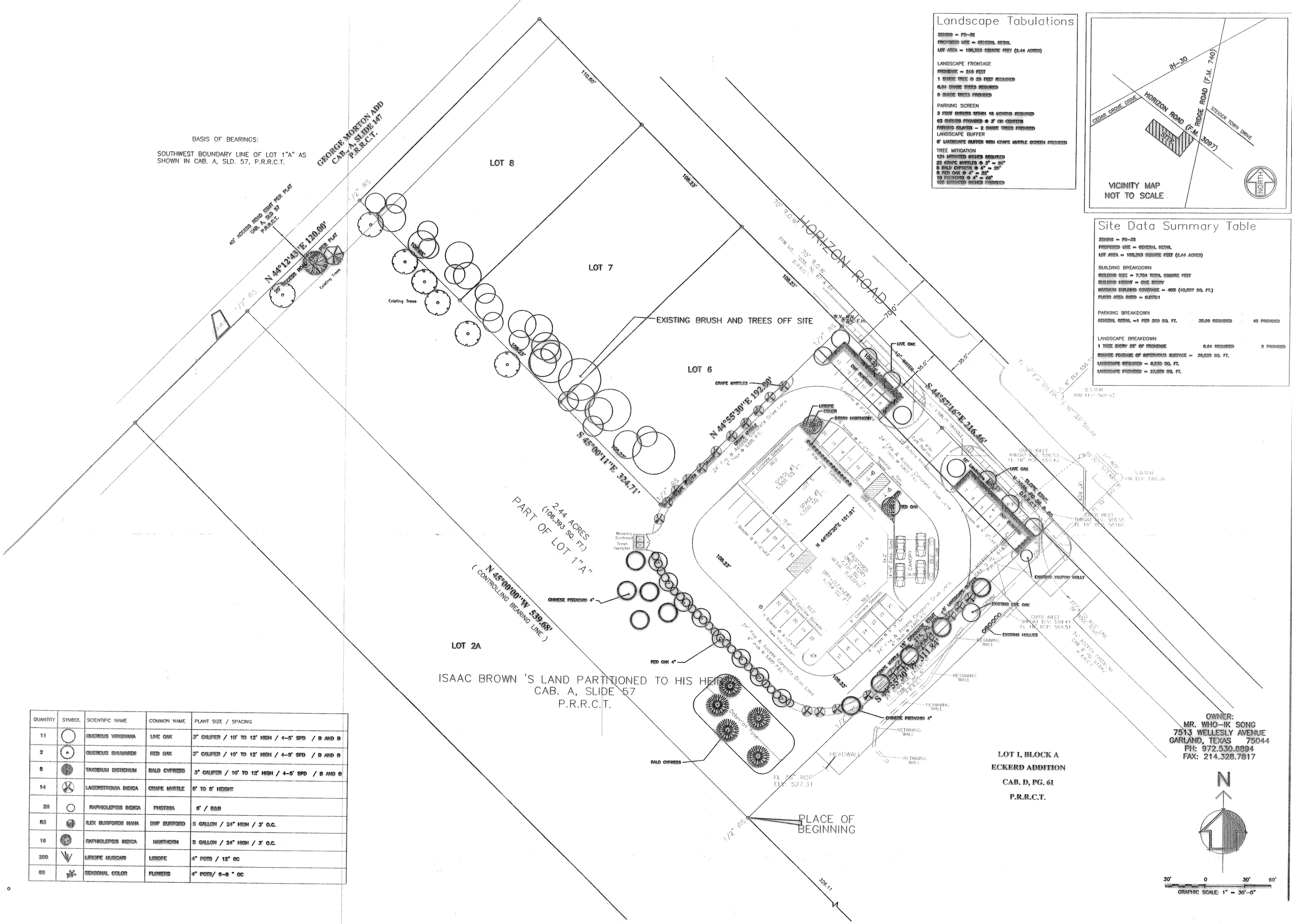

Landscape Tabulations

ZONING = PD-32
PROPOSED USE = GENERAL RETAIL
LOT AREA = 106,393 SQUARE FEET (2.44 ACRES)

LANDSCAPE FRONTAGE
FRONTAGE = 210 FEET
1 SHADE TREE @ 25 FEET REQUIRED
8.04 SHADE TREES REQUIRED
9 SHADE TREES PROVIDED

PARKING SCREEN
3 FOOT SHRUBS WITH 18 MONTHS REQUIRED
63 SHRUBS PROVIDED @ 3' ON CENTERS
PARKING ISLANDS - 2 SHADE TREES PROVIDED

LANDSCAPE BUFFER
8' LANDSCAPE BUFFER WITH CRAPE MYRTLE SCREEN PROVIDED

TREE MITIGATION
134 MITIGATED INCHES REQUIRED
22 CRAPE MYRTLES @ 3" = 66"
5 BALD CYPRESS @ 4" = 20"
6 RED OAK @ 4" = 32"
10 PISTACIO @ 4" = 40"
160 MITIGATED INCHES PROVIDED

Site Data Summary Table

ZONING = PD-32
PROPOSED USE = GENERAL RETAIL
LOT AREA = 106,393 SQUARE FEET (2.44 ACRES)

BUILDING BREAKDOWN
BUILDING SIZE = 7,704 TOTAL SQUARE FEET
BUILDING HEIGHT = ONE STORY
MAXIMUM BUILDING COVERAGE = 40% (42,557 SQ. FT.)
FLOOR AREA RATIO = 0.07:1

PARKING BREAKDOWN		
GENERAL RETAIL =1 PER 200 SQ. FT.	38.09 REQUIRED	40 PROVIDED

LANDSCAPE BREAKDOWN		
1 TREE EVERY 25' OF FRONTAGE	8.64 REQUIRED	9 PROVIDED

SQUARE FOOTAGE OF IMPERVIOUS SURFACE = 35,525 SQ. FT.
LANDSCAPE REQUIRED = 8,530 SQ. FT.
LANDSCAPE PROVIDED = 23,005 SQ. FT.

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE / SPACING
11		QUERCUS VIRGINIANA	LIVE OAK	3" CALIPER / 10' TO 12' HIGH / 4-5' SPD / B AND B
2	A	QUERCUS SHUMARDII	RED OAK	3" CALIPER / 10' TO 12' HIGH / 4-5' SPD / B AND B
5		TAXODIUM DISTICHUM	BALD CYPRESS	3" CALIPER / 10' TO 12' HIGH / 4-5' SPD / B AND B
14		LAGERSTROMIA INDICA	CRAPE MYRTLE	6' TO 8' HEIGHT
28		RAPHIOLEPSIS INDICA	PHOTINIA	6' / B&B
63		ILEX BURFORDII NANA	DWF BURFORD	5 GALLON / 24" HIGH / 3' O.C.
16		RAPHIOLEPSIS INDICA	HAWTHORN	5 GALLON / 24" HIGH / 3' O.C.
200		LIRIOPE MUSCARI	LIRIOPE	4" POTS / 12" OC
60		SEASONAL COLOR	FLOWERS	4" POTS/ 6-8 " OC

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Song Retail Center

Lot 1, Block
Song Addition
Zoning - PD32

2880 Horizon Road
Rockwall, Texas

GENERAL CONTRACTOR

Revisions

Date: March 6, 2003
Scale: 1"=30'-0"
Drawn By: P. SCHMIDT
Project No: WS071702

Landscape Plan

L1