



TLM

ASSOCIATES

Architects + Engineers

REVISIONS

NO.	DATE	BY	DESCRIPTION

CONSULTANT

Preliminary
Not For Construction

TLM ASSOCIATES, INC.

ARCHITECTS + ENGINEERS

www.tlmae.com
117 East Lafayette Street Jackson, Tennessee
731.788.7840 (phone) - 731.788.7937 (fax)

RENDERING

MINDFUL HEALTH

ROCKWALL, TEXAS FACILITY

FOR

PALM DEVELOPMENT

1301 S. GOLIAD ST. ROCKWALL, TEXAS 75087

CASE NO.

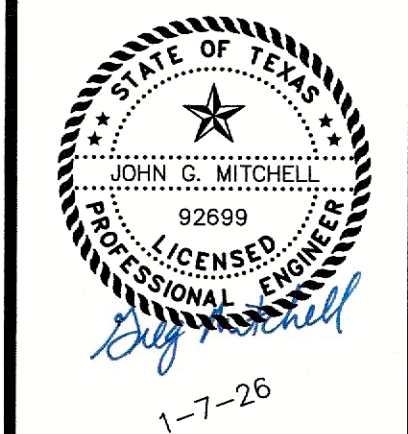
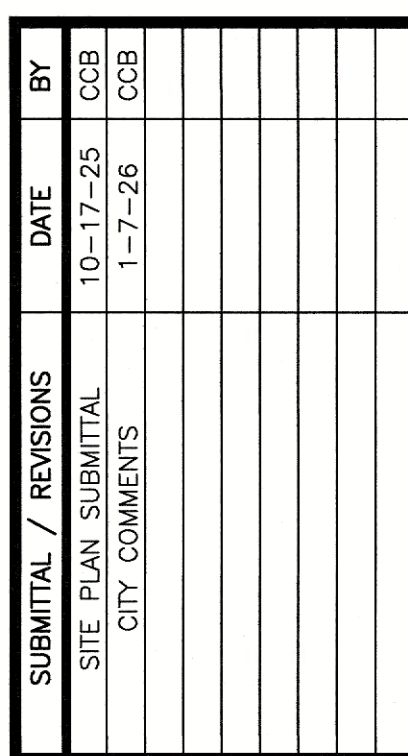
SP2025-041

08 DEC 2025

T0105

DP1

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 13 DAY OF January 2026
WITNESS OUR HANDS, THIS 13 DAY OF January 2026
Dee Jean Conway *[Signature]*
PLANNING & ZONING COMMISSION CHAIRMAN DIRECTOR OF PLANNING & ZONING



DRAWN BY: CCB

CHECKED BY: JGM

DATE: *JUNE 2025*

JOB NO: 2025.036

MINDFUL WELLNESS

1301 S. GOLIAD ST.

LANDSCAPE PLAN

CASE NO.
SP2025-041

SHEET NO.
L-1

[illegible]

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 55 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.

119. YOU ARE TO ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS.

119. YOU ARE TO BE PROVIDED BY GENERAL CONTRACTOR TO THE CONTROLLER.

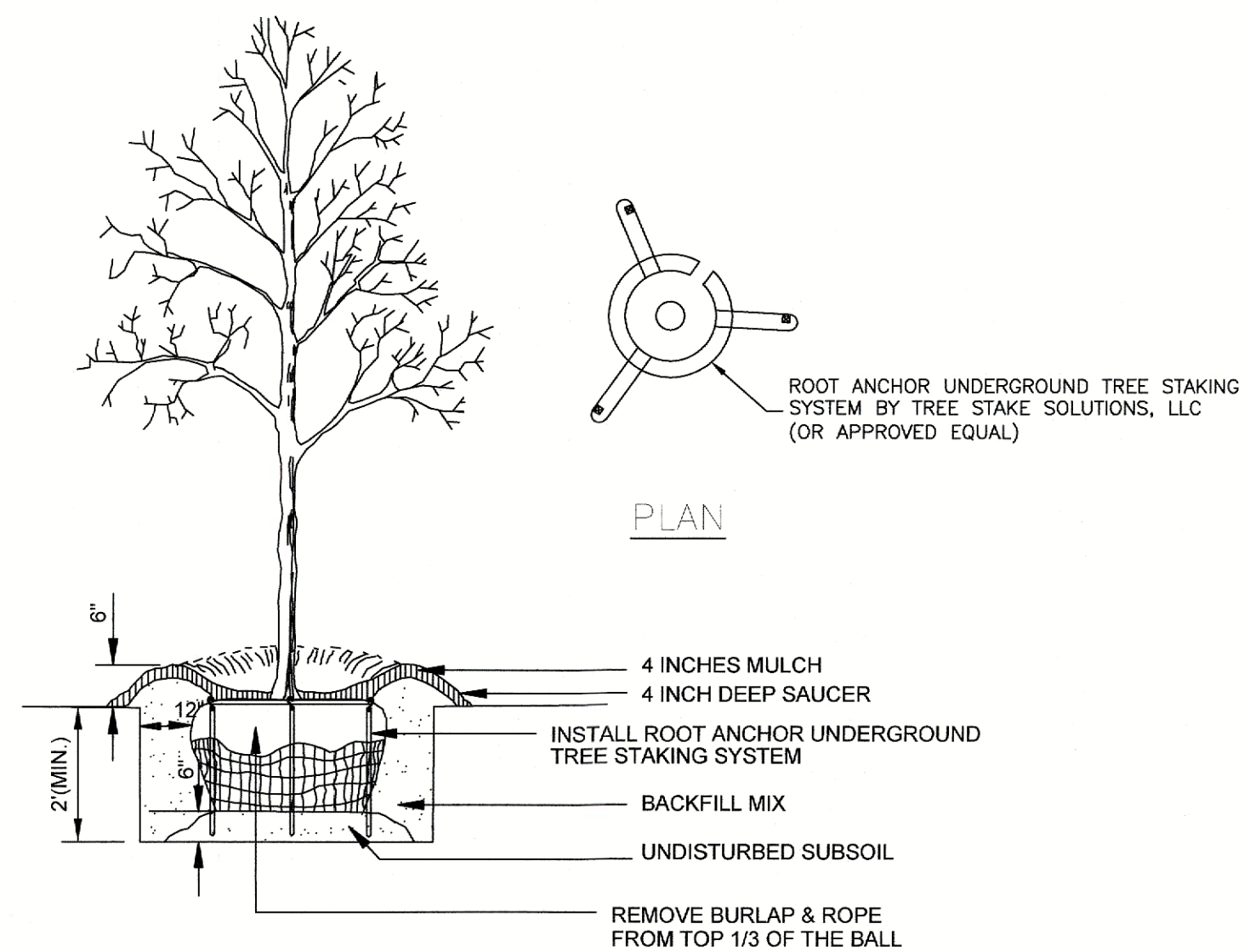
BACKFLOW PREVENTION DEVICE TO BE PER CITY REQUIREMENTS - 1" FBCC 805Y- LOCATED IN HOT-BOX FIBERGLASS, FLIP-TOP ENCLOSURE OR APPROVED EQUAL, ENCLOSURE MUST COMPLY WITH ASSE 1060.

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.

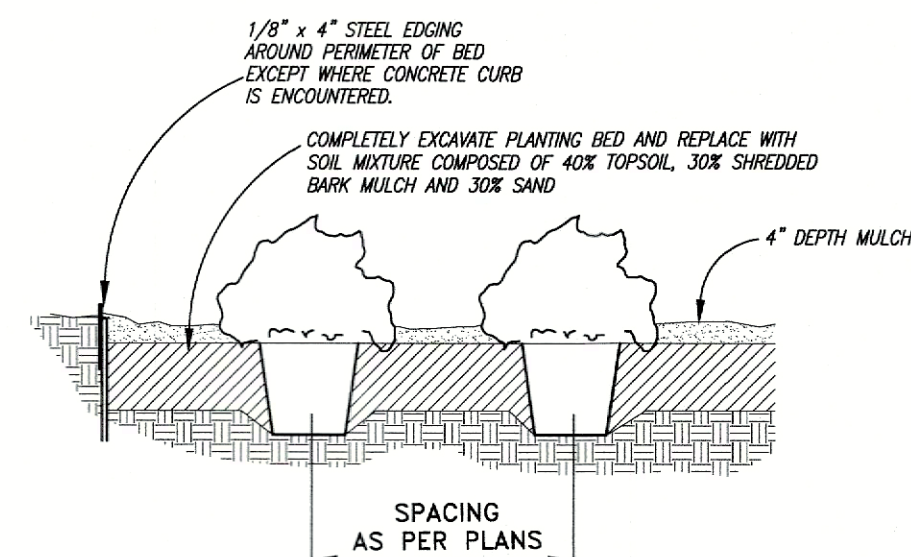
ALL SLEEVES UNDER PAVEMENT TO EXTEND A MINIMUM 12" BEYOND PAVING.

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.



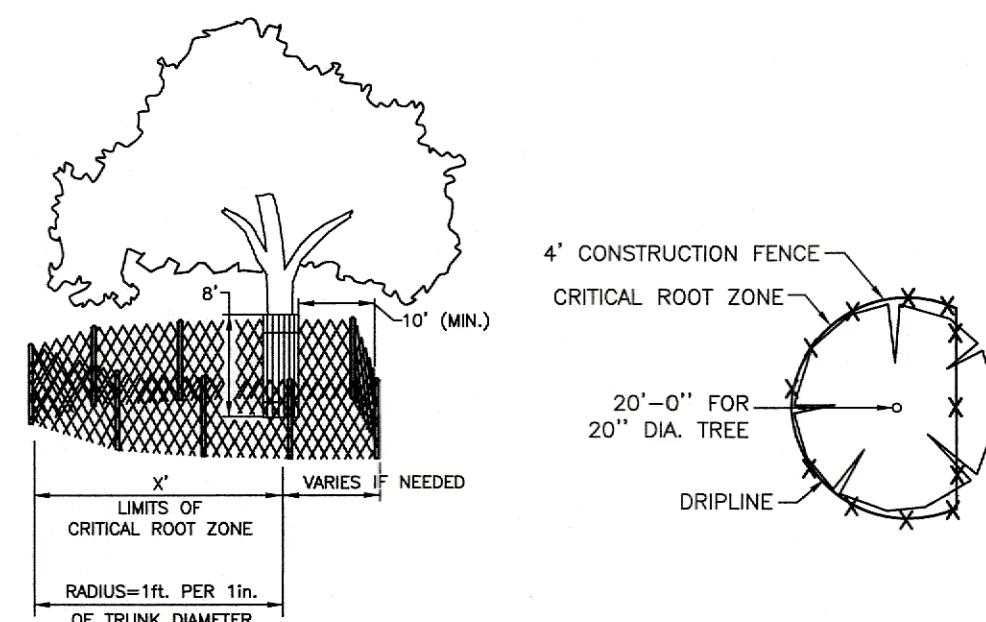
TYPICAL TREE PLANTING DETAIL

NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL

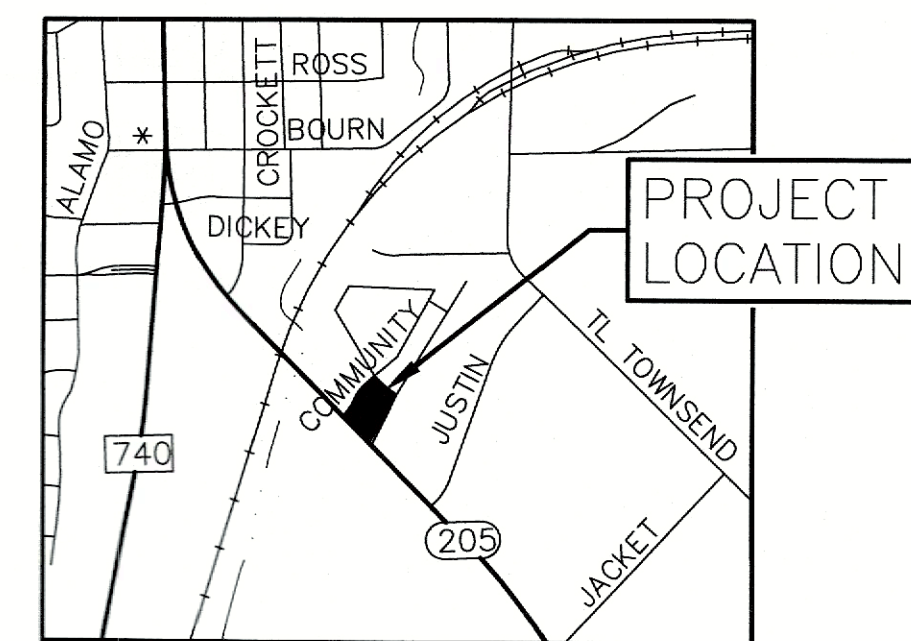
NOT TO SCALE



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.



VICINITY MAP

N.T.S.

SITE PLAN INFORMATION

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

THE STANDARD - ROCKWALL ADDITION
LOT: 27 BLOCK: A
ZONING: PLANNED DEVELOPMENT
(PD-68), SH-205 OVERLAY
TOTAL LOT AREA: 62,657 SF (1.438 AC)

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

DEVELOPER
PALM DEVELOPMENT PARTNERS
23134 HIGHWAY 22 N
YUMA, TENNESSEE 38390
ATTN: LISA DEATON
PHONE: 731-217-6613

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

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 13 DAY OF January, 2016.
WITNESS OUR HANDS, THIS 13 DAY OF January, 2016.
Donna J. Poirier
PLANNING & ZONING COMMISSION, CHAIRMAN
Emily
DIRECTOR OF PLANNING AND ZONING

MINDFUL WELLNESS
1301 S. GOLIAD ST.

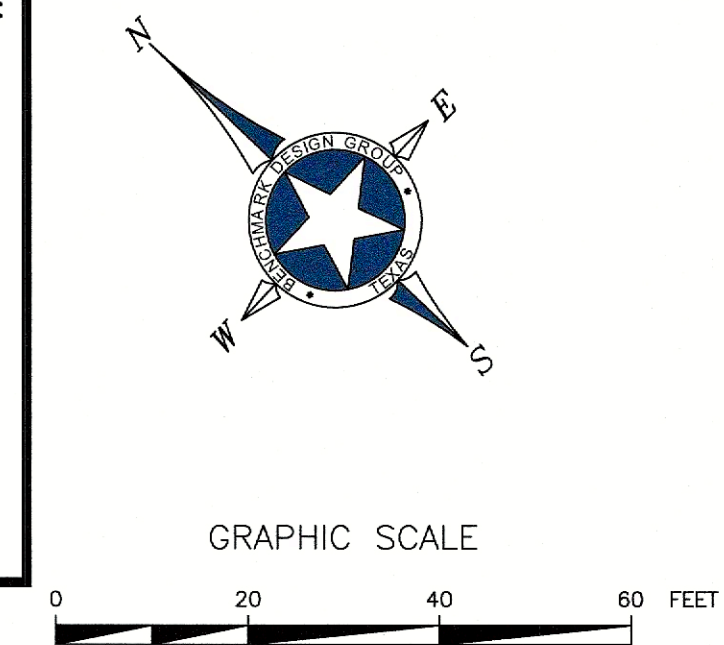
LANDSCAPE
DETAILS

CASE NO.

SP2025-041

SHEET NO.

L-2



1. These plans are subject to review and approval by all jurisdictions having authority.

2. Contractor shall appropriately notify all relevant entities prior to digging on this project.

3. The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.

4. The topographic information shown hereon is a reflection of the information provided by **MARK PETER & ASSOCIATES**.

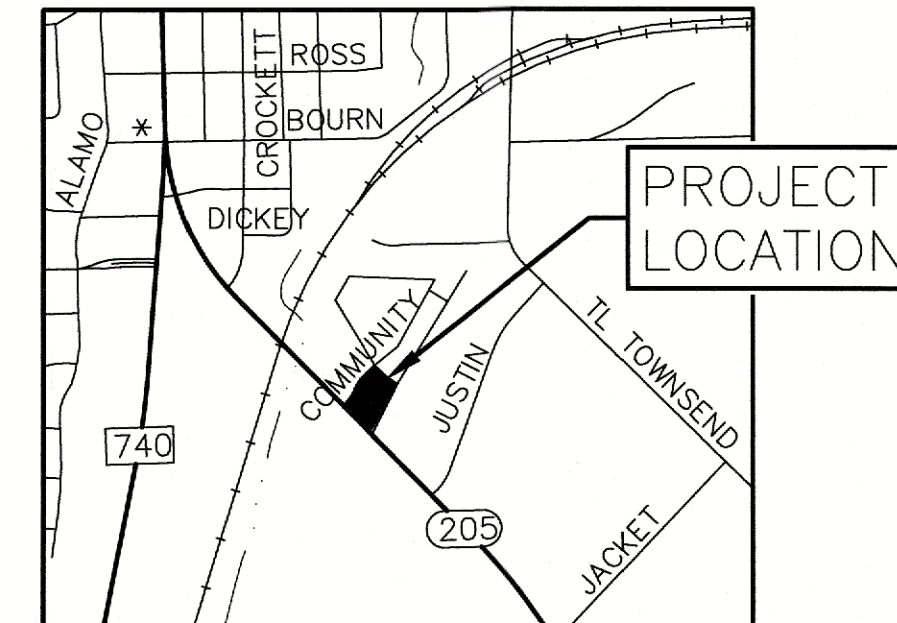
5. If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified if any problem occurs as a result of the contractor's lack of notification.

6. 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 cable	Conduits	Pipes
Stormwater lines	Gas lines	Oil Production lines
Telephone cables	Sewer/Sanitary Sewer lines	

7. **Water 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.



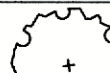
N.T.S

THE STANDARD - ROCKWALL ADDITION
LOT: 27 BLOCK: A
ZONING: PLANNED DEVELOPMENT
(PD-68), SH-205 OVERLAY
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CIVIL ENGINEER
BENCHMARK DESIGN GROUP
2301 THREE LAKES PARKWAY
TYLER, TX 75703
ATTN: GREG MITCHELL, P.E.
PHONE: 903-534-5353

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



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

AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT TEXASB11 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

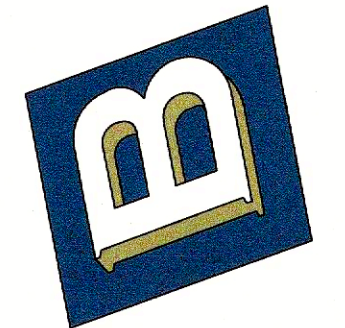
TREE MITIGATION		
	<u>REQUIRED</u>	<u>PROVIDED</u>
TREE MITIGATION (140" CALIPER/4" CALIPER)	35 EA	35 EA

[illegible]

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CITY OF ROCKWALL ON THE 13 DAY OF January, 2026.
WITNESS OUR HANDS, THIS 13 DAY OF January, 2026.
De Jean Ramsey
PLANNING & ZONING COMMISSION, CHAIRMAN
Billie
DIRECTOR OF PLANNING AND ZONING

[illegible]

BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS



BENCHMARK
DESIGN GROUP

DRAWN BY: CCB

CHECKED BY: JGM

DATE: *JUNE 2025*

JOB NO: 2025.036

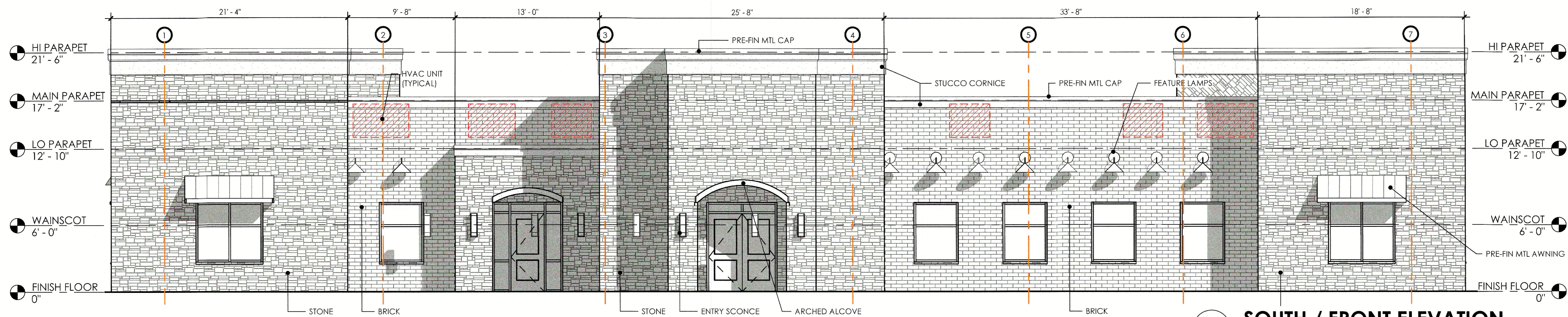
MINDFUL WELLNESS
1301 S. GOLIAD ST.
TREESCAPE PLAN

CASE NO.

SP2025-041

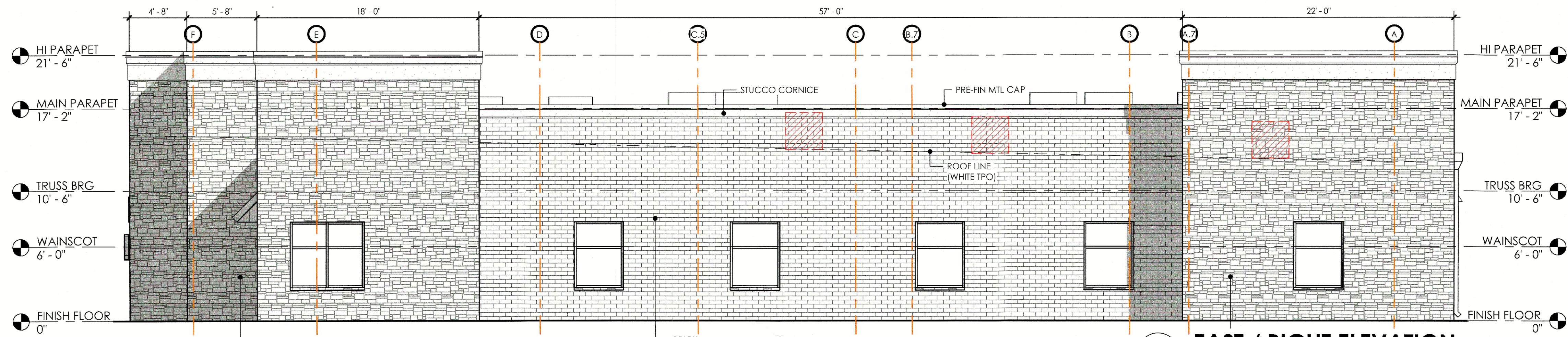
SHEET NO.

1-3



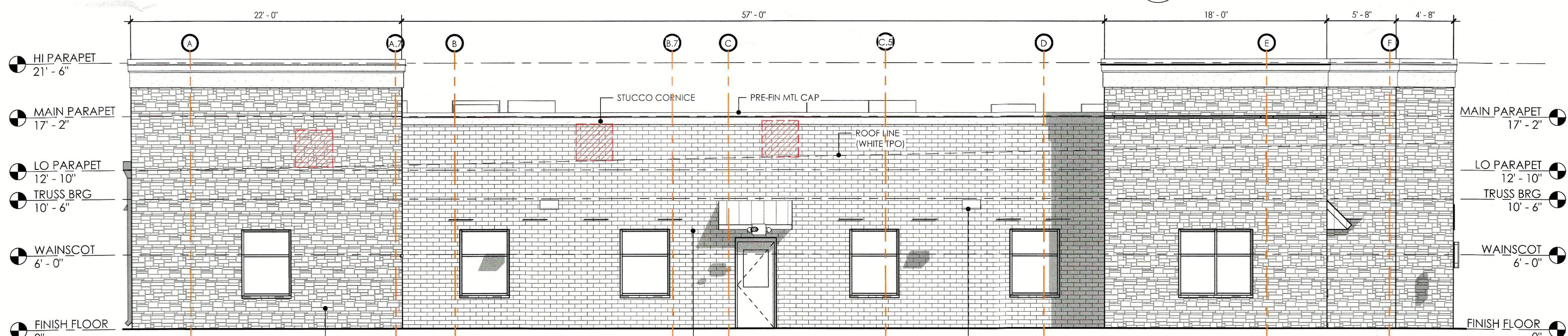
MATERIAL - SOUTH

BRICK	840 SF	40 %
STONE	1240 SF	60 %
Total	2080 SF	



MATERIALS - EAST

BRICK	989 SF	53.4 %
STONE	862 SF	46.6 %
Total	1851 SF	



MATERIAL - WEST

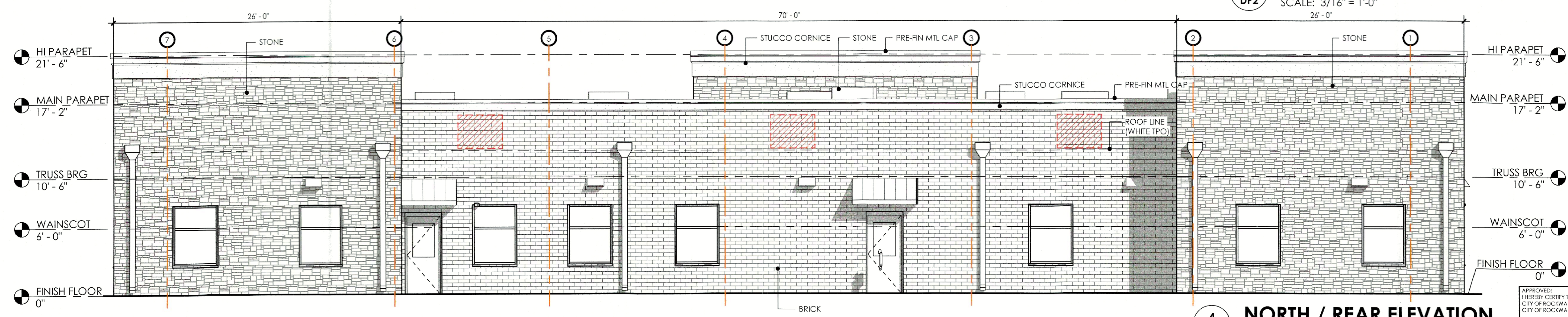
BRICK	972 SF	51.2 %
STONE	925 SF	48.8 %
Total	1897 SF	

STONE:
ALL STONE USED IN THIS PROJECT SHALL BE NATURAL OR QUARRIED.

RAISED PARAPETS:
ALL RAISED PARAPET WALLS (HIGH ROOF AREAS) HAVE BEEN MADE FOUR (4) SIDED TO ELIMINATE EXPOSED BACKSIDES OF PARAPET WALLS. ALL EXPOSED AREAS WILL HAVE STONE/BRICK TO MATCH FAÇADE.

MATERIAL - NORTH

BRICK	1002 SF	55.1 %
STONE	1228 SF	44.9 %
Total	2230 SF	



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WITNESS OUR HANDS, THIS 13 DAY OF January 2025.

PLANNING & ZONING COMMISSION CHAIRMAN

DEPUTY CHAIRMAN

MEMBER

MEMBER

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)

ROOF PLAN

MINDFUL HEALTH
ROCKWALL, TEXAS FACILITY

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

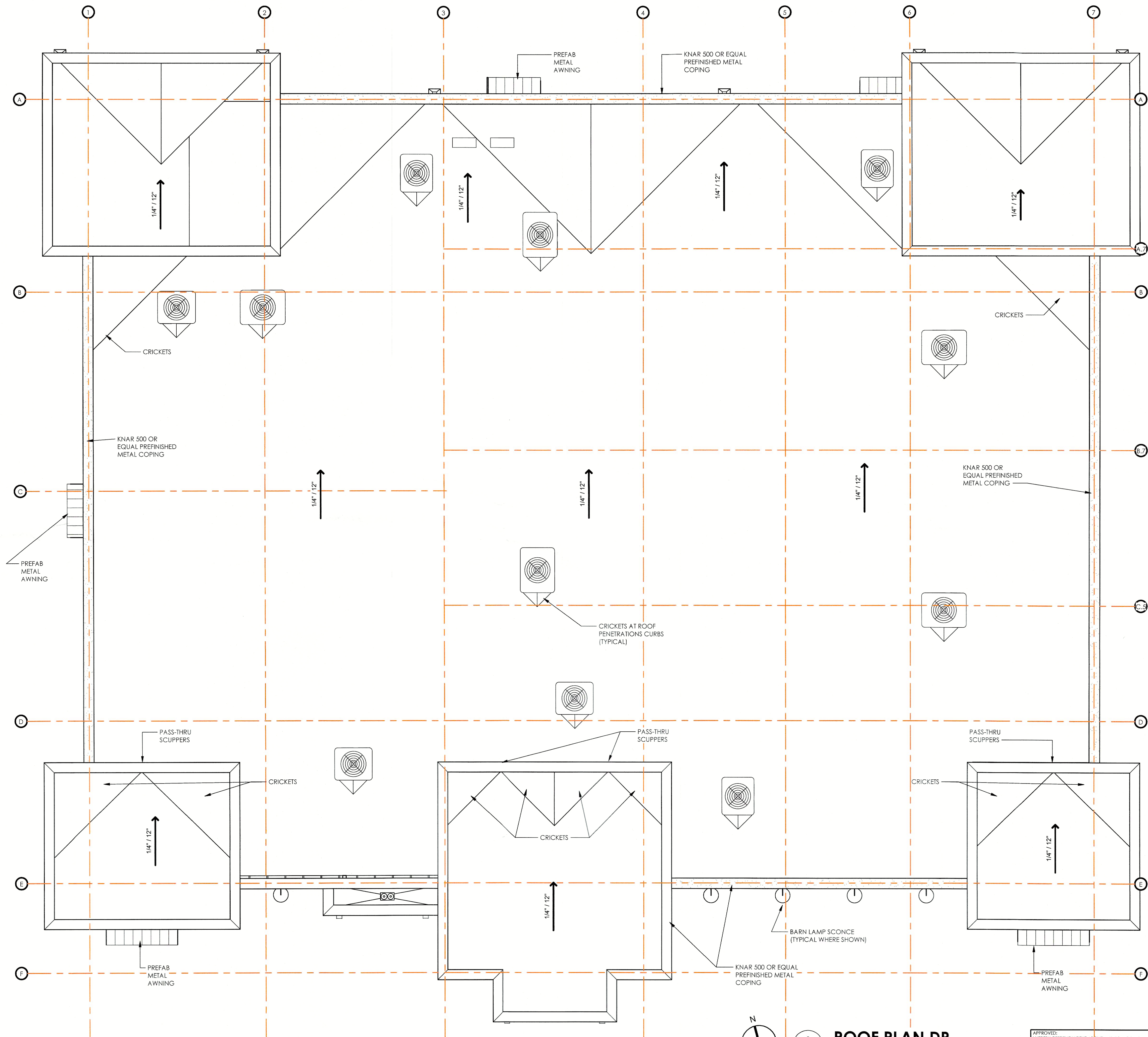
CASE NO.

SP2025-041

08 DEC 2025

T0105

DP3



1
DP3

ROOF PLAN DP

SCALE: 3/16" = 1'-0"

APPROVED:
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WITNESSED OUR HANDS, THIS 13 DAY OF January, 2025.
[Signature] PLANNING & ZONING COMMISSION, CHAIRMAN
[Signature] DIRECTOR OF PLANNING & ZONING



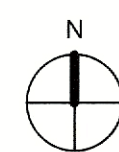
PHOTOMETRIC CALCULATIONS						
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EXT BUILDING	+	0.8 fc	5.2 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
SOUTH GOLIAD STRT	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
ADA PARKING	X	0.9 fc	1.9 fc	0.6 fc	3.2:1	1.5:1

SITE PLAN INFORMATION

LOT: 27 BLOCK: A
ZONING: PLANNED DEVELOPMENT (PD-68)
SETBACKS:
FRONT: 25' REAR: 10' SIDE: 10'
TOTAL LOT AREA: 62,657 SF (1.438 AC)
BUILDING AREA: 10,331 SF

PARKING
TOTAL BUILDING AREA = 10,331 SF
OFFICE BUILDING @ 1 SPACE PER 200 SF OF 10,331 SF = 52 SPACES

	<u>REQUIRED</u>	<u>PROVIDED</u>
TOTAL PARKING	52 SPACES	54 SPACES



1
EO.1

SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-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 15 DAY OF January 2016
 WITNESS OUR HANDS THIS 15 DAY OF January 2016
Dee Jean Burkey PLZ
 PLANNING & ZONING COMMISSION CHAIRMAN DISTRICT OF PLANNING AND ZONING

REVISIONS

[illegible]

CONSULTANT

**COLLIER**

CE PROJECT NO. 25-098

Preliminary
Not For Construction

ATLM ASSOCIATES, INC.
ARCHITECTS + ENGINEERS

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

SITE PHOTOMETRIC PLAN

MINDFUL HEALTH
ROCKWALL, TEXAS FACILITY

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

9 JAN 2026

Case No. SP2025-014

E0.1