



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.

NOTES:

- 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
	LIVE OAK 4" CALIPER
	ROSE CREEK ABELIA (SHRUB) 5 GALLON
	EXISTING TREES
	BURM

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 RAINSTAT.
 - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 - CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
 - ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 - 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.
 - ALL PARKING SPACES ARE WITHIN 80' OF A TREE
 - NO ABOVE GROUND STORAGE TANK
 - NO OUTSIDE PENS OR KENNELS
 - NO TREES THAT REQUIRE MITIGATION ARE BEING REMOVED. THIS INCLUDES EASTERN RED CEDAR TREES OVER 8'-FEET IN HEIGHT.

CITY OF ROCKWALL CASE NUMBER: SF-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	
Rockwall Property Corp. 2235 Ridge Road Rockwall, TX 75087 P: 214-301-8157 E: Bill@colventures.com ATTN: Bill Bricker	OWNER
Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jo@carrollarch.com ATTN: Jeff Carroll	APPLICANT
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 day of December 2024.	
WITNESS SUR HANDS, this 10 day of December 2024.	
Director of Planning and Zoning	

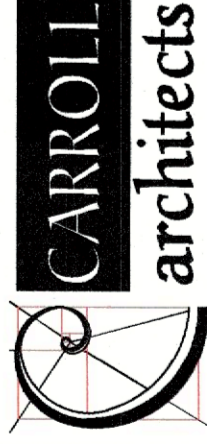
2 PERIMETER FENCE DETAIL
SCALE: 3/4" = 1'-0"

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

OWNER REVIEW:	01-22-2025
SITE PLAN SUBMIT:	11-15-2024
RESUBMIT:	12-03-2024

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NEW FACILITY FOR
RIVER'S DOG RETREAT, LLC
100 S. John King Blvd
Rockwall, Texas 75087

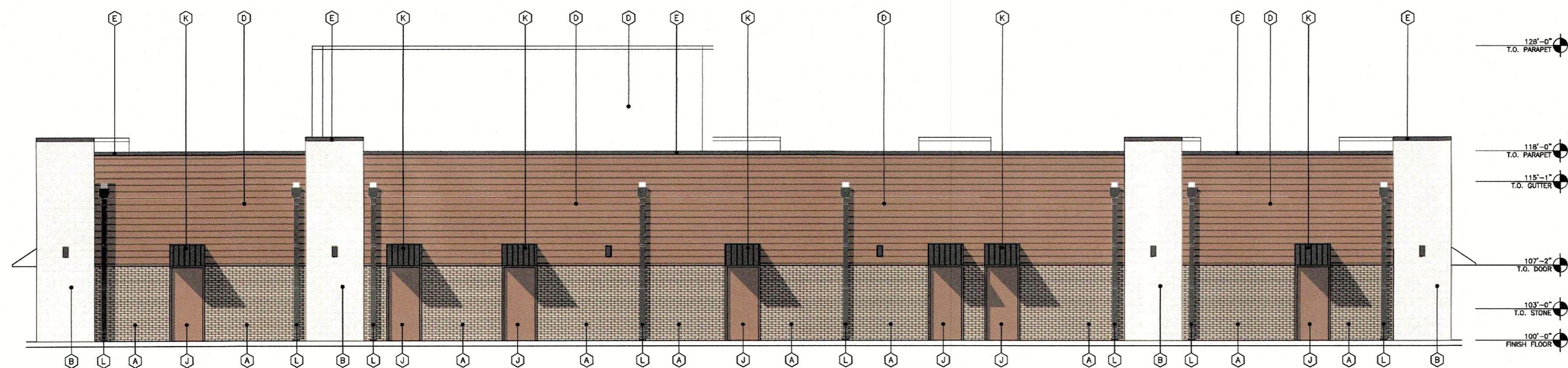


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LANDSCAPE
SITE PLAN

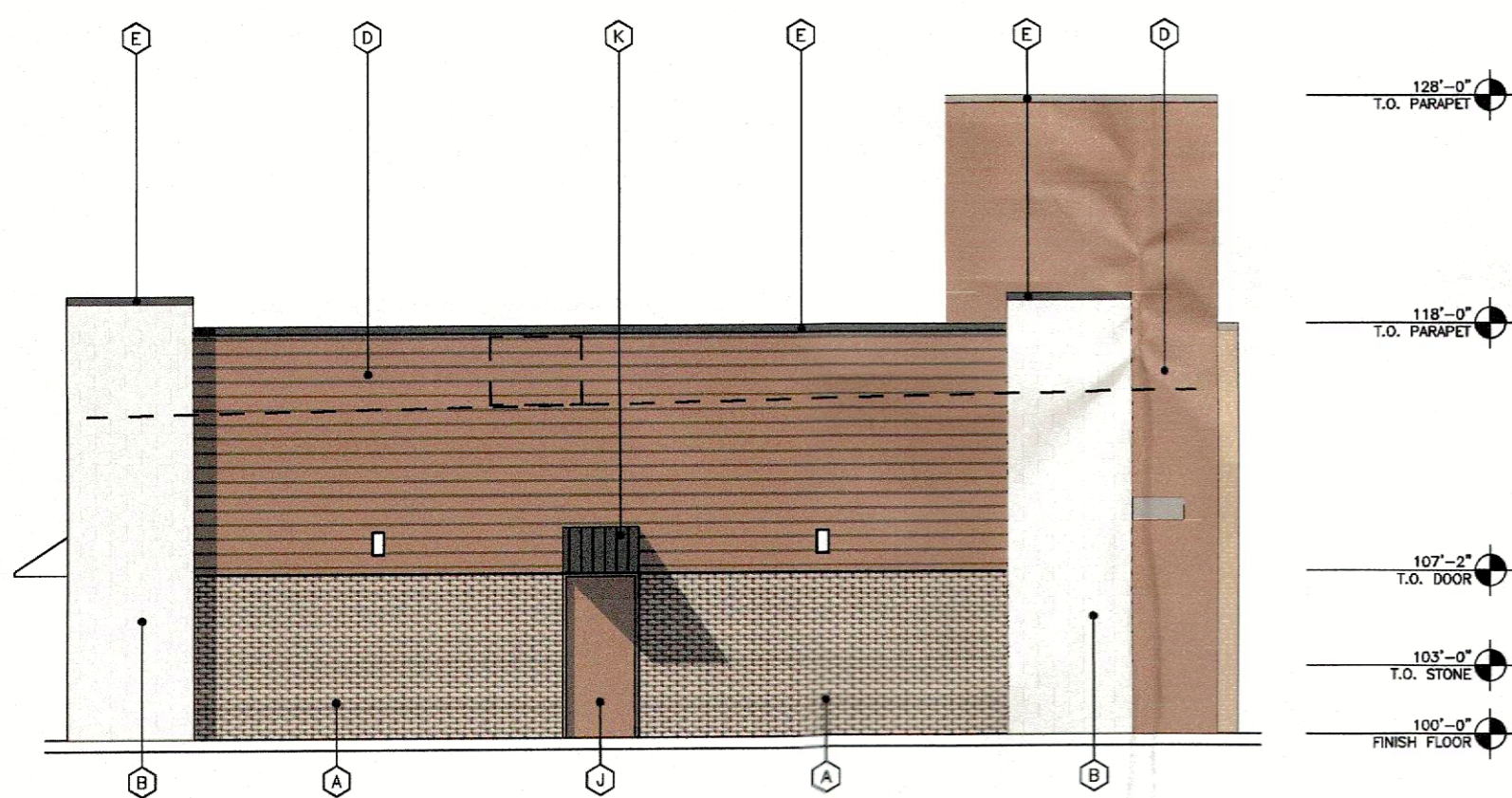
DATE:	SHEET NO:
PROJECT NO:	SEP 2024
DRAWN BY:	2024040
CHECKED BY:	ZJ

LP-1



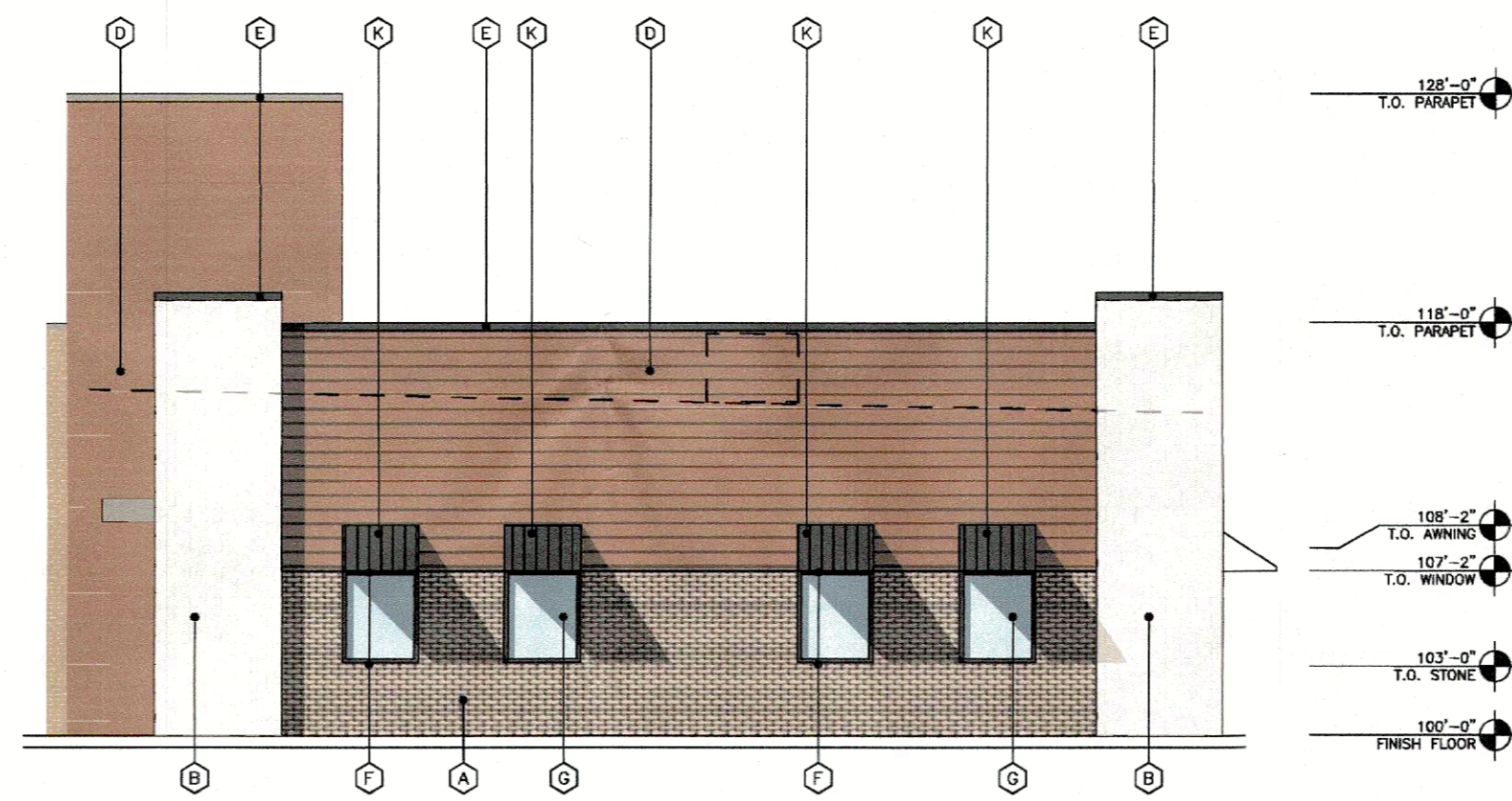
STONE	-	418 S.F.	-	21%
BRICK	-	640 S.F.	-	33%
WOOD	-	892 S.F.	-	46%
TOTAL	-	1,950 S.F.	-	100%

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



STONE	-	209 S.F.	-	26%
BRICK	-	232 S.F.	-	28%
WOOD	-	375 S.F.	-	46%
TOTAL	-	815 S.F.	-	100%

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



STONE	-	209 S.F.	-	27%
BRICK	-	200 S.F.	-	26%
WOOD	-	375 S.F.	-	47%
TOTAL	-	784 S.F.	-	100%

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



STONE	-	749 S.F.	-	33%
BRICK	-	426 S.F.	-	20%
WOOD	-	1,060 S.F.	-	47%
TOTAL	-	2,245 S.F.	-	100%

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

EXTERIOR FINISH SCHEDULE	
A	BRICK VENEER: ACME, MUSHROOM BROWN COLOR
B	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 6" TALL, MAXIMUM SIZE 12" TALL COLOR - CREAM
C	STONE CAP: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH SIZE 4" TALL, COLOR - CREAM
D	WOOD MASONRY VENEER: NICHIBOARD - CEDAR, COLOR - SEMIGLOSS DARK BROWN
E	PREFINISHED METAL COPING COLOR - BLACK
F	WINDOW FRAMES ALUMINUM, COLOR - BLACK
G	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - BLUE
H	STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR - BLACK
J	EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR - DARK BROWN
K	AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR - BLACK
L	GUTTER AND DOWNSPOUTS COLOR - BLACK

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES. BACKSIDE IS FINISHED IN SAME MATERIAL AS FRONT SIDE FAÇADE.

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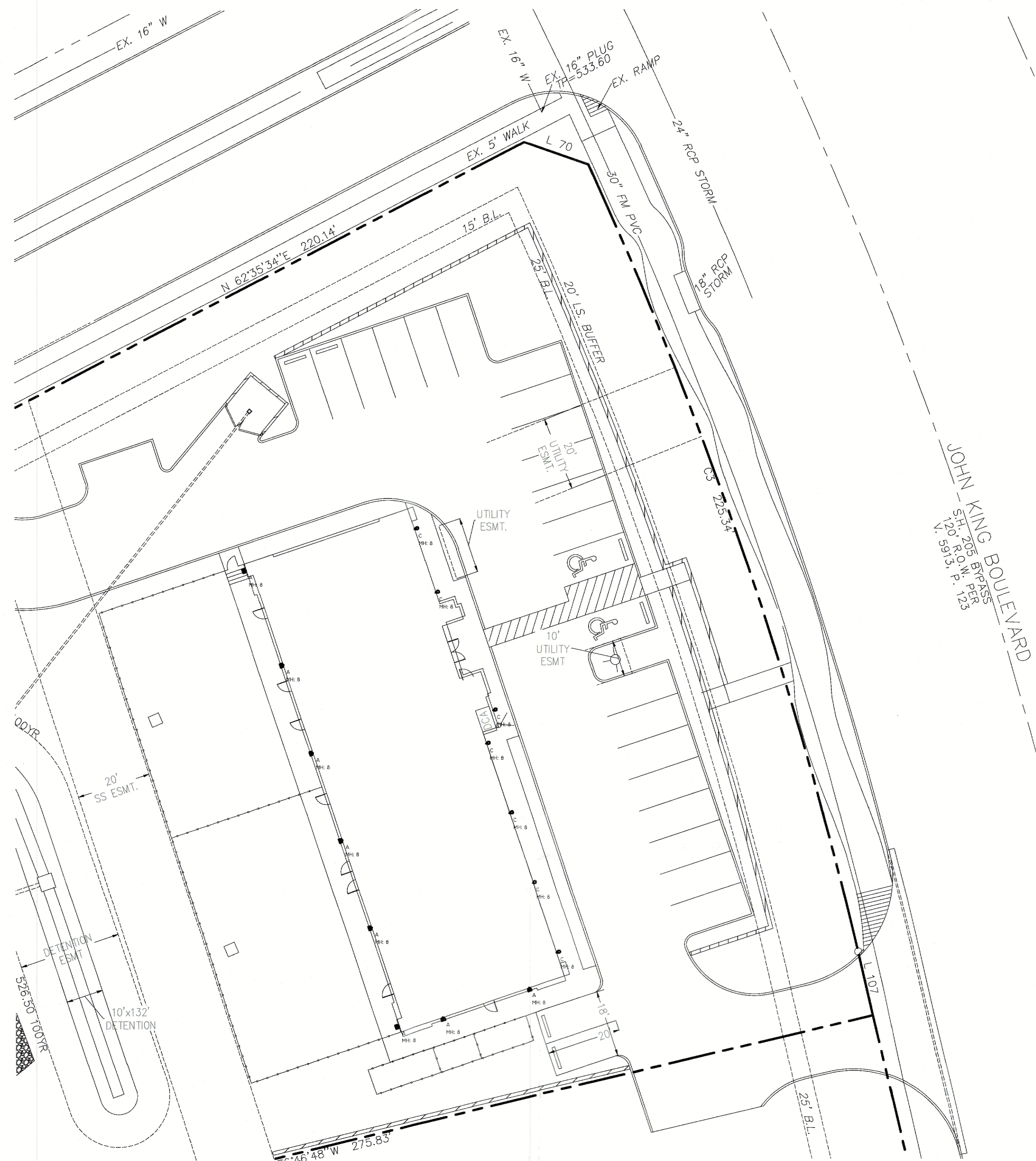
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OWNER Rockwall Property Corp. 2235 Ridge Road Rockwall, TX 75087 P: 214-601-6157 E: Bill@colventures.com ATTN: Bill Bricker	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jpc@carrollarch.com ATTN: Jeff Carroll	
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EXTERIOR ELEVATIONS

DATE: SEP 2024
PROJECT NO: 2024040
DRAWN BY: ZJ
CHECKED BY:

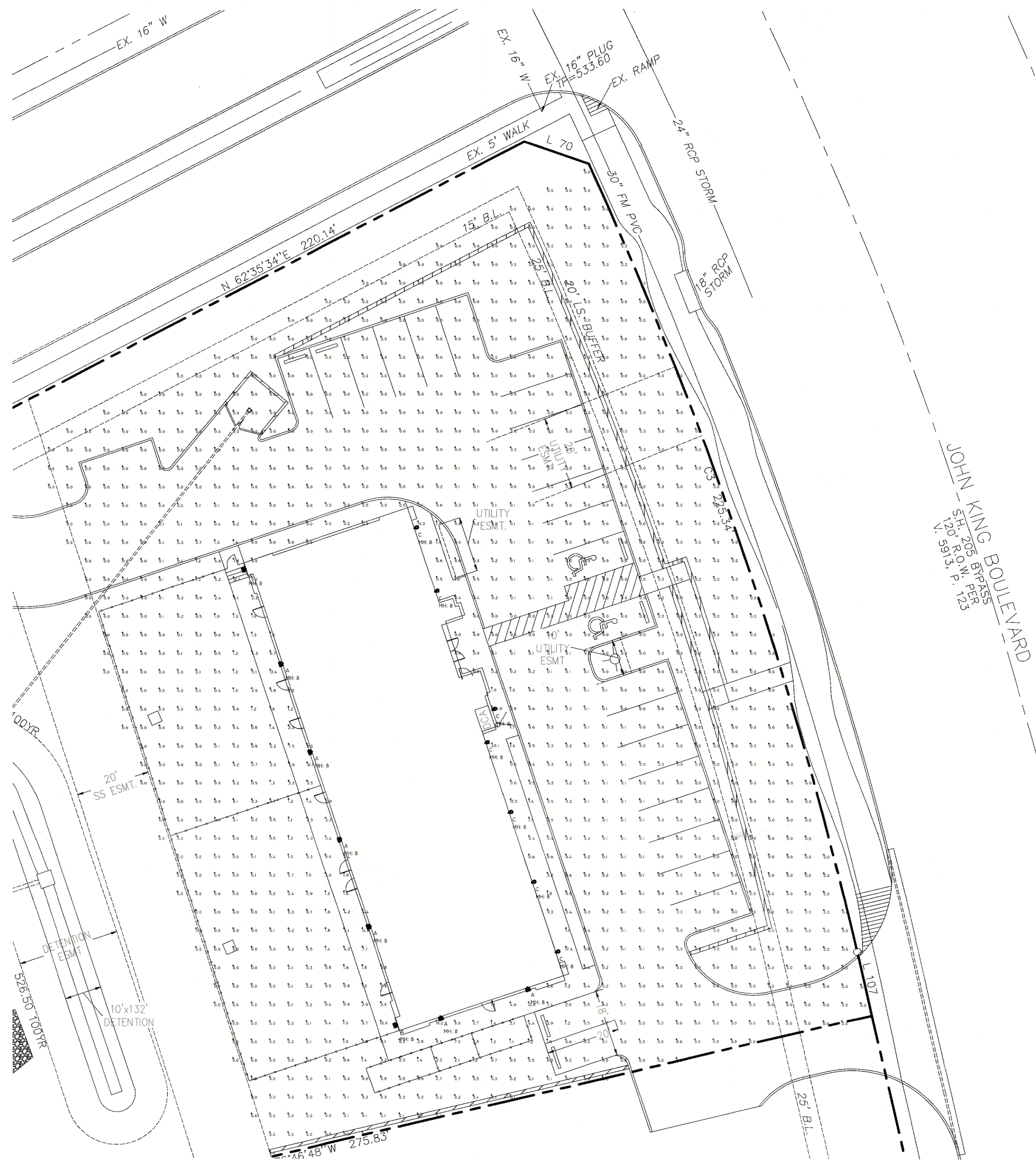
A501



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

CALCULATION SUMMARY								
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	CALC HT.
SITE	ILLUMINANCE	Fc	0.74	253.9	0.0	N.A.	N.A.	0

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	MANUFACTURER	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS
	8	A	SINGLE	PIL_SHIELD_PLUS_L_840_070715	PERFORMANCE IN LIGHTING	0.900	1773	14.5	116
	7	C	SINGLE	AE4CYWASY-D-BVLD-SW-I5-80-40-SDL-28W	LUMENWERX	0.900	2347	28	196



2 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

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DATE: SEP 2024 PROJECT NO: 2024040 DRAWN BY: JZ CHECKED BY:	
James F. Turner Engineers, L.P. Consulting Engineers 8349 Meadow Rd., Suite 150 Dallas, Texas 75231 TEL: 214-750-2900 TX REGISTRATION # 35914	
DRAWN/DESIGN: CAD/TNM CHECK/APP: TNM/TNM	

NEW FACILITY FOR
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Rockwall, Texas 75087

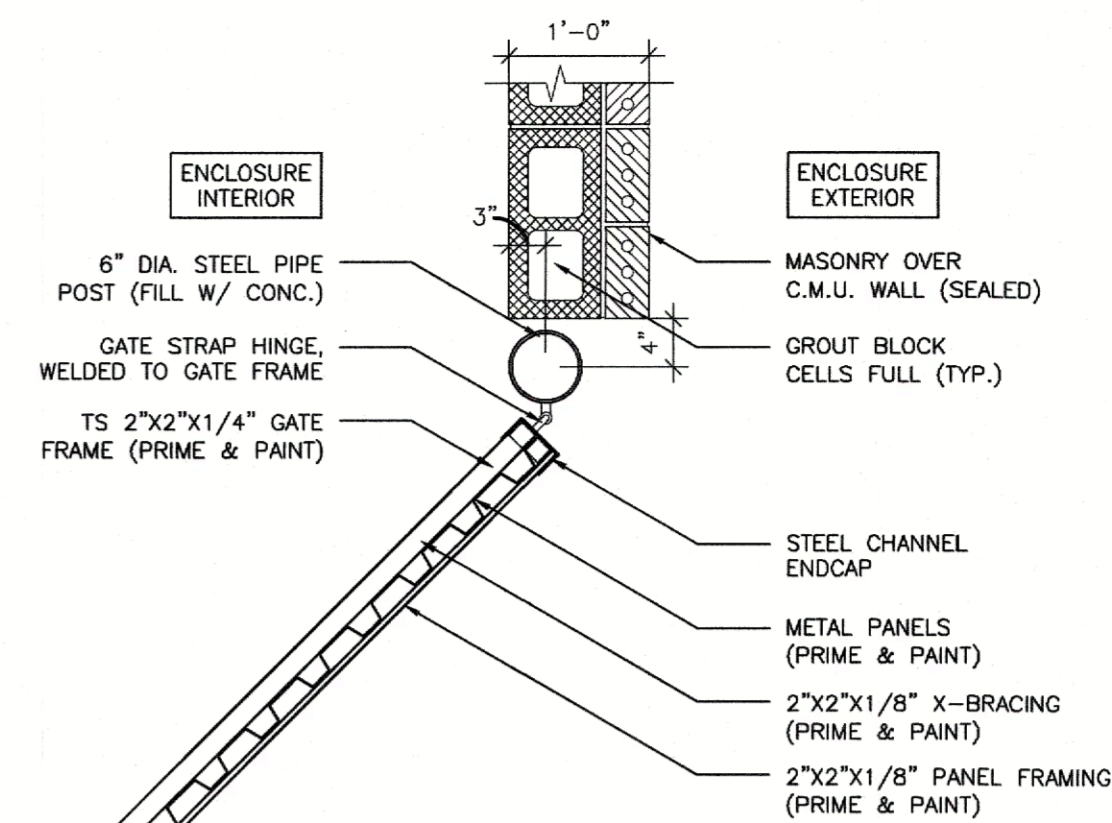


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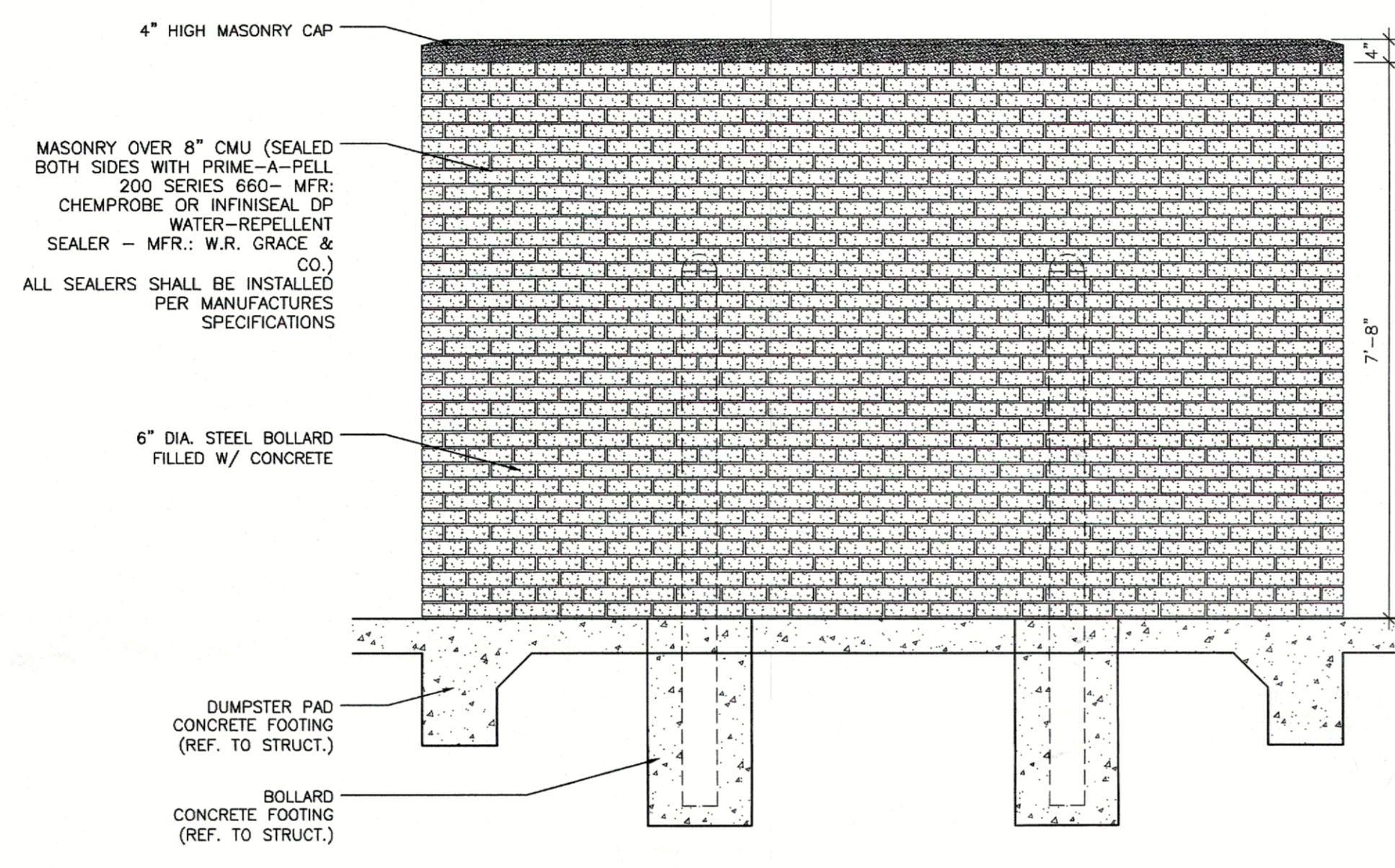
SITE ELECTRICAL PLAN

SHEET NO:
E001

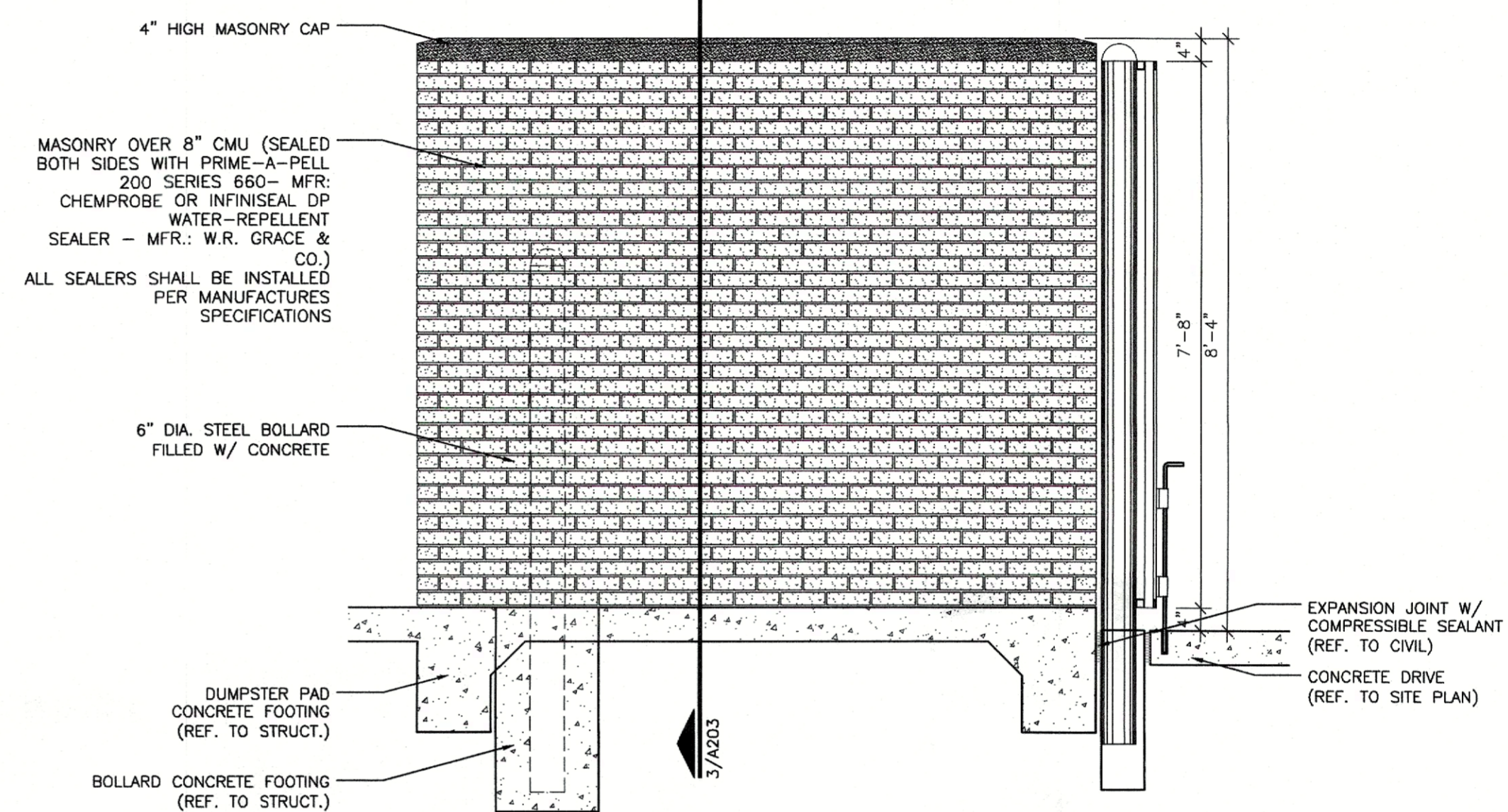
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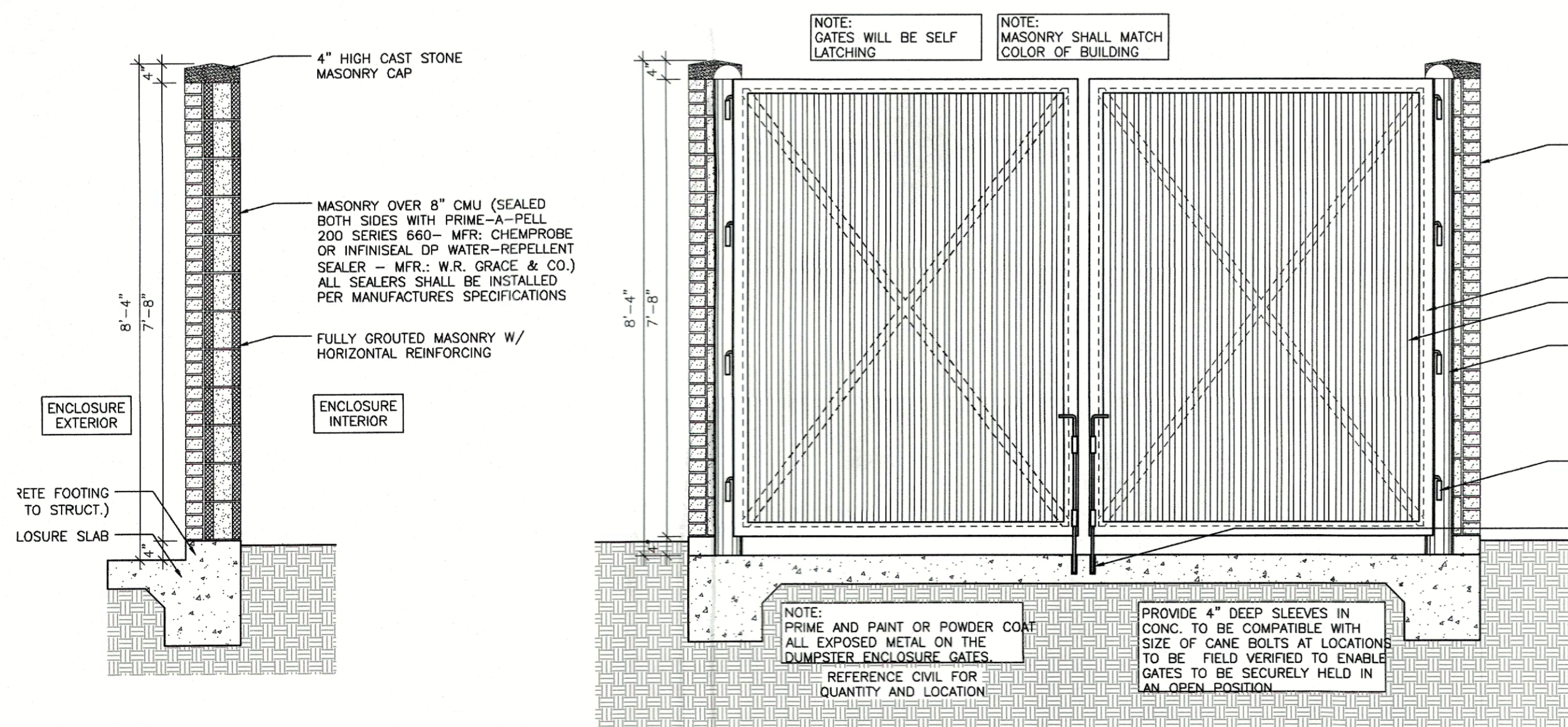
7 DUMPSTER ENCLOSURE GATE DETAIL
SCALE: 3/4" = 1'-0"



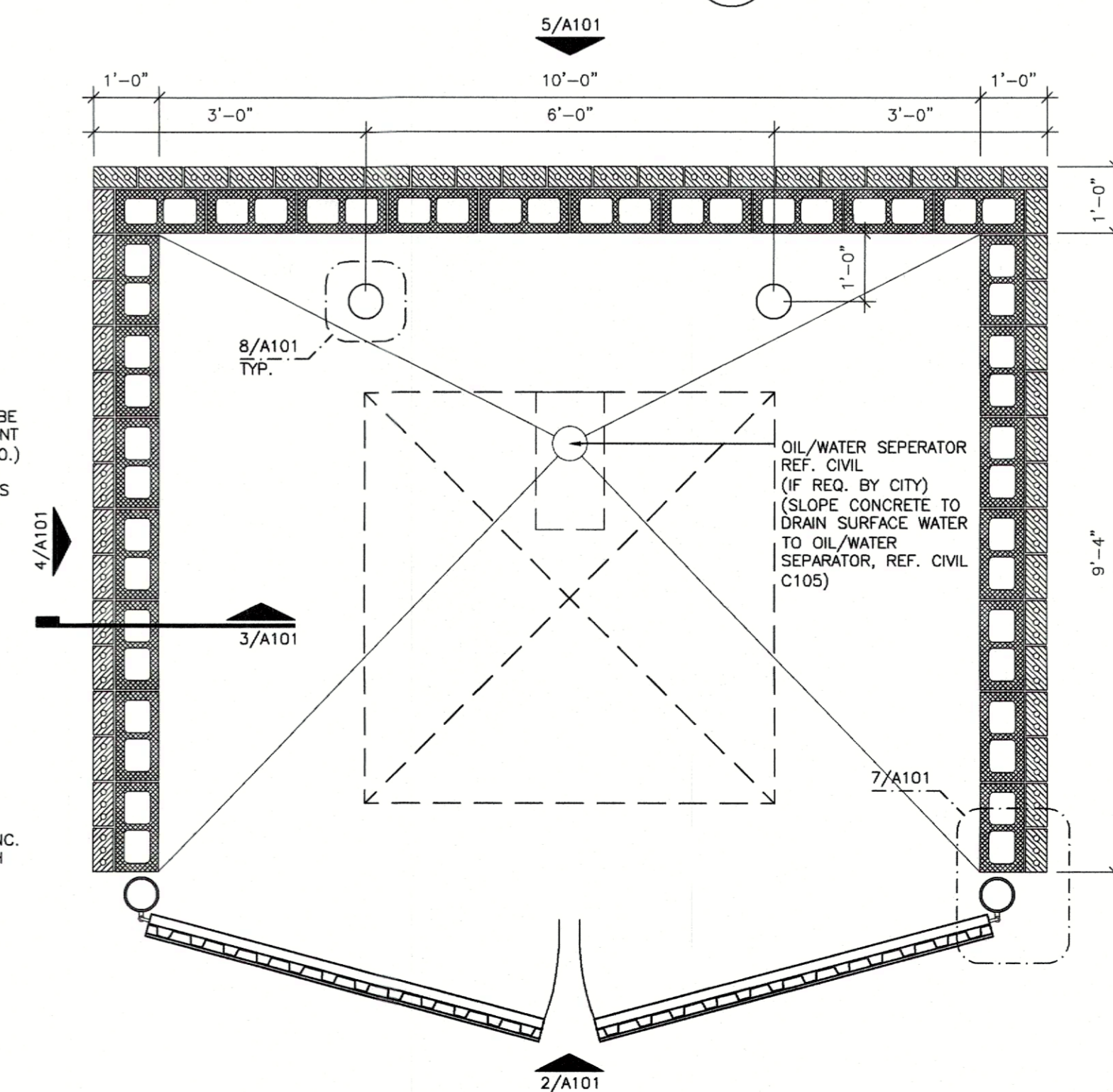
5 DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/2" = 1'-0"



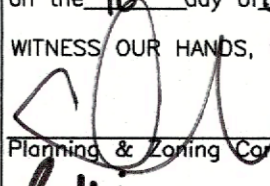
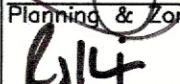
4 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE ENLARGED PLAN
SCALE: 1/2" = 1'-0"

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