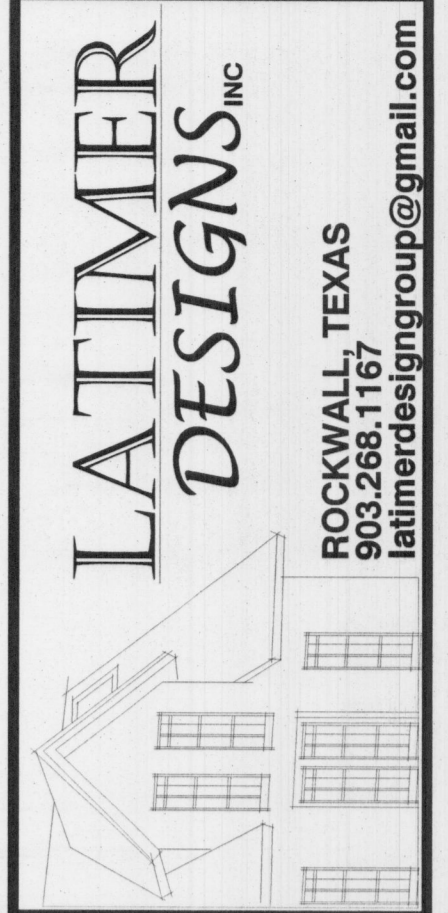
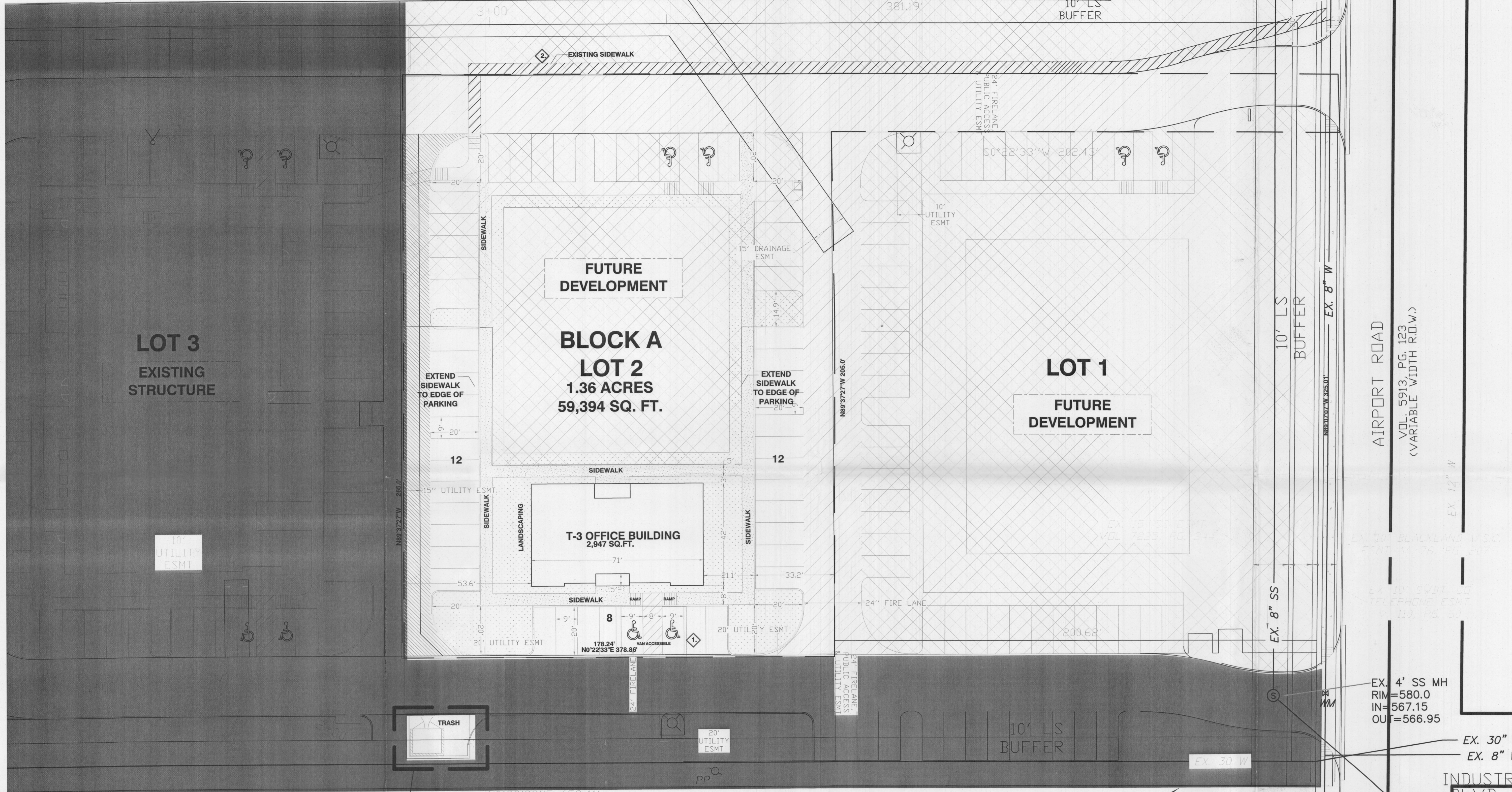


COLUMBIA PARK ADDITION
 LOT 4, BLOCK A
 CABINET H, SLIDE 329
 P.R.R.C.T.
 S 0°22'33"W 654.25'

EX. CONC. DRIVE

15' DRAINAGE
 ESMT.



DRAWN BY:
 LL

CHECKED BY:

DATE:
 10.15.2019

ISSUED FOR PRE APPROVAL:
 10.18.2019

SITE PLAN APPROVAL:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

REVISIONS:
 01.12.2020:
 1. ADA VAN ACCESS
 2. EXISTING SIDEWALK TO
 CONNECT TO BUILDING
 ENTRENACE

PROJECT/CLIENT:
 T3 CHIROPRACTIC OFFICE

LOCATION:
 1503 AIRPORT ROAD • ROCKWALL • TX • 75087

DATE:
 12.17.2019

CASE # SP2019-041

SHEET TITLE:
 SITE PLAN

SHEET NO.:
 SP - 0.01

LOT 3
 EXISTING
 STRUCTURE

**FUTURE
 DEVELOPMENT**

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

LOT 1
 FUTURE
 DEVELOPMENT

T-3 OFFICE BUILDING
 2,947 SQ.FT.

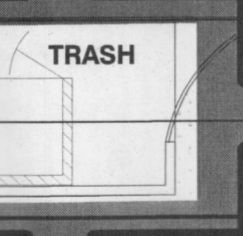
10' UTILITY
 ESMT

EXTEND
 SIDEWALK
 TO EDGE OF
 PARKING

EXTEND
 SIDEWALK
 TO EDGE OF
 PARKING

LANDSCAPING

8
 178.24
 N0°22'33"E 378.8P



20' UTILITY
 ESMT

10' LS
 BUFFER

EX. 4' SS MH
 RIM=580.0
 IN=567.15
 OUT=566.95

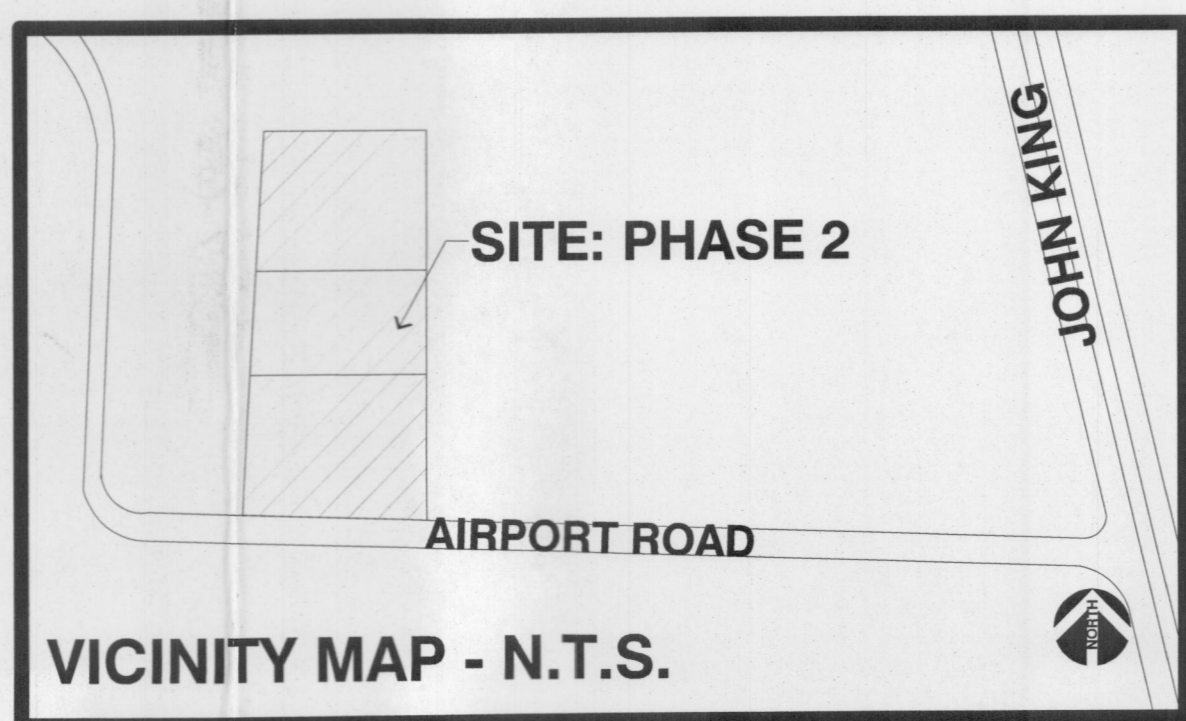
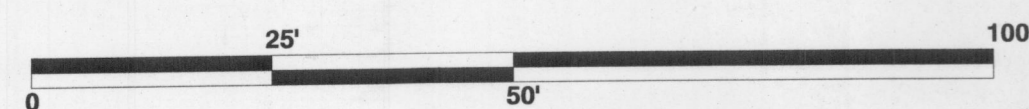
EX. 30" W
 EX. 8" W

INDUSTRI
 BLVD.

SEE SHEET A - 0.02

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

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



LEGEND

- NEW SIDEWALK
- FIRE LANE
- NEW PARKING SPACES
- PARKING ACCESS
- LANDSCAPING
- FUTURE DEVELOPMENT
- NOT IN SCOPE OF WORK

SITE NOTES

1. TOTAL BUILDING SQUARE FOOTAGE: 2,947
2. TOTAL LOT SQUARE FOOTAGE: 24,570
3. IMPERVIOUS AREA: 11,685
4. IMPERVIOUS / LANDSCAPE: 48%
5. PARKING REQUIREMENTS: 1 SPACE / 200
6. HANDICAP SPACES REQUIRED: 1 ACCESSIBLE IN 0-25 SPACES - 2 PROVIDED
7. TOTAL PARKING SPACES PROVIDED: 32
8. ALL PARKING SPACES AT 9' X 21'

BUILDING DEVELOPEMENT

OWNER
 ZAPH & ATH PROPERTIES
 469.834.6757
 arze@me.com

GENERAL CONTRACTOR
 TRITON GENERAL CONTRACTING
 REESE BAEZ
 214.730.8752
 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

SITE PLAN SIGNATURE BLOCK 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 & Zoning Commission of the City of Rockwall on the 12 day of January, 2020.

WITNESS OUR HANDS, this 12 day of January, 2020.

[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning