

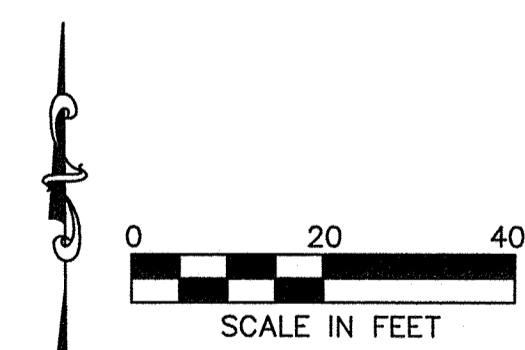
- EXISTING FRAZIER PHOTINIA TO REMAIN
- CRAPE MYRTLE (9)
4' HIGH @ INSTALLATION
- BURR OAK (2)
3" MIN. CALIPER
- LIVE OAK (7)
3" MIN. CALIPER
- ASIAN JASMINE
PLANTS SHALL BE A MINIMUM OF 6" TALL @ PLANTING
SHALL BE PLANTED @ 18" O.C.
- INDIAN HAWTHORNE (14)
PLANTS SHALL BE A MINIMUM OF 30" TALL @ PLANTING
SHALL BE PLANTED @ 36" O.C.
- BOXWOOD BUSH (37)
PLANTS SHALL BE A MINIMUM OF 30" TALL @ PLANTING.
SHALL BE PLANTED @ 36" O.C.

GENERAL NOTES:

1. VERIFY ALL UTILITIES BEFORE CONSTRUCTION.
2. EA. SUB-CONTRACTOR SHALL COORDINATE AND CALL FOR ALL INSPECTIONS W/TESTING LAB, OWNER WILL PAY FOR TESTING LABS.
3. ALL BUILDING ENTRANCES AND EXITS SHALL BE HANDICAP ACCESSIBLE; SIDEWALK AND RAMP SLOPES SHALL NOT EXCEED THE MAXIMUM REQUIRED SLOPE NOT REQUIRING HANDRAILS, SEE T&S NOTES & DETAILS.
4. LANDSCAPE SUBCONTRACTOR SHALL PROVIDE STABILIZATION OF ALL DISTURBED AREAS.
5. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
6. NO TREES SHALL BE PLANTED WITHIN 5'-0" OF ANY UTILITIES.
7. NO SHRUBS SHALL BE PLANTED CLOSER THAN 4'-0" FROM CURB @ 18' DEEP PARKING SPACES

LOT 6 BLOCK 1 OF THE HORIZON VILLAGE ADDITION

1. PROPOSED USE: - RETAIL
2. PROPERTY AREA: 53,927.3 SF OR 1.238 ACRES
3. BUILDING AREA: 7,586 SF
4. BUILDING HEIGHT: SINGLE STORY - 27'-0"
5. LOT COVERAGE: 14.00%
F.A.R. = 0.14:1
6. PARKING REQUIRED: 4,672 SF GYM @ 1 SPACE PER 200 SF = 23
2,368 SF OF RESTAURANT @ 1 SPACE PER 100 SF = 24
47 SPACES REQUIRED
7. HANDICAP REQUIRED 2 ACCESSIBLE FOR 26-50 SPACES = 2 ACCESSIBLE
8. TOTAL PARKING PROVIDED: 45 SPACES W/ 2 SHARED SPACES = 47 SPACES
9. LANDSCAPE AREA REQUIRED: 8,089 SF
LANDSCAPE AREA PROVIDED: 23,410 SF
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 30,517 SF



PLANNING APPROVAL
OCT 21 2014
Planner: [Signature]

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.

No.	Date	Revision	By



HORIZON VILLAGE
ROCKWALL, TEXAS
LANDSCAPE PLAN

Scale: 1" = 20'-0"
Date: 07/09/14
Project No.: 140110
Designed: GW
Drawn: GW
Checked: WM