

- NOTES.**
1. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE DETENTION AND DRAINAGE SYSTEMS.
 2. NO STRUCTURES ARE ALLOWED IN EASEMENTS.
 3. A WATER FLOW TEST VERIFYING FLOW CAPACITIES SHALL BE WITNESSED BY THE FIRE MARSHAL PRIOR TO VERTICAL CONSTRUCTION.
 4. NO OUTSIDE PENS ARE PROVIDED
 5. ADHERENCE TO THE CITY OF ROCKWALL UDC, PLANNING, BUILDING INSPECTIONS, ENGINEERING AND FIRE DEPARTMENT REGULATIONS SHALL BE REQUIRED.
 6. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND PURPOSE OF THE EXISTING STORM PIPE PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND PROPERTY OWNER OF HIS FINDINGS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

SITE INFORMATION

LOT AREA: 52,741 SF (1.21 AC)
 PROPOSED BUILDING AREA: 6,042 SF
 PROPOSED FLOOR AREA RATIO: 0.11
 IMPERVIOUS AREA: 22,900 SF (43.42%)
 PERVIOUS AREA: 29,841 SF (56.58%)
 PARKING REQUIRED: ANIMAL HOSPITAL/CLINIC
 6,042 SF @ 1 SPACE / 500 SF = 12 SPACES
 PARKING REQUIRED: 12 SPACES
 PARKING PROVIDED: 15 SPACES
 HANDICAP PARKING REQUIRED: 1 SPACE
 HANDICAP PARKING PROVIDED: 1 SPACE

LEGEND

I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ ^{SSMH}	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	⊙ ^{WM}	WATER METER

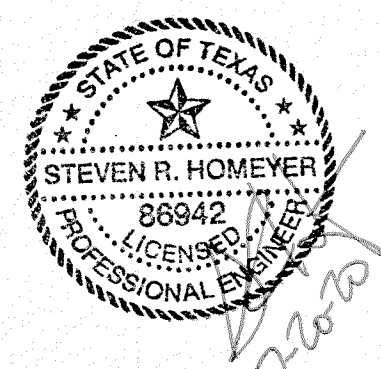
DESIGN POINTS

PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7022635.9438	2598894.7809	1	7022608.6381	2598966.8130
B	7022351.0041	2598884.1517	2	7022538.4667	2598956.6900
C	7022344.1081	2599069.0232	3	7022411.3558	2598980.0096
D	7022628.9270	2599079.6450	4	7022541.4392	2599051.3665

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information based on surveying at the site and information provided by the contractor.

Steven R. Homeyer, P.E. #86942
 Date 7-28-20



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CANINE AND CO. RESORT
 1.21 ACRES
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

SITE PLAN

REVISIONS
 07-20-20
 1. REVISED NORTHEAST BLDG ENTRY SIDEWALK

DRAWN: JAN
DATE: 09/28/2018
HEI #: 18-140
SHEET NO: C2

CASE NO. SP2019-017