

PARKING REQUIREMENTS

GYMNASIUM	4,672 SF @ 1/200	= 23
RESTAURANT	2,368 SF @ 1/100	= 24
47 PARKING SPACES REQUIRED		
45 PARKING SPACES PROVIDED		
43 PARKING SPACES & 2 HANDICAP SPACES		
2 SHARED PARKING SPACES PROPOSED		

NOTE: ALL PAVING RADII ARE 3'-0" U.N.O.
ALL PAVING DIMENSIONS ARE TO FACE OF CURB

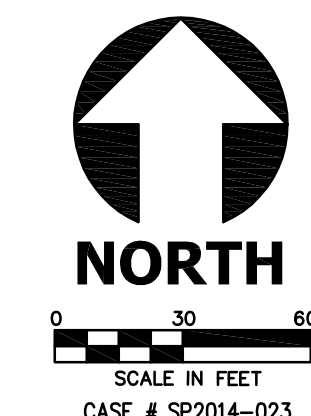
REFER TO CIVIL SITE PLAN FOR SITE DIMENSIONS

PRICING & CONSTRUCTION GENERAL NOTES:

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- AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.

HORIZON VILLAGE ADDITION
BEING A 1.238 AC. TRACT OF LAND CAB. H. SL.51
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
TRI TERRA DEVELOPMENT, LP
201 LAURENCE DR #216
HEATH, TEXAS 75032
214-668-8321



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ROCKWALL, TEXAS 75087
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FAX: 972-249-2051

No.	Date	Revision	By



HORIZON VILLAGE
ROCKWALL, TEXAS
SITE PLAN

Scale:	1" = 30'-0"
Date:	07/09/14
Project No.:	140110
Designed:	GW
Drawn:	GW
Checked:	WM

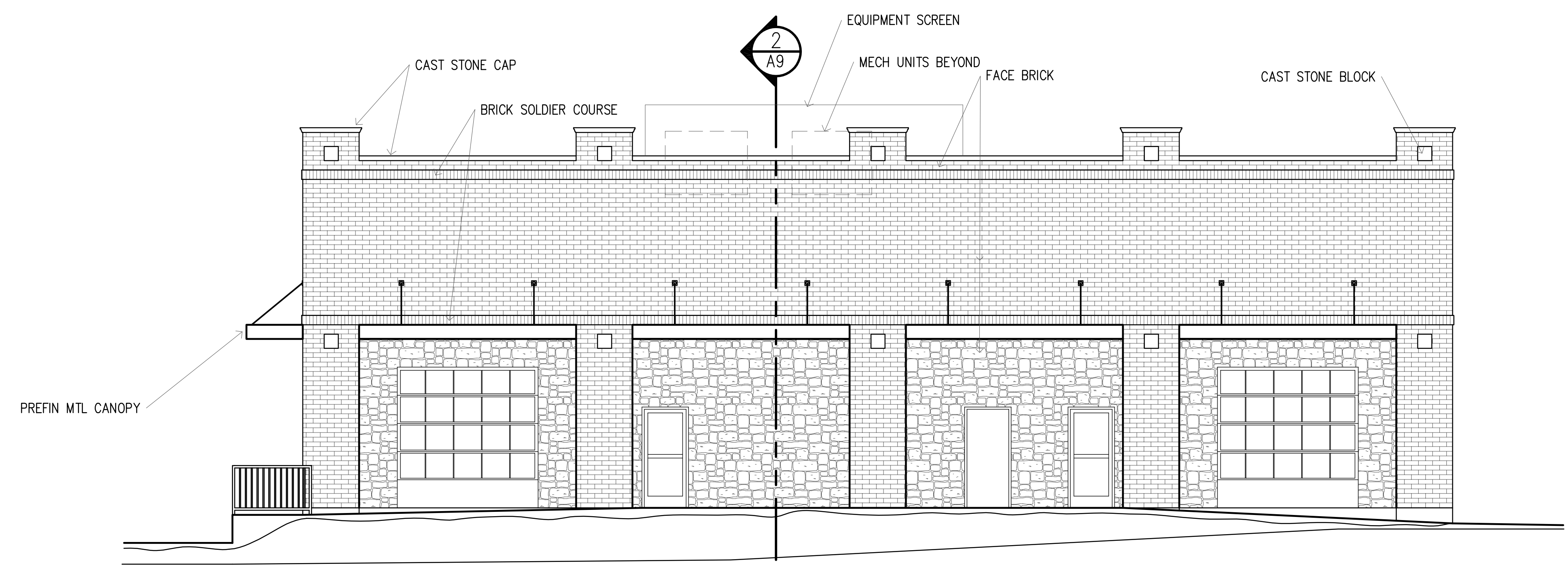
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SOUTH ELEVATION

2,613 SF
 STONE = 703 SF (27%)
 BRICK = 1,910 SF (73%)

ROD IRON GAURD RAIL W/ 2"x2" RAILS,
 2"x2" POST @ 5'-0" O.C. AND 1"x1"
 BALLUSTERS @ 5" O.C.



EAST ELEVATION

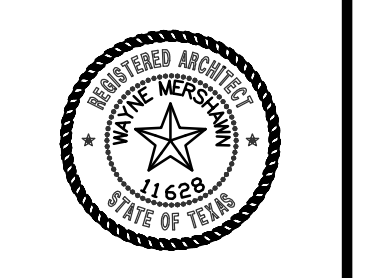
1,817 SF
 STONE = 513 SF (28%)
 BRICK = 1,314 SF (72%)

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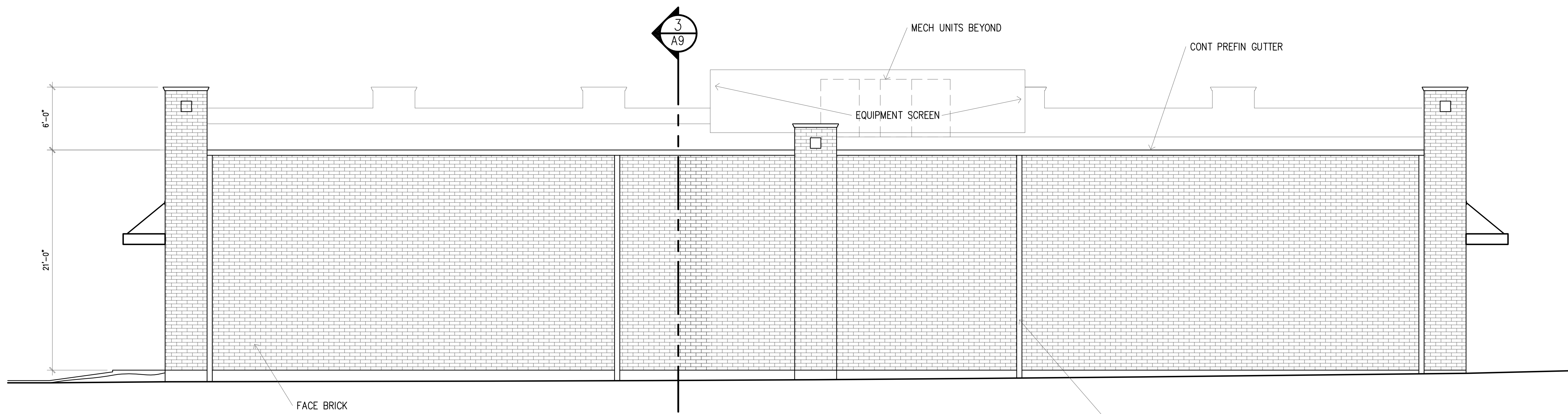
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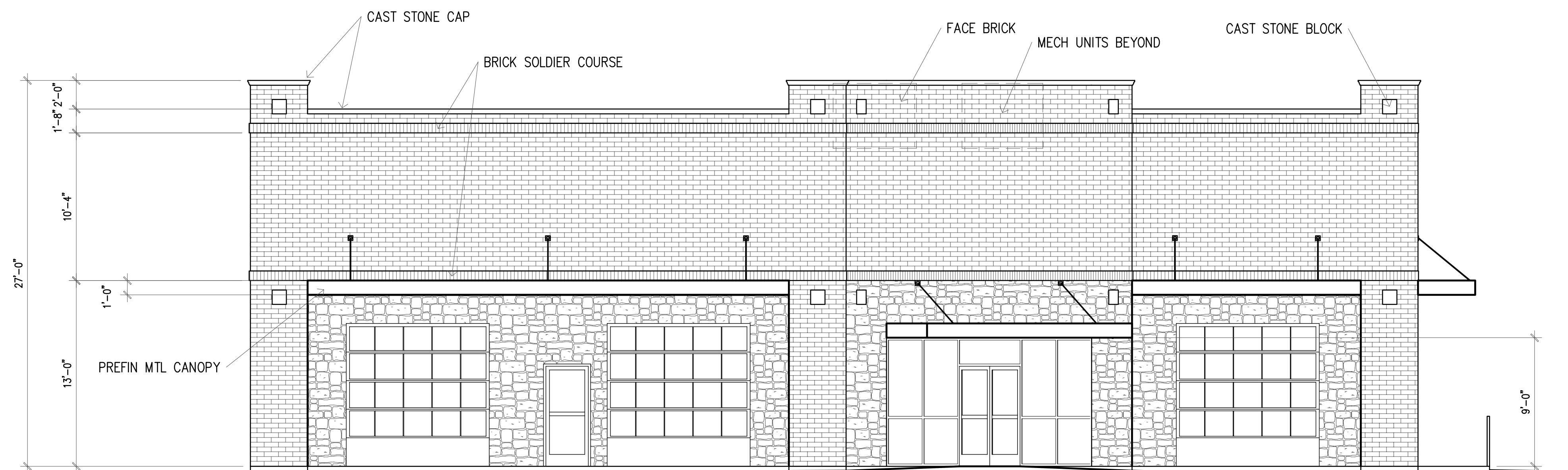
HORIZON VILLAGE
 ROCKWALL, TEXAS
EXTERIOR ELEVATIONS

Scale: 3/16" = 1'-0"
Date: 07/09/14
Project No.: 140110
Designed: GW
Drawn: GW
Checked: WM



NORTH ELEVATION

BRICK = 100%



WEST ELEVATION

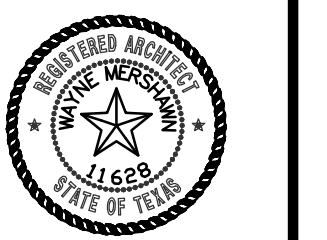
2,106 SF
 STONE = 446 SF (21%)
 BRICK = 1,660 SF (79%)

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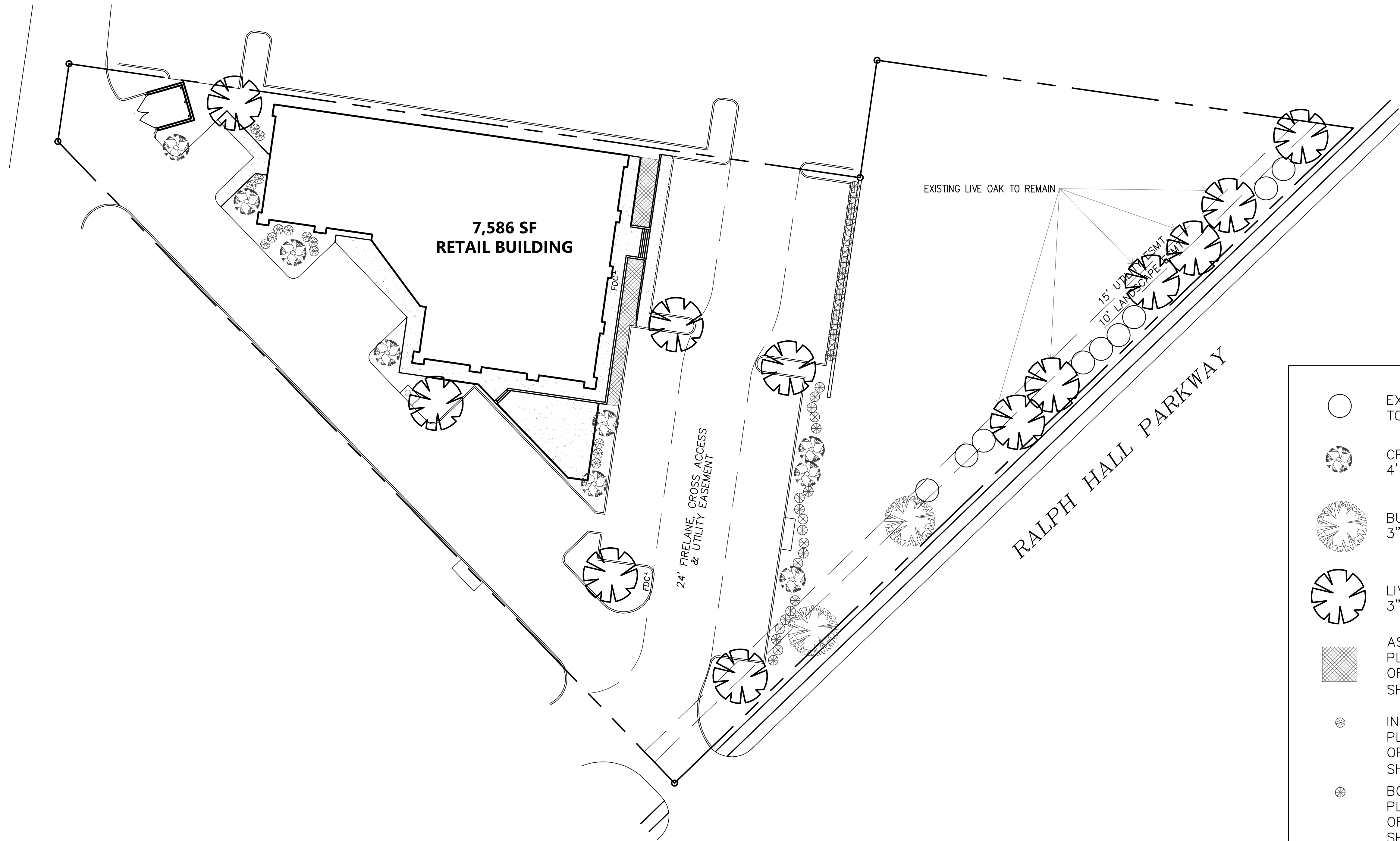
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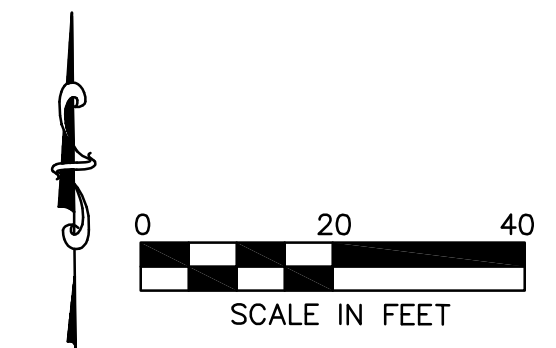
**HORIZON VILLAGE
 ROCKWALL, TEXAS**
EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
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- 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
3. LABS. ALL BUILDING ENTRANCES AND EXITS SHALL BE HANDICAP ACCESSIBLE; SIDEWALK AND RAMP SLOPES SHALL NOT EXCEED THE MAXIMUM REQUIRED SLOPE NOT REQUIRING HANDRAILS, SEE TAS 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

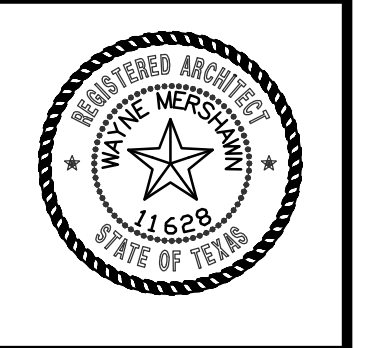
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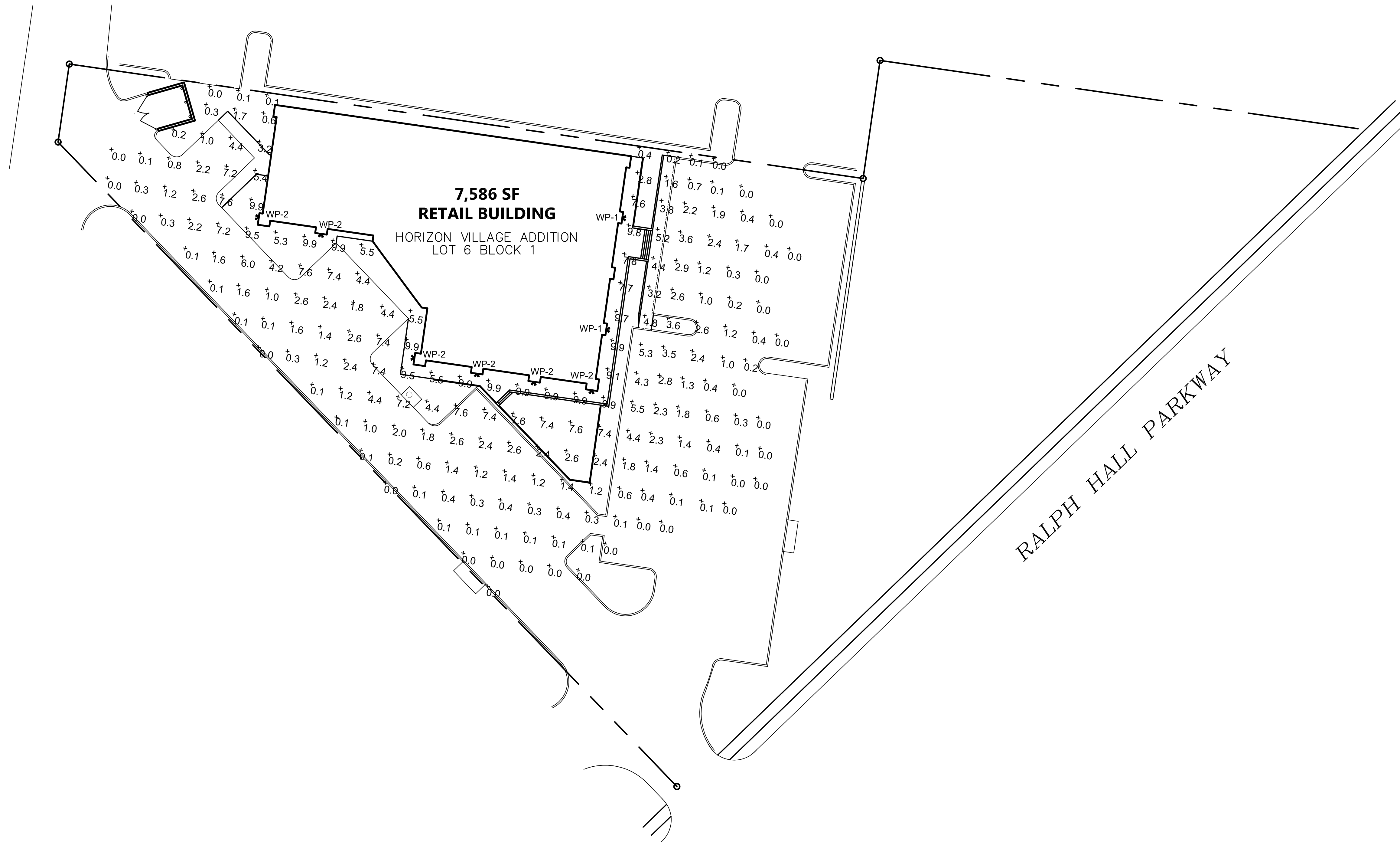
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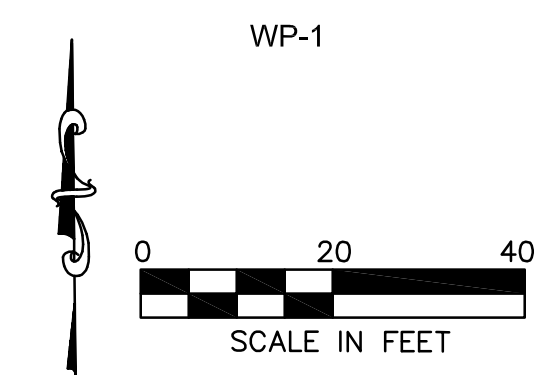
HORIZON VILLAGE
 ROCKWALL, TEXAS
LANDSCAPE PLAN

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

SHEET
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Fixture Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Lum. Watts	LLF	Description
☐	4	WP-1	SINGLE	40000	452	0.800	MPTR-5S-400
☐	4	WP-2	SINGLE	40000	452	0.800	MPTR-2S-400-HS



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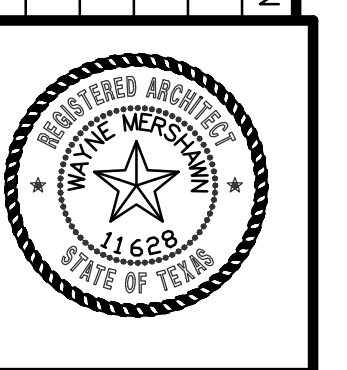
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HORIZON VILLAGE
ROCKWALL, TEXAS

SITE LIGHTING PLAN

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