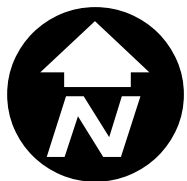




City of Rockwall

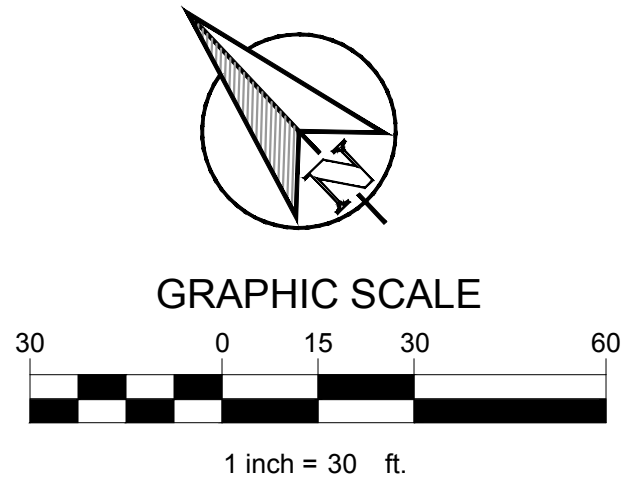
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

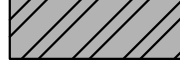
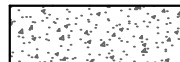
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



SITE DATA TABLE	
SITE AREA	18.87 ACRES (821,862.51 SF)
ZONING	PD-009
PROPOSED USE	MEDICAL OFFICE
BUILDING SIZE	55,827 SF
LOT COVERAGE	4.3%
FLOOR TO AREA RATIO	0.04 : 1
BUILDING HEIGHT	48'-8" (2 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER 200 SQ FT
PARKING REQUIRED	280 SPACES (6 ADA)
PARKING PROVIDED	281 SPACES (8 ADA)



LEGEND	
	PROPOSED 5" LIGHT DUTY CONCRETE PAVEMENT
	PROPOSED 6" HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	PROPOSED FIRE LANE

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	4\"/>
3	CURB & GUTTER
4	PROPOSED CURB RAMP
5	HANDICAP SYMBOL
6	PAVEMENT STRIPING
7	HANDICAP SIGN
8	PROPOSED CURB STOP
8	PROPOSED PRIVATE SIDEWALK
9	PROPOSED DUMPSTER ENCLOSURE REFER TO ARCH PLANS FOR DETAILS

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

BENCH MARKS

BENCH MARK NO. 6-1
CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHWEST CORNER OF MARINA AND VILLAGE ROAD
ELEV: 506.05

BENCH MARK NO. RESET 1
AT THE WEST END OF SUMMER LEE AND WEST OF FM 740.
ELEV: 567.70

ROCKWALL MOB

LEGAL DESCRIPTION:
LOT 15, BLOCK A
PRESBYTERIAN HOSPITAL OF ROCKWALL ADD.
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
CAMBRIDGE ROCKWALL, LTD
8383 PRESTON CENTER PLAZA DRIVE
DALLAS, TX 75201
CONTACT: TREY SULLIVAN
PH: 214.915.0107

DEVELOPER:
CAMBRIDGE ROCKWALL, LTD
8383 PRESTON CENTER PLAZA DRIVE
DALLAS, TX 75201
CONTACT: TREY SULLIVAN
PH: 214.915.0107

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CITY CASE #:

DESIGN:	JEV
DRAWN:	JEV
CHECKED:	MAM
DATE:	9/15/2016
SHEET	
C-5	

File No. 2016-113

DIMENSIONAL CONTROL & PAVING PLAN

NO.	DATE	REVISION	BY

ROCKWALL MOB
HORIZON ROAD AT ROCKWALL
PARKWAY
ROCKWALL, TX 75201

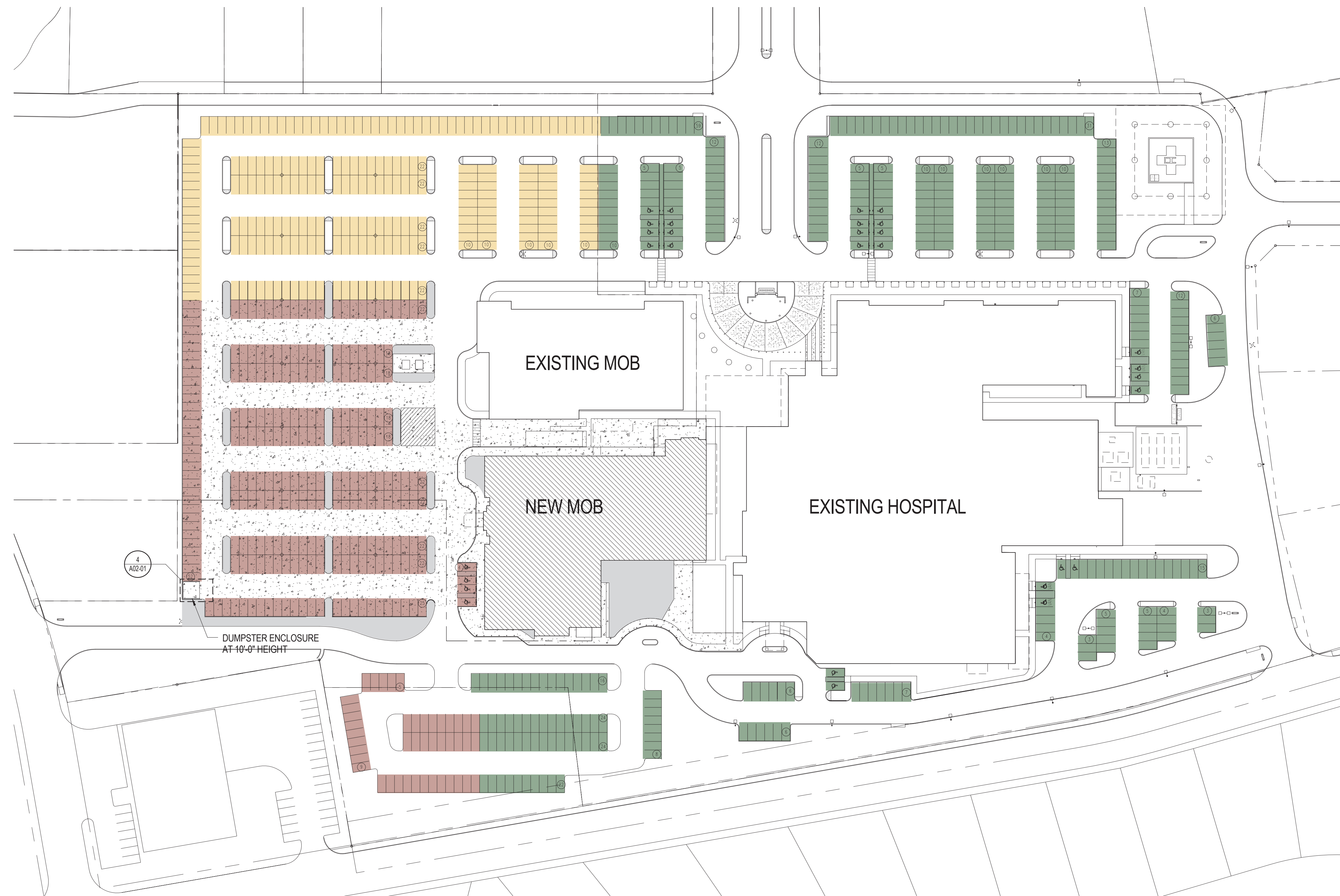
PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: MATT MOORE
P.E. No. 95813 Date: 9/15/2016

PLOTTED BY: JVALDEZ
PLOT DATE: 9/16/2016 6:41 AM
LOCATION: C:\EGNYTE\SHARED\PROJECTS\2016-113 P+W ROCKWALL MOB\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 9/14/2016 7:22 PM

SUBMITTED: 9/16/16

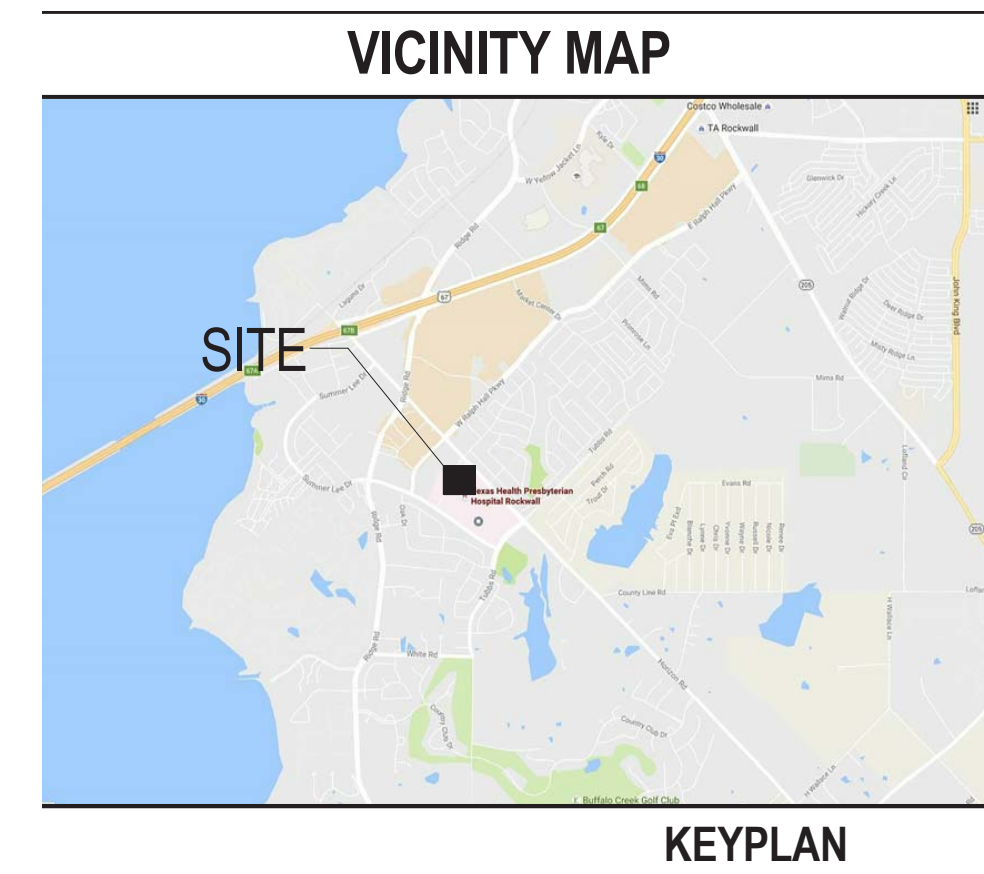


1 SITE - CAMPUS PARKING PLAN
1" = 60'-0"

PARKING SPACES REQUIRED	
HOSPITAL TOTAL	310 SPACES REQUIRED
EXISTING MOB TOTAL	229 SPACES REQUIRED
NEW MOB TOTAL	280 SPACES REQUIRED
819 TOTAL REQUIRED 17 ACCESSIBLE REQUIRED	

PARKING SPACES PROVIDED	
EXISTING	
HOSPITAL STANDARD SPACES	317 SPACES
HOSPITAL ACCESSIBLE SPACES	26 SPACES
EXISTING MOB STANDARD SPACES	229 SPACES
EXISTING MOB ACCESSIBLE SPACES	0 SPACES
TOTAL EXISTING SPACES	572 SPACES PROVIDED (26 ACCESSIBLE)
NEW	
NEW MOB STANDARD SPACES	+281 SPACES
NEW MOB ACCESSIBLE SPACES	+4 SPACES
TOTAL NEW SPACES	285 SPACES PROVIDED (4 ACCESSIBLE)
REVISED TOTAL SPACES (EXISTING PLUS NEW)	857 SPACES PROVIDED (30 ACCESSIBLE)

- NOTES:
1. 1 IN EVERY 8 ACCESSIBLE SPACES SHALL BE SERVED BY A 96 INCH WIDE ACCESS AISLE AND SHALL BE DESIGNATED AS "VAN ACCESSIBLE". SO FOR THIS PROJECT, 6 VAN ACCESSIBLE SPACES ARE REQUIRED.



APPLICANT INFORMATION
HANNAH AIKIN
PERKINS+WILL
10100 NORTH CENTRAL EXPRESSWAY,
SUITE 300 DALLAS, TX 75231
214-283-8866
HANNAH.AI@PERKINSWILL.COM

OWNER INFORMATION
GRANT CALLISON
CAMBRIDGE HEALTHCARE
DEVELOPMENT, INC.
8383 PRESTON CENTER PLAZA DRIVE,
5TH FLOOR
DALLAS, TX 75225
214-665-0890

B

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

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

E

1. NO EXISTING TREES ARE REMOVED

C

- I. PLAN PREPARED BY:

MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
8150 NORTH CENTRAL EXPRESSWAY
SUITE M2025
DALLAS, TEXAS 75206
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

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

D

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.
8. IRRIGATION WILL MEET REQUIREMENTS OF UDC.

PERKINS

+ W I L L

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f 214.283.8701
www.perkinswill.com

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1105 CHECK SPARGER RD, STE. 1
COLLEYVILLE, TX 76034

STRUCTURAL

ARMSTRONG-DOUGLASS STRUCTURAL
6060 N. CENTRAL EXPRESSWAY, STE. 360
DALLAS, TX 75206

MEP

SW ASSOCIATES CONSULTING
5429 LBJ FREEWAY, STE. 300, DALLAS, TX
75240

LANDSCAPING

KENDALL + Landscape Architecture
8150 North Central, Suite 701, Dallas, TX 75206

OWNER

CAMBRIDGE ROCKWALL, LTD
1717 MAIN STREET, 59TH FLOOR, DALLAS,
TX 75201
FACILITY

CONTRACTOR

PROJECT

ROCKWALL MOB
HORIZON ROAD AT
ROCKWALL PARKWAY
ROCKWALL, TEXAS 75201



Cambridge
**CAMBRIDGE
ROCKWALL**
1717 MAIN STREET, 59TH
FLOOR, DALLAS, TX 75201
KEYPLAN

ISSUE CHART

CITY COMMENT 09.15.16

MARK	ISSUE	DATE
Job Number		147201.000
Drawn		DRG
Checked		MSK
Approved		MSK

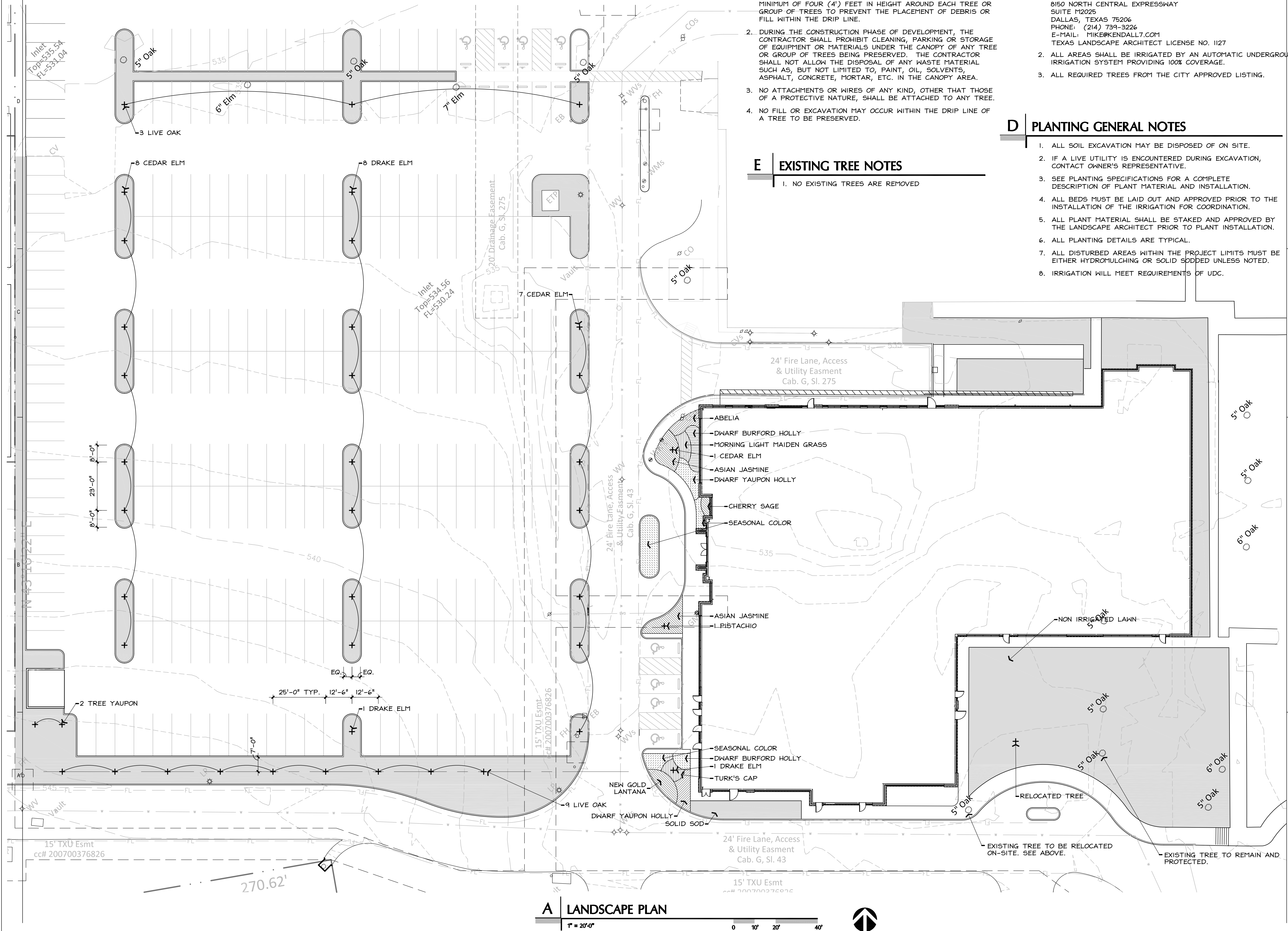
TITLE

LANDSCAPE PLAN

SHEET NUMBER

L10-01

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A PLANT LISTING

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

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
PISTACHIO CHINENSIS	PISTACHIO	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
ILEX VOMITORIA	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ABELIA GRANDIFLORA	ABELIA	3 GALLON	42" ON CENTER
ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGGI 'HOTLIPS'	HOTLIPS CHERRY SAGE	3 GALLON	24" ON CENTER
RAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	3 GALLON	36" ON CENTER
ROSA 'RADRAZZ'	RADAZZ KNOCK OUT ROSE	3 GALLON	30" ON CENTER
GROUNDCOVER			
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER
PERENNIALS			
LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GALLON	24" ON CENTER
MALVAVISCUS DRUMMONDII	TURK'S CAP	1 GALLON	24" ON CENTER
MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	1 GALLON	18" ON CENTER

ANNUALS

SPRING - PANSIES 'BEACON FIELD' OR 'MAXIM BLUE' OR 'IMPERIAL SILVER PRINCESS' - 4" POT, 8" ON CENTER.

SUMMER - NEW GOLD LANTANA - 1 GALLON, 18" ON CENTER

FALL - CHRYSANTHEMUM 'SEMINOLE' - 4" POT, 8" ON CENTER.

LAWN

CYNDON SPP.	BERMUDA GRASS - SOLID SOD
CYNDON TIFF	TIFF BERMUDA GRASS - SOLID SOD
BUCHLOE DACTYLOIDES	BUFFALO GRASS - SOLID SOD

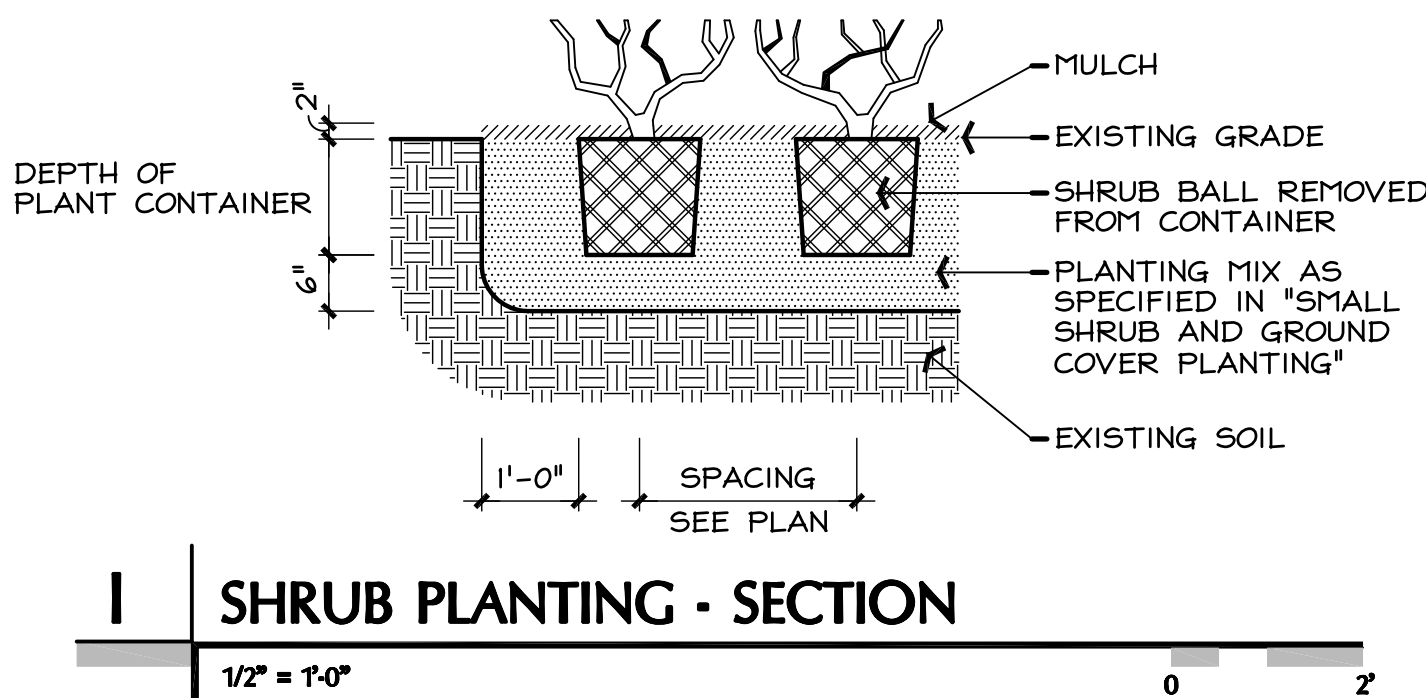
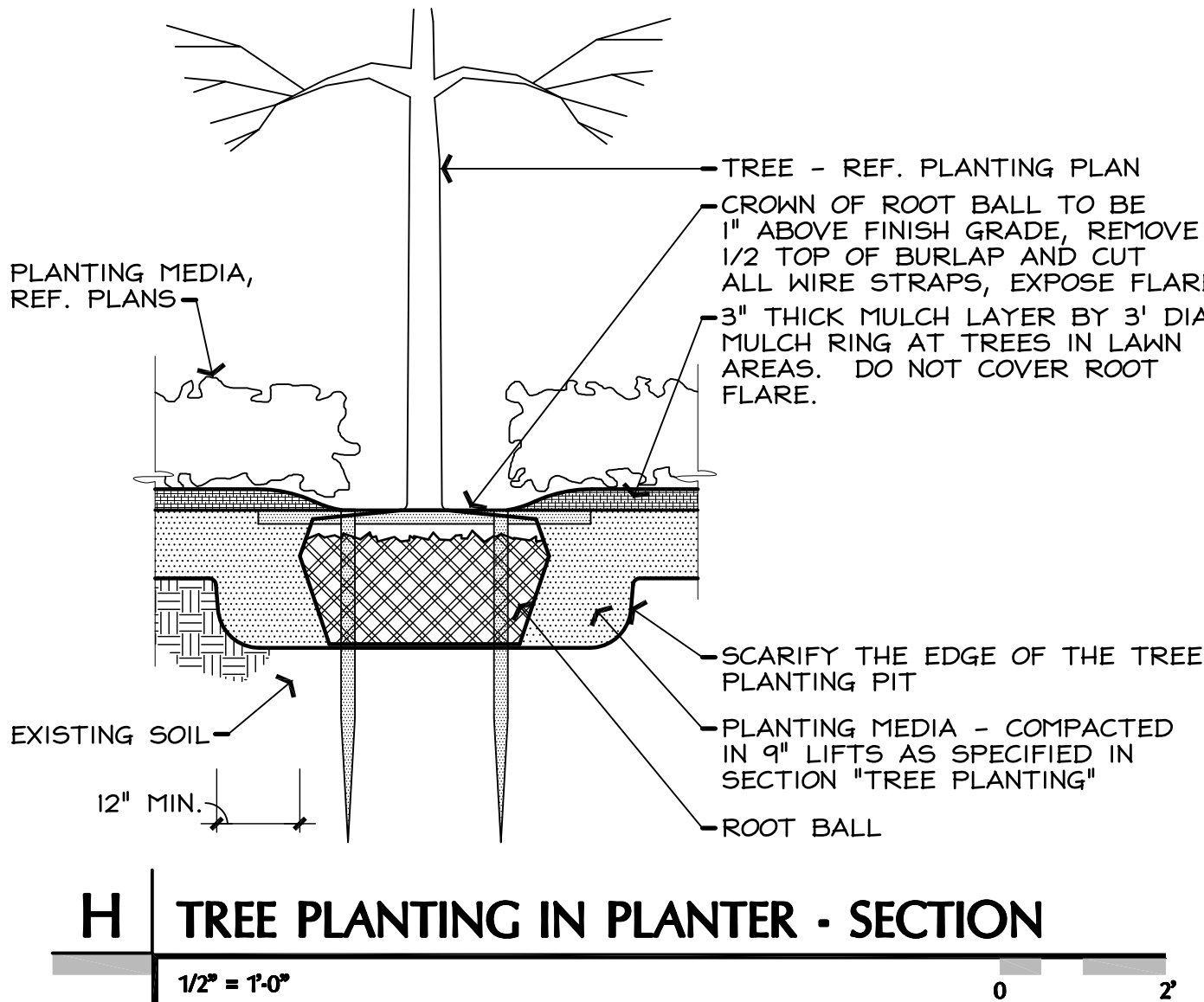
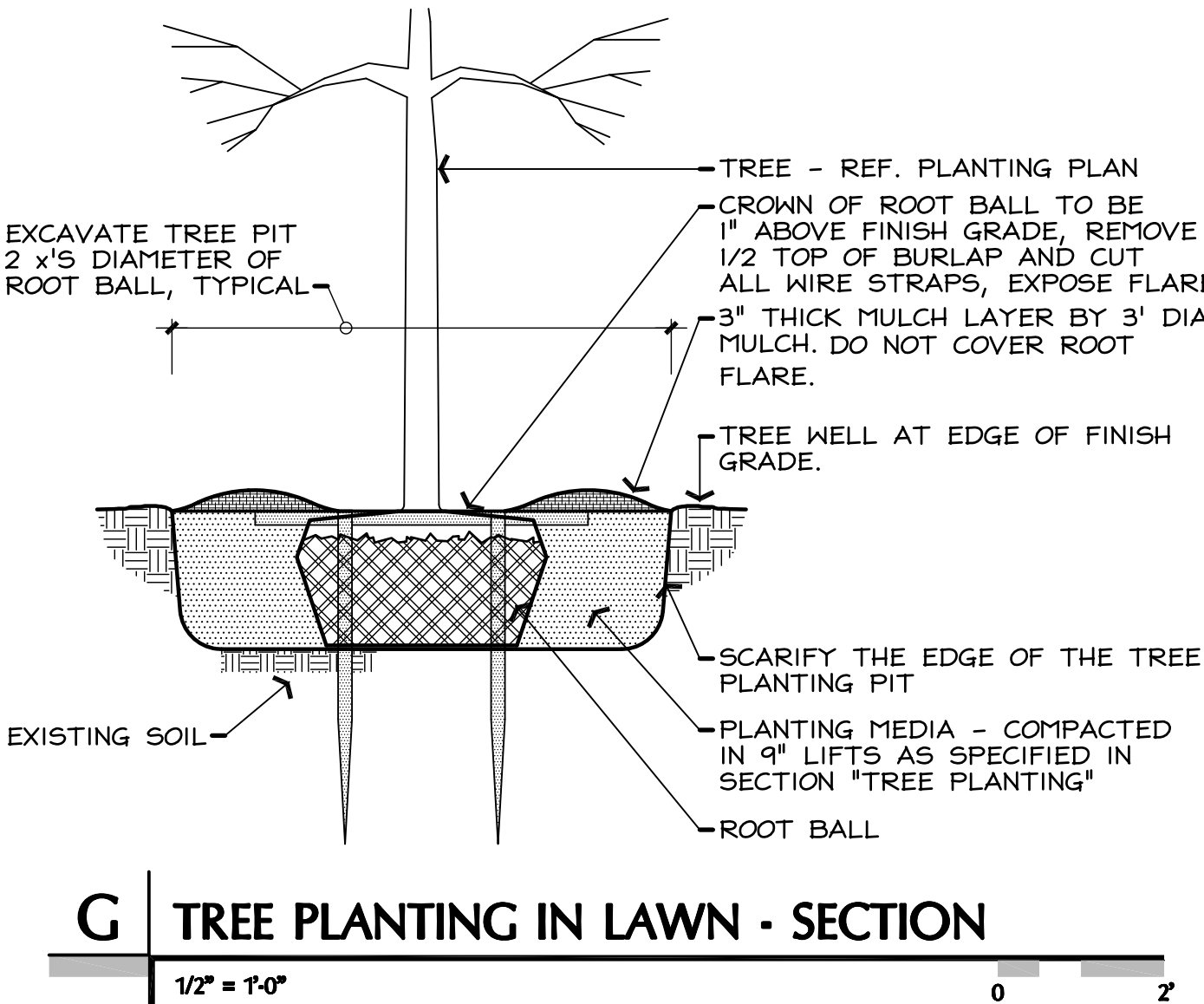
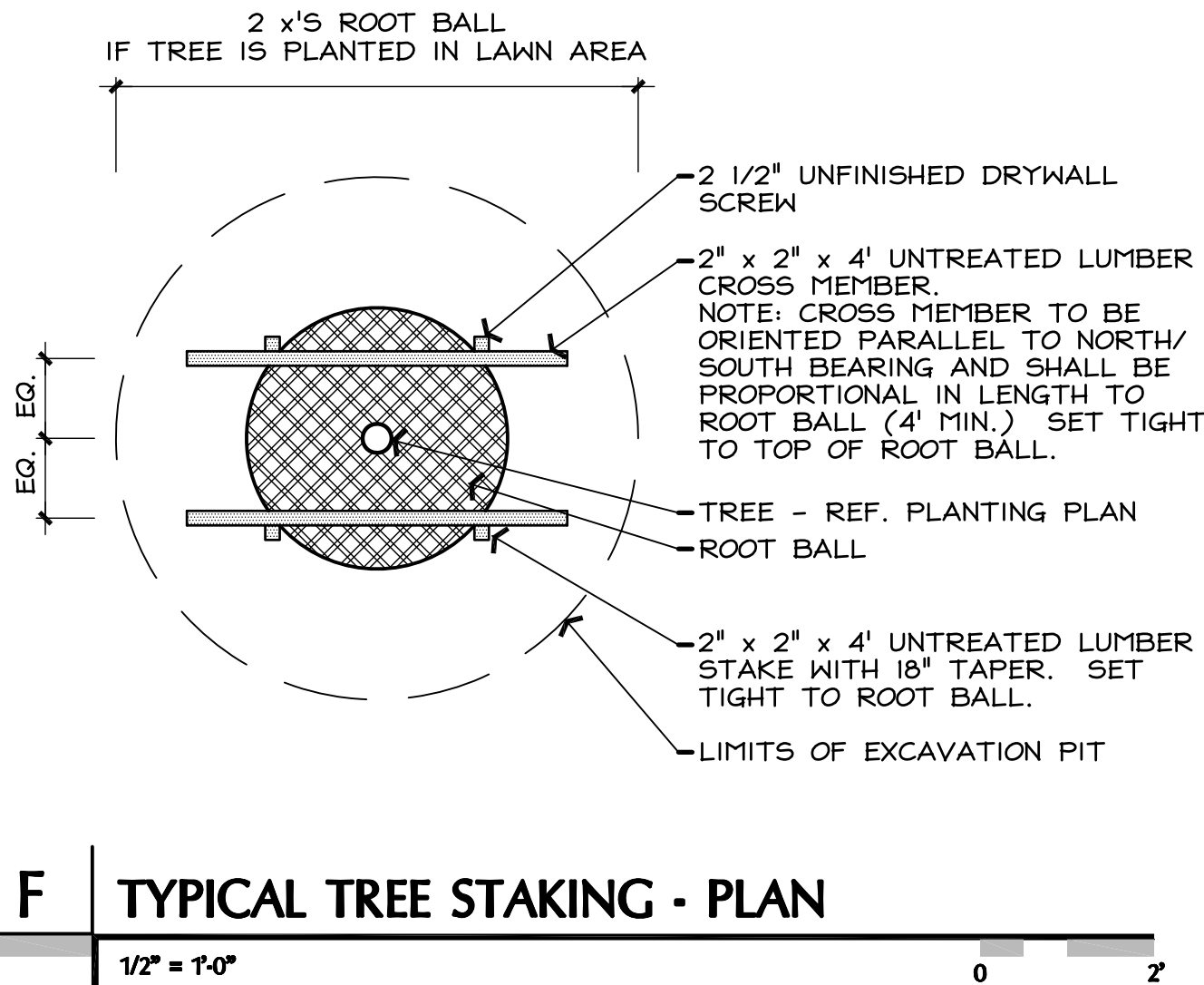
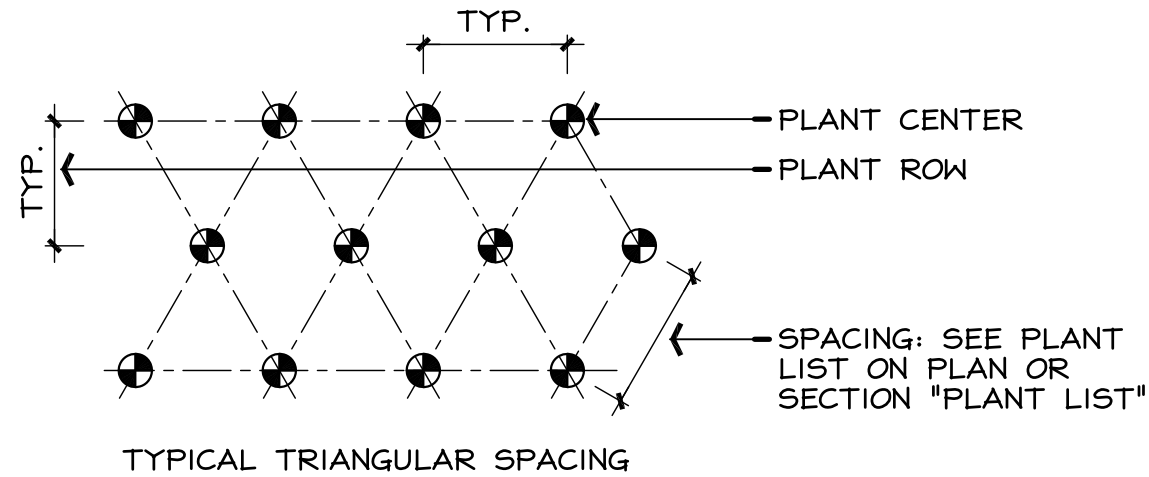
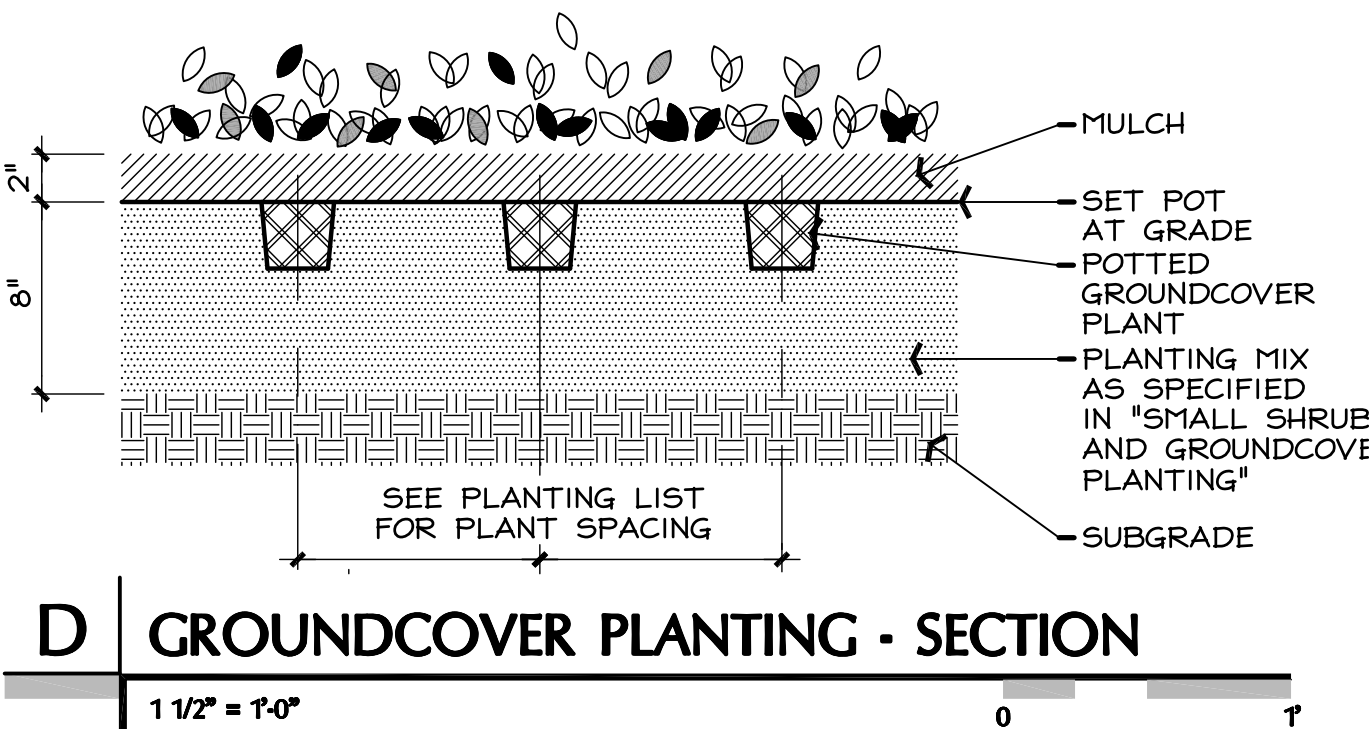
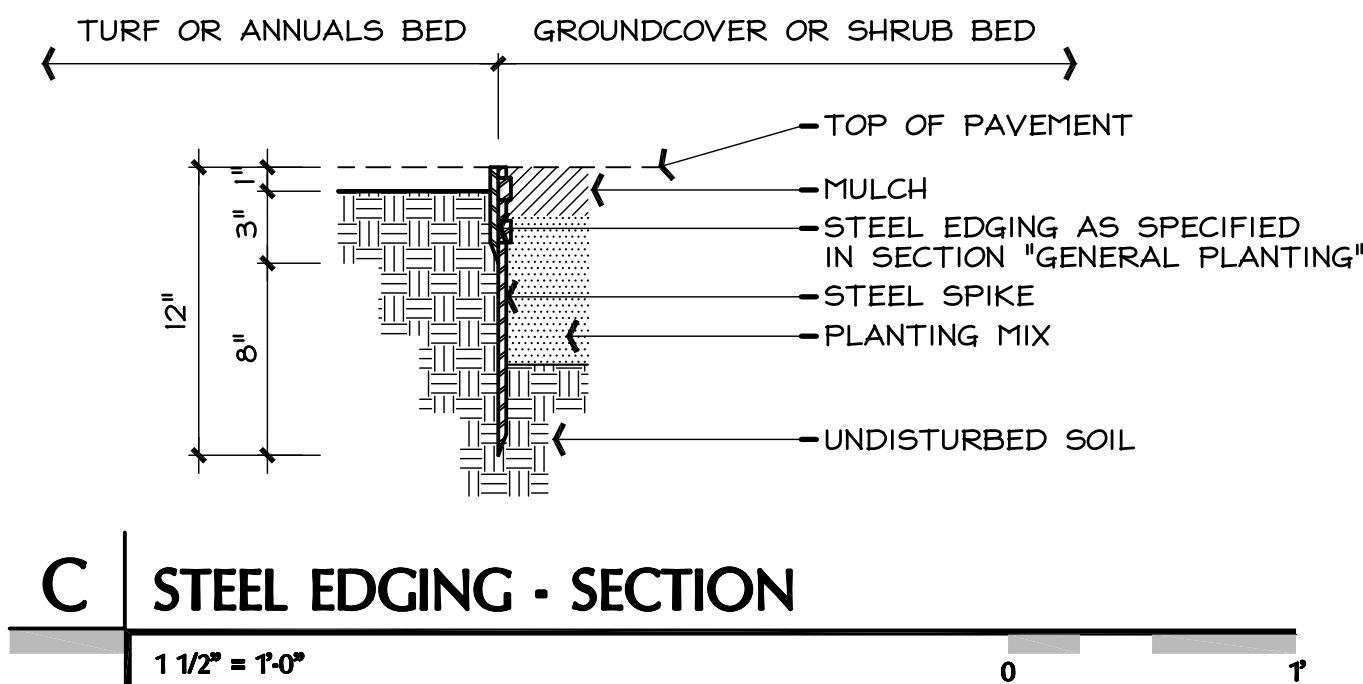
B LANDSCAPE ORDINANCE - ROCKWALL, TEXAS

- 10' LANDSCAPE BUFFER
PROVIDED AT ROCKWALL PARKWAY
- SCREENING OF OFF-STREET LOADING AREAS
PROVIDED
- RESIDENTIAL ADJACENCY
NOT APPLICABLE
- BUFFER LANDSCAPING
SHRUBS AT 3' ON CENTER
- PARKING LOT LANDSCAPING
SHRUBS AT 3' ON CENTER
- OPEN SPACE
OFFICE ZONING REQUIRES 20%

180	/50	4	3" CALIPER TREES REQUIRED
		4	3" CALIPER TREES PROVIDED
89,000	*.05	4,450	REQUIRED SQUARE FEET
		5,472	PROVIDED SQUARE FEET
229,964	*.20	45,993	REQUIRED SQUARE FEET
		54,000	PROVIDED SQUARE FEET

SITE DATA TABLE	
SITE AREA	18.87 ACRES (821,862.51 SF)
ZONING	PD-009
PROPOSED USE	MEDICAL OFFICE
BUILDING SIZE	55,827 SF
LOT COVERAGE	4.3%
FLOOR TO AREA RATIO	0.04 : 1
BUILDING HEIGHT	48'-8" (2 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER 200 SQ FT
PARKING REQUIRED	280 SPACES (6 ADA)
PARKING PROVIDED	281 SPACES (7 ADA)



PERKINS + WILL

10100 North Central Expressway
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t 214.283.8700
f 214.283.8701
www.perkinswill.com

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1105 CHECK SPARGER RD, STE. 1
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STRUCTURAL
ARMSTRONG-DOUGLASS STRUCTURAL
6060 N. CENTRAL EXPRESSWAY, STE. 360
DALLAS, TX 75206

MEP
SW ASSOCIATES CONSULTING
5429 LBJ FREEWAY, STE. 300, DALLAS, TX
75240

LANDSCAPING
KENDALL + Landscape Architecture
8150 North Central, Suite 701, Dallas, TX 75206

OWNER
CAMBRIDGE ROCKWALL, LTD
1717 MAIN STREET, 59TH FLOOR, DALLAS,
TX 75201

CONTRACTOR

PROJECT

ROCKWALL MOB
HORIZON ROAD AT
ROCKWALL PARKWAY
ROCKWALL, TEXAS 75201

CAMBRIDGE
ROCKWALL
1717 MAIN STREET, 59TH
FLOOR, DALLAS, TX 75201
KEYPLAN

ISSUE CHART

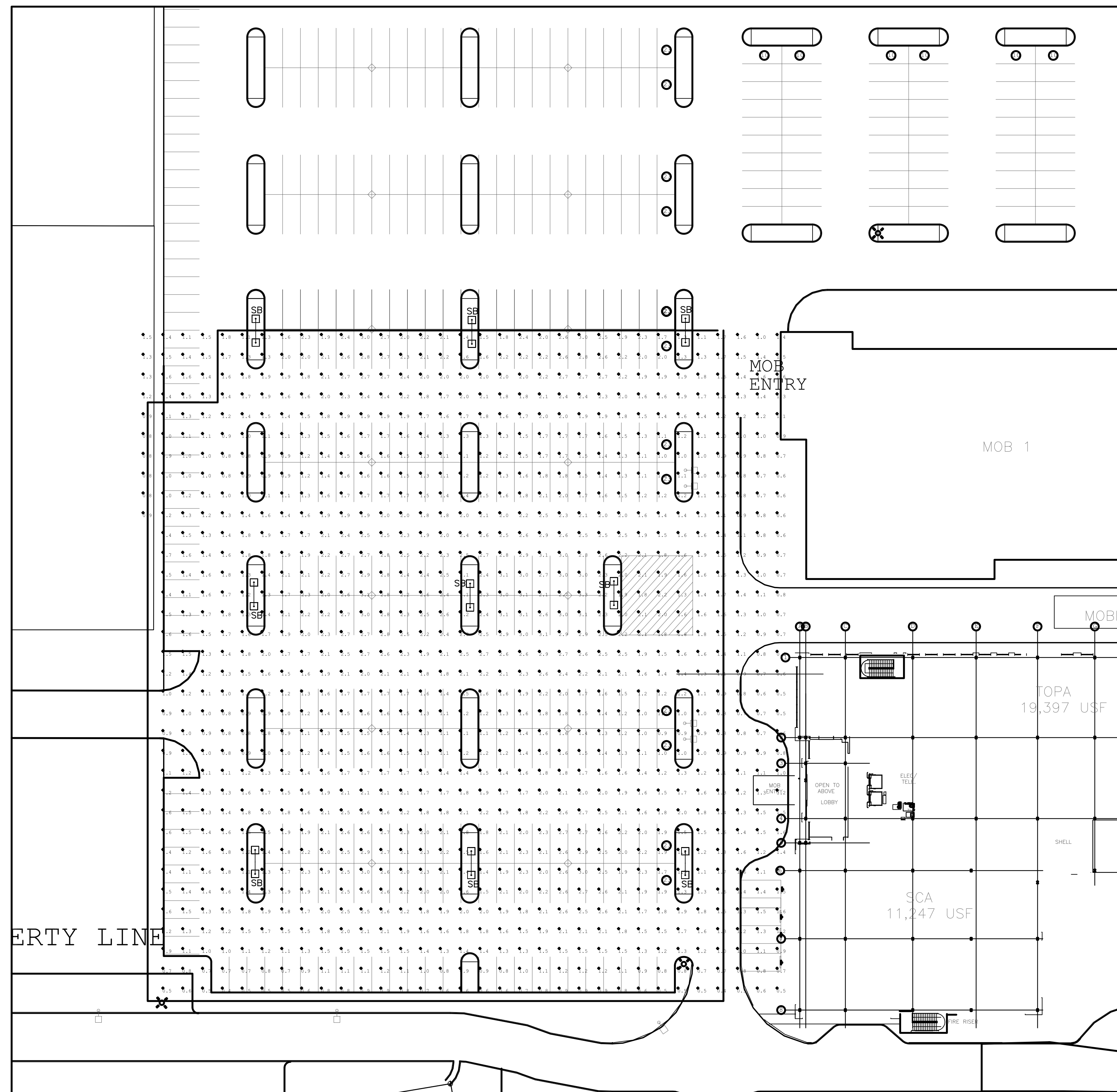
CITY COMMENT 09.15.16

MARK	ISSUE	DATE
Job Number	147201.000	
Drawn	DRG	
Checked	MSK	
Approved	MSK	
TITLE		

LANDSCAPE PLAN

SHEET NUMBER

L10-02



 **01 SITE PLAN - PHOTOMETRIC ANALYSIS**
SCALE: 1/32" = 1'-0"

ROCKWALL MOB	
LEGAL DESCRIPTION: LOT 156, BLOCK A PRESBYTERIAN HOSPITAL OF ROCKWALL ADD. CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
<u>OWNER:</u> CAMBRIDGE ROCKWALL, LTD 8383 PRESTON CENTER PLAZA DRIVE DALLAS, TX 75201 CONTACT: TREY SULLIVAN PH: 214.915.0107	
<u>DEVELOPER:</u> CAMBRIDGE ROCKWALL, LTD 8383 PRESTON CENTER PLAZA DRIVE DALLAS, TX 75201 CONTACT: TREY SULLIVAN PH: 214.915.0107	
<u>APPLICANT:</u> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DR., SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
<u>CITY CASE #:</u>	

DESIGN:	JE
DRAWN:	JE
CHECKED:	MAN
DATE:	9/16/201
SHEET	
E1.01P	
File No. 2016-113	



2 ELEVATION- WEST
3/32" = 1'-0"



1 ELEVATION- EAST
3/32" = 1'-0"

EXTERIOR MATERIALS OVERALL SURFACE AREAS AND %			
Material: Name	Material: Area	Material: Description	% Material
Curtain Wall Glazing	2,932.90 SF		11%
Exterior Stone Cladding- Flamed	4,885.97 SF	Concrete masonry units	19%
Masonry Brick	10,281.44 SF		39%
Masonry Featherite	7,962.78 SF	Concrete masonry units	30%
Masonry Stone Veneer	93.63 SF	Concrete masonry units	0%
	26,156.71 SF		100%

SURFACE AREA BY FACADE		
Name	Surface Area	% of Total Surface Area
NORTH ELEVATION	6251 FT2	24.2%
SOUTH ELEVATION	6251 FT2	24.2%
WEST ELEVATION	6726 FT2	26.1%
EAST ELEVATION	6558 FT2	25.5%

APPLICANT INFORMATION
HANNAH AIKIN
PERKINS+WILL
10100 NORTH CENTRAL EXPRESSWAY,
SUITE 300 DALLAS, TX 75231
214-283-8866
HANNAH.AIKN@PERKINSWILL.COM
OWNER INFORMATION
GRANT CALLISON
CAMBRIDGE HEALTHCARE
DEVELOPMENT, INC.
8383 PRESTON CENTER PLAZA DRIVE,
5TH FLOOR
DALLAS, TX 75225
214-665-0890



1 ELEVATION- NORTH
3/32" = 1'-0"

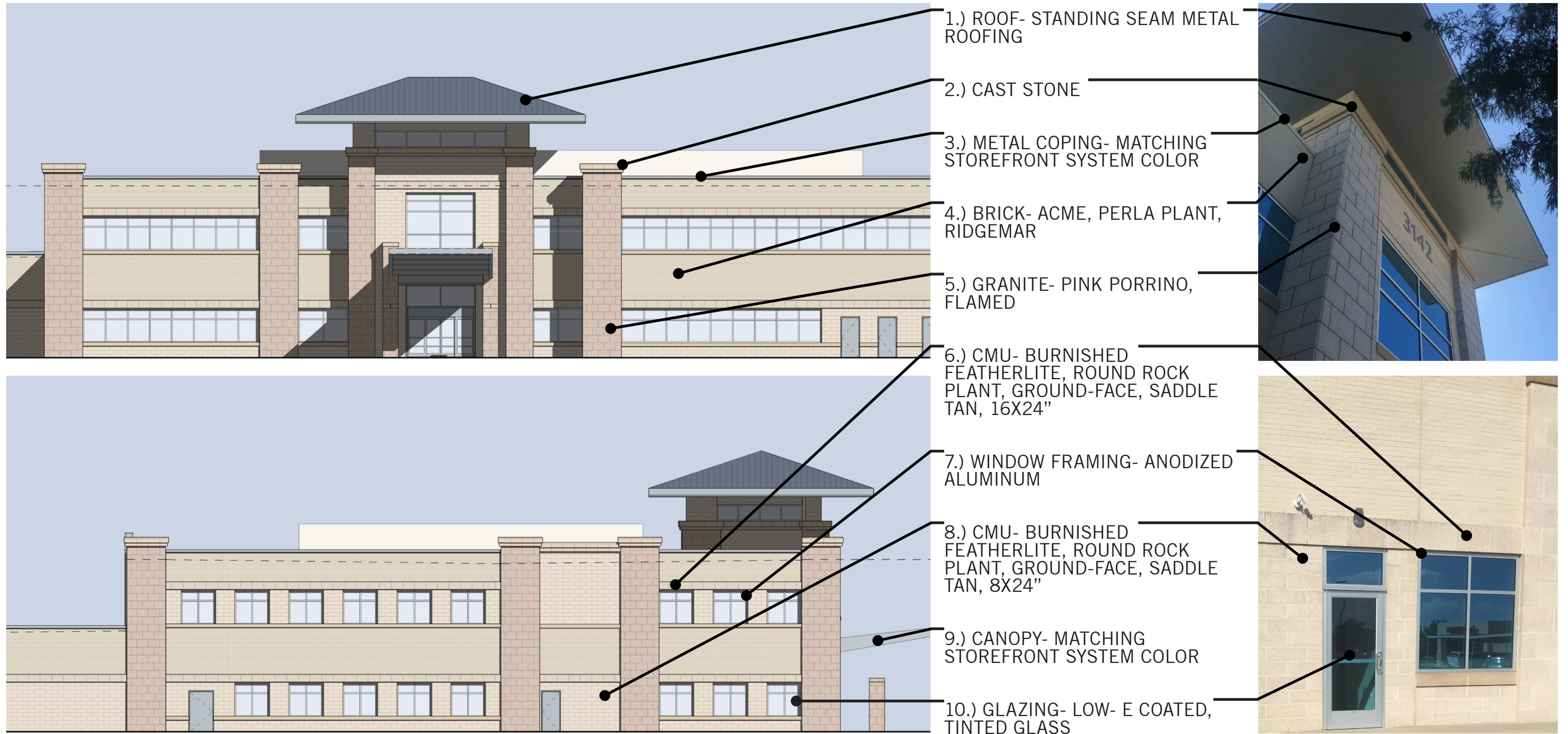


2 ELEVATION- SOUTH
3/32" = 1'-0"

EXTERIOR MATERIALS OVERALL SURFACE AREAS AND %			
Material: Name	Material: Area	Material: Description	% Material
Curtain Wall Glazing	2,932.90 SF		11%
Exterior Stone Cladding- Flamed	4,885.97 SF	Concrete masonry units	19%
Masonry Brick	10,281.44 SF		39%
Masonry Featherlite	7,962.78 SF	Concrete masonry units	30%
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214-665-0890



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OWNER INFORMATION

GRANT CALLISON
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 DALLAS, TX 75225
 214-665-0890
 GCALLISON@CAMBRIDGEINC.COM

ROCKWALL MOB II

Horizon Rd at Rockwall Pkwy, Rockwall, TX 75201
 Project Case #:
 September 16th, 2016