



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-041 P&Z DATE 10/29/19 CC DATE 11/2/19 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2019-041
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING: [Signature]
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)¹
 Preliminary Plat (\$200.00 + \$15.00 Acre)¹
 Final Plat (\$300.00 + \$20.00 Acre)¹
 Replat (\$300.00 + \$20.00 Acre)¹
 Amending or Minor Plat (\$150.00)
 Plat Reinstatement Request (\$100.00)
Site Plan Application Fees:
 Site Plan (\$250.00 + \$20.00 Acre)¹
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:
 Zoning Change (\$200.00 + \$15.00 Acre)¹
 Specific Use Permit (\$200.00 + \$15.00 Acre)¹
 PD Development Plans (\$200.00 + \$15.00 Acre)¹
Other Application Fees:
 Tree Removal (\$75.00)
 Variance Request (\$100.00)
Notes:
¹ 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.

PROPERTY INFORMATION [PLEASE PRINT]

Address _____
Subdivision LANDING POINT ADD. / COLUMBIA PARK ADD. Lot 2 Block A
General Location AIRPORT ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____ Current Use OPEN LAND
Proposed Zoning _____ Proposed Use OFFICE/B
Acreage 1.36 Lots [Current] _____ Lots [Proposed] _____

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 ZAPH & ATH PROPERTIES LLC Applicant
Contact Person DR. STEVE ARZE Contact Person LeeAnn Latimer
Address 1125 WATERSIDE CIRCUS Address 2428 CORNELL DR.
City, State & Zip ROCKWALL, TX 75087 City, State & Zip Flower Mound
Phone 409-834-6757 Phone 903.268.1167
E-Mail arze@mac.com E-Mail trileecoo@gmail.com

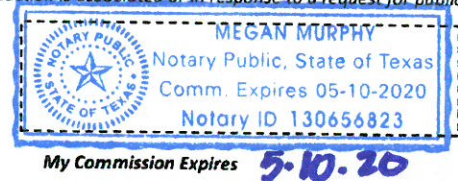
NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Steven Arze [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 \$ 250.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 21st day of October, 20 19. 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 any copyrighted information submitted in conjunction with this application, 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 21st day of October, 20 19.

Owner's Signature [Signature]
Notary Public in and for the State of Texas [Signature]





**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745
Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 10/22/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 10/24/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 10/29/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 10/29/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: SP2019-041
Project Name: Site Plan for a Medical Office Building
Project Type: SITE PLAN
Applicant Name: LEEANN LATIMER
Owner Name: ZAPH & ATH PROPERTIES LLC
Project Description:



RECEIPT

Project Number: SP2019-041
Job Address: AIRPORT RD
ROCKWALL, TX 75087

Receipt Number: B87143
Printed: 10/22/2019 9:11am


Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$ 277.20

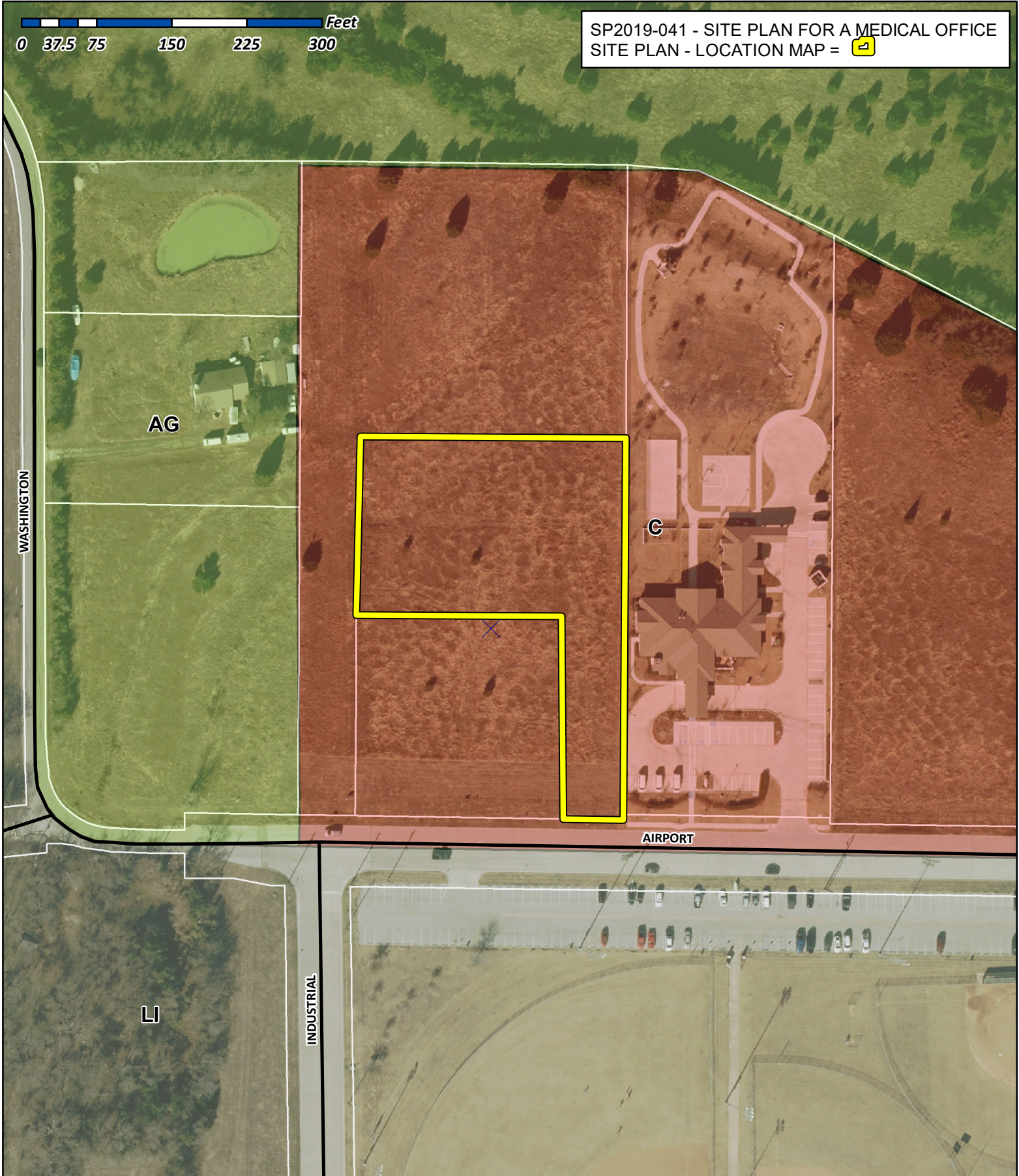
Total Fees Paid:

Date Paid: 10/22/2019 12:00:00AM
Paid By: BAEZ WILLIAM
Pay Method: VISA
Received By: LM

\$ 277.20

0 37.5 75 150 225 300 Feet

SP2019-041 - SITE PLAN FOR A MEDICAL OFFICE
SITE PLAN - LOCATION MAP = 



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.



DRAWN BY:
L.L.

CHECKED BY:

DATE:
10.16.2019

ISSUED FOR PRE APPROVAL:
10.18.2019

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

REVISIONS:

PROJECT/CLIENT:
T3 CHIROPRACTIC OFFICE

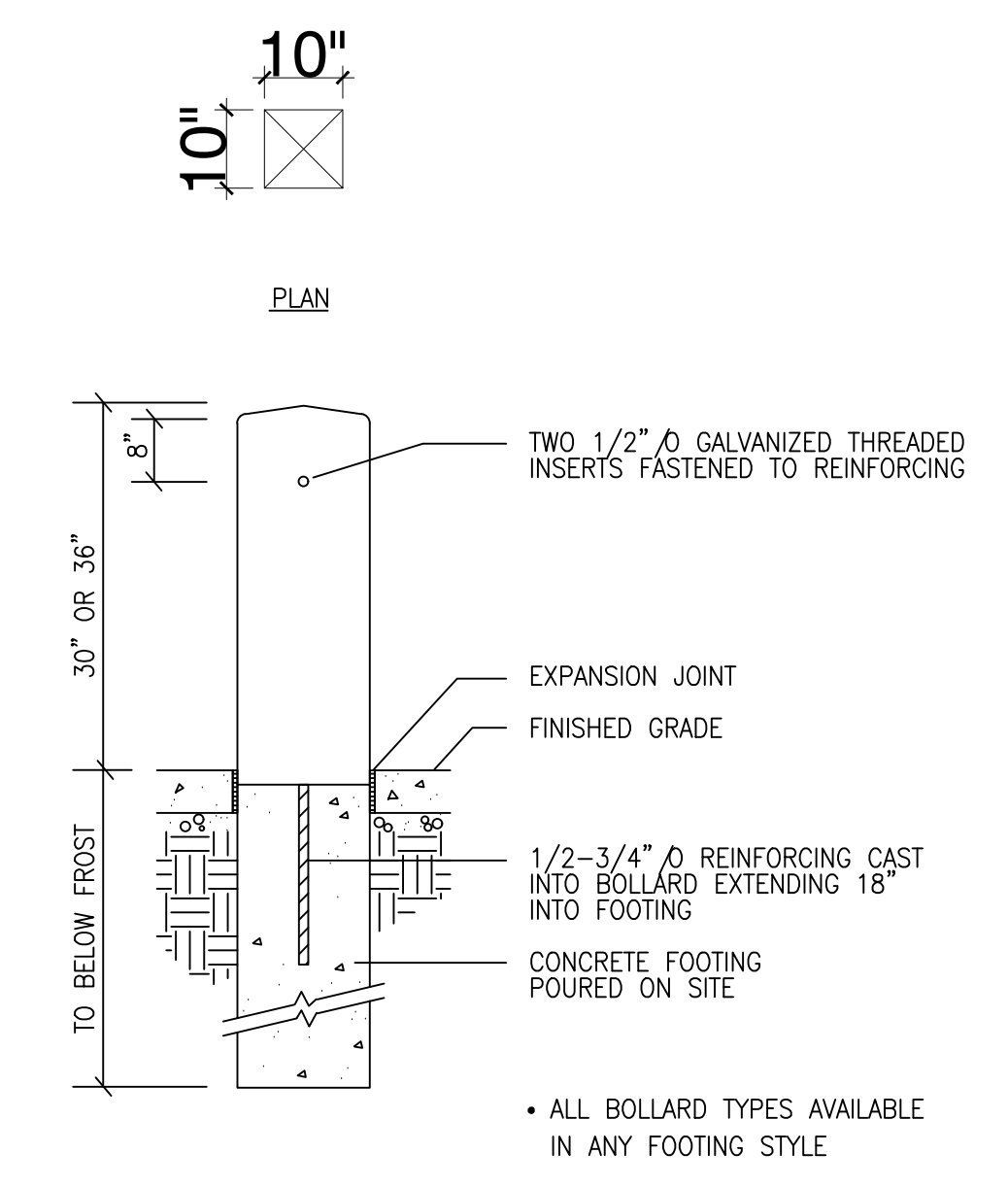
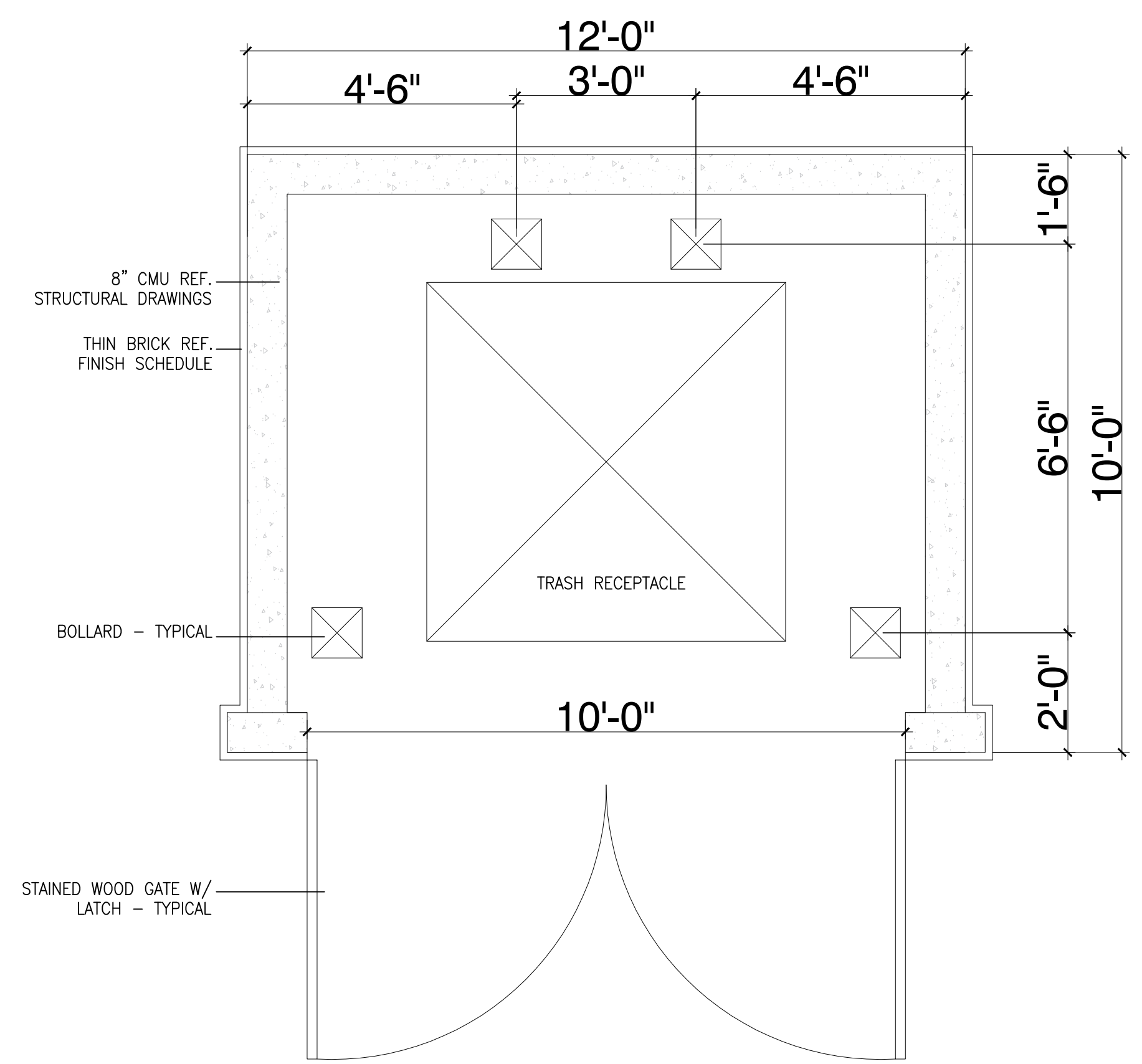
LOCATION:
AIRPORT ROAD • ROCKWALL • TX • 75087

DATE:
10.15.2019

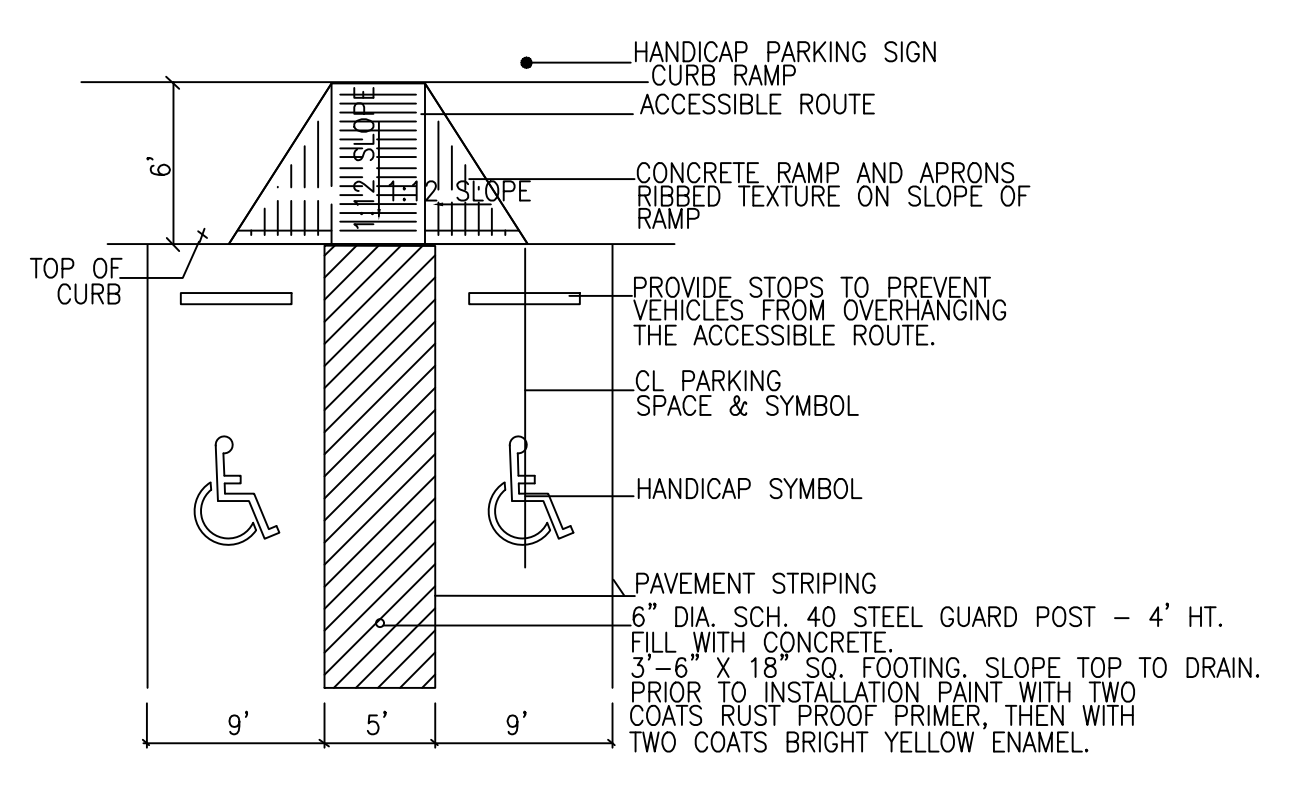
CASE # XXXX

SHEET TITLE:
SITE PLAN

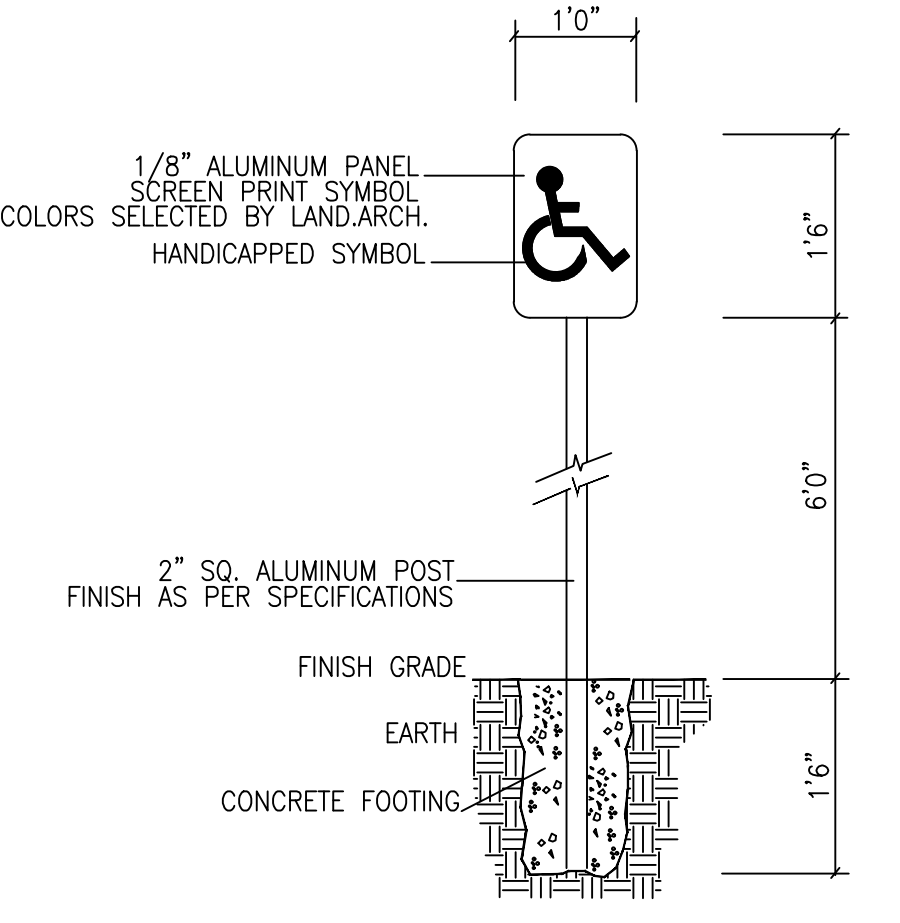
SHEET NO.:
A - 0.01



03 BOLLARD (TYP)
SCALE: 1/2" = 1' - 0"

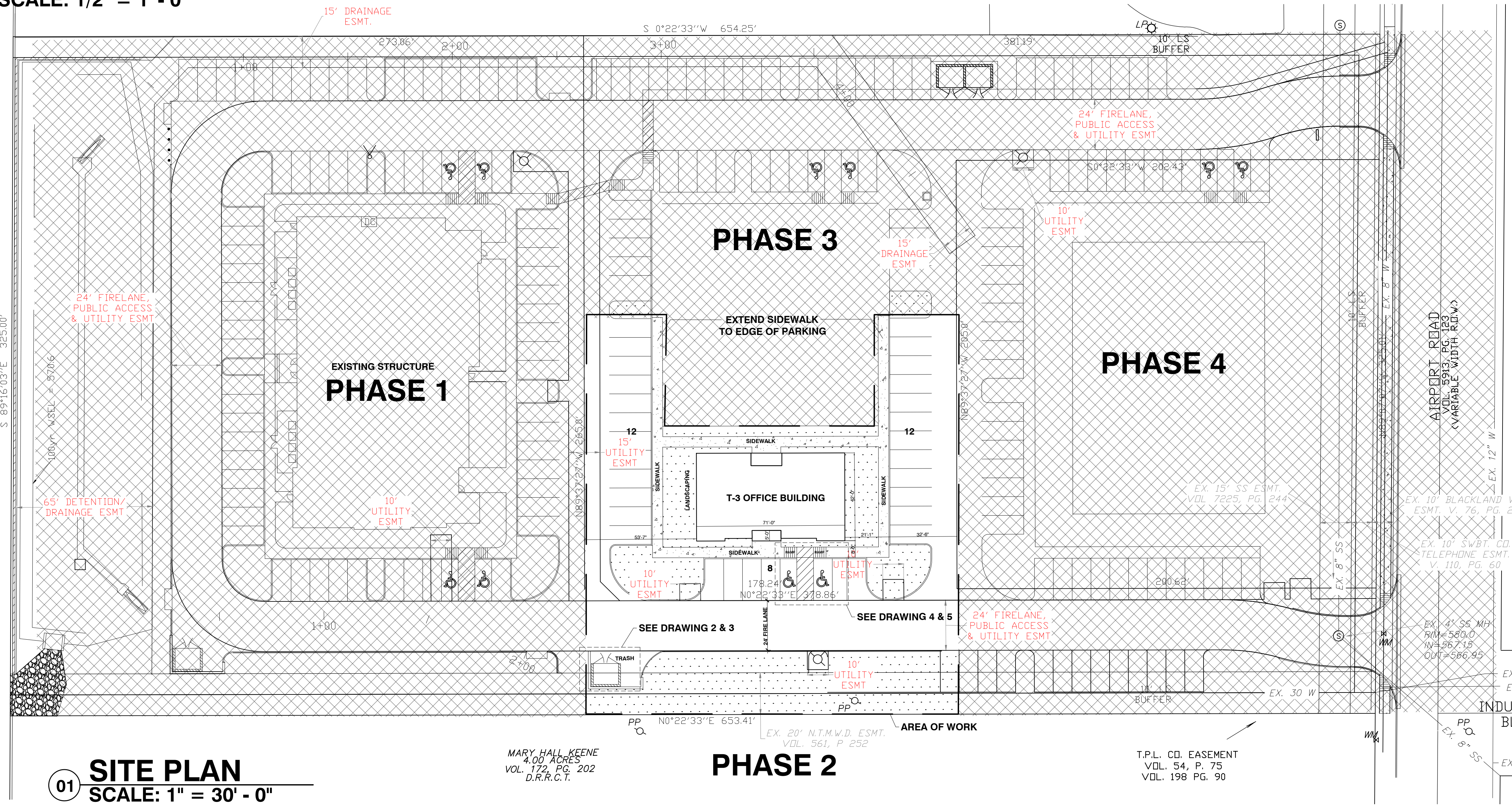


04 ADA RAMP (TYP)
SCALE: 1/2" = 1' - 0"



05 ADA SIGN (TYP)
SCALE: 1/2" = 1' - 0"

02 TRASH SCREEN
SCALE: 1/2" = 1' - 0"

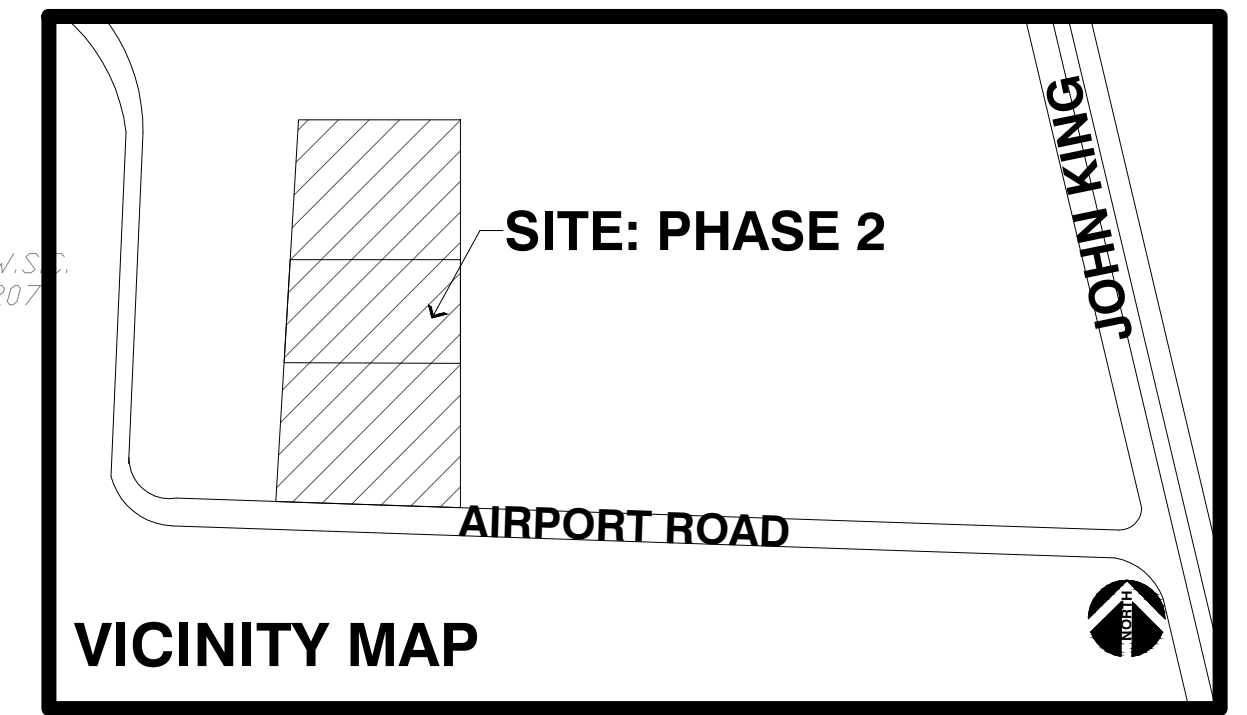


01 SITE PLAN
SCALE: 1" = 30' - 0"

LEGEND

SITE NOTES

- TOTAL LOT SQUARE FOOTAGE: 24,570
- IMPERVIOUS AREA: 11,685
- IMPERVIOUS / LANDSCAPE: 48%
- PARKING REQUIREMENTS: 1 SPACE / 500 = 5 SPACES REQUIRED
- HANDICAP SPACES REQUIRED: 1 ACCESSIBLE IN 0-25 SPACES - 2 PROVIDED
- TOTAL PARKING SPACES PROVIDED: 32
- ALL PARKING SPACES AT 9' X 21'



VICINITY MAP

MARY HALL KEENE
4.00 ACRES
VOL. 172 PG. 202
D.R.C.T.

PHASE 2

T.P.L. CO. EASEMENT
VOL. 54, P. 75
VOL. 198 PG. 90



COLUMBIA PARK ADDITION
 LOT 4, BLOCK A
 CABINET H, SLIDE 329
 P.R.R.C.T.

EX. CONC. DRIVE

15' DRAINAGE
 ESMT.

S 0°22'33"W 654.25'

LP
 10' LS
 BUFFER

273.86' 2+00

3+80

381.19'

24' FIRELANE,
 PUBLIC ACCESS
 & UTILITY ESMT

50°22'33"W 202.43'

10'
 UTILITY
 ESMT

15'
 DRAINAGE
 ESMT

24' FIRELANE,
 PUBLIC ACCESS
 & UTILITY ESMT

EXISTING STRUCTURE

PHASE 1

PHASE 3

PHASE 4

EXTEND
 SIDEWALK
 TO EDGE OF
 PARKING

EXTEND
 SIDEWALK
 TO EDGE OF
 PARKING

12
 15'
 UTILITY
 ESMT

12

100' MSEL = 570.6

65' DETENTION/
 DRAINAGE ESMT

10'
 UTILITY
 ESMT

N89°37'27"W 205.8'

N89°37'27"W 205.8'

SIDEWALK

LANDSCAPING

T-3 OFFICE BUILDING

71'-0"

53'-7"

178.24'

N0°22'33"E 378.86'

24' FIRE LANE

10'
 UTILITY
 ESMT

PP N0°22'33"E 653.41'

EX. 20' N.T.M.V.D. ESMT.
 VOL. 561, P. 252

24' FIRELANE,
 PUBLIC ACCESS
 & UTILITY ESMT

PHASE 2

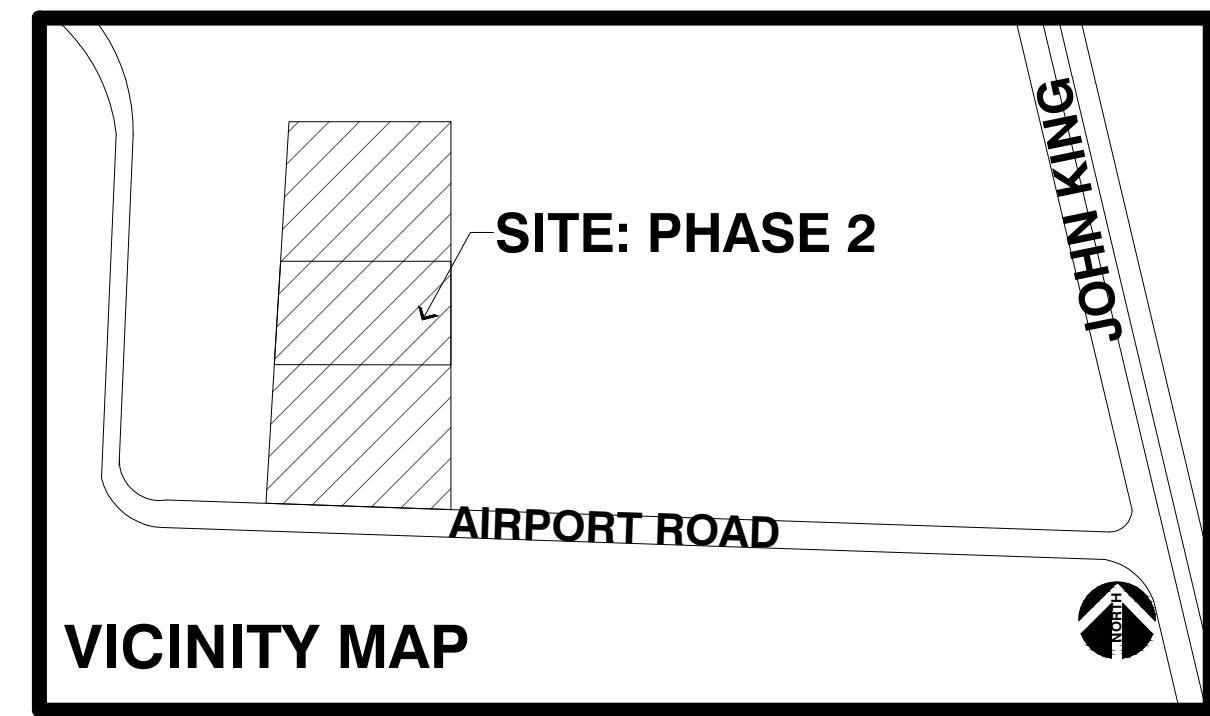
T.P.L. CO. EASEMENT
 VOL. 54, P. 75
 VOL. 198 PG. 90

MARY HALL KEENE
 4.00 ACRES
 VOL. 172, PG. 202
 D.R.R.C.T.

01 **SITE PLAN**
 SCALE: 1" = 20' - 0"

SITE NOTES

- TOTAL LOT SQUARE FOOTAGE: 24,670
- IMPERVIOUS AREA: 11,685
- IMPERVIOUS / LANDSCAPE: 48%
- PARKING REQUIREMENTS: 1 SPACE /500 = 5 SPACES REQUIRED
- HANDICAP SPACES REQUIRED: 1 ACCESSIBLE IN 0-25 SPACES - 2 PROVIDED
- TOTAL PARKING SPACES PROVIDED: 32
- ALL PARKING SPACES AT 9' X 21'



**LATIMER
 DESIGNS** INC
 ROCKWALL, TEXAS
 903.268.1167
 latimerdesigngroup@gmail.com

DRAWN BY:
 L.L.

CHECKED BY:

DATE:
 10.16.2019

ISSUED FOR PRE APPROVAL:
 10.18.2019

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

REVISIONS:

PROJECT/CLIENT:
 T3 CHIROPRACTIC OFFICE

LOCATION:
 AIRPORT ROAD • ROCKWALL • TX • 75087

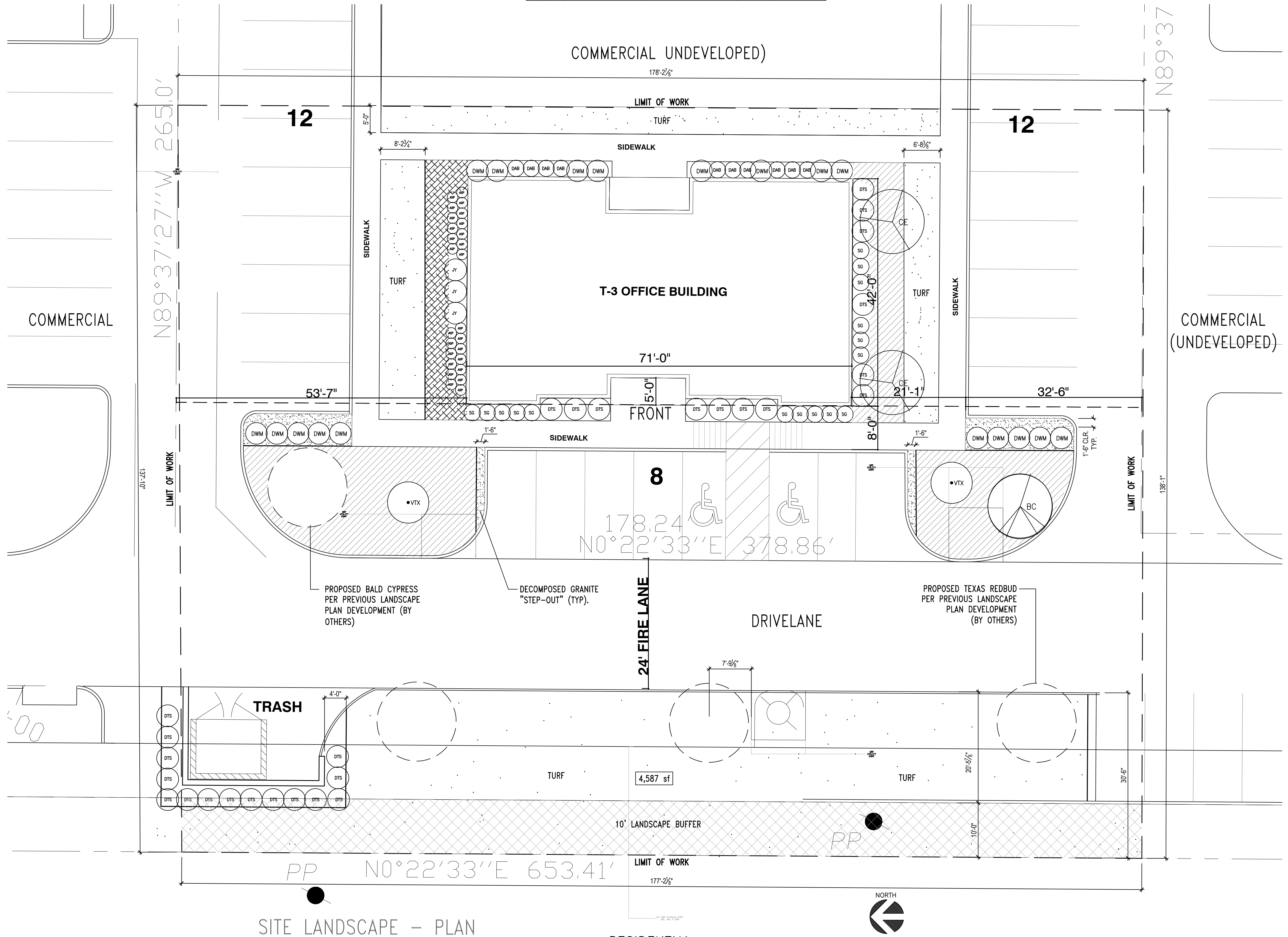
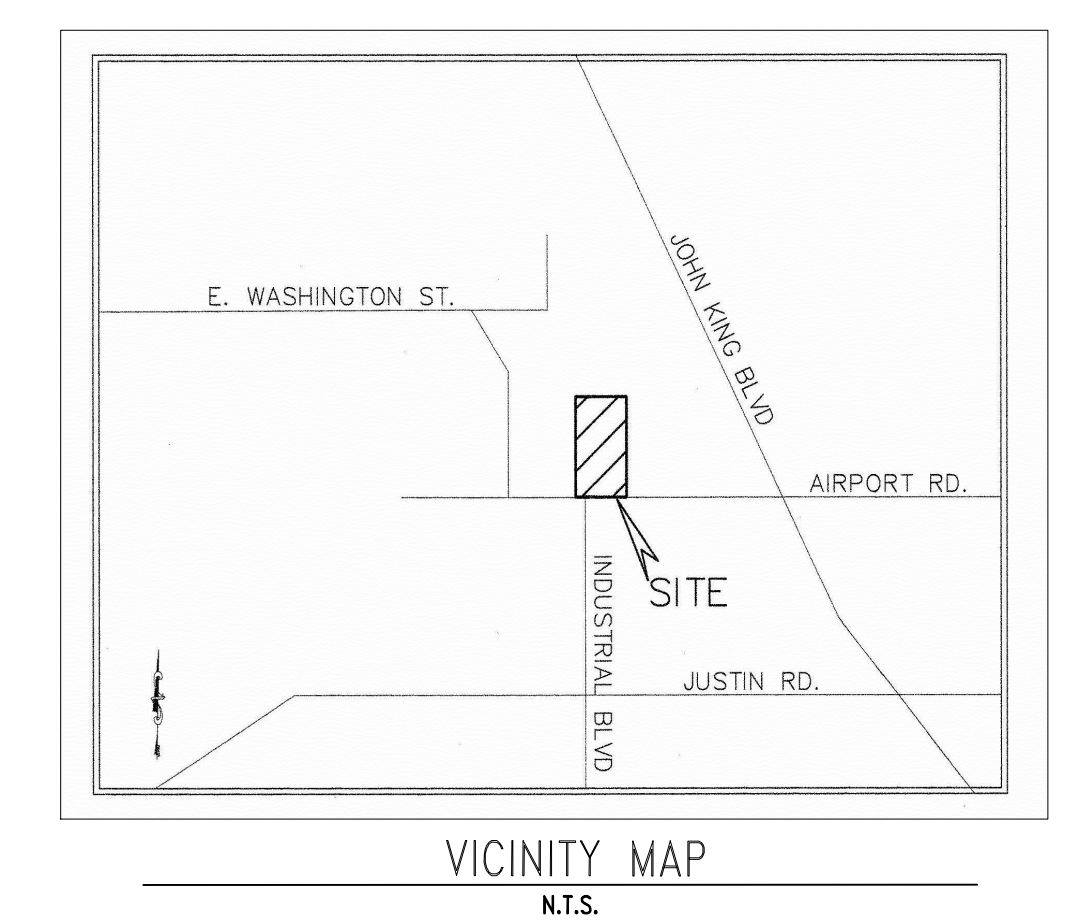
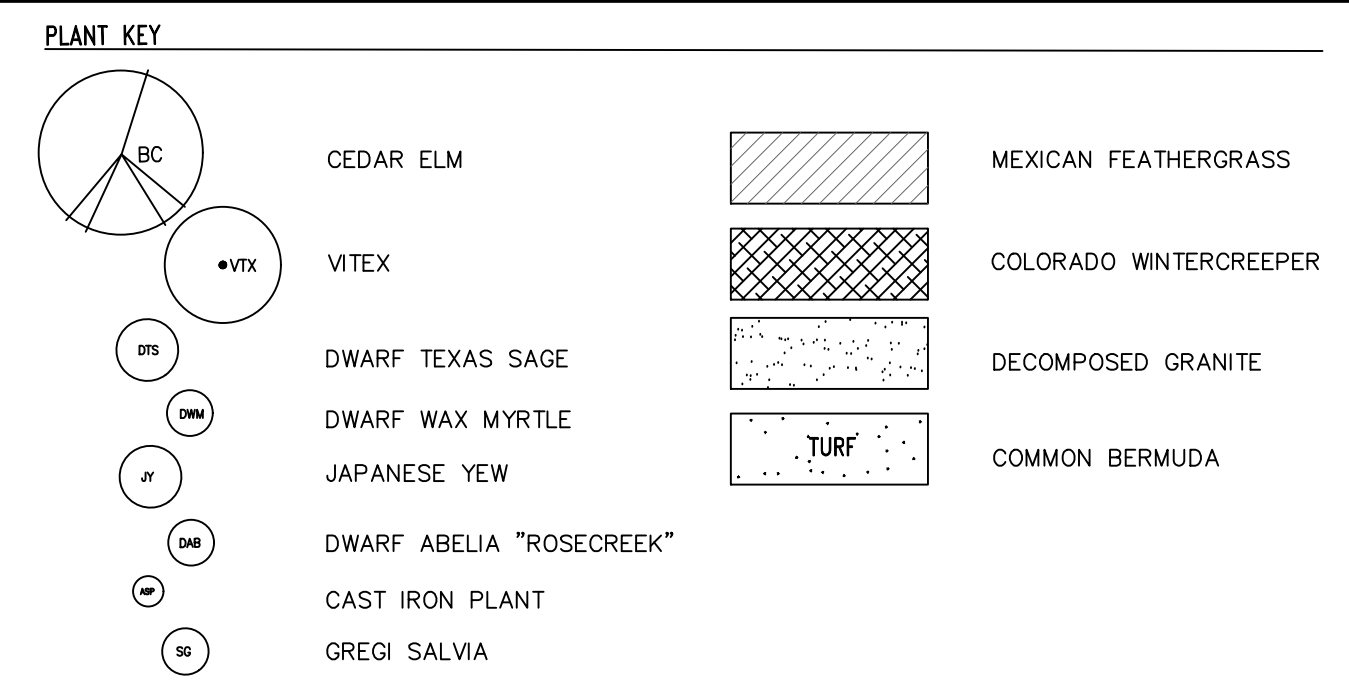
DATE:
 10.15.2019

CASE # XXXX

SHEET TITLE:
SITE PLAN

SHEET NO.:
A - 0.01

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	00	CEDAR ELM	<i>Ulmus crassifolia</i>	3.5'-4" CAL.	PLANT WHERE INDICATED
DO	00	TEXAS RED OAK	<i>Acer saccharum laevis</i>	3.5'-4" CAL.	PLANT WHERE INDICATED
DM	00	VITEX	<i>Vitex</i>	045 2'-1.0' HT	PLANT WHERE INDICATED, 10' FROM ADJACENT EXISTING WOODY TRUNK
DTS	00	DWARF TEXAS SAGE	<i>Leucophyllum canadense</i> 'Thunder Cloud'	7 GAL.	PLANT 42" O.C. MIN.
DF	00	JAPANESE YEW	<i>Podocarpus neriifolia</i> 'Green Carpet'	7 GAL.	PLANT 30" O.C. MIN.
DWM	00	DWARF WAX MYRTLE	<i>Myrica pauciflora</i>	7 GAL.	PLANT 30" O.C. MIN.
DAB	00	ROSE CREEK DWARF ABELIA	<i>Abelia grandiflora</i> 'Rose Creek'	7 GAL.	PLANT 30" O.C. MIN.
ASP	00	ASPIDISTRA	<i>Aspidistra elatior</i>	3 GAL.	PLANT 24" O.C. MIN. EVENLY SPACED IN LANDSCAPE AREA
AJ	00	AUCUBA	<i>Aucuba japonica</i>	3 GAL.	PLANT EVENLY SPACED WHERE INDICATED, 18" SPACING
WVC	00	COLORADO WINTER CREEPER	<i>Solenaster torulosa</i> 'Colorado'	1 GAL.	PLANT 18" O.C.
TURF	00	COMMON BERMUDA GRASS	<i>Cynodon dactylon</i>	500	LEVEL, SUB-GRADE AND ROLL INTO PLACE.



LANDSCAPE TABULATION
 LOT: .56 AC (24,515 SF)
 BUILDING (FOOTPRINT) : +/- 2,798. SF
 ZONED: C - COMMERCIAL

5.1 LANDSCAPE BUFFER-STRIP
 WEST SIDE (FRONT OF BUILDING) 177. LF
 10' REQUIRED
 10' PROVIDED

1/TREE PER 50 LF, 3 TREES REQUIRED
 1/TREE PER 50 LF, 3 TREES PROVIDED

LANDSCAPE AREA SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND TRASH IN ACCORDANCE WITH THE APPLICABLE CODES OF THE CITY.

5.2 SCREENING OF OFF-STREET LOADING DOCKS
 N/A

5.3 ACCEPTABLE LANDSCAPE MATERIALS
 ALL PLANT MATERIALS USED WILL SATISFY THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE
 ALL TREES PLANTED WILL BE A MINIMUM OF 3" CALIPER
 ALL PLANT MATERIAL WILL OF CONTAINER GROWN QUALITY AND INSTALLED PER INDUSTRY STANDARDS.

5.4 PROTECTION OF LANDSCAPE AREAS:
 ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR AREAS WILL BE PROTECTED BY 6" CONCRETE CURBS OR WHEEL STOPS.

5.5 IRRIGATION:
 AN AUTOMATIC, UNDERGROUND DRIP IRRIGATION SYSTEM WILL BE INSTALLED WITH A RAIN GAUGE AND FREEZE/THAW SENSOR AND WILL PROVIDE IRRIGATION SYSTEM. THIS SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PROPOSED AND REMAINING PLANT MATERIAL ON SITE.

5.6 SCREENING FROM RESIDENTIAL USES (SIDE AND BACK YARDS):
 N/A

5.7 STREET LANDSCAPING:
 N/A

5.8 RIGHT-OF-WAY LANDSCAPING:
 N/A

5.9 PARKING LOT LANDSCAPING:
 PARKING "MORE THAN TWO ROWS OF SPACES" (WITHIN LIMIT OF WORK) = 10,563 SF
 5% OR 200 SF OF LANDSCAPING REQUIRED
 9% AND 984 SF OF LANDSCAPE PROVIDED

1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE REQUIRED.
 1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE PROVIDED.

5.10 - (DELETED):

5.11 DIMENSIONING OF LANDSCAPE AREA:
 ALL LANDSCAPING REQUIRED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.
 ALL LANDSCAPING PROVIDED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.

5.12 REQUIRED LANDSCAPING:
 ZONED: COMMERCIAL
 A. AMOUNT OF LANDSCAPING
 3,677. SF = 15% OF SITE REQUIRED TO BE LANDSCAPED.
 8,624. SF = 35% OF SITE PROPOSED TO BE LANDSCAPED.

B. LOCATION OF LANDSCAPING
 1,839. SF = 50% REQUIRED IN FRONT YARD
 6,377. SF = 73% OF PROPOSED LANDSCAPE PROVIDED IN FRONT YARD.

C. DETENTION BASIN
 N/A

9.1 MAINTENANCE REQUIREMENT:
 ALL REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITHIN 6 MONTHS AFTER NOTIFICATION BY THE CITY.
 A REQUIRED TREE THAT DIES AFTER ITS ORIGINAL PLANTING MUST BE REPLACED BY ANOTHER LIVING TREE HAVING A MINIMUM HEIGHT OF 14' AND A MINIMUM TRUNK CALIPER OF 4" MEASURED AT 12 INCHES ABOVE THE ROOT BALL.

9.2 UTILITY LINES AND RIGHTS-OF-WAY:
 ANY DAMAGE TO UTILITIES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLANT MATERIAL.

THERE ARE NO TREES ARE TO BE LOCATED WITHIN 5' OF ANY PUBLIC UTILITY.

TREESCAPING - PROTECTED TREE MITIGATION
 THERE ARE NO PROTECTED TREES EXISTING ON SITE

RYBA Inc.
 Landscape Architecture
 Site Planning
 10670 North Central Express
 6th Floor
 Dallas, TX 75221
 (214) 638-3552
 info@ryba.com
 www.rybadesign.com

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STEVEN R. RYBA
 1724
 LICENSED
 XX/XX/XXXX

DRAWN BY:
DK

CHECKED BY:
SR

DATE:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

REVISIONS:

T3 - Chiropractic Office
 Landing Point
 Rockwall TX

CASE # XXXX

SHEET TITLE:
 LANDSCAPE DEVELOPMENT PLAN (2)

SHEET NO.:
L1.01

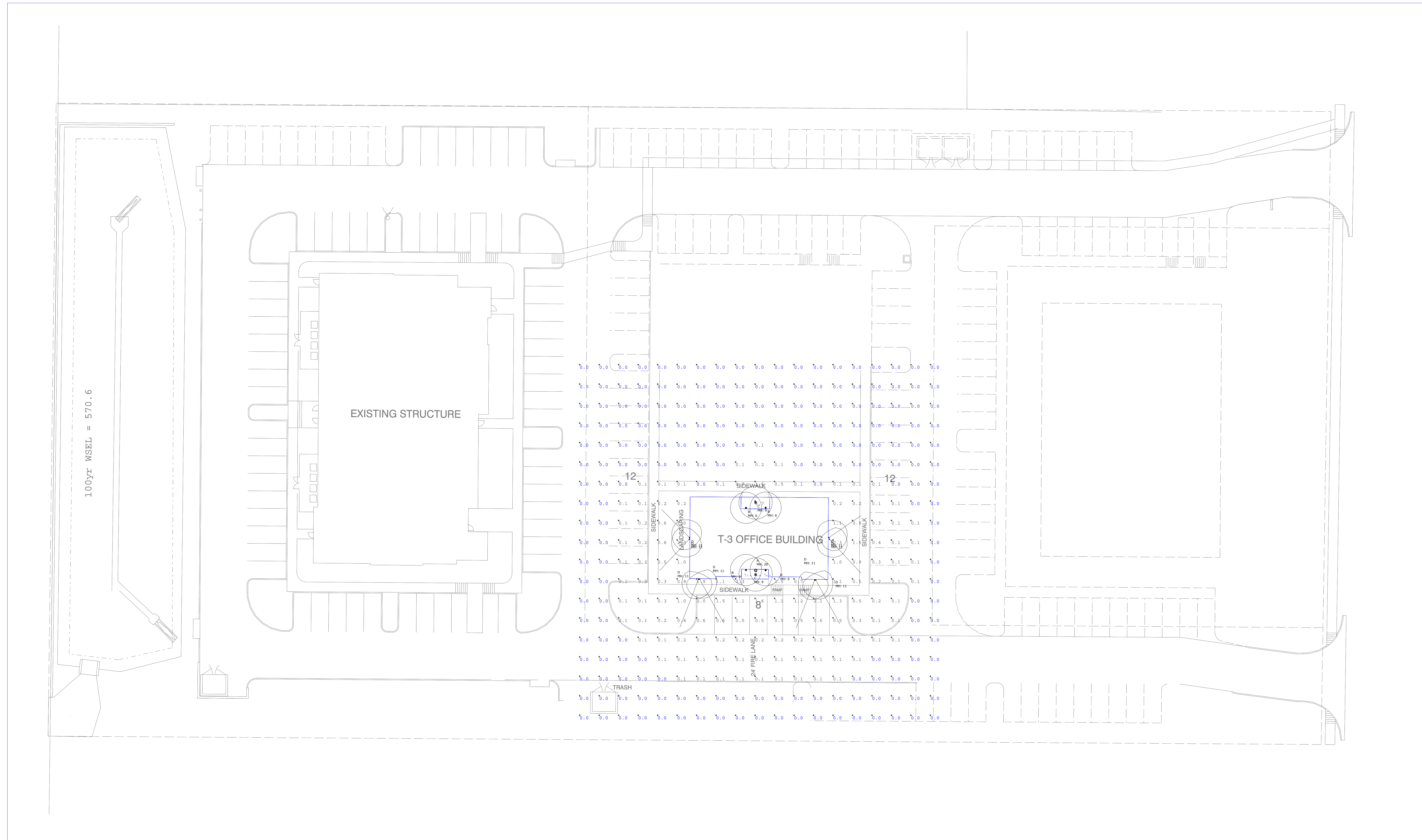
RY HALL KEENE
 4.00 ACRES

SITE LANDSCAPE - PLAN

RESIDENTIAL

SCALE: 1"=10'-0"

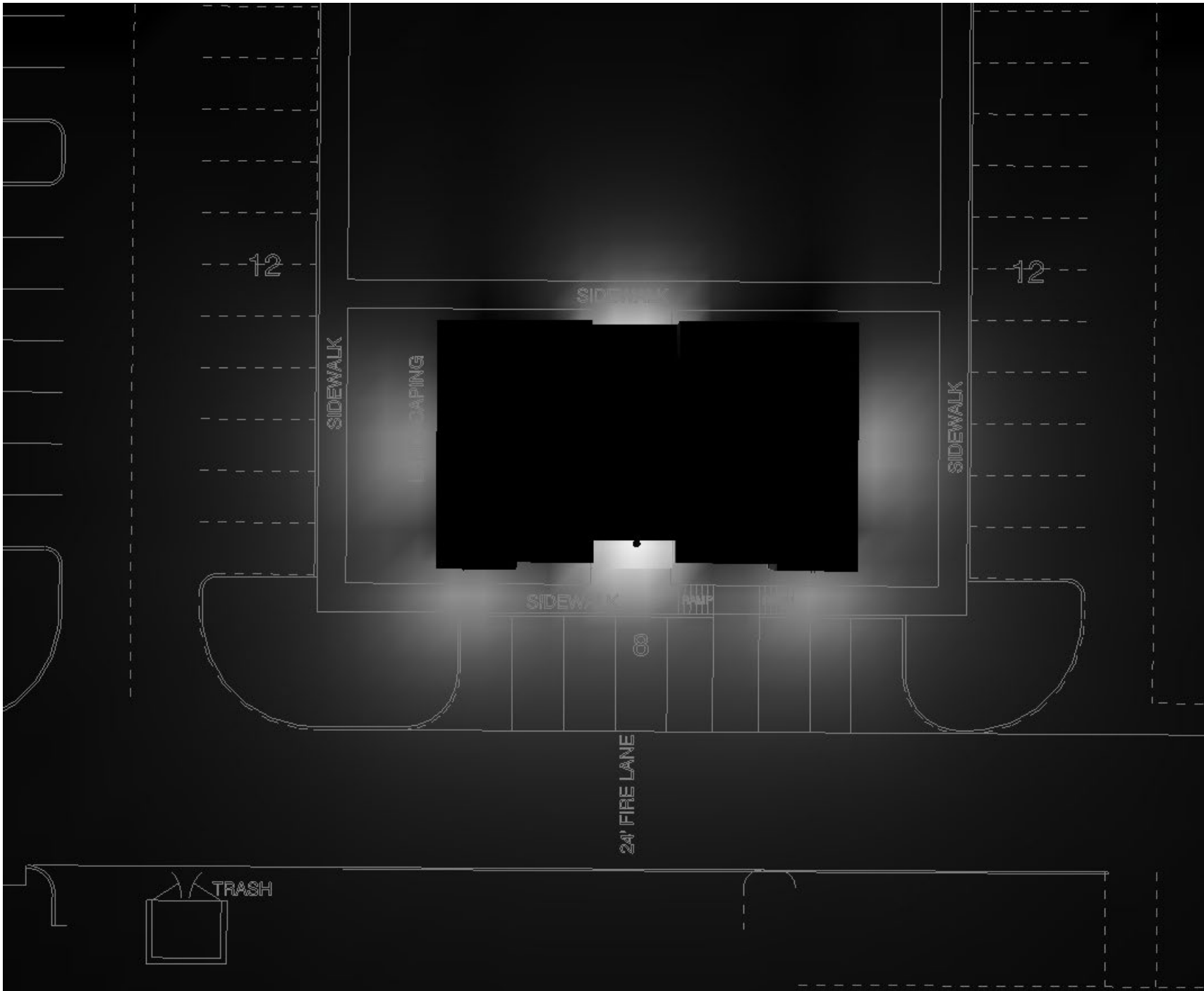
PRELIMINARY 10/15/19
 NOT FOR CONSTRUCTION



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
⊙	A	1	HI LITE_H-15316-B	404	60	1.000	2.261	2.800
⊕	B	4	FEISS_OL180130RB MODIFIED FROM BRUCK DAZZLE 1	404	60	1.000	2.261	2.800
⊕	C	2	FEISS_F2959/10RB MODIFIED FROM BRUCK DAZZLE 1	404	75	1.000	2.261	2.800
⊙	D	8	LITHONIA_OLF 2RH 40K 120 FINISH	2275	24.5	1.000	0.404	0.500

Calculation Summary							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	
CANOPY	0	Fc	13.20	14.4	11.8	1.12	
GRADE_Planar	0	Fc	0.20	6.7	0.0	N.A.	

Notes:
 1. Surface reflectances: Vertical/Horizontal - 50/20.
 2. Calculation values are as height indicated in summary table.
 3. Mounting heights are designated on drawing with "MH".
 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
 5. Dynamic lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
 7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.



12

12

SIDEWALK

SIDEWALK

LANDSCAPING

SIDEWALK

SIDEWALK

RAMP

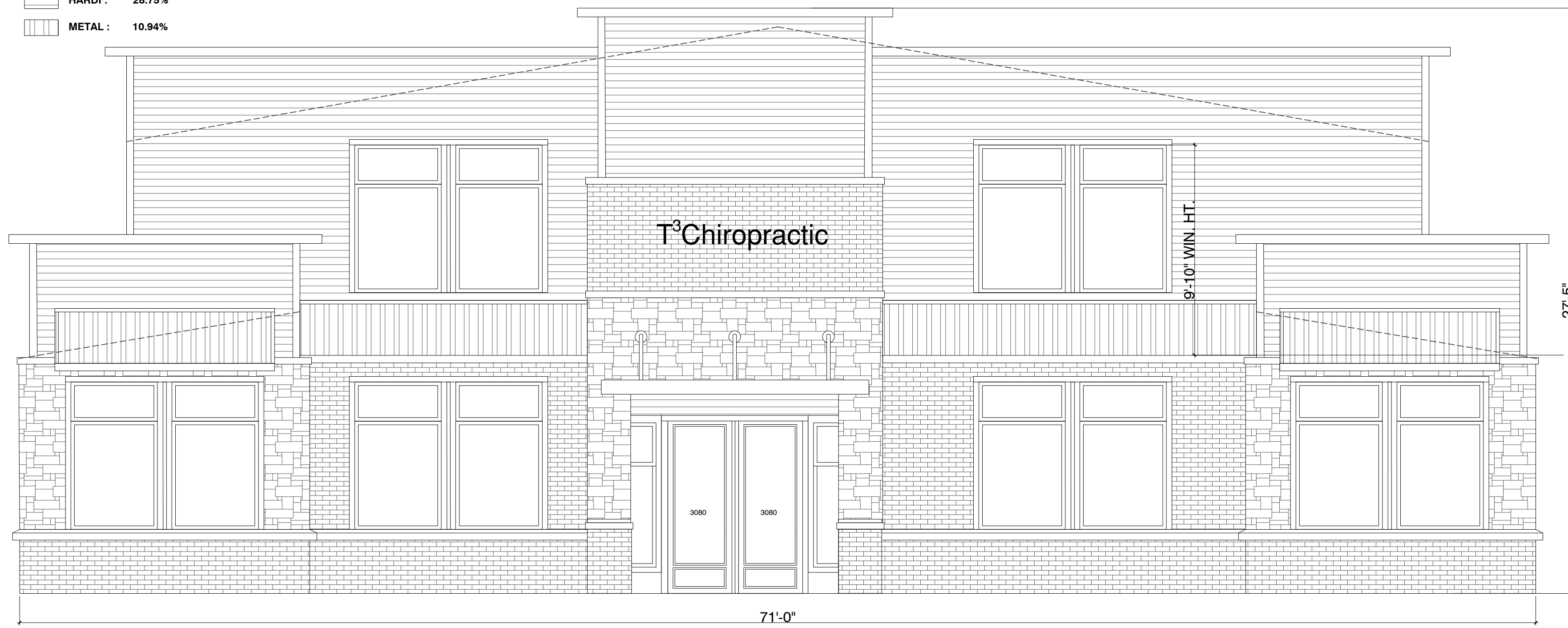
STAIRS

00

24' FIRE LANE

TRASH

- BRICK : 47.38%
- STONE : 12.96%
- HARDI : 28.75%
- METAL : 10.94%



FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

- BRICK : 47.36%
- STONE : 6.32%
- HARDI : 15.86%
- METAL : 30.46%



LEFT ELEVATION
SCALE: 1/4" = 1' - 0"

- BRICK : 65.46%
- STONE : 7.16%
- HARDI : 16.68%
- METAL : 10.70%



BACK ELEVATION
SCALE: 1/4" = 1' - 0"

- BRICK : 44.42%
- STONE : 6.22%
- HARDI : 15.86%
- METAL : 33.50%

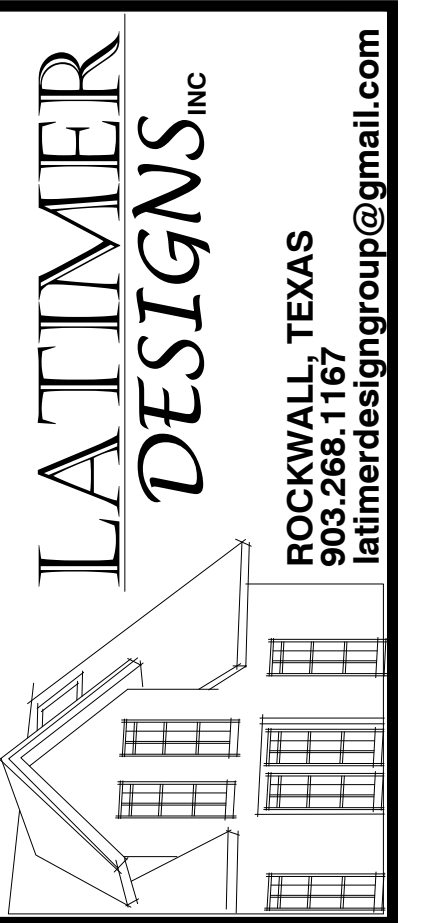


RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

SITE DATA TABLE	
PROPERTY ID	COLUMBIA PARK ADDITION / LOT 2 / BLOCK A
ADDRESS	AIRPORT ROAD, ROCKWALL, TX
ZONING	PD-50
PROPERTY USE / TYPE	OFFICE / B
PROPERTY AREA (GROSS)	24,570 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	27'-5"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	32 SPACES
ALL SF TOTALS ARE APPROXIMATE	

BUILDING DEVELOPMENT	
OWNER	KEVIN LEFERE 469.628.9106 KLEFERE@ZANATAS.COM
GENERAL CONTRACTOR	TRITON GENERAL CONTRACTING REESE BAEZ 214.738.8752 RBAEZ@TRITONGC.COM
DESIGN FIRM	LATIMER DESIGNS INC. LEE ANN LATIMER 903.268.1167 LATIMERDESIGNGROUP@GMAIL.COM
TENANT	T3 CHIROPRACTICS DR. CASSIDIE 214.606.3980



DRAWN BY:	L.L.
CHECKED BY:	
DATE:	10.16.2019
ISSUED FOR PRE APPROVAL:	10.18.2019
ISSUED FOR PERMIT:	
ISSUED FOR CONSTRUCTION:	
REVISIONS:	

PROJECT/CLIENT:	T3 CHIROPRACTIC OFFICE
LOCATION:	AIRPORT ROAD • ROCKWALL • TX • 75087
DATE:	10.15.2019

CASE #	
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SHEET TITLE:	ELEVATIONS
SHEET NO.:	A - 1.01



T³ Chiropractic

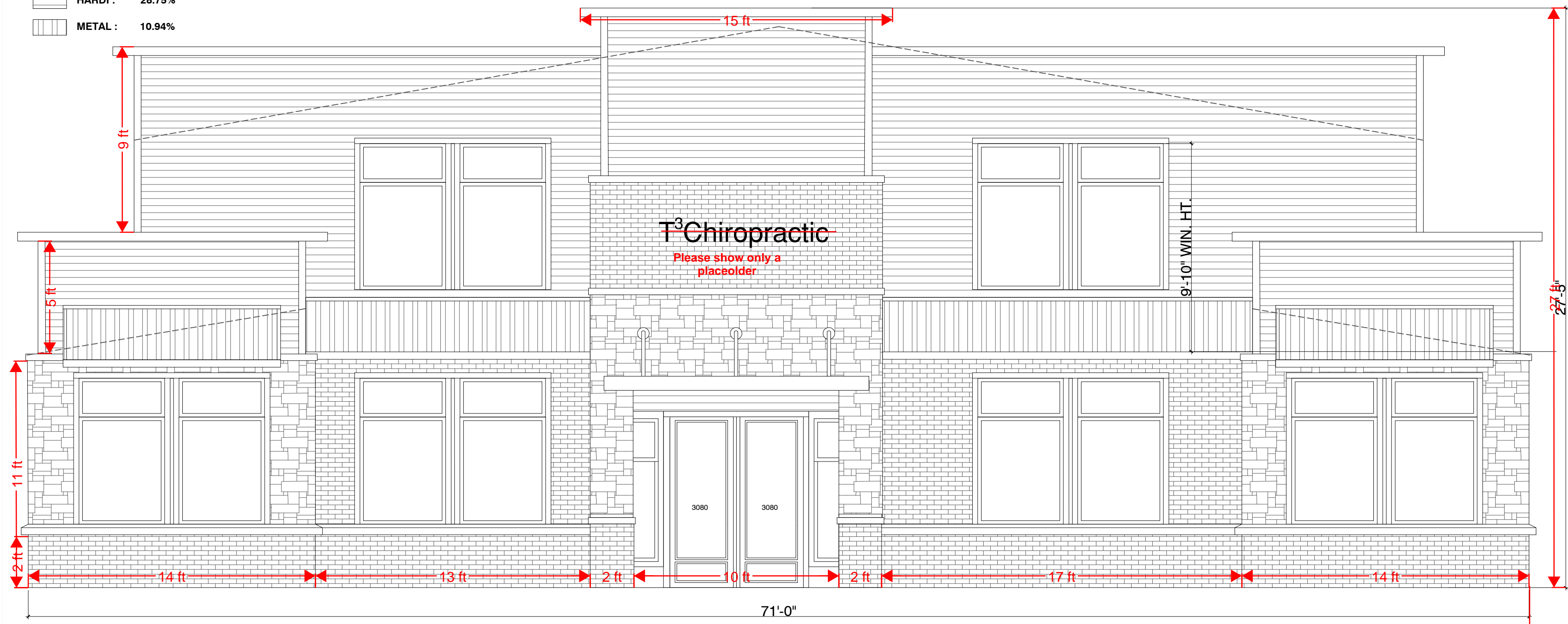
City of Rockwall Project Plan Review History



Project Number SP2019-041	Owner ZAPH & ATH PROPERTIES LLC	Applied 10/22/2019	LM
Project Name Site Plan for a Medical Office Building	Applicant LEEANN LATIMER	Approved	
Type SITE PLAN		Closed	
Subtype		Expired	
Status Staff Review		Status	
 Site Address 1503 AIRPORT RD		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision COLUMBIA PARK	Tract 2	Block A	Lot No 2
		Parcel No 4296-000A-0002-00-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	10/22/2019	10/29/2019	10/22/2019		APPROVED	
ENGINEERING	Amy Williams	10/22/2019	10/29/2019				
FIRE (10/24/2019 3:37 PM AA)	Ariana Hargrove	10/22/2019	10/29/2019	10/24/2019	2	COMMENTS	See notes IFC 903.2 Approved automatic fire sprinkler systems shall be installed in all new buildings with a fire flow calculation area of 5,000 square feet or greater. The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building. Provide the fire flow calculation area calculation.
GIS (10/22/2019 3:13 PM LS)	Lance Singleton	10/22/2019	10/29/2019	10/22/2019		APPROVED	See comments Please use the 1503 Airport Rd (75087) address.
PLANNING Please see markups	Korey Brooks	10/22/2019	10/29/2019	10/25/2019	3	COMMENTS	Comments

- BRICK : 47.38%
- STONE : 12.96%
- HARDI : 28.75%
- METAL : 10.94%



FRONT ELEVATION ← West
SCALE: 1/4" = 1' - 0"

- BRICK : 47.36%
- STONE : 6.32%
- HARDI : 15.86%
- METAL : 30.46%



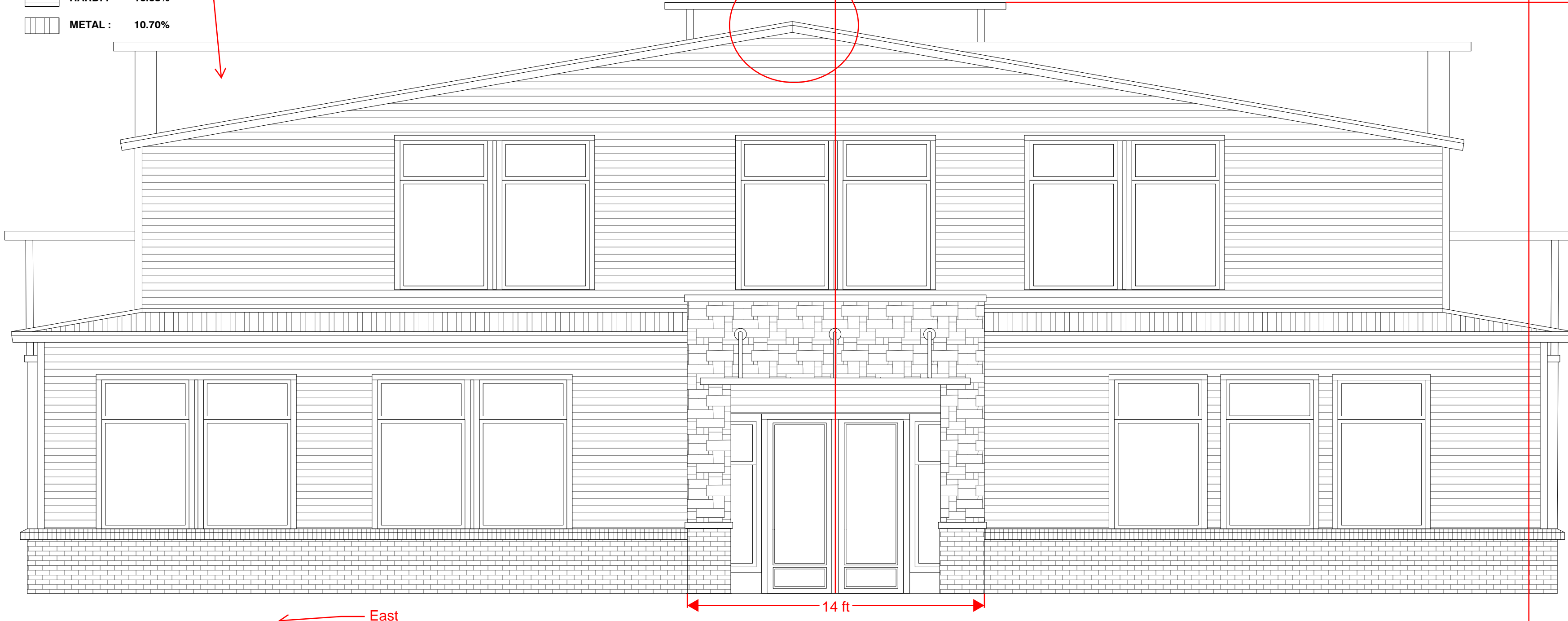
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"

The tower elements will need to be finished on the back

The gable is not centered with the tower element?

If possible, can you line-up the elevations?

- BRICK : 65.46%
- STONE : 7.16%
- HARDI : 16.68%
- METAL : 10.70%



BACK ELEVATION ← East
SCALE: 1/4" = 1' - 0"

- BRICK : 44.42%
- STONE : 6.22%
- HARDI : 15.86%
- METAL : 33.50%



RIGHT ELEVATION ← South (faces Airport Rd)
SCALE: 1/4" = 1' - 0"
Landing Point Addition

SITE DATA TABLE	
PROPERTY ID	COLUMBIA PARK ADDITION / LOT 2 / BLOCK A
ADDRESS	AIRPORT ROAD, ROCKWALL, TX
ZONING	PD-50 Commercial (C) District
PROPERTY USE / TYPE	OFFICE / B
PROPERTY AREA (GROSS)	24,570 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	27'-5"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED = 1,200
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	32 SPACES
ALL SF TOTALS ARE APPROXIMATE	

BUILDING DEVELOPEMENT	
OWNER	KEVIN LEFERE 469.628.9106 KLEFERE@ZANATAS.COM
GENERAL CONTRACTOR	TRITON GENERAL CONTRACTING REESE BAEZ 214.738.8752 RBAEZ@TRITONGC.COM
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TENANT	T3 CHIROPRACTICS DR. CASSIDIE 214.606.3980

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

LATIMER DESIGNS INC.
ROCKWALL, TEXAS
903.268.1167
latimerdesigngroup@gmail.com

DRAWN BY:	L.L.
CHECKED BY:	
DATE:	10.16.2019
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ISSUED FOR CONSTRUCTION:	
REVISIONS:	

PROJECT/CLIENT:
T3 CHIROPRACTIC OFFICE

LOCATION:
AIRPORT ROAD • ROCKWALL • TX • 75087

DATE:
10.15.2019

CASE # **SP2019-041**

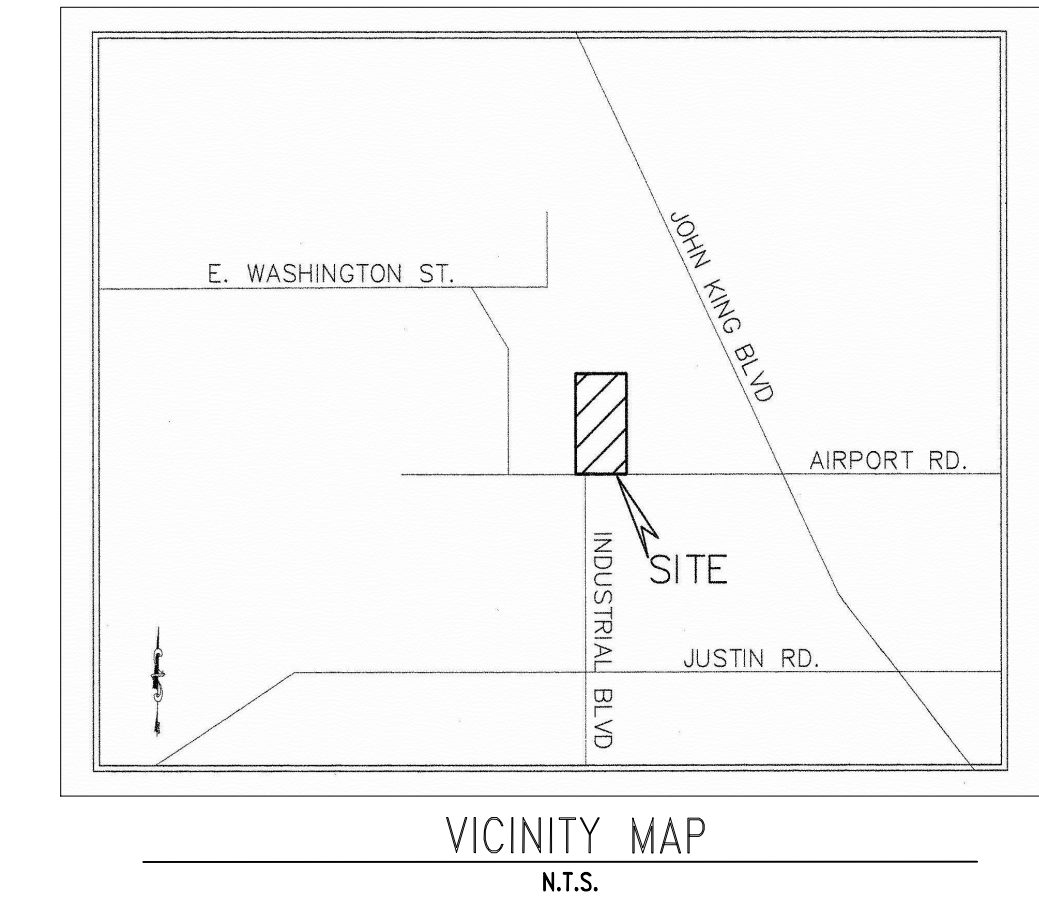
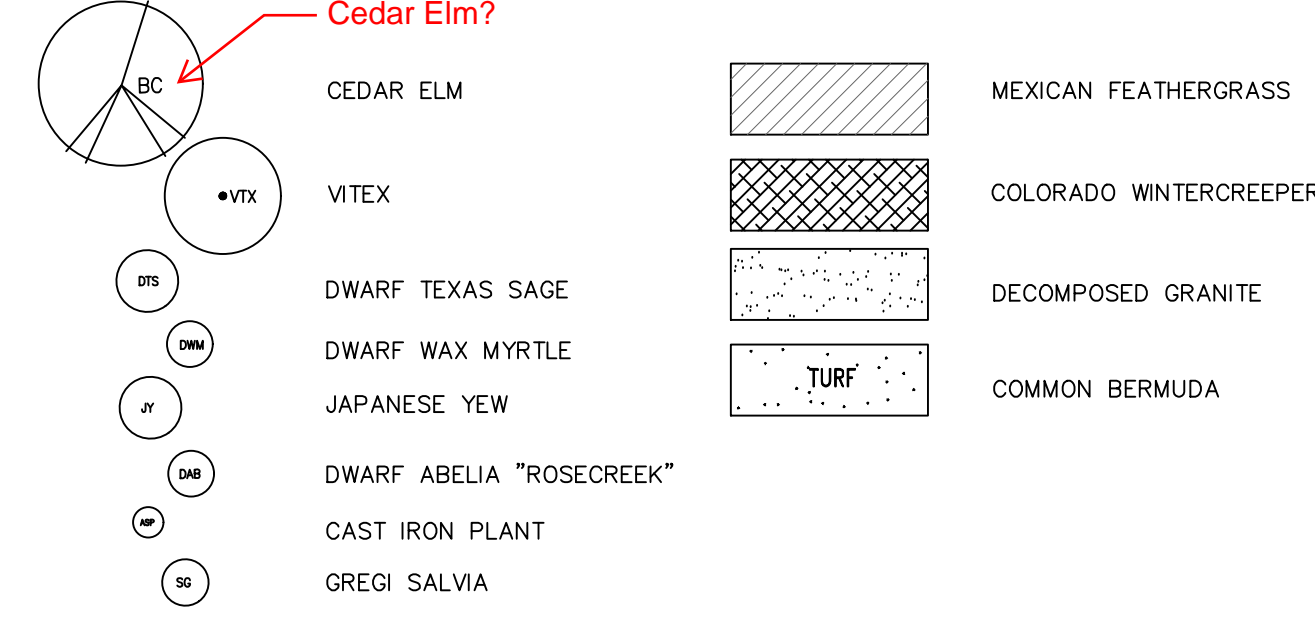
SHEET TITLE:
ELEVATIONS

SHEET NO.:
A - 1.01

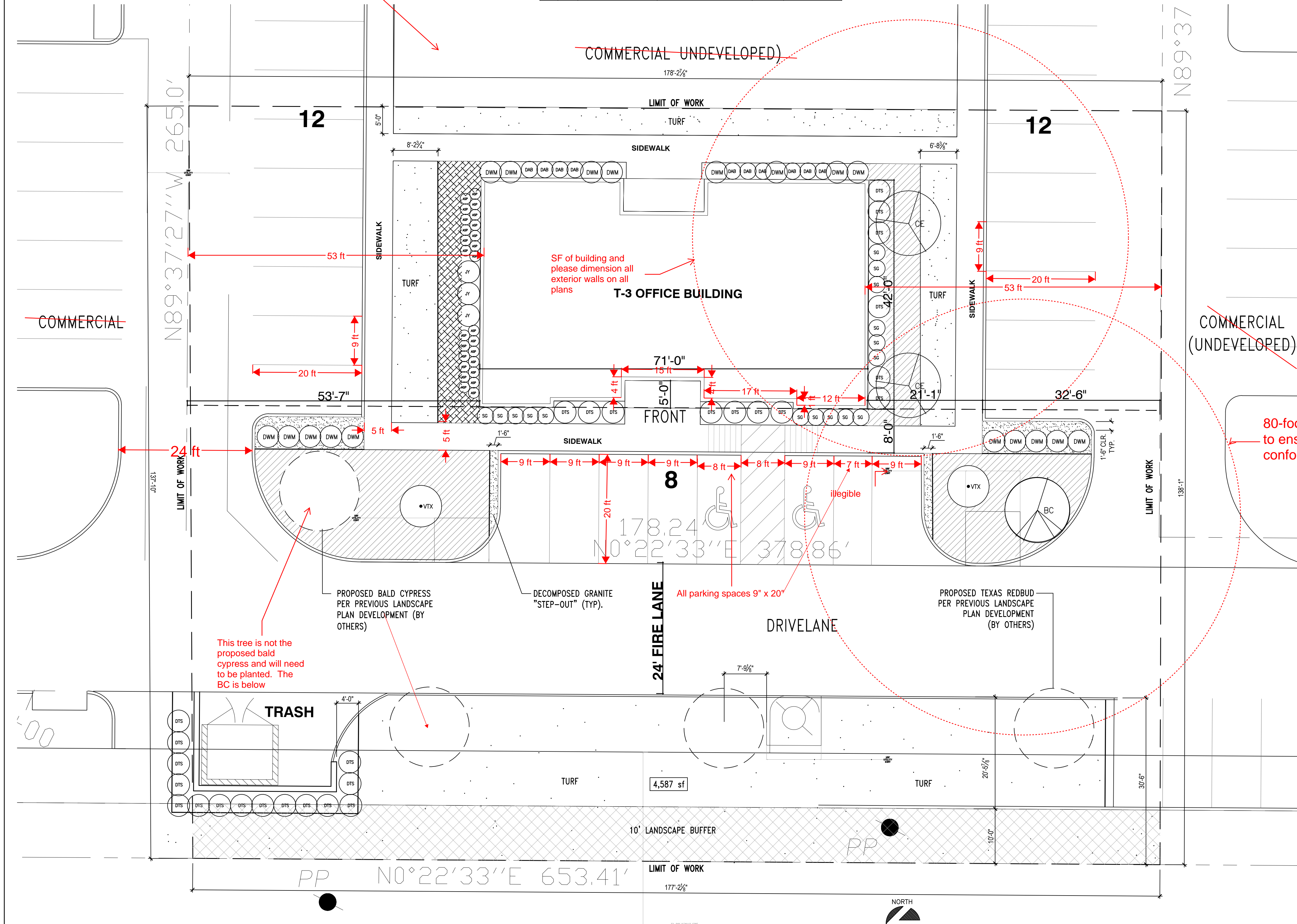
What is this column?

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	00	CEDAR ELM	Ulmus crassifolia	4" CAL.	PLANT WHERE INDICATED
DO	00	TEXAS RED OAK	Acer saccharum laevis	4" CAL.	PLANT WHERE INDICATED
DM	00	VITEX	Vitex	6-8" D.I.D. HT.	PLANT WHERE INDICATED, 12' FROM ADJACENT EXISTING WOODY TRUSS
DTS	00	DWARF TEXAS SAGE	Leucophyllum canadense 'Thunder Cloud'	7 GAL.	PLANT 42" O.C. MIN.
DT	00	JAPANESE YEW	Podocarpus nagi 'Savannah'	7 GAL.	PLANT 30" O.C. MIN.
DWM	00	DWARF WAX MYRTLE	Myrica pauciflora	7 GAL.	PLANT 30" O.C. MIN.
DAB	00	ROSE CREEK DWARF ABELIA	Abelia grandiflora 'Rose Creek'	1 GAL.	PLANT 30" O.C. MIN.
ASP	00	ASPIDISTRA	Aspidistra elatior	3 GAL.	PLANT 24" O.C. MIN. EVENLY SPACED IN LANDSCAPE AREA
AU	00	AUCUBA	Aucuba japonica	3 GAL.	PLANT EVENLY SPACED WHERE INDICATED, 18" SPACING
FWG	00	COLORADO WINTER CREEPER	Euonymus fortunei 'Coloratus'	1 GAL.	PLANT 18" O.C.
TURF	00	COMMON BERMUDA GRASS	Cynodon dactylon	500	LEVEL, SUB GRADE AND ROLL INTO PLACE.

PLANT KEY



Please show all of Lot 2



- LANDSCAPE TABULATION**
 LOT: .56 AC (24,515 SF)
 BUILDING (FOOTPRINT) : +/- 2,798. SF
 ZONED: C - COMMERCIAL
- 5.1 LANDSCAPE BUFFER-STRIP**
 WEST SIDE (FRONT OF BUILDING) 177. LF
 10' REQUIRED
 10' PROVIDED
- 5.2 SCREENING OF OFF-STREET LOADING DOCKS**
 N/A
- 5.3 ACCEPTABLE LANDSCAPE MATERIALS**
 ALL PLANT MATERIALS USED WILL SATISFY THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE
 ALL TREES PLANTED WILL BE A MINIMUM OF 3" CALIPER
 ALL PLANT MATERIAL WILL OF CONTAINER GROWN QUALITY AND INSTALLED PER INDUSTRY STANDARDS.
- 5.4 PROTECTION OF LANDSCAPE AREAS:**
 ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR AREAS WILL BE PROTECTED BY 6" CONCRETE CURBS OR WHEEL STOPS.
- 5.5 IRRIGATION:**
 AN AUTOMATIC, UNDERGROUND DRIP IRRIGATION SYSTEM WILL BE INSTALLED WITH A RAIN GAUGE AND FREEZE/THAW SENSOR AND WILL PROVIDE IRRIGATION SYSTEM. THIS SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PROPOSED AND REMAINING PLANT MATERIAL ON SITE.
- 5.6 SCREENING FROM RESIDENTIAL USES (SIDE AND BACK YARDS):**
 N/A
- 5.7 STREET LANDSCAPING:**
 N/A
- 5.8 RIGHT-OF-WAY LANDSCAPING:**
 N/A
- 5.9 PARKING LOT LANDSCAPING:**
 PARKING "MORE THAN TWO ROWS OF SPACES" (WITHIN LIMIT OF WORK) = 10,563 SF
 5% OR 200 SF OF LANDSCAPING REQUIRED
 9% AND 984 SF OF LANDSCAPE PROVIDED
- 5.10 - (DELETED):**
- 5.11 DIMENSIONING OF LANDSCAPE AREA:**
 ALL LANDSCAPING REQUIRED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.
 ALL LANDSCAPING PROVIDED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.
- 5.12 REQUIRED LANDSCAPING:**
 ZONED: COMMERCIAL
 A. AMOUNT OF LANDSCAPING
 3,677. SF = 15% OF SITE REQUIRED TO BE LANDSCAPED.
 8,624. SF = 35% OF SITE PROPOSED TO BE LANDSCAPED.
- B. LOCATION OF LANDSCAPING
 1,839. SF = 50% REQUIRED IN FRONT YARD
 6,377. SF = 73% OF PROPOSED LANDSCAPE PROVIDED IN FRONT YARD.
- C. DETENTION BASIN
 N/A
- 9.1 MAINTENANCE REQUIREMENT:**
 ALL REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITHIN 6 MONTHS AFTER NOTIFICATION BY THE CITY.
 A REQUIRED TREE THAT DIES AFTER ITS ORIGINAL PLANTING MUST BE REPLACED BY ANOTHER LIVING TREE HAVING A MINIMUM HEIGHT OF 14' AND A MINIMUM TRUNK CALIPER OF 4" MEASURED AT 12 INCHES ABOVE THE ROOT BALL.
- 9.2 UTILITY LINES AND RIGHTS-OF-WAY:**
 ANY DAMAGE TO UTILITIES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLAN MATERIAL.
- THERE ARE NO TREES ARE TO BE LOCATED WITHIN 5' OF ANY PUBLIC UTILITY.
- TREESCAPING - PROTECTED TREE MITIGATION
 THERE ARE NO PROTECTED TREES EXISTING ON SITE

RYBA Inc.
 Landscape Architecture
 Site Planning
 10670 North Central Express
 6th Floor
 Dallas, TX 75221
 (214) 636-3552
 info@ryba.com
 www.rybadesign.com

STEVEN R. RYBA
 1724
 REGISTERED
 XX/XX/XXXX

DRAWN BY:
 DK

CHECKED BY:
 SR

DATE:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

REVISIONS:

**T3 - Chiropractic Office
 Landing Point
 Rockwall TX**

CASE # XXXX

**SHEET TITLE:
 LANDSCAPE
 DEVELOPMENT
 PLAN (2)**

SHEET NO.:
L1.01

RY HALL KEENE
 4.00 ACRES

SITE LANDSCAPE - PLAN

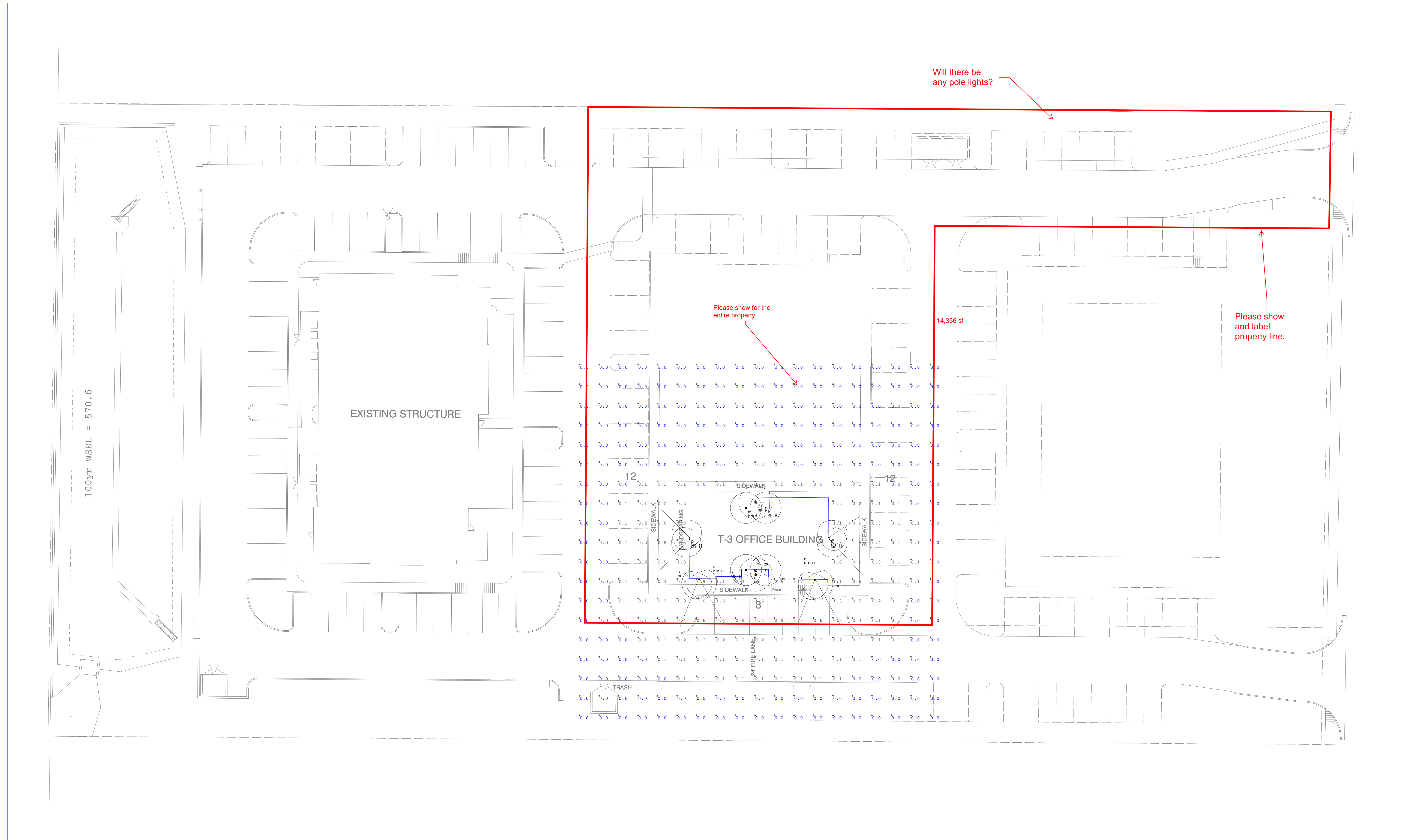
RESIDENTIAL

SCALE: 1"=10'-0"

Please match site plan lot layout

Please add graphic scale

PRELIMINARY 10/15/19
 NOT FOR CONSTRUCTION



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
⊙	A	1	HI LITE_H-15316-B	404	60	1.000	2.261	2.800
⊕	B	4	FEISS_OL180130RB MODIFIED FROM BRUCK DAZZLE 1	404	60	1.000	2.261	2.800
⊕	C	2	FEISS_F2959/10RB MODIFIED FROM BRUCK DAZZLE 1	404	75	1.000	2.261	2.800
⊙	D	8	LITHONIA_OLF 2RH 40K 120 FINISH	2275	24.5	1.000	0.404	0.500

Calculation Summary							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	
CANOPY	0	Fc	13.20	14.4	11.8	1.12	
GRADE_Planar	0	Fc	0.20	6.7	0.0	N.A.	

Notes:
 1. Surface reflectances: Vertical/Horizontal - 50/20.
 2. Calculation values are as height indicated in summary table.
 3. Hanging heights are designated on drawing with "Ht".
 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
 5. Dynamic lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
 7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

DRAWN BY:
L.L.

CHECKED BY:

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10.16.2019

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10.18.2019

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REVISIONS:
10.23.2019

PROJECT/CLIENT:
T3 CHIROPRACTIC OFFICE

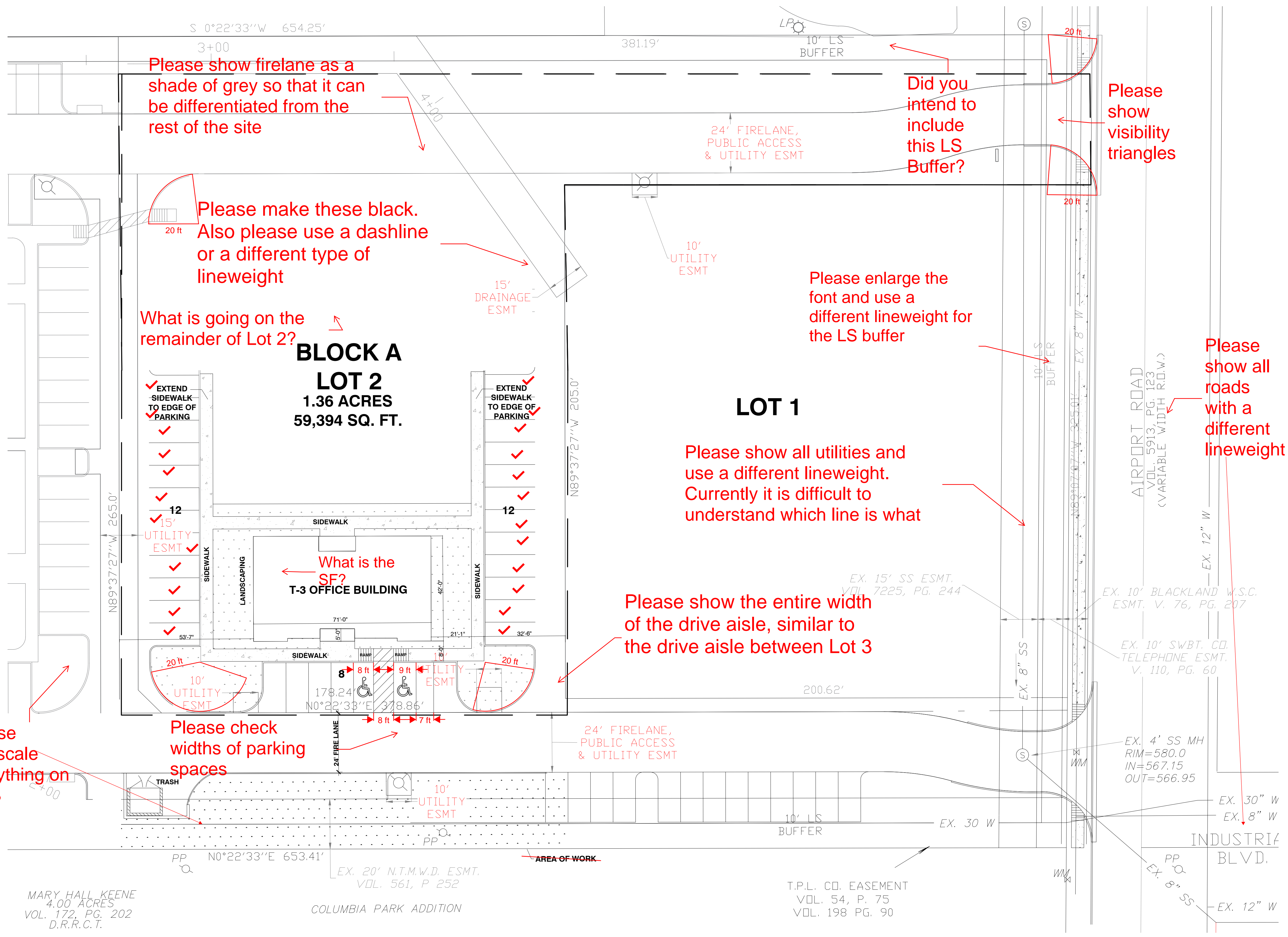
LOCATION:
AIRPORT ROAD • ROCKWALL • TX • 75087

DATE:
10.15.2019

CASE # XXXX

SHEET TITLE:
SITE PLAN

SHEET NO.:
A - 0.01



Please greyscale everything on Lot 3

Please check widths of parking spaces

Please show firelane as a shade of grey so that it can be differentiated from the rest of the site

Please make these black. Also please use a dashline or a different type of lineweight

What is going on the remainder of Lot 2?

**BLOCK A
LOT 2
1.36 ACRES
59,394 SQ. FT.**

LOT 1

Please enlarge the font and use a different lineweight for the LS buffer

Please show all utilities and use a different lineweight. Currently it is difficult to understand which line is what

Please show the entire width of the drive aisle, similar to the drive aisle between Lot 3

Please show visibility triangles

Please show all roads with a different lineweight

01 SITE PLAN
SCALE: 1" = 20' - 0"

Please include a graphic scale

Please note that Lot 2 cannot be subdivided.

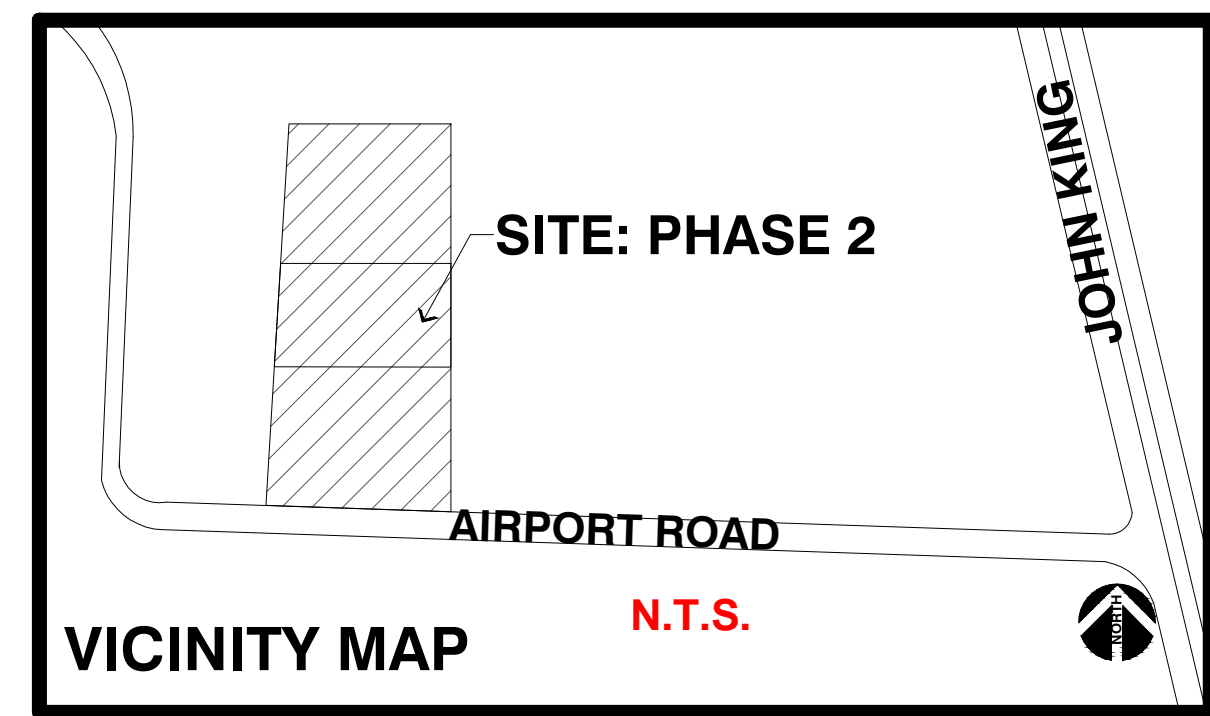
Please provide site data table and developer table as shown on the Landscape Plan

Add building SF


1 space/200--the 1:500 is only for the PD-50 District

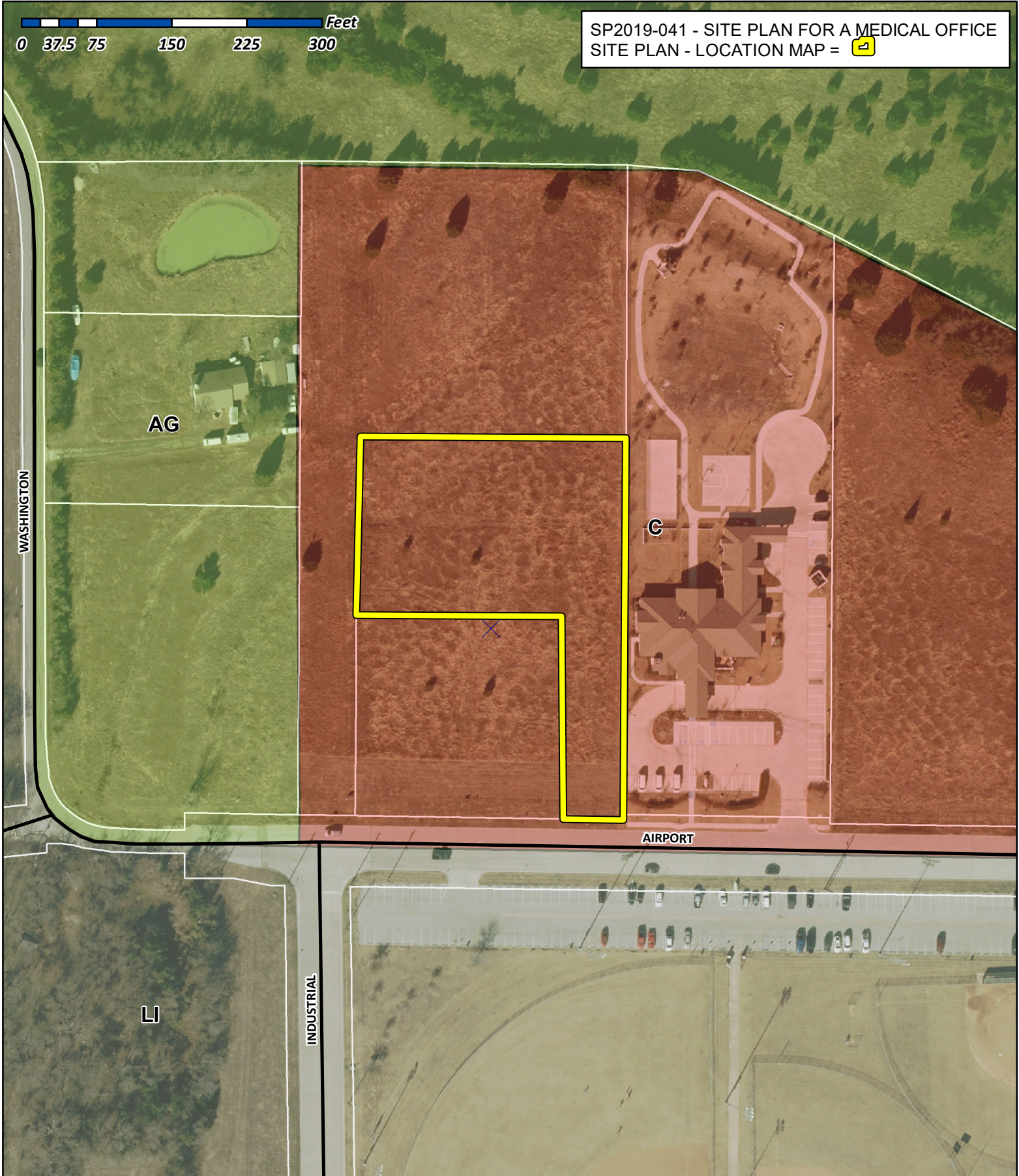
SITE NOTES

- TOTAL LOT SQUARE FOOTAGE: 24,670
- IMPERVIOUS AREA: 11,685
- IMPERVIOUS / LANDSCAPE: 48%
- PARKING REQUIREMENTS: 1 SPACE/600 -- 6 SPACES REQUIRED
- HANDICAP SPACES REQUIRED: 1 ACCESSIBLE IN 0-25 SPACES - 2 PROVIDED
- TOTAL PARKING SPACES PROVIDED: 32
- ALL PARKING SPACES AT 9' X 21'



0 37.5 75 150 225 300 Feet

SP2019-041 - SITE PLAN FOR A MEDICAL OFFICE
SITE PLAN - LOCATION MAP = 



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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L.L.

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PROJECT/CLIENT:
T3 CHIROPRACTIC OFFICE

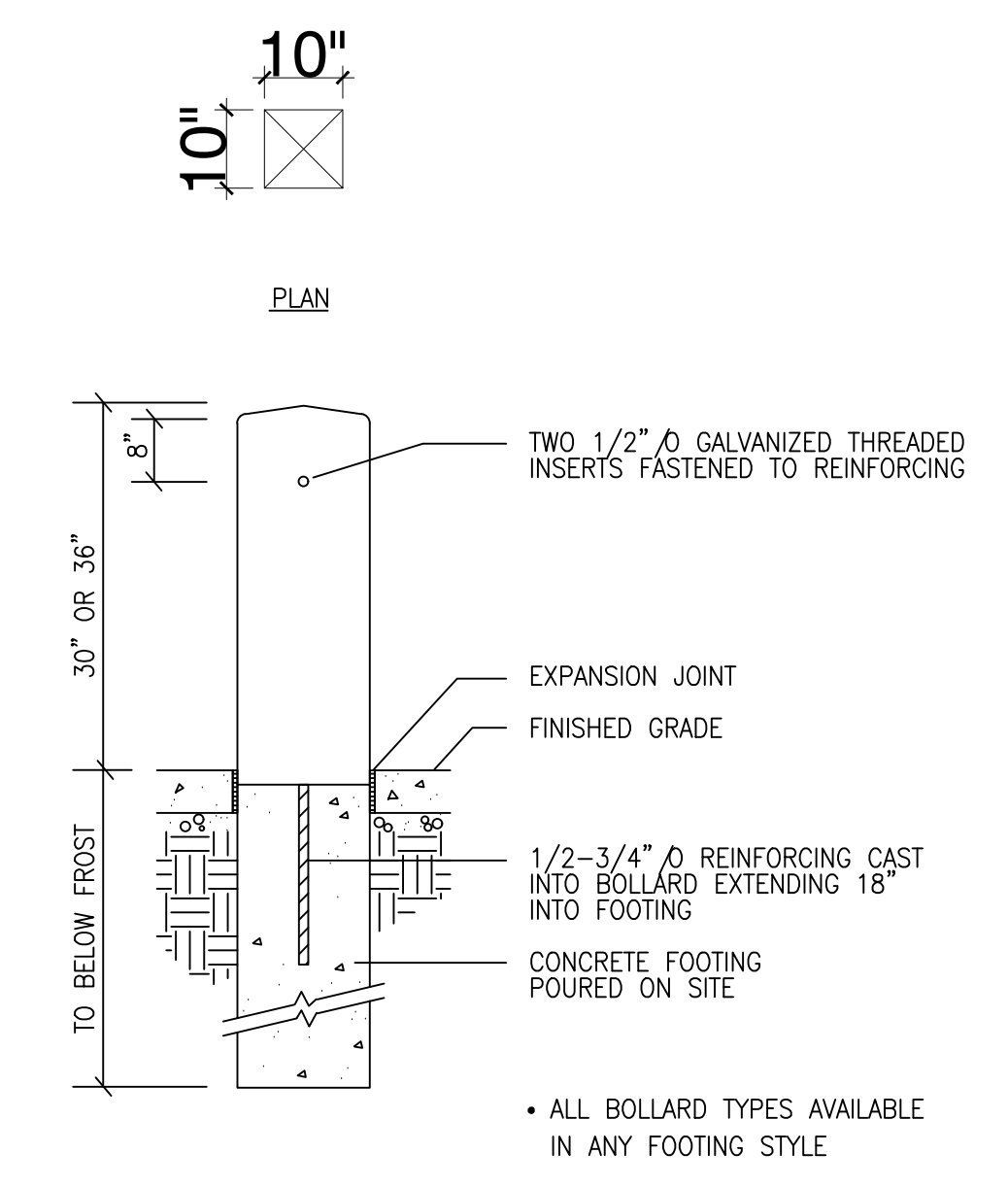
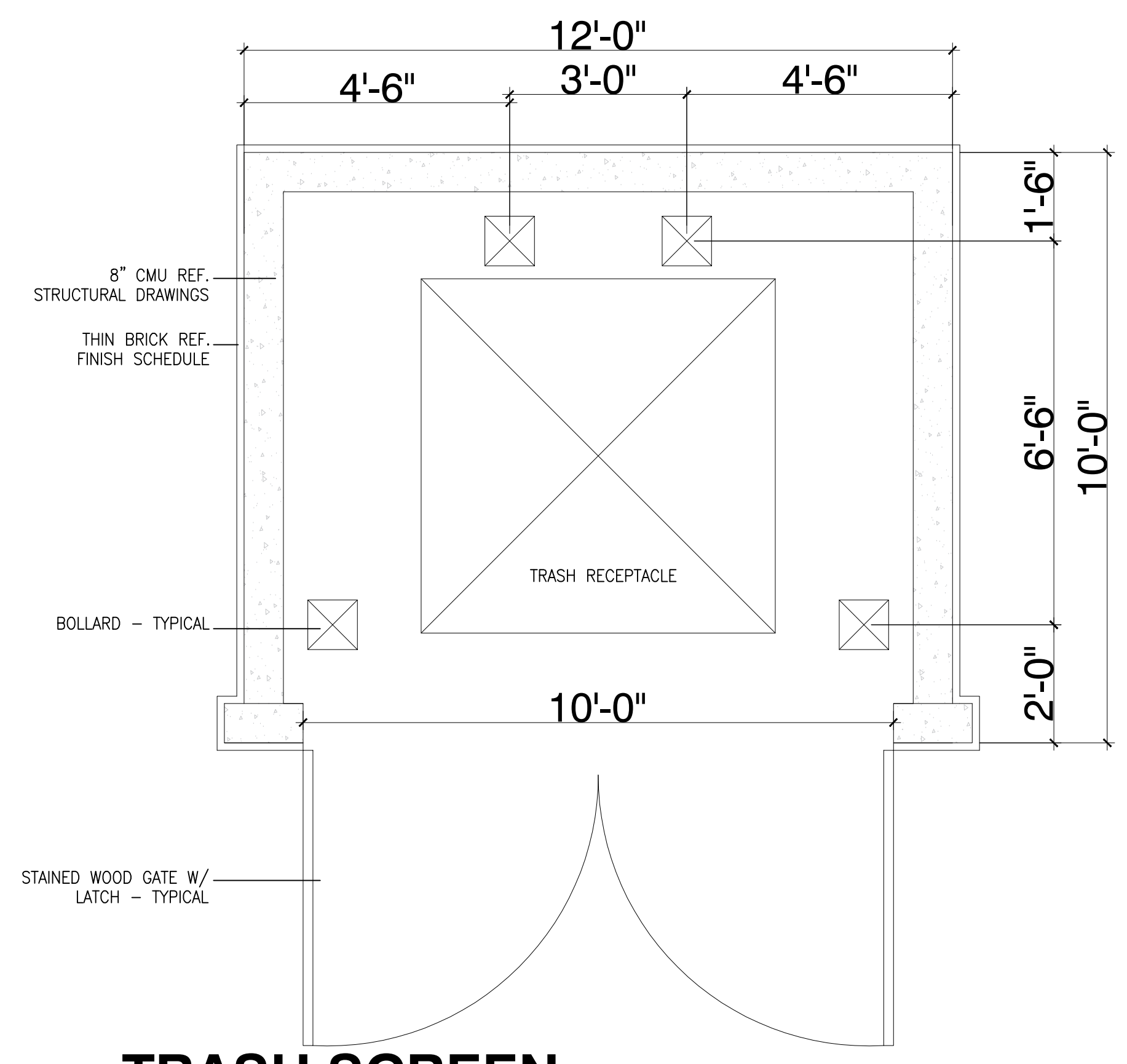
LOCATION:
AIRPORT ROAD • ROCKWALL • TX • 75087

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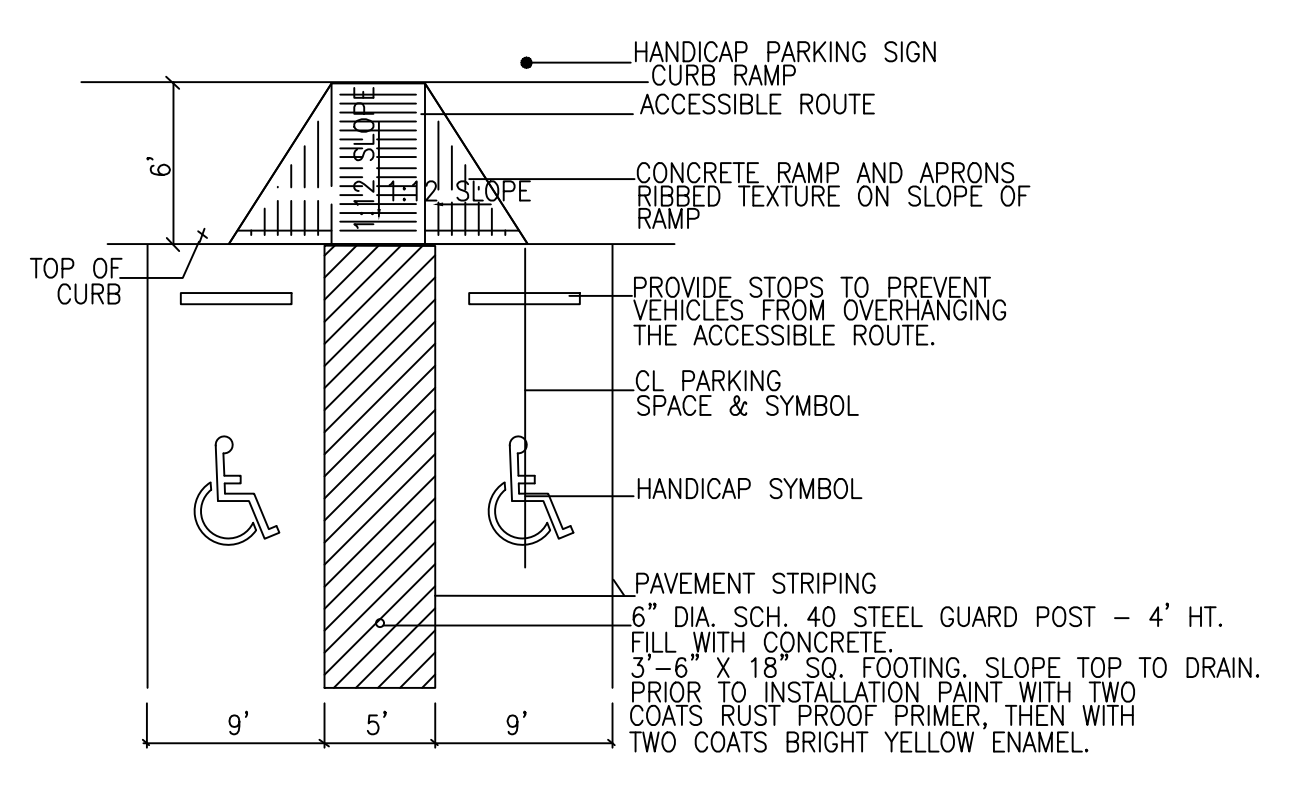
CASE # XXXX

SHEET TITLE:
SITE PLAN

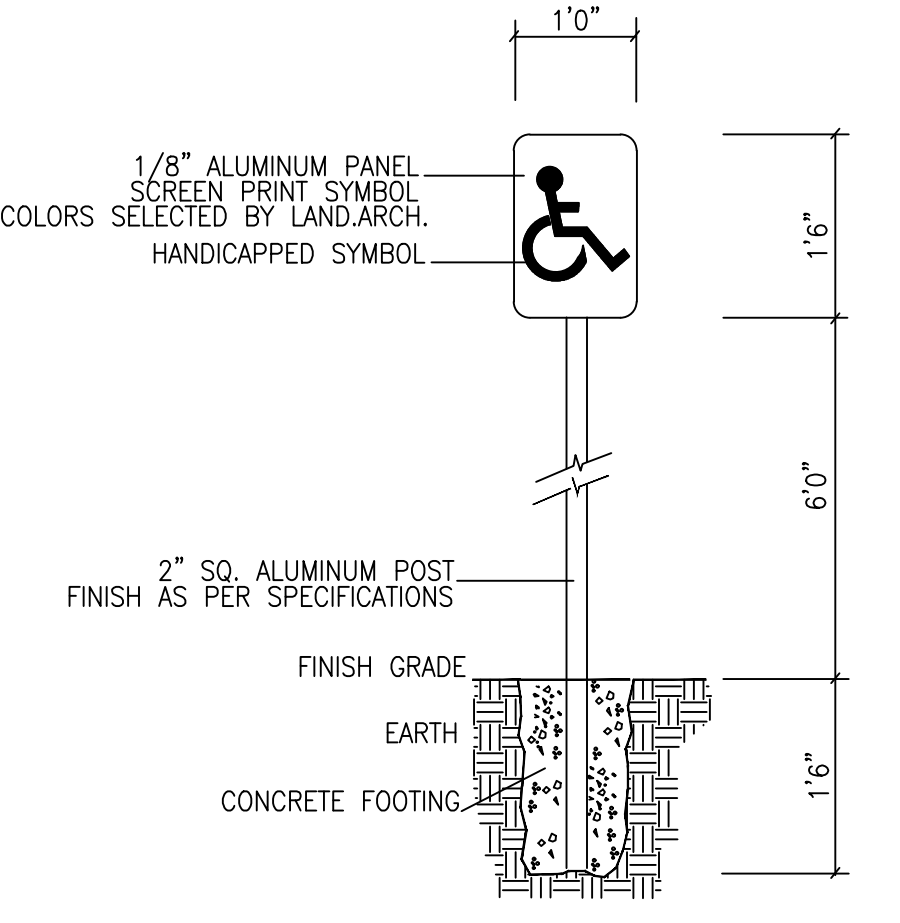
SHEET NO.:
A - 0.01



03 BOLLARD (TYP)
SCALE: 1/2" = 1' - 0"

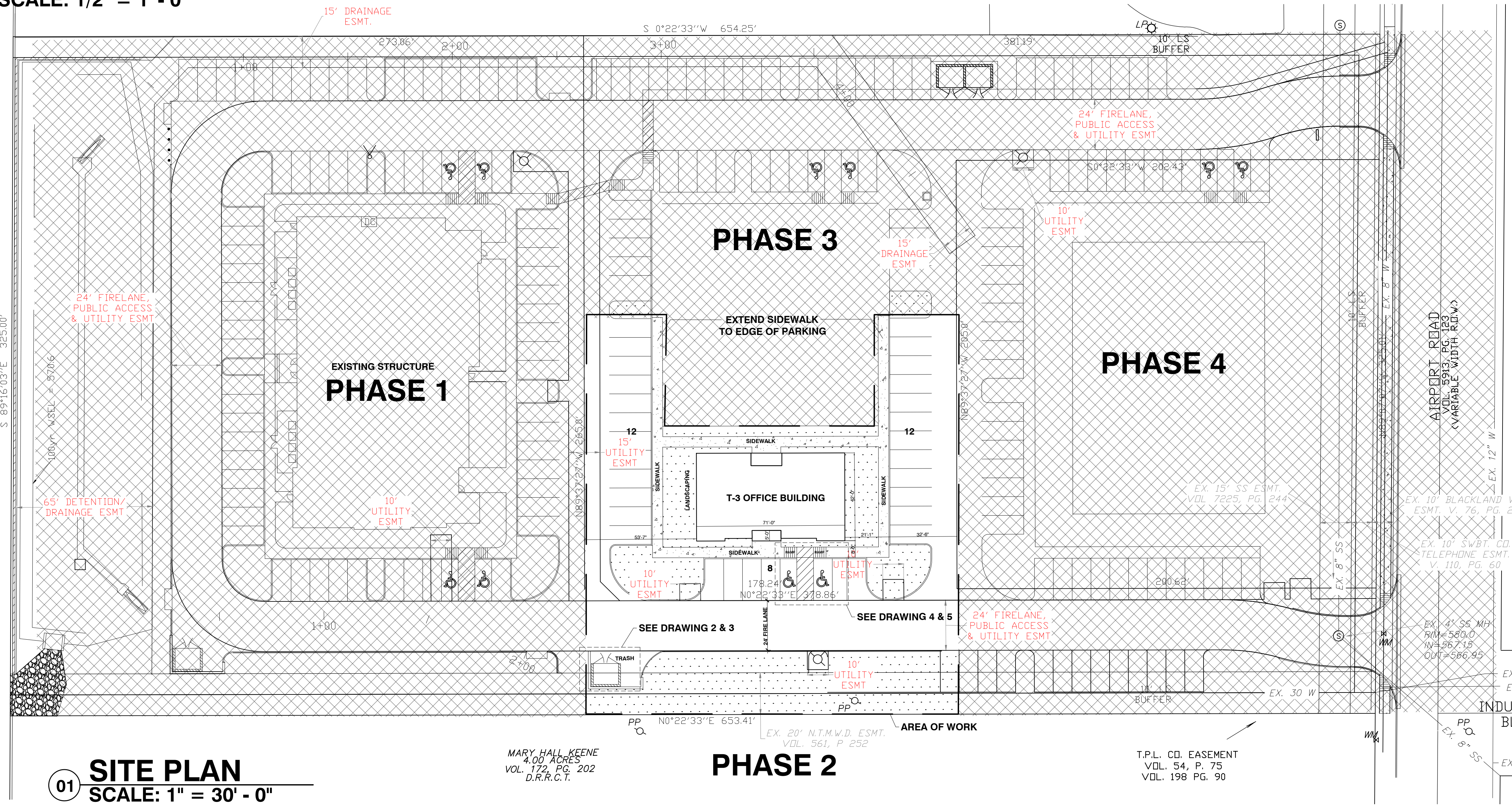


04 ADA RAMP (TYP)
SCALE: 1/2" = 1' - 0"



05 ADA SIGN (TYP)
SCALE: 1/2" = 1' - 0"

02 TRASH SCREEN
SCALE: 1/2" = 1' - 0"

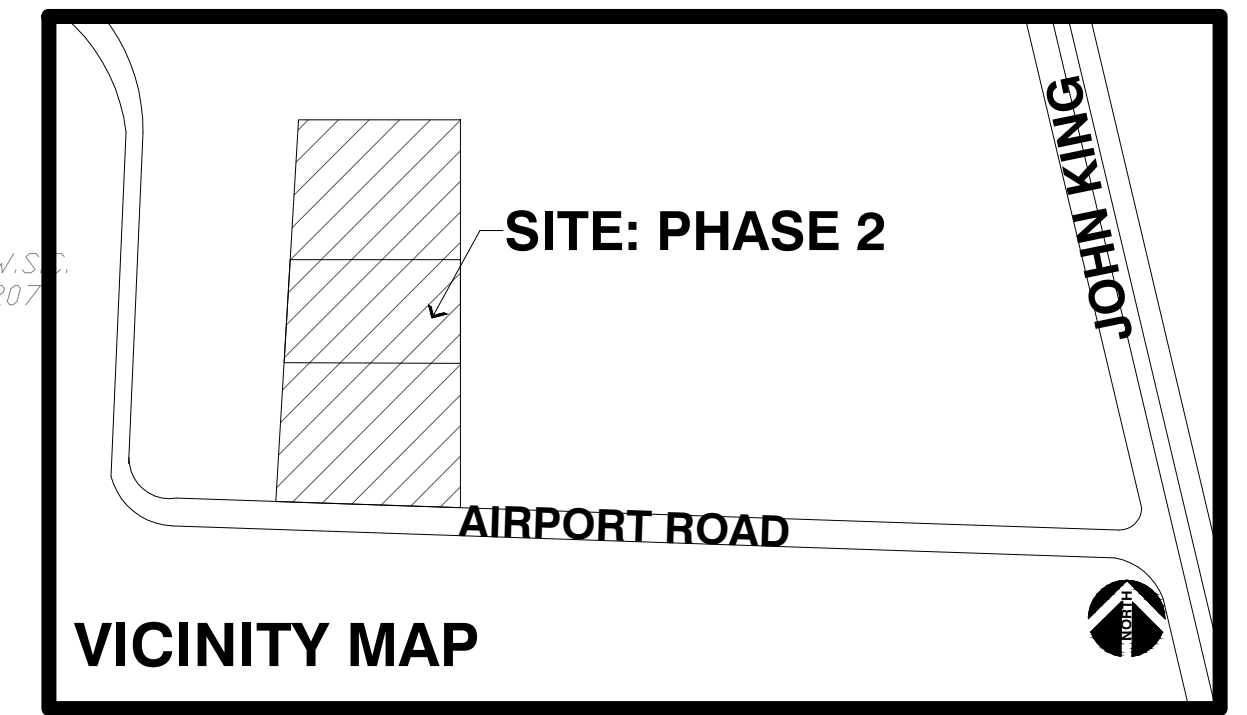


01 SITE PLAN
SCALE: 1" = 30' - 0"

LEGEND

SITE NOTES

- TOTAL LOT SQUARE FOOTAGE: 24,570
- IMPERVIOUS AREA: 11,685
- IMPERVIOUS / LANDSCAPE: 48%
- PARKING REQUIREMENTS: 1 SPACE / 500 = 5 SPACES REQUIRED
- HANDICAP SPACES REQUIRED: 1 ACCESSIBLE IN 0-25 SPACES - 2 PROVIDED
- TOTAL PARKING SPACES PROVIDED: 32
- ALL PARKING SPACES AT 9' X 21'



VICINITY MAP

MARY HALL KEENE
4.00 ACRES
VOL. 172 PG. 202
D.R.C.T.

PHASE 2

T.P.L. CO. EASEMENT
VOL. 54, P. 75
VOL. 198 PG. 90

COLUMBIA PARK ADDITION
 LOT 4, BLOCK A
 CABINET H, SLIDE 329
 P.R.R.C.T.

EX. CONC. DRIVE

15' DRAINAGE
 ESMT.

S 0°22'33"W 654.25'

10' LS
 BUFFER

273.86' 2+00

3+80

381.19'

24' FIRELANE,
 PUBLIC ACCESS
 & UTILITY ESMT

50°22'33"W 202.43'

10'
 UTILITY
 ESMT

15'
 DRAINAGE
 ESMT

24' FIRELANE,
 PUBLIC ACCESS
 & UTILITY ESMT

EXISTING STRUCTURE

PHASE 1

PHASE 3

PHASE 4

EXTEND
 SIDEWALK
 TO EDGE OF
 PARKING

EXTEND
 SIDEWALK
 TO EDGE OF
 PARKING

100' MSEL = 570.6

65' DETENTION/
 DRAINAGE ESMT

10'
 UTILITY
 ESMT

12
 15'
 UTILITY
 ESMT

12

SIDEWALK

T-3 OFFICE BUILDING

SIDEWALK

SIDEWALK

EX. 15' SS ESMT.
 VOL. 7225, PG. 244

10'
 UTILITY
 ESMT

UTILITY
 ESMT

24' FIRELANE,
 PUBLIC ACCESS
 & UTILITY ESMT

10'
 UTILITY
 ESMT

PP N0°22'33"E 653.41'

EX. 20' N.T.M.V.D. ESMT.
 VOL. 561, P. 252

AREA OF WORK

T.P.L. CO. EASEMENT
 VOL. 54, P. 75
 VOL. 198 PG. 90

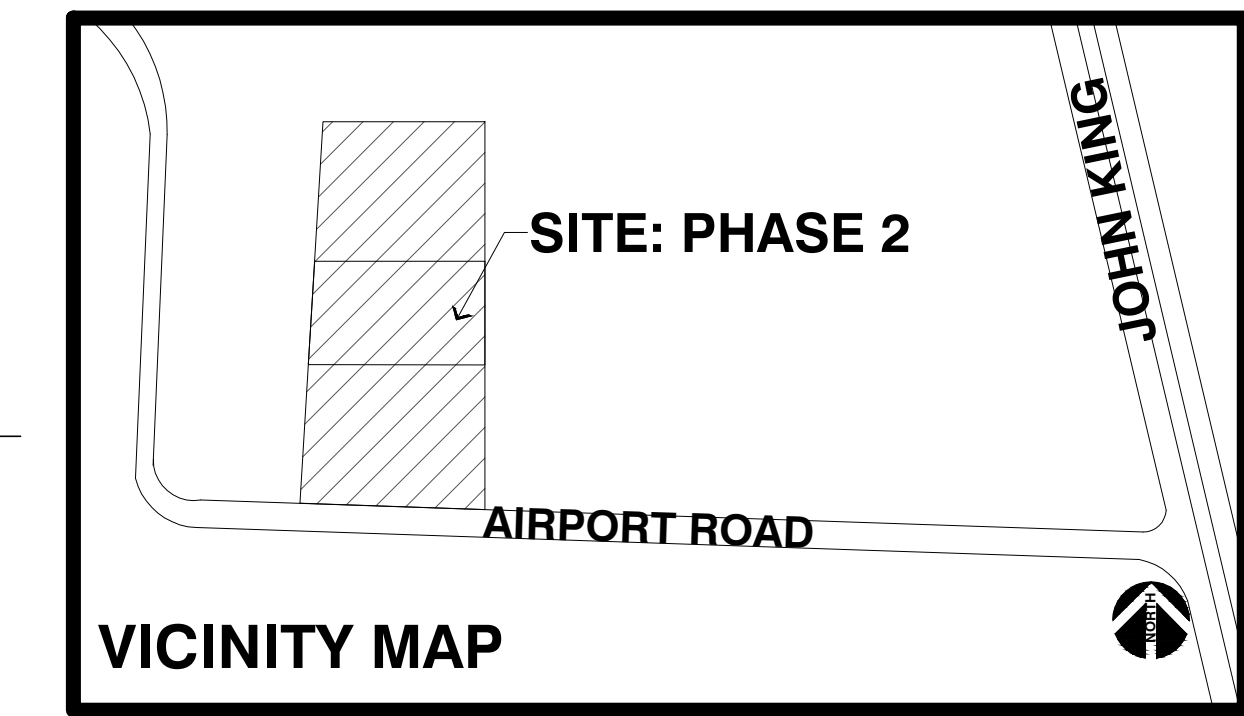
MARY HALL KEENE
 4.00 ACRES
 VOL. 172, PG. 202
 D.R.R.C.T.

PHASE 2

01 **SITE PLAN**
 SCALE: 1" = 20' - 0"

SITE NOTES

- TOTAL LOT SQUARE FOOTAGE: 24,670
- IMPERVIOUS AREA: 11,685
- IMPERVIOUS / LANDSCAPE: 48%
- PARKING REQUIREMENTS: 1 SPACE /500 = 5 SPACES REQUIRED
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**LATIMER
 DESIGNS** INC
 ROCKWALL, TEXAS
 903.268.1167
 latimerdesigngroup@gmail.com

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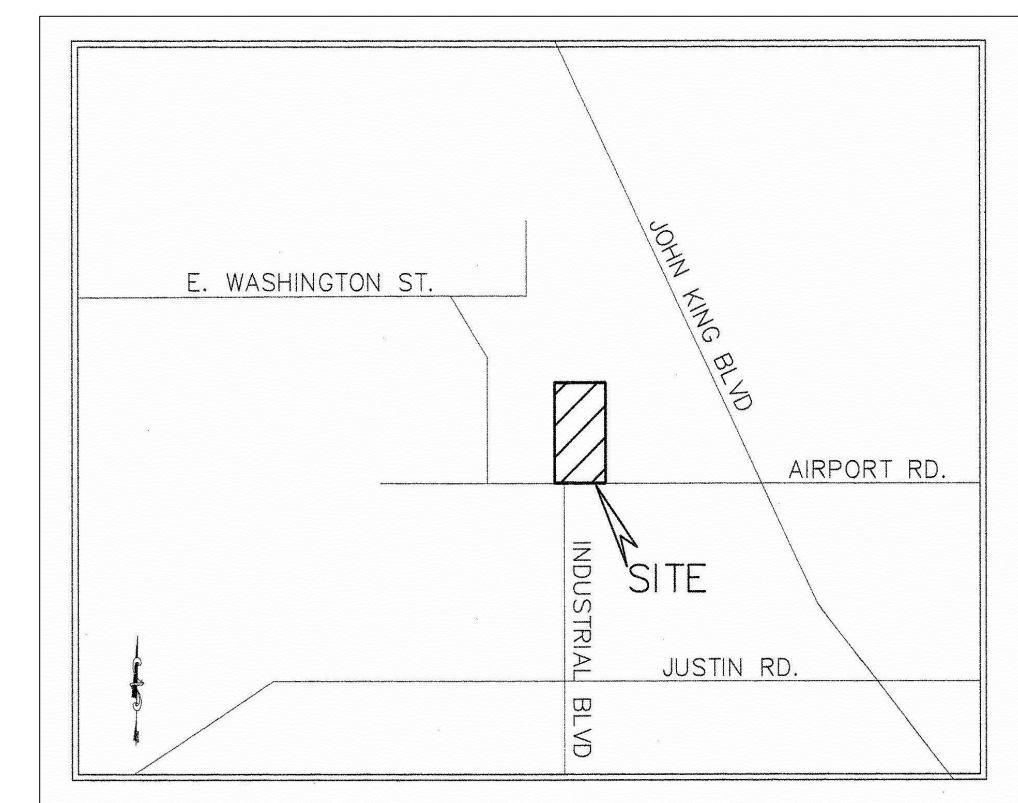
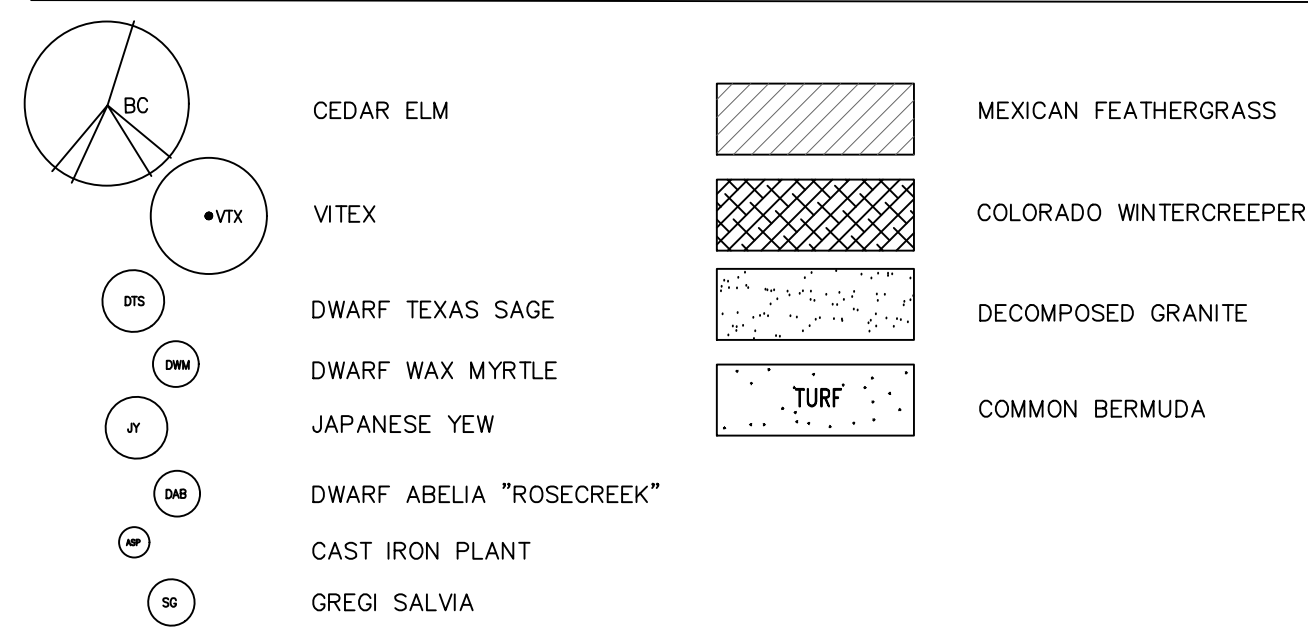
CASE # XXXX

SHEET TITLE:
SITE PLAN

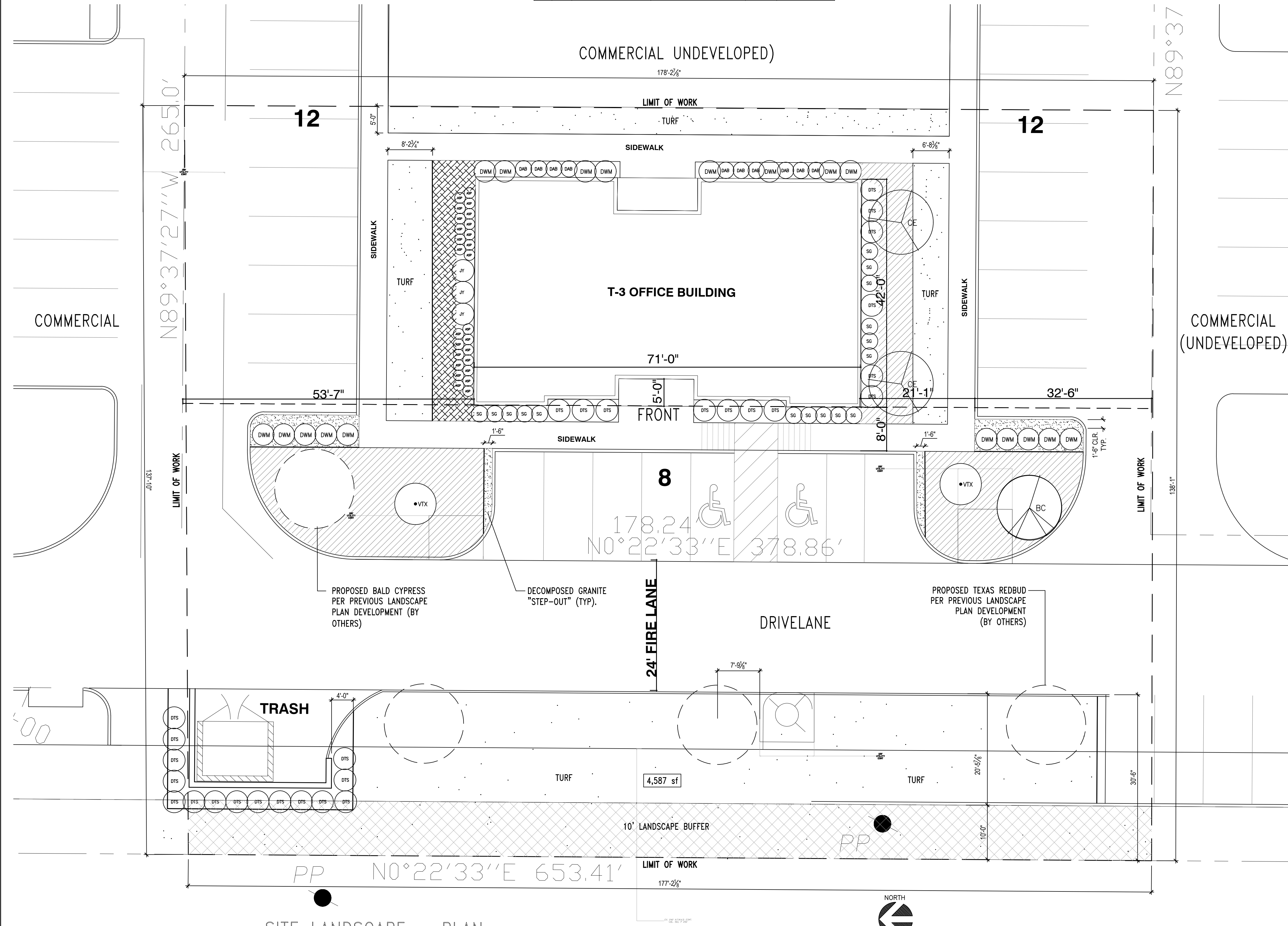
SHEET NO.:
A - 0.01

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	00	CEDAR ELM	<i>Ulmus crassifolia</i>	3.5'-4" CAL.	PLANT WHERE INDICATED
DO	00	TEXAS RED OAK	<i>Acer saccharum laevis</i>	3.5'-4" CAL.	PLANT WHERE INDICATED
DM	00	VITEX	<i>Vitex</i>	045 2'-1.0' HT	PLANT WHERE INDICATED, 10' FROM ADJACENT EXISTING WOODY TRUSS
DTS	00	DWARF TEXAS SAGE	<i>Leucophyllum canadense</i> 'Thunder Cloud'	7 GAL.	PLANT 42" O.C. MIN.
DF	00	JAPANESE YEW	<i>Podocarpus nagi</i>	7 GAL.	PLANT 30" O.C. MIN.
DWM	00	DWARF WAX MYRTLE	<i>Myrica pauciflora</i>	7 GAL.	PLANT 30" O.C. MIN.
DAB	00	ROSE CREEK DWARF ABELIA	<i>Abelia grandiflora</i> 'Rose Creek'	7 GAL.	PLANT 30" O.C. MIN.
ASP	00	ASPIDISTRA	<i>Aspidistra elatior</i>	3 GAL.	PLANT 24" O.C. MIN. EVENLY SPACED IN LANDSCAPE AREA
AJ	00	AUCUBA	<i>Aucuba japonica</i>	3 GAL.	PLANT EVENLY SPACED WHERE INDICATED, 18" SPACING
WVC	00	COLORADO WINTER CREEPER	<i>Solenaster fortunei</i> 'Colorado'	1 GAL.	PLANT 18" O.C.
TURF	00	COMMON BERMUDA GRASS	<i>Cynodon dactylon</i>	500	LEVEL, SUB-GRADE AND ROLL INTO PLACE.

PLANT KEY



VICINITY MAP
N.T.S.



SITE LANDSCAPE - PLAN

RESIDENTIAL

SCALE: 1"=10'-0"

LANDSCAPE TABULATION

LOT: .56 AC (24,515 SF)
BUILDING (FOOTPRINT) : +/- 2,798. SF
ZONED: C - COMMERCIAL

5.1 LANDSCAPE BUFFER-STRIP

WEST SIDE (FRONT OF BUILDING) 177. LF
10' REQUIRED
10' PROVIDED

1/TREE PER 50 LF, 3 TREES REQUIRED
1/TREE PER 50 LF, 3 TREES PROVIDED

LANDSCAPE AREA SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND TRASH IN ACCORDANCE WITH THE APPLICABLE CODES OF THE CITY.

5.2 SCREENING OF OFF-STREET LOADING DOCKS
N/A

5.3 ACCEPTABLE LANDSCAPE MATERIALS

ALL PLANT MATERIALS USED WILL SATISFY THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE
ALL TREES PLANTED WILL BE A MINIMUM OF 3" CALIPER
ALL PLANT MATERIAL WILL OF CONTAINER GROWN QUALITY AND INSTALLED PER INDUSTRY STANDARDS.

5.4 PROTECTION OF LANDSCAPE AREAS:

ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR AREAS WILL BE PROTECTED BY 6" CONCRETE CURBS OR WHEEL STOPS.

5.5 IRRIGATION:

AN AUTOMATIC, UNDERGROUND DRIP IRRIGATION SYSTEM WILL BE INSTALLED WITH A RAIN GAUGE AND FREEZE/THAW SENSOR AND WILL PROVIDE IRRIGATION SYSTEM. THIS SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PROPOSED AND REMAINING PLANT MATERIAL ON SITE.

5.6 SCREENING FROM RESIDENTIAL USES (SIDE AND BACK YARDS):

N/A

5.7 STREET LANDSCAPING:

N/A

5.8 RIGHT-OF-WAY LANDSCAPING:

N/A

5.9 PARKING LOT LANDSCAPING:

PARKING "MORE THAN TWO ROWS OF SPACES" (WITHIN LIMIT OF WORK) = 10,563 SF
5% OR 200 SF OF LANDSCAPING REQUIRED
9% AND 984 SF OF LANDSCAPE PROVIDED

1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE REQUIRED.
1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE PROVIDED.

5.10 - (DELETED):

5.11 DIMENSIONING OF LANDSCAPE AREA:

ALL LANDSCAPING REQUIRED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.
ALL LANDSCAPING PROVIDED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.

5.12 REQUIRED LANDSCAPING:

- ZONED: COMMERCIAL
- A. AMOUNT OF LANDSCAPING
3,677. SF = 15% OF SITE REQUIRED TO BE LANDSCAPED.
8,624. SF = 35% OF SITE PROPOSED TO BE LANDSCAPED.
- B. LOCATION OF LANDSCAPING
1,839. SF = 50% REQUIRED IN FRONT YARD
6,377. SF = 73% OF PROPOSED LANDSCAPE PROVIDED IN FRONT YARD.
- C. DETENTION BASIN
N/A

9.1 MAINTENANCE REQUIREMENT:

ALL REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITHIN 6 MONTHS AFTER NOTIFICATION BY THE CITY.
A REQUIRED TREE THAT DIES AFTER ITS ORIGINAL PLANTING MUST BE REPLACED BY ANOTHER LIVING TREE HAVING A MINIMUM HEIGHT OF 14' AND A MINIMUM TRUNK CALIPER OF 4" MEASURED AT 12 INCHES ABOVE THE ROOT BALL.

9.2 UTILITY LINES AND RIGHTS-OF-WAY:

ANY DAMAGE TO UTILITIES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLANT MATERIAL.

THERE ARE NO TREES ARE TO BE LOCATED WITHIN 5' OF ANY PUBLIC UTILITY.

TREESCAPE - PROTECTED TREE MITIGATION
THERE ARE NO PROTECTED TREES EXISTING ON SITE



DRAWN BY:

DK

CHECKED BY:

SR

DATE:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

REVISIONS:

T3 - Chiropractic Office
Landing Point
Rockwall TX

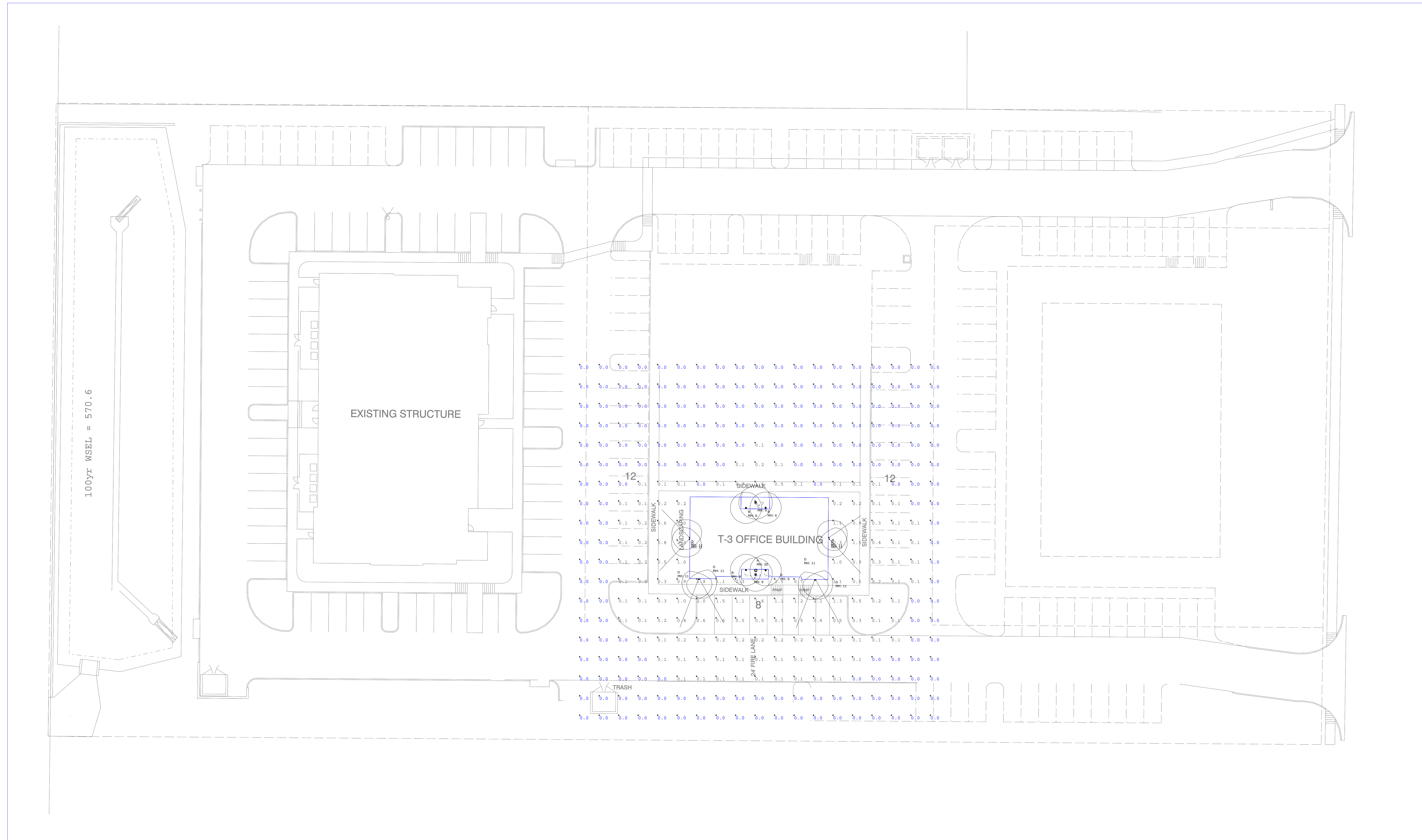
CASE # XXXX

SHEET TITLE:
LANDSCAPE
DEVELOPMENT
PLAN (2)

SHEET NO.:
L1.01

RY HALL KEENE
4.00 ACRES

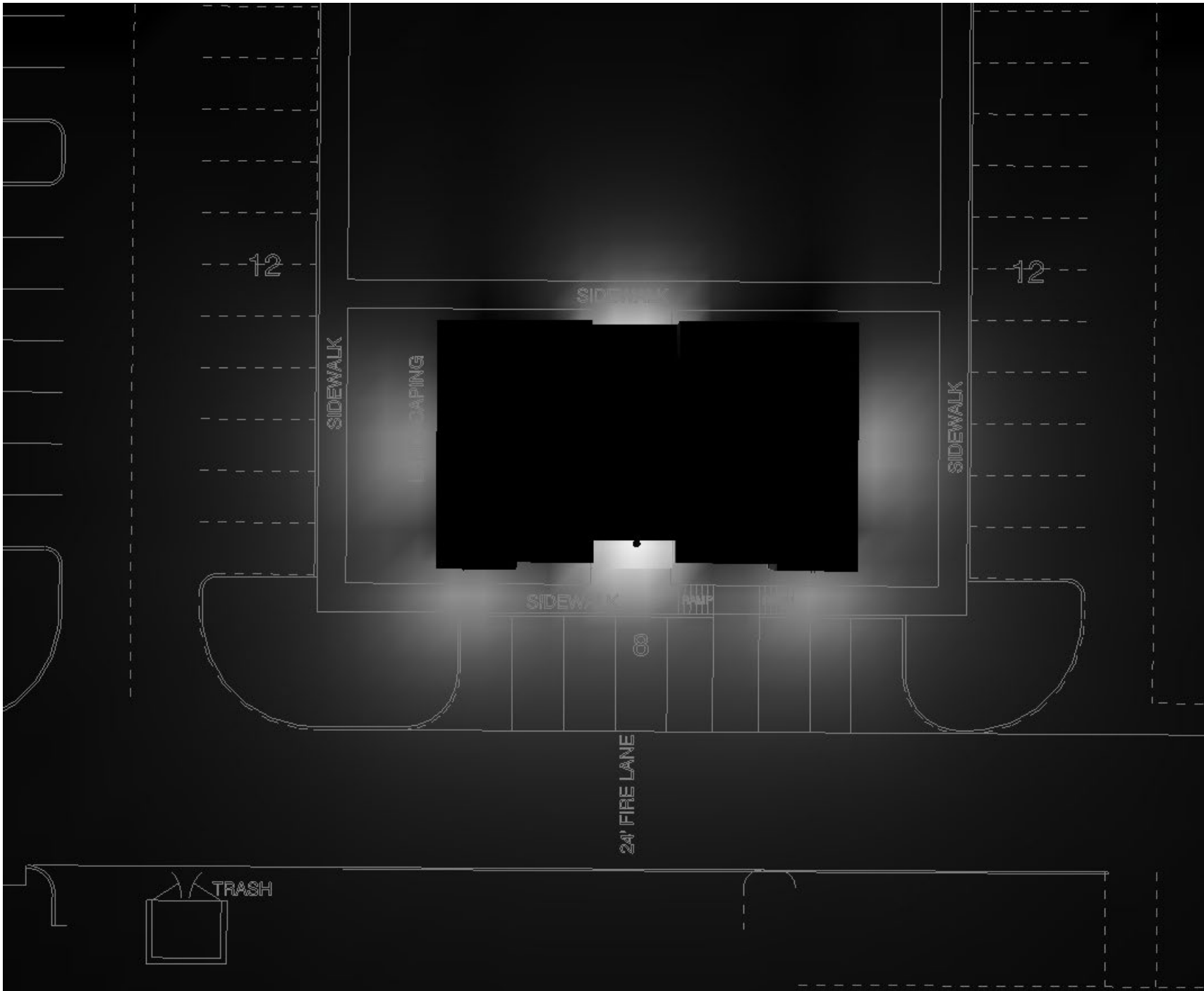
PRELIMINARY 10/15/19
NOT FOR CONSTRUCTION



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
⊙	A	1	HI LITE_H-15316-B	404	60	1.000	2.261	2.800
⊕	B	4	FEISS_OL180130RB MODIFIED FROM BRUCK DAZZLE 1	404	60	1.000	2.261	2.800
⊕	C	2	FEISS_F2959/10RB MODIFIED FROM BRUCK DAZZLE 1	404	75	1.000	2.261	2.800
⊙	D	8	LITHONIA_OLF 2RH 40K 120 FINISH	2275	24.5	1.000	0.404	0.500

Calculation Summary							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	
CANOPY	0	Fc	13.20	14.4	11.8	1.12	
GRADE_Planar	0	Fc	0.20	6.7	0.0	N.A.	

Notes:
 1. Surface reflectances: Vertical/Horizontal - 50/20.
 2. Calculation values are as height indicated in summary table.
 3. Mounting heights are designated on drawing with "MH".
 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
 5. Dynamic lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
 7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.



12

12

SIDEWALK

SIDEWALK

LANDSCAPING

SIDEWALK

SIDEWALK

RAMP

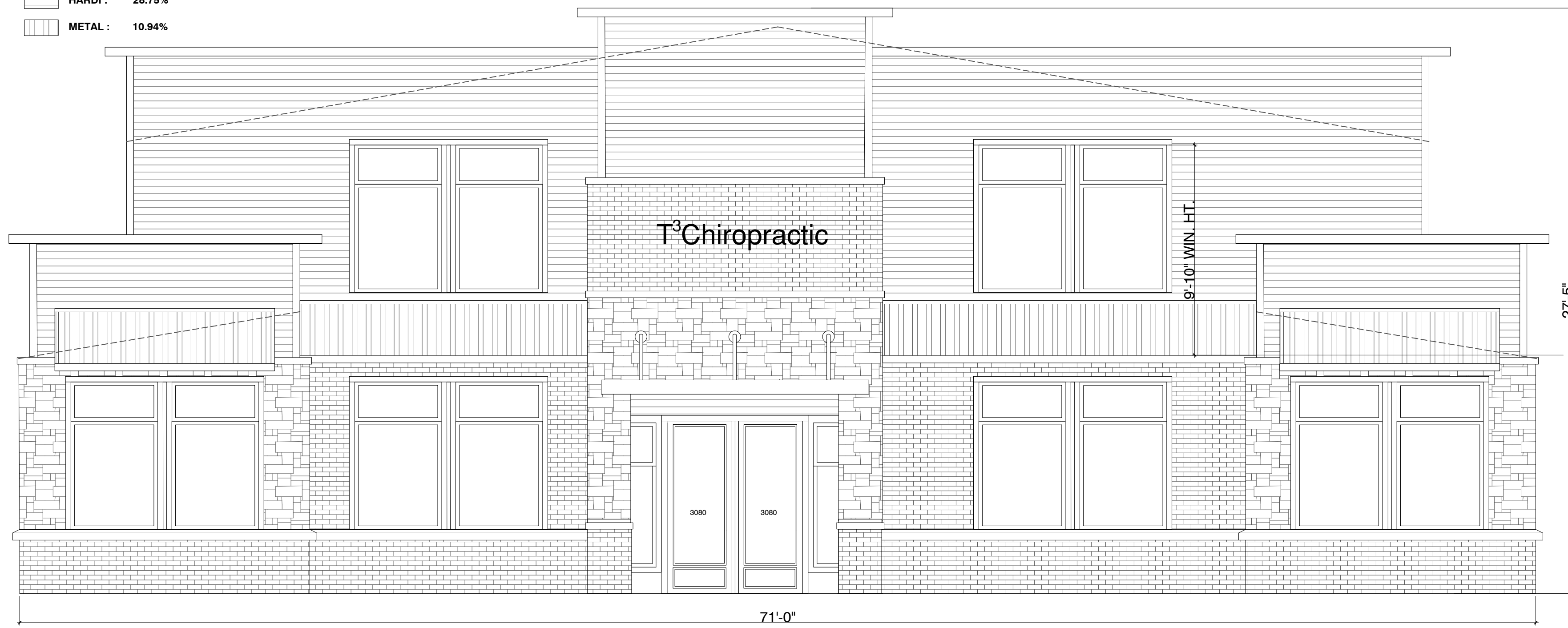
STAIRS

00

24' FIRE LANE

TRASH

- BRICK : 47.38%
- STONE : 12.96%
- HARDI : 28.75%
- METAL : 10.94%



FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

- BRICK : 47.36%
- STONE : 6.32%
- HARDI : 15.86%
- METAL : 30.46%



LEFT ELEVATION
SCALE: 1/4" = 1' - 0"

- BRICK : 65.46%
- STONE : 7.16%
- HARDI : 16.68%
- METAL : 10.70%



BACK ELEVATION
SCALE: 1/4" = 1' - 0"

- BRICK : 44.42%
- STONE : 6.22%
- HARDI : 15.86%
- METAL : 33.50%

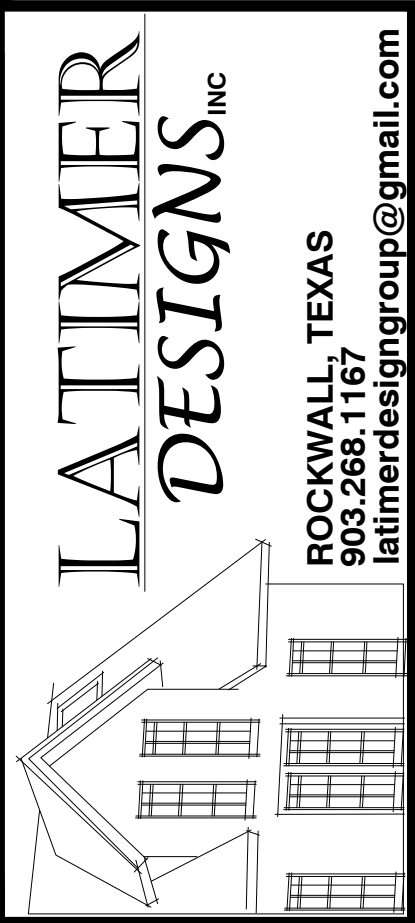


RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

SITE DATA TABLE	
PROPERTY ID	COLUMBIA PARK ADDITION / LOT 2 / BLOCK A
ADDRESS	AIRPORT ROAD, ROCKWALL, TX
ZONING	PD-50
PROPERTY USE / TYPE	OFFICE / B
PROPERTY AREA (GROSS)	24,570 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	27'-5"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	32 SPACES
ALL SF TOTALS ARE APPROXIMATE	

BUILDING DEVELOPMENT	
OWNER	KEVIN LEFERE 469.628.9106 KLEFERE@ZANATAS.COM
GENERAL CONTRACTOR	TRITON GENERAL CONTRACTING REESE BAEZ 214.738.8752 RBAEZ@TRITONGC.COM
DESIGN FIRM	LATIMER DESIGNS INC. LEE ANN LATIMER 903.268.1167 LATIMERDESIGNGROUP@GMAIL.COM
TENANT	T3 CHIROPRACTICS DR. CASSIDIE 214.606.3980



DRAWN BY:	L.L.
CHECKED BY:	
DATE:	10.16.2019
ISSUED FOR PRE APPROVAL:	10.18.2019
ISSUED FOR PERMIT:	
ISSUED FOR CONSTRUCTION:	
REVISIONS:	

PROJECT/CLIENT:	T3 CHIROPRACTIC OFFICE
LOCATION:	AIRPORT ROAD • ROCKWALL • TX • 75087
DATE:	10.15.2019

CASE #	
--------	--

SHEET TITLE:	ELEVATIONS
SHEET NO.:	A - 1.01



T³ Chiropractic



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: November 12, 2019
APPLICANT: Lee Ann Latimer
CASE NUMBER: SP2019-041; *Site Plan for T3 Chiropractic*

SUMMARY

Discuss and consider a request by Lee Ann Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as Lot 2, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

BACKGROUND

The subject property was annexed in 1986 [*Ordinance No. 86-30*] is zoned Commercial (C) District, and is located north of the intersection of Industrial Boulevard and Airport Road. On July 7, 2012, The City Council approved a change in zoning from an Agricultural (AG) District to a Commercial (C) District [*Ordinance No. 12-14*] on the subject property. On August 9, 2016, the Planning and Zoning Commission approved a site plan [*Case No. SP2016-015*] for an indoor recreation facility (*i.e. Adventure Sports*) on Lot 2. Subsequently, on August 15, 2016, the City Council approved variances associated with the approved site plan; however, the developer submitted an amended site plan [*Case No. SP2017-021*] to relocate the indoor recreational facility to Lot 3 in 2017. On June 5, 2017 the City Council approved a final plat [*Case No. P2017-026*] for Lots 1-3, Block A, Landing Point Addition.

PURPOSE

The applicant is requesting approval of a site plan for a 2,900 SF medical office building on Lot 2, Block A, Landing Point Addition.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of Airport Road and Industrial Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Lot 3, Block A, Landing Point Addition, which is occupied by an indoor recreation/amusement business (*i.e. Adventure Sports*). Beyond this there are several large vacant tracts of land that are zoned Agricultural (AG) District and Planned Development District 71 (PD-71) for Commercial (C) District land uses. Following this William Street [*SH-66*], which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a vacant tract of land that is zoned Planned Development District 85 (PD-85) for General Retail (GR) District land uses.

South: Directly south of the subject property is a vacant lot (*i.e. Lot 1, Block A, Landing Point Addition*). Beyond this is Airport Road, which is identified as a *M4U (major collector, four [4]-lane, undivided roadway)* on the City's Master Thoroughfare Plan. Following this, there is an athletic complex (*i.e. Leon Tuttle Athletic Complex*) and a railway (*i.e. Union Pacific/Dallas Garland N. E.*

railway). Beyond this, there is a light industrial facility (i.e. *Graham Packaging Pet Technologies*). These areas are zoned Light Industrial (LI) District.

East: Directly east of the subject property, there is a medical office facility (i.e. *Lakes Regional Mental Health*), a house of worship (i.e. *Cornerstone Church*), and a vacant tract of land (i.e. *Tract 4-06, N. Butler Survey, Abstract No. A0020*). These areas are zoned Commercial (C) District. Following this is John King Boulevard, which is identified as a *P6D (principle arterial, six [6]-lane, divided roadway)* on the City’s Master Thoroughfare Plan.

West: Directly west of the subject property, there are several vacant tracts of land followed by Airport Road, which is identified as a *M4U (major collector, four [4]-lane, undivided roadway)* on the City’s Master Thoroughfare Plan. Beyond this, there are several vacant tracts of land, a light industrial facility (i.e. *Columbia Extrusion*), and a mixed-use subdivision (i.e. *Park Station*). These areas are zoned Light Industrial (LI) District and Planned Development District 87 (PD-87) for townhome, commercial, and light industrial land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *medical office facility* is permitted by-right in a Commercial (C) District and no additional discretionary approvals are necessary with regard to land use. The proposed medical office building will be approximately 2,900 SF, will be two (2) stories, and will be clad with a combination of brick, stone, and cementitious lap siding (i.e. *Hardi-Board or similar*). The building will utilize a pitched roof system, will be constructed in a residential architectural-style and scale, and will serve as a chiropractic facility (i.e. *T3 Chiropractic*) for an existing medical practice. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>24,570; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>60-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>179-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>15-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>10-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>28-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>12%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>15 Spaces</i>	<i>32 Spaces; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>35%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>48%; In Conformance</i>

TREESCAPE PLAN

This request does not require a treescape plan since there are no protected trees being removed.

CONFORMANCE WITH THE CITY’S CODES

Subsection 4.01, *General Commercial District Standards*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), stipulates that all commercial development utilize a pitched (*minimum of a 6:12 roof pitch*), parapet, or a mansard roof. In this case, the applicant is proposing to utilize a pitched roof that appears to meet the roof design standards for properties located within a Commercial (C) District. In addition, primary and secondary building façades shall not exceed more than three (3) times the wall height (i.e. *81-feet in this case*)

without a projecting secondary entryway or architectural element. In this case, the building is 27-feet in height, is 71-feet in length, and 42-feet in width. Since the primary and secondary facades are below the maximum allowable wall length, the proposed building seems to conform to the building articulation standards.

According to the purpose statement outlined in Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Commercial (C) District is "...the proper zoning classification for most types of commercial development..." and "...includes most types of office land uses...". Areas should not be zoned Commercial (C) District unless they are located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by land uses in the district. In this case, the proposed use, *a medical office facility*, is allowed by-right in a Commercial (C) District and the applicant is not proposing to rezone the subject property. Due to those factors, the applicant's request appears to conform to the district development standards outlined in the Unified Development Code (UDC).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Map that was adopted with the OURHometown Vision 2040 Comprehensive Plan depicts the subject property being located within the *Central District*. This district contains a wide range of land uses that vary from single-family residential to industrial land uses. The residential areas within the district are largely rural and estate developments. Although there are some residential and commercial/retail developments within the district, the *Technology/Employment Center (TEC)* land use occupies the largest acreage (*i.e. 390.78-acres*). This can likely be attributed to the Union Pacific/Dallas Garland and Northeastern Rail Road that bisects the district and serves as a major mode of transportation for the facilities within the Rockwall Technology Park. The commercial/retail centers in this district are intended to support existing and proposed residential developments and should be compatible in scale with adjacent residential structures and incorporate appropriate screening (*e.g. berms, landscaping, and large buffers*) to transition uses. In this case, it appears that the proposed medical office building can be viewed as a supporting service for the residential developments located to the north and to the west of the subject property. The applicant is utilizing a residential-scale architectural style and the property is surrounded by commercial and industrial land uses. Due to these factors, the applicant's request appears to be in conformance with the district strategies of the Central District and the Commercial/Retail land use outlined in the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):


On October 29, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and provided feedback to the applicant. Specifically, the Architectural Review Board (ARB) requested that the applicant utilize a pitched roof system on the front façade in order to match the rear façade. The applicant agreed to incorporate the revisions and will provide revised building elevations for the Architectural Review Board (ARB) to review during the meeting that will be held on November 12, 2019. Pending any additional revisions, the Architectural Review Board (ARB) will forward a recommendation to the Planning and Zoning Commission.

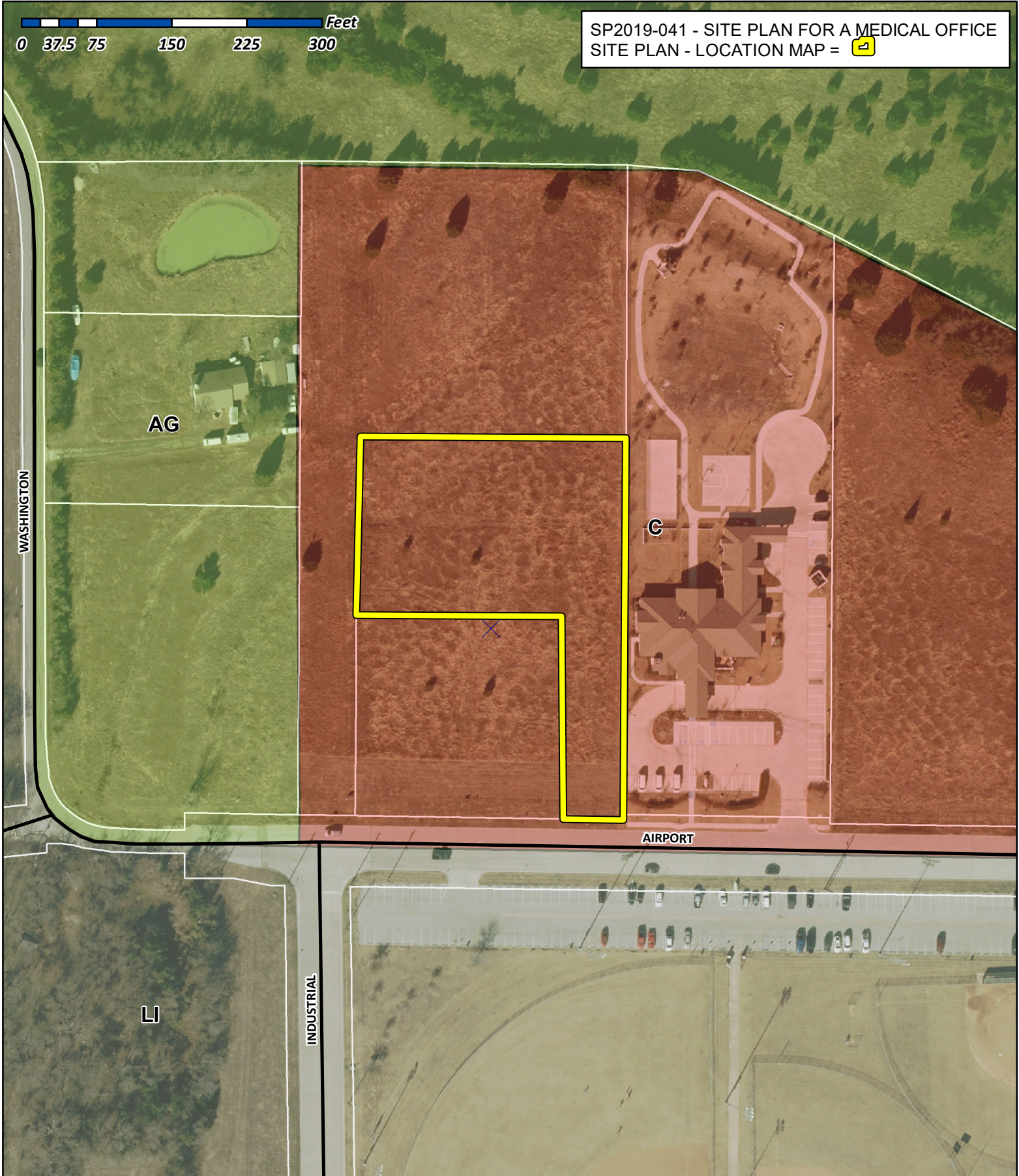
CONDITION OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following condition of approval:

- (1) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

0 37.5 75 150 225 300 Feet

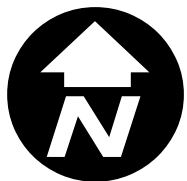
SP2019-041 - SITE PLAN FOR A MEDICAL OFFICE
SITE PLAN - LOCATION MAP = 



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.



- BRICK : 31.67%
- STONE : 18.58%
- HARDI : 37.63%
- METAL : 12.12%



WEST ELEVATION
SCALE: 1/4" = 1' - 0"

- BRICK : 14.89%
- STONE : 7.38%
- HARDI : 52.01%
- METAL : 25.73%



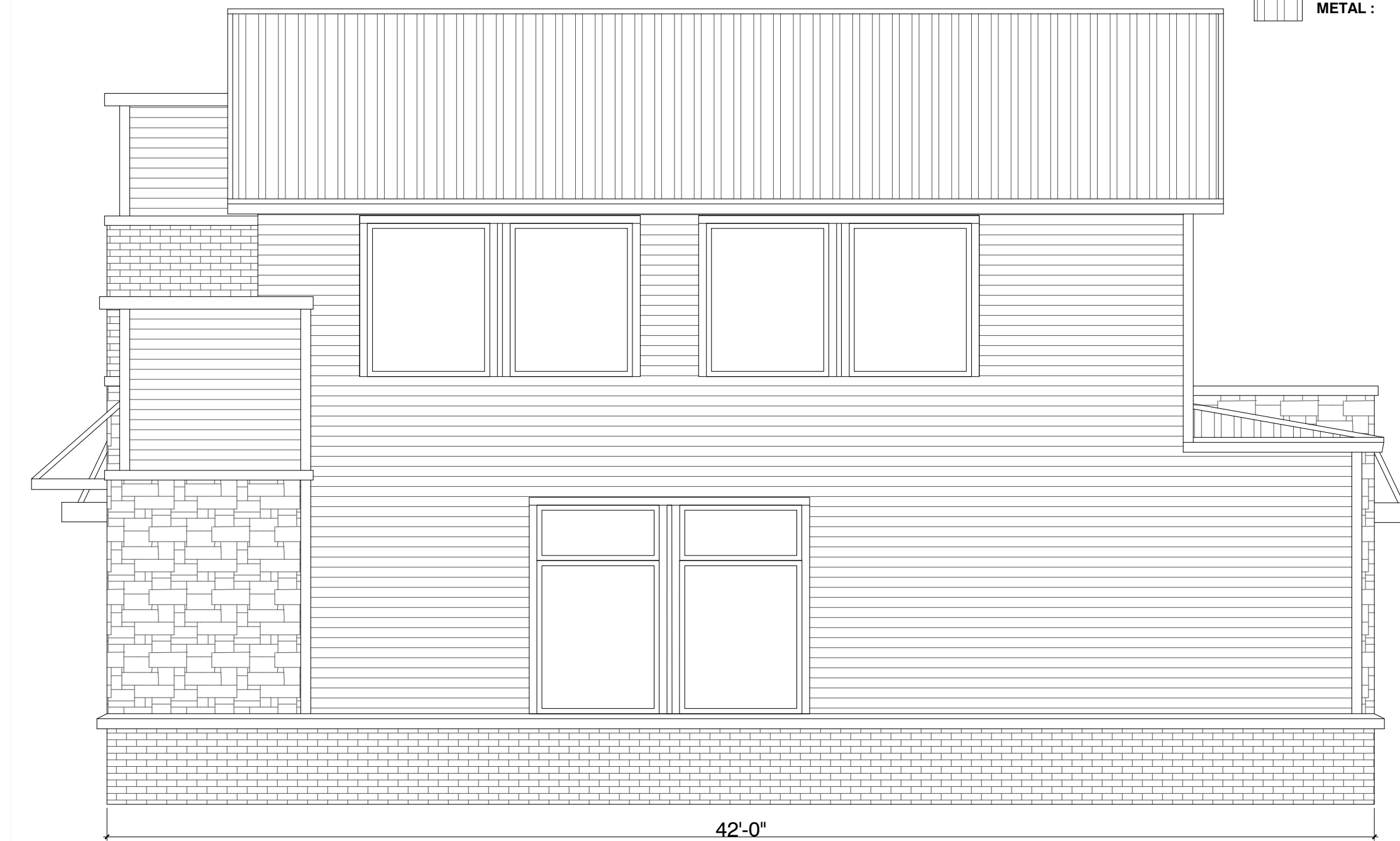
NORTH ELEVATION
SCALE: 1/4" = 1' - 0"

- BRICK : 15.23%
- STONE : 7.43%
- HARDI : 73.80%
- METAL : 3.54%



EAST ELEVATION
SCALE: 1/4" = 1' - 0"

- BRICK : 16.30%
- STONE : 8.07%
- HARDI : 47.36%
- METAL : 28.27%

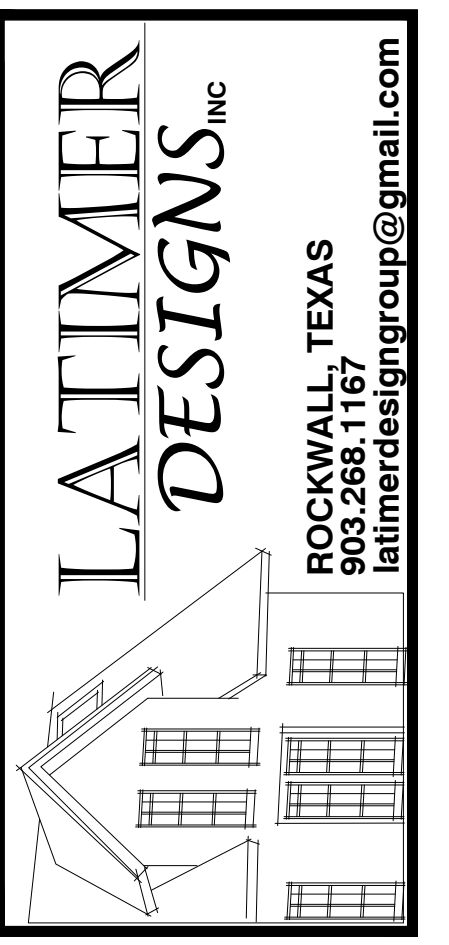


SOUTH ELEVATION (FACING AIRPORT ROAD)
SCALE: 1/4" = 1' - 0"

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

SITE DATA TABLE	
PROPERTY ID	LANDING POINT ADDITION / LOT 2 / BLOCK A
ADDRESS	AIRPORT ROAD, ROCKWALL, TX
ZONING	COMMERCIAL (C) DISTRICT
PROPERTY USE / TYPE	OFFICE / B
PROPERTY AREA (GROSS)	24,570 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	27'-5"
PARKING REQUIRED	1 SPACE/200
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	32 SPACES
ALL SF TOTALS ARE APPROXIMATE	

BUILDING DEVELOPEMENT	
OWNER	ZAPH & ATH PROPERTIES 469.834.6757 arze@me.com
GENERAL CONTRACTOR	TRITON GENERAL CONTRACTING REESE BAEZ 214.738.8752 RBAEZ@TRITONGC.COM
DESIGN FIRM	LATIMER DESIGNS INC. LEE ANN LATIMER 903.268.1167 LATIMERDESIGNGROUP@GMAIL.COM
TENANT	T3 CHIROPRACTICS DR. CASSIDIE 214.606.3980

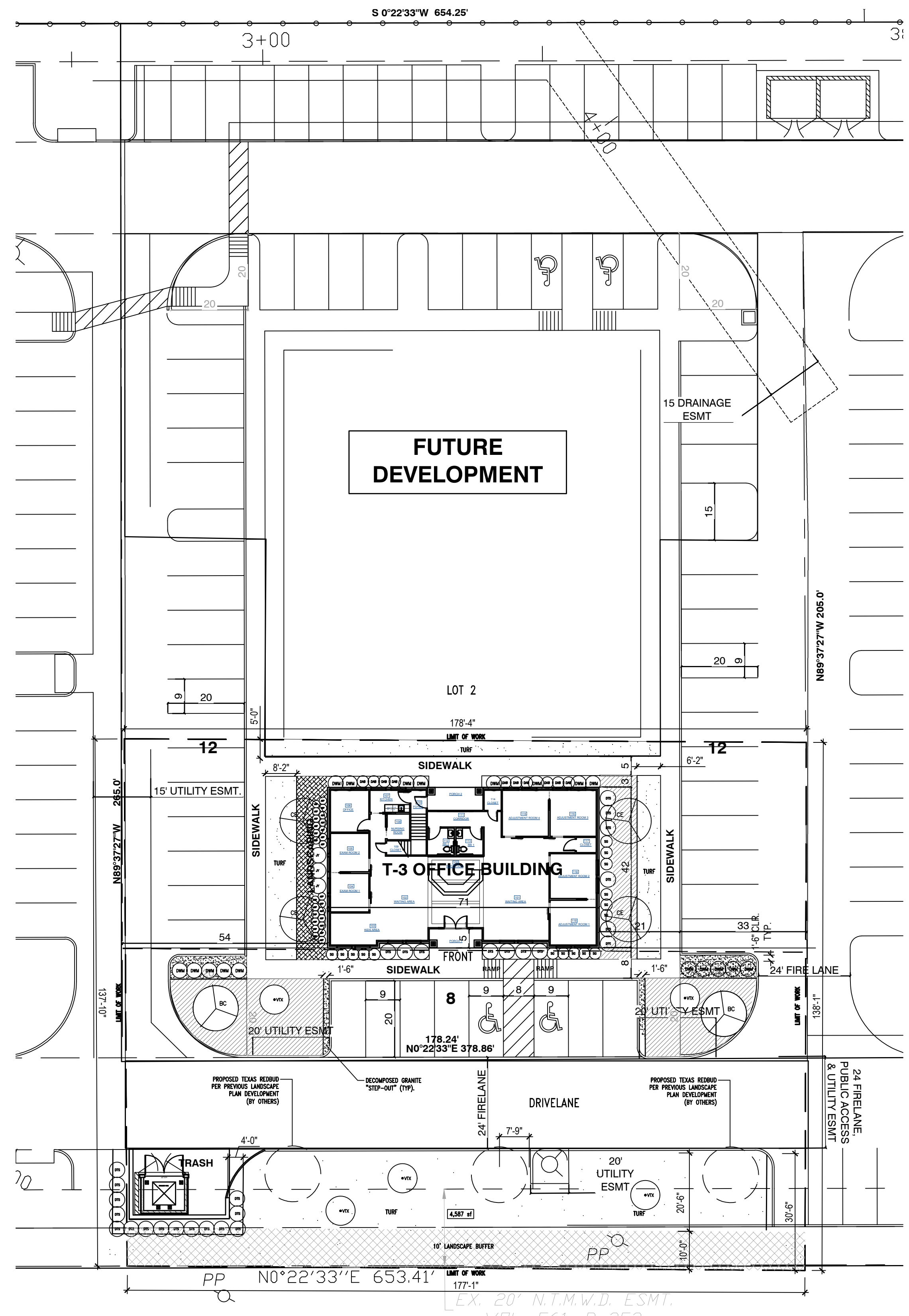


DRAWN BY:	L.L.
CHECKED BY:	
DATE:	10.16.2019
ISSUED FOR PRE APPROVAL:	10.18.2019
ISSUED FOR PERMIT:	
ISSUED FOR CONSTRUCTION:	
REVISIONS:	

PROJECT/CLIENT:	T3 CHIROPRACTIC OFFICE
LOCATION:	1503 AIRPORT ROAD • ROCKWALL • TX • 75087
DATE:	11.04.2019

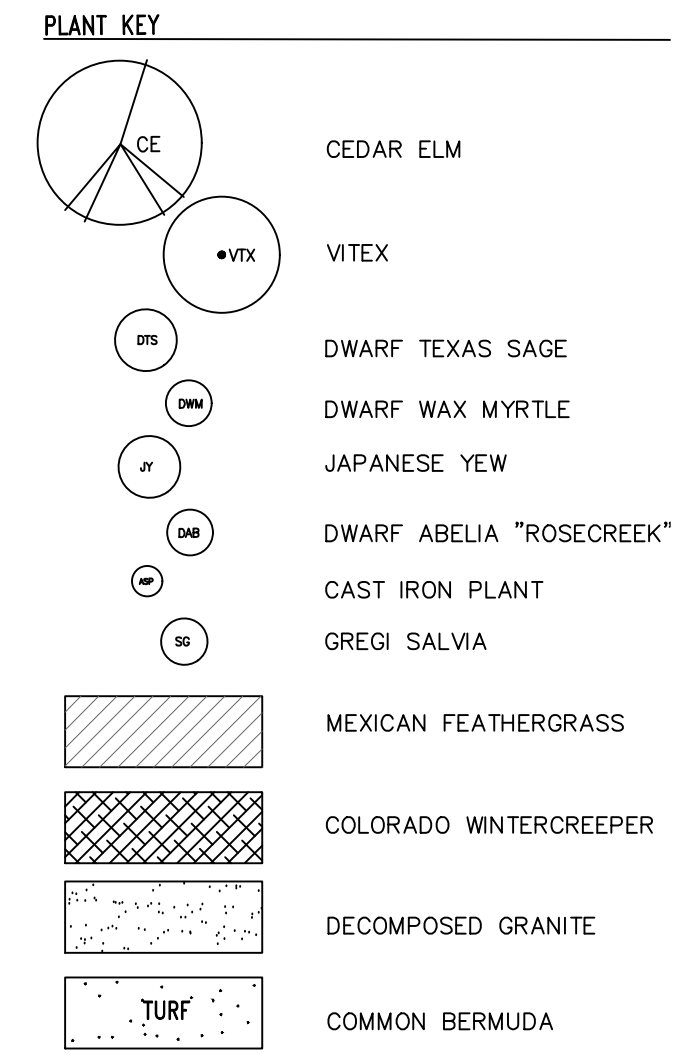
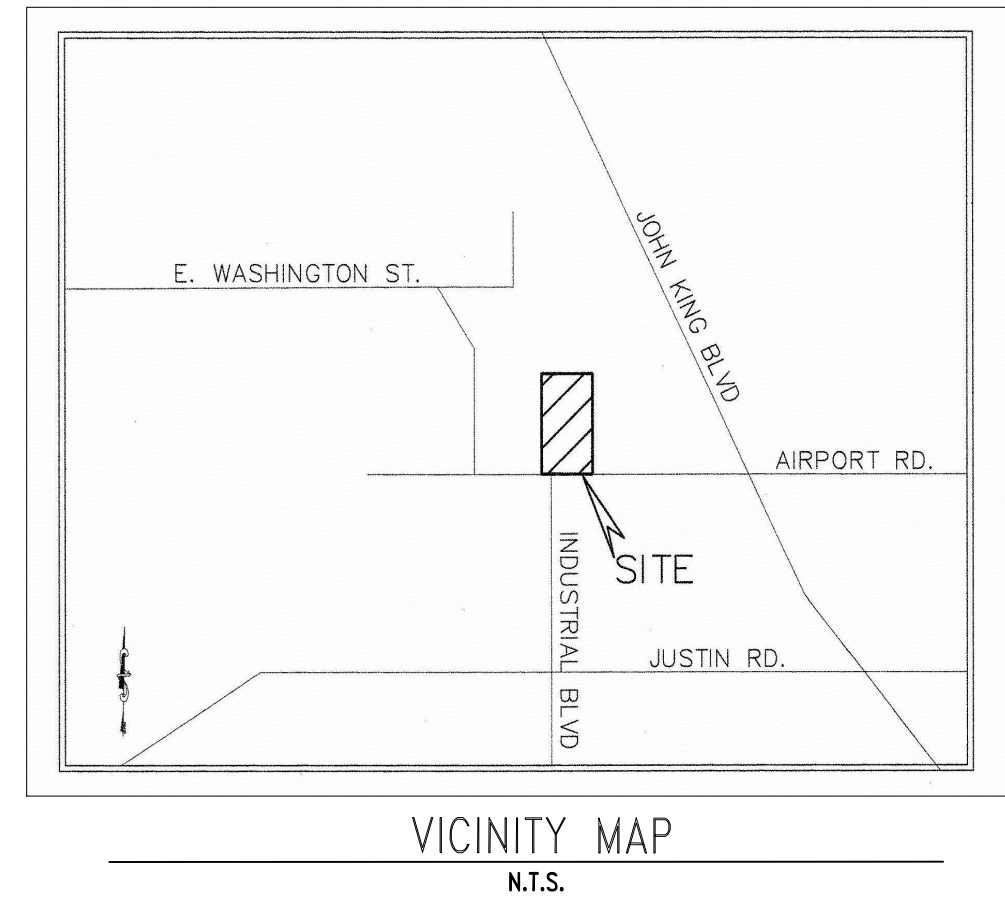
CASE #	SP2019-041
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SHEET TITLE:	ELEVATIONS
SHEET NO.:	A - 1.01



1.00 ACRES
172 PG. 202
D.R.R.C.T.

SITE LANDSCAPE - PLAN



KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	04	CEDAR ELM	<i>Ulmus crassifolia</i>	4'-4.5' CAL.	PLANT WHERE INDICATED
DM	02	DWARF WAX MYRTLE	<i>Myrica asplena</i>	4'-4.5' CAL.	PLANT WHERE INDICATED
DS	05	DWARF TEXAS SAGE	<i>Leucophyllum candidum</i>	7 GAL.	PLANT 42" O.C. MIN.
JY	03	JAPANESE YEW	<i>Podocarpus macrophyllum</i>	7 GAL.	PLANT 36" O.C. MIN.
DM	15	DWARF WAX MYRTLE	<i>Myrica asplena</i>	7 GAL.	PLANT 36" O.C. MIN.
DA	10	DWARF ABELIA 'ROSECREEK'	<i>Abelia grandiflora</i>	7 GAL.	PLANT 36" O.C. MIN.
CI	20	CAST IRON PLANT	<i>Aspidistra elatior</i>	3 GAL.	PLANT 24" O.C. MIN. SPACED IN LANDSCAPE AREA
MF	075	MEXICAN FEATHER GRASS	<i>Stipa tenuifolia</i>	3 GAL.	PLANT 18" O.C. (1,545 SF)
MF	15	MEXICAN FEATHER GRASS	<i>Stipa tenuifolia</i>	3 GAL.	PLANT 24" O.C. (244 SF)
TURF	---	COMMON BERMUDA GRASS	<i>Cynodon dactylon</i>	500	ELEV. SUB GRADE AND REEL WED PLACE.

LANDSCAPE TABULATION
 LOT 2: LIMIT OF WORK .56 AC (24,515 SF)
 BUILDING (FOOTPRINT) : +/- 2,798. SF
 ZONED: C - COMMERCIAL

5.1 LANDSCAPE BUFFER-STRIP
 WEST SIDE (FRONT OF BUILDING) 177. LF
 10' REQUIRED
 10' PROVIDED

1/CANOPY TREE PER 50 LF, 3 CANOPY TREES REQUIRED
 1/CANOPY TREE PER 50 LF, 3 CANOPY TREES PROVIDED

1/ACCENT TREE PER 50 LF, 3 ACCENT TREES REQUIRED
 1/CANOPY TREE PER 50 LF, 3 ACCENT TREES PROVIDED

LANDSCAPE AREA SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND TRASH IN ACCORDANCE WITH THE APPLICABLE CODES OF THE CITY.

5.2 SCREENING OF OFF-STREET LOADING DOCKS
 N/A

5.3 ACCEPTABLE LANDSCAPE MATERIALS
 ALL PLANT MATERIALS USED WILL SATISFY THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE
 ALL TREES PLANTED WILL BE A MINIMUM OF 3" CALIPER
 ALL PLANT MATERIAL WILL OF CONTAINER GROWN QUALITY AND INSTALLED PER INDUSTRY STANDARDS.

5.4 PROTECTION OF LANDSCAPE AREAS:
 ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR AREAS WILL BE PROTECTED BY 6" CONCRETE CURBS OR WHEEL STOPS.

5.5 IRRIGATION:
 AN AUTOMATIC, UNDERGROUND DRIP IRRIGATION SYSTEM WILL BE INSTALLED WITH A RAIN GAUGE AND FREEZE/THAW SENSOR AND WILL PROVIDE IRRIGATION SYSTEM. THIS SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PROPOSED AND REMAINING PLANT MATERIAL ON SITE.

5.6 SCREENING FROM RESIDENTIAL USES (SIDE AND BACK YARDS):
 N/A

5.7 STREET LANDSCAPING:
 N/A

5.8 RIGHT-OF-WAY LANDSCAPING:
 N/A

5.9 PARKING LOT LANDSCAPING:
 PARKING "MORE THAN TWO ROWS OF SPACES" (WITHIN LIMIT OF WORK) = 10,563 SF
 5% OR 200 SF OF LANDSCAPING REQUIRED
 9% AND 984 SF OF LANDSCAPING PROVIDED

1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE REQUIRED.
 1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE PROVIDED.

5.10 - (DELETED):

5.11 DIMENSIONING OF LANDSCAPE AREA:
 ALL LANDSCAPING REQUIRED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.
 ALL LANDSCAPING PROVIDED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.

5.12 REQUIRED LANDSCAPING:
 LOT 2, ZONED COMMERCIAL (24,515 SF)
 A. AMOUNT OF LANDSCAPING
 4,903. SF = 20% OF SITE REQUIRED TO BE LANDSCAPED.
 8,624. SF = 35% OF SITE PROPOSED TO BE LANDSCAPED.

B. LOCATION OF LANDSCAPING
 1,839. SF = 50% REQUIRED IN FRONT YARD
 6,377. SF = 73% OF PROPOSED LANDSCAPE PROVIDED IN FRONT YARD.

C. DETENTION BASIN
 BEING DETAINED WITH REGIONAL DETENTION ON LOT 3

9.1 MAINTENANCE REQUIREMENT:
 ALL REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITHIN 6 MONTHS AFTER NOTIFICATION BY THE CITY.
 A REQUIRED TREE THAT DIES AFTER ITS ORIGINAL PLANTING MUST BE REPLACED BY ANOTHER LIVING TREE HAVING A MINIMUM HEIGHT OF 14' AND A MINIMUM TRUNK CALIPER OF 4" MEASURED AT 12 INCHES ABOVE THE ROOT BALL.

9.2 UTILITY LINES AND RIGHTS-OF-WAY:
 ANY DAMAGE TO UTILITIES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLANT MATERIAL.

THERE ARE NO TREES ARE TO BE LOCATED WITHIN 5' OF ANY PUBLIC UTILITY.

TREESCAPING - PROTECTED TREE MITIGATION
 THERE ARE NO PROTECTED TREES EXISTING ON SITE

RYBA Inc.
 Landscape Architecture
 Site Planning
 10670 North Central Expressway
 6th Floor
 Dallas, TX 75221
 (214) 638-3552
 info@ryba.com
 www.rybadesign.com

STEVEN R. RYBA
 1724
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF TEXAS
 11/05/2019

DRAWN BY:
 DK

CHECKED BY:
 SR

DATE:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

REVISIONS:

**T3 - Chiropractic Office
 Landing Point
 Rockwall TX**

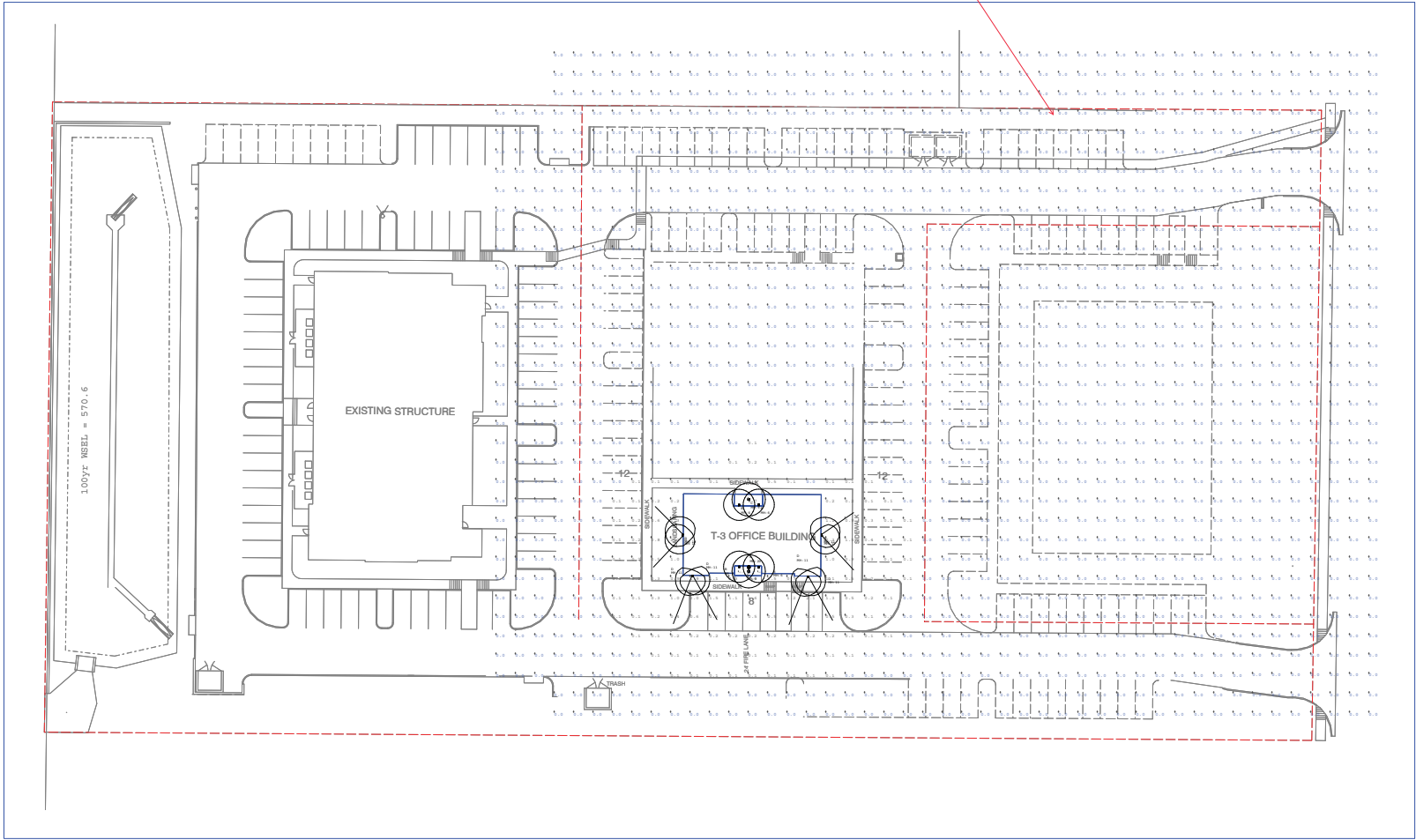
CASE # XXXX

**SHEET TITLE:
 LANDSCAPE
 DEVELOPMENT
 PLAN**

**SHEET NO.:
 L1.01**

PRELIMINARY 10/15/19
 NOT FOR CONSTRUCTION

Possible future pole lights



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
○	A	1	HI LITE H-15316-B	404	60	1.000	2.261	2.800
□	B	4	FEISS OL180130RB MODIFIED FROM BRUCK DAZZLE 1	404	60	1.000	2.261	2.800
□	C	2	FEISS F2959/10RB MODIFIED FROM BRUCK DAZZLE 1	404	75	1.000	2.261	2.800
○	D	8	LITHONIA_OLF 2RH 40K 120 FINISH	2275	24.5	1.000	0.404	0.500

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CANOPY	0	Fc	13.20	14.4	11.8	1.12
GRADE Planar	0	Fc	0.05	6.7	0.0	N.A.

Notes:
 1. Surface reflectance: Verochrome/0030
 2. Calculation uses an unlit height of 6.5 meters unless noted.
 3. Luminaire height is measured to mounting height.
 4. Luminaire information does not necessarily reflect specific model number. Contact manufacturer for verification.
 5. Selecting the luminaire height and mounting height is the responsibility of the user. The user is responsible for providing the mounting height.
 6. Lighting power density is calculated based on enclosed ballast/trim energy consumption. Engineer to verify.
 7. For more information on lighting calculations, please refer to the Lighting Handbook, Illuminating Engineering Society.