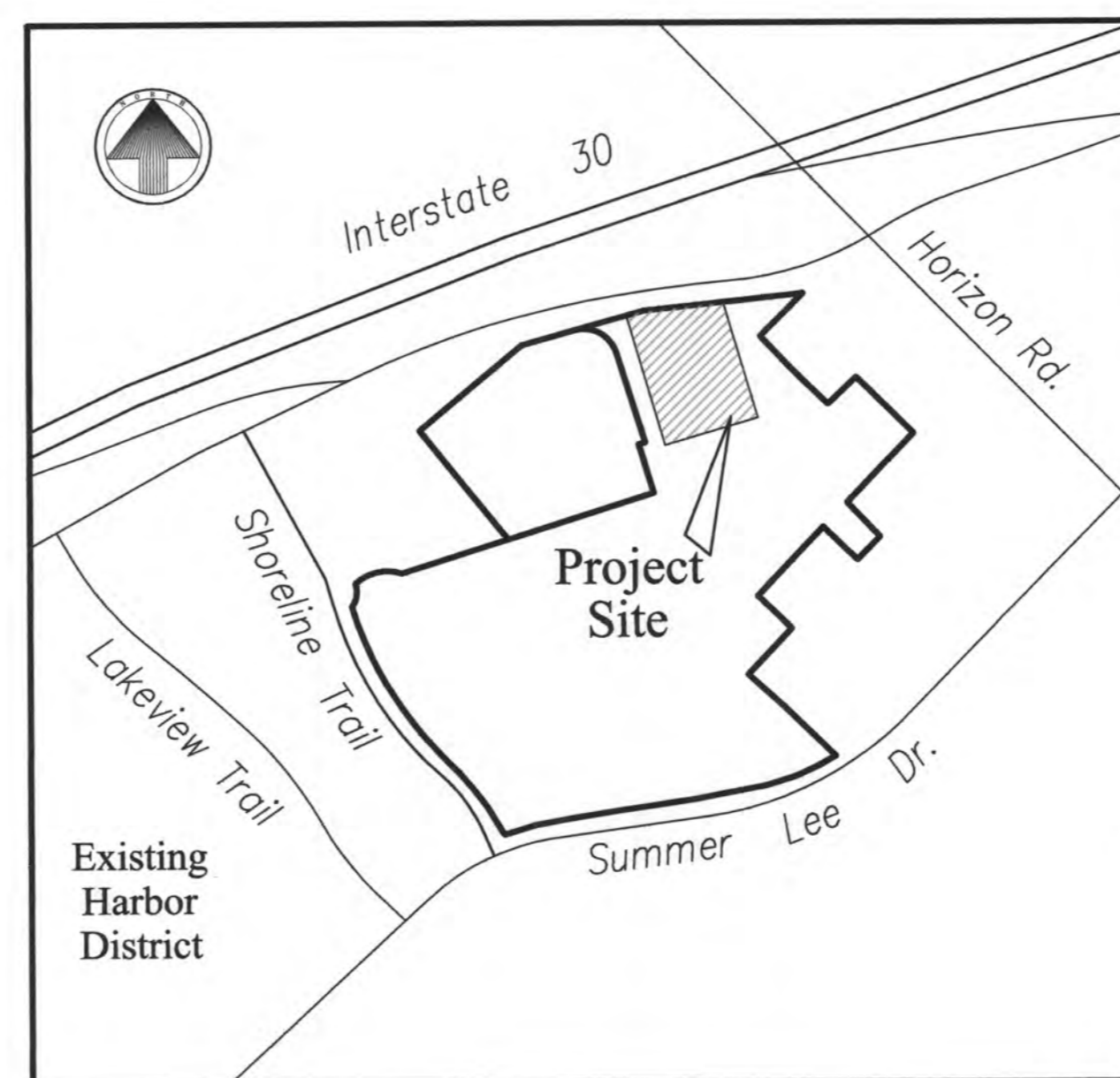


# Development Plans HG SPLY CO.

## City of Rockwall ~ Rockwall County, Texas

E. 2016-035 due 2-21-17

PLAN REVIEW	Approved	Dis-Approved	Date
Submittal Date: 2-14-17			
City Engineer	---		
Assistant City Engineer			
Civil Engineer	---		
Water	---		
Wastewater	---		
Streets	---		
Engineering	---		
Fire Department	---		
Planning & Zoning	---		
Other			



LOCATION MAP

### Index of Sheets

Sheet No.	Title
1	Cover Sheet
--	Replat
2	Demolition Plan
3	Erosion Control Plan
4	Site Plan
5	Paving Plan
6	Grading Plan
6A	Grading Plan Details
7	Drainage Area Map
8	Utility Plan
--	Landscape Plan

Owner:  
8020 Restaurants, LLC.  
2008 Greenville Ave.  
Dallas, TX 75206

Engineer:  
F.C. Cuny Corp.  
#2 Horizon Court  
Suite 500  
Heath, Texas 75032  
469.402.7700  
Texas Registered Engineering Firm F-7449



FEMA Note

According to the F.I.R.M. No. 48397C0040L, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

Construction Note

All construction to be by City of Rockwall Standards and NCTCOG 4th Edition Standards.

# February 2017

SUBMITTAL #3  
FEB 14 2017  
City of Rockwall Engineering Dept.

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, EightyTwenty Real Estate Holdings, LLC is the owner of a tract of land in the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, in Rockwall County, Texas, said tract being all of Lot 3, Block A, of the Replat of the Harbor District Addition Lot 3 and 4, an addition to The City of Rockwall as recorded in Cabinet I, Slide 168, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of said Lot 3, Block A, said point also lying on the southerly Right of Way of Interstate 30, (a variable width Right of Way) and the east line of Sunset Ridge Drive (a variable width Right of Way) dedicated by the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas;

THENCE North 74 degrees 49 minutes 50 seconds East along the southerly Right of Way of Interstate 30, a distance of 32.37 feet to a wood right-of-way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 14 degrees 20 minutes 24 seconds West departing the southerly line of said Interstate 30 and along said Faulkner tract, a distance of 57.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East continuing along said Faulkner tract a distance of 1.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 73 degrees 25 minutes 30 seconds East continuing along said Faulkner tract a distance of 36.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 16 degrees 31 minutes 03 seconds West continuing along said Faulkner tract a distance of 49.47 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner lying on the aforementioned southerly line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East along said southerly line a distance of 135.87 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northeast corner of said Lot 3, Block A and the northwest corner of Lot 4, Block A of said Replat;

THENCE South 17 degrees 15 minutes 53 seconds East along the common line of said Lot 3, Block A and said Lot 4, Block A, a distance of 217.09 feet to a "X" cut in concrete found for the southeast corner of said Lot 3, Block A and the southwest corner of said Lot 4, Block A, said point also lying on the north line of Lot 1, Block A of the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas;

THENCE South 72 degrees 42 minutes 13 seconds West along the common line of said Lot 3, Block A, and said Lot 1, Block A, a distance of 173.70 feet to a "X" cut in concrete found for the southwest corner of said Lot 3, Block A, the northwest corner of said Lot 1, Block A, and lying on the aforementioned east right-of-way line of Sunset Ridge Drive;

THENCE North 17 degrees 15 minutes 53 seconds West along the east line of said Sunset Ridge Drive and the west line of said Lot 3, Block A, a distance of 243.79 feet to the POINT OF BEGINNING containing 39,204 square Feet, or 0.900 of an acre of land

**SURVEYORS CERTIFICATE**

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

LINE	BEARING	DISTANCE
L1	N 74°49'50" E	32.37
L2	S 14°20'24" W	57.31
L3	S 49°36'39" E	1.89
L4	N 73°25'30" E	36.01
L5	N 16°31'03" W	49.47
L6	N 17°15'53" E	27.05
L7	N 72°44'07" E	99.21
L8	S 17°15'53" E	75.50
L9	S 72°44'07" W	24.00
L10	N 17°15'53" W	75.50
L11	S 72°44'07" W	100.73
L12	N 27°44'07" E	22.69
L13	N 62°15'53" W	15.00
L14	S 27°44'07" W	17.11

**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

That we the undersigned owner of the land shown on this plat, and designated herein as the REPLAT of the HARBOR DISTRICT ADDITION LOT 3R to the City of Rockwall, Texas, and whose name's are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the REPLAT of the HARBOR DISTRICT ADDITION LOT 3R have been notified

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall's West regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall, or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We and our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

EIGHTYTWO REAL ESTATE HOLDINGS, LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.  
Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

**REPLAT  
HARBOR DISTRICT ADDITION  
LOT 3R**

BEING ALL OF  
LOT 3, BLOCK A, OF THE HARBOR  
DISTRICT ADDITION,  
RECORDED IN CABINET I, SLIDE 168  
P.R.R.C.T.

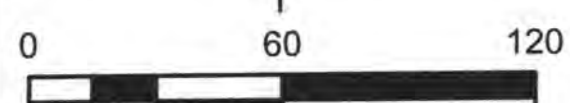
SITUATED IN THE  
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER

SURVEYOR

EIGHTYTWO REAL ESTATE  
HOLDINGS, LLC  
5740 Prospect Avenue, Suite 2001  
Dallas, Texas 75206

MADDOX SURVEYING &  
MAPPING INC  
P.O. BOX 2109  
FORNEY, TEXAS 75126  
(972) 564-4416  
Firm Reg. No. 10013200



**Legend of Symbols & Abbreviations**

- IRF = IRON ROD FOUND
  - R.O.W. = RIGHT-OF-WAY
  - P.O.B. = POINT OF BEGINNING
  - D.E. = DRAINAGE EASEMENT
  - W.E. = WATER EASEMENT
  - ELEC. = ELECTRIC
  - INST. = INSTRUMENT
  - NO. = NUMBER
  - VOL. = VOLUME
  - PG. = PAGE
  - CAB. = CABINET
  - ESMT. = EASEMENT
  - D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
  - P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS
  - O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
- NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE.
2. ALL CORNERS ARE 5/8" IRON RODS FOUND WITH A PLASTIC CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
3. ALL EASEMENTS SHOWN ARE PER THE FINAL PLAT OF THE HARBOR DISTRICT ADDITION RECORDED IN CABINET I, SLIDE 7, P.R.R.C.T. UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS IN ORDER TO CREATE A FULLY DEVELOPABLE LOT.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00	24°18'26"	8.48	N 84°53'20" E	8.42
C2	44.00	90°00'00"	69.12	S 62°15'53" E	62.23
C3	20.00	90°00'00"	31.42	N 62°15'53" W	28.28
C4	16.08	24°29'53"	6.88	S 61°58'43" W	6.82

**APPROVED**

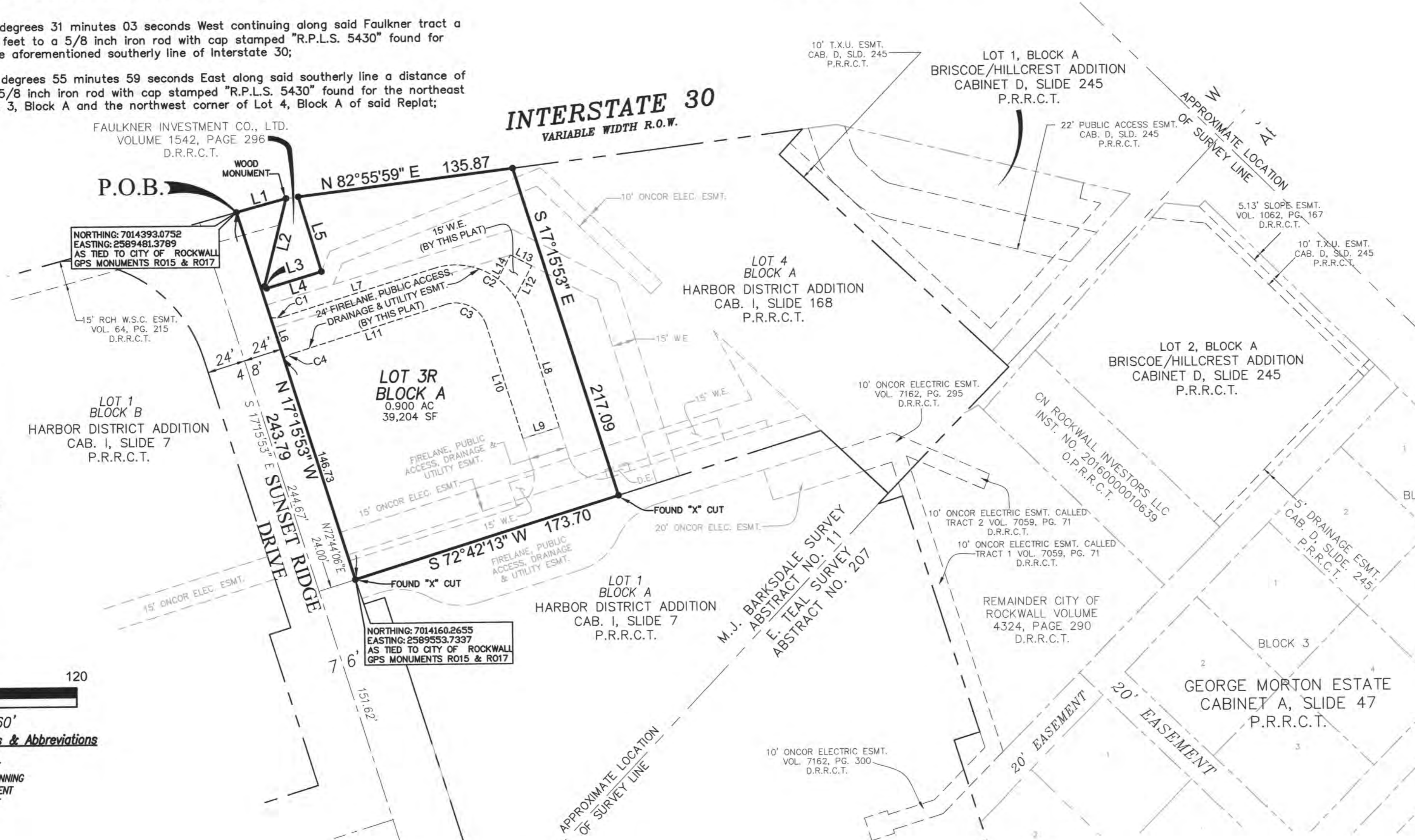
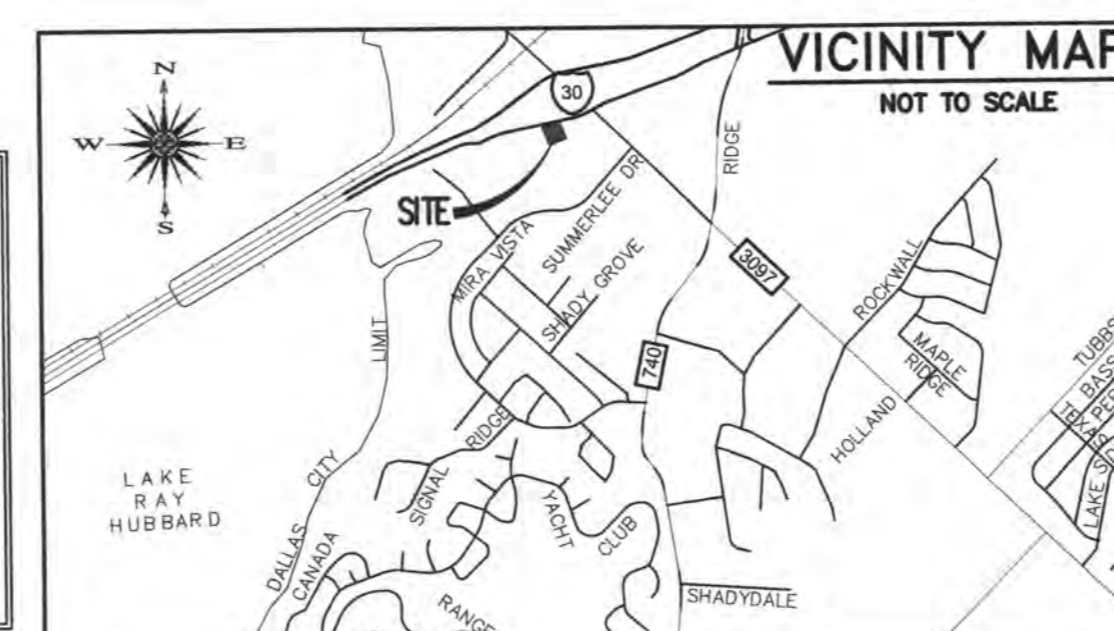
I hereby certify that the above and foregoing plat of REPLAT of the HARBOR DISTRICT ADDITION LOT 3R to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

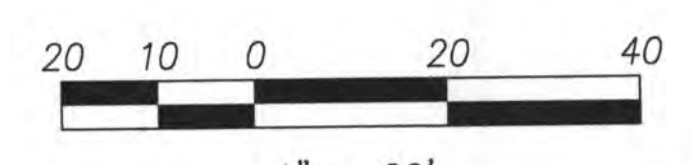
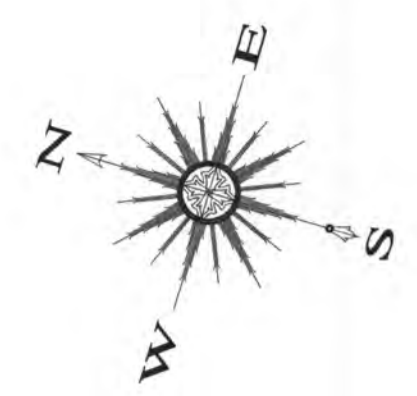
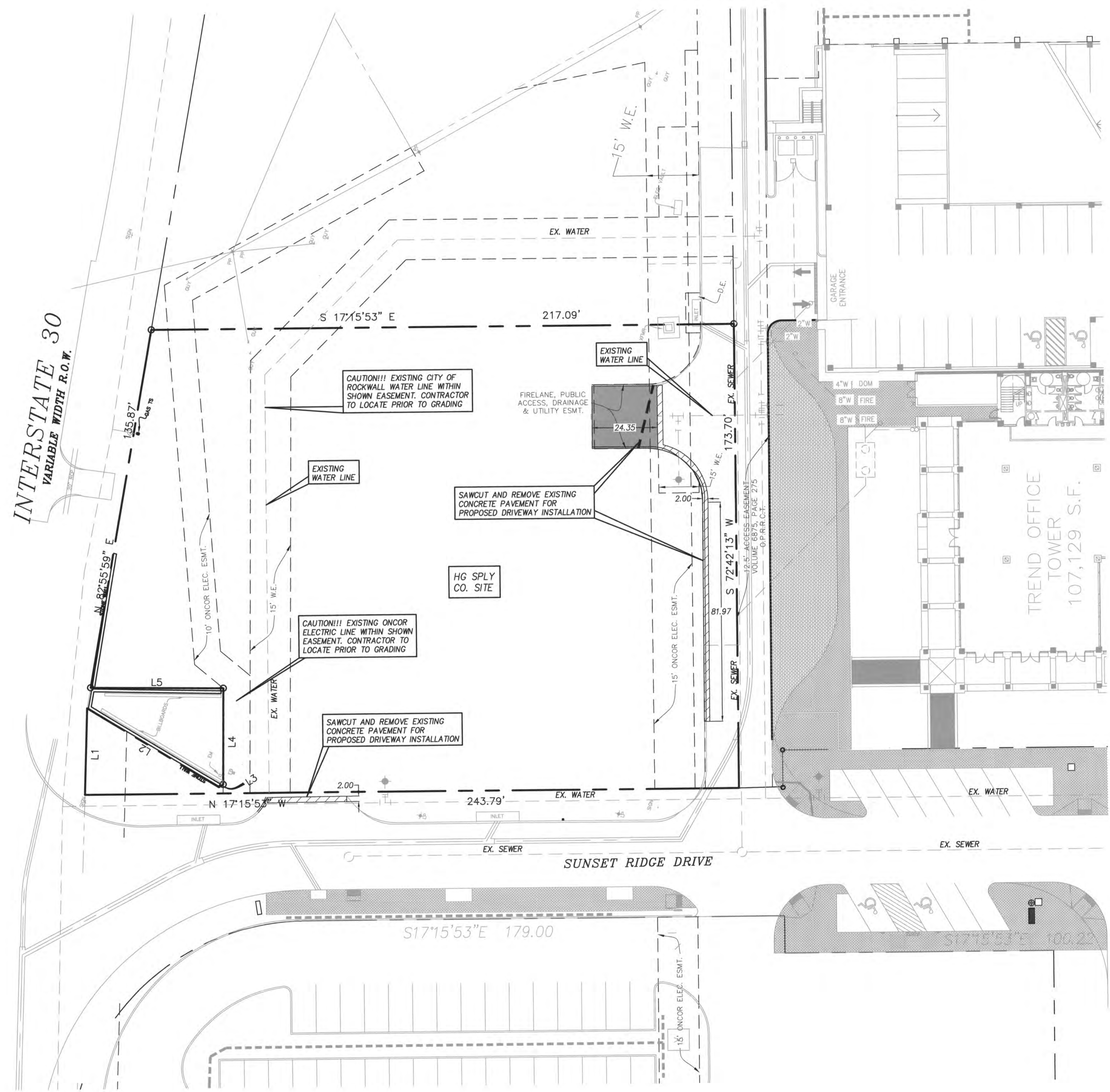
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

\_\_\_\_\_  
Director of Planning

\_\_\_\_\_  
City Engineer



INTERSTATE 30  
VARIABLE WIDTH R.O.W.



**CAUTION EXISTING UTILITIES !!!**  
CALL TEXAS 811!!! EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**LEGEND**

- PROPERTY LINE
- PROPOSED SAWCUT LIMITS
- EXISTING PAVEMENT DEMOLITION

Revision	Date	Description

Owner:  
**8020 Restaurants, LLC.**  
2008 Greenville Ave. • Dallas, TX 75206

**HG SPLY CO. RESTAURANT**  
2651 Sunset Ridge Dr.  
Rockwall, Texas 75032

~ Civil Engineer ~  
**F.C. CUNY CORPORATION**  
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700  
Texas Registered Engineering Firm F-7449

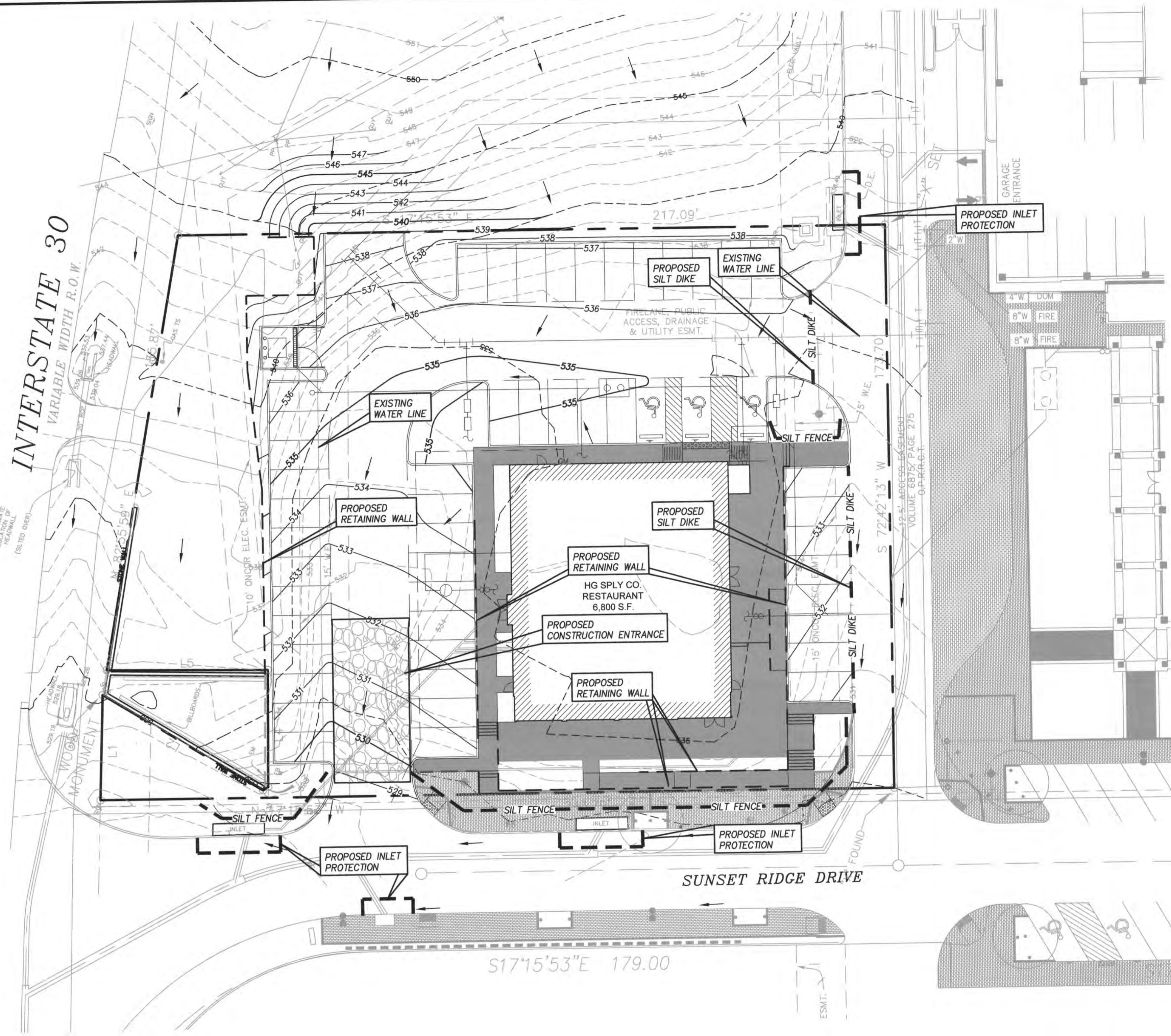
2/14/2017

Drawn By: F.C. CUNY	Checked By: F.C. CUNY
Date: 12/16	Project No.: -
Sheet Title: <b>Demolition Plan</b>	
Scale: 1"=20'	Sheet No.: 2 of 8

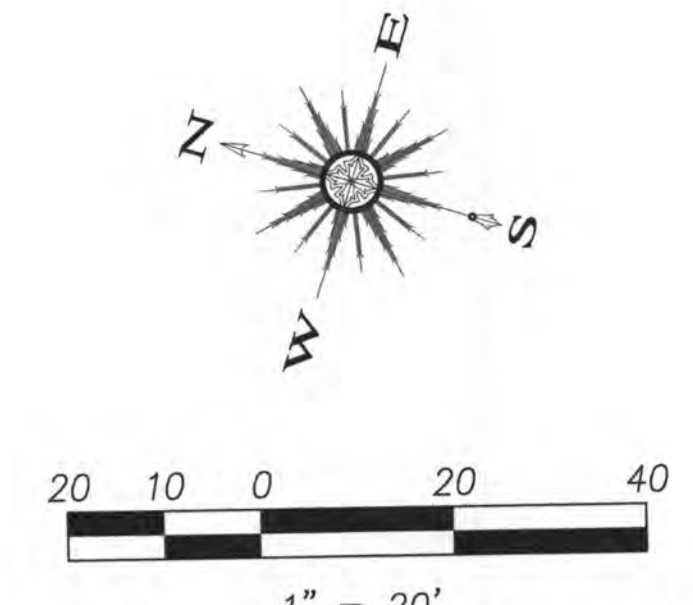
This drawing is proprietary and may not be copied or used in any way without the written permission of FC Cunny Corporation - © Copyright - FC Cunny Corporation

NOT FOR CONSTRUCTION

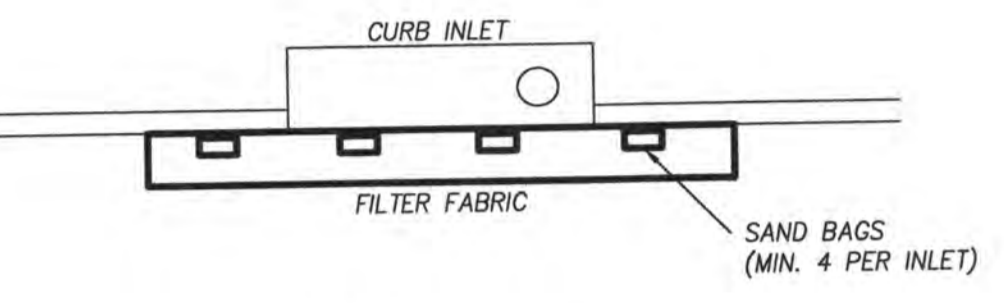
Revision	Date	Description



SITE AREA: 0.93 ACRES  
 AREA OF DISTURBANCE: 0.85 ACRES



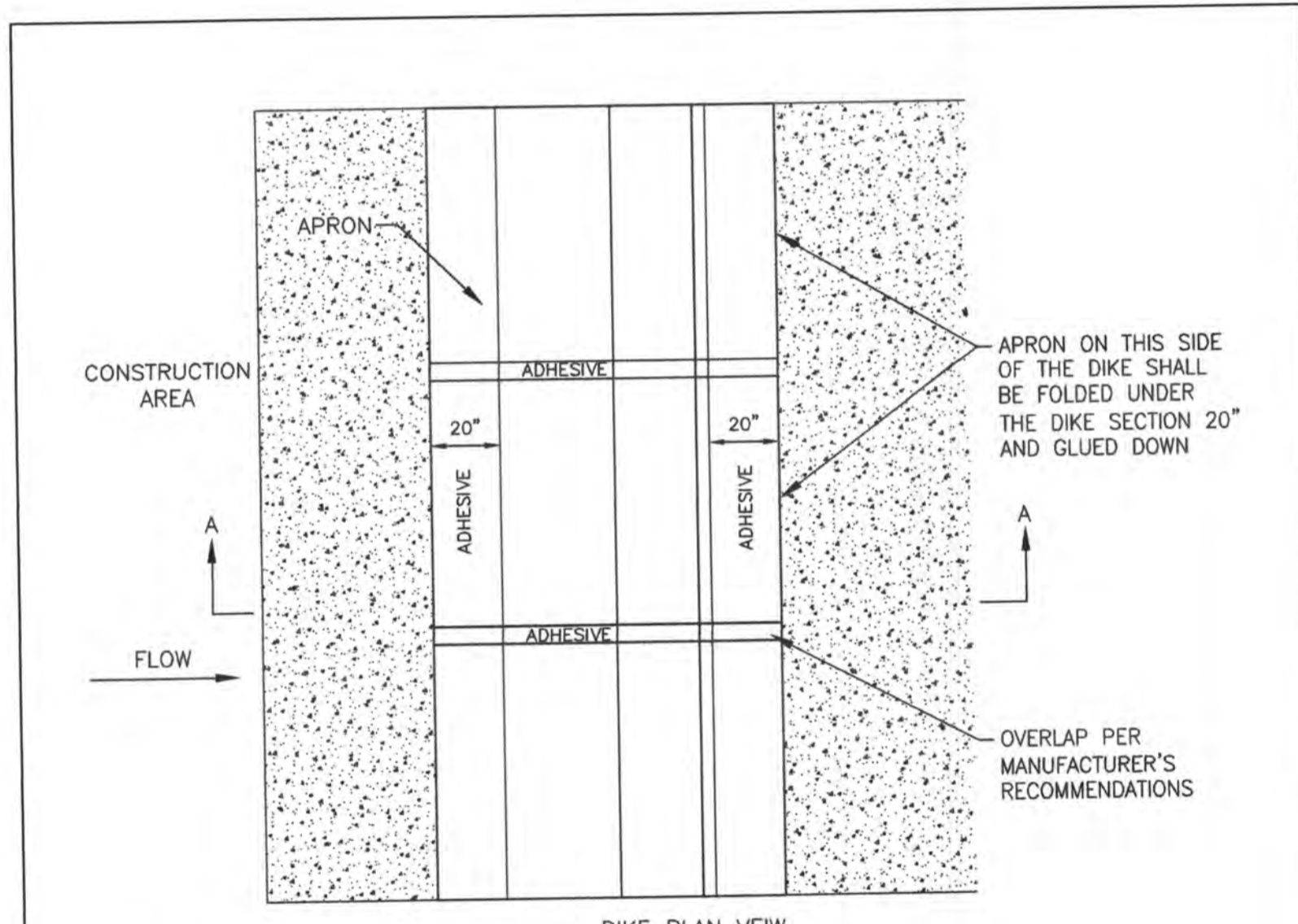
**CAUTION EXISTING UTILITIES !!!**  
 CALL TEXAS 811!!! EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



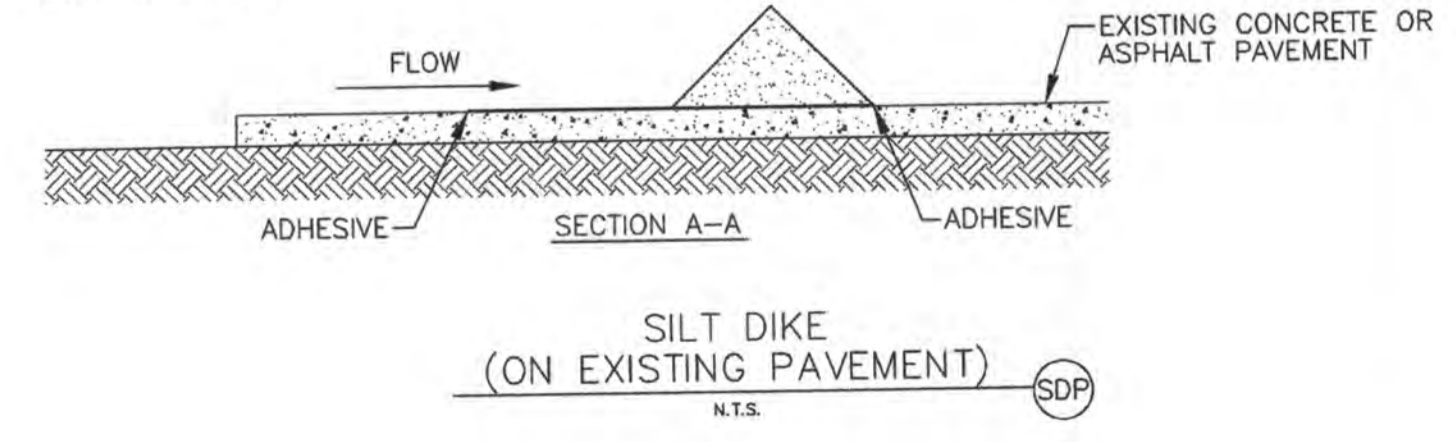
**CURB INLET PROTECTION**  
 NOT TO SCALE

**LEGEND**

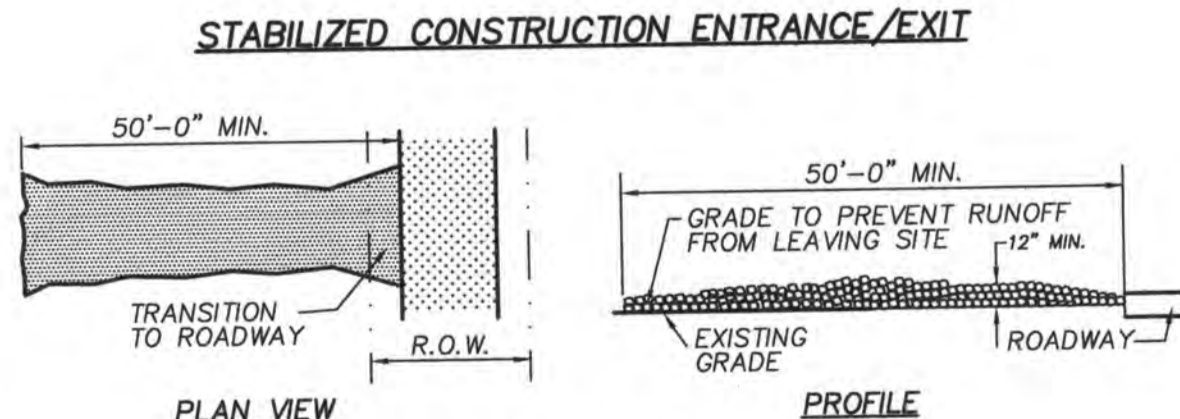
---	PROPERTY LINE
-471-	EXISTING CONTOUR
-470-	PROPOSED CONTOUR
→	FLOW DIRECTION
- - - -	PROPOSED SILT FENCE
- - - -	PROPOSED SILT DIKE



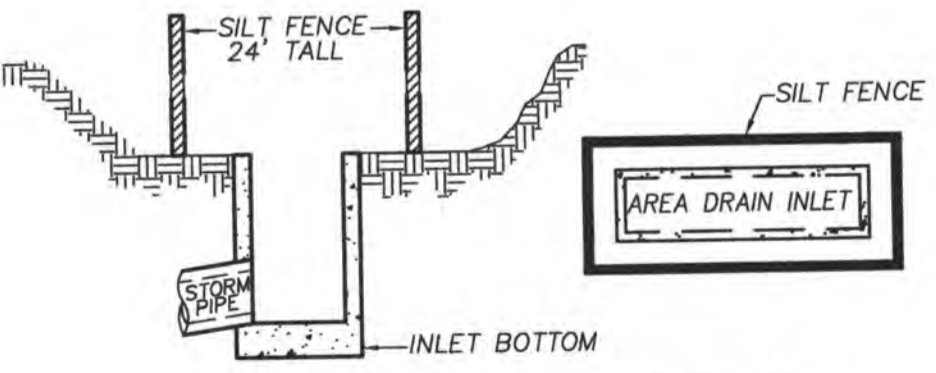
**NOTES:**  
 1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.  
 2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS. ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.



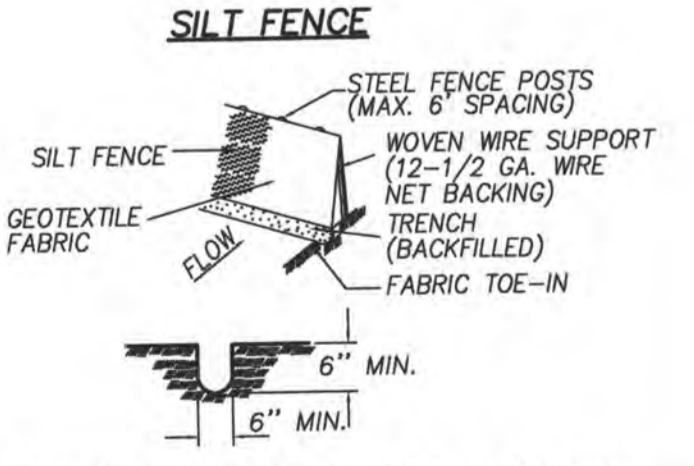
**SILT DIKE (ON EXISTING PAVEMENT)**  
 N.T.S.



- STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:**
- STONE SIZE- 4 TO 6 INCH OPEN GRADED ROCK (NO CRUSHED CONCRETE ALLOWED).
  - LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
  - THICKNESS- NOT LESS THAN 12 INCHES.
  - WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
  - WASHING- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRIP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
  - MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
  - DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.



**STORM AREA INLET PROTECTION**  
 N.T.S.



**SILT FENCE TRENCH CROSS-SECTION**  
 N.T.S.

- SILT FENCE GENERAL NOTES:**
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
  - THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. FENCE CAN NOT BE TREATED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
  - THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
  - SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
  - INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
  - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

Owner:  
**8020 Restaurants, LLC.**

**HG SPLY CO. RESTAURANT**  
 2651 Sunset Ridge Dr.  
 Rockwall, Texas 75032

~ Civil Engineer ~  
**F.C. CUNY CORPORATION**  
 #2 Horizon Court - Heath, Texas 75032 - (469) 402-7700  
 Texas Registered Engineering Firm F-7448




Drawn By: F.C. CUNY	Checked By: F.C. CUNY
Date: 12/16	Project No.:
Sheet Title: <b>Erosion Control Plan</b>	
Scale:	Sheet No.:
1"=20'	3 of 8

Revision	Date	Description

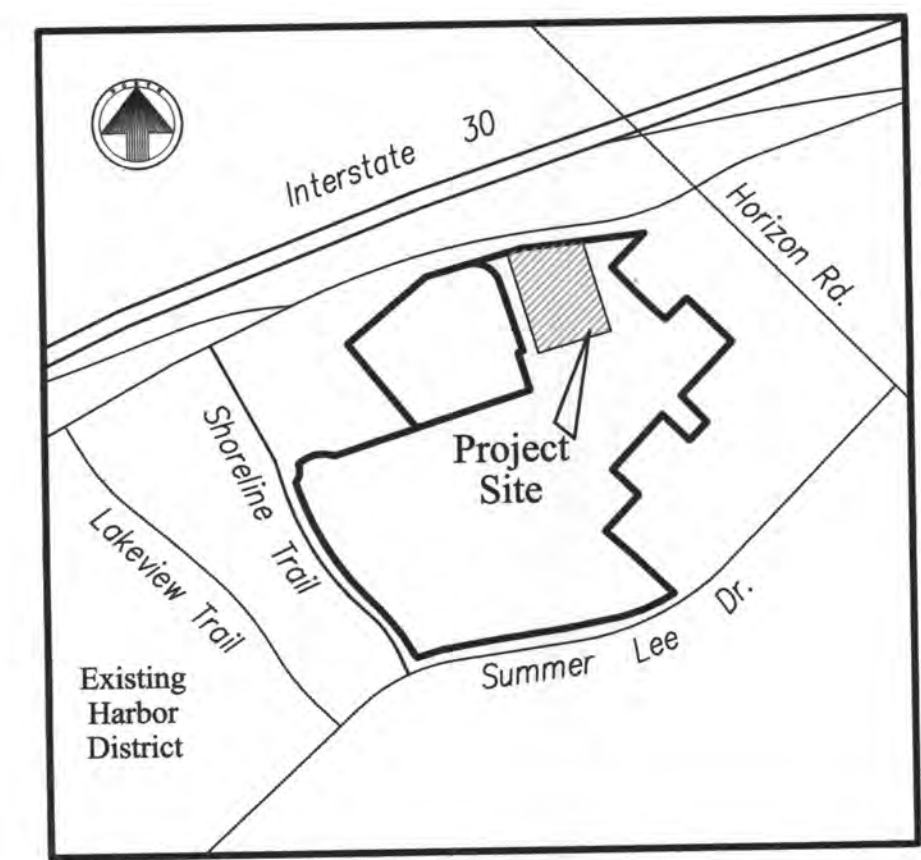
Owner:  
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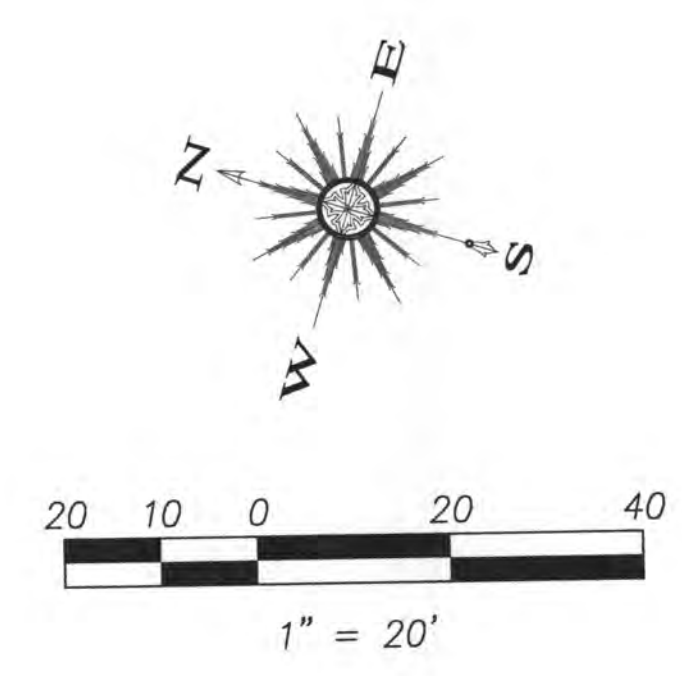
~ Civil Engineer ~  
**F.C. CUNY CORPORATION**  
 #2 Horizon Court - Heath, Texas 75032 • (469) 402-7700  
 Texas Registered Engineering Firm F-7449

2/14/2017  
  
 Drawn By: F.C. CUNY  
 Checked By: F.C. CUNY  
 Date: 12/16  
 Project No.: -  
 Sheet Title: **Site Plan**

Scale: 1" = 20'  
 Sheet No.: 4 of 8



**LOCATION MAP**



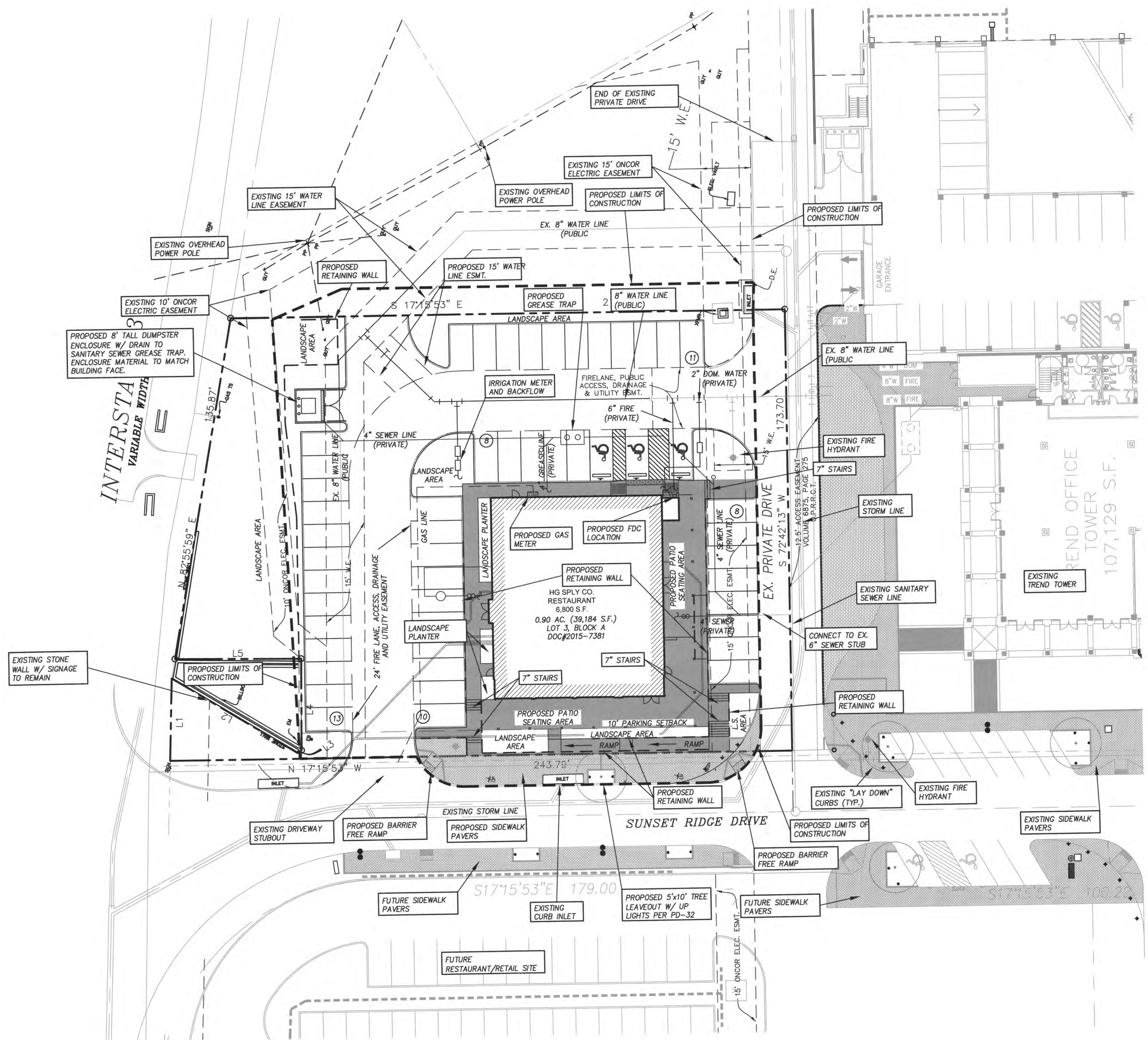
NOTE:  
 - DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RESTAURANT EXTERIOR.

SITE INFORMATION	
LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F.
BUILDING TO LOT COVERAGE:	6,800/39,184=17.4% -> 17.4%
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	68 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	68 TOTAL (*18 TREND TOWER GARAGE, 50 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	29,125 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	10,059 S.F.

PARKING REQUIREMENT BREAKDOWN:  
 RESTAURANT SPACE AT 1 SPACE/100 S.F. --> 6,800/100 = 68 SPACES  
 \* TREND TOWER PARKING REQUIREMENT:  
 OFFICE SPACE AT 1 SPACE/300 S.F. --> 107,129/300 = 357 SPACES  
 TREND TOWER PARKING GARAGE CURRENTLY PROVIDES 441 PARKING SPACES SO PER THE SHARED PARKING AGREEMENT A PORTION OF THIS PARKING MAY BE USED BY LOT 3 BLOCK A, THEREFORE 18 PARKING STALLS FROM THE TREND TOWER PARKING GARAGE WILL BE AVAILABLE FOR USE ON LOT 3 BLOCK A.

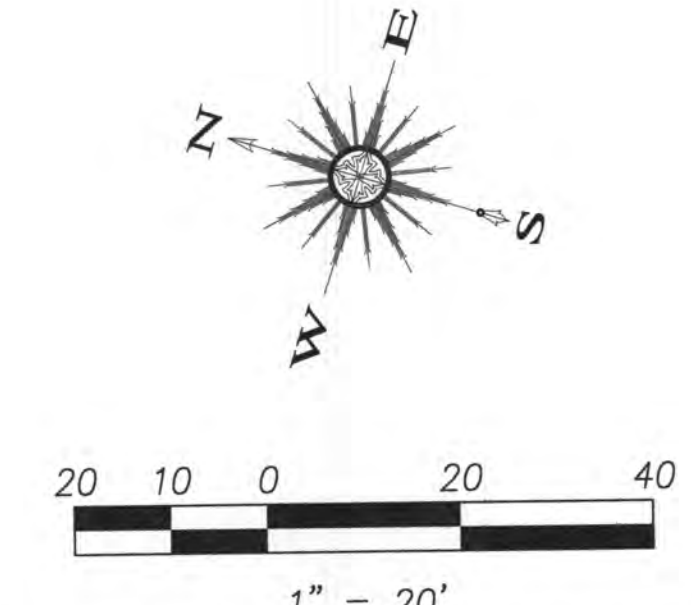
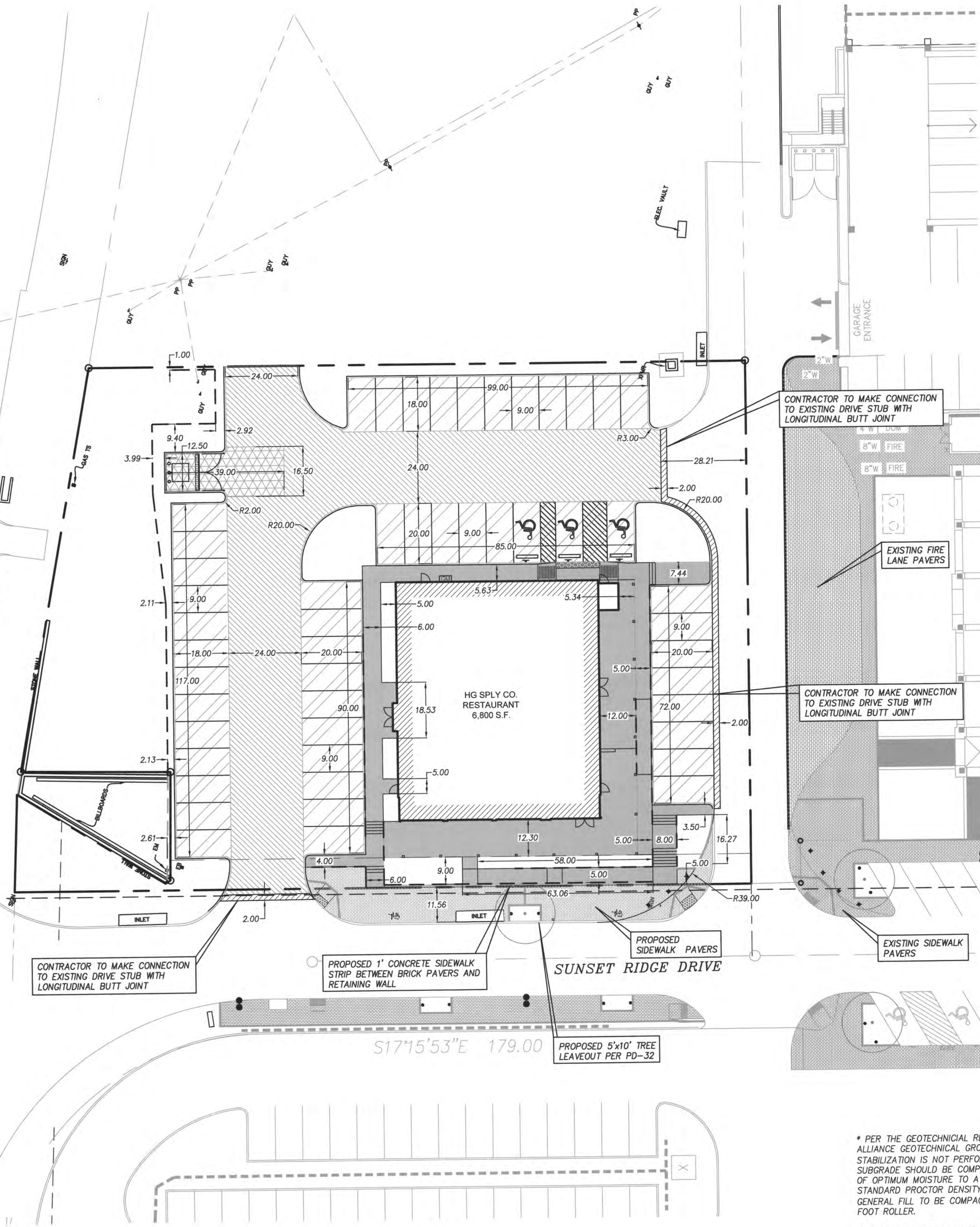
CASE NUMBER: SP2015-015

NOT FOR CONSTRUCTION



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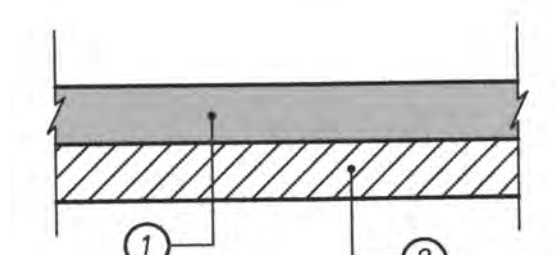
INTERSTATE 30  
VARIABLE WIDTH R.O.W.



**CAUTION EXISTING UTILITIES !!!**  
CALL TEXAS 811!!! EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

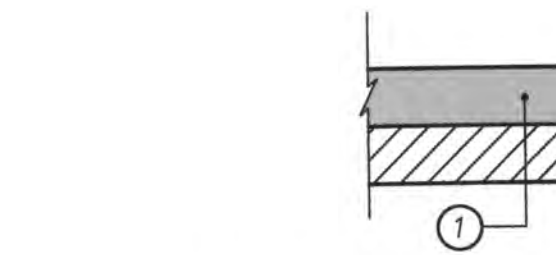
**REINFORCED CONCRETE SIDEWALK SECTION**  
NTS

- ① 4"-3,000 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 115' AND AT ALL RADIUS POINTS. 1" DEEP MARKINGS FOLLOWED BY GROOVING TOO TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
- ② 6" COMPACTED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95%. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



**TRASH ENCLOSURE PAVEMENT SECTION**  
NTS

- \*\* ① 6"-4,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 18" ON CENTER BOTH WAYS. (6 SACK MIN. FOR MACHINE PLACE, 6.5 SACK MIN. FOR HAND PLACE)
- \* ② 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



**LEGEND**

- PROPERTY LINE
- HEAVY TRUCK TRAFFIC AREA PAVEMENT
- LIGHT TRUCK AND PARKING AREA PAVEMENT
- TRASH ENCLOSURE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED PUBLIC BRICK PAVER SIDEWALK

**GENERAL NOTES:**

1. ALL DIMENSIONS IN FEET.
2. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
3. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
4. DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING WALL AND STRUCTURES.
5. MARK FIRELANE TO CITY SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
6. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL PAVING INCLUDING FIRE LANE, ACCESS AND UTILITY EASEMENTS.
7. PUBLIC BARRIER FREE RAMP MUST BE TRUNCATED DOME PLATES PER CITY REQUIREMENT. (www.advantagetactile.com)
8. ALL GENERAL FILL MATERIAL SHALL BE COMPACTED WITH A SHEEPSFOOT ROLLER.

**HEAVY TRUCK TRAFFIC AREA PAVEMENT SECTION**  
NTS

- \*\* ① 6"-4,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 18" ON CENTER BOTH WAYS. (6 SACK MIN. FOR MACHINE PLACE, 6.5 SACK MIN. FOR HAND PLACE)
- \* ② 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

**PARKING AREA PAVEMENT SECTION**  
NTS

- \*\* ① 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 18" ON CENTER BOTH WAYS. (6 SACK MIN. FOR MACHINE PLACE, 6.5 SACK MIN. FOR HAND PLACE)
- \* ② 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

\* PER THE GEOTECHNICAL REPORT PREPARED BY ALLIANCE GEOTECHNICAL GROUP, IF SUBGRADE STABILIZATION IS NOT PERFORMED, THE UPPER 8" OF SUBGRADE SHOULD BE COMPACTED AT -1% TO +2% OF OPTIMUM MOISTURE TO A MINIMUM OF 97% STANDARD PROCTOR DENSITY. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

\*\* IF LIME STABILIZATION IS NOT PROVIDED 1 INCH OF CONCRETE SHOULD BE ADDED TO THE THICKNESS OF THE PARKING AREA, HEAVY TRUCK AND TRASH ENCLOSURE PAVEMENT SECTIONS.

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Revision	Date	Description

Owner: 8020 Restaurants, LLC.  
2008 Greenville Ave. • Dallas, TX 75206

HG SPLY CO. RESTAURANT  
2651 Sunset Ridge Dr.  
Rockwall, Texas 75082

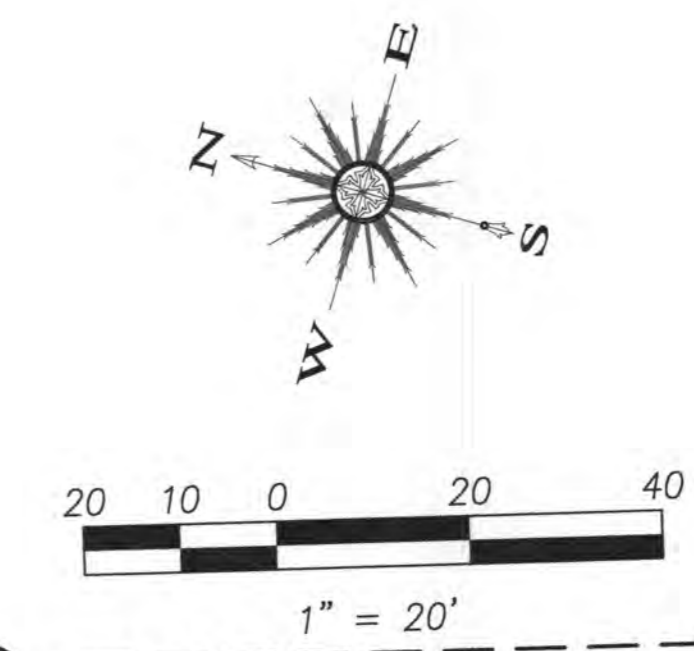
~ Civil Engineer ~  
F.C. CUNY CORPORATION  
#2 Horizon Court - Heath, Texas 75042 - (469) 402-7700  
Texas Registered Engineering Firm F-7449

2/14/2017

STATE OF TEXAS  
CAMERON A. SLOW  
106317  
REGISTERED PROFESSIONAL ENGINEER

Drawn By: F.C. CUNY  
Checked By: F.C. CUNY  
Date: 12/16  
Project No.:  
Sheet Title: **Paving Plan**  
Scale: 1"=20'  
Sheet No.: 5 of 8

Revision	Date	Description

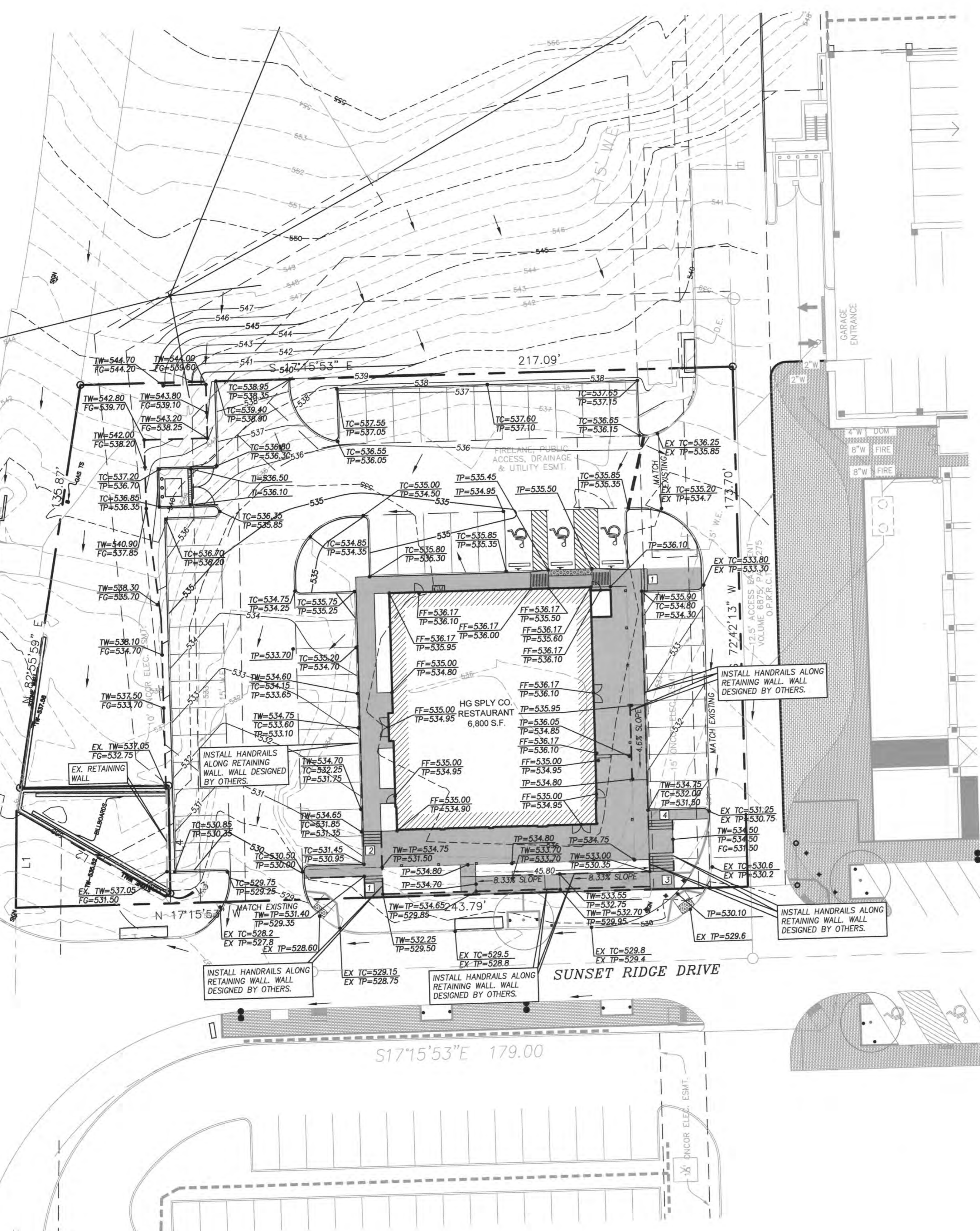


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**LEGEND**

- — — — — PROPERTY LINE
- - - - - 544 EXISTING CONTOUR
- - - - - 540 PROPOSED CONTOUR
- - - - - PROPOSED SWALE
- - - - - PROPOSED RETAINING WALL
- FLOW DIRECTION
- FF PROPOSED FINISHED FLOOR ELEVATION
- TC PROPOSED TOP OF CURB ELEVATION
- TP PROPOSED TOP OF PAVEMENT ELEVATION
- FG PROPOSED FINISHED GRADE ELEVATION
- TW PROPOSED TOP OF WALL ELEVATION
- TI PROPOSED TOP OF INLET ELEVATION
- 1 INSTALL 3-7" STAIRS
- 2 INSTALL 5-7" STAIRS
- 3 INSTALL 7-7" STAIRS
- 4 INSTALL 5-7" STAIRS
- 1 ALL FILL TO BE COMPACTED TO A MINIMUM OF 95% STANDARD DENSITY USING A SHEEP'S FOOT ROLLER.
- 2 NO WALLS, FOOTINGS, TIE BACKS, ETC. ALLOWED OFFSITE, IN ANY EASEMENTS, RIGHT-OF-WAY OR VISIBILITY CLIPS.
- 3 WALLS TO BE STONE OR ROCK. NO SMOOTH CONCRETE WALLS ALLOWED.

INTERSTATE 30  
VARIABLE WIDTH R.O.W.



Owner:  
**8020 Restaurants, LLC.**

2008 Greenville Ave. • Dallas, TX 75206

**HG SPLY CO.  
 RESTAURANT**  
 2651 Sunset Ridge Dr.  
 Rockwall, Texas 75032

~ Civil Engineer ~  
**F.C. CUNY CORPORATION**  
 P.O. Box 1000 • Heath, Texas 75042 • (409) 402-7700  
 Texas Registered Engineering Firm F-7449

2/14/2017

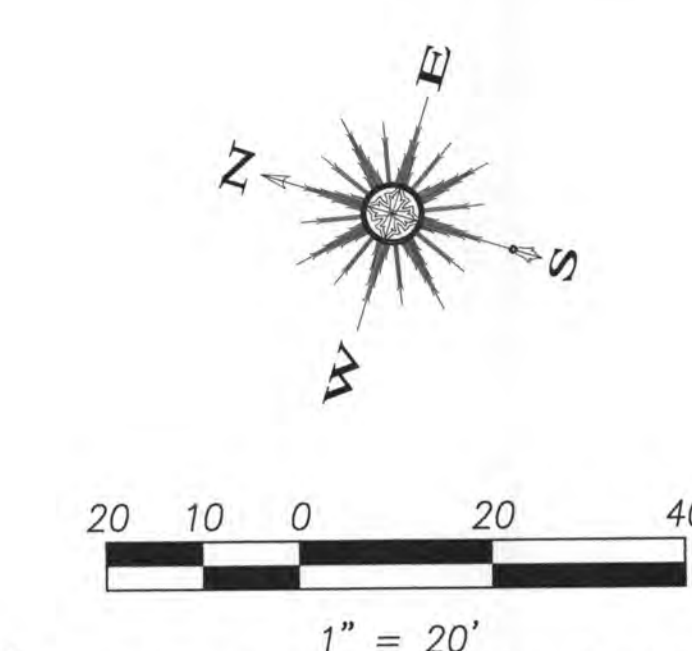
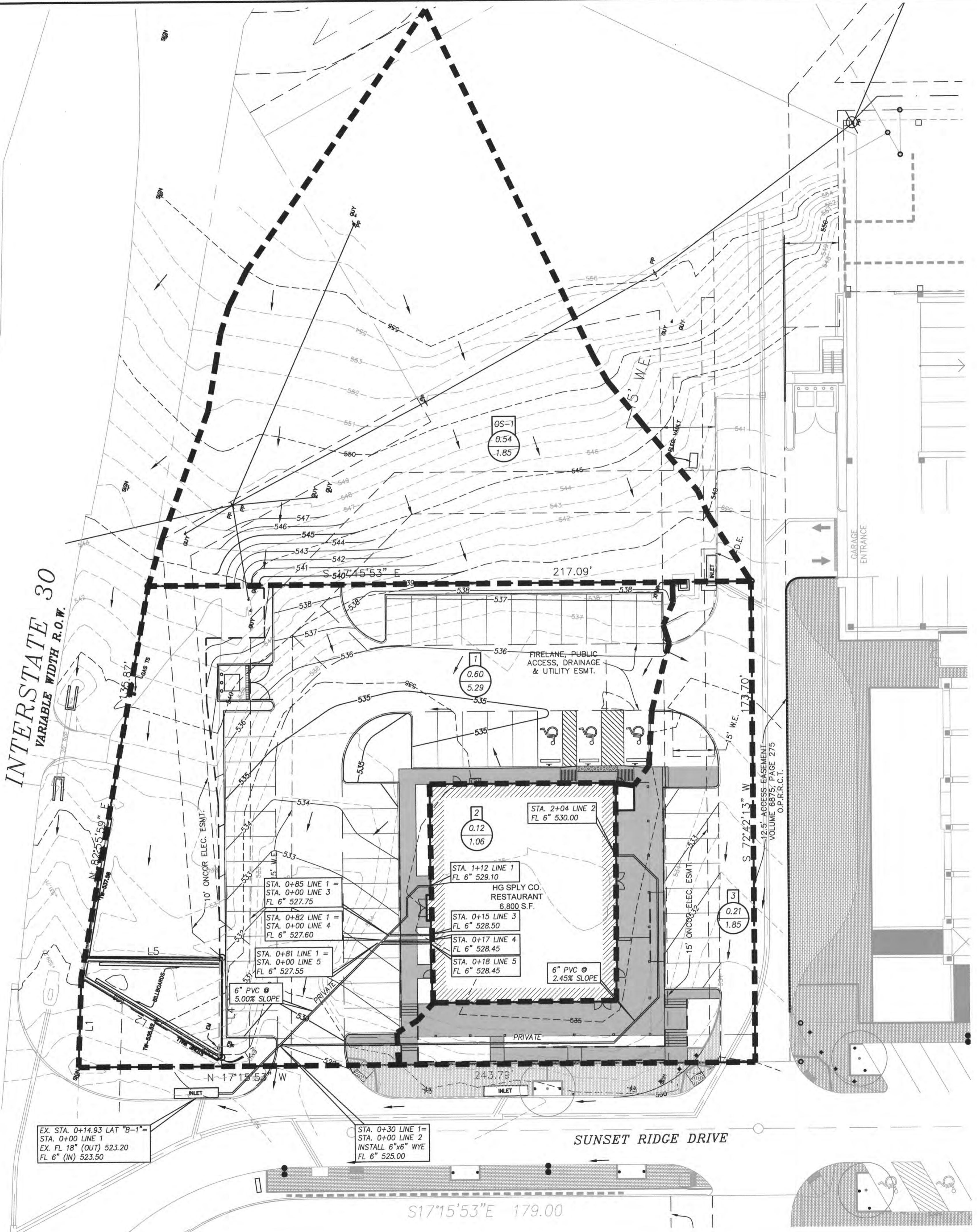


Drawn By: F.C. CUNY	Checked By: F.C. CUNY
Date: 12/16	Project No.:
Sheet Title: <b>Grading Plan</b>	
Scale: 1"=20'	Sheet No.:

NOTE: ALL FILL TO BE COMPACTED TO 95% MIN USING A SHEEP'S FOOT ROLLER.







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- LEGEND**
- PROPERTY LINE
  - - - - - EXISTING CONTOUR
  - 540 — PROPOSED CONTOUR
  - DRAINAGE FLOW DIRECTION
  - (x) DRAINAGE AREA NUMBER
  - (xx.xx) PROPOSED DRAINAGE AREA (Ac.)
  - (xx.xx) PROPOSED DRAINAGE AREA 100 YR. RUNOFF (CFS)
  - PROPOSED DRAINAGE AREA LINE

DRAINAGE AREA CALCULATIONS						
Drainage Area No.	Total Area (Acres)	Runoff Coefficient C	Time of Concentration Tc (Min.)	Rainfall Intensity I <sub>100</sub> (in/hr)	Proposed Flow Q <sub>100</sub> (cfs)	Remarks
OS-1	0.540	0.35	10	9.80	1.85	FLOWS TO HG SPLY SITE
1	0.600	0.90	10	9.80	5.29	FLOWS TO INLET 2
2	0.120	0.90	10	9.80	1.06	FLOWS TO INLET 1 AND 2 VIA DOWNSPOUTS
3	0.210	0.90	10	9.80	1.85	FLOWS TO INLET 1
<b>TOTAL</b>	<b>1.47</b>				<b>10.05</b>	

Revision	Date	Description

Owner:  
**8020 Restaurants, LLC.**  
 2008 Greenville Ave. • Dallas, TX 75206

**HG SPLY CO. RESTAURANT**  
 2651 Sunset Ridge Dr.  
 Rockwall, Texas 75032

~ Civil Engineer ~  
**F.C. CUNY CORPORATION**  
 #2 Horizon Court • Heath, Texas 75032 • (469) 402-7700  
 Texas Registered Engineering Firm E-1449

2/14/2017

Drawn By: F.C. CUNY  
 Checked By: F.C. CUNY  
 Date: 12/16  
 Project No.: -  
 Sheet Title: **Drainage Area Map**  
 Scale: 1"=20'  
 Sheet No.: 7 of 8

Revision	Date	Description

Owner:  
8020 Restaurants, LLC.

2008 Greenville Ave. • Dallas, TX 75206

HG SPLY CO.  
RESTAURANT  
2651 Sunset Ridge Dr.  
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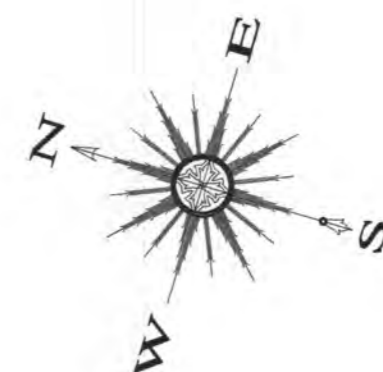
2/14/2017

Drawn By: F.C. CUNY  
Checked By: F.C. CUNY

Date: 12/16  
Project No: -

Sheet Title:  
**Utility Plan**

Scale: 1"=20'  
Sheet No.: 8 of 8



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**LEGEND** PROPERTY LINE

- W — W — EXISTING WATER LINE
- SS — SS — EXISTING SANITARY SEWER LINE
- W — W — PROPOSED WATER LINE
- SS — SS — PROPOSED SANITARY SEWER LINE

**FRANCHISE UTILITY CONTACTS**

ELECTRIC CONTACT:	ONCOR ELECTRIC PHILLIP DICKERSON (972) 551-6712
GAS CONTACT:	ATMOS ENERGY DINAH WOOD (972) 485-6277
TELEPHONE CONTACT:	AT&T CHRIS HOLMES (903) 457-2303

- NOTES:**
- CONTRACTOR TO INSTALL GREEN EMS DISKS ON THE SEWER LINE AT EVERY MANHOLE, CLEANOUT AND SERVICE ON PUBLIC LINE.
  - CONTRACTOR TO INSTALL BLUE EMS DISK ON WATER LINE.
  - WATER LINE SERVICE PAST CITY METER WILL NEED TO BE INSTALLED BY REGISTERED PLUMBER.
  - ALL WATER LINES TO BE CLASS 200 DR 14.
  - CONTRACTORS TO USE CITY OF ROCKWALL STANDARDS OR NCTCOG 4TH EDITION STANDARDS

