

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

SITE DATA TABLE	
SITE AREA	0.824 ACRES (35,917 S.F.)
SHARED ACCESS EASEMENT	6,300 S.F.
ORDINANCE SITE PLAN AREA	29,617 S.F.
ZONING	(C) COMMERCIAL
PROPOSED USE	BUSINESS
BUILDING AREA #1:	6,800 S.F.
LOT COVERAGE (GROSS AREA)	23.0%
FLOOR TO AREA RATIO	23 : 1
BUILDING HEIGHT MAX.	36'-0"

BUILDING PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
BUILDING #1	6,800 S.F.	1/300	= 23

TOTAL PARKING REQUIRED = 23 SPACES
TOTAL PARKING PROVIDED = 37 SPACES

NOTE:
1.) KOHL'S PARKING SPACES REDUCES 61 SPACES
2.) KOHL'S TO PAY AND RELOCATE SEWER LINES

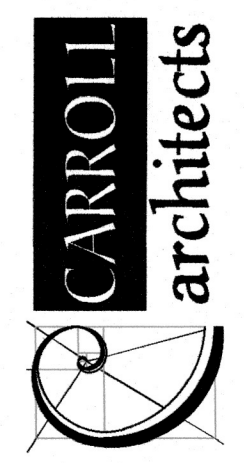
ISSUE:	
OWNER REVIEW:	02-09-2023
PERMIT:	03-13-2023



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PET DOCTOR
828 Rochell Ct.
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DR. WEBB



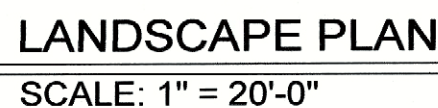
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
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ARCHITECTURAL SITE PLAN

DATE:	DEC 2022	SHEET NO:	
PROJECT NO:	2022063		
DRAWN BY:	MJS & KR		
CHECKED BY:	JC		

A100

PET DOCTOR
LEGAL DESCRIPTION AND OR ADDRESS: ROCKWALL MARKET CENTER EAST LOT 1, BLOCK A E.P. GAINES CHISUM SURVEY, ABSTRACT NO.64 City of Rockwall, Rockwall County, Texas
OWNER Dr. Keith Webb Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75032
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP2022-064
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 10 th day of January, 2023. WITNESS OUR HANDS, this 12 th day of March, 2023. [Signature] Planning & Zoning Commission, Chairman Director of Planning and Zoning



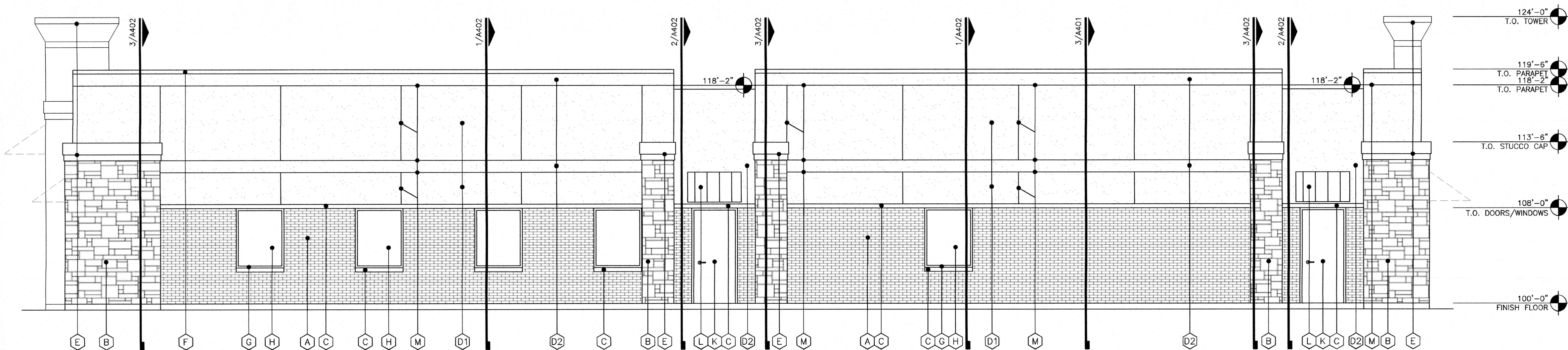
1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN AREA, AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50-FOET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINFALL PROTECTION.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDURGUSTED SITE AREA. CONTRACTOR MAY SUBSTITUTE TYPES OF PLANT MATERIAL, BUT SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
3. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
4. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
5. DUMPSITER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED THAT THE DUMPSITER BE LOCATED WITHIN 100 FEET OF THE ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
6. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SATED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STED OF GRASS" IS OBTAINED.
7. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF DRAINAGE OR RIGHT OF WAY. ALL PLANTING SHALL BE WATERWASTE 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 MAY BE PLANTED IN THE ALTERNATE UTILITIES.
8. ALL PARKING SPACES ARE WITHIN 80' OF A TREE
9. THERE IS AN EXISTING SEWER EASEMENT @ REAR OF BOTH BUILDINGS. THIS DOES NOT ALLOW TREES TO BE PLANTED BEHIND THESE BUILDINGS.

Planning & Zoning Commission, Chairman

[Signature]

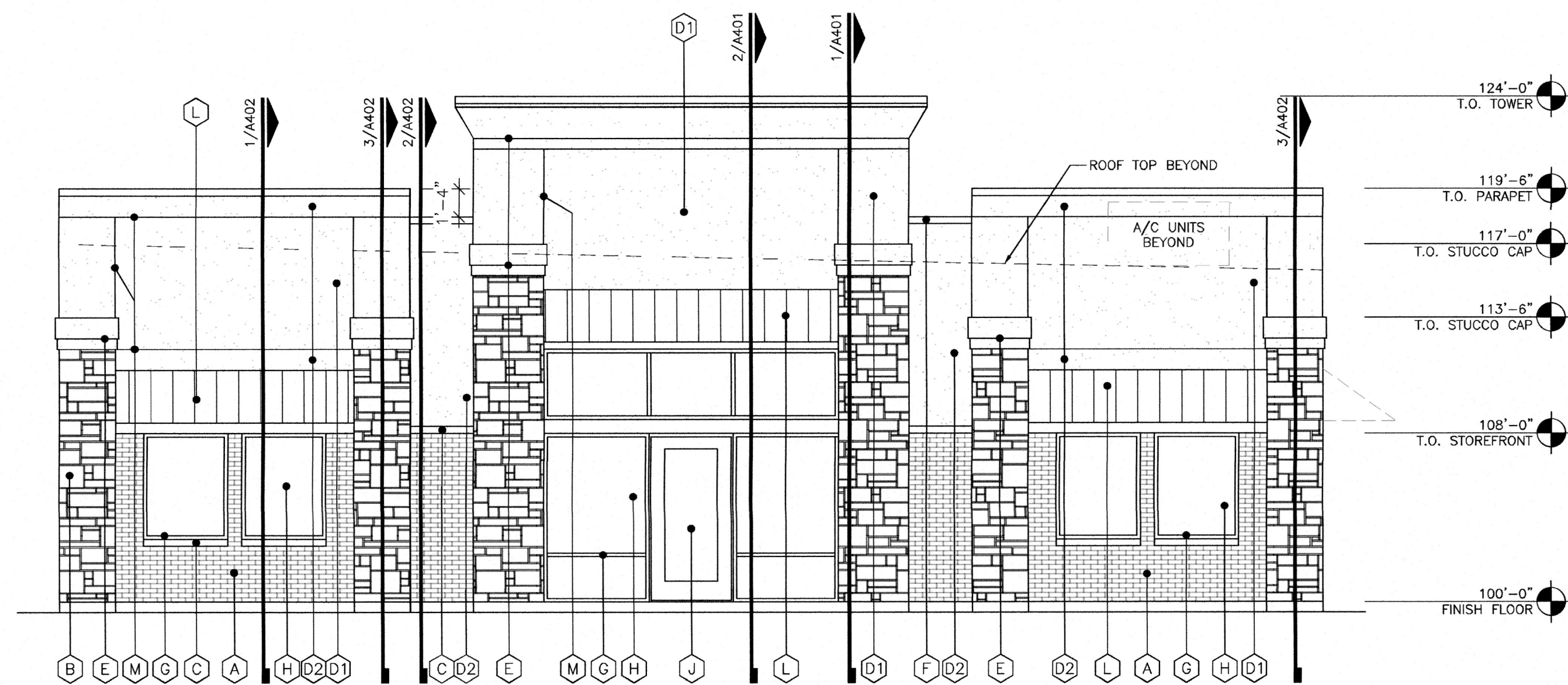
Director of Planning and Zoning

L1



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

STONE - 289 S.F. - 20.0%
STUCCO - 1179 S.F. - 52.0%
BRICK - 602 S.F. - 28.0%
TOTAL - 2,070 S.F. - 100%

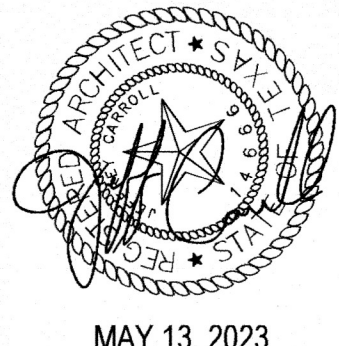


1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

STONE - 241 S.F. - 25.0%
STUCCO - 623 S.F. - 55.0%
BRICK - 150 S.F. - 20.0%
TOTAL - 1,014 S.F. - 100%

EXTERIOR FINISH SCHEDULE	
A	BRICK VENEER: ACME, FIELD COLOR
B	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
C	STONE CAP: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
D1	STUCCO: (3 PART SYSTEM) ELASTOMERIC FINISH COAT - FIELD COLOR - SANDY BEACH
D2	STUCCO: (3 PART SYSTEM) ELASTOMERIC FINISH COAT - ACCENT COLOR - PEARL ASH
E	STUCCO: EIFS STUCCO ELASTOMERIC FINISH COAT - ACCENT. COLOR - PEARL ASH
F	PREFINISHED METAL COPING COLOR - SILVER
G	WINDOW FRAMES ALUMINUM, COLOR - ANODIZED ALUM.
H	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - GREY
J	STOREFRONT ENTRY SLIDING DOOR SYSTEM: ALUM. COLOR - ANODIZED ALUM.
K	EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR TO MATCH STUCCO
L	AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR - DARK BRONZE
M	STUCCO: CONTROL JOINTS AS SHOWN
N	ELEC. SECTIONAL OVERHEAD DOCK DOORS W/ VISION PANELS COLOR:
P	EXPANSION JOINT

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES



MAY 13, 2023

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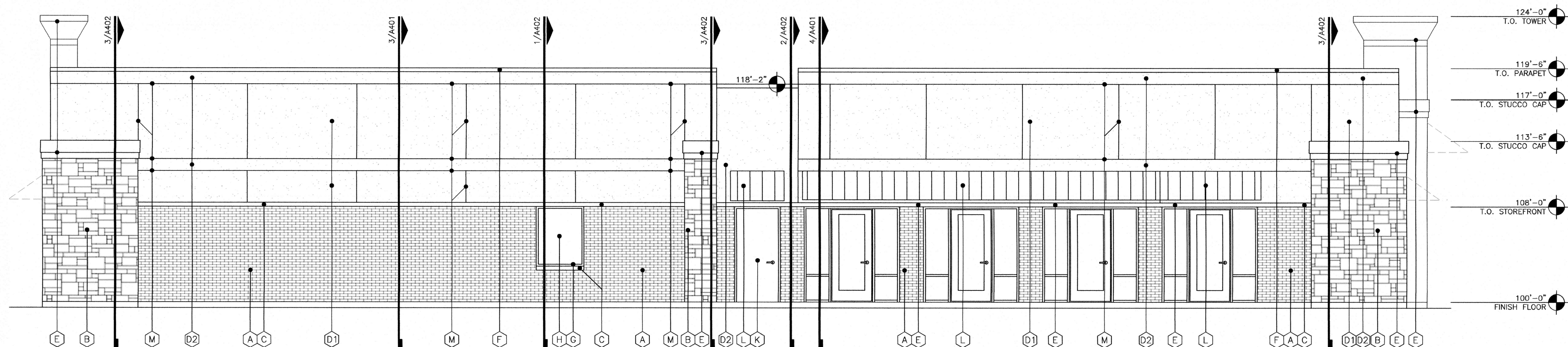
750 E. Interstate 30
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**EXTERIOR
ELEVATIONS**

DATE: DEC 2022
PROJECT NO: 2022063
DRAWN BY: MJS & KR
CHECKED BY: JC

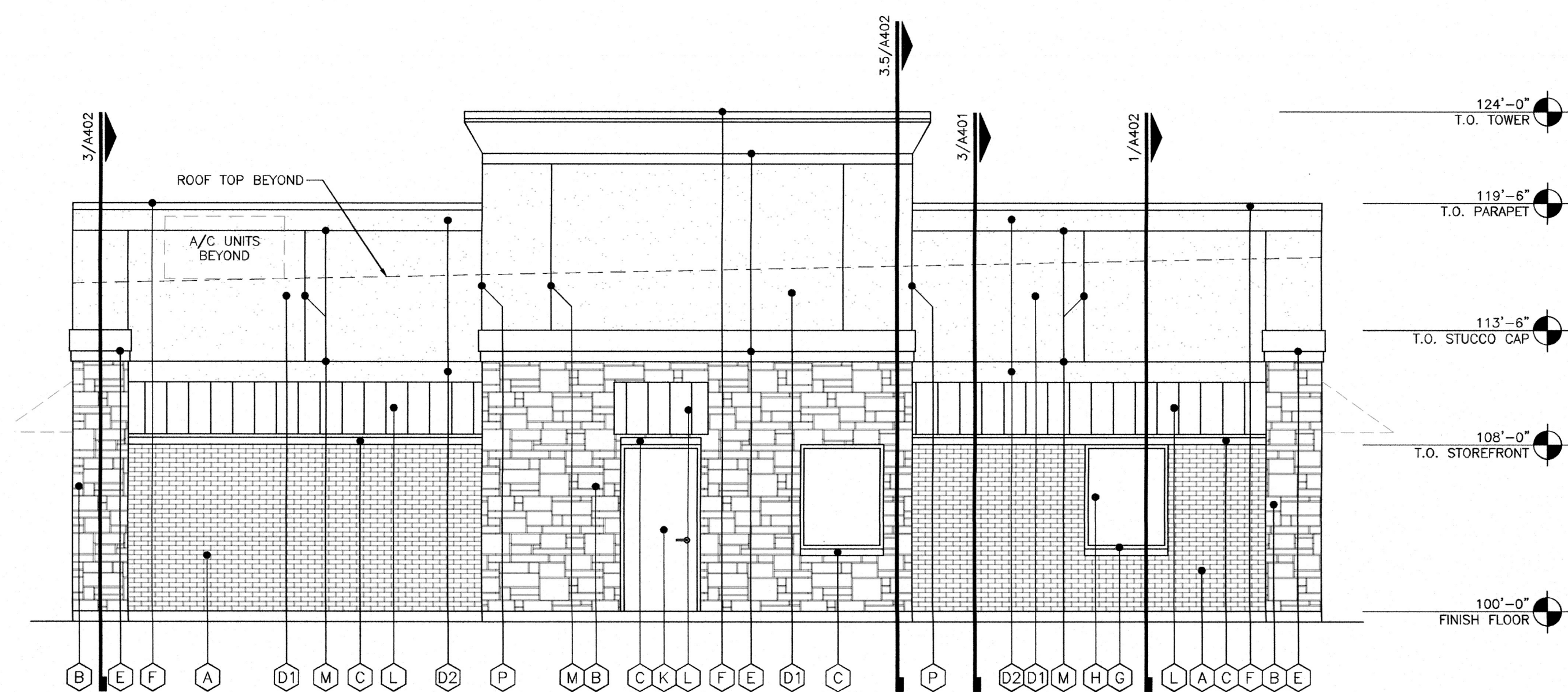
A501

PET DOCTOR	
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Dr. Keith Webb Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75032	OWNER
Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	APPLICANT
CITY OF ROCKWALL CASE NUMBER: SP2022-064	
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 10th day of January, 2023.	
WITNESS OUR HANDS, this 29th day of March, 2023.	
<i>[Signature]</i> Planning & Zoning Commission, Chairman	<i>[Signature]</i> Director of Planning and Zoning



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

STONE	-	256 S.F.	-	20%
STUCCO	-	1200 S.F.	-	53%
BRICK	-	411 S.F.	-	27%
TOTAL	-	1867 S.F.	-	100%

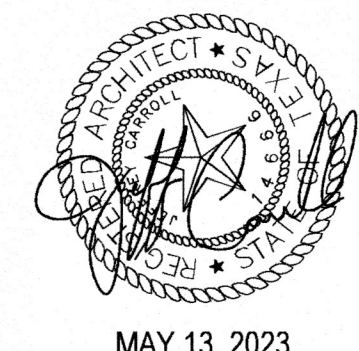


1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

STONE	-	302 S.F.	-	25%
STUCCO	-	674 S.F.	-	55%
BRICK	-	234 S.F.	-	20%
TOTAL	-	1210 S.F.	-	100%

EXTERIOR FINISH SCHEDULE	
A	BRICK VENEER: ACME, FIELD COLOR
B	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
C	STONE CAP: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
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P	EXPANSION JOINT

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MAY 13, 2023

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EXTERIOR
ELEVATIONS

DATE: DEC 2022
PROJECT NO: 2022063
DRAWN BY: MJS & KR
CHECKED BY: JC

SHEET NO:
A502

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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 16th day of January 2023.	
WITNESS OUR HANDS, this 29th day of March 2023.	
[Signature] Director of Planning and Zoning	