

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 PROVIDED: 15 SPACES
 HANDICAP PARKING PROVIDED: 1 SPACE

PAVEMENT LEGEND

DUMPSTER PAVEMENT
 PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W. (DOUBLE MAT)

DRIVEWAY PAVEMENT
 PROPOSED 8" 4,000 PSI CONC. @ 3 DAYS WITH #4 BARS @ 18" O.C.E.W.

MEDIUM DUTY PAVEMENT (DRIVE AISLE)
 PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.

LIGHT DUTY PAVEMENT (CAR PARKING)
 PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

SIDEWALK PAVEMENT
 PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

NOTES

- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE DETENTION AND DRAINAGE SYSTEMS.
- NO STRUCTURES ARE ALLOWED IN EASEMENTS.
- A WATER FLOW TEST VERIFYING FLOW CAPACITIES SHALL BE WITNESSED BY THE FIRE MARSHAL PRIOR TO VERTICAL CONSTRUCTION.
- NO OUTSIDE PENS ARE PROVIDED
- ADHERENCE TO THE UDC, PLANNING, BUILDING INSPECTIONS, ENGINEERING AND FIRE DEPARTMENT REGULATIONS SHALL BE REQUIRED.

PAVEMENT NOTES:

- ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
- THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
- THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

DESIGN POINTS

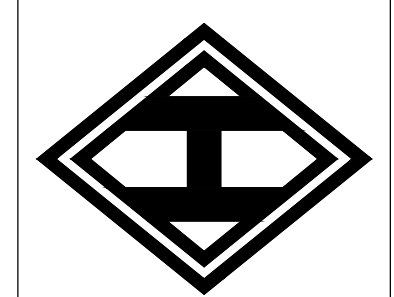
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C	7022344.1081	2599069.0232	3	7022411.3558	2598980.0098
D	7022628.9270	2599079.6450	4	7022541.4392	2599051.3665

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

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 06/03/2019

HOMEYER ENGINEERING, INC.
 ENGINEERING, INC.
 T.B.P.E. FIRM REGISTRATION NO. F-8440
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM



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

SITE PLAN

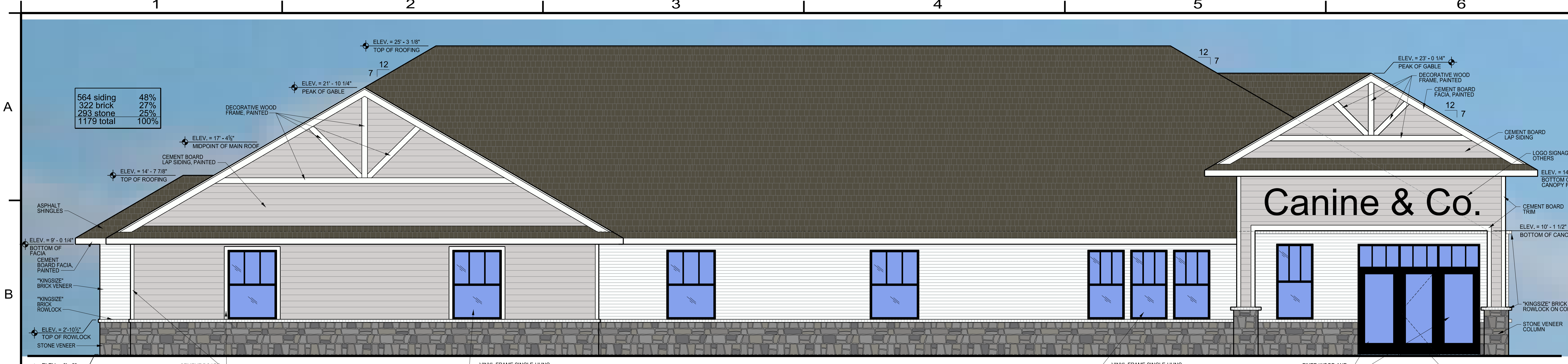
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DATE: 09/28/2018

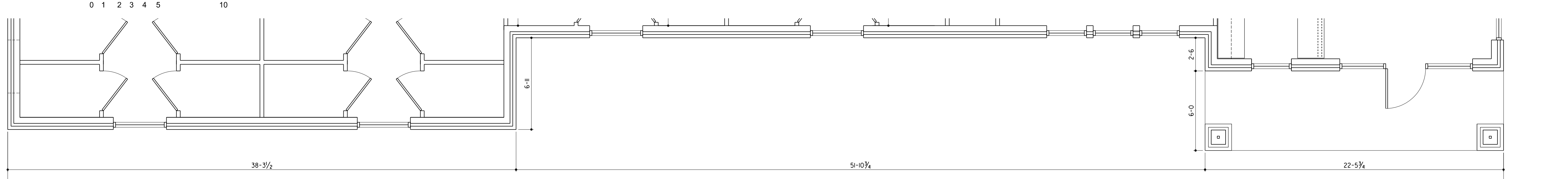
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SHEET NO:
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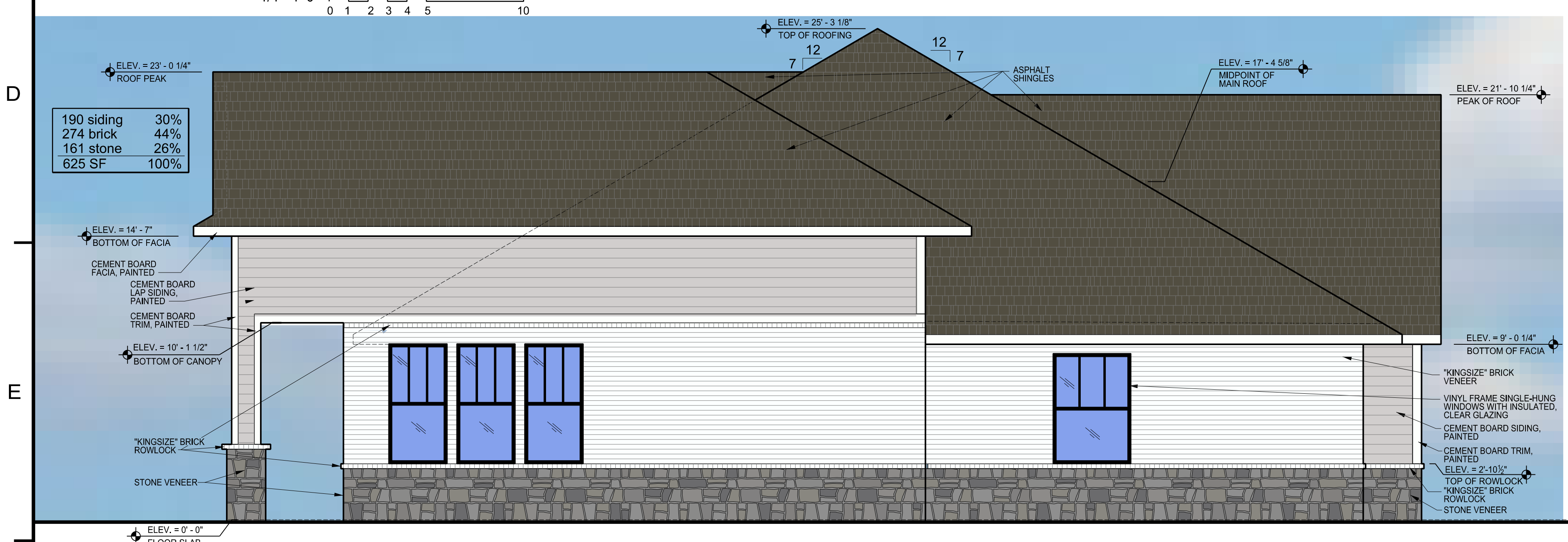
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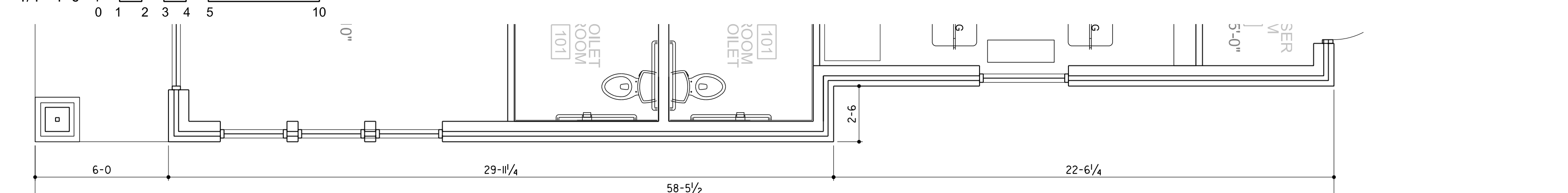
01 Front (East) Elevation
1/4"=1'-0"



01A Plan Reference
1/4"=1'-0"



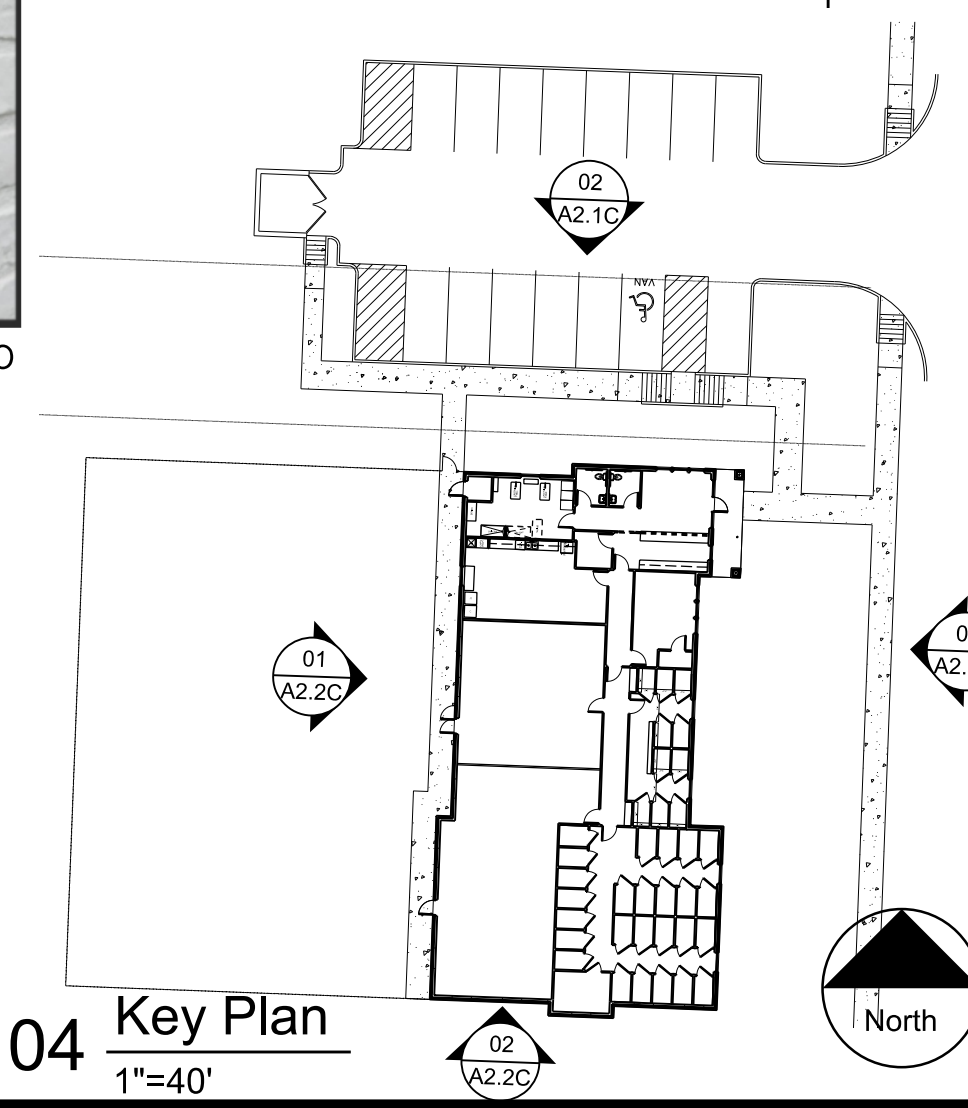
02 Side (North) Elevation
1/4"=1'-0"



02A Plan Reference
1/4"=1'-0"

03 Material Board

- REQUISITE GRAY SHERWIN WILLIAMS SW7023 PAINT
- GREY LEUDERS STONE
- ORIGINAL WHITE SHERWIN WILLIAMS SW7077 PAINT
- ONYX BLACK OWENS CORNING ASPHALT SHINGLES
- PAINTED BRICK TO MATCH SW7077
- PLYGEM BLACK VINYL WINDOWS



04 Key Plan
1"=40'

Places Made architecture
Phillip Morse, Architect
PlacesMade architecture
2840 Keller Springs Road
Suite 503
Carrollton, Texas 75006
214-888-7074
www.placesmadeatdental.com

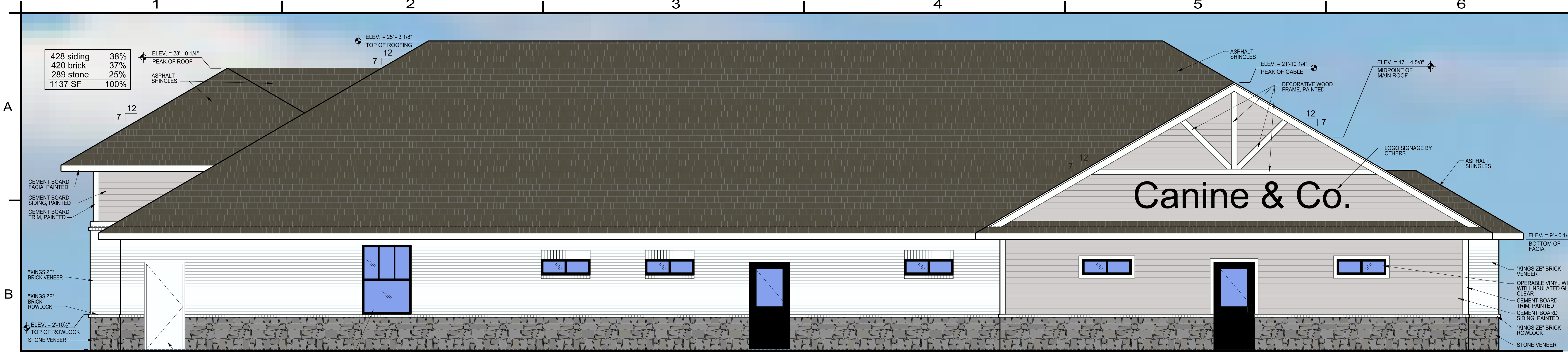
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PlacesMade architecture
Phillip Morse, TX Reg No. 17037
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TRI-STAR CONSTRUCTION, INC.
GENERAL CONTRACTORS
Building #2
3601 Yucca Drive
Flower Mound, Texas 75028
972.221.5558
www.tristarcorp.org

New Building for:
Canine and Co. Resort, LLC
Alpha Drive @ Sigma Court
Rockwall, TX 75087

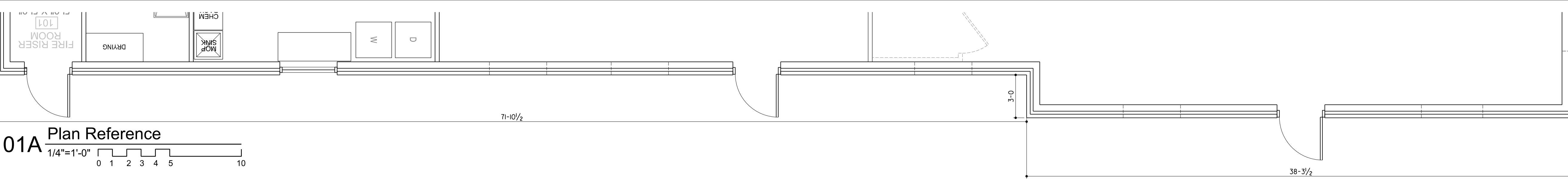
Project No.	17004
Date	September 2017
Revisions	
No.	Date
	For Review 05-02-19
	For Review 05-14-19
	For Review 05-15-19

scale verification
1"=1'
Sheet
A2.1C
Color Elevations



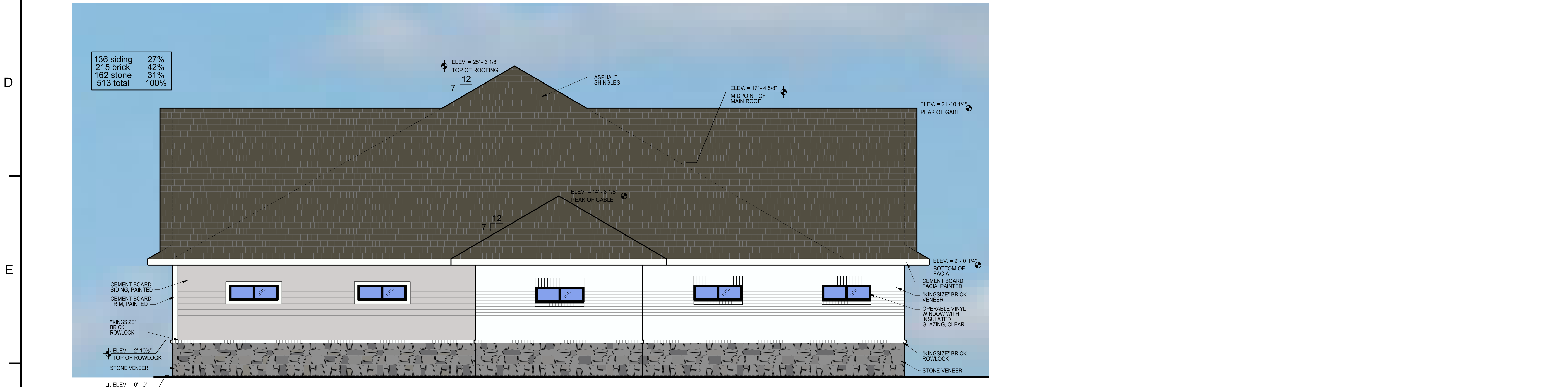
01 Rear (West) Elevation

1/4" = 1'-0"
 0 1 2 3 4 5 10



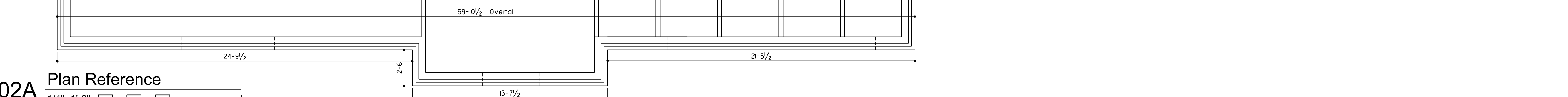
01A Plan Reference

1/4" = 1'-0"
 0 1 2 3 4 5 10



02 Side (South) Elevation

1/4" = 1'-0"
 0 1 2 3 4 5 10



02A Plan Reference

1/4" = 1'-0"
 0 1 2 3 4 5 10

places made architecture
 Phillip Morse, Architect
 PlacesMade architecture
 2840 Keller Springs Road
 Suite 503
 Carrollton, Texas 75006
 214-868-7074
 www.placesmadeareal.com

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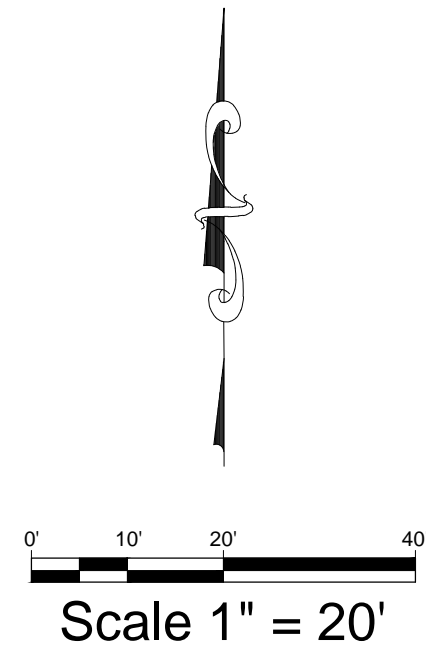
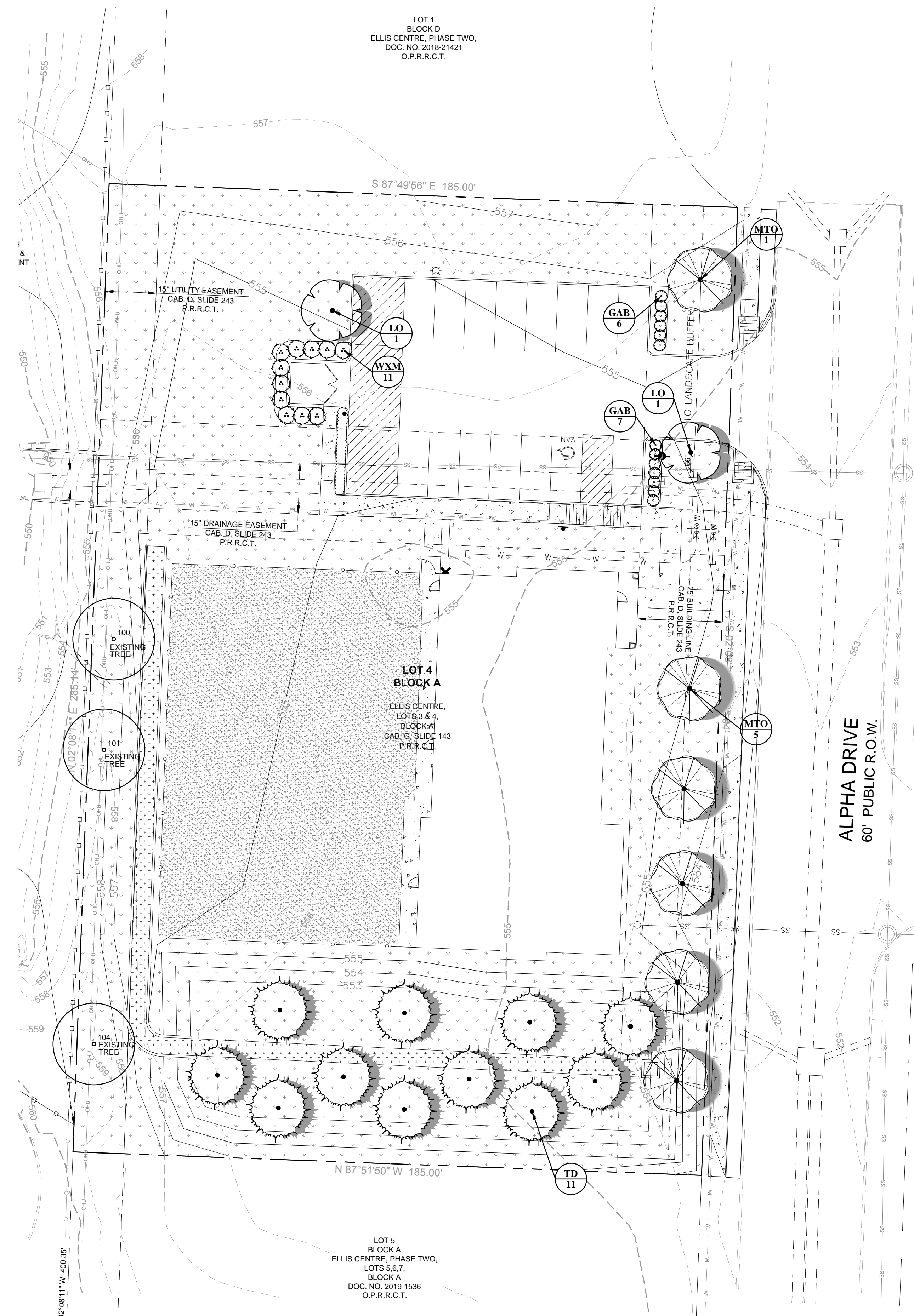
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	For Review 05-15-19

scale verification
 1" = 1"
 Sheet
A2.2C
 Color Elevations

LOT 1
BLOCK D
ELLIS CENTRE, PHASE TWO,
DOC. NO. 2018-21421
O.P.R.R.C.T.

LOT 4
BLOCK A
ELLIS CENTRE,
LOTS 3 & 4,
BLOCK A,
CAB. G. SLIDE 143
P.R.R.C.T.

LOT 5
BLOCK A
ELLIS CENTRE, PHASE TWO,
LOTS 5,6,7,
BLOCK A
DOC. NO. 2018-1536
O.P.R.R.C.T.



PLANT SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	QTY
	EX	Existing Tree to Remain Reference TS sheets for additional info	EXIST.	EXIST.	EXIST.	3
	LO	Live Oak / Quercus virginiana parking lot tree	CONT.	2" Cal	10-12' ht.	2
	MTO	Cedar Elm / Ulmus crassifolia street tree	CONT.	2" Cal	10-12' ht.	6
	TD	Bald Cypress / Taxodium distichum parking lot tree	CONT.	3" Cal	10-12' ht.	11
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE	QTY		
	GAB	Glossy Abelia / Abelia grandiflora 36" o.c.	5 gal	13		
	WXM	Southern Wax Myrtle / Myrica cerifera 60" o.c.; 60" ht.	per ht.	11		
SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT	SPACING	QTY	
	LA	Aztec Grass / Liriope muscari 'Aztec'	1 gal	15" o.c.	81	
GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT	QTY		
	AT	Artificial Turf - submit for owner approval owner to provide supplemental information install per manufacturer	n/a	7,939 sf		
	CT	Bermuda Grass / Cynodon dactylon 'Tif 419'	sod	28,550 sf		

GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DEWITT 'PRO-5' OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 1/4" GALV. STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESETING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- ALL DISTURBED AREAS TO HAVE ESTABLISHED 1" STAND OF TURFGRASS ON 75-80% OF THE SITE PRIOR TO ACCEPTANCE.

LANDSCAPE CALCULATIONS

CURRENT ZONING:	GR (GENERAL RETAIL)
TOTAL SITE AREA:	52,741 SF
LANDSCAPE AREA REQUIRED:	7,911 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	37,808 SF (71% OF SITE AREA)
LANDSCAPE BUFFER STRIP	
LANDSCAPE BUFFER STRIP REQUIRED @ ALPHA DR.:	25'
LANDSCAPE BUFFER STRIP PROVIDED @ ALPHA DR.:	25'
STREET LANDSCAPING	
ALPHA DR.:	
TREES REQUIRED (1 PER 50 LF):	6 (285 LF / 50 = 6)
TREES PROVIDED:	6 (3" CAL.) *
RIGHT-OF-WAY LANDSCAPING	
R/W LANDSCAPE REQUIRED (GRASS OR GROUNDCOVER) PROVIDED:	
PARKING LOT LANDSCAPING	
TOTAL PARKING SPACES REQUIRED:	12 SPACES
TOTAL PARKING SPACES PROVIDED:	15 SPACES
PARKING LOT LANDSCAPING REQUIRED:	N/A (LESS THAN 20,000 SF / 2 ROWS)
IRRIGATION	
PROPOSED IRRIGATION DESIGN WILL MEET THE REQUIREMENTS OF THE UDC.	
* UNDERSTORY TREES PROVIDED ADJACENT TO EXISTING OVERHEAD UTILITIES.	
POND LANDSCAPING	
DETENTION POND REQUIRES 1 - 3' CANOPY TREE PER 750SF OF DRY AREA WITHIN POND	
8,154 / 750 =	11 TREES REQUIRED
	11 TREES PROVIDED

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

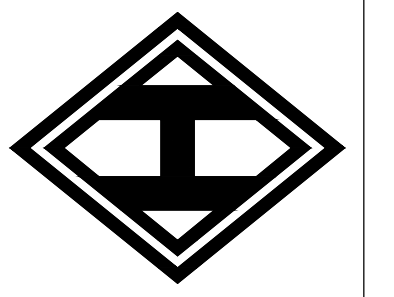
ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE 'CENTURY' OR 'DEEP-ROOT' 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

HOMEYER ENGINEERING, INC.
ENGINEERING, INC.
T.B.P.E. FIRM REGISTRATION NO. F-84440
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM



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1.21 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

EVERGREEN DESIGN GROUP
(800) 680-6630
15305 Dallas Pkwy., Ste 300
Addison, TX 75001
www.EvergreenDesignGroup.com



5-30-19

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SHEET NO:
LP-1