



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

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

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. **Z2025-055**

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1301 S. Goliad St, Rockwall, TX**

SUBDIVISION **The Standard - Rockwall Addition**

LOT

**27**

BLOCK

**A**

GENERAL LOCATION **Located on the corner of S Goliad and Community Ln**

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-68, SH-205 Overlay**

CURRENT USE **None, Vacant lot**

PROPOSED ZONING **PD-68, SH-205 Overlay**

PROPOSED USE **Business (Medical Office Bldg)**

ACREAGE **1.4384**

LOTS [CURRENT]

**One (1)**

LOTS [PROPOSED]

**One (1)**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER **East Shore JV**

APPLICANT **Palm Development Partners, LLC**

CONTACT PERSON **Donna Perry, Venture Manager**

CONTACT PERSON **Lisa Deaton, Chief Operations Officer**

ADDRESS

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

### NOTARY VERIFICATION [REQUIRED]

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

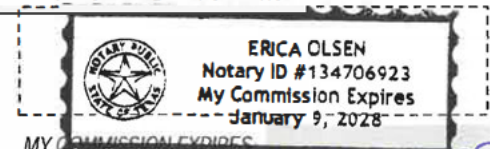
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 278.77 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF October, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.\*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF October, 2025

OWNER'S SIGNATURE

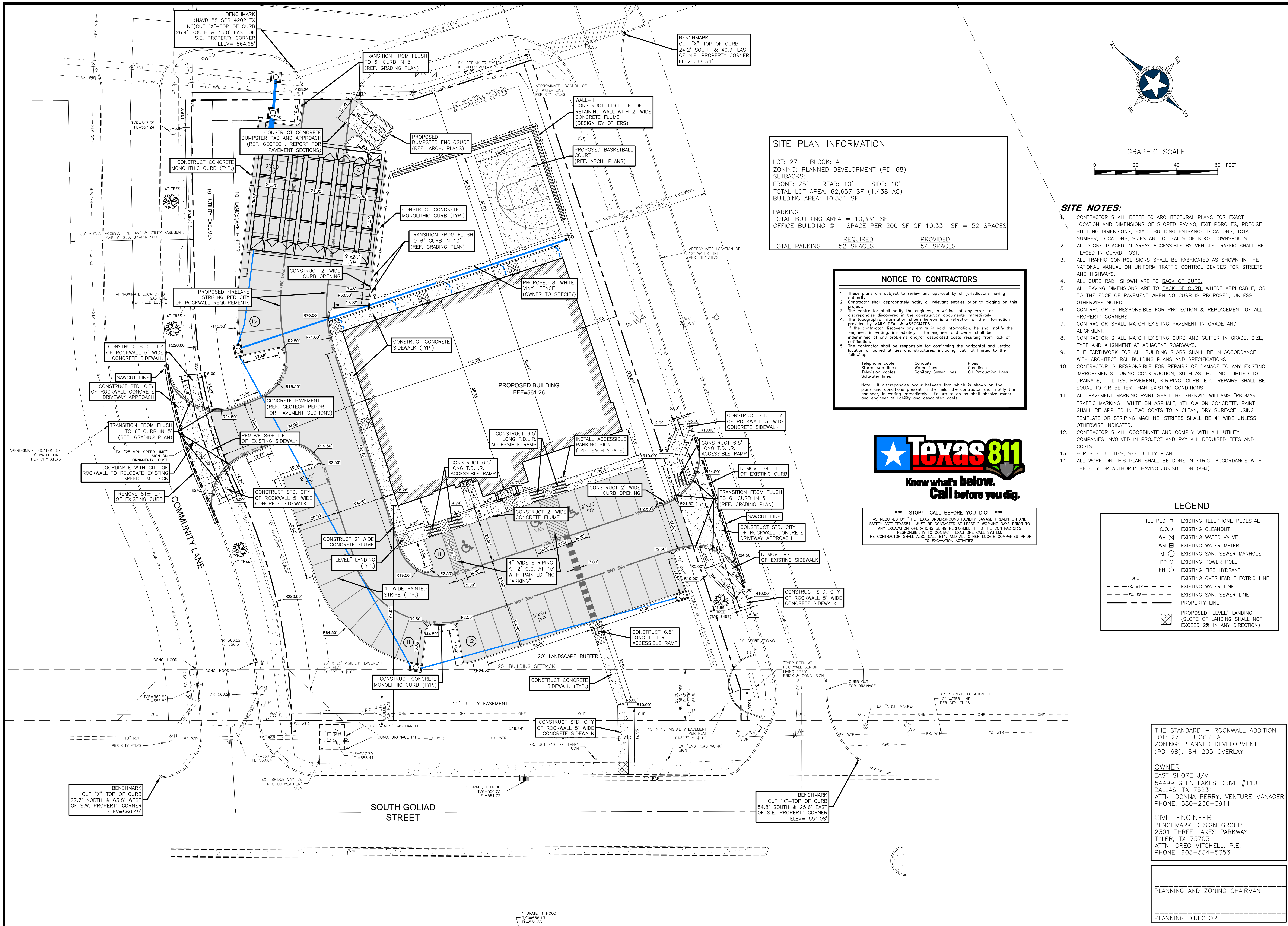
*[Handwritten Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

01-09-2028



DATE	10-17-25
REVISIONS	
SUBMITTAL	SITE PLAN SUBMITTAL
BY	CCB

**BENCHMARK**  
**DESIGN GROUP**  
CIVIL / ENVIRONMENTAL / PLANNERS

**B**

2026 REPUBLIC DRIVE SUITE B TYLER TEXAS 75701 (PH) 534-5353 (FAX) 534-5353 FROM NUMBER 7814 WWW.BENCHMARK-ENGINEERS.COM

STATE OF TEXAS  
JOHN G. MITCHELL  
92699  
LICENSED PROFESSIONAL ENGINEER  
10-17-25

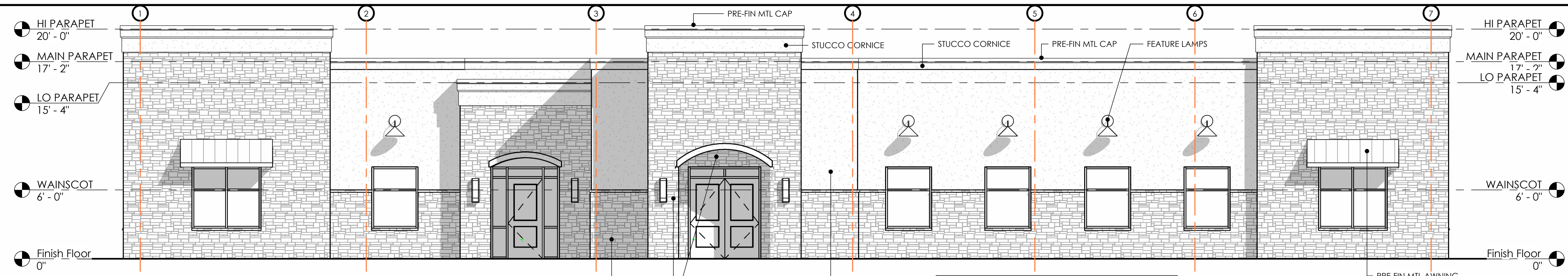
**BENCHMARK**  
DESIGN GROUP

DRAWN BY: CCB  
CHECKED BY: JGM  
DATE: JUNE 2025  
JOB NO: 2025.036

MINDFUL WELLNESS  
1301 S. GOLIAD ST.  
SITE PLAN

CASE NO.  
Z2025-055  
SHEET NO.  
C-4

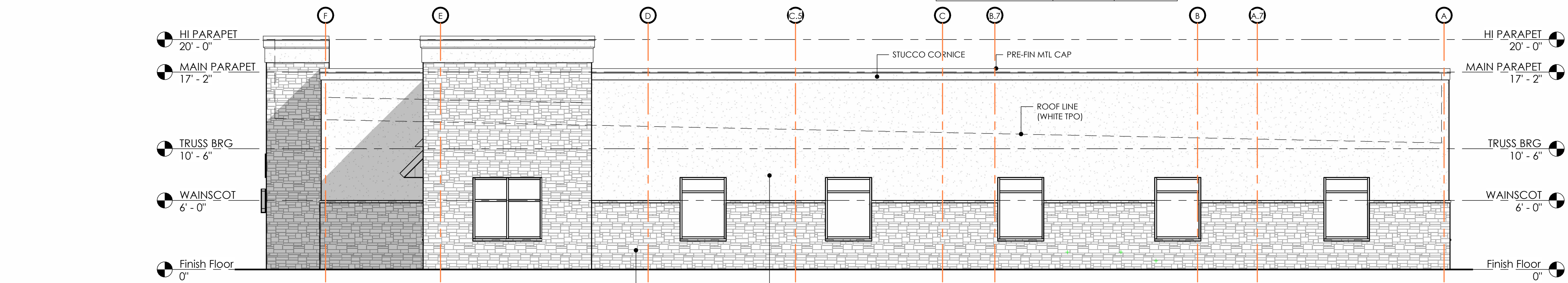
F:\Projects\2025\2025.036 Palm Development - Rockwall, Tx\dwg\2025.036.dwg, 10/14/2025 11:09:56 AM, Benchmark45



**MATERIAL - SOUTH**

Stucco	727 SF	40 %
Stone	1094 SF	60 %
Total	1821 SF	

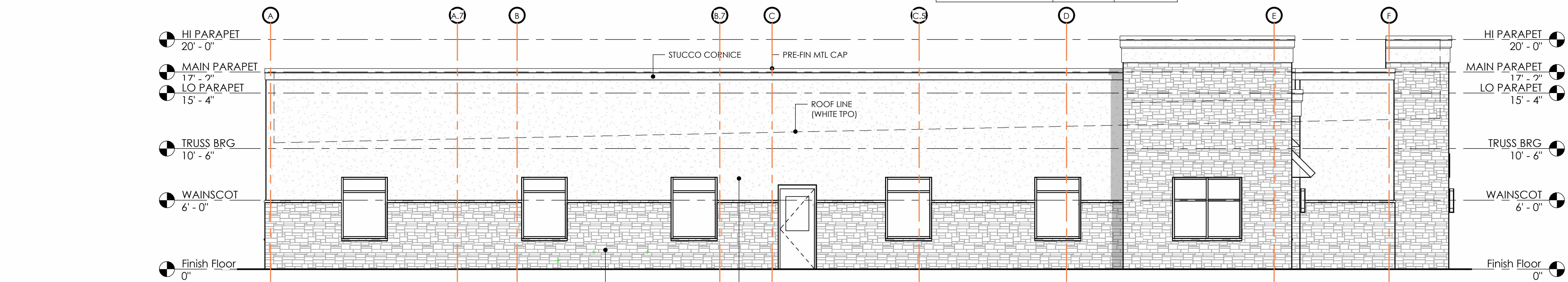
**1 SOUTH / FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**MATERIALS - EAST**

Stucco	934 SF	55 %
Stone	754 SF	45 %
Total	1688 SF	

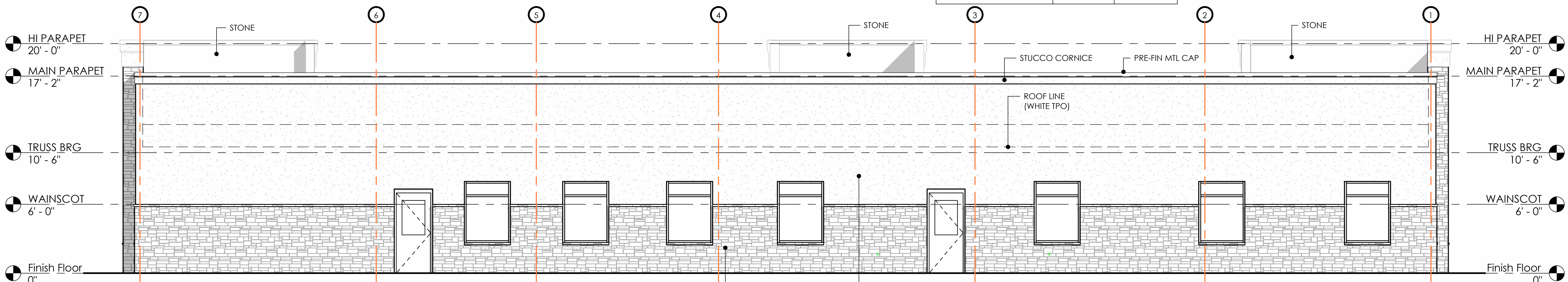
**2 EAST / RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"



**MATERIAL - WEST**

Stucco	924 SF	45 %
Stone	770 SF	55 %
Total	1694 SF	

**3 WEST / LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"



**MATERIAL - NORTH**

Stucco	1199 SF	63 %
Stone	703 SF	37 %
Total	1902 SF	

**4 NORTH / REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

**REVISIONS**

NO.	DESCRIPTION	BY	DATE

**CONSULTANT**

*Preliminary  
Not For Construction*

**TLM ASSOCIATES, INC.**  
ARCHITECTS + ENGINEERS  
www.tlmae.com  
117 East Lafayette Street Jackson, Tennessee  
731.988.9840 (phone) - 731.988.9959 (fax)

**ARCHITECTURAL ELEVATIONS**  
FOR  
**MINDFUL HEALTH**  
ROCKWALL, TEXAS FACILITY  
**PALM DEVELOPMENT**  
1301 S. GOLIAD ST. ROCKWALL, TEXAS 75087

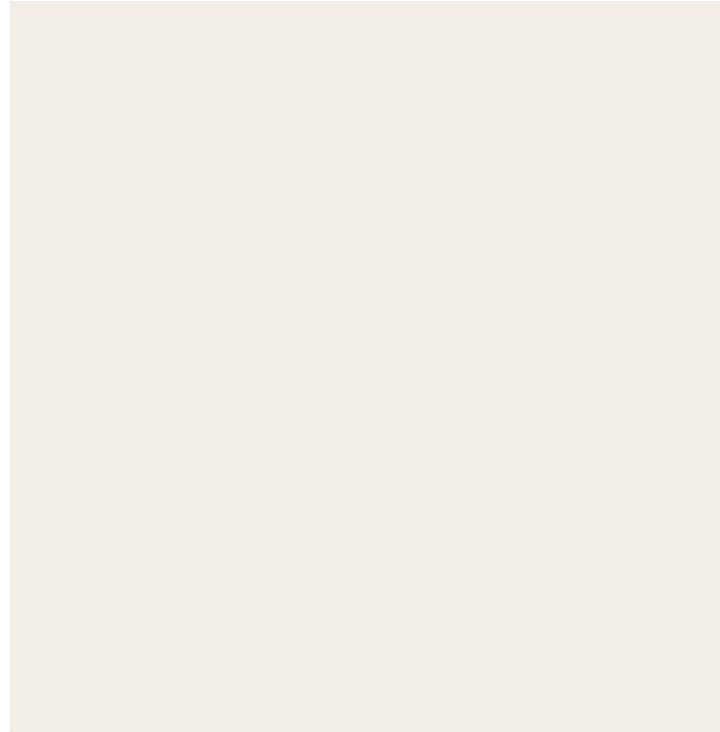


## Exterior Material Specifications

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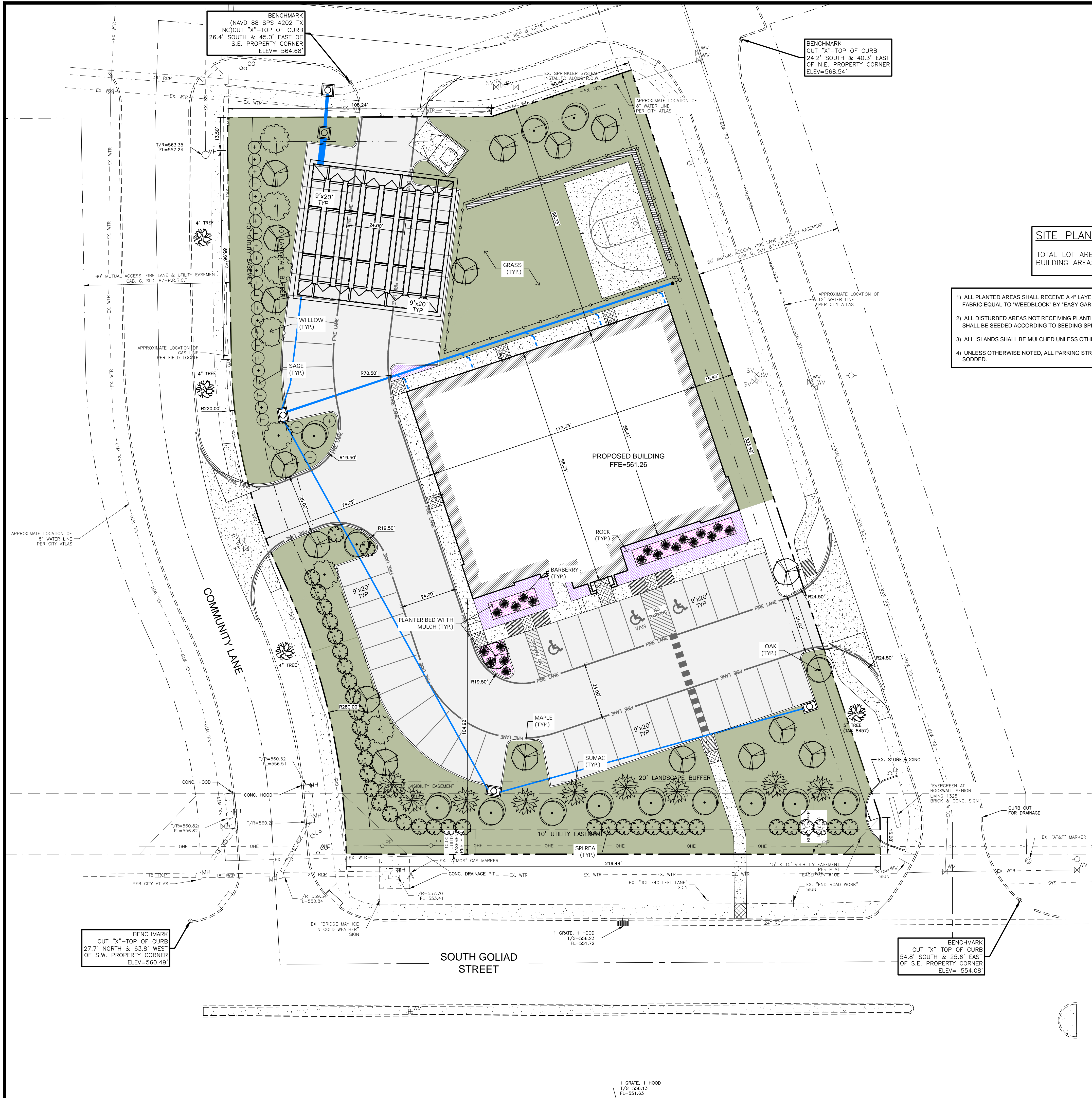
Mountain Stone, Classic Series  
Profile: Ledgeplus  
Color: Aspen



Dryvit EIFS  
Color: Super White



Exterior Metal Finish  
Color: Dark Bronze



**LEGEND**

- TEL PED □ EXISTING TELEPHONE PEDESTAL
- C.O.O □ EXISTING CLEANOUT
- WV ⊗ EXISTING WATER VALVE
- WM ⊗ EXISTING WATER METER
- MH ⊗ EXISTING SAN. SEWER MANHOLE
- PP ⊗ EXISTING POWER POLE
- FH ⊗ EXISTING FIRE HYDRANT
- OHE --- EXISTING OVERHEAD ELECTRIC LINE
- EX. WTR --- EXISTING WATER LINE
- EX. SS --- EXISTING SAN. SEWER LINE
- --- PROPERTY LINE

**GRAPHIC SCALE**  
0 20 40 60 FEET

**LANDSCAPE TABULATIONS**

	REQUIRED	PROVIDED
TOTAL LANDSCAPING:	12,532 SF	26,281 SF
TOTAL STREET YARD LANDSCAPING	6,266 SF	12,225 SF
TOTAL LANDSCAPING REQUIRED @ 20% OF 62,657 SF = 12,532 SF		
TOTAL STREET YARD LANDSCAPING REQUIRED @ 50% OF 12,532 SF = 6,266 SF		

**NOTES:**

- IRRIGATION SHALL MEET REQUIREMENTS OF UDC.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A HOSE CONNECTION LOCATED WITHIN 50' OF ALL LANDSCAPED AREAS OR AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR (DESIGNED BY SUCCESSFUL CONTRACTOR).
- OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

**SITE PLAN INFORMATION**

TOTAL LOT AREA: 62,657 SF (1.438 AC)  
BUILDING AREA: 10,331 SF

- ALL PLANTED AREAS SHALL RECEIVE A 4" LAYER OF HARDWOOD MULCH OVER 10 MIL FABRIC EQUAL TO "WEEDBLOCK" BY "EASY GARDENER".
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDDED ACCORDING TO SEEDING SPECIFICATIONS.
- ALL ISLANDS SHALL BE MULCHED UNLESS OTHERWISE NOTED
- UNLESS OTHERWISE NOTED, ALL PARKING STRIPS, ISLANDS AND BERMS SHALL BE SODDED.

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
17	(Symbol)	OAK	Texas Red Oak	Quercus Falcata	4" caliper
18	(Symbol)	MAPLE	October Glory Maple	Acer rubrum 'october glory'	4" caliper
7	(Symbol)	WILLOW	Desert Willow	Chilopsis linearis	4' minimum height
9	(Symbol)	SUMAC	Flameleaf Sumac	Rhus lanceolata	4' minimum height

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
26	(Symbol)	SAGE	Texas Sage	Leucophyllum sp.	3 gallon, minimum 36" Ht. at planting
38	(Symbol)	SPIREA	Bridal Wreath Spirea	Spiraea cantoniensis	3 gallon, minimum 36" Ht. at planting
21	(Symbol)	BARBERRY	Berberis thunbergii 'crimson pygmy'	Berberis thunbergii 'crimson pygmy'	3 gallon

GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(Symbol)	GRASS	Tahoma 31 Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN	(Symbol)	ROCK	Loose Rock		Rock shall be 3" - 1 1/2" diameter and 3"-4" deep
AS SHOWN	(Symbol)	MULCH	Mulch		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



**\*\*\* STOP! CALL BEFORE YOU DIG! \*\*\***

AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT "TEXAS811" MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IF THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS 811 CALL SYSTEM. THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

**NOTICE TO CONTRACTORS**

- These plans are subject to review and approval by all jurisdictions having authority.
- Contractor shall appropriately notify all relevant entities prior to digging on this project.
- The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
- The topographic information shown herein is a reflection of the information provided by MARK DEAL & ASSOCIATES. If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
- The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:  
Telephone cables, Stormwater lines, Television cables, Sanitary sewer lines, Conduits, Sanitary sewer lines, Pipes, Gas lines, Oil Production lines, Saltwater lines.

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

THE STANDARD -- ROCKWALL ADDITION LOT: 27 PLOUCK: A ZONING: SLOUKED DEVELOPMENT (PD-68), SH-205 OVERLAY

**OWNER**  
EAST SHORE J/V  
54499 GLEN LAKES DRIVE #110  
DALLAS, TX 75231  
ATTN: DONNA PERRY, VENTURE MANAGER  
PHONE: 580-236-3911

**CIVIL ENGINEER**  
BENCHMARK DESIGN GROUP  
2301 THREE LAKES PARKWAY  
TYLER, TX 75703  
ATTN: GREG MITCHELL, P.E.  
PHONE: 903-534-5353

PLANNING AND ZONING CHAIRMAN  
PLANNING DIRECTOR

PROJECT: 2025.036 Palm Development - Rockwall, TX (10/14/2025 11:10:58 AM) Benchmark45

DATE: 10-17-25  
SUBMITTAL / REVISIONS: SITE PLAN SUBMITTAL  
BY: CCB

**BENCHMARK DESIGN GROUP**  
CIVIL / ENVIRONMENTAL / PLANNERS

STATE OF TEXAS  
JOHN G. MITCHELL  
92699  
LICENSED PROFESSIONAL ENGINEER  
10-17-25

**BENCHMARK DESIGN GROUP**

DRAWN BY: CCB  
CHECKED BY: JGM  
DATE: JUNE 2025  
JOB NO: 2025.036

MINDFUL WELLNESS  
1301 S. GOLIAD ST.  
LANDSCAPE PLAN

CASE NO.  
Z2025-055  
SHEET NO.  
L-1

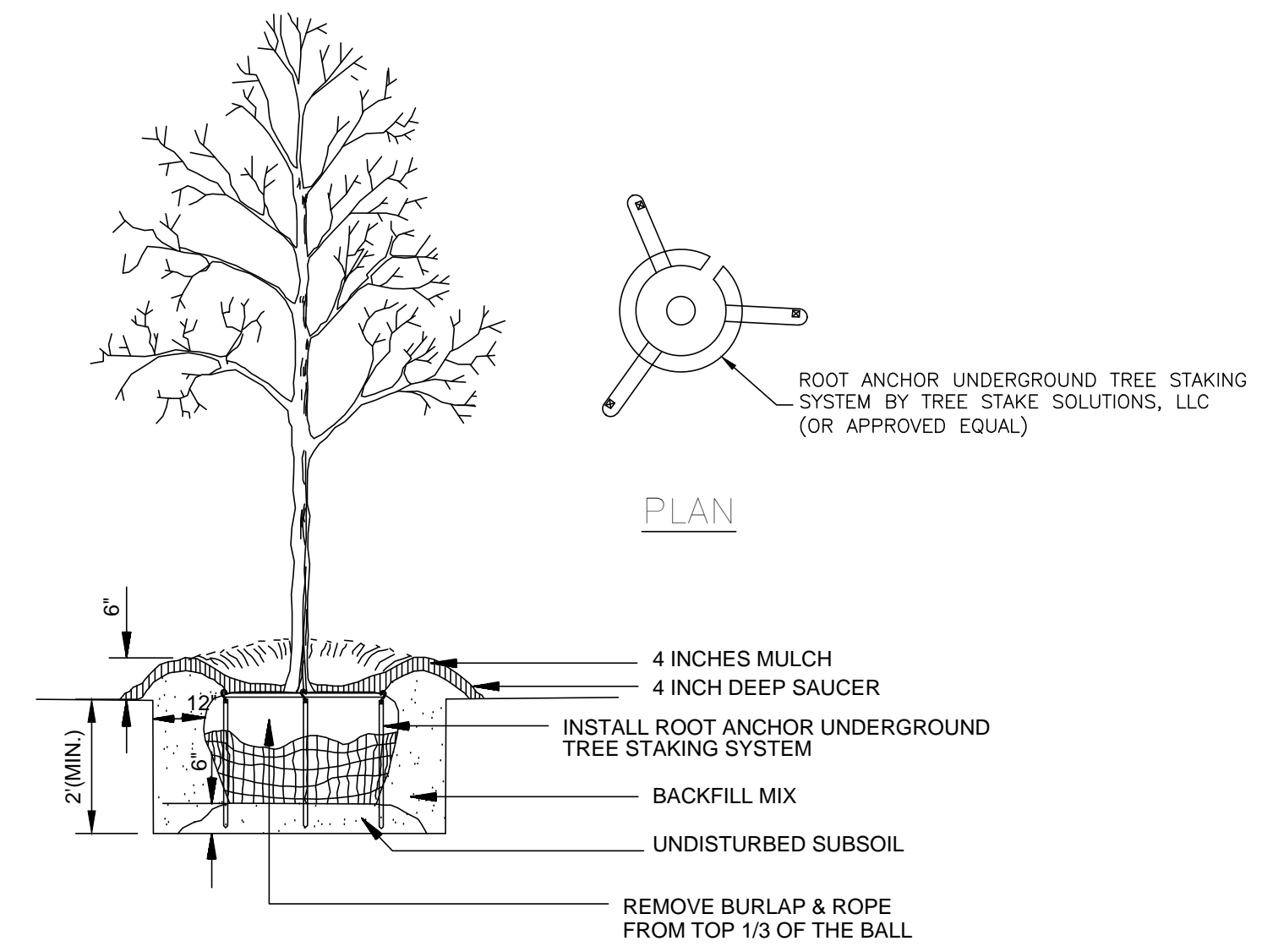
Copyright 2004, Benchmark Design Group, LLC

**GENERAL LANDSCAPE NOTES:**

TREES OVERHANGING SIDEWALKS, DRIVEWAYS OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.  
 TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.  
 TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRELANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.  
 ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.  
 LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS.  
 HARDWOOD MULCH SHALL BE PLACED AT A MINIMUM 4" DEPTH THROUGHOUT LANDSCAPED BEDS.  
 NO TREE OR SHRUB SHALL BE PLANTED IN ANY SERVITUDE OR EASEMENT WITHOUT THE WRITTEN PERMISSION OF THE USER AGENCY(IES).

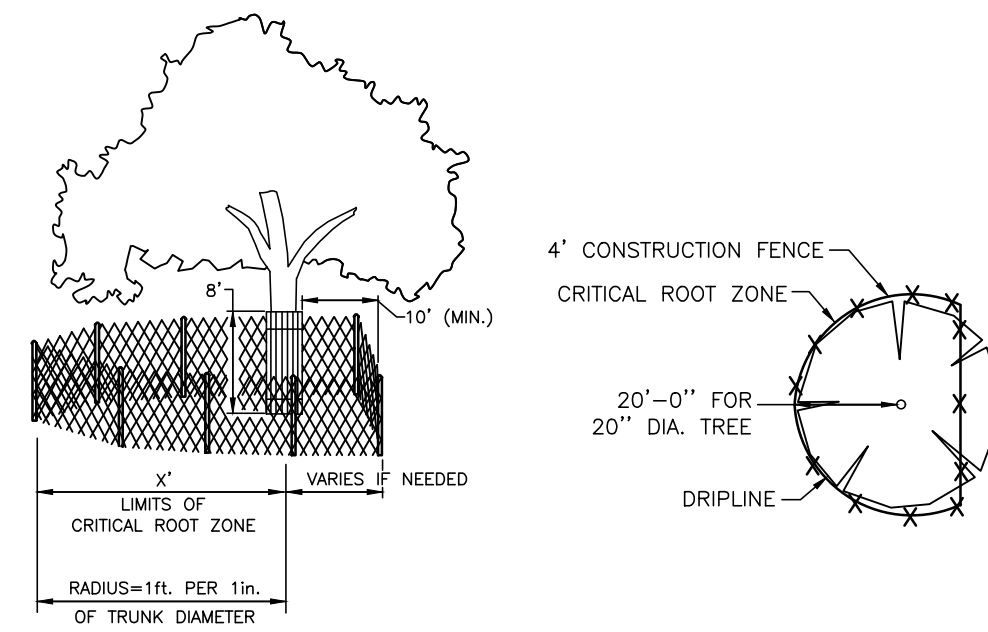
**IRRIGATION NOTES**

VERIFY "STATIC" PRESSURE AVAILABLE AT THE SITE AND NOTIFY THE ENGINEER IF LESS THAN 35 P.S.I.  
 AN 18" DEPTH TRENCH SHALL BE REQUIRED FOR ALL PRESSURE LINES. A 12" DEPTH TRENCH SHALL BE REQUIRED FOR ALL LATERAL LINES.  
 PURPLE PRIMER SHALL BE REQUIRED ON ALL WELDS BEFORE GLUING.  
 SNAKE PRESSURE LINE IN TRENCH AT LEAST ONE (1') FOOT PER 100', TO ALLOW FOR THERMAL EXPANSION.  
 ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN APPROPRIATE BOXES AS PER MANUFACTURERS RECOMMENDATIONS.  
 ALL IRRIGATION PRODUCTS SHOWN ON THIS PLAN SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.  
 ALL LATERAL LINES SHALL BE CLASS 200 PVC.  
 ADJUSTMENTS TO HEADS MAY BE REQUIRED DURING CONSTRUCTION.  
 ALL IRRIGATION LINES ARE TO BE LOCATED WITHIN LANDSCAPED AREAS AND PLACED ADJACENT TO CURBS WHENEVER POSSIBLE.  
 NO IRRIGATION LINES SHALL BE PLACED IN POSSIBLE CONFLICT WITH OTHER TRADES OR UTILITIES.  
 ALL LINES UNDER PAVEMENT SHALL BE SLEEVED WITH SCH 40 WITH IRRIGATION WIRING IN A SEPARATE 2" SCH 40 SLEEVE.  
 IRRIGATION CONTRACTOR IS TO ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS.  
 110 VOLT AC TO BE PROVIDED BY GENERAL CONTRACTOR TO THE CONTROLLER.  
 BACKFLOW PREVENTION DEVICE TO BE PER CITY REQUIREMENTS - 1" FEBCO 805Y- LOCATED IN HOT-BOX FIBERGLASS, FLIP-TOP ENCLOSURE OR APPROVED EQUAL, ENCLOSURE MUST COMPLY WITH ASSE 1060.  
 NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ENGINEER SHOWN ON THESE PLANS.  
 CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS BEFORE STARTING WORK AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS IN THE WORK AREA.  
 ALL SLEEVES UNDER PAVEMENT TO EXTEND A MINIMUM 12" BEYOND PAVING.  
 THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THIS PLAN WHEN IT IS OBVIOUS THAT THE IRRIGATION DESIGN IS IN CONFLICT WITH ON-SITE FEATURES THAT MAY NOT HAVE BEEN CONSIDERED IN THE DESIGN. IN THE EVENT THAT THIS HAPPENS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IN WRITING. IF THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY REVISIONS.



**TYPICAL TREE PLANTING DETAIL**

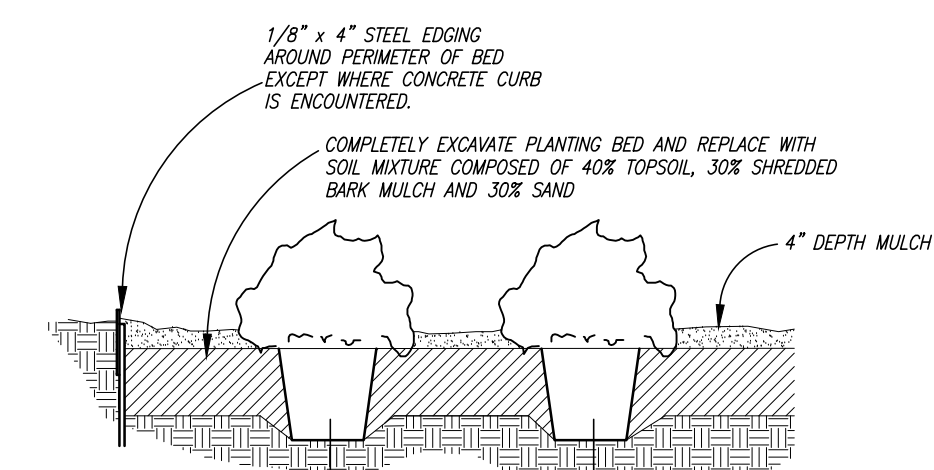
NOT TO SCALE



IF "X" IS NOT ACHIEVABLE, CONTRACTOR SHALL PROVIDE AT LEAST 10" (MIN.), IF LESS THAN 10", THEN ADD BOARDS STRAPPED TO TRUNK.

**TREE PROTECTION DETAIL**

N.T.S.



**TYPICAL SHRUB PLANTING DETAIL**

NOT TO SCALE

THE STANDARD - ROCKWALL ADDITION  
 LOT: 27 BLOCK: A  
 ZONING: PLANNED DEVELOPMENT (PD-68), SH-205 OVERLAY  
 OWNER  
 EAST SHORE J/V  
 54499 GLEN LAKES DRIVE #110  
 DALLAS, TX 75231  
 ATTN: DONNA PERRY, VENTURE MANAGER  
 PHONE: 580-236-3911  
 CIVIL ENGINEER  
 BENCHMARK DESIGN GROUP  
 2301 THREE LAKES PARKWAY  
 TYLER, TX 75703  
 ATTN: GREG MITCHELL, P.E.  
 PHONE: 903-534-5353

PLANNING AND ZONING CHAIRMAN

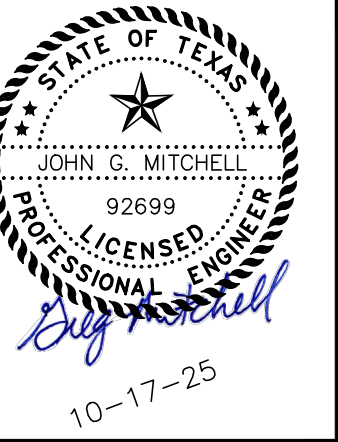
PLANNING DIRECTOR

DATE	REVISIONS	BY
10-17-25	SITE PLAN SUBMITTAL	CCB

**BENCHMARK DESIGN GROUP**  
 CIVIL / ENVIRONMENTAL / PLANNERS



2024 REPUBLIC DRIVE SUITE B TYLER TEXAS 75701, (903) 534-5353 - FIRM NUMBER 77814 - WWW.BENCHMARKENGINEERS.COM



10-17-25

DRAWN BY: CCB

CHECKED BY: JGM

DATE: JUNE 2025

JOB NO: 2025.036

MINDFUL WELLNESS  
 1301 S. GOLIAD ST.

LANDSCAPE  
 DETAILS

CASE NO.

Z2025-055

SHEET NO.

L-2



REVISIONS

NO.	DATE	BY	DESCRIPTION

CONSULTANT

COLLIER  
CE PROJECT NO. 25-098

Preliminary  
Not For Construction

**TLM ASSOCIATES, INC.**  
ARCHITECTS + ENGINEERS  
www.tlmae.com  
117 East Lafayette Street Jackson, Tennessee  
731.988.9840 (phone) - 731.988.9957 (fax)

SITE PHOTOMETRIC PLAN  
FOR  
**MINDFUL HEALTH**  
ROCKWALL, TEXAS FACILITY  
**PALM DEVELOPMENT**  
1301 S. GOLIAD ST., ROCKWALL, TEXAS 75087

15 OCT 2025

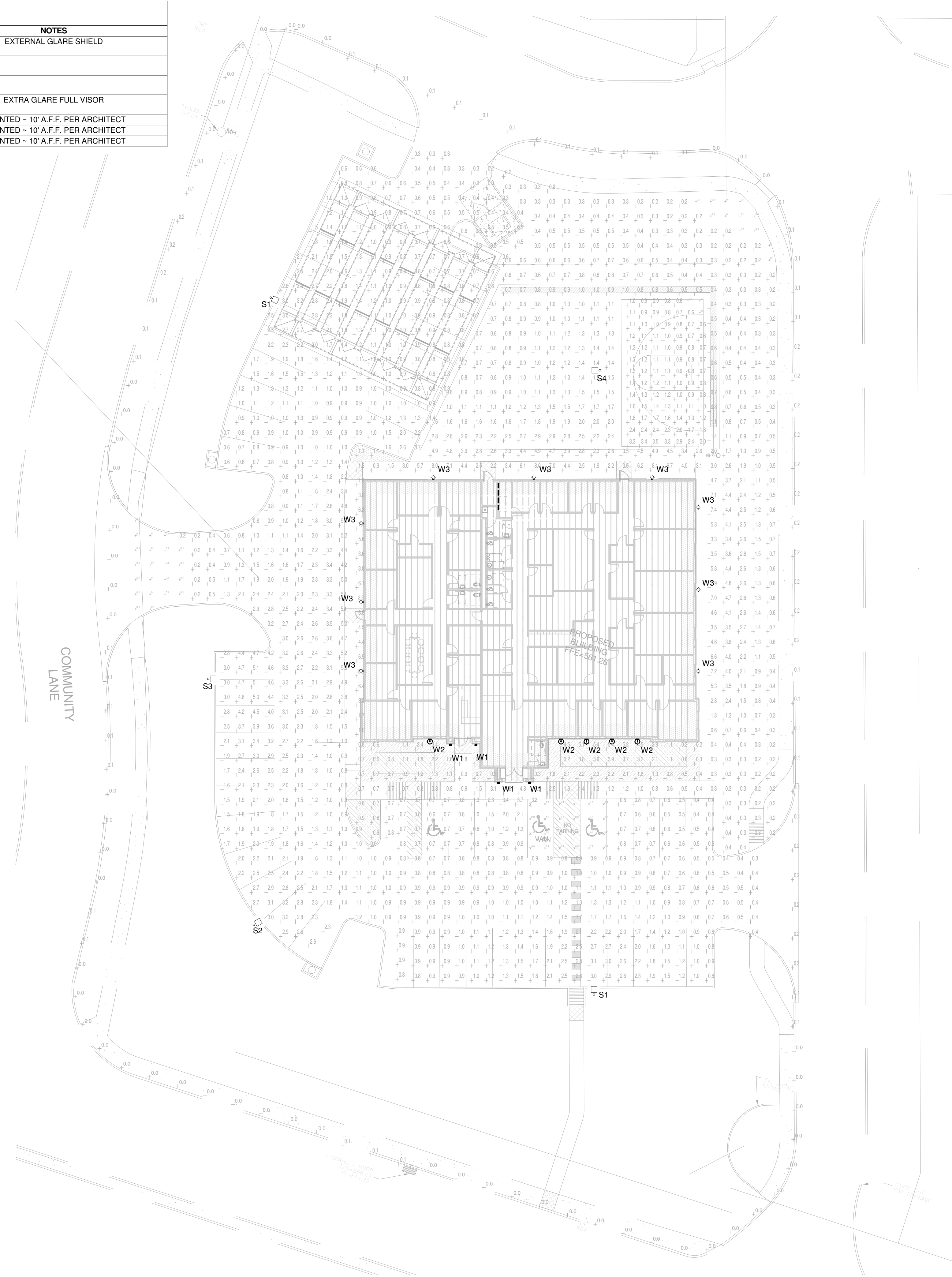
T0105

**E0.1**

LIGHTING SCHEDULE					
TAG	DESCRIPTION	MANUFACTURER	MODEL NO.	LAMPS	NOTES
S1	LED SITE LIGHT WITH TYPE DISTRIBUTION 'R4' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE (71 W)	LITHONIA	RSX2 LED 40K R4 MVOLT SPA RSX2EGS	LED	EXTERNAL GLARE SHIELD
S2	LED SITE LIGHT WITH TYPE DISTRIBUTION 'R4' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE (71 W)	LITHONIA	RSX2 LED 40K R4 MVOLT SPA	LED	
S3	LED SITE LIGHT WITH TYPE DISTRIBUTION 'AFR' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE (71 W)	LITHONIA	RSX2 LED 40K AFR MVOLT SPA	LED	
S4	LED SITE LIGHT WITH TYPE DISTRIBUTION 'R5' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE (111 W)	LITHONIA	RSX2 LED 40K R5 MVOLT SPA RSX2EGFV	LED	EXTRA GLARE FULL VISOR
W1	EXTERIOR WALL SCONCE (100 W)	QUOIZEL	WAE8408MBK	LED	MOUNTED ~ 10' A.F.F. PER ARCHITECT
W2	EXTERIOR WALL DOWNLIGHT (15 W)	MINKA-LAVERY	71169-143C-L	LED	MOUNTED ~ 10' A.F.F. PER ARCHITECT
W3	LED WALL LIGHT (24 W)	LITHONIA	WFX1 P2 LED 40K MVOLT	LED	MOUNTED ~ 10' A.F.F. PER ARCHITECT



PHOTOMETRIC CALCULATIONS	
ADA PARKING	
Average	1.1 fc
Maximum	3.2 fc
Minimum	0.7 fc
Max/Min	4.6:1
Average/Min	1.6:1
BASKETBALL COURT	
Average	1.3 fc
Maximum	3.5 fc
Minimum	0.5 fc
Max/Min	7.0:1
Average/Min	2.6:1
EXT BUILDING	
Average	1.5 fc
Maximum	8.3 fc
Minimum	0.1 fc
Max/Min	83.0:1
Average/Min	15.0:1
Parking Lot	
Average	1.4 fc
Maximum	5.4 fc
Minimum	0.1 fc
Max/Min	54.0:1
Average/Min	14.0:1
PROPERTY LINE	
Average	0.1 fc
Maximum	0.2 fc
Minimum	0.0 fc
Max/Min	N/A
Average/Min	N/A





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. **Z2025-055**

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1301 S. Goliad St, Rockwall, TX**

SUBDIVISION **The Standard - Rockwall Addition**

LOT

**27**

BLOCK

**A**

GENERAL LOCATION **Located on the corner of S Goliad and Community Ln**

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-68, SH-205 Overlay**

CURRENT USE **None, Vacant lot**

PROPOSED ZONING **PD-68, SH-205 Overlay**

PROPOSED USE **Business (Medical Office Bldg)**

ACREAGE **1.4384**

LOTS [CURRENT]

**One (1)**

LOTS [PROPOSED]

**One (1)**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER **East Shore JV**

APPLICANT **Palm Development Partners, LLC**

CONTACT PERSON **Donna Perry, Venture Manager**

CONTACT PERSON **Lisa Deaton, Chief Operations Officer**

ADDRESS

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### NOTARY VERIFICATION [REQUIRED]

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

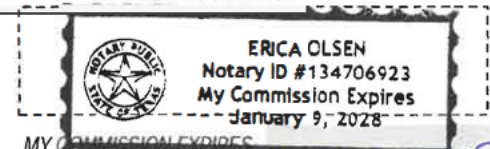
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 278.77 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF October, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.\*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF October, 2025

OWNER'S SIGNATURE

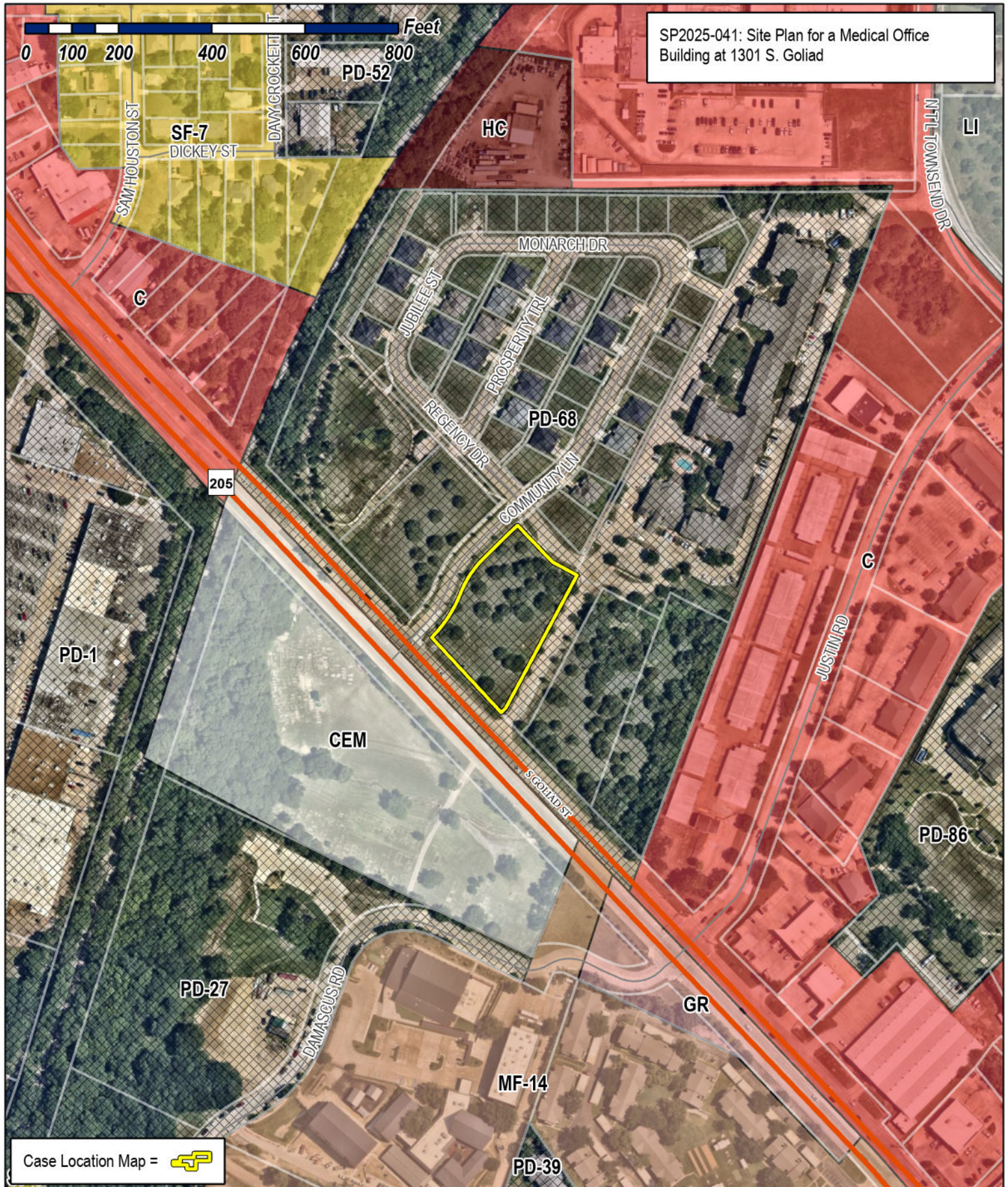
*Donna Perry*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

01-09-2028



SP2025-041: Site Plan for a Medical Office Building at 1301 S. Goliad

Case Location Map = 

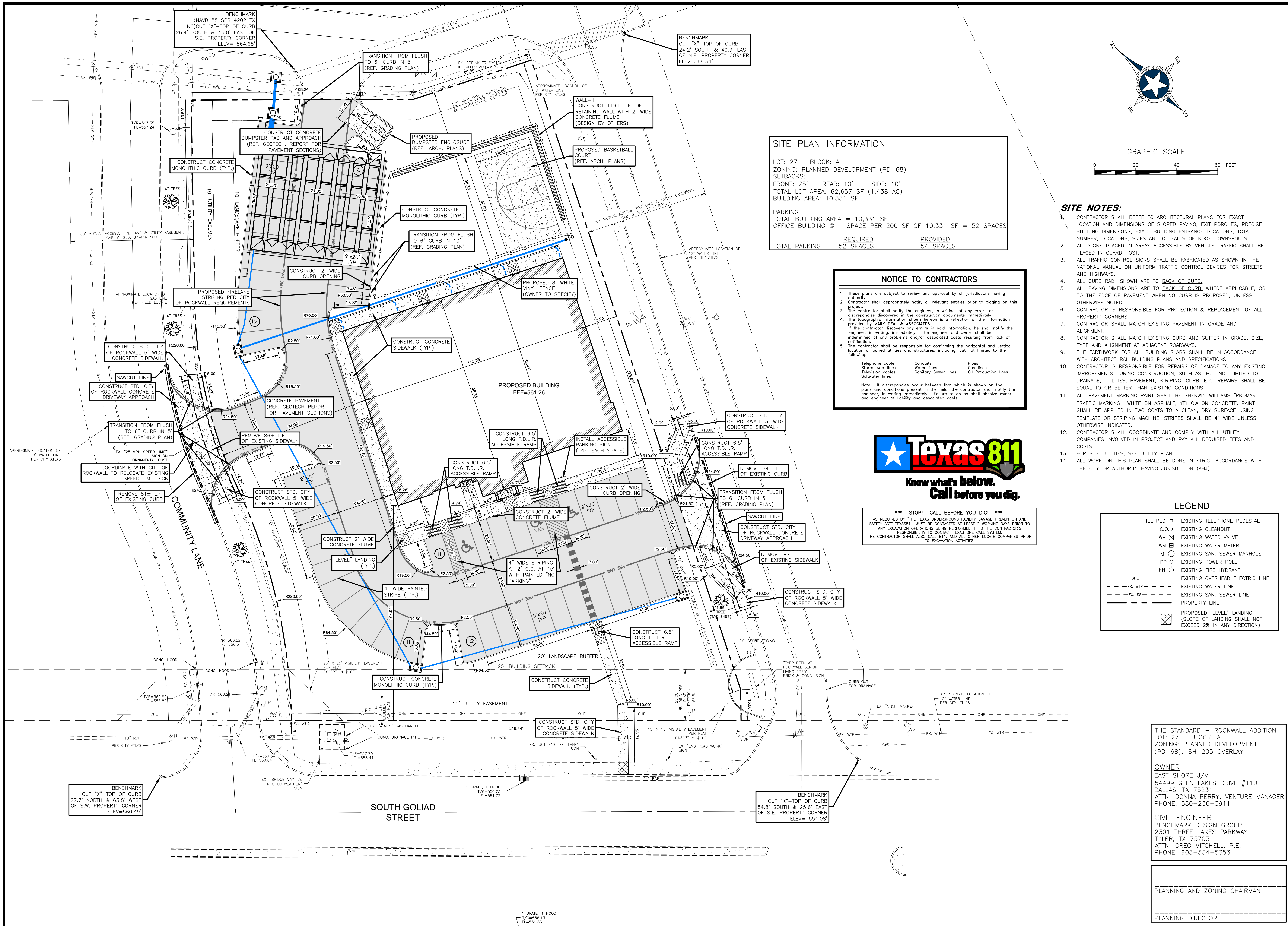


# City of Rockwall

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

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





DATE	10-17-25
BY	CCB
REVISIONS	
SUBMITTAL	

**BENCHMARK**  
**DESIGN GROUP**  
 CIVIL / ENVIRONMENTAL / PLANNERS

2026 REPUBLIC DRIVE SUITE B TYLER TEXAS 75701 (PH) 936-534-5353 (FAX) 936-534-5353 WWW.BENCHMARK-ENGINEERS.COM

STATE OF TEXAS  
 JOHN G. MITCHELL  
 92699  
 LICENSED PROFESSIONAL ENGINEER  
 10-17-25

**BENCHMARK**  
 DESIGN GROUP

DRAWN BY: CCB

CHECKED BY: JGM

DATE: JUNE 2025

JOB NO: 2025.036

MINDFUL WELLNESS  
 1301 S. GOLIAD ST.  
 SITE PLAN

CASE NO.  
 Z2025-055

SHEET NO.  
 C-4

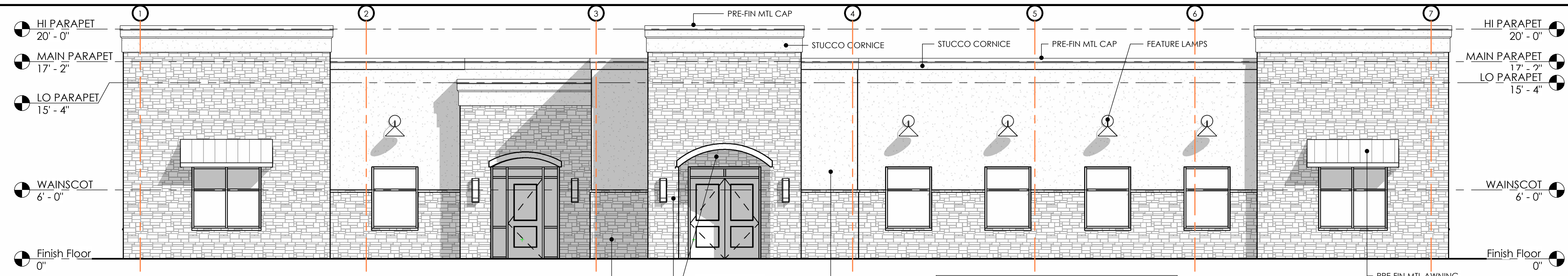
THE STANDARD - ROCKWALL ADDITION  
 LOT: 27 BLOCK: A  
 ZONING: PLANNED DEVELOPMENT (PD-68), SH-205 OVERLAY

**OWNER**  
 EAST SHORE J/V  
 54499 GLEN LAKES DRIVE #110  
 DALLAS, TX 75231  
 ATTN: DONNA PERRY, VENTURE MANAGER  
 PHONE: 580-236-3911

**CIVIL ENGINEER**  
 BENCHMARK DESIGN GROUP  
 2301 THREE LAKES PARKWAY  
 TYLER, TX 75703  
 ATTN: GREG MITCHELL, P.E.  
 PHONE: 903-534-5353

PLANNING AND ZONING CHAIRMAN  
 \_\_\_\_\_  
 PLANNING DIRECTOR  
 \_\_\_\_\_

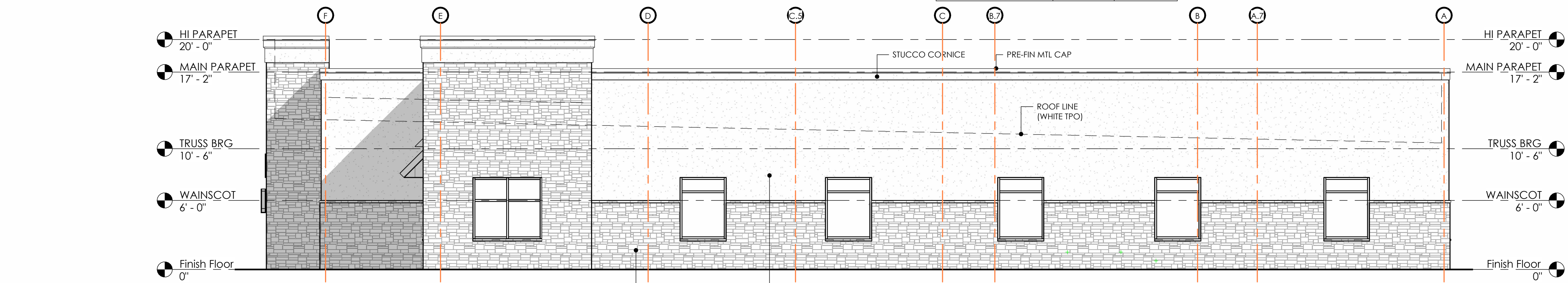
F:\Projects\2025\2025.036 Palm Development - Rockwall, Tx\dwg\2025.036.dwg, 10/14/2025 11:09:56 AM, Benchmark45



**MATERIAL - SOUTH**

Stucco	727 SF	40 %
Stone	1094 SF	60 %
<b>Total</b>	<b>1821 SF</b>	

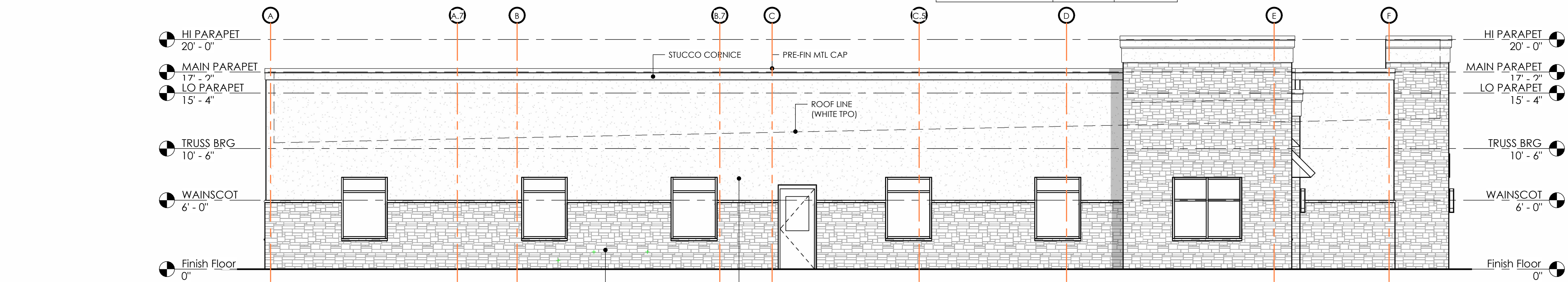
**1 SOUTH / FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**MATERIALS - EAST**

Stucco	934 SF	55 %
Stone	754 SF	45 %
<b>Total</b>	<b>1688 SF</b>	

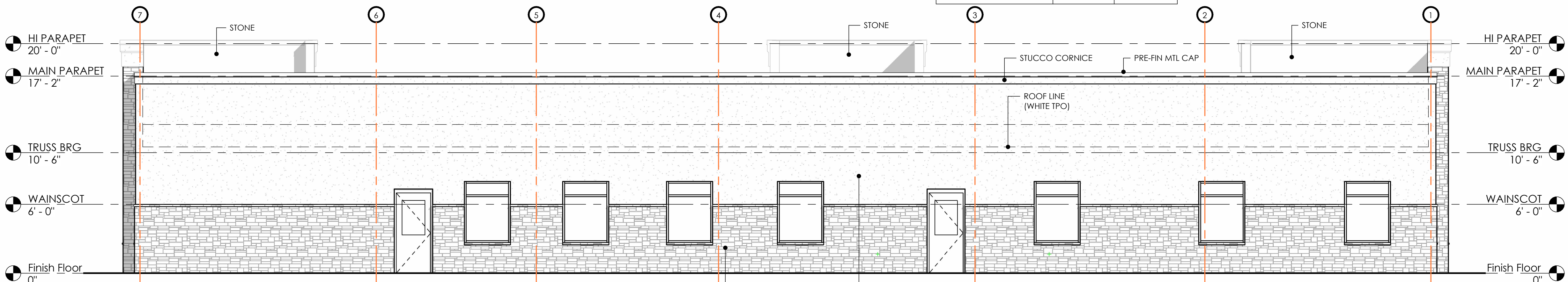
**2 EAST / RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"



**MATERIAL - WEST**

Stucco	924 SF	45 %
Stone	770 SF	55 %
<b>Total</b>	<b>1694 SF</b>	

**3 WEST / LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"



**MATERIAL - NORTH**

Stucco	1199 SF	63 %
Stone	703 SF	37 %
<b>Total</b>	<b>1902 SF</b>	

**4 NORTH / REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

**REVISIONS**

NO.	DATE	DESCRIPTION

CONSULTANT

*Preliminary*  
Not For Construction

**TLM ASSOCIATES, INC.**  
ARCHITECTS + ENGINEERS  
www.tlmae.com  
117 East Lafayette Street Jackson, Tennessee  
731.988.9840 (phone) - 731.988.9959 (fax)

ARCHITECTURAL ELEVATIONS  
FOR  
**MINDFUL HEALTH**  
ROCKWALL, TEXAS FACILITY  
**PALM DEVELOPMENT**  
1301 S. GOLIAD ST. ROCKWALL, TEXAS 75087

REVISIONS

NO.	DATE	BY	DESCRIPTION

CONSULTANT

*Preliminary  
 Not For Construction*

**TLM ASSOCIATES, INC.**  
 ARCHITECTS + ENGINEERS

www.tlmae.com  
 117 East Lafayette Street Jackson, Tennessee  
 731.988.9840 (phone) - 731.988.9959 (fax)

RENDERING

**MINDFUL HEALTH**  
 ROCKWALL, TEXAS FACILITY

FOR  
**PALM DEVELOPMENT**  
 1301 S. GOLIAD ST. ROCKWALL, TEXAS 75087

15 AUG 2025

T0105

**DP1**

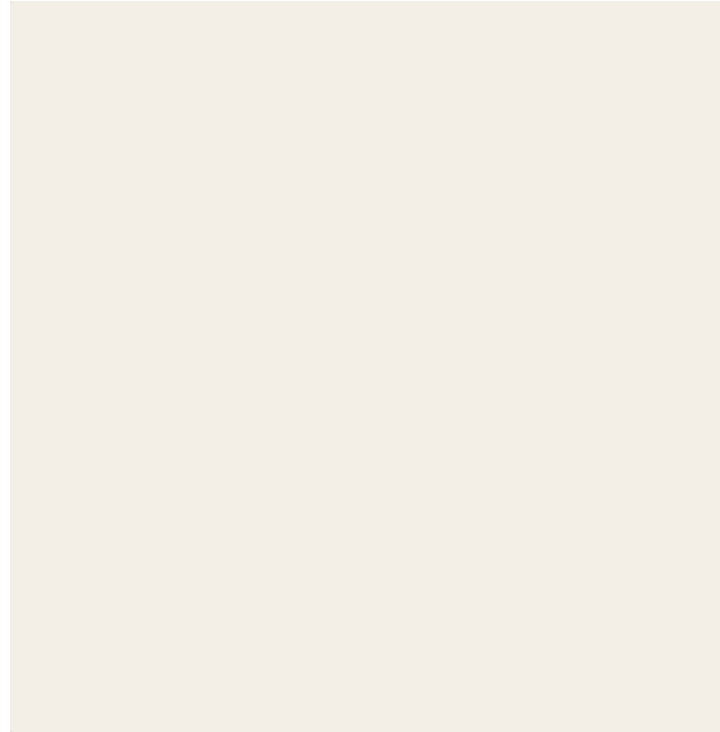


## Exterior Material Specifications

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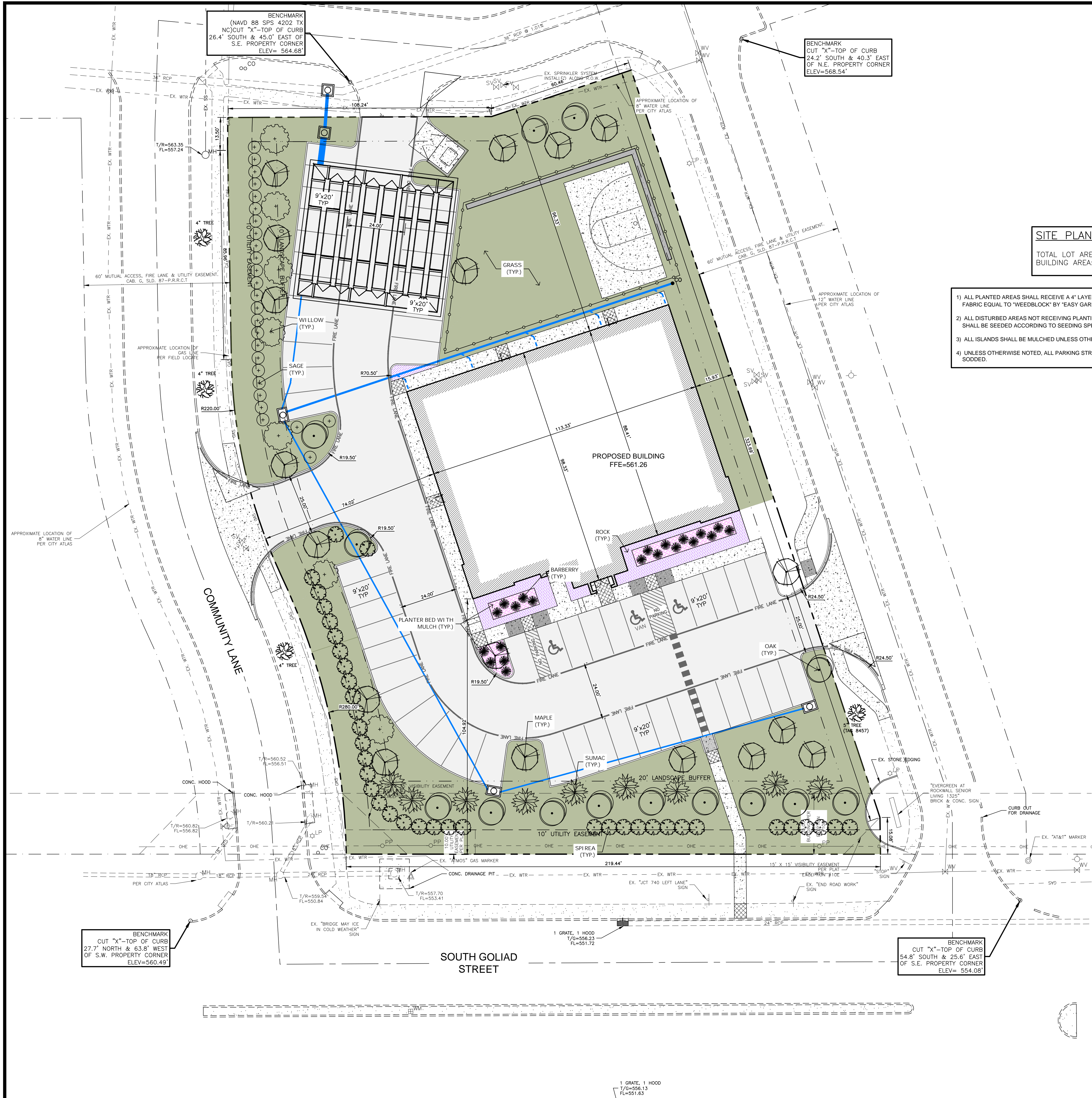
Mountain Stone, Classic Series  
Profile: Ledgeplus  
Color: Aspen



Dryvit EIFS  
Color: Super White



Exterior Metal Finish  
Color: Dark Bronze



**LEGEND**

- TEL PED □ EXISTING TELEPHONE PEDESTAL
- C.O.O □ EXISTING CLEANOUT
- WV ⊗ EXISTING WATER VALVE
- WM ⊕ EXISTING WATER METER
- MH ⊙ EXISTING SAN. SEWER MANHOLE
- PP ⊙ EXISTING POWER POLE
- FH ⊙ EXISTING FIRE HYDRANT
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EX. WTR — EXISTING WATER LINE
- EX. SS — EXISTING SAN. SEWER LINE
- — — — — PROPERTY LINE

**LANDSCAPE TABULATIONS**

	REQUIRED	PROVIDED
TOTAL LANDSCAPING:	12,532 SF	26,281 SF
TOTAL STREET YARD LANDSCAPING	6,266 SF	12,225 SF
TOTAL LANDSCAPING REQUIRED @ 20% OF 62,657 SF = 12,532 SF		
TOTAL STREET YARD LANDSCAPING REQUIRED @ 50% OF 12,532 SF = 6,266 SF		

**NOTES:**

- IRRIGATION SHALL MEET REQUIREMENTS OF UDC.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A HOSE CONNECTION LOCATED WITHIN 50' OF ALL LANDSCAPED AREAS OR AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR (DESIGNED BY SUCCESSFUL CONTRACTOR).
- OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

**SITE PLAN INFORMATION**

TOTAL LOT AREA: 62,657 SF (1.438 AC)  
 BUILDING AREA: 10,331 SF

- ALL PLANTED AREAS SHALL RECEIVE A 4" LAYER OF HARDWOOD MULCH OVER 10 MIL FABRIC EQUAL TO "WEEDBLOCK" BY "EASY GARDENER".
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED ACCORDING TO SEEDING SPECIFICATIONS.
- ALL ISLANDS SHALL BE MULCHED UNLESS OTHERWISE NOTED
- UNLESS OTHERWISE NOTED, ALL PARKING STRIPS, ISLANDS AND BERMS SHALL BE SODDED.

**TREES**

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
17	(Symbol)	OAK	Texas Red Oak	Quercus Falcata	4" caliper
18	(Symbol)	MAPLE	October Glory Maple	Acer rubrum 'october glory'	4" caliper
7	(Symbol)	WILLOW	Desert Willow	Chilopsis linearis	4' minimum height
9	(Symbol)	SUMAC	Flameleaf Sumac	Rhus lanceolata	4' minimum height

**SHRUBS**

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
26	(Symbol)	SAGE	Texas Sage	Leucophyllum sp.	3 gallon, minimum 36" Ht. at planting
38	(Symbol)	SPIREA	Bridal Wreath Spirea	Spiraea cantoniensis	3 gallon, minimum 36" Ht. at planting
21	(Symbol)	BARBERRY	Berberis thunbergii 'crimson pygmy'	Berberis thunbergii 'crimson pygmy'	3 gallon

**GROUND COVER**

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(Symbol)	GRASS	Tahoma 31 Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN	(Symbol)	ROCK	Loose Rock		Rock shall be 3" - 1 1/2" diameter and 3"-4" deep
AS SHOWN	(Symbol)	MULCH	Mulch		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



**\*\*\* STOP! CALL BEFORE YOU DIG! \*\*\***

AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT "TEXAS811" MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IF THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS 811 CALL SYSTEM. THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

**NOTICE TO CONTRACTORS**

- These plans are subject to review and approval by all jurisdictions having authority.
- Contractor shall appropriately notify all relevant entities prior to digging on this project.
- The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
- The topographic information shown herein is a reflection of the information provided by MARK DEAL & ASSOCIATES. If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
- The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:
  - Telephone cables
  - Stormwater lines
  - Television cables
  - Solvent lines
  - Conduits
  - Water lines
  - Sanitary Sewer lines
  - Pipes
  - Cable lines
  - Oil Production lines

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

THE STANDARD - ROCKWALL ADDITION  
 LOT: 27 PLOUCK; A  
 ZONING: PLANNED DEVELOPMENT (PD-68), SH-205 OVERLAY

**OWNER**  
 EAST SHORE J/V  
 54499 GLEN LAKES DRIVE #110  
 DALLAS, TX 75231  
 ATTN: DONNA PERRY, VENTURE MANAGER  
 PHONE: 580-236-3911

**CIVIL ENGINEER**  
 BENCHMARK DESIGN GROUP  
 2301 THREE LAKES PARKWAY  
 TYLER, TX 75703  
 ATTN: GREG MITCHELL, P.E.  
 PHONE: 903-534-5353

PLANNING AND ZONING CHAIRMAN  
 \_\_\_\_\_  
 PLANNING DIRECTOR  
 \_\_\_\_\_

BY: \_\_\_\_\_ DATE: 10-17-25 CCB

REVISIONS / SUBMITTAL / SITE PLAN SUBMITTAL

**BENCHMARK DESIGN GROUP**  
 CIVIL / ENVIRONMENTAL / PLANNERS

2026 REPUBLIC DRIVE SUITE B TYLER TEXAS 75701 (PH) 534-5353 (FAX) NUMBER 7814 WWW.BENCHMARKENGINEERS.COM

STATE OF TEXAS  
 JOHN G. MITCHELL  
 92699  
 LICENSED PROFESSIONAL ENGINEER  
 10-17-25

**BENCHMARK DESIGN GROUP**

DRAWN BY: CCB  
 CHECKED BY: JGM  
 DATE: JUNE 2025  
 JOB NO: 2025.036

MINDFUL WELLNESS  
 1301 S. GOLIAD ST.  
 LANDSCAPE PLAN

CASE NO.  
 Z2025-055

SHEET NO.  
 L-1

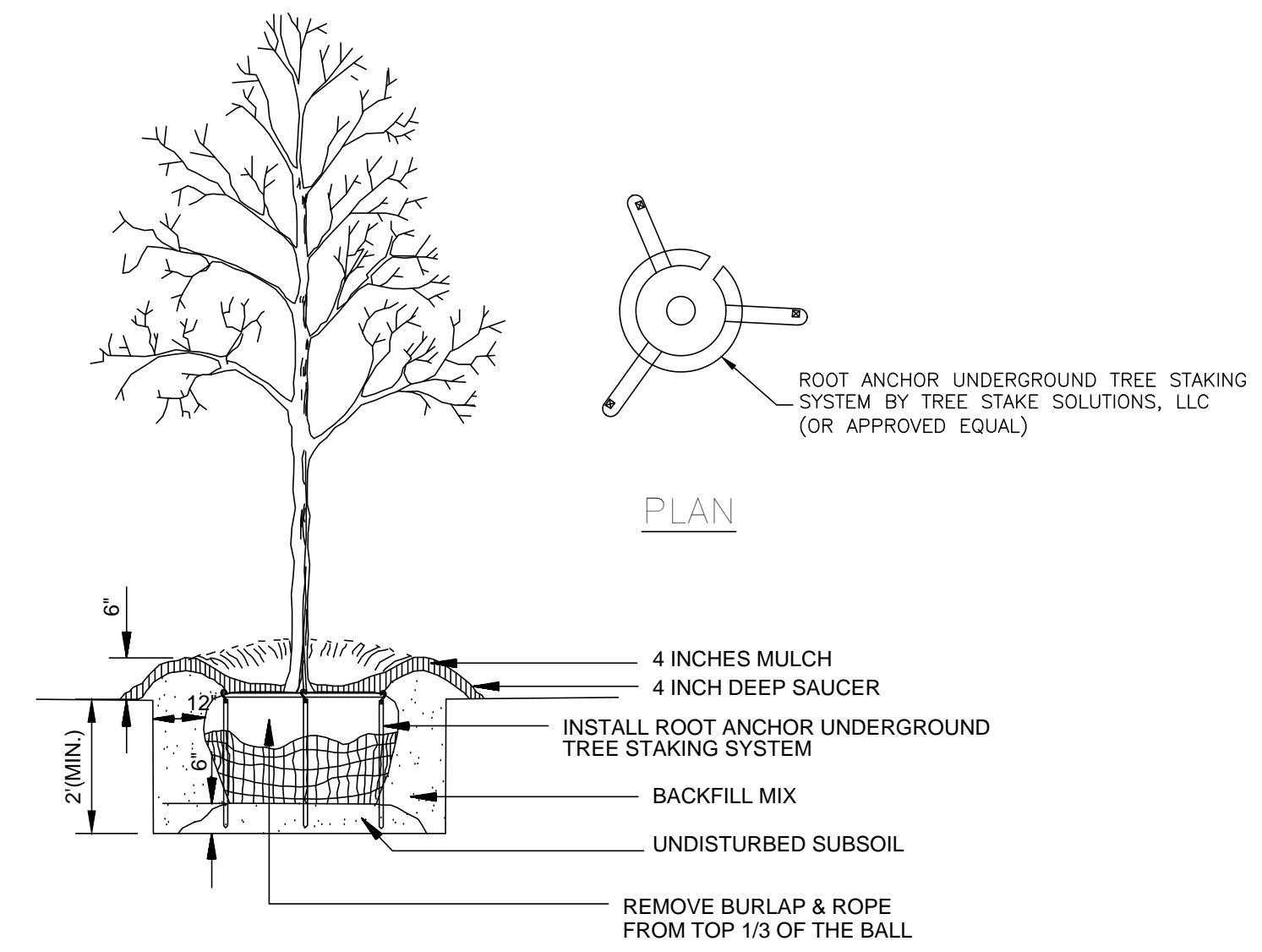
Copyright 2004, Benchmark Design Group, LLC

**GENERAL LANDSCAPE NOTES:**

TREES OVERHANGING SIDEWALKS, DRIVEWAYS OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.  
 TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.  
 TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRELANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.  
 ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.  
 LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS.  
 HARDWOOD MULCH SHALL BE PLACED AT A MINIMUM 4" DEPTH THROUGHOUT LANDSCAPED BEDS.  
 NO TREE OR SHRUB SHALL BE PLANTED IN ANY SERVITUDE OR EASEMENT WITHOUT THE WRITTEN PERMISSION OF THE USER AGENCY(IES).

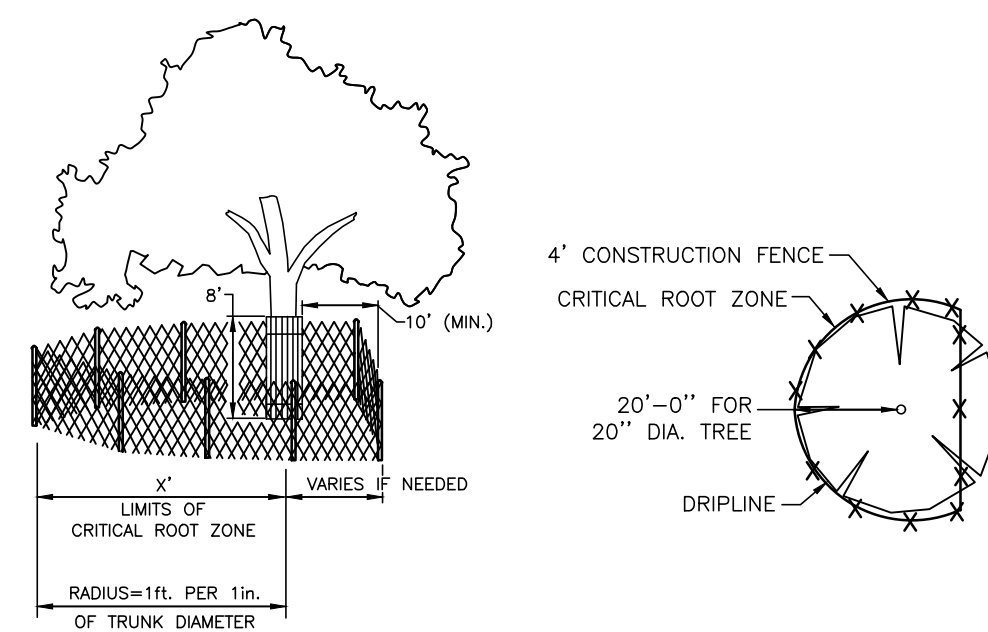
**IRRIGATION NOTES**

VERIFY "STATIC" PRESSURE AVAILABLE AT THE SITE AND NOTIFY THE ENGINEER IF LESS THAN 35 P.S.I.  
 AN 18" DEPTH TRENCH SHALL BE REQUIRED FOR ALL PRESSURE LINES. A 12" DEPTH TRENCH SHALL BE REQUIRED FOR ALL LATERAL LINES.  
 PURPLE PRIMER SHALL BE REQUIRED ON ALL WELDS BEFORE GLUING.  
 SNAKE PRESSURE LINE IN TRENCH AT LEAST ONE (1') FOOT PER 100', TO ALLOW FOR THERMAL EXPANSION.  
 ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN APPROPRIATE BOXES AS PER MANUFACTURERS RECOMMENDATIONS.  
 ALL IRRIGATION PRODUCTS SHOWN ON THIS PLAN SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.  
 ALL LATERAL LINES SHALL BE CLASS 200 PVC.  
 ADJUSTMENTS TO HEADS MAY BE REQUIRED DURING CONSTRUCTION.  
 ALL IRRIGATION LINES ARE TO BE LOCATED WITHIN LANDSCAPED AREAS AND PLACED ADJACENT TO CURBS WHENEVER POSSIBLE.  
 NO IRRIGATION LINES SHALL BE PLACED IN POSSIBLE CONFLICT WITH OTHER TRADES OR UTILITIES.  
 ALL LINES UNDER PAVEMENT SHALL BE SLEEVED WITH SCH 40 WITH IRRIGATION WIRING IN A SEPARATE 2" SCH 40 SLEEVE.  
 IRRIGATION CONTRACTOR IS TO ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS.  
 110 VOLT AC TO BE PROVIDED BY GENERAL CONTRACTOR TO THE CONTROLLER.  
 BACKFLOW PREVENTION DEVICE TO BE PER CITY REQUIREMENTS - 1" FEBCO 805Y- LOCATED IN HOT-BOX FIBERGLASS, FLIP-TOP ENCLOSURE OR APPROVED EQUAL, ENCLOSURE MUST COMPLY WITH ASSE 1060.  
 NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ENGINEER SHOWN ON THESE PLANS.  
 CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS BEFORE STARTING WORK AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS IN THE WORK AREA.  
 ALL SLEEVES UNDER PAVEMENT TO EXTEND A MINIMUM 12" BEYOND PAVING.  
 THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THIS PLAN WHEN IT IS OBVIOUS THAT THE IRRIGATION DESIGN IS IN CONFLICT WITH ON-SITE FEATURES THAT MAY NOT HAVE BEEN CONSIDERED IN THE DESIGN. IN THE EVENT THAT THIS HAPPENS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IN WRITING. IF THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY REVISIONS.



**TYPICAL TREE PLANTING DETAIL**

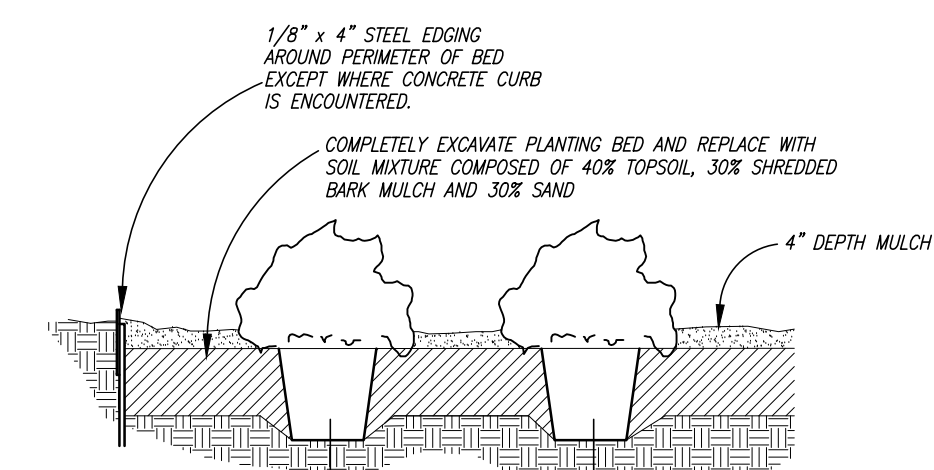
NOT TO SCALE



IF "X" IS NOT ACHIEVABLE, CONTRACTOR SHALL PROVIDE AT LEAST 10' (MIN.), IF LESS THAN 10', THEN ADD BOARDS STRAPPED TO TRUNK.

**TREE PROTECTION DETAIL**

N.T.S.



**TYPICAL SHRUB PLANTING DETAIL**

NOT TO SCALE

THE STANDARD - ROCKWALL ADDITION  
 LOT: 27 BLOCK: A  
 ZONING: PLANNED DEVELOPMENT (PD-68), SH-205 OVERLAY  
 OWNER  
 EAST SHORE J/V  
 54499 GLEN LAKES DRIVE #110  
 DALLAS, TX 75231  
 ATTN: DONNA PERRY, VENTURE MANAGER  
 PHONE: 580-236-3911  
 CIVIL ENGINEER  
 BENCHMARK DESIGN GROUP  
 2301 THREE LAKES PARKWAY  
 TYLER, TX 75703  
 ATTN: GREG MITCHELL, P.E.  
 PHONE: 903-534-5353

PLANNING AND ZONING CHAIRMAN  
 PLANNING DIRECTOR

DATE	REVISIONS	BY
10-17-25	SITE PLAN SUBMITTAL	CCB

**BENCHMARK DESIGN GROUP**  
 CIVIL / ENVIRONMENTAL / PLANNERS



**BENCHMARK DESIGN GROUP**

DRAWN BY: CCB

CHECKED BY: JGM

DATE: JUNE 2025

JOB NO: 2025.036

MINDFUL WELLNESS  
 1301 S. GOLIAD ST.  
 LANDSCAPE DETAILS

CASE NO.  
 Z2025-055

SHEET NO.  
 L-2



REVISIONS

NO.	DATE	BY	DESCRIPTION

CONSULTANT

COLLIER  
CE PROJECT NO. 25-098

Preliminary  
Not For Construction

**TLM ASSOCIATES, INC.**  
ARCHITECTS + ENGINEERS  
www.tlmae.com  
117 East Lafayette Street Jackson, Tennessee  
731.988.9840 (phone) - 731.988.9957 (fax)

SITE PHOTOMETRIC PLAN  
FOR  
**MINDFUL HEALTH**  
ROCKWALL, TEXAS FACILITY  
**PALM DEVELOPMENT**  
1301 S. GOLIAD ST., ROCKWALL, TEXAS 75087

15 OCT 2025

T0105

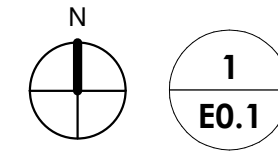
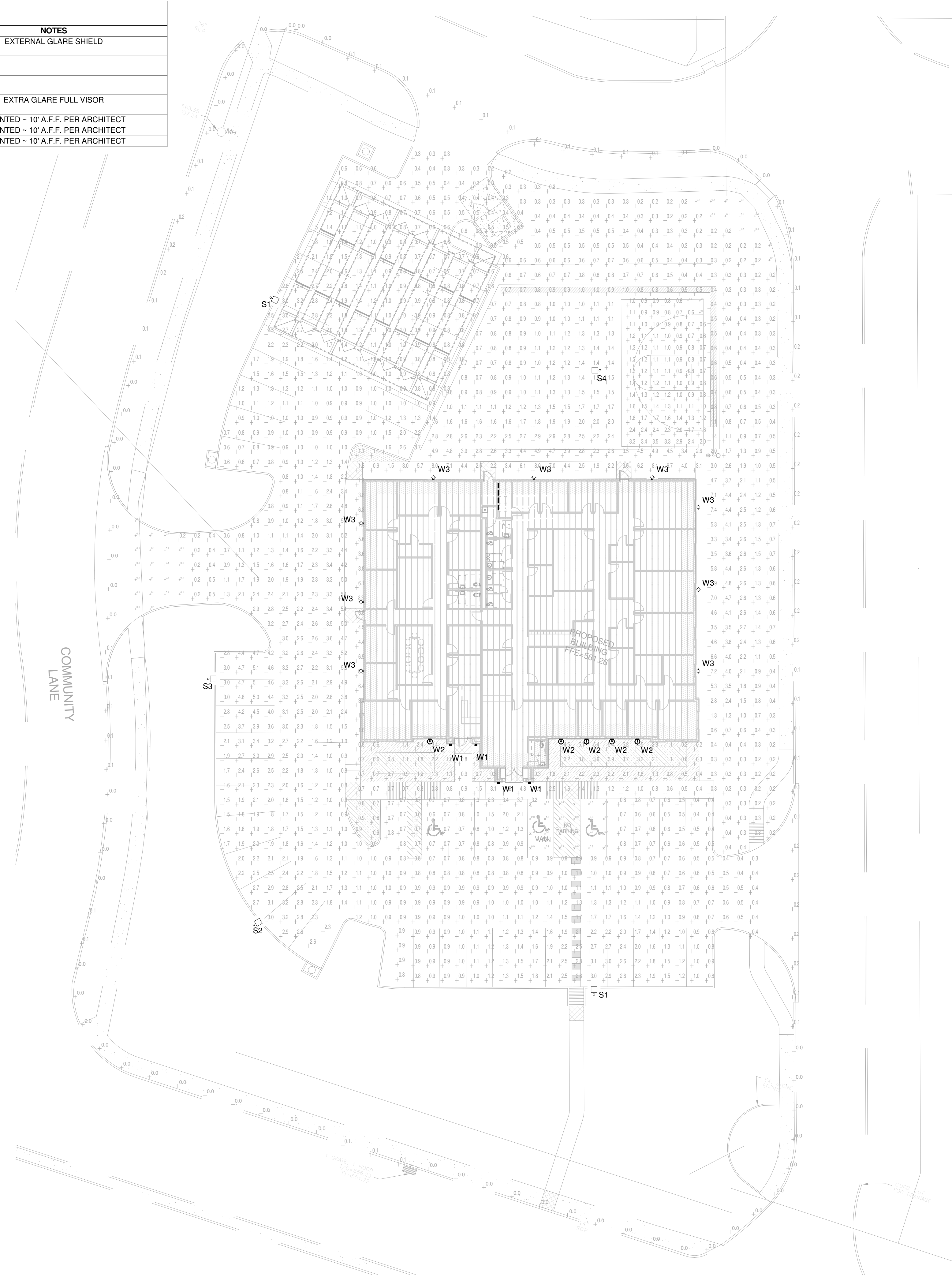
**E0.1**

LIGHTING SCHEDULE					
TAG	DESCRIPTION	MANUFACTURER	MODEL NO.	LAMPS	NOTES
S1	LED SITE LIGHT WITH TYPE DISTRIBUTION 'R4' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE (71 W)	LITHONIA	RSX2 LED 40K R4 MVOLT SPA RSX2EGS	LED	EXTERNAL GLARE SHIELD
S2	LED SITE LIGHT WITH TYPE DISTRIBUTION 'R4' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE (71 W)	LITHONIA	RSX2 LED 40K R4 MVOLT SPA	LED	
S3	LED SITE LIGHT WITH TYPE DISTRIBUTION 'AFR' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE (71 W)	LITHONIA	RSX2 LED 40K AFR MVOLT SPA	LED	
S4	LED SITE LIGHT WITH TYPE DISTRIBUTION 'R5' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE (111 W)	LITHONIA	RSX2 LED 40K R5 MVOLT SPA RSX2EGFV	LED	EXTRA GLARE FULL VISOR
W1	EXTERIOR WALL SCONCE (100 W)	QUOIZEL	WAE8408MBK	LED	MOUNTED ~ 10' A.F.F. PER ARCHITECT
W2	EXTERIOR WALL DOWNLIGHT (15 W)	MINKA-LAVERY	71169-143C-L	LED	MOUNTED ~ 10' A.F.F. PER ARCHITECT
W3	LED WALL LIGHT (24 W)	LITHONIA	WFX1 P2 LED 40K MVOLT	LED	MOUNTED ~ 10' A.F.F. PER ARCHITECT



PHOTOMETRIC CALCULATIONS

	ADA PARKING		
	Average	1.1	fc
	Maximum	3.2	fc
	Minimum	0.7	fc
	Max/Min	4.6:1	
	Average/Min	1.6:1	
	BASKETBALL COURT		
	Average	1.3	fc
	Maximum	3.5	fc
	Minimum	0.5	fc
	Max/Min	7.0:1	
	Average/Min	2.6:1	
	EXT BUILDING		
	Average	1.5	fc
	Maximum	8.3	fc
	Minimum	0.1	fc
	Max/Min	83.0:1	
	Average/Min	15.0:1	
	Parking Lot		
	Average	1.4	fc
	Maximum	5.4	fc
	Minimum	0.1	fc
	Max/Min	54.0:1	
	Average/Min	14.0:1	
	PROPERTY LINE		
	Average	0.1	fc
	Maximum	0.2	fc
	Minimum	0.0	fc
	Max/Min	N/A	
	Average/Min	N/A	



**1 SITE PHOTOMETRIC PLAN**  
SCALE: 1" = 20'-0"

# PROJECT COMMENTS



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

DATE: 10/24/2025

PROJECT NUMBER: SP2025-041  
PROJECT NAME: Site Plan for 1301 S. Goliad Street  
SITE ADDRESS/LOCATIONS: 1301 S. Goliad Street

CASE CAPTION: Discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a Site Plan for a Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/24/2025	Approved w/ Comments

10/24/2025: SP2025-041; Site Plan for a Medical Office Building at 1301 S. Goliad Street  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2025-041) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 A subdivision plat will be required to be submitted prior to the issuance of a building permit in order to account for any new or existing easements on the subject property.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

#### 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 of \_\_\_\_\_, \_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

M.6 All overhead utilities are required to be underground per the Unified Development Code (UDC) and the Planned Development District Ordinance. (Subsection 06.01.H, of Article 05, UDC; Ordinance No. 17-05)

#### M.7 Site Plan.

- (1) Please provide a vicinity map that locates the site relative to the nearest major roadways in a one-half mile radius. (Subsection 03.04. B, of Article 11, UDC)
- (2) Please indicate the fire lane as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
- (3) Indicate the type and depth of the paving material and provide a detail or cut-sheet. (Subsection 03.02, of Article 06, UDC)
- (4) Signage is done through separate permits with the Building Inspections Department. (Subsection 06.02. F, of Article 05, UDC)
- (5) Please indicate any existing or proposed fencing. Please delineate the location and provide the material and height. (Subsection 08.02. F, of Article 08, UDC)
- (6) All pad mounted equipment must be shown on the site plan. This equipment must be screened with five (5) gallon evergreen shrubs, which should be shown on the landscape plan. (Subsection 01.05.C, of Article 05, UDC)
- (7) Please provide a note that there shall no above ground storage tanks or outside storage, which includes vehicles. (Subsection 01.05. B, of Article 05, UDC)
- (8) Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. In addition, the current dumpster location faces towards residentially zoned property. Please turn the dumpster enclosure away from the residential subdivision.

#### M.8 Landscape Plan.

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) Please provide three (3) tiered landscape screening along the northeast property line. (Subsection 05.02.B, of Article 08, UDC)
- (3) Please provide one (1) canopy tree and one (1) accent tree per 50-linear feet along the east access easement. This can serve as a compensatory measure. (Subsection 05.05, of Article 08, UDC)
- (4) All pad mounted equipment must be shown; this includes franchise utilities. This equipment must be screened with five (5) gallon evergreen shrubs, which should be shown on the landscape plan. (Subsection 01.05.C, of Article 05, UDC)
- (5) All shrubs shall be five (5) gallon. (Subsection 05.05. B, of Article 08, UDC)
- (6) All parking spaces that face onto a roadway must have a row of 5-gallon evergreen shrubs planted in front of them for headlight screening. (Subsection 05.03, of Article 08, UDC)
- (7) All landscaping must be irrigated with an underground system. (Subsection 05.04, of Article 08, UDC)
- (8) Please delineate and label the required berms within the landscape buffers. (Subsection 06.02, of Article 05, UDC)

#### M.9 Treescap Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) For Eastern Red Cedar (ERC) trees, the mitigation is required based on the height of the ERC. In this case, the treescap table indicated caliper sizes, which appear to be much larger than what is on site. Please provide some clarity on this item. (Section 05, of Article 09, UDC)

#### M.10 Photometric Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) Light levels shall not be greater than 0.2 FC at all property lines. In addition, the light levels should be 0.0 FC adjacent to S. Goliad Street, and the northeast property line. In this case, the light levels appear to be taken from the edge of pavement and not the property line. Please correct the photometric plan to address this requirement. (Subsection 03.03, of Article 07, UDC)
- (3) Please indicate the mounting height for all of the fixtures. All fixtures may not be mounted greater than 20-feet. (Subsection 03.03, of Article 07, UDC)

#### M.11 Building Elevations

- (1) The subject property is located within an Overlay District. This requires that the stone be natural or quarried. In this case, the proposed stone appears to be cast. Please propose a different stone or this will be a Variance request. (Subsection 06.02, of Article 05, UDC)
- (2) EIFS is not an approved masonry material, rather three (3) part stucco will need to be utilized. (Subsection 06.02, of Article 05, UDC)

- (3) The subject property is located within an Overlay District. This requires that each façade cannot utilize more than 50% cementitious material. In this case, the north and east façade exceeds this requirement. Please correct this or this will be a Variance request. (Subsection 06.02, of Article 05, UDC)
- (4) Please include a note on the building elevations that indicate that the back side of the parapets will incorporate the same material as the exterior facing façade. (Subsection 06.02, of Article 05, UDC)
- (5) All roof mounted equipment must be crosshatched on the building elevations. This equipment must be fully screened. (Subsection 01.05.C, of Article 05, UDC)
- (6) Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Staff should note that the Architectural Review Board (ABR) will be looking for canopies over any exterior doors. (Subsection 01.05.C, of Article 05, UDC)
- (7) The subject property is located within an Overlay District. This requires four (4) sided architecture where all sides of the building must utilize the same materials, detailing, articulation and features. In this case, the detailing, features, and articulation are not the same on each side. Please provide four (4) sided architecture or this will be a Variance request. (Subsection 06.02, of Article 05, UDC)
- (8) In addition, the comment above, the four (4) sided architecture requires the primary articulation standards to be used on each side of the building. Please see the areas of non-conformance below. Please correct this or this will be a Variance request. (Subsection 06.02, of Article 05, UDC)
  - a. Wall Height: (conforming)
  - b. Wall Length: maximum permitted = 51'6" (non-conforming on north, west, and east sides)
  - c. Secondary Entry Element Width: minimum permitted = 12'10" (non-conforming on south side, and north, east, and west have no secondary element)
  - d. Wall Projection: minimum permitted = 4'3" (non-conforming on all sides)
  - e. Primary Entry Element Depth: minimum permitted = 8'6" (non-conforming on all sides)
  - f. Projection Height: minimum permitted = 4'3" (non-conforming on all sides)
  - g. Primary Entry Element Width: minimum permitted = 25'8" (non-conforming on south side, and north, east, and west have no primary element)

M.12 At this time, based on the materials submitted, staff has identified several changes to the site, landscape, photometric, and building design that require changes. Any required changes that are not made will be an exception/variance. These exceptions/variances must be approved by the Planning and Zoning Commission.

M.13 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. For every requested exception or variance, two (2) compensatory measures must be provided.

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on November 4, 2025 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.15 Please note the scheduled meetings for this case:

- (1) Planning & Zoning meeting/work session meeting will be held on October 28, 2025.
- (2) Planning & Zoning meeting/public hearing meeting will be held on November 11, 2025.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/23/2025	Approved w/ Comments

- 10/23/2025: 1. Dumpster area must have oil/water separator that drains to storm drainage system.  
 2. Shift drive aisle and parking SW to allow for 20' parking space.  
 3. 20' min.

General Items:

General Items:

- Must meet City 2023 Standards of Design and Construction

- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.

#### Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking must be 20'x9' minimum.
- Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Culverts (if needed) must be engineered.
- Sidewalk pro-rata \$3.50/lf of SH 205 frontage

#### Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing sewer manhole located on the northwest side of the property available for use.
- There is an existing 12" water main stub along S. Goliad St., and an 8" water main stub located on the northeast side of the property available for use.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered within an easement.
- 10' Utility easements to be dedicated along SH 205 and Community Lane

#### Drainage Items:

- Existing flow patterns must be maintained.
- Detention is required.
- Detention calculations are based on zoning, not specific land use.
- Detention easement is required, set at the freeboard elevation.
- No vertical walls allowed in the detention easement.
- No public water or public sanitary sewer allowed in the detention easement.
- Detention must have a max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention ponds must be irrigated
- Detention must be on site, and not within public utility easements or Right-of-Way.

- Detention pond must have an emergency spillway.
- The 100-year WSEL for the detention pond must be called out.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- FFE for all buildings must be called out when adjacent to a detention pond. FEE must be a minimum 2' above the 100-year WSEL for the detention pond.
- Grate inlets are not allowed.
- Dumpster areas must drain to oil/water separator and then to the storm drainage system.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/23/2025	Approved w/ Comments

10/23/2025: \* Back sides of the parapet walls to be finished with the same material as the front

\* Must be 3-part stucco, listed as stucco

\* Materials indicate EIFS, which is not allowed, must be 3-part stucco

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/22/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/20/2025	Approved

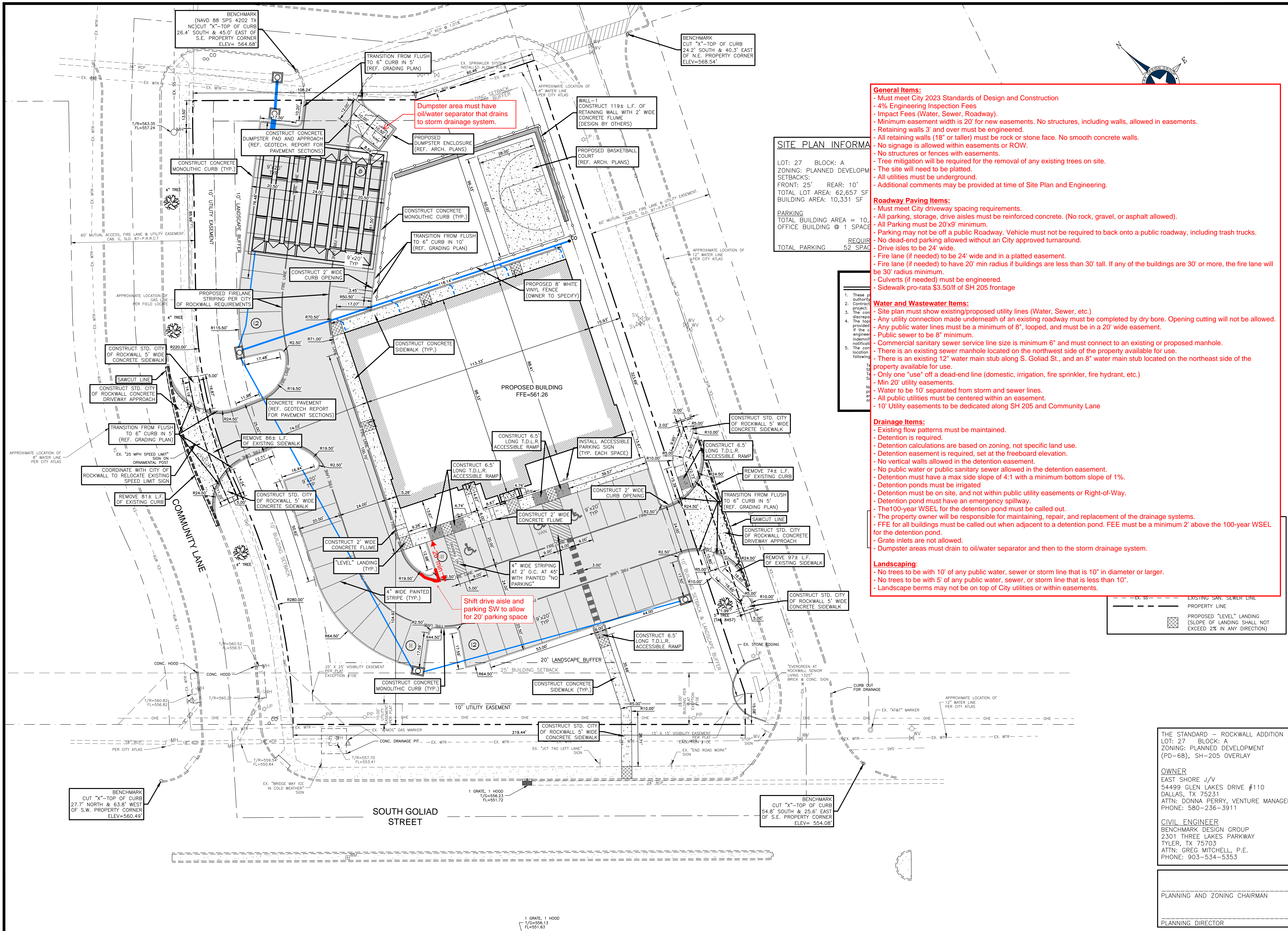
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	10/24/2025	N/A

No Comments



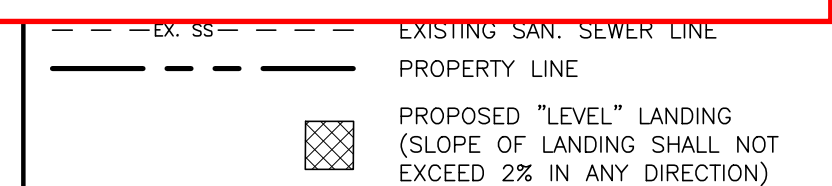
- General Items:**
- Must meet City 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Sewer, Roadway).
  - Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
  - No signage is allowed within easements or ROW.
  - No structures or fences with easements.
  - Tree mitigation will be required for the removal of any existing trees on site.
  - The site will need to be platted.
  - All utilities must be underground.
  - Additional comments may be provided at time of Site Plan and Engineering.
- Roadway Paving Items:**
- Must meet City driveway spacing requirements.
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  - Drive aisles to be 24' wide.
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  - Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
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  - Sidewalk pro-rata \$3.50/lf of SH 205 frontage
- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
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  - There is an existing sewer manhole located on the northwest side of the property available for use.
  - There is an existing 12" water main stub along S. Goliad St., and an 8" water main stub located on the northeast side of the property available for use.
  - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - Min 20' utility easements.
  - Water to be 10' separated from storm and sewer lines.
  - All public utilities must be centered within an easement.
  - 10' Utility easements to be dedicated along SH 205 and Community Lane
- Drainage Items:**
- Existing flow patterns must be maintained.
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  - Detention must have a max side slope of 4:1 with a minimum bottom slope of 1%.
  - Detention ponds must be irrigated
  - Detention must be on site, and not within public utility easements or Right-of-Way.
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- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
  - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
  - Landscape berms may not be on top of City utilities or within easements.

**SITE PLAN INFORMATION**

LOT: 27 BLOCK: A  
 ZONING: PLANNED DEVELOPMENT  
 SETBACKS:  
 FRONT: 25' REAR: 10'  
 TOTAL LOT AREA: 62,657 SF  
 BUILDING AREA: 10,331 SF

PARKING  
 TOTAL BUILDING AREA = 10  
 OFFICE BUILDING @ 1 SPACE  
 TOTAL PARKING REQUIREMENT = 52 SPACES

1. These are the project boundaries.
2. The contractor shall verify the location of all utilities.
3. The contractor shall verify the location of all easements.
4. The contractor shall verify the location of all existing structures.
5. The contractor shall verify the location of all existing trees.



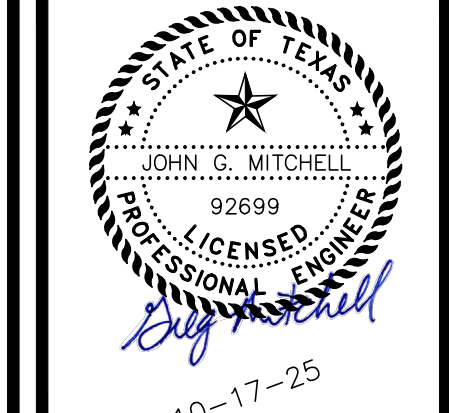
THE STANDARD - ROCKWALL ADDITION  
 LOT: 27 BLOCK: A  
 ZONING: PLANNED DEVELOPMENT (PD-68), SH-205 OVERLAY

**OWNER**  
 EAST SHORE J/V  
 54499 GLEN LAKES DRIVE #110  
 DALLAS, TX 75231  
 ATTN: DONNA PERRY, VENTURE MANAGER  
 PHONE: 580-236-3911

**CIVIL ENGINEER**  
 BENCHMARK DESIGN GROUP  
 2301 THREE LAKES PARKWAY  
 TYLER, TX 75703  
 ATTN: GREG MITCHELL, P.E.  
 PHONE: 903-534-5353

DATE	REVISIONS	BY
10-17-25	SITE PLAN SUBMITTAL	CCB

**BENCHMARK DESIGN GROUP**  
 CIVIL / ENVIRONMENTAL / PLANNERS



**BENCHMARK DESIGN GROUP**

DRAWN BY: CCB  
 CHECKED BY: JGM  
 DATE: JUNE 2025  
 JOB NO: 2025.036

MINDFUL WELLNESS  
 1301 S. GOLIAD ST.

SITE PLAN

CASE NO.  
 Z2025-055

SHEET NO.  
**C-4**

PLANNING AND ZONING CHAIRMAN  
 PLANNING DIRECTOR

F:\Projects\2025\2025.036 Palm Development - Rockwall, TX\dwg\2025.036.dwg, 10/14/2025 11:09:56 AM, Benchmark



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. **Z2025-055**

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1301 S. Goliad St, Rockwall, TX**

SUBDIVISION **The Standard - Rockwall Addition**

LOT

**27**

BLOCK

**A**

GENERAL LOCATION **Located on the corner of S Goliad and Community Ln**

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-68, SH-205 Overlay**

CURRENT USE **None, Vacant lot**

PROPOSED ZONING **PD-68, SH-205 Overlay**

PROPOSED USE **Business (Medical Office Bldg)**

ACREAGE **1.4384**

LOTS [CURRENT]

**One (1)**

LOTS [PROPOSED]

**One (1)**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER **East Shore JV**

APPLICANT **Palm Development Partners, LLC**

CONTACT PERSON **Donna Perry, Venture Manager**

CONTACT PERSON **Lisa Deaton, Chief Operations Officer**

ADDRESS

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

### NOTARY VERIFICATION [REQUIRED]

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

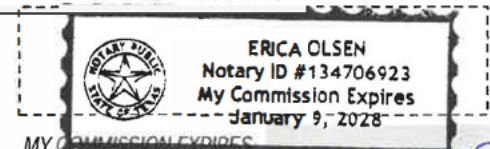
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 278.77 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF October, 20 25. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.\*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF October, 20 25

OWNER'S SIGNATURE

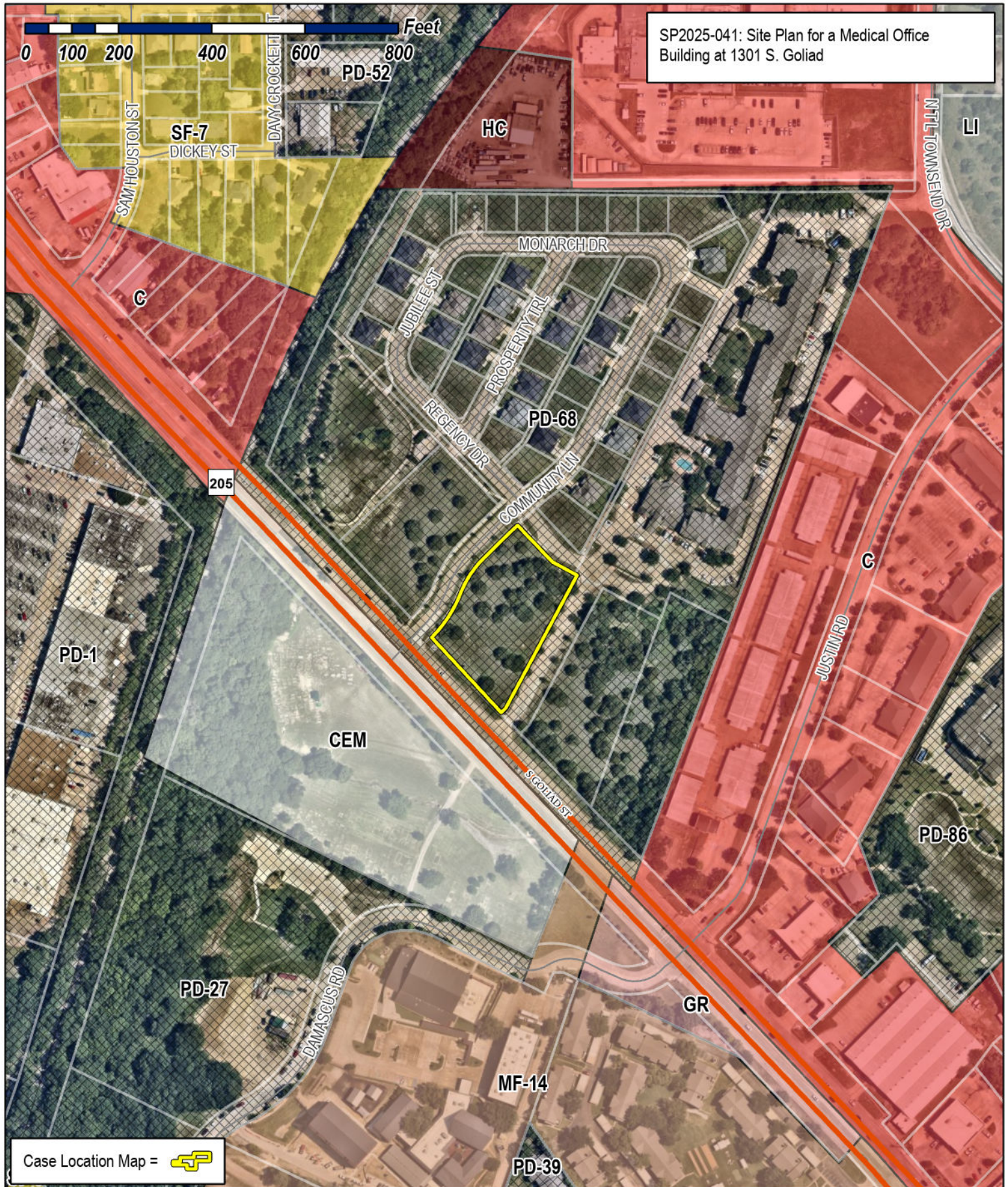
*[Handwritten signature: Donna Perry]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

01-09-2028



SP2025-041: Site Plan for a Medical Office Building at 1301 S. Goliad

Case Location Map = 

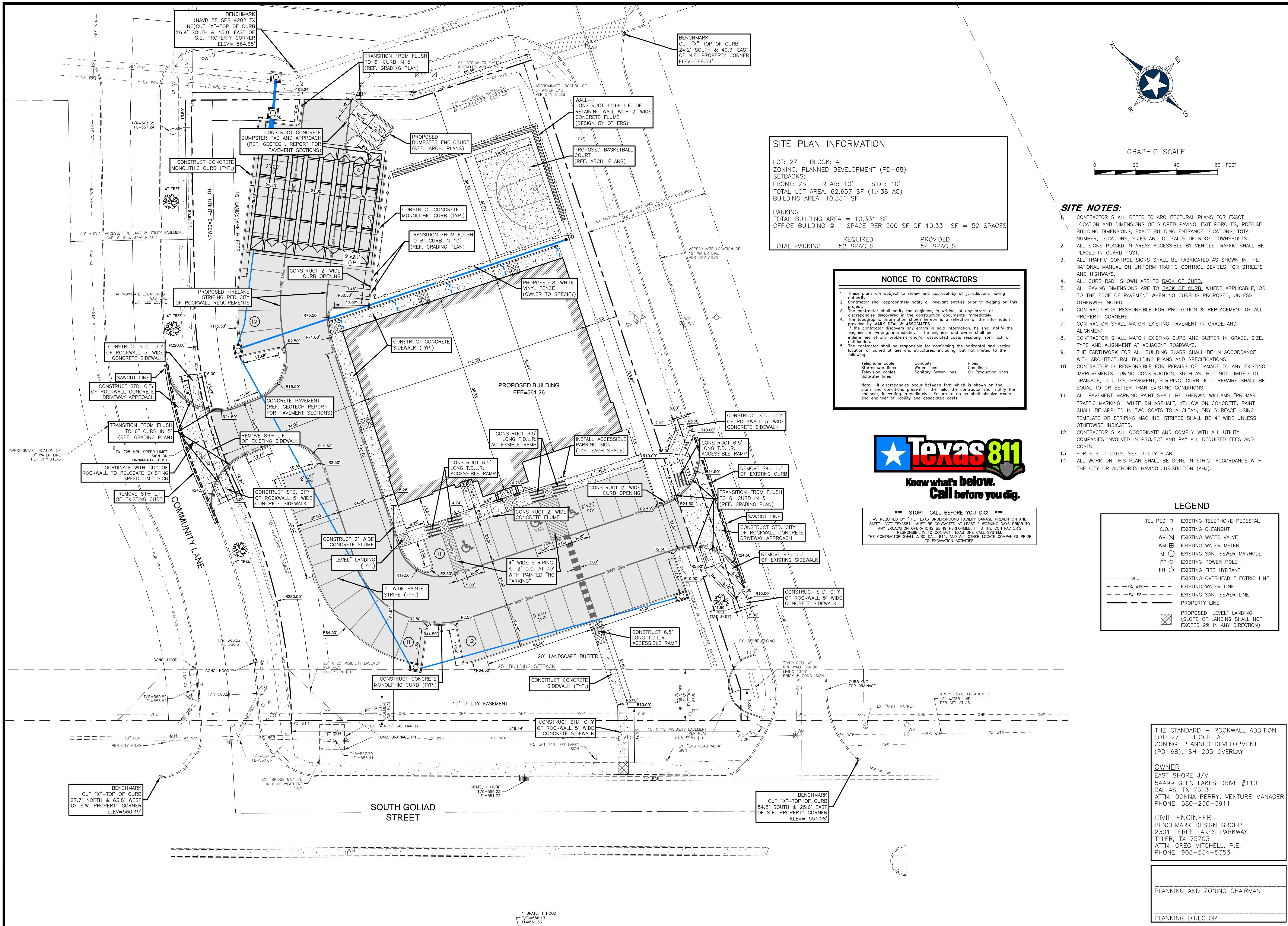


# City of Rockwall

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

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





DATE	10-17-25
BY	CCB
REVISIONS	
SUBMITTAL	SITE PLAN SUBMITTAL

**BENCHMARK**  
**DESIGN GROUP**  
 CIVIL / ENVIRONMENTAL / PLANNERS

2026 REPUBLIC DRIVE SUITE B TYLER TEXAS 75701 (PH) 936-534-5353 (FAX) 936-534-5353 FROM NUMBER 7814 WWW.BENCHMARK-ENGINEERS.COM

STATE OF TEXAS  
 JOHN G. MITCHELL  
 92699  
 LICENSED PROFESSIONAL ENGINEER  
 10-17-25

**BENCHMARK**  
 DESIGN GROUP

DRAWN BY: CCB

CHECKED BY: JGM

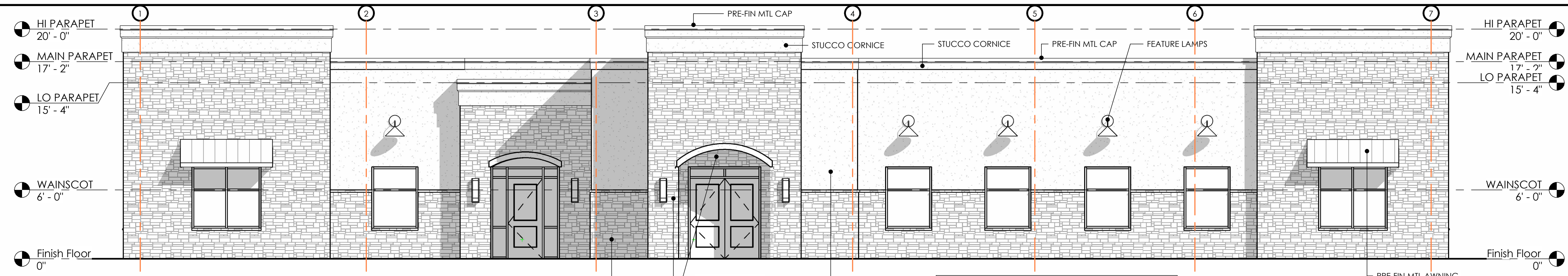
DATE: JUNE 2025

JOB NO: 2025.036

MINDFUL WELLNESS  
 1301 S. GOLIAD ST.  
 SITE PLAN

CASE NO.  
 Z2025-055

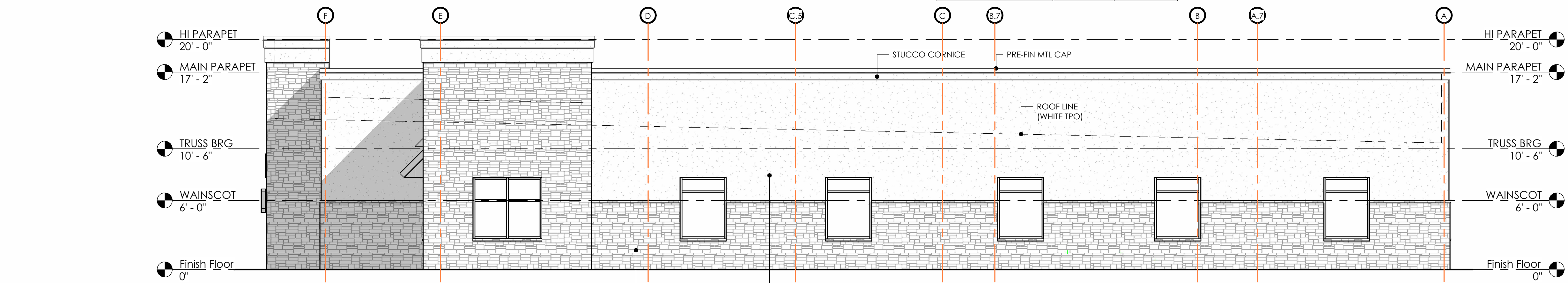
SHEET NO.  
 C-4



**MATERIAL - SOUTH**

Stucco	727 SF	40 %
Stone	1094 SF	60 %
Total	1821 SF	

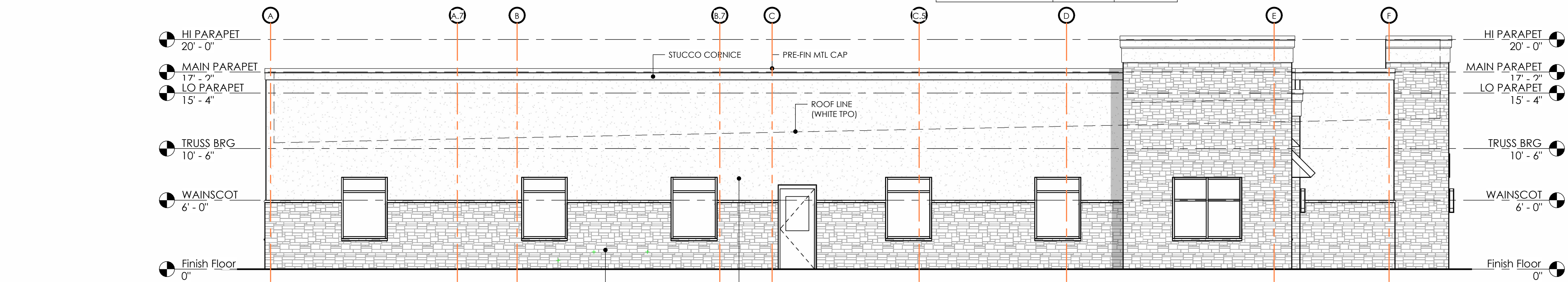
**1 SOUTH / FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**MATERIALS - EAST**

Stucco	934 SF	55 %
Stone	754 SF	45 %
Total	1688 SF	

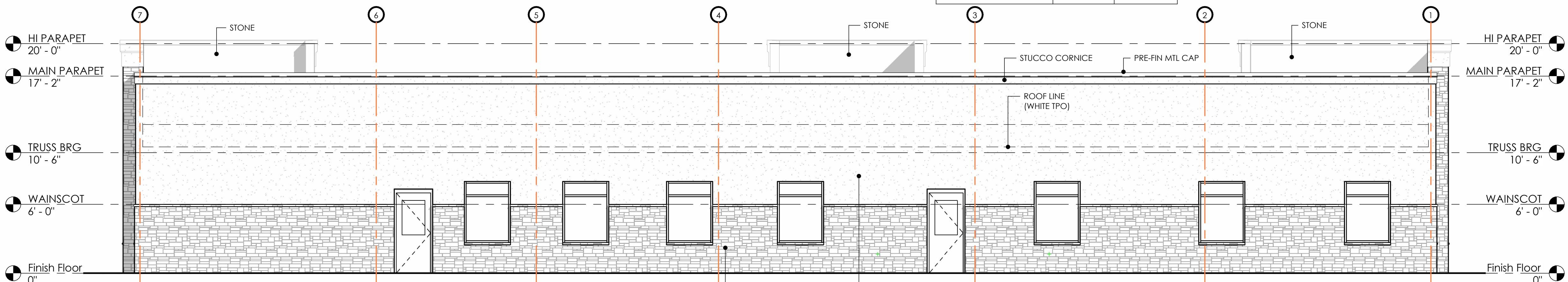
**2 EAST / RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"



**MATERIAL - WEST**

Stucco	924 SF	45 %
Stone	770 SF	55 %
Total	1694 SF	

**3 WEST / LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"



**MATERIAL - NORTH**

Stucco	1199 SF	63 %
Stone	703 SF	37 %
Total	1902 SF	

**4 NORTH / REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

**REVISIONS**

NO.	DATE	DESCRIPTION

CONSULTANT

Preliminary  
Not For Construction

**TLM ASSOCIATES, INC.**  
ARCHITECTS + ENGINEERS  
www.tlmae.com  
117 East Lafayette Street Jackson, Tennessee  
731.988.9840 (phone) - 731.988.9959 (fax)

ARCHITECTURAL ELEVATIONS  
FOR  
**MINDFUL HEALTH**  
ROCKWALL, TEXAS FACILITY  
**PALM DEVELOPMENT**  
1301 S. GOLIAD ST. ROCKWALL, TEXAS 75087

REVISIONS

NO.	DATE	BY	DESCRIPTION

CONSULTANT

*Preliminary  
 Not For Construction*

**TLM ASSOCIATES, INC.**  
 ARCHITECTS + ENGINEERS

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 117 East Lafayette Street Jackson, Tennessee  
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RENDERING

**MINDFUL HEALTH**  
 ROCKWALL, TEXAS FACILITY  
 FOR  
**PALM DEVELOPMENT**  
 1301 S. GOLIAD ST. ROCKWALL, TEXAS 75087

15 AUG 2025

T0105

**DP1**

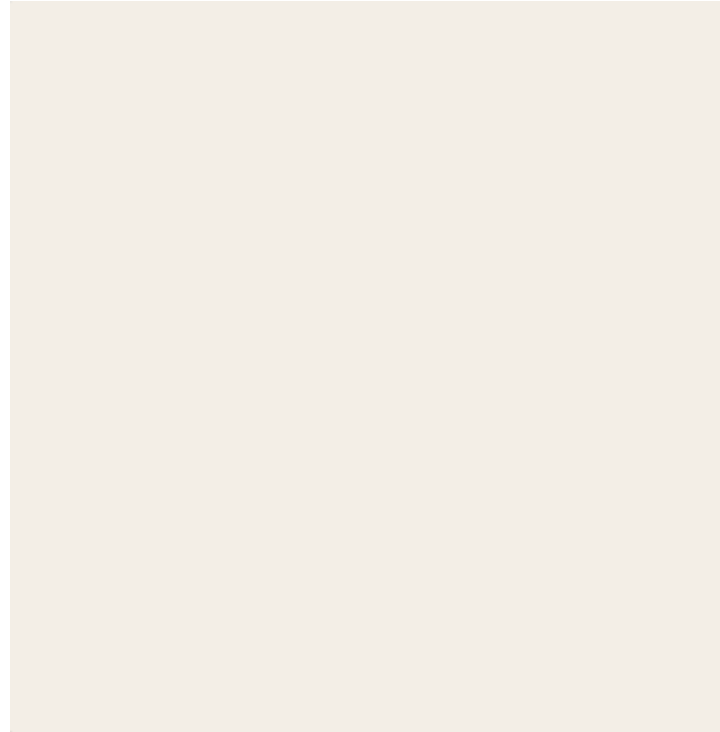


## Exterior Material Specifications

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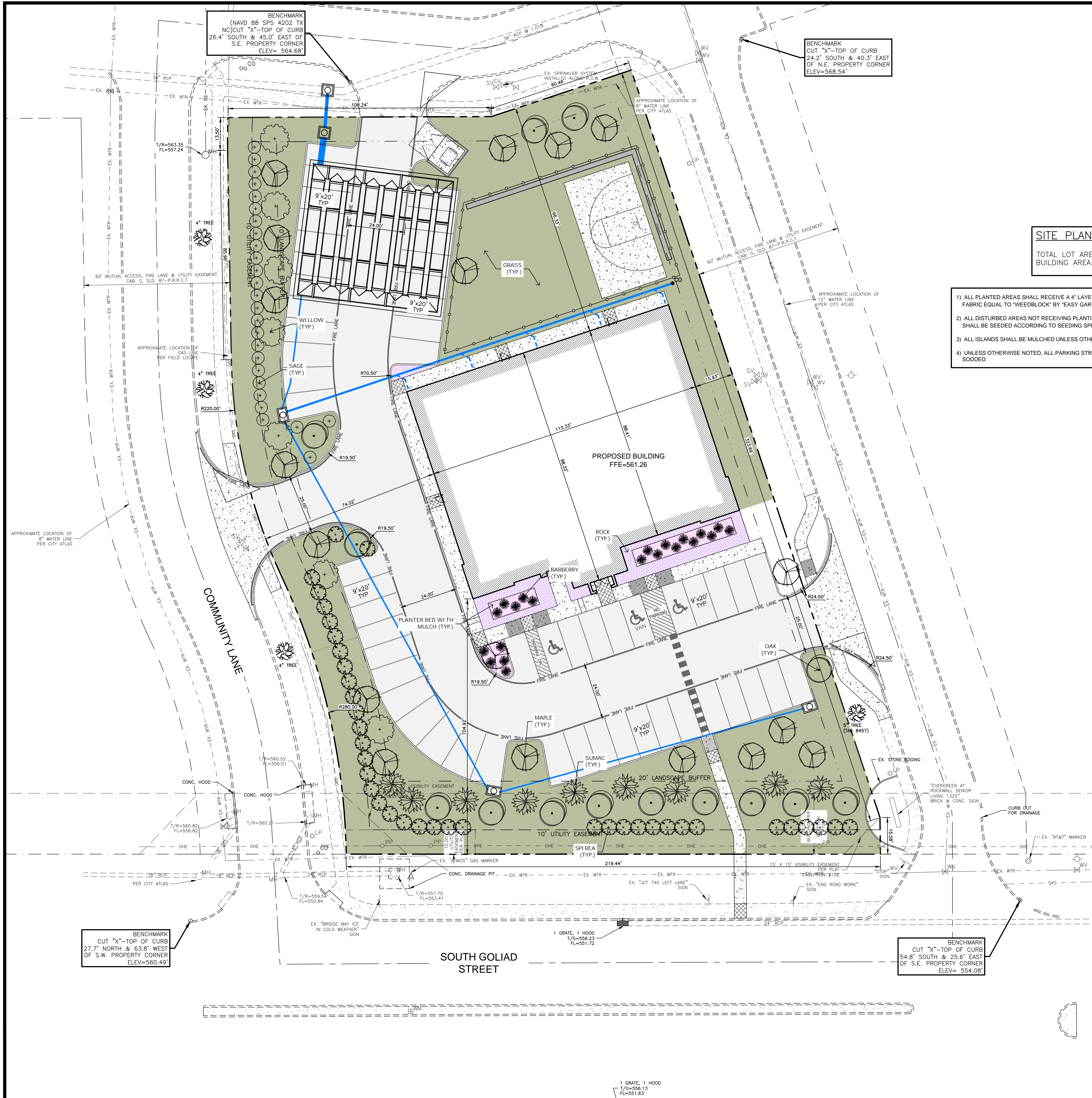
Mountain Stone, Classic Series  
Profile: Ledgeplus  
Color: Aspen



Dryvit EIFS  
Color: Super White



Exterior Metal Finish  
Color: Dark Bronze



**LEGEND**

- TEL PED □ EXISTING TELEPHONE PEDESTAL
- C.O.O □ EXISTING CLEANOUT
- WV ⊗ EXISTING WATER VALVE
- WM ⊗ EXISTING WATER METER
- MH ⊗ EXISTING SAN. SEWER MANHOLE
- PP ⊗ EXISTING POWER POLE
- FH ⊗ EXISTING FIRE HYDRANT
- OHE --- EXISTING OVERHEAD ELECTRIC LINE
- EX. WTR --- EXISTING WATER LINE
- EX. SS --- EXISTING SAN. SEWER LINE
- --- PROPERTY LINE

**LANDSCAPE TABULATIONS**

	REQUIRED	PROVIDED
TOTAL LANDSCAPING:	12,532 SF	26,281 SF
TOTAL STREET YARD LANDSCAPING:	6,266 SF	12,225 SF
TOTAL LANDSCAPING REQUIRED @ 20% OF 62,657 SF = 12,532 SF		
TOTAL STREET YARD LANDSCAPING REQUIRED @ 50% OF 12,532 SF = 6,266 SF		

**NOTES:**

- IRRIGATION SHALL MEET REQUIREMENTS OF UDC.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A HOSE CONNECTION LOCATED WITHIN 50' OF ALL LANDSCAPED AREAS OR AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR (DESIGNED BY SUCCESSFUL CONTRACTOR).
- OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

**SITE PLAN INFORMATION**

TOTAL LOT AREA: 62,657 SF (1.438 AC)  
 BUILDING AREA: 10,331 SF

- ALL PLANTED AREAS SHALL RECEIVE A 4" LAYER OF HARDWOOD MULCH OVER 10 MIL FABRIC EQUAL TO "WEEDBLOCK" BY "EASY GARDENER".
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED ACCORDING TO SEEDING SPECIFICATIONS.
- ALL ISLANDS SHALL BE MULCHED UNLESS OTHERWISE NOTED
- UNLESS OTHERWISE NOTED, ALL PARKING STRIPS, ISLANDS AND BERMS SHALL BE SODDED.

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
17	(Symbol)	OAK	Texas Red Oak	Quercus Falcata	4" caliper
18	(Symbol)	MAPLE	October Glory Maple	Acer rubrum 'october glory'	4" caliper
7	(Symbol)	WILLOW	Desert Willow	Chilopsis linearis	4' minimum height
9	(Symbol)	SUMAC	Flameleaf Sumac	Rhus lanceolata	4' minimum height

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
26	(Symbol)	SAGE	Texas Sage	Leucophyllum sp.	3 gallon, minimum 36" Ht. at planting
38	(Symbol)	SPIREA	Bridal Wreath Spirea	Spiraea cantoniensis	3 gallon, minimum 36" Ht. at planting
21	(Symbol)	BARBERRY	Berberis thunbergii 'crimson pygmy'	Berberis thunbergii 'crimson pygmy'	3 gallon

GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(Symbol)	GRASS	Tahoma 31 Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN	(Symbol)	ROCK	Loose Rock		Rock shall be 3" - 1 1/2" diameter and 3"-4" deep
AS SHOWN	(Symbol)	MULCH	Mulch		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



**\*\*\* STOP! CALL BEFORE YOU DIG! \*\*\***

AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT "TEXAS811" MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IF THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS 811 CALL SYSTEM. THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

**NOTICE TO CONTRACTORS**

- These plans are subject to review and approval by all jurisdictions having authority.
- Contractor shall appropriately notify all relevant entities prior to digging on this project.
- The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
- The topographic information shown herein is a reflection of the information provided by MARK DEAL & ASSOCIATES. If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
- The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:  
 Telephone cables  
 Stormwater lines  
 Television cables  
 Sanitary sewer lines  
 Conduits  
 Sanitary Sewer lines  
 Pipes  
 Gas lines  
 Oil Production lines  
 Saltwater lines

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

THE STANDARD -- ROCKWALL ADDITION  
 LOT: 27 PLOUCK; A  
 ZONING: PLANNED DEVELOPMENT (PD-68), SH-205 OVERLAY

**OWNER**  
 EAST SHORE J/V  
 54499 GLEN LAKES DRIVE #110  
 DALLAS, TX 75231  
 ATTN: DONNA PERRY, VENTURE MANAGER  
 PHONE: 580-236-3911

**CIVIL ENGINEER**  
 BENCHMARK DESIGN GROUP  
 2301 THREE LAKES PARKWAY  
 TYLER, TX 75703  
 ATTN: GREG MITCHELL, P.E.  
 PHONE: 903-534-5353

PLANNING AND ZONING CHAIRMAN  
 \_\_\_\_\_  
 PLANNING DIRECTOR  
 \_\_\_\_\_

PROJECT: 2025.036 Palm Development - Rockwall, TX (10/14/2025 11:10:58 AM) Benchmark45

**BENCHMARK DESIGN GROUP**  
 CIVIL / ENVIRONMENTAL / PLANNERS

2026 REPUBLIC DRIVE SUITE B TYLER TEXAS 75701 (PH) 534-5353 (FAX) NUMBER 7814 WWW.BENCHMARKENGINEERS.COM

STATE OF TEXAS  
 JOHN G. MITCHELL  
 92699  
 LICENSED PROFESSIONAL ENGINEER  
 10-17-25

**BENCHMARK DESIGN GROUP**

DRAWN BY: CCB  
 CHECKED BY: JGM  
 DATE: JUNE 2025  
 JOB NO: 2025.036

MINDFUL WELLNESS  
 1301 S. GOLIAD ST.  
 LANDSCAPE PLAN

CASE NO.  
 Z2025-055

SHEET NO.  
 L-1

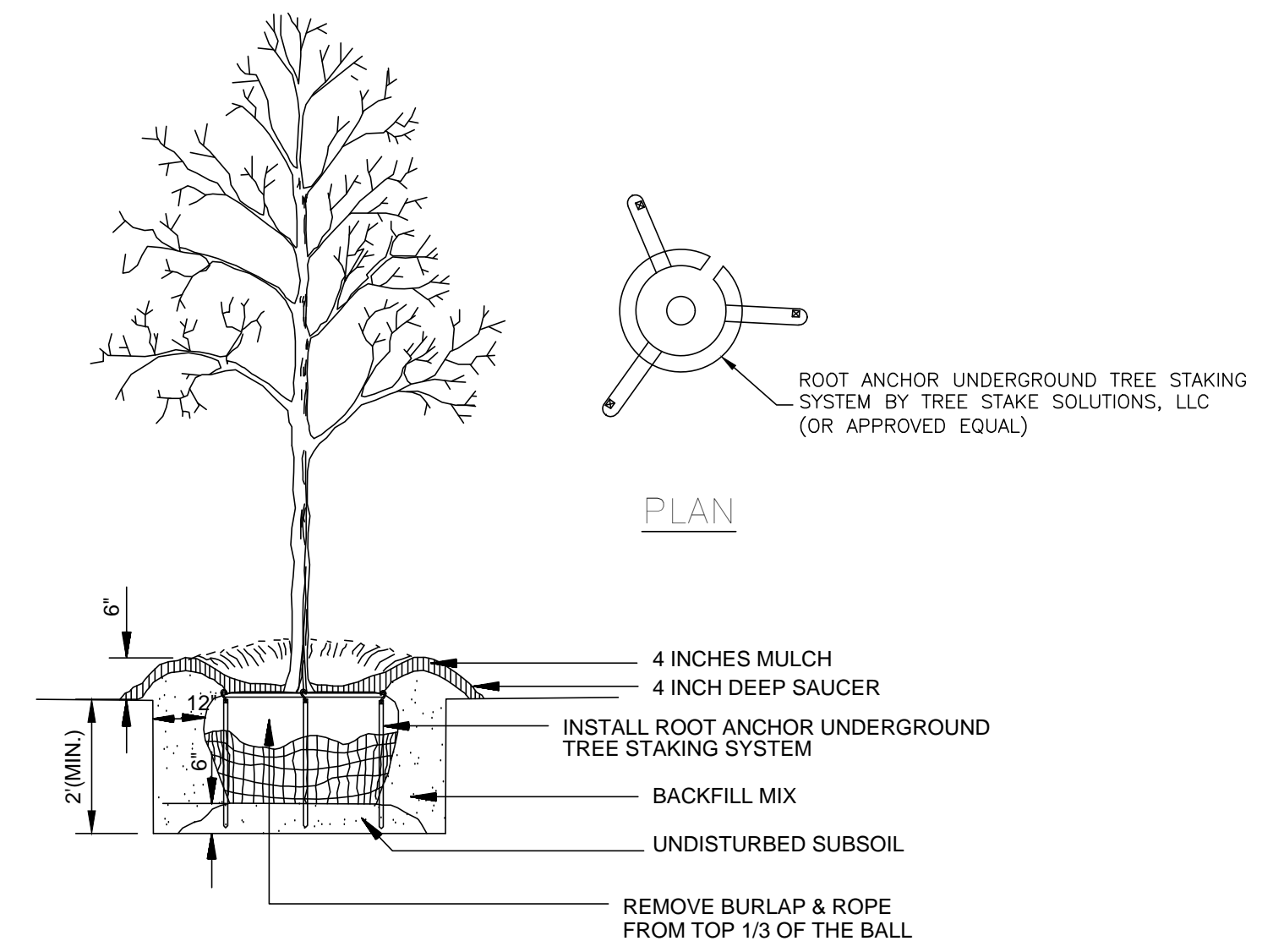
Copyright 2004, Benchmark Design Group, LLC

**GENERAL LANDSCAPE NOTES:**

TREES OVERHANGING SIDEWALKS, DRIVEWAYS OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.  
 TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.  
 TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRELANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.  
 ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.  
 LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS.  
 HARDWOOD MULCH SHALL BE PLACED AT A MINIMUM 4" DEPTH THROUGHOUT LANDSCAPED BEDS.  
 NO TREE OR SHRUB SHALL BE PLANTED IN ANY SERVITUDE OR EASEMENT WITHOUT THE WRITTEN PERMISSION OF THE USER AGENCY(IES).

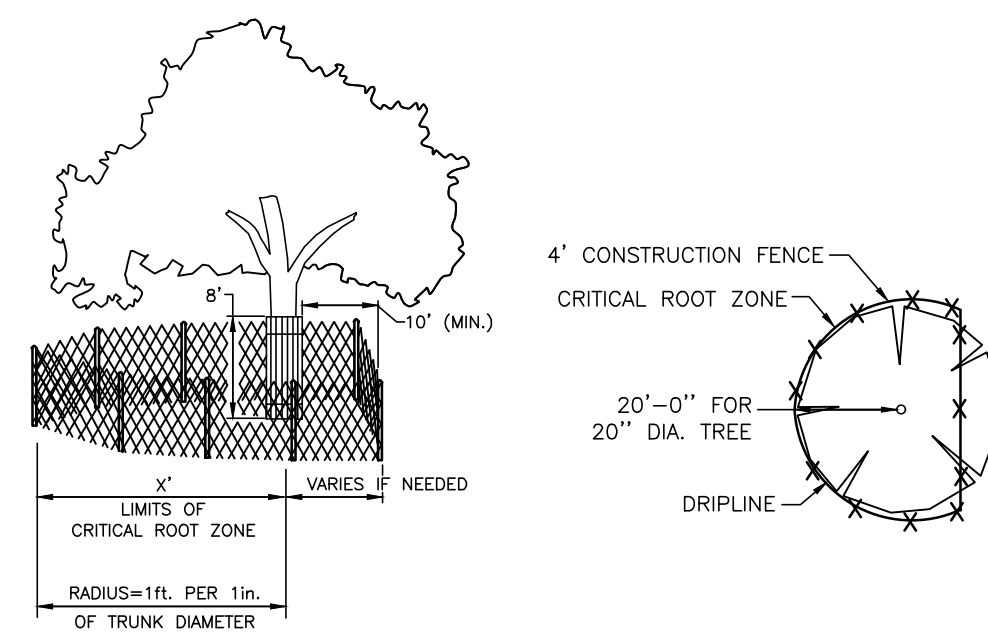
**IRRIGATION NOTES**

VERIFY "STATIC" PRESSURE AVAILABLE AT THE SITE AND NOTIFY THE ENGINEER IF LESS THAN 35 P.S.I.  
 AN 18" DEPTH TRENCH SHALL BE REQUIRED FOR ALL PRESSURE LINES. A 12" DEPTH TRENCH SHALL BE REQUIRED FOR ALL LATERAL LINES.  
 PURPLE PRIMER SHALL BE REQUIRED ON ALL WELDS BEFORE GLUING.  
 SNAKE PRESSURE LINE IN TRENCH AT LEAST ONE (1') FOOT PER 100', TO ALLOW FOR THERMAL EXPANSION.  
 ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN APPROPRIATE BOXES AS PER MANUFACTURERS RECOMMENDATIONS.  
 ALL IRRIGATION PRODUCTS SHOWN ON THIS PLAN SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.  
 ALL LATERAL LINES SHALL BE CLASS 200 PVC.  
 ADJUSTMENTS TO HEADS MAY BE REQUIRED DURING CONSTRUCTION.  
 ALL IRRIGATION LINES ARE TO BE LOCATED WITHIN LANDSCAPED AREAS AND PLACED ADJACENT TO CURBS WHENEVER POSSIBLE.  
 NO IRRIGATION LINES SHALL BE PLACED IN POSSIBLE CONFLICT WITH OTHER TRADES OR UTILITIES.  
 ALL LINES UNDER PAVEMENT SHALL BE SLEEVED WITH SCH 40 WITH IRRIGATION WIRING IN A SEPARATE 2" SCH 40 SLEEVE.  
 IRRIGATION CONTRACTOR IS TO ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS.  
 110 VOLT AC TO BE PROVIDED BY GENERAL CONTRACTOR TO THE CONTROLLER.  
 BACKFLOW PREVENTION DEVICE TO BE PER CITY REQUIREMENTS - 1" FEBCO 805Y- LOCATED IN HOT-BOX FIBERGLASS, FLIP-TOP ENCLOSURE OR APPROVED EQUAL, ENCLOSURE MUST COMPLY WITH ASSE 1060.  
 NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ENGINEER SHOWN ON THESE PLANS.  
 CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS BEFORE STARTING WORK AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS IN THE WORK AREA.  
 ALL SLEEVES UNDER PAVEMENT TO EXTEND A MINIMUM 12" BEYOND PAVING.  
 THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THIS PLAN WHEN IT IS OBVIOUS THAT THE IRRIGATION DESIGN IS IN CONFLICT WITH ON-SITE FEATURES THAT MAY NOT HAVE BEEN CONSIDERED IN THE DESIGN. IN THE EVENT THAT THIS HAPPENS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IN WRITING. IF THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY REVISIONS.



**TYPICAL TREE PLANTING DETAIL**

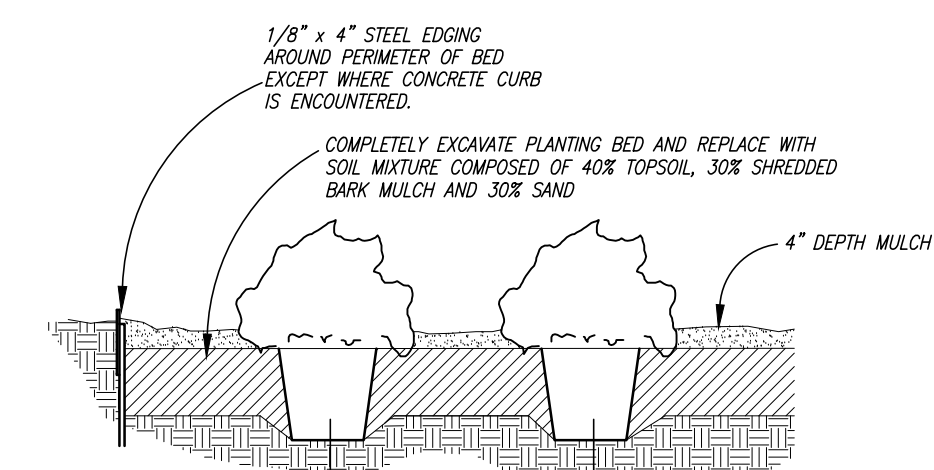
NOT TO SCALE



**TREE PROTECTION DETAIL**

N.T.S.

IF "X" IS NOT ACHIEVABLE, CONTRACTOR SHALL PROVIDE AT LEAST 10" (MIN.), IF LESS THAN 10", THEN ADD BOARDS STRAPPED TO TRUNK.



**TYPICAL SHRUB PLANTING DETAIL**

NOT TO SCALE

THE STANDARD - ROCKWALL ADDITION  
 LOT: 27 BLOCK: A  
 ZONING: PLANNED DEVELOPMENT (PD-68), SH-205 OVERLAY  
 OWNER  
 EAST SHORE J/V  
 54499 GLEN LAKES DRIVE #110  
 DALLAS, TX 75231  
 ATTN: DONNA PERRY, VENTURE MANAGER  
 PHONE: 580-236-3911  
 CIVIL ENGINEER  
 BENCHMARK DESIGN GROUP  
 2301 THREE LAKES PARKWAY  
 TYLER, TX 75703  
 ATTN: GREG MITCHELL, P.E.  
 PHONE: 903-534-5353

CASE NO.  
 Z2025-055  
 PLANNING AND ZONING CHAIRMAN  
 PLANNING DIRECTOR

DATE	REVISIONS	BY
10-17-25	SITE PLAN SUBMITTAL	CCB

**BENCHMARK DESIGN GROUP**  
 CIVIL / ENVIRONMENTAL / PLANNERS



10-17-25

DRAWN BY: CCB

CHECKED BY: JGM

DATE: JUNE 2025

JOB NO: 2025.036

MINDFUL WELLNESS  
 1301 S. GOLIAD ST.  
 LANDSCAPE DETAILS

CASE NO.  
 Z2025-055

SHEET NO.  
 L-2



REVISIONS

NO.	DATE	BY	DESCRIPTION

CONSULTANT

COLLIER  
CE PROJECT NO. 25-098

Preliminary  
Not For Construction

**TLM ASSOCIATES, INC.**  
ARCHITECTS + ENGINEERS  
www.tlmae.com  
117 East Lafayette Street Jackson, Tennessee  
731.988.9840 (phone) - 731.988.9957 (fax)

SITE PHOTOMETRIC PLAN  
FOR  
**MINDFUL HEALTH**  
ROCKWALL, TEXAS FACILITY  
**PALM DEVELOPMENT**  
1301 S. GOLIAD ST., ROCKWALL, TEXAS 75087

15 OCT 2025  
T0105

**E0.1**

LIGHTING SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL NO.	LAMPS	NOTES
S1	LED SITE LIGHT WITH TYPE DISTRIBUTION 'R4' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE (71 W)	LITHONIA	RSX2 LED 40K R4 MVOLT SPA RSX2EGS	LED	EXTERNAL GLARE SHIELD
S2	LED SITE LIGHT WITH TYPE DISTRIBUTION 'R4' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE (71 W)	LITHONIA	RSX2 LED 40K R4 MVOLT SPA	LED	
S3	LED SITE LIGHT WITH TYPE DISTRIBUTION 'AFR' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE (71 W)	LITHONIA	RSX2 LED 40K AFR MVOLT SPA	LED	
S4	LED SITE LIGHT WITH TYPE DISTRIBUTION 'R5' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE (111 W)	LITHONIA	RSX2 LED 40K R5 MVOLT SPA RSX2EGFV	LED	EXTRA GLARE FULL VISOR
W1	EXTERIOR WALL SCONCE (100 W)	QUOIZEL	WAE8408MBK	LED	MOUNTED ~ 10' A.F.F. PER ARCHITECT
W2	EXTERIOR WALL DOWNLIGHT (15 W)	MINKA-LAVERY	71169-143C-L	LED	MOUNTED ~ 10' A.F.F. PER ARCHITECT
W3	LED WALL LIGHT (24 W)	LITHONIA	WFX1 P2 LED 40K MVOLT	LED	MOUNTED ~ 10' A.F.F. PER ARCHITECT



PHOTOMETRIC CALCULATIONS

ADA PARKING	
Average	1.1 fc
Maximum	3.2 fc
Minimum	0.7 fc
Max/Min	4.6:1
Average/Min	1.6:1
BASKETBALL COURT	
Average	1.3 fc
Maximum	3.5 fc
Minimum	0.5 fc
Max/Min	7.0:1
Average/Min	2.6:1
EXT BUILDING	
Average	1.5 fc
Maximum	8.3 fc
Minimum	0.1 fc
Max/Min	83.0:1
Average/Min	15.0:1
Parking Lot	
Average	1.4 fc
Maximum	5.4 fc
Minimum	0.1 fc
Max/Min	54.0:1
Average/Min	14.0:1
PROPERTY LINE	
Average	0.1 fc
Maximum	0.2 fc
Minimum	0.0 fc
Max/Min	N/A
Average/Min	N/A

