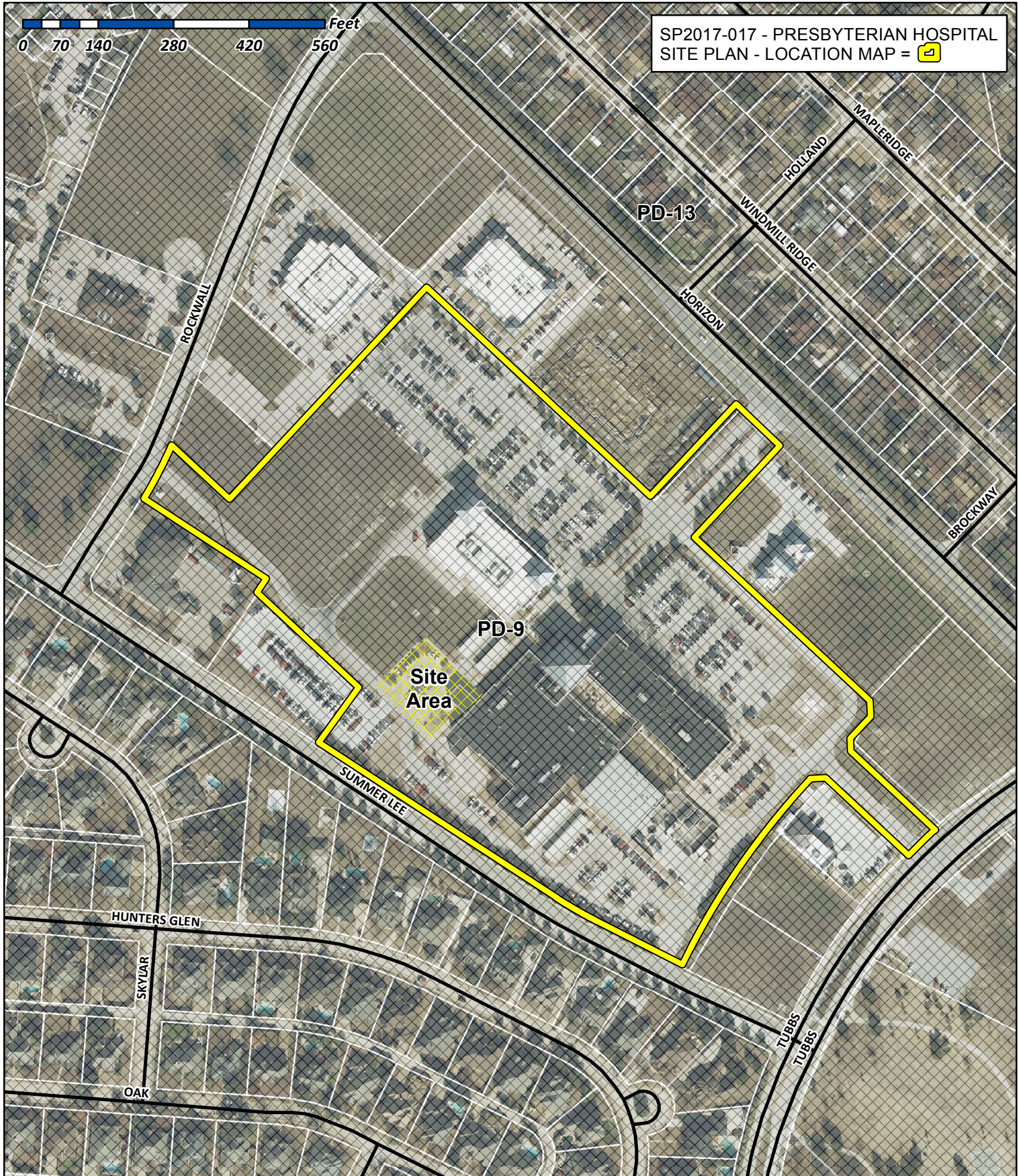




City of Rockwall

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.



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MEP
HES Consulting Engineers
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KENDALL + Landscape Architecture
8150 North Central, Suite 701, Dallas, TX 75206

PROJECT

THR PRESBYTERIAN
ROCKWALL - ED
EXPANSION
HORIZON RD AT ROCKWALL
PKWY
ROCKWALL, TEXAS 75032

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		147243.000
Drawn		DRG
Checked		MSK
Approved		MSK

TITLE

LANDSCAPE SITE
PLAN

SHEET NUMBER

L01-01

B LANDSCAPE ORDINANCE - ROCKWALL, TEXAS

- 10' LANDSCAPE BUFFER
NOT APPLICABLE
- SCREENING OF OFF-STREET LOADING AREAS
NOT APPLICABLE
- RESIDENTIAL ADJACENCY
NOT APPLICABLE
- BUFFER LANDSCAPING
NOT APPLICABLE
- PARKING LOT LANDSCAPING
NOT APPLICABLE
- OPEN SPACE
OFFICE ZONING REQUIRES 20%
- IMPERVIOUS AREA

10,350	*.20	2,070	REQUIRED SQUARE FEET
		2,238	PROVIDED SQUARE FEET
		1,938	SQUARE FEET PERVIOUS AREA
		8,412	SQUARE FEET IMPREVIOUS AREA

SITE DATA TABLE	
SITE AREA	18.87 ACRES (821,862.51 SF)
ZONING	PD-009
PROPOSED USE	MEDICAL OFFICE
BUILDING AREA	EXISTING - 226,362 SF PROPOSED - 5,600 SF
TOTAL BUILDING AREA	231,962 SF
LOT COVERAGE	28.2%
FLOOR TO AREA RATIO	0.28 : 1
PROPOSED BUILDING HEIGHT	16'-0" (1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER 200 SQ.FT
PARKING REQUIRED	1,160 SPACES (24 ADA)
PARKING PROVIDED	1,227 SPACES (37 ADA)

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
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
LAWN			
CYNDON SPP.	BERMUDA GRASS - SOLID SOD		

B TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

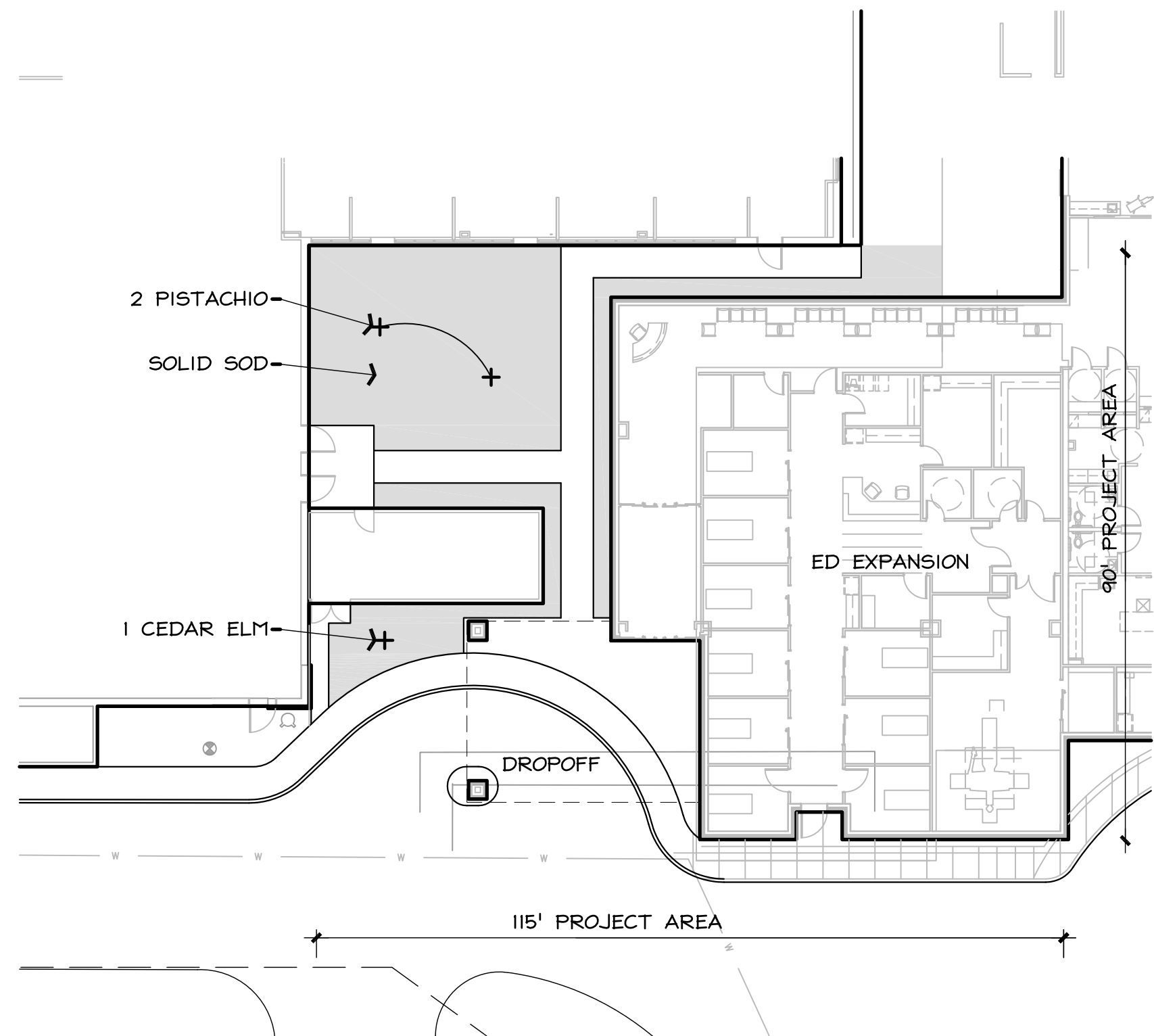
- THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
- DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT 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.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

C PREPARATION GENERAL NOTES

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

D PLANTING GENERAL NOTES

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



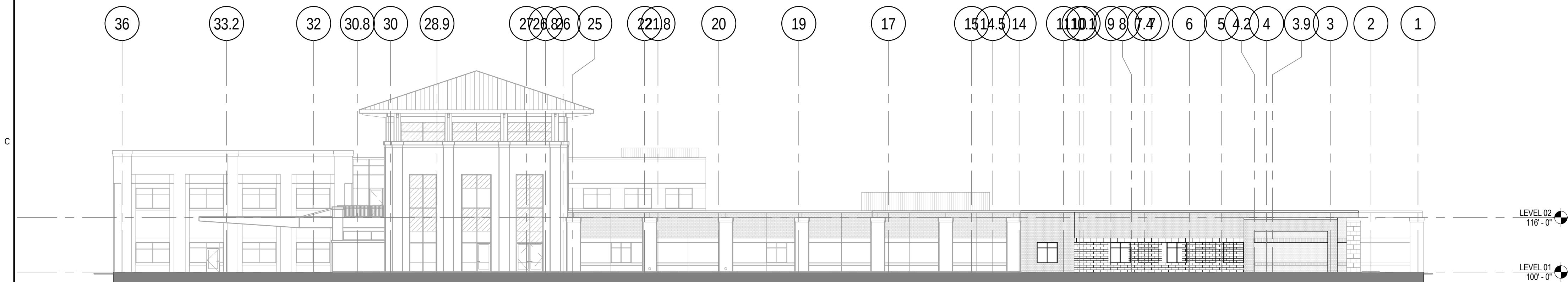
A LANDSCAPE PLAN

1" = 20'-0"

0 10' 20' 40'



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3 NORTH ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"



1 WEST ELEVATION
1" = 20'-0"

PERKINS + WILL

10100 North Central Expressway
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f 214.283.8701
www.perkinswill.com

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PROJECT

SITE PLAN SUBMISSION 05/12/2017

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ROCKWALL, TEXAS 75032

KEYPLAN

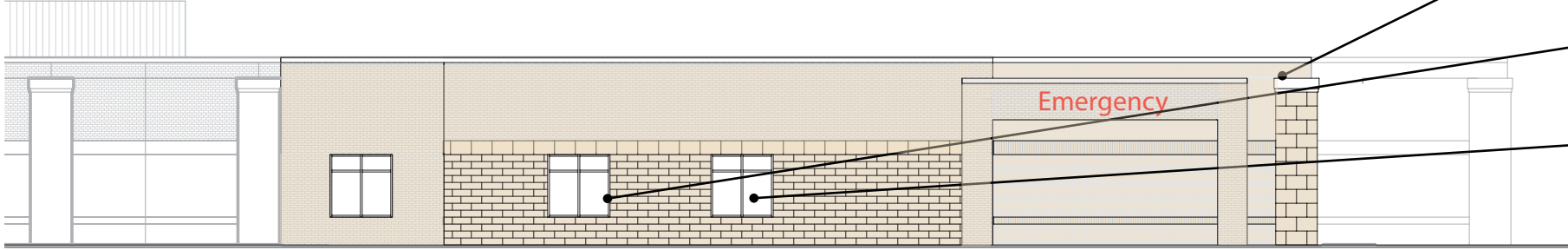
ISSUE CHART

MARK	ISSUE	DATE
Job Number	147243.000	
Drawn	STB	
Checked	Checker	
Approved	Approver	
TITLE		

EXTERIOR ELEVATIONS

SHEET NUMBER

A20-01

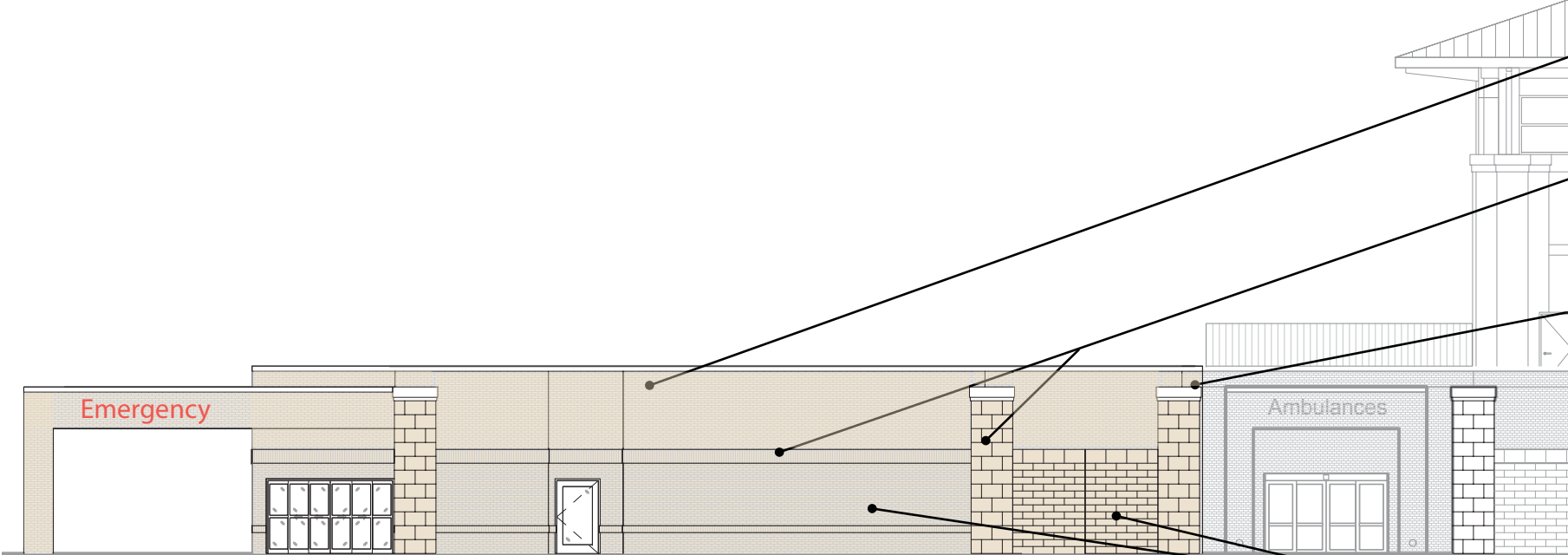


CAST STONE

WINDOW FRAMING- ANODIZED ALUMINUM (MATCH EXISTING)

GLAZING- LOW- E COATED, TINTED GLASS (MATCH EXISTING)

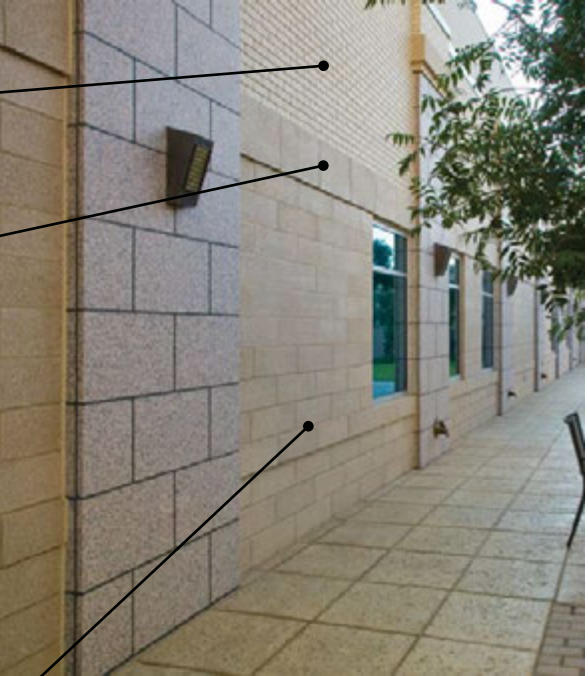


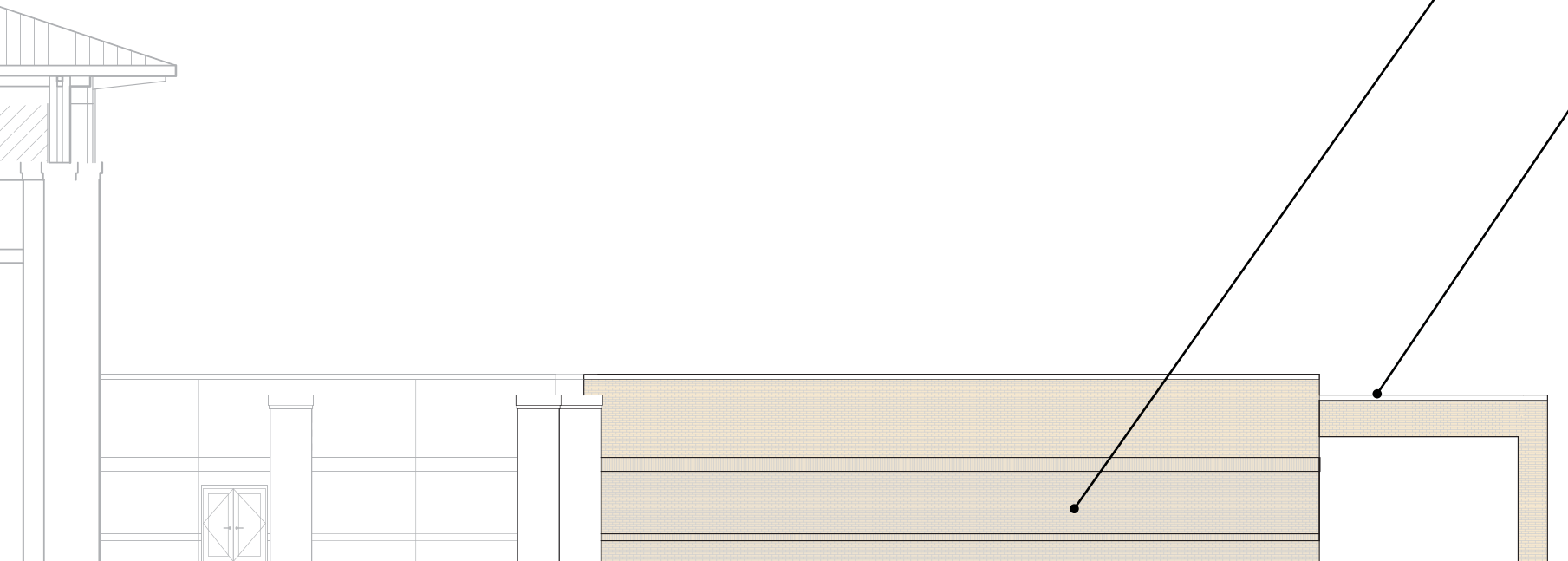


MODULAR FACE BRICK (MATCH EXISTING)

4" CMU VENEER - BURNISHED FEATHERLITE, 16"X24" (MATCH EXISTING)

CAST STONE





4" CMU VENEER - BURNISHED FEATHERLITE, 8"X24" (MATCH EXISTING)

METAL COPING - MATCHING STOREFRONT SYSTEM COLOR



APPLICANT INFORMATION
 MATT MOORE
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE 406
 BEDFORD, TX 76021
 817-281-0572
OWNER INFORMATION
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 CINDY PARIS
 612 E LAMAR BLVD, SUITE 150
 ARLINGTON, TX 76011