



Z2016-010 - CARE NOW
 ZONING - LOCATION MAP = 

PD-32



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.

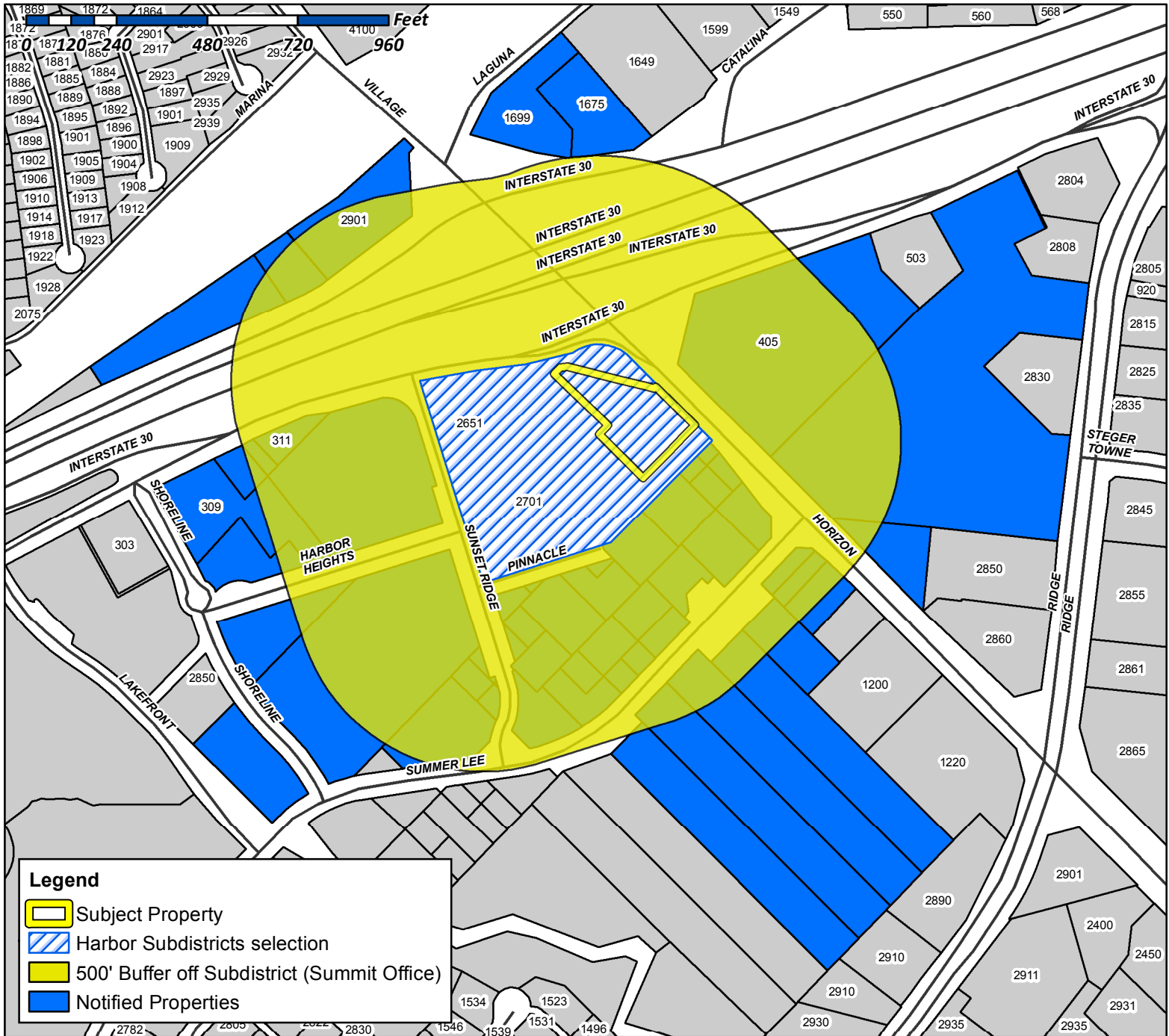




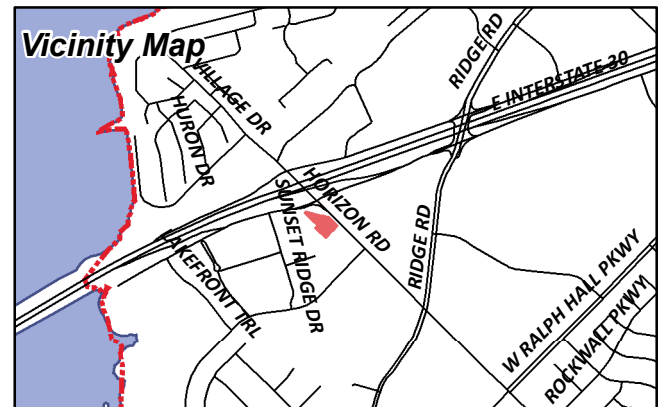
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2016-010
Case Name: Care Now
Case Type: PD Development Plan
Zoning: PD-32
Case Address: SWC of IH-30 and Horizon Road



Date Created: 03/11/2016
For Questions on this Case Call (972) 771-7745

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CURRENT RESIDENT
1675 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1699 LAGUNA DR
ROCKWALL, TX 75032

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
DOUGLASS FREDERICK WYGAL
1714 MARCELLA LN
ROWLETT, TX 75089

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

BRISCOE TOM R/JENNIFER
2323 STEVENS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2651 SUNSET RIDGE DR
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 VILLAGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

MOTON ETHEL REED
C/O OF TONY C MOTON
3419 LILY LN
ROWLETT, TX 75089

COONES ROBERT G
3502 LAKESIDE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
405 I30
ROCKWALL, TX 75032

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

THE GAB FAMILY TRUST
C/O ELIZABETH BURKS
603 WOODED TRAIL
ROCKWALL, TX 75087

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

BUILDERS ASSOCIATES #3
ATTN: ARNOLD SCHLESINGER
9595 WILSHIRE BLVD STE 710
BEVERLY HILLS, CA 90212

M & S MCGRATH TRUSTC/O FAUSSET NEELY INC
199 FIGUEROA ST THIRD FLOOR
VENTURA, CA 93001

CULPEPPER/SPATEX JV
%GARY SHULTZ
PO BOX 1068
HURST, TX 76053

BRANCH BANKING AND TRUST COMPANY
ATTENTION TAX DEPT (FORSYTH COUNTY)
PO BOX 167
WINSTON SALEM, NC 27102

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

JBR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

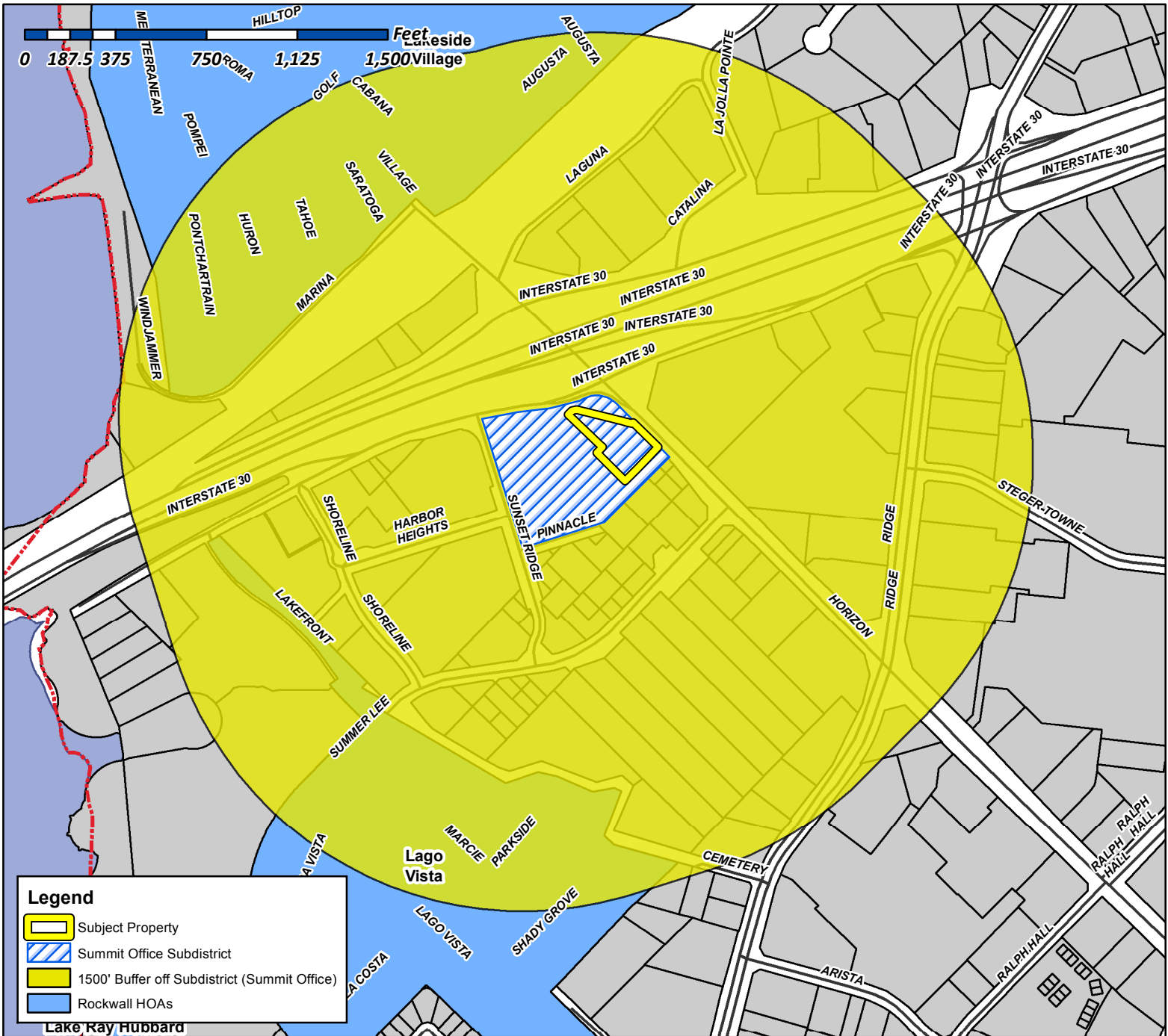
JBR2 LLC
2651 SUNSET RIDGE DR
ROCKWALL, TX 75032



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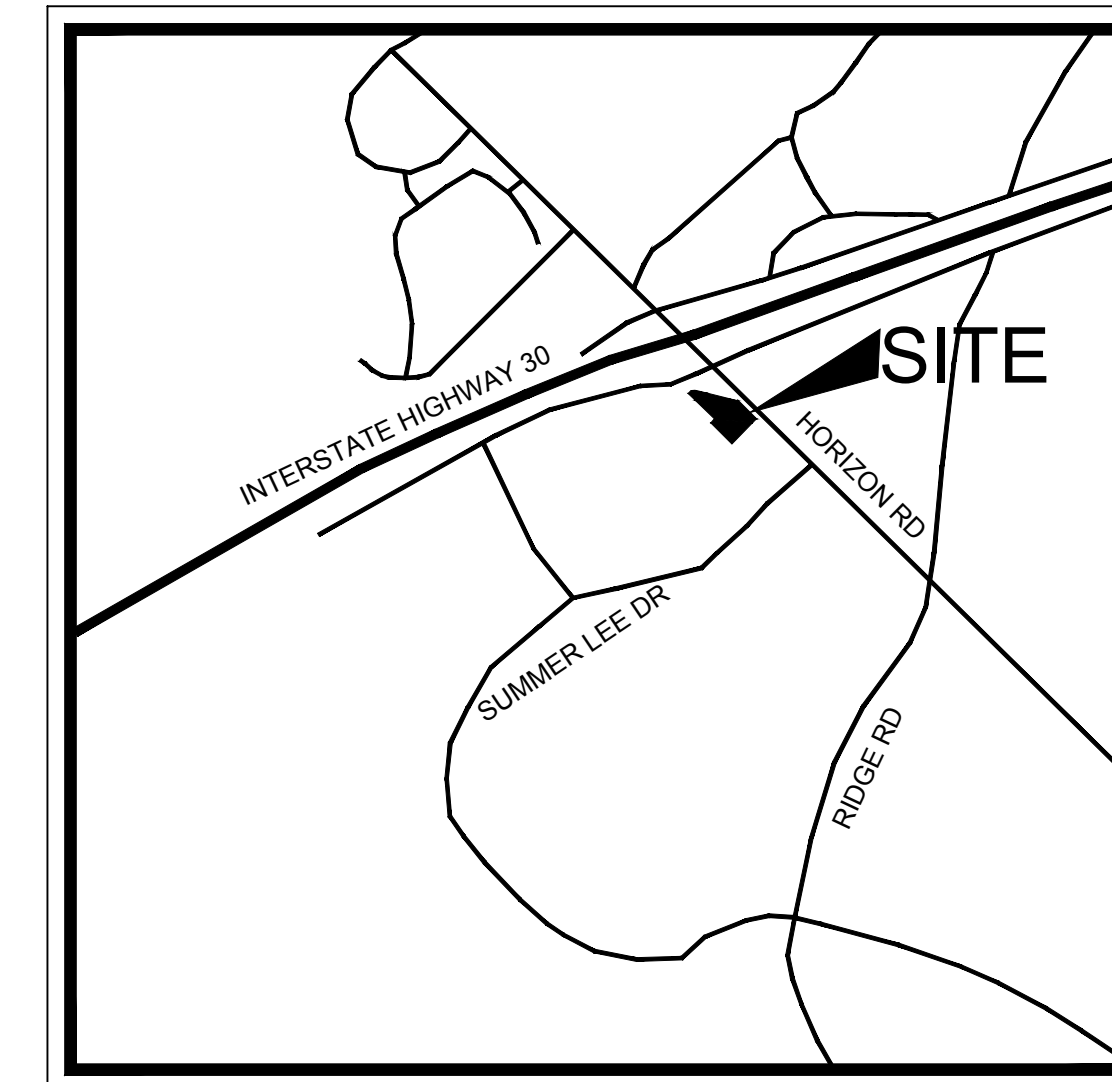
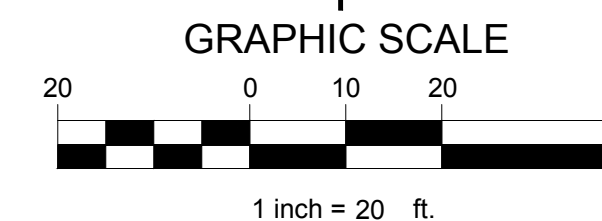
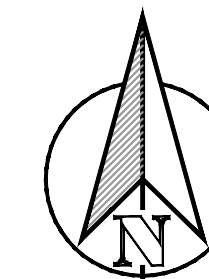
Case Number: Z2016-010
Case Name: CareNow
Case Type: PD Development Plan
Zoning: PD-32
Case Address: SWC of IH-30 and Horizon Road



Date Created: 03/14/2015
 For Questions on this Case Call (972) 771-7745

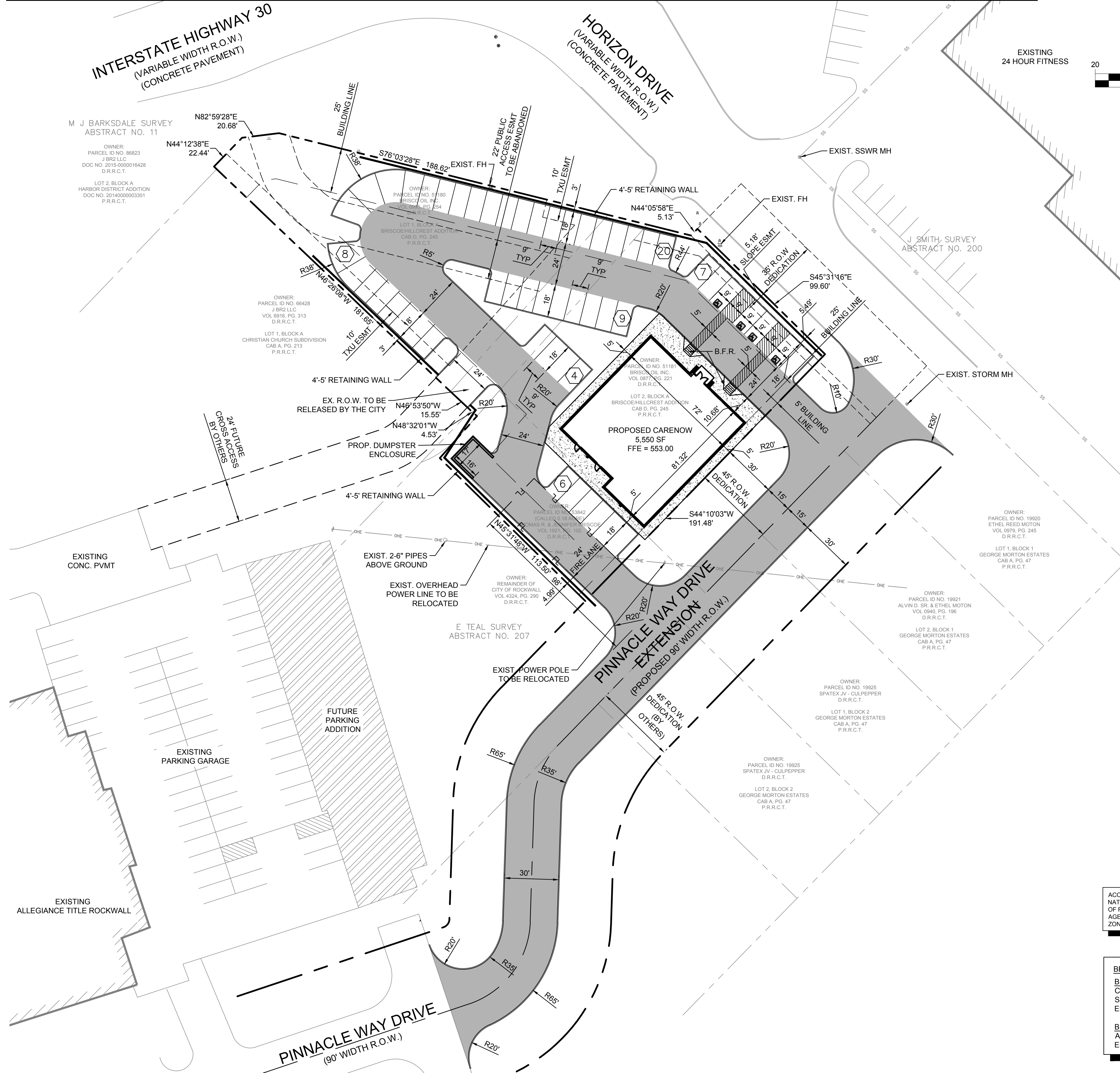
SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	LOT COVERAGE		FLR AREA RATIO		PARKING			HANDICAP SP.		TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING PROV.
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.		
1, 2 & ROW HILL TOP DR.	PD-32	MEDICAL OFFICE	1.11	48,296	5,550	25' - 5"	60% MAX	11.5%	0.4:1 MAX	0.11	MEDICAL OFFICE (1 PER 200 SQ FT)	28	54	2	4	35,143	13,153



VICINITY MAP
N.T.S.

LEGEND	
	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	BARRIER FREE RAMP
	PROPOSED FIRE LANE



FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48397C0040L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF ROCKWALL COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

BENCH MARKS

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

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

CITY CASE #:

SITE PLAN

LEGAL DESCRIPTION:

LOT 1 & LOT 2, BLOCK A
BRISCOE / HILLCREST ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL

OWNER:

TOM R BRISCOE AND BRISCOE OIL, INC.
2323 STEVENS ROAD,
HEALTH, TX, 75032

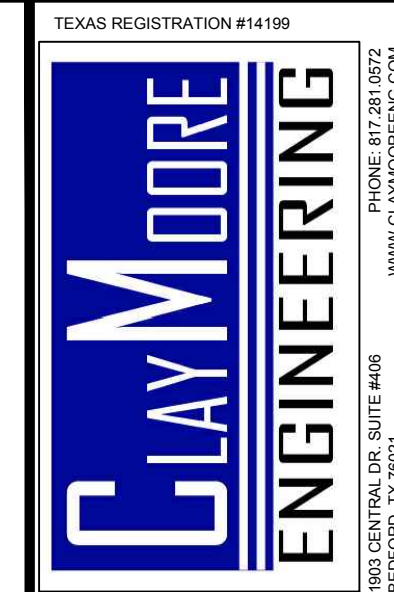
APPLICANT:

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

SURVEYOR:

VOTEX SURVEYING COMPANY
12305 CAPELLA TRAIL
AUSTIN, TX 78732
PH: 512.953.8112

COUNTY:	CITY:	STATE:
ROCKWALL COUNTY	CITY OF ROCKWALL	TEXAS



PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800, Date 03/11/2016.

CARENOW
LOT 1 & 2, BLOCK A
BRISCOE/HILLCREST ADDITION
ROCKWALL, TX

No.	DATE	REVISION	BY

SITE PLAN

DESIGN:	JEV
DRAWN:	JEV
CHECKED:	CLC
DATE:	03/11/2016

SHEET
SP-1

PLOTTED BY: JVALDEZ
PLOT DATE: 3/10/2016 3:53 PM
LOCATION: C:\EGNITE\SHARED\PROJECTS\2016-029 CRESTVIEW ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 3/10/2016 3:59 PM

ISSUE DATES			
NO.	DATE	ISSUE NAME	CMT. SUBMITTAL
1	03.11.16		

HOUSTON: East West, Suite 800
Houston, Texas 77008
713.868.1103 V

DALLAS: 5717 Legacy Drive, Suite 240
Dallas, Texas 75244
972.490.7202 V

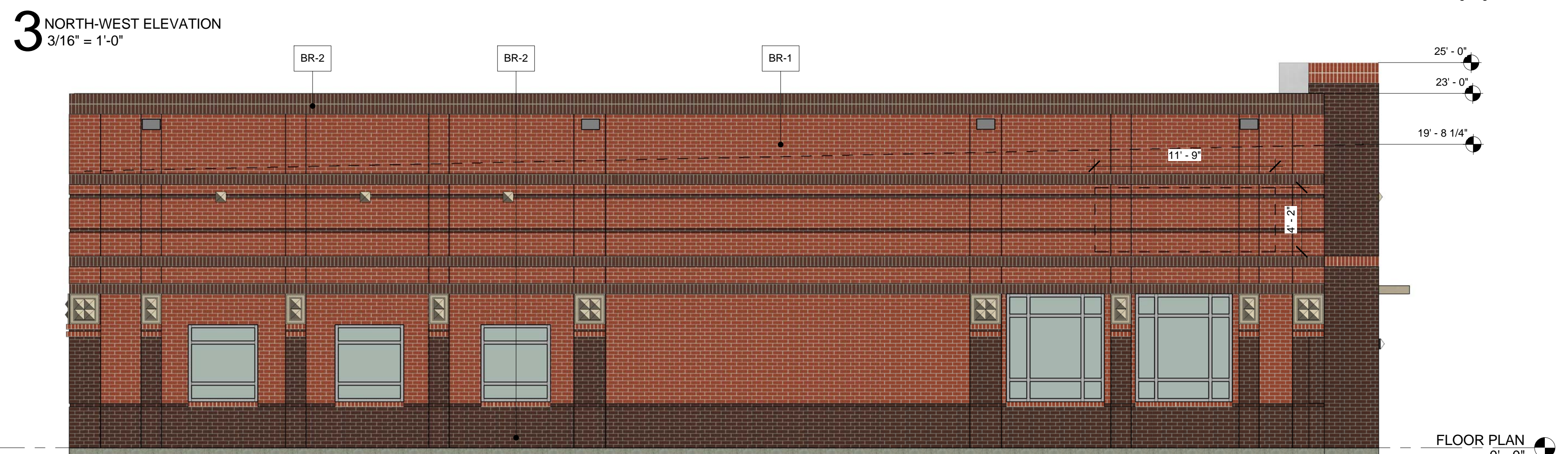
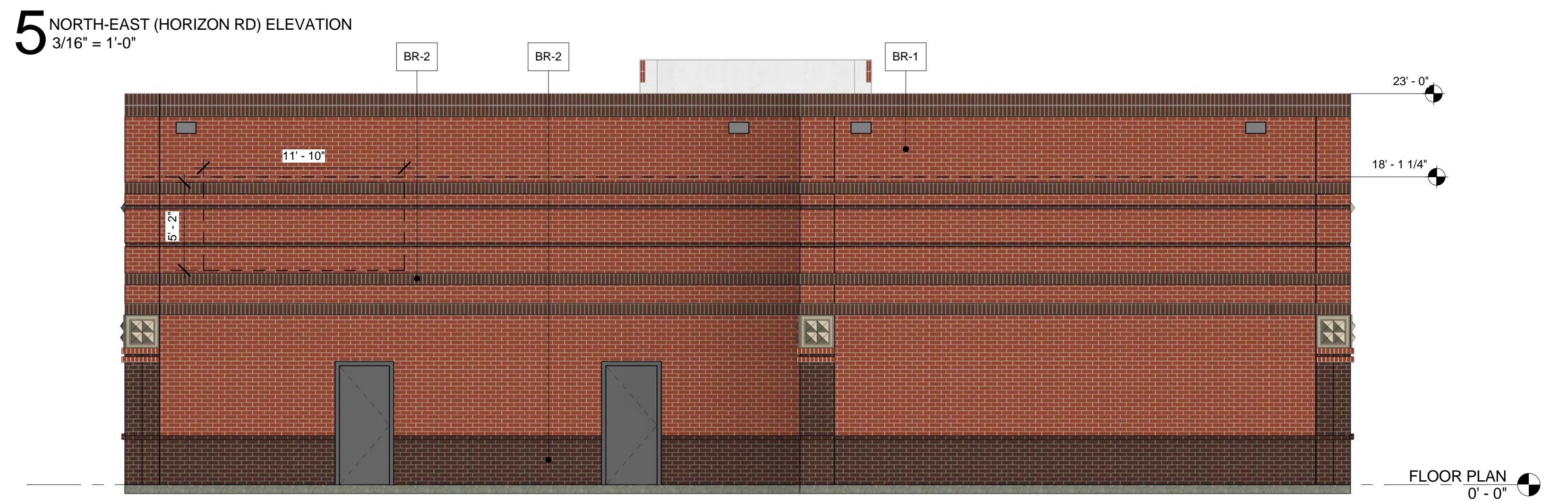
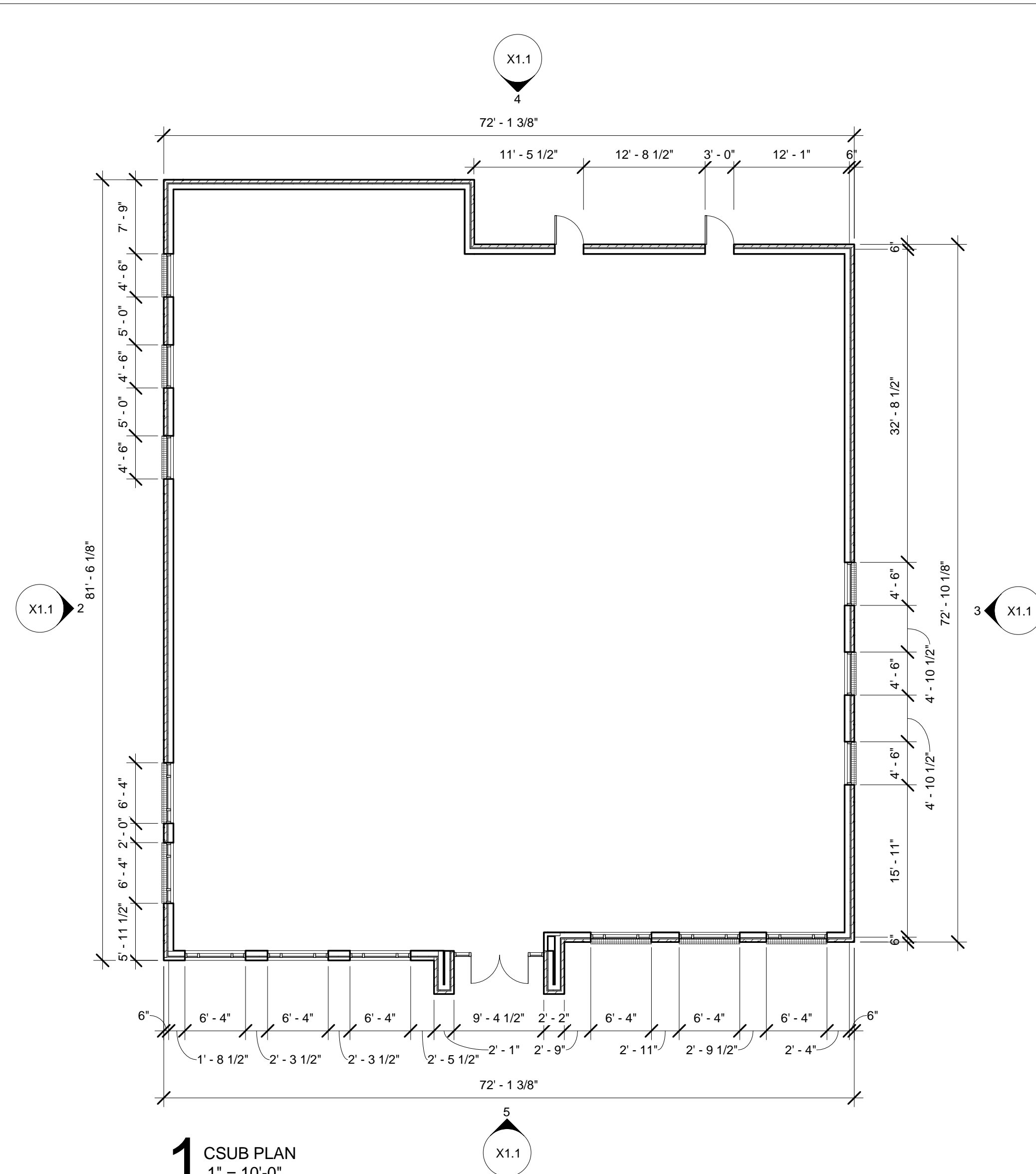
HEIGHTS VENTURE ARCHITECTS, A.L.L.A.

CARENOW
PINNACLE WAY & HORIZON ROAD
SOUTHLAKE, TEXAS
A PROJECT FOR: CARENOW

PROJECT NO. 15207-151
DATE PLOTTED:
CHECKED BY: WLRH DRAWN BY: EF

SHEET TITLE
CSUB ELEVATIONS

SHEET NUMBER
X1.1



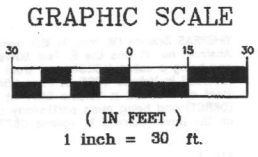
EXTERIOR FINISH SCHEDULE		
	MATERIAL TYPE	COLOR
SN-1	STONE VENEER	BLACKSON BRICK CO. COTTON STB RANDOM CHOPPED
BR-1	BRICK	RED, TO MATCH FORTERRA V130
BR-2	BRICK	BLACKSON BRICK CO. COTTON STB RANDOM CHOPPED

MATERIAL COVERAGE CALCULATIONS								
MATERIAL	NE - ELEVATION (S.F.)		SW - ELEVATION (S.F.)		NW - ELEVATION (S.F.)		SE - ELEVATION (S.F.)	
	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%
STONE	516	40	0	0	0	0	0	0
BRICK	810	60	1608	100	1900	100	1806	100
MASONRY:	1326	100.00	1608	100.00	1900	100.00	1806	100.00
GLAZING:	360	9	---	---	68	4	157	8

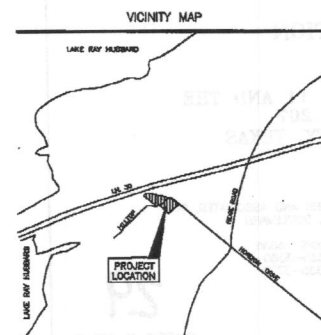
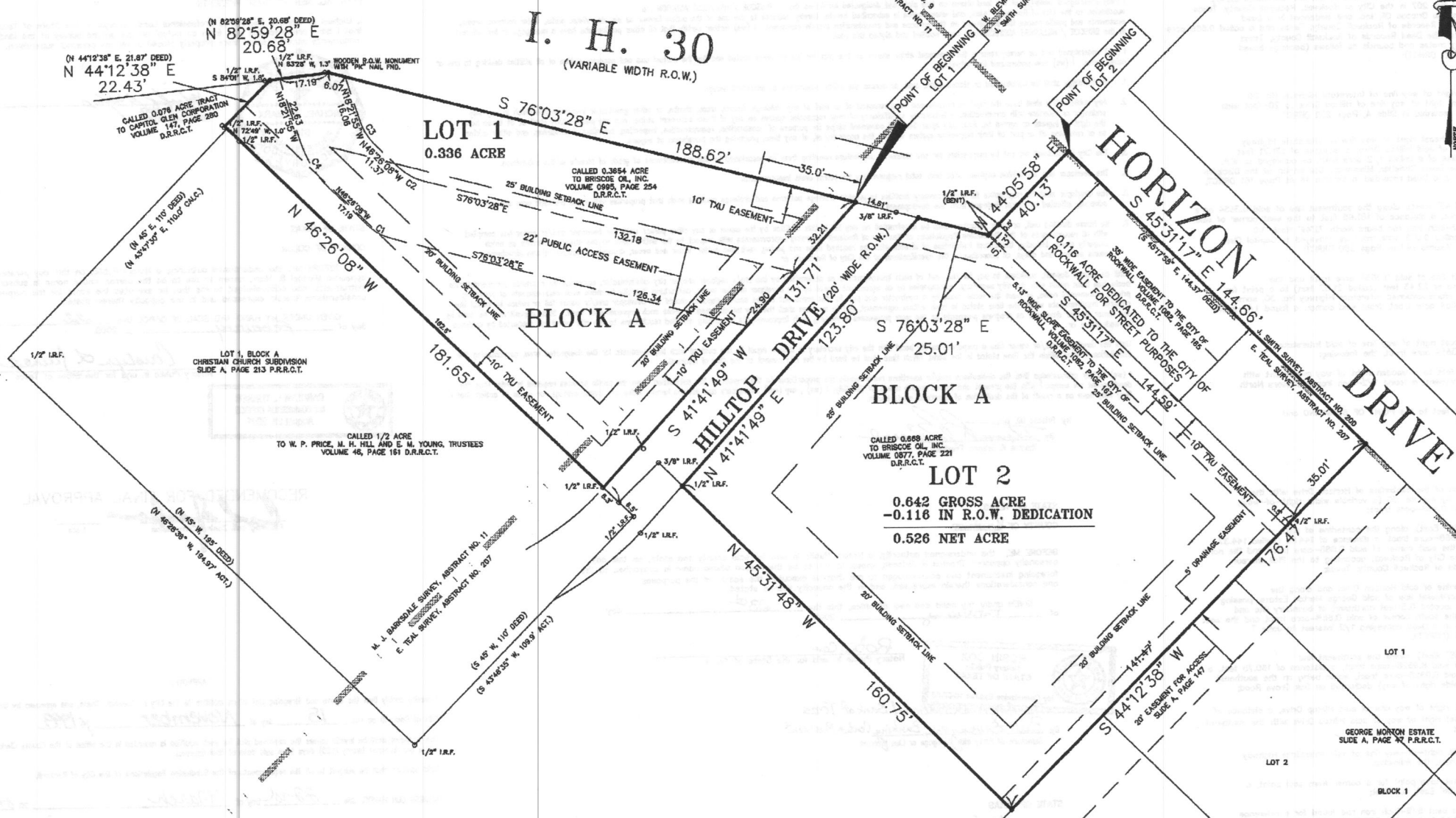
D-2450246

FILED FOR RECORD
ROCKWALL CO., TEXAS
00 MAR 30 PM 2:30
LAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

CURVE TABLE					
CURVE	LENGTH	RADIUS	Delta	CB	CD
C1	10.34	20.00	29°37'20"	S61°14'48"E	10.23
C2	10.34	20.00	29°37'20"	S61°14'48"E	10.23
C3	9.80	20.00	28°04'13"	S32°24'02"E	9.70
C4	20.58	42.00	28°04'13"	S32°24'02"E	20.37



Briscoe/Hillcrest



Note: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required by Ordinance 53-54.

FINAL PLAT
BRISCOE/HILLCREST ADDITION
LOTS 1 AND 2, BLOCK A
SITUATED IN THE
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11 AND THE
E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
BRISCOE OIL, INC.
420 E. GROVE
TERRELL, TEXAS 75160

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
9300 WADE BOULEVARD
SUITE 320
FRISCO, TEXAS 75035
TEL: 972-335-3580
FAX: 972-335-3779