



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

**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 **E Corner of the intersection of S Goliad St and SH 276**

SUBDIVISION **Unplatted - W.H. Barnes Survey, Abstract No. 26** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **E Corner of the intersection of S Goliad St and SH 276**

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

CURRENT ZONING **PD-10**

CURRENT USE **Undeveloped**

PROPOSED ZONING **PD-10**

PROPOSED USE **Medical Office**

ACREAGE **8.4841**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **2**

**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 **Vue Real Estate**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Jeff Brockette**

CONTACT PERSON **Jake Hodges**

ADDRESS **9600 N Central Expressway  
Suite 100**

ADDRESS **203 W Nash St, Suite 100**

CITY, STATE & ZIP **Dallas, Texas 75231**

CITY, STATE & ZIP **Terrell, Texas 75160**

PHONE **Address**

PHONE **972-588-4263**

E-MAIL **Dani.carr@vuerealestate.com**

E-MAIL **Jake.Hodges@kimley-horn.com**

### NOTARY VERIFICATION [REQUIRED]

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

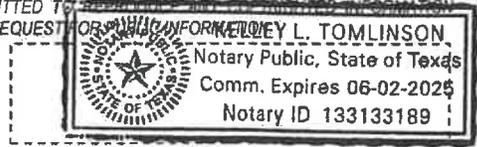
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 OR REPRODUCE INFORMATION CONTAINED HEREIN FOR THE CITY OF ROCKWALL. 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 14 DAY OF October, 2024

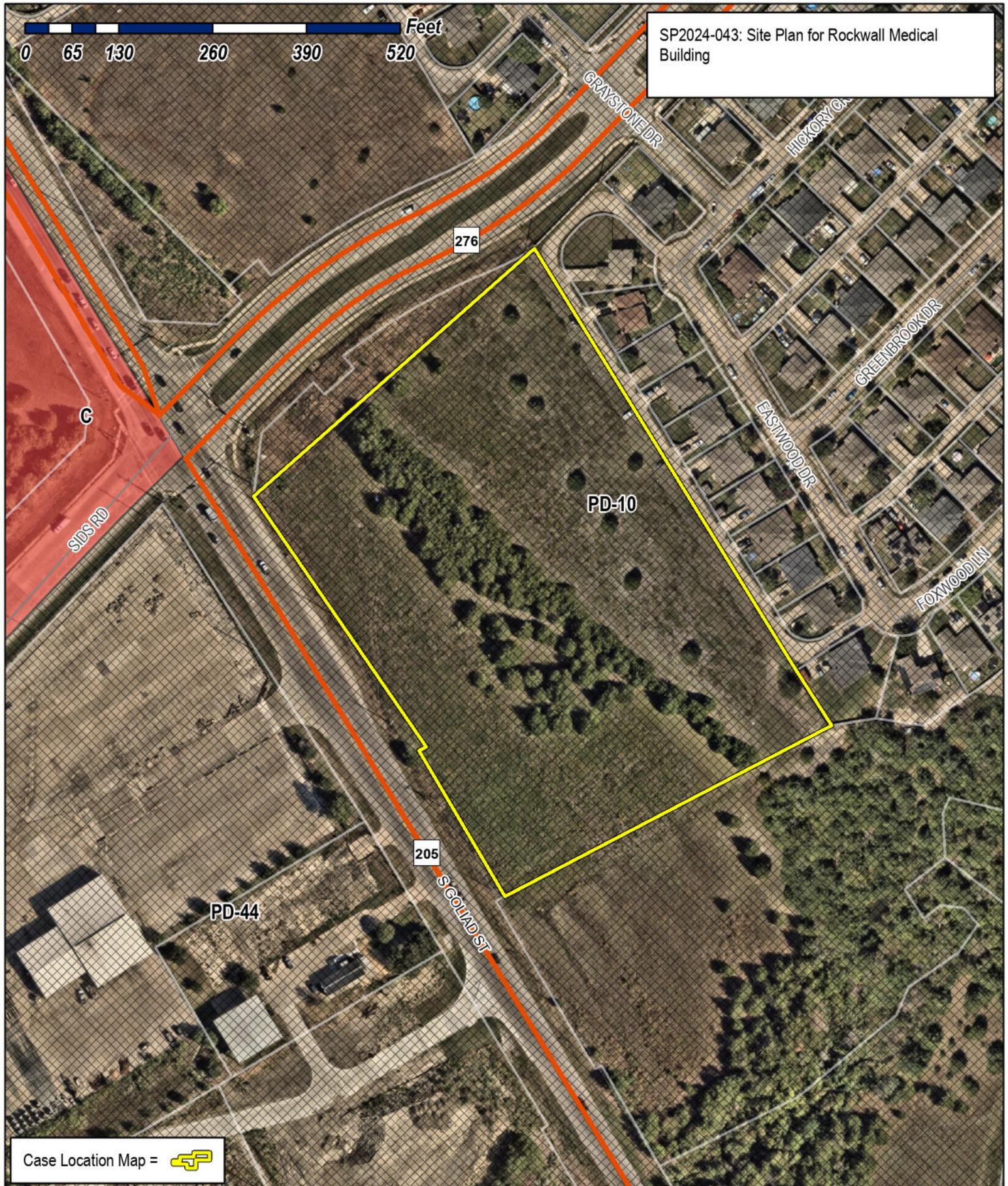
OWNER'S SIGNATURE

*Jeffrey Brockette*  
*Kelly K. Taylor*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6/2/2025



SP2024-043: Site Plan for Rockwall Medical Building

0 65 130 260 390 520 Feet

PD-10

PD-44

Case Location Map = 



# City of Rockwall

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

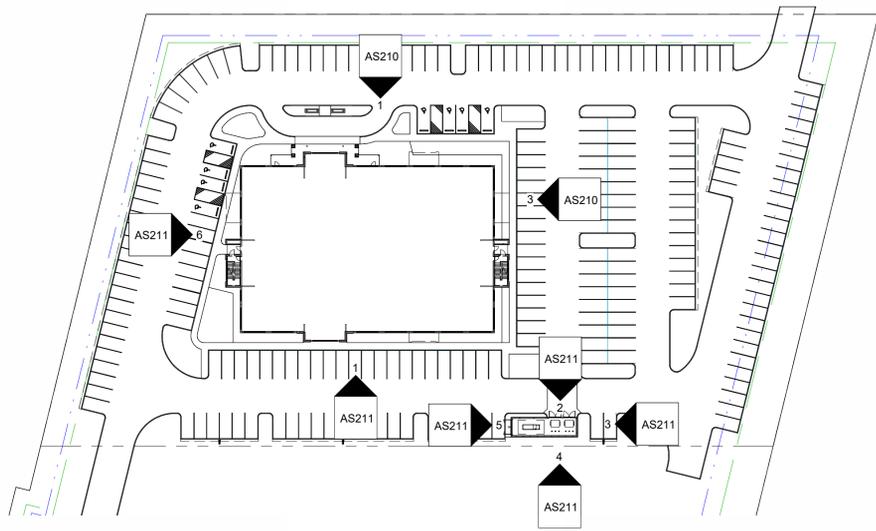
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







1 NORTH ELEVATION (FACING STATE HIGHWAY 276 - PRIMARY FACADE)  
1" = 10'-0"



2 ARCHITECTURAL ELEVATION LEGEND  
1" = 60'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%

**PRIMARY FACADE ARTICULATION COMPLIANCE KEY NOTES:**

- WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.  
PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIONS)  
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 ≥ 2).  
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 ≤ 3).  
NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)  
WEST/EAST: 52'-6"(25%) = 13' - 1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
- WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 ≤ 4).  
35'-4"(25%) = 8'-10" (COMPLIES)  
NORTH AND SOUTH ARE PROPOSED AT 9'-0".  
EAST AND WEST ARE PROPOSED AT 10'-0".
- PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. 2 X 4 ≥ 5).  
2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0".
- PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 ≤ 6).  
35'-4"(25%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
- PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X 3 ≥ 7).  
NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE)  
2(26'-3") = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".  
EASTWEST ELEVATION: (NEED TO REQUEST VARIANCE)  
2(13'-1 1/2") = 26'-3" (COMPLIES) SHOWN AT 33'-1".

**ADDITIONAL NOTES:**

- SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
- SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



3 EAST ELEVATION (FACING RESIDENTIAL - PRIMARY FACADE)  
1" = 10'-0"

SITE PLAN SIGNATURE BLOCK

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_\_\_

WITNESSED OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING AND ZONING

VUE REALTY GROUP, LLC.  
**ROCKWALL MOB**  
STATE HIGHWAY 205 AND STATE HIGHWAY 276 BYPASS  
ROCKWALL, TEXAS

SEAL:

BLUE FIN DESIGN, LLC  
Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17  
DRAWN BY: WLI

EXTERIOR ELEVATIONS - COLOR

DRAWING NUMBER:  
**AS210**

SCALE: AS INDICATED

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276  
BYPASS  
ROCKWALL, TEXAS

SEAL:



10/17/2024

BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

DRAWN BY: WLI

EXTERIOR ELEVATIONS - COLOR

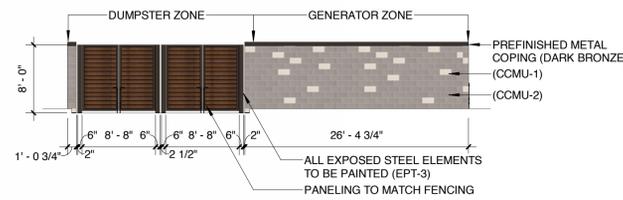
DRAWING NUMBER:

AS211

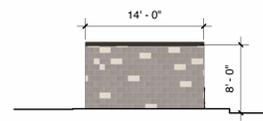
SCALE: AS INDICATED



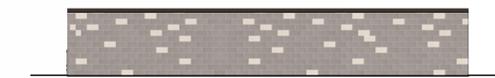
1 SOUTH ELEVATION (FACES PROPERTY W/ COMMERCIAL ZONING)  
1" = 10'-0"



2 ENCLOSURE - NORTH ELEVATION  
1" = 10'-0"



3 ENCLOSURE - EAST ELEVATION  
1" = 10'-0"



4 ENCLOSURE - SOUTH ELEVATION  
1" = 10'-0"



5 ENCLOSURE - WEST ELEVATION  
1" = 10'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%

PRIMARY FACADE ARTICULATION COMPLIANCE KEY NOTES:

- WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.  
PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIONS)
- WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 ≥ 2).  
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 ≤ 3).  
NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)  
WEST/EAST: 52'-6"(25%) = 13'-1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
- WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 ≤ 4).  
35'-4"(25%) = 8'-10" (COMPLIES)  
NORTH AND SOUTH ARE PROPOSED AT 9'-0".  
EAST AND WEST ARE PROPOSED AT 10'-0".
- PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. 2 X 4 ≥ 5).  
2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0"
- PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 ≤ 6).  
35'-4"(25%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
- PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X 3 ≥ 7).  
NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE)  
2(26'-3") = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".  
EAST/WEST ELEVATION: (NEED TO REQUEST VARIANCE)  
2(13'-1 1/2") = 26'-3" (COMPLIES) SHOWN AT 33'-1".

ADDITIONAL ARCHITECTURAL ELEMENT  
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY  
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



6 WEST ELEVATION (FACING STATE HIGHWAY 205 - PRIMARY FACADE)  
1" = 10'-0"

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_\_\_

WITNESSED OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



**NORTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 276**

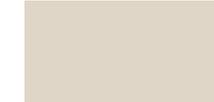


**SOUTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 205**

**FINISH LEGEND - MATERIAL BOARD:**



(CCMU-1):  
CUSTOM CONCRETE MASONRY UNIT  
MFR: FEATHERLITE  
FINISH: LIMESTONE  
MORTAR: TBD



(EPT-1):  
EXTERIOR PAINT  
MFR: SHERWIN WILLIAMS  
FINISH: SW7516 KESTREL WHITE



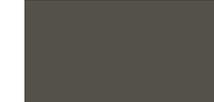
(CCMU-2):  
CUSTOM CONCRETE MASONRY UNIT  
MFR: FEATHERLITE  
FINISH: GRAY  
MORTAR: TBD



(EPT-2):  
EXTERIOR PAINT  
MFR: SHERWIN WILLIAMS  
FINISH: SW7024 FUNCTIONAL GRAY



(STOREFRONT SYSTEM):  
MFR: KAWNEER OR EQUAL  
FINISH: DARK BRONZE ANODIZED



(EPT-3):  
EXTERIOR PAINT  
MFR: SHERWIN WILLIAMS  
FINISH: SW7048 - URBANE BRONZE



(SOFFIT):  
SOFFIT MATERIAL  
MFR: MAC METAL  
COLLECTION: HARRYWOOD  
FINISH: CORK



BFD #: 24115

**VUE REALTY GROUP, LLC.**  
**ROCKWALL MOB**

STATE HIGHWAY 205 AND STATE HIGHWAY 276  
BYPASS  
ROCKWALL, TEXAS

SEAL:



BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

DRAWN BY: WLI

**BUILDING MATERIAL  
SAMPLE BOARD &  
COLOR RENDERINGS**

DRAWING NUMBER:

**AS220**

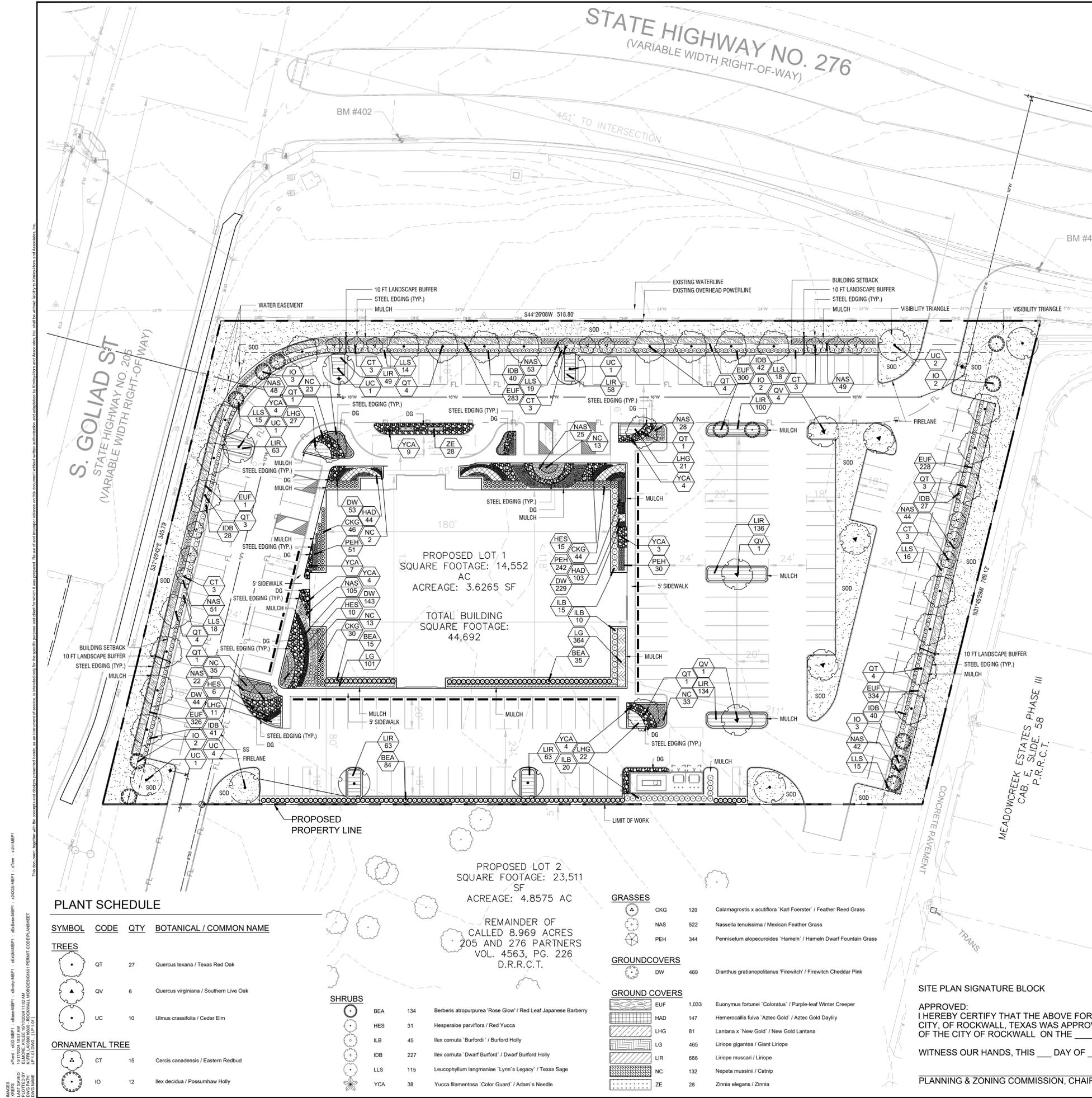
SCALE: AS INDICATED

SITE PLAN SIGNATURE BLOCK

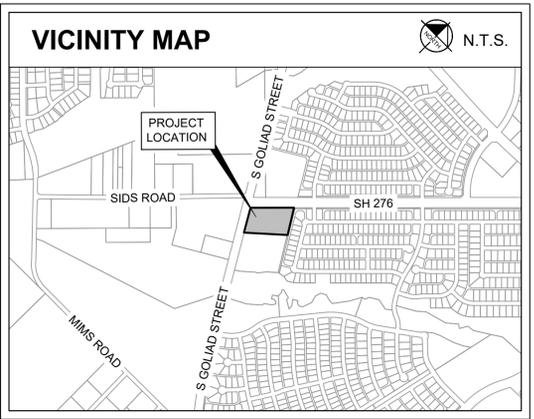
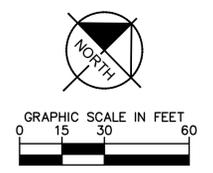
APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

WITNESSED OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING AND ZONING



STATE HIGHWAY NO. 276  
(VARIABLE WIDTH RIGHT-OF-WAY)



**CITY OF ROCKWALL LANDSCAPE REQUIREMENTS**

LANDSCAPE MATERIAL (SECTION 4.A.)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper	Yes	Yes
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size	Yes	Yes
LANDSCAPE BUFFERS (SECTION 5.B.)	REQUIRED	PROVIDED
10 ft wide landscape buffer along the entire length of any non-residential lot that abuts a public right-of-way (collector street, arterial roadway, or alleyway) or residentially zoned that is located directly across a public street.	10 ft	10 ft
1 Canopy Tree and 1 Accent Tree / 50 LF		
<i>S Goliad St.</i> : 314 LF / 50 LF = 7 Canopy trees and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees
<i>State Highway No. 276</i> : 519 LF / 50 LF = 11 Canopy trees and 11 Accent Trees	11 Canopy Trees 11 Accent Trees	11 Canopy Trees 11 Accent Trees
<i>20' Alleyway</i> : 314 LF / 50 LF = 7 Canopy trees and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees
All landscape buffers adjacent to a public right of way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30 inches.	30 in	30 in
LANDSCAPE REQUIREMENTS (SECTION 5.03.)	REQUIRED	PROVIDED
Zoning District: Commercial (C) District 20% required landscaping areas 20% x 157,972 sf = 31,595 sf	31,595 sf (20%)	43,923 sf (27.8%)
A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. 50% x 31,595 sf = 15,797 sf	15,797 sf (50%)	*15,797 sf (50%)
PARKING LOT LANDSCAPING (SECTION 5.03.E.)	REQUIRED	PROVIDED
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping.	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree.	80 ft	80 ft

Pervious	Impervious
100%	0%
(157,972 sf)	(0 sf)

Total Mitigation Required: 214.1 in  
Total Mitigation Provided: 280 in  
\*Refer to Tree Mitigation Plan

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.  
NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>TREES</b>			
QT	27	Quercus texana / Texas Red Oak	
QV	6	Quercus virginiana / Southern Live Oak	
UC	10	Ulmus crassifolia / Cedar Elm	
<b>ORNAMENTAL TREE</b>			
CT	15	Cercis canadensis / Eastern Redbud	
IO	12	Ilex decidua / Possumhaw Holly	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>SHRUBS</b>			
BEA	134	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry	
HES	31	Hesperaloe parviflora / Red Yucca	
ILB	45	Ilex cornuta 'Burfordii' / Burford Holly	
IDB	227	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	
LLS	115	Leucophyllum langianmea 'Lynn's Legacy' / Texas Sage	
YCA	38	Yucca filamentosa 'Color Guard' / Adam's Needle	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>GRASSES</b>			
CKG	120	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	
NAS	522	Nassella tenuissima / Mexican Feather Grass	
PEH	344	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	
<b>GROUNDCOVERS</b>			
DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	
<b>GROUND COVERS</b>			
EUF	1,033	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	
HAD	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily	
LHG	61	Lantana x 'New Gold' / New Gold Lantana	
LG	485	Liriope gigantea / Giant Liriope	
LIR	666	Liriope muscari / Liriope	
NC	132	Nepeta mussini / Catnip	
ZE	28	Zinnia elegans / Zinnia	

**SITE PLAN SIGNATURE BLOCK**

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_, 2024.

WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_, 2024.

PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING AND ZONING

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
13455 NOEL RD. TWO GALLERIA OFFICE TOWER  
SUITE 700 DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-928  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

**Kimley»Horn**  
FOR REVIEW ONLY  
Not for construction or permit purposes.  
P.L.A. NICHOLAS B. ADAMS  
L.A. No. 3464 Date: 10/17/2024

**ROCKWALL MEDICAL BUILDING**  
PREPARED FOR  
**VUE REAL ESTATE**  
CITY OF ROCKWALL, TX

**LANDSCAPE PLAN**  
SHEET NUMBER  
**LP 1.01**

PROJECT NUMBER: SP2024-XXX

**LANDSCAPE PLAN FOR ROCKWALL MEDICAL BUILDING**

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CURRENT ZONING: PD-10  
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR  
KIMLEY-HORN AND ASSOCIATES, INC.  
ADDRESS: 203 WEST NASH ST, SUITE 100  
TERRELL, TX 75160  
(972) 588-4263  
PHONE: CONTACT: MATT LUCAS, P.E.

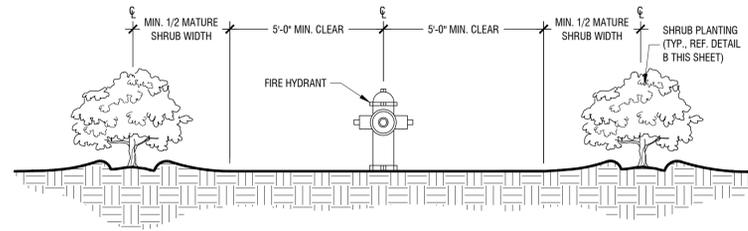
OWNER  
VUE REAL ESTATE  
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100  
DALLAS, TX 75231  
(972) 556-1700  
PHONE: CONTACT: JEFF BROCKETTE

APPLICANT  
VUE REAL ESTATE  
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100  
DALLAS, TX 75231  
(855) 228-7440  
PHONE: CONTACT: WARREN L. INCE

ARCHITECT  
BLUE FIN DESIGN  
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B  
AUSTIN, TX 78728  
(855) 228-7440  
PHONE: CONTACT: WARREN L. INCE



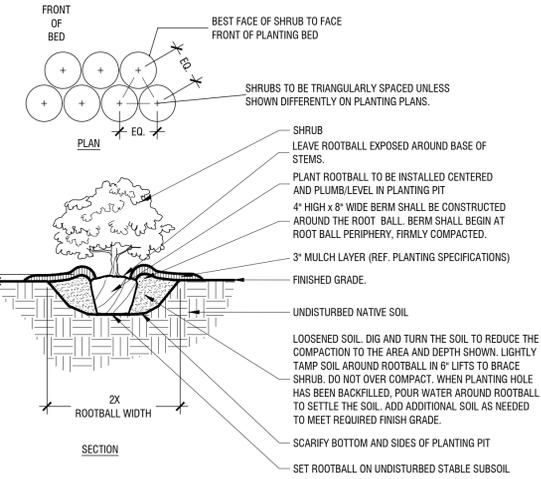
NOTES:  
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.  
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.  
 3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Fire Hydrant

Scale: NTS

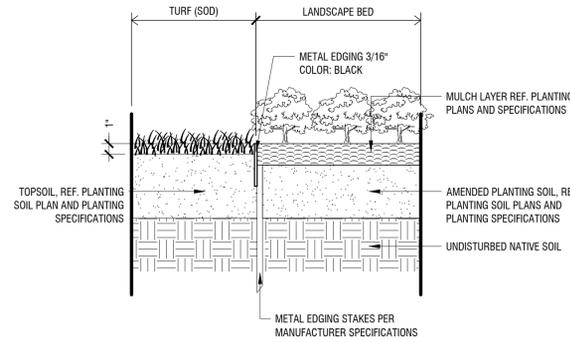
E



Typical Shrub Planting

Scale: NTS

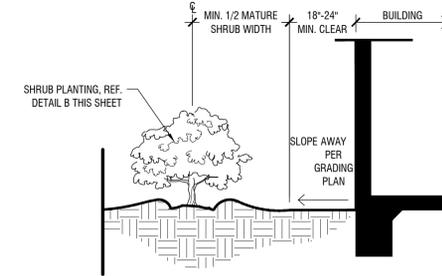
B



METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

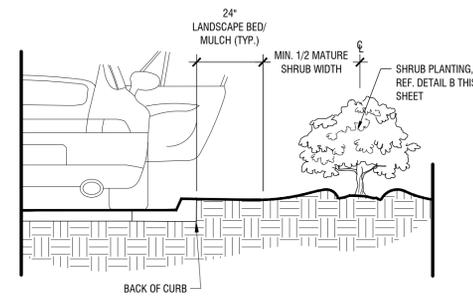
H



Shrub Planting at Building Edge

Scale: NTS

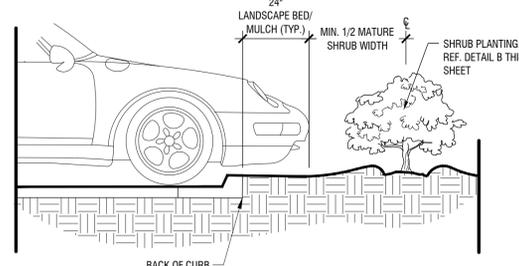
D



Shrub Planting at Curb

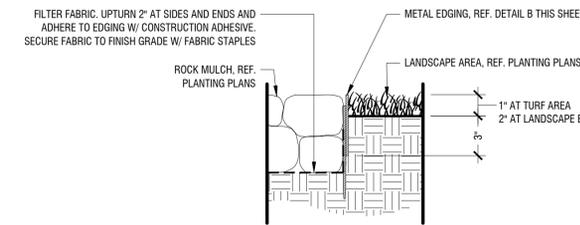
Scale: NTS

J



Shrub Planting at Curb

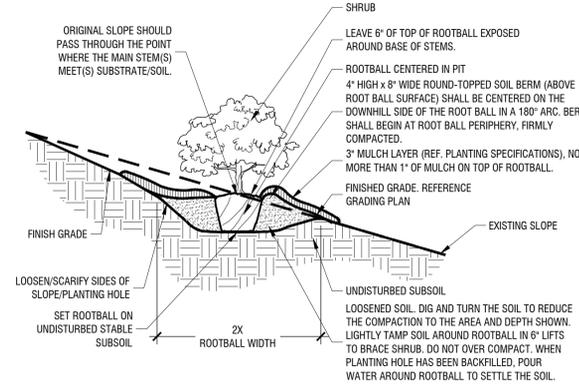
Scale: NTS



METAL EDGING (AT ROCK COBBLE BED)

Scale: 1 1/2" = 1'-0"

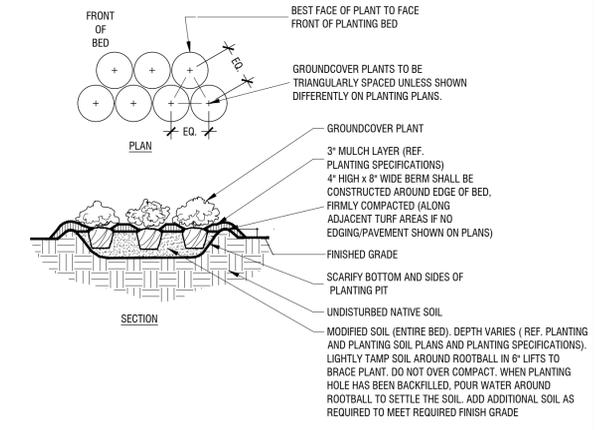
G



Shrub Planting On 5-50% (20:1 TO 2:1) Slope

Scale: NTS

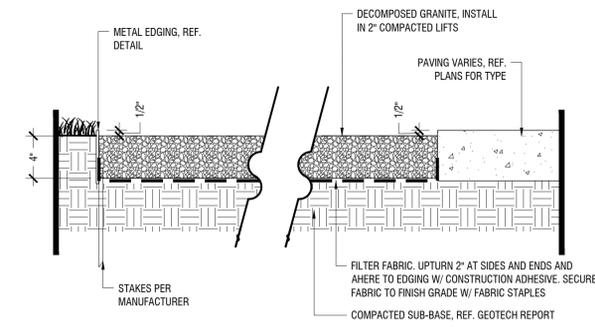
C



Typical Groundcover Planting

Scale: NTS

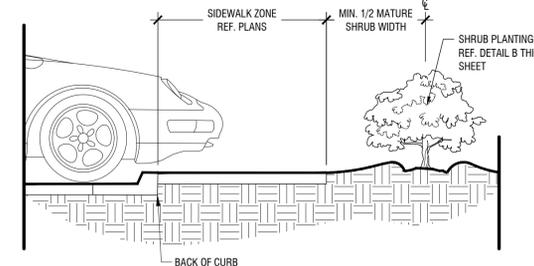
A



Decomposed Granite

Scale: 1 1/2" = 1'-0"

I



Shrub Planting at Sidewalk

Scale: NTS

F

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND 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

PROJECT NUMBER: SP2024-XXX

LANDSCAPE DETAILS FOR ROCKWALL MEDICAL BUILDING  
 8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CURRENT ZONING: PD-10  
 PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 568-4263 CONTACT: MATT LUCAS, P.E.  
 OWNER: VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE  
 APPLICANT: VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE  
 ARCHITECT: BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (855) 228-7440 CONTACT: WARREN L. INCE

LANDSCAPE DETAILS

SHEET NUMBER LP 3.02

Kimley-Horn & Associates, Inc.  
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-238-3820  
 WWW.KIMLEY-HORN.COM TX F-928  
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

FOR REVIEW ONLY  
 Not for construction or permit purposes.  
 Kimley-Horn & Associates, Inc.  
 P.L.A. NICHOLAS B. ADAMS  
 L.A. No. 3454 Date: 10/17/2024

KHA PROJECT: 060016600  
 DATE: 10/17/2024  
 SCALE: AS SHOWN  
 DESIGNED BY: KAE  
 DRAWN BY: KAE  
 CHECKED BY: NBA

ROCKWALL MEDICAL BUILDING  
 PREPARED FOR VUE REAL ESTATE  
 CITY OF ROCKWALL, TX

NO.	REVISIONS	DATE	BY

IMAGES: © SHUTTERSTOCK.COM / ANDREW HARRIS  
 PLOTTED BY: ELIZABETH KYLE 10/17/2024 11:02 AM  
 LAST SAVED: 10/17/2024 11:00 AM  
 PLOT DATE: 10/17/2024 11:02 AM  
 DWG NAME: LP 3.02.DWG  
 This document, together with the concepts and design presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein without the written consent of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE

Table with columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, SPECIFICATIONS, REMARKS. Includes sections for TREES, ORNAMENTAL TREE, SHRUBS, GRASSES, GROUND COVERS, and MULCH.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

PLANTING NOTES

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED.
6. PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED.
13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS.
14. ALL SOD GRASSES TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION.
15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD.
16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
B. PROTECTION OF EXISTING STRUCTURES
ALL EXISTING BUILDINGS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED.
C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR TO BE PLANTED.
D. MATERIALS
1. GENERAL
SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER.
2. PLANT MATERIALS
A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS.
B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION.
C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE.
E. TOPSOIL
1. ASTM D2926, NATURAL, FRAGILE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
a. ORGANIC SOIL AMENDMENTS
1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS.
2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
b. INORGANIC SOIL AMENDMENTS
1. LIME: ASTM C262, CLASS 0 AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 50 PERCENT PASSING NO. 20 SIEVE.
2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT PASSING NO. 40 SIEVE.
4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
c. PLANTING MIX
1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MIMICK MATERIALS OR APPROVED EQUAL.
2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL, MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND.
3. PER PLANTING DETAILS (12" MIN) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
J. COMMERCIAL FERTILIZERS
COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
K. MULCH
MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES.
L. DIGGING AND HANDLING
1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING.
M. LAWN SODDING
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETION IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP TO THE REQUIRED GRADE.
4. SODDING
A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS.
5. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN.
6. LAWN MAINTENANCE:
A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN.
7. PLANT MATERIAL MAINTENANCE
ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS SUCH AS RESTAINING OR REPAIRING GUY SUPPORTS NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
8. MAINTENANCE (ALTERNATE BID ITEM)
1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.
9. GUARANTEE
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT.
10. FINAL INSPECTION AND ACCEPTANCE OF WORK
FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD ON ANY PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT, ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE PERIOD AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING, BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

SITE PLAN SIGNATURE BLOCK

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

PROJECT NUMBER: SP2024-XXX

LANDSCAPE SPECIFICATIONS AND NOTES FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CURRENT ZONING: PD-10 PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

Table with columns: ENGINEER / SURVEYOR, OWNER, APPLICANT, ARCHITECT. Includes contact information for Kimley-Horn and Associates, Inc. and VUE Real Estate.

Kimley-Horn logo and contact information: 13455 NOEL RD., TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240

Kimley-Horn logo and contact information: P.L.L.C. 10815 W. GARDEN ROAD SUITE 1000 FORT WORTH, TX 76132

Table with columns: KHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY. Includes project details for Rockwall Medical Building.

ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX

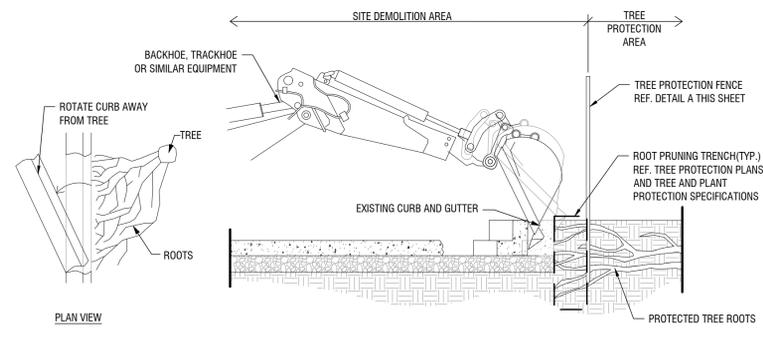
LANDSCAPE SPECIFICATIONS AND NOTES

SHEET NUMBER LP 3.03



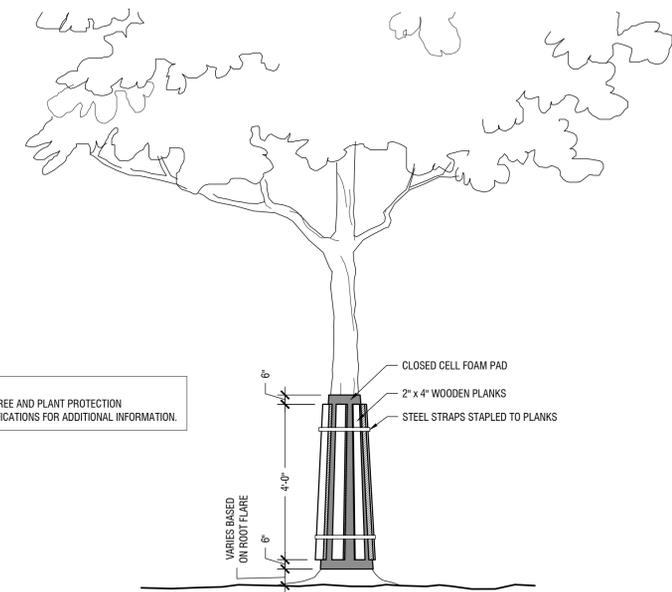
- DEMOLITION SEQUENCE:**
1. PERFORM ANY ROOT PRUNING.
  2. INSTALL TREE PROTECTION FENCING.
  3. BREAK OR CUT 6" SECTIONS OF CURB.
  4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
  5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
  2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
  3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



**CURB DEMOLITION AROUND EXISTING TREE ROOTS**

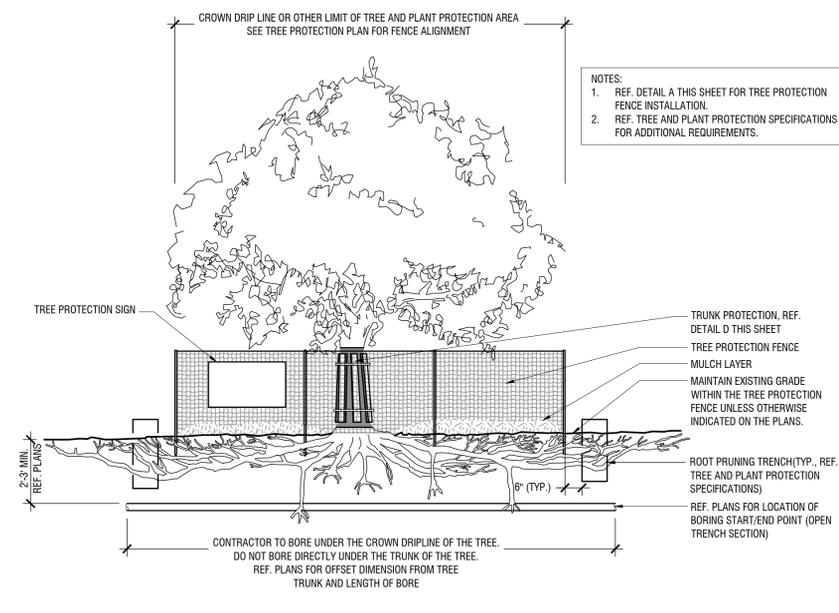
Scale: NTS



- NOTES:**
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

**TRUNK PROTECTION**

Scale: NTS



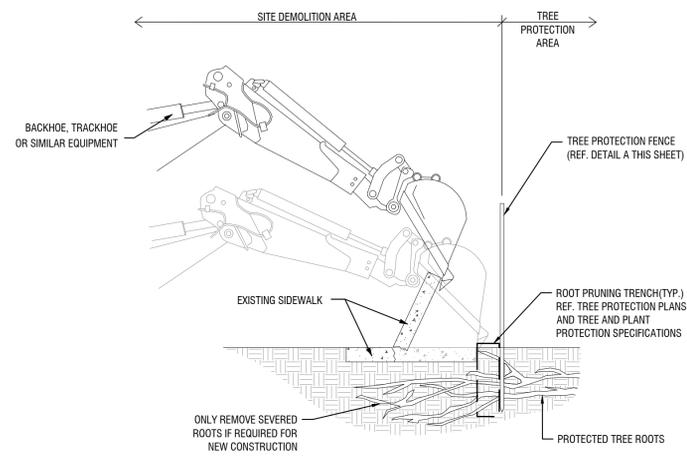
- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
  2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

**TREE PROTECTION - UTILITY BORING UNDER CROWN DRIP LINE**

Scale: NTS

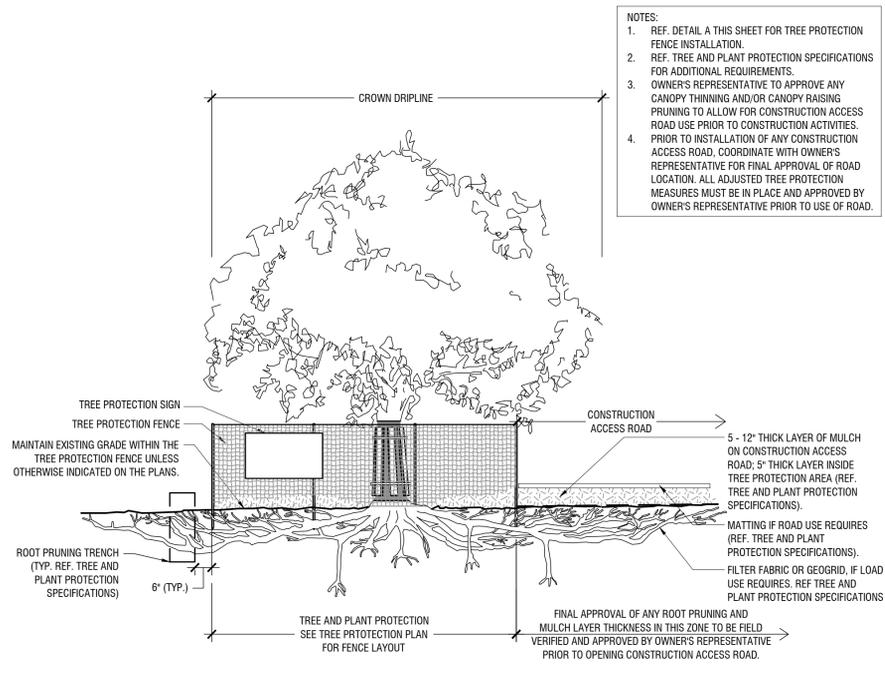
- DEMOLITION SEQUENCE**
1. PERFORM ANY ROOT PRUNING.
  2. INSTALL TREE PROTECTION FENCING.
  3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL, COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
  2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
  3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



**SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS**

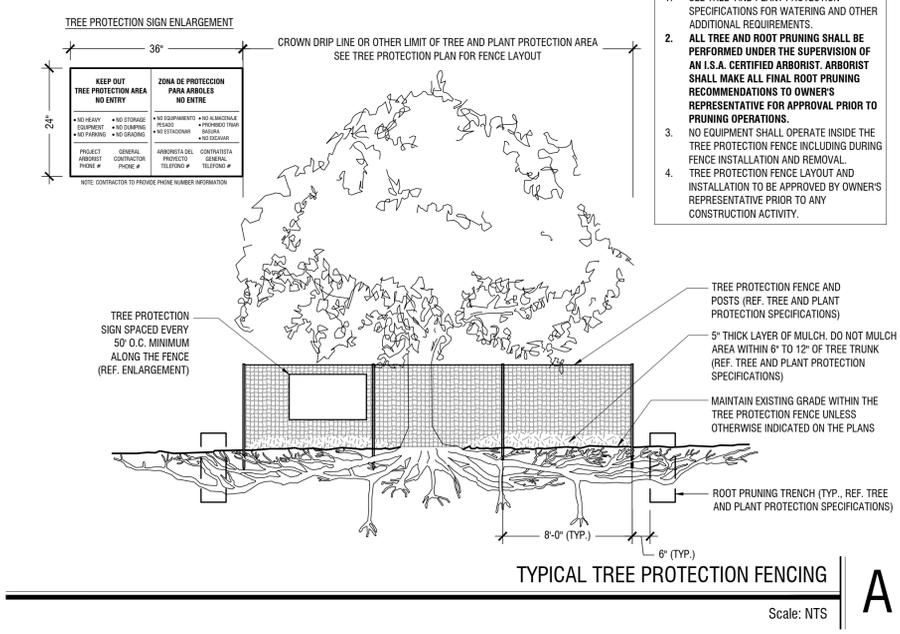
Scale: NTS



- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
  2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
  3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
  4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.

**TREE PROTECTION - CONSTRUCTION ACCESS ROAD**

Scale: NTS



- NOTES:**
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
  2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF ALL U.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
  3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
  4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

**TYPICAL TREE PROTECTION FENCING**

Scale: NTS

**PROJECT NUMBER: SP2024-XXX**

**TREE DEMOLITION AND PROTECTION DETAILS FOR ROCKWALL MEDICAL BUILDING**

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CURRENT ZONING: PD-10  
PROPOSED LAND USE: MEDICAL BUILDING

**OCTOBER 18, 2024**

**SITE PLAN SIGNATURE BLOCK**

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND 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

**ENGINEER / SURVEYOR**  
KIMLEY-HORN AND ASSOCIATES, INC.  
ADDRESS: 203 WEST NASH ST, SUITE 100  
TERRELL, TX 75160  
(972) 566-4263  
PHONE: CONTACT: MATT LUCAS, P.E.

**OWNER**  
VUE REAL ESTATE  
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100  
DALLAS, TX 75231  
(972) 556-1700  
PHONE: (855) 228-7440  
CONTACT: JEFF BROCKETTE

**APPLICANT**  
VUE REAL ESTATE  
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100  
DALLAS, TX 75231  
(972) 556-1700  
PHONE: CONTACT: JEFF BROCKETTE

**ARCHITECT**  
BLUE FIN DESIGN  
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B  
AUSTIN, TX 78728  
(855) 228-7440  
PHONE: CONTACT: WARREN L. INCE

**Kimley»Horn**  
13455 NOEL RD. TWO GALLERIA OFFICE TOWER  
SUITE 700 DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-928  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

**Kimley»Horn**  
FOR REVIEW ONLY  
Not for construction or permit purposes.  
P.L.A. NICKOLAUS B. ADAMS  
L.A. No. 3454 Date: 10/17/2024

KHA PROJECT	060016600	DATE	10/17/2024
SCALE	AS SHOWN	DESIGNED BY	KAE
		DRAWN BY	KAE
		CHECKED BY	NBA

**ROCKWALL MEDICAL BUILDING**  
PREPARED FOR  
**VUE REAL ESTATE**  
CITY OF ROCKWALL, TX

**TREE DEMOLITION AND PROTECTION DETAILS**

SHEET NUMBER  
**LT 3.01**

IMAGES: © 2018 SHUTTERSTOCK/ANDREW HARRIS  
 PLOTTED BY: JAST BAYD  
 DATE: 10/17/2024 11:01 AM  
 FILE: LT 3.01.DWG  
 PROJECT: ROCKWALL MEDICAL BUILDING  
 DRAWING: TREE DEMOLITION AND PROTECTION DETAILS  
 SHEET: LT 3.01

**GENERAL NOTES**

1. THE SITE LIGHTING LAYOUT AND PHOTOMETRICS ARE FOR SITE DEVELOPMENT REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION.
2. PHOTOMETRICS AND SITE LIGHTING LAYOUT ARE SUBJECT TO CHANGE. FINAL BIDS HAVE NOT BEEN RECEIVED. LIGHTING MANUFACTURERS ARE SUBJECT TO CHANGE BASED ON THE BIDS RECEIVED. THE LIGHTING FIXTURES SPECIFIED ARE USED AS A BASIS OF DESIGN AND ARE SUBJECT TO CHANGE.
3. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES.
4. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT OFF.
5. LIGHTING FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT IS CONTAINED ON SITE AND DOES NOT CROSS ANY PROPERTY LINE OF THE SITE.

**STATE HIGHWAY 276 BYPASS  
(PRIMARY BUILDING FACADE ZONE)**



BFD # 24115

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE  
HIGHWAY 276 BYPASS  
ROCKWALL, TEXAS

SEAL:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF E.G. LOPEZ DEL CASTILLO, P.E., REG. #58483 ON 10/17/24. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

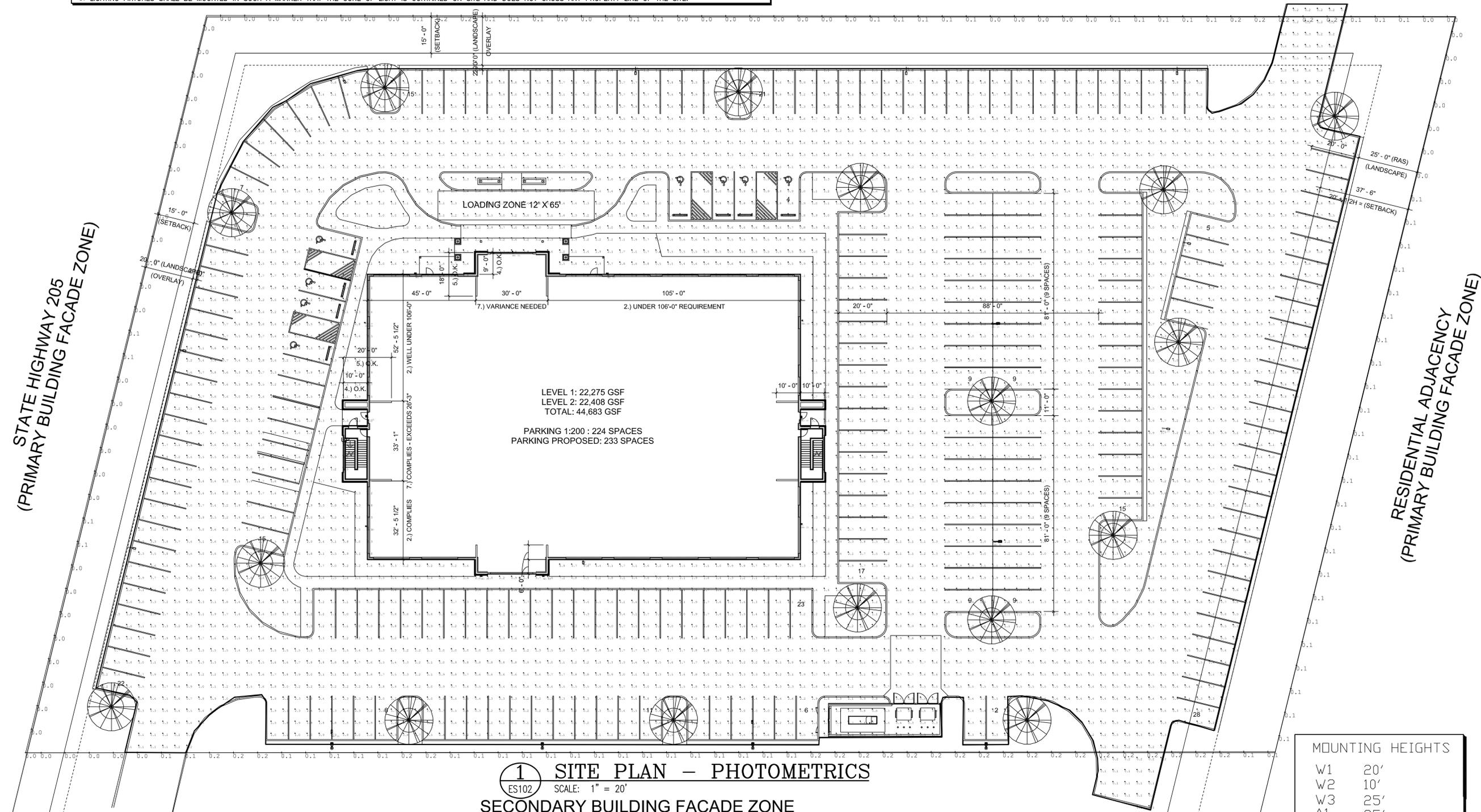
DRAWN BY: Author

**SITE PLAN -  
PHOTOMETRICS**

DRAWING NUMBER:

ES102

SCALE: AS INDICATED



**1 SITE PLAN - PHOTOMETRICS**  
ES102 SCALE: 1" = 20'  
**SECONDARY BUILDING FACADE ZONE**

Symbol	Tag	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
W2	W2	6	7075-08-C13-35K	Single	7075-08-TW-C13-35K	0.950	1161	12.35	74.1
A3	A3	6	OPF-M-A11-830-BLC	Single	OPF-M-A11-830-BLC	0.950	13798	131	786
W1	W1	5	WFA-3 38W 4000K	Single	OPF-M-A11-830-T2M	0.950	6030	36.68	183.4
A2	A2	2	OPF-M-A08-830-BLC	Single	OPF-M-A08-830-BLC	0.950	8023	74.41	148.82
A1	A1	2	OPF-M-A11-830-T2M	Single	OPF-M-A11-830-T2M	0.950	19790	131	262
A4	A4	2	OPF-M-A11-830-T5W	Single	OPF-M-A11-830-T5W	0.950	19606	131	262
W3	W3	1	OPF-M-A11-830-T2M 1	Single	OPF-M-A11-830-T2M	0.950	19790	131	131

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LIGHT TRESPASS	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
PARKING Planar	Illuminance	Fc	1.75	7.2	0.1	17.50	72.00

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND 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