



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-020

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 2510 Ridge Rd.

SUBDIVISION La Jolla Pointe Addition

LOT 1 BLOCK D

GENERAL LOCATION NW corner of La Jolla and Ridge Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Undeveloped

PROPOSED ZONING Commercial

PROPOSED USE Medical

ACREAGE .68

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

APPLICANT

Architectonics Texas, LLC

CONTACT PERSON Dr. Stan Tolkachjov

CONTACT PERSON Steven Reyes

ADDRESS 4024 Marble Hill Rd.

ADDRESS 2235 Ridge Rd.

CITY, STATE & ZIP Frisco, TX 75034

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE 9014122767

PHONE 9723451684

E-MAIL stan.tolkachjov@epiphanydermatology.com

E-MAIL steven.reyes583@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

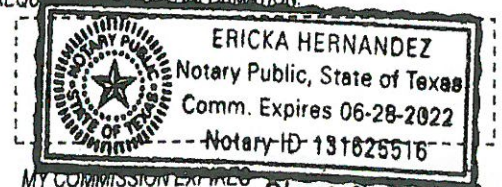
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ 210 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF September, 2021. BY SIGNING THIS APPLICATION, 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 17 DAY OF September, 2021.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]





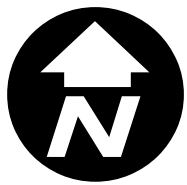
SP2021-026- SITE PLAN FOR MEDICAL OFFICE
AT 2510 RIDGE ROAD
SITE PLAN - LOCATION MAP = 



City of Rockwall

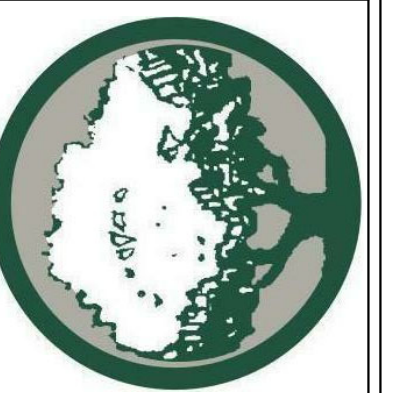
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





ARCHITECTONICS TEXAS, LLC
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



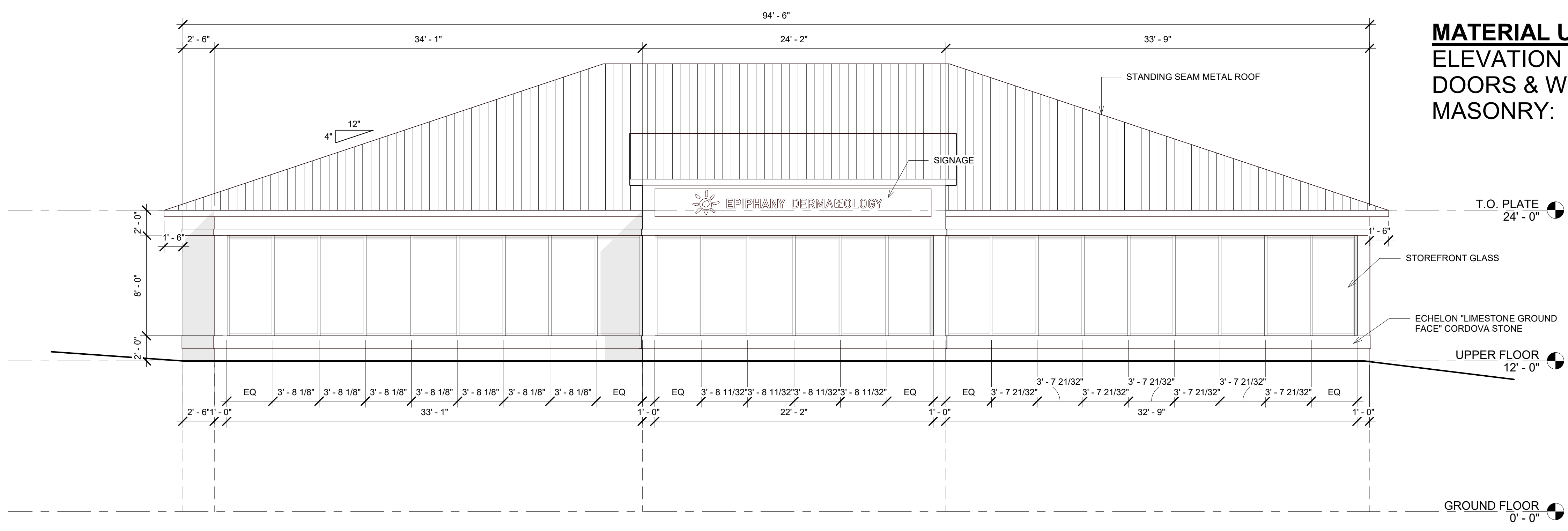
NO.	REVISIONS	DATE

PROJECT NAME AND ADDRESS:
**DR. TOLKACHUOV
 MEDICAL BUILDING**
 LOT 1 BLOCK D
 LA JOLLA POINTE ADDITION

PROJECT No.	-
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/28/2021
SCALE	3/16" = 1'-0"
SHEET NO.	of

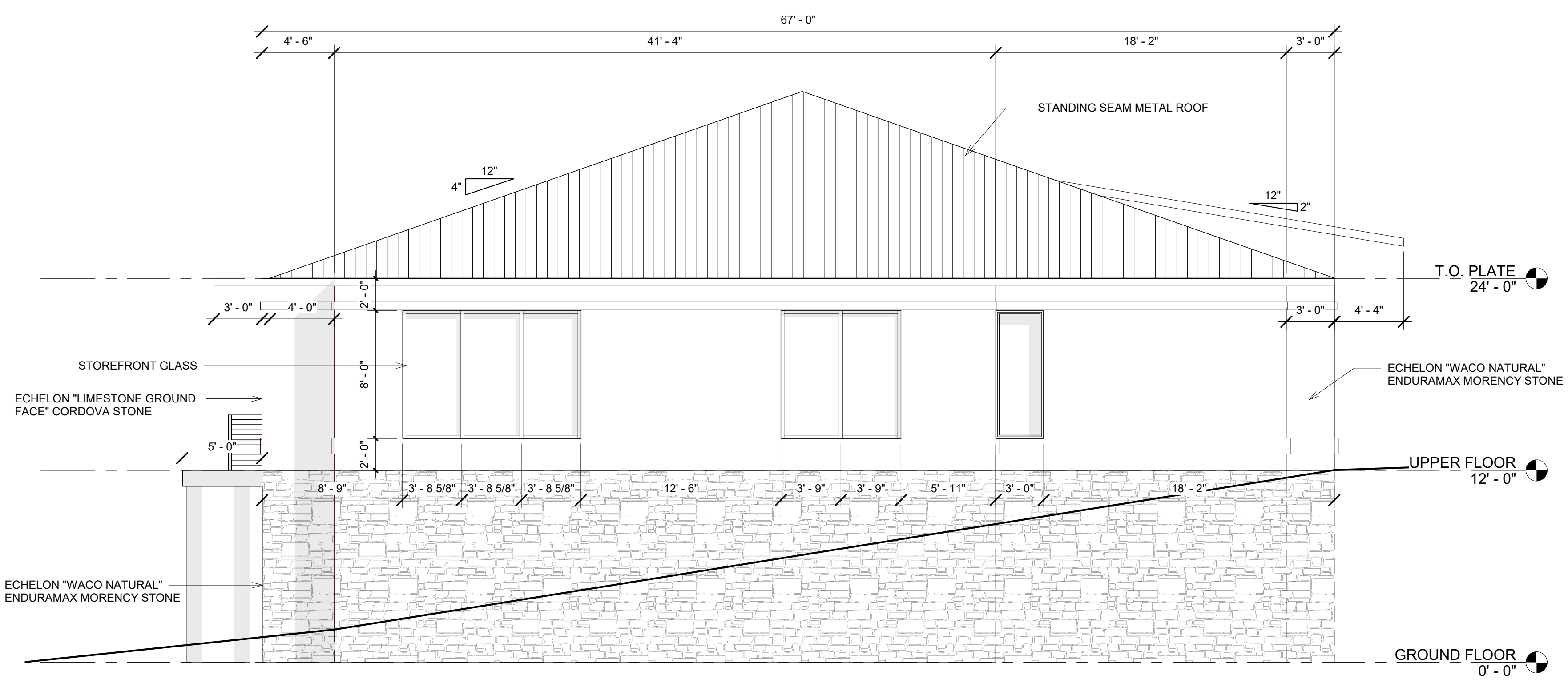
DRAWING NAME:
**ELEVATIONS -
 N & E**

A2.0



MATERIAL USAGE (%)
 ELEVATION AREA: 1147.12 SF
 DOORS & WINDOWS: 702.67 SF 61.3%
 MASONRY: 444.45 SF 38.7%

③ EAST ELEVATION
 3/16" = 1'-0"



MATERIAL USAGE (%)
 ELEVATION AREA: 1169.32 SF
 DOORS & WINDOWS: 171.95 SF 14.8%
 MASONRY: 997.37 SF 85.2%

④ SOUTH ELEVATION
 3/16" = 1'-0"



ARCHITECTONICS TEXAS, LLC
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD. STE. 200
 ROCKWALL, TEXAS 75087



NO.	REVISIONS	DATE

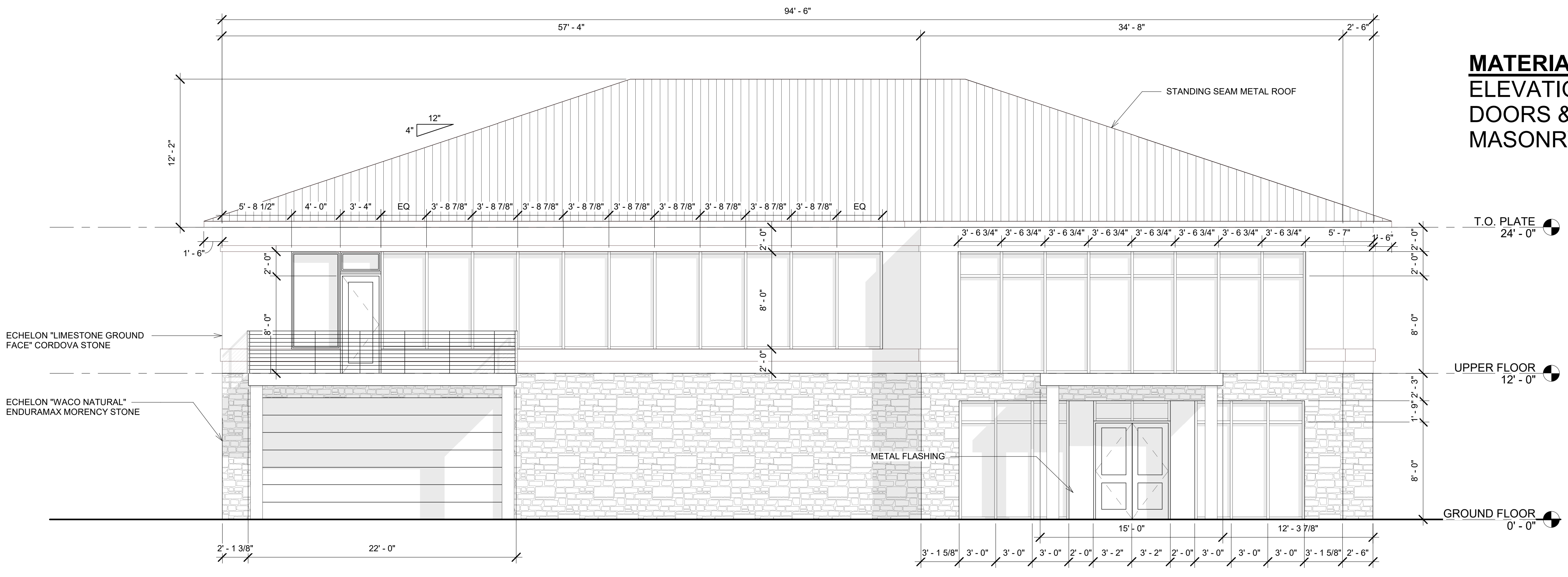
PROJECT NAME AND ADDRESS:
**DR. TOLKACHUOV
 MEDICAL BUILDING
 LOT 1 BLOCK D
 LA JOLLA POINTE ADDITION**

PROJECT No.	
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/28/2021
SCALE	3/16" = 1'-0"
SHEET NO.	of

DRAWING NAME:
**ELEVATIONS -
 S & W**

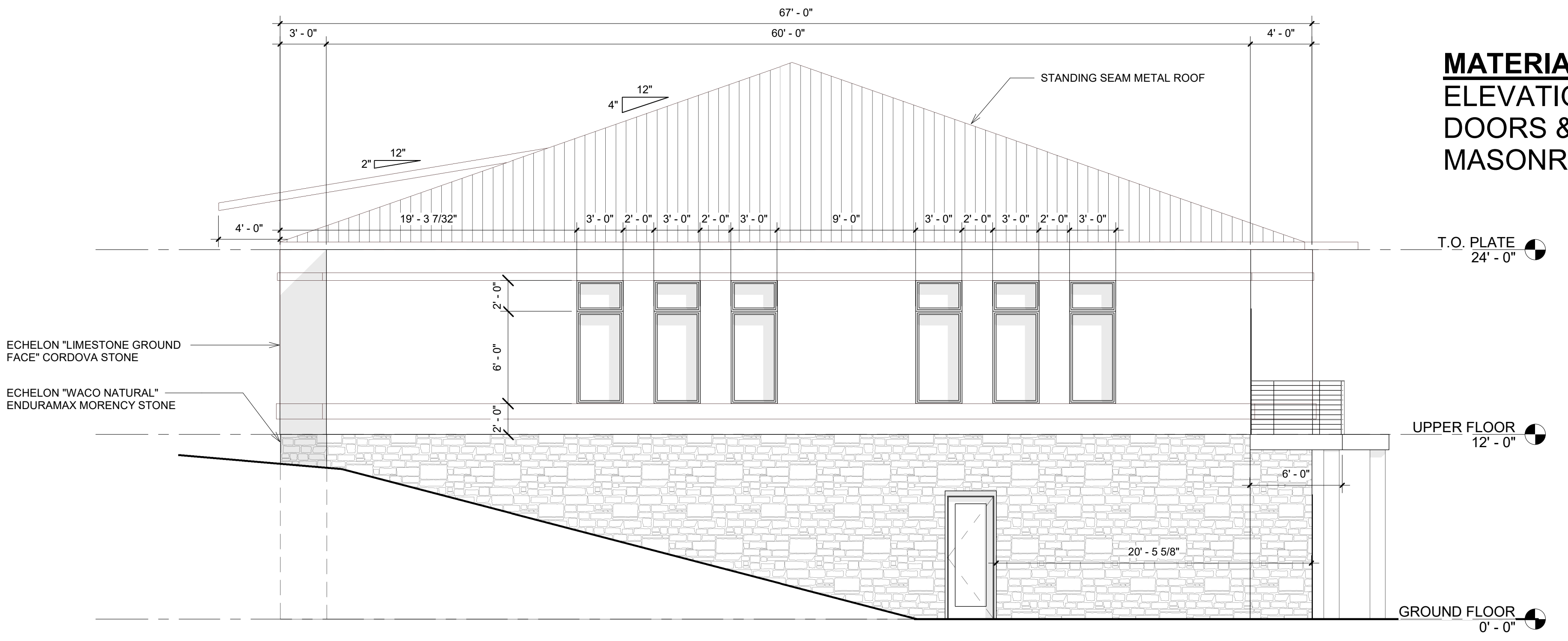
A2.1

MATERIAL USAGE (%)
 ELEVATION AREA: 2268.25 SF
 DOORS & WINDOWS: 1152.58 SF 50%
 MASONRY: 1115.67 SF 50%



3 WEST ELEVATION
 3/16" = 1'-0"

MATERIAL USAGE (%)
 ELEVATION AREA: 1429.19 SF
 DOORS & WINDOWS: 169.9 SF 11.9%
 MASONRY: 1260.19 SF 88.1%



4 NORTH ELEVATION
 3/16" = 1'-0"



VIEW FROM PARKING LOT, WESTERN FACADE



VIEW VISIBLE FROM RIDGE RD, EASTERN FACADE



ECHELON "LIMESTONE GROUND FACE" CORDOVA STONE



ECHELON "WACO NATURAL" ENDURAMAX MORENCY STONE

PROPERTY INFO
2510 RIDGE RD
LA JOLLA POINTE ADDITION LOT 1 BLOCK D
ROCKWALL, TX 75087

OWNER
DR STAN TOLKACHJOV
4024 MARBLE HILL RD
FRISCO TX 75034

ARCHITECT
ARCHITECTONICS TEXAS, LLC
2235 RIDGE RD
ROCKWALL TX 75087

REQUIRED TREES (frontage)

A. STREET TREES
 1 TREE FOR EVERY 50 L.F. OF FRONTAGE
 FRONTAGE LENGTH : 476.91' / 50' = 9.5
 9 TREES REQUIRED
 (4) TREES EXISTING - 10"/6"/6" HACKBERRY, 10" ELM, (2) 8" ELM

TREE DESIGNATION KEY

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED	(1:1)
NP	NON-PROTECTED	(.5:1)

CIRCLED TREES TO BE REMOVED AND REPLACED

MITIGATION CALCULATION*

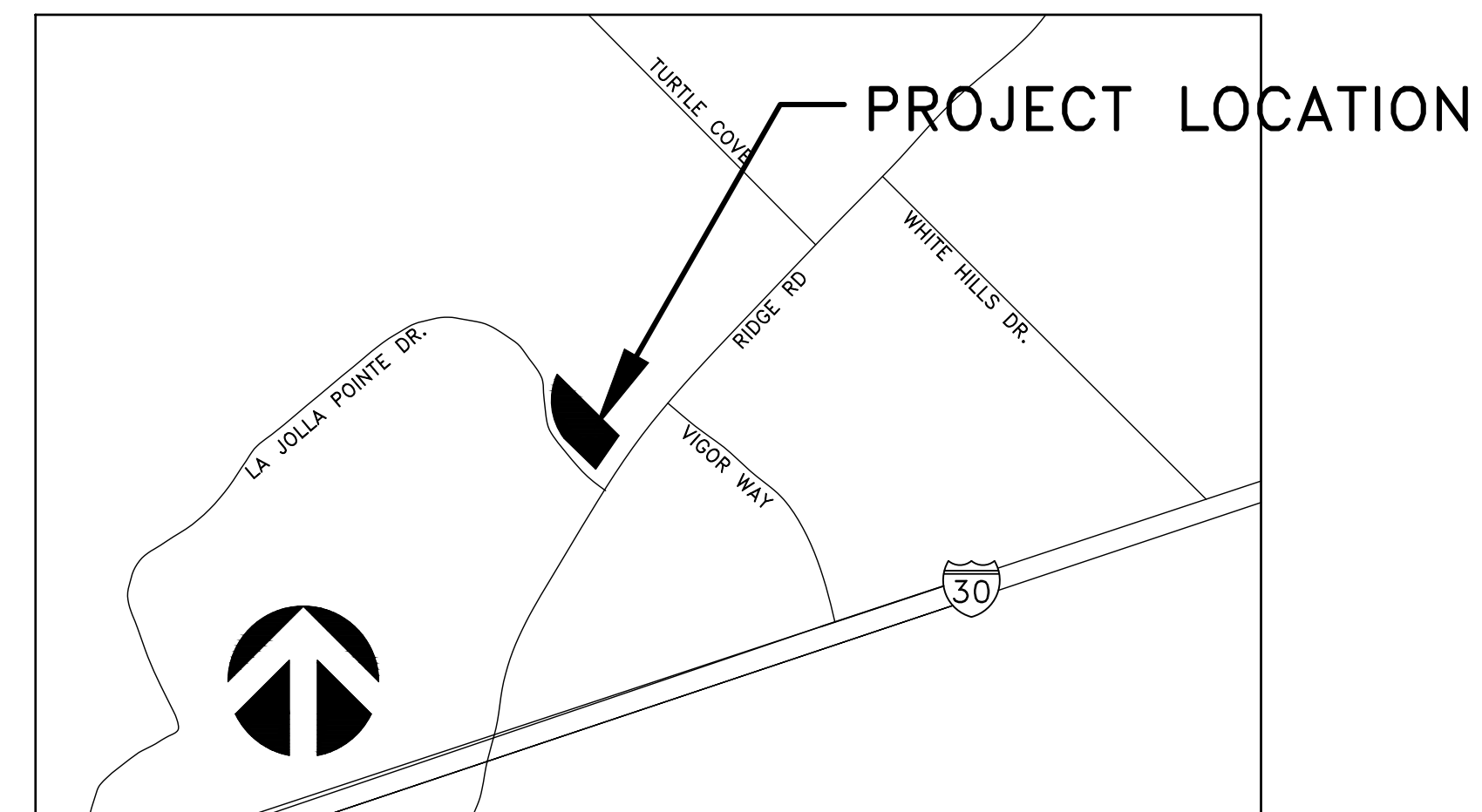
PROTECTED TREES :	20" X 1	= 20"
NON-PROTECTED TREES	20" X .5	= 10"
TREE REPLACEMENT (")		= 30"

TOTAL TREE REPLACEMENT = 30"

NOTE: IRRIGATION DESIGN TO MEET REQUIREMENTS OF UNIFIED DEVELOPMENT CODE

*APPLIES TO TREES CIRCLED ON PLAN

NOTE: NO TREES TO BE PLANTED WITHIN 5'-0" OF ANY PUBLIC WATER OR SEWER UTILITY.



VICINITY MAP

PLANT SCHEDULE

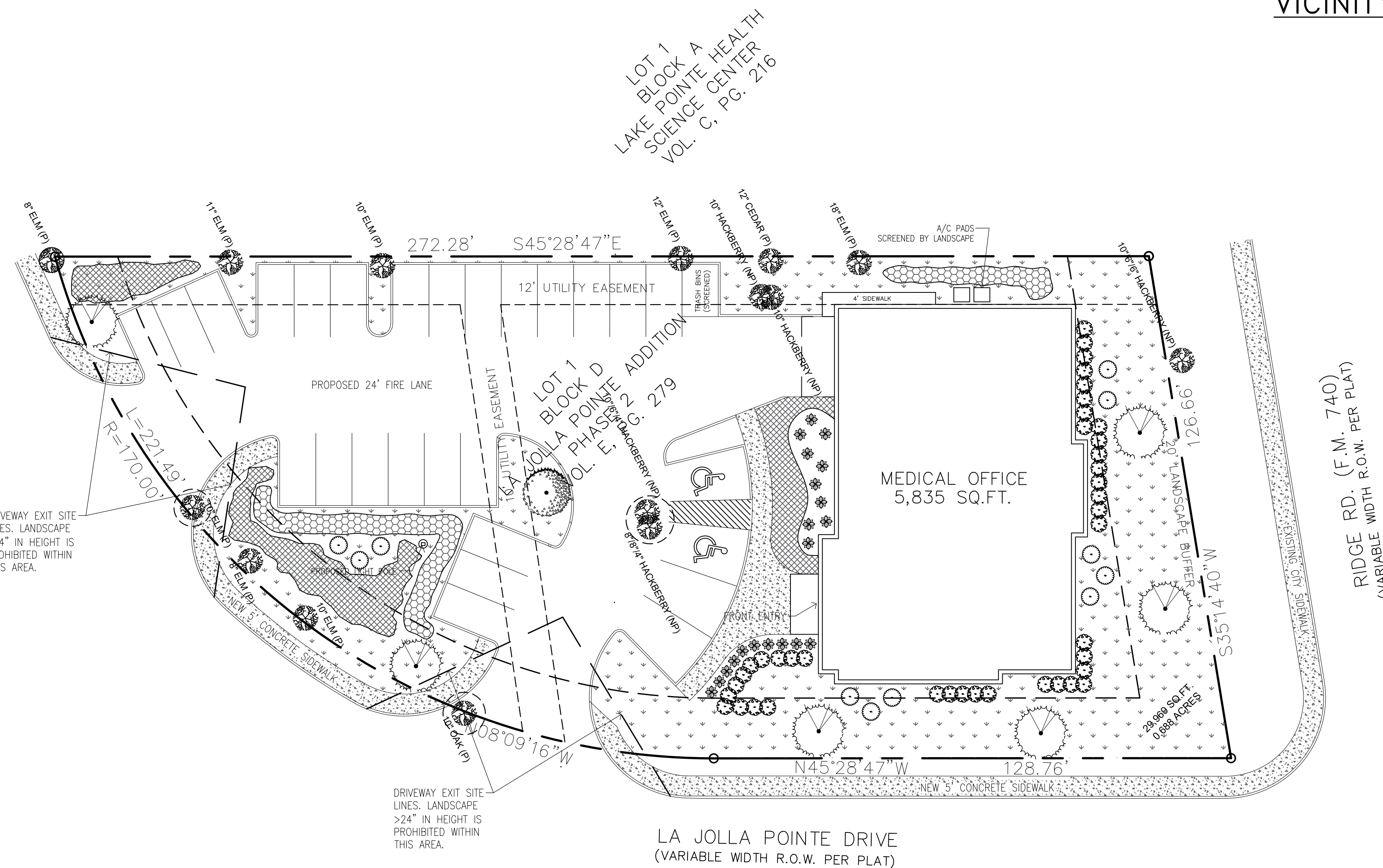
	QTY. -	SIZE -	TYPE Annuals	SPACING 6"-12"
	QTY. 11	SIZE #3	TYPE Cenizo (<i>Leucophyllum frutescens compacta</i>)	SPACING > 30"
	QTY. 40	SIZE #3	TYPE St. Johnswort (<i>Hypericum</i>)	SPACING > 24"
	QTY. -	SIZE #3	TYPE Dwarf Burford (<i>Ilex cornuta 'Burfordi' nana</i>)	SPACING > 24"

TREE SCHEDULE

	QTY. 6	SIZE 4.0 inches	TYPE RED OAK (<i>Quercus falcata</i>)	SPACING > 15'-0"
	QTY. 1	SIZE 4.0 inches	TYPE Sweet Gum (<i>Liquidambar styraciflua</i>)	SPACING -
	EXISTING TO REMAIN			
	TO BE MITIGATED			

GROUND COVER

	BERMUDA GRASS (<i>Cynodon dactylon</i>)
	ASIAN JASMINE (<i>Trachelospermum asiaticum</i>)



SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	29	
PARKING REQ'D	29	

APPROVED:

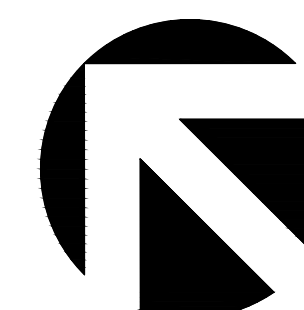
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

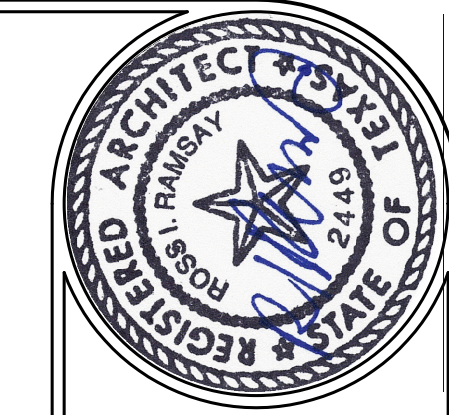
OWNER:
 DR. STAN TOLKACHJOV
 (901)412-2767
 4024 MARBLE HILL RD.
 FRISCO, TEXAS 75034



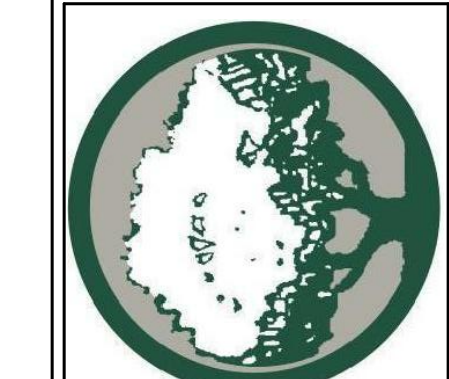
LANDSCAPE PLAN

SCALE: 1"=20'
 0 20' 40'

ARCHITECT/PLANNER:
 ARCHITECTONICS TEXAS, LLC
 ROSS RAMSAY
 (469)974-8889
 2235 RIDGE RD. STE 201
 ROCKWALL, TEXAS 75087



ARCHITECTONICS TEXAS, LLC
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD. STE. 200
 ROCKWALL, TEXAS 75087



NO.	DATE	REVISIONS / DESCRIPTIONS / ISSUES

PROJECT NAME AND ADDRESS:
 DR. TOLKACHJOV
 EPIPHANY
 LOT 1 BLOCK D
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET NO.	of

DRAWING NAME:

