



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **E Corner of the intersection of S Goliad St and SH 276**

SUBDIVISION **Unplatted - W.H. Barnes Survey, Abstract No. 26** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **E Corner of the intersection of S Goliad St and SH 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10**

CURRENT USE **Undeveloped**

PROPOSED ZONING **PD-10**

PROPOSED USE **Medical Office**

ACREAGE **8.4841**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **2**

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 **Vue Real Estate**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Jeff Brockett**

CONTACT PERSON **Jake Hodges**

ADDRESS **9600 N Central Expressway
Suite 100**

ADDRESS **203 W Nash St, Suite 100**

CITY, STATE & ZIP **Dallas, Texas 75231**

CITY, STATE & ZIP **Terrell, Texas 75160**

PHONE **Address**

PHONE **972-588-4263**

E-MAIL **Dani.carr@vuerealestate.com**

E-MAIL **Jake.Hodges@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeffrey Brockett [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

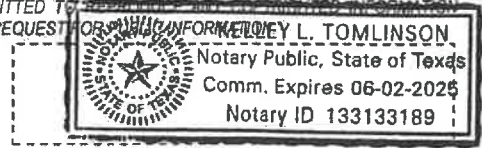
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 OR REPRODUCE INFORMATION CONTAINED HEREIN FOR THE CITY OF ROCKWALL. 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 14 DAY OF October, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jeffrey Brockett
Kelly K. Taylor



MY COMMISSION EXPIRES 6/2/2025



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"/>		§03.04, of Art. 11
✓ 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.	§03.04.A, of Art. 11
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.	§03.04.A, of Art. 11
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.	§03.04.A, of Art. 11
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.	§03.04.A, of Art. 11
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.	§03.04.A, of Art. 11
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.	§03.04.A, of Art. 11
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.	§03.04.A, of Art. 11
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'.	§03.04.A, of Art. 11
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.	§03.04.A, of Art. 11
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ 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 checked="" 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.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
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.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
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.	§03.04.B, of Art. 11
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.	§03.04.B, of Art. 11
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
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.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11

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.	§05.03, of Art. 06
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.	§05.01, of Art. 06
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Reference Table 3 of Article VI.</i>	Table 5, Art. 06
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>).	§05.03.C, of Art. 06
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>).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
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.	§03.02, of Art. 06

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.	§06.02.F, of Art. 05
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
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.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. 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.	§01.05.B, of Art. 05
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Off-Street Loading Dock Screening	<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.	§01.05.A, of Art. 05
Residential Adjacency Standards	<input checked="" type="checkbox"/>	<input 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).	§01.06, of Art. 05

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.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
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.	§05.03.B, of Art. 08
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
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.	§05.01, of Art. 08

Acceptable Landscape Materials:			Sec. 04., of Art. 08
✓ 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)
✓ 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.
Protected Trees (That Will 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. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.
Parking Lot Landscaping	<input type="checkbox"/>	<input checked="" 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 footage included in the parking area, and the number and location of required off-street parking and loading spaces.
Location of all Site Amenities	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.
Landscape Buffer - 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.
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.
Irrigation Requirements Note	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.
Hydro mulch (or non-sod option)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.
Rights-of-Way & Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).

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 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 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.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.01.C, of Art. 09

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.	§03.01.E, of Art. 09
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.	§03.01.F, of Art. 09
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.	§03.01.G, of Art. 09

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 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input checked="" 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.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	<input checked="" 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>	§03.03.C, of Art. 07
Under-Canopy Lighting	<input type="checkbox"/>	<input checked="" 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).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input checked="" 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.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

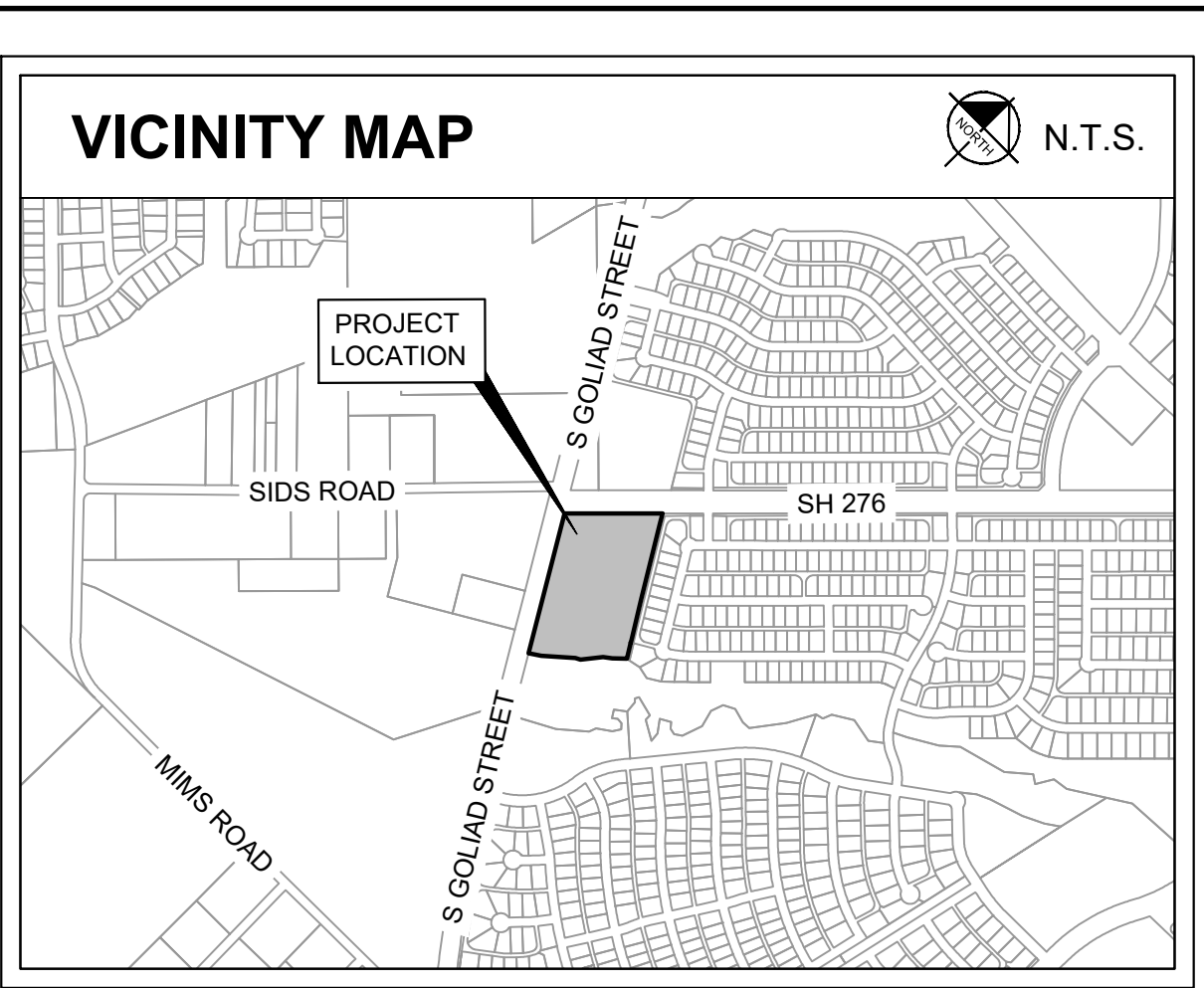
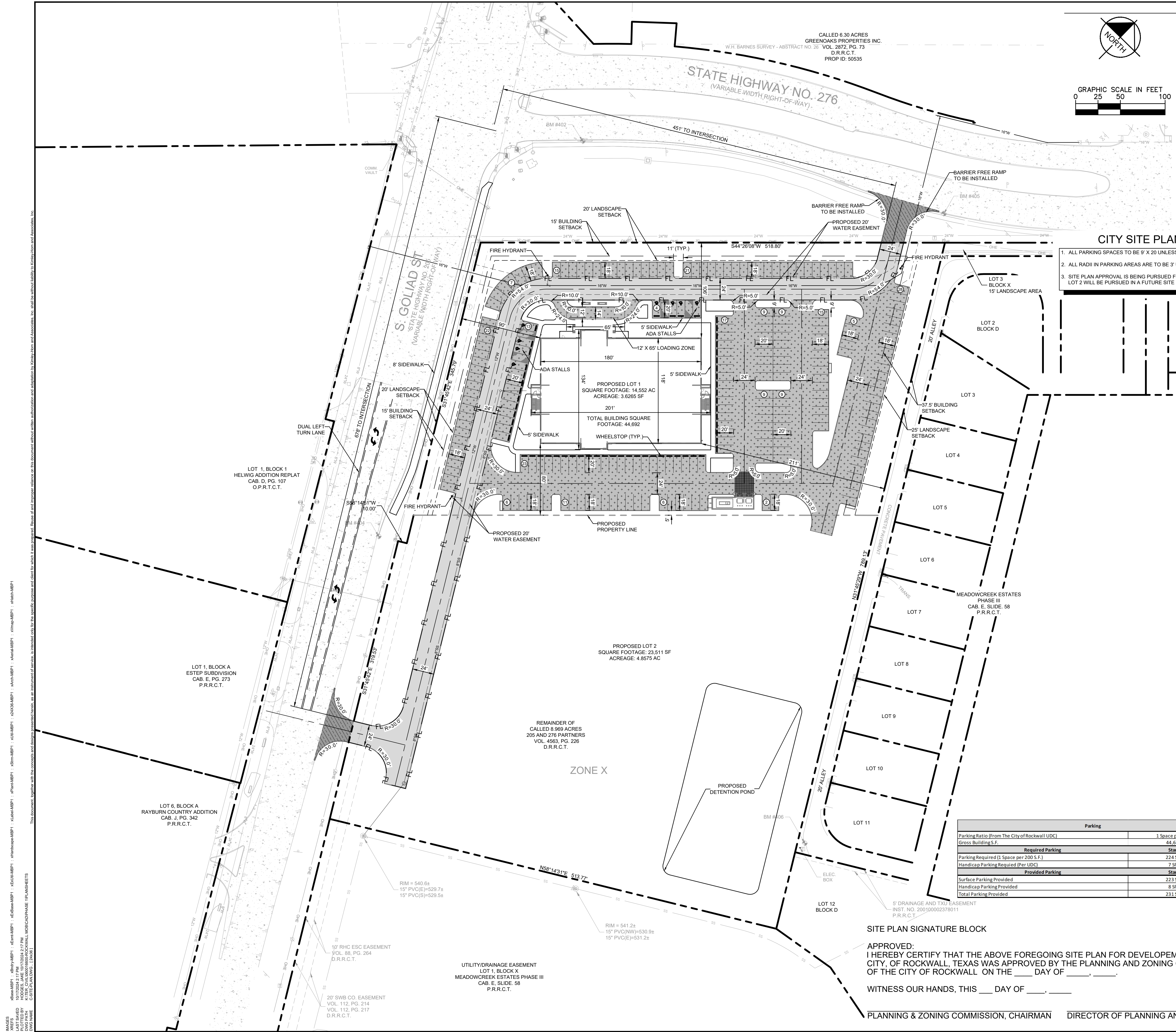
6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
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.	§01.05.C, of Art. 05
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.	§07.03 of Art. 05
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"/>	<ol style="list-style-type: none"> 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) 	§04.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 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 	§04.01.C.2, of Art. 05

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.				
Minimum 90% Masonry Requirement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
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"/>	<ol style="list-style-type: none"> 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) 	§05.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 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 	§05.01.C.2, of Art. 05



CITY SITE PLAN NOTES

1. ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
2. ALL RADII IN PARKING AREAS ARE TO BE 3' UNLESS OTHERWISE NOTED.
3. SITE PLAN APPROVAL IS BEING PURSUED FOR LOT 1. APPROVAL FOR LOT 2 WILL BE PURSUED IN A FUTURE SITE PLAN.

LEGEND

	PROPERTY LINE
	LIGHT DUTY PAVEMENT (5' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	MEDIUM DUTY FIRE LANE PAVEMENT (7' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	HEAVY DUTY PAVEMENT (7' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	SH 276 & SH 205 PAVEMENT (10' - 3600 PSI, SHALL BE A MIN OF #4 BARS @ 18" O.C.E.W.)
	EXISTING PAVEMENT
	PROPOSED 6" SANITARY SEWER LINE
	PROPOSED 8" SANITARY SEWER LINE
	PROPOSED 12" WATER LINE
	PROPOSED 16" WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING 8" WATER LINE
	EXISTING 12" WATER LINE
	EXISTING 16" WATER LINE
	EXISTING 24" WATER LINE
	PROPOSED DITCH FLOW
	PROPOSED FIRE HYDRANT
	PROPOSED CURB INLET
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED JUNCTION BOX
	PROPOSED RETAINING WALL
	ACCESSIBLE PARKING SYMBOL
	PROPOSED TRANSFORMER
	NUMBER OF PARKING SPACES
	TYPICAL
	EXISTING
	PROPOSED
	TUCK UNDER PARKING
	CARPORT PARKING
	TANDEM PARKING
	ELECTRIC VEHICLE PARKING
	EXISTING OVERHEAD ELECTRIC LINES

Parking	
Parking Ratio (From The City of Rockwall UDC)	1 Space per 200 S.F.
Gross Building S.F.	44,692 S.F.
Required Parking	Standard
Parking Required (1 Space per 200 S.F.)	224 SPACES
Handicap Parking Required (Per UDC)	7 SPACES
Provided Parking	Standard
Surface Parking Provided	223 SPACES
Handicap Parking Provided	8 SPACES
Total Parking Provided	231 SPACES

PROJECT NUMBER: SP2024-XXX

SITE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

SITE PLAN SIGNATURE BLOCK
APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

OWNER
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231
PHONE: (972) 588-4263
CONTACT: MATT LUCAS, P.E.

ARCHITECT
BLUE FIN DESIGN
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728
PHONE: (855) 228-7440
CONTACT: WARREN L. INCE

APPLICANT
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231
PHONE: (972) 588-4263
CONTACT: JEFF BROCKETTE

NO.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-238-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn
FOR REVIEW ONLY
Not for construction or permit purposes.
L.C. PROJ. 1
P.E. No. L.C. PROJ. 1 # Date 10/17/2024

KHA PROJECT	060016800
DATE	10/17/2024
SCALE	AS SHOWN
DESIGNED BY	CJH
DRAWN BY	CJH
CHECKED BY	MAL

ROCKWALL MEDICAL BUILDING
PREPARED FOR
VUE REAL ESTATE
CITY OF ROCKWALL, TX

SITE PLAN

SHEET NUMBER
C-100

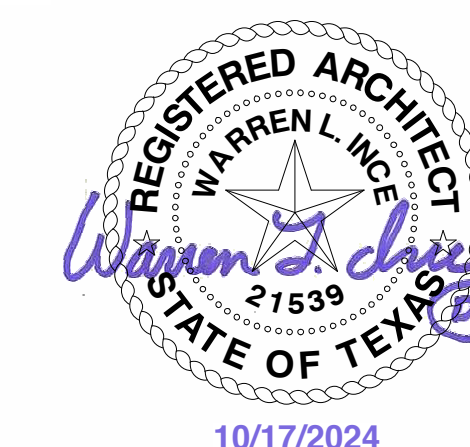
IMAGES: KIMLEY-HORN ASSOCIATES, INC. (KHA) - 10/17/2024
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 LAST SAVE: 10/17/2024 2:17 PM
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VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276
BYPASS
ROCKWALL, TEXAS

SEAL:



BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

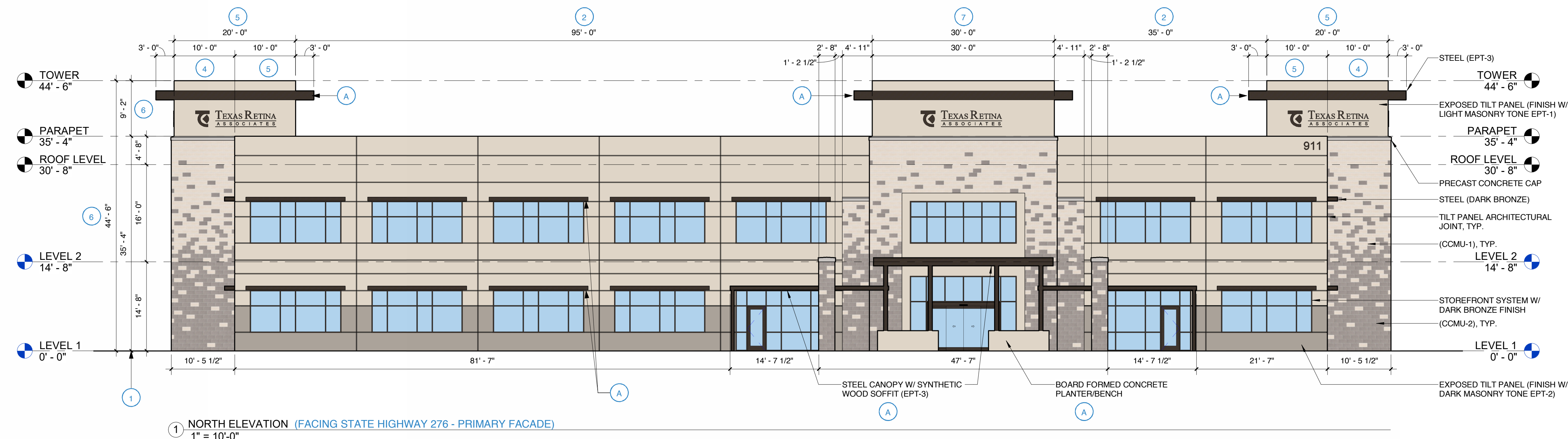
DRAWN BY: WLI

EXTERIOR
ELEVATIONS -
COLOR

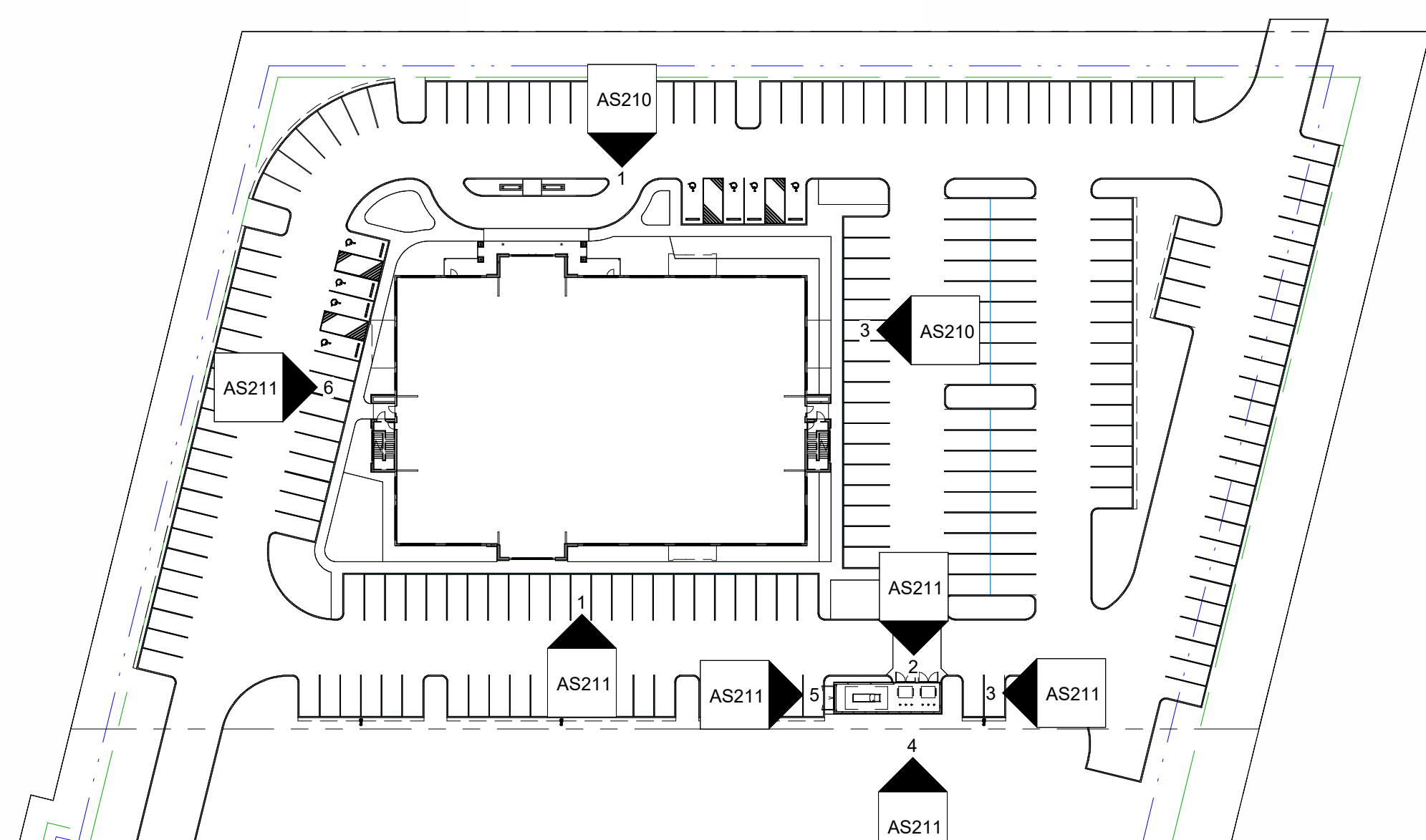
DRAWING NUMBER:

AS210

SCALE: AS INDICATED



1 NORTH ELEVATION (FACING STATE HIGHWAY 276 - PRIMARY FACADE)
1" = 10'-0"



2 ARCHITECTURAL ELEVATION LEGEND
1" = 60'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%

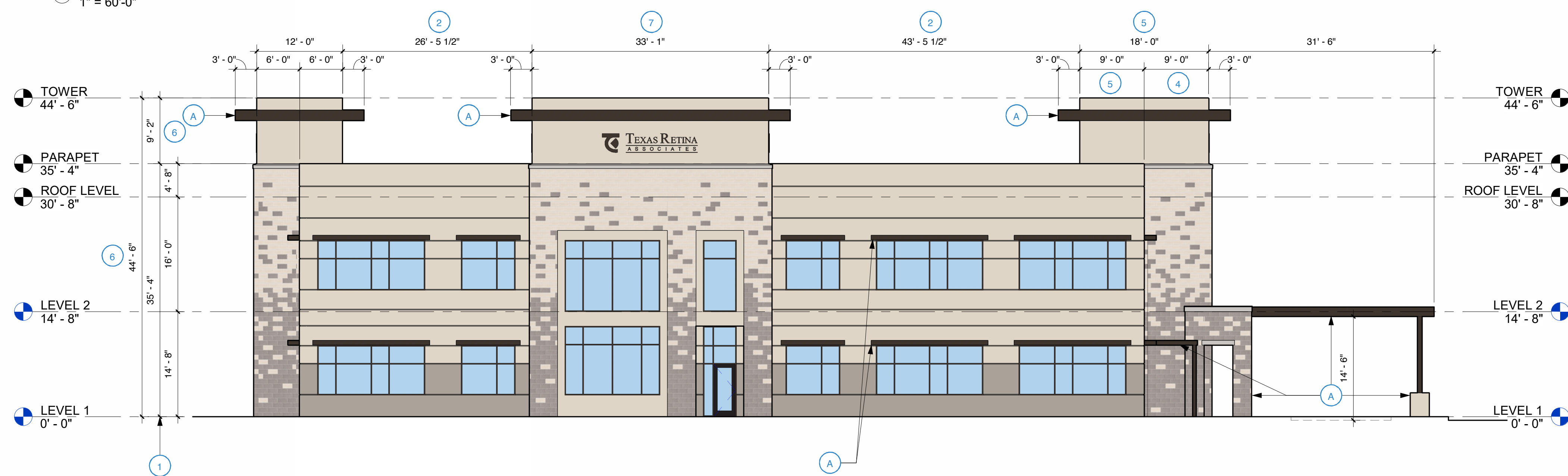
PRIMARY FACADE ARTICULATION COMPLIANCE KEY NOTES:

- WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIONS)
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 ≥ 2).
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 ≤ 3).
NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
(2) 26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
WEST/EAST: 52'-6"(25%) = 13' - 1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
(2) 13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".
- WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 ≤ 4).
35'-4"(25%) = 8'-10" (COMPLIES)
NORTH AND SOUTH ARE PROPOSED AT 9'-0".
EAST AND WEST ARE PROPOSED AT 10'-0".
- PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. 2 X 4 ≥ 5).
2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0".
- PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 ≤ 6).
35'-4"(25%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
- PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X 3 ≥ 7).
NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE)
(2) 13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".

ADDITIONAL ARCHITECTURAL ELEMENT

ADDITIONAL NOTES:

- SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
- SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



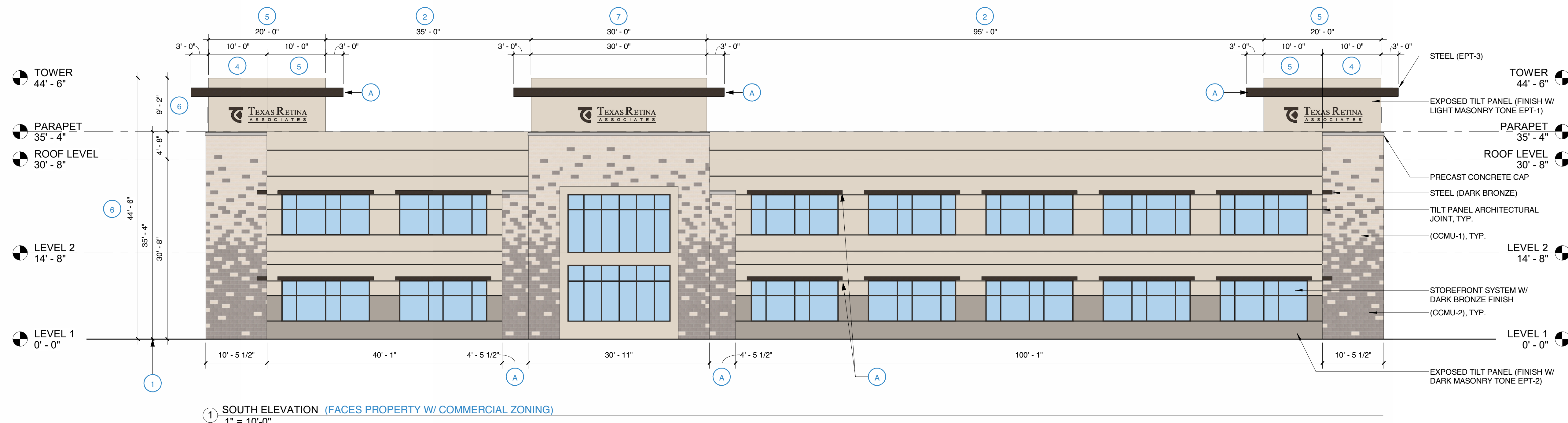
3 EAST ELEVATION (FACING RESIDENTIAL - PRIMARY FACADE)
1" = 10'-0"

SITE PLAN SIGNATURE BLOCK

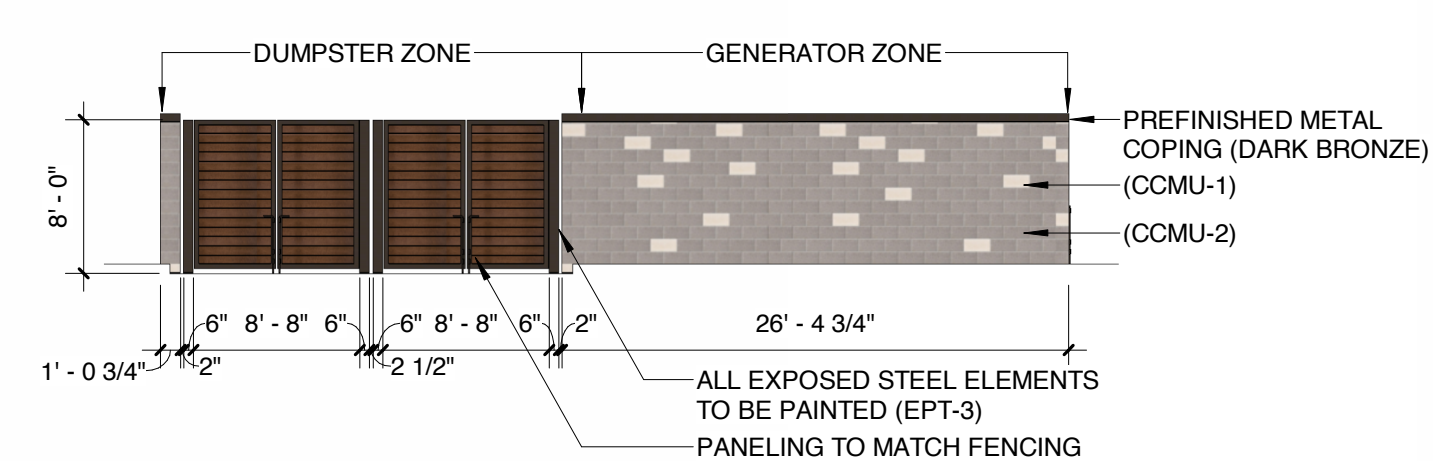
APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____

WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____

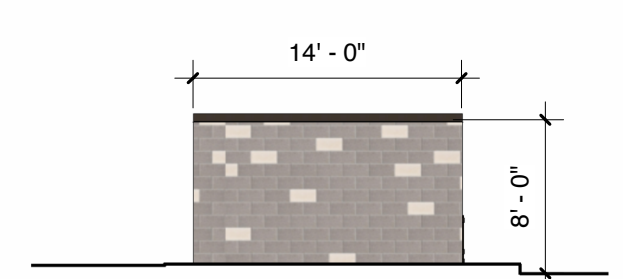
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



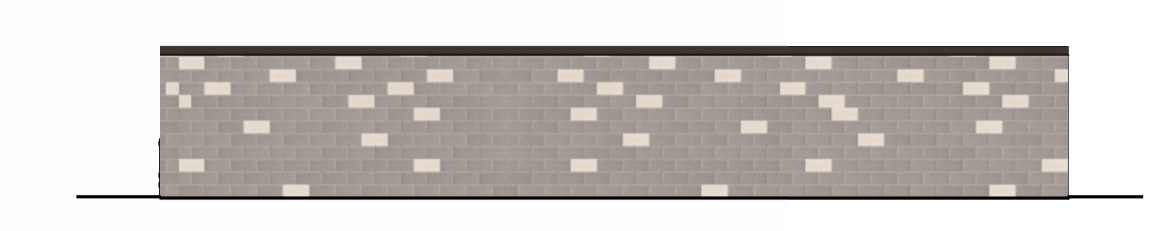
1 SOUTH ELEVATION (FACES PROPERTY W/ COMMERCIAL ZONING)
1" = 10'-0"



2 ENCLOSURE - NORTH ELEVATION
1" = 10'-0"



3 ENCLOSURE - EAST ELEVATION
1" = 10'-0"



4 ENCLOSURE - SOUTH ELEVATION
1" = 10'-0"



5 ENCLOSURE - WEST ELEVATION
1" = 10'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
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WEST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%

PRIMARY FACADE ARTICULATION COMPLIANCE KEY NOTES:

- WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIONS)
- WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 ≥ 2).
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 ≤ 3).
NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
WEST/EAST: 52'-6"(25%) = 13' - 1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
- WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 ≤ 4).
35'-4"(25%) = 8'-10" (COMPLIES)
NORTH AND SOUTH ARE PROPOSED AT 9'-0".
EAST AND WEST ARE PROPOSED AT 10'-0".
- PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. 2 X 4 ≥ 5).
2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0"
- PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 ≤ 6).
35'-4"(25%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
- PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X 3 ≥ 7).
NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE)
2(26'-3") = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
EAST/WEST ELEVATION: (NEED TO REQUEST VARIANCE)
2(13'-1 1/2") = 26'-3" (COMPLIES) SHOWN AT 33'-1".

ADDITIONAL ARCHITECTURAL ELEMENT

ADDITIONAL NOTES:
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



6 WEST ELEVATION (FACING STATE HIGHWAY 205 - PRIMARY FACADE)
1" = 10'-0"

VUE REALTY GROUP, LLC.
ROCKWALL MOB
STATE HIGHWAY 205 AND STATE HIGHWAY 276 BYPASS
ROCKWALL, TEXAS

SEAL:

BLUE FIN DESIGN, LLC
Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17
DRAWN BY: WLI

EXTERIOR ELEVATIONS - COLOR

DRAWING NUMBER:
AS211

SCALE: AS INDICATED

SITE PLAN SIGNATURE BLOCK
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ____, ____
WITNESSED OUR HANDS, THIS ___ DAY OF ____, ____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



NORTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 276

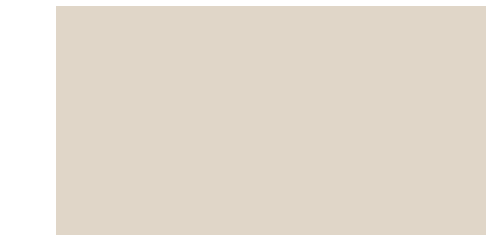


SOUTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 205

FINISH LEGEND - MATERIAL BOARD:



(CCMU-1):
CUSTOM CONCRETE MASONRY UNIT
MFR: FEATHERLITE
FINISH: LIMESTONE
MORTAR: TBD



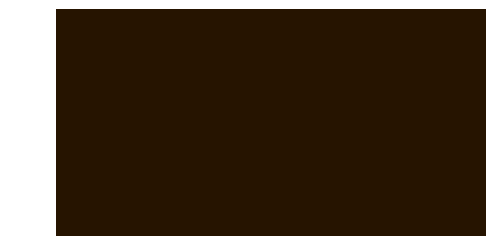
(EPT-1):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7516 KESTREL WHITE



(CCMU-2):
CUSTOM CONCRETE MASONRY UNIT
MFR: FEATHERLITE
FINISH: GRAY
MORTAR: TBD



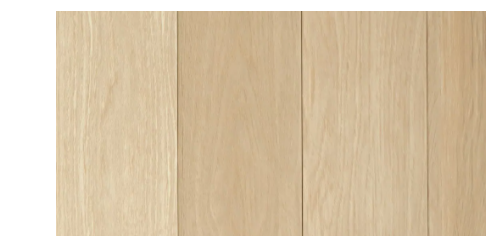
(EPT-2):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7024 FUNCTIONAL GRAY



STOREFRONT SYSTEM:
MFR: KAWNEER OR EQUAL
FINISH: DARK BRONZE ANODIZED



(EPT-3):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7048 - URBANE BRONZE



(SOFFIT):
SOFFIT MATERIAL
MFR: MAC METAL
COLLECTION: HARRYWOOD
FINISH: CORK

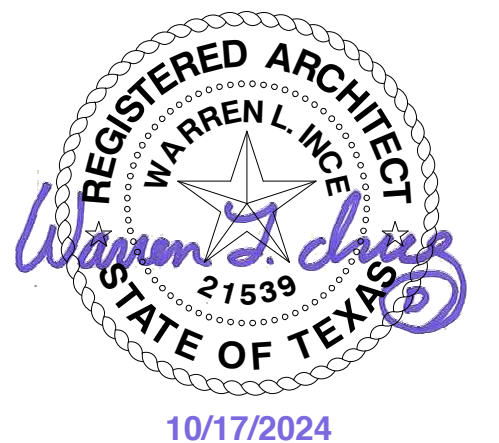


BFD #: 24115

VUE REALTY GROUP, LLC.
ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276
BYPASS
ROCKWALL, TEXAS

SEAL:



BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

DRAWN BY: WLI

**BUILDING MATERIAL
SAMPLE BOARD &
COLOR RENDERINGS**

DRAWING NUMBER:

AS220

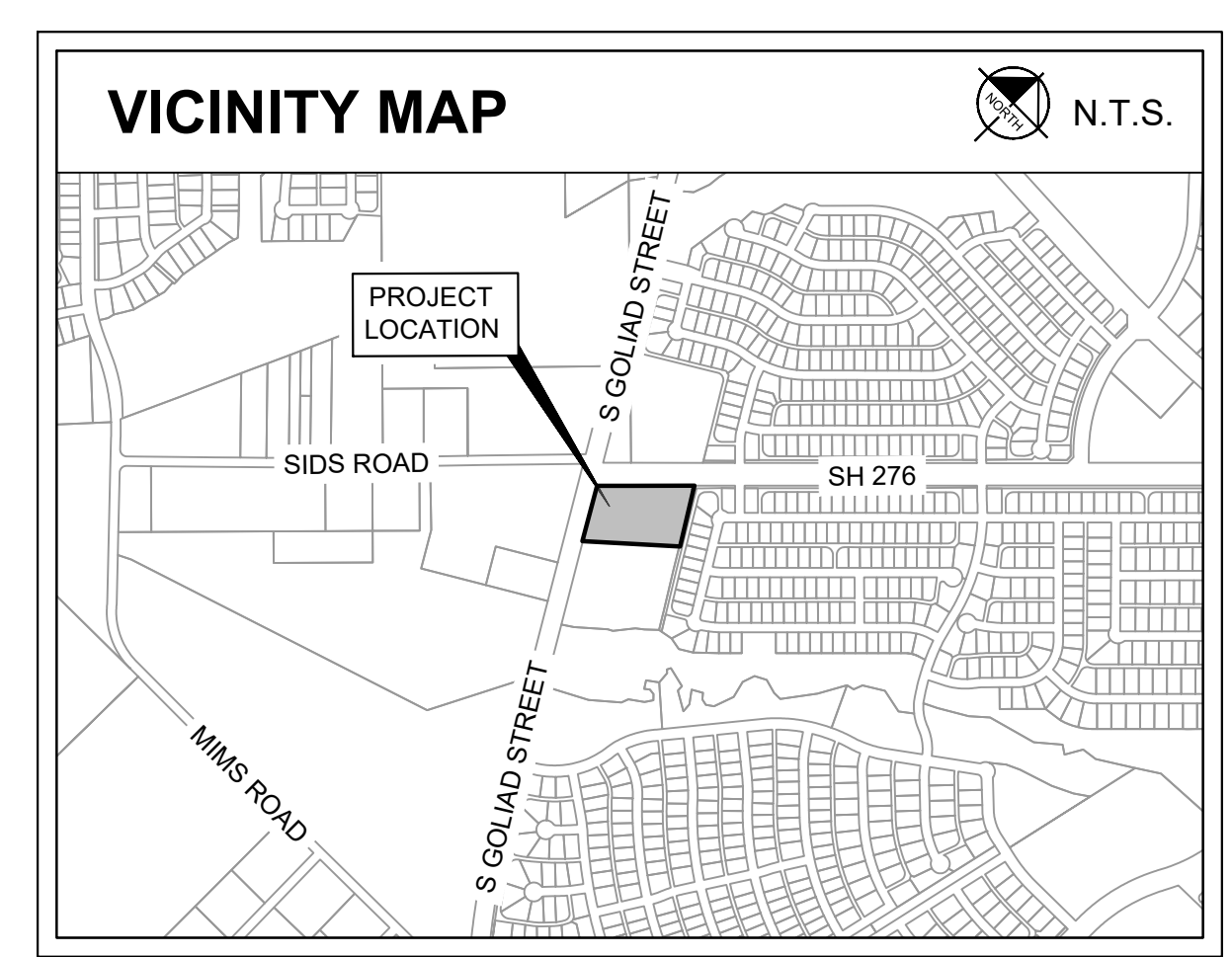
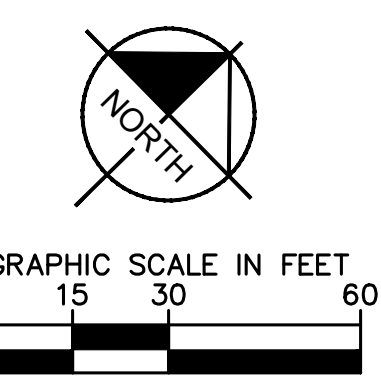
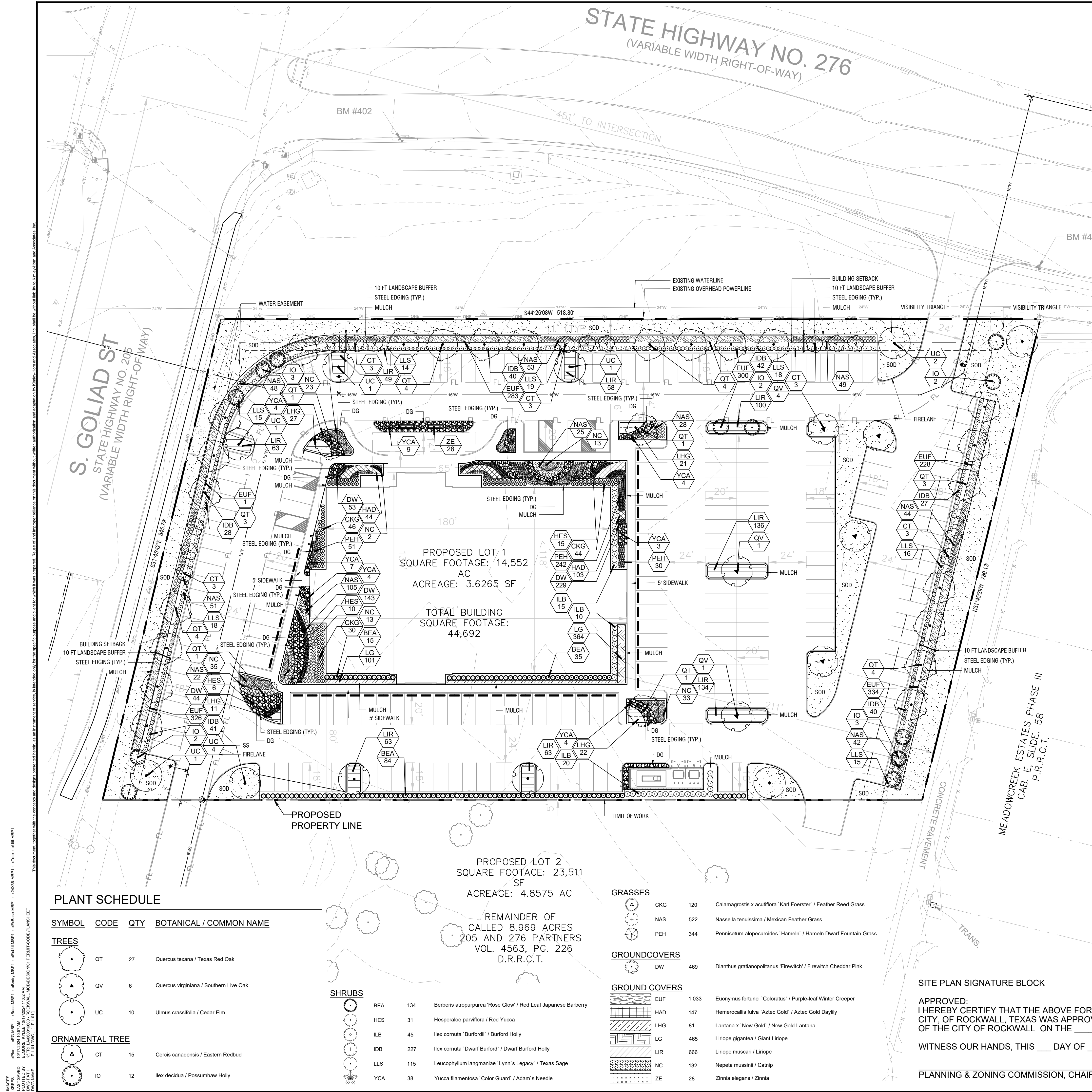
SCALE: AS INDICATED

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, _____

WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

LANDSCAPE MATERIAL (SECTION 4.A.)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper	Yes	Yes
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size	Yes	Yes
LANDSCAPE BUFFERS (SECTION 5.B.)	REQUIRED	PROVIDED
10 ft wide landscape buffer along the entire length of any non-residential lot that abuts a public right-of-way (collector street, arterial roadway, or alleyway) or residentially zoned that is located directly across a public street.	10 ft	10 ft
1 Canopy Tree and 1 Accent Tree / 50 LF		
<i>S Goliad St:</i> 314 LF / 50 LF = 7 Canopy trees and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees
<i>State Highway No. 276:</i> 519 LF / 50 LF = 11 Canopy trees and 11 Accent Trees	11 Canopy Trees 11 Accent Trees	11 Canopy Trees 11 Accent Trees
<i>20' Alleyway:</i> 314 LF / 50 LF = 7 Canopy trees and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees
All landscape buffers adjacent to a public right of way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30 inches.	30 in	30 in
LANDSCAPE REQUIREMENTS (SECTION 5.03.)	REQUIRED	PROVIDED
Zoning District: Commercial (C) District 20% required landscaping areas <i>20% x 157,972 sf = 31,595 sf</i>	31,595 sf (20%)	43,923 sf (27.8%)
A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. <i>50% x 31,595 sf = 15,797 sf</i>	15,797 sf (50%)	*15,797 sf (50%)
PARKING LOT LANDSCAPING (SECTION 5.03.E.)	REQUIRED	PROVIDED
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping.	200 sf	200 sf
No parking spaces may be located more than 80 feet from the trunk of a canopy tree.	80 ft	80 ft

* Landscape square footage accounts for all planting on building pad, internal islands on the west side of the building and landscape on the southern portion of the commercial site.

Pervious	Impervious
100%	0%
(157,972 sf)	(0 sf)

Total Mitigation Required: 214.1 in
Total Mitigation Provided: 280 in
*Refer to Tree Mitigation Plan

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.
NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
QT	27	Quercus texana / Texas Red Oak	
QV	6	Quercus virginiana / Southern Live Oak	
UC	10	Ulmus crassifolia / Cedar Elm	
ORNAMENTAL TREE			
CT	15	Cercis canadensis / Eastern Redbud	
IO	12	Ilex decidua / Possumhaw Holly	

SHRUBS

BEA	134	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry
HES	31	Hesperaloe parviflora / Red Yucca
ILB	45	Ilex cornuta 'Burfordii' / Burford Holly
IDB	227	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly
LLS	115	Leucophyllum langianmea 'Lynn's Legacy' / Texas Sage
YCA	38	Yucca filamentosa 'Color Guard' / Adam's Needle

GRASSES

CKG	120	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
NAS	522	Nassella tenuissima / Mexican Feather Grass
PEH	344	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass

GROUNDCOVERS

DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink
----	-----	---

GROUND COVERS

EUF	1,033	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper
HAD	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily
LHG	61	Lantana x 'New Gold' / New Gold Lantana
LG	485	Liriope gigantea / Giant Liriope
LIR	666	Liriope muscari / Liriope
NC	132	Nepeta mussini / Catnip
ZE	28	Zinnia elegans / Zinnia

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, 2024.

WITNESS OUR HANDS, THIS ___ DAY OF ___, 2024.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-XXX

LANDSCAPE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E.	OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (855) 228-7440 CONTACT: JEFF BROCKETTE	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (855) 228-7440 CONTACT: WARREN L. INCE

NO.	REVISIONS	DATE	BY

Kimley»Horn

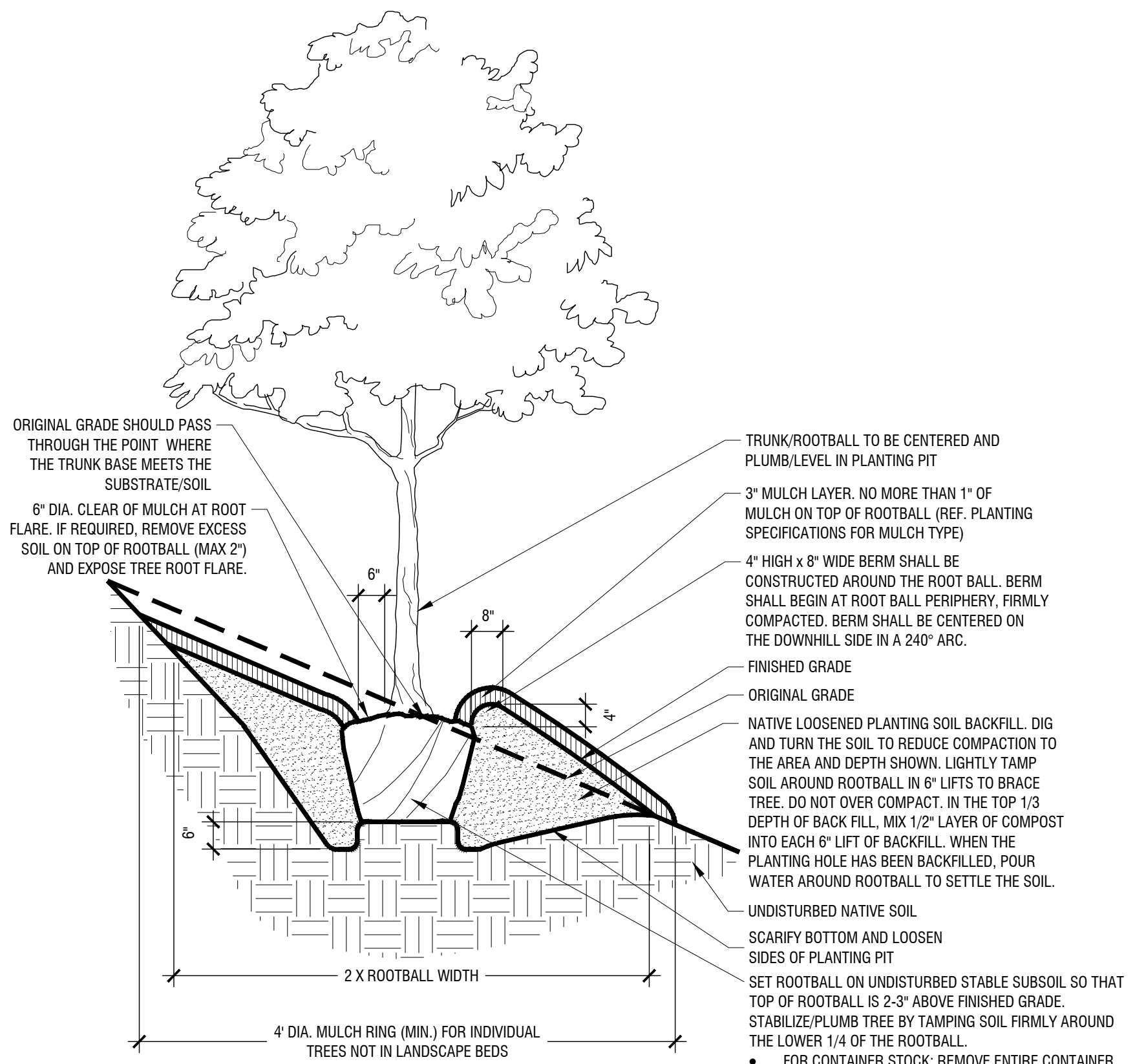
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1900 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

Rockwall Medical Building Prepared For Vue Real Estate City of Rockwall, TX

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

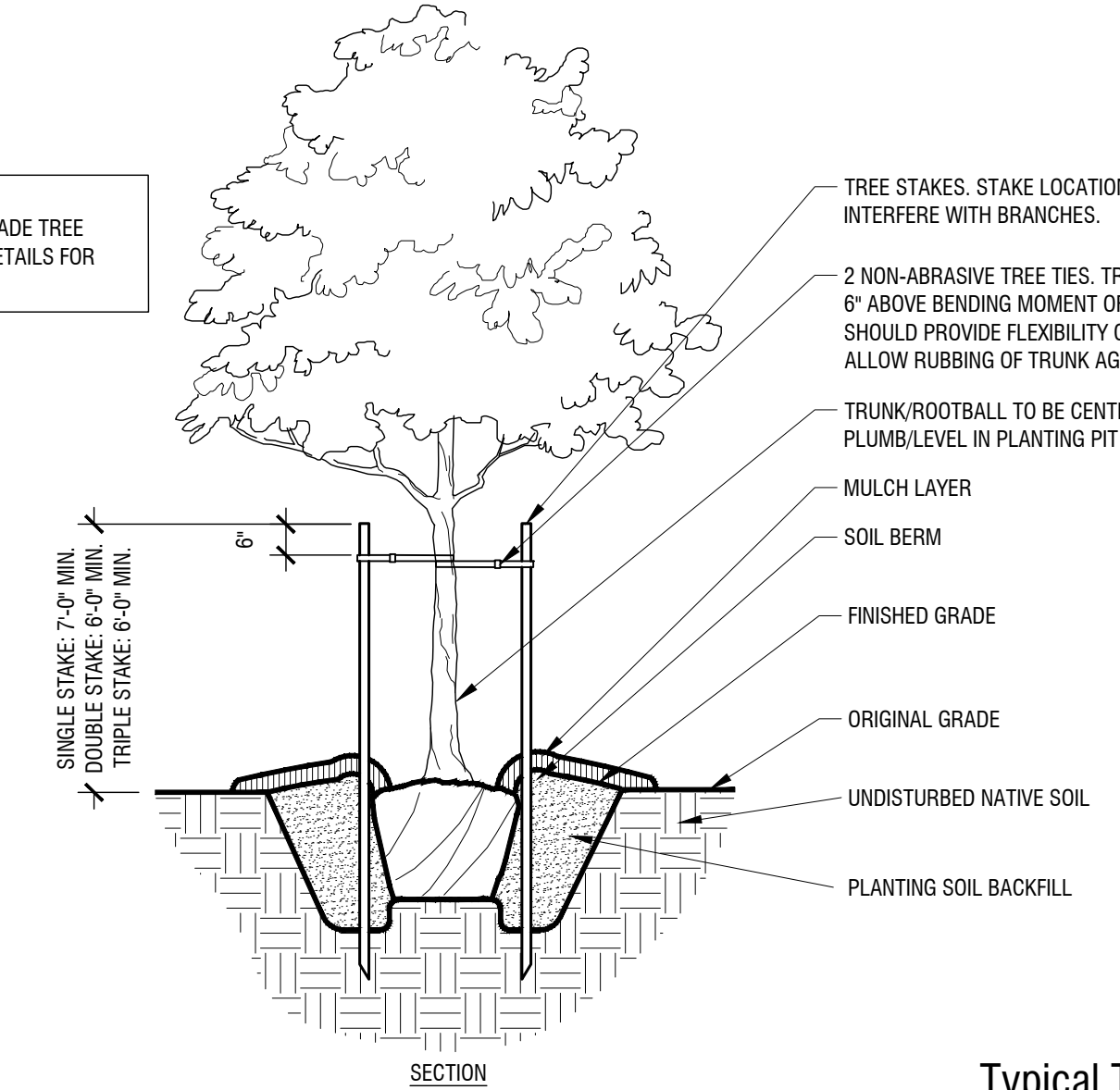
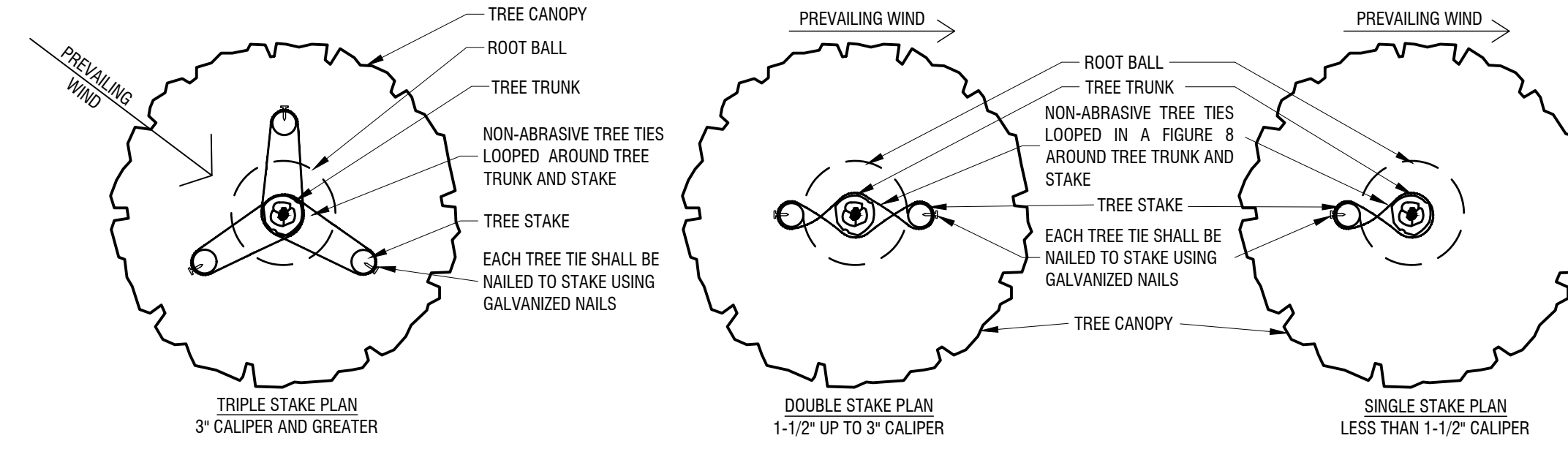
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.



Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

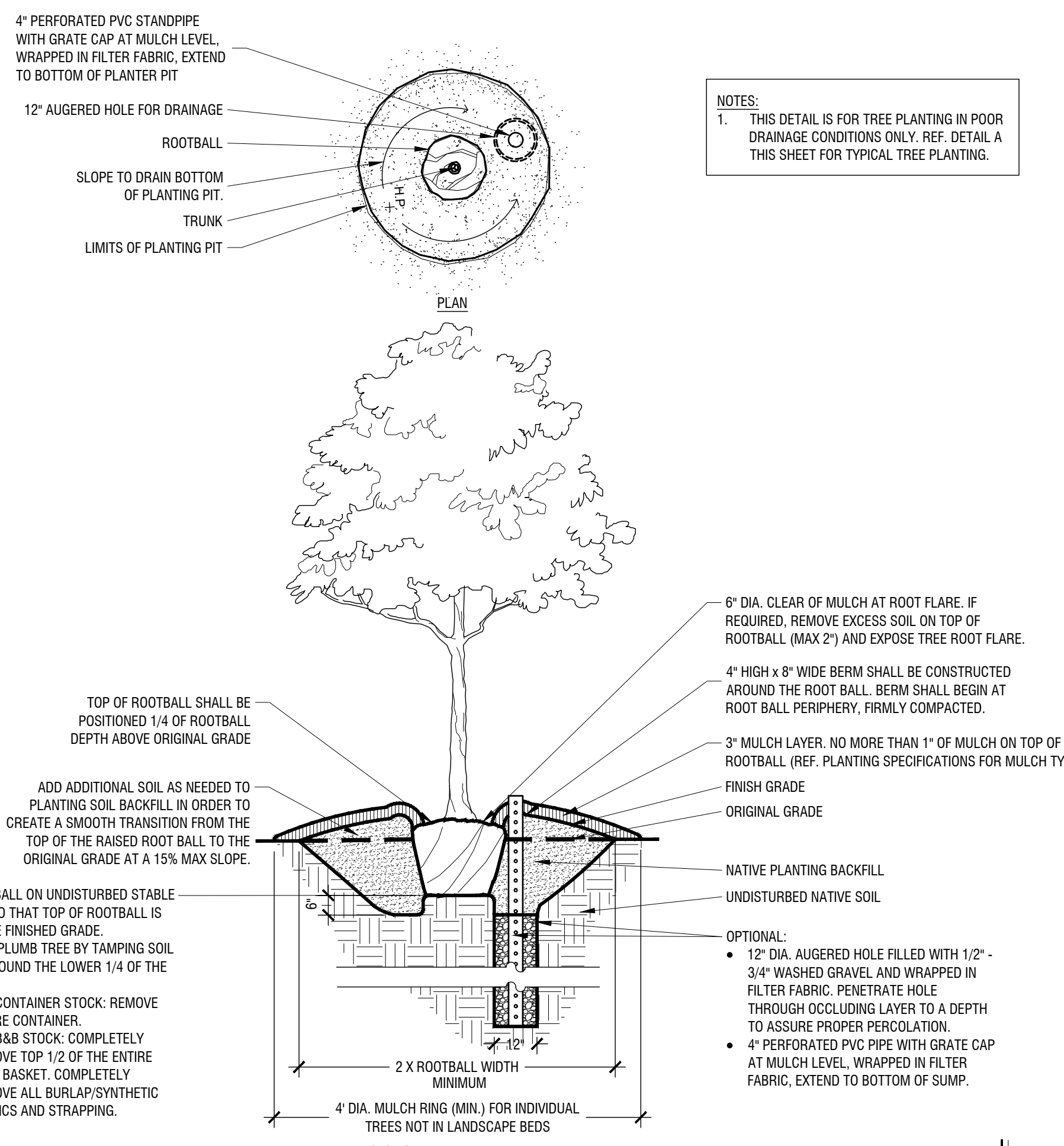
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Typical Tree Staking

Scale: NTS

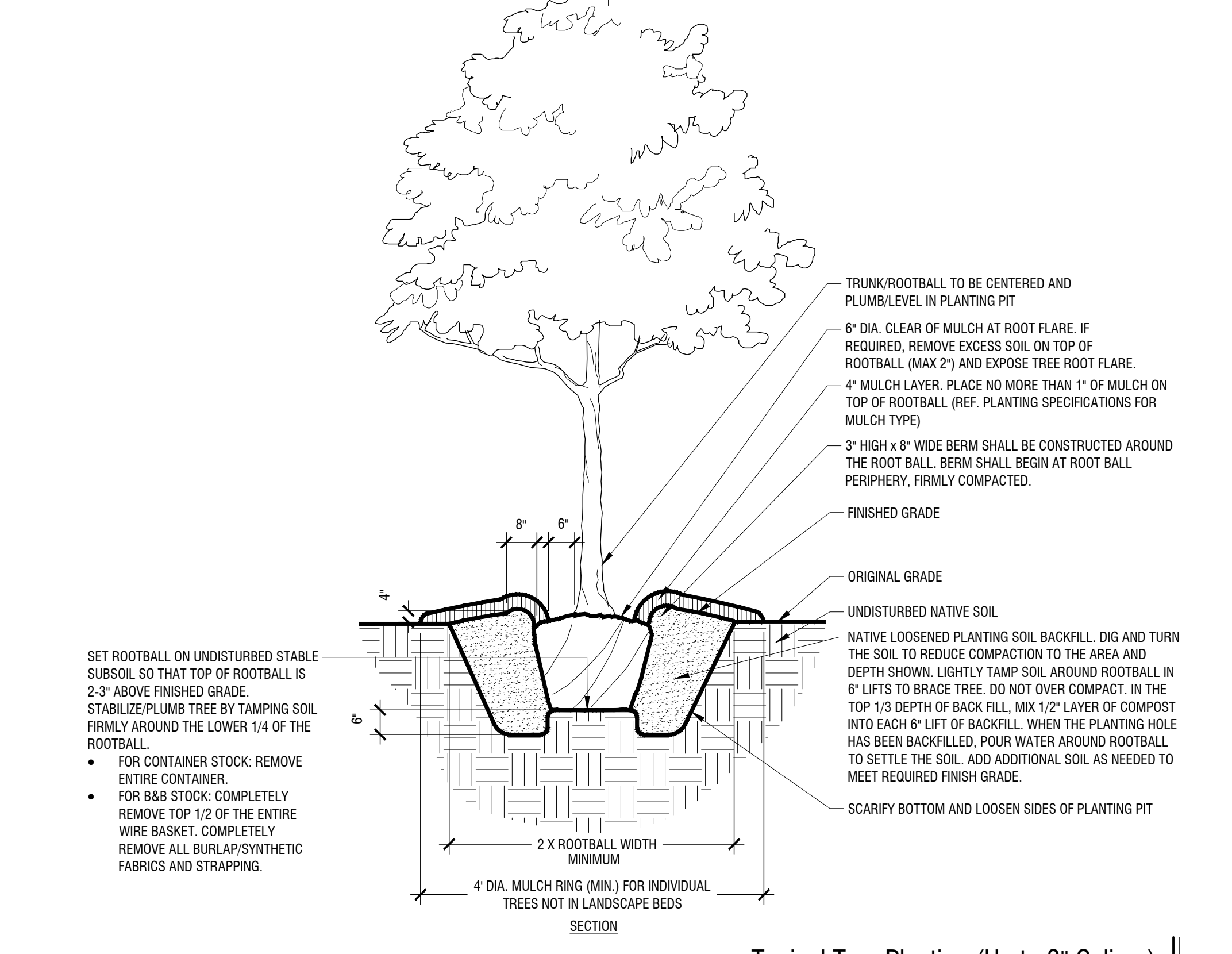
B



Tree Planting (Poor Drainage Condition)

Scale: NTS

C



Typical Tree Planting (Up to 3\"/>

Scale: NTS

A

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

Kimley Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-235-3820
WWW.KIMLEY-HORN.COM TX F-928
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Kimley Horn

P.L.A. NICHOLAS B. ADAMS
L.A. No. 3454 Date 10/17/2024

KHA PROJECT	060016600
DATE	10/17/2024
SCALE	AS SHOWN
DESIGNED BY	KAE
DRAWN BY	KAE
CHECKED BY	NBA

ROCKWALL MEDICAL BUILDING
PREPARED FOR
VUE REAL ESTATE
CITY OF ROCKWALL, TX

PROJECT NUMBER: SP2024-XXX

LANDSCAPE DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 203 WEST NASH ST, SUITE 100
TERRELL, TX 75160
PHONE: (972) 556-4263
CONTACT: MATT LUCAS, P.E.

OWNER
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
PHONE: (972) 556-1700
CONTACT: JEFF BROCKETTE

APPLICANT
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
PHONE: (855) 228-7440
CONTACT: JEFF BROCKETTE

ARCHITECT
BLUE FIN DESIGN
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
AUSTIN, TX 78728
PHONE: (855) 228-7440
CONTACT: WARREN L. INCE

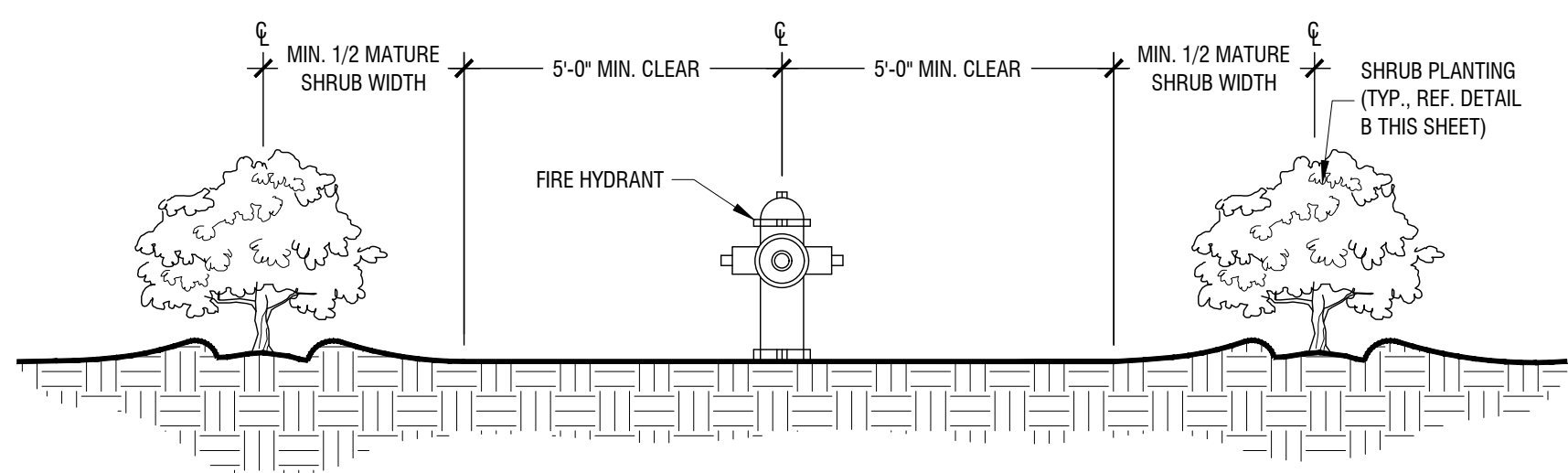
LANDSCAPE DETAILS

SHEET NUMBER
LP 3.01

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IMAGES:
DRAWN BY: JAY
CHECKED BY: JAY
DESIGNED BY: JAY
DATE: 10/17/2024 11:02 AM
LAST DATE: 10/20/2024 11:00 AM
DRAWN BY: JAY
DATE: 10/17/2024 11:02 AM
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DATE: 10/17/2024 11:02 AM
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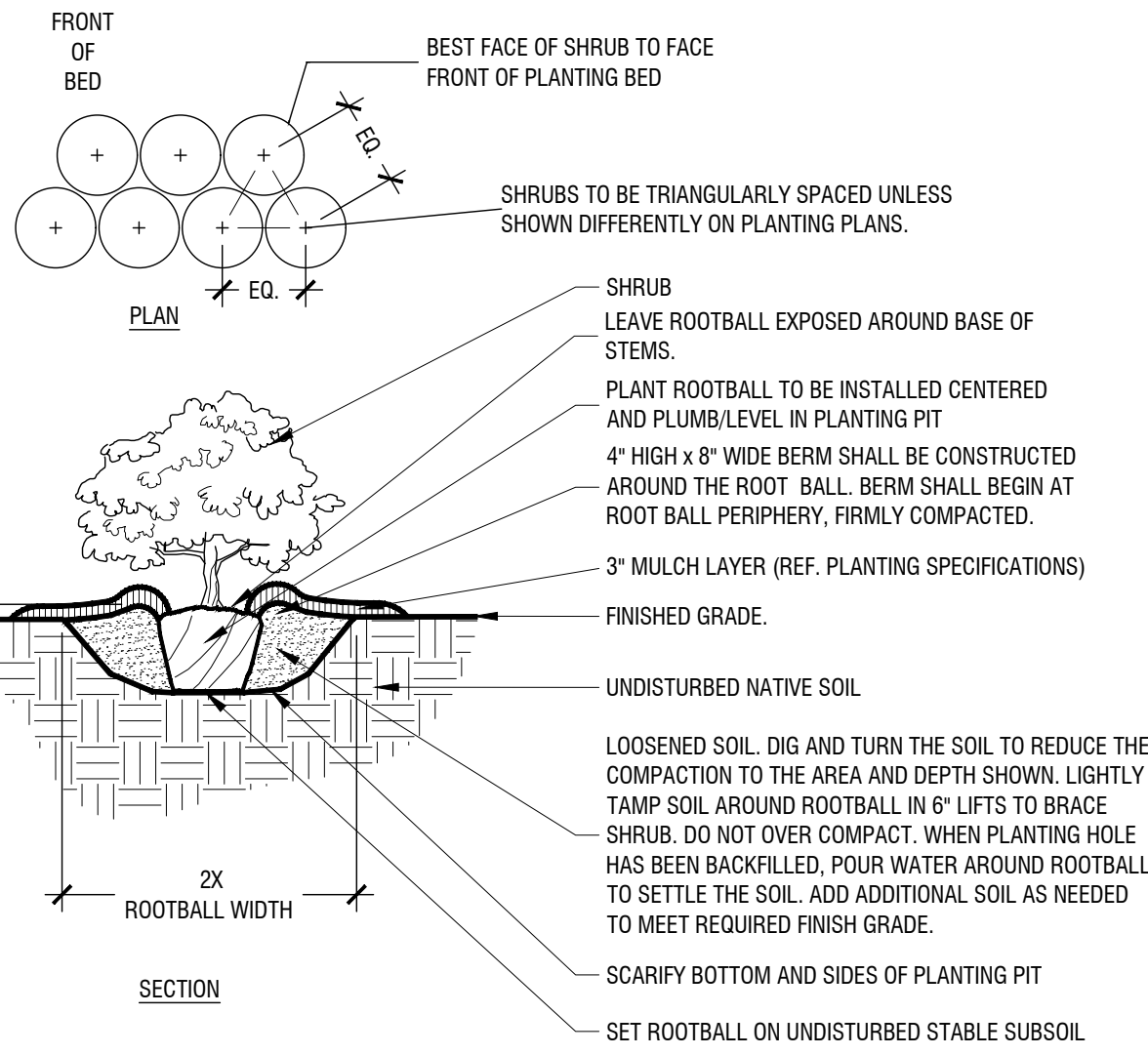
NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.
 3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Fire Hydrant

Scale: NTS

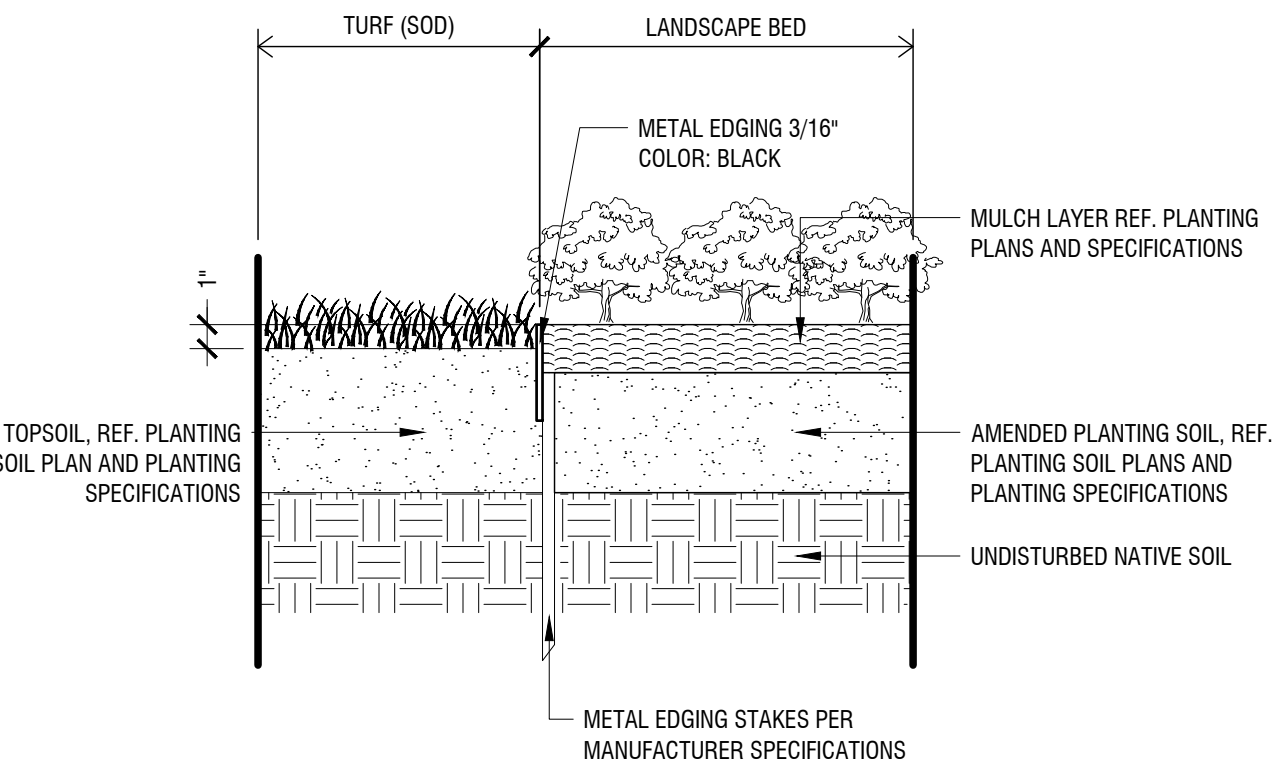
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Typical Shrub Planting

Scale: NTS

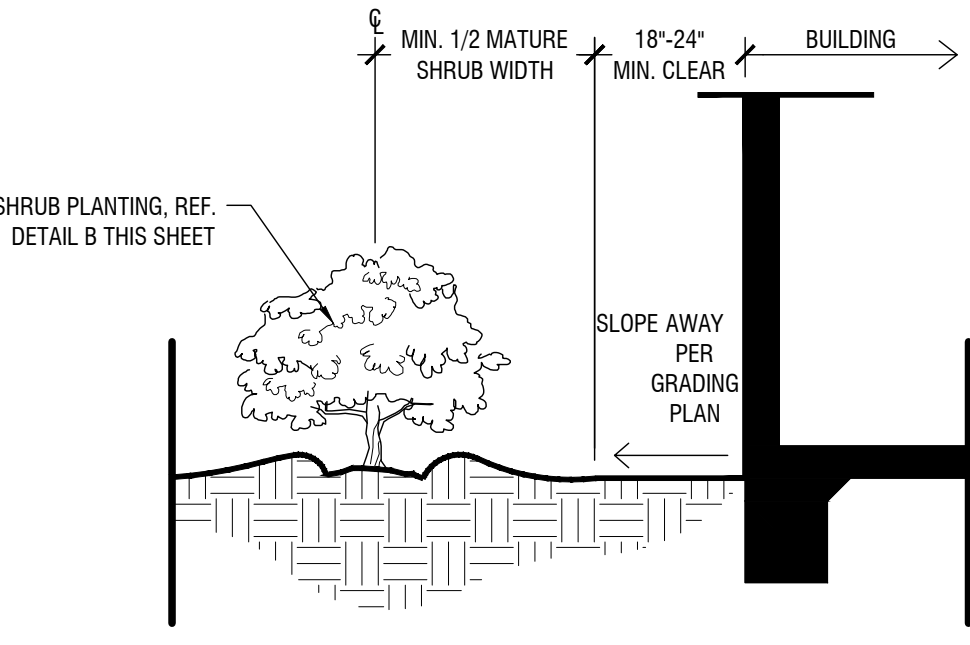
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METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

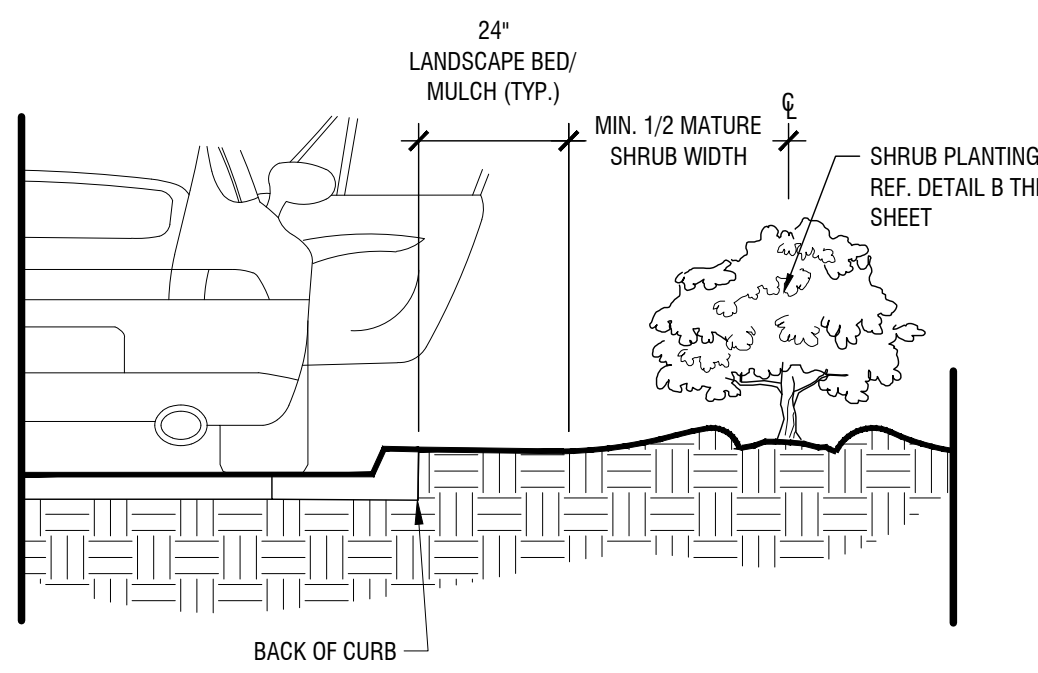
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Shrub Planting at Building Edge

Scale: NTS

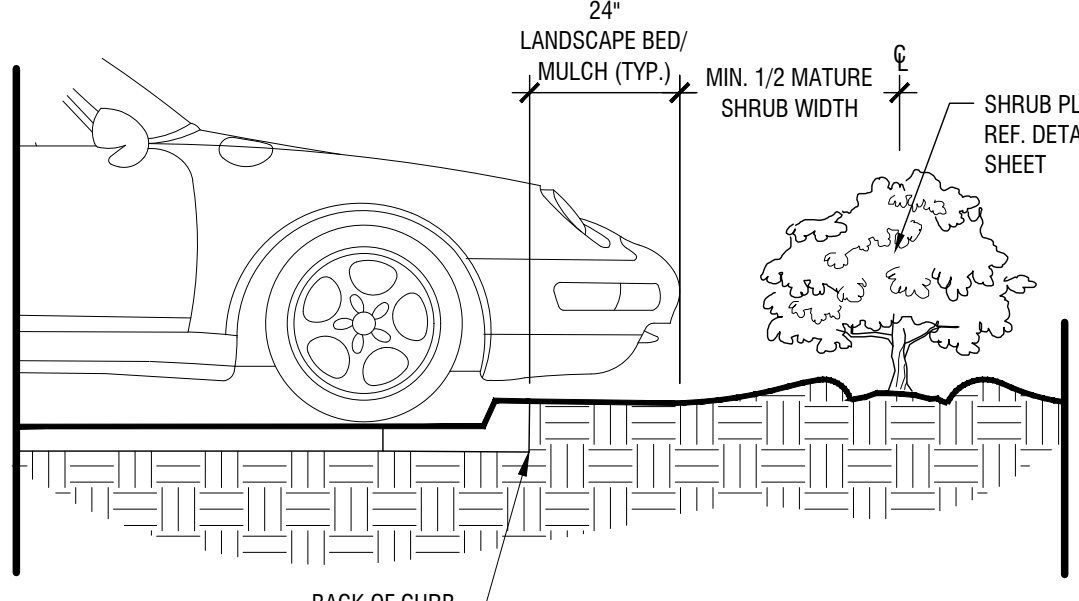
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Shrub Planting at Curb

Scale: NTS

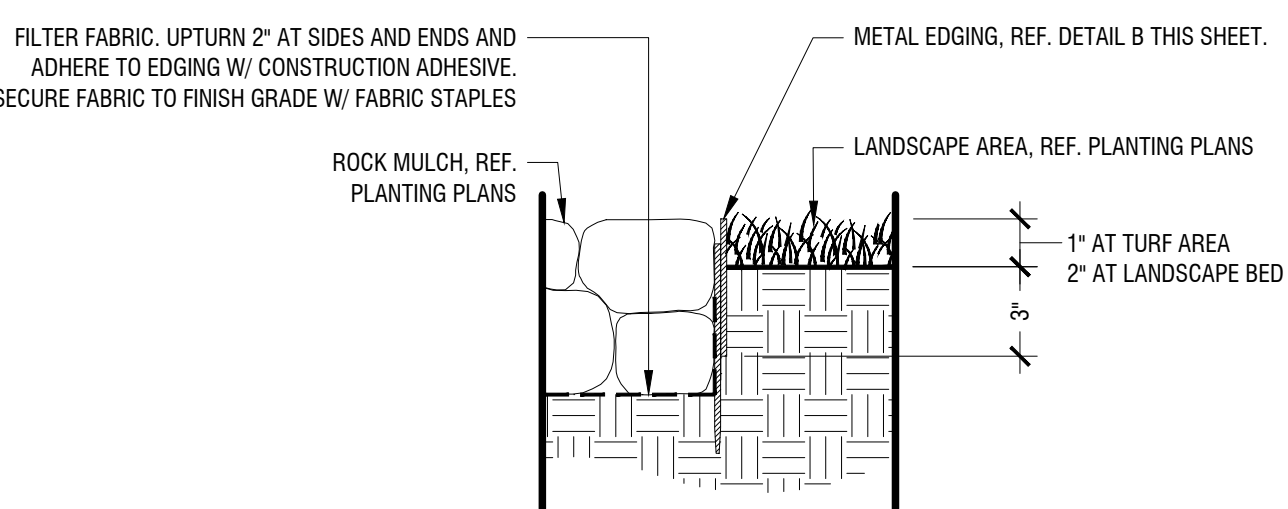
J



Shrub Planting at Curb

Scale: NTS

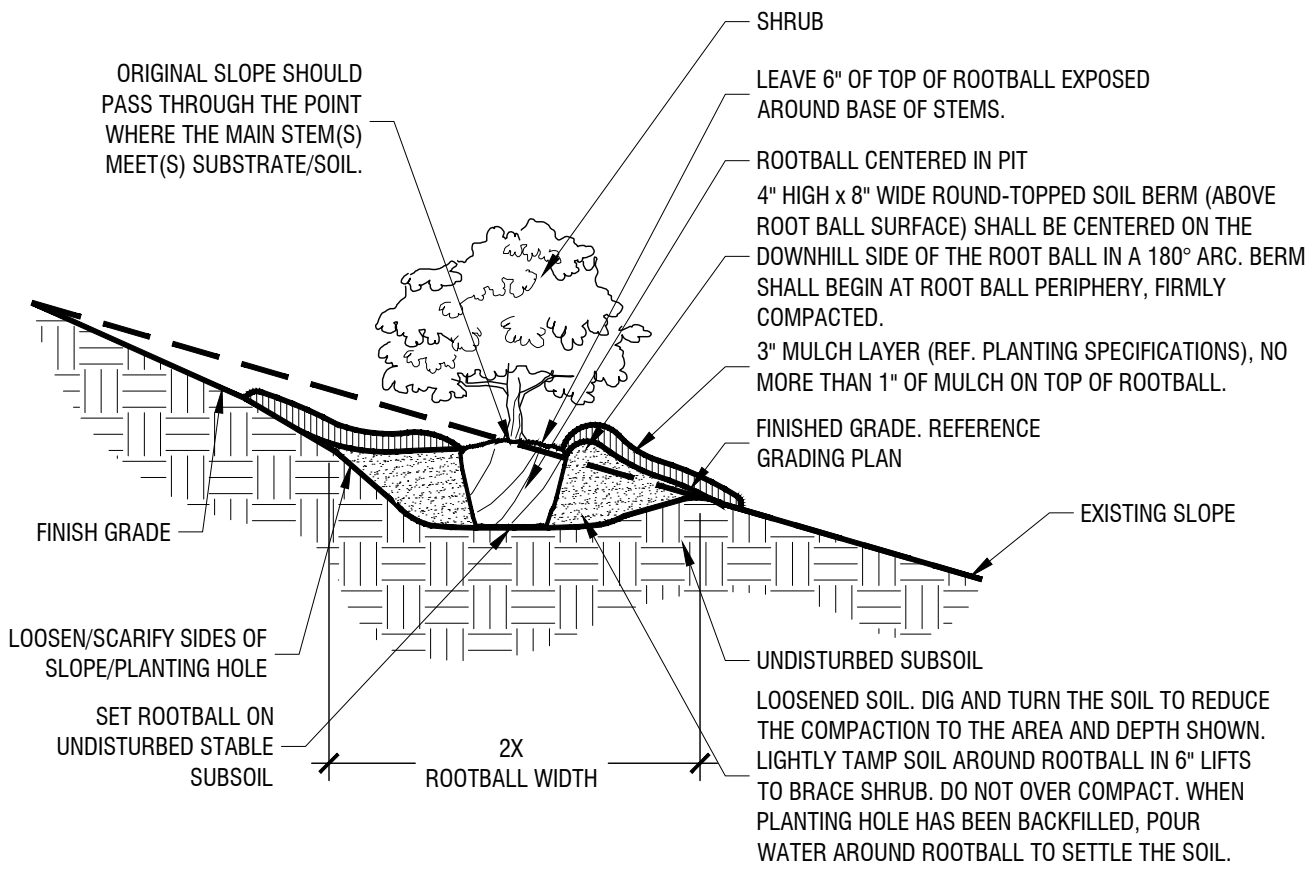
J



METAL EDGING (AT ROCK COBBLE BED)

Scale: 1 1/2" = 1'-0"

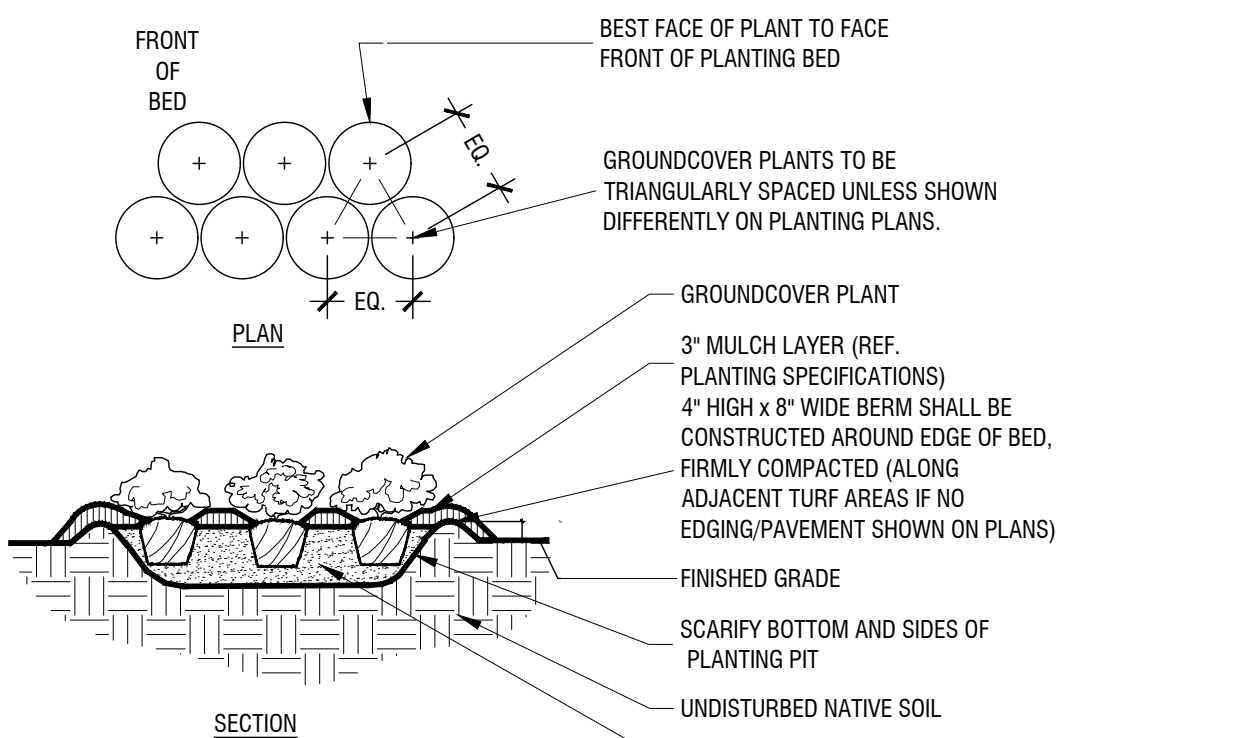
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Shrub Planting On 5-50% (20:1 TO 2:1) Slope

Scale: NTS

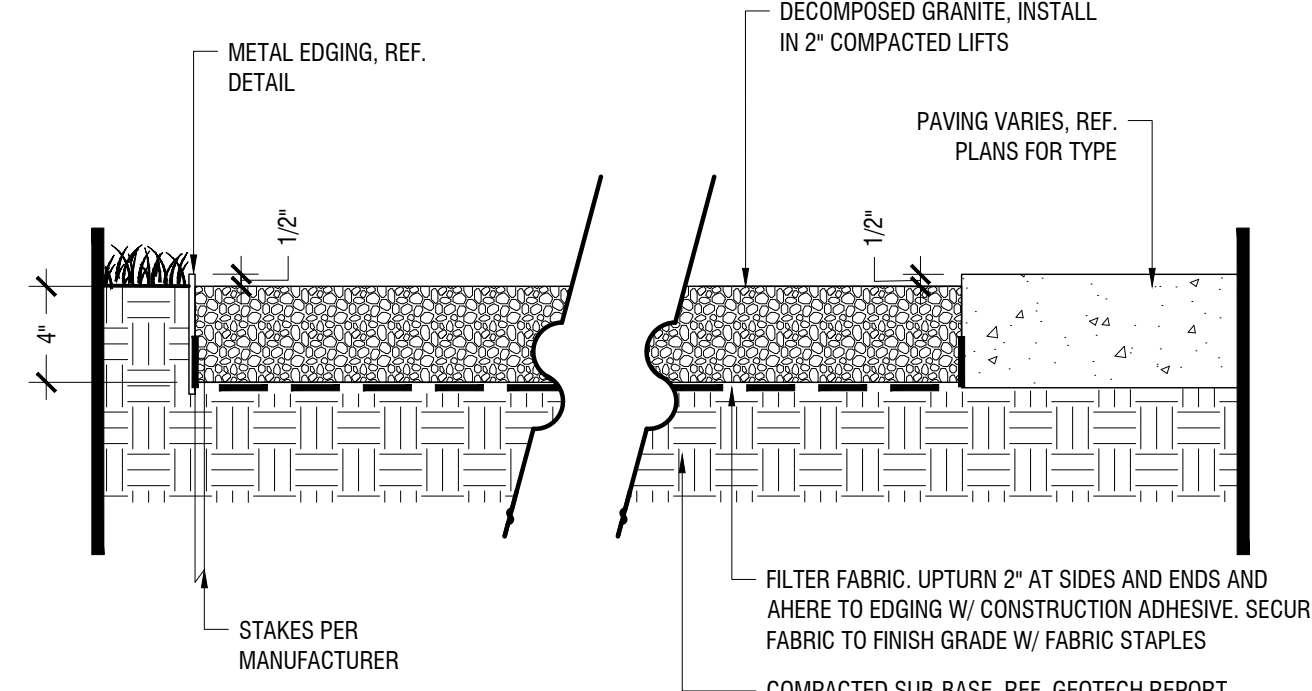
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Typical Groundcover Planting

Scale: NTS

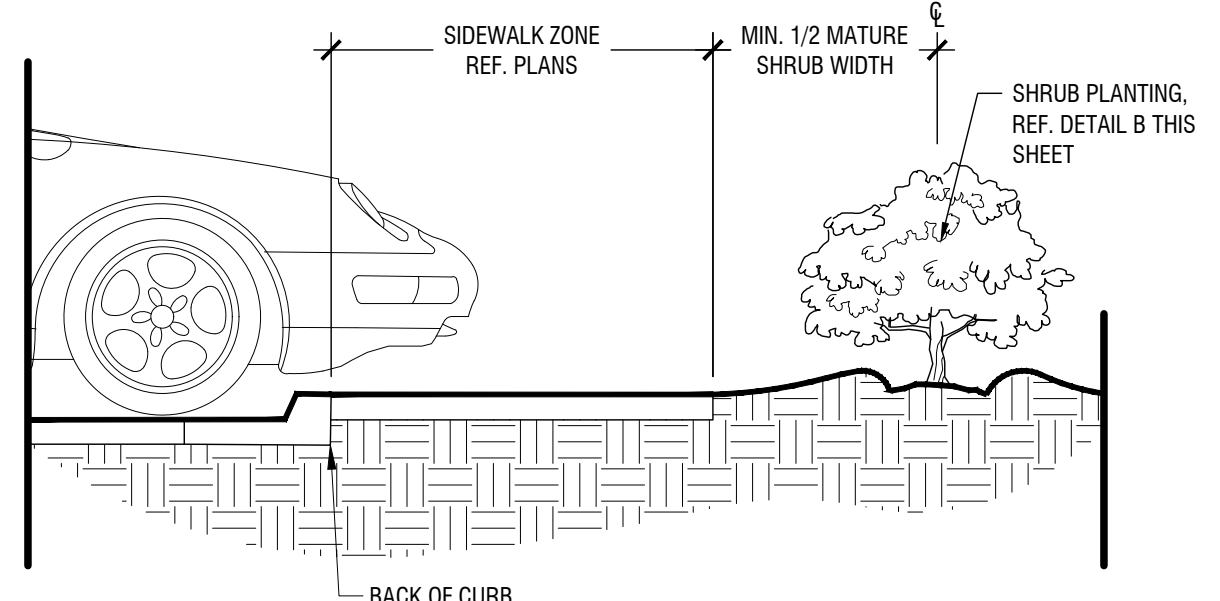
A



Decomposed Granite

Scale: 1 1/2" = 1'-0"

I



Shrub Planting at Sidewalk

Scale: NTS

F

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-XXX

LANDSCAPE DETAILS FOR ROCKWALL MEDICAL BUILDING
 8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 DALLAS, TX 75251 PHONE: (972) 568-4263 CONTACT: MATT LUCAS, P.E.
 OWNER: VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
 APPLICANT: VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
 ARCHITECT: BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (855) 228-7440 CONTACT: WARREN L. INCE

ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX

SHEET NUMBER LP 3.02

Kimley-Horn & Associates, Inc. 13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-238-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

FOR REVIEW ONLY Not for construction or permit purposes. Kimley-Horn & Associates, Inc. P.L.A. No. 3454 Date: 10/17/2024

KHA PROJECT 060016600 DATE 10/17/2024 SCALE AS SHOWN DESIGNED BY KAE DRAWN BY KAE CHECKED BY NBA

LANDSCAPE DETAILS

REVISIONS

NO. DATE

IMAGES: © SHUTTERSTOCK.COM, © GETTY IMAGES
 PLOTTED BY: ELIZABETH KYLE 10/17/2024 11:02 AM
 LAST SAVED: 10/17/2024 11:00 AM
 PLOT DATE: 10/17/2024 11:00 AM
 DWG NAME: LP 3.02.DWG
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PLANT SCHEDULE

Table with columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, SPECIFICATIONS, REMARKS. Includes sections for TREES, ORNAMENTAL TREE, SHRUBS, GRASSES, GROUND COVERS, and MULCH.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

PLANTING NOTES

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

- L. DIGGING AND HANDLING
1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BRUISING AND DRYING OUT DURING TRANSIT.

- S. LAWN SODDING
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETION IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-XXX

LANDSCAPE SPECIFICATIONS AND NOTES FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OCTOBER 18, 2024

Table with columns: ENGINEER / SURVEYOR, OWNER, APPLICANT, ARCHITECT. Includes contact information for Kimley-Horn and Associates, Inc.

Kimley-Horn logo and contact information: 13455 NOEL RD., TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240

Kimley-Horn logo and contact information: FOR REVIEW ONLY, Not for construction or permit purposes.

Table with columns: KHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY. Includes project details for Rockwall Medical Building.

ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX

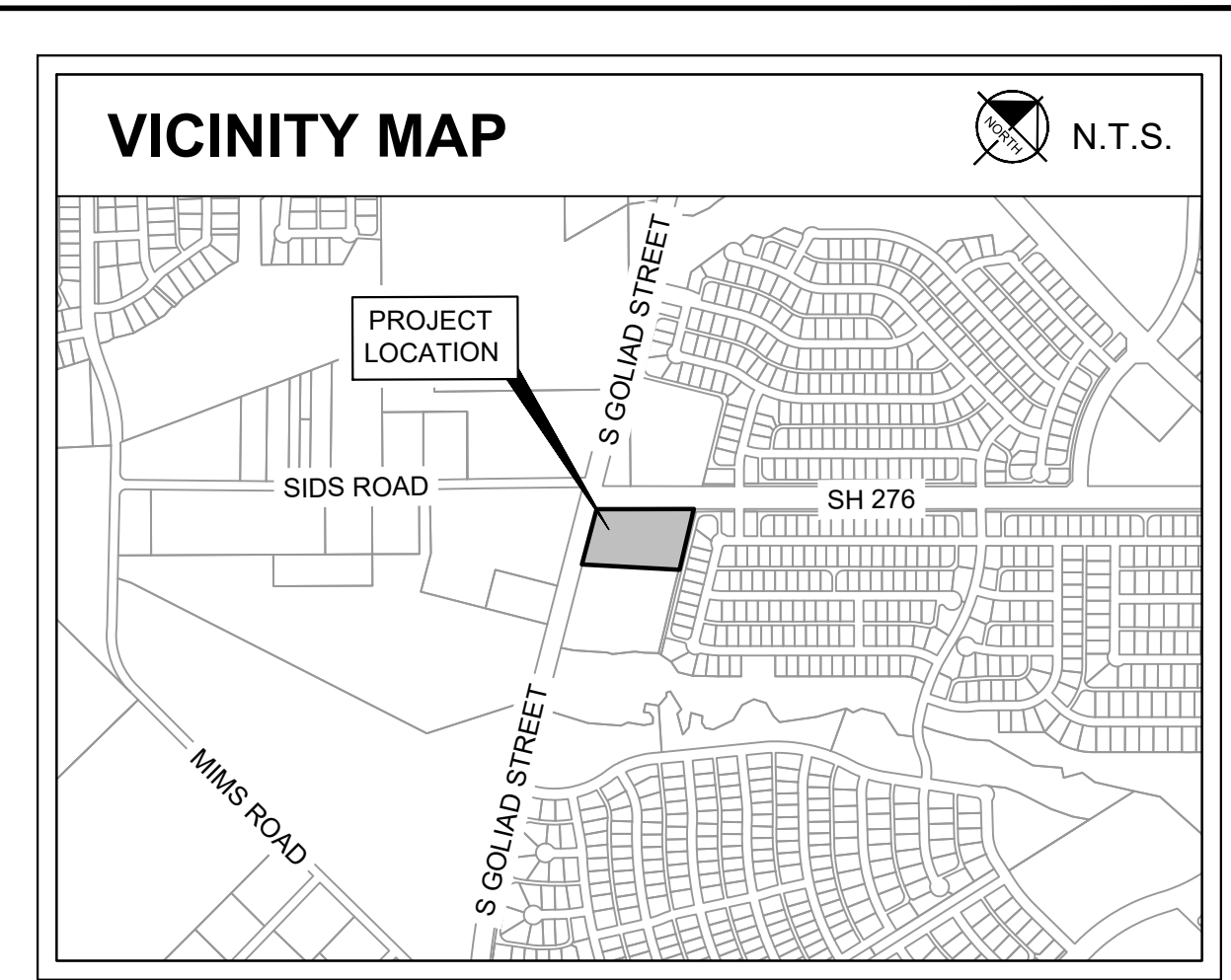
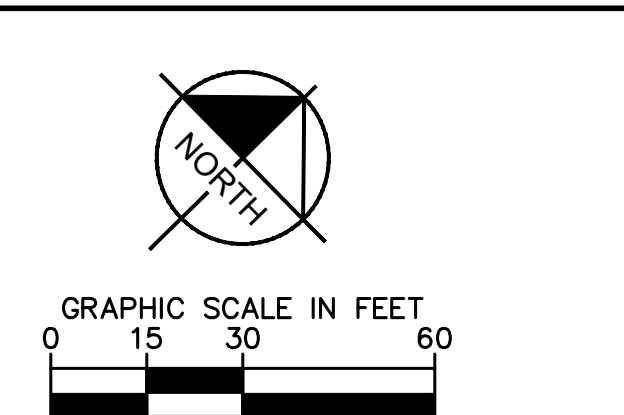
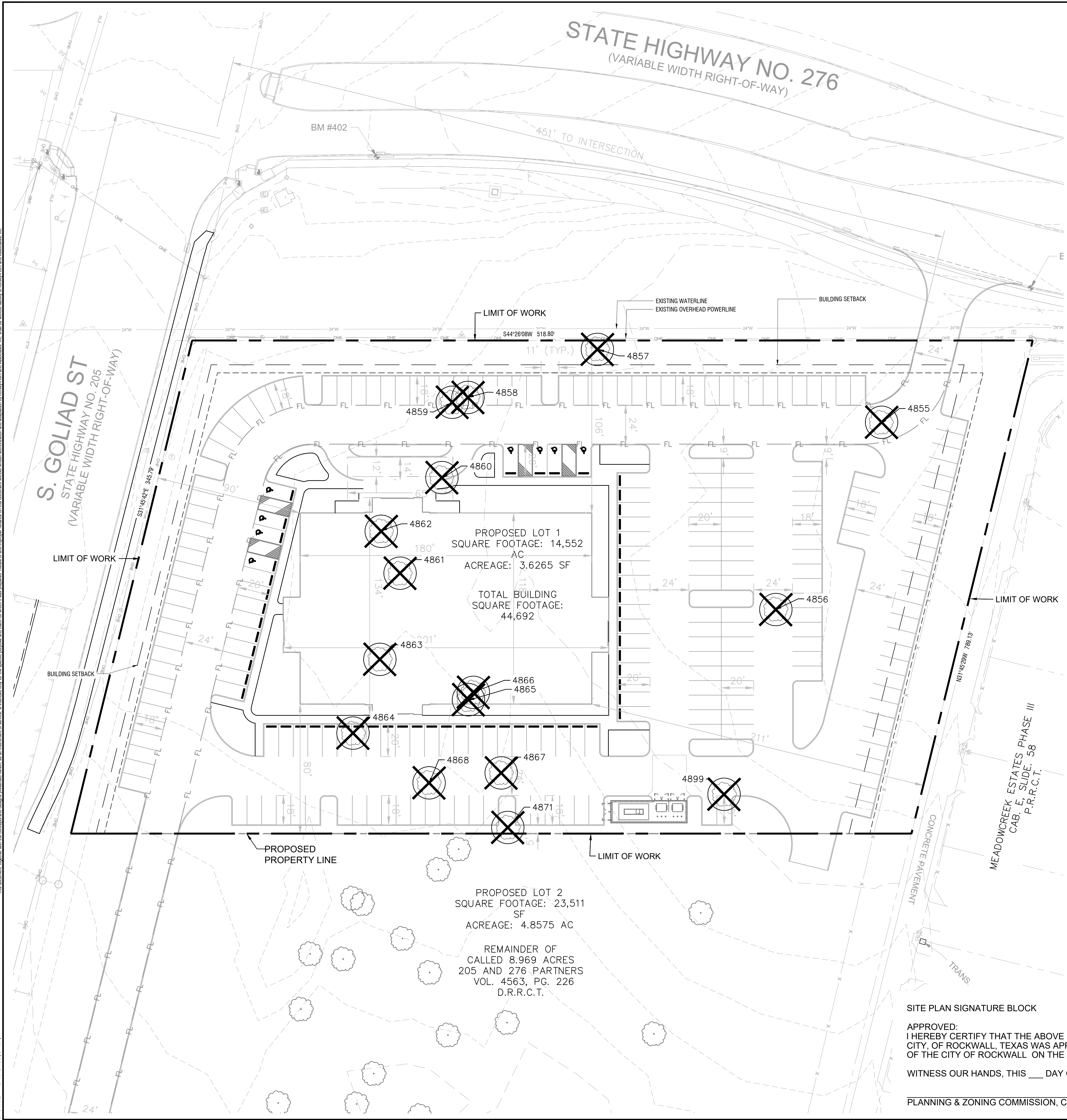
LANDSCAPE SPECIFICATIONS AND NOTES

SHEET NUMBER LP 3.03

Vertical text on the left margin: THIS DOCUMENT, TOGETHER WITH THE CONTRACT AND ANY ADDENDUMS, IS THE SOLE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR...

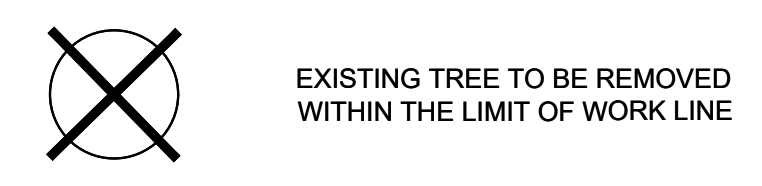
Table with columns: NO., REVISIONS, DATE. Includes a list of revisions.

IMAGES: \p\24\25\26\27\28\29\30\31\32\33\34\35\36\37\38\39\40\41\42\43\44\45\46\47\48\49\50\51\52\53\54\55\56\57\58\59\60\61\62\63\64\65\66\67\68\69\70\71\72\73\74\75\76\77\78\79\80\81\82\83\84\85\86\87\88\89\90\91\92\93\94\95\96\97\98\99\100
 PLOTTED BY: JAW/BJD
 DATE: 10/17/2024 10:03 AM
 DWS NAME: LT 101.DWG (1:1)



#	SPECIES	CALIPER	PROTECT OR REMOVE	TREE HEALTH	MITIGATION REQUIRED
4855	Eastern Redcedar / <i>Juniperus virginiana</i>	13.9	Remove	Healthy	13.9
4856	Eastern Redcedar / <i>Juniperus virginiana</i>	17.3	Remove	Healthy	17.3
4857	Eastern Redcedar / <i>Juniperus virginiana</i>	13.7	Remove	Healthy	13.7
4858	Eastern Redcedar / <i>Juniperus virginiana</i>	11.1	Remove	Healthy	11.1
4859	Eastern Redcedar / <i>Juniperus virginiana</i>	11.4	Remove	Healthy	11.4
4860	Eastern Redcedar / <i>Juniperus virginiana</i>	11.1	Remove	Healthy	11.1
4861	Eastern Redcedar / <i>Juniperus virginiana</i>	18.8	Remove	Healthy	18.8
4862	Eastern Redcedar / <i>Juniperus virginiana</i>	12.2	Remove	Healthy	12.2
4863	Eastern Redcedar / <i>Juniperus virginiana</i>	12.3	Remove	Healthy	12.3
4864	Eastern Redcedar / <i>Juniperus virginiana</i>	11	Remove	Healthy	11
4865	Eastern Redcedar / <i>Juniperus virginiana</i>	14.7	Remove	Healthy	14.7
4866	Eastern Redcedar / <i>Juniperus virginiana</i>	12.6	Remove	Healthy	12.6
4867	Chittamwood / <i>Sideroxylon lanuginosum</i>	9.1	Remove	Declining	9.1
4868	Eastern Redcedar / <i>Juniperus virginiana</i>	15.4	Remove	Healthy	15.4
4871	Eastern Redcedar / <i>Juniperus virginiana</i>	11	Remove	Healthy	11
4899	Eastern Redcedar / <i>Juniperus virginiana</i>	18.5	Remove	Healthy	18.5
Total Mitigation Required:					214.1

TREE PRESERVATION LEGEND



TREE PRESERVATION AND REMOVAL NOTES

- CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.
- ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.
- ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.
- ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
- ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.
- CONTRACTOR SHALL PROVIDE REMOVAL, STORAGE, AND TRANSPLANTING OF EXISTING TREES ON SITE. THE CONTRACTOR SHALL REMOVE EACH EXISTING TREE THROUGH THE USE OF HAND DIGGING, OR WITH THE USE OF AN APPROVED MECHANICAL DEVICE. TREES SHALL BE HARVESTED AS BALLED & BURLAPPED TREE SPECIMENS, PER ANSI Z60 STANDARDS, AND TRANSPORTED TO NEW LOCATION ON SITE, OR AT ALTERNATE SITE AS DIRECTED OR APPROVED BY THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO PROVIDE FOR REMOVAL, PLACEMENT OF BURLAP, PLACEMENT OF WIRE BASKET OR OTHER APPROVED BALL-SUPPORTING DEVICE, TRANSPORT TO TEMPORARY STORAGE AREA, ONGOING MAINTENANCE AND WATERING DURING CONSTRUCTION, AND RE-PLANTING TO BE PERFORMED UPON COMPLETION OF MAJOR SITE WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GUIDELINES AND RECOMMENDATIONS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.

PROJECT NUMBER: SP2024-XXX

TREE PRESERVATION PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 203 WEST NASH ST, SUITE 100
TERRELL, TX 75160
(972) 588-6263
CONTACT: MATT LUCAS, P.E.

OWNER
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
(972) 556-1700
CONTACT: JEFF BROCKETTE

APPLICANT
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
(972) 556-1700
CONTACT: JEFF BROCKETTE

ARCHITECT
BLUE FIN DESIGN
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
AUSTIN, TX 78728
(855) 228-7440
CONTACT: WARREN L. INCE

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

NO.
REVISIONS
DATE
BY

Kimley-Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley-Horn

P.L.A. NO. 3454 DATE: 10/17/2024

KHA PROJECT: 060016600 DATE: 10/17/2024

SCALE: AS SHOWN

DESIGNED BY: KAE DRAWN BY: KAE CHECKED BY: NBA

ROCKWALL MEDICAL BUILDING
PREPARED FOR:
VUE REAL ESTATE
CITY OF ROCKWALL, TX

TREE PRESERVATION PLAN

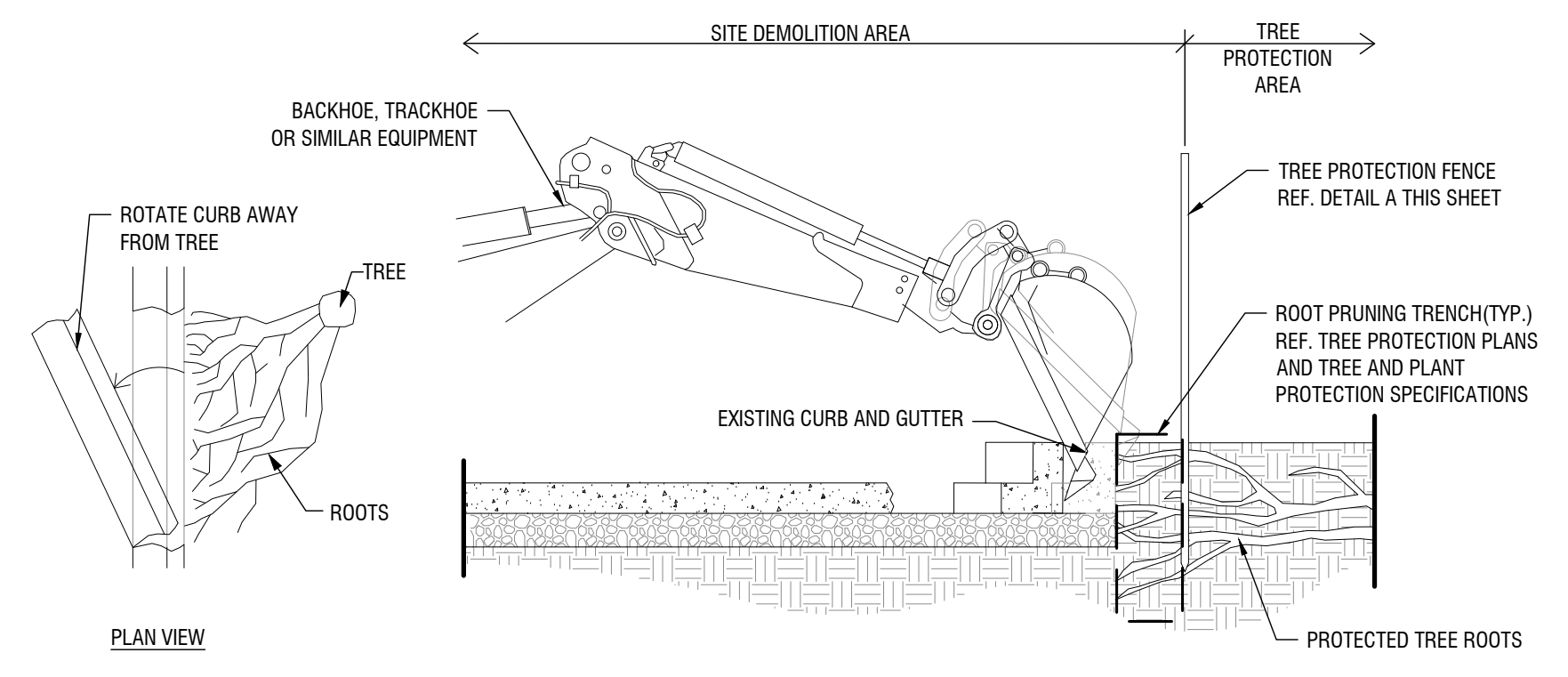
SHEET NUMBER
LT 1.01

IMAGES: © SHUTTERSTOCK.COM
 PLOTTED BY: J. L. BAYDOR
 DATE: 10/17/2024 11:01 AM
 FILE: C:\PROJECTS\SP2024-XXX\DWG\TREE DEMOLITION AND PROTECTION DETAILS.dwg
 USER: JLBAYDOR
 PLOT: 10/17/2024 11:01 AM
 PLOTNAME: C:\PROJECTS\SP2024-XXX\DWG\TREE DEMOLITION AND PROTECTION DETAILS.dwg

This document, together with the copyright and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of said information without the written authorization and approval of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

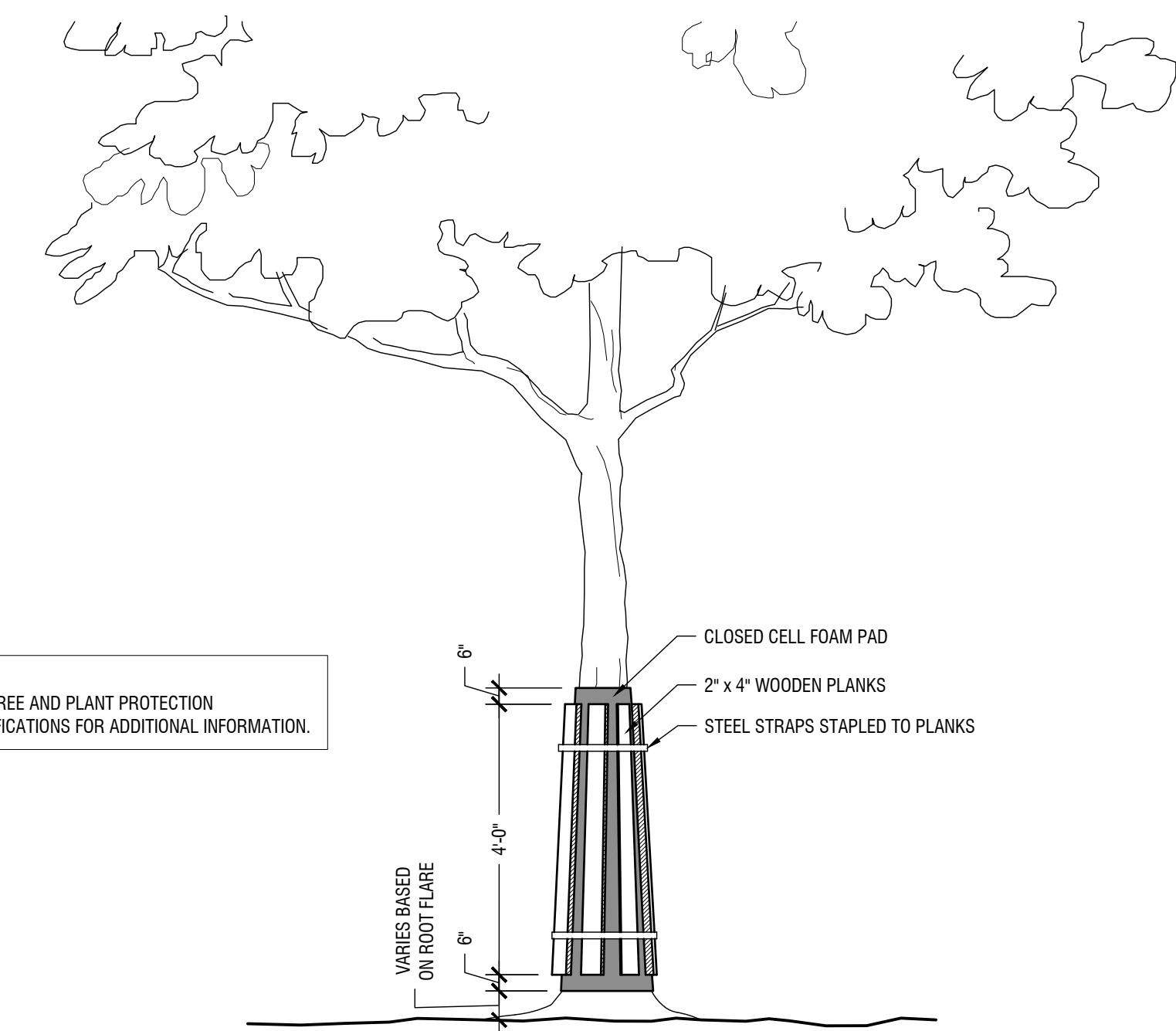
- DEMOLITION SEQUENCE:**
- PERFORM ANY ROOT PRUNING.
 - INSTALL TREE PROTECTION FENCING.
 - BREAK OR CUT 6" SECTIONS OF CURB.
 - CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
 - COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
- PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 - ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 - OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



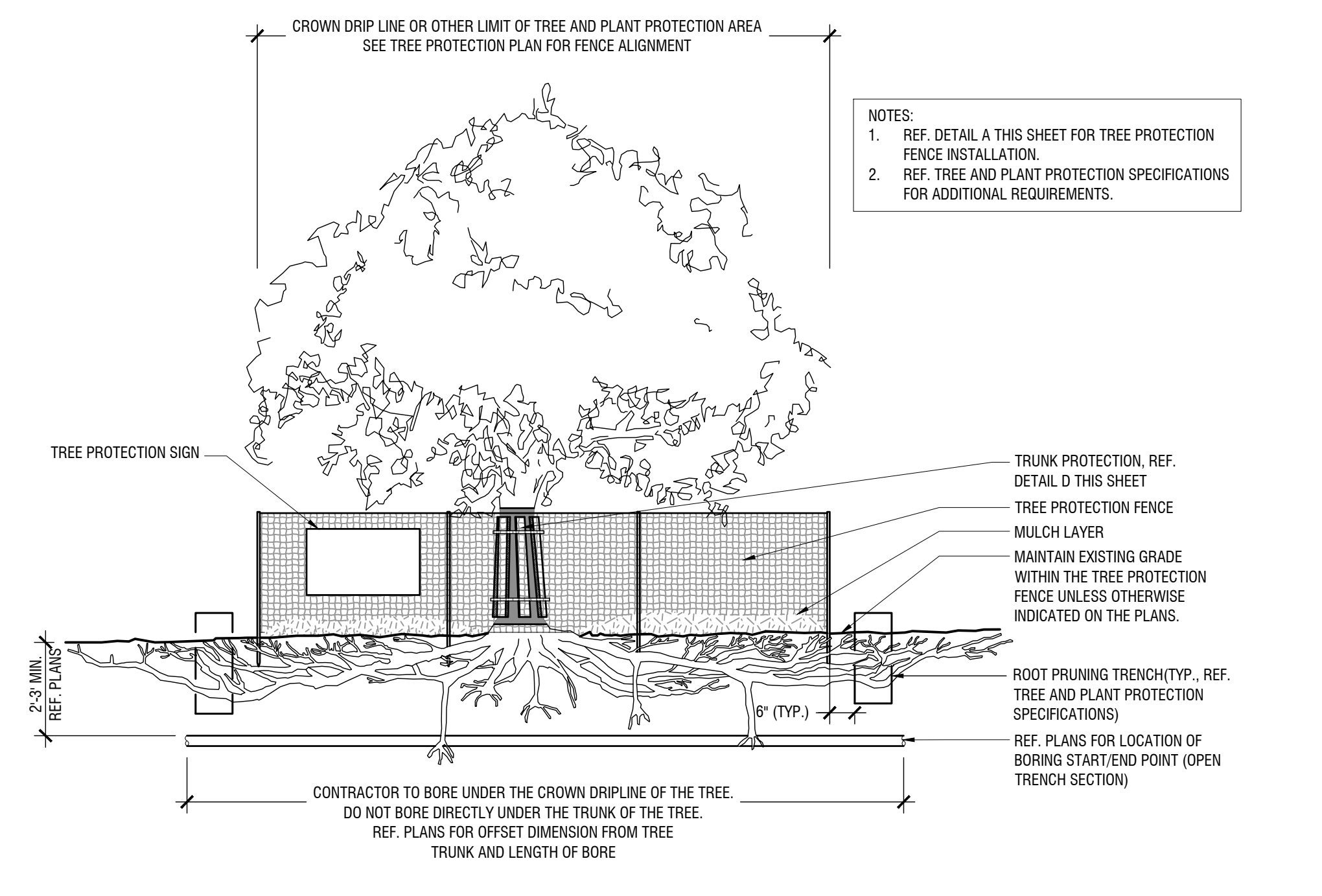
CURB DEMOLITION AROUND EXISTING TREE ROOTS
Scale: NTS

- NOTES:**
- REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.



TRUNK PROTECTION
Scale: NTS

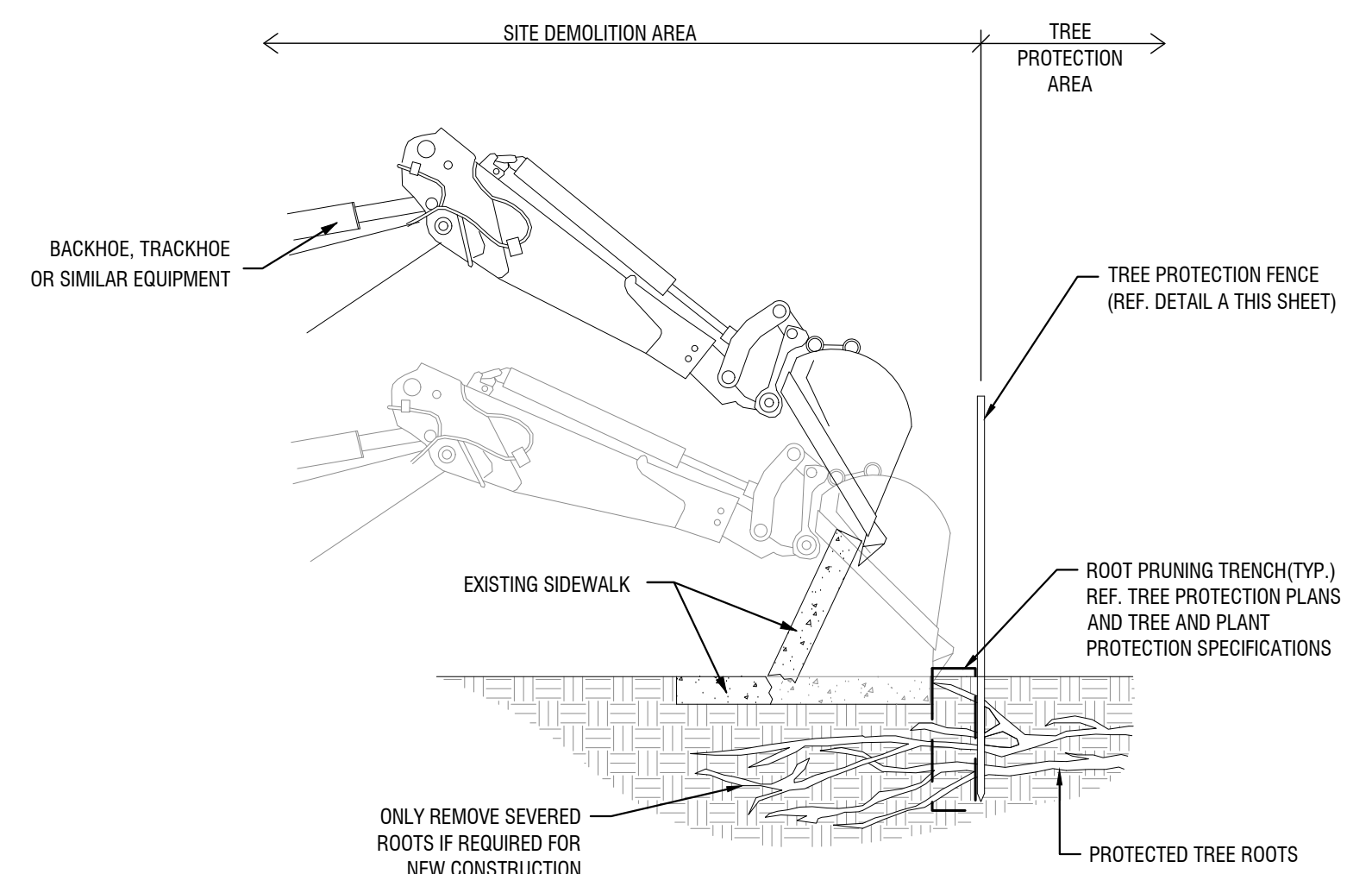
- NOTES:**
- REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 - REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE
Scale: NTS

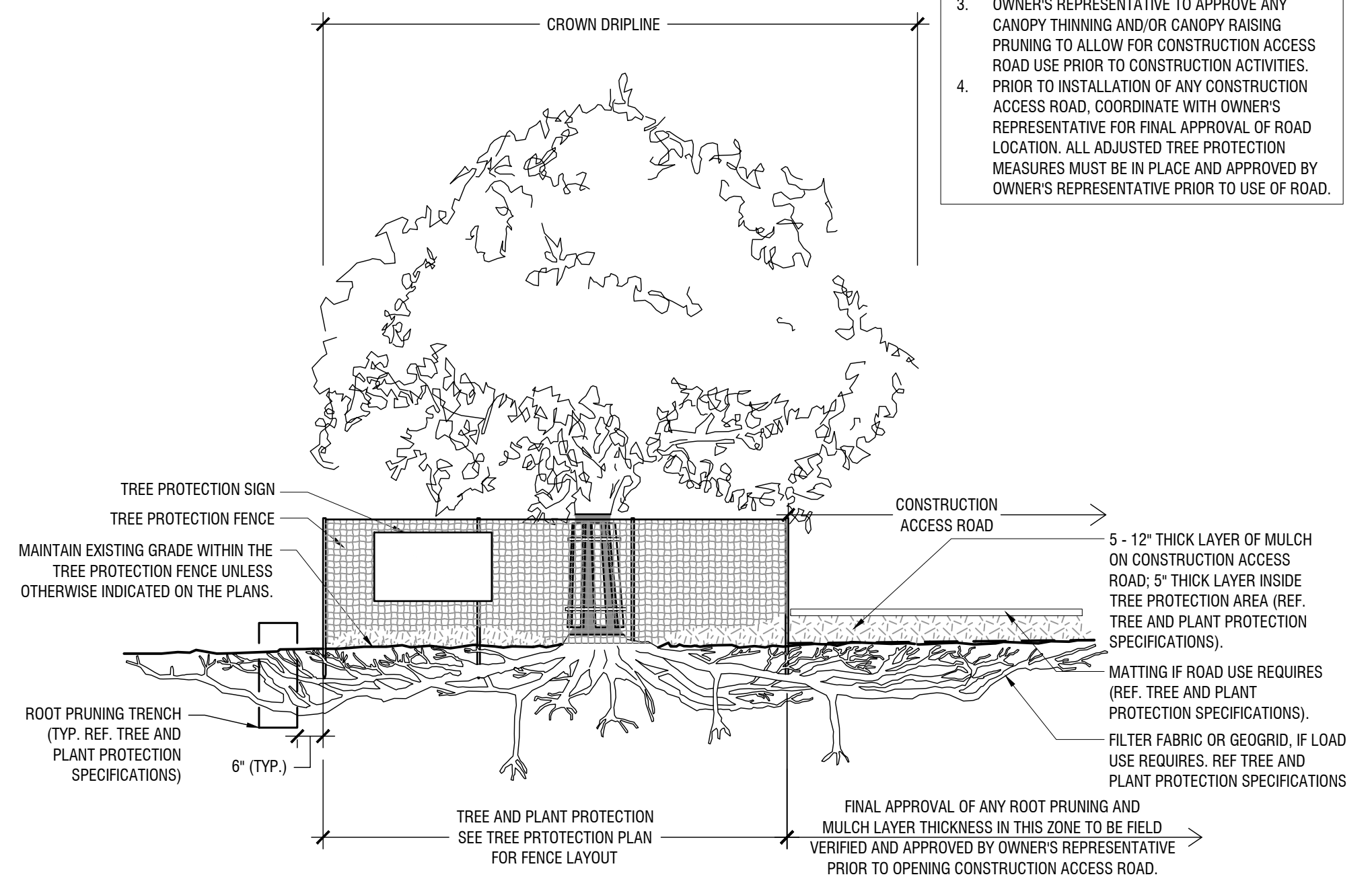
- DEMOLITION SEQUENCE**
- PERFORM ANY ROOT PRUNING.
 - INSTALL TREE PROTECTION FENCING.
 - CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL, COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
- PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 - ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 - OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

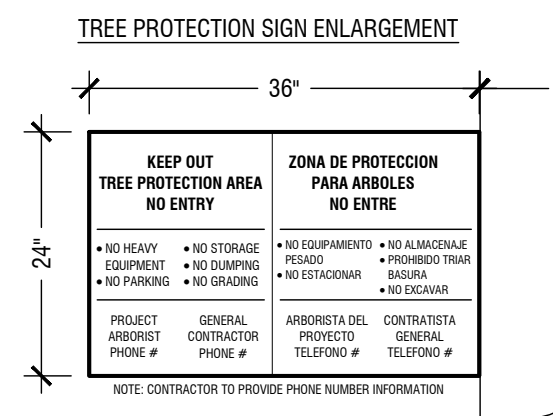


SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS
Scale: NTS

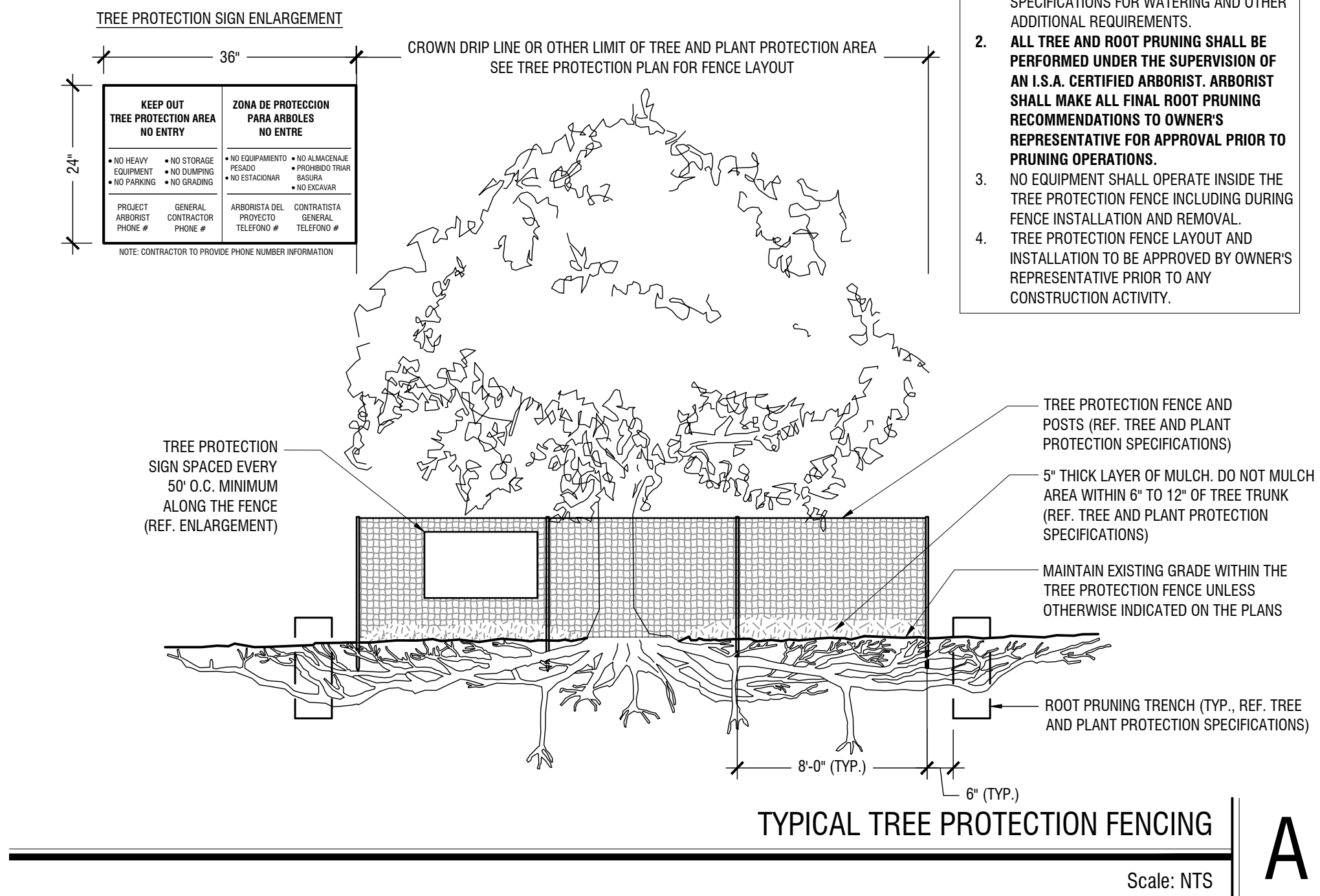
- NOTES:**
- REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 - REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 - OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
 - PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.



TREE PROTECTION - CONSTRUCTION ACCESS ROAD
Scale: NTS



- NOTES:**
- SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 - ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF ALL U.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
 - NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 - TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.



TYPICAL TREE PROTECTION FENCING
Scale: NTS

PROJECT NUMBER: SP2024-XXX

TREE DEMOLITION AND PROTECTION DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

ENGINEER / SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 ADDRESS: 203 WEST NASH ST, SUITE 100
 TERRELL, TX 75160
 (972) 566-4263
 CONTACT: MATT LUCAS, P.E.

OWNER
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 (972) 556-1700
 CONTACT: JEFF BROCKETTE

APPLICANT
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 (855) 228-7440
 CONTACT: JEFF BROCKETTE

ARCHITECT
 BLUE FIN DESIGN
 ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
 AUSTIN, TX 78728
 (855) 228-7440
 CONTACT: WARREN L. INCE

NO.	REVISIONS	DATE	BY

Kimley-Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
KHA PROJECT 060016600	10/17/2024	AS SHOWN	KAE	KAE	NBA

ROCKWALL MEDICAL BUILDING
 PREPARED FOR
VUE REAL ESTATE
 CITY OF ROCKWALL, TX

TREE DEMOLITION AND PROTECTION DETAILS

SHEET NUMBER
LT 3.01

GENERAL NOTES

1. THE SITE LIGHTING LAYOUT AND PHOTOMETRICS ARE FOR SITE DEVELOPMENT REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION.
2. PHOTOMETRICS AND SITE LIGHTING LAYOUT ARE SUBJECT TO CHANGE. FINAL BIDS HAVE NOT BEEN RECEIVED. LIGHTING MANUFACTURERS ARE SUBJECT TO CHANGE BASED ON THE BIDS RECEIVED. THE LIGHTING FIXTURES SPECIFIED ARE USED AS A BASIS OF DESIGN AND ARE SUBJECT TO CHANGE.
3. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES.
4. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT OFF.
5. LIGHTING FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT IS CONTAINED ON SITE AND DOES NOT CROSS ANY PROPERTY LINE OF THE SITE.

**STATE HIGHWAY 276 BYPASS
(PRIMARY BUILDING FACADE ZONE)**



BFD # 24115

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE
HIGHWAY 276 BYPASS
ROCKWALL, TEXAS

SEAL:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF E.G. LOPEZ DEL CASTILLO, P.E., REG. #58483 ON 10/17/24. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

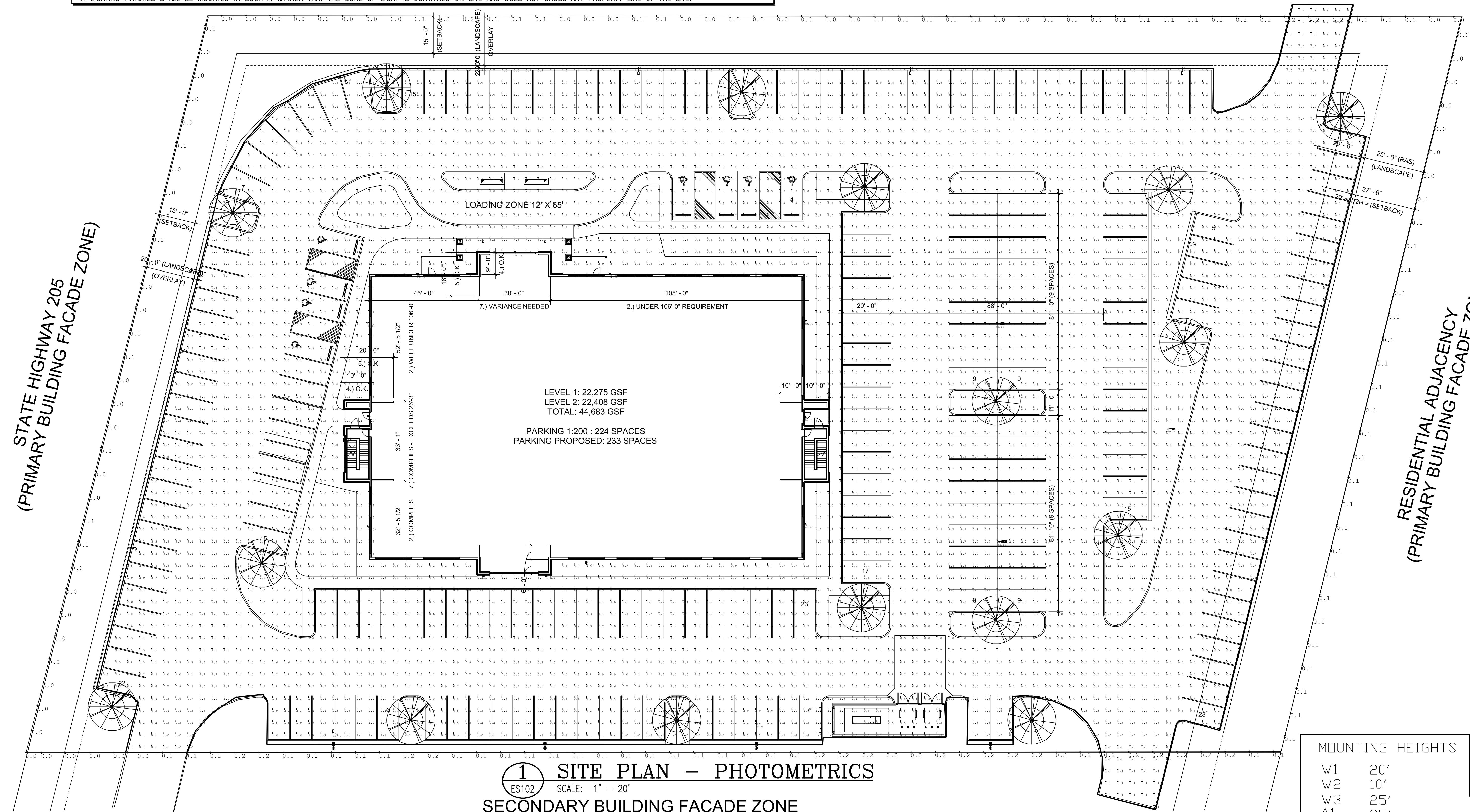
DRAWN BY: Author

**SITE PLAN -
PHOTOMETRICS**

DRAWING NUMBER:

ES102

SCALE: AS INDICATED



1 SITE PLAN - PHOTOMETRICS
ES102 SCALE: 1" = 20'
SECONDARY BUILDING FACADE ZONE

Symbol	Tag	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
W2	W2	6	7075-08-C13-35K	Single	7075-08-TW-C13-35K	0.950	1161	12.35	74.1
A3	A3	6	OPF-M-A11-830-BLC	Single	OPF-M-A11-830-BLC	0.950	13798	131	786
W1	W1	5	WFA-3 38W 4000K	Single	OPF-M-A11-830-T2M	0.950	6030	36.68	183.4
A2	A2	2	OPF-M-A08-830-BLC	Single	OPF-M-A11-830-T2M	0.950	8023	74.41	148.82
A1	A1	2	OPF-M-A11-830-T2M	Single	OPF-M-A11-830-T2M	0.950	19790	131	262
A4	A4	2	OPF-M-A11-830-T5W	Single	OPF-M-A11-830-T5W	0.950	19606	131	262
W3	W3	1	OPF-M-A11-830-T2M 1	Single	OPF-M-A11-830-T2M	0.950	19790	131	131

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LIGHT TRESPASS	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
PARKING Planar	Illuminance	Fc	1.75	7.2	0.1	17.50	72.00

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **E Corner of the intersection of S Goliad St and SH 276**

SUBDIVISION **Unplatted - W.H. Barnes Survey, Abstract No. 26** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **E Corner of the intersection of S Goliad St and SH 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10**

CURRENT USE **Undeveloped**

PROPOSED ZONING **PD-10**

PROPOSED USE **Medical Office**

ACREAGE **8.4841**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **2**

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 **Vue Real Estate**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Jeff Brockette**

CONTACT PERSON **Jake Hodges**

ADDRESS **9600 N Central Expressway
Suite 100**

ADDRESS **203 W Nash St, Suite 100**

CITY, STATE & ZIP **Dallas, Texas 75231**

CITY, STATE & ZIP **Terrell, Texas 75160**

PHONE **Address**

PHONE **972-588-4263**

E-MAIL **Dani.carr@vuerealestate.com**

E-MAIL **Jake.Hodges@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeffrey Brockette [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

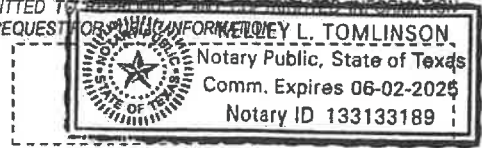
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 OR REPRODUCE INFORMATION CONTAINED HEREIN FOR THE CITY OF ROCKWALL. 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 14 DAY OF October, 2024

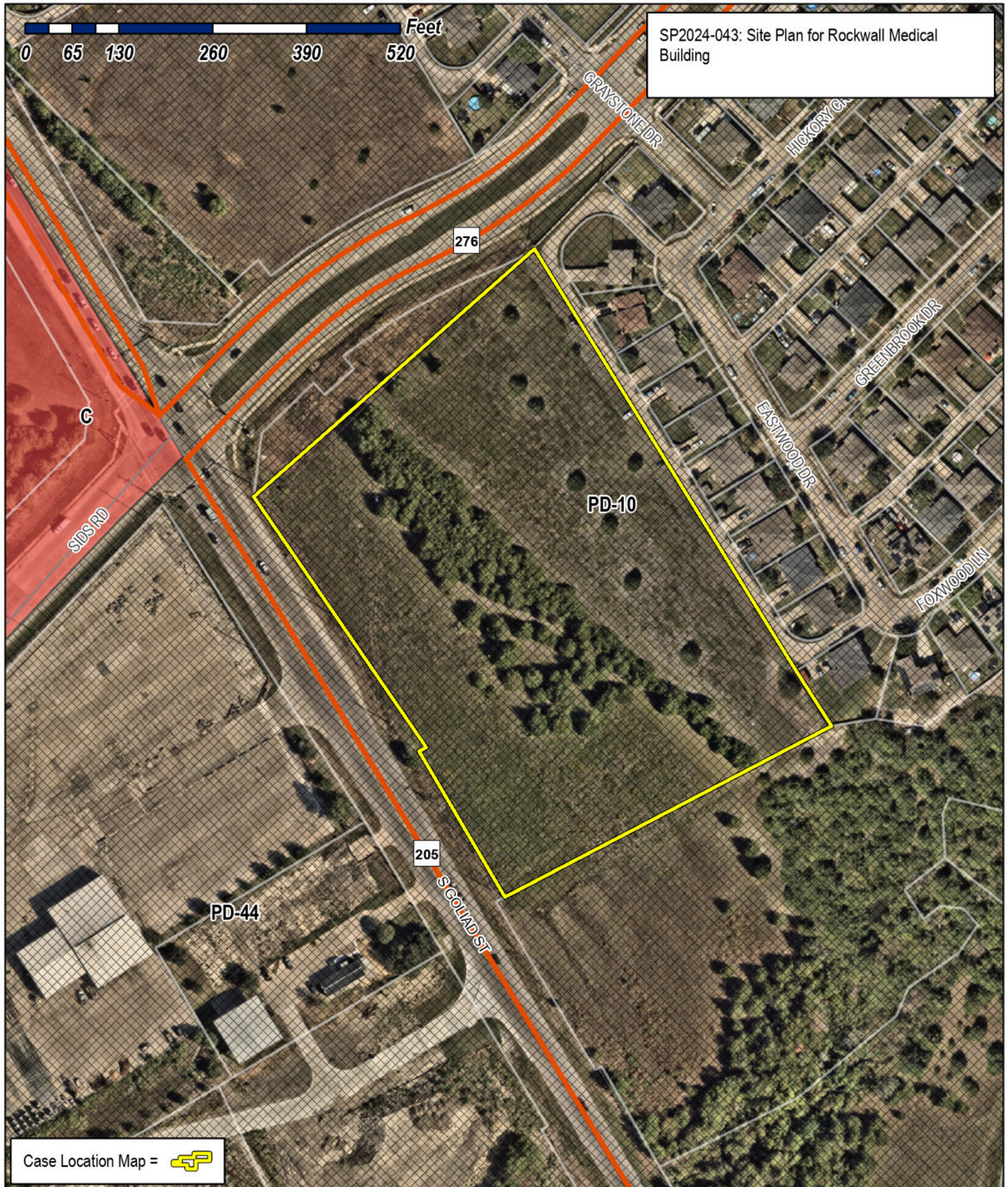
OWNER'S SIGNATURE

Jeffrey Brockette
Kelly K. Taylor

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6/2/2025



SP2024-043: Site Plan for Rockwall Medical Building

Case Location Map = 

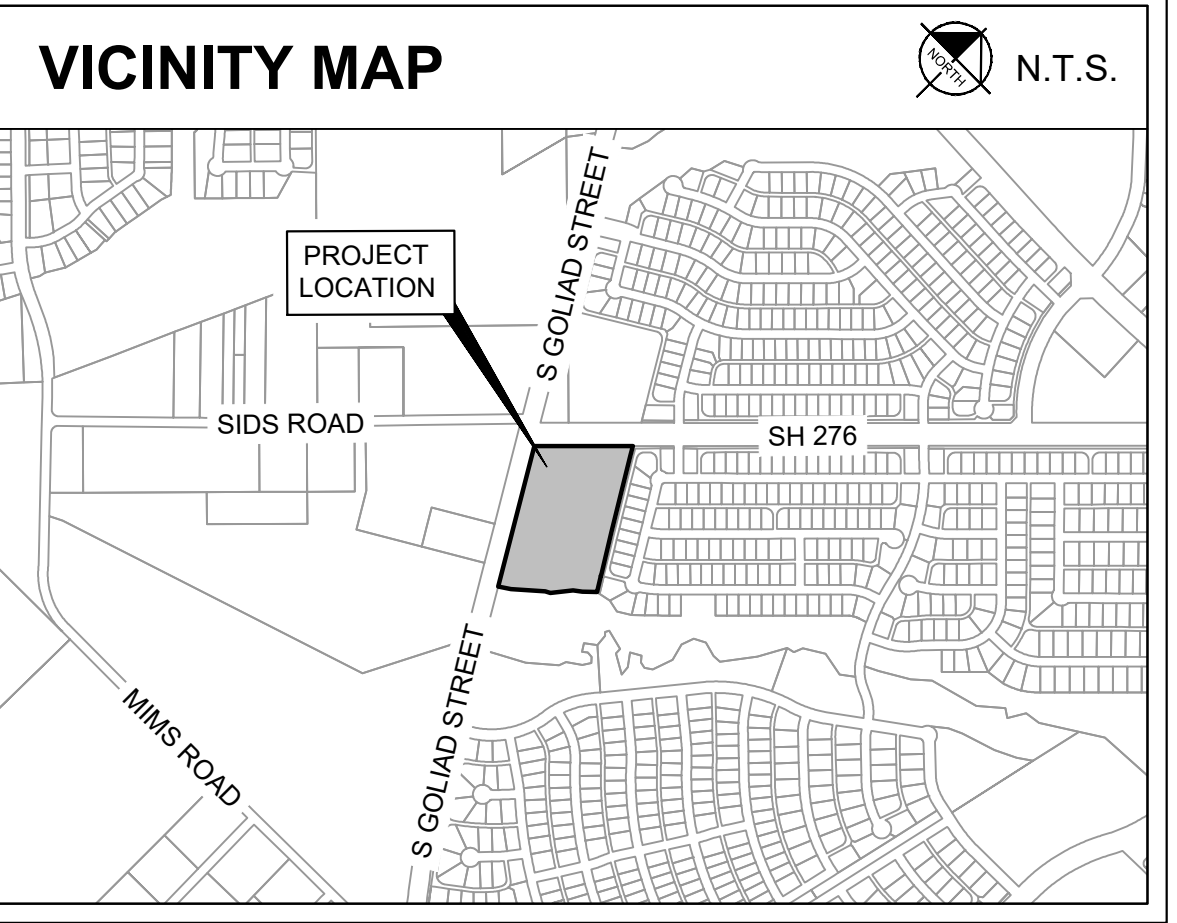
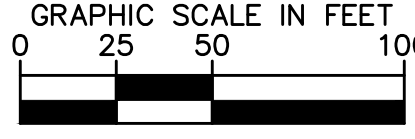
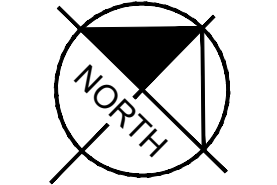
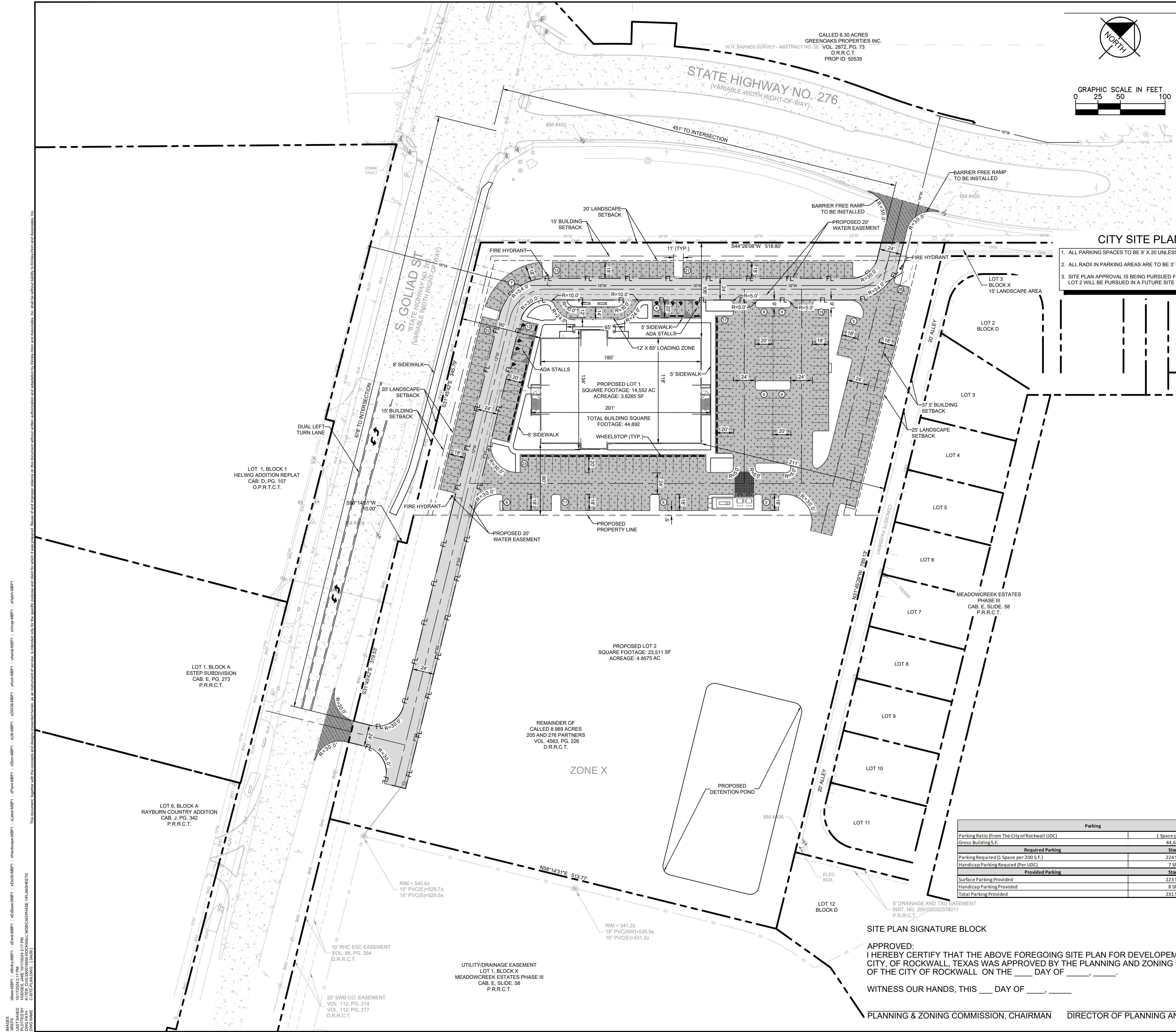


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.





CITY SITE PLAN NOTES

- ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
- ALL RADII IN PARKING AREAS ARE TO BE 3' UNLESS OTHERWISE NOTED.
- SITE PLAN APPROVAL IS BEING PURSUED FOR LOT 1. APPROVAL FOR LOT 2 WILL BE PURSUED IN A FUTURE SITE PLAN.

LEGEND

	PROPERTY LINE
	LIGHT DUTY PAVEMENT (5' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	MEDIUM DUTY FIRE LANE PAVEMENT (7' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	HEAVY DUTY PAVEMENT (7' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	SH 276 & SH 205 PAVEMENT (10' - 3600 PSI, SHALL BE A MIN OF #4 BARS @ 18" O.C.E.W.)
	EXISTING PAVEMENT
	PROPOSED 6" SANITARY SEWER LINE
	PROPOSED 8" SANITARY SEWER LINE
	PROPOSED 12" WATER LINE
	PROPOSED 16" WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING 6" WATER LINE
	EXISTING 12" WATER LINE
	EXISTING 16" WATER LINE
	EXISTING 24" WATER LINE
	PROPOSED DITCH FLOW
	PROPOSED FIRE HYDRANT
	PROPOSED CURB INLET
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED JUNCTION BOX
	PROPOSED RETAINING WALL
	ACCESSIBLE PARKING SYMBOL
	PROPOSED TRANSFORMER
	NUMBER OF PARKING SPACES
	TYPICAL
	EXISTING
	PROPOSED
	TUCK UNDER PARKING
	CARPORIT PARKING
	TANDEM PARKING
	ELECTRIC VEHICLE PARKING
	EXISTING OVERHEAD ELECTRIC LINES

Parking	
Parking Ratio (From The City of Rockwall UDC)	1 Space per 200 S.F.
Gross Building S.F.	44,692 S.F.
Required Parking	Standard
Parking Required (1 Space per 200 S.F.)	224 SPACES
Handicap Parking Required (Per UDC)	7 SPACES
Provided Parking	Standard
Surface Parking Provided	223 SPACES
Handicap Parking Provided	8 SPACES
Total Parking Provided	231 SPACES

PROJECT NUMBER: SP2024-XXX

SITE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 203 WEST NASH ST, SUITE 100
TERRELL, TX 75160
PHONE: (972) 588-4263
CONTACT: MATT LUCAS, P.E.

OWNER
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
PHONE: (972) 556-1700
CONTACT: JEFF BROCKETTE

APPLICANT
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
PHONE: (972) 556-1700
CONTACT: JEFF BROCKETTE

ARCHITECT
BLUE FIN DESIGN
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
AUSTIN, TX 78728
PHONE: (855) 228-7440
CONTACT: WARREN L. INCE

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

IMAGES: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT: 060016800 DATE: 10/17/2024 SCALE: AS SHOWN DESIGNED BY: CJH DRAWN BY: CJH CHECKED BY: MAL
 PLOTTED BY: MIDDLE JAKE 10/17/2024 2:17 PM
 C:\SITE\PLAN\DWG\124051

NO.
REVISIONS
DATE
BY

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-238-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

FOR REVIEW ONLY
Not for construction or permit purposes.

UC PROJ 1
P.E. No. UC PROJ 1 # Date 10/17/2024

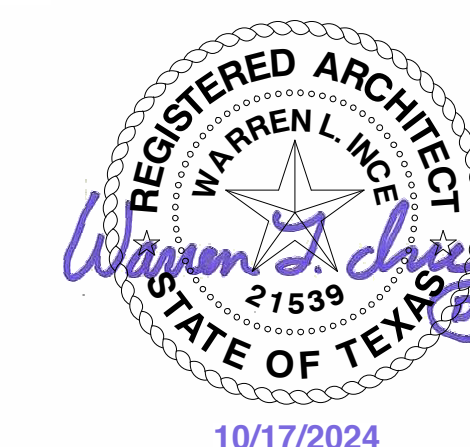
KHA PROJECT	060016800
DATE	10/17/2024
SCALE	AS SHOWN
DESIGNED BY	CJH
DRAWN BY	CJH
CHECKED BY	MAL

ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX

SITE PLAN

PROJECT NUMBER: SP2024-XXX
SHEET NUMBER C-100

SEAL:



BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

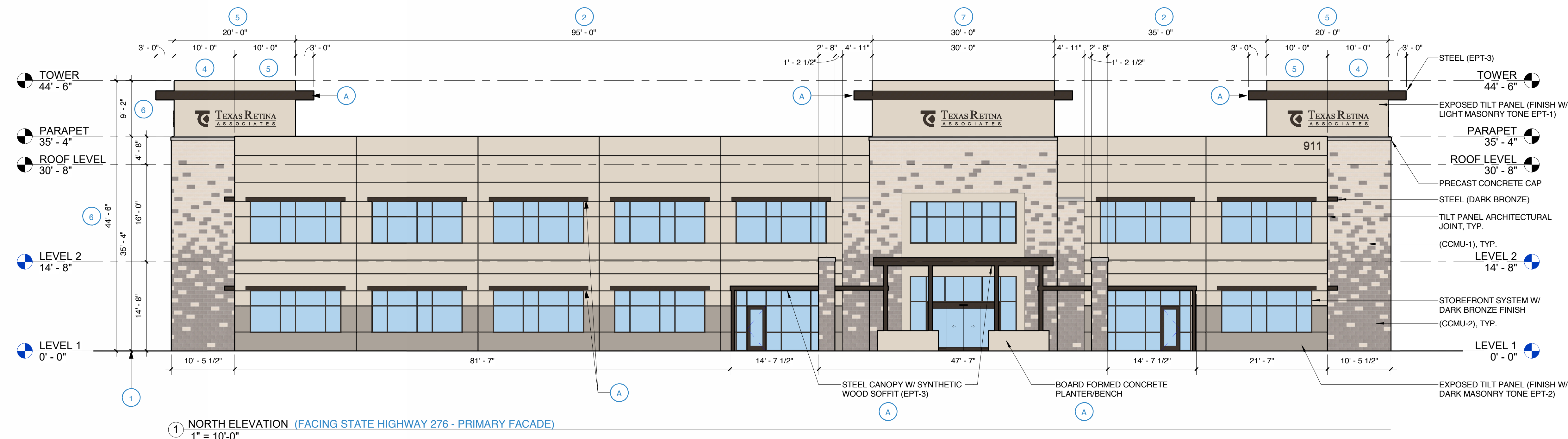
DRAWN BY: WLI

EXTERIOR
ELEVATIONS -
COLOR

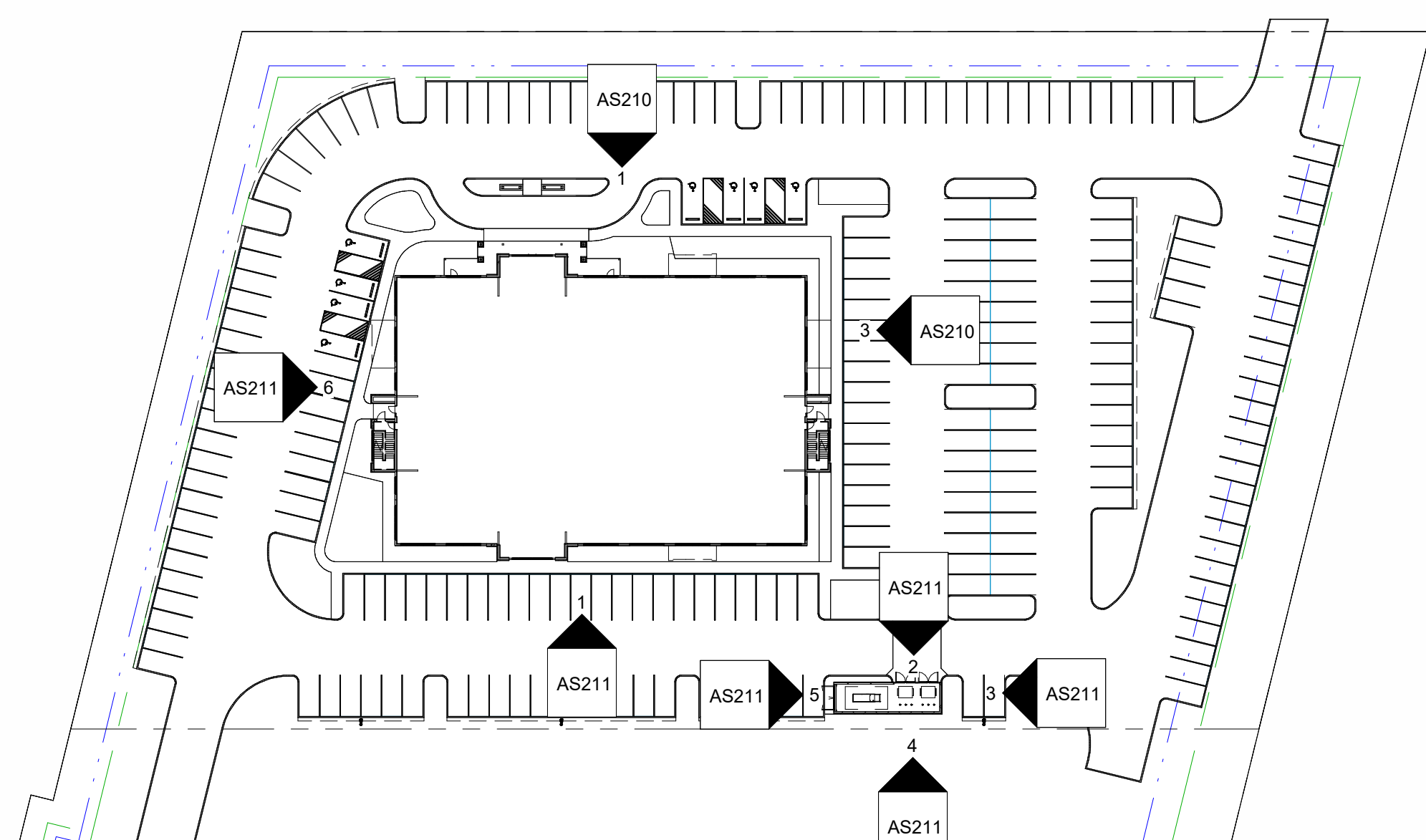
DRAWING NUMBER:

AS210

SCALE: AS INDICATED



1 NORTH ELEVATION (FACING STATE HIGHWAY 276 - PRIMARY FACADE)
1" = 10'-0"



2 ARCHITECTURAL ELEVATION LEGEND
1" = 60'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%

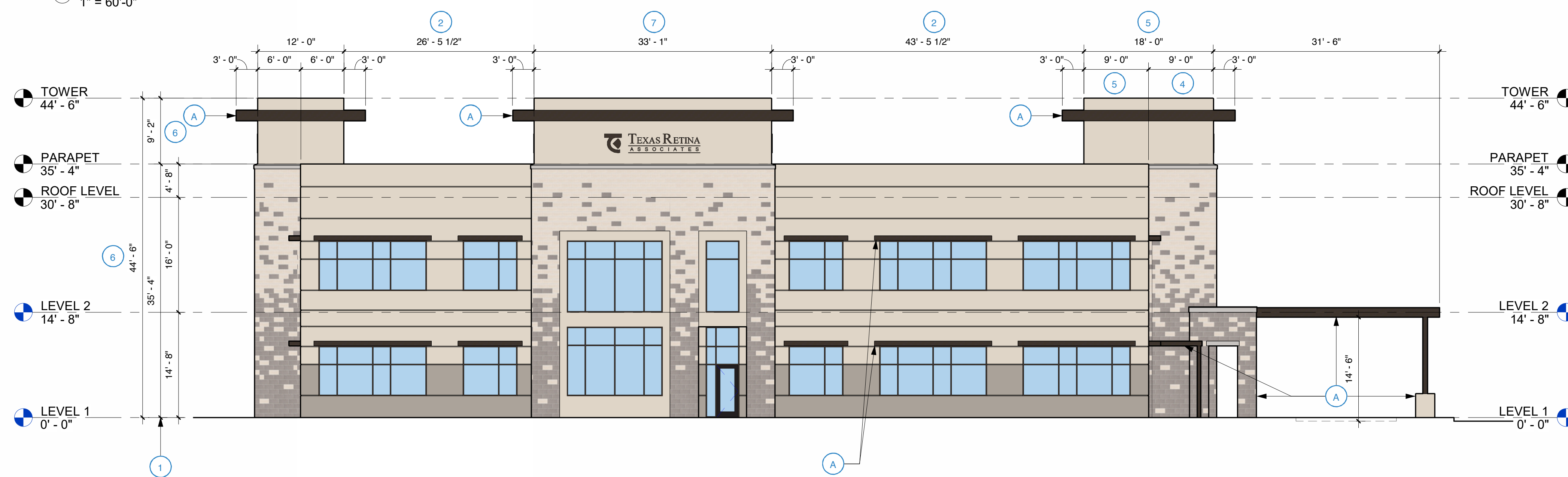
PRIMARY FACADE ARTICULATION COMPLIANCE KEY NOTES:

- WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIONS)
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 ≥ 2).
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 ≤ 3).
NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
(2) 26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
WEST/EAST: 52'-6"(25%) = 13' - 1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
EAST AND WEST ARE PROPOSED AT 10'-0".
- WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 ≤ 4).
35'-4"(25%) = 8'-10" (COMPLIES)
NORTH AND SOUTH ARE PROPOSED AT 9'-0".
EAST AND WEST ARE PROPOSED AT 10'-0".
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2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0".
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NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE)
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EASTWEST ELEVATION: (NEED TO REQUEST VARIANCE)
(2) 13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".

ADDITIONAL ARCHITECTURAL ELEMENT

ADDITIONAL NOTES:

- SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
- SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



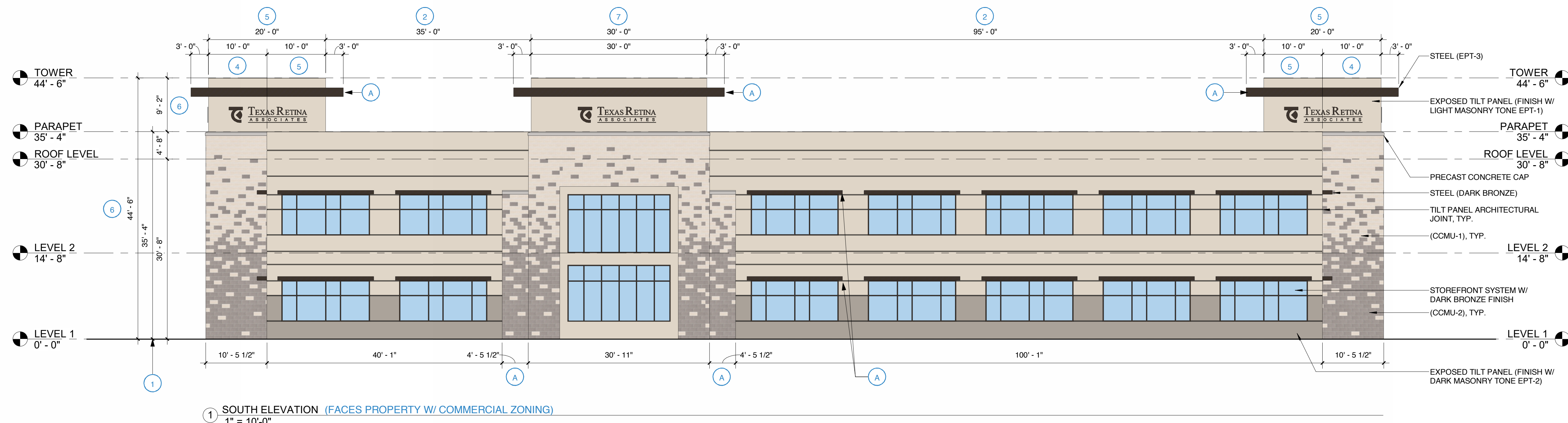
3 EAST ELEVATION (FACING RESIDENTIAL - PRIMARY FACADE)
1" = 10'-0"

SITE PLAN SIGNATURE BLOCK

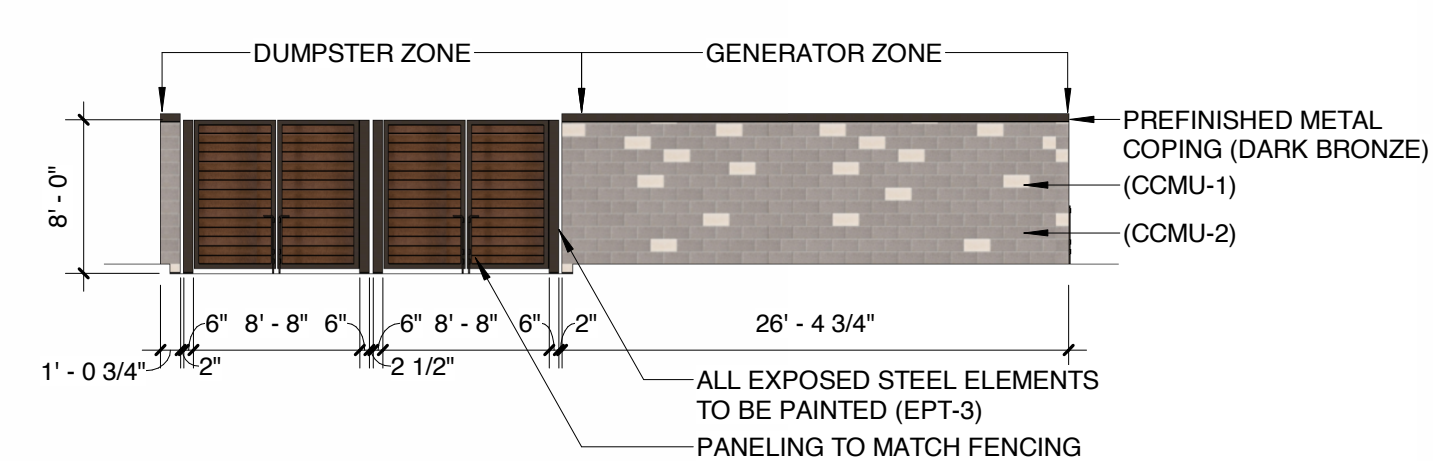
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WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____

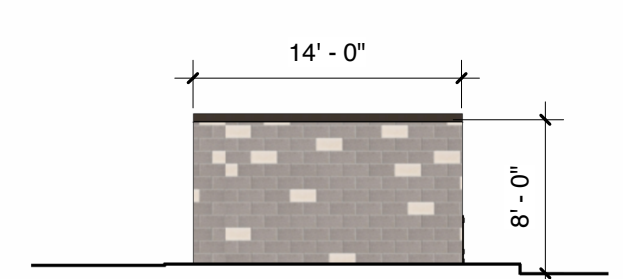
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



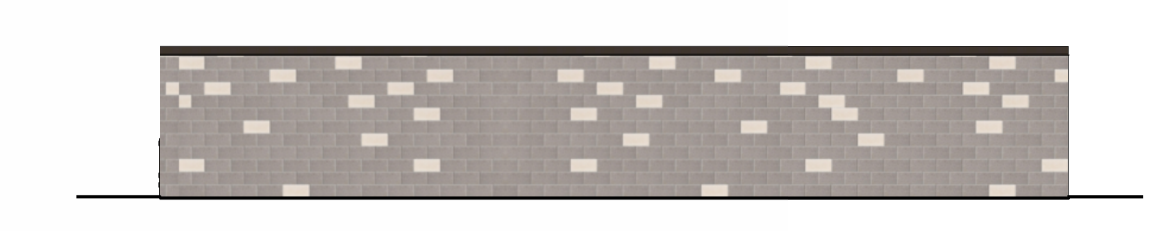
1 SOUTH ELEVATION (FACES PROPERTY W/ COMMERCIAL ZONING)
1" = 10'-0"



2 ENCLOSURE - NORTH ELEVATION
1" = 10'-0"



3 ENCLOSURE - EAST ELEVATION
1" = 10'-0"



4 ENCLOSURE - SOUTH ELEVATION
1" = 10'-0"



5 ENCLOSURE - WEST ELEVATION
1" = 10'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
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ADDITIONAL ARCHITECTURAL ELEMENT

ADDITIONAL NOTES:
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



6 WEST ELEVATION (FACING STATE HIGHWAY 205 - PRIMARY FACADE)
1" = 10'-0"

VUE REALTY GROUP, LLC.
ROCKWALL MOB
STATE HIGHWAY 205 AND STATE HIGHWAY 276 BYPASS
ROCKWALL, TEXAS

SEAL:

BLUE FIN DESIGN, LLC
Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17
DRAWN BY: WLI

EXTERIOR ELEVATIONS - COLOR

DRAWING NUMBER:
AS211

SCALE: AS INDICATED

SITE PLAN SIGNATURE BLOCK
APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___.
WITNESSED OUR HANDS, THIS ___ DAY OF ___, _____.
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



NORTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 276

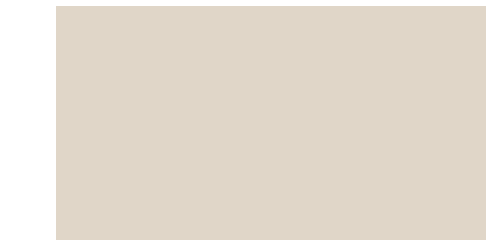


SOUTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 205

FINISH LEGEND - MATERIAL BOARD:



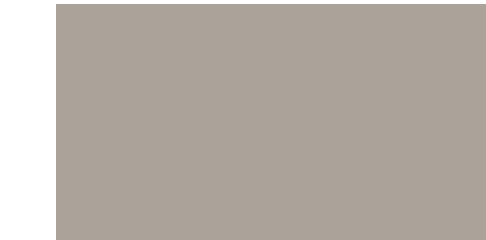
(CCMU-1):
CUSTOM CONCRETE MASONRY UNIT
MFR: FEATHERLITE
FINISH: LIMESTONE
MORTAR: TBD



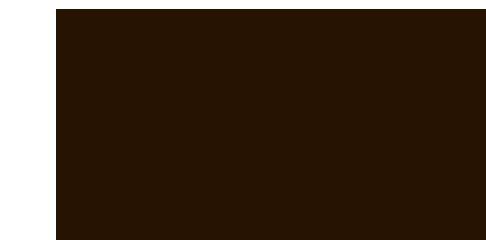
(EPT-1):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7516 KESTREL WHITE



(CCMU-2):
CUSTOM CONCRETE MASONRY UNIT
MFR: FEATHERLITE
FINISH: GRAY
MORTAR: TBD



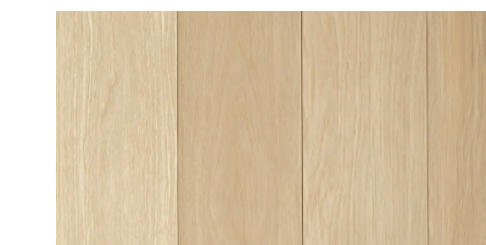
(EPT-2):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7024 FUNCTIONAL GRAY



STOREFRONT SYSTEM:
MFR: KAWNEER OR EQUAL
FINISH: DARK BRONZE ANODIZED



(EPT-3):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7048 - URBANE BRONZE



(SOFFIT):
SOFFIT MATERIAL
MFR: MAC METAL
COLLECTION: HARRYWOOD
FINISH: CORK

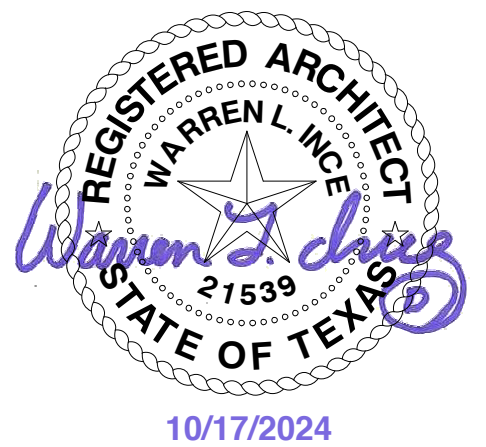


BFD #: 24115

VUE REALTY GROUP, LLC.
ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276
BYPASS
ROCKWALL, TEXAS

SEAL:



BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

DRAWN BY: WLI

**BUILDING MATERIAL
SAMPLE BOARD &
COLOR RENDERINGS**

DRAWING NUMBER:

AS220

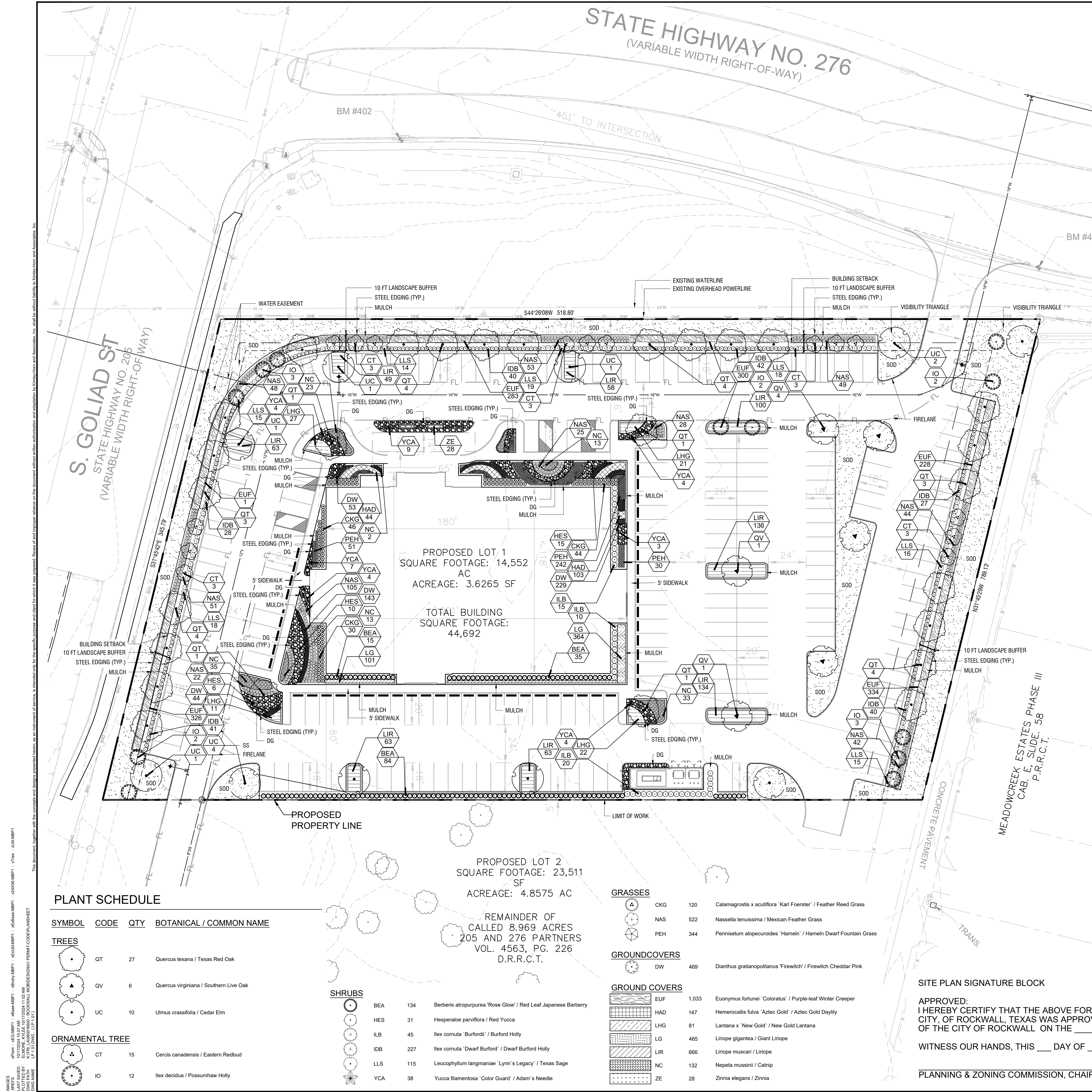
SCALE: AS INDICATED

SITE PLAN SIGNATURE BLOCK

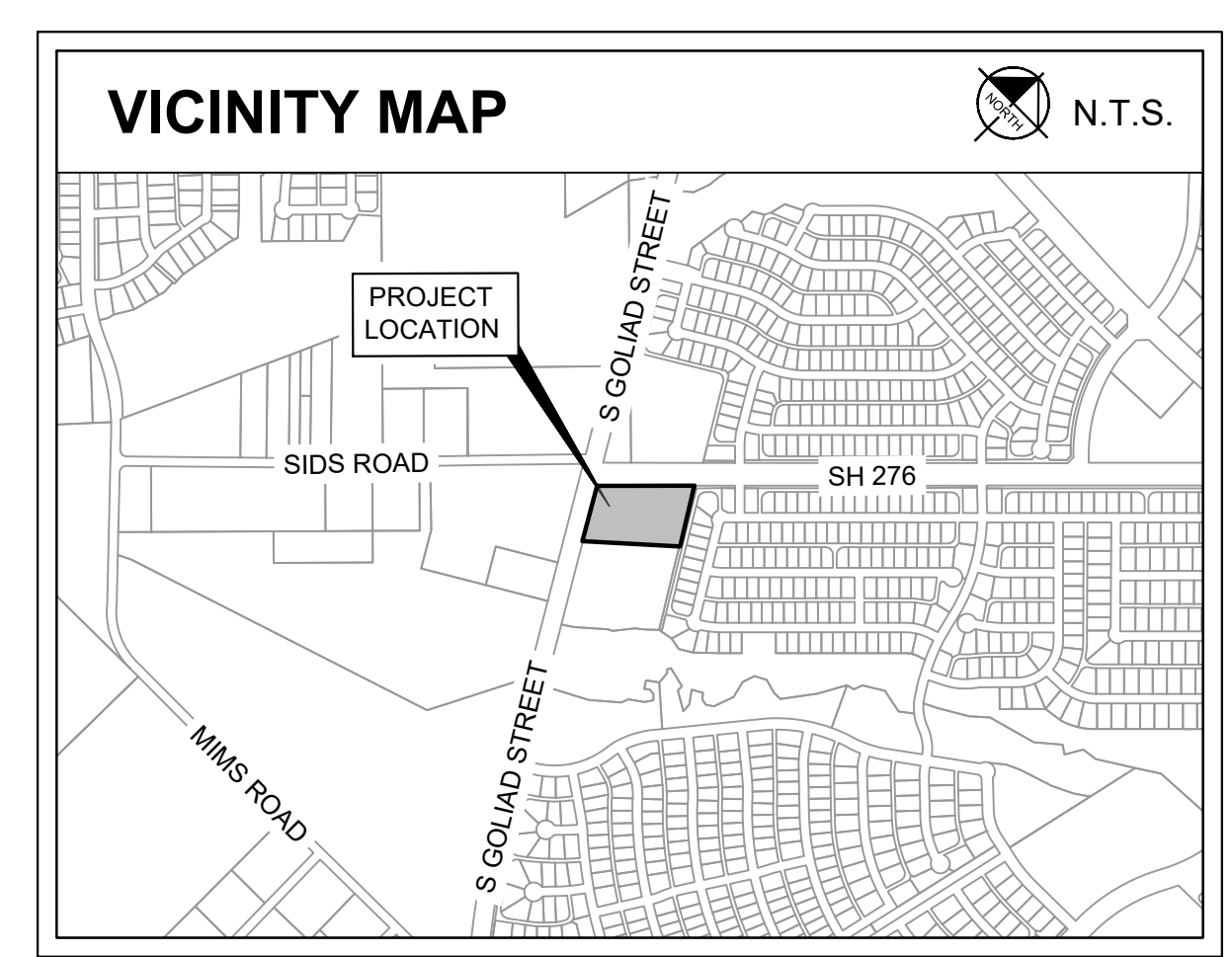
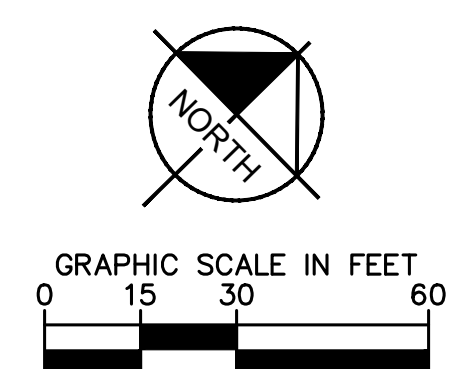
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, _____

WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



STATE HIGHWAY NO. 276
(VARIABLE WIDTH RIGHT-OF-WAY)



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

LANDSCAPE MATERIAL (SECTION 4.A.)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper	Yes	Yes
Accent Trees shall be a minimum of 4 ft in total height		
Shrubs shall be a minimum of 3 gallons in size		
LANDSCAPE BUFFERS (SECTION 5.B.)	REQUIRED	PROVIDED
10 ft wide landscape buffer along the entire length of any non-residential lot that abuts a public right-of-way (collector street, arterial roadway, or alleyway) or residentially zoned that is located directly across a public street.	10 ft	10 ft
1 Canopy Tree and 1 Accent Tree / 50 LF		
<i>S Goliad St.</i> : 314 LF / 50 LF = 7 Canopy trees and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees
<i>State Highway No. 276</i> : 519 LF / 50 LF = 11 Canopy trees and 11 Accent Trees	11 Canopy Trees 11 Accent Trees	11 Canopy Trees 11 Accent Trees
<i>20' Alleyway</i> : 314 LF / 50 LF = 7 Canopy trees and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees
All landscape buffers adjacent to a public right of way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30 inches.	30 in	30 in
LANDSCAPE REQUIREMENTS (SECTION 5.03.)	REQUIRED	PROVIDED
Zoning District: Commercial (C) District 20% required landscaping areas 20% x 157,972 sf = 31,595 sf	31,595 sf (20%)	43,923 sf (27.8%)
A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. 50% x 31,595 sf = 15,797 sf	15,797 sf (50%)	*15,797 sf (50%)
PARKING LOT LANDSCAPING (SECTION 5.03.E.)	REQUIRED	PROVIDED
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping.	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree.	80 ft	80 ft

Pervious	Impervious
100%	0%
(157,972 sf)	(0 sf)

Total Mitigation Required: 214.1 in
Total Mitigation Provided: 280 in
*Refer to Tree Mitigation Plan

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.
NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
QT	27	Quercus texana / Texas Red Oak	
QV	6	Quercus virginiana / Southern Live Oak	
UC	10	Ulmus crassifolia / Cedar Elm	
ORNAMENTAL TREE			
CT	15	Cercis canadensis / Eastern Redbud	
IO	12	Ilex decidua / Possumhaw Holly	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS			
BEA	134	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry	
HES	31	Hesperaloe parviflora / Red Yucca	
ILB	45	Ilex cornuta 'Burfordii' / Burford Holly	
IDB	227	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	
LLS	115	Leucophyllum langianmea 'Lynn's Legacy' / Texas Sage	
YCA	38	Yucca filamentosa 'Color Guard' / Adam's Needle	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GRASSES			
CKG	120	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	
NAS	522	Nassella tenuissima / Mexican Feather Grass	
PEH	344	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	
GROUNDCOVERS			
DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	
GROUND COVERS			
EUF	1,033	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	
HAD	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily	
LHG	61	Lantana x 'New Gold' / New Gold Lantana	
LG	485	Liriope gigantea / Giant Liriope	
LIR	666	Liriope muscarii / Liriope	
NC	132	Nepeta mussinii / Catnip	
ZE	28	Zinnia elegans / Zinnia	

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS ___ DAY OF ___, 2024.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-XXX

LANDSCAPE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 203 WEST NASH ST, SUITE 100
TERRELL, TX 75160
PHONE: (972) 588-4263
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CONTACT: WARREN L. INCE

NO.	REVISIONS	DATE	BY

Kimley-Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley-Horn
P.L.A. NICHOLAS B. ADAMS
L.A. No. 3464 Date: 10/18/2024

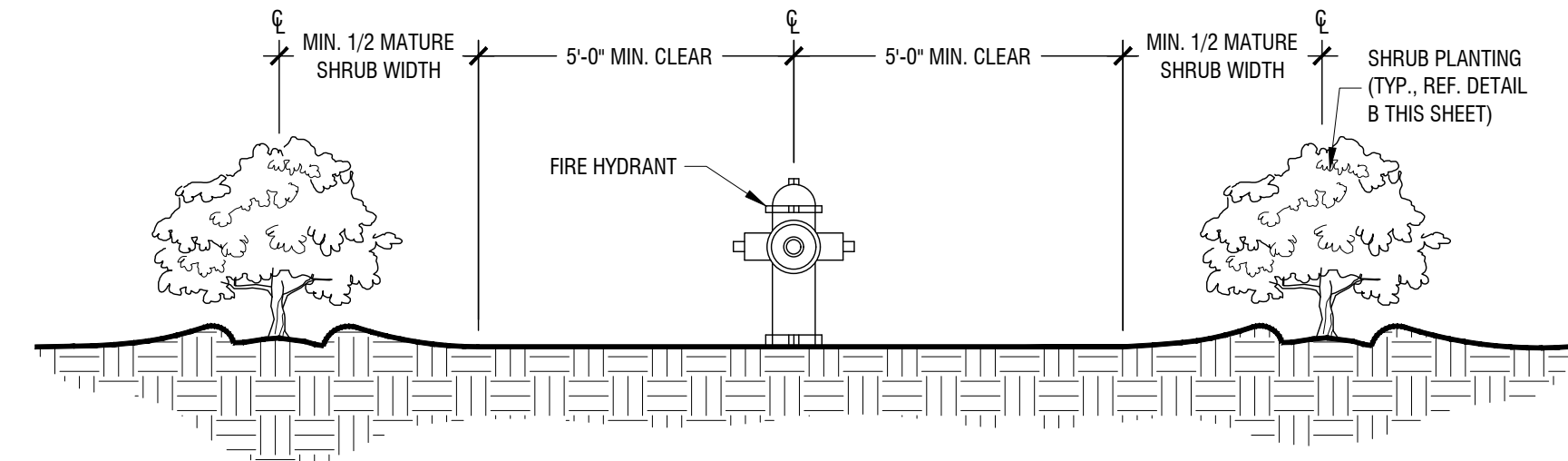
KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
060016600	10/17/2024	AS SHOWN	KAE	KAE	NBA	NBA

ROCKWALL MEDICAL BUILDING
PREPARED FOR
VUE REAL ESTATE
CITY OF ROCKWALL, TX

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

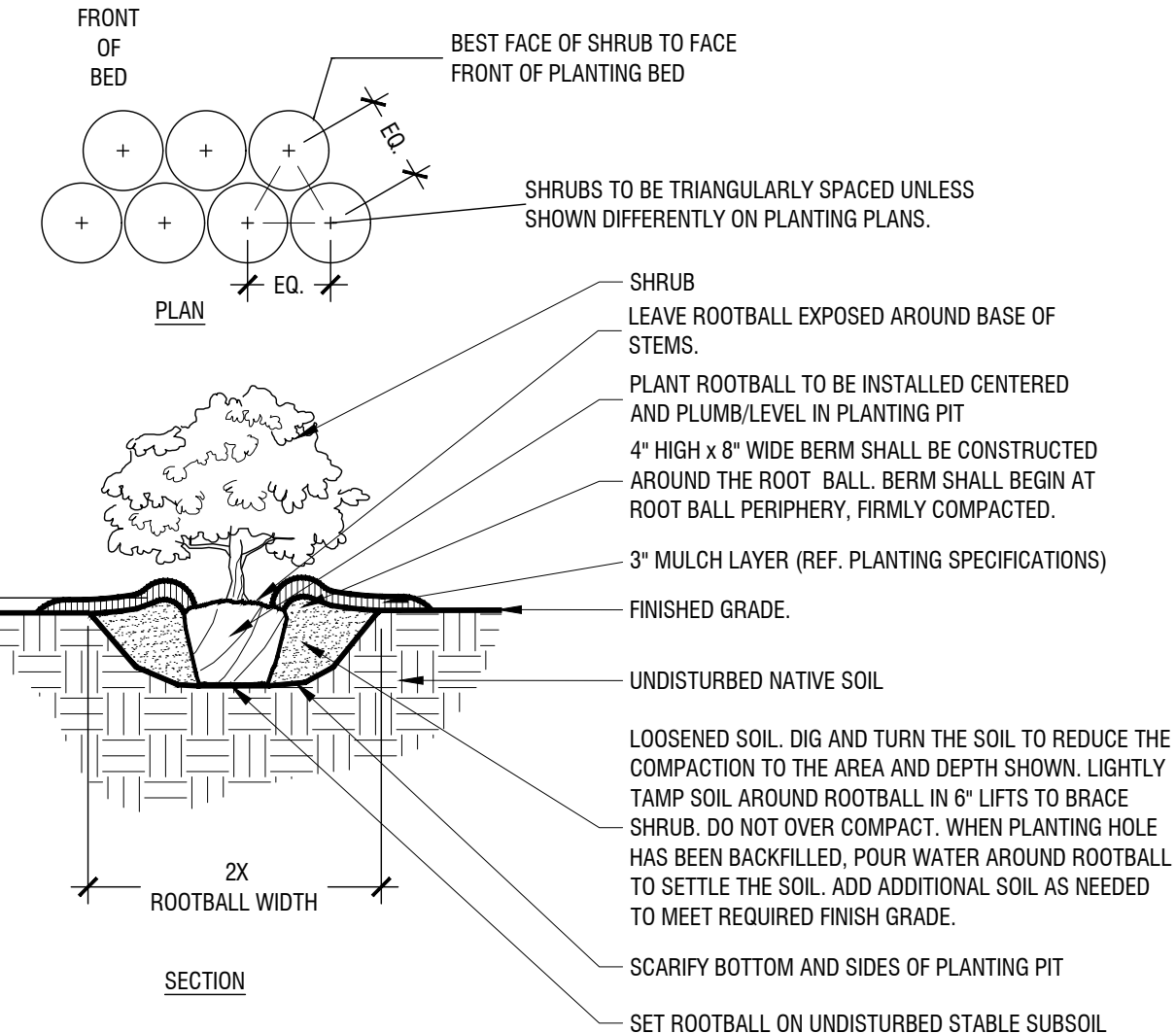
NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.
 3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Fire Hydrant

Scale: NTS

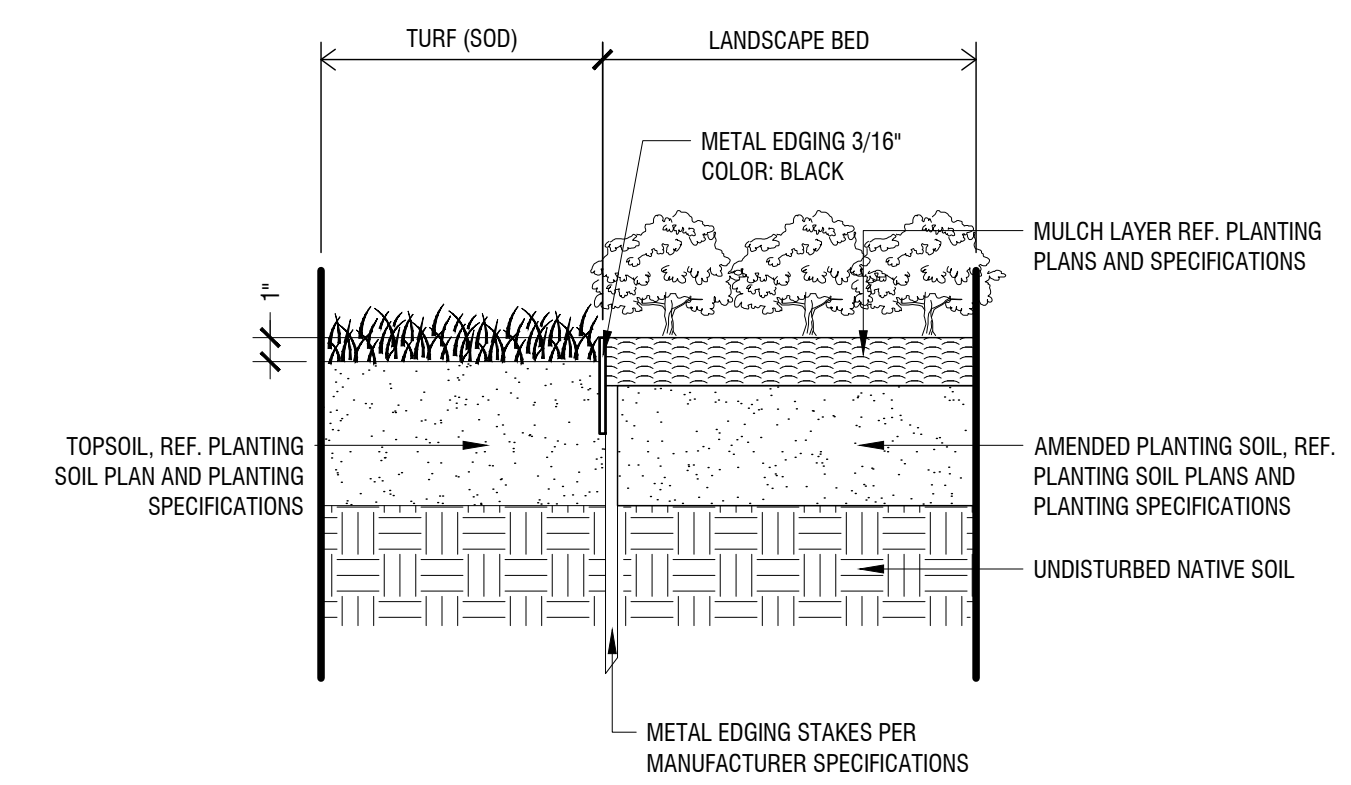
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Typical Shrub Planting

Scale: NTS

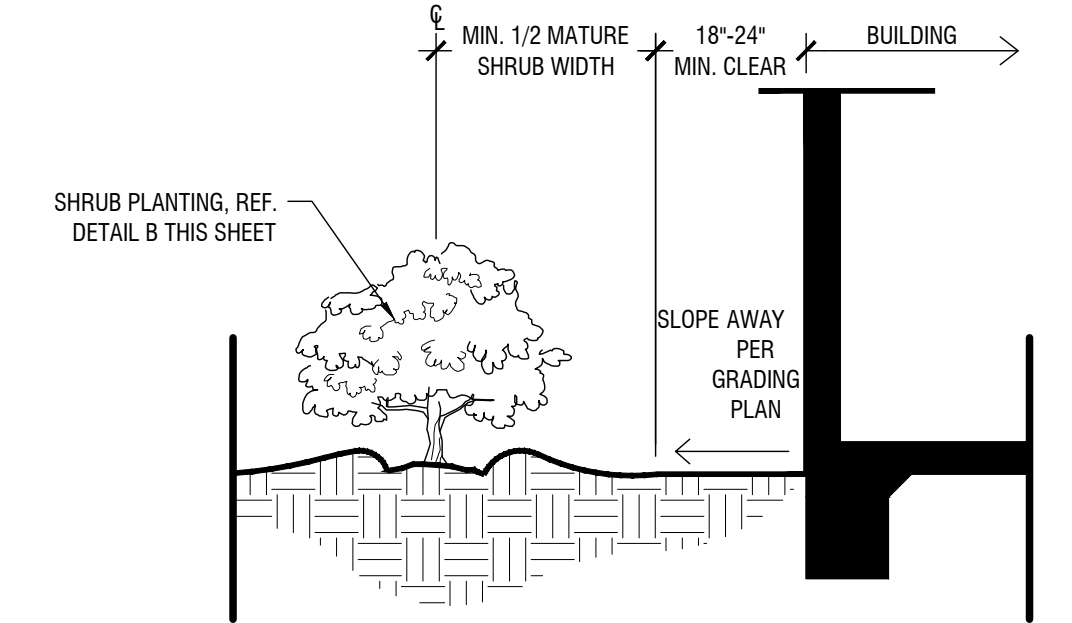
B



METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

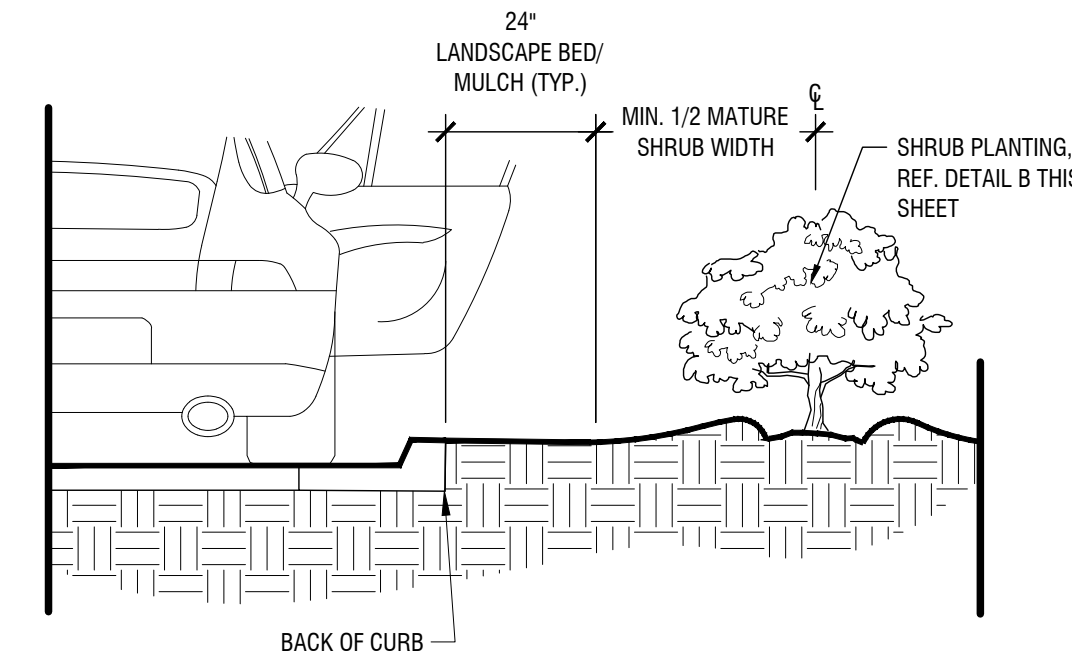
H



Shrub Planting at Building Edge

Scale: NTS

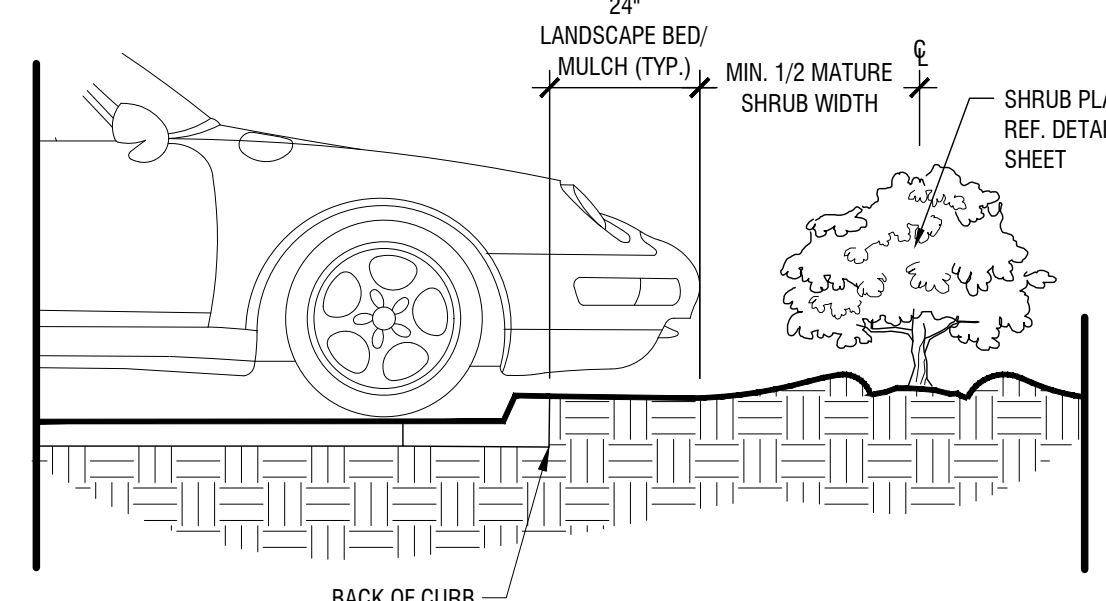
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Shrub Planting at Curb

Scale: NTS

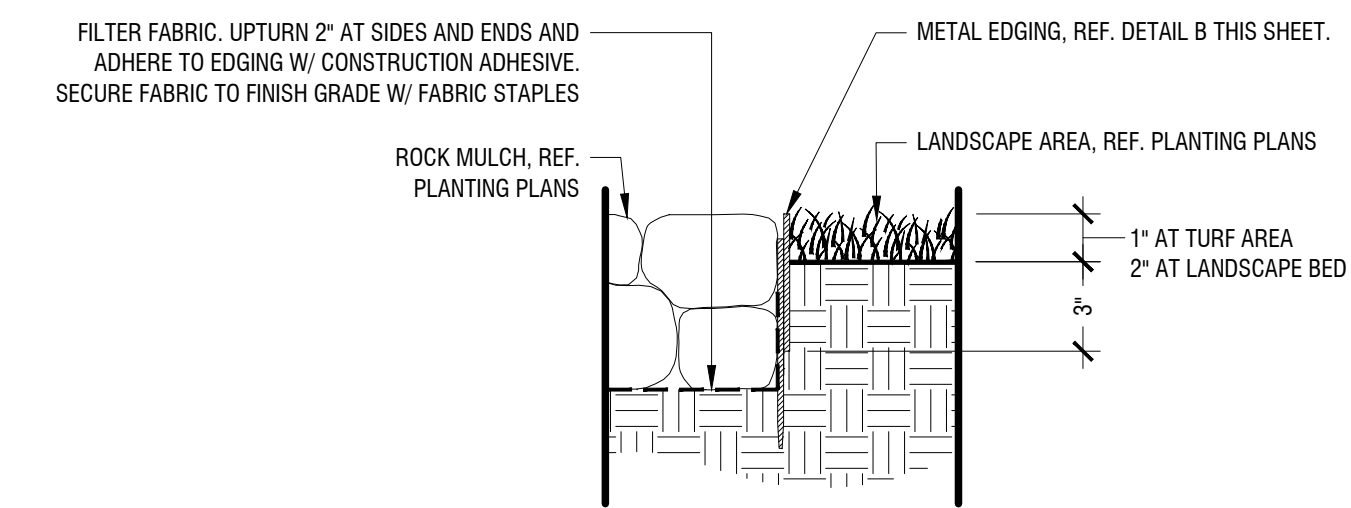
J



Shrub Planting at Curb

Scale: NTS

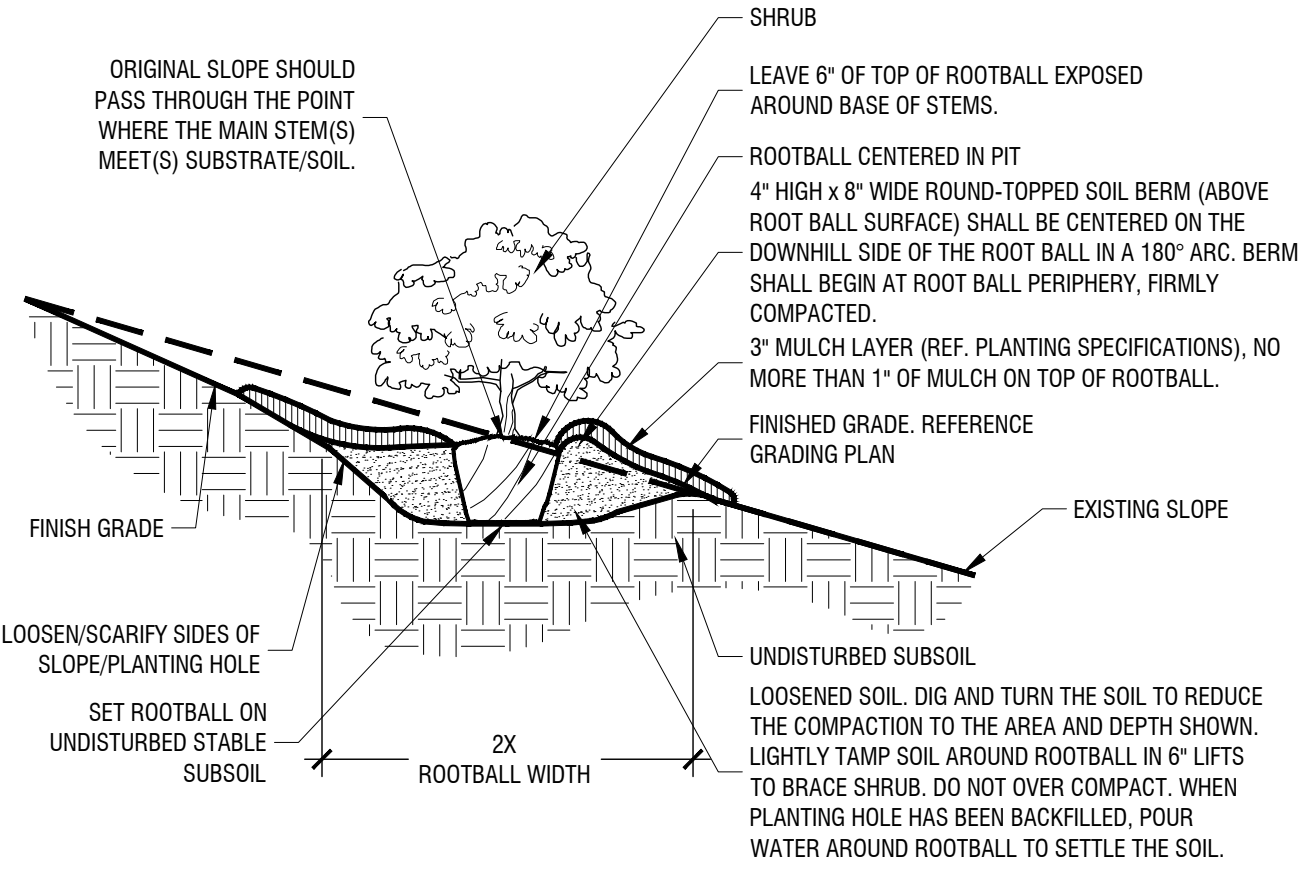
J



METAL EDGING (AT ROCK COBBLE BED)

Scale: 1 1/2" = 1'-0"

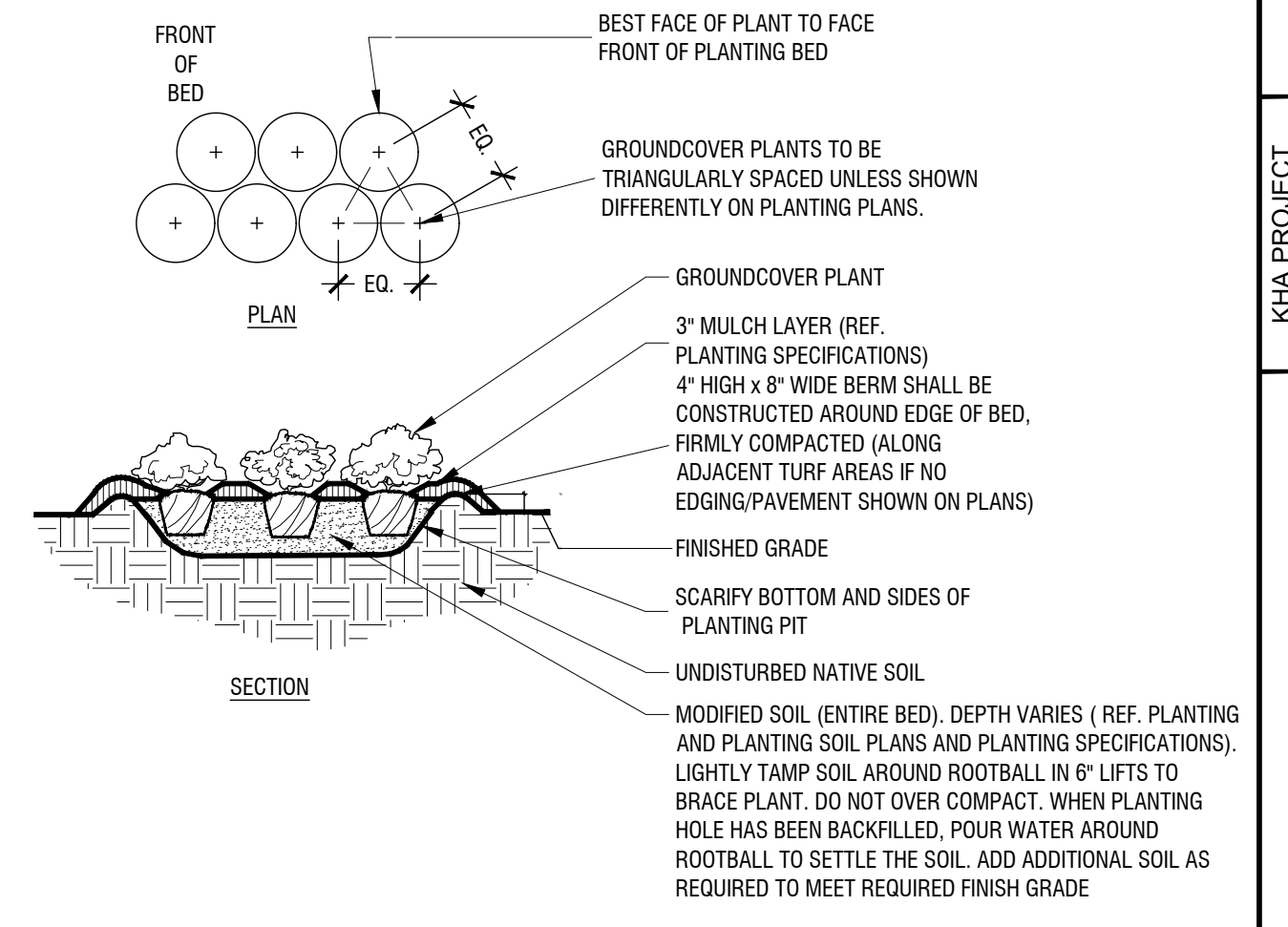
G



Shrub Planting On 5-50% (20:1 TO 2:1) Slope

Scale: NTS

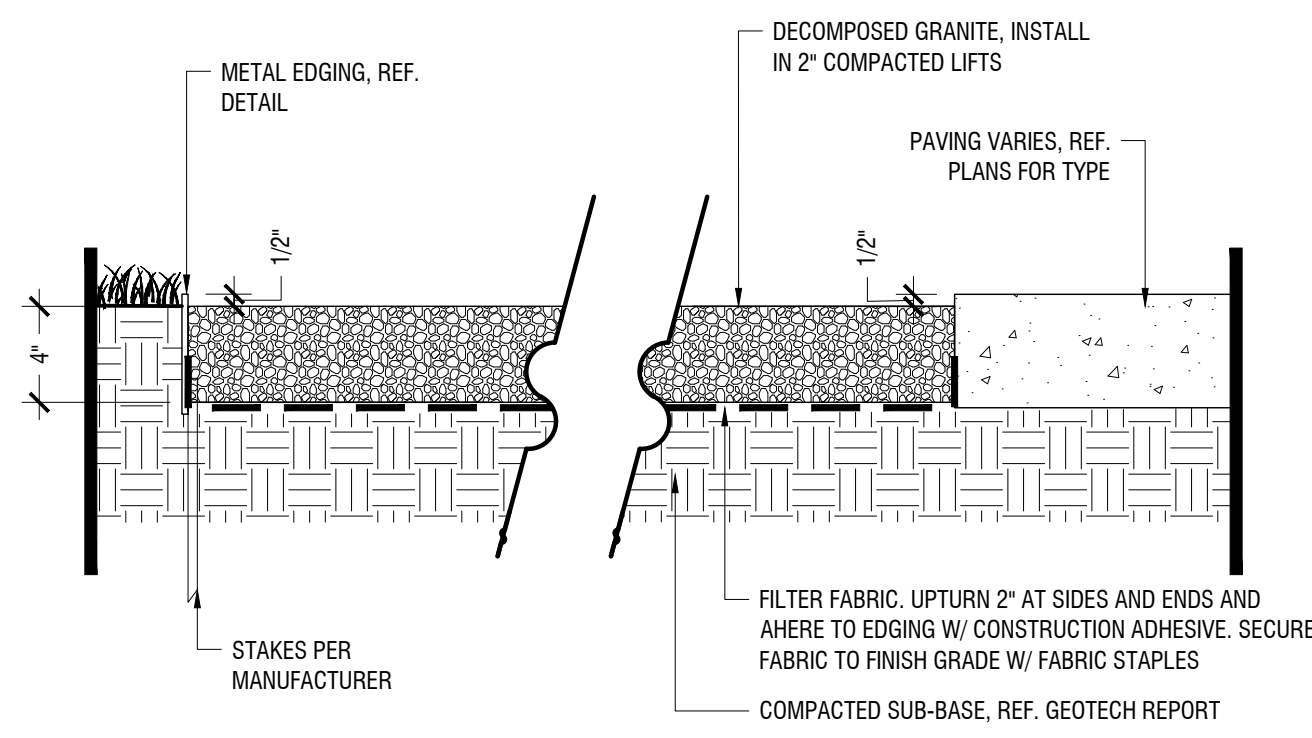
C



Typical Groundcover Planting

Scale: NTS

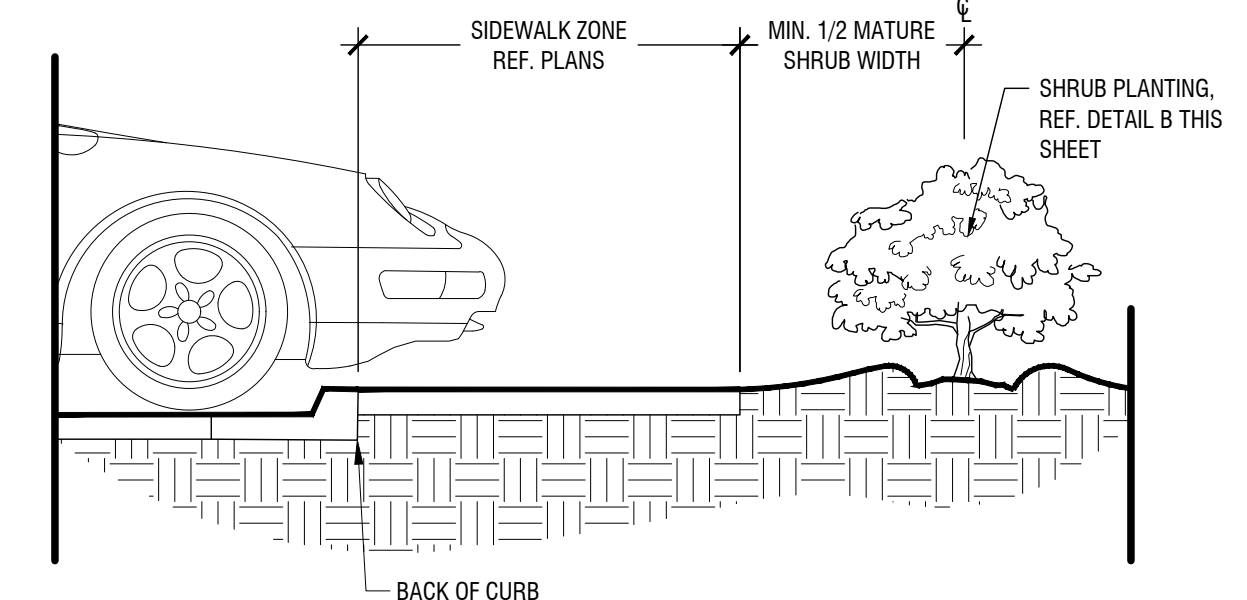
A



Decomposed Granite

Scale: 1 1/2" = 1'-0"

I



Shrub Planting at Sidewalk

Scale: NTS

F

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-XXX

LANDSCAPE DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 568-4263 CONTACT: MATT LUCAS, P.E.
 OWNER: VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
 APPLICANT: VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
 ARCHITECT: BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (855) 228-7440 CONTACT: WARREN L. INCE

LANDSCAPE DETAILS

SHEET NUMBER LP 3.02

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Kimley-Horn
 P.L.A. NICHOLAS B. ADAMS
 L.A. No. 3454 Date: 10/17/2024

KHA PROJECT	060016600
DATE	10/17/2024
SCALE	AS SHOWN
DESIGNED BY	KAE
DRAWN BY	KAE
CHECKED BY	NBA

ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX

Kimley-Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

NO.	REVISIONS	DATE	BY

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PLANT SCHEDULE

Table with columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, SPECIFICATIONS, REMARKS. Includes sections for TREES, ORNAMENTAL TREE, SHRUBS, GRASSES, GROUND COVERS, and GROUND COVERS.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

PLANTING NOTES

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

- L. DIGGING AND HANDLING
1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BRUISE AND DRYING OUT DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

- S. LAWN SODDING
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETION IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-XXX

LANDSCAPE SPECIFICATIONS AND NOTES FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OCTOBER 18, 2024

Table with columns: ENGINEER / SURVEYOR, OWNER, APPLICANT, ARCHITECT. Includes contact information for Kimley-Horn and Associates, Inc.

Kimley-Horn logo and contact information: 13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240

Kimley-Horn logo and contact information: FOR REVIEW ONLY Not for construction or permit purposes.

Table with columns: KHA PROJECT, DATE, SCALE, AS SHOWN, DESIGNED BY, DRAWN BY, CHECKED BY. Includes project details for Rockwall Medical Building.

ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX

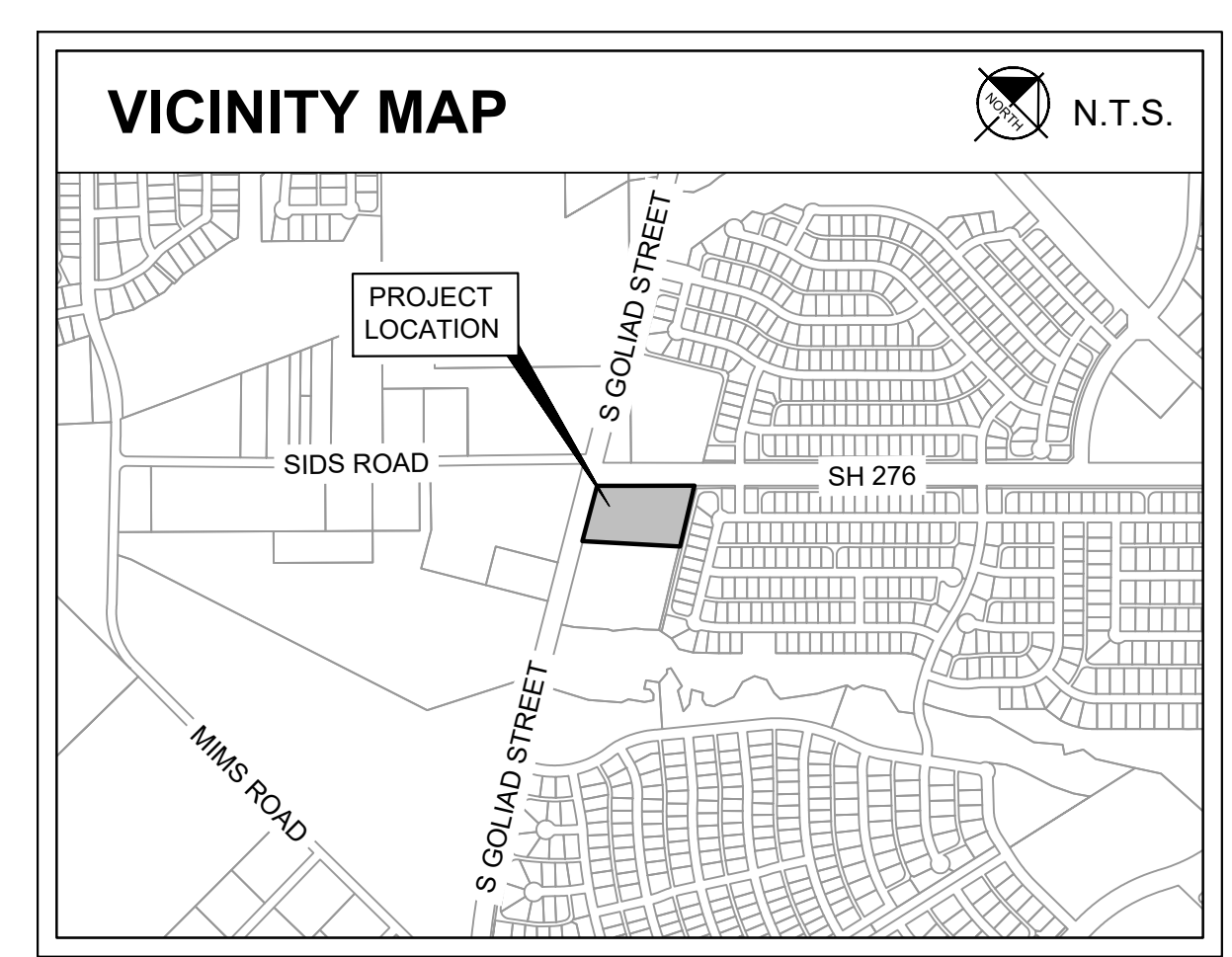
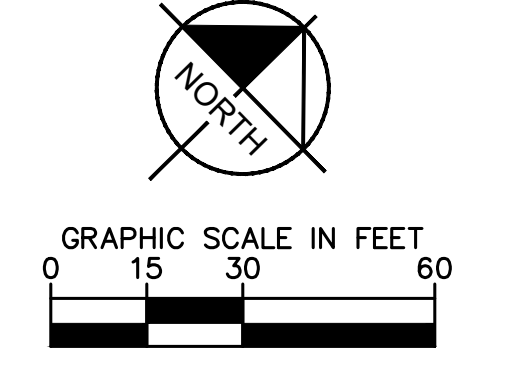
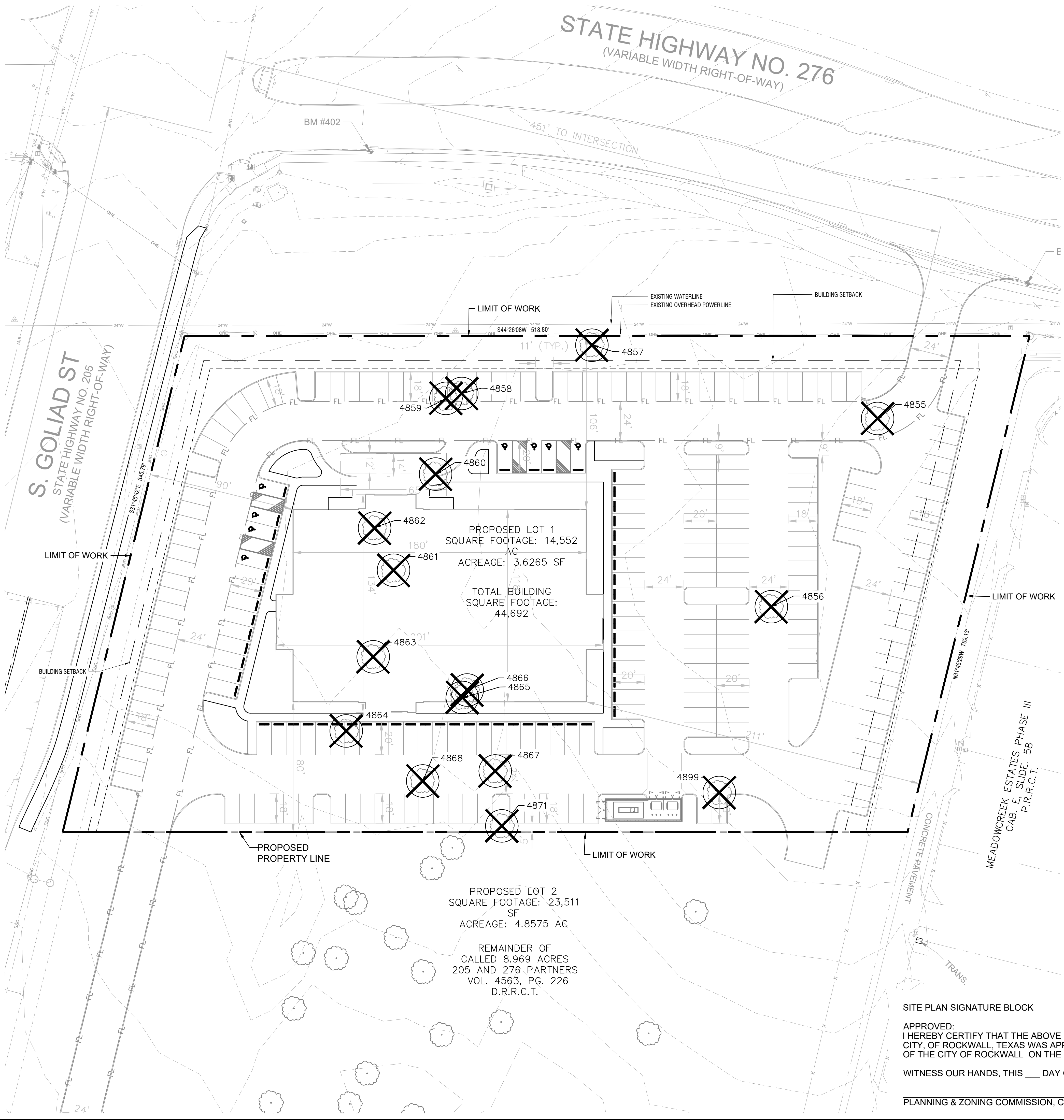
LANDSCAPE SPECIFICATIONS AND NOTES

SHEET NUMBER LP 3.03

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IMAGES: - sct10/4/17; - d8ba-5871; - d8ba-5871; - s6f3e5e-5871; - 242258-5871; - r1ies; - r1ies-5871; -
 PLOTTED BY: ELIZABETH KYLE 10/17/2024 11:01 AM
 LAST SAVED: 10/20/2024 12:33 AM
 DWG NAME: LT 1.01.DWG; LT 1.01

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#	SPECIES	CALIPER	PROTECT OR REMOVE	TREE HEALTH	MITIGATION REQUIRED
4855	Eastern Redcedar / <i>Juniperus virginiana</i>	13.9	Remove	Healthy	13.9
4856	Eastern Redcedar / <i>Juniperus virginiana</i>	17.3	Remove	Healthy	17.3
4857	Eastern Redcedar / <i>Juniperus virginiana</i>	13.7	Remove	Healthy	13.7
4858	Eastern Redcedar / <i>Juniperus virginiana</i>	11.1	Remove	Healthy	11.1
4859	Eastern Redcedar / <i>Juniperus virginiana</i>	11.4	Remove	Healthy	11.4
4860	Eastern Redcedar / <i>Juniperus virginiana</i>	11.1	Remove	Healthy	11.1
4861	Eastern Redcedar / <i>Juniperus virginiana</i>	18.8	Remove	Healthy	18.8
4862	Eastern Redcedar / <i>Juniperus virginiana</i>	12.2	Remove	Healthy	12.2
4863	Eastern Redcedar / <i>Juniperus virginiana</i>	12.3	Remove	Healthy	12.3
4864	Eastern Redcedar / <i>Juniperus virginiana</i>	11	Remove	Healthy	11
4865	Eastern Redcedar / <i>Juniperus virginiana</i>	14.7	Remove	Healthy	14.7
4866	Eastern Redcedar / <i>Juniperus virginiana</i>	12.6	Remove	Healthy	12.6
4867	Chittamwood / <i>Sideroxylon lanuginosum</i>	9.1	Remove	Declining	9.1
4868	Eastern Redcedar / <i>Juniperus virginiana</i>	15.4	Remove	Healthy	15.4
4871	Eastern Redcedar / <i>Juniperus virginiana</i>	11	Remove	Healthy	11
4899	Eastern Redcedar / <i>Juniperus virginiana</i>	18.5	Remove	Healthy	18.5
Total Mitigation Required:					214.1

TREE PRESERVATION LEGEND



TREE PRESERVATION AND REMOVAL NOTES

- CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.
- ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.
- ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.
- ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
- ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.
- CONTRACTOR SHALL PROVIDE REMOVAL, STORAGE, AND TRANSPLANTING OF EXISTING TREES ON SITE. THE CONTRACTOR SHALL REMOVE EACH EXISTING TREE THROUGH THE USE OF HAND DIGGING, OR WITH THE USE OF AN APPROVED MECHANICAL DEVICE. TREES SHALL BE HARVESTED AS BALLED & BURLAPPED TREE SPECIMENS, PER ANSI Z60 STANDARDS, AND TRANSPORTED TO NEW LOCATION ON SITE, OR AT ALTERNATE SITE AS DIRECTED OR APPROVED BY THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO PROVIDE FOR REMOVAL, PLACEMENT OF BURLAP, PLACEMENT OF WIRE BASKET OR OTHER APPROVED BALL-SUPPORTING DEVICE, TRANSPORT TO TEMPORARY STORAGE AREA, ONGOING MAINTENANCE AND WATERING DURING CONSTRUCTION, AND RE-PLANTING TO BE PERFORMED UPON COMPLETION OF MAJOR SITE WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GUIDELINES AND RECOMMENDATIONS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-XXX
TREE PRESERVATION PLAN FOR ROCKWALL MEDICAL BUILDING
 8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024
 ENGINEER / SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 (972) 588-6263 CONTACT: MATT LUCAS, P.E.
 OWNER: VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 (972) 556-1700 CONTACT: JEFF BROCKETTE
 APPLICANT: VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 (972) 556-1700 CONTACT: JEFF BROCKETTE
 ARCHITECT: BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 (855) 228-7440 CONTACT: WARREN L. INCE

Kimley»Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3920
 WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
 P.L.A. NICKOLAUS & ADAMS
 L.A. No. 3454 Date: 10/17/2024

KHA PROJECT	060016600	DATE	10/17/2024	SCALE	AS SHOWN	DESIGNED BY	KAE	DRAWN BY	KAE	CHECKED BY	NBA
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ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX

TREE PRESERVATION PLAN
 SHEET NUMBER
LT 1.01

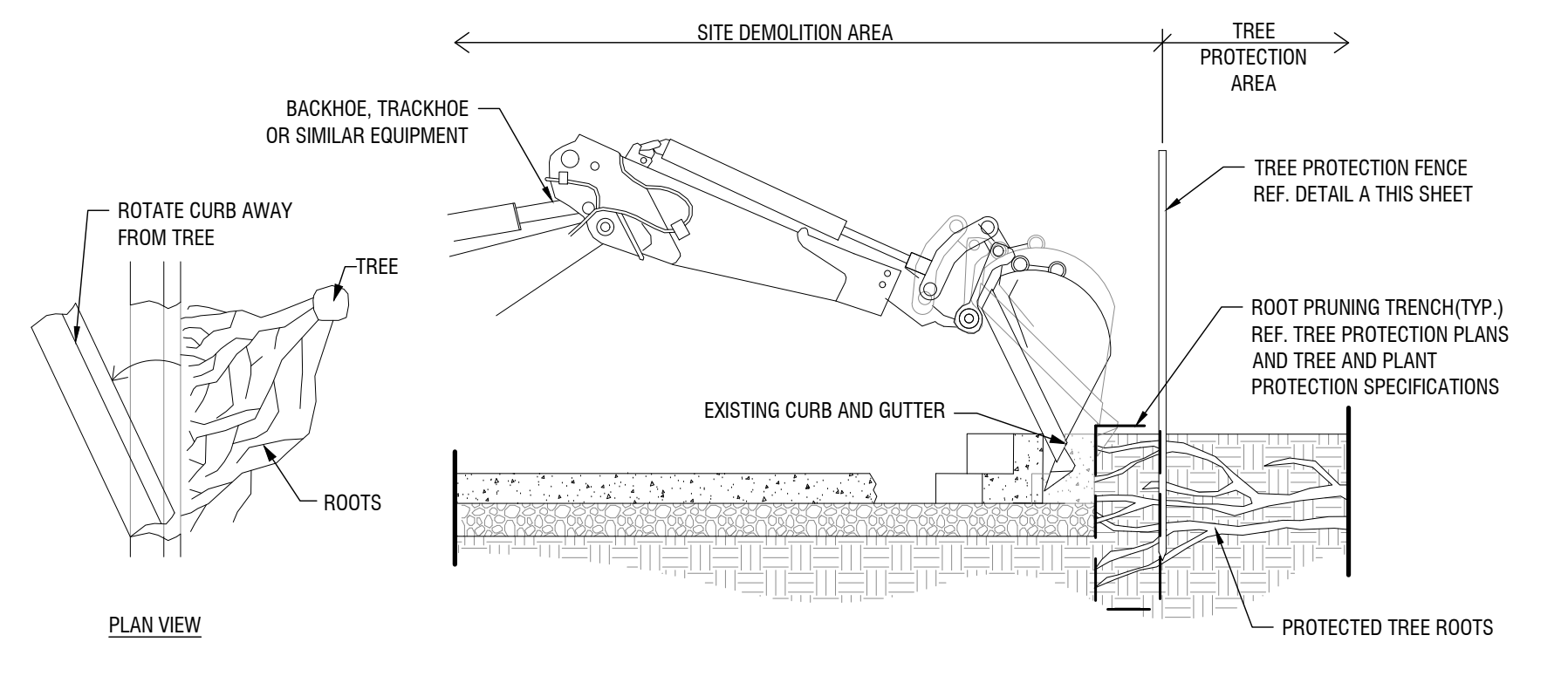
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DEMOLITION SEQUENCE:

- PERFORM ANY ROOT PRUNING.
- INSTALL TREE PROTECTION FENCING.
- BREAK OR CUT & SECTIONS OF CURB.
- CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
- COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

NOTES:

- PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
- ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
- OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

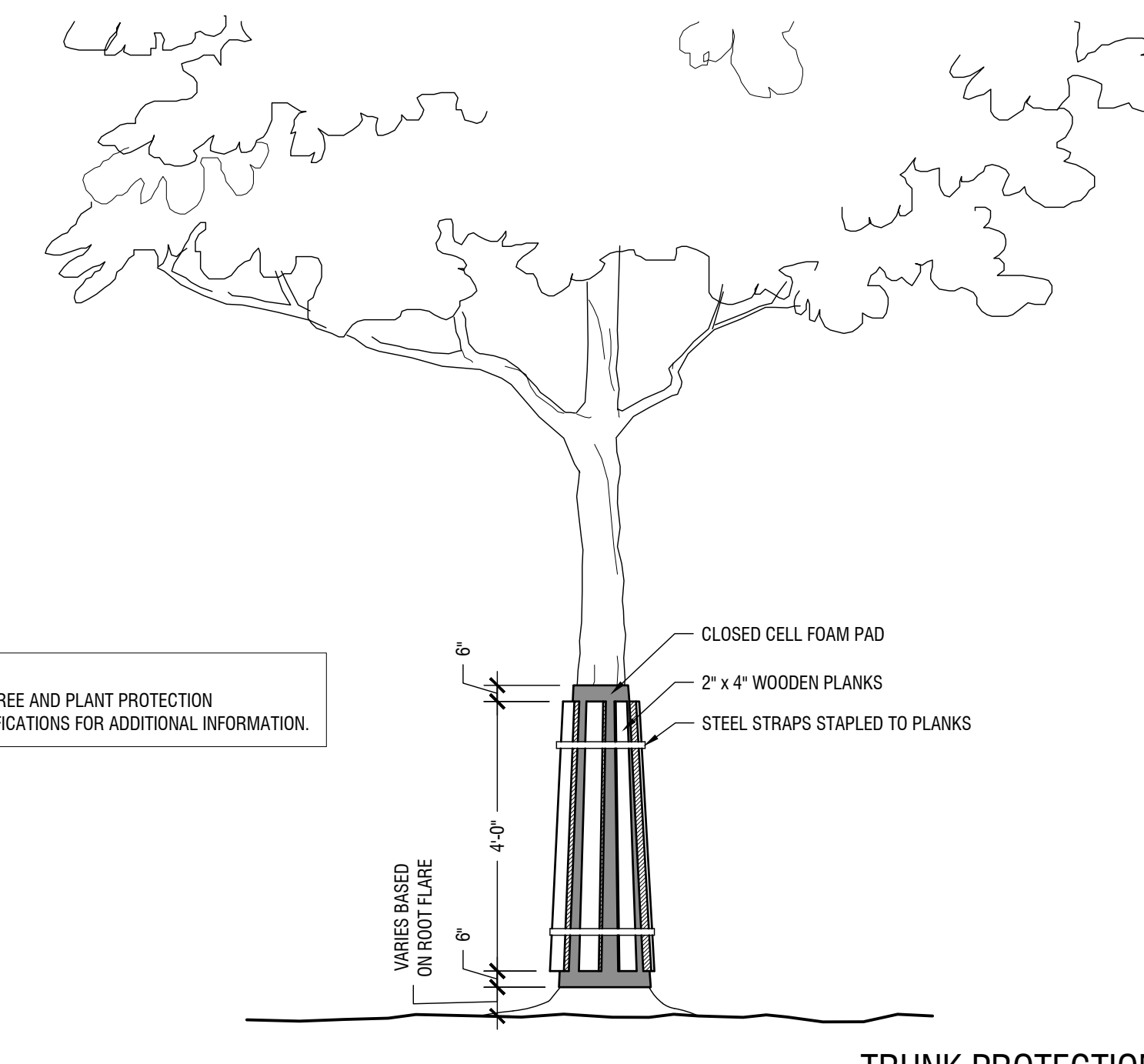


CURB DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

NOTES:

- REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

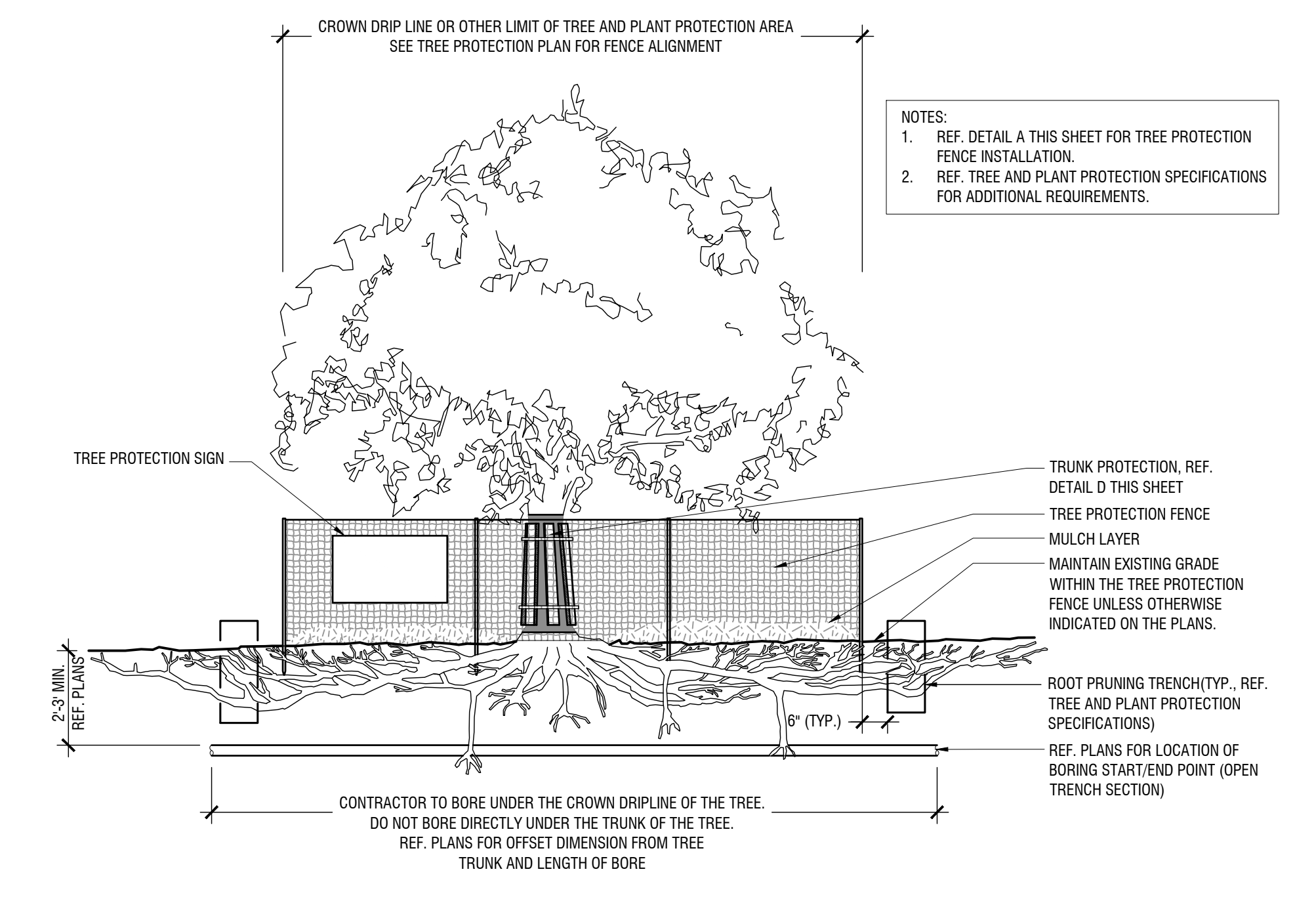


TRUNK PROTECTION

Scale: NTS

NOTES:

- REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
- REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



TREE PROTECTION - UTILITY BORING UNDER CROWN DRIP LINE

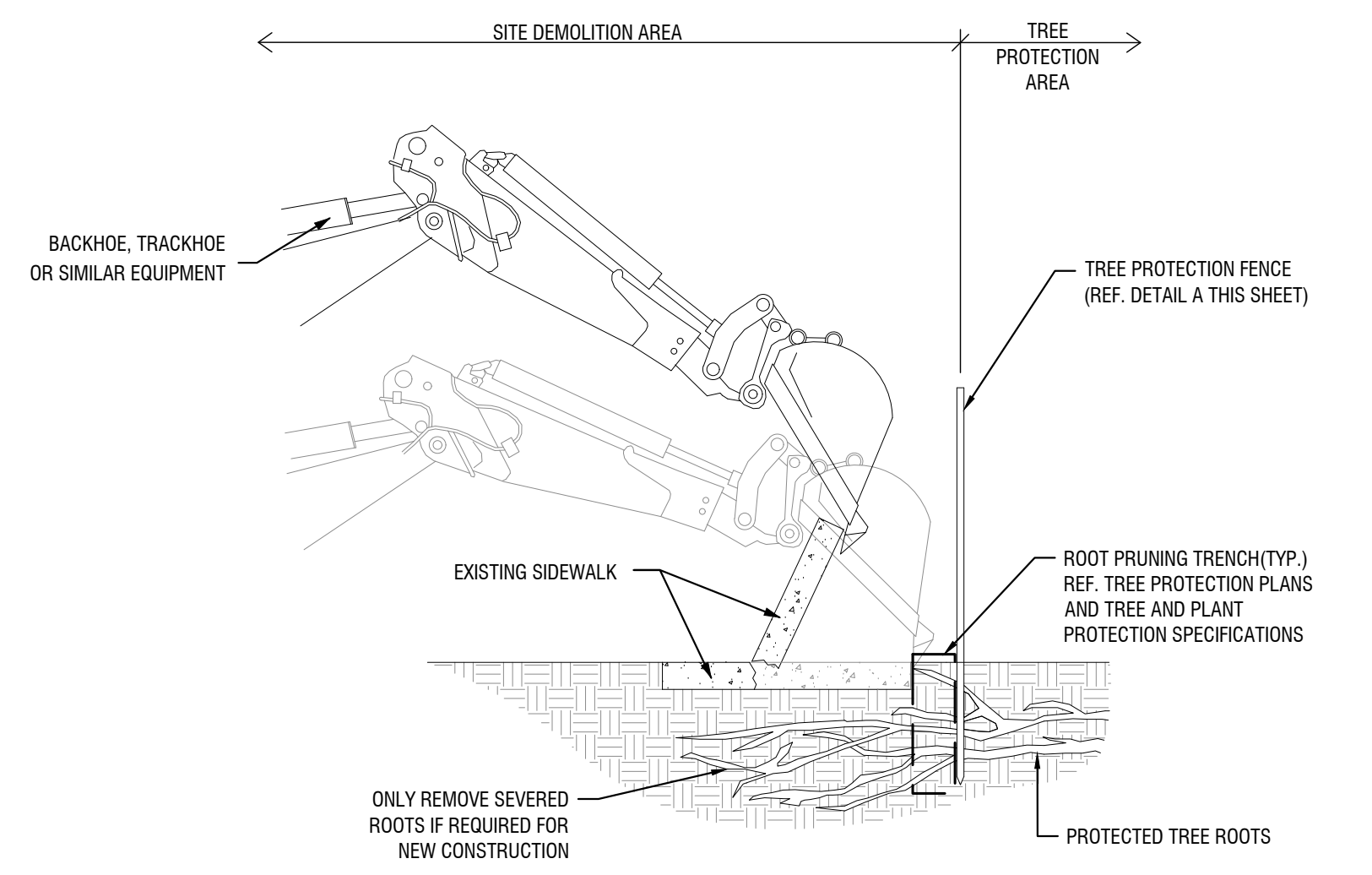
Scale: NTS

DEMOLITION SEQUENCE

- PERFORM ANY ROOT PRUNING.
- INSTALL TREE PROTECTION FENCING.
- CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL, COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

NOTES:

- PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
- ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
- OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

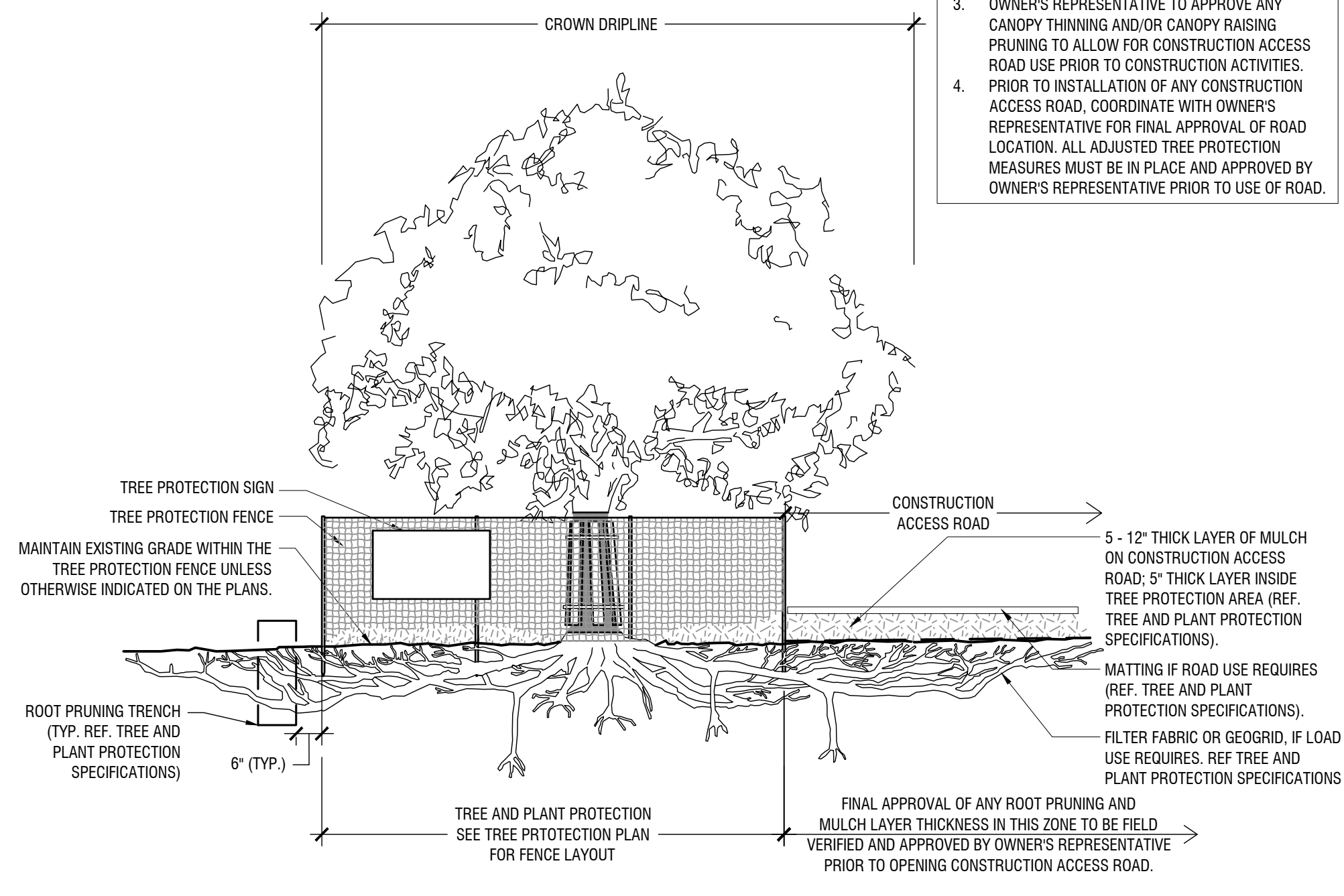


SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

NOTES:

- REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
- REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
- PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.

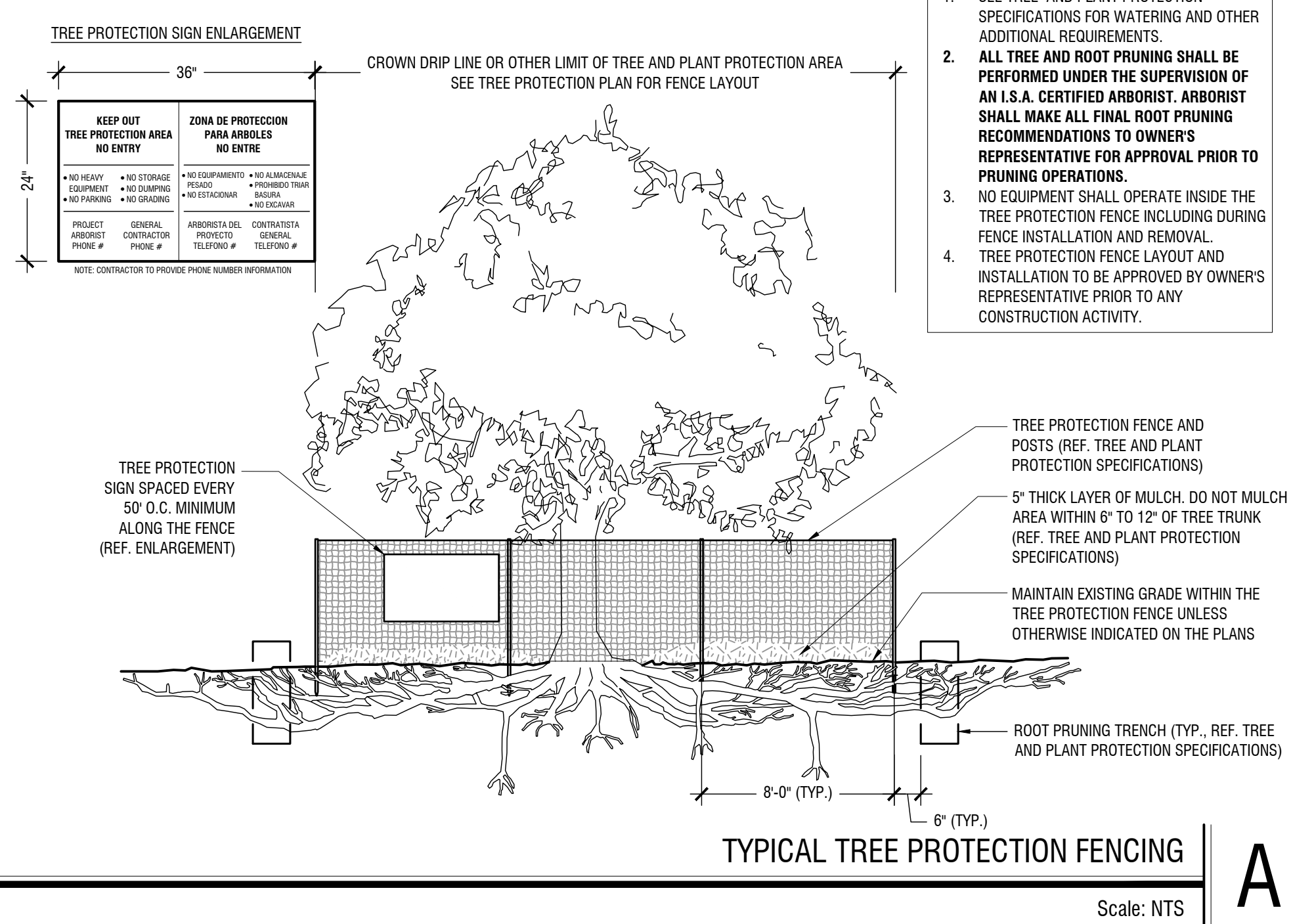


TREE PROTECTION - CONSTRUCTION ACCESS ROAD

Scale: NTS

NOTES:

- SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
- ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF ALL U.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
- NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
- TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.



TYPICAL TREE PROTECTION FENCING

Scale: NTS

PROJECT NUMBER: SP2024-XXX

TREE DEMOLITION AND PROTECTION DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 203 WEST NASH ST., SUITE 100
TERRELL, TX 75160
(972) 566-4263
PHONE: CONTACT: MATT LUCAS, P.E.

OWNER
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
(972) 566-1700
PHONE: CONTACT: JEFF BROCKETTE

APPLICANT
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
(972) 566-1700
PHONE: CONTACT: JEFF BROCKETTE

ARCHITECT
BLUE FIN DESIGN
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
AUSTIN, TX 78728
(855) 228-7440
PHONE: CONTACT: WARREN L. INCE

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

NO.	REVISIONS	DATE	BY

Kimley»Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1900 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn

NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

P.L.A. NO. 3454 DATE: 10/17/2024

KHA PROJECT	060016600	DATE	10/17/2024
SCALE	AS SHOWN	DESIGNED BY	KAE
DRAWN BY	KAE	CHECKED BY	NBA

ROCKWALL MEDICAL BUILDING
PREPARED FOR
VUE REAL ESTATE
CITY OF ROCKWALL, TX

TREE DEMOLITION AND PROTECTION DETAILS

SHEET NUMBER
LT 3.01

GENERAL NOTES

1. THE SITE LIGHTING LAYOUT AND PHOTOMETRICS ARE FOR SITE DEVELOPMENT REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION.
2. PHOTOMETRICS AND SITE LIGHTING LAYOUT ARE SUBJECT TO CHANGE. FINAL BIDS HAVE NOT BEEN RECEIVED. LIGHTING MANUFACTURERS ARE SUBJECT TO CHANGE BASED ON THE BIDS RECEIVED. THE LIGHTING FIXTURES SPECIFIED ARE USED AS A BASIS OF DESIGN AND ARE SUBJECT TO CHANGE.
3. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES.
4. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT OFF.
5. LIGHTING FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT IS CONTAINED ON SITE AND DOES NOT CROSS ANY PROPERTY LINE OF THE SITE.

**STATE HIGHWAY 276 BYPASS
(PRIMARY BUILDING FACADE ZONE)**



BFD # 24115

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE
HIGHWAY 276 BYPASS
ROCKWALL, TEXAS

SEAL:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF E.G. LOPEZ DEL CASTILLO, P.E., REG. #58483 ON 10/17/24. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

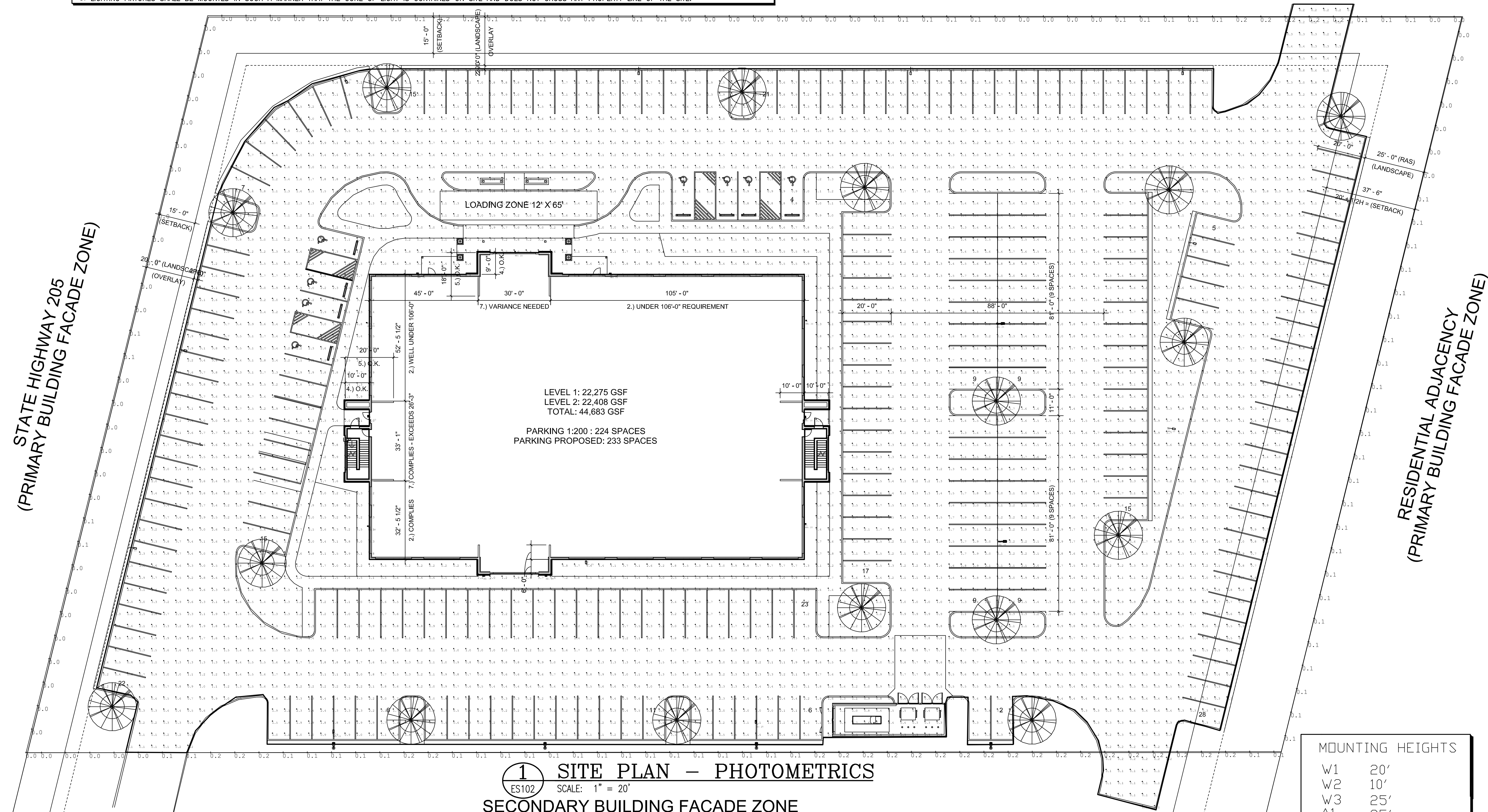
DRAWN BY: Author

**SITE PLAN -
PHOTOMETRICS**

DRAWING NUMBER:

ES102

SCALE: AS INDICATED



1 SITE PLAN - PHOTOMETRICS
ES102 SCALE: 1" = 20'
SECONDARY BUILDING FACADE ZONE

Symbol	Tag	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
W2	W2	6	7075-08-C13-35K	Single	7075-08-TW-C13-35K	0.950	1161	12.35	74.1
A3	A3	6	OPF-M-A11-830-BLC	Single	OPF-M-A11-830-BLC	0.950	13798	131	786
W1	W1	5	WFA-3 38W 4000K	Single	OPF-M-A11-830-BLC	0.950	6030	36.68	183.4
A2	A2	2	OPF-M-A08-830-BLC	Single	OPF-M-A08-830-BLC	0.950	8023	74.41	148.82
A1	A1	2	OPF-M-A11-830-T2M	Single	OPF-M-A11-830-T2M	0.950	19790	131	262
A4	A4	2	OPF-M-A11-830-T5W	Single	OPF-M-A11-830-T5W	0.950	19606	131	262
W3	W3	1	OPF-M-A11-830-T2M 1	Single	OPF-M-A11-830-T2M	0.950	19790	131	131

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
LIGHT TRESPASS	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.	
PARKING Planar	Illuminance	Fc	1.75	7.2	0.1	17.50	72.00	

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 10/24/2024

PROJECT NUMBER: SP2024-043
PROJECT NAME: Site Plan for Rockwall Medical Building
SITE ADDRESS/LOCATIONS: 2651 S GOLIAD ST, ROCKWALL, TX 75032

CASE CAPTION: Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brochette of Vue Real Estate for the approval of a Site Plan for a Medical Office Building on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	10/23/2024	Approved w/ Comments

10/23/2024: SP2024-043; Site Plan for a Medical Office Building

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brochette of Vue Real Estate for the approval of a Site Plan for a Medical Office Building on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (SP2024-043) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Provide a physical Material Sample Board with samples of the material used on the building before the Architecture Review Board (ARB) meeting on October 29, 2024. (Subsection 03.04.A, Article 11, UDC)

M.6 Site Plan

- 1) All parking spaces shall be 9'x20'. (Engineering Standards of Design and Construction)
- 2) All overhead utilities shall be placed underground. (Subsection 06.02.H, Article 05, UDC)
- 3) A five (5)-foot sidewalk will be required along S Goliad and SH-276. (Subsection 03.04.B, of Article 11, UDC)
- 4) The building setback along S. Goliad is 25 feet. (Subsection 06.02.D.1(d), Article 05, UDC)
- 5) Please show the City of Heath water line located on the north side of the property for reference. (03.041.A, Article 11, UDC)
- 6) Indicate the fire lanes. (Subsection 03.04.A, Article 11, UDC)
- 7) Indicate the location of all existing and proposed fire hydrants. (Subsection 03.04.A, Article 11, UDC)

M.7 Landscape Plan

- 1) All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway. (Subsection 06.02.E, Article 05, UDC)
- 2) Provide the actual impervious area vs. landscape area. (Subsection 01.01.B, of Article 05, UDC) Currently the landscape plan shows 100% pervious which is not correct. The maximum allowable impervious surface is 85%.
- 3) The generators will need to be screened. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. (Subsection 01.05.E, Article 05, UDC)
- 4) Residential Adjacency screening is required along the east property line. Where the property immediately abuts a residential zoning district or residentially used property a minimum 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF in area. (Subsection 04.01.E(4), Article 05, UDC) In this case, a 25-foot wide landscape buffer is required on the east property line. In addition, any non-residential land use that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers. (Subsection 05.02.B, Article 08, UDC)
- 5) Detention area is required to have 1 canopy tree per 750 SF and one (1) accent per 1,500 SF of detention. Please show this on the landscape plan. (Subsection 05.03.D, Article 08, UDC)
- 6) The Dumpster and generators shall be screened with evergreen shrubs. (Subsection 01.05.B, Article 05, UDC)
- 7) Please indicate Decomposed Gravel (DG) on the landscape plan index. Is the DG contained in some way (i.e. glue, concrete edging, etc.)?

M.8 Treescap Plan

- 1) Any Cedar tree less than eight (8)-foot in height are not protected. Any Cedar tree more than eight (8)-foot in height is required four (4) inches of mitigation. (Subsection 05, Article 09, UDC) If the chittamwood is in declining health -- less than a two (2) on a five (5)-point scale, the mitigation required would be zero (0). Please update the provided table to reflect the heights and updated mitigation as shown in the example table below:

M.9 Building Elevations

- 1) Building does not meet four (4)-sided architecture requirements. Specifically, the minimum length of the secondary element and primary entryway is not met on the elevations. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
- 2) Dash in the Roof Mounted Mechanical Equipment on the building elevations to ensure these will be screened from view. (Subsection 01.05.C, Article 05, UDC)
- 3) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
- 4) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
- 5) Building materials do not meet the 90% masonry requirement. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C, of Article 05, UDC)
- 6) Building materials do not meet the 20% stone requirement. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C, of Article 05, UDC)

M.10 Staff has identified the following variance(s) associated with the proposed request: [1] Four (4)-sided Architecture, [2] Primary Articulation, [3] 20% stone, [4] 90% masonry, [5] excess of 10% secondary materials, and [6] natural stone. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2)

compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 5, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on October 29, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on November 12, 2024.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/23/2024	Approved w/ Comments

- 10/23/2024:
1. There is no existing storm drainage pipes to outfall to. Will you outfall via sheet flow?
 2. City of Rockwall Public Park
 3. You need to extend your sidewalk all the way across your frontage.
 4. Sanitary sewer must be in a easement with a minimum of 10' on either side of main.
 5. Inlets cannot be on the side of parking stalls. Needs to be at the end.
 6. Maximum length of a dead end water line is 50'. Must connect to a looped system.
 7. Access easement from ROW to this point required.
 8. 16" water
 9. All parking spaces must be min 20'x9'.
 10. 10' Utility easement along all roadway frontages
 11. 12" water line stub
 12. This connection will need to be made by dry bore and steel encased. Cannot open cut S. Goliad St.
 13. Show ROW line in this area.
 14. This connection will need to be made by dry bore and steel encased. Cannot open cut SH 276.
 15. 16" water

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines will need to be placed underground.

- A TIA is required. Review fees apply. TIA must be approved before engineering permit may be issued. Improvements identified within TIA must be constructed.
- Tree Mitigation will be required for the removal of trees on site.
- City driveway spacing and TXDOT driveway spacing requirements must be met.
- Additional comments may be provided at time of Engineering.

Drainage Items:

- Detention is required. Drainage calculations based on property zoning, not land area use. Must detain to pre-developed flows.
- Existing flow patterns must be maintained.
- Detention ponds must be in a drainage easement located at the 2' freeboard elevation.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- An emergency spillway is required for the detention pond.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to detention pond. Minimum 2' above 100-year WSEL.
- All dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- \$432.47/acre sewer pro-rata
- Public sewer to be 8" minimum.
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Any utility connects across existing roadways must be completed by dry bore. Open cutting will not be allowed.
- Any utility work or driveway connections within TXDOT ROW will require a TXDOT permit. City shall submit TxDOT permit.
- Must install a 16" water main along S. Goliad St frontage and a 16" water main along SH 276 per City master plans. Dedicate easements.
- Commercial sanitary sewer service line size is minimum 6" and must connect to a manhole.
- Water to be 10' separated from storm and sewer lines.
- Must install all water and sanitary sewer per Master Water and Wastewater Master Plan that is within or adjacent to property.
- Sanitary sewer must connect to City mains at a manhole.

Roadway Paving Items:

- All new paving to be steel reinforced concrete.
- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking allowed without a city approved turn around. - Parking to be 20'x9' min. All drive aisles to be a minimum of 24' in width.
- Sidewalk required along public and TXDOT roadways.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- TXDOT driveway spacing requirements and City driveway spacing requirements must be met.
- TxDOT permit will be submitted by the City.
- Must comply with the results of the TIA, once completed.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

BUILDING	Craig Foshee	10/24/2024	Approved
----------	--------------	------------	----------

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/22/2024	Needs Review

10/22/2024: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Where approved by the fire code official, buildings of Type IA, Type IB, or Type IIA construction equipped throughout with an automatic sprinkler system and having firefighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces is exempt. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/21/2024	Approved w/ Comments

10/21/2024: Assigned Address will be 2651 S GOLIAD ST, ROCKWALL, TX 75032

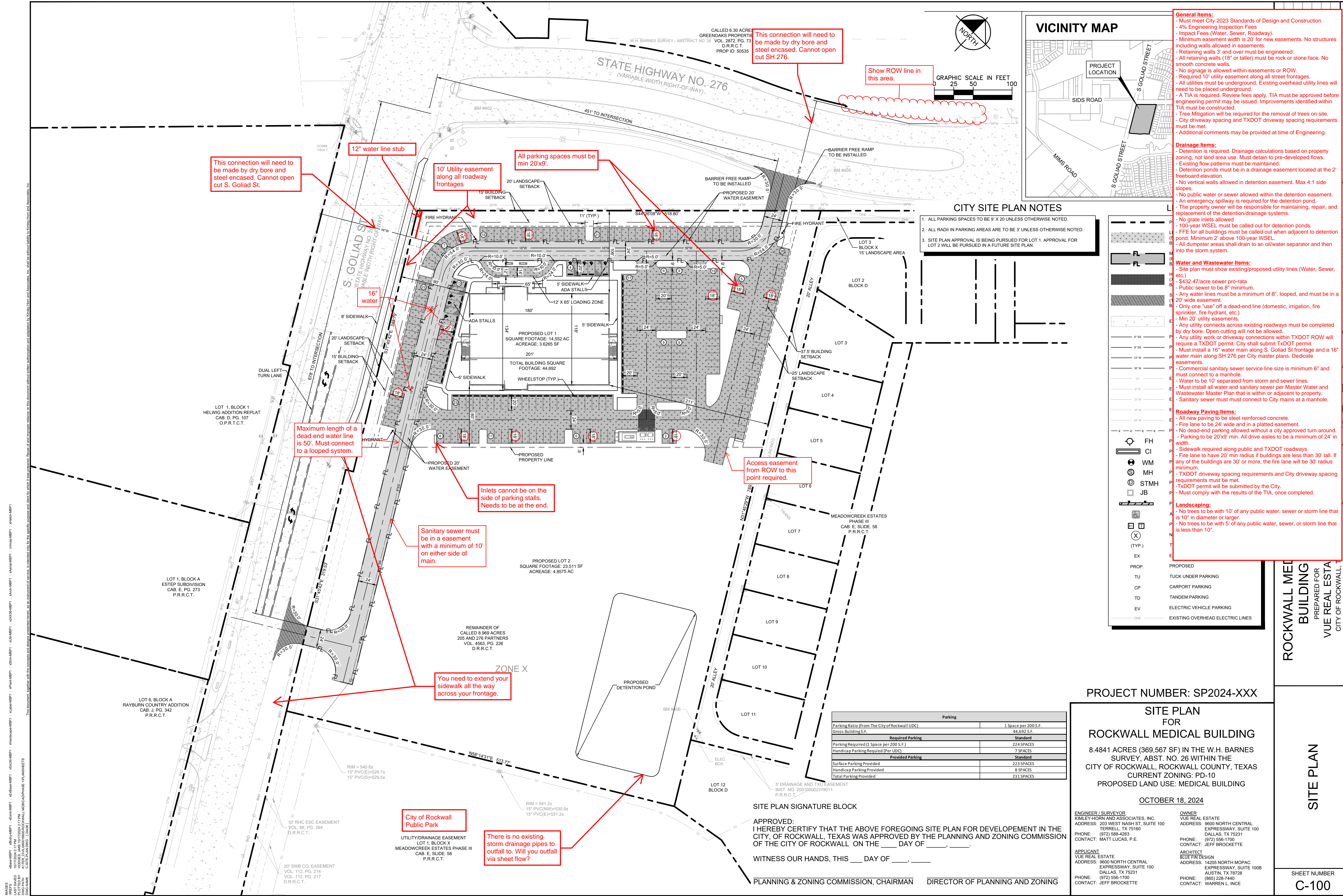
Future suite numbers shall follow our addressing standards: <https://www.rockwall.com/pz/GIS/AddressingStandards.pdf>

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/22/2024	Approved w/ Comments

10/22/2024: 1. There are better varieties of Bermudagrass available such as Tif Tuf and Tahoma 31 that are more drought, cold, wear and shade tolerant than common.



- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, Roadway).
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
 - No signage is allowed within easements or ROW.
 - Required 10' utility easement along all street frontages.
 - All utilities must be underground. Existing overhead utility lines will need to be placed underground.
 - A TIA is required. Review fees apply. TIA must be approved before engineering permit may be issued. Improvements identified within TIA must be constructed.
 - Tree Mitigation will be required for the removal of trees on site.
 - City driveway spacing and TXDOT driveway spacing requirements must be met.
 - Additional comments may be provided at time of Engineering.

- Drainage Items:**
- Detention is required. Drainage calculations based on property zoning, not land area use. Must detain in pre-developed flows.
 - Existing flow patterns must be maintained.
 - Detention ponds must be in a drainage easement located at the 2' freeboard elevation.
 - No vertical walls allowed in detention easement. Max 4:1 side slopes.
 - No public water or sewer allowed within the detention easement.
 - An emergency spillway is required for the detention pond.
 - The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
 - No grate inlets allowed
 - 100-year WSEL must be called out for detention ponds.
 - FFE for all buildings must be called out when adjacent to detention pond. Minimum 2' above 100-year WSEL.
 - All dumpster areas shall drain to an oil/water separator and then into the storm system.

- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
 - 5432.47/acre sewer pro-rata
 - Public sewer to be 8" minimum.
 - Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Min 20' utility easements.
 - Any utility connects across existing roadways must be completed by dry bore. Open cutting will not be allowed.
 - Any utility work or driveway connections within TXDOT ROW will require a TXDOT permit. City shall submit TXDOT permit.
 - Must install a 16" water main along S. Goliad St frontage and a 16" water main along SH 276 per City master plans. Dedicate easements.
 - Commercial sanitary sewer service line size is minimum 6" and must connect to a manhole.
 - Water to be 10' separated from storm and sewer lines.
 - Must install all water and sanitary sewer per Master Water and Wastewater Master Plan that is within or adjacent to property.
 - Sanitary sewer must connect to City mains at a manhole.

- Roadway Paving Items:**
- All new paving to be steel reinforced concrete.
 - Fire lane to be 24' wide and in a platted easement.
 - No dead-end parking allowed without a city approved turn around.
 - Parking to be 20'x9' min. All drive aisles to be a minimum of 24' in width.
 - Sidewalk required along public and TXDOT roadways.
 - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
 - TXDOT driveway spacing requirements and City driveway spacing requirements must be met.
 - TXDOT permit will be submitted by the City.
 - Must comply with the results of the TIA, once completed.

- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

CITY SITE PLAN NOTES

1. ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
2. ALL RADII IN PARKING AREAS ARE TO BE 3' UNLESS OTHERWISE NOTED.
3. SITE PLAN APPROVAL IS BEING PURSUED FOR LOT 1. APPROVAL FOR LOT 2 WILL BE PURSUED IN A FUTURE SITE PLAN.

ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TEXAS

SITE PLAN

PROJECT NUMBER: SP2024-XXX

SITE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

Parking	
Parking Ratio (From The City of Rockwall UDC)	1 Space per 200 S.F.
Gross Building S.F.	44,692 S.F.
Required Parking	Standard
Parking Required (1 Space per 200 S.F.)	224 SPACES
Handicap Parking Required (Per UDC)	7 SPACES
Provided Parking	
Surface Parking Provided	223 SPACES
Handicap Parking Provided	8 SPACES
Total Parking Provided	231 SPACES

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 203 WEST NASH ST, SUITE 100
TERRELL, TX 75160
DALLAS, TX 75231
PHONE: (972) 588-0263
CONTACT: MATT LUCAS, P.E.

OWNER
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
PHONE: (972) 556-1700
CONTACT: JEFF BROCKETTE

APPLICANT
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
PHONE: (972) 556-1700
CONTACT: JEFF BROCKETTE

ARCHITECT
BLUE FIN DESIGN
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
AUSTIN, TX 78728
PHONE: (855) 228-7440
CONTACT: WARREN L. INCE

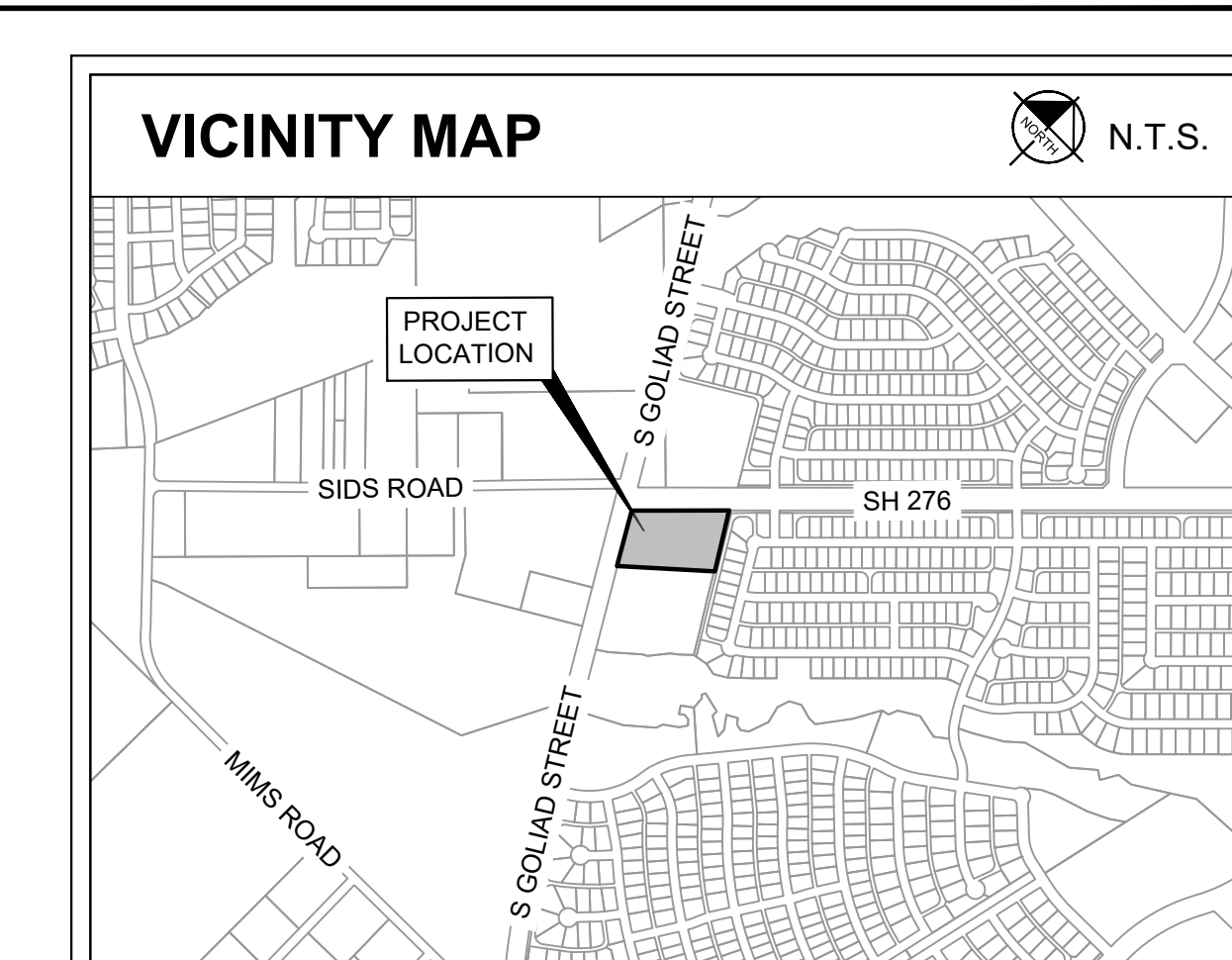
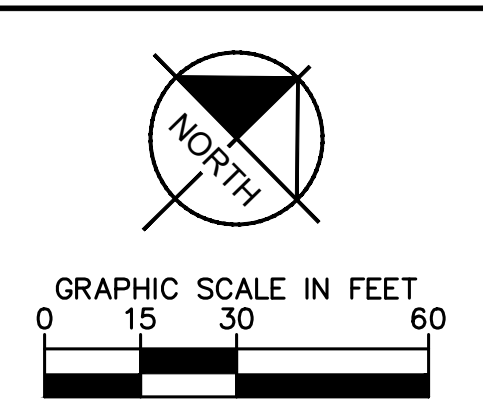
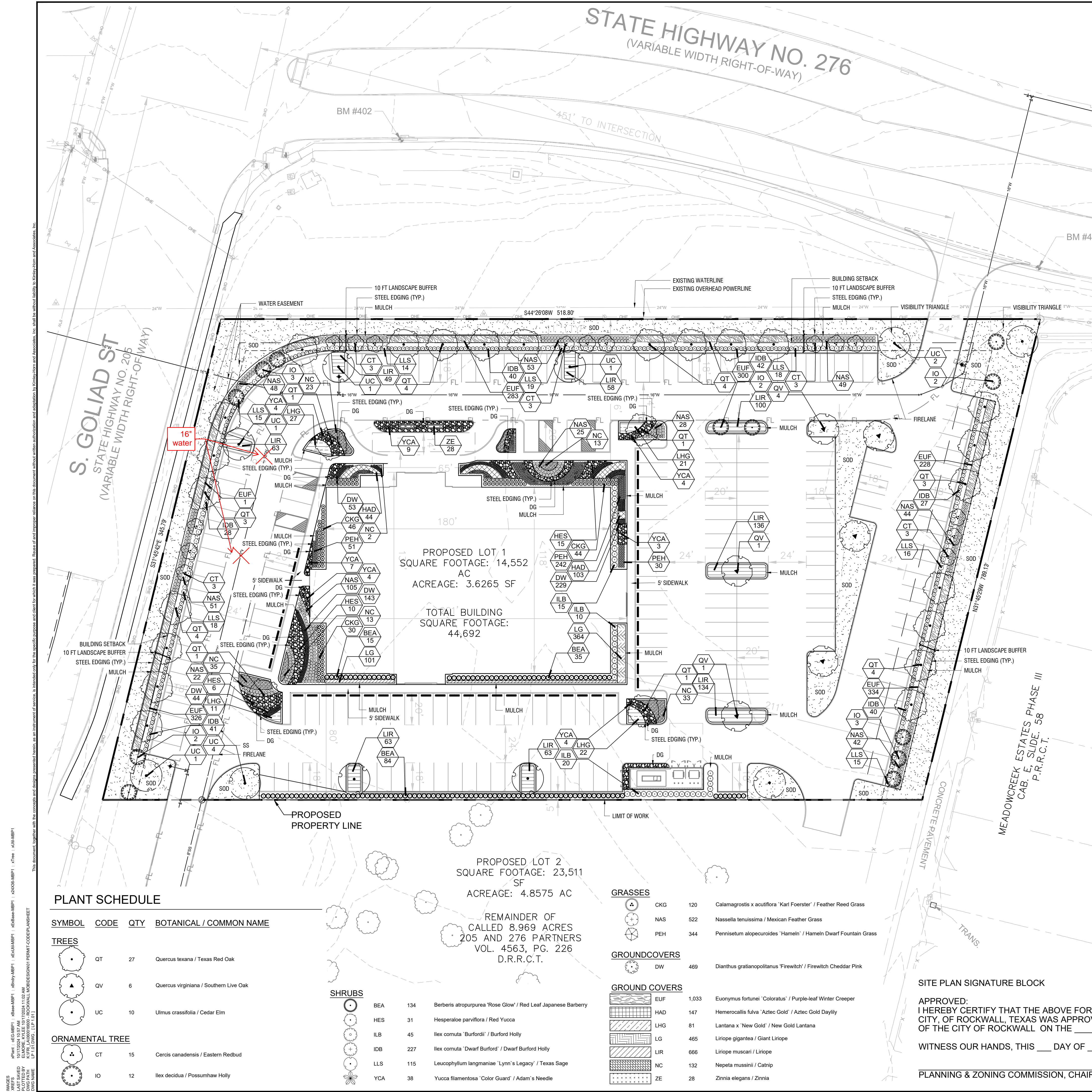
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

IMAGES: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) 10/18/24 10:00 AM
 PLOTTED BY: JAMES W. BAYNE 10/18/24 10:00 AM
 DWG NAME: C:\SITE\PLAN\DWG\SP2024-XXX.DWG

DATE: _____
 REVISIONS: _____
 NO. _____
 CHECKED BY: _____
 MAL _____
 DATE: _____



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

REQUIREMENTS	REQUIRED	PROVIDED
LANDSCAPE MATERIAL (SECTION 4.A.) Canopy Trees shall be a minimum of 4" caliper Accent Trees shall be a minimum of 4 ft in total height Shrubs shall be a minimum of 3 gallons in size	Yes	Yes
LANDSCAPE BUFFERS (SECTION 5.B.) 10 ft wide landscape buffer along the entire length of any non-residential lot that abuts a public right-of-way (collector street, arterial roadway, or alleyway) or residentially zoned that is located directly across a public street. 1 Canopy Tree and 1 Accent Tree / 50 LF	10 ft	10 ft
<i>S Goliad St.</i> : 314 LF / 50 LF = 7 Canopy trees and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees
<i>State Highway No. 276</i> : 519 LF / 50 LF = 11 Canopy trees and 11 Accent Trees	11 Canopy Trees 11 Accent Trees	11 Canopy Trees 11 Accent Trees
<i>20' Alleyway</i> : 314 LF / 50 LF = 7 Canopy trees and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees
All landscape buffers adjacent to a public right of way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30 inches.	30 in	30 in
LANDSCAPE REQUIREMENTS (SECTION 5.03.) Zoning District: Commercial (C) District 20% required landscaping areas 20% x 157,972 sf = 31,595 sf	31,595 sf (20%)	43,923 sf (27.8%)
A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. 50% x 31,595 sf = 15,797 sf	15,797 sf (50%)	*15,797 sf (50%)
PARKING LOT LANDSCAPING (SECTION 5.03.E.) Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping.	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree.	80 ft	80 ft

Pervious	Impervious
100%	0%
(157,972 sf)	(0 sf)

Total Mitigation Required: 214.1 in
Total Mitigation Provided: 280 in
*Refer to Tree Mitigation Plan

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
QT	27	Quercus texana / Texas Red Oak	
QV	6	Quercus virginiana / Southern Live Oak	
UC	10	Ulmus crassifolia / Cedar Elm	
ORNAMENTAL TREE			
CT	15	Cercis canadensis / Eastern Redbud	
IO	12	Ilex decidua / Possumhaw Holly	
SHRUBS			
BEA	134	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry	
HES	31	Hesperaloe parviflora / Red Yucca	
ILB	45	Ilex cornuta 'Burfordii' / Burford Holly	
IDB	227	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	
LLS	115	Leucophyllum langianmea 'Lynn's Legacy' / Texas Sage	
YCA	38	Yucca filamentosa 'Color Guard' / Adam's Needle	
GRASSES			
CKG	120	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	
NAS	522	Nassella tenuissima / Mexican Feather Grass	
PEH	344	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	
GROUNDCOVERS			
DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	
GROUND COVERS			
EUF	1,033	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	
HAD	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily	
LHG	61	Lantana x 'New Gold' / New Gold Lantana	
LG	485	Liriope gigantea / Giant Liriope	
LIR	666	Liriope muscari / Liriope	
NC	132	Nepeta mussinii / Catnip	
ZE	28	Zinnia elegans / Zinnia	

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, 2024.

WITNESS OUR HANDS, THIS ___ DAY OF ___, 2024.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-XXX

LANDSCAPE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 DALLAS, TX 75201 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E.	OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75241 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (855) 228-7440 CONTACT: JEFF BROCKETTE	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (855) 228-7440 CONTACT: WARREN L. INCE

	13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
	PROJECT: KHA PROJECT 060016600 DATE: 10/17/2024 SCALE: AS SHOWN DESIGNED BY: KAE DRAWN BY: KAE CHECKED BY: NBA
ROCKWALL MEDICAL BUILDING PREPARED FOR: VUE REAL ESTATE CITY OF ROCKWALL, TX	LANDSCAPE PLAN SHEET NUMBER LP 1.01



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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **E Corner of the intersection of S Goliad St and SH 276**

SUBDIVISION **Unplatted - W.H. Barnes Survey, Abstract No. 26** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **E Corner of the intersection of S Goliad St and SH 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10**

CURRENT USE **Undeveloped**

PROPOSED ZONING **PD-10**

PROPOSED USE **Medical Office**

ACREAGE **8.4841**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **2**

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 **Vue Real Estate**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Jeff Brockett**

CONTACT PERSON **Jake Hodges**

ADDRESS **9600 N Central Expressway
Suite 100**

ADDRESS **203 W Nash St, Suite 100**

CITY, STATE & ZIP **Dallas, Texas 75231**

CITY, STATE & ZIP **Terrell, Texas 75160**

PHONE **Address**

PHONE **972-588-4263**

E-MAIL **Dani.carr@vuerealestate.com**

E-MAIL **Jake.Hodges@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeffrey Brockett [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

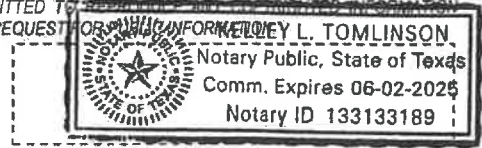
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 OR REPRODUCE INFORMATION CONTAINED HEREIN FOR THE CITY OF ROCKWALL. 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 14 DAY OF October, 2024

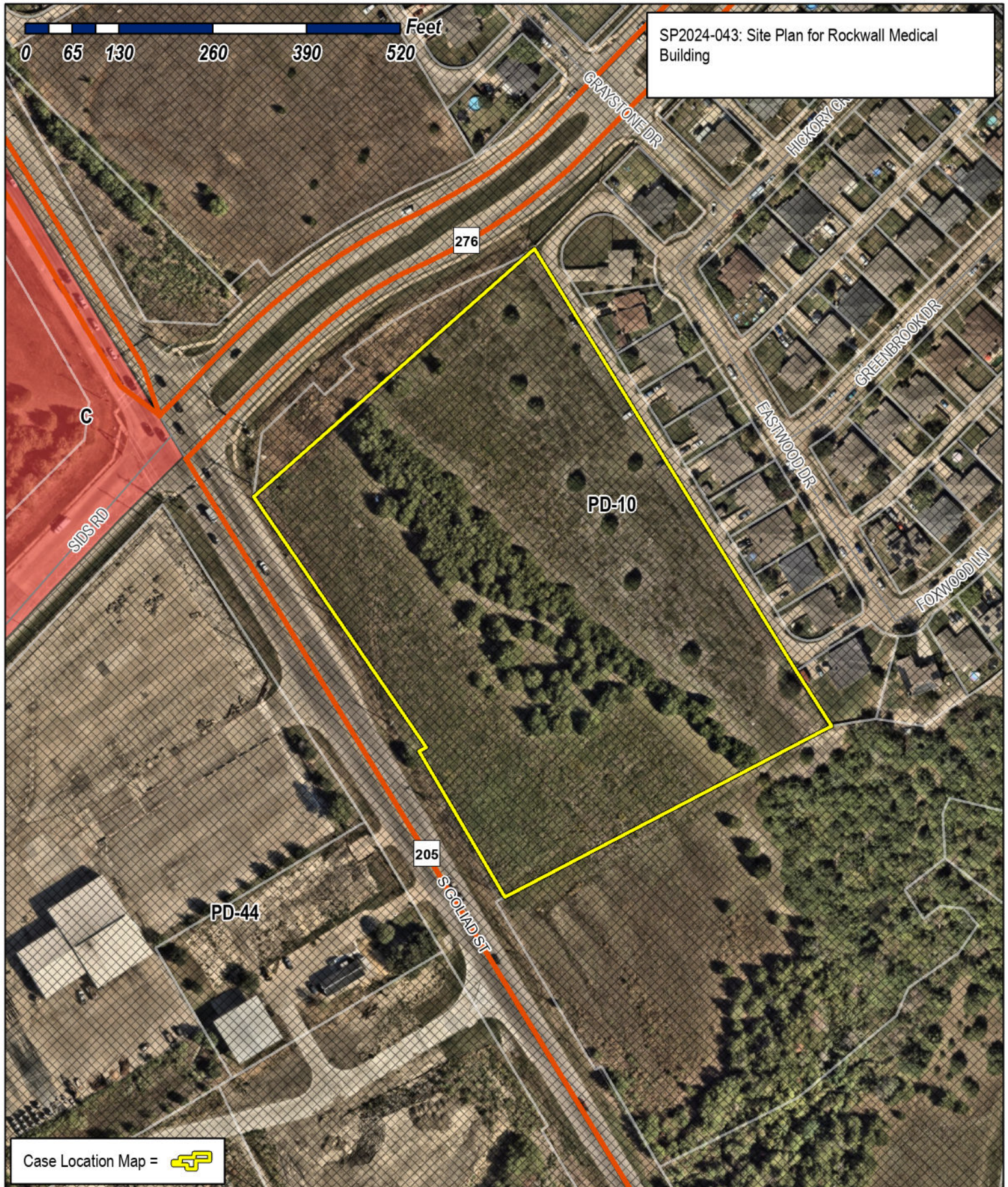
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jeffrey Brockett
Kelly K. Taylor



MY COMMISSION EXPIRES 6/2/2025

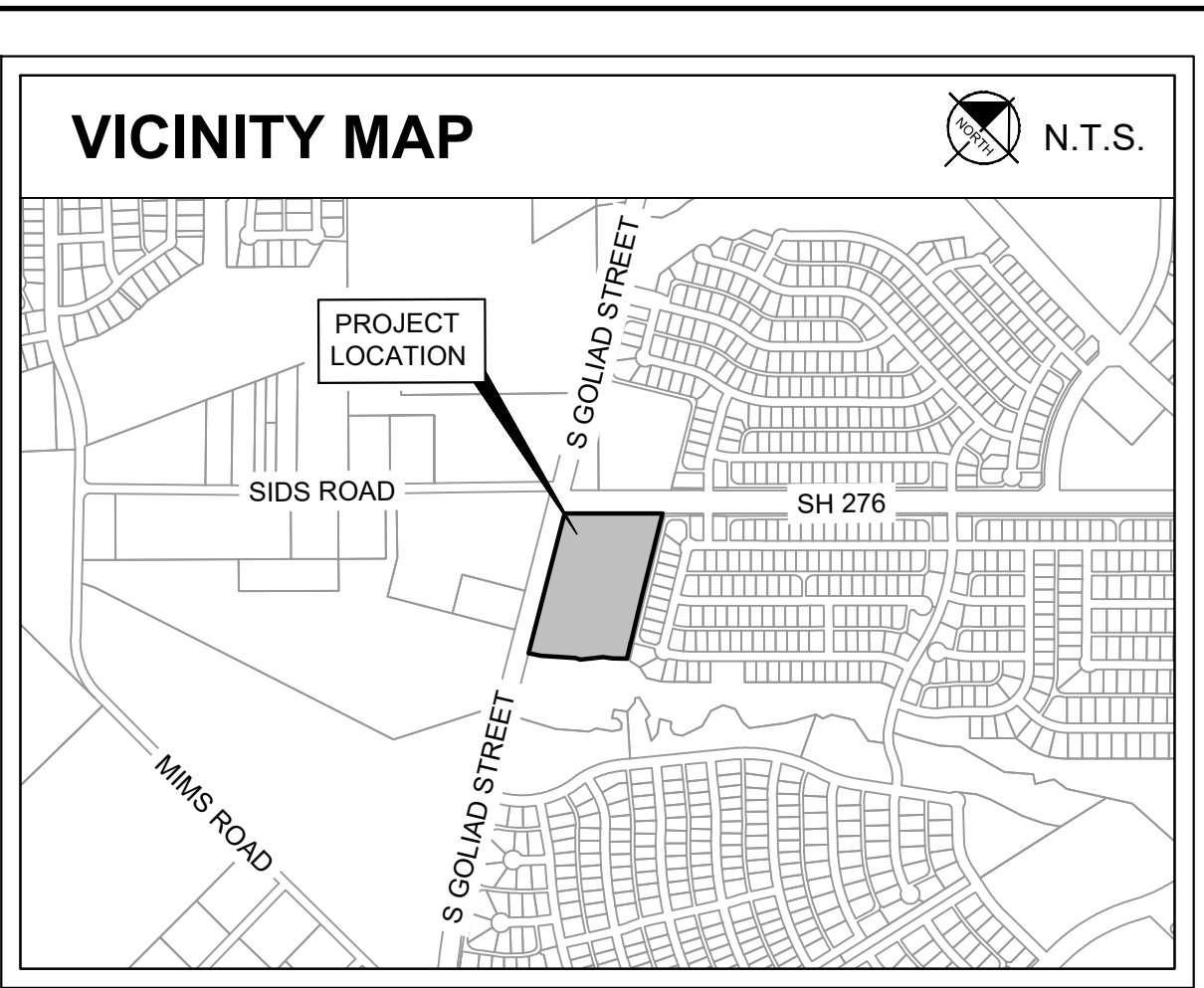
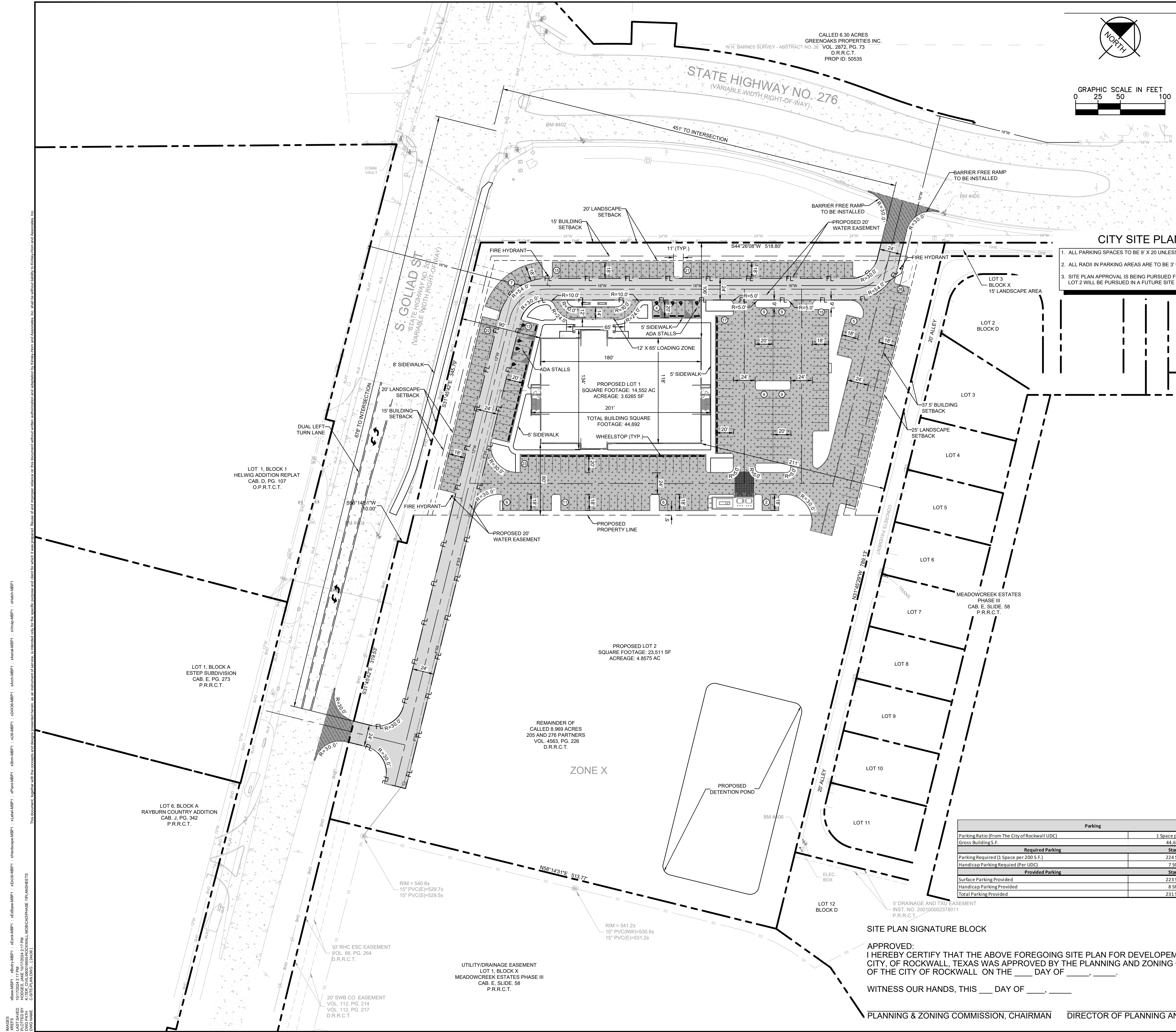


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.





CITY SITE PLAN NOTES

1. ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
2. ALL RADII IN PARKING AREAS ARE TO BE 3' UNLESS OTHERWISE NOTED.
3. SITE PLAN APPROVAL IS BEING PURSUED FOR LOT 1. APPROVAL FOR LOT 2 WILL BE PURSUED IN A FUTURE SITE PLAN.

LEGEND

	PROPERTY LINE
	LIGHT DUTY PAVEMENT (5' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	MEDIUM DUTY FIRE LANE PAVEMENT (7' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	HEAVY DUTY PAVEMENT (7' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	SH 276 & SH 205 PAVEMENT (10' - 3600 PSI, SHALL BE A MIN OF #4 BARS @ 18" O.C.E.W.)
	EXISTING PAVEMENT
	PROPOSED 6" SANITARY SEWER LINE
	PROPOSED 8" SANITARY SEWER LINE
	PROPOSED 12" WATER LINE
	PROPOSED 16" WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING 8" WATER LINE
	EXISTING 12" WATER LINE
	EXISTING 16" WATER LINE
	EXISTING 24" WATER LINE
	PROPOSED DITCH FLOW
	PROPOSED FIRE HYDRANT
	PROPOSED CURB INLET
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED JUNCTION BOX
	PROPOSED RETAINING WALL
	ACCESSIBLE PARKING SYMBOL
	PROPOSED TRANSFORMER
	NUMBER OF PARKING SPACES
	TYPICAL
	EXISTING
	PROPOSED
	TUCK UNDER PARKING
	CARPORIT PARKING
	TANDEM PARKING
	ELECTRIC VEHICLE PARKING
	EXISTING OVERHEAD ELECTRIC LINES

Parking	
Parking Ratio (From The City of Rockwall UDC)	1 Space per 200 S.F.
Gross Building S.F.	44,692 S.F.
Required Parking	Standard
Parking Required (1 Space per 200 S.F.)	224 SPACES
Handicap Parking Required (Per UDC)	7 SPACES
Provided Parking	Standard
Surface Parking Provided	223 SPACES
Handicap Parking Provided	8 SPACES
Total Parking Provided	231 SPACES

PROJECT NUMBER: SP2024-XXX

SITE PLAN FOR ROCKWALL MEDICAL BUILDING

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OCTOBER 18, 2024

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 WITNESS OUR HANDS, THIS ___ DAY OF ___, ___

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

ENGINEER / SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 ADDRESS: 203 WEST NASH ST, SUITE 100
 TERRELL, TX 75160
 PHONE: (972) 568-4263
 CONTACT: MATT LUCAS, P.E.

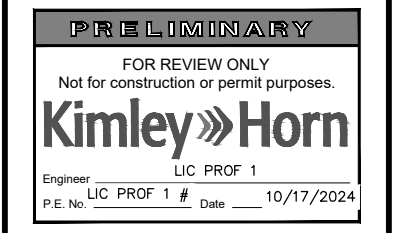
OWNER
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

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ARCHITECT
 BLUE FIN DESIGN
 ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
 AUSTIN, TX 78728
 PHONE: (855) 228-7440
 CONTACT: WARREN L. INCE

NO.	REVISIONS	DATE	BY

Kimley-Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.



KHA PROJECT	060016800
DATE	10/17/2024
SCALE	AS SHOWN
DESIGNED BY	CJH
DRAWN BY	CJH
CHECKED BY	MAL

ROCKWALL MEDICAL BUILDING
 PREPARED FOR
VUE REAL ESTATE
 CITY OF ROCKWALL, TX

PROJECT NUMBER: SP2024-XXX

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PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

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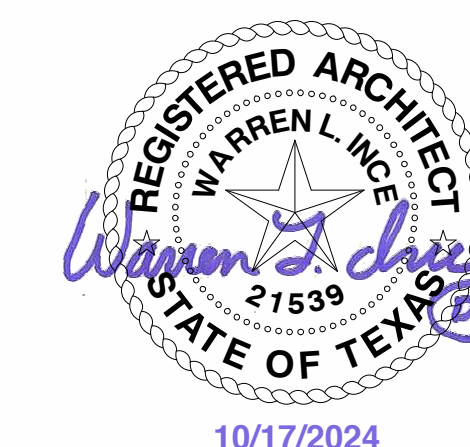
SHEET NUMBER
C-100

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276
BYPASS
ROCKWALL, TEXAS

SEAL:



BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

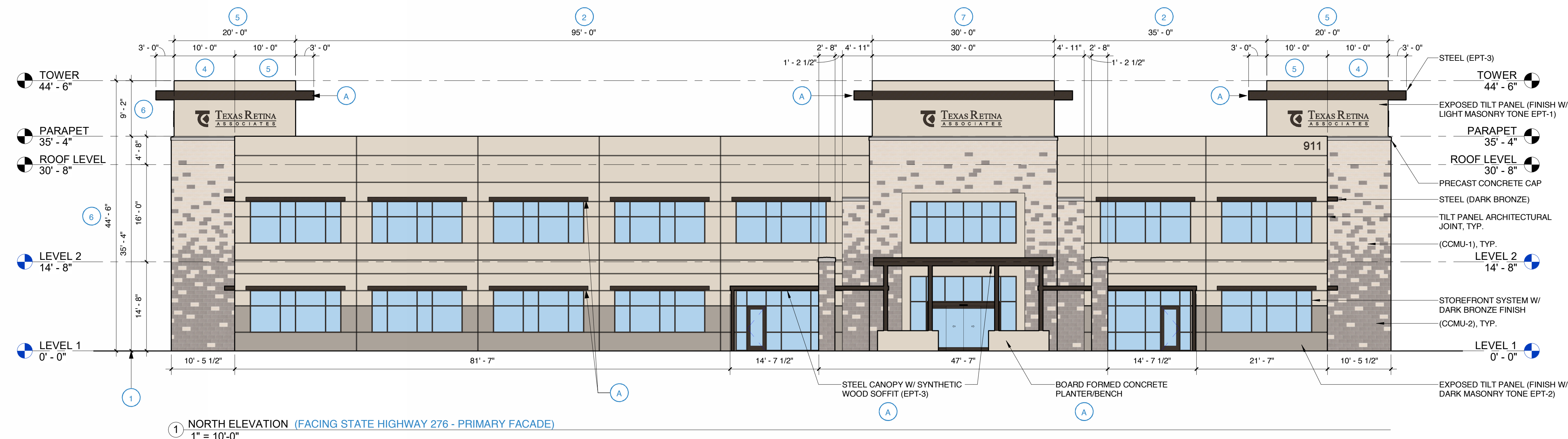
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EXTERIOR
ELEVATIONS -
COLOR

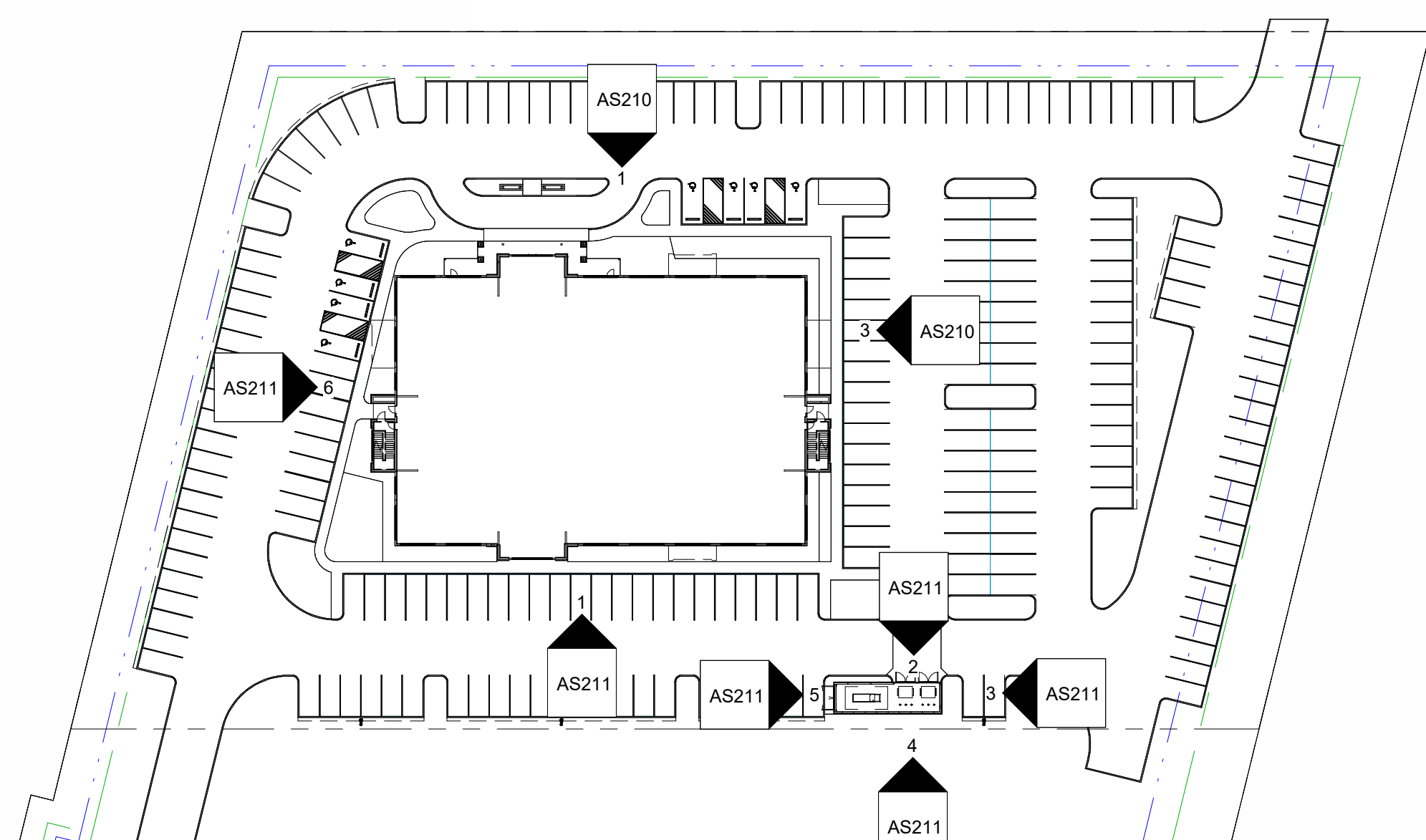
DRAWING NUMBER:

AS210

SCALE: AS INDICATED



1 NORTH ELEVATION (FACING STATE HIGHWAY 276 - PRIMARY FACADE)
1" = 10'-0"



2 ARCHITECTURAL ELEVATION LEGEND
1" = 60'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%

PRIMARY FACADE ARTICULATION COMPLIANCE KEY NOTES:

- WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIONS)
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 ≥ 2).
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 ≤ 3).
NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
(2) 26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
WEST/EAST: 52'-6"(25%) = 13' - 1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
EAST AND WEST ARE PROPOSED AT 10'-0".
- WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 ≤ 4).
35'-4"(25%) = 8'-10" (COMPLIES)
NORTH AND SOUTH ARE PROPOSED AT 9'-0".
EAST AND WEST ARE PROPOSED AT 10'-0".
- PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. 2 X 4 ≥ 5).
2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0".
- PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 ≤ 6).
35'-4"(25%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
- PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X 3 ≥ 7).
NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE)
(2) 13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".
EASTWEST ELEVATION: (NEED TO REQUEST VARIANCE)
(2) 13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".

ADDITIONAL ARCHITECTURAL ELEMENT

ADDITIONAL NOTES:

- SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
- SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



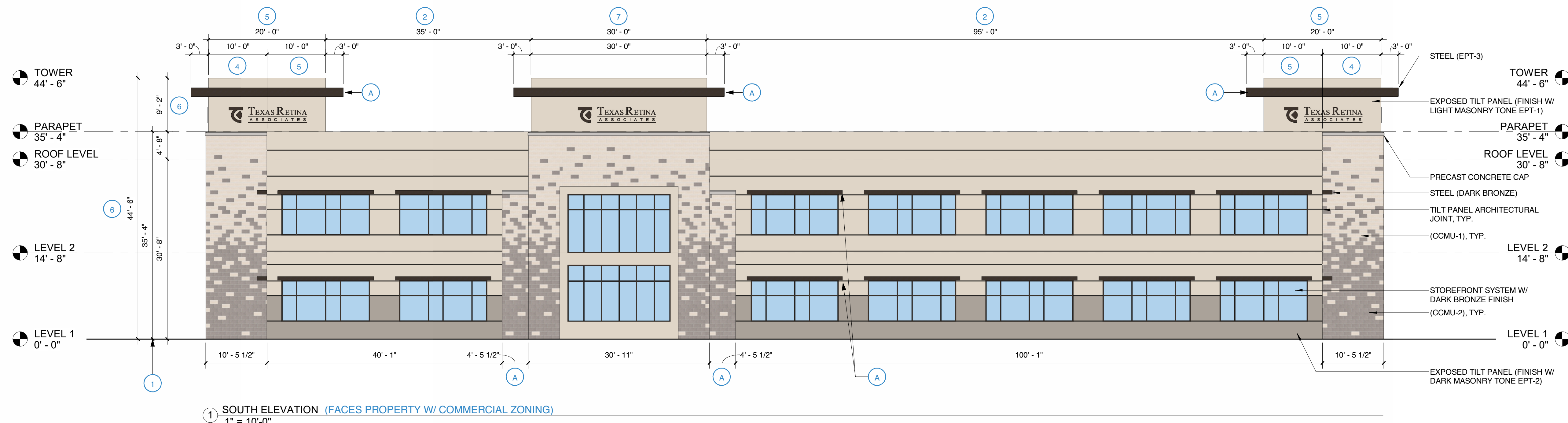
3 EAST ELEVATION (FACING RESIDENTIAL - PRIMARY FACADE)
1" = 10'-0"

SITE PLAN SIGNATURE BLOCK

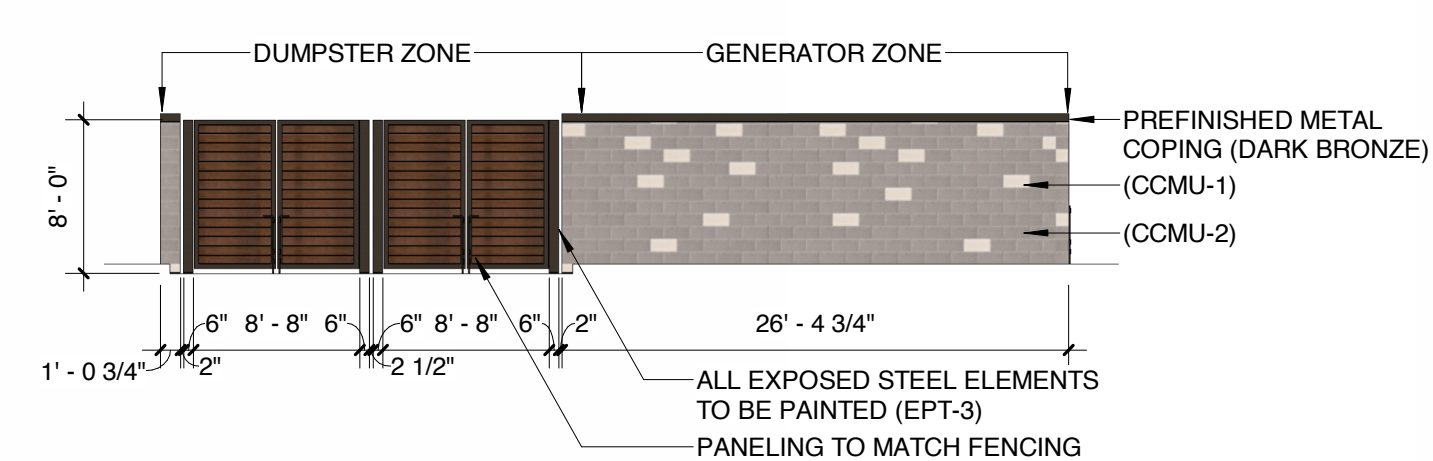
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WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____

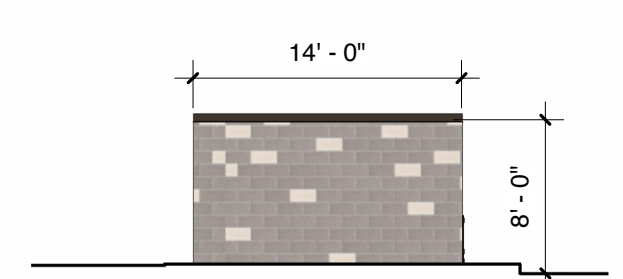
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



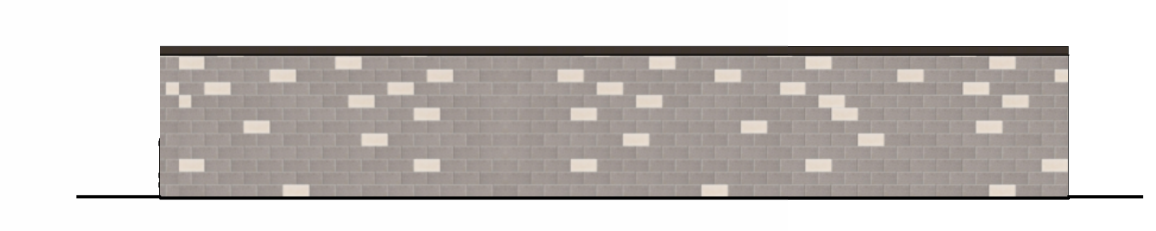
1 SOUTH ELEVATION (FACES PROPERTY W/ COMMERCIAL ZONING)
1" = 10'-0"



2 ENCLOSURE - NORTH ELEVATION
1" = 10'-0"



3 ENCLOSURE - EAST ELEVATION
1" = 10'-0"



4 ENCLOSURE - SOUTH ELEVATION
1" = 10'-0"



5 ENCLOSURE - WEST ELEVATION
1" = 10'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%

PRIMARY FACADE ARTICULATION COMPLIANCE KEY NOTES:

- WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIONS)
- WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 ≥ 2).
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 ≤ 3).
NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
WEST/EAST: 52'-6"(25%) = 13'-1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
- WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 ≤ 4).
35'-4"(25%) = 8'-10" (COMPLIES)
NORTH AND SOUTH ARE PROPOSED AT 9'-0".
EAST AND WEST ARE PROPOSED AT 10'-0".
- PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. 2 X 4 ≥ 5).
2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0"
- PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 ≤ 6).
35'-4"(25%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
- PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X 3 ≥ 7).
NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE)
2(26'-3") = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
EAST/WEST ELEVATION: (NEED TO REQUEST VARIANCE)
2(13'-1 1/2") = 26'-3" (COMPLIES) SHOWN AT 33'-1".

ADDITIONAL ARCHITECTURAL ELEMENT

ADDITIONAL NOTES:
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



6 WEST ELEVATION (FACING STATE HIGHWAY 205 - PRIMARY FACADE)
1" = 10'-0"

VUE REALTY GROUP, LLC.
ROCKWALL MOB
STATE HIGHWAY 205 AND STATE HIGHWAY 276 BYPASS
ROCKWALL, TEXAS



BLUE FIN DESIGN, LLC
Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17
DRAWN BY: WLI

EXTERIOR ELEVATIONS - COLOR

DRAWING NUMBER:
AS211

SCALE: AS INDICATED

SITE PLAN SIGNATURE BLOCK
APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ____, ____
WITNESSED OUR HANDS, THIS ___ DAY OF ____, ____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



NORTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 276

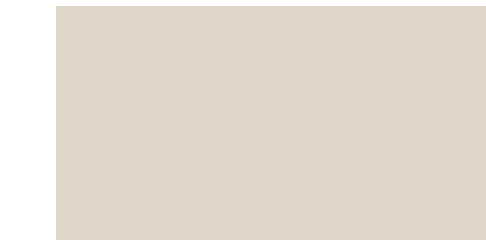


SOUTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 205

FINISH LEGEND - MATERIAL BOARD:



(CCMU-1):
CUSTOM CONCRETE MASONRY UNIT
MFR: FEATHERLITE
FINISH: LIMESTONE
MORTAR: TBD



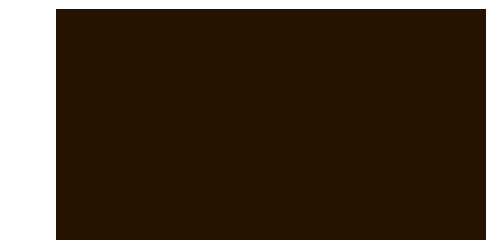
(EPT-1):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7516 KESTREL WHITE



(CCMU-2):
CUSTOM CONCRETE MASONRY UNIT
MFR: FEATHERLITE
FINISH: GRAY
MORTAR: TBD



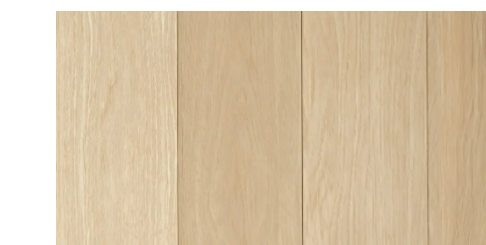
(EPT-2):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7024 FUNCTIONAL GRAY



STOREFRONT SYSTEM:
MFR: KAWNEER OR EQUAL
FINISH: DARK BRONZE ANODIZED



(EPT-3):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7048 - URBANE BRONZE



(SOFFIT):
SOFFIT MATERIAL
MFR: MAC METAL
COLLECTION: HARRYWOOD
FINISH: CORK



BFD #: 24115

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276
BYPASS
ROCKWALL, TEXAS

SEAL:



10/17/2024

BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

DRAWN BY: WLI

**BUILDING MATERIAL
SAMPLE BOARD &
COLOR RENDERINGS**

DRAWING NUMBER:

AS220

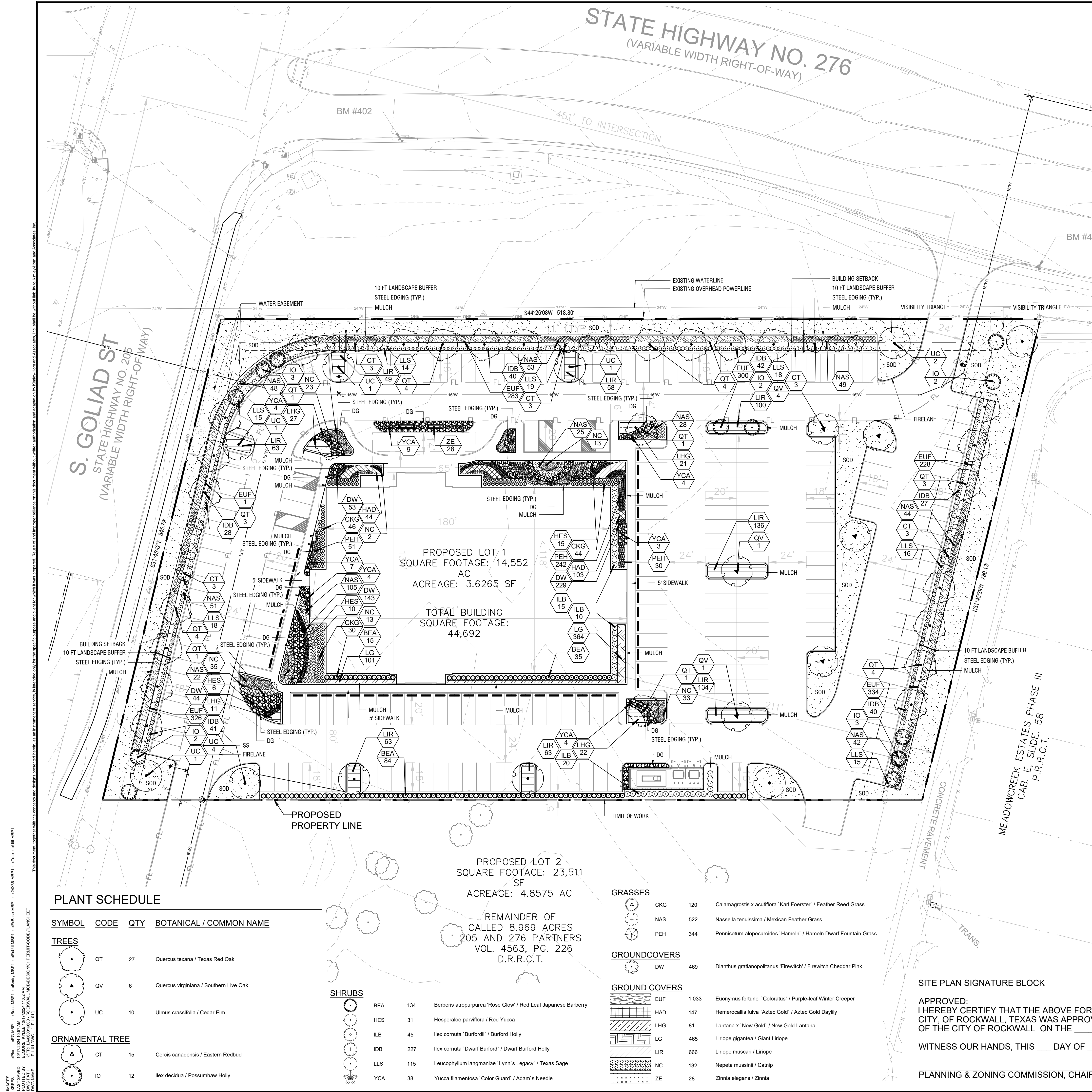
SCALE: AS INDICATED

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, _____

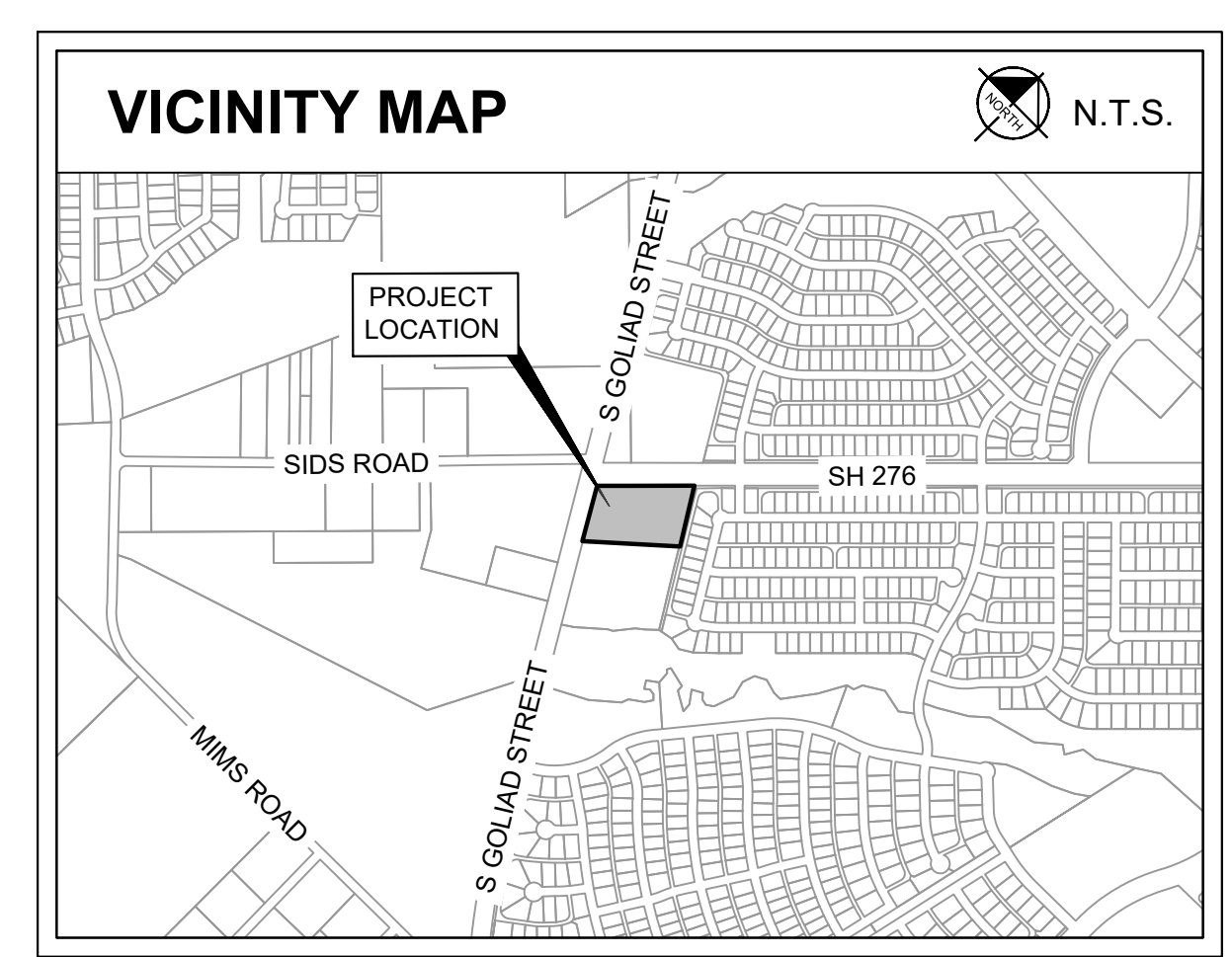
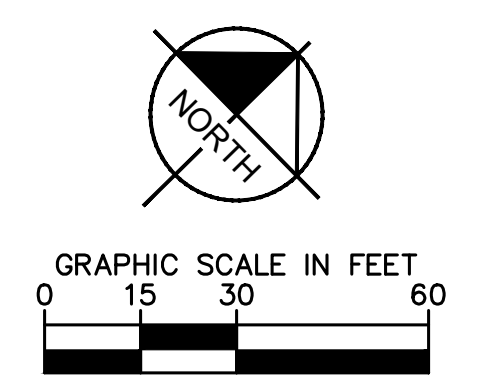
WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



STATE HIGHWAY NO. 276
(VARIABLE WIDTH RIGHT-OF-WAY)

S. GOLIAD ST
STATE HIGHWAY NO. 205
(VARIABLE WIDTH RIGHT-OF-WAY)



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

LANDSCAPE MATERIAL (SECTION 4.A.)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper	Yes	Yes
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size	Yes	Yes
LANDSCAPE BUFFERS (SECTION 5.B.)	REQUIRED	PROVIDED
10 ft wide landscape buffer along the entire length of any non-residential lot that abuts a public right-of-way (collector street, arterial roadway, or alleyway) or residentially zoned that is located directly across a public street.	10 ft	10 ft
1 Canopy Tree and 1 Accent Tree / 50 LF		
<i>S Goliad St.</i> : 314 LF / 50 LF = 7 Canopy trees and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees
<i>State Highway No. 276</i> : 519 LF / 50 LF = 11 Canopy trees and 11 Accent Trees	11 Canopy Trees 11 Accent Trees	11 Canopy Trees 11 Accent Trees
<i>20' Alleyway</i> : 314 LF / 50 LF = 7 Canopy trees and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees
All landscape buffers adjacent to a public right of way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30 inches.	30 in	30 in
LANDSCAPE REQUIREMENTS (SECTION 5.03.)	REQUIRED	PROVIDED
Zoning District: Commercial (C) District 20% required landscaping areas	31,595 sf (20%)	43,923 sf (27.8%)
20% x 157,972 sf = 31,595 sf		
A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage.	15,797 sf (50%)	*15,797 sf (50%)
50% x 31,595 sf = 15,797 sf		
PARKING LOT LANDSCAPING (SECTION 5.03.E.)	REQUIRED	PROVIDED
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping.	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree.	80 ft	80 ft

Pervious	Impervious
100%	0%
(157,972 sf)	(0 sf)

Total Mitigation Required: 214.1 in
Total Mitigation Provided: 280 in
*Refer to Tree Mitigation Plan

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.
NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
QT	27	Quercus texana / Texas Red Oak	
QV	6	Quercus virginiana / Southern Live Oak	
UC	10	Ulmus crassifolia / Cedar Elm	
ORNAMENTAL TREE			
CT	15	Cercis canadensis / Eastern Redbud	
IO	12	Ilex decidua / Possumhaw Holly	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS			
BEA	134	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry	
HES	31	Hesperaloe parviflora / Red Yucca	
ILB	45	Ilex cornuta 'Burfordii' / Burford Holly	
IDB	227	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	
LLS	115	Leucophyllum langianmea 'Lynn's Legacy' / Texas Sage	
YCA	38	Yucca filamentosa 'Color Guard' / Adam's Needle	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GRASSES			
CKG	120	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	
NAS	522	Nassella tenuissima / Mexican Feather Grass	
PEH	344	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	
GROUNDCOVERS			
DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	
GROUND COVERS			
EUF	1,033	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	
HAD	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily	
LHG	61	Lantana x 'New Gold' / New Gold Lantana	
LG	485	Liriope gigantea / Giant Liriope	
LIR	666	Liriope muscari / Liriope	
NC	132	Nepeta mussini / Catnip	
ZE	28	Zinnia elegans / Zinnia	

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, 2024.

WITNESS OUR HANDS, THIS ___ DAY OF ___, 2024.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-XXX

LANDSCAPE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 203 WEST NASH ST, SUITE 100
TERRELL, TX 75160
(972) 588-4263
PHONE: CONTACT: MATT LUCAS, P.E.

OWNER
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
(972) 556-1700
PHONE: CONTACT: JEFF BROCKETTE

APPLICANT
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
(972) 556-1700
PHONE: CONTACT: JEFF BROCKETTE

ARCHITECT
BLUE FIN DESIGN
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
AUSTIN, TX 78728
(855) 228-7440
PHONE: CONTACT: WARREN L. INCE

NO.	REVISIONS	DATE	BY

Kimley-Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
P.L.A. NICHOLAS B. ADAMS
L.A. No. 3464 Date: 10/18/2024

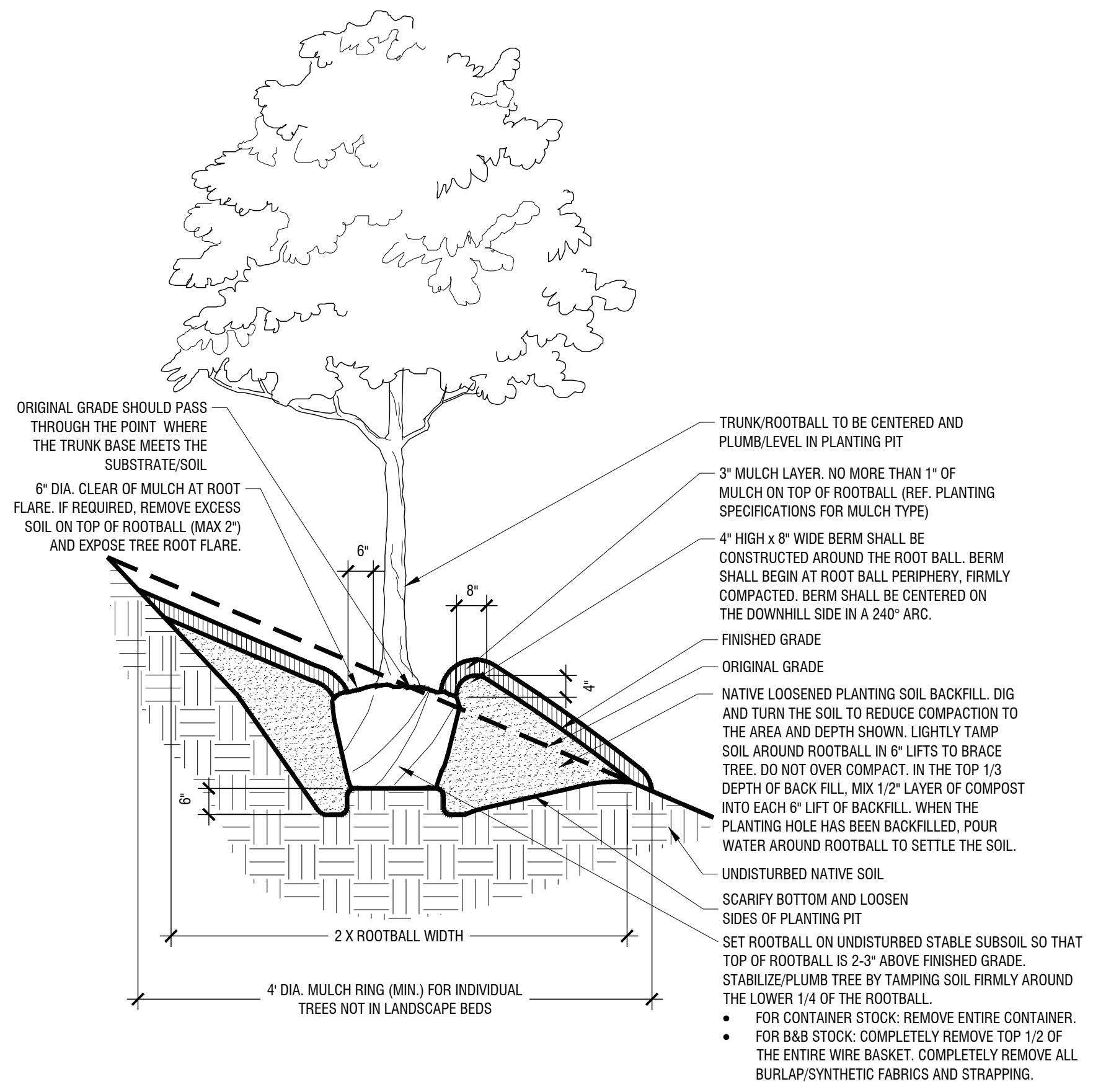
ROCKWALL MEDICAL BUILDING
PREPARED FOR
VUE REAL ESTATE
CITY OF ROCKWALL, TX

LANDSCAPE PLAN
SHEET NUMBER
LP 1.01

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 PLOTTED BY: J. LUCAS
 DATE: 10/17/2024 11:02 AM
 PLOT SCALE: 1" = 30'-0" (AS SHOWN)
 DRAWING: LP 1.01

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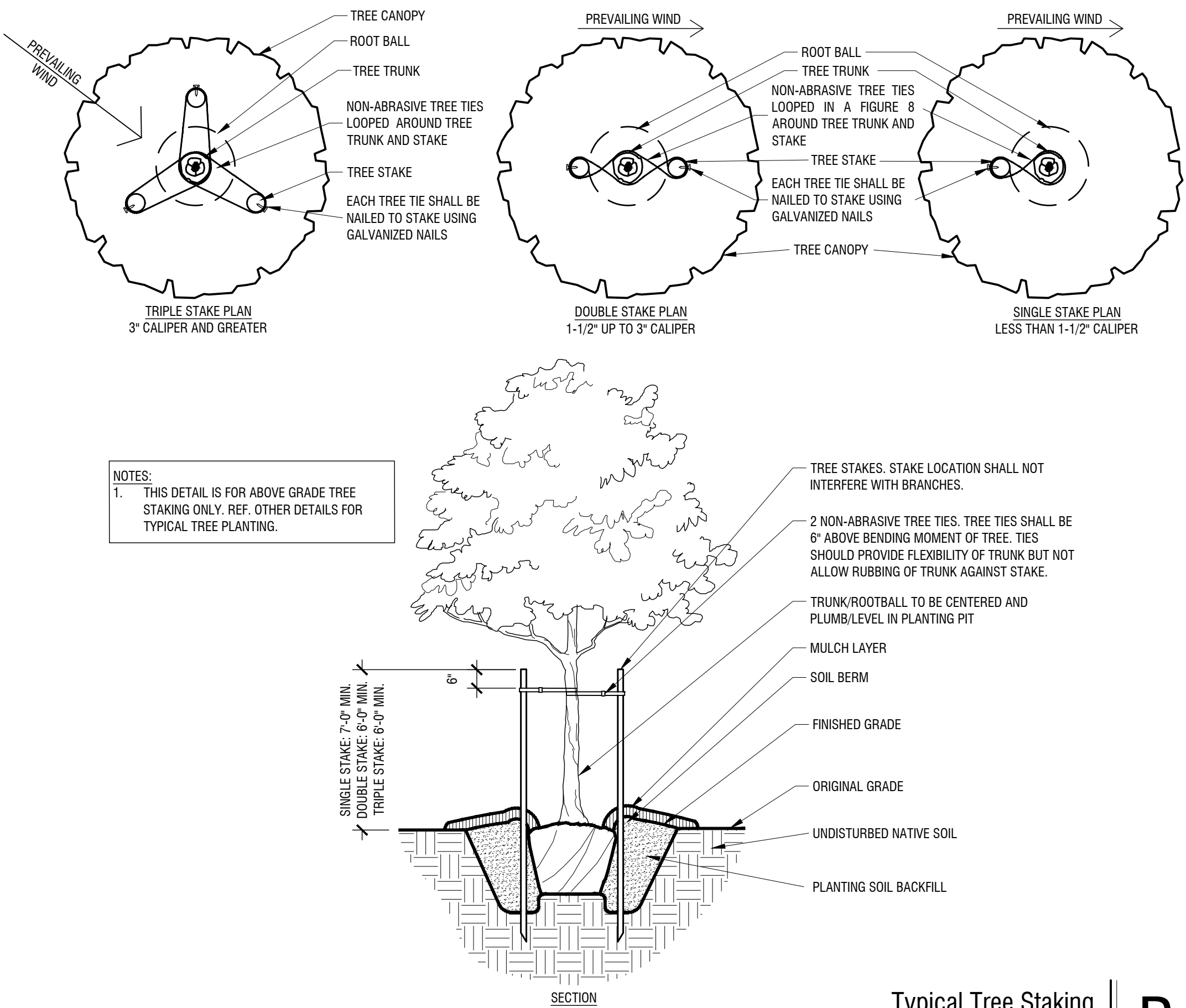
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.



Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

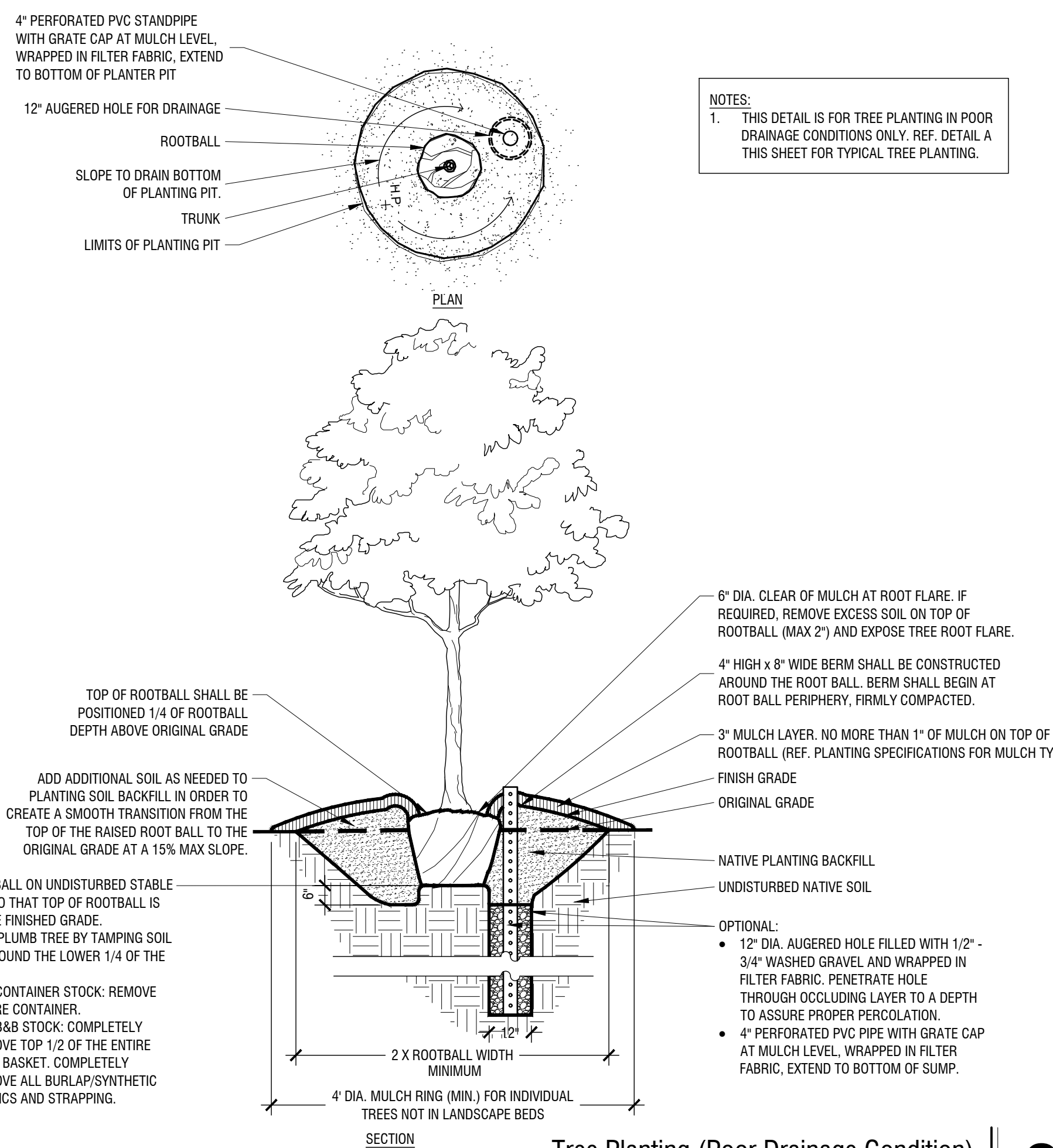
D



Typical Tree Staking

Scale: NTS

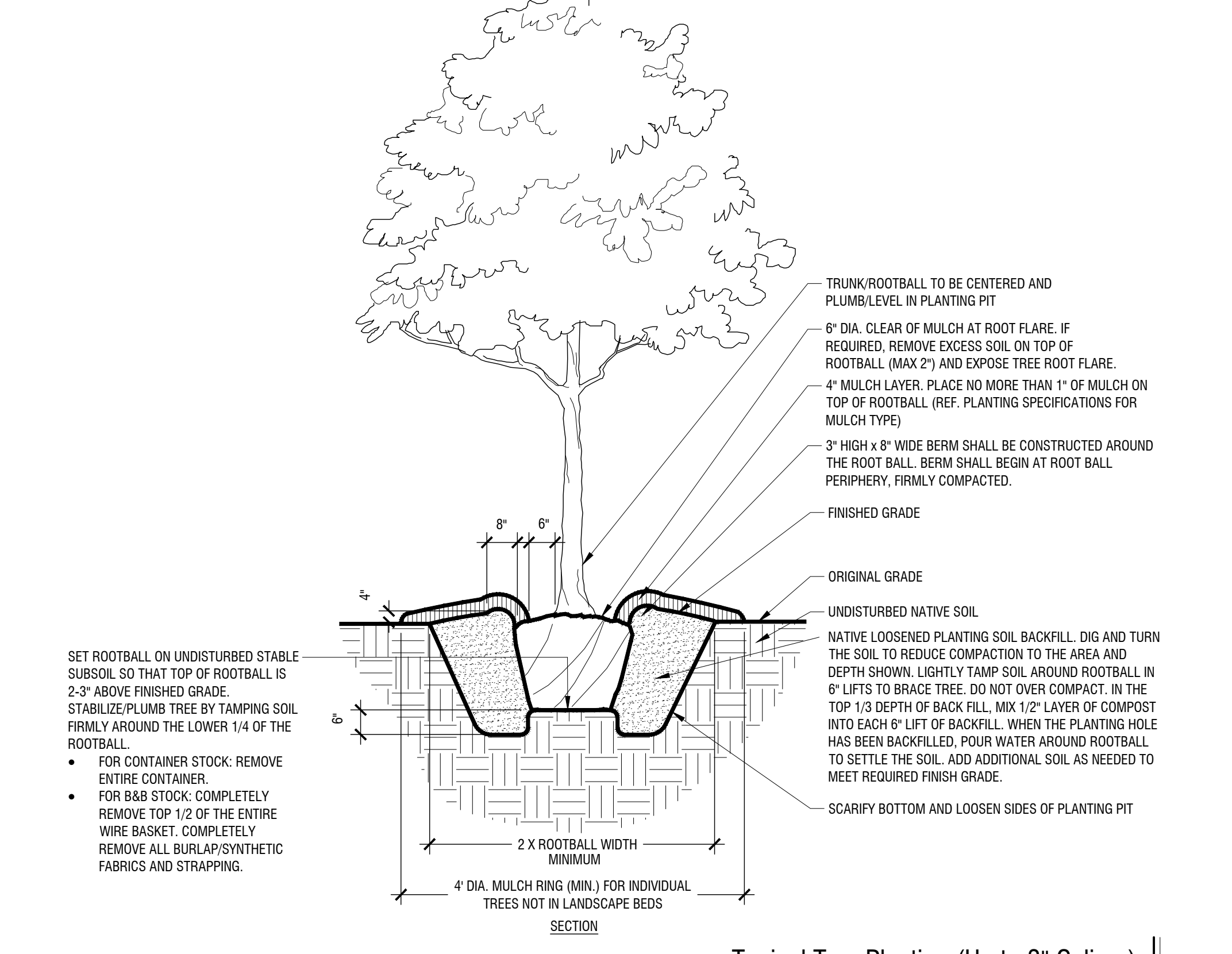
B



Tree Planting (Poor Drainage Condition)

Scale: NTS

C



Typical Tree Planting (Up to 3\" Caliper)

Scale: NTS

A

SITE PLAN SIGNATURE BLOCK
APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.
WITNESS OUR HANDS, THIS ____ DAY OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-XXX

LANDSCAPE DETAILS FOR ROCKWALL MEDICAL BUILDING
8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 566-4263 CONTACT: MATT LUCAS, P.E.
OWNER: VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
APPLICANT: VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
ARCHITECT: BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (855) 228-7440 CONTACT: WARREN L. INCE

ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX

LANDSCAPE DETAILS

SHEET NUMBER LP 3.01

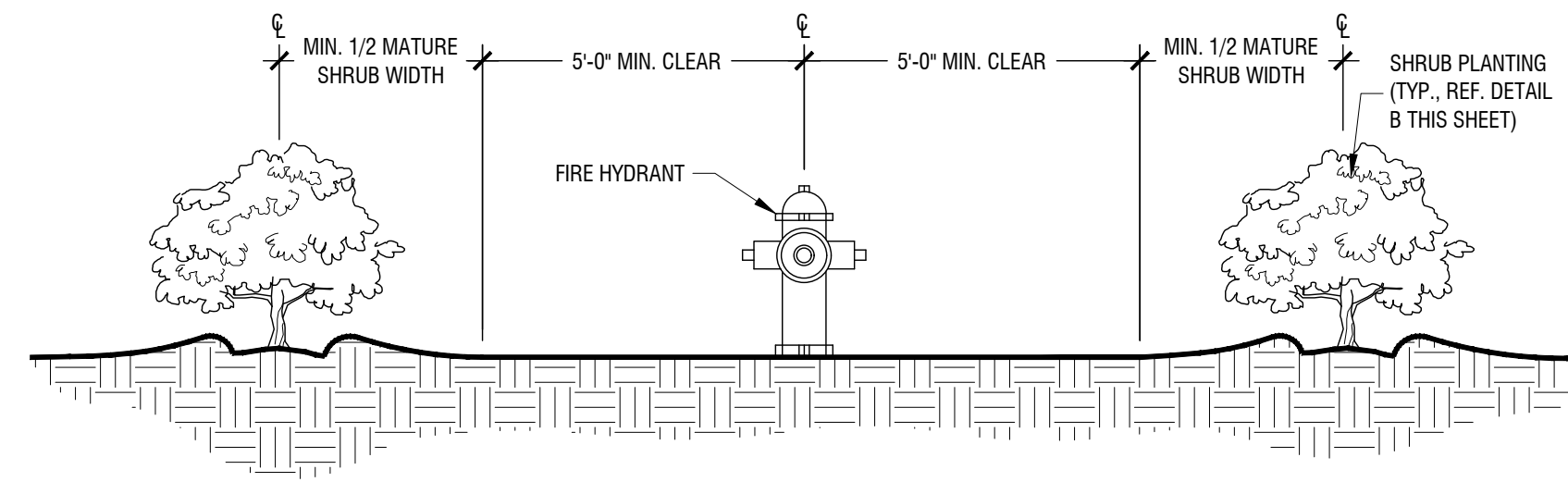
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Kimley»Horn
P.L.A. NICHOLAS B. ADAMS
L.A. No. 3454 Date: 10/17/2024

KHA PROJECT	060016600
DATE	10/17/2024
SCALE	AS SHOWN
DESIGNED BY	KAE
DRAWN BY	KAE
CHECKED BY	NBA

NO.	REVISIONS	DATE	BY

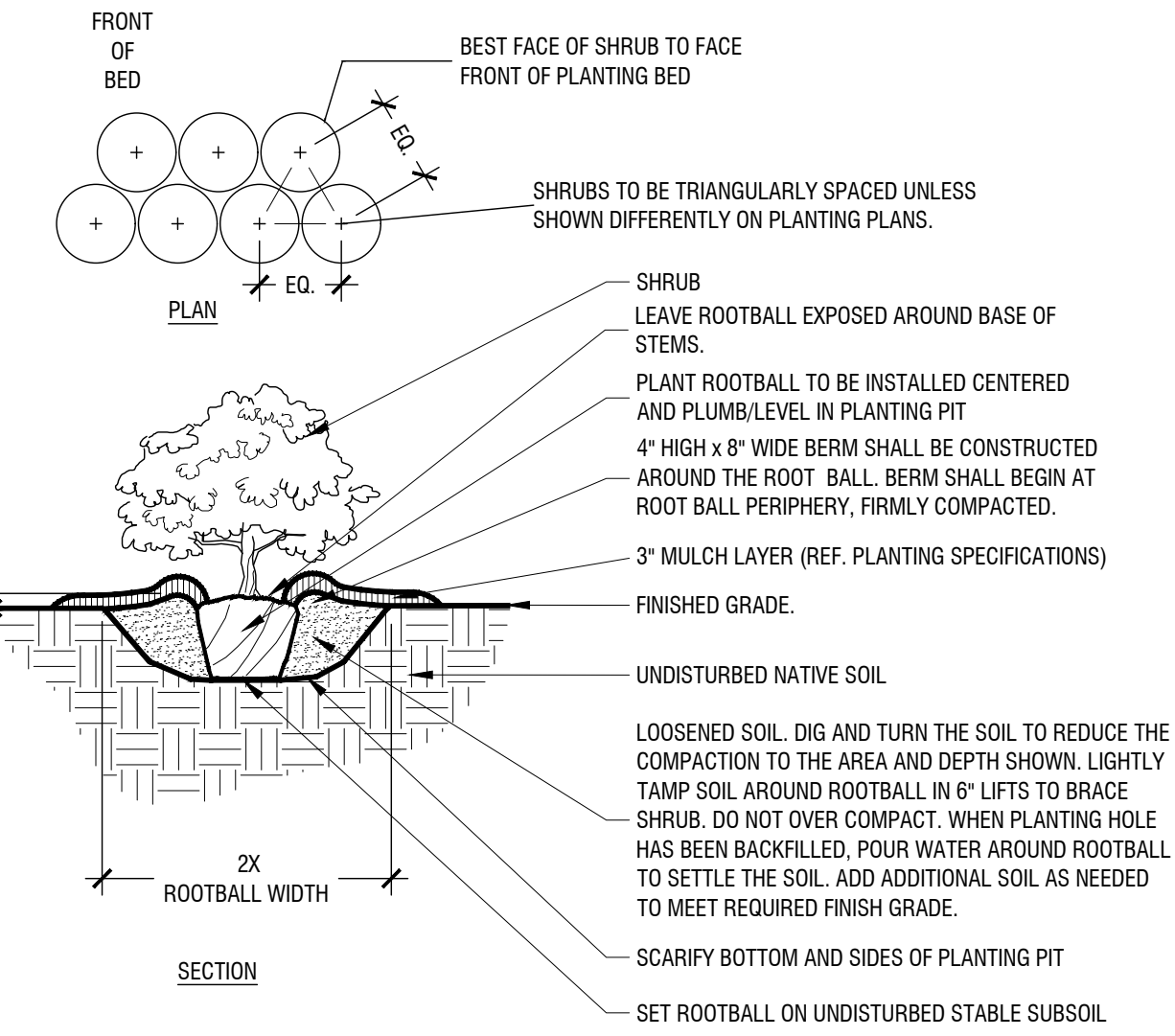
NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.
 3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Fire Hydrant

Scale: NTS

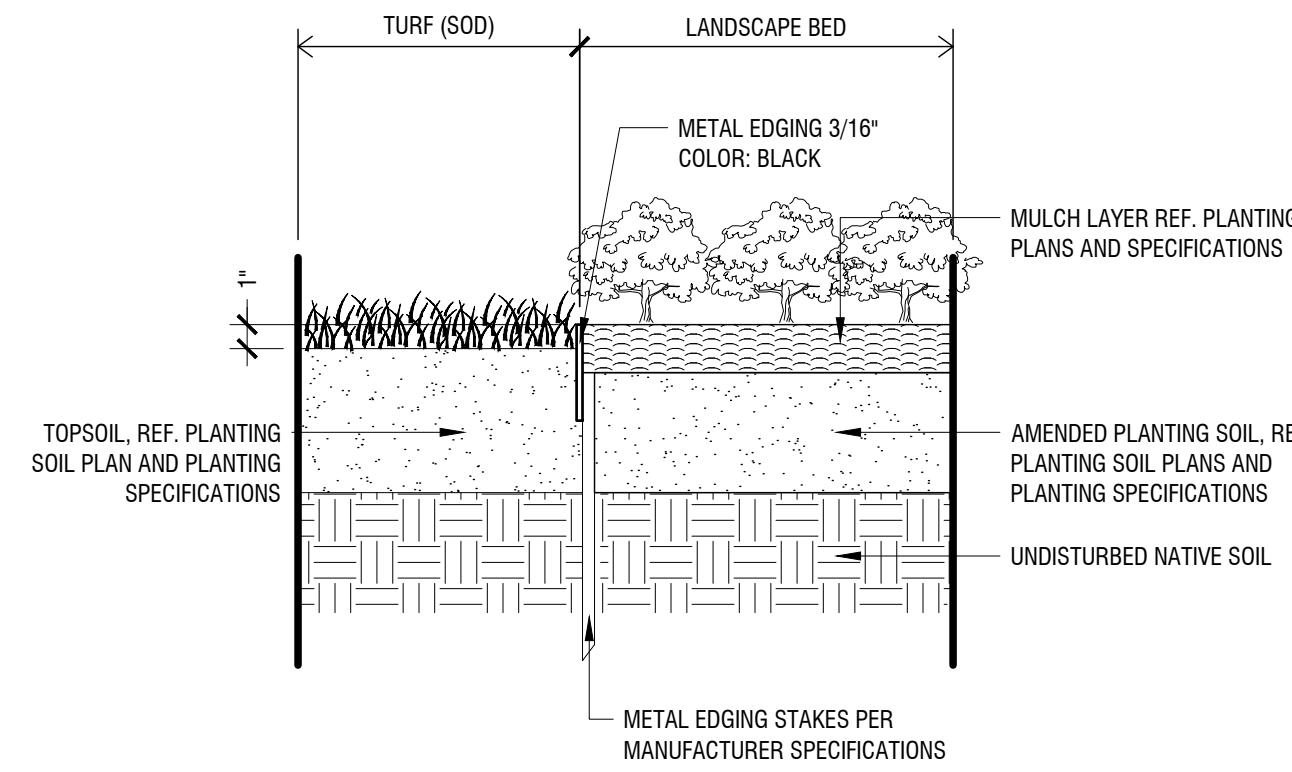
E



Typical Shrub Planting

Scale: NTS

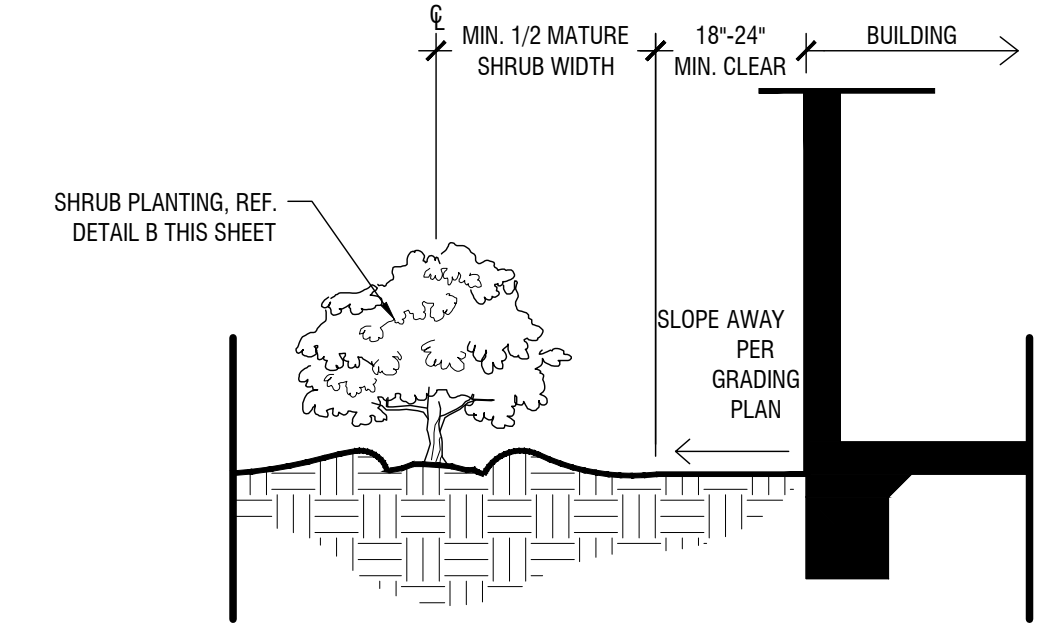
B



METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2\"/>

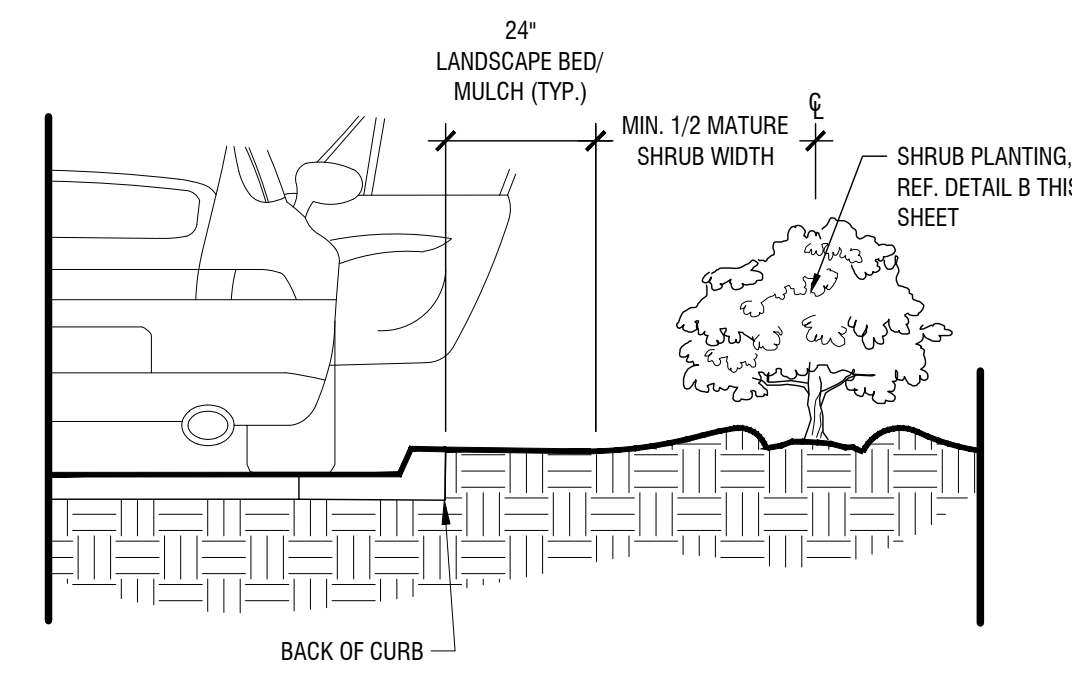
H



Shrub Planting at Building Edge

Scale: NTS

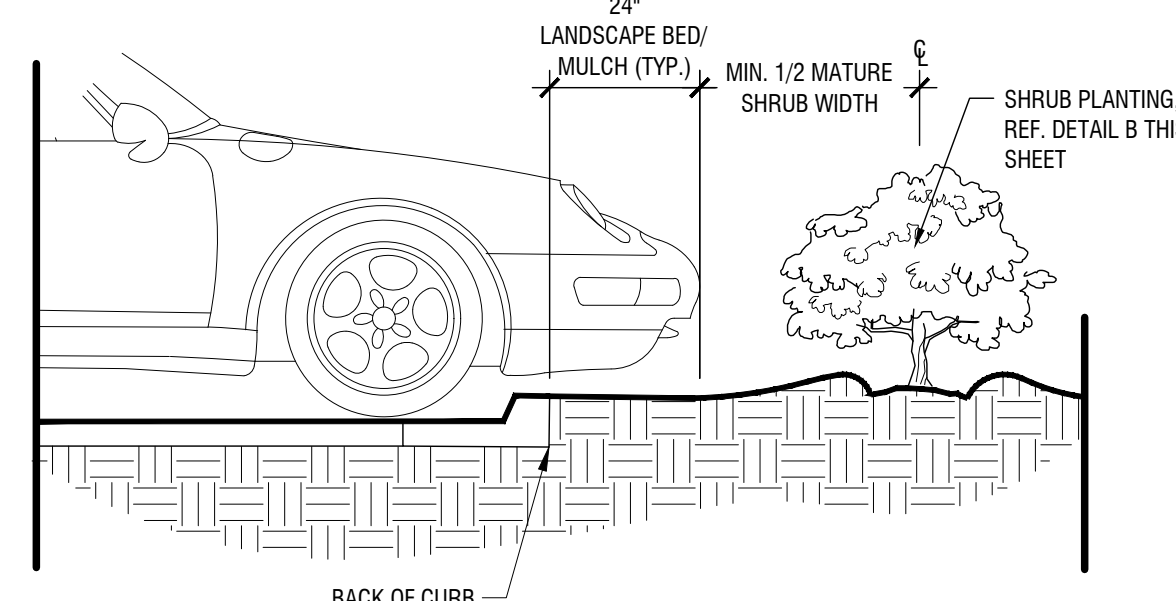
D



Shrub Planting at Curb

Scale: NTS

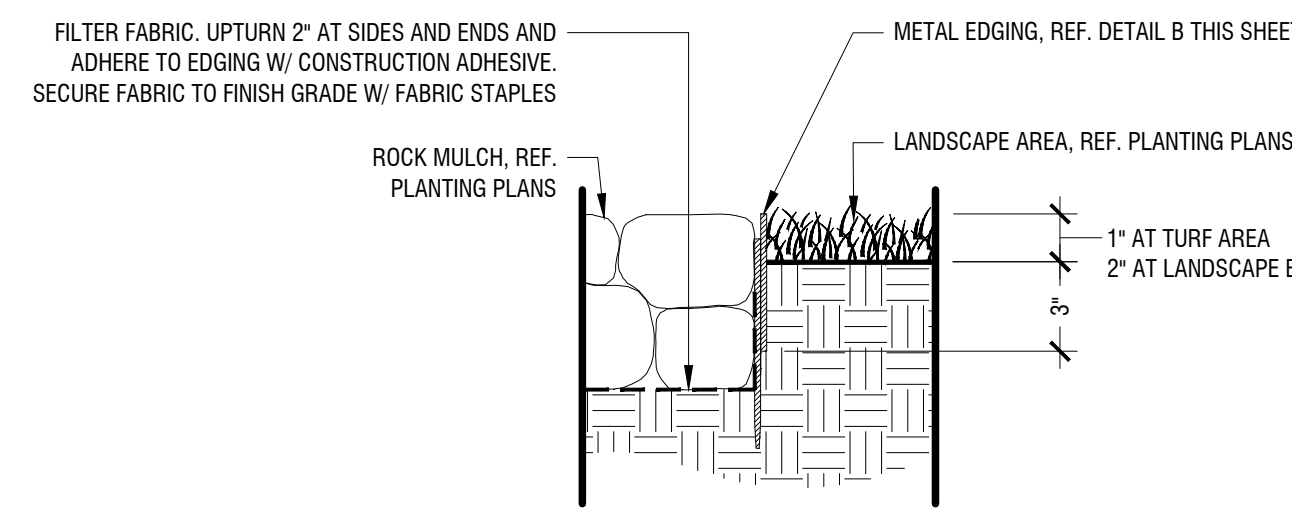
J



Decomposed Granite

Scale: 1 1/2\"/>

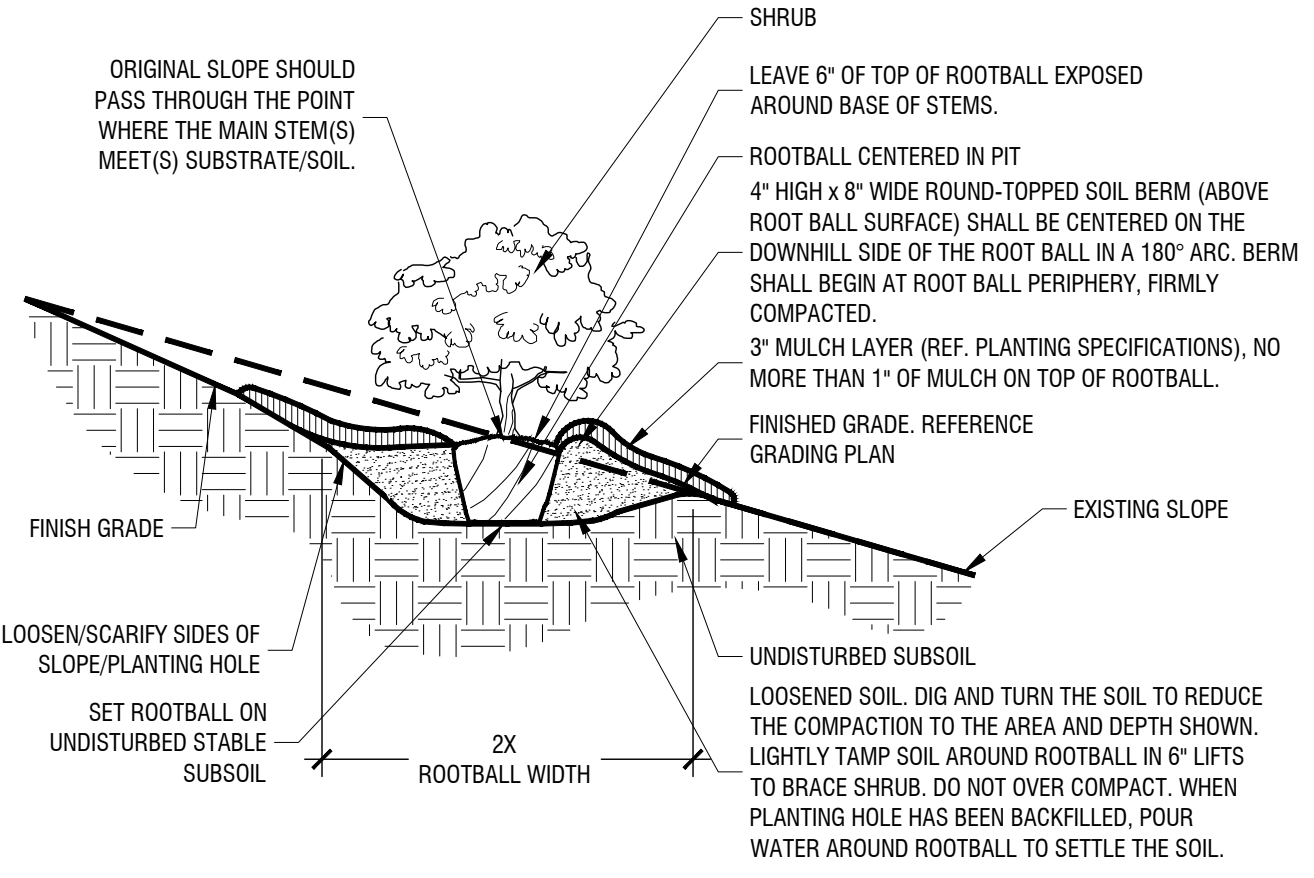
I



METAL EDGING (AT ROCK COBBLE BED)

Scale: 1 1/2\"/>

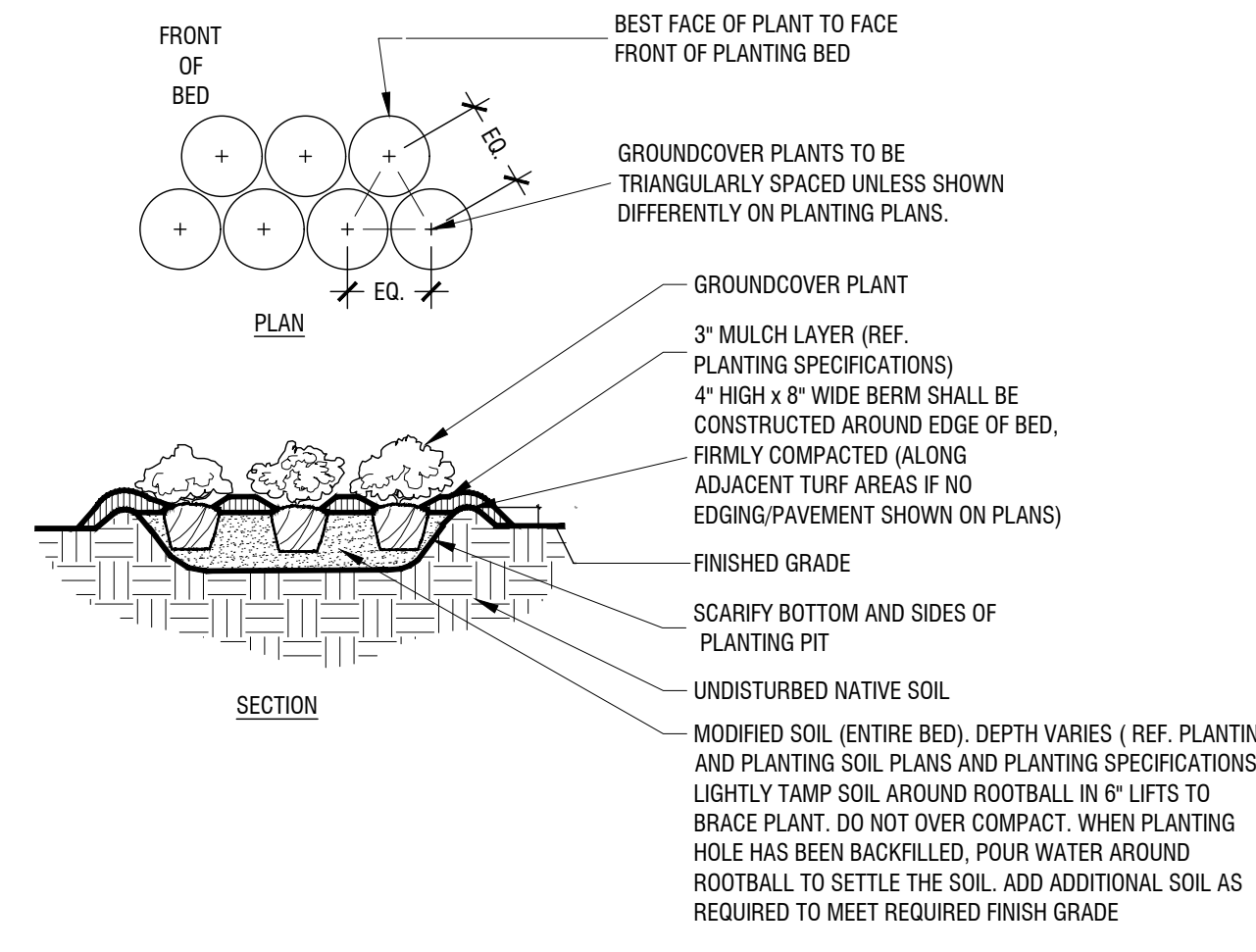
G



Shrub Planting On 5-50% (20:1 TO 2:1) Slope

Scale: NTS

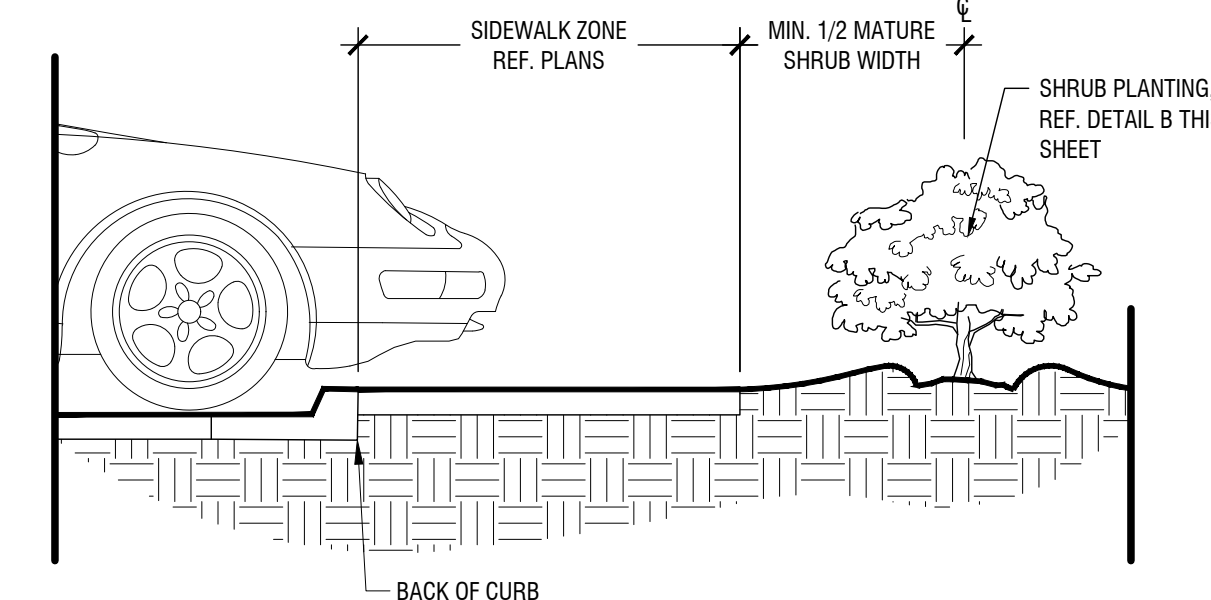
C



Typical Groundcover Planting

Scale: NTS

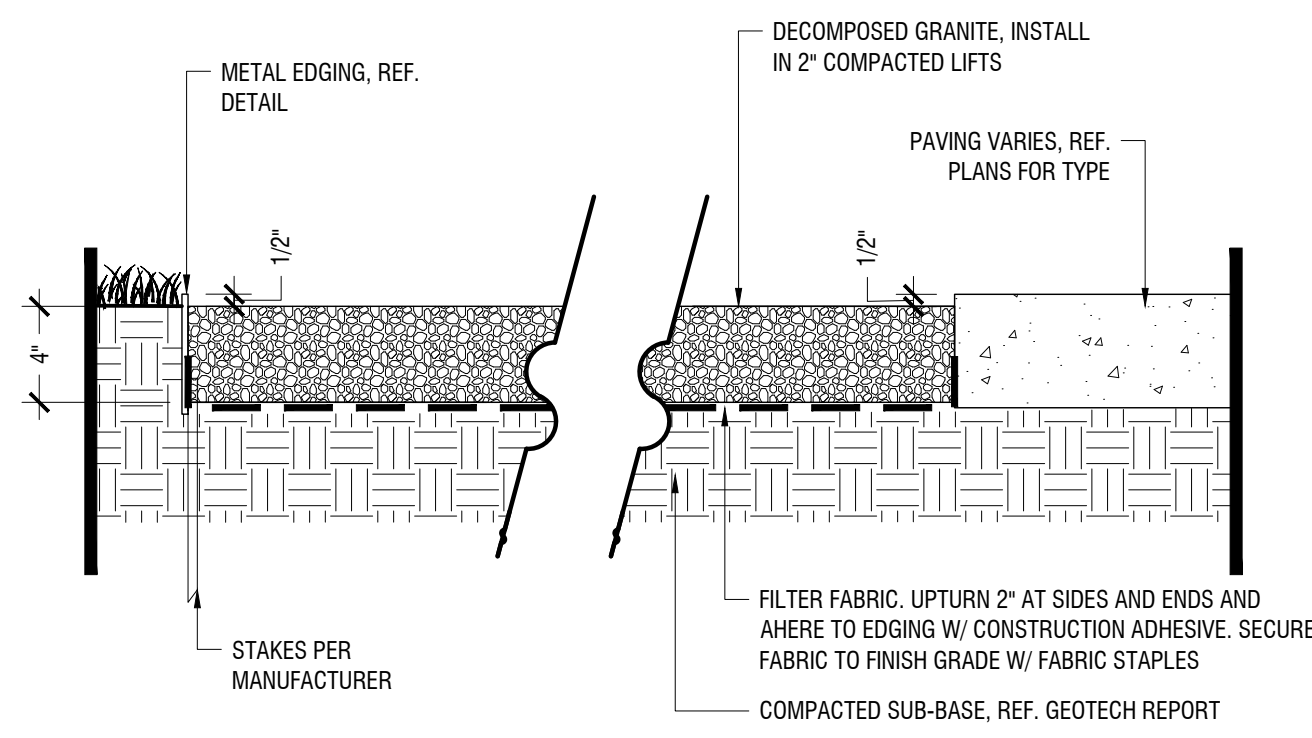
A



Shrub Planting at Sidewalk

Scale: NTS

F



Decomposed Granite

Scale: 1 1/2\"/>

I

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS ___ DAY OF ___, ___

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-XXX

LANDSCAPE DETAILS FOR ROCKWALL MEDICAL BUILDING
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OCTOBER 18, 2024

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 OWNER: VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75251 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
 APPLICANT: VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
 ARCHITECT: BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (855) 228-7440 CONTACT: WARREN L. INCE

Kimley-Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley-Horn
 P.L.A. NICHOLAS B. ADAMS
 L.A. No. 3454 Date: 10/17/2024

KHA PROJECT: 060016600
 DATE: 10/17/2024
 SCALE: AS SHOWN
 DESIGNED BY: KAE
 DRAWN BY: KAE
 CHECKED BY: NBA

ROCKWALL MEDICAL BUILDING
 PREPARED FOR:
 VUE REAL ESTATE
 CITY OF ROCKWALL, TX

LANDSCAPE DETAILS

SHEET NUMBER LP 3.02

IMAGES: © SHUTTERSTOCK/ANDREW HARRIS
 PLOTTED BY: ELIZABETH KYLE 10/17/2024 11:02 AM
 LAST SAVED: 10/17/2024 11:00 AM
 PLOT DATE: 10/17/2024 11:02 AM
 DWG NAME: LP 3.02.DWG
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NO.	REVISIONS	DATE	BY

PLANT SCHEDULE

Table with columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, SPECIFICATIONS, REMARKS. Includes sections for TREES, ORNAMENTAL TREE, SHRUBS, GRASSES, GROUND COVERS, and MULCH.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

PLANTING NOTES

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

- L. DIGGING AND HANDLING
1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BRUISE AND DRYING OUT DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

- S. LAWN SODDING
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETION. IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-XXX

LANDSCAPE SPECIFICATIONS AND NOTES FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CURRENT ZONING: PD-10 PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

Table with columns: ENGINEER / SURVEYOR, OWNER, APPLICANT, ARCHITECT. Includes contact information for Kimley-Horn and Associates, Inc.

Kimley-Horn logo and contact information: 13455 NOEL RD., TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240

Kimley-Horn logo and contact information: P.L.A. NORTON S. ADAMS L.A. No. 3464 Date: 10/17/2024

Table with columns: KHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY. Includes project details for SP2024-XXX.

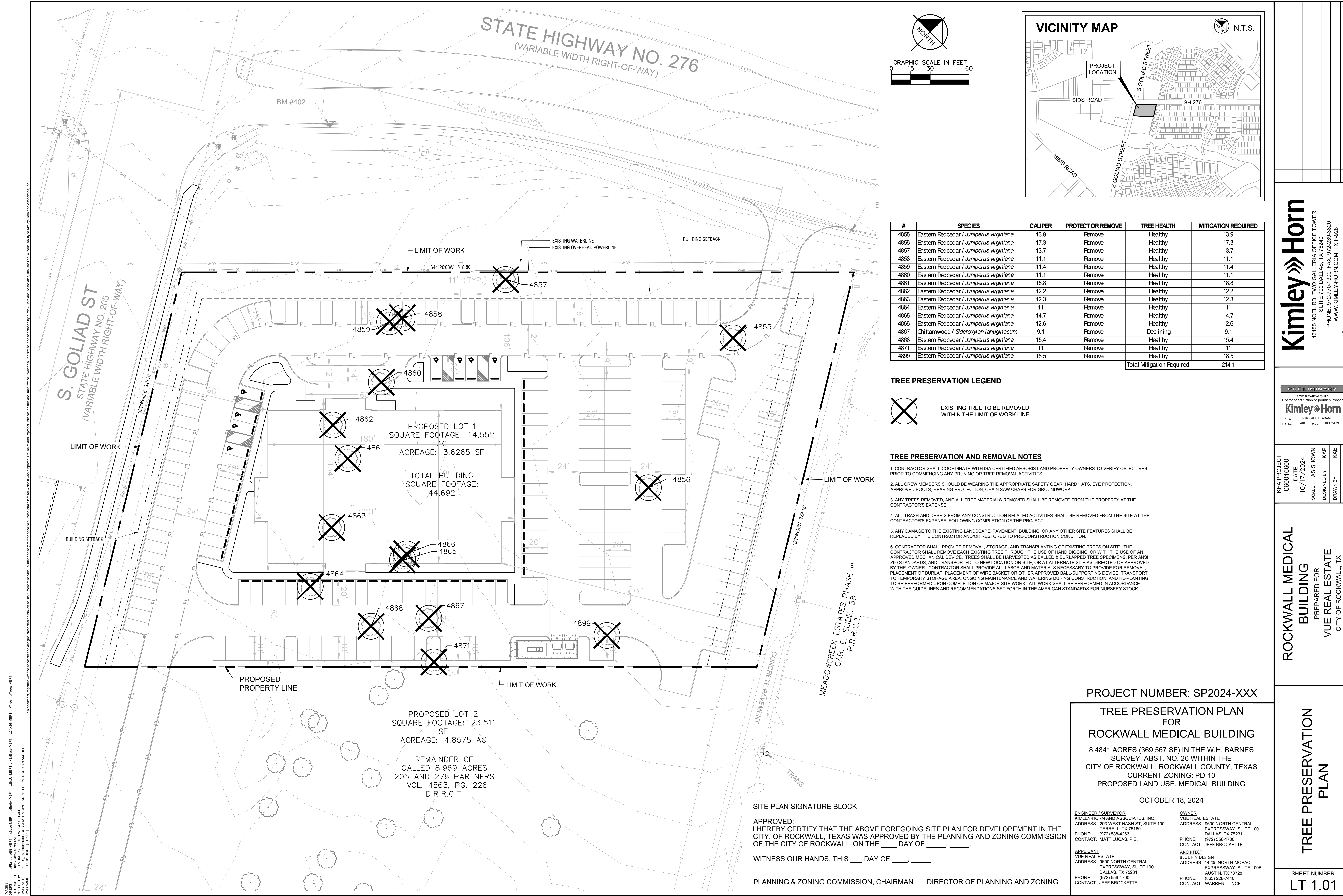
ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX

LANDSCAPE SPECIFICATIONS AND NOTES

SHEET NUMBER LP 3.03

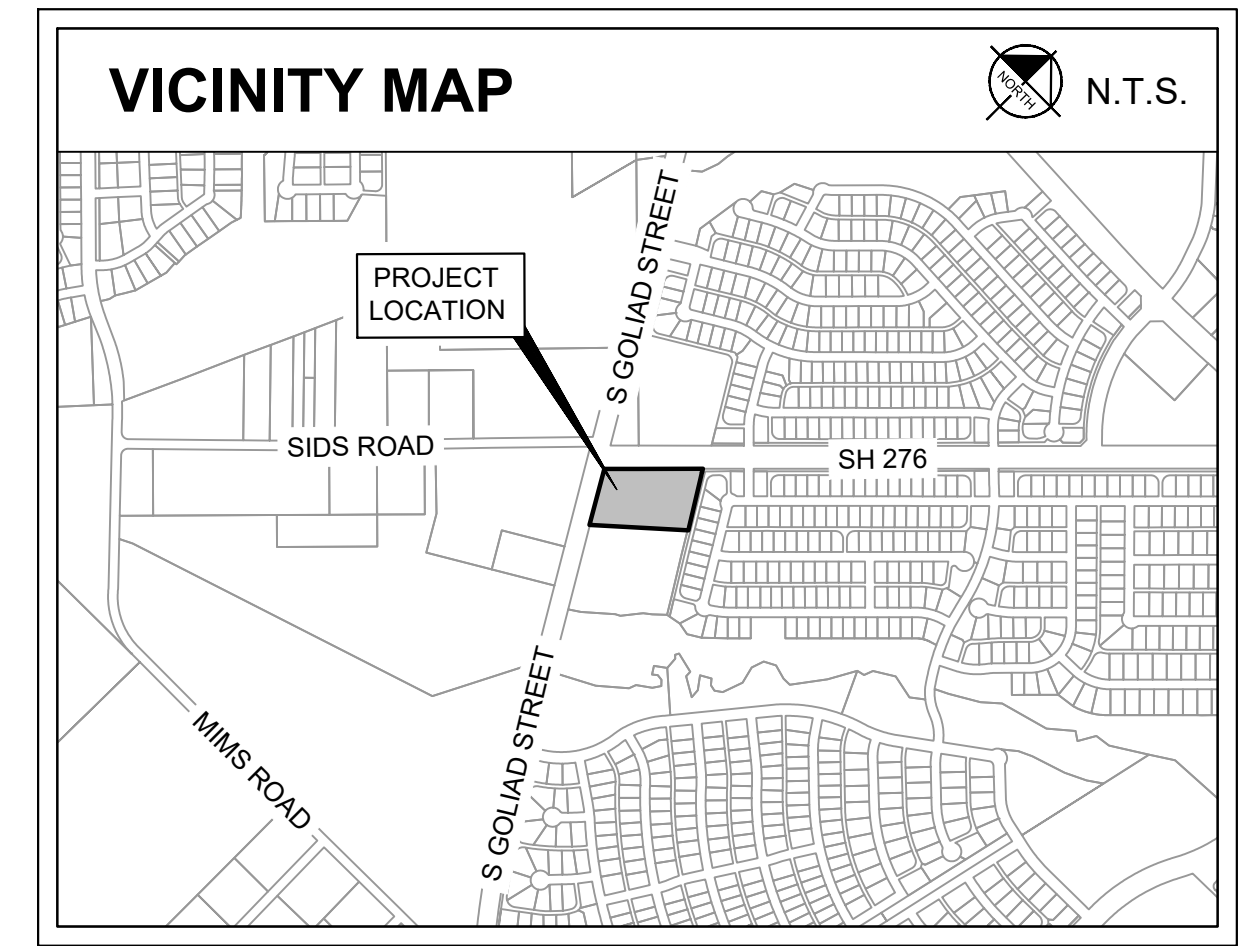
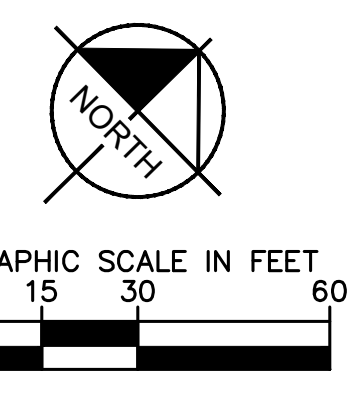
Vertical text on the left margin: THIS DOCUMENT, INCLUDING THE SPECIFIC PURPOSE AND DESIGN FOR WHICH IT WAS PREPARED, RESULTS OF ANY INFORMATION RELIANCE ON THE DOCUMENT, AND ANY OTHER INFORMATION, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

Vertical text on the right margin: REVISIONS, No., DATE



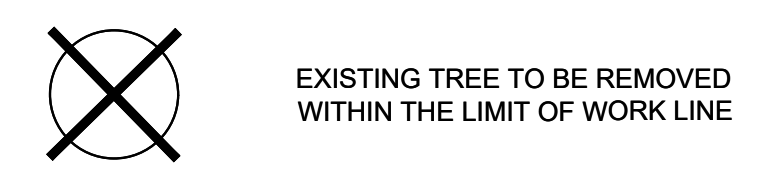
STATE HIGHWAY NO. 276
 (VARIABLE WIDTH RIGHT-OF-WAY)

S. GOLIAD ST
 STATE HIGHWAY NO. 205
 (VARIABLE WIDTH RIGHT-OF-WAY)



#	SPECIES	CALIPER	PROTECT OR REMOVE	TREE HEALTH	MITIGATION REQUIRED
4855	Eastern Redcedar / <i>Juniperus virginiana</i>	13.9	Remove	Healthy	13.9
4856	Eastern Redcedar / <i>Juniperus virginiana</i>	17.3	Remove	Healthy	17.3
4857	Eastern Redcedar / <i>Juniperus virginiana</i>	13.7	Remove	Healthy	13.7
4858	Eastern Redcedar / <i>Juniperus virginiana</i>	11.1	Remove	Healthy	11.1
4859	Eastern Redcedar / <i>Juniperus virginiana</i>	11.4	Remove	Healthy	11.4
4860	Eastern Redcedar / <i>Juniperus virginiana</i>	11.1	Remove	Healthy	11.1
4861	Eastern Redcedar / <i>Juniperus virginiana</i>	18.8	Remove	Healthy	18.8
4862	Eastern Redcedar / <i>Juniperus virginiana</i>	12.2	Remove	Healthy	12.2
4863	Eastern Redcedar / <i>Juniperus virginiana</i>	12.3	Remove	Healthy	12.3
4864	Eastern Redcedar / <i>Juniperus virginiana</i>	11	Remove	Healthy	11
4865	Eastern Redcedar / <i>Juniperus virginiana</i>	14.7	Remove	Healthy	14.7
4866	Eastern Redcedar / <i>Juniperus virginiana</i>	12.6	Remove	Healthy	12.6
4867	Chittamwood / <i>Sideroxylon lanuginosum</i>	9.1	Remove	Declining	9.1
4868	Eastern Redcedar / <i>Juniperus virginiana</i>	15.4	Remove	Healthy	15.4
4871	Eastern Redcedar / <i>Juniperus virginiana</i>	11	Remove	Healthy	11
4899	Eastern Redcedar / <i>Juniperus virginiana</i>	18.5	Remove	Healthy	18.5
Total Mitigation Required:					214.1

TREE PRESERVATION LEGEND



TREE PRESERVATION AND REMOVAL NOTES

- CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.
- ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.
- ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.
- ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
- ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.
- CONTRACTOR SHALL PROVIDE REMOVAL, STORAGE, AND TRANSPLANTING OF EXISTING TREES ON SITE. THE CONTRACTOR SHALL REMOVE EACH EXISTING TREE THROUGH THE USE OF HAND DIGGING, OR WITH THE USE OF AN APPROVED MECHANICAL DEVICE. TREES SHALL BE HARVESTED AS BALLED & BURLAPPED TREE SPECIMENS, PER ANSI Z60 STANDARDS, AND TRANSPORTED TO NEW LOCATION ON SITE, OR AT ALTERNATE SITE AS DIRECTED OR APPROVED BY THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO PROVIDE FOR REMOVAL, PLACEMENT OF BURLAP, PLACEMENT OF WIRE BASKET OR OTHER APPROVED BALL-SUPPORTING DEVICE, TRANSPORT TO TEMPORARY STORAGE AREA, ONGOING MAINTENANCE AND WATERING DURING CONSTRUCTION, AND RE-PLANTING TO BE PERFORMED UPON COMPLETION OF MAJOR SITE WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GUIDELINES AND RECOMMENDATIONS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.

PROJECT NUMBER: SP2024-XXX
TREE PRESERVATION PLAN FOR ROCKWALL MEDICAL BUILDING
 8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING
 OCTOBER 18, 2024

SITE PLAN SIGNATURE BLOCK
 APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.
 WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

ENGINEER / SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 ADDRESS: 203 WEST NASH ST, SUITE 100, TERRELL, TX 75160
 PHONE: (972) 588-6263
 CONTACT: MATT LUCAS, P.E.

OWNER
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100, DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

APPLICANT
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100, DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

ARCHITECT
 BLUE FIN DESIGN
 ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B, AUSTIN, TX 78728
 PHONE: (855) 228-7440
 CONTACT: WARREN L. INCE

Kimley-Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3920
 WWW.KIMLEY-HORN.COM TX F-928
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KIMLEY-HORN

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 Not for construction or permit purposes.
 P.L.A. NICHOLS & ADAMS
 L.A. No. 3484 Date: 10/17/2024

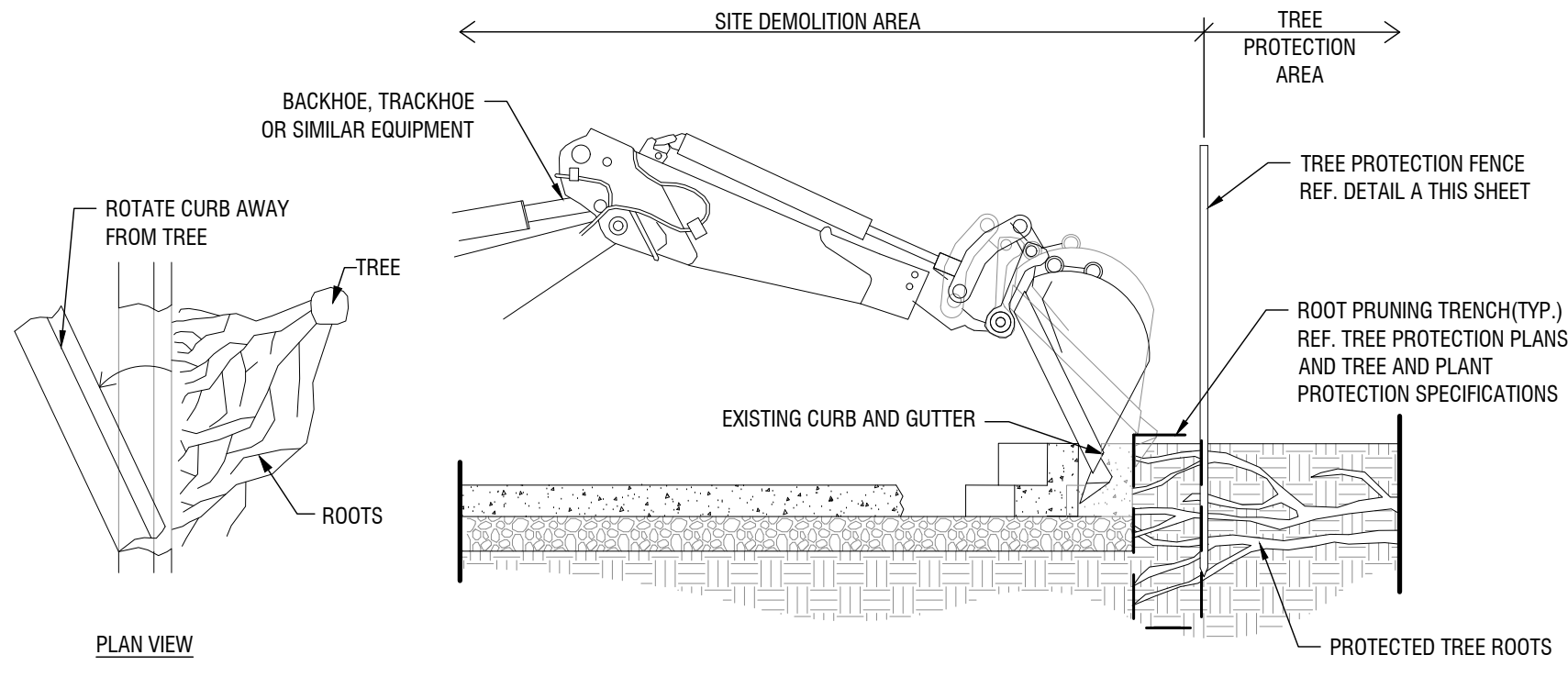
KHA PROJECT	060016600	DATE	10/17/2024	SCALE	AS SHOWN	DESIGNED BY	KAE	DRAWN BY	KAE	CHECKED BY	NBA
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TREE PRESERVATION PLAN

LT 1.01

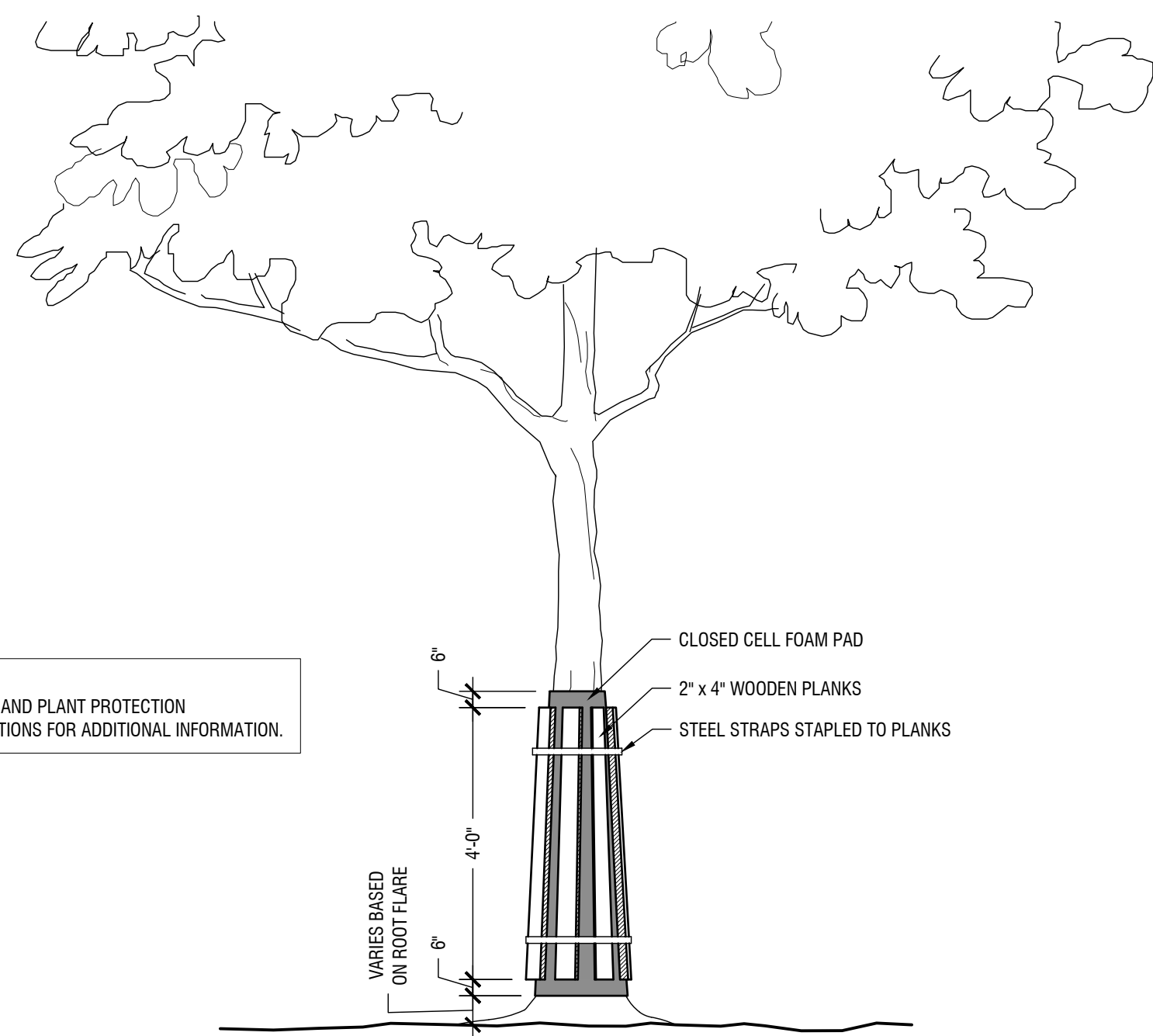
- DEMOLITION SEQUENCE:**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. BREAK OR CUT 8 SECTIONS OF CURB.
 4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
 5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



CURB DEMOLITION AROUND EXISTING TREE ROOTS

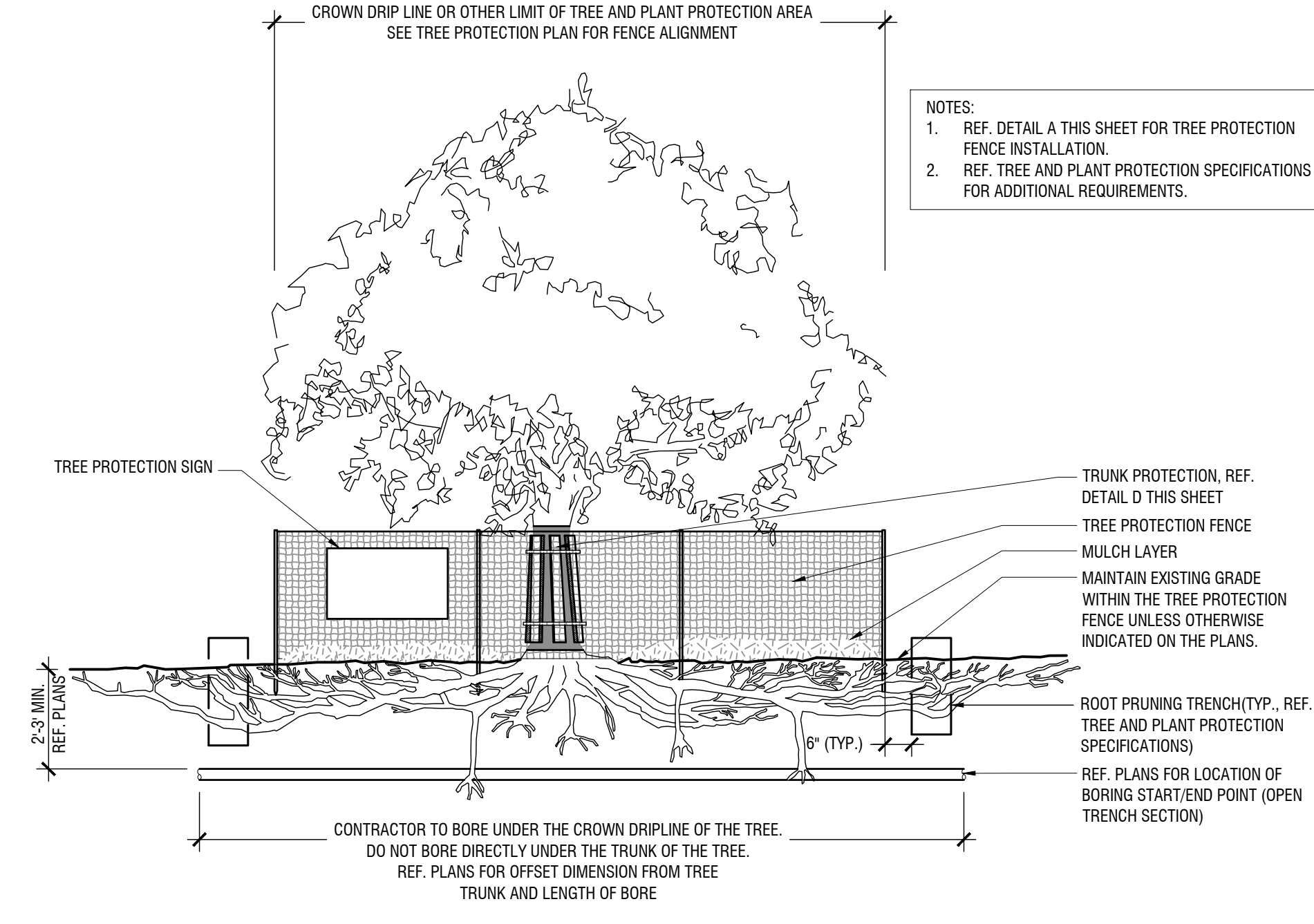
Scale: NTS



- NOTES:**
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION

Scale: NTS



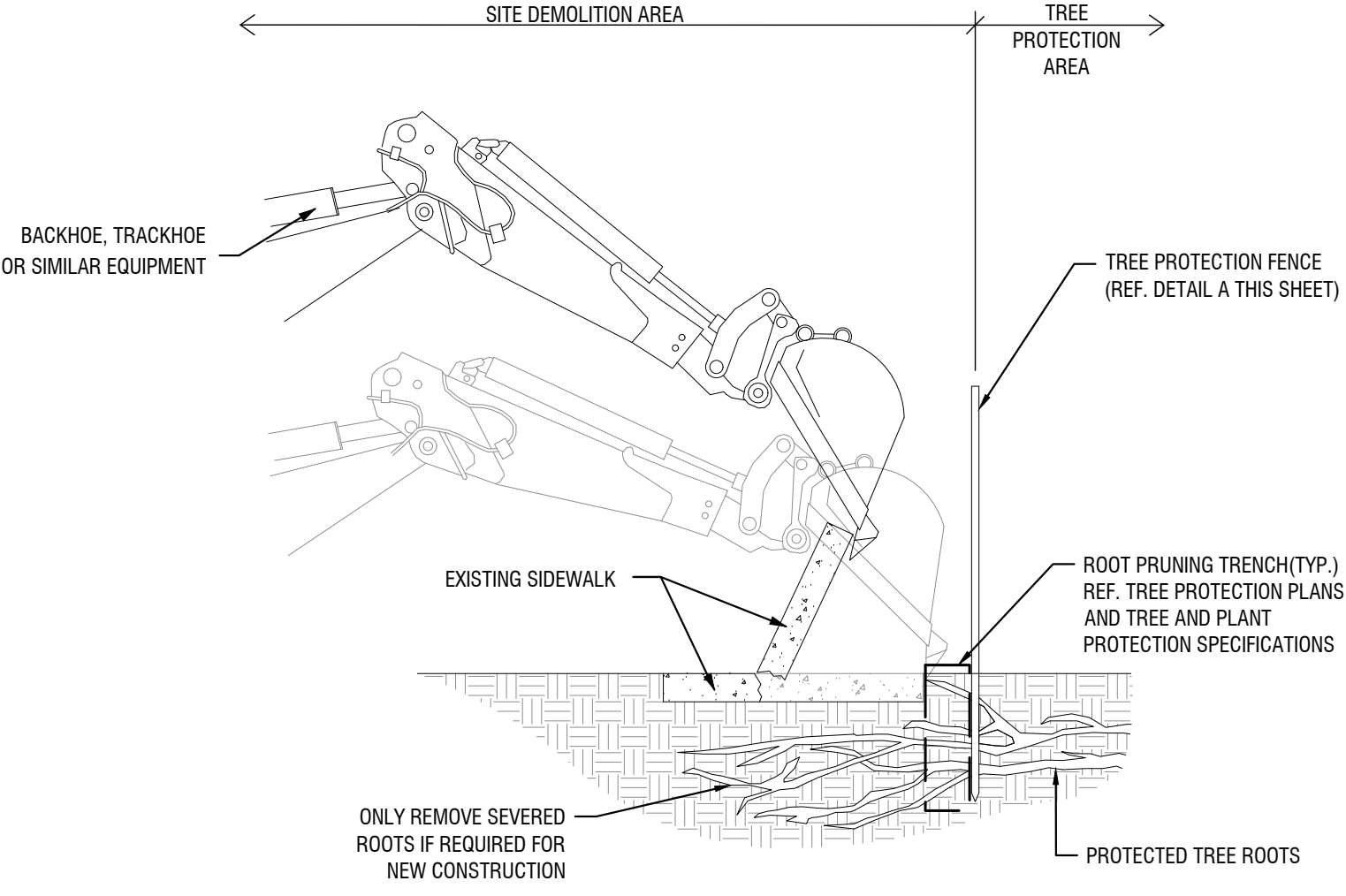
- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE

Scale: NTS

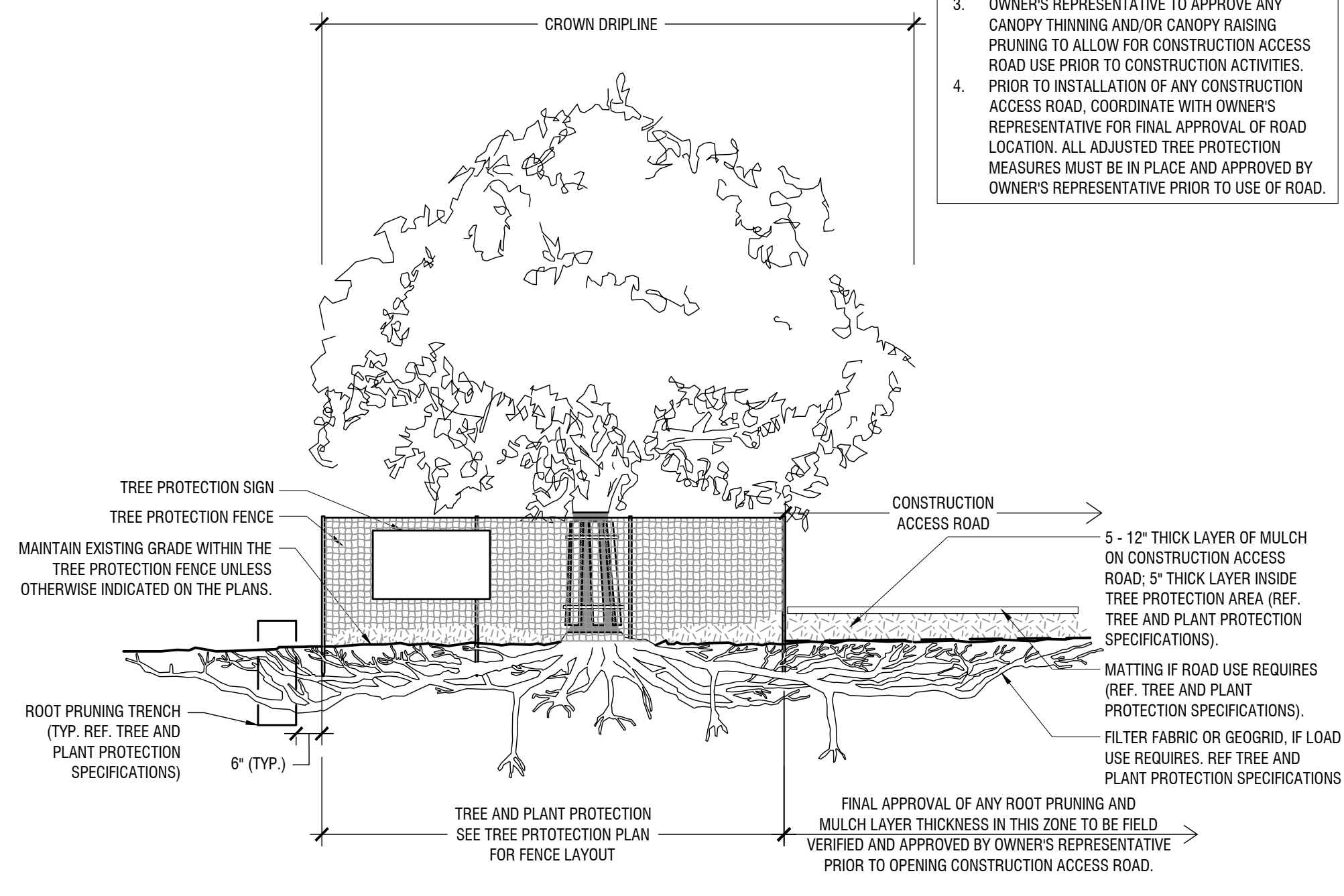
- DEMOLITION SEQUENCE**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL, COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS

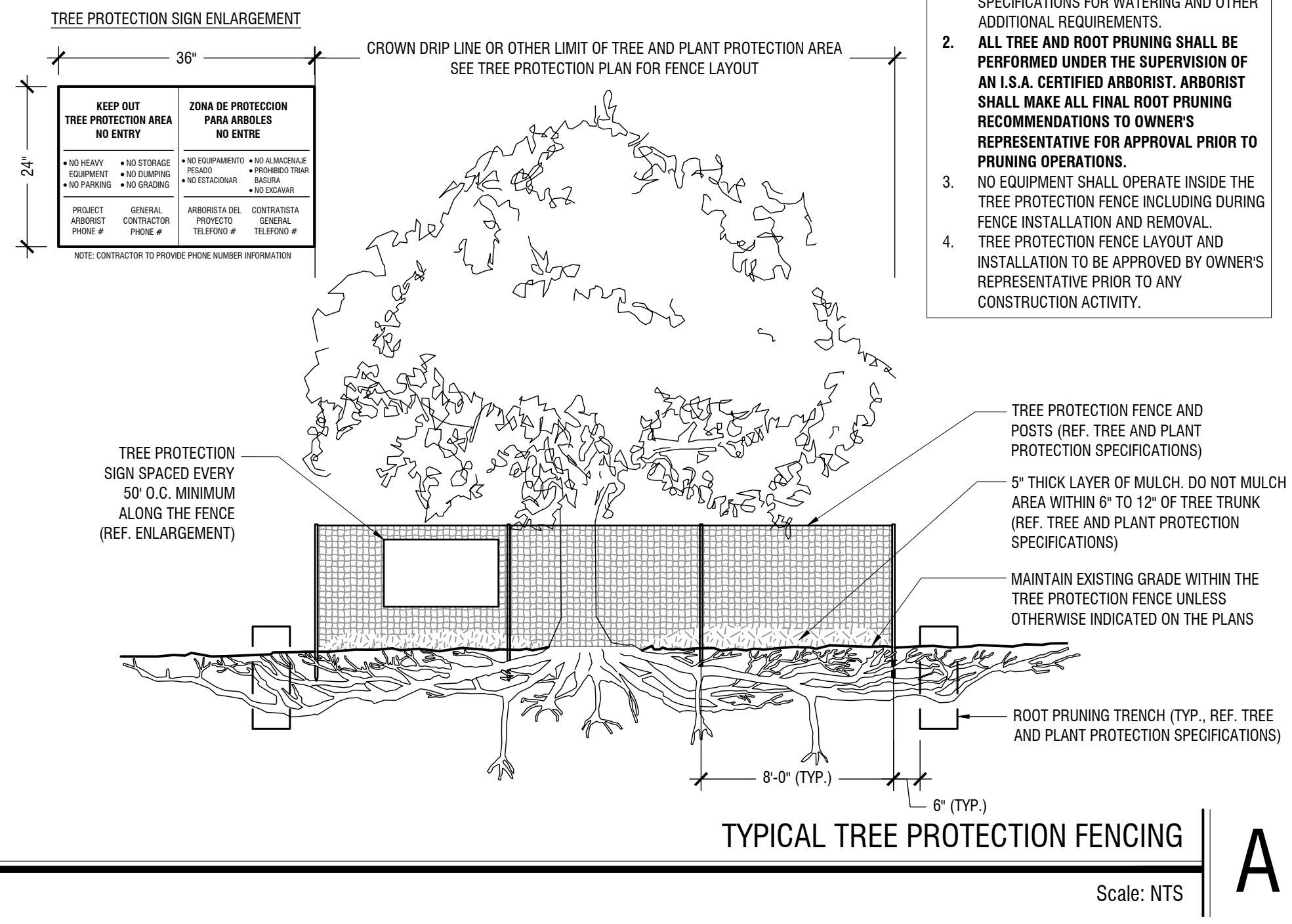
Scale: NTS



- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
 4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.

TREE PROTECTION - CONSTRUCTION ACCESS ROAD

Scale: NTS



- NOTES:**
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF ALL U.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING

Scale: NTS

PROJECT NUMBER: SP2024-XXX

TREE DEMOLITION AND PROTECTION DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W. H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 (972) 566-4263 PHONE: MATT LUCAS, P.E.	OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 (972) 556-1700 PHONE: JEFF BROCKETTE
APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 (972) 556-1700 PHONE: JEFF BROCKETTE	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 (855) 228-7440 CONTACT: WARREN L. INCE

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
FOR REVIEW ONLY
Not for construction or permit purposes.
P.L.A. NICKOLAUS B. ADAMS
L.A. No. 3454 Date: 10/17/2024

KHA PROJECT	060016600	DATE	10/17/2024
SCALE	AS SHOWN	DESIGNED BY	KAE
		DRAWN BY	KAE
		CHECKED BY	NBA

ROCKWALL MEDICAL BUILDING
PREPARED FOR
VUE REAL ESTATE
CITY OF ROCKWALL, TX

TREE DEMOLITION AND PROTECTION DETAILS

SHEET NUMBER
LT 3.01

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 DATE PLOTTED: 10/17/2024 11:01 AM
 PLOTTED BY: J. LUCAS
 DRAWN BY: J. LUCAS
 CHECKED BY: N. BARNES
 SCALE: AS SHOWN
 PROJECT: 060016600

GENERAL NOTES

1. THE SITE LIGHTING LAYOUT AND PHOTOMETRICS ARE FOR SITE DEVELOPMENT REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION.
2. PHOTOMETRICS AND SITE LIGHTING LAYOUT ARE SUBJECT TO CHANGE. FINAL BIDS HAVE NOT BEEN RECEIVED. LIGHTING MANUFACTURERS ARE SUBJECT TO CHANGE BASED ON THE BIDS RECEIVED. THE LIGHTING FIXTURES SPECIFIED ARE USED AS A BASIS OF DESIGN AND ARE SUBJECT TO CHANGE.
3. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES.
4. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT OFF.
5. LIGHTING FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT IS CONTAINED ON SITE AND DOES NOT CROSS ANY PROPERTY LINE OF THE SITE.

**STATE HIGHWAY 276 BYPASS
(PRIMARY BUILDING FACADE ZONE)**



BFD # 24115

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE
HIGHWAY 276 BYPASS
ROCKWALL, TEXAS

SEAL:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF E.G. LOPEZ DEL CASTILLO, P.E., REG. #58483 ON 10/17/24. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

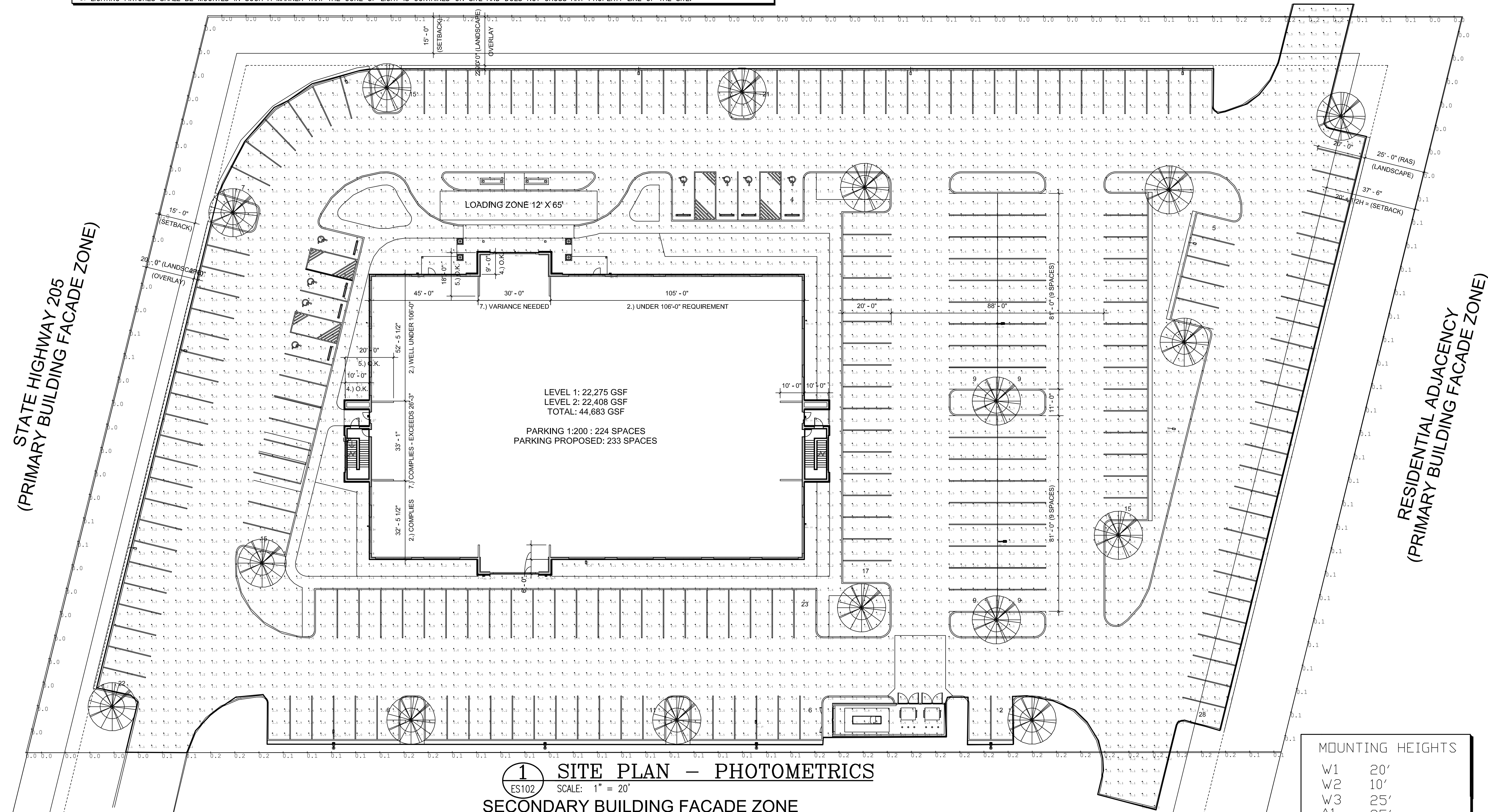
DRAWN BY: Author

**SITE PLAN -
PHOTOMETRICS**

DRAWING NUMBER:

ES102

SCALE: AS INDICATED



MOUNTING HEIGHTS

W1	20'
W2	10'
W3	25'
A1	25'
A2	25'
A3	25'
A4	25'

Luminaire Schedule

Symbol	Tag	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
[Symbol]	W2	6	7075-08-C13-35K	Single	7075-08-TW-C13-35K	0.950	1161	12.35	74.1
[Symbol]	A3	6	OPF-M-A11-830-BLC	Single	OPF-M-A11-830-BLC	0.950	13798	131	786
[Symbol]	W1	5	WFA-3 38W 4000K	Single		0.950	6030	36.68	183.4
[Symbol]	A2	2	OPF-M-A08-830-BLC	Single	OPF-M-A08-830-BLC	0.950	8023	74.41	148.82
[Symbol]	A1	2	OPF-M-A11-830-T2M	Single	OPF-M-A11-830-T2M	0.950	19790	131	262
[Symbol]	A4	2	OPF-M-A11-830-T5W	Single	OPF-M-A11-830-T5W	0.950	19606	131	262
[Symbol]	W3	1	OPF-M-A11-830-T2M 1	Single	OPF-M-A11-830-T2M	0.950	19790	131	131

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LIGHT TRESPASS	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
PARKING Planar	Illuminance	Fc	1.75	7.2	0.1	17.50	72.00

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



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: November 26, 2024
APPLICANT: Jake Hodges; Kimley-Horn
CASE NUMBER: SP2024-043; *Site Plan for Rockwall Medical Building*

SUMMARY

Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brochette of Vue Real Estate for the approval of a Site Plan for a *Medical Office Building* on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed on September 16, 1974 by *Ordinance No. 74-23 [Case No. A1974-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved a zoning change from an Agricultural (AG) District to Planned Development District 10 (PD-10) [*Ordinance No. 74-32*] for allowing *Townhouse* and *Cluster Homes* on the subject property. On February 19, 1996, the City Council approved an amendment to Planned Development District 10 [*Ordinance No. 96-03*], which superseded the previous ordinance (*i.e. Ordinance No. 74-32*) and re-designated the subject property for Commercial (C) District land uses. On April 3, 2000, the City Council approved an additional amendment to the Planned Development District 10 (PD-10) [*Ordinance No. 00-08*], which superseded the previous ordinance (*i.e. Ordinance No. 96-3*) and amended the concept plan for the Planned Development District. On August 3, 2020, the City Council approved an amendment to Planned Development District 10 (PD-10), which consolidated all of the regulating ordinances into one (1) regulating ordinance [*Ordinance No. 20-30*]. The subject property has remained vacant since annexation.

PURPOSE

On March 15, 2024, the applicant -- *Jake Hodges with Kimley-Horn* -- submitted an application requesting the approval of a site plan for a 44,692 SF *Medical Office Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is SH-276, which is designated as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this roadway, is a 5.354-acre tract of land (*i.e. Tract 1-3, of the J Cadle Survey, Abstract No. 65*), zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses. Beyond this is Phase 1 of the Meadow Creek Estates Subdivision, which is zoned Planned Development District 10 (PD-10) for Single Family 6 (SF-6) District land uses. Phase 1 of the Meadow Creek Estates Subdivision consists of 157 residential lots that were established on June 8, 1999.

South: Directly south of the subject property is a 12.3909-acre parcel of dedicated open space (*i.e. Lot 1, Block X, Meadowcreek Estates, Phase III*) owned by the City of Rockwall and zoned Planned Development 10 (PD-10)

District. Beyond this is a 4.75-acre parcel of dedicated open space (i.e. Lot 5, Block X, Hickory Ridge, Phase I) owned by the City of Rockwall and zoned Planned Development 10 (PD-10) District. Beyond this is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principal arterial, six (6) lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Phase 3 of the Meadowcreek Estates Subdivision, which is zoned Planned Development 10 (PD-10) District for Single Family 6 (SF-6) District land uses. This subdivision consists of 132 residential lots and was established on February 27, 2001. Beyond this is Faircrest Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 4 of the Meadowcreek Estates Subdivision, which is zoned Planned Development 10 (PD-10) District for Single Family 6 (SF-6) District land uses. This subdivision consists of 192 residential lots and was established on August 16, 2001.

West: Directly west of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principal arterial, six (6) lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 8.868-acre parcel of land (i.e. Lot 1, Block 1, Helwig Addition), which is zoned Planned Development 44 District (PD-44) for Heavy Commercial (HC) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Medical Office Building* is a permitted *by-right* land use in a Commercial (C) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 10 (PD-10) and the Unified Development Code (UDC) for a property located within a Commercial (C) District. 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>	10,000 SF	X=3.6285-acres; <i>In Conformance</i>
<i>Minimum Lot frontage</i>	60-Feet	X~518-feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X~345-feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	50-Feet	X>50-feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	X~44-feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	X<60%; <i>In Conformance</i>
<i>Minimum Masonry Requirement</i>	90%	X>90%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	1/200 SF = 224 spaces	X=231; <i>In Conformance</i>
<i>Minimum Stone Requirement</i>	20%	X=0%; Not in Conformance
<i>Minimum Landscaping Percentage</i>	20%	X=27%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	X=74%; <i>In Conformance</i>

TREESCAPE PLAN

The *Treescape Plan* provided by the applicant indicates that 37 protected Eastern Red Cedar trees -- totaling 148-inches -- are to be removed from the site. To satisfy this mitigation balance, the applicant is proposing to plant 108, four (4) inch caliper trees totaling 432 caliper inches on site.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office or Medical Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Office or Medical Office Building* as "...(a) facility designed to support a range of healthcare services, including diagnostics, treatments, and administrative functions. These services encompass procedures requiring medical devices or the expertise of a qualified medical professional. Examples include but are not limited to medical doctor offices, physical therapy, massage therapy, chiropractic care, Botox treatments, and sonograms". In this case, the applicant is

requesting a *Medical Office Building*, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). In addition, the proposed site plan generally conforms to the standards of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

According to Subsection 05.02, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers." As an alternative, the code allows the Planning and Zoning Commission to consider the use of three (3) tiered landscaping and a berm along the entire residential adjacency. In this case, the applicant has provided a landscape plan that shows use of three (3) tiered landscaping and a berm along the adjacency. The Planning and Zoning Commission has granted this alternative to the requirement in the past, and it appears to meet the intent of the residential adjacency standards.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously stated, the applicant's request appears to generally conform to the requirements of Planned Development District 10 (PD-10) and the Unified Development Code (UDC); however, staff has identified the following variance and exception associated with the applicant's request:

(1) Architectural Standards.

- (a) Stone. According to Subsection 05.01(A), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades..." In this case, the material sample board provided by the applicant shows the use of burnished block on 100.00% of the exterior of the building. Based on this, the applicant will require a variance from the Planning and Zoning Commission.
- (b) Primary Articulation. According to Subsection 05.01(C)(1), *Primary Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residential used property." This section of the code goes on to state that these facades "...shall meet the standards for articulation on primary building facades as depicted in Figure 13." In this case, the northern and southern building façades do not meet the articulation requirements for a *Primary Building Façade*, and will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant to provide compensatory measures that directly offset the requested variances and exceptions. The applicant has provided the following compensatory measures in their variance letter: [1] increased landscaping, [2] addition of architectural and shading elements over the main façade, [3] provided pedestrian areas, and [4] incorporated additional architectural design features; however, requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the South Central Residential District which "...contains a mixture of established medium and low density residential subdivisions along with several large tracts of land designated for low density residential land uses." The *South*

Central Residential District is "...anticipated to add additional suburban developments in the western and southern areas of the district." The applicant's site plan appears to meet the intent of Comprehensive Plan for a supportive retail/office land use within the South Central Residential District.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On October 29, 2024, the Architecture Review Board (ARB) reviewed the proposed building elevations provided by the applicant and recommended that the applicant provide a rendering of the building with a solid color theme. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the November 12, 2024 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for a medical office building on the subject property, 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 engineering plans.
- (2) 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.



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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **E Corner of the intersection of S Goliad St and SH 276**

SUBDIVISION **Unplatted - W.H. Barnes Survey, Abstract No. 26** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **E Corner of the intersection of S Goliad St and SH 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10**

CURRENT USE **Undeveloped**

PROPOSED ZONING **PD-10**

PROPOSED USE **Medical Office**

ACREAGE **8.4841**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **2**

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 **Vue Real Estate**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Jeff Brockette**

CONTACT PERSON **Jake Hodges**

ADDRESS **9600 N Central Expressway
Suite 100**

ADDRESS **203 W Nash St, Suite 100**

CITY, STATE & ZIP **Dallas, Texas 75231**

CITY, STATE & ZIP **Terrell, Texas 75160**

PHONE **Address**

PHONE **972-588-4263**

E-MAIL **Dani.carr@vuerealestate.com**

E-MAIL **Jake.Hodges@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeffrey Brockette [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

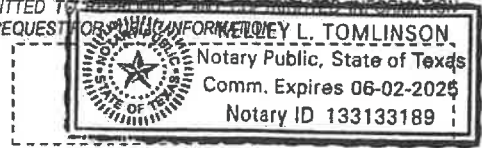
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 OR REPRODUCE INFORMATION CONTAINED HEREIN IN CONNECTION 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 14 DAY OF October, 2024

OWNER'S SIGNATURE

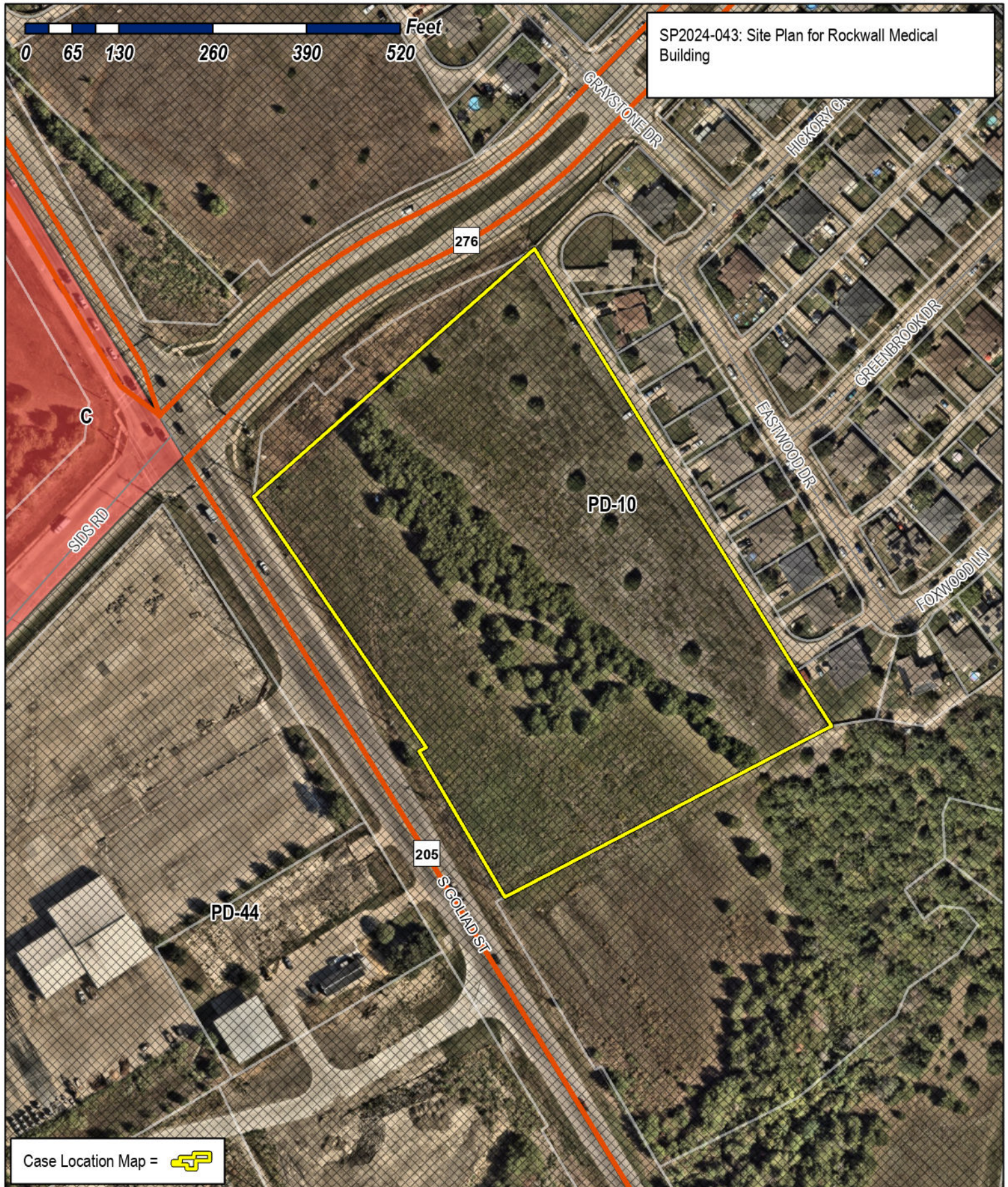
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jeffrey Brockette
Kelly K. Taylor



MY COMMISSION EXPIRES

6/2/2025



SP2024-043: Site Plan for Rockwall Medical Building

Case Location Map = 



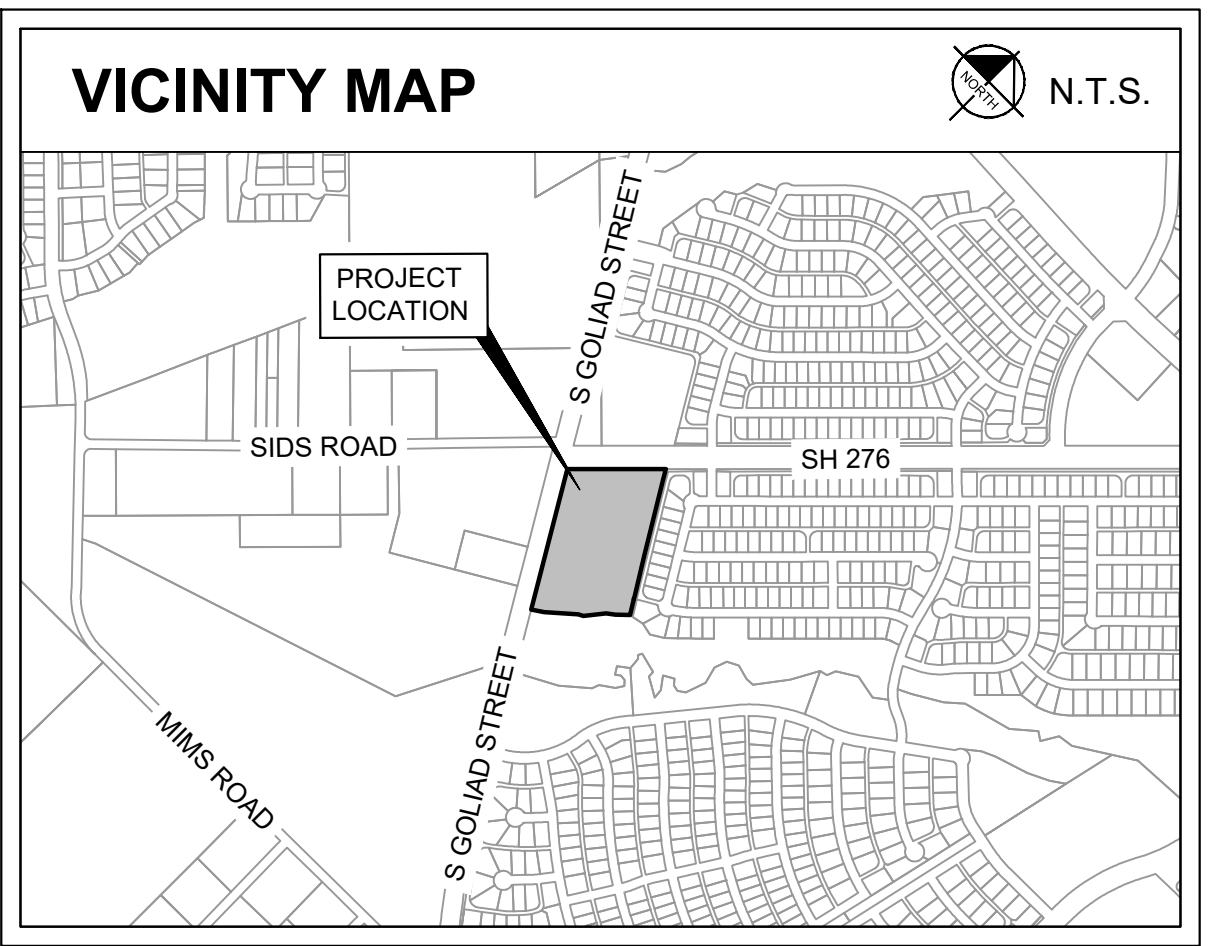
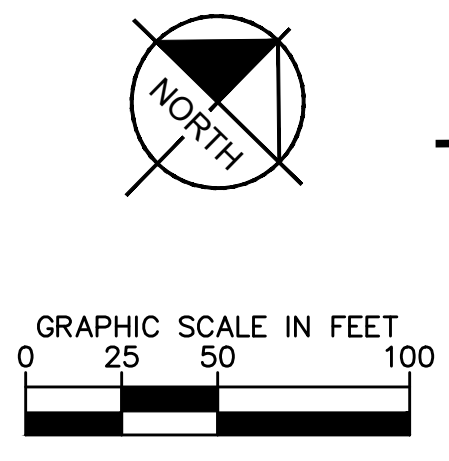
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

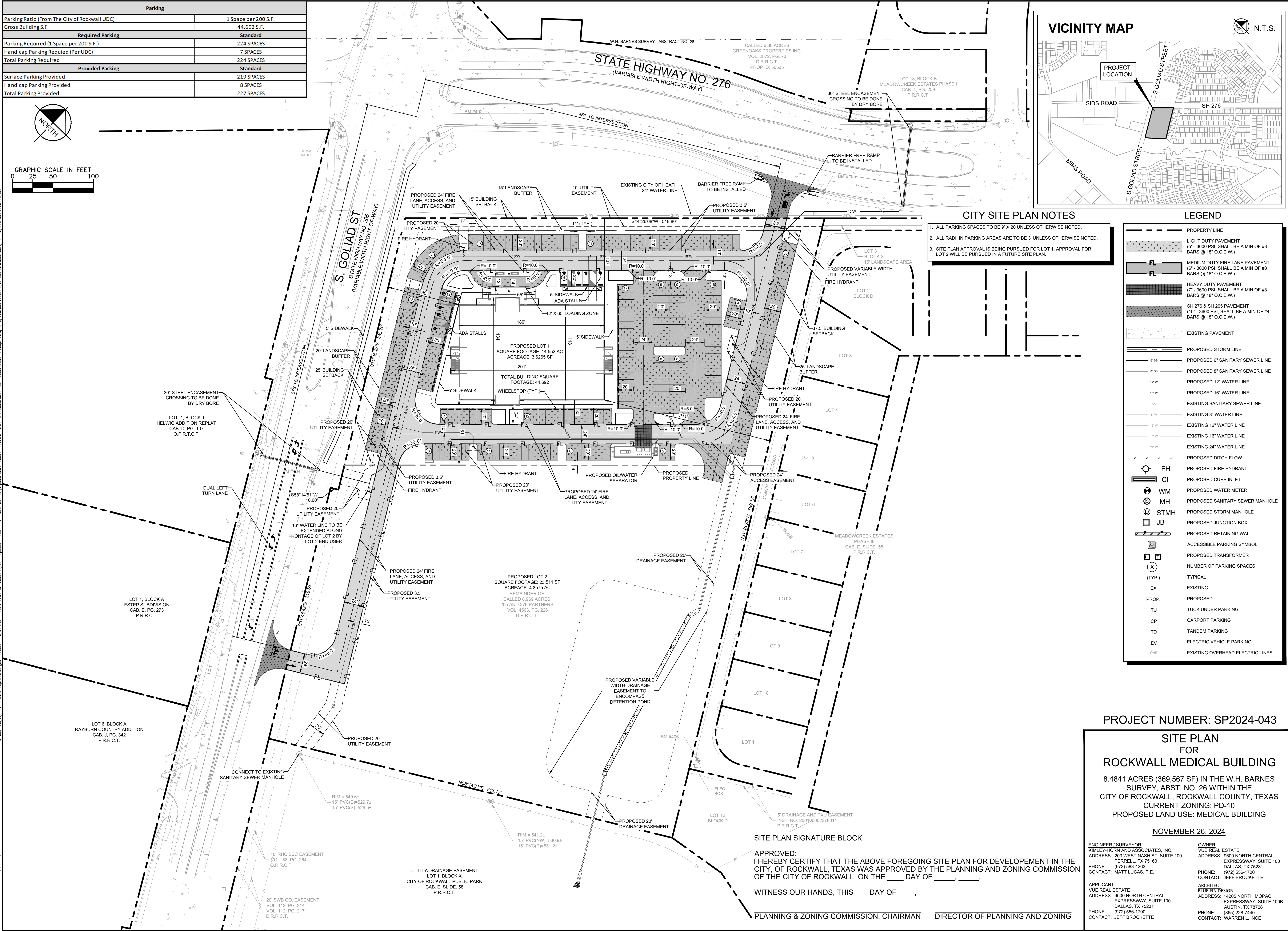
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Parking	
Parking Ratio (From The City of Rockwall UDC)	1 Space per 200 S.F.
Gross Building S.F.	44,692 S.F.
Required Parking	
Parking Required (1 Space per 200 S.F.)	224 SPACES
Handicap Parking Required (Per UDC)	7 SPACES
Total Parking Required	224 SPACES
Provided Parking	
Surface Parking Provided	219 SPACES
Handicap Parking Provided	8 SPACES
Total Parking Provided	227 SPACES



THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, AS REQUIRED BY THE SPECIFIC PURPOSE AND DESIGN PRESENTED HEREIN. IT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



- ### CITY SITE PLAN NOTES
- ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
 - ALL RADII IN PARKING AREAS ARE TO BE 3' UNLESS OTHERWISE NOTED.
 - SITE PLAN APPROVAL IS BEING PURSUED FOR LOT 1. APPROVAL FOR LOT 2 WILL BE PURSUED IN A FUTURE SITE PLAN.

LEGEND

	PROPERTY LINE
	LIGHT DUTY PAVEMENT (5' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	MEDIUM DUTY FIRE LANE PAVEMENT (7' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	HEAVY DUTY PAVEMENT (7' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	SH 276 & SH 205 PAVEMENT (10' - 3600 PSI, SHALL BE A MIN OF #4 BARS @ 18" O.C.E.W.)
	EXISTING PAVEMENT
	PROPOSED STORM LINE
	PROPOSED 6" SANITARY SEWER LINE
	PROPOSED 8" SANITARY SEWER LINE
	PROPOSED 12" WATER LINE
	PROPOSED 16" WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING 8" WATER LINE
	EXISTING 12" WATER LINE
	EXISTING 16" WATER LINE
	EXISTING 24" WATER LINE
	PROPOSED DITCH FLOW
	PROPOSED FIRE HYDRANT
	PROPOSED CURB INLET
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED JUNCTION BOX
	PROPOSED RETAINING WALL
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	TYPICAL
	EXISTING
	PROPOSED
	TUCK UNDER PARKING
	CARPORIT PARKING
	TANDEM PARKING
	ELECTRIC VEHICLE PARKING
	EXISTING OVERHEAD ELECTRIC LINES

PROJECT NUMBER: SP2024-043

SITE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 26, 2024

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 203 WEST NASH ST, SUITE 100
TERRELL, TX 75160
PHONE: (972) 568-4263
CONTACT: MATT LUCAS, P.E.

OWNER
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
PHONE: (972) 556-1700
CONTACT: JEFF BROCKETTE

APPLICANT
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
PHONE: (972) 556-1700
CONTACT: JEFF BROCKETTE

ARCHITECT
BLUE FIN DESIGN
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
AUSTIN, TX 78728
PHONE: (855) 228-7440
CONTACT: WARREN L. INCE

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-236-3820
WWW.KIMLEY-HORN.COM TX F-928
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NO.	REVISIONS	DATE	BY

ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX

SITE PLAN

SHEET NUMBER C-100

SEAL:



BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.11.19

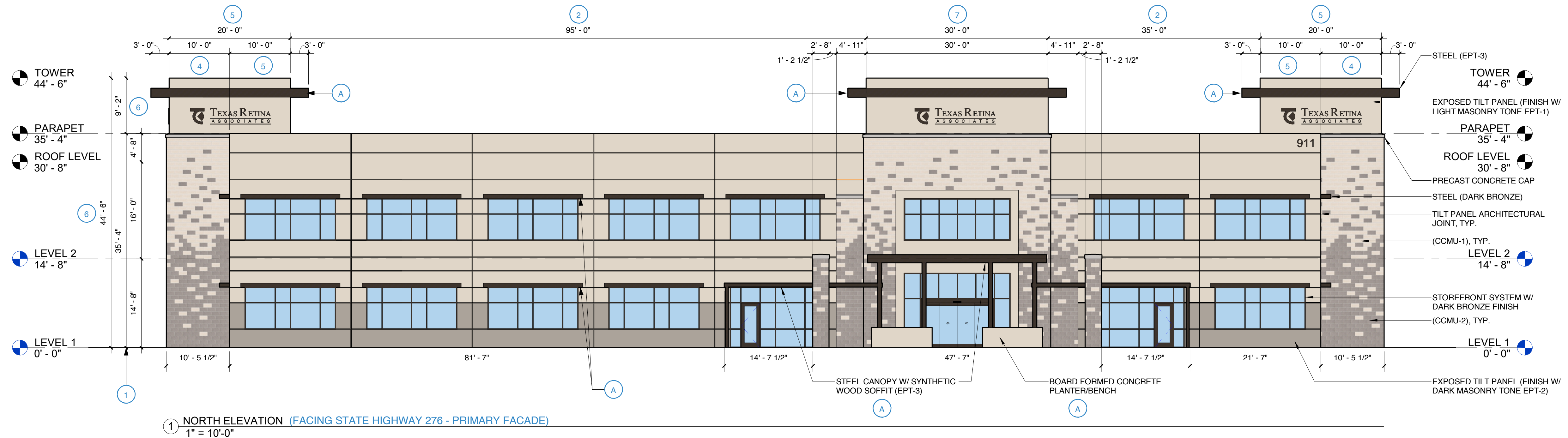
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EXTERIOR
ELEVATIONS -
COLOR

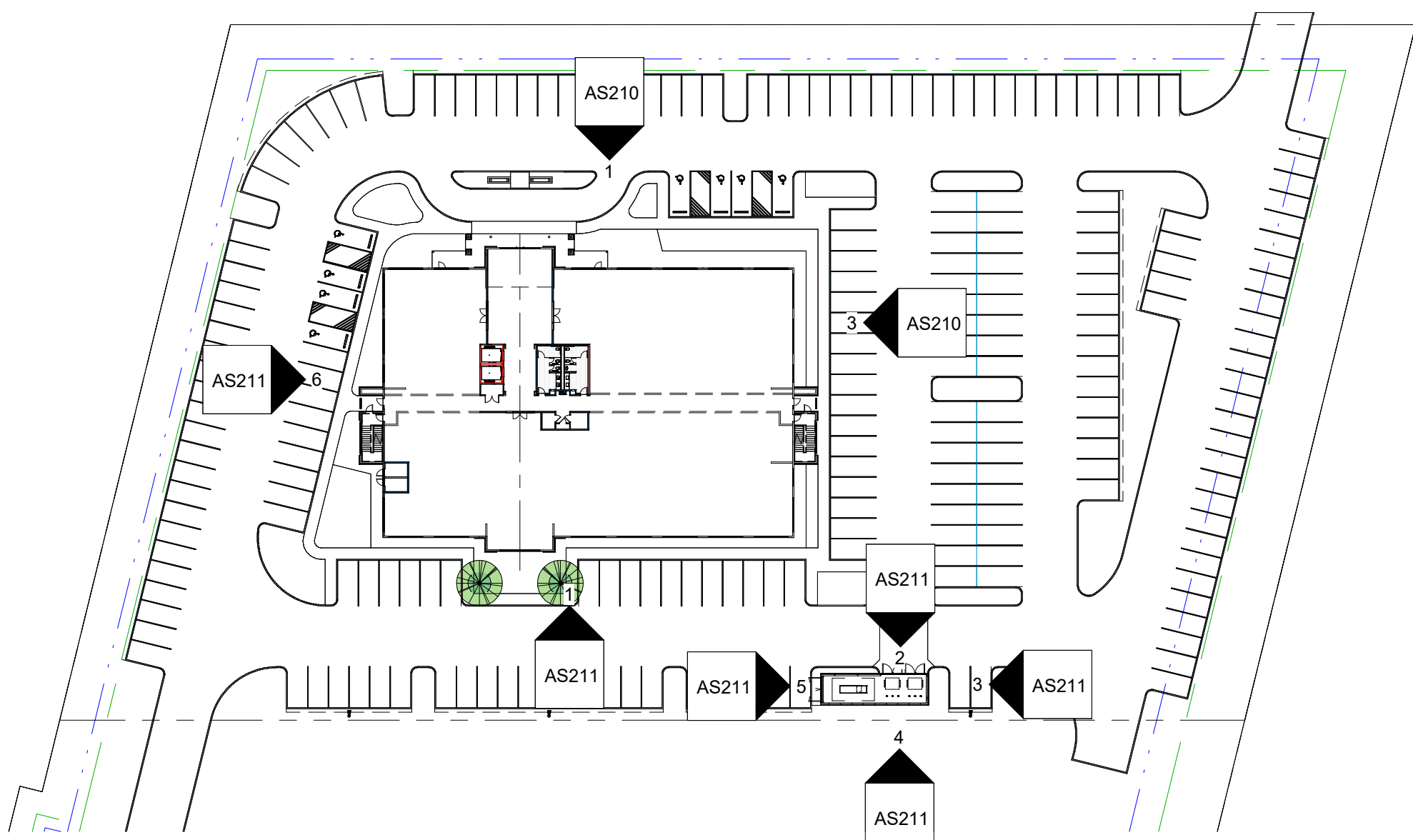
DRAWING NUMBER:

AS210

SCALE: AS INDICATED



1 NORTH ELEVATION (FACING STATE HIGHWAY 276 - PRIMARY FACADE)
1" = 10'-0"



2 ARCHITECTURAL ELEVATION LEGEND
1" = 60'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%

PRIMARY FACADE ARTICULATION COMPLIANCE KEY NOTES:

- 1 WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIONS)
- 2 WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 ≥ 2).
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- 3 SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 ≤ 3).
NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
WEST/EAST: 52'-6"(25%) = 13'-1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
- 4 WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 ≤ 4).
35'-4"(25%) = 8'-10" (COMPLIES)
NORTH AND SOUTH ARE PROPOSED AT 9'-0".
EAST AND WEST ARE PROPOSED AT 10'-0".
- 5 PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. 2 X 4 ≥ 5).
2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0".
- 6 PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 ≤ 6).
35'-4"(25%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
- 7 PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X 3 ≥ 7).
NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE)
(2)26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
EAST/WEST ELEVATION: (NEED TO REQUEST VARIANCE)
(2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".

ADDITIONAL ARCHITECTURAL ELEMENT

ADDITIONAL NOTES:

- SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
- SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



3 EAST ELEVATION (FACING RESIDENTIAL - PRIMARY FACADE)
1" = 10'-0"

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____

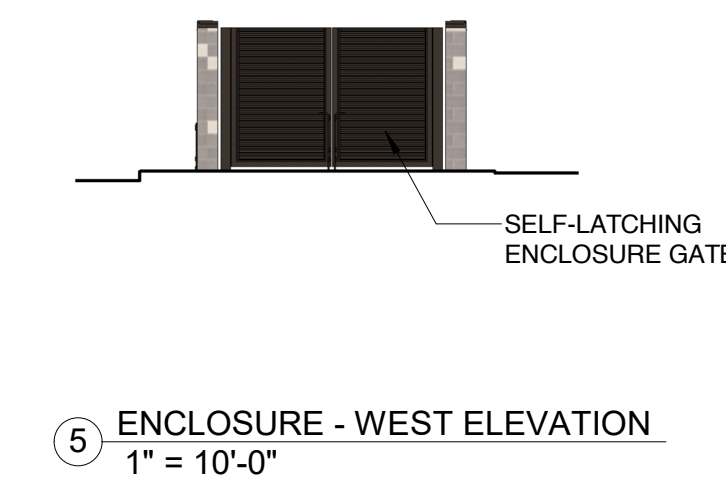
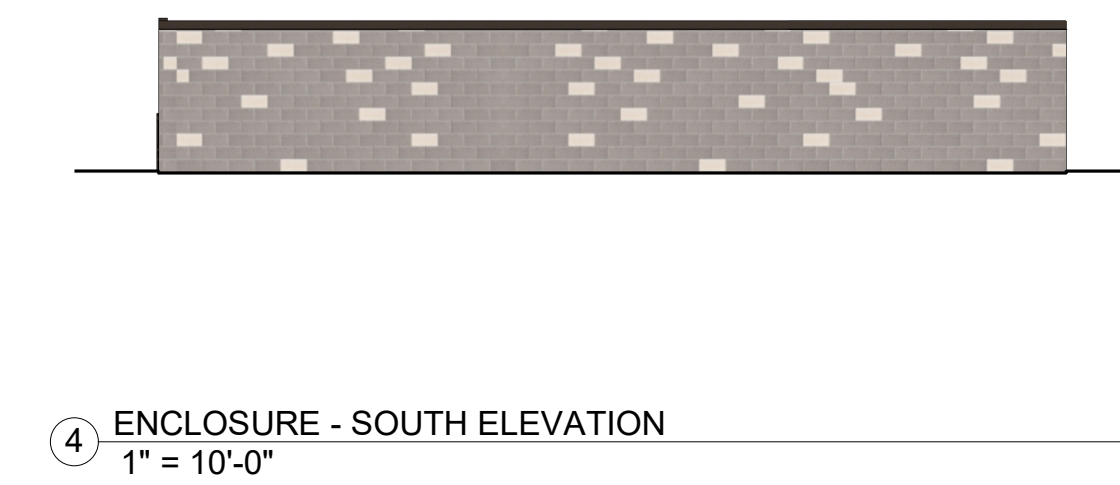
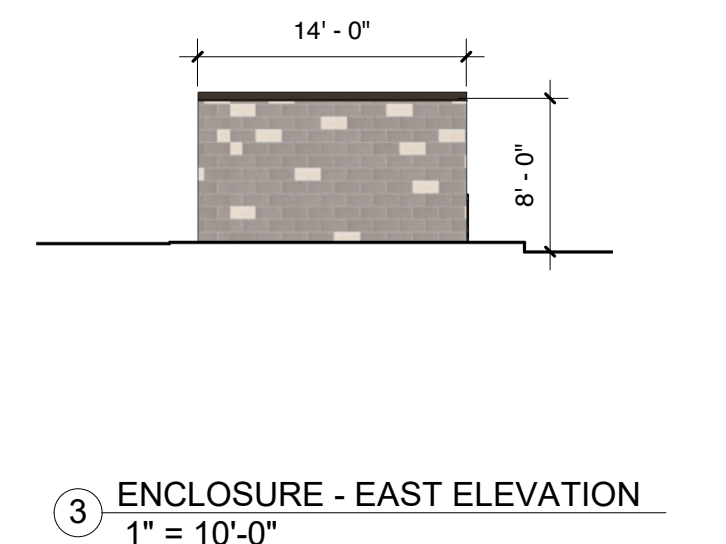
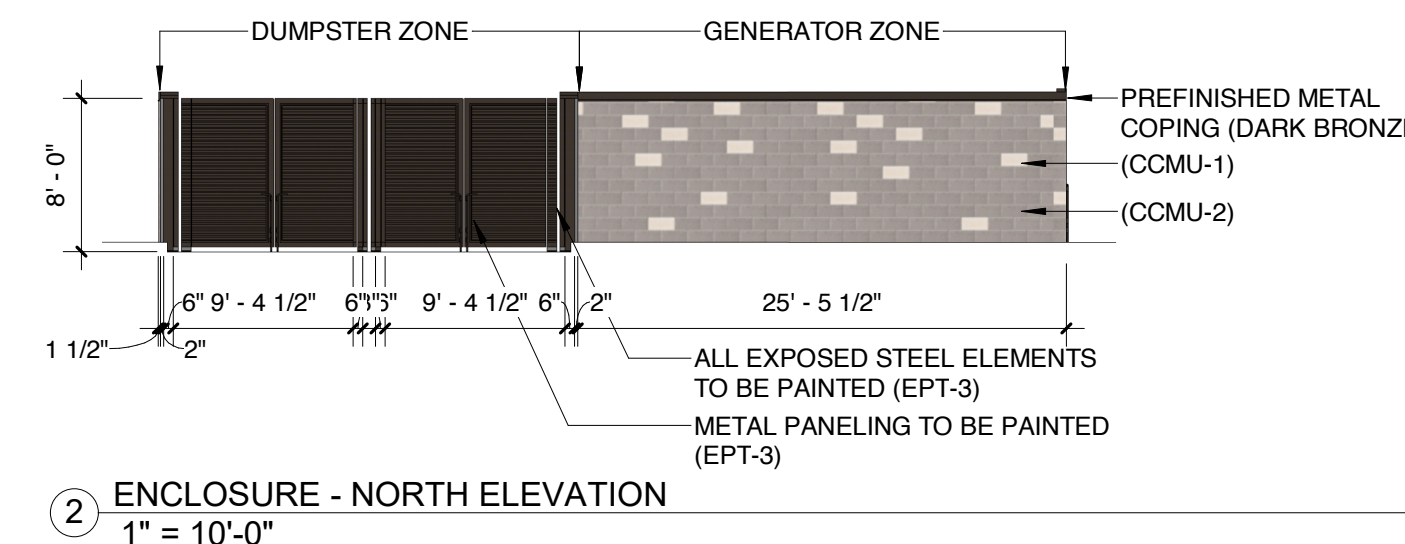
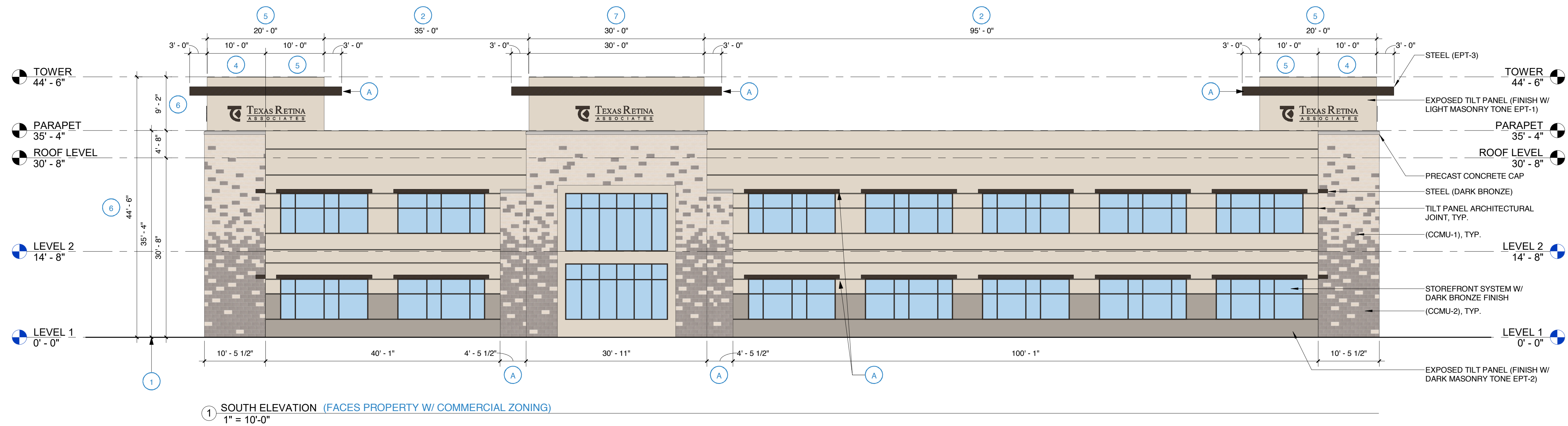
WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276
BYPASS
ROCKWALL, TEXAS



	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%

PRIMARY FACADE ARTICULATION COMPLIANCE KEY NOTES:

- WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIONS)
- WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 ≥ 2).
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 ≤ 3).
NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
WEST/EAST: 52'-6"(25%) = 13'-1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
- WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 ≤ 4).
35'-4"(25%) = 8'-10" (COMPLIES)
NORTH AND SOUTH ARE PROPOSED AT 9'-0".
EAST AND WEST ARE PROPOSED AT 10'-0".
- PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. 2 X 4 ≥ 5).
2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0".
- PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 ≤ 6).
35'-4"(125%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
- PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X 3 ≥ 7)
NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE)
2(26'-3") = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
EAST/WEST ELEVATION: (NEED TO REQUEST VARIANCE)
2(13'-1 1/2") = 26'-3" (COMPLIES) SHOWN AT 33'-1".

⑦ ADDITIONAL ARCHITECTURAL ELEMENT

ADDITIONAL NOTES:
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



SITE PLAN SIGNATURE BLOCK

APPROVED: _____
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, ____.

WITNESSED OUR HANDS, THIS ____ DAY OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

SEAL:

BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

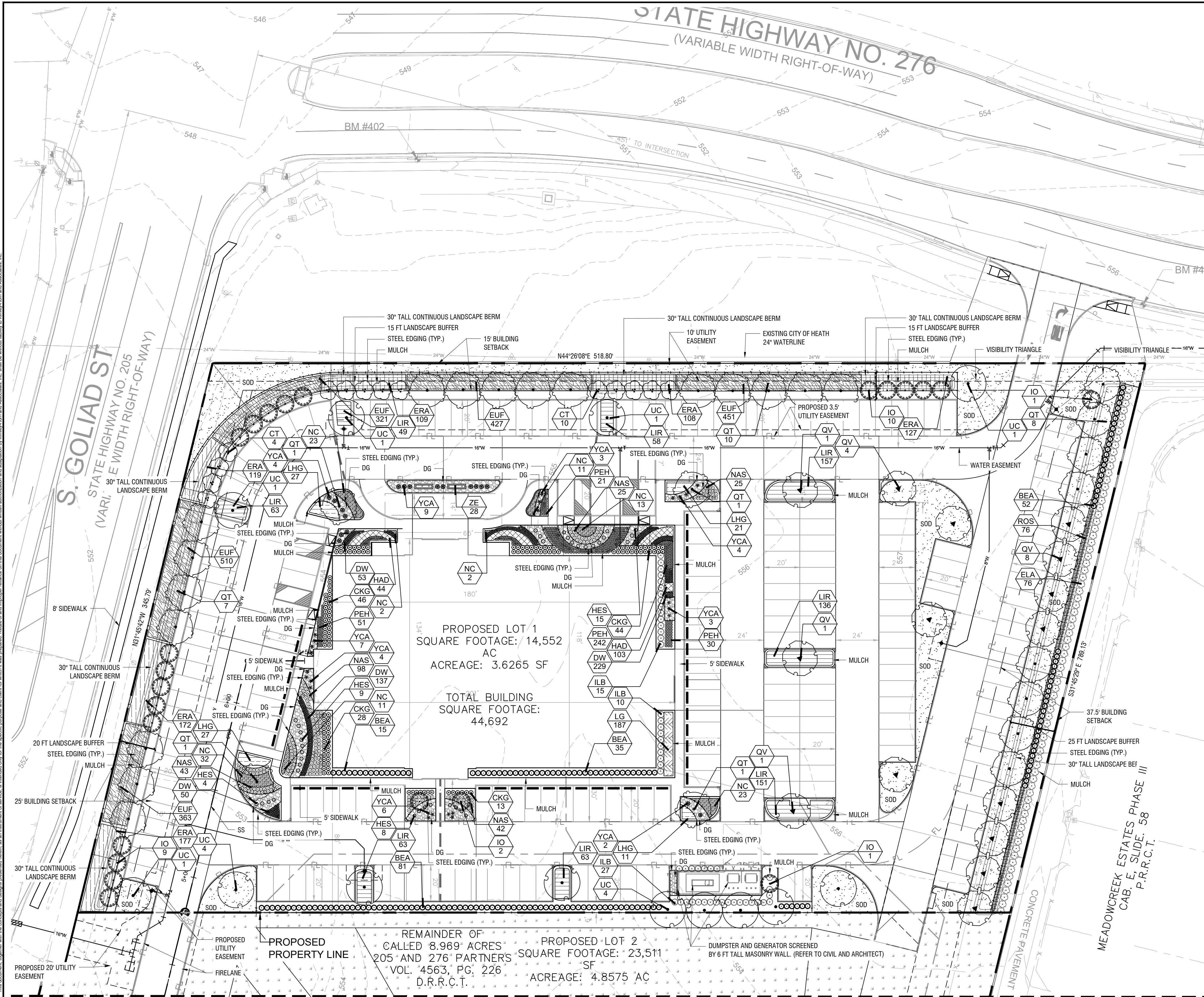
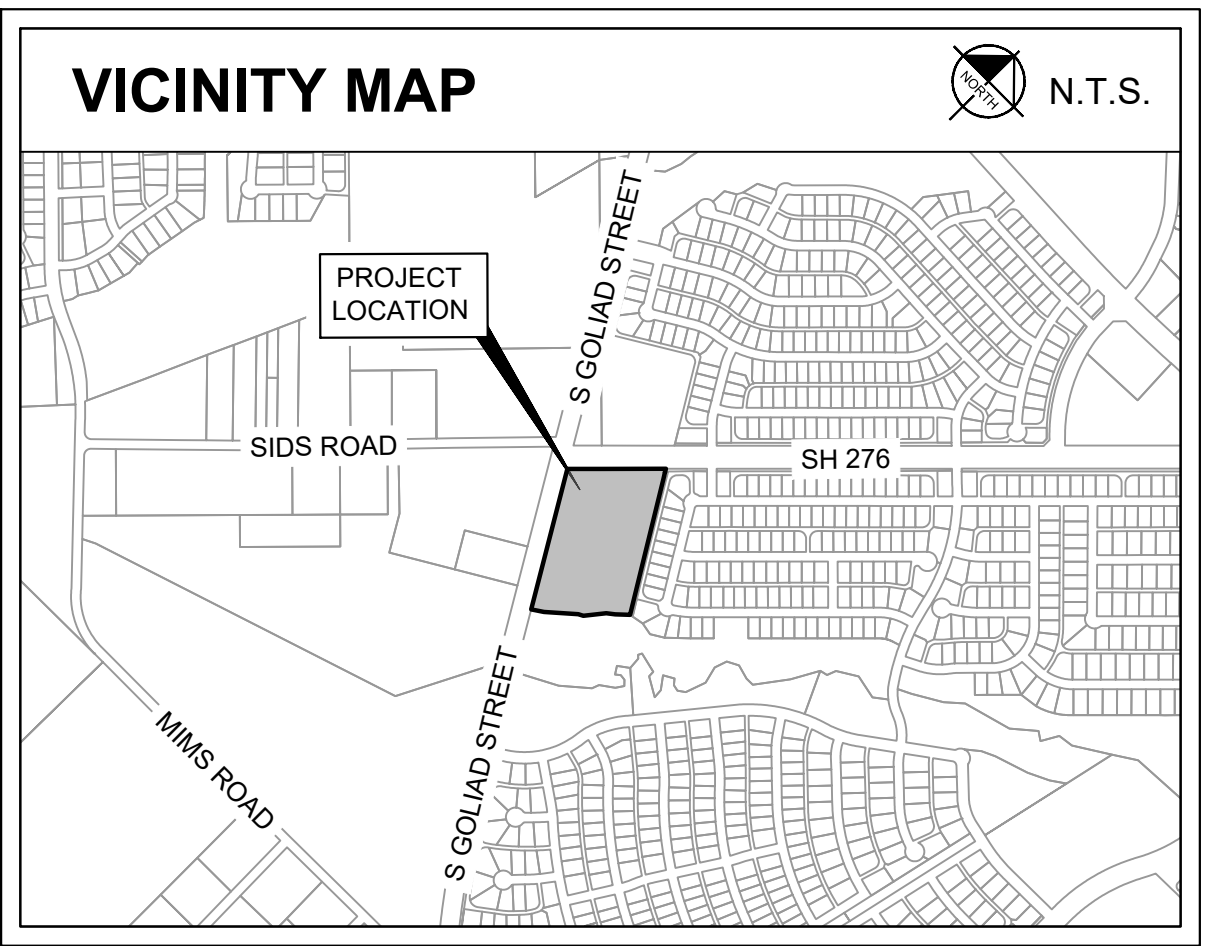
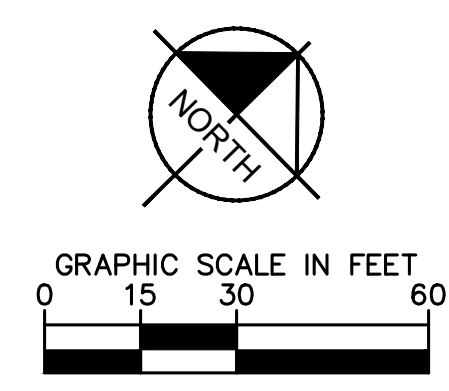
DATE: 2024.11.19
DRAWN BY: WLI

EXTERIOR ELEVATIONS - COLOR

DRAWING NUMBER:
AS211

SCALE: AS INDICATED

STATE HIGHWAY NO. 276
(VARIABLE WIDTH RIGHT-OF-WAY)



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS		
LANDSCAPE MATERIAL (SECTION 4.A)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper	Yes	Yes
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size	Yes	Yes
RESIDENTIAL ZONE - LANDSCAPE BUFFERS	REQUIRED	PROVIDED
Minimum of a 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF (Subsection 04.01.E.4, Article 05, UDC)	25 ft	25 ft
Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
1 Canopy Trees / 20 lf and three tiered screening (Subsection 05.02.B, Article 08, UDC)	32 Canopy Trees	32 Canopy Trees
624 lf / 20 lf = 32 Canopy Trees		
STATE HIGHWAY NO. 276 - LANDSCAPE BUFFERS	REQUIRED	PROVIDED
Retail/Commercial Land Uses: 15-foot (Subsection 06.02.E, Article 05, UDC)	15 ft	15 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	11 Canopy Trees	11 Canopy Trees
519 lf / 100 lf * 2 = 11 Canopy Trees		
4 Accent Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	21 Accent Trees	21 Accent Trees
519 lf / 100 lf * 4 = 21 Accent Trees		
S GOLIAD ST. (SH-205) - LANDSCAPE BUFFERS	REQUIRED	PROVIDED
SH-205 Overlay District: 20 ft (Subsection 06.02.E, Article 05, UDC)	20 ft	20 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	7 Canopy Trees	7 Canopy Trees
314 lf / 100 lf * 2 = 7 Canopy Trees		
4 Accent Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	13 Accent Trees	13 Accent Trees
314 lf / 100 lf * 4 = 13 Accent Trees		
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping. (Subsection 05.03.E, Article 08, UDC)	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree. (Subsection 05.03.E, Article 08, UDC)	80 ft	80 ft
LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
Zoning District: Commercial (C) District 20% required landscaping areas. (Subsection 05.03.A, Article 08, UDC)	31,595 sf (20%)	41,798 sf (26.5%)
20% x 157,972 sf = 31,595 sf		
Minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. (Subsection 05.03.A, Article 08, UDC)	15,797 sf (50%)	*15,797 sf (50%)
50% x 31,595 sf = 15,797 sf		
DETENTION BASIN REQUIREMENTS	REQUIRED	PROVIDED
1 Canopy Tree / 750 sf (Subsection 05.03.D, Article 08, UDC)	51 Canopy Trees	51 Canopy Trees
38,223 sf / 750 sf = 51 Canopy Trees		
1 Accent Tree / 1500 sf (Subsection 05.03.D, Article 08, UDC)	26 Accent Trees	26 Accent Trees
38,223 sf / 1500 sf = 26 Accent Trees		
SCREENING REQUIREMENTS	REQUIRED	PROVIDED
Trash/Recycling enclosures shall be four sided. These receptacles shall be screened by a minimum six foot, solid masonry dumpster enclosure.	6 ft Wall	6 ft Wall
1 Canopy Tree / 20 lf (Subsection 01.05.E, Article 05, UDC)	4 Canopy Trees	4 Canopy Trees
62 lf / 20 lf = 4 Canopy Trees		
Screened with evergreen shrubs (Subsection 01.05.B, Article 05, UDC)	Yes	Yes

PROPOSED LOT 1
SQUARE FOOTAGE: 14,552 AC
ACREAGE: 3.6265 SF

TOTAL BUILDING
SQUARE FOOTAGE:
44,692

REMAINDER OF
CALLED 8.969 ACRES
205 AND 276 PARTNERS
VOL. 4563, PG. 226
D.R.R.C.T.

PROPOSED LOT 2
SQUARE FOOTAGE: 23,511 SF
ACREAGE: 4.8575 AC

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
QT	37	37	Quercus texana / Texas Red Oak
QV	22	22	Quercus virginiana / Southern Live Oak
TD	45	45	Taxodium distichum / Bald Cypress
UC	13	13	Ulmus crassifolia / Cedar Elm

ORNAMENTAL TREE

AT	33	Acer truncatum / Shantung Maple
CT	14	Cercis canadensis / Eastern Redbud
IO	23	Ilex decidua / Possumhaw Holly
BEA	235	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry
ELA	153	Elaeagnus pungens / Eleagnus
HES	36	Hesperaloe parviflora / Red Yucca
ILB	52	Ilex cornuta 'Burfordi' / Burford Holly
ROS	154	Rosmarinus officinalis / Rosemary
YCA	42	Yucca filamentosa 'Color Guard' / Adam's Needle

GRASSES

CKG	131	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
NAS	233	Nassella tenuissima / Mexican Feather Grass
PEH	344	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink
ERA	812	Eragrostis curvula / Weeping Lovegrass
EUF	2,072	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper
HAD	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily
LHG	86	Lantana x 'New Gold' / New Gold Lantana
LG	187	Liriope gigantea / Giant Liriope
LIR	740	Liriope muscari / Liriope
NC	117	Nepeta mussini / Catnip

MISC

SOD	TBD	Cynodon dactylon / Common Bermuda
HYDRO SEED	TBD	Cynodon dactylon / Common Bermuda
SEED MIX	TBD	Detention Pond and Slope Mix
DG	TBD	Decomposed Granite
STEEL EDGING	TBD	Steel Edging
MULCH	TBD	Shredded Hardwood Mulch

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-043

LANDSCAPE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CURRENT ZONING: PD-10 PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 26, 2024

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 203 WEST NASH ST, SUITE 100
TERRELL, TX 75160
DALLAS, TX 75201
PHONE: (972) 598-4263
CONTACT: MATT LUCAS, P.E.

OWNER
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
PHONE: (972) 556-1700
CONTACT: JEFF BROCKETTE

APPLICANT
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
PHONE: (972) 556-1700
CONTACT: JEFF BROCKETTE

ARCHITECT
BLUE FIN DESIGN
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
AUSTIN, TX 78728
PHONE: (855) 228-7440
CONTACT: WARREN L. INCE

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. NICHOLAS B. ADAMS
L.A. No. 3454 Date: 11/19/2024

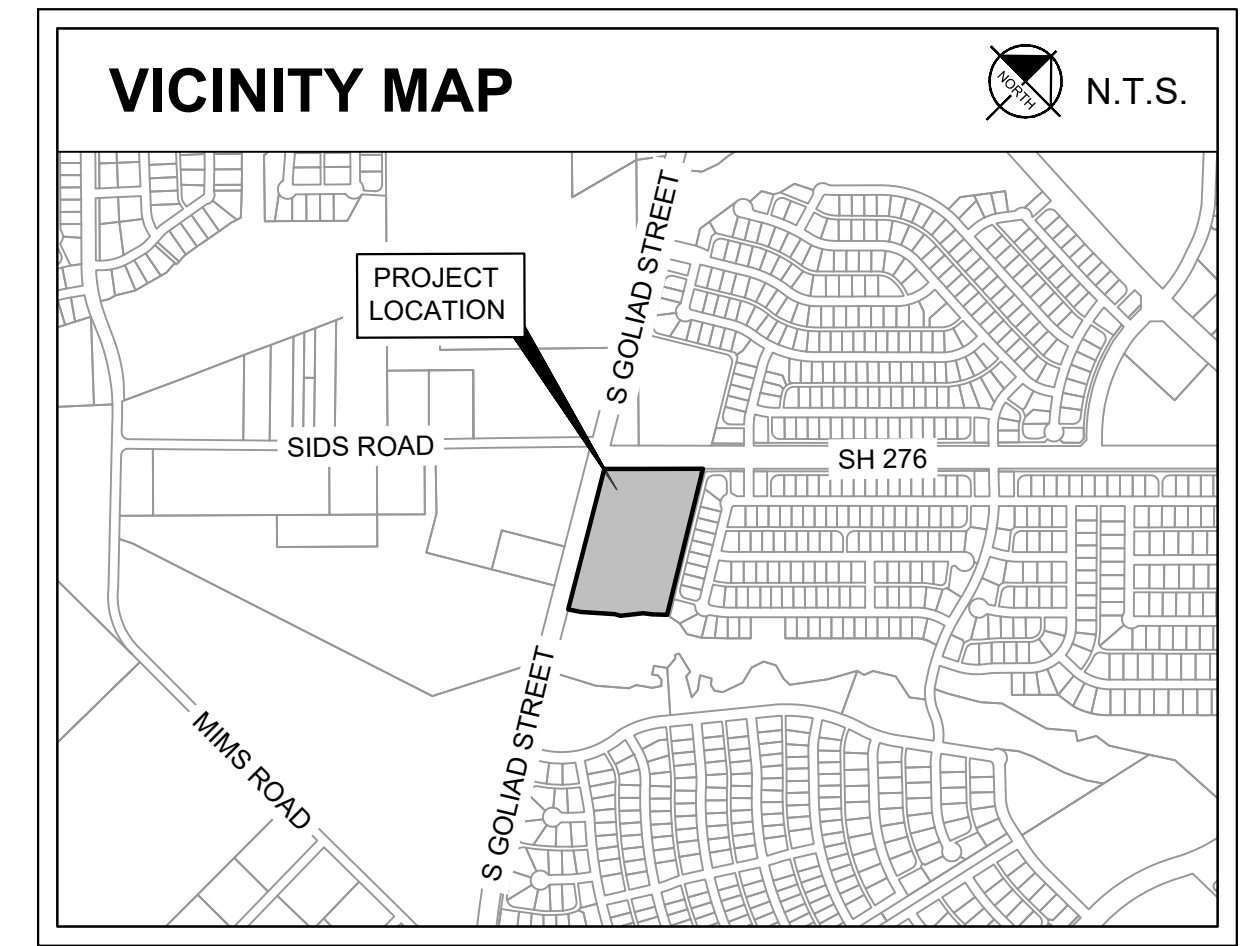
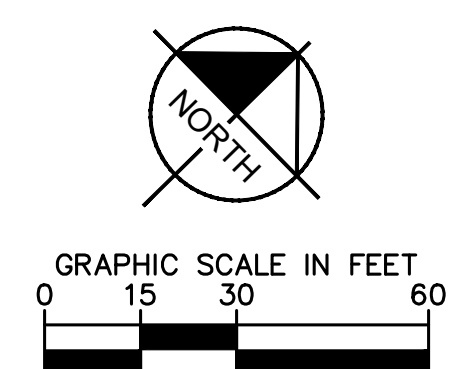
KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
060016600	11/19/2024	AS SHOWN	KAE	KAE	NBA	

ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX

LANDSCAPE PLAN

SHEET NUMBER LP 1.01

MATCHLINE SEE PAGE LT 1.01



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS		
LANDSCAPE MATERIAL (SECTION 4.A)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper	Yes	Yes
Accent Trees shall be a minimum of 4ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size	Yes	Yes
RESIDENTIAL ZONE - LANDSCAPE BUFFERS		
A minimum of a 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF (Subsection 04.01.E(4), Article 05, UDC)	25 ft	25 ft
Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
1 Canopy Trees / 20lf and three tiered screening (Subsection 05.02.B, Article 08, UDC)	32 Canopy Trees	32 Canopy Trees
624 lf / 20lf = 32 Canopy Trees		
STATE HIGHWAY NO. 276 - LANDSCAPE BUFFERS		
Retail/Commercial Land Uses: 15-foot (Subsection 06.02.E, Article 05, UDC)	15 ft	15 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100lf (Subsection 06.02.E, Article 05, UDC)	11 Canopy Trees	11 Canopy Trees
519lf / 100lf * 2 = 11 Canopy Trees		
4 Accent Trees / 100lf (Subsection 06.02.E, Article 05, UDC)	21 Accent Trees	21 Accent Trees
519lf / 100lf * 4 = 21 Accent Trees		
S GOLIAD ST. (SH-205) - LANDSCAPE BUFFERS		
SH-205 Overlay District: 20 ft (Subsection 06.02.E, Article 05, UDC)	20 ft	20 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
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314lf / 100lf * 4 = 13 Accent Trees		
PARKING LOT LANDSCAPING		
Parking lots with more than two rows of parking spaces shall have a minimum of 200sf of landscaping. (Subsection 05.03.E, Article 08, UDC)	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree. (Subsection 05.03.E, Article 08, UDC)	80 ft	80 ft
LANDSCAPE REQUIREMENTS		
Zoning District: Commercial (C) District 20% required landscaping areas. (Subsection 05.03.A, Article 08, UDC)	31,595 sf (20%)	41,798 sf (26.5%)
A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. (Subsection 05.03.A, Article 08, UDC)	15,797 sf (50%)	* 15,797 sf (50%)
50% x 31,595 sf = 15,797 sf		
DETENTION BASIN REQUIREMENTS		
1 Canopy Tree / 750 sf (Subsection 05.03.D, Article 08, UDC)	51 Canopy Trees	51 Canopy Trees
38,223 sf / 750 sf = 51 Canopy Trees		
1 Accent Tree / 1500 sf (Subsection 05.03.D, Article 08, UDC)	26 Accent Trees	26 Accent Trees
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Trash/Recycling enclosures shall be four sided. These receptacles shall be screened by a minimum six foot, solid masonry dumpster enclosure.	6 ft Wall	6 ft Wall
1 Canopy Tree / 20lf (Subsection 01.05.E, Article 05, UDC)	4 Canopy Trees	4 Canopy Trees
62lf / 20lf = 4 Canopy Trees		
Screened with evergreen shrubs. (Subsection 01.05.B, Article 05, UDC)	Yes	Yes

Kimley»Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

FOR REVIEW ONLY
 Not for construction or permit purposes.

Kimley»Horn

P.L.A. NICHOLAS B. ADAMS
 L.A. No. 3454 Date: 11/19/2024

KHA PROJECT	060016600
DATE	11/19/2024
SCALE	AS SHOWN
DESIGNED BY	KAE
DRAWN BY	KAE
CHECKED BY	NBA

ROCKWALL MEDICAL BUILDING
 PREPARED FOR
 VUE REAL ESTATE
 CITY OF ROCKWALL, TX

LANDSCAPE PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
QT	37	37	Quercus texana / Texas Red Oak
QV	22	22	Quercus virginiana / Southern Live Oak
TD	45	45	Taxodium distichum / Bald Cypress
UC	13	13	Ulmus crassifolia / Cedar Elm

ORNAMENTAL TREE

AT	33	Acer truncatum / Shantung Maple
CT	14	Cercis canadensis / Eastern Redbud
IO	23	Ilex decidua / Possumhaw Holly

SHRUBS

BEA	235	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry
ELA	153	Elaeagnus pungens / Eleagnus
HES	36	Hesperaloe parviflora / Red Yucca
ILB	52	Ilex cornuta 'Burfordii' / Burford Holly
ROS	154	Rosmarinus officinalis / Rosemary
YCA	42	Yucca filamentosa 'Color Guard' / Adam's Needle

GRASSES

CKG	131	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
NAS	233	Nassella tenuissima / Mexican Feather Grass
PEH	344	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass

GROUND COVERS

DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink
ERA	812	Eragrostis curvula / Weeping Lovegrass
EUF	2,072	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper
HAD	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily
LHG	86	Lantana x 'New Gold' / New Gold Lantana
LG	187	Liriope gigantea / Giant Liriope
LIR	740	Liriope muscari / Liriope
NC	117	Nepeta mussini / Catnip

MISC

ZE	28	Zinnia elegans / Zinnia
SOD	TBD	Cynodon dactylon / Common Bermuda
HYDRO SEED	TBD	Cynodon dactylon / Common Bermuda
SEED MIX	TBD	Detention Pond and Slope Mix
OG	TBD	Decomposed Granite

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC TABLE.

NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

Permeious	Impermeious
26%	74%
(41,805 sf)	(117,463 sf)

PROJECT NUMBER: SP2024-043

LANDSCAPE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 26, 2024

ENGINEER / SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 ADDRESS: 203 WEST NASH ST, SUITE 100
 TERRELL, TX 75160
 DALLAS, TX 75231
 PHONE: (972) 568-4263
 CONTACT: MATT LUCAS, P.E.

OWNER
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

APPLICANT
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 PHONE: (855) 228-7440
 CONTACT: JEFF BROCKETTE

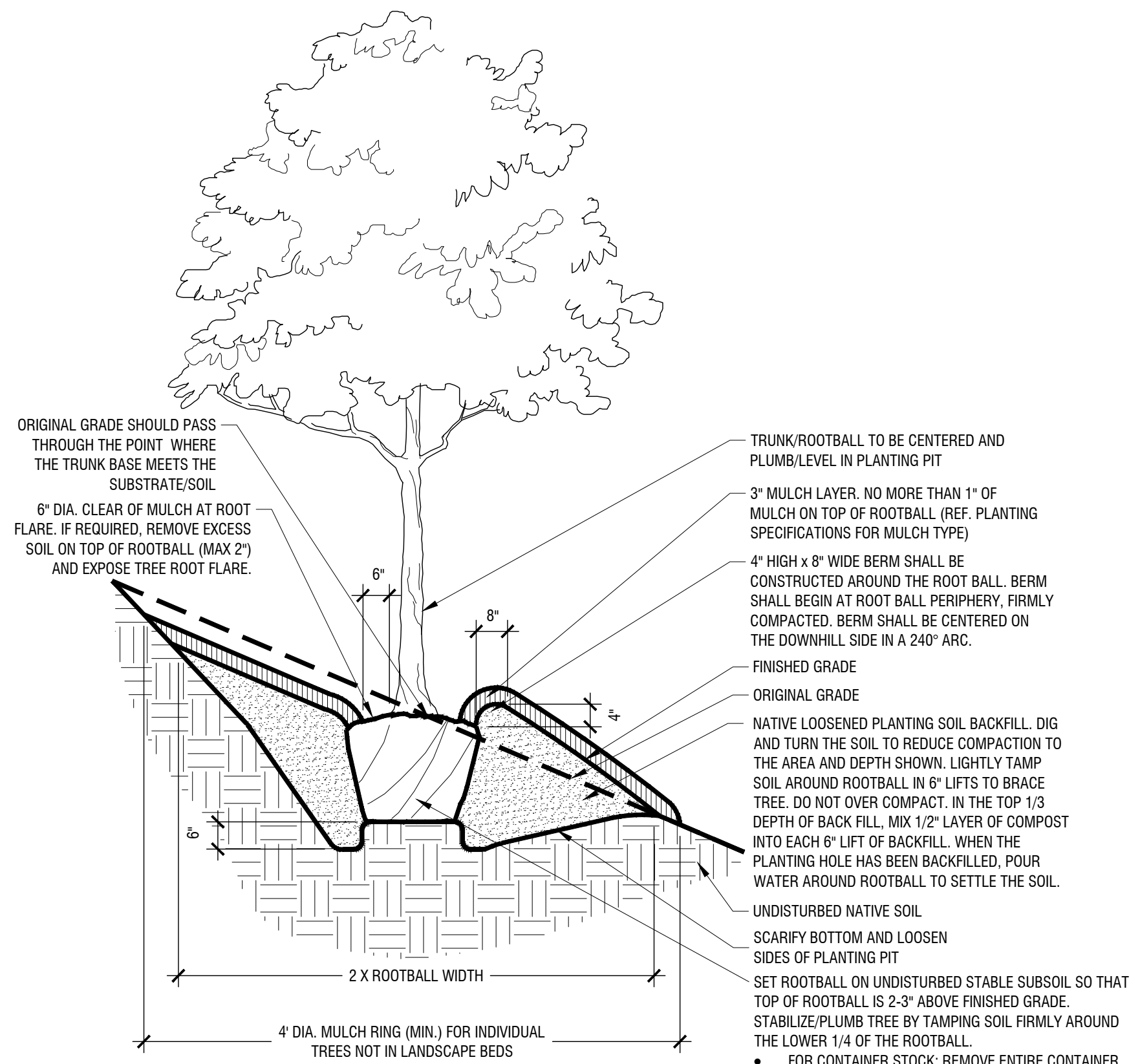
ARCHITECT
 BLUE FIN DESIGN
 ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
 AUSTIN, TX 78728
 PHONE: (855) 228-7440
 CONTACT: WARREN L. INCE

SHEET NUMBER LP 1.02

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 PLOTTED BY: ELIZABETH KYLE 11/19/2024 10:30 AM
 PLOT DATE: 11/19/2024 10:30 AM
 DWG NAME: LP 1.02.DWG
 LPT 101.DWG (LPT 1.02)

NO. _____
 REVISIONS _____
 DATE _____
 BY _____

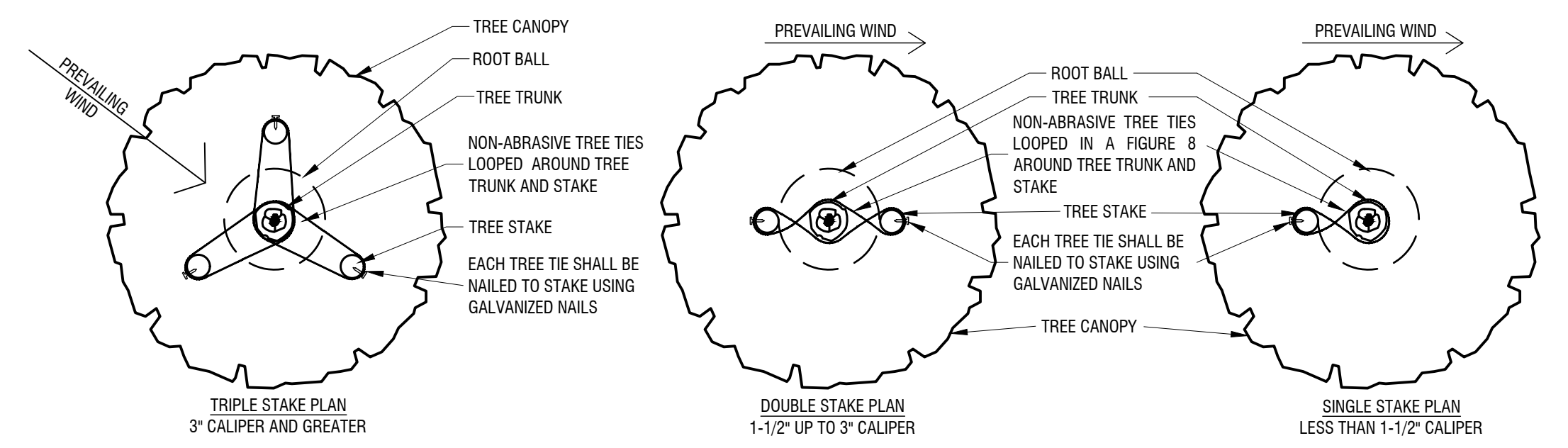
NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. TREE STAKING DETAIL THIS SHEET.



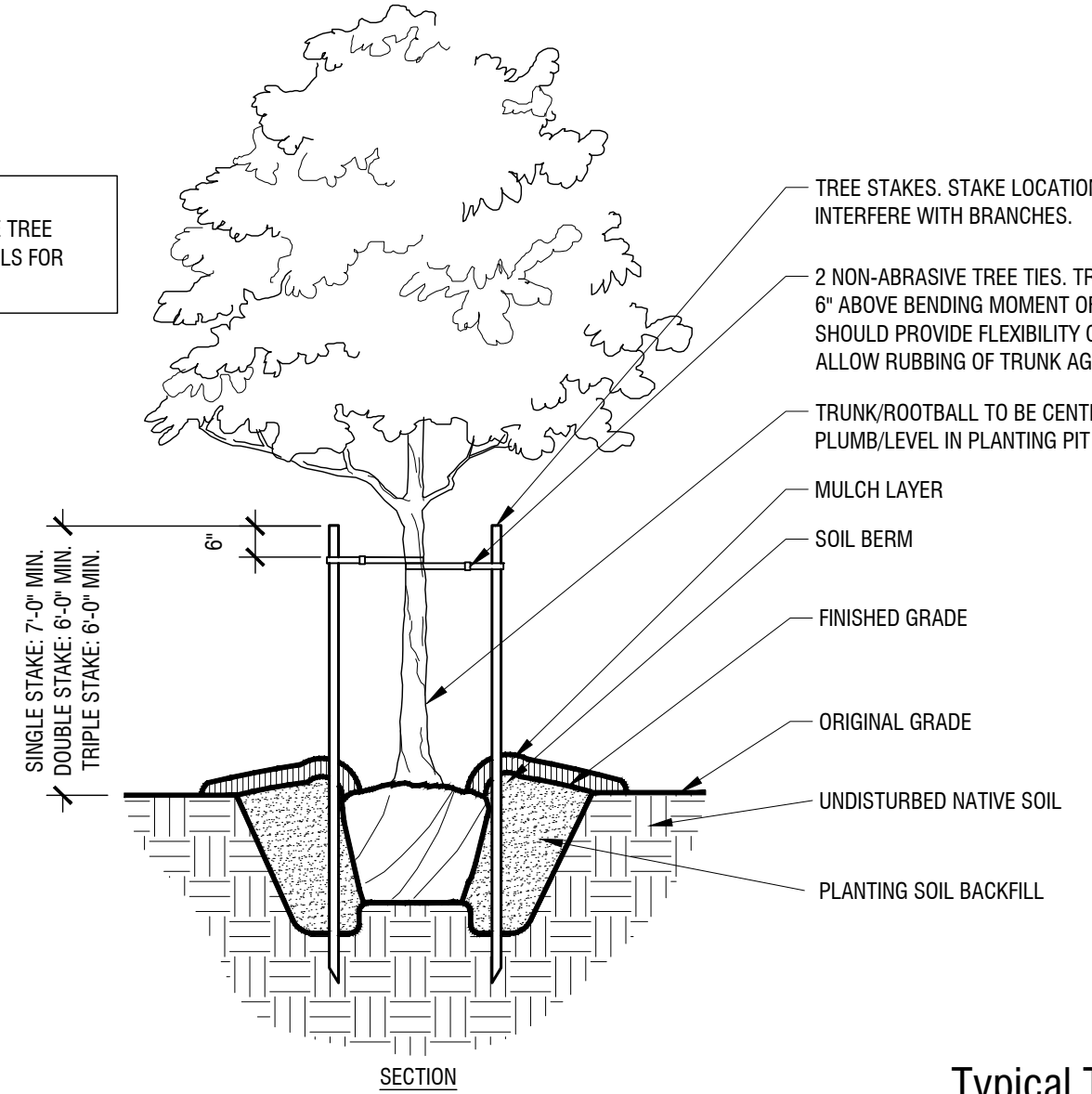
Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

D



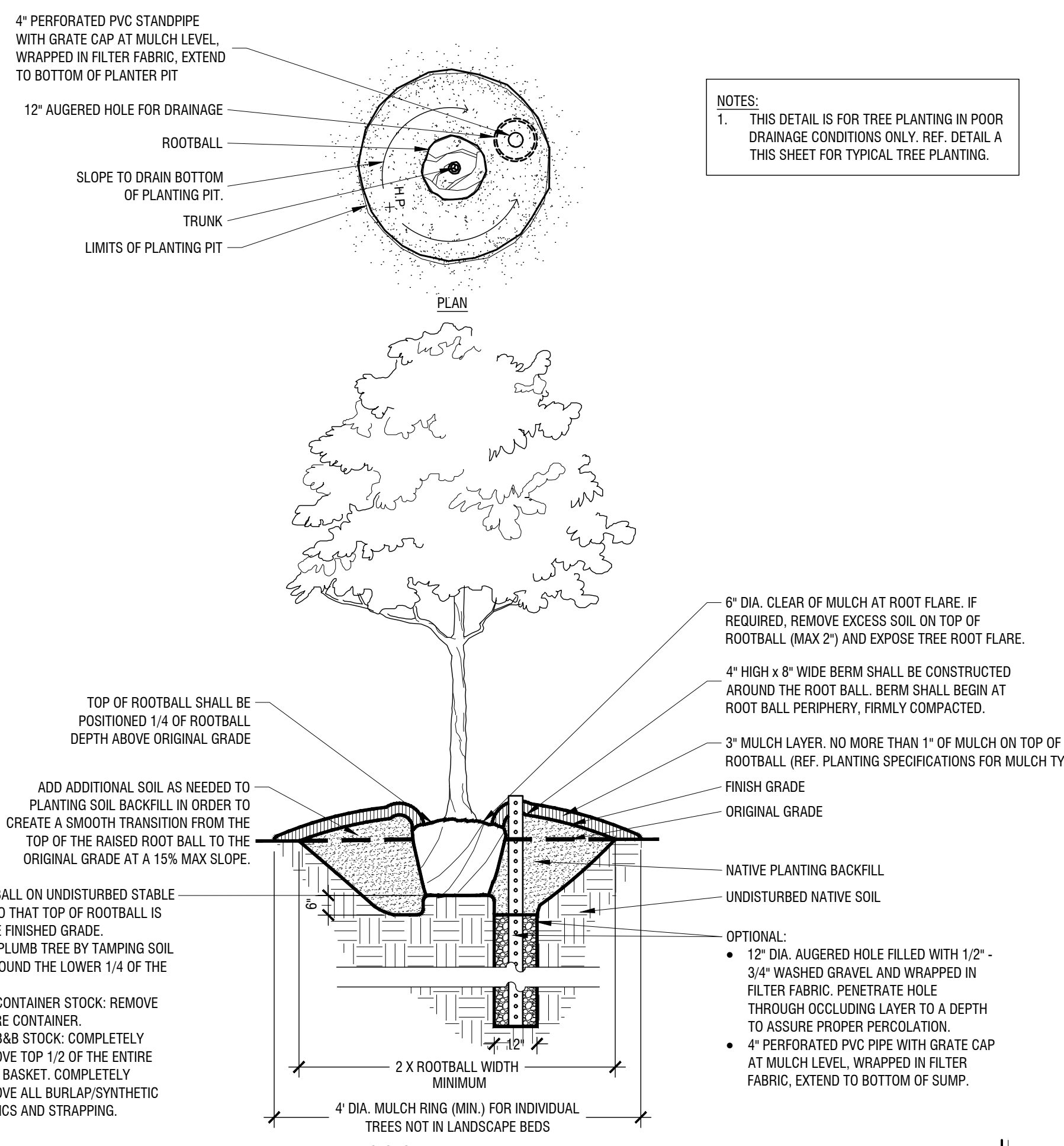
NOTES:
 1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



Typical Tree Staking

Scale: NTS

B

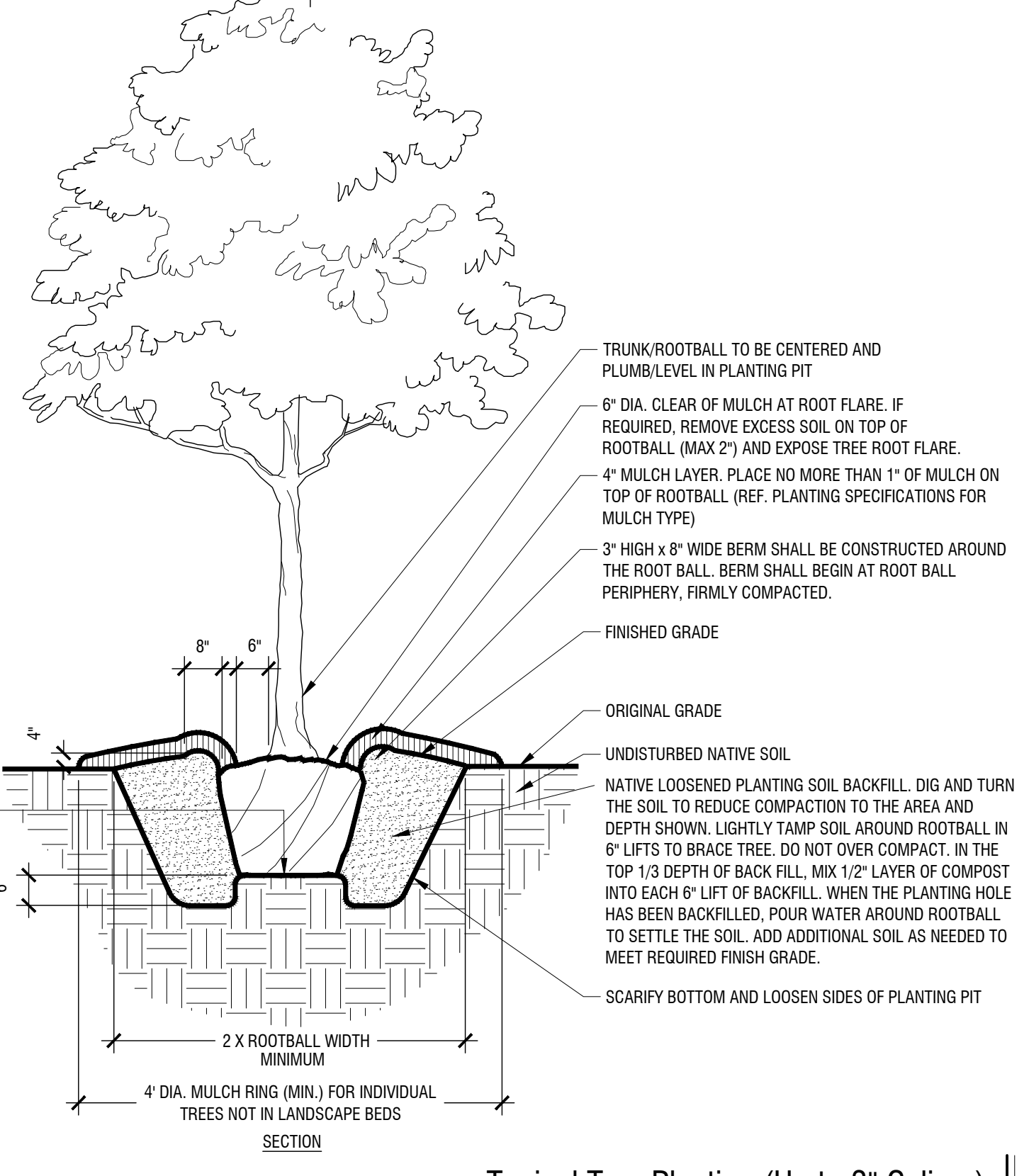


NOTES:
 1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.

Tree Planting (Poor Drainage Condition)

Scale: NTS

C



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-043

LANDSCAPE DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 26, 2024

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 556-4263 CONTACT: MATT LUCAS, P.E.	OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (855) 228-7440 CONTACT: JEFF BROCKETTE	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (855) 228-7440 CONTACT: WARREN L. INCE

ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX

LANDSCAPE DETAILS

SHEET NUMBER LP 3.01

Kimley-Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley-Horn
 P.L.A. NICHOLAS B. ADAMS
 L.A. No. 3454 Date: 11/19/2024

KHA PROJECT	060016600
DATE	11/19/2024
SCALE	AS SHOWN
DESIGNED BY	KAE
DRAWN BY	KAE
CHECKED BY	NBA

No.	REVISIONS	DATE	BY

IMAGES: © 2019 J. P. MORAN / GETTY IMAGES
 PLOTTED BY: J. P. MORAN
 PLOTTED DATE: 11/19/2024 10:38 AM
 PLOTTER: HP PLOTTER
 DWG NAME: LP 3.01.DWG
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PLANT SCHEDULE

Table with columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, SPECIFICATIONS, REMARKS. Includes sections for TREES, ORNAMENTAL TREE, SHRUBS, GRASSES, GROUND COVERS, and MISC.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

PLANTING NOTES

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
B. PROTECTION OF EXISTING STRUCTURES

- S. LAWN SODDING
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETION IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH.

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-043

LANDSCAPE SPECIFICATIONS AND NOTES FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CURRENT ZONING: PD-10 PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 26, 2024

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 (972) 568-0263 CONTACT: MATT LUCAS, P.E.

OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75241 (972) 556-1700 CONTACT: JEFF BROCKETTE

ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 (972) 556-1700 CONTACT: WARREN L. INCE

Kimley»Horn logo and contact information: 13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1900 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

FOR REVIEW ONLY Not for construction or permit purposes. Kimley»Horn P.L.A. No. 3464 Date: 11/19/2024

Table with columns: KHA PROJECT, DATE, SCALE, AS SHOWN, DESIGNED BY, DRAWN BY, CHECKED BY. Values: 060016000, 11/19/2024, 1/8"=1'-0", KAE, KAE, NBA.

ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX LANDSCAPE SPECIFICATIONS AND NOTES SHEET NUMBER LP 3.03

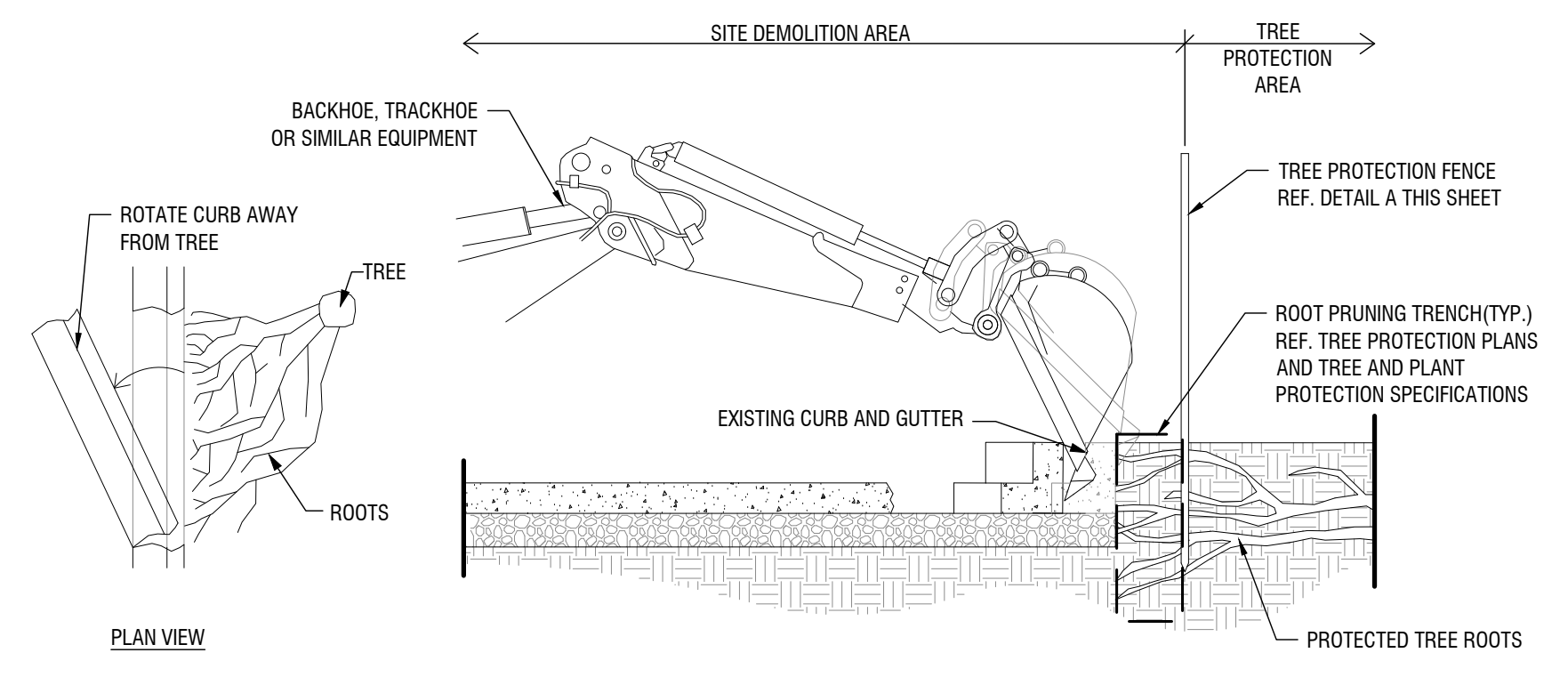
Vertical text on the left margin: IMAGES: 6/20/2024 10:03 AM PLOTTED BY: ELIZABETH VALENTI 11/19/2024 10:30 AM PLOT DATE: 11/19/2024 10:30 AM DWG NAME: LP3.03

IMAGES: 01/20/24
 PLOTTED BY: ELMORE, KYLEE 11/19/2024 10:35 AM
 LAST SAVED: 01/20/24 11:28 AM
 DWG NAME: LT 301.DWG [13.3 MB]

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- DEMOLITION SEQUENCE:**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. BREAK OR CUT 6" SECTIONS OF CURB.
 4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
 5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

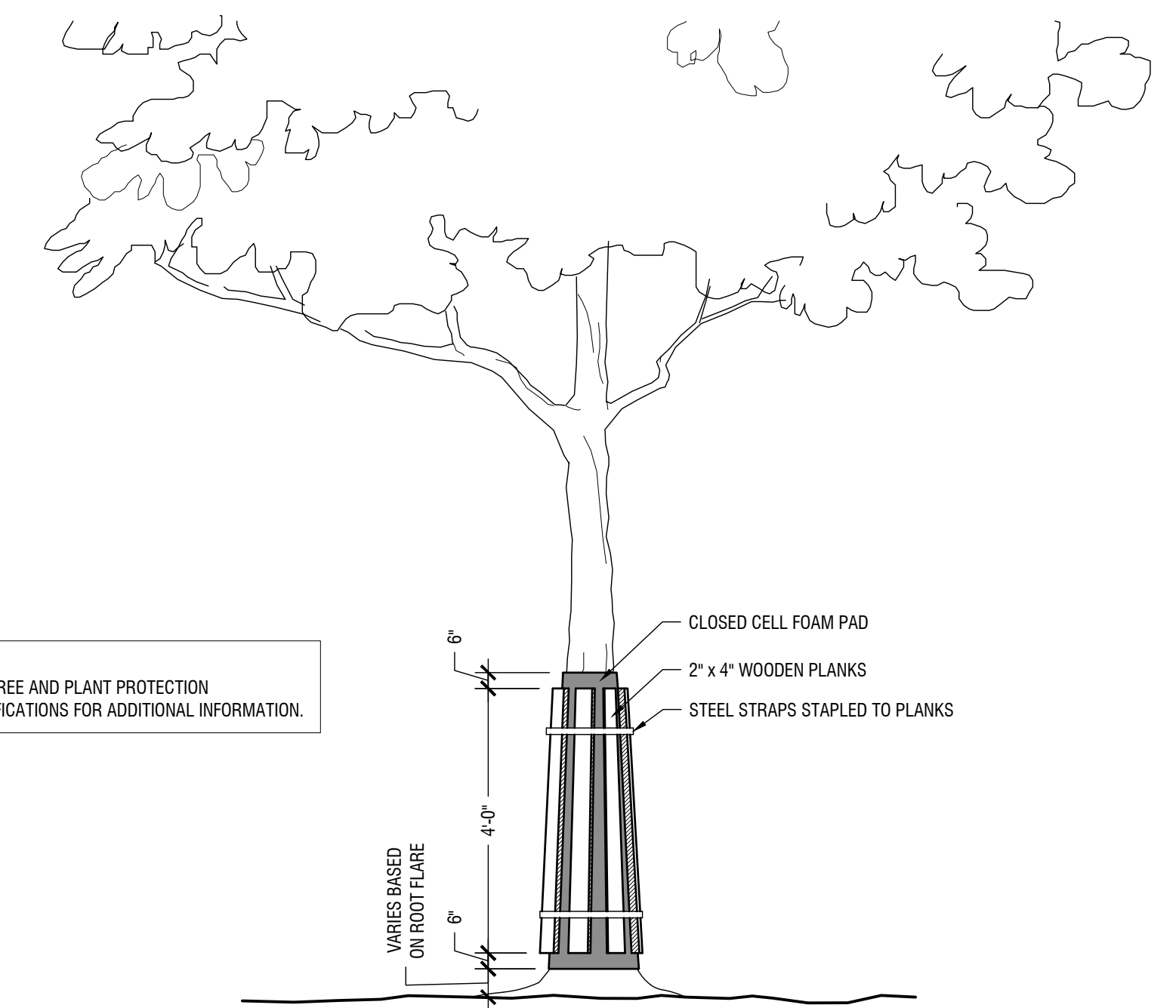
- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



CURB DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

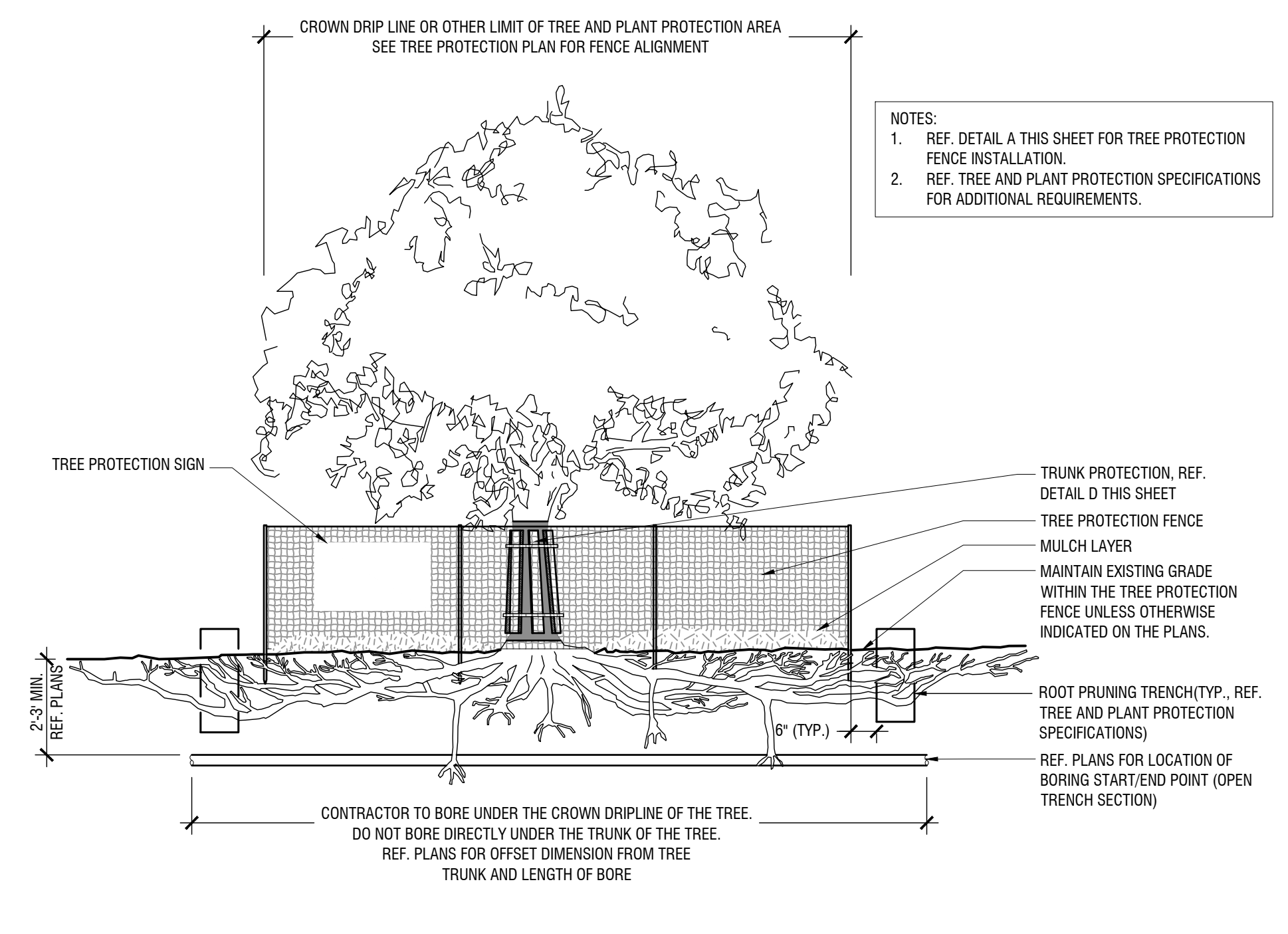
- NOTES:**
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.



TRUNK PROTECTION

Scale: NTS

- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

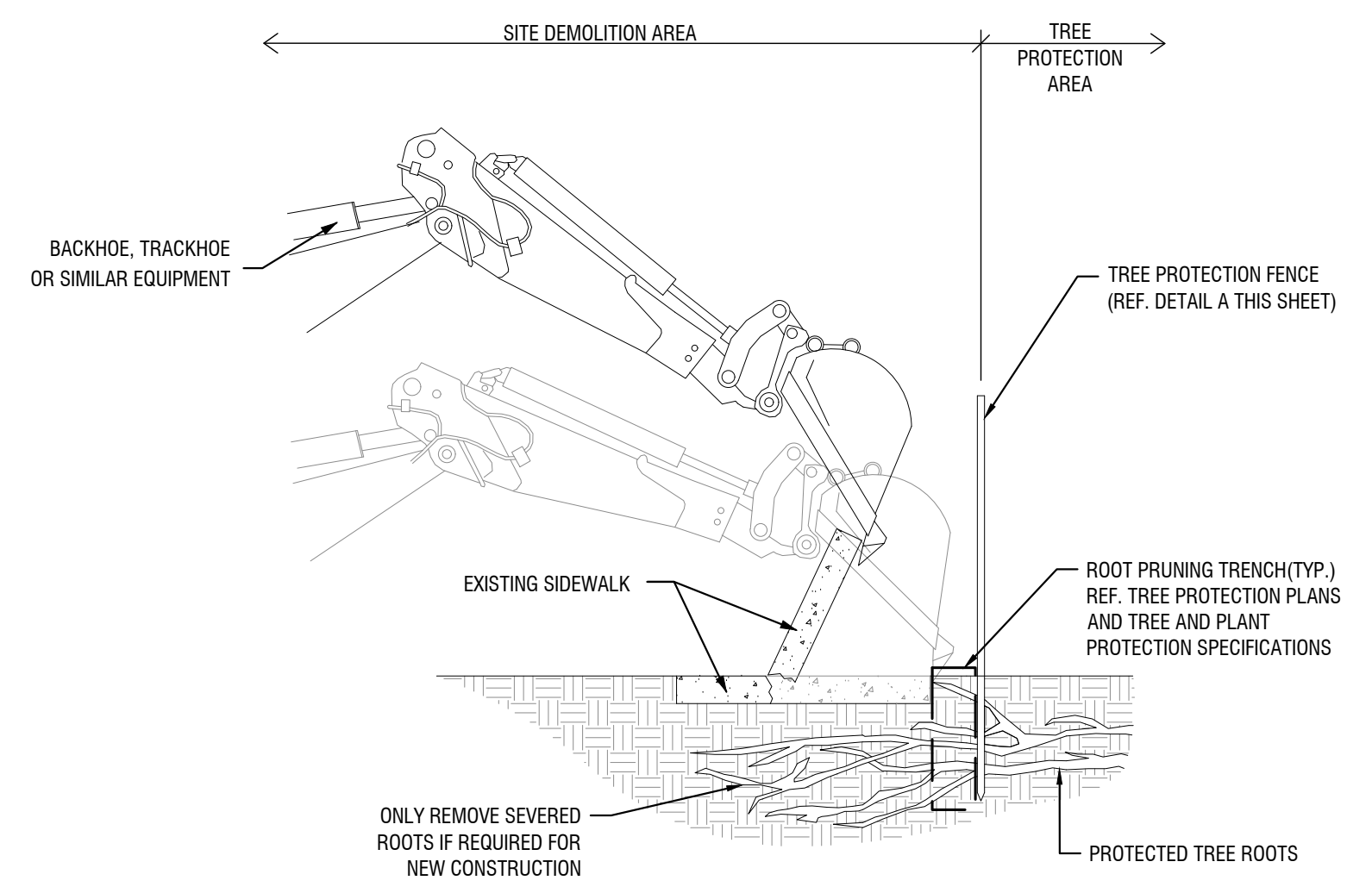


TREE PROTECTION - UTILITY BORING UNDER CROWN DRIP LINE

Scale: NTS

- DEMOLITION SEQUENCE**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL, COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

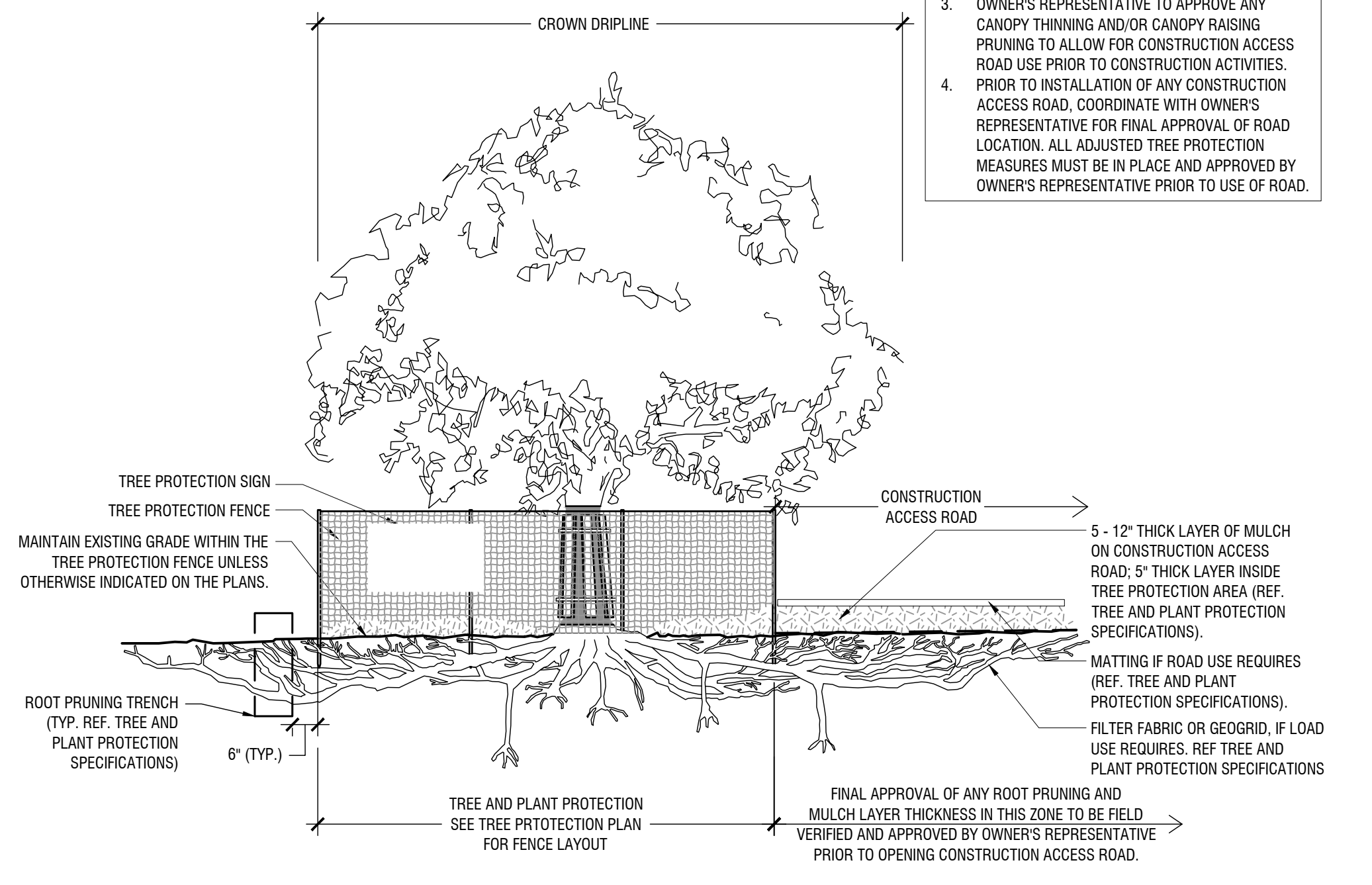
- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS

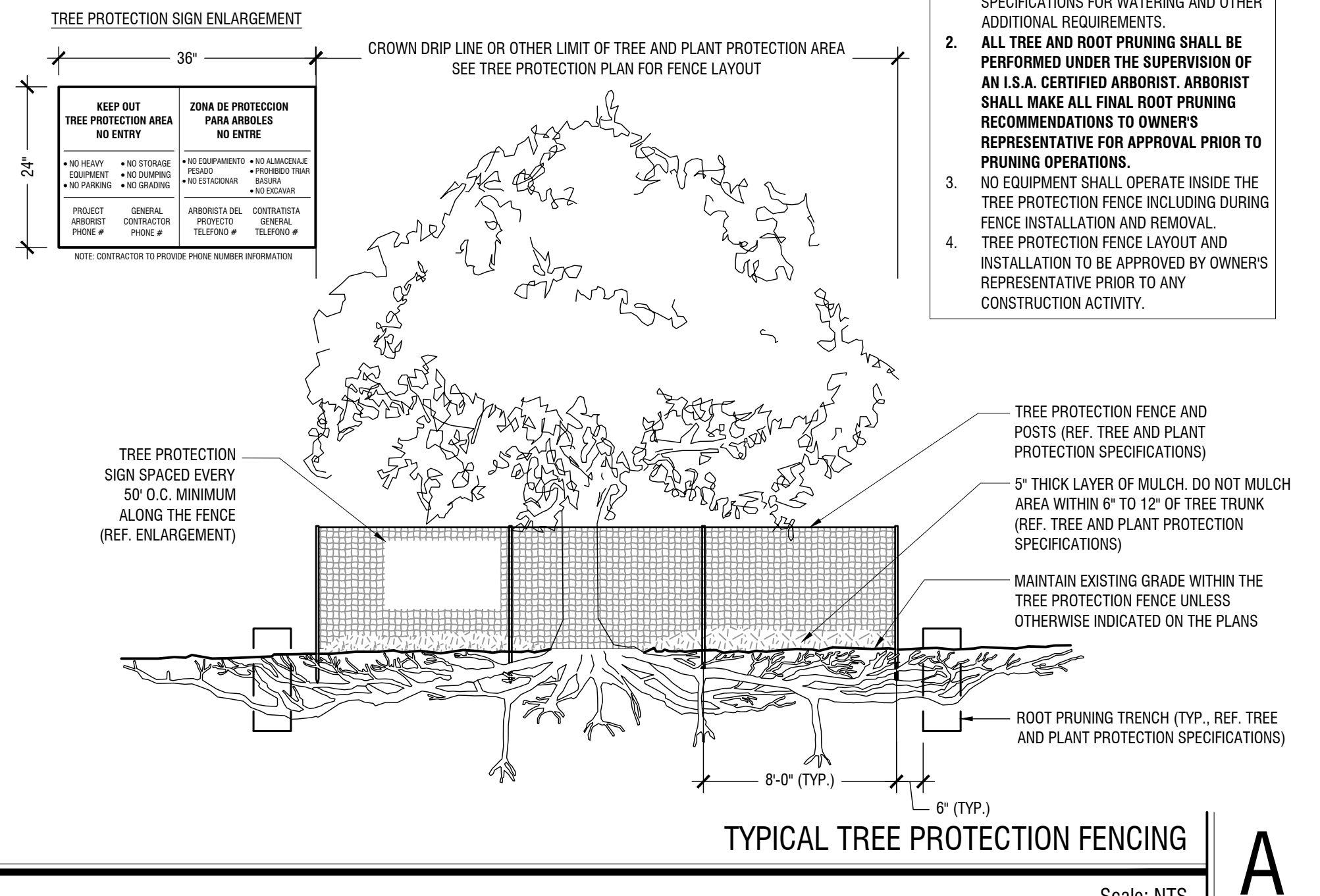
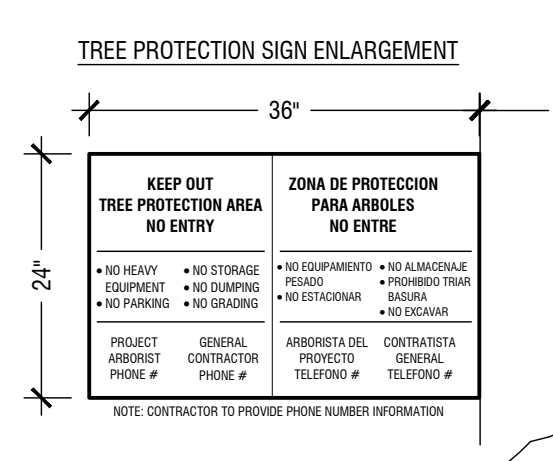
Scale: NTS

- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
 4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.



TREE PROTECTION - CONSTRUCTION ACCESS ROAD

Scale: NTS



TYPICAL TREE PROTECTION FENCING

Scale: NTS

- NOTES:**
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF ALL U.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

PROJECT NUMBER: SP2024-043

TREE DEMOLITION AND PROTECTION DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 26, 2024

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 (972) 566-1700 CONTACT: MATT LUCAS, P.E.	OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 (972) 556-1700 CONTACT: JEFF BROCKETTE
APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 (855) 228-7440 CONTACT: JEFF BROCKETTE	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 (855) 228-7440 CONTACT: WARREN L. INCE

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

NO.	REVISIONS	DATE	BY

Kimley-Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT 060016600		DATE 11/19/2024	
SCALE AS SHOWN		DESIGNED BY KAE	
DRAWN BY KAE		CHECKED BY NBA	

ROCKWALL MEDICAL BUILDING
 PREPARED FOR
VUE REAL ESTATE
 CITY OF ROCKWALL, TX

TREE DEMOLITION AND PROTECTION DETAILS
 SHEET NUMBER
LT 3.01

GENERAL NOTES

1. THE SITE LIGHTING LAYOUT AND PHOTOMETRICS ARE FOR SITE DEVELOPMENT REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION.
2. PHOTOMETRICS AND SITE LIGHTING LAYOUT ARE SUBJECT TO CHANGE. FINAL BIDS HAVE NOT BEEN RECEIVED. LIGHTING MANUFACTURERS ARE SUBJECT TO CHANGE BASED ON THE BIDS RECEIVED. THE LIGHTING FIXTURES SPECIFIED ARE USED AS A BASIS OF DESIGN AND ARE SUBJECT TO CHANGE.
3. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES.
4. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT OFF.
5. LIGHTING FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT IS CONTAINED ON SITE AND DOES NOT CROSS ANY PROPERTY LINE OF THE SITE.

**STATE HIGHWAY 276 BYPASS
(PRIMARY BUILDING FACADE ZONE)**



BFD # 24115

VUE REALTY GROUP, LLC.
ROCKWALL MOB

STATE HIGHWAY 205 AND STATE
HIGHWAY 276 BYPASS
ROCKWALL, TEXAS

SEAL:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF E.G. LOPEZ DEL CASTILLO, P.E., REG. #58483 ON 10/17/24. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

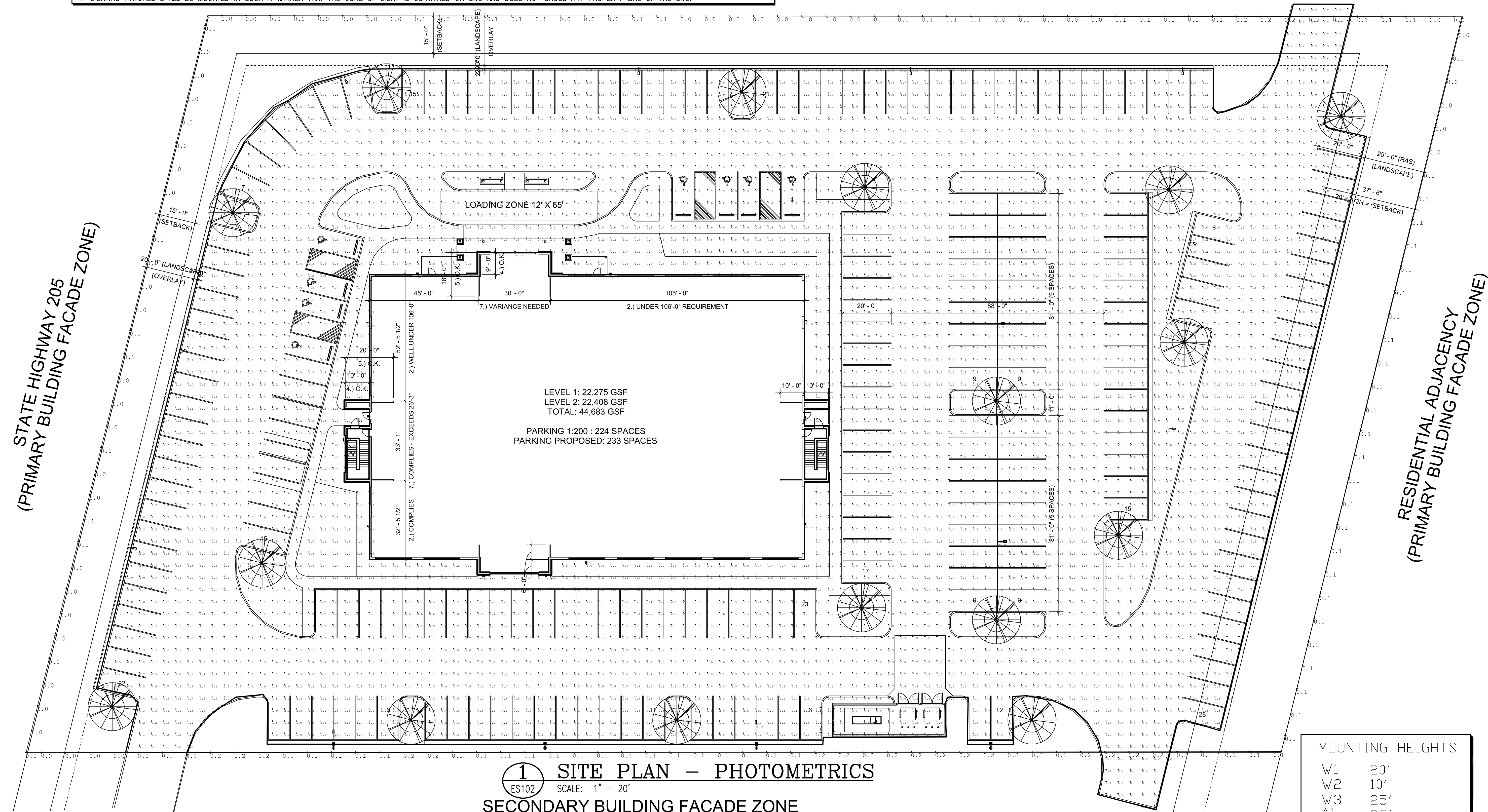
DRAWN BY: Author

**SITE PLAN -
PHOTOMETRICS**

DRAWING NUMBER:

ES102

SCALE: AS INDICATED



MOUNTING HEIGHTS

W1	20'
W2	10'
W3	25'
A1	25'
A2	25'
A3	25'
A4	25'

Luminaire Schedule

Symbol	Tag	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
[Symbol]	W2	6	7075-08-C13-35K	Single	7075-08-TW-C13-35K	0.950	1161	12.35	74.1
[Symbol]	A3	6	OPF-M-A11-830-BLC	Single	OPF-M-A11-830-BLC	0.950	13798	131	786
[Symbol]	W1	5	WFA-3 38W 4000K	Single		0.950	6030	36.68	183.4
[Symbol]	A2	2	OPF-M-A08-830-BLC	Single	OPF-M-A08-830-BLC	0.950	8023	74.41	148.82
[Symbol]	A1	2	OPF-M-A11-830-T2M	Single	OPF-M-A11-830-T2M	0.950	19790	131	262
[Symbol]	A4	2	OPF-M-A11-830-T5W	Single	OPF-M-A11-830-T5W	0.950	19606	131	262
[Symbol]	W3	1	OPF-M-A11-830-T2M 1	Single	OPF-M-A11-830-T2M	0.950	19790	131	131

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LIGHT TRESPASS	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
PARKING Planar	Illuminance	Fc	1.75	7.2	0.1	17.50	72.00

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



November 6, 2024

City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

To Whom it May Concern:

Please accept this letter as compliance to comments M.10 and M.11 concerning Project Number SP2024-043 for project "Site Plan for Rockwall Medical Building" located at 2651 S. Goliad Street, Rockwall, Texas 75032.

We are requesting variance exception to the following areas:

(1) Four (4)-sided Architecture:

We are requesting a variance/exception based on the size and scale of the proposed facility. Additional articulation elements do not complement the architecture for this specific property/building.

(2) Primary Articulation:

We are requesting a variance/exception based on the size and scale of the proposed facility. Additional articulation elements do not complement the architecture for this specific property/building.

We believe the architecture as proposed has a great balance of articulation. Our primary facade facing State Highway 276 elongates it's primary articulation form with covered user drop off and pedestrian walking zones accented with additional masonry pillars, plantings and seating opportunities.

The architecture also incorporates decorative metal accents, shading bands above all windows and articulated facade elements.

(3) 20% Stone:

We are requesting a variance/exception with proposed 28-30% custom concrete masonry units in burnished form in lieu of natural stone.



(4) 90% masonry:

We are requesting a variance/exception with the balance of the facility facades not glass or custom concrete masonry units being comprised of comparable finished concrete tilt panel.

(5) excess of 10% secondary materials:

See prior variance/exception request line item 4 preceding this which would alleviate this requirement.

(6) natural stone:

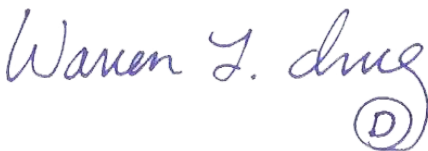
See prior variance/exception request line item 3 preceding this which would alleviate this requirement.

Compensatory Items:

- 1.) We have proposed additional landscaping area over the minimum.
- 2.) We have incorporated architectural/shading elements over main facade windows to add visual interest and solar shading to the windows.
- 3.) We have incorporated complementary design features for the tower/articulation elements similar to the window shading structures.
- 4.) We have incorporated a covered portico for user drop off adding further articulation from the main facade and visual interest from the intersection.
- 5.) We have incorporated pedestrian porticos on each side of the main entry adding visual interest.
- 6.) We have incorporated masonry passageways flanking the main entry architecture for visual interest.
- 7.) We have incorporated additional masonry minor articulating facades flanking the main entry for additional visual interest.
- 8.) We have incorporated masonry planters to the drive thru portico design for visual interest.

We have also included with the submittal the requested alternative design changing two tone custom concrete masonry unit design with the single brown/gray tone unit in lieu of combination gradient finish using brown/gray tone and limestone finish units.

Sincerely,



Warren L. Ince, R.A.
Principal





December 2, 2024

TO: Jake Hodges
203 W Nash Street, Suite 100
Terrell, Texas 75160

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: SP2024-043; *Site Plan for a Medical Office Building*

Jake:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on November 26, 2024. 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 engineering plans.
- 2) 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 November 26, 2024, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 4-0, with Commissioners Deckard, Womble, and Conway absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department

Ross, Bethany

From: Ross, Bethany
Sent: Monday, December 2, 2024 8:59 AM
To: Hodges, Jake
Cc: Lucas, Matt; Mbooth@boothcapitalpartners.com; Warren Ince; Browning, Jonathan
Subject: RE: Project Revisions SP2024-043

Good morning Jake,

There is no City Council meeting required for Site Plans. The next Engineering Submittal is December 11, 2024.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Sent: Monday, December 2, 2024 8:54 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: Lucas, Matt <matt.lucas@kimley-horn.com>; Mbooth@boothcapitalpartners.com; Warren Ince <wince@BluefinDesign.com>; Browning, Jonathan <jbrowning@rockwall.com>
Subject: RE: Project Revisions SP2024-043

Bethany,

I was double checking the submittal dates this morning and I wanted to confirm that with P&Z approval last Tuesday, Nov 26th, that we were able to submit the Civil Plans on December 11th?
Additionally, what city council meeting will we need to attend for our site plan?

Thanks,
Jake

Collin (Jake) Hodges, E.I.T
Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160
Direct: (972) 588-4263 | Kimley-Horn.com

From: Ross, Bethany <bross@rockwall.com>
Sent: Thursday, November 21, 2024 9:45 AM
To: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Cc: Lucas, Matt <matt.lucas@kimley-horn.com>; Mbooth@boothcapitalpartners.com; Warren Ince <wince@BluefinDesign.com>
Subject: RE: Project Revisions SP2024-043

Perfect. Thank so much!

Bethany Ross

Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Sent: Thursday, November 21, 2024 7:56 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: Lucas, Matt <matt.lucas@kimley-horn.com>; Mbooth@boothcapitalpartners.com; Warren Ince <wince@BluefinDesign.com>
Subject: RE: Project Revisions SP2024-043

Bethany,

Please see a copy of the updated building elevation above with that gate swapped out. Please let me know if you need anything else!

I will make sure we have physical copies to sign!

Thanks,
Jake

Collin (Jake) Hodges, E.I.T
Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160
Direct: (972) 588-4263 | Kimley-Horn.com

From: Ross, Bethany <bross@rockwall.com>
Sent: Wednesday, November 20, 2024 12:52 PM
To: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Cc: Lucas, Matt <matt.lucas@kimley-horn.com>; Mbooth@boothcapitalpartners.com; Warren Ince <wince@BluefinDesign.com>
Subject: RE: Project Revisions SP2024-043

One copy please.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Sent: Wednesday, November 20, 2024 12:28 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Lucas, Matt <matt.lucas@kimley-horn.com>; Mbooth@boothcapitalpartners.com; Warren Ince <wince@BluefinDesign.com>
Subject: RE: Project Revisions SP2024-043

Not a problem! Do we need to bring multiple copies of each one or just 1 copy?

That shouldn't be a problem.

Warren,

Can you provide that updated sheet?

Thanks,
Jake

Collin (Jake) Hodges, E.I.T

Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160

Direct: (972) 588-4263 | Kimley-Horn.com

From: Ross, Bethany <bross@rockwall.com>

Sent: Wednesday, November 20, 2024 9:31 AM

To: Hodges, Jake <Jake.Hodges@kimley-horn.com>

Cc: Lucas, Matt <matt.lucas@kimley-horn.com>; Mbooth@boothcapitalpartners.com; Warren Ince <wince@BluefinDesign.com>

Subject: RE: Project Revisions SP2024-043

Jake,

Feel free to bring hard copies of the plans in 24" X 36" to the Planning and Zoning meeting on Tuesday and we can get those signed after the meeting. Before you print them, can you change the gate on the west elevation of the dumpster to show the metal as well?

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
City of Rockwall - Planning & Zoning

From: Hodges, Jake <Jake.Hodges@kimley-horn.com>

Sent: Wednesday, November 20, 2024 9:12 AM

To: Ross, Bethany <bross@rockwall.com>; Kistner, Ariana <AKistner@Rockwall.com>

Cc: Lucas, Matt <matt.lucas@kimley-horn.com>; Mbooth@boothcapitalpartners.com; Warren Ince <wince@BluefinDesign.com>

Subject: RE: Project Revisions SP2024-043

Bethany,

Please see the updated copies of the Site Plan, Landscape Plans, Treescape Plans, Building Elevations, and Building Material PDF attached through the link below. These copies address the fire department comment that was previously given by Ariana giving us a fire lane within the required 15'-30' distance on the south side of the building. Additionally we have addressed the comment to the dumpster enclosure and made that fence metal. We have also revised the elevations to show the ARB approved speckled look.

These updates should clear the remaining two comments. We look forward to seeing yall next Tuesday and please reach out with any questions.

<https://kimley-horn.securevdr.com/d-sd4cc6d916dd94128ba8e99e9b9a77dea>

Thanks,
Jake

Collin (Jake) Hodges, E.I.T

Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160
Direct: (972) 588-4263 | Kimley-Horn.com

From: Ross, Bethany <bross@rockwall.com>
Sent: Friday, November 15, 2024 10:00 AM
To: Hodges, Jake <Jake.Hodges@kimley-horn.com>; Kistner, Ariana <AKistner@Rockwall.com>
Cc: Lucas, Matt <matt.lucas@kimley-horn.com>; Mbooth@boothcapitalpartners.com; Warren Ince <wince@BluefinDesign.com>
Subject: RE: Project Revisions SP2024-043

Jake,

I do not need anything else. Thank you and have a great weekend!

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
City of Rockwall - Planning & Zoning

From: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Sent: Friday, November 15, 2024 9:41 AM
To: Ross, Bethany <bross@rockwall.com>; Kistner, Ariana <AKistner@Rockwall.com>
Cc: Lucas, Matt <matt.lucas@kimley-horn.com>; Mbooth@boothcapitalpartners.com; Warren Ince <wince@BluefinDesign.com>
Subject: RE: Project Revisions SP2024-043

Bethany,

Understood, we can revise to show a metal gate and provide that with the updated site plan/landscape plans next week. Thank you for taking our building elevations to ARB for their approval. Are there any other items you will need from us besides the Site Plan, Landscape Plans, and Building Elevations with the updated gate?

Ariana,

We will add callouts to show that those are 30' minimums. Thank you for the review.

Thanks,
Jake

Collin (Jake) Hodges, E.I.T

Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160
Direct: (972) 588-4263 | Kimley-Horn.com

From: Ross, Bethany <bross@rockwall.com>
Sent: Friday, November 15, 2024 9:26 AM
To: Kistner, Ariana <AKistner@Rockwall.com>; Hodges, Jake <Jake.Hodges@kimley-horn.com>
Cc: Lucas, Matt <matt.lucas@kimley-horn.com>; Mbooth@boothcapitalpartners.com; Warren Ince <wince@BluefinDesign.com>
Subject: RE: Project Revisions SP2024-043

Jake,

I received it. I do not have any further comments on the site plan. I did however, want to mention that on your dumpster, your gate doors will need to be metal. Wood gates are not permitted on dumpster enclosures. Other than that, I am good. We did go ahead and take you to Architecture Review Board on Tuesday and they recommended approval of the original building elevations with the speckled look so we will take those forward to the Planning and Zoning Commission on Tuesday November 26. No need to show up before 6 on that day.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Kistner, Ariana <AKistner@Rockwall.com>
Sent: Friday, November 15, 2024 9:23 AM
To: Hodges, Jake <Jake.Hodges@kimley-horn.com>; Ross, Bethany <bross@rockwall.com>
Cc: Lucas, Matt <matt.lucas@kimley-horn.com>; Mbooth@boothcapitalpartners.com; Warren Ince <wince@BluefinDesign.com>
Subject: RE: Project Revisions SP2024-043

Jake,

This looks good, just be sure the inside radius of the fire lane is 30-feet. Otherwise, we are good with it.

Thank you,

Ariana Kistner
Assistant Chief/Fire Marshal/PIO
City of Rockwall | www.rockwall.com
Rockwall Fire Department
Office: 972-771-7774
akistner@rockwall.com



From: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Sent: Wednesday, November 13, 2024 9:32 AM
To: Ross, Bethany <bross@rockwall.com>; Kistner, Ariana <AKistner@Rockwall.com>
Cc: Lucas, Matt <matt.lucas@kimley-horn.com>; Mbooth@boothcapitalpartners.com; Warren Ince <wince@BluefinDesign.com>
Subject: RE: Project Revisions SP2024-043

Ariana/Bethany,

Please see the attached exhibit for an updated site plan to meet the fire code comment below. As you will see on the exhibit we are now providing a fire lane that is within the required 15'-30' distance from the building on the south side. With this update we have looped the fire lane around the east side of the site and added some additional fire hydrants to meet the required 400' spacing. Please take a look and let me know if this addresses your comments and if you have any questions.

Thanks,
Jake

Collin (Jake) Hodges, E.I.T

Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160
Direct: (972) 588-4263 | Kimley-Horn.com

From: Ross, Bethany <bross@rockwall.com>
Sent: Monday, November 11, 2024 11:44 AM
To: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Cc: Kistner, Ariana <AKistner@Rockwall.com>
Subject: RE: Project Revisions SP2024-043

Jake,

This was the original comment that Ariana provided: *Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Where approved by the fire code official, buildings of Type IA, Type IB, or Type IIA construction equipped throughout with an automatic sprinkler system and having firefighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces is exempt. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.*

If this does not affect your site layout, I do not need it updated before Tuesday. Just get with Ariana when you are both available.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
City of Rockwall - Planning & Zoning

From: Ross, Bethany
Sent: Monday, November 11, 2024 10:52 AM
To: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Cc: Kistner, Ariana <AKistner@Rockwall.com>
Subject: FW: Project Revisions SP2024-043

Hi Jake,

The updated site plan still does not meet the fire code requirements for the fire lane placement. Please work with Ariana (CC'd) to update the plans accordingly.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Kistner, Ariana <AKistner@Rockwall.com>
Sent: Monday, November 11, 2024 10:43 AM
To: Ross, Bethany <bross@rockwall.com>; Browning, Jonathan <jbrowning@rockwall.com>; Price, Madelyn <MPrice@rockwall.com>
Subject: RE: Project Revisions SP2024-043

Bethany,

This still does not meet the fire code requirements for the fire lane placement.

Thank you,

Ariana Kistner

Assistant Chief/Fire Marshal/PIO

City of Rockwall | www.rockwall.com

Rockwall Fire Department

Office: 972-771-7774

akistner@rockwall.com



From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, November 5, 2024 1:50 PM
To: Kistner, Ariana <AKistner@Rockwall.com>; Browning, Jonathan <jbrowning@rockwall.com>; Price, Madelyn

<MPrice@rockwall.com>

Subject: Project Revisions SP2024-043

Hi All,

Attached are the updated plans for SP2024-043. Please let me know if you have any further comments.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

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Ross, Bethany

From: Ross, Bethany
Sent: Tuesday, November 12, 2024 10:09 AM
To: Hodges, Jake
Cc: Kistner, Ariana; Lucas, Matt
Subject: RE: Project Revisions SP2024-043

This will suffice. We will see you on November 26th.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Sent: Tuesday, November 12, 2024 9:23 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: Kistner, Ariana <AKistner@Rockwall.com>; Lucas, Matt <matt.lucas@kimley-horn.com>
Subject: RE: Project Revisions SP2024-043

Bethany,

After discussing the Fire comment with our design group, it is looking more than likely that we will need to table the site plan until the next P&Z meeting on November 26th. What do you need from me to be able to do this?

Thanks,
Jake

Collin (Jake) Hodges, E.I.T
Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160
Direct: (972) 588-4263 | Kimley-Horn.com

From: Ross, Bethany <bross@rockwall.com>
Sent: Monday, November 11, 2024 11:44 AM
To: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Cc: Kistner, Ariana <AKistner@Rockwall.com>
Subject: RE: Project Revisions SP2024-043

Jake,

This was the original comment that Ariana provided: *Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Where approved by the fire code official, buildings of Type IA, Type IB, or Type IIA construction equipped throughout with an automatic sprinkler system and having firefighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces is exempt. One or more of the required access routes meeting this*

condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

If this does not affect your site layout, I do not need it updated before Tuesday. Just get with Ariana when you are both available.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Ross, Bethany
Sent: Monday, November 11, 2024 10:52 AM
To: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Cc: Kistner, Ariana <AKistner@Rockwall.com>
Subject: FW: Project Revisions SP2024-043

Hi Jake,

The updated site plan still does not meet the fire code requirements for the fire lane placement. Please work with Ariana (CC'd) to update the plans accordingly.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Kistner, Ariana <AKistner@Rockwall.com>
Sent: Monday, November 11, 2024 10:43 AM
To: Ross, Bethany <bross@rockwall.com>; Browning, Jonathan <jbrowning@rockwall.com>; Price, Madelyn <MPrice@rockwall.com>
Subject: RE: Project Revisions SP2024-043

Bethany,

This still does not meet the fire code requirements for the fire lane placement.

Thank you,

Ariana Kistner
Assistant Chief/Fire Marshal/PIO
City of Rockwall | www.rockwall.com
Rockwall Fire Department
Office: 972-771-7774
akistner@rockwall.com



From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, November 5, 2024 1:50 PM
To: Kistner, Ariana <AKistner@Rockwall.com>; Browning, Jonathan <jbrowning@rockwall.com>; Price, Madelyn <MPrice@rockwall.com>
Subject: Project Revisions SP2024-043

Hi All,

Attached are the updated plans for SP2024-043. Please let me know if you have any further comments.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

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