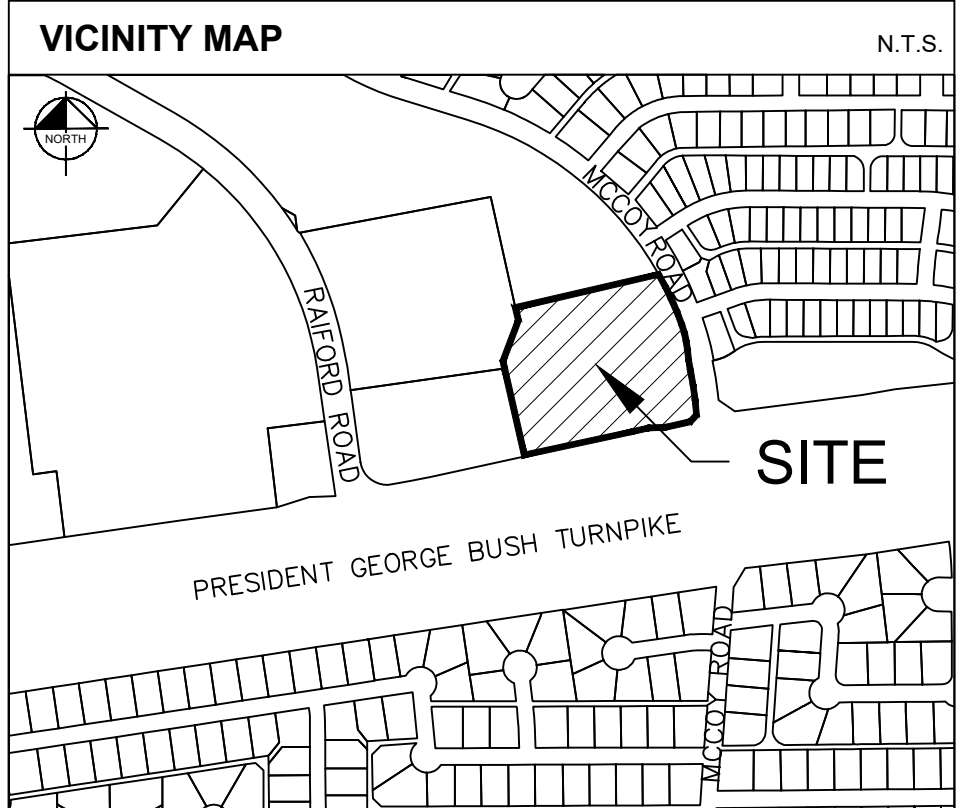
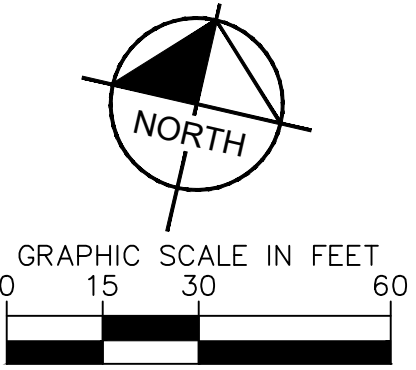
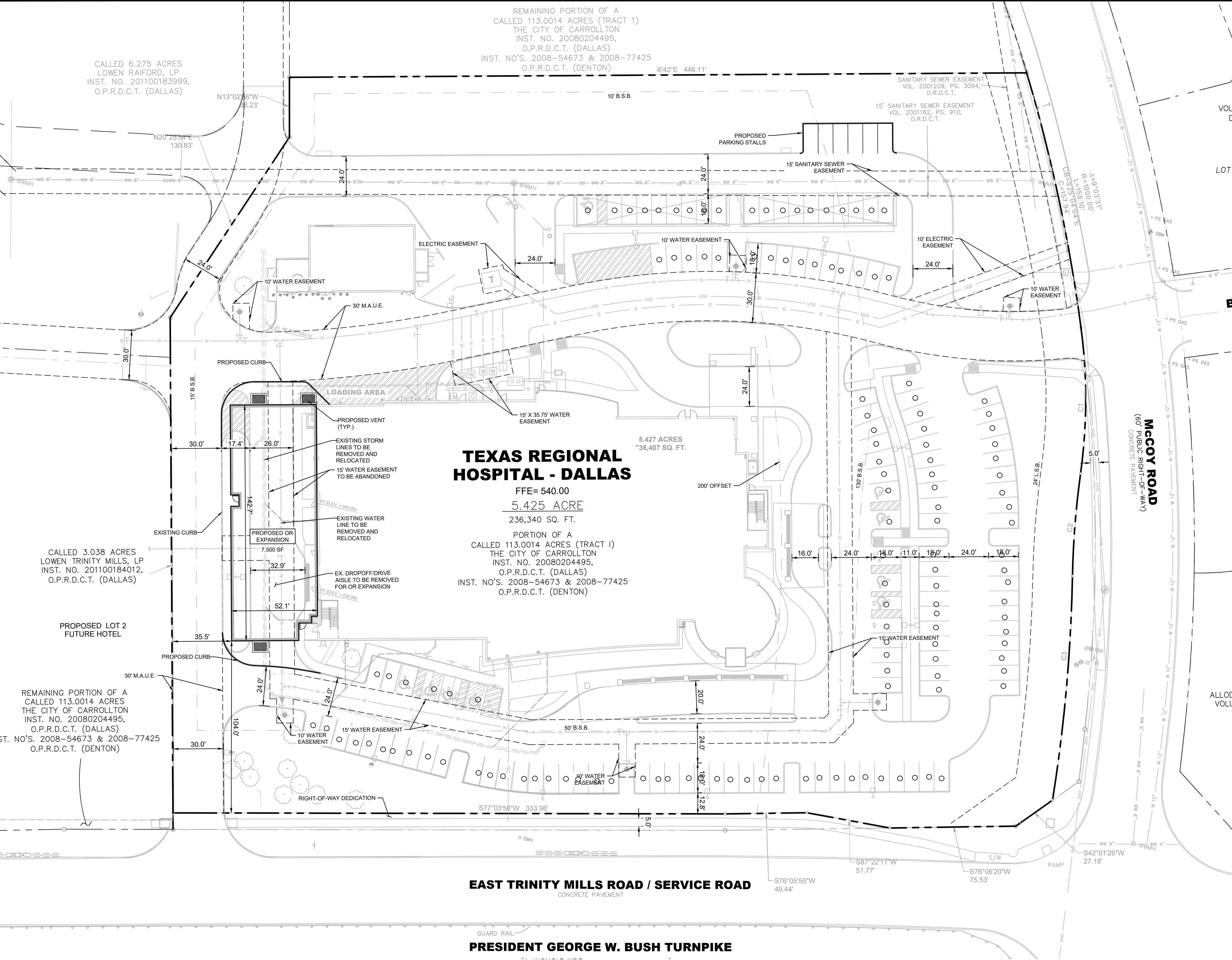


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LEGEND	
	PROPERTY LINE
	SETBACK LINE
	PROPOSED EASEMENT
L.S.B.	LANDSCAPE BUFFER
B.S.B.	BUILDING SETBACK

- CITY OF CARROLLTON SITE PLAN NOTES**
- A. SIDEWALKS (WHICH ARE REQUIRED IN ALL DISTRICTS, WITH THE SINGLE EXCEPTION OF LOCAL INDUSTRIAL STREETS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS.
- THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE OF ALL LOTS THAT ABUT COLLECTOR OR ARTERIAL THOROUGHFARES OR WHICH ABUT PERIMETER STREETS, OR WHERE AN ALLEY IS ADJACENT TO A COLLECTOR OR ARTERIAL THOROUGHFARE.
- THE BUILDER ON A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS ON INTERNAL STREETS.
- CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED UNTIL SUCH REQUIREMENTS HAVE BEEN MET.
- B. A MASONRY SCREENING WALL (CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS AND THE COMPREHENSIVE ZONING ORDINANCE) WILL NOT BE CONSTRUCTED BY THE DEVELOPER.
- C. A MINIMUM OF 10% OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. (THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE, BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN
- D. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS

CASE NO. _____	SPECIAL USE PERMIT NO. _____
THIS SITE PLAN WAS APPROVED ON _____, IN CONJUNCTION WITH A SPECIAL USE PERMIT, BY THE CITY COUNCIL OF THE CITY OF CARROLLTON. TO THE BEST OF MY KNOWLEDGE, CHANGES, WHICH ARE REQUIRED AS CONDITIONS OF SPECIAL USE PERMIT APPROVAL, HAVE BEEN MADE, AND THIS SITE PLAN IS THE FINAL, APPROVED PLAN FOR DEVELOPMENT. NO CHANGES MAY BE MADE TO THIS SITE PLAN WITHOUT CITY COUNCIL APPROVAL IN ACCORDANCE WITH ARTICLE XXXI OF THE COMPREHENSIVE ZONING ORDINANCE. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.	
A COPY OF THIS SITE PLAN MUST BE SUBMITTED WITH ALL COPIES OF BUILDING AND CONSTRUCTION PLANS THAT ARE SUBMITTED TO THE CITY AND SHALL BE ATTACHED TO THE AMENDING ORDINANCE CREATING THE SPECIAL USE PERMIT.	
FOR PLANNING DEPARTMENT _____	DATE _____

SITE DATA SUMMARY TABLE																
	LOT SIZE (AC)	LOT SIZE (SF)	ZONING	PROPOSED USE	EX. BLDG AREA (SF)	OR ADDITION AREA (SF)	EX. BUILDING HEIGHT	BUILDING HEIGHT ADDITION	EX. BUILDING STORIES	BUILDING STORIES ADDITION	REQ. PARKING RATIO	REQ. PARKING	PROV. PARKING	REQ. ACCESSIBLE PARKING	PROV. ACCESSIBLE PARKING	REQ. INTERIOR LANDSCAPING (SF)
PHASE 2 LOT 3 BLOCK A	5.426	236,313	PD 189 O-4	TEXAS REGIONAL HOSPITAL	76,685	7,500	62'	33'	3	1	1 PER BED	48	141	4	10	2,381

NOTE: ACCESSIBLE PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

SPECIAL USE PERMIT EXHIBIT

TRINITY MILLS OR EXPANSION

CITY FILE NO. PLSUP2025-171

5.426 ACRE TRACT OF LAND

SITUATED IN THE

RAIFORD ADDITION SURVEY, PHASE 2 LOT 3, BLOCK A

CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

OWNER:

STEVEN DONNELLY

4090 MAPLESHADE LN, SUITE 120

PLANO, TX 75093

PHONE: 817-721-8645

EMAIL: SDONNELLY@LEGENTHEALTH.COM

DEVELOPER:

STEVEN DONNELLY

4090 MAPLESHADE LN, SUITE 120

PLANO, TX 75093

PHONE: 817-721-8645

EMAIL: SDONNELLY@LEGENTHEALTH.COM

CIVIL ENGINEER:

Kimley»Horn

13455 NOEL RD, TWO GALLERIA OFFICE TOWER, SUITE 700

DALLAS, TX 75240

CONTACT: LOGAN LINDSLEY, P.E.




PHONE: 972-776-1716

EMAIL: LOGAN.LINDSLEY@KIMLEY-HORN.COM

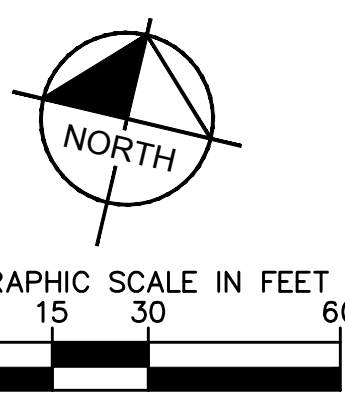
No.	SUBMITTALS	DATE
1	SUP EXHIBIT 1ST SUBMITTAL	09/30/2025
2	SUP EXHIBIT 2ND SUBMITTAL	10/21/2025


Kimley»Horn		© 2019 KIMLEY-HORN AND ASSOCIATES, INC.		REVISIONS	DATE
		13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240 PHONE: 972-776-1700 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928			
SCALE		AS SHOWN	DESIGNED BY	No.	
		XXXX	DRAWN BY		
SPECIAL USE PERMIT EXHIBIT		XXXX	CHECKED BY		
		XXXX	XXXX		
TRINITY MILLS OR EXPANSION		CITY OF CARROLLTON, TEXAS		SHEET NUMBER	EX-1
				DATE	10/21/2025
				PROJECT NO.	064316027



<u>SYMBOL</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT.</u>	<u>SIZE</u>	<u>SPACING</u>	<u>SPACING</u>	<u>QTY</u>	<u>REMARKS</u>
SHRUBS							
	Dwarf Wax Myrtle / Myrica pusilla	3 gal	24" h x 24" w	36" OC	36" o.c.	55	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Loropetalum / Loropetalum chinense	3 gal	24" h x 24" w	36" OC	36" o.c.	10	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
<u>SYMBOL</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT.</u>	<u>SIZE</u>		<u>SPACING</u>	<u>QTY</u>	<u>REMARKS</u>
SOD							
	Common Bermuda Grass / Cynodon dactylon	-				323 sf	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS

* TREES LABELED WITH AN M ARE TREES MEETING MITIGATION INCHES

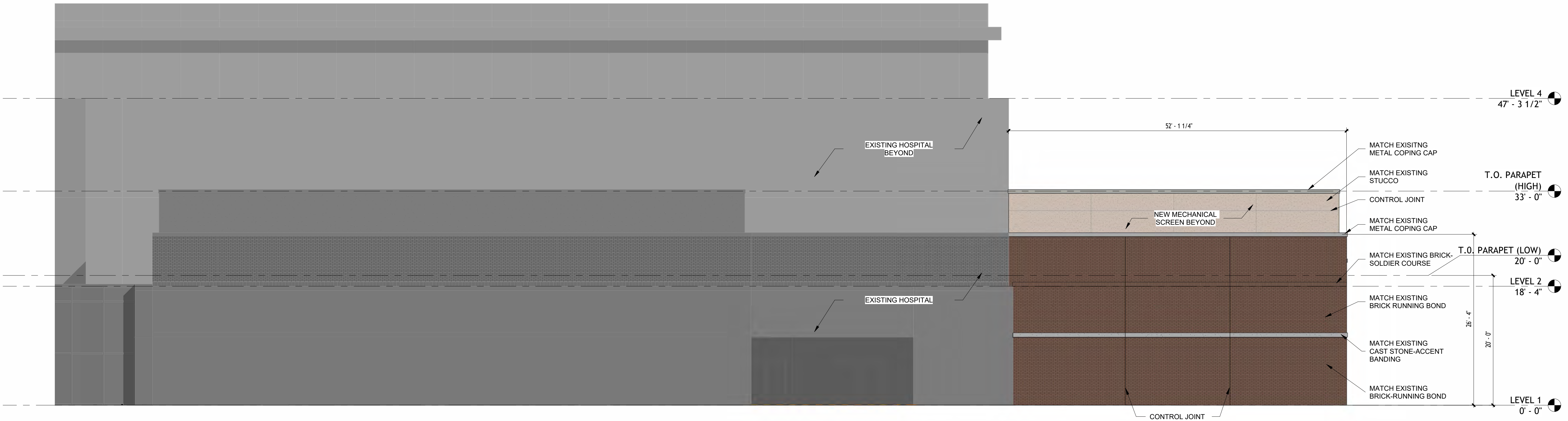


TRINITY MILLS OR EXPANSION CITY OF CARROLLTON, TEXAS		LANDSCAPE PLAN		SCALE AS SHOWN DESIGNED BY AMH DRAWN BY AMH CHECKED BY AMH		 <p>© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 19453 NOLL ROAD, TWO FLOORS OFFICE TOWER, SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>		No. _____ REVISIONS _____ DATE _____	
<p>PRELIMINARY</p> <p>FOR REVIEW ONLY Not for construction or permit purposes</p> <p>Kimley-Horn</p> <p>_____ Anne M. Hartman</p> <p>P.L.A. No. <u>3136</u> Date: <u>10/21/2025</u></p>									
DATE 10/21/2025 PROJECT NO. 064316027 SHEET NUMBER L2.01									

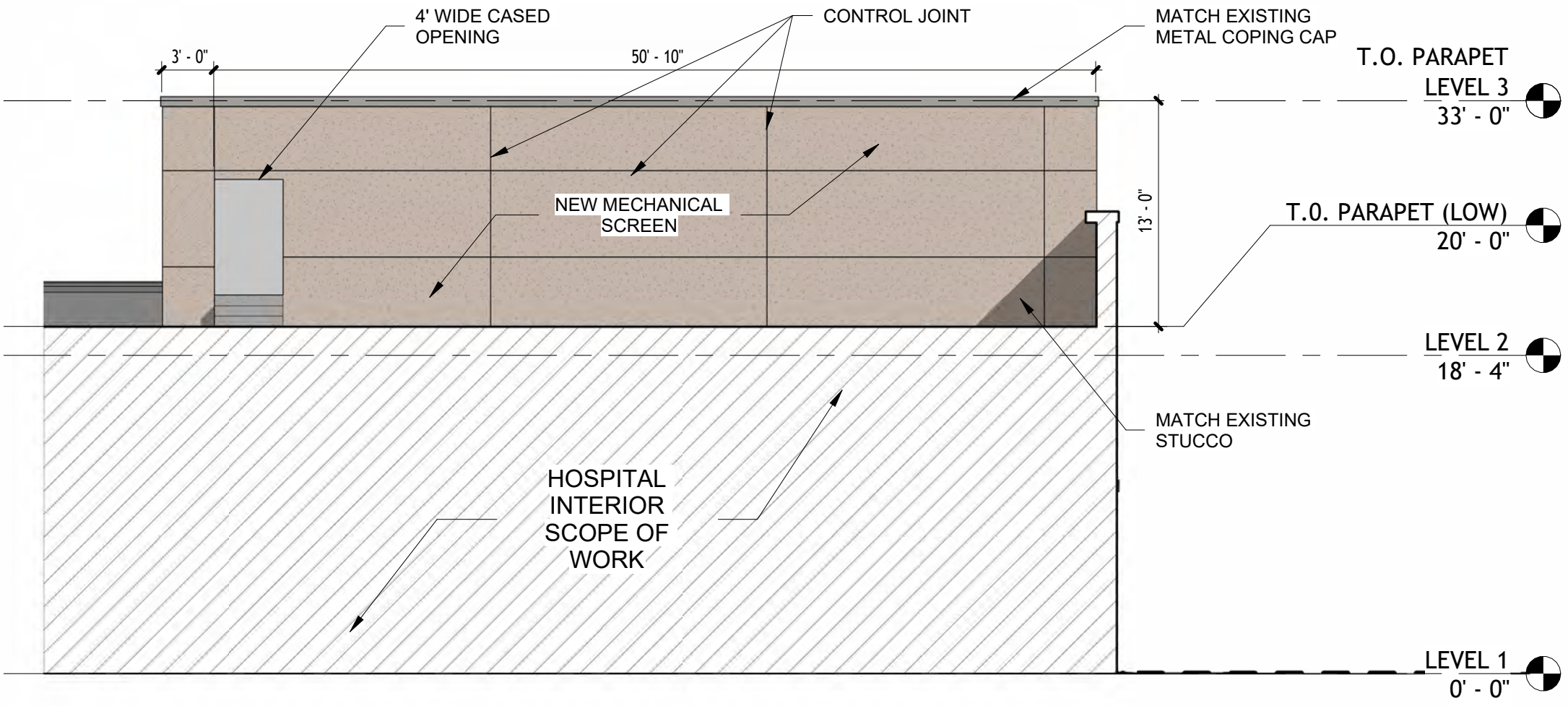
LEGENT
ORTHOPEDIC
HOSPITAL
CARROLLTON

1401 EAST TRINITY MILLS ROAD
CARROLLTON, TEXAS 75007

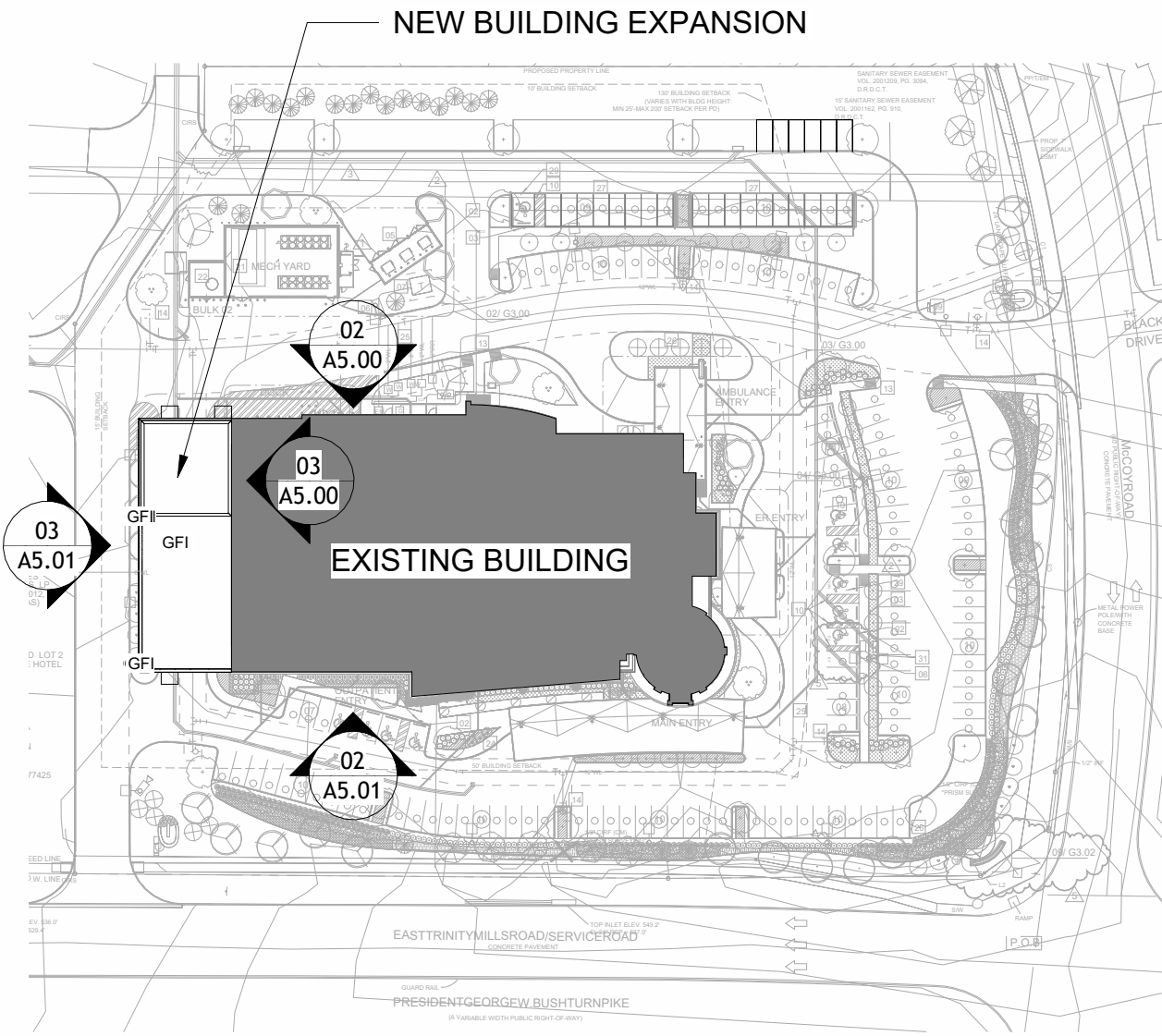
Architect
REID ARCHITECTS
Marshall Reid, AIA
3411 Richmond Avenue
Suite 111
Houston, Texas 77046
PH 713.621.2828
marshall@mlreid.com



02 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



03 EAST EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



01 KEY PLAN

Issue Date

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Revisions

Drawing Date
Issue Date

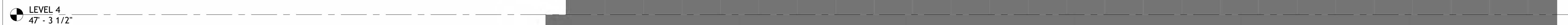
EXTERIOR
ELEVATIONS
A5.00

1401 EAST TRINITY MILLS ROAD
CARROLLTON, TEXAS 75007

1401 EAST TRINITY MILLS ROAD
CARROLLTON, TEXAS 75007

LEVEL 4
47' - 3 1/2" 

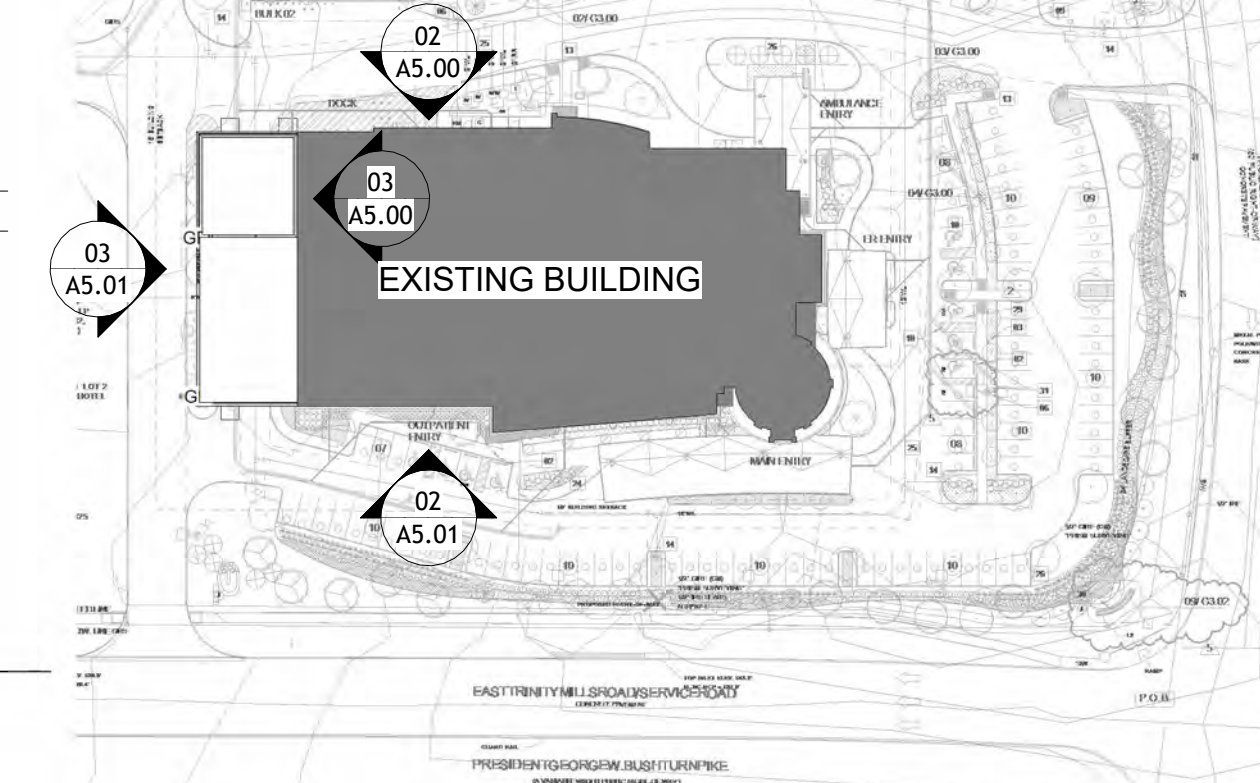
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Houston, Texas 77046
PH 713.621.2828
marshall@mlreid.com



SCALE: 1/8" = 1'-0"



03 WEST EX
SCALE: 1/8" = 1'-0"



01 KEY PLAN

Issue Date

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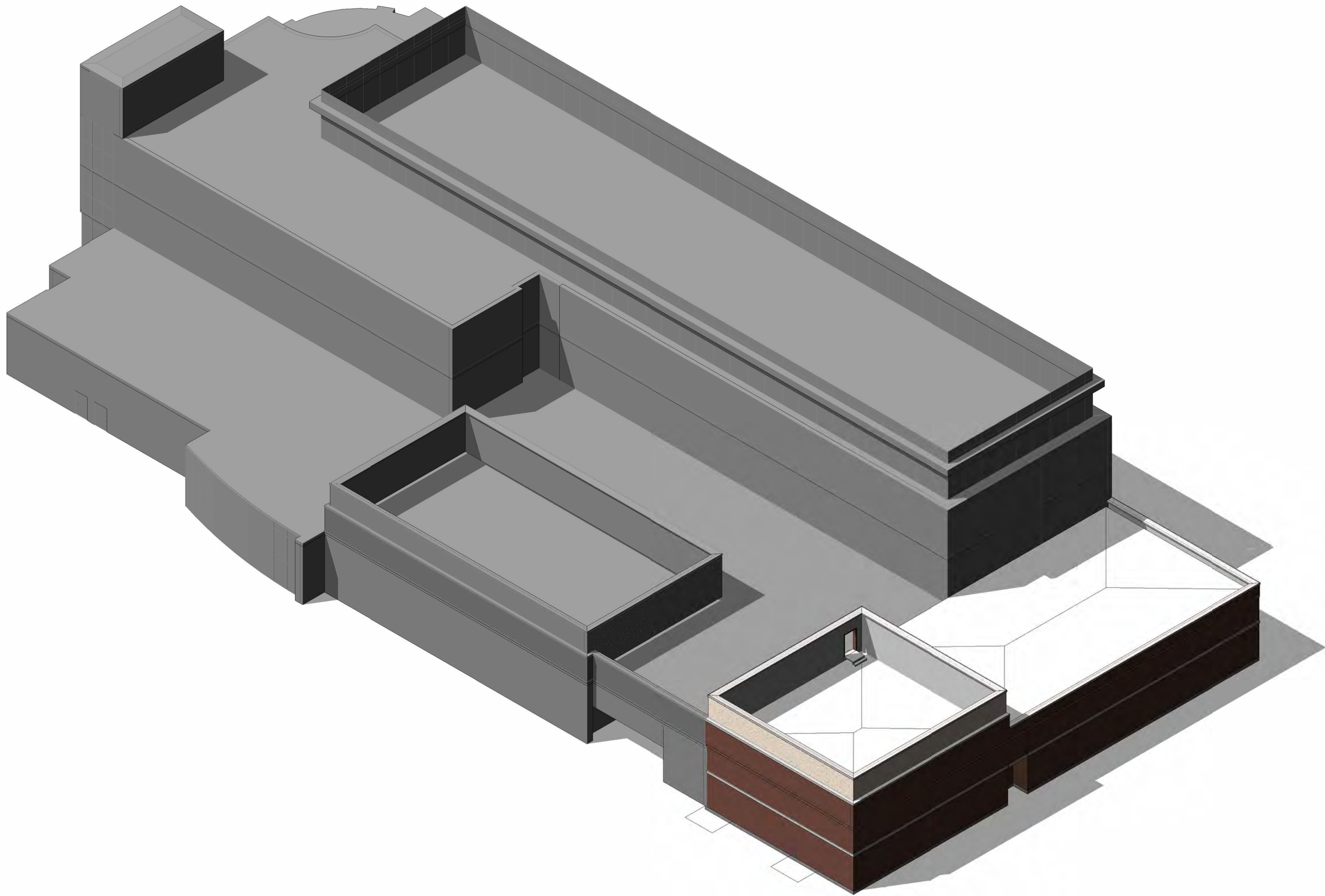
Drawing Date
Issue Date

EXTERIOR ELEVATIONS A5.01

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1401 EAST TRINITY MILLS ROAD
CARROLLTON, TEXAS 75007

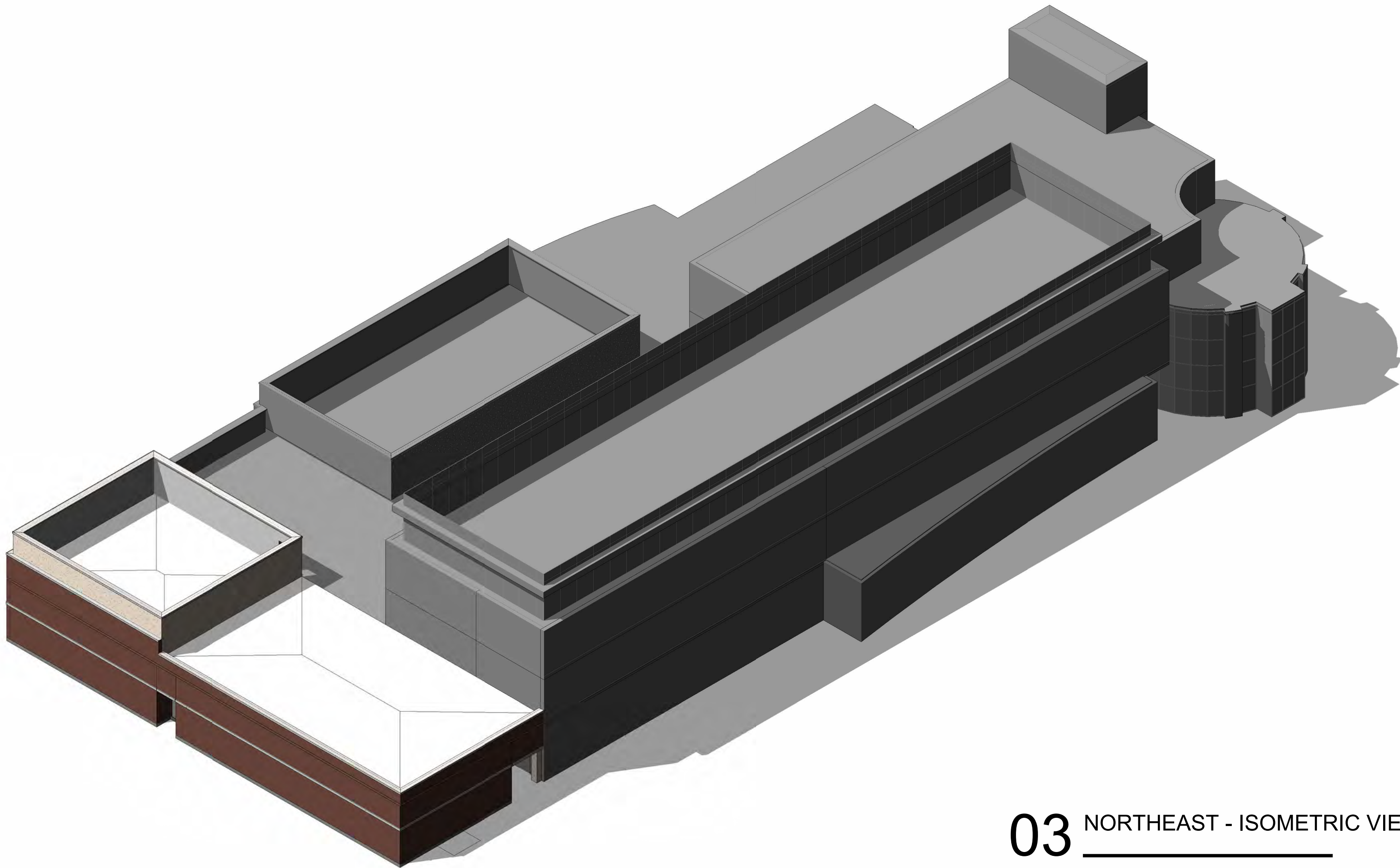
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marshall@mlreid.com



04 SOUTHEAST - ISOMETRIC VIEW



02 SOUTH VIEW



03 NORTHEAST - ISOMETRIC VIEW



01 NORTHEAST VIEW

Issue Date

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Revisions

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Issue Date

ISOMETRIC
VIEWS
A5.02