



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2070-008

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)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 3014 RIDGE ROAD, ROCKWALL, TX 75032

Subdivision WILLIS-SEALOCK ADDITION Lot 1 Block A

General Location RIDGE ROAD AND ARISTA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning GR

Current Use DENTAL SURGERY OFFICE

Proposed Zoning ---

Proposed Use SAME

Acreage 37

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 DR. KETAN PAREKH

Applicant STUDIO S2C, LLC

Contact Person DR. KETAN PAREKH

Contact Person SHANE CHRISTIAN

Address 3014 RIDGE ROAD

Address 1722 RIO BLANCO DR.

City, State & Zip ROCKWALL, TX 75032

City, State & Zip FRISCO TX 75033

Phone 469-338-2397

Phone 214-394-3843

E-Mail kpparekh@yahoo.com

E-Mail smc - s2c@yahoo.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Ketan Parekh [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 \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of April, 20 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 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 16 day of April, 20 20.

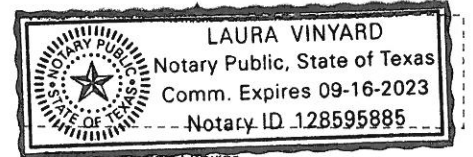
Owner's Signature

[Signature] Ketan Parekh

Notary Public in and for the State of Texas

DEVELOPMENT APPLICATION

[Signature]



9/16/2023



SP2020-008- 3014 RIDGE ROAD
AMENDED SITE PLAN - LOCATION MAP =



City of Rockwall

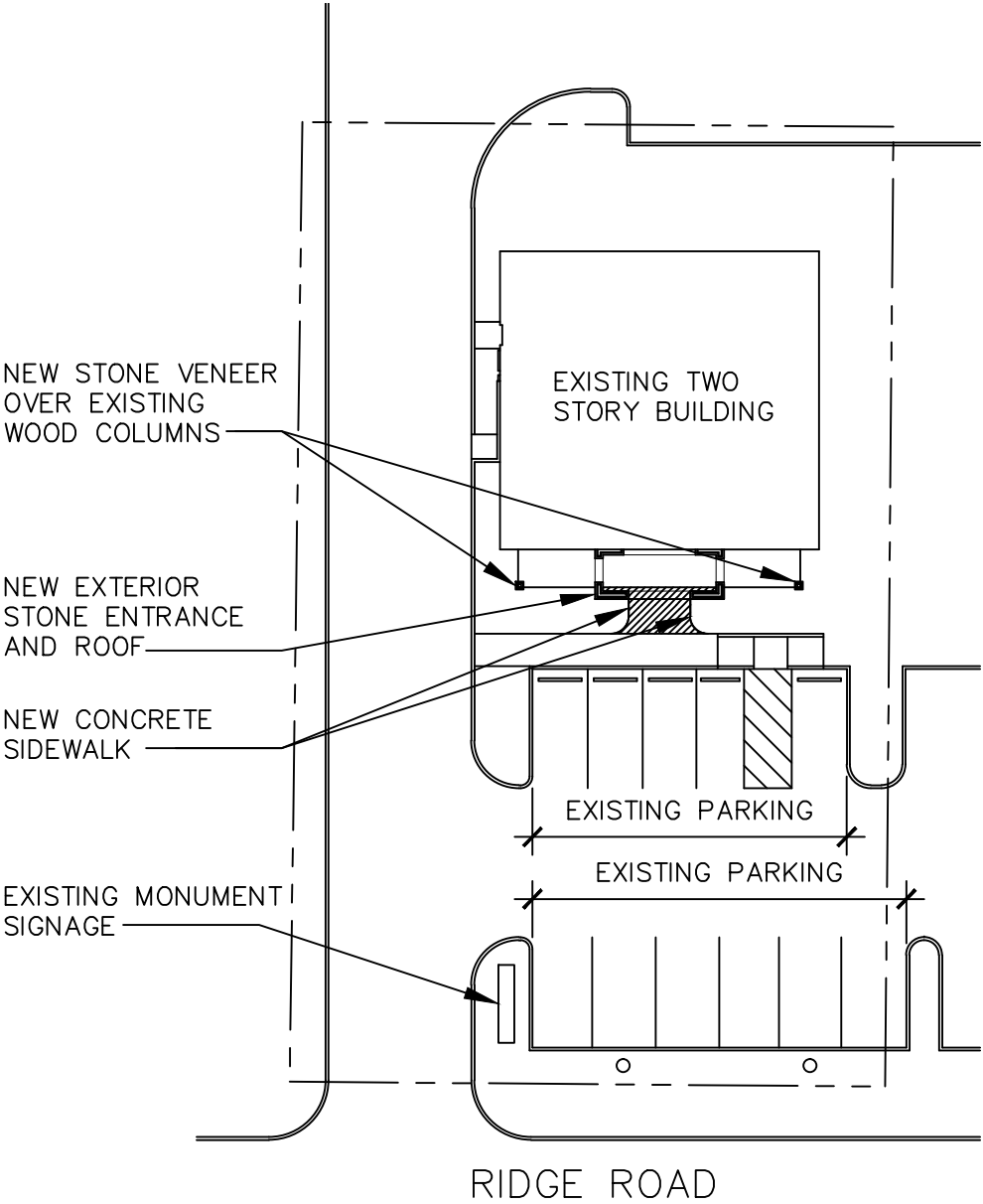
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

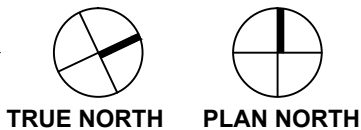


GENERAL NOTES AND SYMBOLS:

1. SAW CUT CJ IN SIDEWALK TO BE AT 5'-0" OC. UON.
2. SIDEWALKS TO BE 5'-0" WIDE UON.
3. SIDEWALKS RAD. TO BE 3', 5', 10', 20', AND 30'.
4. SLOPE ALL CONCRETE PADS AND SIDEWALKS 1/4" PER FT. MAX. AWAY FROM BUILDING, TYP.
5. CONTRACTOR TO PROVIDE 4", 4000 PSI CONCRETE WITH WELDED WIRE MESH REINFORCING OVER COMPACTED SUB-BASE. SAW CUT CONSTRUCTION JOINTS AT 5' CENTER MAX, TYP.
6. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 4 OF 2012 TAS.



1 SITE PLAN
SCALE: 1/32" = 1'-0"



STUDIO S2C
ARCHITECTURE
1722 Rio Blanco Dr.
Frisco, TX 75033
PH. 214.394.3843

LPSE, INC.
STRUCTURAL
ENGINEER
1723 E. Southlake Blvd., Suite 200
Southlake, TX 76092
PH. 817.488.9933

PINNACLE
Oral Surgery Specialist
3014 Ridge Road
Rockwall, TX 75032

ISSUE DATE:
APRIL 14z, 2020
PROJECT NUMBER
04012020.00001

SHEET NAME:
SITE PLAN

SHEET NUMBER:
A1.0

REVISIONS	

132'-1 3/4"
T.O. NEW ROOF RIDGE

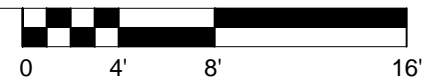
NEW ROOF- SAME SLOPE AS EXISTING ROOF
 EXISTING ROOF
 HATCH INDICATES PAINTED CEMENTITIOUS LAP SIDING OVER EXTERIOR SHEATHING OVER EXTERIOR SHEATHING OVER 2"X WD FRAMING FROM FACE OF BUILDING BACK WITH 1"X CEMENTITIOUS TRIM BETWEEN STONE AT ENTRY TOWER.
 EXISTING WINDOWS
 EXISTING EXTERIOR DOOR AND EXISTING RAMP

NOTE:
 1. THE FACADE IS FINISHED WITH 69% STONE.
 2. EXISTING WOOD FASCIA AND TRIM TO REMAIN.

NEW STANDING SEAM ENTRY ROOF
 EXISTING WOOD BEAM
 NEW STONE

100'-0"
A.F.F.

2 EXTERIOR ELEVATION - WEST
 SCALE: 1/8" = 1'-0"



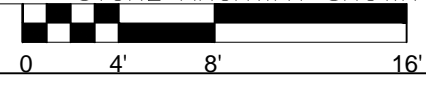
132'-1 3/4"
T.O. NEW ROOF RIDGE

120'-4 1/2"
T.O. TOP PLATE

9'-7"
T.O. STONE ARCH
 8'-0"
TO SPRING POINT

100'-0"
A.F.F.

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



NOTE:
 1. PULL POWER FROM EXISTING PORCH LIGHTS AND PROVIDE POWER TO NEW SIGNAGE, BIRD DETERRENT, AND 12'-0" LED LIGHTS IN NICHE AS NEEDED.
 2. THE FACADE IS FINISHED WITH 82% STONE.
 3. EXISTING WOOD FASCIA AND TRIM TO REMAIN.

NEW 12'-0" LONG LED LIGHT INSTALLED IN INSET OF FACADE
 EXISTING WINDOW WITH EXISTING WOOD SHUTTERS, SHUTTERS TO BE PREPPED AND THEN PAINTED BLACK
 NEW 4" STONE VENEER OVER EXISTING 6"X6" WOOD COLUMN WITH CAST STONE BASE
 NEW CAST STONE BASE OVER EXISTING 6"X6" WOOD COLUMN AND BUILDING WRAP

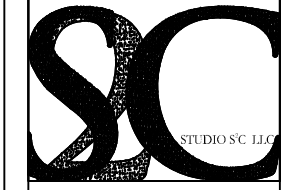
OPEN
 6" CEMENTITIOUS FASCIA
 NEW SIGNAGE BY OWNER

HATCH INDICATES STONE. STONE TO MATCH EXISTING STONE ON EXTERIOR FACADE
 HATCH INDICATES CAST STONE. 8" WIDE CAST STONE ARCHWAY SHOWN HERE.

EXISTING ROOF TO REMAIN

NEW 4" STONE VENEER AND CAST STONE BASE OVER EXISTING 6"X6" WOOD COLUMN WITH BUILDING WRAP

EXISTING WINDOW WITH EXISTING WOOD SHUTTERS, SHUTTERS TO BE PREPPED AND THEN PAINTED BLACK



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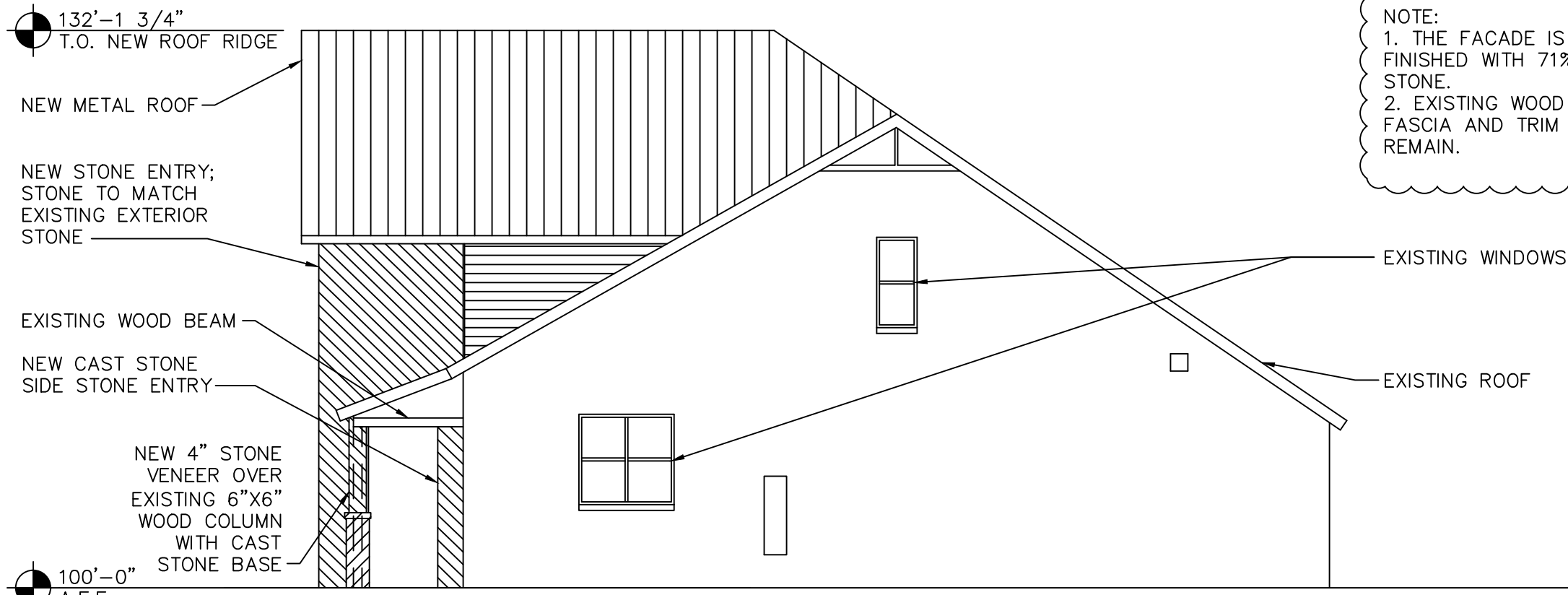
ISSUE DATE:
 APRIL 16, 2020
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SHEET NAME:
 EXTERIOR ELEVATIONS

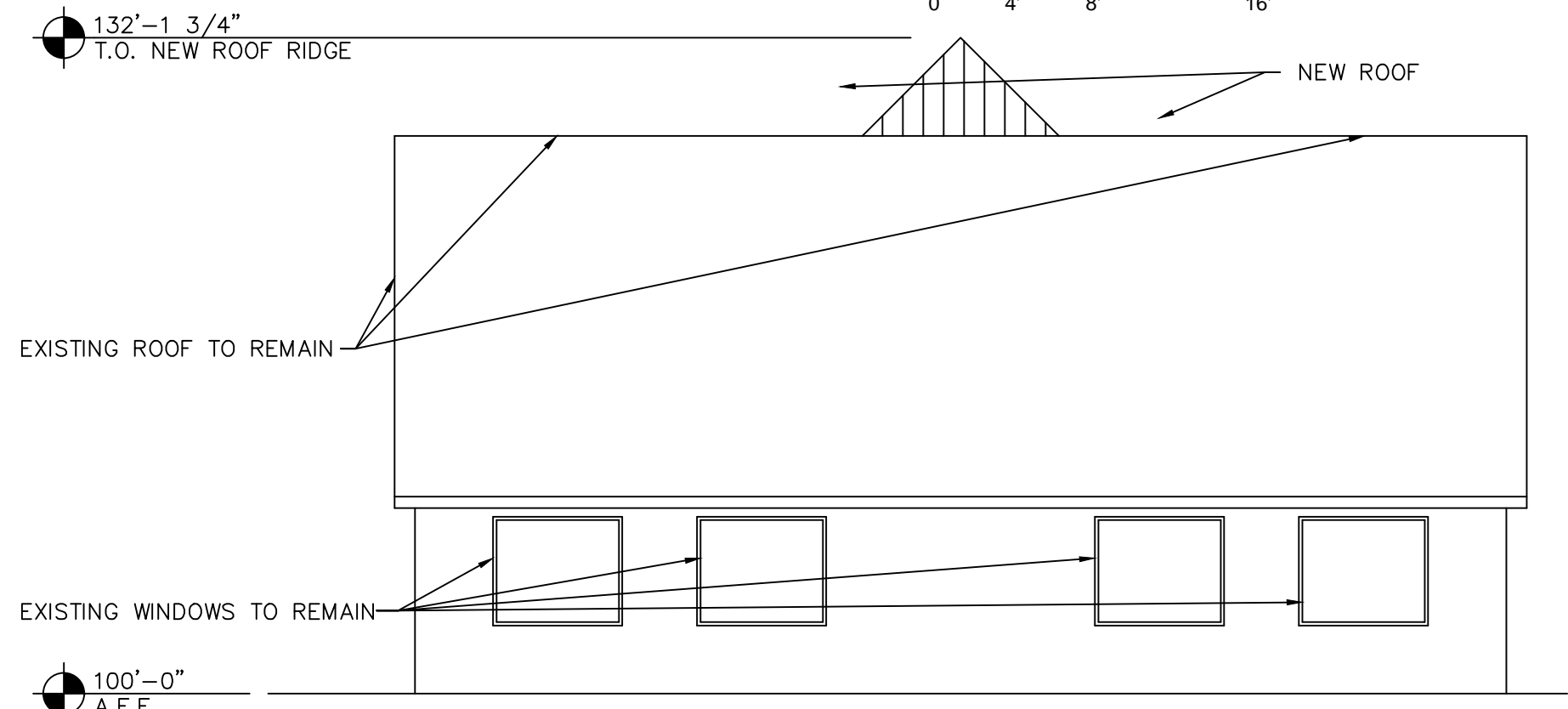
SHEET NUMBER:
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REVISIONS	
▲	4-16-2020

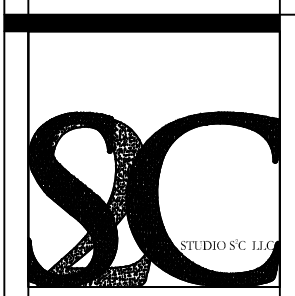
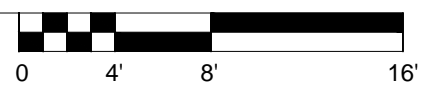
NOTE:
 1. THE FACADE IS FINISHED WITH 71% STONE.
 2. EXISTING WOOD FASCIA AND TRIM TO REMAIN.



2 EXTERIOR ELEVATION - EAST
 SCALE: 1/8" = 1'-0"



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



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SHEET NAME:
 EXTERIOR ELEVATIONS

SHEET NUMBER:
A4.1

REVISIONS	
▲	4-16-2020