7"	CALIPER	TO BE REMOVED
34. BALD CYPRESS	14" CALIPER	TO REMOVE	133. BALD CYPRESS7"	CALIPER	TO BE REMOVED
35. BALD CYPRESS	14" CALIPER	TO REMOVE	134. BALD CYPRESS7"	CALIPER	TO BE REMOVED
36. BALD CYPRESS	14" CALIPER	TO REMOVE	135. BALD CYPRESS7"	CALIPER	TO BE REMOVED
37. BALD CYPRESS	14" CALIPER	TO REMOVE	136. BALD CYPRESS7"	CALIPER	TO BE REMOVED
38. BALD CYPRESS	14" CALIPER	TO REMOVE	137. BALD CYPRESS7"	CALIPER	TO BE REMOVED
39. BALD CYPRESS	14" CALIPER	TO REMOVE	138. BALD CYPRESS7"	CALIPER	TO BE REMOVED
40. BALD CYPRESS	14" CALIPER	TO REMOVE	139. BALD CYPRESS7"	CALIPER	TO BE REMOVED
41. BALD CYPRESS	14" CALIPER	TO REMOVE	140. BALD CYPRESS7"	CALIPER	TO BE REMOVED
42. BALD CYPRESS	14" CALIPER	TO REMOVE	141. BALD CYPRESS7"	CALIPER	TO BE REMOVED
43. BALD CYPRESS	14" CALIPER	TO REMOVE	142. BALD CYPRESS7"	CALIPER	TO BE REMOVED
44. RED OAK	10" CALIPER	TO REMOVE	143. BALD CYPRESS7"	CALIPER	TO BE REMOVED
45. LIVE OAK	10" CALIPER	TO REMOVE	144. BALD CYPRESS7"	CALIPER	TO BE REMOVED
46. LIVE OAK	10" CALIPER	TO REMOVE	145. BALD CYPRESS7"	CALIPER	TO BE REMOVED
47. LIVE OAK	10" CALIPER	TO REMOVE	146. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
48. LIVE OAK	10" CALIPER	TO REMOVE	147. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
49. LIVE OAK	10" CALIPER	TO REMOVE	148. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
50. LIVE OAK	10" CALIPER	TO REMOVE	149. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
51. RED OAK	10" CALIPER	TO REMOVE	150. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
52. SAWTOOTH OAK	10" CALIPER	TO REMOVE	151. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
53. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	152. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
54. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	153. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
55. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	154. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
56. RED OAK	8" CALIPER	TO REMAIN AND PROTECT	155. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
57. LIVE OAK	8" CALIPER	TO REMAIN AND PROTECT	156. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
58. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	157. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
59. SAWTOOTH OAK	8" CALIPER	TO REMAIN AND PROTECT	158. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
60. RED OAK	12" CALIPER	TO REMAIN AND PROTECT	159. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
61. RED OAK	12" CALIPER	TO REMOVE	160. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
62. RED OAK	12" CALIPER	TO BE REMOVED	161. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
63. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	162. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
64. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	163. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
65. RED OAK	12" CALIPER	TO REMAIN AND PROTECT	164. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
66. RED OAK	10" CALIPER	TO REMOVE	165. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
67. PISTACHIO	10" CALIPER	TO BE REMOVED	166. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
68. PISTACHIO	6" CALIPER	TO BE REMOVED	167. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
69. PISTACHIO	8" CALIPER	TO BE REMOVED	168. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
70. PISTACHIO	10" CALIPER	TO BE REMOVED	169. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
71. PISTACHIO	6" CALIPER	TO BE REMOVED	170. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
72. PISTACHIO	8" CALIPER	TO BE REMOVED	171. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
73. PISTACHIO	8" CALIPER	TO BE REMOVED	172. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
74. PISTACHIO	8" CALIPER	TO BE REMOVED	173. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
75. PISTACHIO	10" CALIPER	TO BE REMOVED	174. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
76. PISTACHIO	10" CALIPER	TO BE REMOVED	175. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
77. MAGNOLIA	7" CALIPER	TO BE REMOVED	176. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
78. MAGNOLIA	7" CALIPER	TO BE REMOVED	177. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
79. MAGNOLIA	7" CALIPER	TO BE REMOVED	178. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
80. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	179. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
81. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	180. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
82. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	181. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
83. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	182. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
84. PISTACHIO	10" CALIPER	TO BE REMOVED	183. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
85. PISTACHIO	6" CALIPER	TO BE REMOVED	184. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
86. PISTACHIO	8" CALIPER	TO BE REMOVED	185. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
87. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	186. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
88. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	187. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
89. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	188. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
90. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	189. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
91. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	190. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
92. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	191. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
93. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	192. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
94. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	193. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
95. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	194. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
96. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	195. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
97. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	196. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
98. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	197. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
99. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	198. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			199. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			200. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			201. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			202. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			203. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			204. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			205. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			206. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			207. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			208. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			209. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			210. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT

TREE REMOVAL IS PHASE ONE OF THE HOSPITAL PROJECT. MITIGATION CAN BE DELAYED TO PHASE 2 OF THE HOSPITAL PROJECT.

- 712 CALIPER INCHES REMOVED
- 280 CALIPER INCHES PLANTED AT THE PARKING LOTS
- 432 CALIPER INCHES SHORT

THIS SITE PLAN APPLICATION REQUESTS RELIEF FROM 432 CALIPER NOT BE INSTALLED.

PERKINS + WILL

2218 BRYAN STREET
DALLAS, TX 75201
www.perkinswill.com

CONSULTANTS

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KENDALL LANDSCAPE ARCHITECTURE
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CONTRACTOR
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PROJECT



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

ISSUED FOR REVIEW 12.13.2019

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APPROVED		MSK
TITLE		

EXISTING TREE LISTING

SHEET NUMBER

L1-02

CONSULTANTS

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RAYMOND L. GOODSON JR., INC.
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LANDSCAPE ARCHITECTURE
KENDALL LANDSCAPE ARCHITECTURE
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HOSPITAL ROCKWALL
- EXPANSION &
RENOVATION**
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ROCKWALL, TX 75032

ISSUE CHART

MARK	ISSUE	DATE
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TITLE

**PARKING LOT
LANDSCAPE PLAN
AND DETAILS**

SHEET NUMBER

L2-02

D PARKING LOT PLANT LIST

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS MACROPHYLUM	BUR OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
JUNIPER VIRGINIANA	EASTERN RED CEDAR	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ILEX VOMITORIA	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX VOMITORIA NANA	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
GROUND COVER			
EUONYMUS FORTUNEI 'COLORATA'	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
LAWN			
CYNODON	SOLID SOD BERMUDA		

E LANDSCAPE ORDINANCE - ROCKWALL, TEXAS - SOUTH PARKING

- 10' LANDSCAPE BUFFER**
PROVIDED AT ROCKWALL PARKWAY
- SCREENING OF OFF-STREET LOADING AREAS**
NOT APPLICABLE
- RESIDENTIAL ADJACENCY**
MATCHING EXISTING SCREENING ALONG THE BALANCE OF THE PROJECT.
- BUFFER LANDSCAPING** 1 TREE PER 50 LINEAR FEET

TUBBS	REQUIRED	PROVIDED
165 /50	3	8
SUMMER LEE DRIVE	240 /50	5
		13
- PARKING LOT LANDSCAPING**

Area	Area	Rate	Required	Provided
Parking Lot Landscaping	33,600	*.05	1,680	7,700
Open Space	47,500	*.20	9,500	11,500
- OPEN SPACE**
OFFICE ZONING REQUIRES 20%

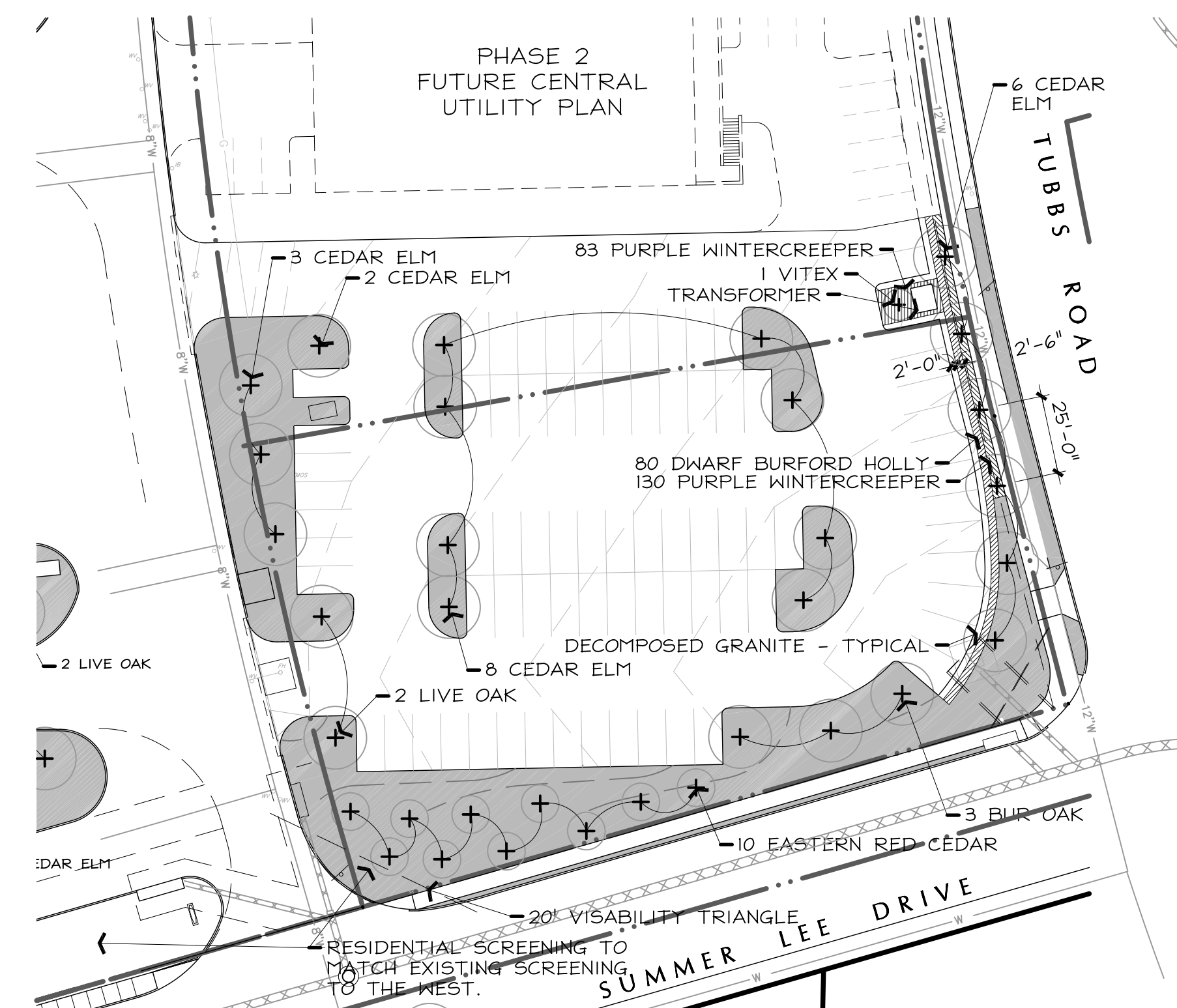
B PREPARATION GENERAL NOTES

- PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
- ALL AREAS SHALL BE IRRIGATED BY A LICENCED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
- ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

C TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

- THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
- DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.



A PARKING LOT LANDSCAPE PLAN

1" = 40'-0"

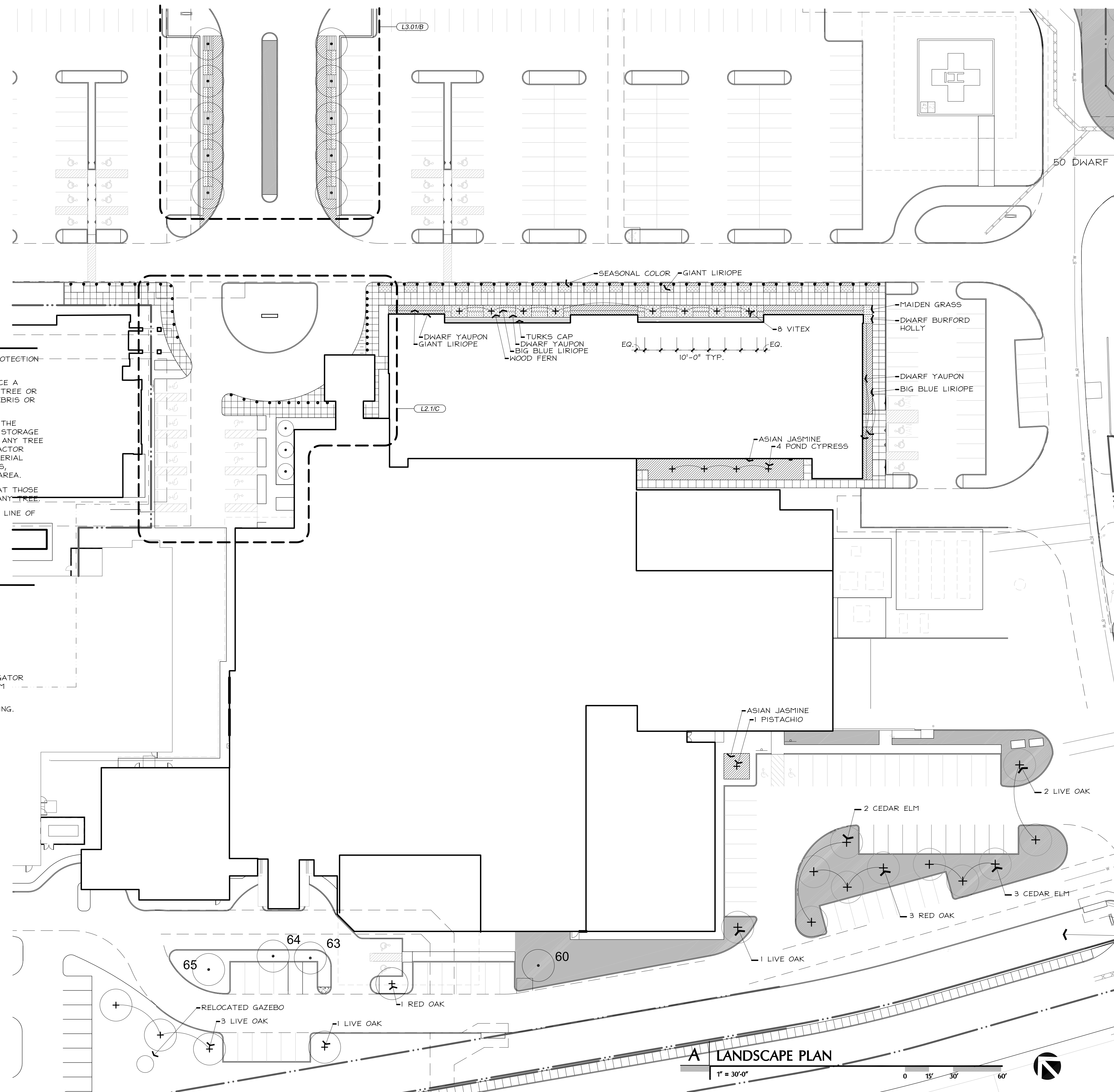
0 20' 40' 80'



MARK	ISSUE	DATE
JOB NUMBER		147381.000
DRAWN	DRG	
CHECKED	MSK	
APPROVED	MSK	
	TITLE	

**OVERALL LANDSCAPE
PLAN AND MAIN
ENTRY ENLARGEMENT**
SHEET NUMBER

L2-03



C TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

B PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

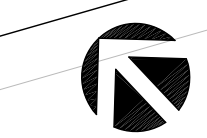
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

2. ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

A LANDSCAPE PLAN

1" = 30'-0"

0 15' 30' 60'



CONSULTANTS

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RAYMOND L. GOODSON JR., INC.
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TX 75243

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KENDALL LANDSCAPE ARCHITECTURE
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MEP
SW ASSOCIATES CONSULTING ENGINEERS
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DALLAS, TX 75240

LOW VOLTAGE
SMITH SECKMAN REID, INC.
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DALLAS, TX 75201

FOOD SERVICE
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2201 LONG PRAIRIE RD, FLOWER MOUND,
TX 75022

MEDICAL EQUIPMENT
CALLISON RTKL, INC.
1717 PACIFIC AVE, DALLAS, TX 75201

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

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

PROJECT



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

ISSUE CHART

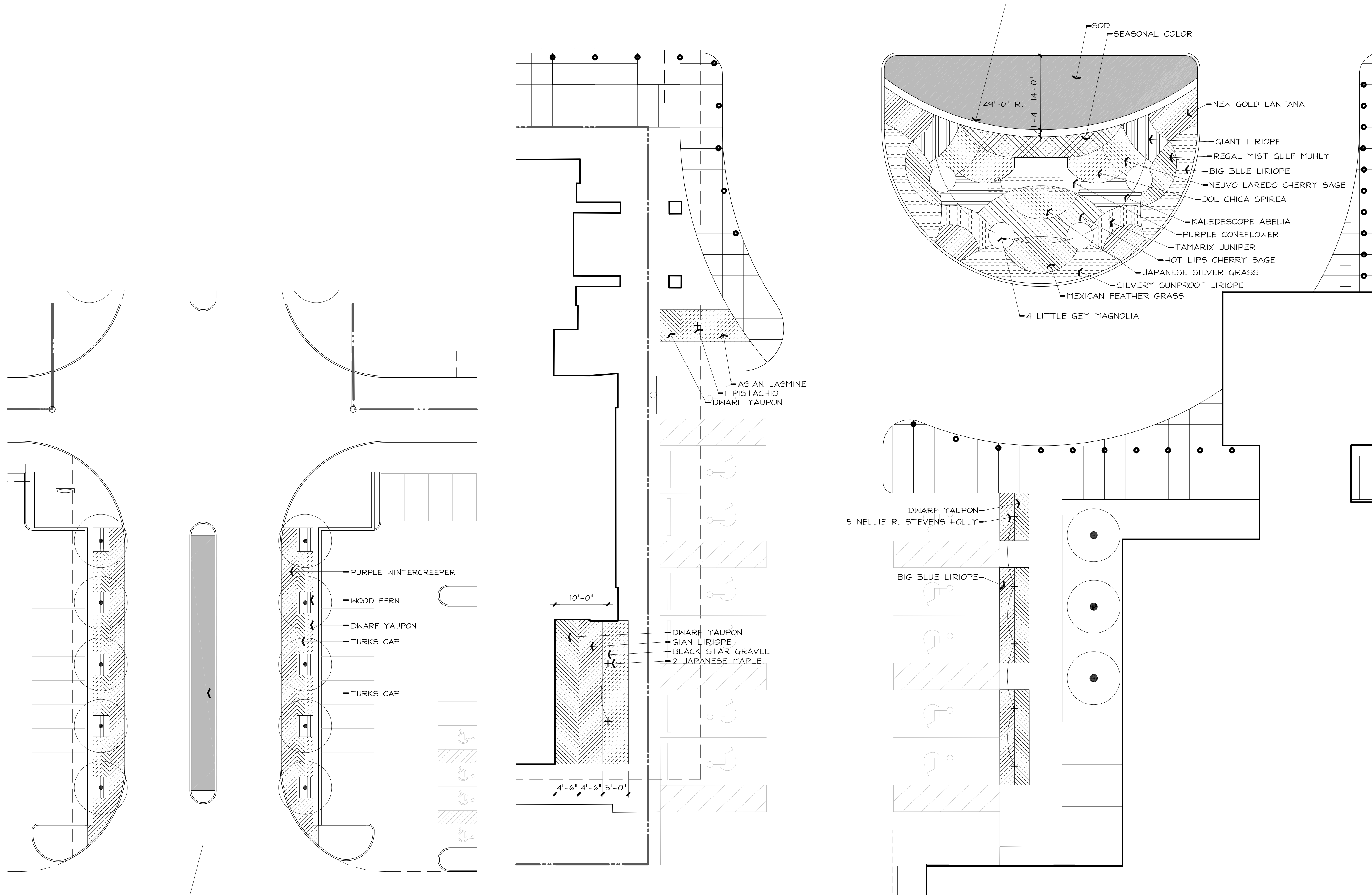
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JOB NUMBER		147381.000
DRAWN	DRG	
CHECKED	MSK	
APPROVED	MSK	
		TITLE

**ENLARGED SITE PLAN,
DETAILS AND PLANT LIST**

SHEET NUMBER

L2-04

ISSUED FOR REVIEW 12.13.2019



B ENTRY PLANTING ENLARGMENT

1" = 20'-0"
0 10' 20' 40'



B ENTRY PLANTING ENLARGMENT

1" = 10'-0"
0 5' 10' 20'



A | PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
PISTACHIO CHINENSIS	PISTACHIO	65 GALLON CONTAINER, 3'-3 1/2" CALIPER, 8' - 9' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	3'-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	BALLED AND BURLAPPED, SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
ILEX CORNUTA 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	65 GALLON CONTAINER, 3'-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ACER JAPONICA	JAPANESE MAPLE	65 GALLON CONTAINER, 3'-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	100 GALLON CONTAINER, 3'-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SOPHORA SECUNDIFOLIA	TEXAS MOUNTAIN LAUREL	65 GALLON CONTAINER, 3'-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
VITEX ANGUS-CASTUS	VITEX	65 GALLON CONTAINER, 3'-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
TAXODIUM ASCENDUM	POND CYPRESS	65 GALLON CONTAINER, 3'-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ABELIA GRANDIFLORA	KALIDESCOPE ABELIA	3 GALLON	30" ON CENTER
ILEX BURFORDII 'NANA'	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGGI 'HOTLIPS'	HOTLIPS CHERRY SAGE	1 GALLON	24" ON CENTER
SALVIA GREGGI 'NEUVO LAREDO'	NEUVO LAREDO CHERRY SAGE	1 GALLON	24" ON CENTER
JUNIPERUS TAMARIFOLIA	TAMARIX JUNIPER	3 GALLON	24" ON CENTER
SPIREA 'DOL CHICA'	DOL CHICA SPIREA	1 GALLON	18" ON CENTER
GROUND COVER			
EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	4" POT	8" ON CENTER
LIRIOPE MUSCARI 'GIANT'	GIANT LIRIOPE	1 GALLON	15" ON CENTER
LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE	4" POT	8" ON CENTER
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	15 ON CENTER
PERENNIALS			
LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GALLON	24" ON CENTER
MISCANTHUS SINENSIS 'X'	JAPANESE SILVER GRASS	1 GALLON	18" ON CENTER
DRYOPTERIS SPP	WOOD FERN	1 GALLON	15" ON CENTER
HESPERALOE PARVIFOLIA	RED YUCCA	1 GALLON	18" ON CENTER
NASELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON	15" ON CENTER
MUHLENBERGIA CAPILLARIS 'REGAL MISTREGAL MIST GULF MUHLY	MISTREGAL MIST GULF MUHLY	1 GALLON	18" ON CENTER
ECHINACEA	PURPLE CONEFLOWER	1 GALLON	18" ON CENTER
ANNUALS			
SPRING - PANSIES 'BEACON FIELD' OR 'MAXIM BLUE' OR 'IMPERIAL SILVER PRINCESS' - 4" POT, 8" ON CENTER.			
SUMMER - NEW GOLD LANTANA - 1 GALLON, 18" ON CENTER			
FALL - CHRYSANTHEMUM 'SEMINOLE' - 4" POT, 8" ON CENTER.			
LAWN			
CYNDON SPP.	BERMUDA GRASS - SOLID SOD AND SEEDING - SEE LEGEND		

PERKINS + WILL

2218 BRYAN STREET
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www.perkinswill.com

CONSULTANTS

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PROJECT



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

ISSUE CHART

MARK	ISSUE	DATE
	JOB NUMBER	147381.000
	DRAWN	DRG
	CHECKED	MSK
	APPROVED	MSK
	TITLE	

PLANT LIST

SHEET NUMBER

L2-05

ISSUED FOR REVIEW 12.13.2019



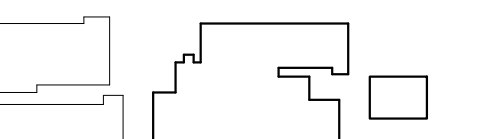
12/13/19

PROJECT



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

KEYPLAN



ISSUE CHART

Signature _____

Case Number _____
 Job Number 147381.000

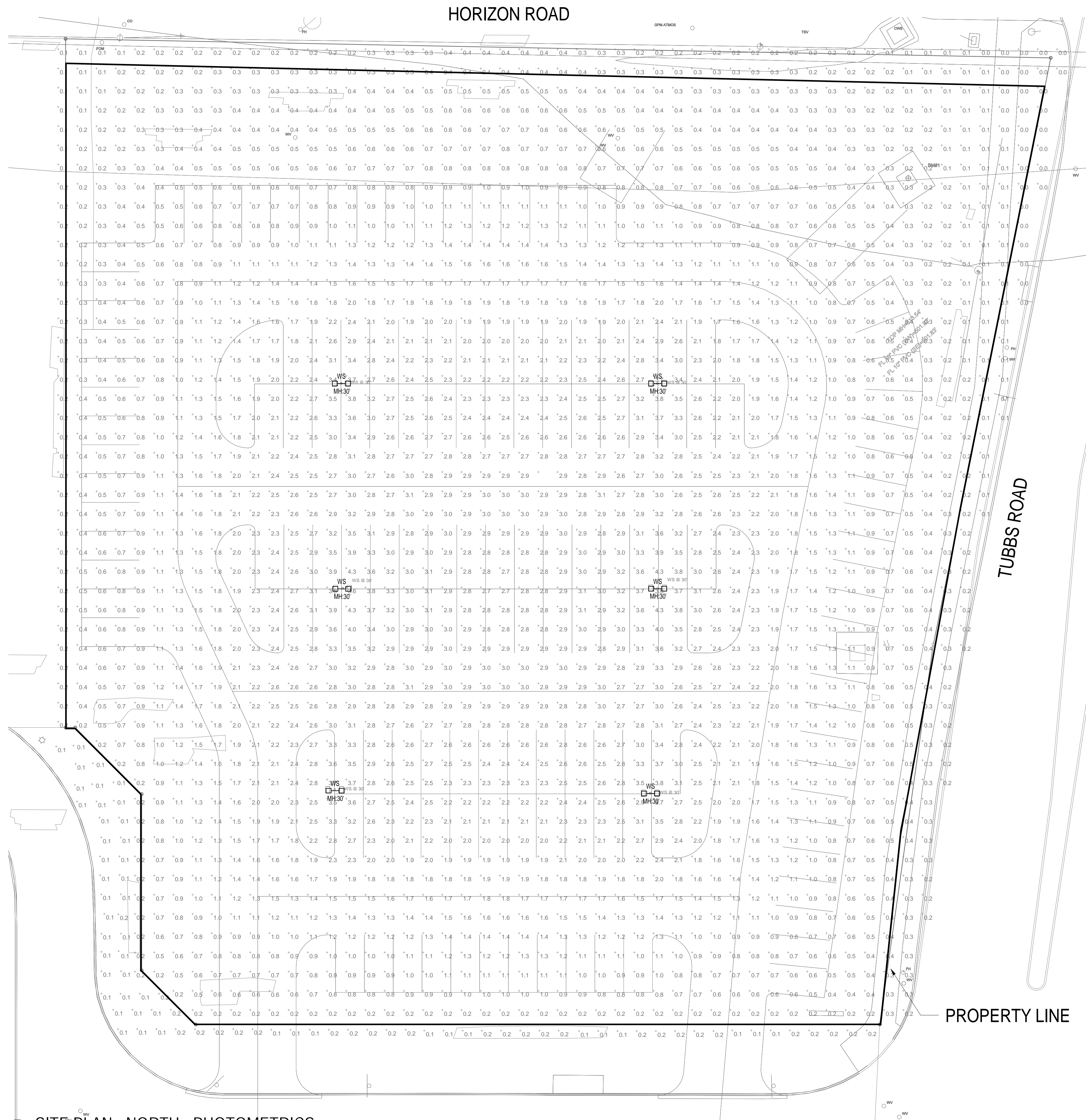
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**SITE PLAN - NORTH -
 PHOTOMETRICS**

SHEET NUMBER

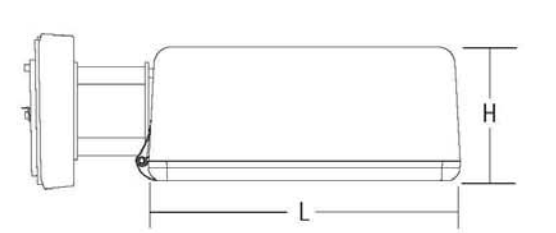
E01-01P

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Specifications
 EPA: 1.2 fE
 Length: 17-1/2" (44.5 cm)
 Width: 17-1/2" (44.5 cm)
 Height: 7-1/8" (18.2 cm)
 Weight (max): 36 lbs. (16.4 kg)

**KAD LED
 LED Area Luminaire**



Catalog Number	
Model	
Type	WS

Capable Luminaire
 This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
 • All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
 • This luminaire is A+ Certified when ordered with DTL+ controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability
 • This luminaire is part of an A+ Certified solution for ROAM2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background!
 To learn more about A+, visit www.acuitybrands.com/aplus.
 1. See ordering tree for details.
 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam; Link to DTL DLL.

Ordering Information EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting	Shipped separately
KAD LED	20C 20 LEDs	530 530 mA	30K 3000K	R2 Type II	MVOLT 277V	SPD04	SPD04 Square pole universal mounting adaptor 1
	30C 30 LEDs	700 700 mA	40K 4000K	R3 Type III	120V 347V	DDBXD	DDBXD Square pole universal mounting adaptor 1
	40C 40 LEDs	1000 1000 mA	50K 5000K	R4 Type IV	208V 480V	SPD04	SPD04 Square pole universal mounting adaptor 1
	60C 60 LEDs			R5 Type V	240V	WBD	WBD Wall bracket

Options	Shipped installed	Shipped separately	Finish
PERF	NEAR twist-lock five-wire receptacle only (no controls)	PERFECV Bi-level, motion/ambient sensor, 8-15 mounting height, ambient sensor enabled at 15'-0" (4.57m)	DDBXD Dark bronze
PER7	Seven-wire receptacle only (no controls)	PERFECV7 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 15'-0" (4.57m)	DDBXD Black
SF	Single five (120, 277, 347V)	PINMT03 Part night, dim till dawn	DDBXD Natural aluminum
DF	Double five (208, 240, 480V)	PINMT05 Part night, dim 5 hrs	DDBXD White
PIR	Bi-level, motion/ambient sensor, 8-15 mounting height, ambient sensor enabled at 5'-0" (1.52m)	PINMT03 Part night, dim 6 hrs	DWBXD White
PIR7	Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 5'-0" (1.52m)	PINMT05 Part night, dim 7 hrs	DWBXD White
BL30	Bi-level switched dimming, 30% min	HS Houseside shield	
BL50	Bi-level switched dimming, 50% min		

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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Description	Symbol	Avg	Max	Min	Max/Min	LogMin
Calc Zone #2	±	21%	43%	80%	NA	NA

Symbol	Label	Quantity	Manufacturer	Listing Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	WS	6	Lithonia Lighting	KAD LED 40C 700 40K R3 MVOLT	KAD LED, 40 LED, 700mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS		1	KAD_LED_40C_700_40K_R3_MVOLT.dwg	10000	1	158



KAD LED Area Luminaire

Specifications
 EPA: 12 ft
 Length: 17-1/2"
 Width: 17-1/2"
 Height: 7-1/8"
 Weight (max): 35 lbs

Capable Luminaire
 This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL+ controls marked by a shaded background. DTL+ equipped luminaires meet the A+ specification for luminaire to photocell interoperability.
- This luminaire is part of an A+ Certified solution for ROAM/2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/a-plus.

1. See ordering tree for details.
 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roams Link to DTL+ DLL

Ordering Information EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED	60c	1000	40K	R3	480	SPD04	DDBXD
Series	LED	Power (watt)	Temp (K)	Beam Spread	Color	Control	Mounting
2 HEAD @ 180 DEGREES							DDBXD

Shipping Information

Part	Description	Part	Description
SPD04	4000K LED Driver	DDBXD	Direct Mount
SPD04	4000K LED Driver	DDBXD	Direct Mount



OLWX1 LED Wall Luminaire

Specifications
 Width: 7-1/2"
 Height: 8"
 Depth: 3"
 Weight: 5 lbs

Introduction
 The OLWX1 is versatile and energy efficient. It is designed to replace up to 25W metal halide while saving over 87% in energy costs. Whether you are mounting it to a recessed junction box, conduit/through wiring, as an up light, as a down light, or as a flood light – the OLWX1 has all applications covered.

Ordering Information EXAMPLE: OLWX1 LED 20W 50K

Series	Power (watt)	Temp (K)	Beam Spread	Mounting	Control	Finish
OLWX1	20W	50K	30°	Direct Mount	None	Black

Accessories

Part	Description
SPD04	4000K LED Driver
SPD04	4000K LED Driver

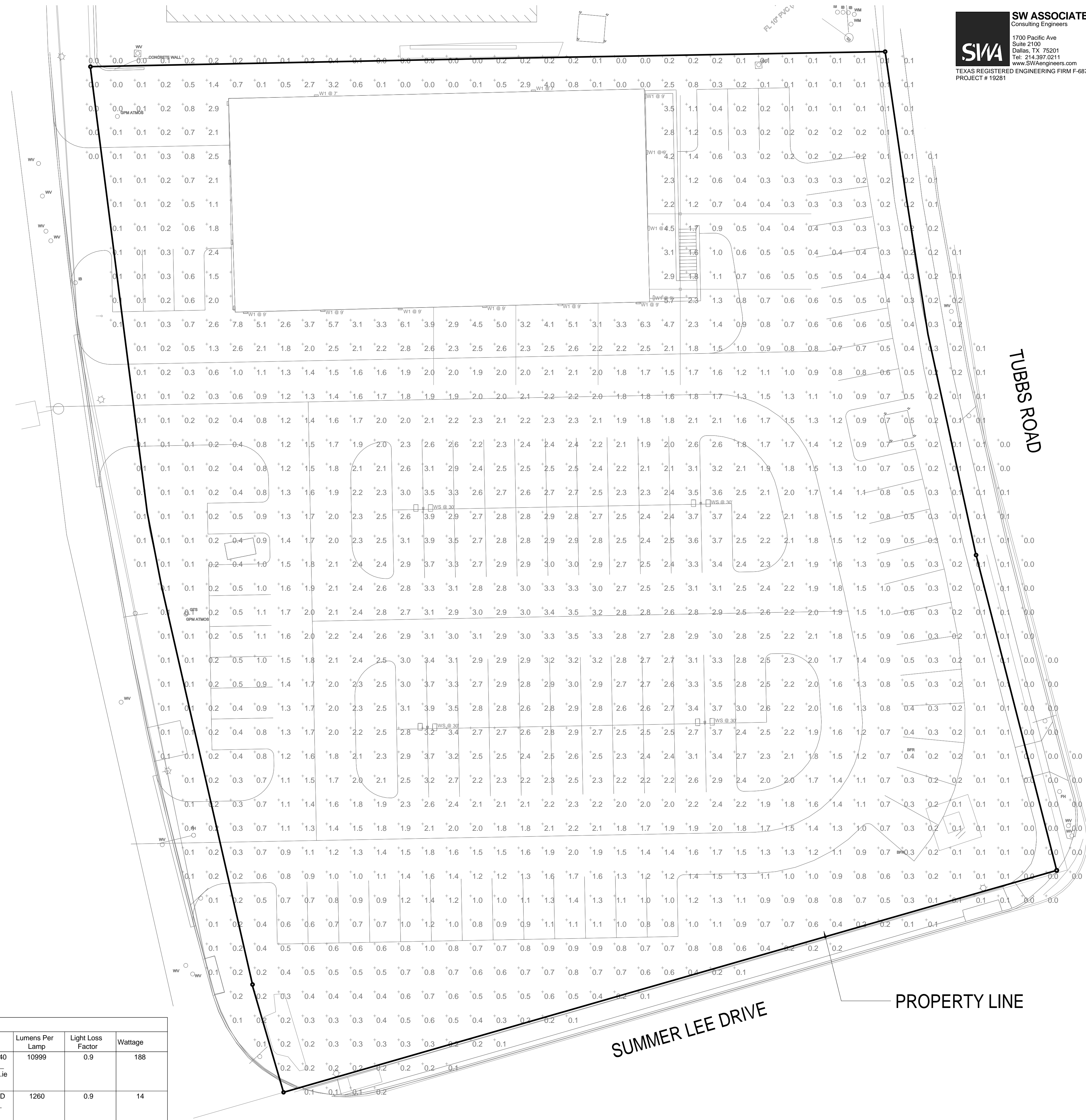
FEATURES & SPECIFICATIONS

INTENDED USE: The OLWX1 LED luminaire is suitable for use in any location where a high-efficiency lighting solution is required. It is designed to replace up to 25W metal halide fixtures. Mounting accessories are available to convert the OLWX1 LED luminaire to a variety of other mounting options.

CONSTRUCTION: Cast aluminum housing with recessed heat transfer powder paint for durability. Integral heat sink allows for heat management through conduction and convection cooling. LED luminaire is protected by a glass lens. Housing is powder coated for corrosion resistance. Mounting accessories are made of aluminum.

ELECTRICAL: Light fixture is a high-efficiency Chip-On-Board (COB) LED with integrated circuit board mounted directly to the housing to minimize heat dispersion and maximize light output. All luminaire components are designed to meet or exceed the requirements of the National Electrical Code (NEC).

COMMERCIAL OUTDOOR One Lithonia Way • Conover, Georgia 30121 • Phone 800-105-5678 • www.lithonia.com



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	WS	4	Lithonia Lighting	KAD LED 40C 700 40K R3 MVOLT	KAD LED, 40 LED, 700mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS.		1	KAD_LED_40 C_700_40K_R3_MVOLT.ie s	10999	0.9	188
□	W1	16	Lithonia Lighting	OLWX1 LED 13W 40K DDB	13W 4000K LED WALL PACK	LED	1	OLWX1_LED_13W_40K_DDB.ie s	1260	0.9	14

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #7	+	1.3 fc	7.8 fc	0.0 fc	N/A	N/A

01 SITE PLAN - SOUTH - PHOTOMETRICS
 1/16" = 1'-0"



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 TEXAS REGISTERED ENGINEERING FIRM #6872
 PROJECT # 19281



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 3333 LEE PKWY #300, DALLAS, TX 75219

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 KENDALL LANDSCAPE ARCHITECTURE
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 9300 AMBERTON PKWY, SUITE 1000, DALLAS, TX 75243

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



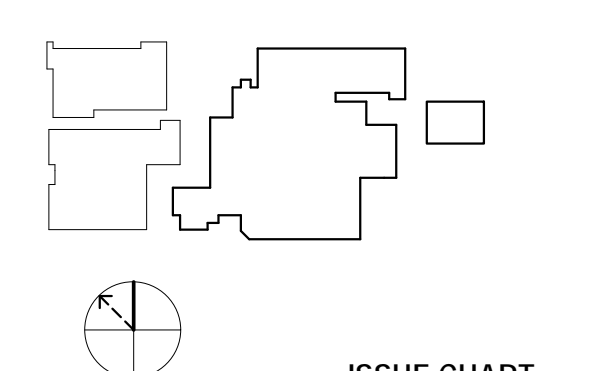
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PROJECT



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KEYPLAN



ISSUE CART

MARK	ISSUE	DATE
Signature		
Case Number		
Job Number	147381.000	
TITLE		

SITE PLAN - SOUTH - PHOTOMETRICS

SHEET NUMBER

E01-02P

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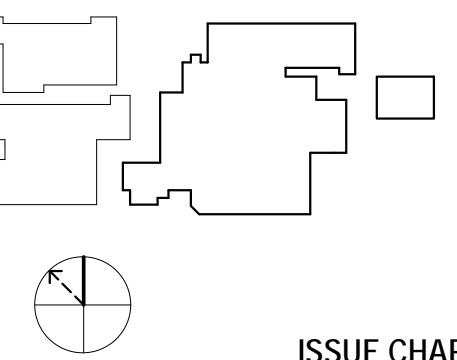
12/13/19

PROJECT



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KEYPLAN



ISSUE CHART

(MARK)	ISSUE	DATE
	Signature	
	Case Number	147381.000
	Job Number	147381.000
TITLE		

SITE PLAN - PHOTOMETRICS

SHEET NUMBER

E01-03P

gotham | E | V | O |
 Multiple Layers of Light

Luminaire Type: C2
 Catalog Number:

6" General Illumination Round Downlight

29 - 8,000 lumens
10,000 - 17,500 lumens

Features Set

- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM, 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- Available with 100% dimming, 1% dimming, or dim to dark
- Balancing distribution with feathered edges provides uniform illumination on horizontal and vertical surfaces
- ENERGY STAR™ certified product

Distribution

Superior Performance

Mounting Height	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000	10,000	12,000	15,000	17,500
Unlensed Lenses	297	519	776	994	1471	2006	2537	3077	3617	4267	4917	5567	6317	8247	10637	13332	16776	17001
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	38.9	47.3	48.7	57.6	74.9	97.1	116.9	169.9	175.3
Lumens per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1	109.5	107.2	104.5	101.5

Coordinated Apertures | Multiple Layers of Light

Core
 Downlight, Adjustable, Lensed, Reflector, Opal

Healthcare
 HBO, Surgical, Polaris, Focus

Special Applications
 Dynamic, Face Sensor, Vandal, Clean Room, Shower

E01-03P-OPEN
 page 1 of 9

gotham | E | V | O |
 Multiple Layers of Light

Luminaire Type:
 Catalog Number:

6" General Illumination Round Downlight

EXAMPLE: E010 35/150 AR MW0 LS MV0LT E21

Series	Color Temperature	Nominal Lumen Values	Reflector & Flange Color	Trim Style	Back Button
E100	27° 2700K	02 250 lumens	EE	Flush	NO
	20° 3000K	05 500 lumens	PE	Flangeless	NO
	20° 3000K	07 750 lumens	WT	Flangeless	NO
	20° 3000K	10 1000 lumens	GR	Flangeless	NO
	20° 5000K	13 1500 lumens	WT	Flangeless	NO
	20° 5000K	15 1750 lumens	WT	Flangeless	NO

Finish
 LS Specular

Control Interface

Series	Options	Notes
NTE01A	aluminum dimming pack compatible	Single line. Specify 120V or 277V.
NTE02A	aluminum dimming pack compatible emergency control	Black painted flange.
NTE03A	aluminum dimming pack compatible emergency control	Black painted flange.
NTE04A	aluminum dimming pack compatible emergency control	Black painted flange.
NTE05A	aluminum dimming pack compatible emergency control	Black painted flange.

ACCESSORIES - order as separate catalog numbers (shipped separately)

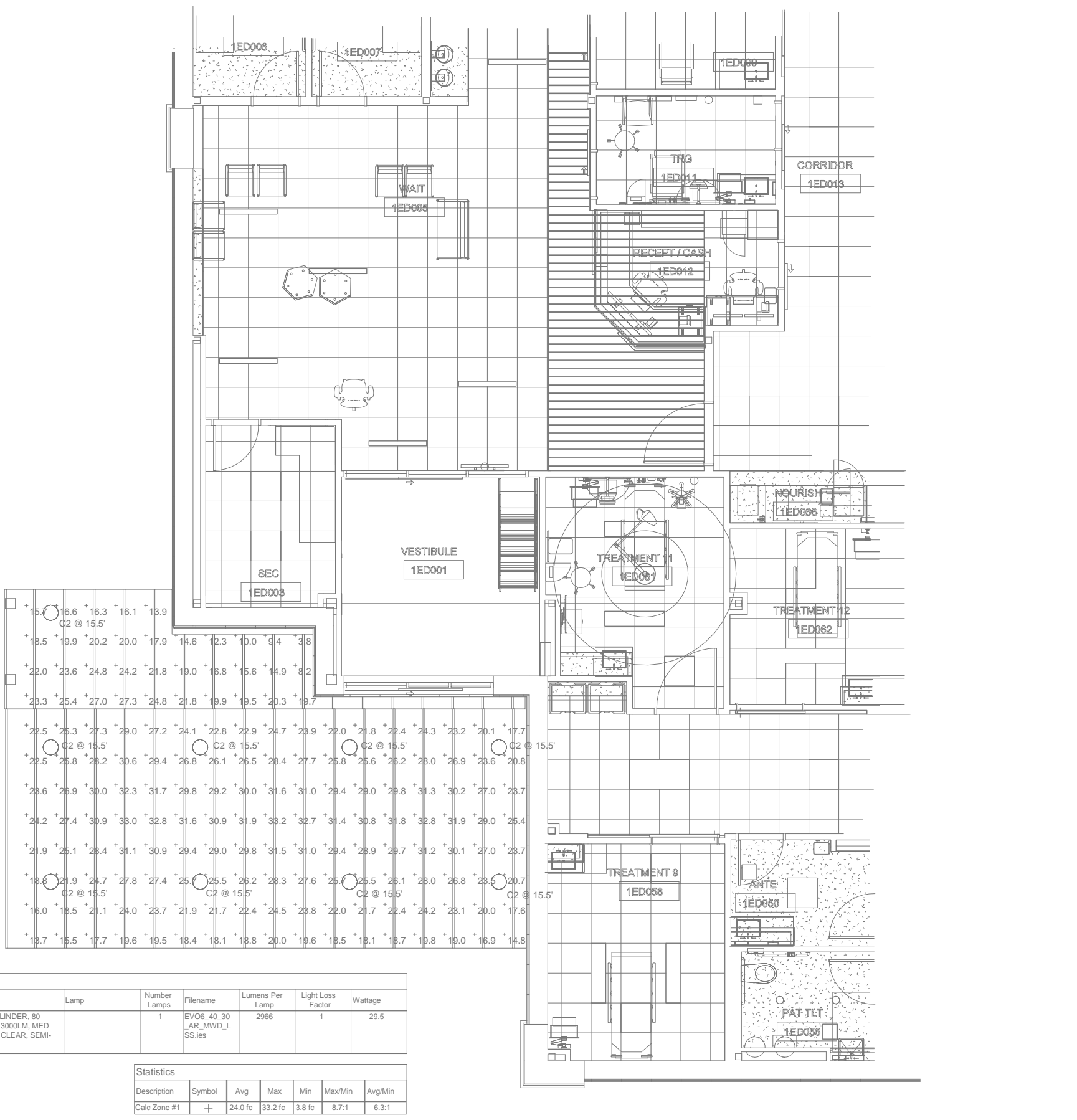
Series	Description
S260	Sloped ceiling adapter. Degree of slope must be specified (30, 45, 60, 75, 90). Refer to 11010-130.
E01-8-YX1	Ceiling thickness adapter for 18,000-M and above (extends mounting frame to accommodate ceiling thickness up to 2 3/4" add 4" to fixture height).
E01-8-YX	Ceiling thickness adapter for 8,000-M and below (extends mounting frame to accommodate ceiling thickness up to 2 3/4" add 4" to fixture height).
EH01	Vertical installation trim accessories. Refer to 11010-200.
H01-2	8" LED module. Refer to 10210-25.

ORDERING NOTES

- Not available with finishes.
- Not available with emergency battery pack options.
- Supplied with factory installed step-down transformer.
- Refer to 11010-130 for compatible dimensions.
- Not available with LightM and Opal options.
- Specify voltage.
- For use with different reflector finish only (i.e. AR, FR, WT, GR options). Not applicable with VR (white reflector) or FL (flangeless) option.
- For use with different reflector finish only (i.e. AR, FR, WT, GR options). Not applicable with BR (black reflector) or FL (flangeless) option.
- For use with generator supply power. Will require an emergency hot lead and normal hot lead.
- Feature begins at 80% light level. Must be specified with NLT or NLTR. Only available with E210 and E211 drivers.
- 12,000-M max with EL or LightM options. 12,000-M max with NLT or NLTR options combined with EL.
- Not available with LR, HA0, EXA1, or EXA0 options.
- Only available 12,000-M, 12,500-M, 13,000-M with e-LED drivers.
- Not available with WR (white reflector) or FL (flangeless) option.
- Not available with CP or N80 options. Not recommended for metal ceiling installations.

E01-03P-OPEN
 page 2 of 9

1 SITE PLAN - CANOPY - PHOTOMETRICS
 1/8" = 1'-0"



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens	Number of Lenses	Mounting Height	Foot-Candle
(Symbol)	C2	5	Gotham Illumination	E010 35/150 AR MW0 LS	E010 35/150 AR MW0 LS	8000	1	20"	39.5

Distances

Description	Summit	Avg	Max	Min	Max/Min	Height
Canopy Area #1	1	10.0	12.0	18.6	4.7	4.51



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: January 14, 2020

APPLICANT: Rachel Gruber; *Perkins and Will*

CASE NUMBER: SP2019-051; *Site Plan for Lot 23, Block A, Presbyterian Hospital of Rockwall Addition*

SUMMARY

Discuss and consider a request by Rachel Gruber of Perkins and Will on behalf of Jason Linscott of Texas Health Hospital Rockwall for the approval of an amended site plan for a hospital (*Presbyterian Hospital*) on a 18.871-acre parcel of land identified as Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

BACKGROUND

The subject property was annexed on October 17, 1973 by *Ordinance No. 73-44*. On November 12, 1973, the City Council approved a zoning change [*i.e. Ordinance No. 73-49*] from Agricultural (AG) District to Planned Development District 9 (PD-9) for single-family, multiple-family, and shopping center uses. Contained in this ordinance was a Preliminary Master Plan for the area. On June 16, 1986, the City Council approved an amendment to the Preliminary Plan for PD-9 via *Ordinance No. 86-55* by repealing *Ordinance No. 73-49*, and establishing zoning for single-family, office-warehouse, and general retail land uses. This is the current regulating ordinance for the subject property. It should be noted that on June 5, 1995, the City Council approved an amendment to *Ordinance No. 86-55* [*i.e. Ordinance No. 95-17*] for the purpose of establishing minimum standards for construction materials. The subject property was platted as Lots 1-14, Block A, Presbyterian Hospital Addition and filed in October of 2010. Since this time, the Presbyterian Hospital Addition has been replatted several times. The applicant has stated to staff that they intend to replat the addition as one (1) lot being ~23.09-acres upon site plan approval, which will include Lots 6, 8, 9, 12, and 23. On June 17, 2017, the Planning and Zoning Commission approved an amended site plan [*i.e. Case No. SP2017-017*] for the purpose of constructing a 5,600 SF expansion on the existing hospital for the emergency department patient walk-in entrance and vestibule.

PURPOSE

On December 13, 2019, the applicant -- *Rachel Gruber of Perkins and Will* -- submitted an application requesting approval of an amended site plan for the purpose of expanding the existing Presbyterian Hospital complex. The six (6) areas of expansion for the hospital total ~84,002 SF and are labeled as Phase 2 on the proposed site plan. These are single floor expansions, with the exception of the bed tower -- *currently two (2)-story facility* -- which will add two (2) more stories with an overall building height of 65-ft. This expansion will increase the total number of beds to 270 beds. Additionally, the expansion will include a ~6,928 SF Central Utility Plant (CUP) that will be located on the southeastern portion of the lot, adjacent to Tubbs Road and Summer Lee Drive. The applicant intends to match the materials found on the existing hospital facility for all proposed structures.

ADJACENT LAND USES AND ACCESS

The subject property is addressed at 3150 Horizon Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a continuation of Planned Development District 9 (PD-9) with medical office uses. Beyond this is Horizon Road, which is identified as a TXDOT4D (*i.e. principle arterial, four [4] lane, divided roadway*) on the City’s Master Thoroughfare Plan. Beyond this is Planned Development 13 (PD-13) for Single-Family 7 (SF-7) District land uses and several businesses zoned Commercial (C) District.

South: Directly south of the subject property is the continuation of Planned Development District 9 (PD-9) for General Retail (GR) District and Single-Family 10 (SF-10) District land uses. This area includes the Fox Chase subdivision, the City of Rockwall sewage plant, and a 7-Eleven at the intersection of Tubbs Road and Horizon Road.

East: Directly east of the subject property is Horizon Road, which is identified as a TXDOT4D (*i.e. principle arterial, four [4] lane, divided roadway*) on the City’s Master Thoroughfare Plan. Beyond this is Planned Development 13 (PD-13) for Single-Family 7 (SF-7) District land uses.

West: Directly south of the subject property is the continuation of Planned Development District 9 (PD-9) for General Retail (GR) District and Single-Family 10 (SF-10) District land uses. This area includes the Fox Chase subdivision, the City of Rockwall sewage plant, and a 7-Eleven at the intersection of Tubbs Road and Horizon Road.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. hospital*) is a permitted *by-right* land use in a General Retail (GR) District. The subject property has multiple points of ingress and egress, with the main entrance located along Horizon Road. The applicant is providing an additional 308 parking spaces for the expansion of the site, bringing the total parking count to 1,285 parking spaces. This meets or exceeds the standards of the UDC. With this being said, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 9 (PD-9) and the Unified Development Code (UDC). A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 Sq. Ft.</i>	<i>x=23-Acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>x>60-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>x>100-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>x>15-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>x>10-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>x>10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>120-Ft w/o SUP</i>	<i>x=65-Feet; SUP Pending</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>	<i>x<40%; In Conformance</i>
<i>Minimum Masonry Requirement (PD-9)</i>	<i>90%</i>	<i>x>90%; In Conformance</i>
<i>Floor Area Ratio</i>	<i>2:1</i>	<i>x<2:1; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1,165</i>	<i>1,285 Provided; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>x>24.7%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85 to 90%</i>	<i><85%; In Conformance</i>

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 712-caliper inches to be removed from the site and the provision of 280-caliper inches with the proposed development. This will leave a mitigation balance due of 432-caliper inches. The applicant is requesting relief for the 432-inches of mitigation. According to Section 5.7, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. If the applicant's request is denied they will have to satisfy the tree mitigation balance by either: [1] paying \$43,200 into the tree fund, [2] planting 432 caliper inches on site, or [3] providing 432 caliper inches to the Parks and Recreation Department. This has been added as a condition of approval.

CONFORMANCE WITH THE CITY'S CODES

The underlying zoning for Planned Development District 9 (PD-9) is General Retail (GR) District. Subsection 4.04, *General Retail (GR) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that this district is intended to provide limited retail and service uses for nearby residential neighborhoods and are not intended to be a major commercial/retail district. General Retail (GR) Districts should be adequately buffered from residential land uses. General Retail (GR) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. Since the General Retail (GR) District is located close to residential areas, the development standards are more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. In this case, the applicant's proposal is adjacent to Horizon Road -- *a principle arterial identified as a TXDOT 4D on the City's Master Thoroughfare Plan*. The hospital land use is not typically considered an intensive commercial land use, but may be a higher-volume water/wastewater user on average for this district. With regard to the land use, a hospital is permitted *by-right* in a General Retail (GR) District.

The addition of the Central Utility Plant (CUP) at the southeastern portion of the lot is within 400-feet of the Fox Chase residential neighborhood adjacent to Summer Lee Drive. According to *Section 6.1(C)*, of *Article VI, Parking and Loading*, of the *Unified Development Code* (UDC), (l)loading docks that are within 400 feet of a residential district shall be equipped with noise attenuation devices and screened from view of adjacent residential lots. Although the loading dock is not designed for use by a large vehicle (*i.e. eighteen-wheeler, etc.*), there will be vehicular traffic at the loading area of this facility. Staff should point out that the loading area does face west, and not towards the residential subdivision.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located within the Medical District which is "...a highly specialized district that is characterized by the medical and professional offices, which line Horizon Road [FM-3097], Rockwall Parkway, and Tubbs Road. At the center of this district is Presbyterian Hospital of Rockwall, a ~100,000 SF full service hospital facility. Along the southern boundary of the district is a long-term rehabilitation center followed by an assisted living facility. Extending north from W. Ralph Hall Parkway are several retail and personal service businesses that transition the district from medical and professional offices to commercial/retail land uses, which are more characteristic of the land uses along Ridge Road [FM-740]."

In addition, the Comprehensive Plan states "(a)ll non-residential buildings should be designed so that negative visual impacts of the development are minimized" [*Goal 3, Visual Impacts*]. Policy 3 indicates that "...loading dock areas should be screened with berms, landscaping, and wrought iron fences...to ensure that these areas are properly screened at the time of development." In this case, the applicant is proposing a Central Utility Plant (CUP) that faces Tubbs Road, which is identified as a M4D (*i.e. major*

collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan. Although the building serves a general purpose for the hospital, the design of the CUP is not indicative of the surrounding medical facilities. The east elevation facing Tubbs Road has a metal stairway leading to a platform with a metal railing. This design is generally found at the rear of buildings. Staff has requested the applicant to consider reorienting the building or to provide aesthetic elements that would alleviate the possible negative visual impact. The applicant has made changes by including burnished block pedestals with decorative light fixtures, an architectural handrail, and storefront glass at the entrance. Additionally, the applicant is providing additional landscaping around the facility, as well as providing additional landscaping along Summer Lee Drive to better screen the CUP from Tubbs Road and the Fox Chase residential neighborhood. However, the amended elevations of the CUP do not appear to meet the intent of the Comprehensive Plan and the Architectural Review Board (ARB) will review them for conformity to the surrounding area at their meeting on January 14, 2020.

ARCHITECTURAL REVIEW BOARD (ARB)

On December 30, 2019, the Architectural Review Board (ARB) did not meet due to lack of a quorum; therefore, the ARB will provide the Planning and Zoning Commission with recommendations at the January 14, 2020 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

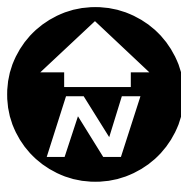
- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) The tree mitigation balance will need to be satisfied prior to the issuance of a building permit; and,
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

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

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DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2019-051

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3150 Horizon Road, Rockwall, TX 75032

Subdivision 4703 Presbyterian Hospital of Rockwall

Lot 23

Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-9

Current Use F1

Proposed Zoning PD-9

Proposed Use F1

Acreage 23.0864

Lots [Current] 5

Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Texas Health Hospital Rockwall

Applicant Perkins and Will

Contact Person Jason Linscott

Contact Person Rachel Gruber

Address 3150 Horizon Road

Address 2218 Bryan Street

Suite 200

City, State & Zip Rockwall, TX 75032

City, State & Zip Dallas, TX 75201

Phone 469-698-1354

Phone 214-283-8809

E-Mail jason.linscott@phrtexas.com

E-Mail rachel.gruber@perkinswill.com

NOTARY VERIFICATION [REQUIRED]

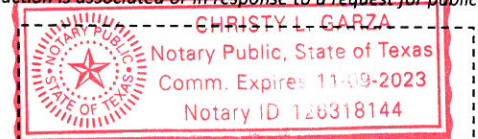
Before me, the undersigned authority, on this day personally appeared Jason Linscott [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

11/9/23

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

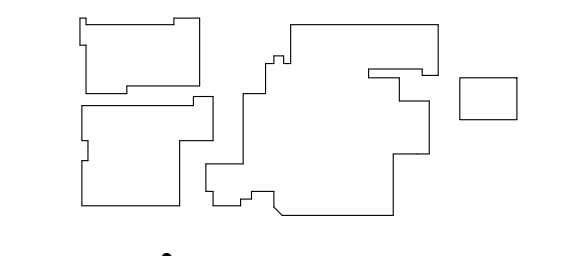
PROGRESS SET FOR REVIEW
ONLY THESE DOCUMENTS ARE
FOR DESIGN REVIEW AND NOT
INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
THEY WERE PREPARED BY OR
UNDER SUPERVISION OF:
MARK DAVID ROAN
LICENSE NO. 19824

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 _____

Planning & Zoning Commission, Chairman _____ Date _____

Director of Planning and Zoning _____ Date _____

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: 1,005,844 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 OUTPAT. 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		

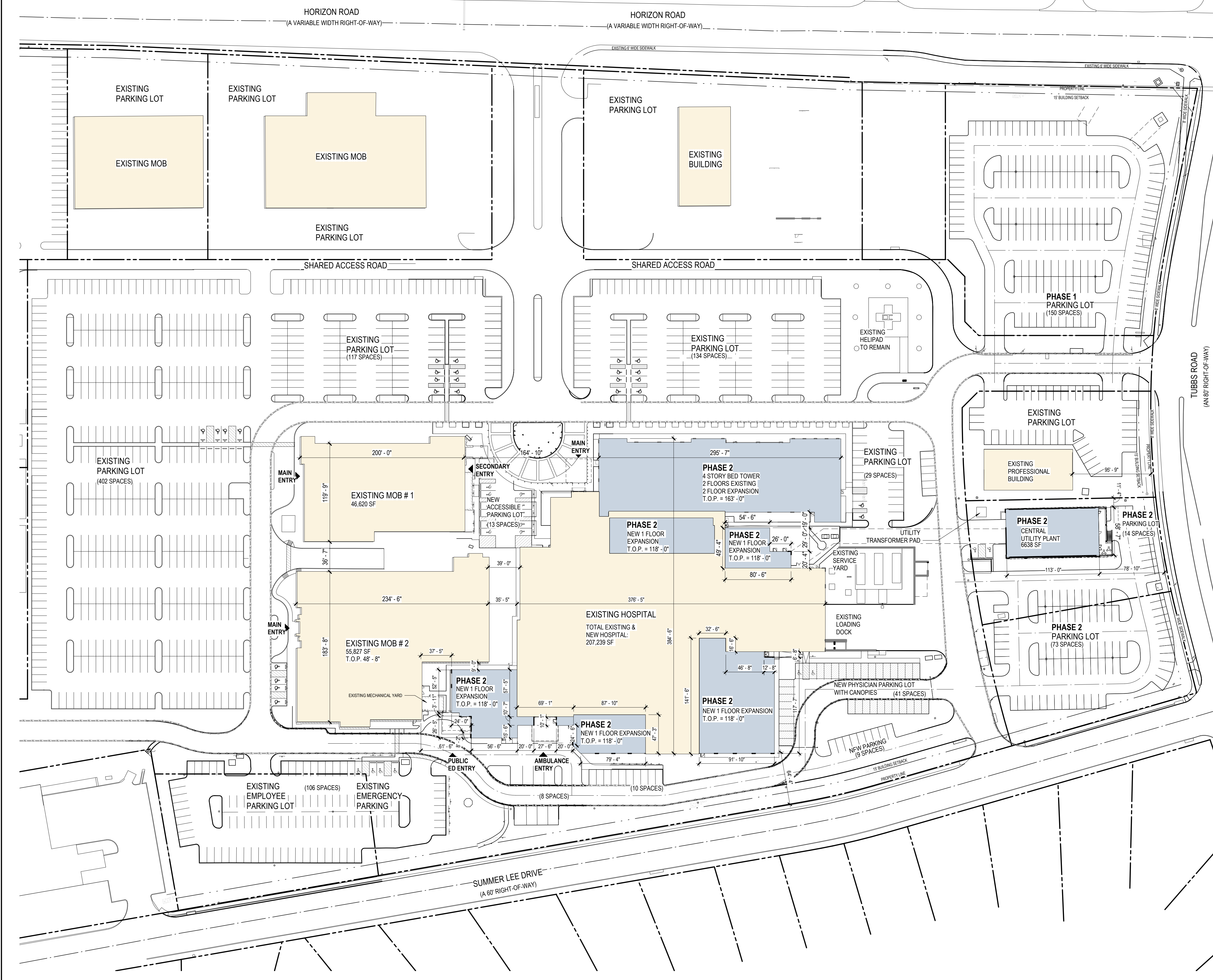
NOTES:
1. THE EXISTING MARKED ACCESSIBLE SPACES TO REMAIN MAY NOT MEET CURRENT GUIDELINES FOR ACCESSIBILITY. THE SCOPE OF THIS PROJECT DOES NOT INCLUDE UPDATING OF THE EXISTING SPACES.

**SITE PLAN
LEGEND**

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

**SITE PLAN
NOTES BY NUMBER**

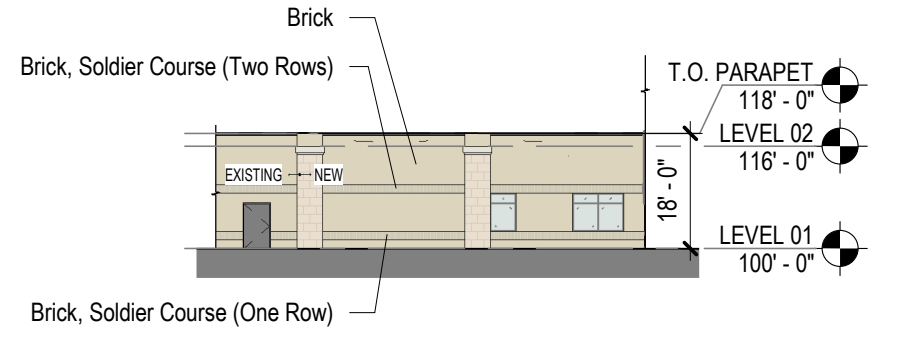
- ◊ <<< Indicates Sheet Keynote on Plan
- ST8 AREAWAY
- ST9 RETAINING WALL AND CONCRETE STEPS - REF. STRUCT.
- ST11 EXISTING ACCESS PARKING



01 SITE PLAN
1" = 60'-0"

MAIN BUILDING EXTERIOR MATERIALS	
GLASS: 15,856.9 SF	21.4%
METAL: 3,045.2 SF	4.1%
BRICK: 26,084 SF	35.3%
STONE: 26,961 SF	39.2%

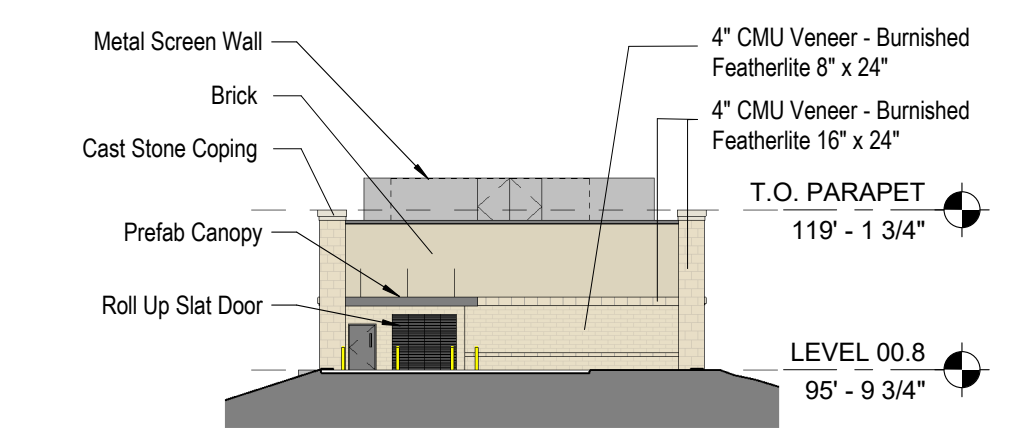
CUP EXTERIOR MATERIALS	
GLASS: 88 SF	1.1%
METAL: 560 SF	6.9%
BRICK: 3,356 SF	41.4%
STONE: 4,099 SF	50.6%



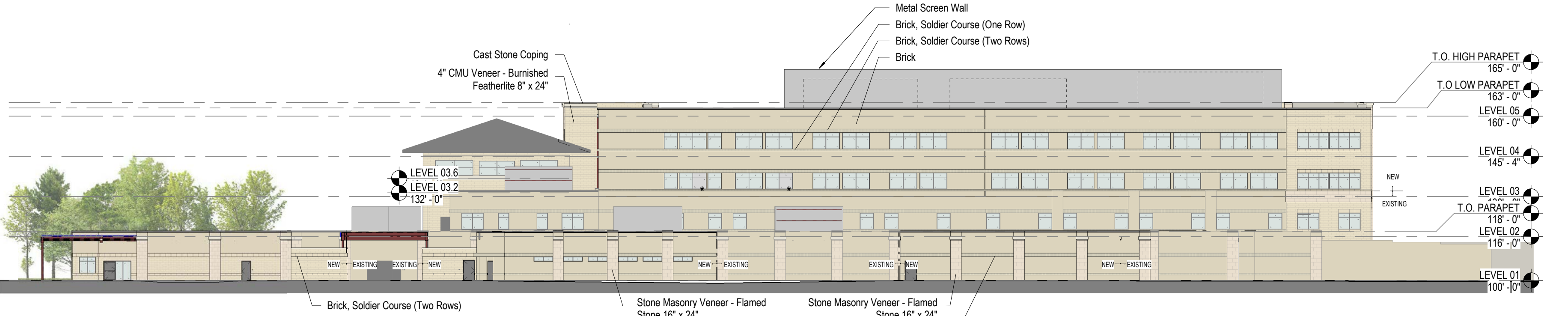
05 NORTH ELEVATION
1" = 30'-0"



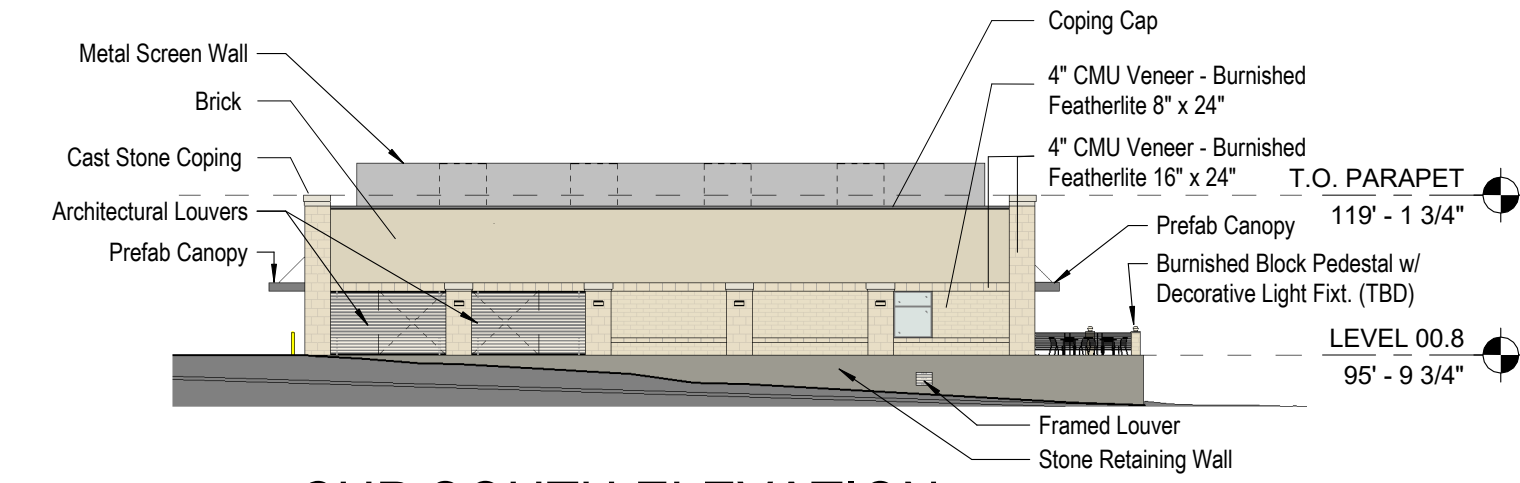
04 WEST ELEVATION
1" = 30'-0" | ROCKWALL PKWY



09 CUP WEST ELEVATION
1" = 30'-0" | ROCKWALL PKWY



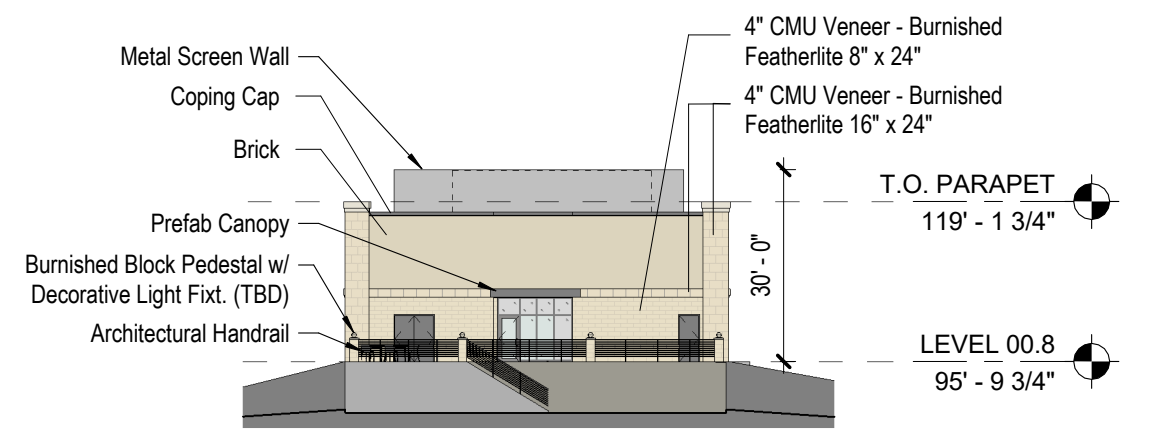
03 SOUTH ELEVATION
1" = 30'-0" | SUMMER LEE DR



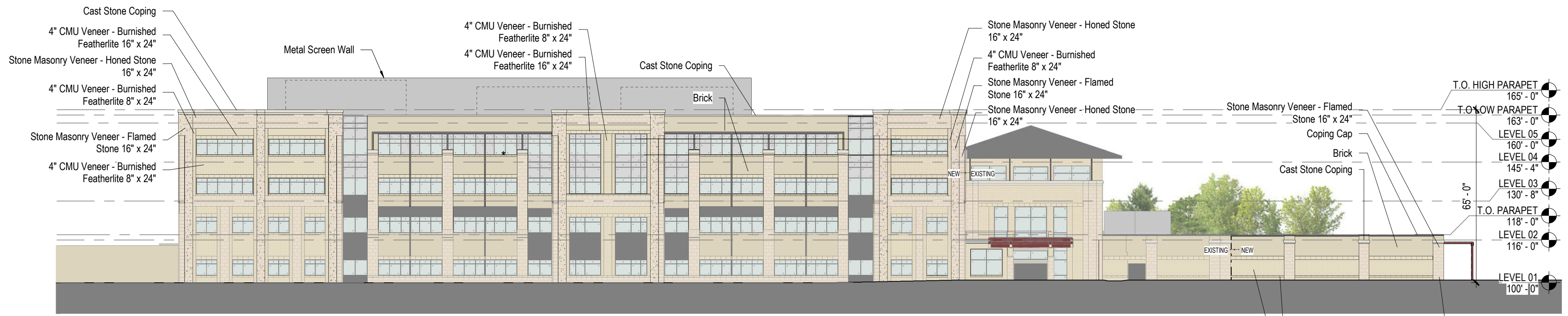
08 CUP SOUTH ELEVATION
1" = 30'-0" | SUMMER LEE DR



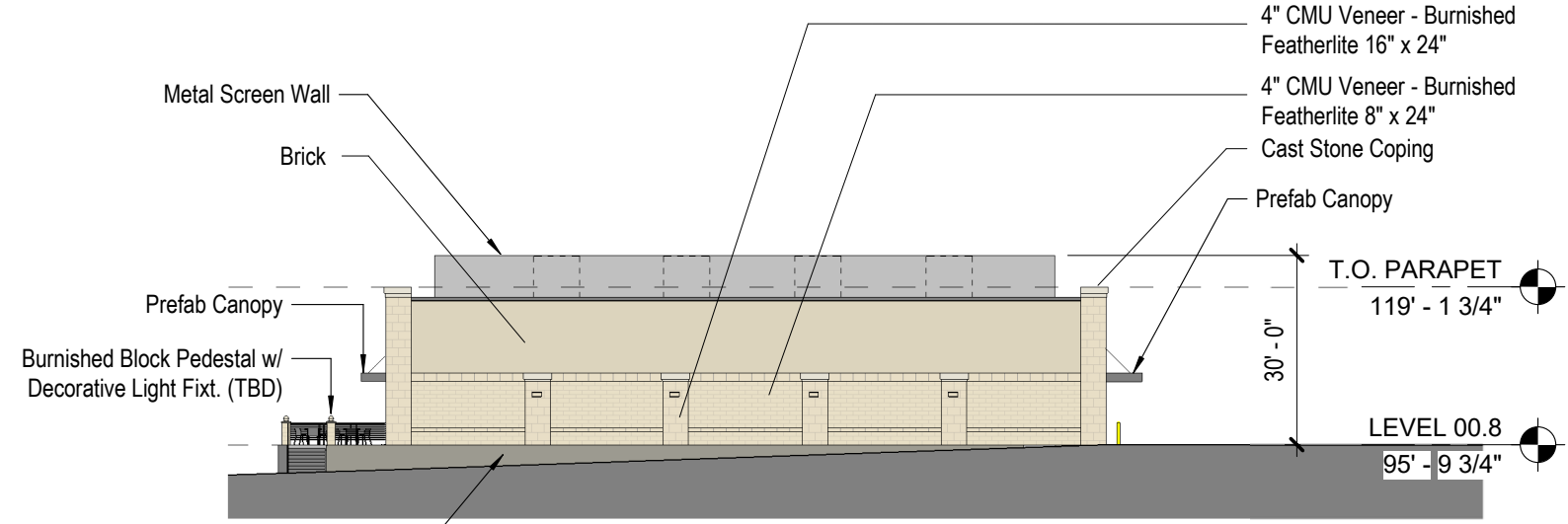
02 EAST ELEVATION
1" = 30'-0" | TUBBS RD



07 CUP EAST ELEVATION
1" = 30'-0" | TUBBS RD



01 NORTH ELEVATION
1" = 30'-0" | HORIZON RD



06 CUP NORTH ELEVATION
1" = 30'-0" | HORIZON RD

Perkins&Will

2218 Bryan St., Suite 200
Dallas, TX 75201
t 214.283.8700
f 214.283.8701
www.perkinswill.com

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 ARCHITECTURE
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

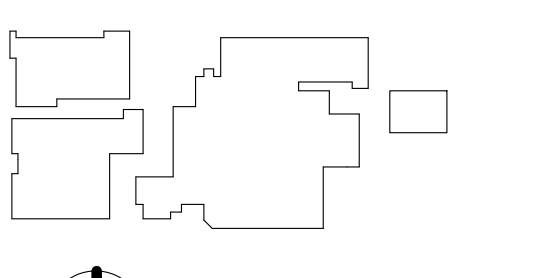
PROGRESS SET FOR REVIEW
ONLY THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY OR UNDER SUPERVISION OF:
MARK DAVID ROAN
LICENSE NO: 19624

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 _____
Planning & Zoning Commission, Chairman Date _____

Director of Planning and Zoning Date _____

Case Number SP2019-051
Job Number 147381.000

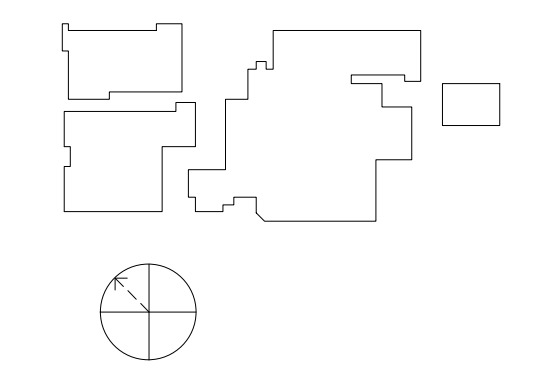
TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A20-00

ISSUED FOR CITY REVIEW 01.07.2020



Signature _____

Case Number SP2019-051

TITLE

**EXISTING TREE
PROTECTION AND
REMOVAL PLAN**

SHEET NUMBER

L1-01

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C TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

B PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

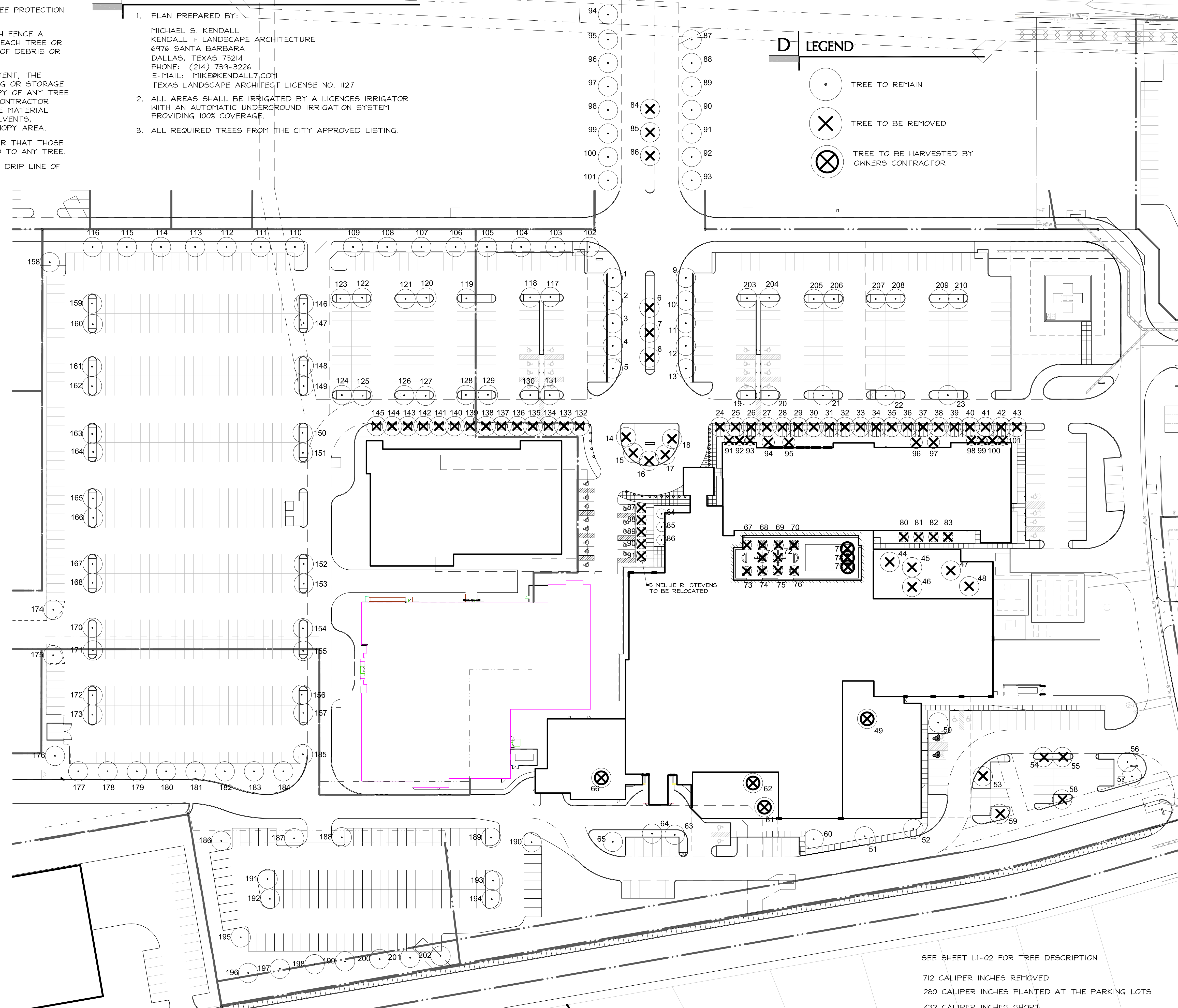
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

2. ALL AREAS SHALL BE IRRIGATED BY A LICENCED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.

3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

D LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE TO BE HARVESTED BY OWNERS CONTRACTOR



A EXISTING TREE REMOVAL AND MITIGATION PLAN

1" = 50'-0"

0 25' 50' 100'



SEE SHEET L1-02 FOR TREE DESCRIPTION

712 CALIPER INCHES REMOVED

280 CALIPER INCHES PLANTED AT THE PARKING LOTS

432 CALIPER INCHES SHORT

THIS SITE PLAN APPLICATION REQUESTS RELIEF FROM 432 CALIPER NOT BE INSTALLED.

SP 2019-051

A EXISTING TREE REMOVAL AND PROTECTION LEGEND

1. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	100. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
2. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	101. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
3. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	102. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
4. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	103. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
5. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	104. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
6. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	105. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
7. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	106. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
8. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	107. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
9. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	108. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
10. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	109. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
11. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	110. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
12. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	111. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
13. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	112. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
14. LIVE OAK	23" CALIPER	TO REMOVE	113. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
15. LIVE OAK	23" CALIPER	TO REMOVE	114. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
16. LIVE OAK	23" CALIPER	TO REMOVE	115. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
17. LIVE OAK	23" CALIPER	TO REMOVE	116. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
18. LIVE OAK	23" CALIPER	TO REMOVE	117. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
19. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	118. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
20. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	119. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
21. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	120. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
22. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	121. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
23. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	122. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
24. BALD CYPRESS	14" CALIPER	TO REMOVE	123. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
25. BALD CYPRESS	14" CALIPER	TO REMOVE	124. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
26. BALD CYPRESS	14" CALIPER	TO REMOVE	125. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
27. BALD CYPRESS	14" CALIPER	TO REMOVE	126. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
28. BALD CYPRESS	14" CALIPER	TO REMOVE	127. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
29. BALD CYPRESS	14" CALIPER	TO REMOVE	128. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
30. BALD CYPRESS	14" CALIPER	TO REMOVE	129. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
31. BALD CYPRESS	14" CALIPER	TO REMOVE	130. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
32. BALD CYPRESS	14" CALIPER	TO REMOVE	131. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
33. BALD CYPRESS	14" CALIPER	TO REMOVE	132. BALD CYPRESS7"	CALIPER	TO BE REMOVED
34. BALD CYPRESS	14" CALIPER	TO REMOVE	133. BALD CYPRESS7"	CALIPER	TO BE REMOVED
35. BALD CYPRESS	14" CALIPER	TO REMOVE	134. BALD CYPRESS7"	CALIPER	TO BE REMOVED
36. BALD CYPRESS	14" CALIPER	TO REMOVE	135. BALD CYPRESS7"	CALIPER	TO BE REMOVED
37. BALD CYPRESS	14" CALIPER	TO REMOVE	136. BALD CYPRESS7"	CALIPER	TO BE REMOVED
38. BALD CYPRESS	14" CALIPER	TO REMOVE	137. BALD CYPRESS7"	CALIPER	TO BE REMOVED
39. BALD CYPRESS	14" CALIPER	TO REMOVE	138. BALD CYPRESS7"	CALIPER	TO BE REMOVED
40. BALD CYPRESS	14" CALIPER	TO REMOVE	139. BALD CYPRESS7"	CALIPER	TO BE REMOVED
41. BALD CYPRESS	14" CALIPER	TO REMOVE	140. BALD CYPRESS7"	CALIPER	TO BE REMOVED
42. BALD CYPRESS	14" CALIPER	TO REMOVE	141. BALD CYPRESS7"	CALIPER	TO BE REMOVED
43. BALD CYPRESS	14" CALIPER	TO REMOVE	142. BALD CYPRESS7"	CALIPER	TO BE REMOVED
44. RED OAK	10" CALIPER	TO REMOVE	143. BALD CYPRESS7"	CALIPER	TO BE REMOVED
45. LIVE OAK	10" CALIPER	TO REMOVE	144. BALD CYPRESS7"	CALIPER	TO BE REMOVED
46. LIVE OAK	10" CALIPER	TO REMOVE	145. BALD CYPRESS7"	CALIPER	TO BE REMOVED
47. LIVE OAK	10" CALIPER	TO REMOVE	146. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
48. LIVE OAK	10" CALIPER	TO REMOVE	147. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
49. LIVE OAK	10" CALIPER	TO REMOVE	148. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
50. LIVE OAK	10" CALIPER	TO REMOVE	149. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
51. RED OAK	10" CALIPER	TO REMOVE	150. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
52. SAWTOOTH OAK	10" CALIPER	TO REMOVE	151. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
53. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	152. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
54. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	153. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
55. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	154. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
56. RED OAK	9" CALIPER	TO REMAIN AND PROTECT	155. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
57. LIVE OAK	9" CALIPER	TO REMAIN AND PROTECT	156. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
58. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	157. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
59. SAWTOOTH OAK	8" CALIPER	TO REMAIN AND PROTECT	158. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
60. RED OAK	12" CALIPER	TO REMAIN AND PROTECT	159. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
61. RED OAK	12" CALIPER	TO REMOVE	160. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
62. RED OAK	12" CALIPER	TO BE REMOVED	161. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
63. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	162. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
64. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	163. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
65. RED OAK	12" CALIPER	TO REMAIN AND PROTECT	164. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
66. RED OAK	10" CALIPER	TO REMOVE	165. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
67. PISTACHIO	10" CALIPER	TO BE REMOVED	166. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
68. PISTACHIO	6" CALIPER	TO BE REMOVED	167. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
69. PISTACHIO	8" CALIPER	TO BE REMOVED	168. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
70. PISTACHIO	10" CALIPER	TO BE REMOVED	169. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
71. PISTACHIO	6" CALIPER	TO BE REMOVED	170. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
72. PISTACHIO	8" CALIPER	TO BE REMOVED	171. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
73. PISTACHIO	8" CALIPER	TO BE REMOVED	172. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
74. PISTACHIO	8" CALIPER	TO BE REMOVED	173. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
75. PISTACHIO	10" CALIPER	TO BE REMOVED	174. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
76. PISTACHIO	10" CALIPER	TO BE REMOVED	175. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
77. MAGNOLIA	7" CALIPER	TO BE REMOVED	176. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
78. MAGNOLIA	7" CALIPER	TO BE REMOVED	177. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
79. MAGNOLIA	7" CALIPER	TO BE REMOVED	178. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
80. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	179. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
81. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	180. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
82. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	181. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
83. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	182. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
84. PISTACHIO	10" CALIPER	TO BE REMOVED	183. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
85. PISTACHIO	6" CALIPER	TO BE REMOVED	184. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
86. PISTACHIO	8" CALIPER	TO BE REMOVED	185. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
87. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	186. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
88. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	187. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
89. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	188. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
90. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	189. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
91. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	190. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
92. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	191. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
93. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	192. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
94. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	193. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
95. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	194. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
96. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	195. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
97. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	196. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
98. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	197. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
99. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	198. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			199. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			200. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			201. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			202. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			203. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			204. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			205. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			206. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			207. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			208. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			209. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			210. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT

TREE REMOVAL IS PHASE ONE OF THE HOSPITAL PROJECT. MITIGATION CAN BE DELAYED TO PHASE 2 OF THE HOSPITAL PROJECT.

712 CALIPER INCHES REMOVED
280 CALIPER INCHES PLANTED AT THE PARKING LOTS

432 CALIPER INCHES SHORT

THIS SITE PLAN APPLICATION REQUESTS RELIEF FROM 432 CALIPER NOT BE INSTALLED.

PERKINS + WILL

2218 BRYAN STREET
DALLAS, TX 75201
www.perkinswill.com

CONSULTANTS

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

LANDSCAPE ARCHITECTURE
KENDALL LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA, DALLAS, TX 75214

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

MEP
SW ASSOCIATES CONSULTING ENGINEERS
5429 LYNDON B JOHNSON FWY #300
DALLAS, TX 75240

LOW VOLTAGE
SMITH SECKMAN REID, INC.
3100 MCKINNON STREET, SUITE 550
DALLAS, TX 75201

FOOD SERVICE
BOSMA DESIGN SOLUTIONS, INC.
2201 LONG PRAIRIE RD, FLOWER MOUND, TX 75022

MEDICAL EQUIPMENT
CALLISON RTKL, INC.
1717 PACIFIC AVE, DALLAS, TX 75201

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

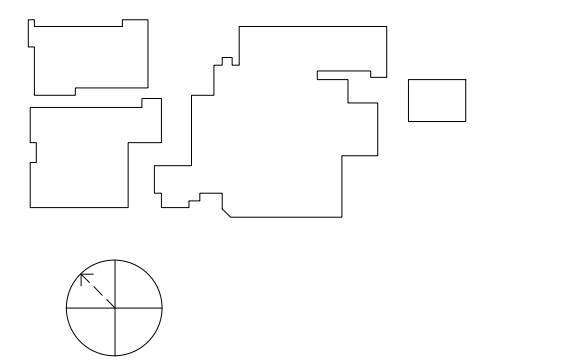
CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

PROJECT

ISSUED FOR CITY REVIEW 01.07.2020



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



MARK: _____
Signature _____

Case Number _____ SP2019-051

TITLE

EXISTING TREE LISTING

SHEET NUMBER

L1-02

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SP 2019-051



MARK	ISSUE	DATE
JOB NUMBER	147381.000	
DRAWN	DRG	
CHECKED	MSK	
APPROVED	MSK	

D PARKING LOT PLANT LIST

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION	QUANTITY
LARGE TREES				
TAXODIUM ASCENDUMS	POND CYPRESS	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	5
TAXODIUM DISTICHUM	BALD CYPRESS	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	3
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	6
QUERCUS MACROPHYLUM	BUR OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	3
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	33
ORNAMENTAL TREES				
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	1
JUNIPER VIRGINIANA	EASTERN RED CEDAR	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	10
ILEX VOMITORIA	TREE YAUPON	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	10
MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	2
SHRUBS				
ILEX VOMITORIA NANA	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER	54
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER	151
GROUND COVER				
EUONYMUS FORTUNEI 'COLORATA'	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER	213
LIRIOPE MUSCARI 'GIANT'	GIANT LIRIOPE	1 GALLON	15" ON CENTER	273
LAWN				
CYNODON	SOLID SOD BERMUDA			

E LANDSCAPE ORDINANCE - ROCKWALL, TEXAS - SOUTH PARKING

- 10' LANDSCAPE BUFFER PROVIDED AT ROCKWALL PARKWAY
- SCREENING OF OFF-STREET LOADING AREAS NOT APPLICABLE
- RESIDENTIAL ADJACENCY MATCHING EXISTING SCREENING ALONG THE BALANCE OF THE PROJECT.
- BUFFER LANDSCAPING 1 TREE PER 50 LINEAR FEET

TUBBS	165	/50	3	TREES REQUIRED
			8	TREES PROVIDED
SUMMER LEE DRIVE	240	/50	5	TREES REQUIRED
			13	TREES PROVIDED
- PARKING LOT LANDSCAPING

	33,600	*.05	1,680	REQUIRED SQUARE FEET
			7,700	PROVIDED SQUARE FEET
- OPEN SPACE OFFICE ZONING REQUIRES 20%

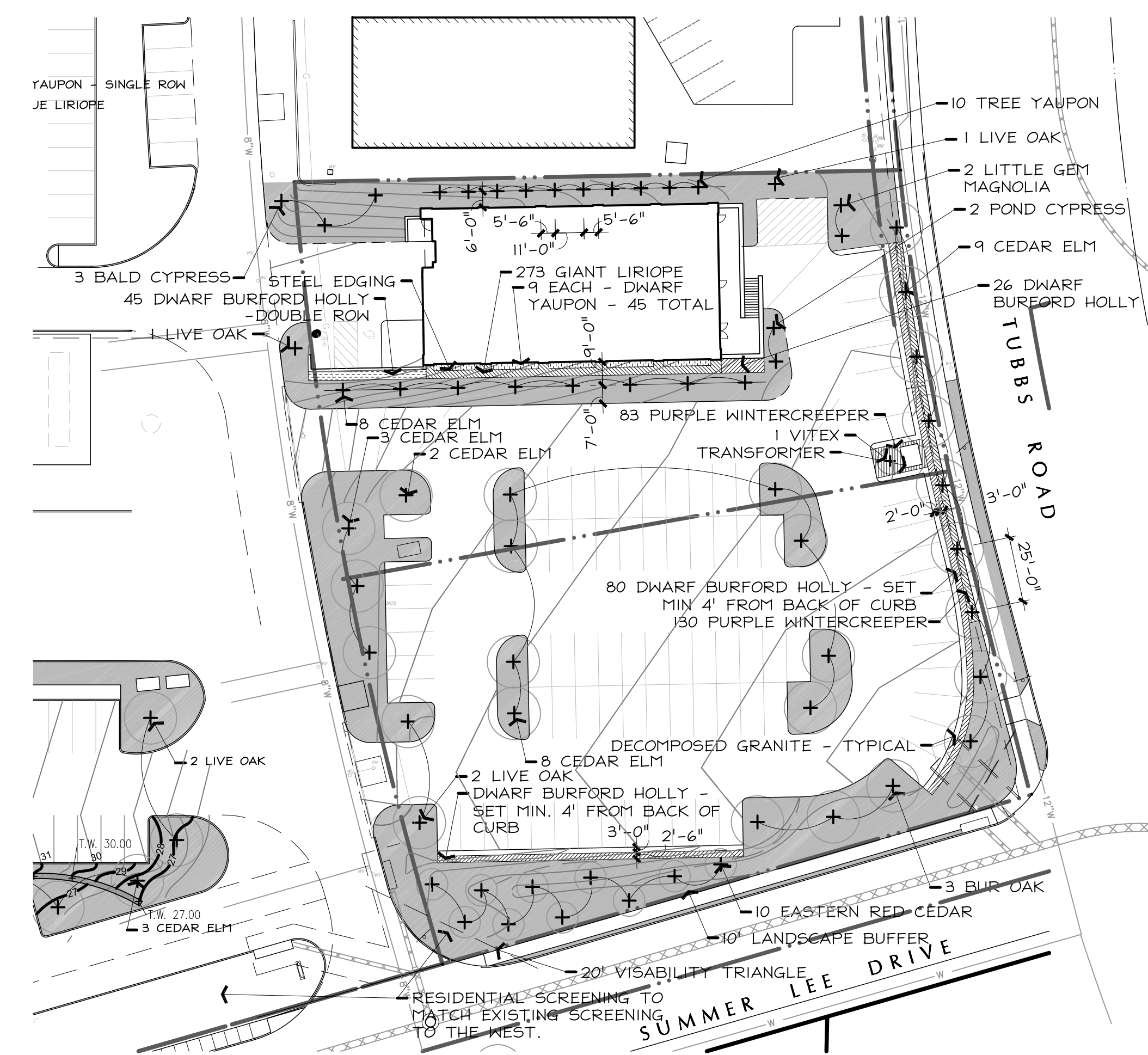
	47,500	*.20	9,500	REQUIRED SQUARE FEET
			11,500	PROVIDED SQUARE FEET

B PREPARATION GENERAL NOTES

- PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
- ALL AREAS SHALL BE IRRIGATED BY A LICENSED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE. IRRIGATION SHALL MEET REQUIREMENTS OF THE UDC
- ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

C TREE PRESERVATION NOTES

- CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:
- THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
 - DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
 - NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

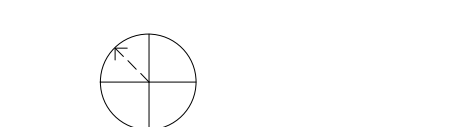
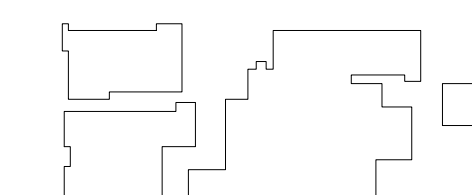


A PARKING LOT LANDSCAPE PLAN





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



Signature _____

Case Number SP2019-051

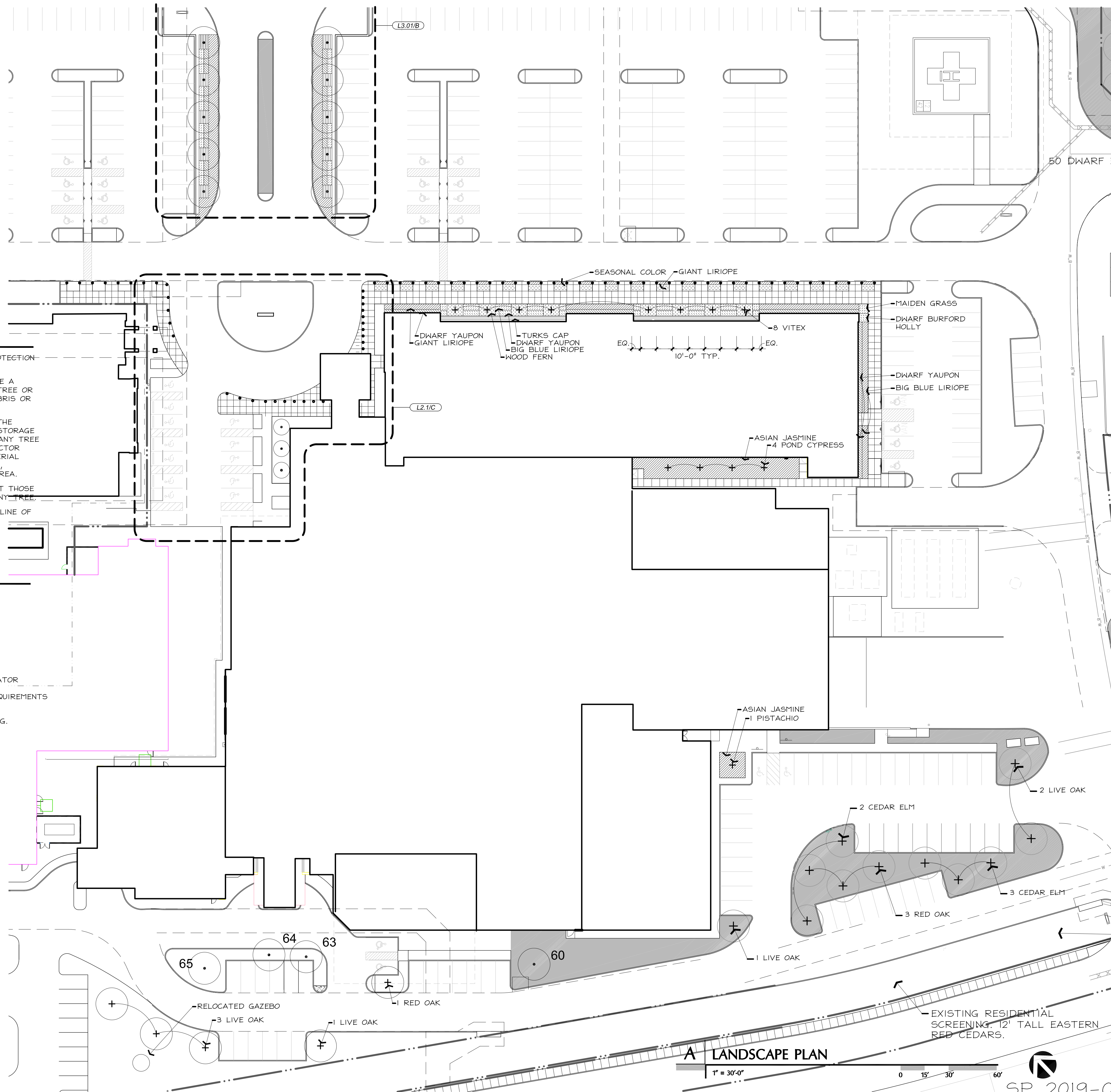
TITLE

**OVERALL LANDSCAPE
PLAN AND MAIN
ENTRY ENLARGEMENT**

SHEET NUMBER

L2-03

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C TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
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B PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
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DALLAS, TEXAS 75214
PHONE: (214) 739-3226
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3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

A LANDSCAPE PLAN

1" = 30'-0"

0 15' 30' 60'

SP 2019-051

CONSULTANTS

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

LANDSCAPE ARCHITECTURE
KENDALL LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA, DALLAS, TX 75214

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

MEP
SW ASSOCIATES CONSULTING ENGINEERS
5429 LYNDON B JOHNSON FWY #300
DALLAS, TX 75240

LOW VOLTAGE
SMITH SECKMAN REID, INC.
3100 MCKINNON STREET, SUITE 550
DALLAS, TX 75201

FOOD SERVICE
BOSMA DESIGN SOLUTIONS, INC.
2201 LONG PRAIRIE RD, FLOWER MOUND,
TX 75022

MEDICAL EQUIPMENT
CALLISON RTKL, INC.
1717 PACIFIC AVE, DALLAS, TX 75201

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

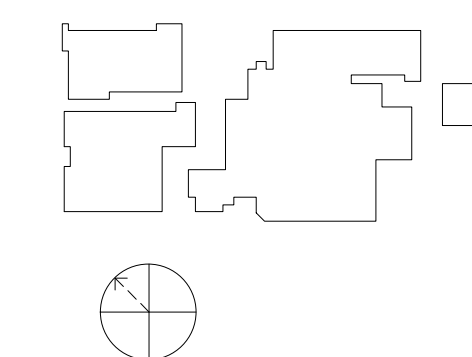
CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

PROJECT



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

ISSUED FOR CITY REVIEW 01.07.2020



Signature _____

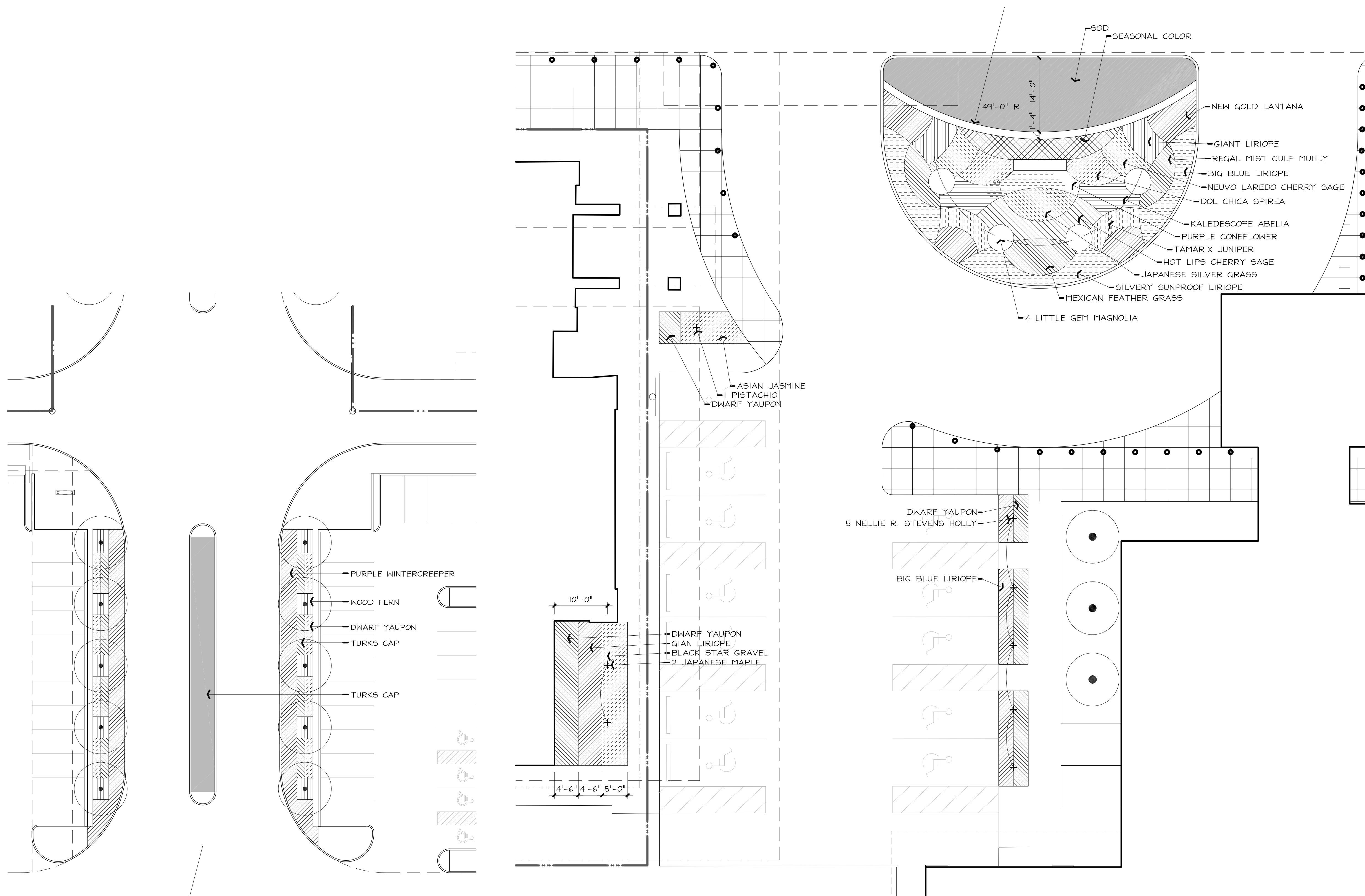
Case Number SP2019-051

TITLE

**ENLARGED SITE PLAN,
DETAILS AND PLANT LIST**

SHEET NUMBER

L2-04



B ENTRY PLANTING ENLARGMENT
1" = 20'-0"

B ENTRY PLANTING ENLARGMENT
1" = 10'-0"

SP 2019-051

CONSULTANTS

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

LANDSCAPE ARCHITECTURE
KENDALL LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA, DALLAS, TX 75214

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

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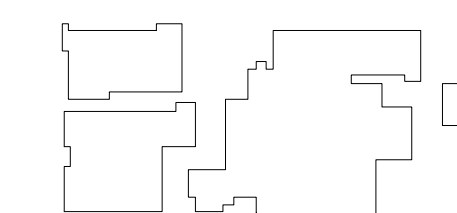
CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

PROJECT

ISSUED FOR CITY REVIEW 01.07.2020



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



MARK: _____
Signature

Case Number SP2019-051

TITLE

PLANT LIST

SHEET NUMBER

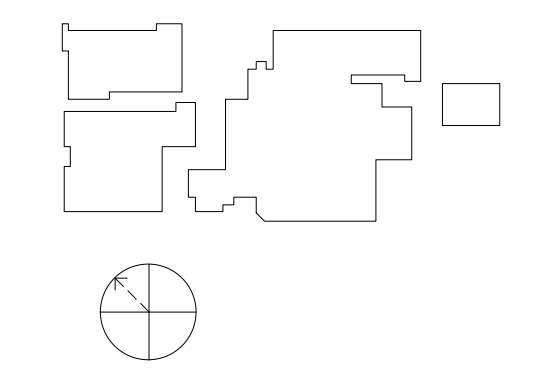
L2-05

A | PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
PISTACHIO CHINENSIS	PISTACHIO	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 8' - 9' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	4" - 4 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	BALLED AND BURLAPPED, SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
ILEX CORNUTA 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ACER JAPONICA	JAPANESE MAPLE	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SOPHORA SECUNDIFOLIA	TEXAS MOUNTAIN LAUREL	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
VITEX ANGUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
TAXODIUM ASCENDUM	POND CYPRESS	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ABELIA GRANDIFLORA	KALIDESCOPE ABELIA	3 GALLON	30" ON CENTER
ILEX BURFORDII 'NANA'	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGGI 'HOTLIPS'	HOTLIPS CHERRY SAGE	1 GALLON	24" ON CENTER
SALVIA GREGGI 'NEUVO LAREDO'	NEUVO LAREDO CHERRY SAGE	1 GALLON	24" ON CENTER
JUNIPERUS TAMARIFOLIA	TAMARIX JUNIPER	3 GALLON	24" ON CENTER
SPIREA 'DOL CHICA'	DOL CHICA SPIREA	1 GALLON	18" ON CENTER
GROUND COVER			
EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	4" POT	8" ON CENTER
LIRIOPE MUSCARI 'GIANT'	GIANT LIRIOPE	1 GALLON	15" ON CENTER
LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE	4" POT	8" ON CENTER
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	15 ON CENTER
PERENNIALS			
LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GALLON	24" ON CENTER
MISCANTHUS SINENSIS 'X'	JAPANESE SILVER GRASS	1 GALLON	18" ON CENTER
DRYOPTERIS SPP	WOOD FERN	1 GALLON	15" ON CENTER
HESPERALOE PARVIFOLIA	RED YUCCA	1 GALLON	18" ON CENTER
NASELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON	15" ON CENTER
MUHLENBERGIA CAPILLARIS 'REGAL MISTREGAL MIST GULF MUHLY	REGAL MISTREGAL MIST GULF MUHLY	1 GALLON	18" ON CENTER
ECHINACEA	PURPLE CONEFLOWER	1 GALLON	18" ON CENTER
ANNUALS			
SPRING - PANSIES 'BEACON FIELD' OR 'MAXIM BLUE' OR 'IMPERIAL SILVER PRINCESS' - 4" POT, 8" ON CENTER.			
SUMMER - NEW GOLD LANTANA - 1 GALLON, 18" ON CENTER			
FALL - CHRYSANTHEMUM 'SEMINOLE' - 4" POT, 8" ON CENTER.			
LAWN			
CYNDON SPP.	BERMUDA GRASS - SOLID SOD AND SEEDING - SEE LEGEND		

ISSUED FOR CITY REVIEW 01.07.2020



Signature _____

Case Number SP2019-051

TITLE

**EXISTING TREE
PROTECTION AND
REMOVAL PLAN**

SHEET NUMBER

L1-01

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C TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
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B PREPARATION GENERAL NOTES

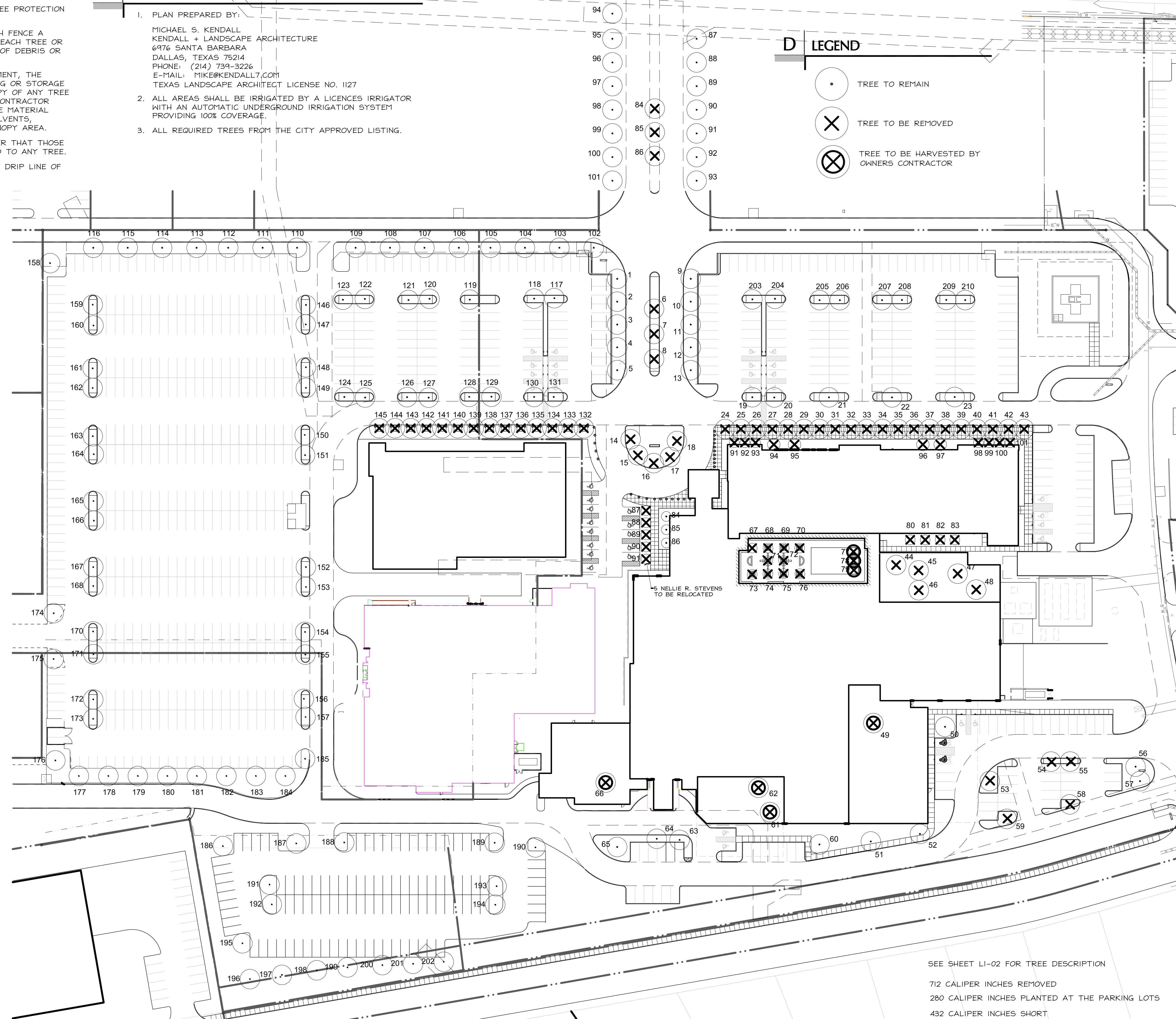
1. PLAN PREPARED BY:

MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

2. ALL AREAS SHALL BE IRRIGATED BY A LICENCED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

D LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE TO BE HARVESTED BY OWNERS CONTRACTOR



A EXISTING TREE REMOVAL AND MITIGATION PLAN

1" = 50'-0"

0 25' 50' 100'



SEE SHEET L1-02 FOR TREE DESCRIPTION

712 CALIPER INCHES REMOVED

280 CALIPER INCHES PLANTED AT THE PARKING LOTS

432 CALIPER INCHES SHORT

THIS SITE PLAN APPLICATION REQUESTS RELIEF FROM 432 CALIPER NOT BE INSTALLED.

SP 2019-051

A EXISTING TREE REMOVAL AND PROTECTION LEGEND

1. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	100. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
2. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	101. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
3. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	102. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
4. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	103. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
5. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	104. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
6. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	105. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
7. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	106. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
8. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	107. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
9. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	108. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
10. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	109. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
11. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	110. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
12. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	111. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
13. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	112. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
14. LIVE OAK	23" CALIPER	TO REMOVE	113. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
15. LIVE OAK	23" CALIPER	TO REMOVE	114. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
16. LIVE OAK	23" CALIPER	TO REMOVE	115. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
17. LIVE OAK	23" CALIPER	TO REMOVE	116. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
18. LIVE OAK	23" CALIPER	TO REMOVE	117. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
19. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	118. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
20. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	119. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
21. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	120. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
22. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	121. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
23. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	122. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
24. BALD CYPRESS	14" CALIPER	TO REMOVE	123. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
25. BALD CYPRESS	14" CALIPER	TO REMOVE	124. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
26. BALD CYPRESS	14" CALIPER	TO REMOVE	125. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
27. BALD CYPRESS	14" CALIPER	TO REMOVE	126. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
28. BALD CYPRESS	14" CALIPER	TO REMOVE	127. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
29. BALD CYPRESS	14" CALIPER	TO REMOVE	128. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
30. BALD CYPRESS	14" CALIPER	TO REMOVE	129. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
31. BALD CYPRESS	14" CALIPER	TO REMOVE	130. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
32. BALD CYPRESS	14" CALIPER	TO REMOVE	131. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
33. BALD CYPRESS	14" CALIPER	TO REMOVE	132. BALD CYPRESS7"	CALIPER	TO BE REMOVED
34. BALD CYPRESS	14" CALIPER	TO REMOVE	133. BALD CYPRESS7"	CALIPER	TO BE REMOVED
35. BALD CYPRESS	14" CALIPER	TO REMOVE	134. BALD CYPRESS7"	CALIPER	TO BE REMOVED
36. BALD CYPRESS	14" CALIPER	TO REMOVE	135. BALD CYPRESS7"	CALIPER	TO BE REMOVED
37. BALD CYPRESS	14" CALIPER	TO REMOVE	136. BALD CYPRESS7"	CALIPER	TO BE REMOVED
38. BALD CYPRESS	14" CALIPER	TO REMOVE	137. BALD CYPRESS7"	CALIPER	TO BE REMOVED
39. BALD CYPRESS	14" CALIPER	TO REMOVE	138. BALD CYPRESS7"	CALIPER	TO BE REMOVED
40. BALD CYPRESS	14" CALIPER	TO REMOVE	139. BALD CYPRESS7"	CALIPER	TO BE REMOVED
41. BALD CYPRESS	14" CALIPER	TO REMOVE	140. BALD CYPRESS7"	CALIPER	TO BE REMOVED
42. BALD CYPRESS	14" CALIPER	TO REMOVE	141. BALD CYPRESS7"	CALIPER	TO BE REMOVED
43. BALD CYPRESS	14" CALIPER	TO REMOVE	142. BALD CYPRESS7"	CALIPER	TO BE REMOVED
44. RED OAK	10" CALIPER	TO REMOVE	143. BALD CYPRESS7"	CALIPER	TO BE REMOVED
45. LIVE OAK	10" CALIPER	TO REMOVE	144. BALD CYPRESS7"	CALIPER	TO BE REMOVED
46. LIVE OAK	10" CALIPER	TO REMOVE	145. BALD CYPRESS7"	CALIPER	TO BE REMOVED
47. LIVE OAK	10" CALIPER	TO REMOVE	146. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
48. LIVE OAK	10" CALIPER	TO REMOVE	147. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
49. LIVE OAK	10" CALIPER	TO REMOVE	148. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
50. LIVE OAK	10" CALIPER	TO REMOVE	149. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
51. RED OAK	10" CALIPER	TO REMOVE	150. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
52. SAWTOOTH OAK	10" CALIPER	TO REMOVE	151. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
53. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	152. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
54. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	153. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
55. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	154. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
56. RED OAK	9" CALIPER	TO REMAIN AND PROTECT	155. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
57. LIVE OAK	9" CALIPER	TO REMAIN AND PROTECT	156. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
58. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	157. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
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60. RED OAK	12" CALIPER	TO REMAIN AND PROTECT	159. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
61. RED OAK	12" CALIPER	TO REMOVE	160. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
62. RED OAK	12" CALIPER	TO BE REMOVED	161. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
63. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	162. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
64. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	163. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
65. RED OAK	12" CALIPER	TO REMAIN AND PROTECT	164. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
66. RED OAK	10" CALIPER	TO REMOVE	165. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
67. PISTACHIO	10" CALIPER	TO BE REMOVED	166. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
68. PISTACHIO	6" CALIPER	TO BE REMOVED	167. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
69. PISTACHIO	8" CALIPER	TO BE REMOVED	168. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
70. PISTACHIO	10" CALIPER	TO BE REMOVED	169. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
71. PISTACHIO	6" CALIPER	TO BE REMOVED	170. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
72. PISTACHIO	8" CALIPER	TO BE REMOVED	171. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
73. PISTACHIO	8" CALIPER	TO BE REMOVED	172. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
74. PISTACHIO	8" CALIPER	TO BE REMOVED	173. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
75. PISTACHIO	10" CALIPER	TO BE REMOVED	174. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
76. PISTACHIO	10" CALIPER	TO BE REMOVED	175. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
77. MAGNOLIA	7" CALIPER	TO BE REMOVED	176. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
78. MAGNOLIA	7" CALIPER	TO BE REMOVED	177. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
79. MAGNOLIA	7" CALIPER	TO BE REMOVED	178. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
80. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	179. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
81. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	180. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
82. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	181. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
83. MAGNOLIA	7" CALIPER	TO REMAIN AND PROTECT	182. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
84. PISTACHIO	10" CALIPER	TO BE REMOVED	183. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
85. PISTACHIO	6" CALIPER	TO BE REMOVED	184. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
86. PISTACHIO	8" CALIPER	TO BE REMOVED	185. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
87. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	186. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
88. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	187. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
89. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	188. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
90. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	189. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
91. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	190. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
92. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	191. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
93. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	192. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
94. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	193. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
95. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	194. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
96. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	195. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
97. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	196. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
98. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	197. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
99. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	198. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			199. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			200. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			201. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			202. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			203. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			204. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			205. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			206. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			207. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			208. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			209. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			210. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT

TREE REMOVAL IS PHASE ONE OF THE HOSPITAL PROJECT. MITIGATION CAN BE DELAYED TO PHASE 2 OF THE HOSPITAL PROJECT.

712 CALIPER INCHES REMOVED
280 CALIPER INCHES PLANTED AT THE PARKING LOTS

432 CALIPER INCHES SHORT

THIS SITE PLAN APPLICATION REQUESTS RELIEF FROM 432 CALIPER NOT BE INSTALLED.

**PERKINS
+ WILL**

2218 BRYAN STREET
DALLAS, TX 75201
www.perkinswill.com

CONSULTANTS

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

LANDSCAPE ARCHITECTURE
KENDALL LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA, DALLAS, TX 75214

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

MEP
SW ASSOCIATES CONSULTING ENGINEERS
5429 LYNDON B JOHNSON FWY #300
DALLAS, TX 75240

LOW VOLTAGE
SMITH SECKMAN REID, INC.
3100 MCKINNON STREET, SUITE 550
DALLAS, TX 75201

FOOD SERVICE
BOSMA DESIGN SOLUTIONS, INC.
2201 LONG PRAIRIE RD, FLOWER MOUND, TX 75022

MEDICAL EQUIPMENT
CALLISON RTKL, INC.
1717 PACIFIC AVE, DALLAS, TX 75201

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

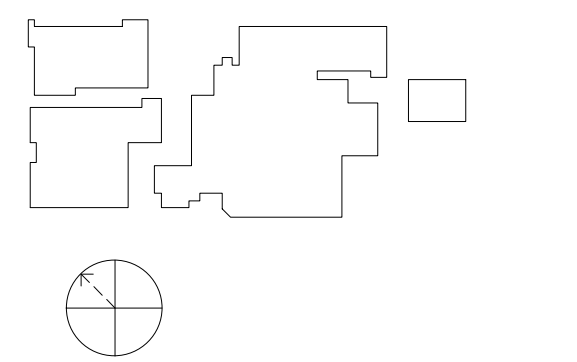
CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

PROJECT

ISSUED FOR CITY REVIEW 01.07.2020



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



MARK: _____
Signature _____

Case Number _____ SP2019-051

TITLE

**EXISTING TREE
LISTING**

SHEET NUMBER

L1-02

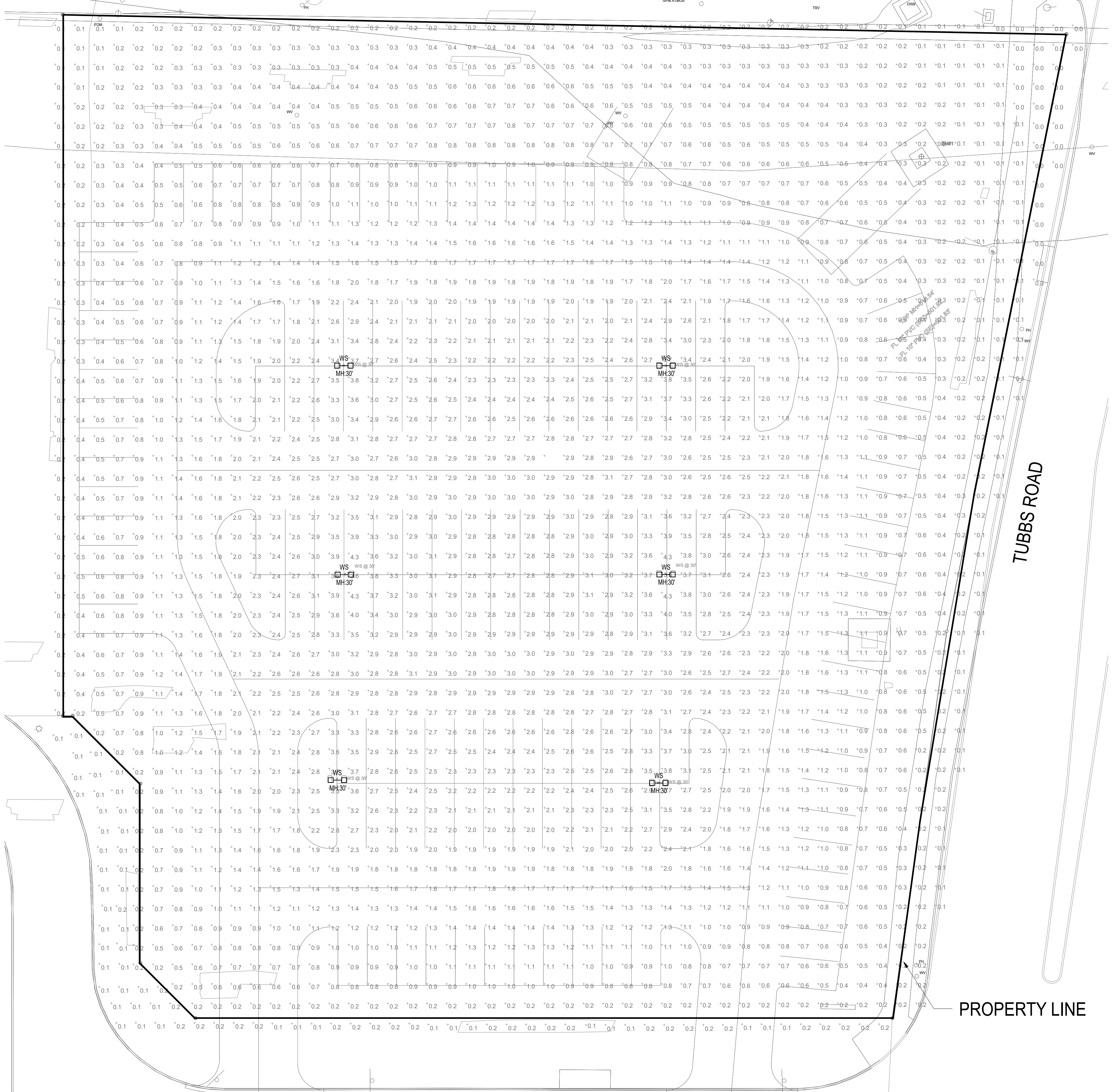
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SP 2019-051

HORIZON ROAD

TUBBS ROAD

PROPERTY LINE



Specifications
 ETR: 13.5 FT
 Length: 17.1/2 FT
 Width: 10 FT
 Height: 7.1/8 FT
 Weight (each): 36 Lbs

KAD LED Area Luminaire
 Capable Luminaire
 This luminaire is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

Ordering Information

Item	Qty	Part Number	Description	Notes
400K	100	400K	400K R3 MVOLT DRIVER	
400K	100	400K	400K R3 MVOLT DRIVER	
400K	100	400K	400K R3 MVOLT DRIVER	

2 HEAD @ 180 DEGREES

Item	Qty	Part Number	Description	Notes
400K	100	400K	400K R3 MVOLT DRIVER	
400K	100	400K	400K R3 MVOLT DRIVER	

LITHONIA LIGHTING
FEATURES & SPECIFICATIONS
 This luminaire is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability. This luminaire is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

SSS Square Straight Steel Poles

Item	Qty	Part Number	Description	Notes
SSS	100	SSS	SSS SQUARE STRAIGHT STEEL POLES	
SSS	100	SSS	SSS SQUARE STRAIGHT STEEL POLES	

Statistics

Description	Symbol	Qty	Area	Max	Min	Max	Min	Height
Case Zone #2	WS	6	13.4	33.3	10.8	10.8	10.8	13.5

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Footcandle	Lumens Per Lamp	Light Loss Factor	Wattage
WS	WS	6	Lithonia Lighting	KAD LED 400-700 400K R3 MVOLT DRIVER	KAD LED 40 LED 7000A MVOLT DRIVER 4000K TYPE C OPTIC 28 POLE ON 28 DEGREE	LED	1	10999	10999	0.9	138

SW ASSOCIATES
 Consulting Engineers
 1700 Pacific Ave
 Suite 2100
 Dallas, TX 75201
 Tel: 214.397.0211
 www.SWAssociates.com
 TEXAS REGISTERED ENGINEERING FIRM #6872
 PROJECT # 19281

Perkins & Will
 2218 Bryan St., Suite 200
 Dallas, TX 75201
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 www.perkinswill.com

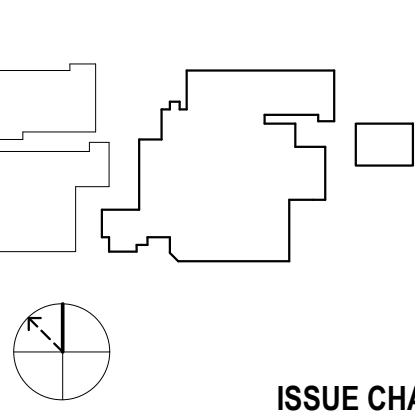
CONSULTANTS
 CIVIL
 RAYMOND L. GOODSON JR., INC.
 12001 N CENTRAL EXPY SUITE 300 DALLAS, TX 75243
 STRUCTURAL
 LA FUESS PARTNERS
 3333 LEE PKWY #300, DALLAS, TX 75219
 MEP
 SW ASSOCIATES CONSULTING
 1700 PACIFIC AVENUE, STE 2100
 DALLAS, TX 75201
 LANDSCAPING
 KENDALL LANDSCAPE ARCHITECTURE
 8150 N CENTRAL 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



01/07/2020

PROJECT
Texas Health Resources

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



ISSUE CHART

MARK	ISSUE	DATE
Signature		

Case Number: SP2019-051
 Job Number: 147381.000

TITLE

SITE PLAN - NORTH -
 PHOTOMETRICS

SHEET NUMBER

E01-01P

© 2019 Perkins and Will

1/7/2020 11:48:41 AM BIM 360://THR Presby Rockwall Exp/ELEC-THR Rockwall-Exp.rvt

01 SITE PLAN - NORTH - PHOTOMETRICS
 1/16" = 1'-0"



Specifications: EPA: 1.2 ft, Length: 17.52", Height: 7.58", Weight: 36 lbs. Capable Luminaire: This item is an A+ capable luminaire...



Specifications: Width: 5.32", Height: 13.56", Weight: 5.5 lbs. Introduction: The OLWX1 is a versatile and energy efficient LED luminaire...

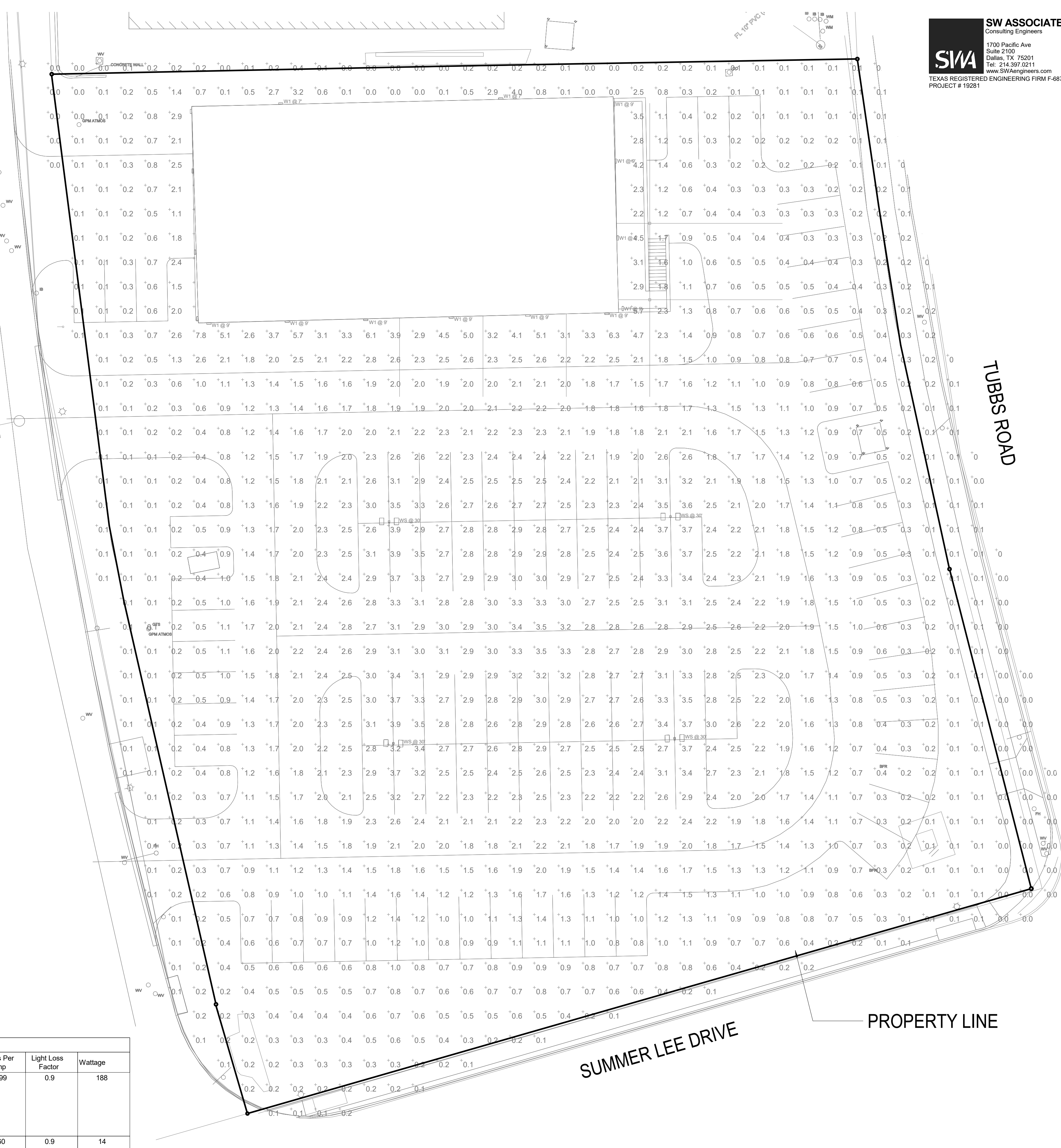
Ordering Information table with columns for KAD LED 40C, 700, 40K, R3, 280, DDBXD. Includes a table for 2 HEAD @ 180 DEGREES and a table for 4 HEAD @ 180 DEGREES.

Ordering Information table for OLWX1 LED 13W 40K. Includes a table for 1 HEAD @ 180 DEGREES and a table for 4 HEAD @ 180 DEGREES.



SSS Square Straight Steel Poles. Features and Specifications: SSS-28-4G-DM28AS, SSS-28-4G-DM28AS DDBXD. Includes a table for pole specifications.

Table for SSS Square Straight Steel Poles with columns for Pole Size, Pole Material, Pole Finish, Pole Height, Pole Spacing, Pole Spacing, Pole Spacing, Pole Spacing.



Schedule table with columns: Symbol, Label, Quantity, Manufacturer, Catalog Number, Description, Lamp, Number Lamps, Filename, Lumens Per Lamp, Light Loss Factor, Wattage.

Statistics table with columns: Description, Symbol, Avg, Max, Min, Max/Min, Avg/Min. Includes Calc Zone #7 data.

01 SITE PLAN - SOUTH - PHOTOMETRICS 1/16" = 1'-0"

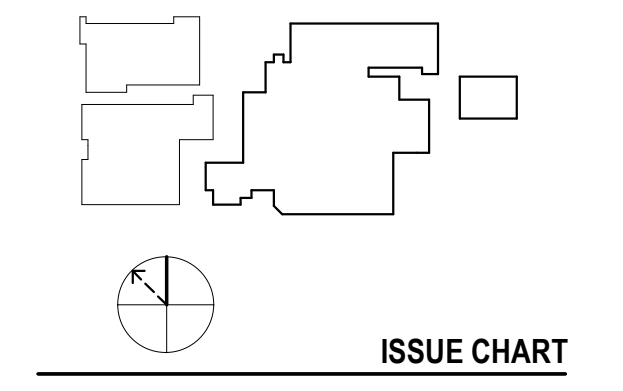


Perkins & Will logo and address: 2218 Bryan St., Suite 200, Dallas, TX 75201.

CONSULTANTS: RAYMOND L. GOODSON JR., INC., LA FUESS PARTNERS, SW ASSOCIATES CONSULTING, KENDALL LANDSCAPE ARCHITECTURE.



PROJECT: PRESBYTERIAN HOSPITAL ROCKWALL EXPANSION & RENOVATION 3150 HORIZON RD. ROCKWALL, TX 75032 KEYPLAN



Signature, Case Number (SP2019-051), Job Number (147381.000), TITLE (SITE PLAN - SOUTH - PHOTOMETRICS), SHEET NUMBER (E01-02P).

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

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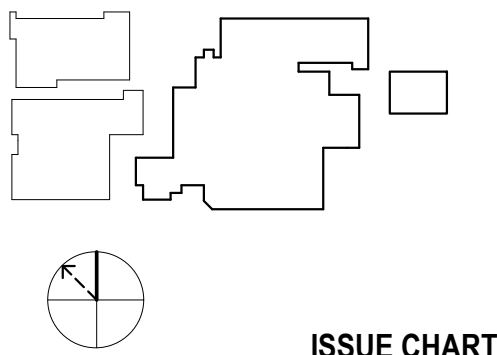


01/07/2020

PROJECT



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



ISSUE SHEET

MARK	ISSUE	DATE
	Signature	

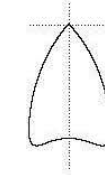
Case Number	SP2019-051
Job Number	147381.000

TITLE

**SITE PLAN -
PHOTOMETRICS**

SHEET NUMBER

E01-03P



Luminaire Type:	C2
Catalog Number:	

General Illumination Round Downlight

6"

Feature Set

- Bounding Ray™ optical design
- Unified optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM, 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- Available with 100% dimming, 1% dimming, or dim to dark
- Balancing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product

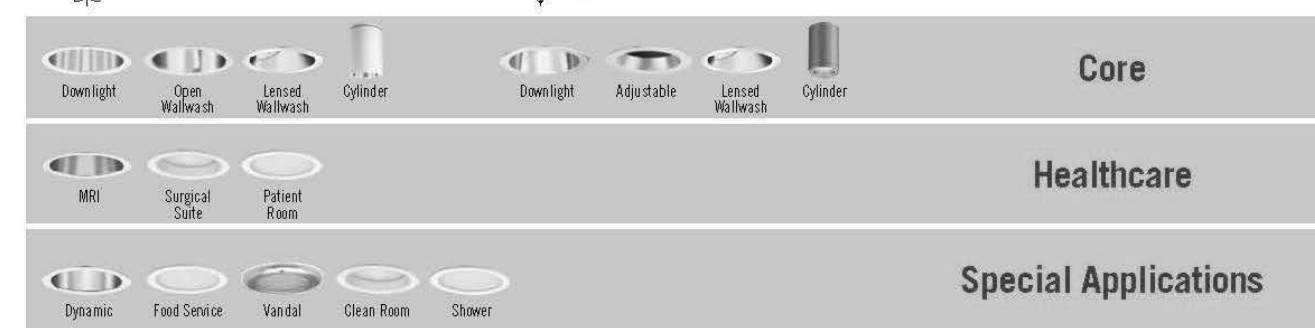
Distribution



Superior Performance

Beam Spread	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000	10,000	12,000	15,000	17,500
Beam Spread	297	519	776	994	1471	2006	2537	3077	3617	4227	4833	5256	6371	8247	10637	13232	16776	17001
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	38.9	47.3	48.7	57.6	74.9	97.1	115.9	150.9	175.3
Lumen per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1	109.5	107.2	104.5	101.5

Coordinated Apertures | Multiple Layers of Light



EV9S - OPEN page 1 of 9 | GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Canyon, CA 90012 | P 805-705-2676 | g@gothamlighting.com © 2014-2019 Acuity Brands Lighting Inc. All Rights Reserved. Rev. 11/18/19 | Specifications subject to change without notice.



6" General Illumination Round Downlight

Feature Set

- Capable of operation in wet locations
- Design by the built-in beam spreader allows for a wide range of beam spreads and beam patterns
- 2.5 SDCM, 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- Available with 100% dimming, 1% dimming, or dim to dark
- Balancing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product

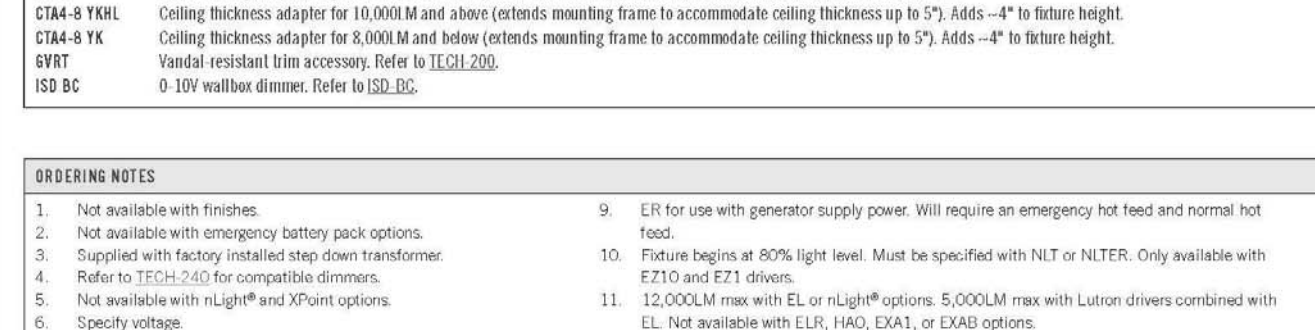
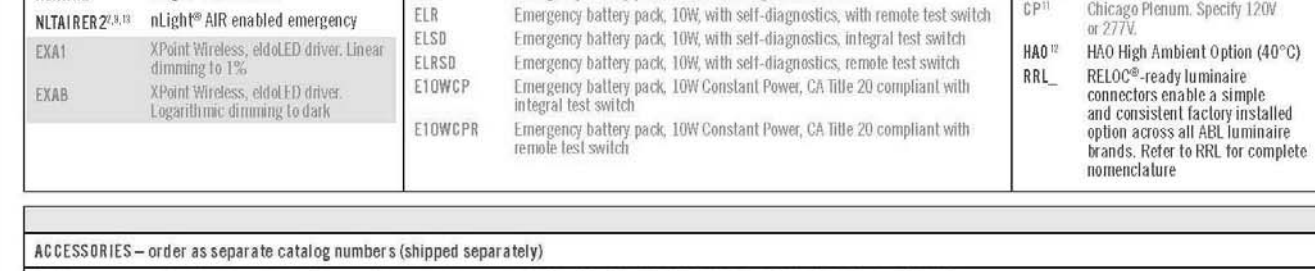
Distribution



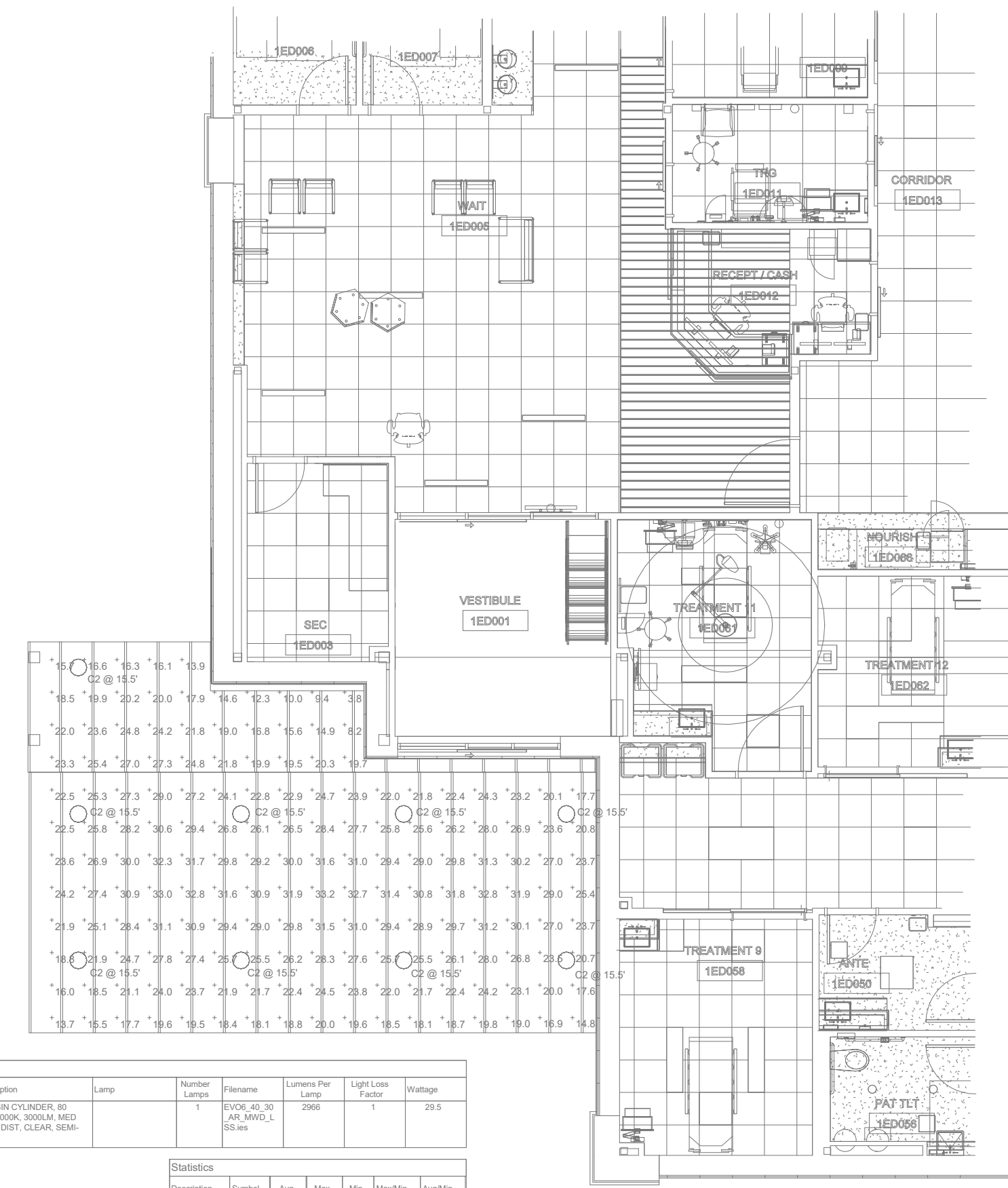
Superior Performance

Beam Spread	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000	10,000	12,000	15,000	17,500
Beam Spread	297	519	776	994	1471	2006	2537	3077	3617	4227	4833	5256	6371	8247	10637	13232	16776	17001
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	38.9	47.3	48.7	57.6	74.9	97.1	115.9	150.9	175.3
Lumen per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1	109.5	107.2	104.5	101.5

Coordinated Apertures | Multiple Layers of Light



EV9S - OPEN page 2 of 9 | GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Canyon, CA 90012 | P 805-705-2676 | g@gothamlighting.com © 2014-2019 Acuity Brands Lighting Inc. All Rights Reserved. Rev. 11/18/19 | Specifications subject to change without notice.



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamps	Number of Lamps	Area	Lumens per Lamp	Light Loss Factor	Footcandle
○	C2	5	Acuity Brands	EV9S-AR-600-AR-100-100	6" EV9S-AR-600-AR-100-100 DOWNLIGHT	LED	1	1.1	295	0.8	23.6

1 SITE PLAN - CANOPY - PHOTOMETRICS

1/8" = 1'-0"



January 21, 2020

TO: Rachel Gruber
Perkins and Will
221 Bryon Street, Suite 204
Dallas, TX 75201

CC: Jason Linscott
Texas Health Hospital Rockwall
3150 Horizon Road
Rockwall, TX 75032

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2019-051; *Site Plan for Lot 23, Block A, Presbyterian Hospital of Rockwall Addition*

Rachel Gruber:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on January 14, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) The tree mitigation balance will need to be satisfied prior to the issuance of a building permit; and,
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On January 14, 2020, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and the Architectural Review Board (ARB) recommendation was approved by a vote of 6-0, with Commissioner Logan absent.

Prior to submitting your civil engineering plans to the Engineering Department, you will need to submit bonded and digital copies of the site plan showing that all outstanding comments have been addressed. Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,


David Gonzales, AICP
Planning and Zoning Manager