

SITE DATA TABLE	
SITE AREA	1.50 ACRES (65,340 S.F.)
ZONING	SH205 BY PASS OVERLAY PD-71
PROPOSED USE	PET HOTEL
BUILDING AREA:	6,166 S.F.
LOT COVERAGE (GROSS AREA)	9.4%
FLOOR TO AREA RATIO	10.6 : 1
BUILDING HEIGHT MAX.	30'-0"
PARKING	
RETAIL (1/250SF)	25 SPACES
STANDARD	23 SPACES
HANDICAP	2 SPACES
TOTAL PROVIDED	25 SPACES

LANDSCAPE	TABULATION
NET AREA	1.50 ACRES (65,340 S.F.)
REQUIRED LANDSCAPE AREA— 20% OF 65,340 S.F.	13,068 S.F.
PROVIDED LANDSCAPE AREA— 65% OF 65,340 S.F.	42,694 S.F.
IMPERVIOUS COVERAGE— 35% OF 65,340 S.F.	22,646 S.F.

I Irrigation shall be provided to all landscaped areas. Tree mitigation for this project for existing trees on this property. All perimeter parking are within 50'-0" of a shade tree. No trees within 5' of public utilities less than 10". No trees within 10' of public utilities 10" or greater

TREE/	SHRUB LEGEND
CEDAR ELM 4" CALIPER	BURM
LIVE OAK 4" CAPILAR	DESERT WILLOW 4" CALIPER

ROSE CREEK ABELIA (SHRUB)
5 GALLON @ INSTALLATION

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (Subsection 05.04, of Article 08)

GENERAL NOTES:

- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND
- 2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.

 3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL
- SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE. 4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION. 5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/
- 6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. PROVIDED 7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH
- 8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
- 9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
- 10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE 11. NO ABOVE GROUND STORAGE TANK 12. NO OUTSIDE PENS OR KENNELS

Rockwall Property Corp. 2235 Ridge Road Rockwall, TX 75087 P: 214-801-6157

E: Bill@colventures.com ATTN: Bill Bricker

Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085
E: jc@carrollarch.com

APPROVED:

SITE PLAN SIGNATURE BLOCK

on the_____day of______,_

WITNESS OUR HANDS, this_____

Director of Planning and Zoning

Planning & Zoning Commission, Chairman

13. NO TREES THAT REQUIRE MITIGATION ARE BEING REMOVED. THIS INCLUDES EASTERN RED CEDAR TREES OVER 8-FEET IN HEIGHT.

CITY OF ROCKWALL CASE NUMBER: SP-2024-048

RIVER'S DOG RETREAT

LEGAL DESCRIPTION AND OR ADDRESS: LOT 1, 2, & 3 BLOCK A, 1.50 ACRES BOARDWALK DEVELOPMENT ADDITION CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

<u>APPLICANT</u>

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

King Blvd xas 75087 RE John 100 **ER'S**



LANDSCAPE SITE PLAN

SEP 2024 PROJECT NO:

DRAWN BY: CHECKED BY: