

VARIANCE REQUEST:
 1. TO ALLOW DRIVEWAY SPACING ALONG SUMMER LEE DRIVE TO BE LESS THAN 200'.

PARKING DATA TABLE

| | |
|--|-----------------|
| PARKING REQUIRED | 57 SPACES |
| MEDICAL OFFICE BUILDING: 1 SPACE PER 200 SF (11,250 SF / 200) | |
| PARKING PROVIDED | 66 SPACES TOTAL |
| STANDARD PARKING SPACE | 62 SPACES TOTAL |
| ADA PARKING SPACE | 4 SPACES TOTAL |

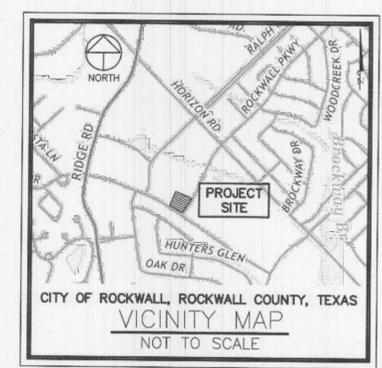
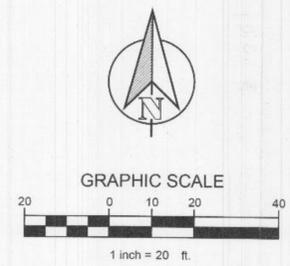
BENCHMARKS

SITE BENCHMARK NO. 1: BEING AN "X" CUT SET ON CONCRETE PAVEMENT, APPROXIMATELY 12 FEET EAST, AND 5 FEET SOUTH OF A POWER POLE LOCATED NEAR THE SOUTHERNMOST SOUTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION: 554.31'

SITE BENCHMARK NO. 2: BEING AN "X" CUT SET ON CONCRETE PAVEMENT, APPROXIMATELY 40 FEET EAST, AND 62 FEET NORTH OF A SANITARY SEWER MANHOLE COVER LOCATED NEAR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION: 543.99'

SITE DATA TABLE

| | |
|--------------------------|--|
| SITE AREA | 1.253 AC (54,583 SF) |
| LEGAL DESCRIPTION | LOT 5, BLOCK B HORIZON RIDGE ADDITION |
| EXISTING ZONING | PLANNED DEVELOPMENT (PD-9) |
| PROPOSED USE | MEDICAL OFFICE BUILDING |
| PROPOSED BUILDING AREA | 11,250 SF |
| PROPOSED BUILDING HEIGHT | 18' - 00" |
| LOT COVERAGE | 20.61% |
| FLOOR AREA RATIO | 0.20 : 1 |
| PERVIOUS AREA | 12,233 SF |
| IMPERVIOUS AREA | 42,350 SF |
| PERCENT IMPERVIOUS | 77.60% |



LEGEND

| | |
|----------|---------------------------------|
| [Symbol] | 6" HEAVY DUTY CONCRETE PAVEMENT |
| [Symbol] | 5" LIGHT DUTY CONCRETE PAVEMENT |
| [Symbol] | 7" DUMPSTER CONCRETE PAVEMENT |
| [Symbol] | PROPOSED CONCRETE SIDEWALK |
| [Symbol] | PROPERTY LINE |
| [Symbol] | FULL-DEPTH SAWCUT |
| [Symbol] | EASEMENT LINE |
| [Symbol] | PARKING COUNT |

CONSTRUCTION SCHEDULE

| | |
|---|--|
| 1 | SAW CUT FULL DEPTH EXISTING PAVEMENT |
| 2 | 4" PARKING STALL STRIPING COLOR: WHITE (TYP) |
| 3 | CURB & GUTTER |
| 4 | PROPOSED PEDESTRIAN RAMP |
| 5 | HANDICAP SYMBOL |
| 6 | PAVEMENT STRIPING |
| 7 | HANDICAP SIGN |
| 8 | PROPOSED SIDEWALK |

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
 - ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.
 - DUMPSTER ENCLOSURE MUST INCLUDE AN OIL/WATER SEPARATOR, SELF LATCHING GATE AND BE FACED WITH MATERIALS MATCHING THE BUILDING STRUCTURE.

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 11th DAY OF May, 2022.

WITNES OUR HANDS, THIS 11th DAY OF May, 2022

PLANNING & ZONING COMMISSION, CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

CASE # : SP2022-009

CAPPS, HODGES, & MORGAN

OWNER:
 CHM REAL ESTATE, LLC
 740 WILFORD WAY, HEATH, TX 75032
 PHONE: 972-771-9500
 EMAIL: CHADJCAPPS@GMAIL.COM

APPLICANT:
 JEFF KILBURG
 APEX DESIGN BUILD
 9550 W. HIGGINS RD., SUITE 170, ROSEMONT, IL 60018
 PH: 847-288-0100
 EMAIL: RAQUELLE@APEXDESIGNBUILD.NET

SURVEYOR:
 WINDROSE LAND SURVEYING
 220 ELM STREET, SUITE #200
 LEWISVILLE, TX 75057
 PH: 214.217.2544

CONTACT NAME: MARK N. PEEPLES

LEGAL DESCRIPTION:
 LOT 5, BLOCK B
 HORIZON RIDGE ADDITION

CITY: ROCKWALL STATE: TEXAS

COUNTY: ROCKWALL SURVEY: E. TEAL SURVEY ABSTRACT NO.: 207

DESIGN: MKT
 DRAWN: MKT
 CHECKED: ASD
 DATE: 4/5/2022

SHEET
SP-1

File No. 2020-021

TEXAS REGISTRATION #14169
GLAY MOORE ENGINEERING
 1000 CENTRAL EXP. SUITE 400
 DALLAS, TX 75201
 PHONE: 972.331.0222
 WWW.GLMOEURE.COM

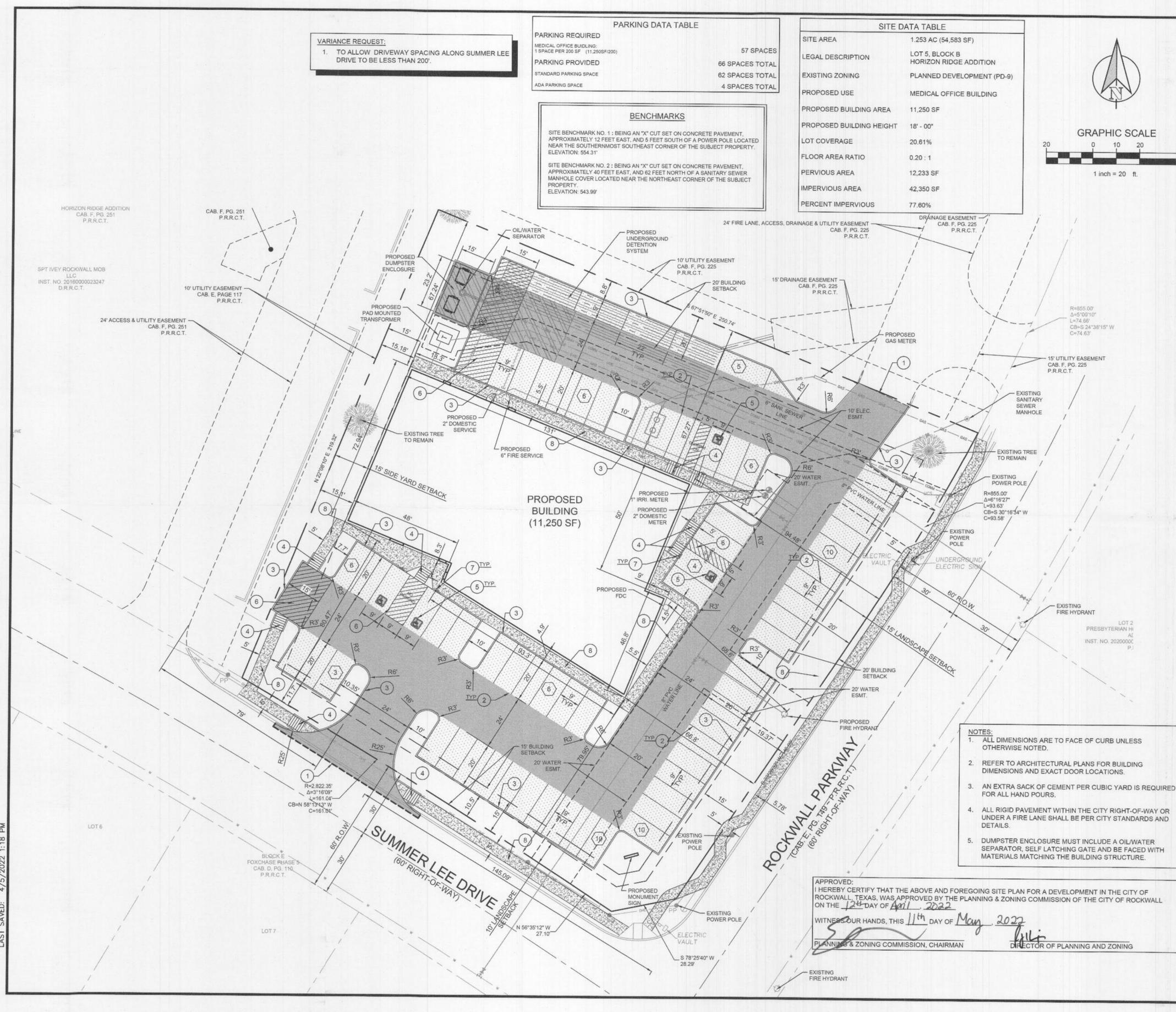
PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 DREW DOWOSKY
 Engineer No. 12565 Date 4/5/2022

CAPPS, HODGES & MORGAN
 1200 SUMMER LEE DRIVE
 ROCKWALL, TX 75032
 SP2022-009

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |
| | | | |
| | | | |

SITE PLAN

PLOTTED BY: MARK LOKKES
 PLOT DATE: 4/5/2022 1:41 PM
 LOCATION: Z:\PROJECTS\2022-056 APEX MORGAN ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 4/5/2022 1:18 PM



EXTERIOR FINISH SCHEDULE

1. EQUAL PRODUCTS ARE ACCPETABLE AFTER IT HAS BEEN SUBMITTED & APPROVED BY ARCHITECT.

2. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS

| TAG | MATERIAL | MFG. | SPECIFICATION / DESCRIPTION | LOCATION | REMARKS |
|------------|------------------|----------------|--|----------------|---|
| EXT. AW-1 | AWNING | GENERAL AWNING | PROFILE: IMPERIAL MARQUEE AWNING W/ 8" FLAT PANELS, 3" DEEP W/ BLACK FINISH AND BLACK GUTTER DOWNSPOUT KIT | PER ELEVATIONS | |
| EXT. BR-1 | BRICK | GLEN-GERY | PROFILE: MODULAR; COLOR: SILVER CITY WIRECUT; MORTAR COLOR: Portland Cement & Lime Blend | PER ELEVATIONS | EQUAL PRODUCT IS ACCEPTABLE WITH ARCHITECT APPROVAL |
| EXT. BR-2 | BRICK | GLEN-GERY | PROFILE: MODULAR; COLOR: VINTAGE BLACK VELOUR; MORTAR COLOR: G-602 | PER ELEVATIONS | EQUAL PRODUCT IS ACCEPTABLE WITH ARCHITECT APPROVAL |
| EXT. C-1 | COPING | PAC-CLAD | PROFILE: PAC TITE GOLD COPING; COLOR: BLACK ALUMINUM | PER ELEVATIONS | EQUAL PRODUCT IS ACCEPTABLE WITH ARCHITECT APPROVAL |
| EXT. MG-1 | METAL GATE | CITYSCAPE | PROFILE: ALUMINUM SLAT WALL STYLE COVRIT TOUNGHGATE, 96" W X 72" H., MFG STD COLOR PLANKS, MFG COLOR FRAME; COLOR: BLACK | PER ELEVATIONS | PROVIDE SELF-LATCHING HARDWARE |
| EXT. R-1 | TPO ROOFING | FIRESTONE | PROFILE: FIRESTONE TPO SELF-ADHERED MEMBRANE; FINISH COLOR: WHITE | AT ROOF | |
| EXT. SFD-1 | STORE FRONT DOOR | AMC | PROFILE: HOLLOW METAL 2"X5" RECTANGULAR; FINISH: BLACK ALUMIMUN: GLASS FINISH: SOLAR CONTROL GREY | PER ELEVATIONS | |
| EXT. ST-1 | STONE | ARRISCRAFT | PROFILE: URBAN LEDGESTONE STEEL GREY; SHA/UL22: 2-5/16" H x 23-5/8" L x 3-5/8" (±1/4") D; COLOR MORTAR: GLEN-GERY - PORTLAND CEMENT & LIME BLEND | PER ELEVATIONS | EQUAL PRODUCT IS ACCEPTABLE WITH ARCHITECT APPROVAL |
| EXT. STF-1 | STORE FRONT | AMC | PROFILE: HOLLOW METAL 2"X5" RECTANGULAR; FINISH: BLACK ALUMIMUN: GLASS FINISH: SOLAR CONTROL GREY | PER ELEVATIONS | |

EXTERIOR LIGHT FIXTURE SCHEDULE

| TAG | DESCRIPTION | MANUFACTURER | MODEL | LAMP | WATTAGE | COLOR TEMPERATURE | QTY | IMAGE | REMARKS | LOCATION |
|-----------|-----------------------|-----------------|---|---------------------|---------|-------------------|-----|---|---------|----------------------|
| EXT. LT-1 | EXTERIOR SCNCE | AVENUE LIGHTING | AVENUE SQUARE; AV9900-BLK; 12" HEIGHT; FINISH: BLACK SIZE: 7"W x 12"H x 3.75"D, 12 WATTS; 357 LUMENS LABEL: DAMP LOCATION | 2 x LED/6W/120V LED | 12 W | 3000K | 8 |  | | EXTERIOR |
| EXT. LT-2 | EXTERIOR STREET LIGHT | CREE LIGHTING | OSQ SERIES; OSQM-B-11L-40K7-4M-U-OSQ-BLSMF; FINISH: BLACK | LED | 144 W | 4000K | 2 |  | | EXTERIOR PARKING LOT |
| EXT. LT-3 | EXTERIOR STREET LIGHT | CREE LIGHTING | OSQ SERIES; OSQM-B-16L-40K7-4M-U-OSQ-BLSMF; FINISH: BLACK | LED | 520 W | 4000K | 5 |  | | EXTERIOR PARKING LOT |
| EXT. LT-4 | EXTERIOR WALL PACK | CREE LIGHTING | XSP SERIES; XSPW-B-WM-3ME-4L-40K-UL; FINISH: BLACK | LED | 63 W | 4000K | 2 |  | | EXTERIOR |

SUBCONTRACTOR NOTES

- PROVIDE WEATHER BARRIER OVER ALL EXTERIOR SHEATHING PRIOR TO THE INSTALLATION OF ANY EXTERIOR FINISH MATERIAL.
- INSTALL PER MANUFACTURER'S SPECIFICATIONS AND PROVIDE ALL MANUFACTURER'S ACCESSORIES TO FULLY FLASH AND COUNTER-FLASH AT ALL WINDOWS, DOORS, AND EXTERIOR PENETRATIONS
- PROVIDE A WEATHER TIGHT BARRIER AT ALL SURFACES.
- COORDINATE FLASHING WITH WINDOW, DOOR, VENT, ETC. MANUFACTURER'S FOR A WEATHER TIGHT SEAL AT ALL OPENINGS.
- TAPE FLASH AROUND ALL OPENINGS AND ON WALL JOINTS PER MANUFACTURER REQUIREMENTS.



9550 W. Higgins Rd. 170
Rosemont, IL 60018

DR. CAPPS, DR. HODGES
& DR. MORGAN
CHM REAL ESTATE, LLC
1200 SUMMER LEE DR.
ROCKWALL, TX 75032

LOT 5, BLOCK B HORIZON RIDGE
ADDITION

SITE DATA TABLE

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| PROPOSED USE | MEDICAL OFFICE BUILDING |
| PROPOSED BUILDING AREA | 11,250 SF |
| PROPOSED BUILDING HEIGHT | 18' - 00" |
| LOT COVERAGE | 20.61% |
| FLOOR AREA RATIO | 0.20 : 1 |
| PERVIOUS AREA | 12,233 SF |
| IMPERVIOUS AREA | 42,350 SF |
| PERCENT IMPERVIOUS | 77.60% |

SEAL:

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|-----|-------------------|------------|
| | ISSUED FOR PERMIT | XX/XX/2022 |
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EXTERIOR SCHEDULES

Project number 10422

A1-3

Scale As indicated

APPLICATION INFORMATION

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ROSEMONT, IL 60018
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EMAIL:
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SURVEYOR

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LEWISVILLE, TX 75057
PH: 214.217.2544

PROJECT NAME:

CAPPS, HODGES & MORGAN

CASE NUMBER: SP2022-009.

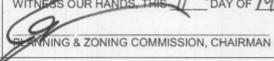
PLAN SIGNATURE BLOCK

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I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL

ON THE 10th DAY OF April, 2022

WITNESS OUR HANDS, THIS 11th DAY OF May, 2022

 PLANNING & ZONING COMMISSION, CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING



3 SOUTHEAST BUILDING EYE LEVEL PERSPECTIVE - SIGHT LINE STUDY

THERE ARE ROOF-MOUNTED HVAC SYSTEMS, WHICH ARE LOCATED CENTRIC TO THE BUILDING'S ROOF DESIGN. THIS EFFECTIVELY ALLOWS FOR THE BUILDING'S PARAPET TO BE OUR MECHANICAL SCREENING SYSTEM WHICH RESULTS IN THE APPROPRIATE CONCEALMENT OF SUCH. THIS CAN BE NOTED WITH BUILDING PERSPECTIVES, AS THESE HAVE BEEN CREATED FROM THE RESPECTIVE STREET-VIEWS AND NEIGHBORING PROPERTIES AROUND THIS PROPOSED BUILDING.

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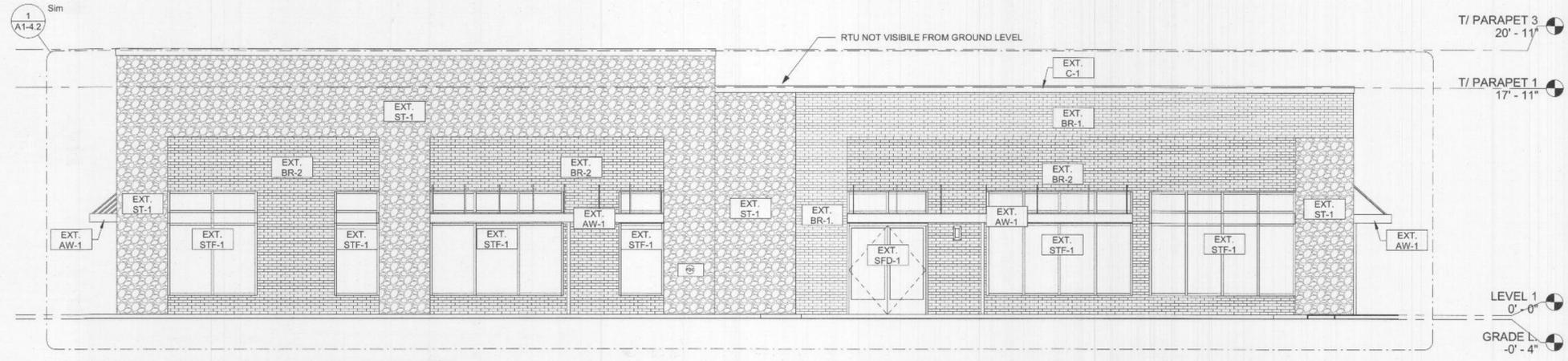
LOT 5, BLOCK B HORIZON RIDGE
ADDITION

| TOTAL MANSIONRY SURFACE AREA (SQUARE FEET) | |
|--|--|
| MANSIONRY = 6,270 SF TOTAL (81.25% OF TOTAL BUILDING SURFACE AREA) | |
| EXT.ST-1 = 2,051 SF TOTAL (32.71%) | |
| EXT.BR-1 = 2,124 SF TOTAL (33.88%) | |
| EXT.BR-2 = 2,095 SF TOTAL (33.41%) | |
| WINDOWS & DOORS: 1,447 SF TOTAL (18.75% OF TOTAL BUILDING SURFACE AREA) | |
| TOTAL BUILDING SURFACE AREA (SQUARE FEET) | |
| SURFACE AREA: 7,717 SF TOTAL | |

SEAL:

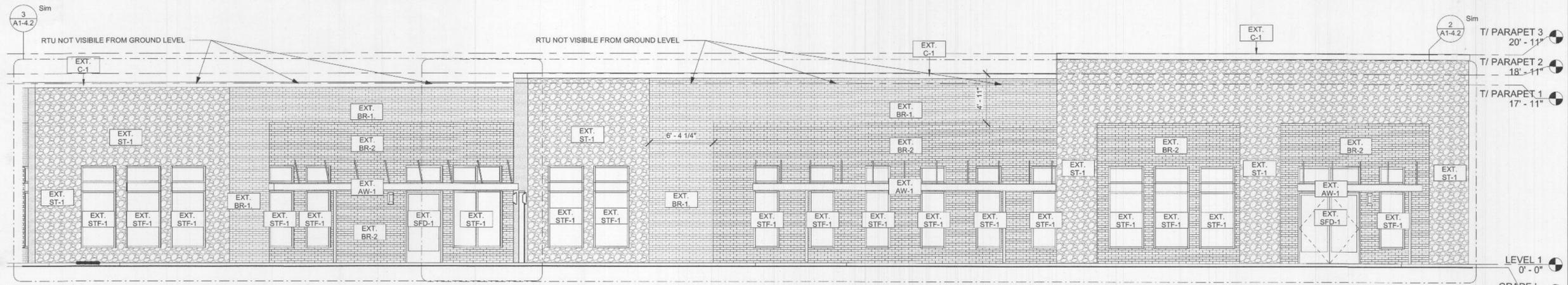
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1 KEY BUILDING ELEVATION - (EAST)
3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%

MASONRY TOTAL: 1,259 SF (EXT.ST-1: 551 SF + EXT.BR-1: 222 SF + EXT.BR-2: 486 SF) WINDOW & DOORS TOTAL: 422 SF



2 KEY BUILDING ELEVATION - (SOUTH)
3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%

MASONRY TOTAL: 1,920 SF (EXT.ST-1: 733 SF + EXT.BR-1: 444 SF + EXT.BR-2: 743 SF) WINDOWS & DOORS TOTAL: 522 SF

PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS 11th DAY OF May, 2022

[Signature]
PLANNING & ZONING COMMISSION, CHAIRMAN

[Signature]
DIRECTOR OF PLANNING AND ZONING

KEY EXTERIOR ELEVATIONS

Project number 10422

A1-4.0

Scale As indicated

APPLICATION INFORMATION

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OWNER INFORMATION

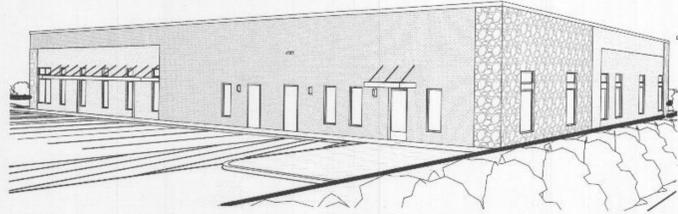
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SURVEYOR

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PH: 214.217.2544

PROJECT NAME:
CAPPS, HODGES & MORGAN

CASE NUMBER: SP2022-009.



3 NORTHWEST BUILDING EYE LEVEL PERSPECTIVE - SIGHT LINE STUDY
 THERE ARE ROOF-MOUNTED HVAC SYSTEMS, WHICH ARE LOCATED CENTRIC TO THE BUILDING'S ROOF DESIGN. THIS EFFECTIVELY ALLOWS FOR THE BUILDING'S PARAPET TO BE OUR MECHANICAL SCREENING SYSTEM WHICH RESULTS IN THE APPROPRIATE CONCEALMENT OF SUCH. THIS CAN BE NOTED WITH BUILDING PERSPECTIVES, AS THESE HAVE BEEN CREATED FROM THE RESPECTIVE STREET-VIEWS AND NEIGHBORING PROPERTIES AROUND THIS PROPOSED BUILDING.

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apex
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LOT 5, BLOCK B HORIZON RIDGE ADDITION

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KEY EXTERIOR ELEVATIONS

Project number 10422

A1-4.1

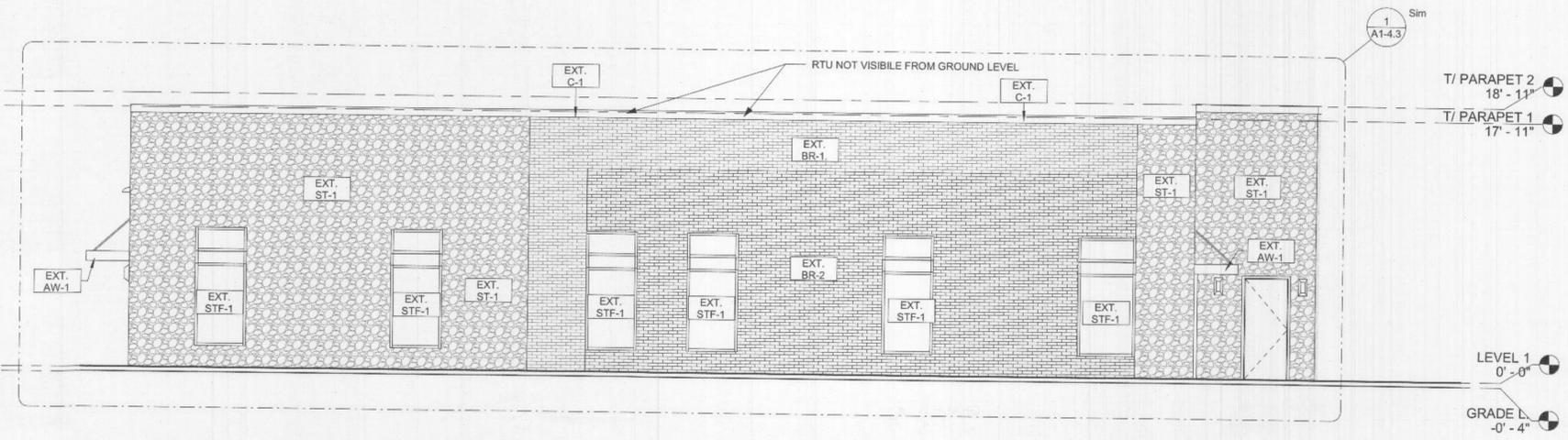
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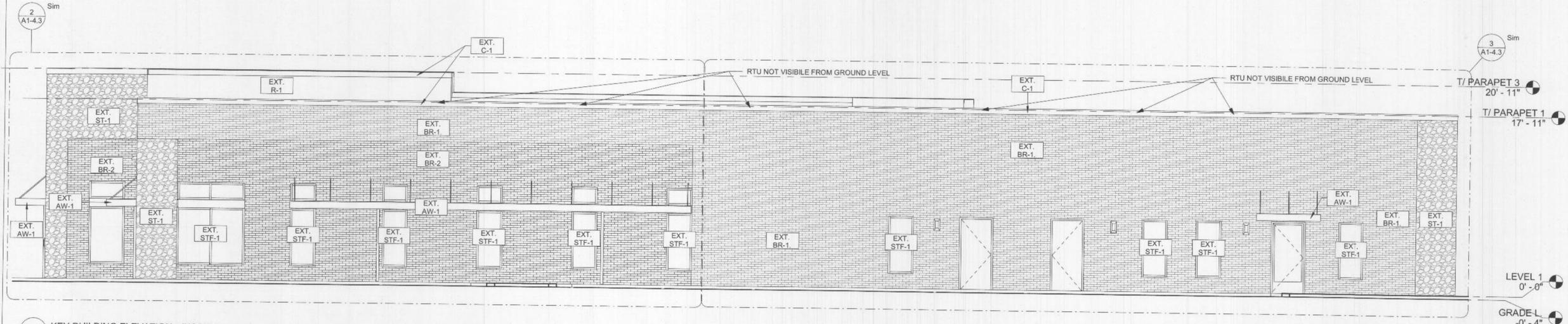
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CASE NUMBER: SP2022-009.



1 KEY BUILDING ELEVATION - (WEST)
 3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%
 MASONRY TOTAL: 1,115 SF (EXT.ST-1: 568 SF + EXT.BR-1: 214 SF + EXT.BR-2: 333 SF) WINDOWS & DOORS: 199 SF



2 KEY BUILDING ELEVATION - (NORTH)
 3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%
 MASONRY TOTAL: 1,976 SF (EXT.ST-1: 199 SF + EXT.BR-1: 1244 SF + EXT.BR-2: 533 SF) WINDOWS & DOORS: 304 SF

PLAN SIGNATURE BLOCK
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 WITNESS OUR HANDS, THIS 11th DAY OF May, 2022.
 [Signature] PLANNING & ZONING COMMISSION, CHAIRMAN [Signature] DIRECTOR OF PLANNING AND ZONING



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LOT 5, BLOCK B HORIZON RIDGE
ADDITION

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| | | |
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| | | |
| | | |

EXTERIOR ELEVATIONS

Project number 10422

A1-4.2

Scale As indicated

APPLICATION INFORMATION

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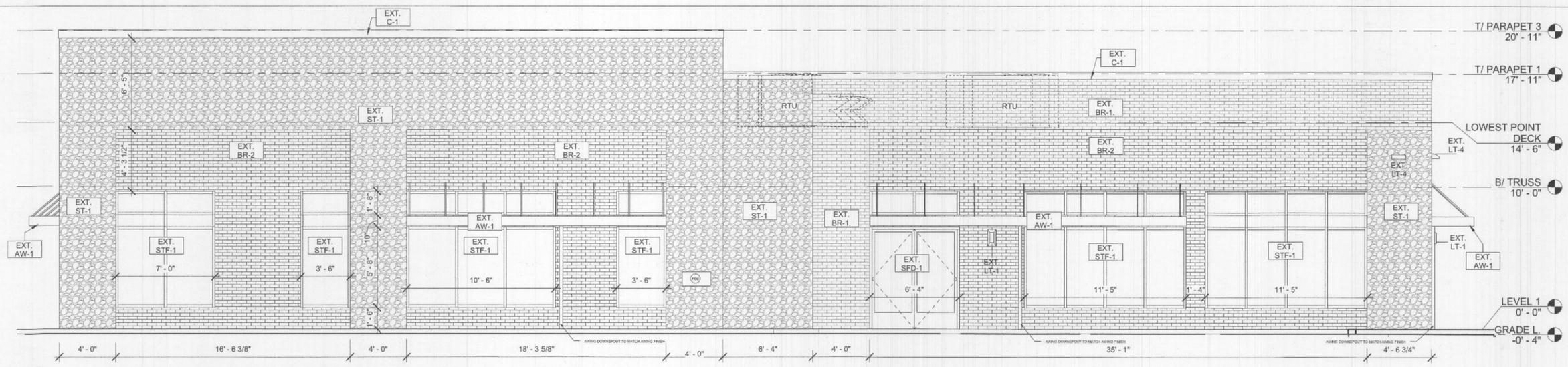
SURVEYOR

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LEWISVILLE, TX 75057
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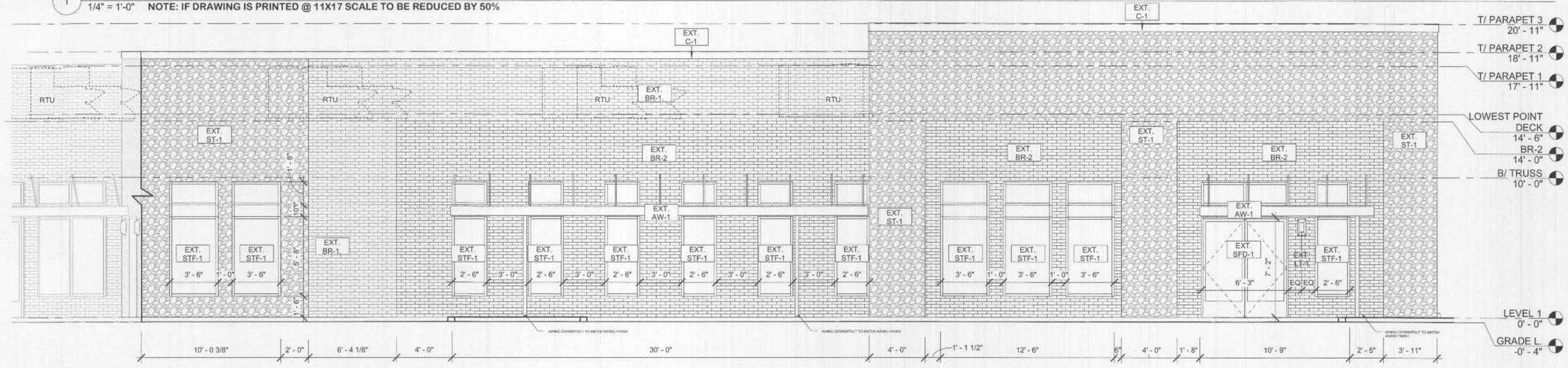
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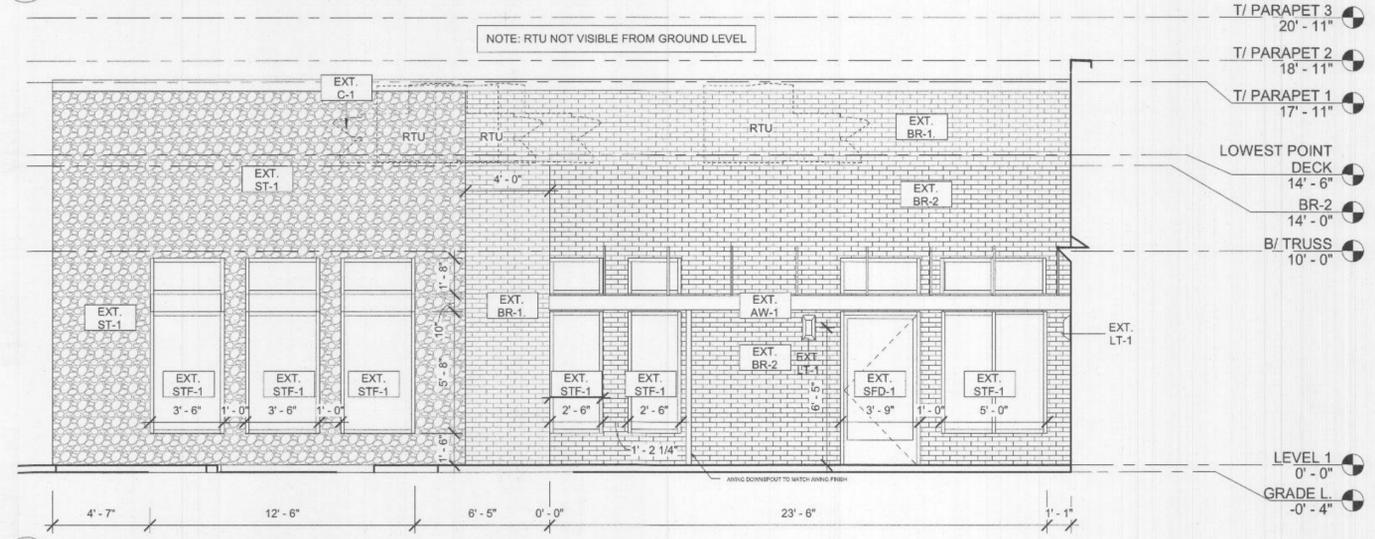
CASE NUMBER: SP2022-009.



1 BUILDING ELEVATION - ROCKWALL PKWY (EAST)
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



2 BUILDING ELEVATION - SUMMER LEE DR (SOUTH) 1
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



3 BUILDING ELEVATION - SUMMER LEE DR (SOUTH) 2
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50% MASONRY TOTAL: 591 SF (EXT.ST-1: 223 SF + EXT.BR-1: 167 SF + EXT.BR-2: 201 SF) WINDOWS & DOORS: 192 SF

| TOTAL MASONRY SURFACE AREA (SQUARE FEET) | SITE DATA TABLE |
|--|---|
| MANSONRY = 6,270 SF TOTAL (81.25% OF TOTAL BUILDING SURFACE AREA) | SITE AREA 1.253 AC (54,583 SF) |
| EXT.ST-1 = 2,051 SF TOTAL (32.71%) | LEGAL DESCRIPTION LOT 5, BLOCK B HORIZON RIDGE ADDITION |
| EXT.BR-1 = 2,124 SF TOTAL (33.88%) | EXISTING ZONING PLANNED DEVELOPMENT (PD-9) |
| EXT.BR-2 = 2,095 SF TOTAL (33.41%) | PROPOSED USE MEDICAL OFFICE BUILDING |
| WINDOWS & DOORS: 1,447 SF TOTAL (18.75% OF TOTAL BUILDING SURFACE AREA) | PROPOSED BUILDING AREA 11,250 SF |
| TOTAL BUILDING SURFACE AREA (SQUARE FEET) SURFACE AREA: 7,717 SF TOTAL | PROPOSED BUILDING HEIGHT 18' - 00" |
| | LOT COVERAGE 20.61% |
| | FLOOR AREA RATIO 0.20 : 1 |
| | PERVIOUS AREA 12,233 SF |
| | IMPERVIOUS AREA 42,350 SF |
| | PERCENT IMPERVIOUS 77.60% |

PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12th DAY OF April, 2022
WITNESS OUR HANDS, THIS 11th DAY OF May, 2022

[Signature]
PLANNING & ZONING COMMISSION, CHAIRMAN

[Signature]
DIRECTOR OF PLANNING AND ZONING

4/18/2022 6:16:08 PM

SEAL:

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| No. | Description | Date |
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EXTERIOR ELEVATIONS

Project number 10422

A1-4.3

Scale As indicated

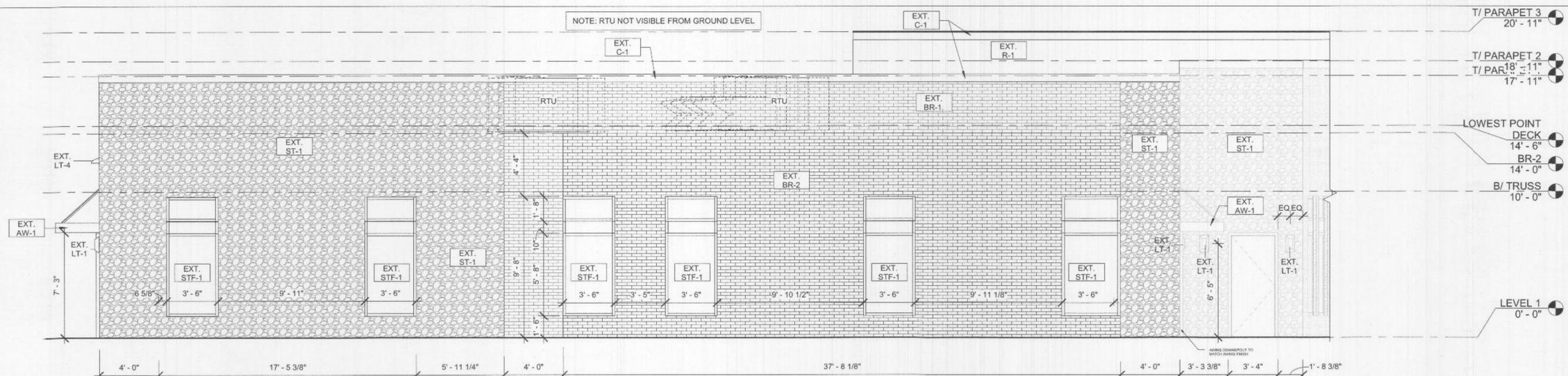
APPLICATION INFORMATION
JEFF KILBURG
APEX DESIGN BUILD
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ROSEMONT, IL 60018
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EMAIL:
RAQUELLEK@APEXDESIGNBUILD.NET

OWNER INFORMATION
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PHONE: 972-771-9500
EMAIL: CHADJCAPPS@GMAIL.COM

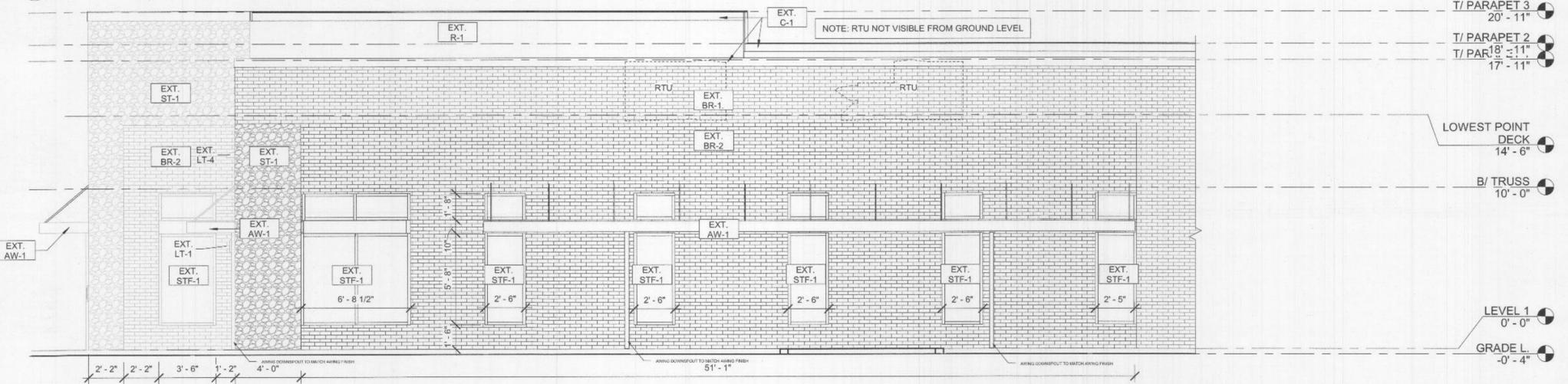
SURVEYOR
WINDROSE LAND SURVEYING
220 ELM STREET, SUITE #200
LEWISVILLE, TX 75057
PH. 214.217.2544

PROJECT NAME:
CAPPS, HODGES & MORGAN

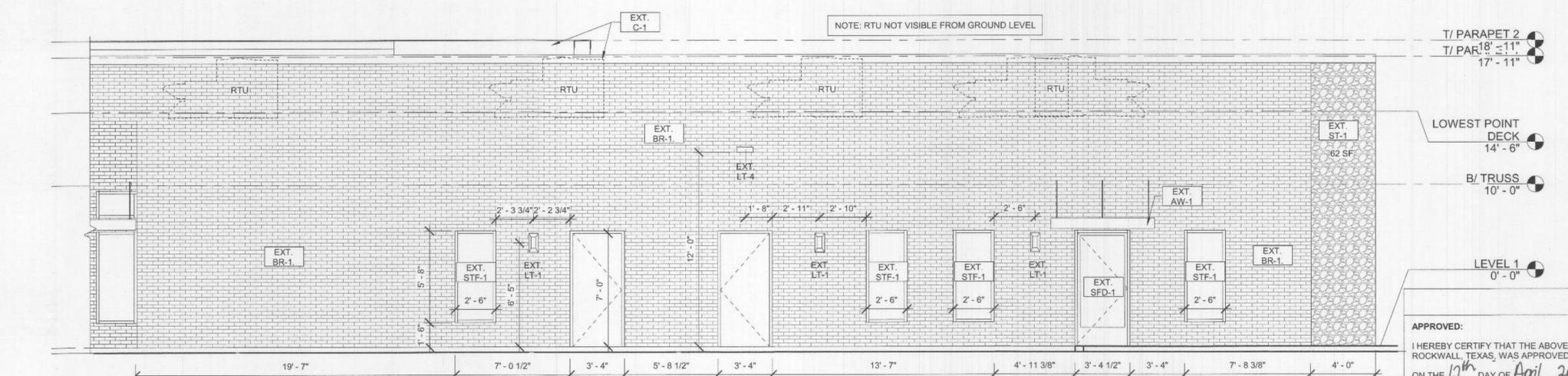
CASE NUMBER: SP2022-009.



1 BUILDING ELEVATION - (WEST)
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



2 BUILDING ELEVATION - (NORTH) 1
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



3 BUILDING ELEVATION - (NORTH) 2
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%

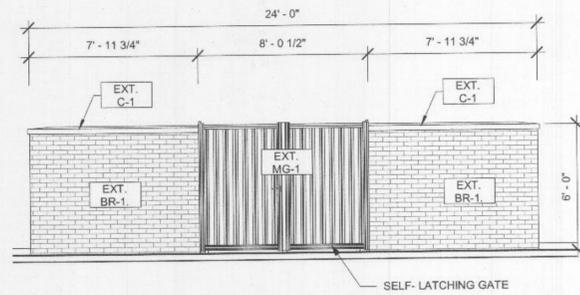
| SITE DATA TABLE | |
|---|--|
| SITE AREA | 1.253 AC (54,583 SF) |
| LEGAL DESCRIPTION | LOT 5, BLOCK B HORIZON RIDGE ADDITION |
| EXISTING ZONING | PLANNED DEVELOPMENT (PD-9) |
| PROPOSED USE | MEDICAL OFFICE BUILDING |
| PROPOSED BUILDING AREA | 11,250 SF |
| PROPOSED BUILDING HEIGHT | 18' - 00" |
| LOT COVERAGE | 20.61% |
| FLOOR AREA RATIO | 0.20 : 1 |
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| TOTAL MANSIONRY SURFACE AREA (SQUARE FEET) | |
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| EXT. BR-1 | = 2,124 SF TOTAL (33.88%) |
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| WINDOWS & DOORS: 1,447 SF TOTAL (18.75% OF TOTAL BUILDING SURFACE AREA) | |
| TOTAL BUILDING SURFACE AREA (SQUARE FEET) | |
| SURFACE AREA: 7,717 SF TOTAL | |

PLAN SIGNATURE BLOCK

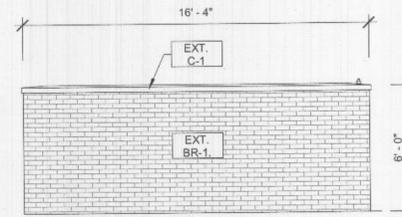
APPROVED:
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WITNESS OUR HANDS, THIS 11th DAY OF May, 2022.

PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

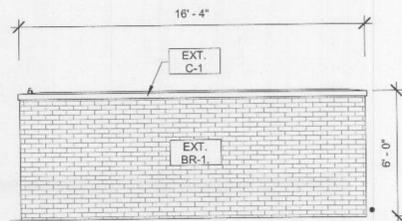
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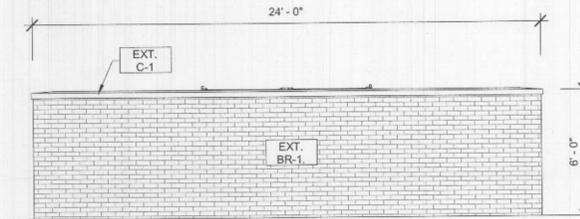
1 GARBAGE ENCLOSURE ELEVATION - (EAST)
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



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1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



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1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



4 GARBAGE ENCLOSURE ELEVATION - (WEST)
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%

| SITE DATA TABLE | |
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| SITE AREA | 1.253 AC (54,583 SF) |
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| PROPOSED BUILDING AREA | 11,250 SF |
| PROPOSED BUILDING HEIGHT | 18' - 00" |
| LOT COVERAGE | 20.61% |
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9550 W. Higgins Rd. 170
Rosemont, IL 60018

DR. CAPPS, DR. HODGES & DR. MORGAN
CHM REAL ESTATE, LLC
1200 SUMMER LEE DR.
ROCKWALL, TX 75032

LOT 5, BLOCK B HORIZON RIDGE
ADDITION

SEAL:

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EXTERIOR ELEVATIONS

Project number 10422

A1-4.4

Scale As indicated

APPLICATION INFORMATION

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SURVEYOR

WINDROSE LAND SURVEYING
220 ELM STREET, SUITE #200
LEWISVILLE, TX 75067
PH: 214.217.2544

PROJECT NAME:

CAPPS, HODGES & MORGAN

CASE NUMBER: SP2022-009.

PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS 11th DAY OF May 2022

[Signature]
PLANNING & ZONING COMMISSION, CHAIRMAN *[Signature]*
DIRECTOR OF PLANNING AND ZONING



BUILDING ELEVATION - SUMMER LEE DR (SOUTH)



BUILDING ELEVATION - ROCKWALL PKWY (EAST)

apex
DESIGN > BUILD

9550 W. Higgins Rd. 170
Rosemont, IL 60018

DR. CAPPS, DR. HODGES
& DR. MORGAN
CHM REAL ESTATE, LLC
1200 SUMMER LEE DR.
ROCKWALL, TX 75032

LOT 5, BLOCK B HORIZON RIDGE
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**EXTERIOR
ELEVATIONS
RENDERINGS**

Project number 10422

A1-4.5

Scale 6" = 1'-0"

APPLICATION INFORMATION

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SURVEYOR

WINDROSE LAND SURVEYING
220 ELM STREET, SUITE #200
LEWISVILLE, TX 75057
PH: 214.217.2544

PROJECT NAME:

CAPPS, HODGES & MORGAN

CASE NUMBER: SP2022-009.

SITE DATA TABLE

| | |
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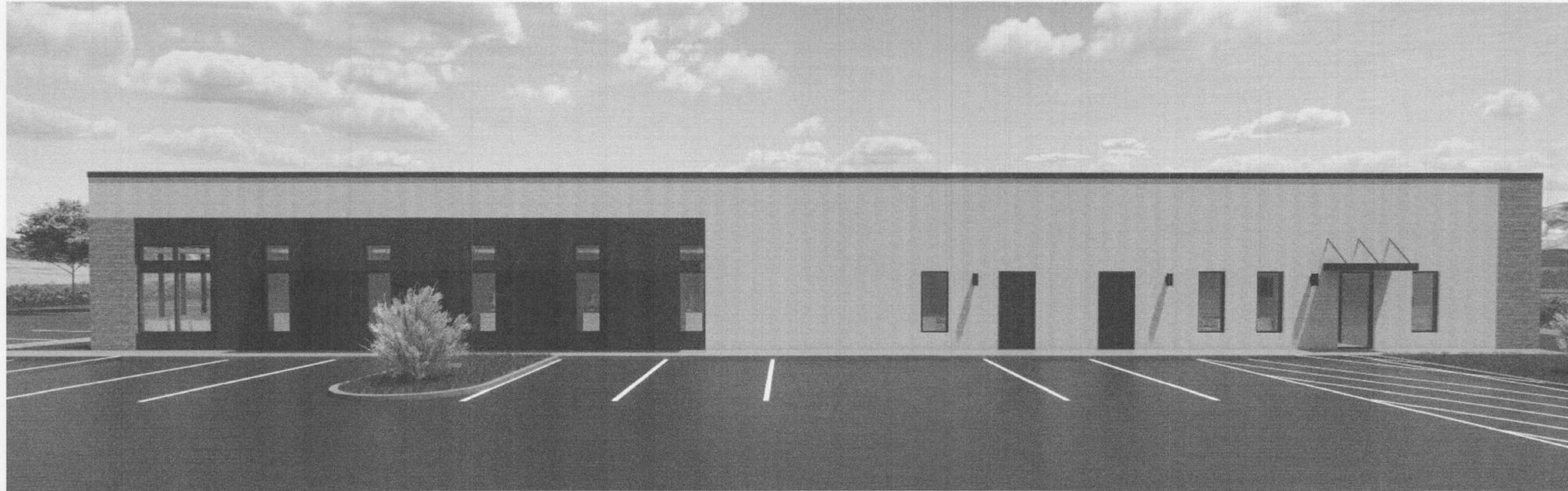
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WITNESS OUR HANDS, THIS 11th DAY OF May 2022

[Signature]
PLANNING & ZONING COMMISSION, CHAIRMAN

[Signature]
DIRECTOR OF PLANNING AND ZONING



BUILDING ELEVATION - (NORTH)



BUILDING ELEVATION - (WEST)

apex
DESIGN > BUILD

9550 W. Higgins Rd. 170
Rosemont, IL 60018

DR. CAPPS, DR. HODGES
& DR. MORGAN
CHM REAL ESTATE, LLC
1200 SUMMER LEE DR.
ROCKWALL, TX 75032

LOT 5, BLOCK B HORIZON RIDGE
ADDITION

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**EXTERIOR
ELEVATIONS
RENDERINGS**

Project number 10422

A1-4.6

Scale 6" = 1'-0"

APPLICATION INFORMATION

JEFF KILBURG
APEX DESIGN BUILD
9550 W HIGGINS RD, SUITE 170,
ROSEMONT, IL 60018
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SURVEYOR

WINDROSE LAND SURVEYING
220 ELM STREET, SUITE #200
LEWISVILLE, TX 75057
PH: 214.217.2544

PROJECT NAME:

CAPPS, HODGES & MORGAN

CASE NUMBER: SP2022-009.

| SITE DATA TABLE | |
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[Signature]
PLANNING & ZONING COMMISSION, CHAIRMAN *[Signature]*
DIRECTOR OF PLANNING AND ZONING



3D VIEW - SUMMER LEE DR & ROCKWALL PKWY



3D VIEW - SUMMER LEE DR & NORTHWEST



3D VIEW - ROCKWELL PWKY & NORTHEAST

3D VIEW - TRASH ENCLOSURE

apex
DESIGN > BUILD

9550 W Higgins Rd. 170
Rosemont, IL 60018

DR. CAPPS, DR. HODGES
& DR. MORGAN
CHM REAL ESTATE, LLC
1200 SUMMER LEE DR.
ROCKWALL, TX 75032

LOT 5, BLOCK B HORIZON RIDGE
ADDITION

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**EXTERIOR
RENDERINGS**

Project number 10422

GA0-1

Scale

APPLICATION INFORMATION

JEFF KILBURG
APEX DESIGN BUILD
9550 W HIGGINS RD, SUITE 170,
ROSEMONT, IL 60018
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EMAIL:
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OWNER INFORMATION

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SURVEYOR

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PH: 214.217.2544

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[Signature]
PLANNING & ZONING COMMISSION, CHAIRMAN

[Signature]
DIRECTOR OF PLANNING AND ZONING

PROJECT NAME:

CAPPS, HODGES & MORGAN

CASE NUMBER: SP2022-009.

PLANT SCHEDULE

| CANOPY TREES | QTY | BOTANICAL / COMMON NAME | CAL | SIZE |
|--------------|-----------|--|------------|------------|
| | 10 | ULMUS CRASSIFOLIA CEDAR ELM USE FOR MITIGATION | 4" CAL. | 10'-12' HT |
| | 12 | QUERCUS VIRGINIANA LIVE OAK USE FOR MITIGATION | 4" CAL. | 10'-12' HT |
| | 9 | MAGNOLIA GRAND 'LITTLE GEM' LITTLE GEM MAGNOLIA USE FOR MITIGATION | 4" CAL. | 8'-10' HT |
| ACCENT TREES | QTY | BOTANICAL / COMMON NAME | CAL | SIZE |
| | 9 | CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS, 2" OVERALL | 2" CAL MIN | 8'-10' HT |
| SHRUBS | QTY | BOTANICAL / COMMON NAME | CONT | |
| | 120 | ILEX CORNUTA 'DWF. BURFORD' DWARF BURFORD HOLLY | 5 GAL | |
| | 26 | LANTANA X 'NEW GOLD' NEW GOLD LANTANA | 3 GAL | |
| GROUND COVER | QTY | BOTANICAL / COMMON NAME | CONT | |
| | 12,135 SF | CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS | SOD | |
| | 70 SF | 2"-4" TEXAS COBBLE, 4"-6" DEEP, INSTALL OVER PERMEABLE WEED BARRIER FABRIC | | |

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED 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%-80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

ROOT BARRIERS

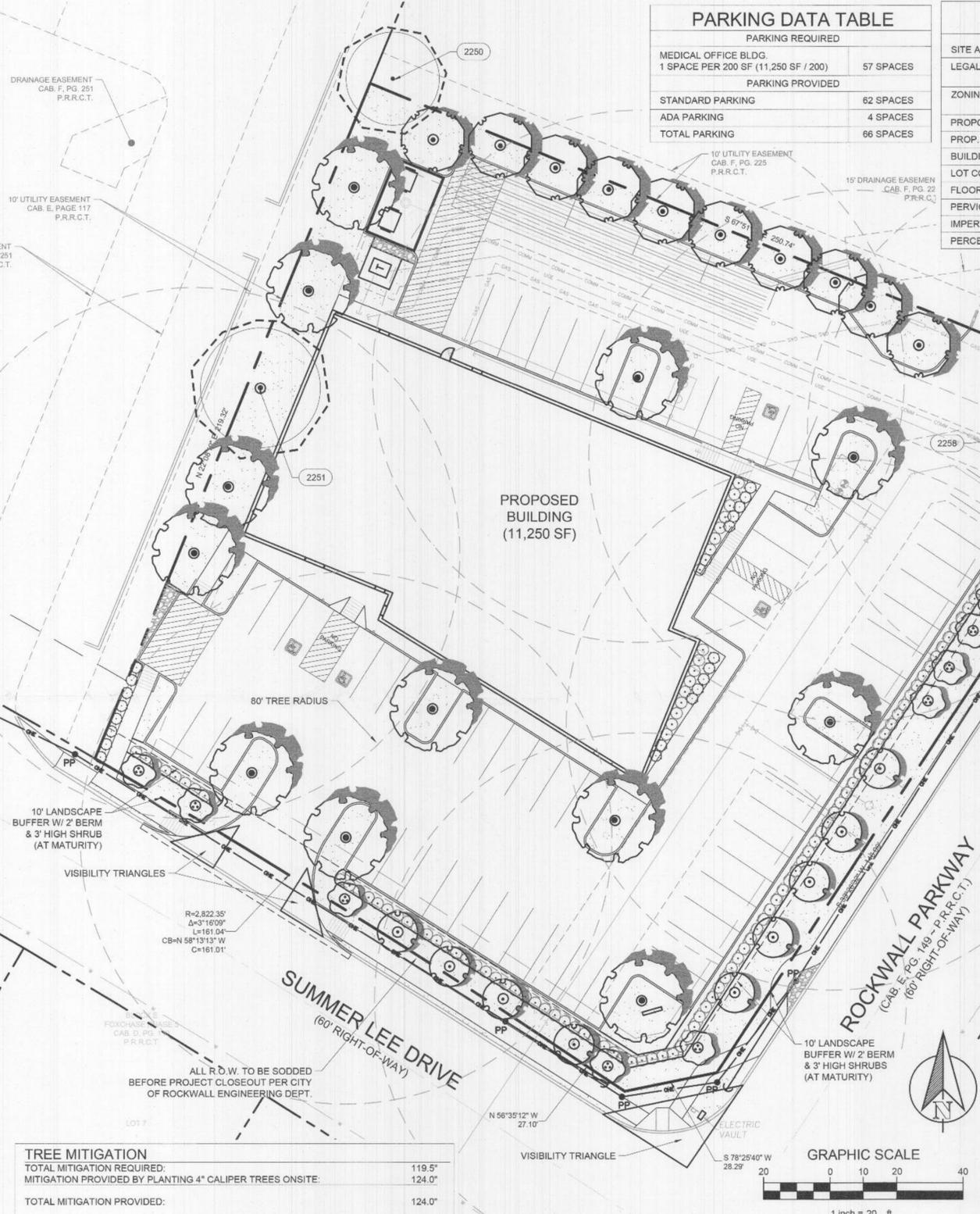
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH (NATURAL UNDYED). IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS), CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

LANDSCAPE STANDARDS

| | |
|--|--|
| 05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY: | 10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE |
| SUMMER LEE DR. ±158' STREET FRONTAGE PROVIDED 10' BUFFER: | 188 / 50 = 3.76 (4) CANOPY & (4) ACCENT TREES REQ. 8 ACCENT TREES W/ 30" HIGH SHRUBS, NO CANOPY TREES DUE TO OVERHEAD POWER LINES |
| ROCKWALL PARKWAY. ±240' STREET FRONTAGE PROVIDED 10' BUFFER: | 240 / 50 = 4.8 (5) CANOPY & (5) ACCENT TREES REQ. 10 ACCENT TREES W/ 30" HIGH SHRUBS, NO CANOPY TREES DUE TO OVERHEAD POWER LINES |
| 05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING | HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES |
| 05.03 LANDSCAPE REQUIREMENTS - PD-9 DIST. TOTAL SITE AREA: LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE: | ±54,582.5 SF 10,916.5 SF (20%) ±12,102 SF (22%) |
| LOCATION OF LANDSCAPING: | MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE |
| MIN. SIZE OF AREAS | ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA |
| DETENTION BASINS | NONE PROPOSED |
| PARKING LOT LANDSCAPING | MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA. |
| PROPOSED PARKING AREA: PROPOSED PARKING LOT LANDSCAPING: | ±26,363 SF / 1,318 SF REQ. LANDSCAPING ±2,627 SF (9.9%) |
| PARKING SPACES: | (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES REQ. INTERNAL TO PARKING AREAS 66 / 10 = 6.6 (7) LG. CANOPY TREES REQ. 7 NEW LG. CANOPY TREES + 1 EXIST. TREE PROVIDED REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK |



PARKING DATA TABLE

| PARKING REQUIRED | |
|---|------------------|
| MEDICAL OFFICE BLDG 1 SPACE PER 200 SF (11,250 SF / 200) | 57 SPACES |
| PARKING PROVIDED | |
| STANDARD PARKING | 62 SPACES |
| ADA PARKING | 4 SPACES |
| TOTAL PARKING | 66 SPACES |

SITE DATA TABLE

| | |
|---------------------|---|
| SITE AREA | 1.253 AC / 54,583 SF |
| LEGAL DESCRIPTION | LOT 5, BLOCK B HORIZON RIDGE ADDITION |
| ZONING | PD-9 (Planned Development) GR (General Retail Dist.) |
| PROPOSED USE | MEDICAL OFFICE BLDG. |
| PROP. BUILDING AREA | 11,250 SF |
| BUILDING HEIGHT | 18'-00" |
| LOT COVERAGE | 20.61% |
| FLOOR AREA RATIO | 0.20:1 |
| PERVIOUS AREA | 12,233 SF |
| IMPERVIOUS AREA | 42,350 SF |
| PERCENT IMPERVIOUS | 77.60% |

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 WWW.CLAYMOOREENGINEERING.COM

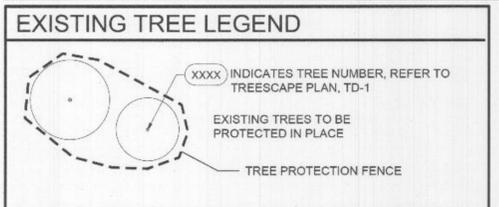
REGISTERED LANDSCAPE ARCHITECT
 DARC Y BRAN DON
 STATE OF TEXAS
 3423

CAPPS, HODGES & MORGAN
 1200 SUMMER LEE DRIVE
 ROCKWALL, TX 75032
 SP2022-009

- ### IRRIGATION CONCEPT
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
 2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
 3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
 6. IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL UDC (SUBSECTION 05.04, OF ARTICLE 08).

TREE MITIGATION

| | |
|--|---------------|
| TOTAL MITIGATION REQUIRED: | 119.5' |
| MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES ONSITE: | 124.0' |
| TOTAL MITIGATION PROVIDED: | 124.0' |



APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12th DAY OF April, 2022.

WITNESS OUR HANDS, THIS 11th DAY OF May, 2022

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

CASE #: SP2022-009

LOT 5, BLOCK B
CAPPS, HODGES, & MORGAN
 P.R.R.C.T.

OWNER:
 DR. CAPPS, DR. HODGES & DR. MORGAN
 CHM REAL ESTATE, LLC
 740 WILFORD WAY, HEATH, TX 75032
 PHONE: 972-771-9500
 EMAIL: CHADJCAPPS@GMAIL.COM

APPLICANT:
 JEFF KILBURG
 APEX DESIGN BUILD
 9550 W. HIGGINS RD., SUITE 170, ROSEMONT, IL 60018
 PH: 847-288-0100
 EMAIL: RAQUELLE@APEXDESIGNBUILD.NET

SURVEYOR:
 WINDROSE LAND SURVEYING
 220 ELM STREET, SUITE #200
 LEWISVILLE, TX 75057
 PH: 214.217.2544

CONTACT NAME: MARK N. PEEPLES

LEGAL DESCRIPTION:
 LOT 5, BLOCK B,
 HORIZON RIDGE ADDITION

CITY: ROCKWALL STATE: TEXAS

COUNTY: ROCKWALL SURVEY: E. TEAL SURVEY ABSTRACT NO.: 207

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

LANDSCAPE PLANTING PLAN

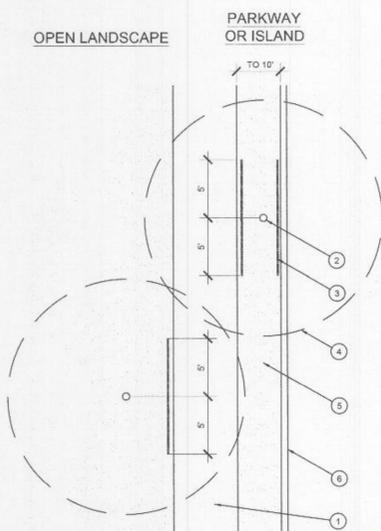
DESIGN: MKT
 DRAWN: MKT
 CHECKED: ASD
 DATE: 4/5/2022

SHEET
LP-1

File No. 2020-021

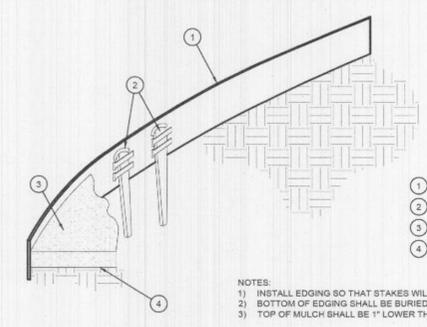
PLOTTED BY: DARC Y BRAN DON
 PLOT DATE: 4/5/2022 2:43 PM
 LOCATION: C:\USERS\DARC Y\DOCUMENTS\DB\A\PROJECTS\2022\EDG\MORGAN MOB - ROCKWALL, TX\MORGAN ROCKWALL_LP_2022-04-04.DWG
 LAST SAVE: 4/5/2022 2:42 PM

PLOTTED BY: DARCY BRANDON
 PLOT DATE: 4/5/2022 2:41 PM
 LOCATION: C:\USERS\BASC\Documents\DLA\PROJECTS\2022\LDG\MORGAN MOB - ROCKWALL, TX\MORGAN ROCKWALL_IP_2022-04-04.DWG
 LAST SAVE: 4/5/2022 2:39 PM



- 1 TYPICAL WALKWAY OR PAVING
 - 2 TREE TRUNK
 - 3 LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 4 TREE CANOPY
 - 5 TYPICAL PLANTING AREA
 - 6 TYPICAL CURB AND GUTTER
- NOTES:
 1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

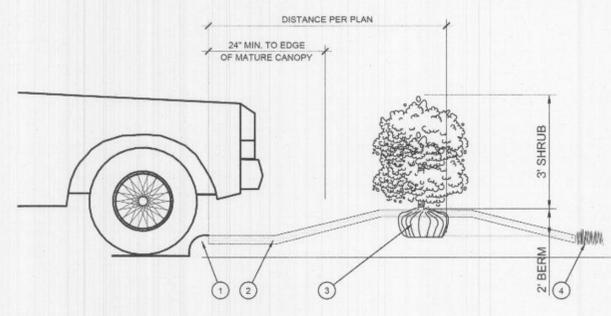
E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



- 1 ROLLED-TOP STEEL EDGING PER PLANS.
- 2 TAPERED STEEL STAKES.
- 3 MULCH, TYPE AND DEPTH PER PLANS.
- 4 FINISH GRADE.

NOTES:
 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING
SCALE: NOT TO SCALE



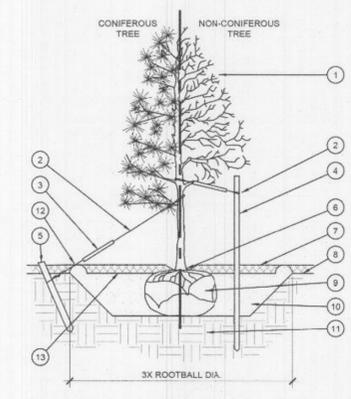
- 1 CURB.
- 2 MULCH LAYER.
- 3 PLANT.
- 4 TURF (WHERE SHOWN ON PLAN).

D PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS. "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS. AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- IF ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

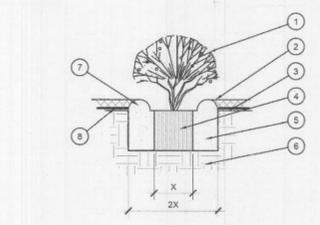
APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12th DAY OF April, 2022.
 WITNESS OUR HANDS, THIS 11th DAY OF May, 2022.
 [Signature] PLANNING & ZONING COMMISSION, CHAIRMAN
 [Signature] DIRECTOR OF PLANNING AND ZONING



- 1 TREE CANOPY.
- 2 CINCH-TIES (24" BOX2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6 TRUNK FLARE.
- 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8 FINISH GRADE.
- 9 ROOT BALL.
- 10 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11 UNDISTURBED NATIVE SOIL.
- 12 4" HIGH EARTHEN WATERING BASIN.
- 13 FINISH GRADE.

NOTES:
 1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2) REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 3) FOR 888 TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4) REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5) FOR TREES 36" BOX2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 6) STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



- 1 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- 2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3 FINISH GRADE.
- 4 ROOT BALL.
- 5 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6 UNDISTURBED NATIVE SOIL.
- 7 3" HIGH EARTHEN WATERING BASIN.
- 8 WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

| | |
|--|---------------------------|
| CASE # : SP2022-009 | |
| CAPPS, HODGES, & MORGAN | |
| OWNER: DR. CAPPS, DR. HODGES & DR. MORGAN CHM REAL ESTATE, LLC 740 WILFORD WAY, HEATH, TX 75032 PHONE: 972-771-9500 EMAIL: CHADJCAPPS@GMAIL.COM | |
| APPLICANT: JEFF KILBURG APEX DESIGN BUILD 9550 W. HIGGINS RD., SUITE 170, ROSEMONT, IL 60018 PH: 847-288-0100 EMAIL: RAQUELLE@APEXDESIGNBUILD.NET | |
| SURVEYOR: WINDROSE LAND SURVEYING 220 ELM STREET, SUITE #200 LEWISVILLE, TX 75057 PH: 214.217.2544 | |
| CONTACT NAME: MARK N. PEEPLES | |
| LEGAL DESCRIPTION: LOT 5, BLOCK B, HORIZON RIDGE ADDITION | |
| CITY: ROCKWALL | STATE: TEXAS |
| COUNTY: ROCKWALL | SURVEY: E. TEAL SURVEY |
| ABSTRACT NO. 207 | |

LANDSCAPE PLANTING DETAILS & NOTES

| | |
|----------|----------|
| DESIGN: | MKT |
| DRAWN: | MKT |
| CHECKED: | ASD |
| DATE: | 4/5/2022 |
| SHEET | |
| LP-2 | |
| File No. | 2020-021 |



CAPPS, HODGES & MORGAN
 1200 SUMMER LEE DRIVE
 ROCKWALL, TX 75032
 SP2022-009

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY OWNER FOR FURTHER QUALIFICATION PURPOSES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-ROT-ROUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOIL**
- PROVIDE WELL-ROOTED SOIL OF THE VARIETY NOTED ON THE PLANS. SOIL SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOIL SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOIL.
- D. TOPSOIL**
- SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 3/8" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 - COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 6.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; PASSING THROUGH 1/4" AND 1/2" SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/CM; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER**
- GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- G. MULCH**
- SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND GUY WIRE**
- STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING**
- PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- J. PRE-EMERGENT HERBICIDES**
- ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONT, SALT (CEC), LIME, SOIL ION ADSORPTION RATIO (IAR), AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOILS REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE, NOT TOP OF MULCH AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED, BASED ON A SOIL TEST, PER SPECIFICATIONS, AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B. SUBMITTALS**
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 - SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED).
- C. GENERAL PLANTING**
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS, WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIF LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- D. TREE PLANTING**
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 - FOR CONTAINER AND B&B TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SLAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE WITH THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 - TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUM LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL REPAIR AND STAKE TREES UPRIGHT. IT SHOULD BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1"-2" TREES: TWO STAKES PER TREE
 - 2"-12" TREES: THREE STAKES PER TREE
 - TREES OVER 4" CALIPER: GUY AS NEEDED
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING**
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING**
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STRIP STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. MULCH**
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 - DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- H. CLEAN UP**
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- I. INSPECTION AND ACCEPTANCE**
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- J. LANDSCAPE MAINTENANCE**
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKSMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY), ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
 - PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 14th DAY OF April, 2022.

WITNESS OUR HANDS, THIS 14th DAY OF May, 2022

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



CAPPS, HODGES & MORGAN
 1200 SUMMER LEE DRIVE
 ROCKWALL, TX 75082
 SP2022-009

| No. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |
| | | | |
| | | | |

CASE #: SP2022-009

CAPPS, HODGES, & MORGAN

OWNER:
 DR. CAPPS, DR. HODGES & DR. MORGAN
 CHM REAL ESTATE, LLC
 740 WILFORD WAY, HEATH, TX 75032
 PHONE: 972-771-9500
 EMAIL: CHADJCAPPS@GMAIL.COM

APPLICANT:
 JEFF KILBURG
 APEX DESIGN BUILD
 9550 W. HIGGINS RD., SUITE 170, ROSEMONT, IL 60018
 PH: 847-288-0100
 EMAIL: RAQUELLE@APEXDESIGNBUILD.NET

SURVEYOR:
 WINDROSE LAND SURVEYING
 220 ELM STREET, SUITE #200
 LEWISVILLE, TX 75057
 PH: 214.217.2544

CONTACT NAME: MARK N. PEEPLES

LEGAL DESCRIPTION:
 LOT 5, BLOCK B,
 HORIZON RIDGE ADDITION

CITY: ROCKWALL STATE: TEXAS
 COUNTY: ROCKWALL SURVEY: E. TEAL SURVEY ABSTRACT NO: 207

DESIGN: MKT
 DRAWN: MKT
 CHECKED: ASD
 DATE: 4/5/2022

SHEET
LP-3

File No. 2020-021

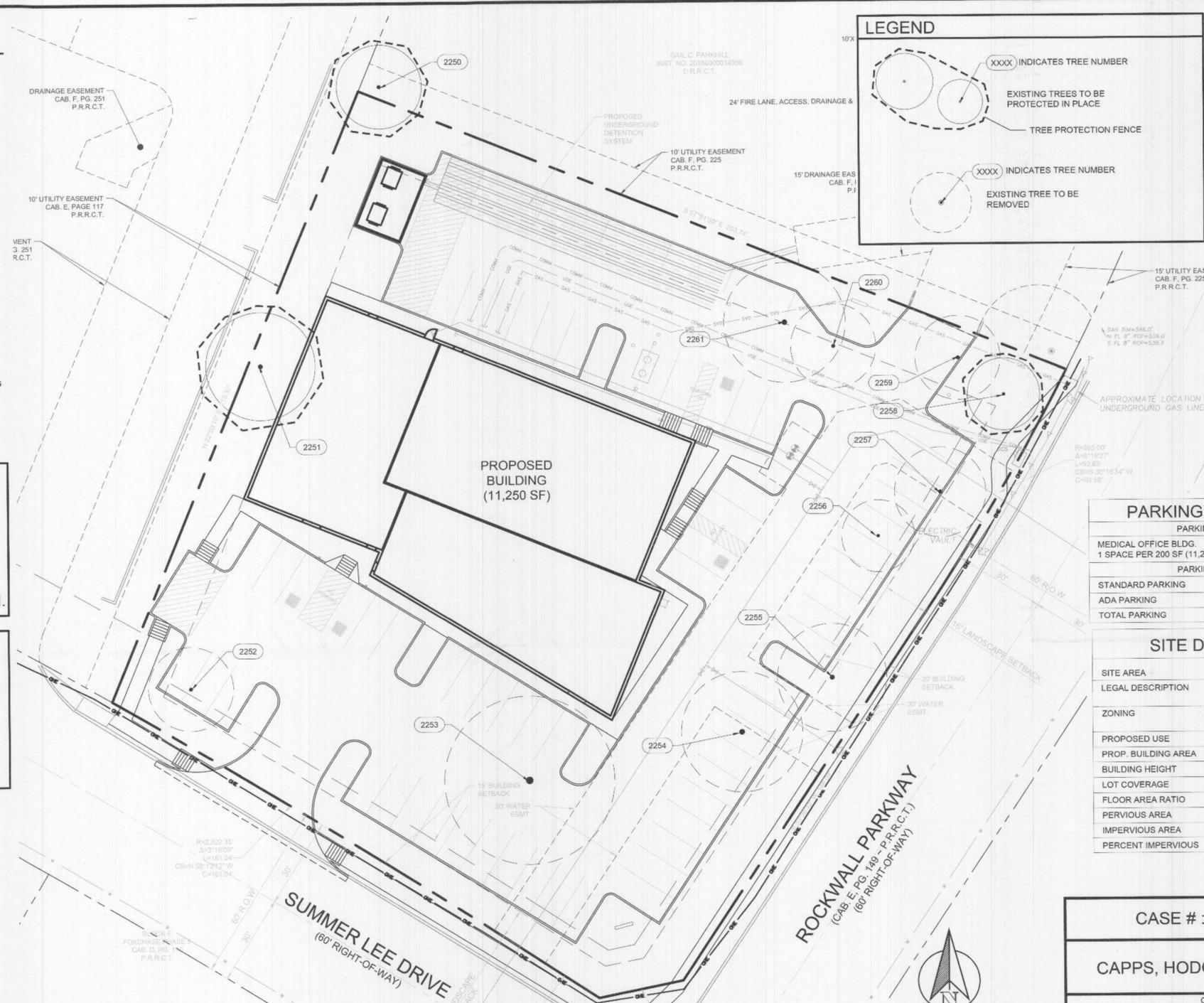
PLOTTED BY: DARCY BRANDON
 PLOT DATE: 4/5/2022 2:41 PM
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TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NAILS OR SCREWS TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.



LEGEND

- (XXXX) INDICATES TREE NUMBER
- EXISTING TREES TO BE PROTECTED IN PLACE
- TREE PROTECTION FENCE
- (XXXX) INDICATES TREE NUMBER
- EXISTING TREE TO BE REMOVED

PARKING DATA TABLE

| PARKING REQUIRED | |
|--------------------------------------|------------------|
| MEDICAL OFFICE BLDG | 57 SPACES |
| 1 SPACE PER 200 SF (11,250 SF / 200) | |
| PARKING PROVIDED | |
| STANDARD PARKING | 62 SPACES |
| ADA PARKING | 4 SPACES |
| TOTAL PARKING | 66 SPACES |

SITE DATA TABLE

| | |
|---------------------|--|
| SITE AREA | 1.253 AC / 54,583 SF |
| LEGAL DESCRIPTION | LOT 5, BLOCK B HORIZON RIDGE ADDITION |
| ZONING | PD-9 (Planned Development) GR (General Retail Dist.) |
| PROPOSED USE | MEDICAL OFFICE BLDG. |
| PROP. BUILDING AREA | 11,250 SF |
| BUILDING HEIGHT | 18'-00" |
| LOT COVERAGE | 20.61% |
| FLOOR AREA RATIO | 0.20:1 |
| PERVIOUS AREA | 12,233 SF |
| IMPERVIOUS AREA | 42,350 SF |
| PERCENT IMPERVIOUS | 77.60% |

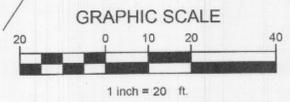
EXISTING TREE SURVEY

| Tree Tag | Species | Caliper | Feature Tree (>25" DBH) (1:2 Mitigation) | Primary Protected (1:1 Mitigation) | Secondary Protected (1:0.5 Mit.) | Comments |
|----------------------------------|---------|---------|--|------------------------------------|----------------------------------|--------------------|
| 2250 | Cedar | 14" | | | 14.00 | Preserve, Off site |
| 2251 | Cedar | 18" | | | 18.00 | Preserve |
| 2252 | Cedar | 14" | | | 14.00 | Remove |
| 2253 | Cedar | 28" | 28.0 | | | Remove |
| 2254 | Cedar | 20" | | | 20.00 | Remove |
| 2255 | Cedar | 18" | | | 18.00 | Remove |
| 2256 | Cedar | 12" | | | 12.00 | Remove |
| 2257 | Cedar | 10" x 2 | | | 15.00 | Remove |
| 2258 | Cedar | 12" | | | 12.00 | Preserve |
| 2259 | Cedar | 14" | | | 14.00 | Remove |
| 2260 | Cedar | 14" | | | 14.00 | Remove |
| 2261 | Cedar | 20" | | | 20.00 | Remove |
| TOTALS | | | 28.0 | | 157.00 | |
| TOTAL REMOVED | | | 28.0 | | 127.00 | |
| TOTAL MITIGATION | | | 56.0 | | 63.50 | |
| TOTAL MITIGATION FOR SITE | | | | | 119.5 | |

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 11th DAY OF April 2022.

WITNESSE OUR HANDS, THIS 11th DAY OF May 2022

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



CAPPS, HODGES & MORGAN
 1200 SUMMER LEE DRIVE
 ROCKWALL, TX 75032
 SP2022-009

CASE # : SP2022-009

CAPPS, HODGES, & MORGAN

OWNER:
 DR. CAPPS, DR. HODGES & DR. MORGAN
 CHM REAL ESTATE, LLC
 740 WILFORD WAY, HEATH, TX 75032
 PHONE: 972-771-9500
 EMAIL: CHADJCAPPS@GMAIL.COM

APPLICANT:
 JEFF KILBURG
 APEX DESIGN BUILD
 9550 W. HIGGINS RD., SUITE 170, ROSEMONT, IL 60018
 PH: 847-288-0100
 EMAIL: RAQUELLE@APEXDESIGNBUILD.NET

SURVEYOR:
 WINDROSE LAND SURVEYING
 220 ELM STREET, SUITE #200
 LEWISVILLE, TX 75057
 PH: 214.217.2544 CONTACT NAME: MARK N. PEEPLES

LEGAL DESCRIPTION:
 LOT 5, BLOCK B,
 HORIZON RIDGE ADDITION

CITY: ROCKWALL STATE: TEXAS

COUNTY: ROCKWALL SURVEY: E. TEAL SURVEY ABSTRACT NO.: 207

| No. | DATE | REVISION | BY |
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TREESCAPE PLAN

DESIGN: MKT
 DRAWN: MKT
 CHECKED: ASD
 DATE: 04/05/2022

SHEET
TD-1
 File No. 2020-021

PLOTTED BY: DARCY BRANDON
 PLOT DATE: 4/5/2022 2:51 PM
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TREE PROTECTION SPECIFICATIONS

MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

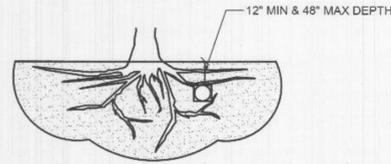
CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

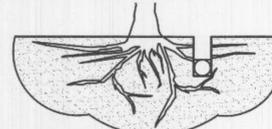
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.

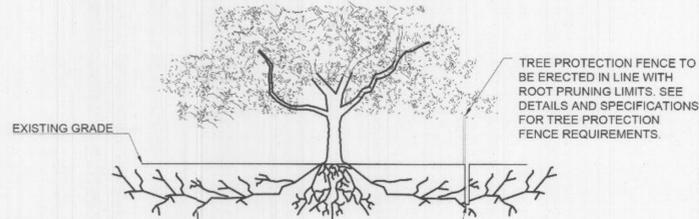


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3' OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

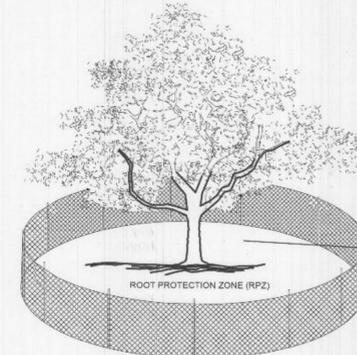
NOTES

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
- EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
- ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE

ROOT PRUNE VIA AIRSPACE OR TRENCH (6" WIDE MAX.) 24" MIN. DEPTH OR AS DETERMINED AT PRE-CONSTRUCTION MEETING.

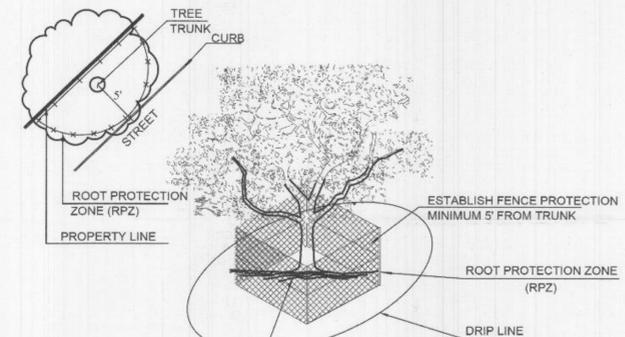


MULCH INSIDE RPZ
PROTECTION FENCE (SEE SPECS)

NOTES:

- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE



NOTES:

- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

CASE # : SP2022-009

CAPPS, HODGES, & MORGAN

OWNER:
DR. CAPPS, DR. HODGES & DR. MORGAN
CHM REAL ESTATE, LLC
740 WILFORD WAY, HEATH, TX 75032
PHONE: 972-771-9500
EMAIL: CHADJCAPPS@GMAIL.COM

APPLICANT:
JEFF KILBURG
APEX DESIGN BUILD
9550 W. HIGGINS RD., SUITE 170, ROSEMONT, IL 60018
PH: 847-268-0100
EMAIL: RAQUELLE@APEXDESIGNBUILD.NET

SURVEYOR:
WINDROSE LAND SURVEYING
220 ELM STREET, SUITE #200
LEWISVILLE, TX 75057
PH: 214.217.2544 CONTACT NAME: MARK N. PEEPLES

LEGAL DESCRIPTION:
LOT 5, BLOCK B,
HORIZON RIDGE ADDITION

CITY: ROCKWALL STATE: TEXAS

COUNTY: ROCKWALL SURVEY: E. TEAL SURVEY ABSTRACT NO.: 207

TREESCAPE PLAN
SPECS & DETAILS

DESIGN: MKT
DRAWN: MKT
CHECKED: ASD
DATE: 04/05/2022

SHEET
TD-2

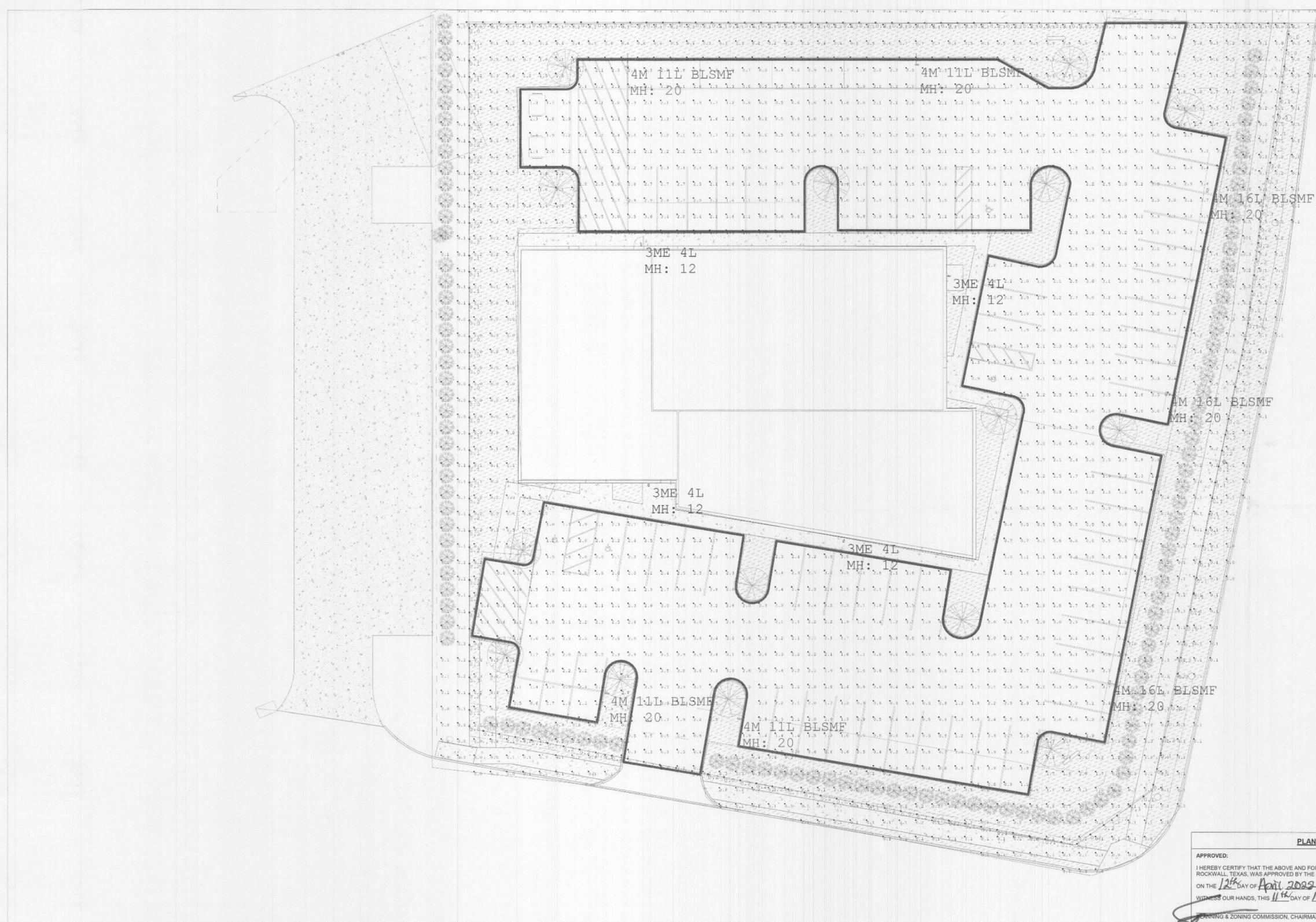
File No. 2020-021



CAPPS, HODGES & MORGAN
1200 SUMMER LEE DRIVE
ROCKWALL, TX 75032
SP2022-009

PLOTTED BY: DARCY BRANDON
 PLOT DATE: 4/25/2022 2:48 PM
 LOCATION: C:\USERS\DARCY\DOCUMENTS\DELA\PROJECTS\2022\DC\MORGAN MOB - ROCKWALL, TX\MORGAN ROCKWALL_TD_2022_03_29.DWG
 LAST SAVED: 4/25/2022 9:36 AM

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 11th DAY OF April, 2022.
WITNESS OUR HANDS, THIS 11th DAY OF May, 2022.
[Signature] PLANNING & ZONING COMMISSION, CHAIRMAN
[Signature] DIRECTOR OF PLANNING AND ZONING



| SITE DATA TABLE | |
|--------------------------|--|
| SITE AREA | 1.253 AC (54,383 SF) |
| LEGAL DESCRIPTION | LOT 6, BLOCK 8, HORIZON NORTH ADDITION |
| EXISTING ZONING | PLANNED DEVELOPMENT (PD-6) |
| PROPOSED USE | MEDICAL OFFICE BUILDING |
| PROPOSED BUILDING AREA | 11,250 SF |
| PROPOSED BUILDING HEIGHT | 19' - 0" |
| LOT COVERAGE | 25.81% |
| FLOOR AREA RATIO | 9.20:1 |
| PERVIOUS AREA | 12,233 SF |
| IMPERVIOUS AREA | 42,150 SF |
| PERCENT IMPERVIOUS | 77.62% |

Photometric calculations are being provided to the client for informational purposes only. This level analysis is an estimate only and is based on standard interior reflectance values of 0.8 ceilings, 0.2 walls, and 0.2 floors, unless otherwise specified. Any variance from reflectance values will affect the actual light levels obtained. This analysis is a mathematical model and can only be as accurate as the data provided by the third party software and the IES files provided by our manufacturers.



APPLICATION INFORMATION
 JEFF KILBURG
 APEX DESIGN BUILD
 9550 W HIGGINS RD, SUITE 170,
 ROSEMONT, IL 60018
 PHONE: 847-268-0100
 EMAIL:
 RAQUELLEK@APEXDESIGNBUILD.NET

OWNER INFORMATION
 DR. CAPPS, DR. HODGES & DR. MORGAN
 CHM REAL ESTATE, LLC
 740 WILFORD WAY, HEATH, TX 75032
 PHONE: 972-771-9500
 EMAIL: CHADJCAPPS@GMAIL.COM

PROJECT NAME:
 CAPPS, HODGES & MORGAN

CASE NUMBER: SP2022-009.

PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12th DAY OF April 2022
 WITNESS OUR HANDS, THIS 11th DAY OF May 2022

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

| Calculation Summary | | | | | | |
|---------------------|-------|------|-----|-----|---------|---------|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
| CalcPts_1 | Fc | 0.15 | 0.4 | 0.0 | N.A. | N.A. |
| Parking_Planar | Fc | 1.99 | 5.8 | 0.2 | 9.95 | 29.00 |
| Spill_Planar | Fc | 0.29 | 2.9 | 0.0 | N.A. | N.A. |

| Luminaire Schedule | | | | | | | |
|--------------------|-----|--------|--------------------------------|-------------|------------|-------------|-------|
| Symbol | Qty | Tag | Description | Lum. Lumens | Lum. Watts | Total Watts | LLF |
| □ | 4 | 4M 11L | OSQM-B-11L-40K7-4M-U-OSQ-BLSMF | 8575 | 72 | 288 | 0.850 |
| □ | 3 | 4M 16L | OSQM-B-16L-40K7-4M-U-OSQ-BLSMF | 12350 | 104 | 312 | 0.850 |
| □ | 4 | 3ME 4L | XSPW-B-xx-3ME-4L-40K-UL | 4282 | 31.5 | 126 | 0.850 |

| # | Date | Comments |
|-----------|------|----------|
| Revisions | | |

Calculation By: Valerie Gunterman
 Email: ValerieG@amirep.com
 Date: 4/5/2022
 Scale: NTS

Capps, Morgan & Hodges
 Photometric Calculation

From: [Ross, Bethany](#)
To: ["Jeff Kilburg | APEX"](#)
Cc: [Raquelle Kemnitz | APEX](#)
Subject: RE: Building Elevations - Capps, Morgan, Hodges
Date: Wednesday, March 23, 2022 4:45:00 PM

Jeff,

Thanks for the clarification. I got them all sorted out.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [mailto:jeffk@apexdesignbuild.net]
Sent: Wednesday, March 23, 2022 2:23 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: Building Elevations - Capps, Morgan, Hodges

Bethany,

I left you a voicemail, but wanted to follow up on your question regarding the elevations. They elevations correlate to the renderings (taken from the same angle). Because this site does not give a perfect perpendicular approach, it does make it a bit more difficult to look at the elevations. For example:

- Rendering #1 from Summer Lee Drive is summarized by Building Elevation #2 on A1-4.0
- Rendering #2 from Rockwall Pkwy is summarized by Building Elevation #1 on A1-4.0

Hope that helps delineate the elevations a bit better, but please feel free to call or email me!

Thanks,

Jeff Kilburg

Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net

Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

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Ross, Bethany

From: Ross, Bethany
Sent: Friday, March 25, 2022 12:14 PM
To: Jeff Kilburg (jeffk@apexdesignbuild.net)
Subject: Project Comments: SP2022-009
Attachments: Project Comments (03.25.2022).pdf; Marked Building Elevations (03.24.2022).pdf; Engineering Markups.pdf

Good Afternoon Jeff,

Attached are the project comments, building elevation markups, and engineering markups for SP2022-009. Please address these comments and have revisions returned to staff by April 5, 2022. The schedule for your case is as follows:

Planning and Zoning Commission Work Session Meeting: March 29, 2022
Planning and Zoning Commission Meeting: April 12, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know. Thanks.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
brross@rockwall.com
<http://www.rockwall.com/planning/>

From: [Ross, Bethany](#)
To: ["Jeff Kilburg | APEX"](#)
Subject: RE: Project Comments: SP2022-009
Date: Tuesday, March 29, 2022 9:27:00 AM

Great! See you then.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [mailto:jeffk@apexdesignbuild.net]
Sent: Tuesday, March 29, 2022 8:55 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: Re: Project Comments: SP2022-009

Thank you, Bethany! I'll plan on being there.

Jeff Kilburg
Preconstruction Manager | Apex Design Build
Direct: 630.596.3764 | Main: 847.288.0100 | Website:www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018
Facebook | LinkedIn | Twitter | Vimeo | Pinterest | Instagram

From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, March 29, 2022 8:13:14 AM
To: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Subject: RE: Project Comments: SP2022-009

Yes, please attend ARB as well tonight if you can make it at 5 PM.

Thank you!

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [mailto:jeffk@apexdesignbuild.net]
Sent: Monday, March 28, 2022 5:05 PM

To: Ross, Bethany <bross@rockwall.com>
Subject: RE: Project Comments: SP2022-009

Bethany,

That is our intent. Both Claymoore and ourselves have begun to adjust drawings, renderings, and elevations. Additionally, can you clarify whether I should be at the ARB tomorrow? I thought that was a requirement, but only noted that P&Z Meeting.

Thanks,

Jeff Kilburg

Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net

Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Vimeo](#) | [Pinterest](#) | [Instagram](#)

From: Ross, Bethany <bross@rockwall.com>
Sent: Monday, March 28, 2022 8:38 AM
To: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Subject: RE: Project Comments: SP2022-009

Good Morning Jeff,

As long as you address all the comments by April 5th, I have no problem with fielding any questions prior.

As for the fire hydrant accessibility – just make sure you have all the existing fire hydrants labeled in your site plan [per my comment M.5 (7)] so that measurements can be confirmed with Ariana.

Please let me know if you have any further questions.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [<mailto:jeffk@apexdesignbuild.net>]
Sent: Friday, March 25, 2022 12:30 PM

To: Ross, Bethany <bross@rockwall.com>
Subject: RE: Project Comments: SP2022-009

Thank you, Bethany. If there are questions regarding these, should they be addressed on the 29th or prior? **Example: We spoke with Ariana regarding the Fire Lane, and will not need one with the Fire Hydrant accessibility on the site.**

Thanks,

Jeff Kilburg

Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018
[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Vimeo](#) | [Pinterest](#) | [Instagram](#)

From: Ross, Bethany <bross@rockwall.com>
Sent: Friday, March 25, 2022 12:14 PM
To: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Subject: Project Comments: SP2022-009

Good Afternoon Jeff,

Attached are the project comments, building elevation markups, and engineering markups for SP2022-009. Please address these comments and have revisions returned to staff by April 5, 2022. The schedule for you case is as follows:

Planning and Zoning Commission Work Session Meeting: March 29, 2022
Planning and Zoning Commission Meeting: April 12, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know. Thanks.

Bethany Ross
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972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

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From: [Ross, Bethany](#)
To: ["Raquelle Kemnitz | APEX"](#)
Cc: [Jeff Kilburg | APEX](#)
Subject: RE: Project Comments: SP2022-009 (Rockwall, TX)
Date: Monday, April 4, 2022 1:48:00 PM

Hi Raquelle,

This is just a friendly reminder that digital project comments are due tomorrow by 3:00 PM.

Thank you!

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

<http://www.rockwall.com/planning/>

From: Raquelle Kemnitz | APEX [mailto:RaquelleK@apexdesignbuild.net]
Sent: Tuesday, March 29, 2022 3:36 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Project Comments: SP2022-009 (Rockwall, TX)

Hello Bethany –

Thanks so much, we will definitely be sure to have all the physical documents mailed in time for the April 12th meeting.

Have a great rest of your day!

Thank you.

Regards,

Raquelle Kemnitz

Project Coordinator | Apex Design Build

Direct: 708.610.5000 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net

Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Vimeo](#) | [Pinterest](#) | [Instagram](#)

From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, March 29, 2022 3:27 PM
To: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Cc: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Subject: RE: Project Comments: SP2022-009 (Rockwall, TX)

Hi Raquelle,

As long as you have 100% corrected digital copies for your project by April 5th, that is good. It shouldn't take me more than a couple days to review. Just make sure you have your physical copies by the April 12th Planning and Zoning meeting so that we can get those signed and you can move on to the Engineering process.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Raquelle Kemnitz | APEX [<mailto:RaquelleK@apexdesignbuild.net>]
Sent: Tuesday, March 29, 2022 2:14 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Subject: RE: Project Comments: SP2022-009 (Rockwall, TX)

Hello Bethany –

Thank you very much for your reply! I understand that we will need to first email you digital copies of all the updated plans first before we mail in 2 hard copies.

Only because we will need to plan to mail in the plans from Illinois to be received by 3PM on 04/05, can you please tell me how long you anticipate the digital reviews to take once you have received the digital copies?

Thank you again for your help!

Regards,
Raquelle Kemnitz
Project Coordinator | Apex Design Build

Direct: 708.610.5000 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, March 29, 2022 1:10 PM
To: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Cc: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Subject: RE: Project Comments: SP2022-009 (Rockwall, TX)

Good Afternoon Raquelle,

1. Send the digital copies to me first and then you can bring the hard copies by whenever we are sure all the comments are addressed.
2. No, you do not need to send another copy of the development application.
3. You do not need to submit another application fee - it is a one-time payment for site plan.

Please let me know if you have any other questions!

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Raquelle Kemnitz | APEX [<mailto:RaquelleK@apexdesignbuild.net>]
Sent: Tuesday, March 29, 2022 11:52 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>; Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Subject: RE: Project Comments: SP2022-009 (Rockwall, TX)

Good Morning Bethany –

Thank you again for all of your help during this process. I was hoping to follow up with you regarding some questions I had about the resubmittal process.

1. Will you require 2 hard copies and 1 digital copy of all updated plans/documents? And should the digital copies still be sent to Angelica Gomez?
2. Will you require another copy of the Development Application?

3. I understand that we will need to submit another application fee when we submit our comment response to your department, however, I was wondering if I could confirm the amount with you. Will we only need to submit \$100 in total when we mail in our updated plans/comment responses? Or is this \$100 per document needing re-reviewing?

Thank you for your time and assistance.

Regards,

Raquelle Kemnitz

Project Coordinator | Apex Design Build

Direct: 708.610.5000 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net

Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

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

Sent: Monday, March 28, 2022 8:38:11 AM

To: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>

Subject: RE: Project Comments: SP2022-009

Good Morning Jeff,

As long as you address all the comments by April 5th, I have no problem with fielding any questions prior.

As for the fire hydrant accessibility – just make sure you have all the existing fire hydrants labeled in your site plan [per my comment M.5 (7)] so that measurements can be confirmed with Ariana.

Please let me know if you have any further questions.

Thanks,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [<mailto:jeffk@apexdesignbuild.net>]

Sent: Friday, March 25, 2022 12:30 PM

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

Subject: RE: Project Comments: SP2022-009

Thank you, Bethany. If there are questions regarding these, should they be addressed on the 29th or prior? **Example: We spoke with Ariana regarding the Fire Lane, and will not need one with the Fire Hydrant accessibility on the site.**

Thanks,

Jeff Kilburg

Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net

Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

[Facebook](#) | [Linkedin](#) | [Twitter](#) | [Vimeo](#) | [Pinterest](#) | [Instagram](#)

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

Sent: Friday, March 25, 2022 12:14 PM

To: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>

Subject: Project Comments: SP2022-009

Good Afternoon Jeff,

Attached are the project comments, building elevation markups, and engineering markups for SP2022-009. Please address these comments and have revisions returned to staff by April 5, 2022. The schedule for you case is as follows:

Planning and Zoning Commission Work Session Meeting: March 29, 2022

Planning and Zoning Commission Meeting: April 12, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know. Thanks.

Bethany Ross

Planner

City of RockwallA

972.772.6488 Office

bross@rockwall.com

<http://www.rockwall.com/planning/>

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Ross, Bethany](#)
To: ["Raquelle Kemnitz | APEX"](#)
Subject: RE: Site Plan Review - Comment Responses: SP2022-009
Date: Tuesday, April 5, 2022 3:53:00 PM

Perfect! Sounds great.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Raquelle Kemnitz | APEX [mailto:RaquelleK@apexdesignbuild.net]
Sent: Tuesday, April 5, 2022 3:54 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Site Plan Review - Comment Responses: SP2022-009

Wonderful, thanks so much Bethany!

Also, Jeff will be working on the required letter and will send as soon as possible.

Have a great rest of your day!

Thank you.

Regards,

Raquelle Kemnitz

Project Coordinator | Apex Design Build

Direct: 708.610.5000 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net

Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Vimeo](#) | [Pinterest](#) | [Instagram](#)

From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, April 5, 2022 3:52 PM
To: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Site Plan Review - Comment Responses: SP2022-009

Raquelle,

You are fine. I will accept it. Thanks for checking in.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Raquelle Kemnitz | APEX [<mailto:RaquelleK@apexdesignbuild.net>]
Sent: Tuesday, April 5, 2022 3:11 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Site Plan Review - Comment Responses: SP2022-009

Hello Bethany –

Our landscape architect sent us a last minute update saying to replace one of the pages in my previously submitted landscape plans.

Will you let us change that out for the landscape plan included in this email or is it too late?

Also, per our conversation, I will not print out hard copies of these documents until I have heard back from you.

Thank you again for your time and consideration.

Regards,

Raquelle Kemnitz

Project Coordinator | Apex Design Build

Direct: 708.610.5000 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018
[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Vimeo](#) | [Pinterest](#) | [Instagram](#)

From: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Sent: Tuesday, April 5, 2022 2:54 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: Site Plan Review - Comment Responses: SP2022-009

Good Afternoon Bethany –

Please find the required comment response documents attached.

1. Landscape Plan
2. Photometric Calculation
3. Site Plan
4. Exterior Plan

And just to reconfirm, I do not need to wait to hear back from you to mail in the hard copies of all the attachments correct? And do you only need one copy of each?

Thank you for your time and assistance.

Regards,

Raquelle Kemnitz

Project Coordinator | Apex Design Build

Direct: 708.610.5000 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net

Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Ross, Bethany
To: "Juan Villagomez | APEX"
Cc: Jeff Kilburg | APEX; Raquelle Kemnitz | APEX
Subject: RE: Revised Drawings
Date: Tuesday, April 5, 2022 1:42:00 PM
Attachments: image004.png

Juan,

Yes on **ALL** pages of the submittal.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bröss@rockwall.com
<http://www.rockwall.com/planning/>

From: Juan Villagomez | APEX [mailto:juanv@apexdesignbuild.net]
Sent: Tuesday, April 5, 2022 1:25 PM
To: Ross, Bethany <bröss@rockwall.com>
Cc: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Revised Drawings

Bethany,

Does this signature block need to be on all sheets or just site plan? If all sheets do we need to edit as to say "Elevation" in lieu of "Site" on the elevations sheet and same for other sheets or exactly the same?

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Best,

Juan Villagomez
Senior Architectural Designer | Apex Design Build

Direct: 224.717.1470 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018
[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Vimeo](#) | [Pinterest](#) | [Instagram](#)

From: Ross, Bethany <bröss@rockwall.com>
Sent: Tuesday, April 5, 2022 1:01 PM
To: Juan Villagomez | APEX <juanv@apexdesignbuild.net>
Cc: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Revised Drawings

Juan,

See my response below. I can jump on a call to go over any of these.

1. Make sure you are providing all site data information to **ALL** pages of the submittal in the lower right-hand corner (title block, owner/applicant/surveyor information, Case Number: SP2022-009, Signature block, etc.) **Would the title block shown on the pdf attached suffice?. Yes. Not sure what the signature block would be? See Below:**

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Photometric Plan:

2. On Summer Lee, the maximum light intensity at the property line must be 0.2. Please revise to not exceed maximum light intensity standards. **Working on updating the photometrics Sounds good.**

Building Elevations:

3. RTU's need to be screened **OR** provide a roof plan and site line study to verify the RTU is not visible from ground level. **On sheet A1-4.0 we have these views from both street**

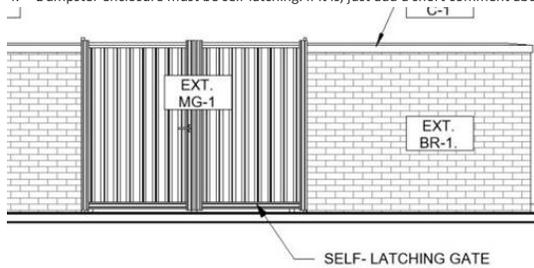
sides showing that the RTUS are not visible at eye level. Apologies, I skipped over the site line study. Thank you for pointing that out. Looks good.



3 **SOUTHEAST BUILDING EYE LEVEL PERSPECTIVE - SIGHT LINE STUDY**

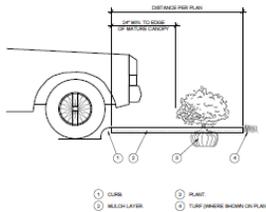
THERE ARE ROOF-MOUNTED HVAC SYSTEMS, WHICH ARE LOCATED CENTRIC TO THE BUILDING'S ROOF DESIGN. THIS EFFECTIVELY ALLOWS FOR THE BUILDING'S PARAPET TO BE OUR MECHANICAL SCREENING SUSTEN WHICH RESULTS IN THE APPROPRIATE CONCEALMENT OF SUCH. THIS CAN BE NOTED WITH BUILDING PERSPECTIVES, AS THESE HAVE BEEN CREATED FROM THE RESPECTIVE STEET-VIEWS AND NEIGHBORING PROPERTIES AROUND THIS PROPOSED BUILDING.

4. Dumpster enclosure must be self-latching. If it is, just add a short comment about that. **Note added.** Great.



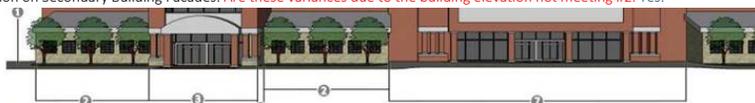
Updated Landscape Plan **Working on updating plans** Great.

5. Provide updated headlight screening with berm.

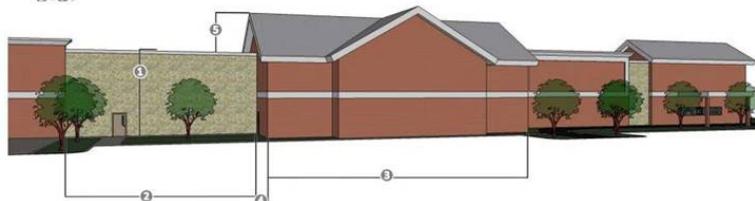


Variations:

- Building Articulation on Secondary Building Facades. **Are these variances due to the building elevation not meeting #2. Yes.**



- 1 **WALL HEIGHT** THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
- 2 **WALL LENGTH** THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. $3 \times 1 = 3$).
- 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. $25\% \times 3 = 0.75$).
- 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. $25\% \times 1 = 0.25$).
- 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. $2 \times 0.25 = 0.5$).
- 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. $25\% \times 1 = 0.25$).
- 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. $2 \times 0.75 = 1.5$).



- 1 **WALL HEIGHT** THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
- 2 **WALL LENGTH** THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. $3 \times 1 = 3$).
- 3 **SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH** THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 15% OF THE WALL LENGTH (I.E. $15\% \times 3 = 0.45$).
- 4 **WALL PROJECTION** THE MINIMUM WALL PROJECTION FOR A SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 15% OF THE WALL HEIGHT (I.E. $15\% \times 1 = 0.15$).
- 5 **PROJECTION HEIGHT** THE SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 15% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. $15\% \times 1 = 0.15$).

- Entrance on Summer lee. **Noted**

Please provide a letter with variances and 2 compensatory measures for each variance with your submittal. **Noted**

Please note that all other departments have not reviewed these updates. **Noted**

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
brross@rockwall.com
<http://www.rockwall.com/planning/>

From: Juan Villagomez | APEX [<mailto:juany@apexdesignbuild.net>]
Sent: Tuesday, April 5, 2022 12:25 PM
To: Ross, Bethany <brross@rockwall.com>
Subject: RE: Revised Drawings

Bethany,

See my response below. I can jump on a call to go over any of these.

1. Make sure you are providing all site data information to **ALL** pages of the submittal in the lower right-hand corner (title block, owner/applicant/surveyor information, Case Number: SP2022-009, Signature block, etc.) **Would the title block shown on the pdf attached suffice?. Not sure what the signature block would be?**

Photometric Plan:

2. On Summer Lee, the maximum light intensity at the property line must be 0.2. Please revise to not exceed maximum light intensity standards. **Working on updating the photometrics**

Building Elevations:

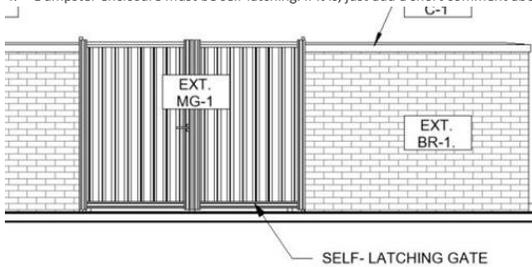
3. RTU's need to be screened **OR** provide a roof plan and site line study to verify the RTU is not visible from ground level. **On sheet A1-4.0 we have these views from both street sides showing that the RTUS are not visible at eye level.**



3 **SOUTHEAST BUILDING EYE LEVEL PERSPECTIVE - SIGHT LINE STUDY**

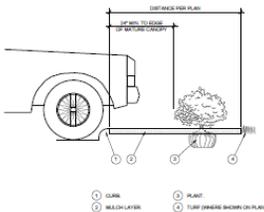
THERE ARE ROOF-MOUNTED HVAC SYSTEMS, WHICH ARE LOCATED CENTRIC TO THE BUILDING'S ROOF DESIGN. THIS EFFECTIVELY ALLOWS FOR THE BUILDING'S PARAPET TO BE OUR MECHANICAL SCREENING SUSTEN WHICH RESULTS IN THE APPROPRIATE CONCEALMENT OF SUCH. THIS CAN BE NOTED WITH BUILDING PERSPECTIVES, AS THESE HAVE BEEN CREATED FROM THE RESPECTIVE STEET-VIEWS AND NEIGHBORING PROPERTIES AROUND THIS PROPOSED BUILDING.

4. Dumpster enclosure must be self-latching. If it is, just add a short comment about that. **Note added.**



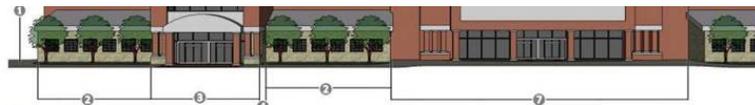
Updated Landscape Plan **Working on updating plans**

5. Provide updated headlight screening with berm.

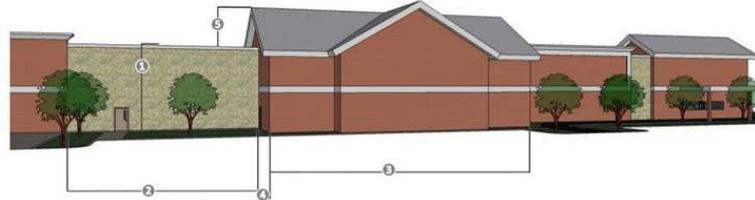


Variances:

- Building Articulation on Secondary Building Facades. **Are these variances due to the building elevation not meeting #2**



- 1 WALL HEIGHT: THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
- 2 WALL LENGTH: THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. $3 \times 1 \geq 2$).
- 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. $25\% \times 2 \leq 3$).
- 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. $25\% \times 1 \leq 4$).
- 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. $2 \times 4 \leq 5$).
- 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. $25\% \times 1 \geq 6$).
- 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. $2 \times 3 \geq 7$).



- 1 WALL HEIGHT: THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
- 2 WALL LENGTH: THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. $3 \times 1 \geq 2$).
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- 4 SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH: THE MINIMUM WALL PROJECTION FOR A SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 15% OF THE WALL HEIGHT (I.E. $15\% \times 1 \leq 4$).
- 5 PROJECTION HEIGHT: THE SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 15% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. $15\% \times 1 \geq 5$).

- Entrance on Summer lee. **Noted**
-

Please provide a letter with variances and 2 compensatory measures for each variance with your submittal. **Noted**

Please note that all other departments have not reviewed these updates. **Noted**

Best,

Juan Villagomez
Senior Architectural Designer | Apex Design Build

Direct: 224.717.1470 | **Main:** 847.288.0100 | **Website:**
www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018
[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Vimeo](#) | [Pinterest](#) | [Instagram](#)

From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, April 5, 2022 12:05 PM
To: Juan Villagomez | APEX <juanyv@apexdesignbuild.net>
Subject: RE: Revised Drawings

Juan,

I just got your voicemail about the building articulations. Apologies, I was away from my desk.

Our standards are listed in Subsection 04.01.C2 of Article 05 in our [Unified Development Code](#) (Page 70 of the PDF [Figure 7]).

The raised parapets meet what the Architecture Review Board suggested but you still need to ask for a variance on the articulation for the two secondary facades: (North and West).

I'm headed to lunch but I'll be back at 1 and can discuss any other questions you have.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [<mailto:jeffk@apexdesignbuild.net>]
Sent: Tuesday, April 5, 2022 10:57 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: Juan Villagomez | APEX <juanyv@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>; Drew Donosky <drew@claymooreeng.com>
Subject: Re: Revised Drawings

Thank you, Bethany. We'll try to get these revisions made.

Jeff Kilburg
Preconstruction Manager | Apex Design Build
Direct: 630.596.3764 | Main: 847.288.0100 | Website: www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018
[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Vimeo](#) | [Pinterest](#) | [Instagram](#)

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

Sent: Tuesday, April 5, 2022 10:32:25 AM

To: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>

Cc: Juan Villagomez | APEX <juany@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>

Subject: RE: Revised Drawings

Hi Jeff,

Thank you. Sure.

1. Make sure you are providing all site data information to **ALL** pages of the submittal in the lower right-hand corner (title block, owner/applicant/surveyor information, Case Number: SP2022-009, Signature block, etc.)

Photometric Plan:

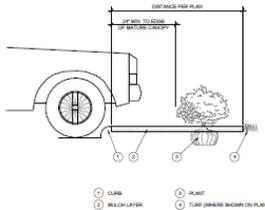
2. On Summer Lee, the maximum light intensity at the property line must be 0.2. Please revise to not exceed maximum light intensity standards.

Building Elevations:

3. RTU's need to be screened **OR** provide a roof plan and site line study to verify the RTU is not visible from ground level.
4. Dumpster enclosure must be self-latching. If it is, just add a short comment about that.

Updated Landscape Plan

5. Provide updated headlight screening with berm.



Variances:

- Building Articulation on Secondary Building Facades.
- Entrance on Summer lee.
-

Please provide a letter with variances and 2 compensatory measures for each variance with your submittal.

Please note that all other departments have not reviewed these updates.

Thanks,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bröss@rockwall.com

<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [<mailto:jeffk@apexdesignbuild.net>]

Sent: Tuesday, April 5, 2022 9:44 AM

To: Ross, Bethany <bröss@rockwall.com>

Cc: Juan Villagomez | APEX <juany@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>

Subject: RE: Revised Drawings

And just to be clear, we're merely looking for feedback prior to resubmission this afternoon!

Thank you again,

Jeff Kilburg

Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net

Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Vimeo](#) | [Pinterest](#) | [Instagram](#)

From: Jeff Kilburg | APEX

Sent: Tuesday, April 5, 2022 9:41 AM

To: 'Ross, Bethany' <bröss@rockwall.com>

Cc: Juan Villagomez | APEX <juany@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>

Subject: RE: Revised Drawings

Bethany,

Please see the attached revisions from Landscaping.

Thanks,

Jeff Kilburg

Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net

Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Vimeo](#) | [Pinterest](#) | [Instagram](#)

From: Jeff Kilburg | APEX

Sent: Monday, April 4, 2022 5:44 PM

To: 'Ross, Bethany' <bröss@rockwall.com>

Cc: Juan Villagomez | APEX <juany@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>; 'Drew Donosky' <drew@claymooreeng.com>

Subject: Revised Drawings

Bethany,

I hope you're doing well and had an enjoyable weekend! I wanted to follow up with pertinent revisions to get a cursory review prior to submitting these tomorrow. Attached you will find the Architectural Elevations, Renderings, Photometrics, and Site Plan (Landscaping Plans are forthcoming). We have reviewed all pertinent comments, and have thus reduced our variances as a result. Our intention is to only submit for a single variance, which is associated with the entrance off of Summer Lee Dr.

Thanks,

Jeff Kilburg

Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net

Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

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From: [Ross, Bethany](#)
To: [Jeff Kilburg | APEX](#)
Cc: [Juan Villagomez | APEX](#); [Raquelle Kemnitz | APEX](#)
Subject: Re: Response Letter and Cut Sheets
Date: Wednesday, April 6, 2022 6:09:39 PM

Perfect. Thanks, Jeff.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Sent: Wednesday, April 6, 2022 5:10 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Juan Villagomez | APEX <juanv@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Response Letter and Cut Sheets

Bethany,

Please see the revisions you requested earlier. Thank you again for the productive feedback!

Thanks,

Jeff Kilburg

Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018
[Facebook](#) | [Linkedin](#) | [Twitter](#) | [Vimeo](#) | [Pinterest](#) | [Instagram](#)

From: Ross, Bethany <bross@rockwall.com>
Sent: Wednesday, April 6, 2022 1:20 PM
To: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Cc: Juan Villagomez | APEX <juanv@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Response Letter and Cut Sheets

Great! Thank you.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [<mailto:jeffk@apexdesignbuild.net>]
Sent: Wednesday, April 6, 2022 11:59 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: Juan Villagomez | APEX <juany@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: Re: Response Letter and Cut Sheets

Sounds good, Bethany. I'll update and resend this evening! Appreciate your feedback.

Jeff Kilburg
Preconstruction Manager | Apex Design Build
Direct: 630.596.3764 | Main: 847.288.0100 | Website: www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018
Facebook | LinkedIn | Twitter | Vimeo | Pinterest | Instagram

From: Ross, Bethany <bross@rockwall.com>
Sent: Wednesday, April 6, 2022 11:57 AM
To: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Cc: Juan Villagomez | APEX <juany@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Response Letter and Cut Sheets

Hi Jeff,

I understand your concern about the Summer Lee Drive exception but it is still an exception that still needs 2 compensatory measures per our code and engineering.

You can easily compensate since you **already have** [1] three (3) extra canopy trees along Rockwall Parkway and [2] three (3) extra canopy trees along Summer Lee Drive shown on your landscape plan - just add that to your letter, please.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com

<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [<mailto:jeffk@apexdesignbuild.net>]
Sent: Tuesday, April 5, 2022 5:16 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Juan Villagomez | APEX <juanv@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: Response Letter and Cut Sheets

Bethany,

In our haste to make revisions, one item which was not sent through were the Cut Sheets for the respective fixtures at the poles/building on the Exterior. I have included those for reference, and I apologize for the delay on those as I was not at the office during the afternoon correspondence. Additionally, you will find the aforementioned prepared Response Letter addressing not only the Exceptions, but also the prior comments as well. We appreciate your help and feedback on this project and thank you for your flexibility and time as well!

Thank you,

Jeff Kilburg

Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018
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From: [Ross, Bethany](#)
To: "Raquelle Kemnitz | APEX"
Subject: RE: Response Letter and Cut Sheets: SP2022-009
Date: Friday, April 8, 2022 9:32:00 AM

Thanks! You too!

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

-----Original Message-----

From: Raquelle Kemnitz | APEX [<mailto:RaquelleK@apexdesignbuild.net>]
Sent: Friday, April 8, 2022 9:32 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Response Letter and Cut Sheets: SP2022-009

Wonderful, thanks so much!!

I hope you have a great weekend!

Thank you.

Regards,
Raquelle Kemnitz
Project Coordinator | Apex Design Build

Direct: 708.610.5000 | Main: 847.288.0100 | Website: www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018
Facebook | LinkedIn | Twitter | Vimeo | Pinterest | Instagram

-----Original Message-----

From: Ross, Bethany <bross@rockwall.com>
Sent: Friday, April 8, 2022 9:30 AM
To: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Response Letter and Cut Sheets: SP2022-009

Good Morning Raquelle,

Yes, one copy of each is great.

1. Site Plan
2. Building Elevations
3. Landscape Plan
4. Treescape Plan
5. Photometric Plan

Thank you!
Bethany Ross

Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

-----Original Message-----

From: Raquelle Kemnitz | APEX [<mailto:RaquelleK@apexdesignbuild.net>]
Sent: Friday, April 8, 2022 9:23 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Response Letter and Cut Sheets: SP2022-009

Good Morning Bethany -

Thank you again with your help this week with our comment responses, we really appreciate your time.

I was hoping to follow up this morning to ask if it would be alright for me to print out all the submitted comment responses for the meeting on April 12th.

Also, can you confirm that we will only need to provide 1 copy of each document/plans when we arrive for the meeting?

Thank you for all of your assistance!

Regards,
Raquelle Kemnitz
Project Coordinator | Apex Design Build

Direct: 708.610.5000 | Main: 847.288.0100 | Website: www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018
Facebook | LinkedIn | Twitter | Vimeo | Pinterest | Instagram

-----Original Message-----

From: Ross, Bethany <bross@rockwall.com>
Sent: Wednesday, April 6, 2022 6:10 PM
To: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Cc: Juan Villagomez | APEX <juanv@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: Re: Response Letter and Cut Sheets

Perfect. Thanks, Jeff.

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com<<mailto:bross@rockwall.com>>

<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Sent: Wednesday, April 6, 2022 5:10 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Juan Villagomez | APEX <juanv@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Response Letter and Cut Sheets

Bethany,

Please see the revisions you requested earlier. Thank you again for the productive feedback!

Thanks,

Jeff Kilburg
Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | Main: 847.288.0100 | Website: www.apexdesignbuild.net
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Vimeo<<https://vimeo.com/user88423282>> | Pinterest<<https://www.pinterest.com/apexdesignus/pins/>> |
Instagram<https://www.instagram.com/apex_design_build/>

From: Ross, Bethany <bross@rockwall.com>
Sent: Wednesday, April 6, 2022 1:20 PM
To: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Cc: Juan Villagomez | APEX <juanv@apexdesignbuild.net>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: RE: Response Letter and Cut Sheets

Great! Thank you.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com<<mailto:bross@rockwall.com>>
<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [<mailto:jeffk@apexdesignbuild.net>]
Sent: Wednesday, April 6, 2022 11:59 AM
To: Ross, Bethany <bross@rockwall.com<<mailto:bross@rockwall.com>>>
Cc: Juan Villagomez | APEX <juanv@apexdesignbuild.net<<mailto:juanv@apexdesignbuild.net>>>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net<<mailto:RaquelleK@apexdesignbuild.net>>>
Subject: Re: Response Letter and Cut Sheets

Sounds good, Bethany. I'll update and resend this evening! Appreciate your feedback.

Jeff Kilburg
Preconstruction Manager | Apex Design Build
Direct: 630.596.3764 | Main: 847.288.0100 | Website:www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018 Facebook | LinkedIn | Twitter | Vimeo | Pinterest | Instagram
From: Ross, Bethany <bross@rockwall.com<<mailto:bross@rockwall.com>>>
Sent: Wednesday, April 6, 2022 11:57 AM
To: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net<<mailto:jeffk@apexdesignbuild.net>>>
Cc: Juan Villagomez | APEX <juanv@apexdesignbuild.net<<mailto:juanv@apexdesignbuild.net>>>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net<<mailto:RaquelleK@apexdesignbuild.net>>>
Subject: RE: Response Letter and Cut Sheets

Hi Jeff,

I understand your concern about the Summer Lee Drive exception but it is still an exception that still needs 2 compensatory measures per our code and engineering.

You can easily compensate since you already have [1] three (3) extra canopy trees along Rockwall Parkway and [2] three (3) extra canopy trees along Summer Lee Drive shown on your landscape plan - just add that to your letter, please.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com<<mailto:bross@rockwall.com>>
<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [<mailto:jeffk@apexdesignbuild.net>]
Sent: Tuesday, April 5, 2022 5:16 PM
To: Ross, Bethany <bross@rockwall.com<<mailto:bross@rockwall.com>>>
Cc: Juan Villagomez | APEX <juanv@apexdesignbuild.net<<mailto:juanv@apexdesignbuild.net>>>; Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net<<mailto:RaquelleK@apexdesignbuild.net>>>
Subject: Response Letter and Cut Sheets

Bethany,

In our haste to make revisions, one item which was not sent through were the Cut Sheets for the respective fixtures at the poles/building on the Exterior. I have included those for reference, and I apologize for the delay on those as I was not at the office during the afternoon correspondence. Additionally, you will find the aforementioned prepared Response Letter addressing not only the Exceptions, but also the prior comments as well. We appreciate your help and feedback on this project and thank you for your flexibility and time as well!

Thank you,

Jeff Kilburg
Preconstruction Manager | Apex Design Build

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LinkedIn<<https://www.linkedin.com/company/apex-design-build/>> | Twitter<<https://twitter.com/APEXDB>> |
Vimeo<<https://vimeo.com/user88423282>> | Pinterest<<https://www.pinterest.com/apexdesignus/pins/>> |
Instagram<https://www.instagram.com/apex_design_build/>

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From: [Ross, Bethany](#)
To: "Jeff Kilburg | APEX"
Subject: RE: Engineering Submittal
Date: Monday, April 11, 2022 2:41:00 PM

Jeff,

As long as you feel you answered ARBs concerns, P&Z should follow suit and approve.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [mailto:jeffk@apexdesignbuild.net]
Sent: Monday, April 11, 2022 2:26 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: Engineering Submittal

Thank you, Bethany. Appreciate the feedback!

In your eyes, is there anything we're missing which will prevent approval for our Site Plan, Building Elevations/Renderings tomorrow?

Thanks,

Jeff Kilburg

Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018
[Facebook](#) | [Linkedin](#) | [Twitter](#) | [Vimeo](#) | [Pinterest](#) | [Instagram](#)

From: Ross, Bethany <bross@rockwall.com>
Sent: Monday, April 11, 2022 2:22 PM
To: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Subject: RE: Engineering Submittal

Hi Jeff,

You are correct, it will just set your timeline back a couple weeks. It will not affect our processes.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [<mailto:jeffk@apexdesignbuild.net>]
Sent: Monday, April 11, 2022 1:52 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>
Subject: Engineering Submittal

Bethany,

I just spoke with Drew Donosky from Claymoore Engineering, and he informed me that the timing for their completed Engineering Submittal will likely fall around 5/11, best case scenario. This is due to current projected workload and their Team availability. Does this impact our process with Rockwall at all beyond the fact that it pushes our timeline back by roughly (2) weeks?

Thanks,

Jeff Kilburg

Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net

Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

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From: [Ross, Bethany](#)
To: ["Jeff Kilburg | APEX"](#)
Subject: RE: ARB
Date: Tuesday, April 12, 2022 8:23:00 AM

Great! See you then.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [mailto:jeffk@apexdesignbuild.net]
Sent: Tuesday, April 12, 2022 8:17 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: Re: ARB

Sounds good. I'll be in the audience! If you or anyone else has questions, please feel free to come and grab me.

Jeff Kilburg
Preconstruction Manager | Apex Design Build
Direct: 630.596.3764 | Main: 847.288.0100 | Website:www.apexdesignbuild.net
Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018
Facebook | LinkedIn | Twitter | Vimeo | Pinterest | Instagram

From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, April 12, 2022 8:16:01 AM
To: Jeff Kilburg | APEX <jeffk@apexdesignbuild.net>
Subject: RE: ARB

Yes.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [mailto:jeffk@apexdesignbuild.net]
Sent: Tuesday, April 12, 2022 8:02 AM

To: Ross, Bethany <bröss@rockwall.com>

Subject: ARB

Bethany,

The ARB Meets today at 5pm, correct?

Thanks,

Jeff Kilburg

Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | Main: 847.288.0100 | Website: www.apexdesignbuild.net

Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

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From: [Ross, Bethany](#)
To: "Jeff Kilburg | APEX"
Cc: [Raquelle Kemnitz | APEX](#); [Juan Villagomez | APEX](#)
Subject: RE: Next City Meetings
Date: Wednesday, April 13, 2022 8:19:00 AM

Good Morning Jeff,

Site Plans do not need to go to City Council. You just need to get the revisions to the elevations with the screened parapets before you submit for the engineering process.

Thanks,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

<http://www.rockwall.com/planning/>

From: Jeff Kilburg | APEX [mailto:jeffk@apexdesignbuild.net]
Sent: Wednesday, April 13, 2022 7:39 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: Raquelle Kemnitz | APEX <RaquelleK@apexdesignbuild.net>; Juan Villagomez | APEX <juanv@apexdesignbuild.net>
Subject: Next City Meetings

Bethany,

Thank you again for your help through the Rockwall process last night, and proactive feedback. I wanted to see if we are required to be present at the City Council Meeting now that this has been approved by P&Z based on the conditional approval from the ARB. As well, when would you like to see revisions of the elevations for the parapet height?

Thank you in advance,

Jeff Kilburg

Preconstruction Manager | Apex Design Build

Direct: 630.596.3764 | **Main:** 847.288.0100 | **Website:** www.apexdesignbuild.net

Address: 9550 W. Higgins Road, Ste 170, Rosemont, IL 60018

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