



CASE COVER SHEET

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
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- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

| | | | |
|------------------|---|-----|-------|
| ADDRESS | 2651 Sunset Ridge Road, Rockwall TX 75032 | | |
| SUBDIVISION | Harbor District | LOT | BLOCK |
| GENERAL LOCATION | Interstate 130 and Horizon Road | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|-----------------|-------|-----------------|------------|
| CURRENT ZONING | PD-32 | CURRENT USE | Unused |
| PROPOSED ZONING | N/A | PROPOSED USE | Restaurant |
| ACREAGE | 0.9 | LOTS [CURRENT] | 1 |
| | | LOTS [PROPOSED] | 1 |

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

| | | | |
|---|---|-------------------|----------------------------|
| <input checked="" type="checkbox"/> OWNER | <input checked="" type="checkbox"/> APPLICANT | | |
| CONTACT PERSON | Sameer Patel | CONTACT PERSON | Dhruvjyoti Basu |
| ADDRESS | 2010 Greenville Ave Suite D | ADDRESS | 8088 Park Lane Apt F716 |
| CITY, STATE & ZIP | Dallas, TX 75206 | CITY, STATE & ZIP | Dallas, TX 75231 |
| PHONE | 732-887-9699 | PHONE | 510-329-1384 |
| E-MAIL | sameer@unco.com | E-MAIL | dhruvbasu92@gmail.com |

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

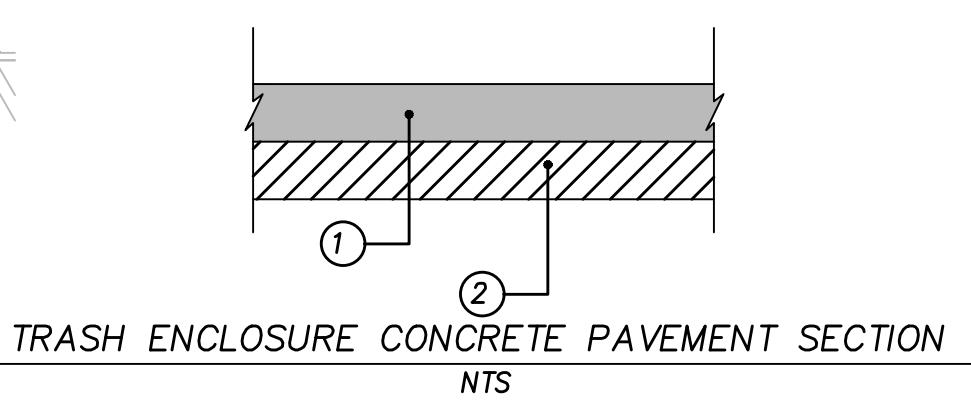
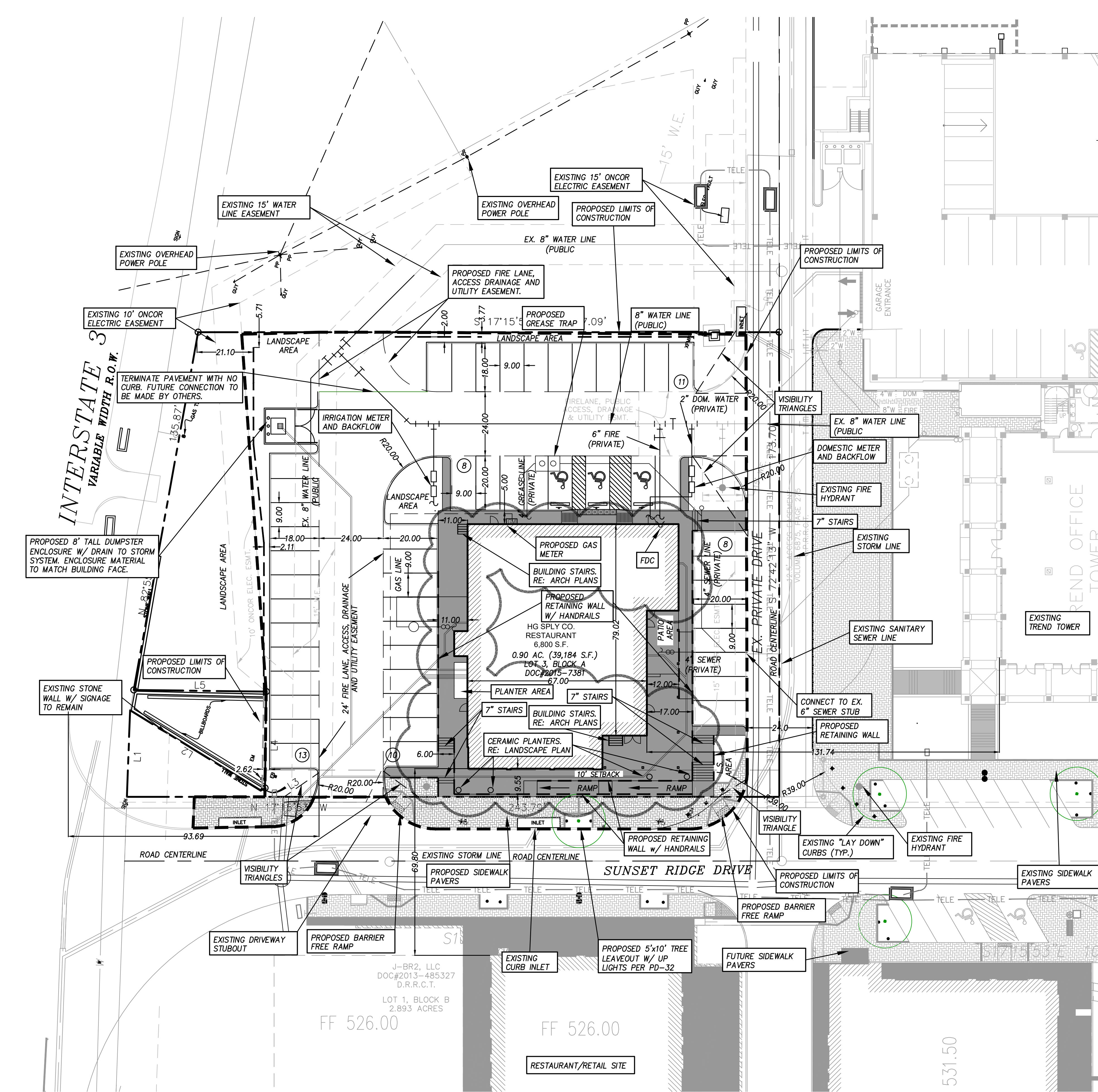
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

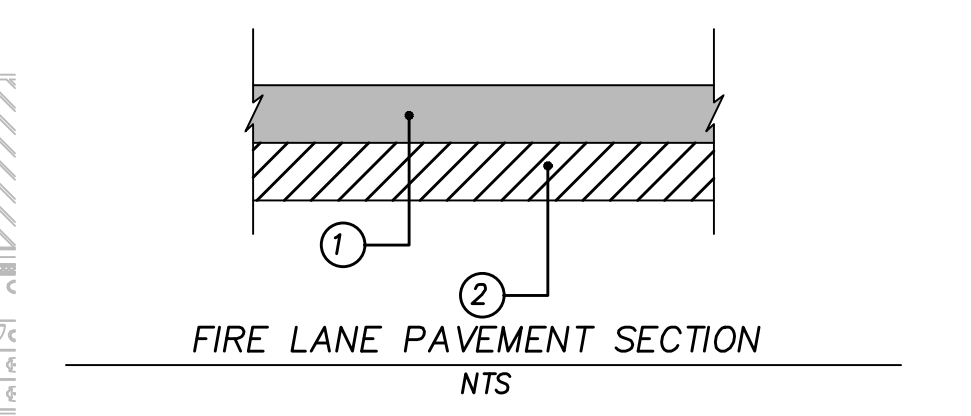
[Signature: Karla Gallegos]



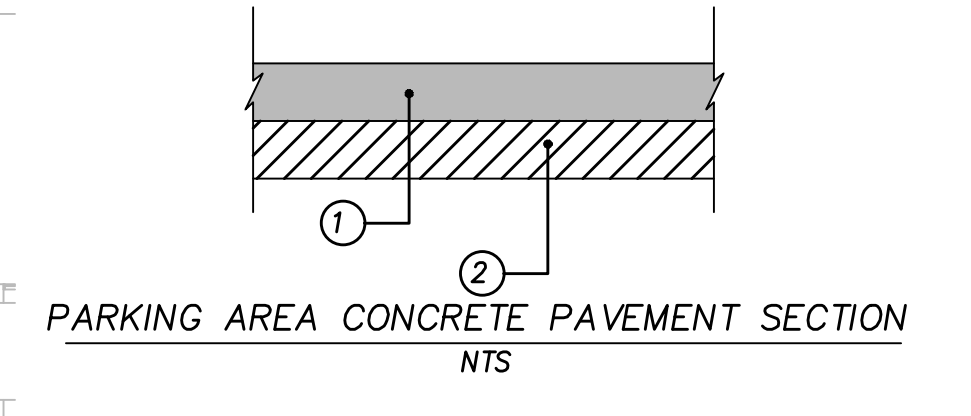
Drawing: P:\06_FCOmny\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Dec 15, 2022-2:30pm by cslown
 Layout: C1.04 SITE PLAN - HG SUPPLY-BASE.dwg - XREF: BDRDR.dwg



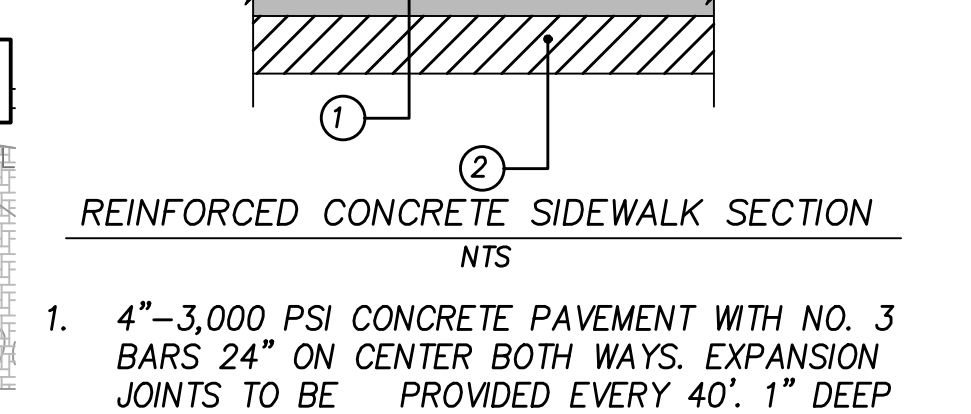
- 8"-4,000 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL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



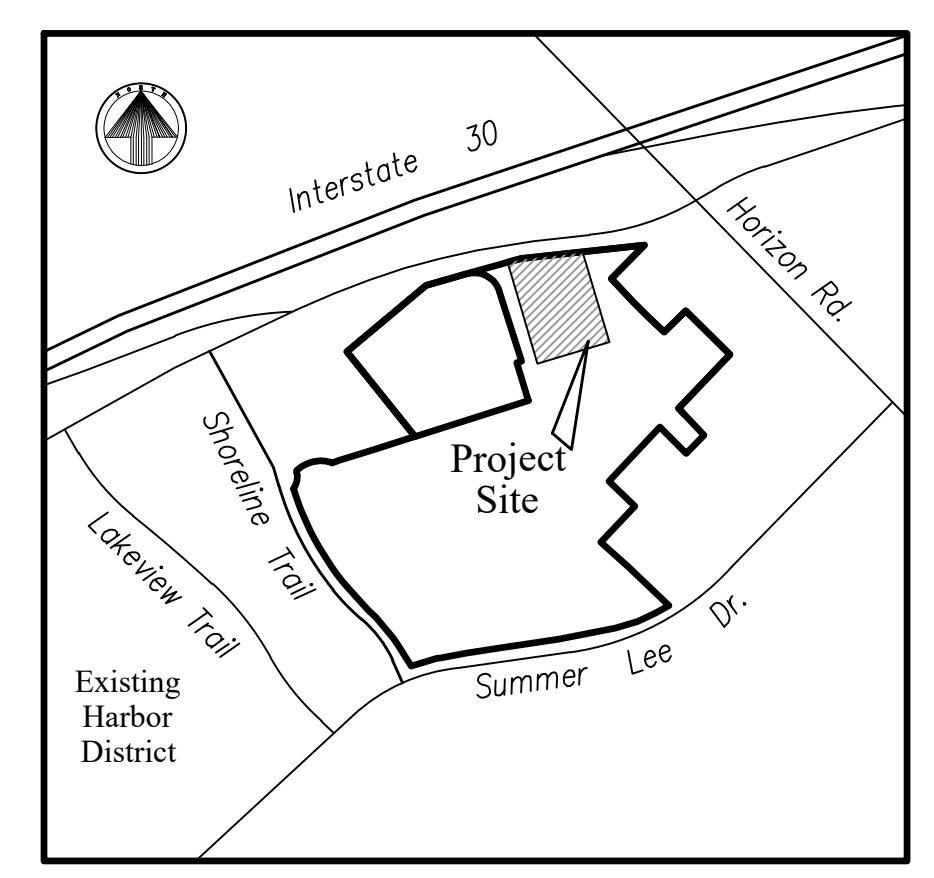
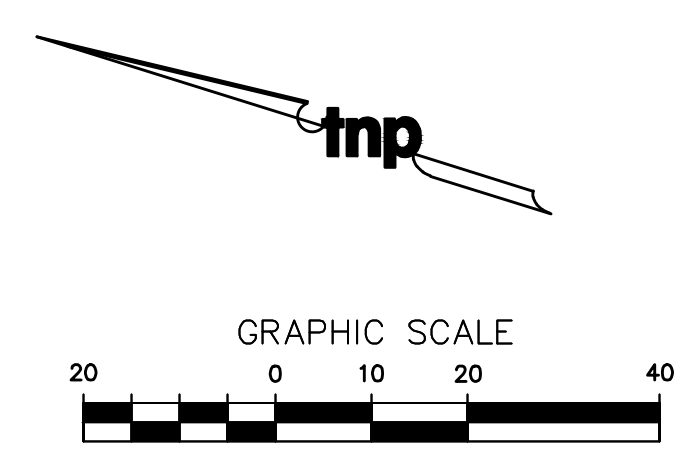
- 6"-4,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



- 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 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.



- 4"-3,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 40'. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
- 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.



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: | 30,505 S.F. |
| LANDSCAPE AREA REQUIRED: | 0 S.F. |
| LANDSCAPE AREA PROVIDED: | 8,679 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.

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the ____ day of _____, 2021.
 Witness our hands this ____ day of _____, 2021.
 Planning & Zoning Commission, Chairman _____ Director of Planning & Zoning _____

**CASE NUMBER: SP2021-005
 FOR CONSTRUCTION**

| no. | revision | by | date |
|-----|----------|----|------|
| | | | |



teague nall and perkins, inc
 825 Walters Creek Blvd., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 www.tnppinc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

Cameron A. Slown
 12/12/2022

scale
 when bar is 1 inch long
 horiz 1"=20'
 vert N/A
 December 2022

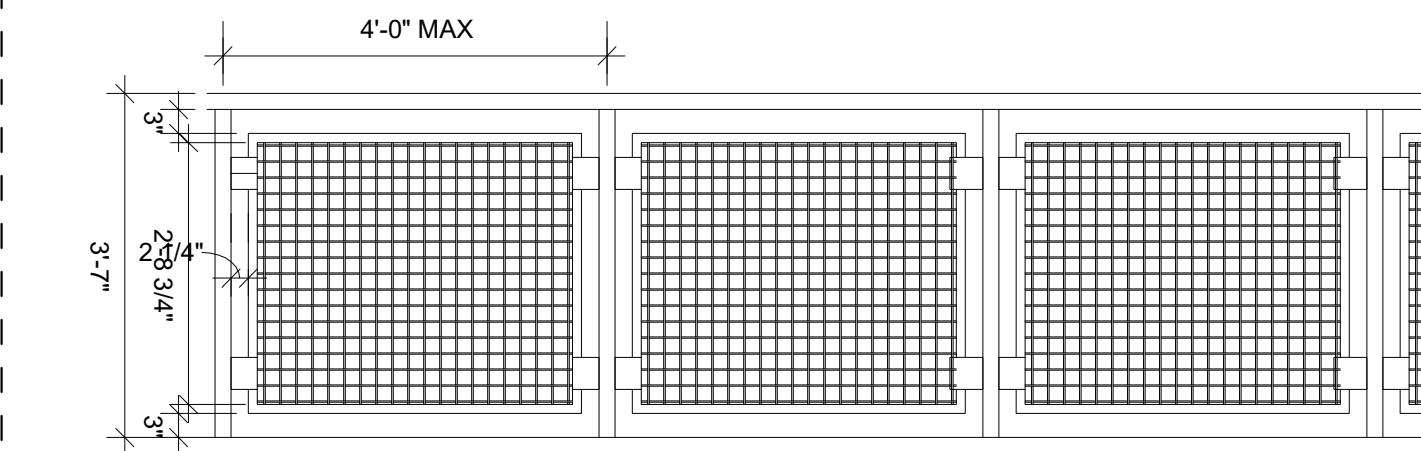
8020 HOSPITALITY, LLC.
 2008 GREENVILLE AVE.
 DALLAS, TX 75206

City of RockWall, Texas
 Improvements for
HG SPLY, CO. RESTAURANT
SITE PLAN

tnp project
 HSP21134
 sheet
C1.04

| EXTERIOR FINISH SCHEDULE | | | | |
|--------------------------|------------------------------------|---|---|-----------------------|
| REF. | DESCRIPTION | PRODUCT INFORMATION | VENDOR | SUPPLIED/INSTALLED BY |
| M100 | GREY BURNISHED BLOCK | HEAD WATER CMU/ COLOR #725 SMOKE/POLISHED FINISH/ GROUT CBP #TBS | STEVE MORRIS 214-552-9527 | GC / GC |
| M101 | GLAZED BRICK-STANDARD SIZE | ELGINBUTLER GLAZED BRICK/S2, 3 5/8" X 2 1/4" X 8", COLOR: POLAR WHITE #7100 | CARL DUNLAP 214-536-7755 | GC / GC |
| M101 | GLAZED BRICK-THIN BRICK/ ALTERNATE | ELGINBUTLER GLAZED THIN BRICK/EB, MODULAR 3/4" X 2 1/4" X 7 5/8", COLOR: POLAR WHITE #7100 | CARL DUNLAP 214-536-7755 | GC / GC |
| M102 | WOOD SCREEN AND PERGOLAS | 2X6 WOLMANIZED PINE, SEALED FOR EXTERIOR APPLICATION. FINISH: STXXX | GC CHOICE | GC / GC |
| M103 | CLEAR TEMPERED GLASS | 1/2" CLEAR TEMPERED GLASS, PPG SOLARBAN 60 OR BETTER | PPG GLASS 888-774-4332 | GC / GC |
| M104 | PREFINISHED METAL COPING | PAC CONTINUOUS CLEAT COPING, PREFINISHED GALVANIZED STEEL, GRIT FINISH NATURAL PAC-TITE WT CANTED FASCA, COLOR WEATHERED ZINC | PAC CLAD 800-441-8661 WWW.ALUCOBONDUSA.COM | GC / GC |
| M105 | METAL CLADDING | ALUCOBOND PE PANELS- PATRIOT RED- PVDF3 | | GC / GC |
| M106 | WIRE MESH RAILING | STERLING DULA'S WIRE MESH RAILING SYSTEM, 3/16" DIA WOVEN WIRE INFILL, 3" OC EW | KANE INOVATIONS 800-773-2439 | GC / GC |
| M107 | SCREEN MESH | CRL STANDARD PERFORATED STAINLESS STEEL PANEL SYSTEM | CRLAURENCE 800-421-6144 | GC / GC |
| M108 | METAL PNL-2 | HOT ROLLED STEEL, NATURAL COLOR, POWDER COATED CLEAR FINISH | GC CHOICE | GC / GC |
| M109 | MTL FRAME W/ RED GLASS | 2" X 4" STEEL TUBE FRAME PTD PT100, W/ 1/2" RUBY RED TEMPERED GLASS (TBS) | GC CHOICE | GC / GC |
| PT100 | PAINT- RED | SW6871 POSITIVE RED- EXTERIOR | SHERWIN WILLIAMS | GC / GC |
| PT101 | PAINT- BLACK | SW6258 TRICORN BLACK- EXTERIOR | SHERWIN WILLIAMS | GC / GC |
| PT102 | PAINT- WHITE | SW7646 FIRST STAR- EXTERIOR | SHERWIN WILLIAMS | GC / GC |

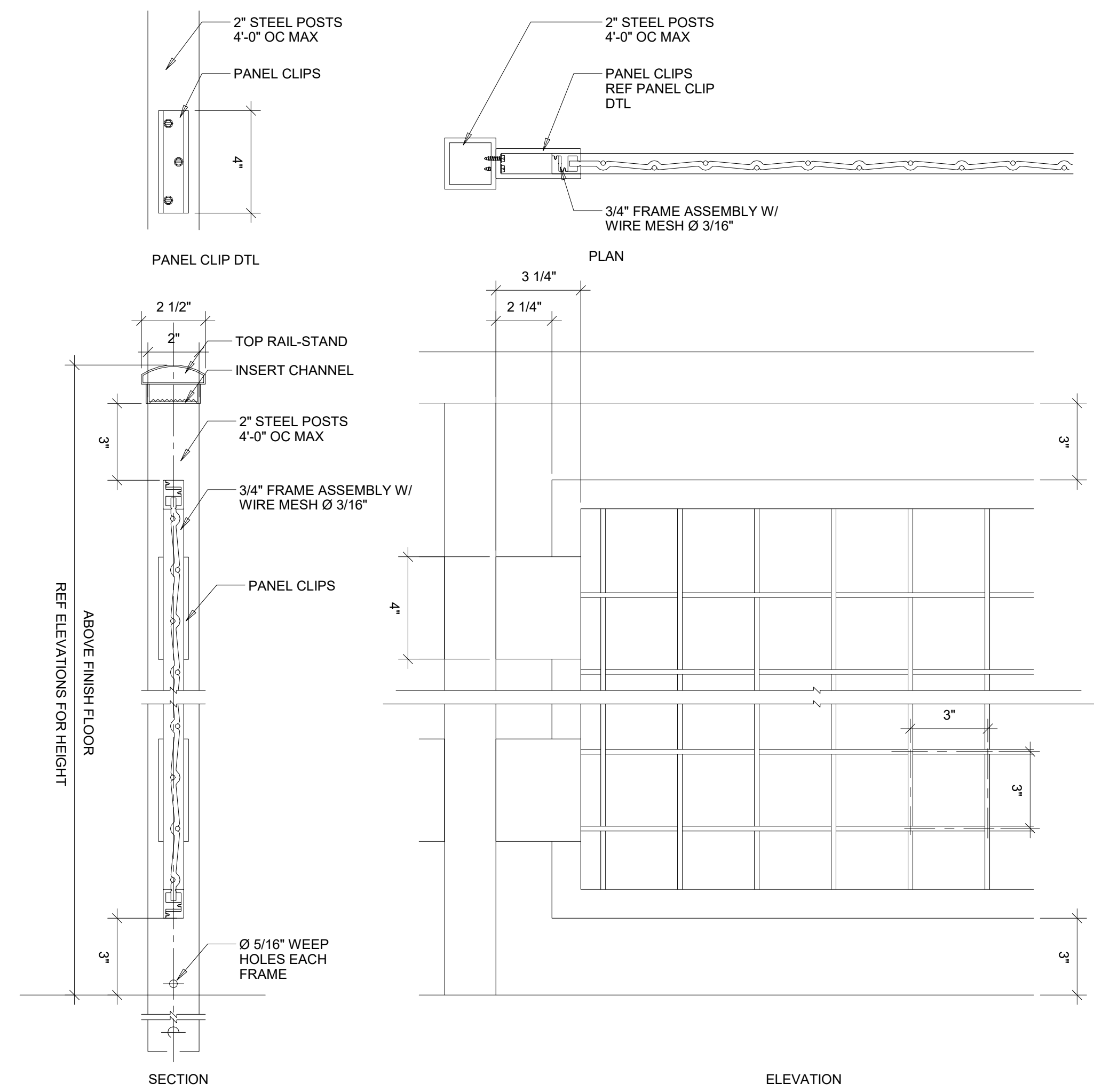
ALL SUBSTITUTIONS ARE TO BE APPROVED BY THE ARCHITECT AND THE OWNER
GC TO SUBMIT MATERIAL SAMPLES FOR ARCHITECT APPROVAL BEFORE ORDERING



ROOF DECK RAILING

5

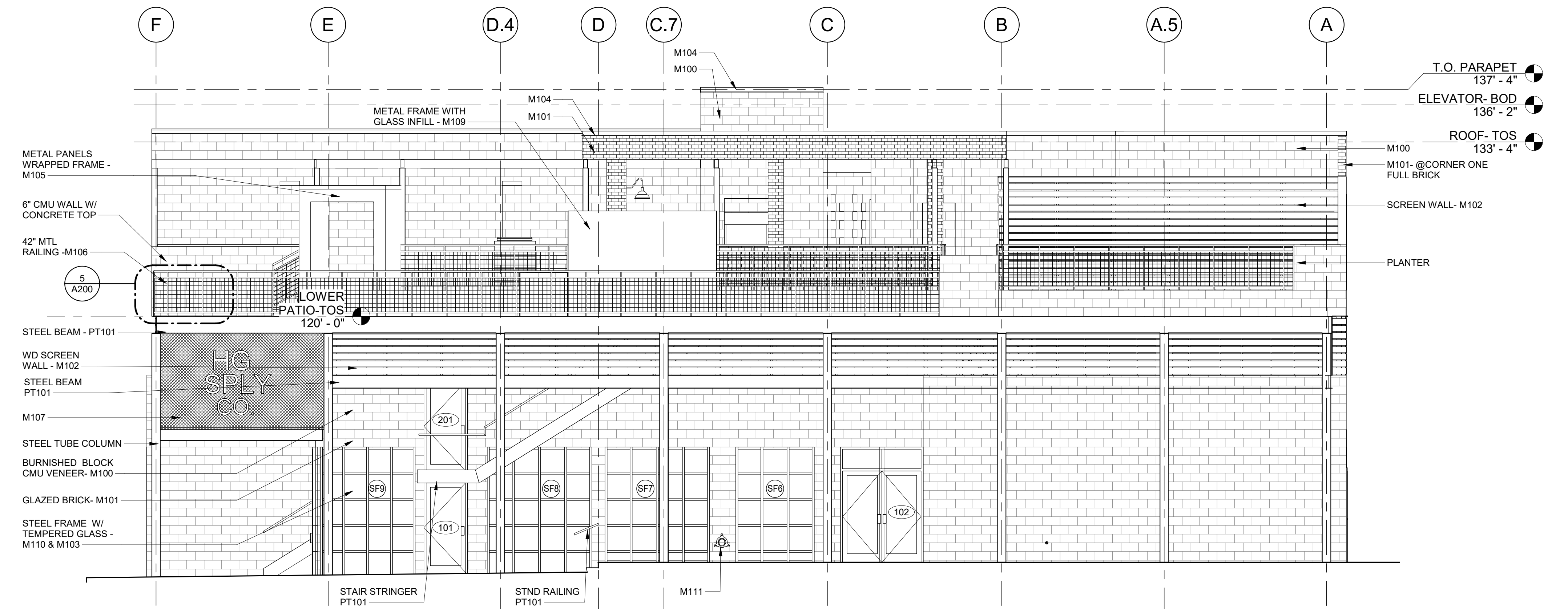
1/2" = 1'-0"



ROOF DECK RAILING DTLS

4

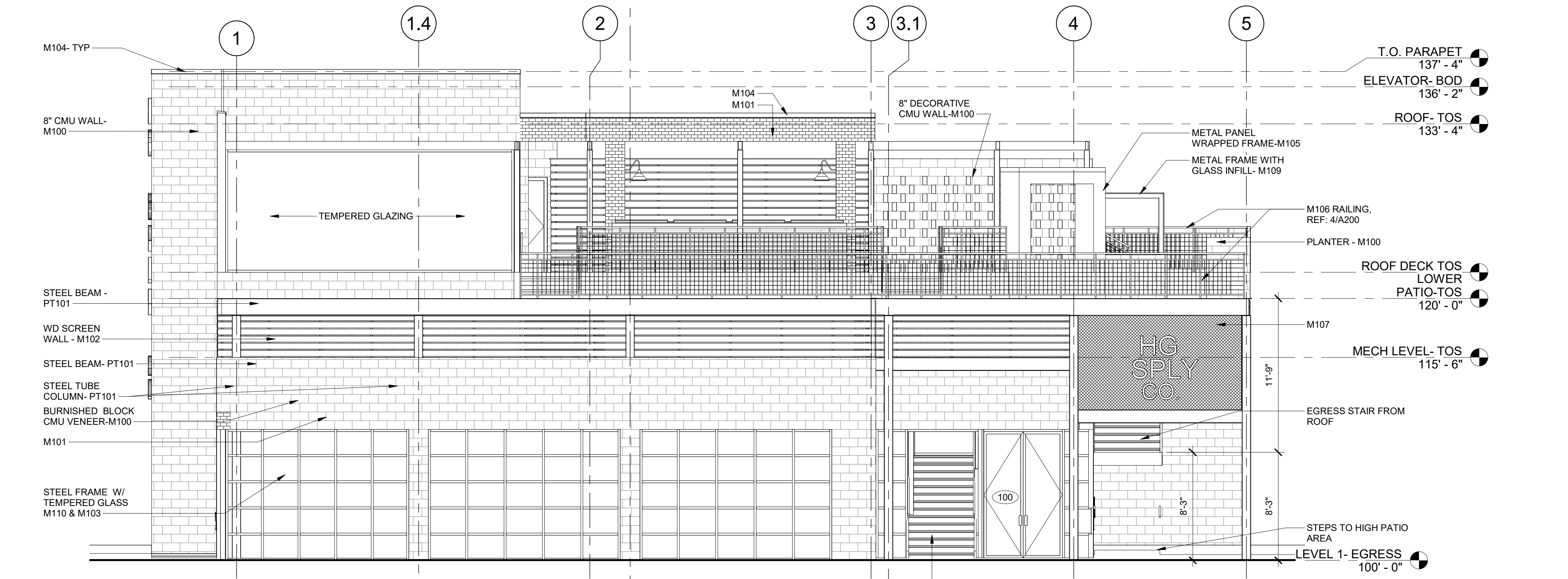
3" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

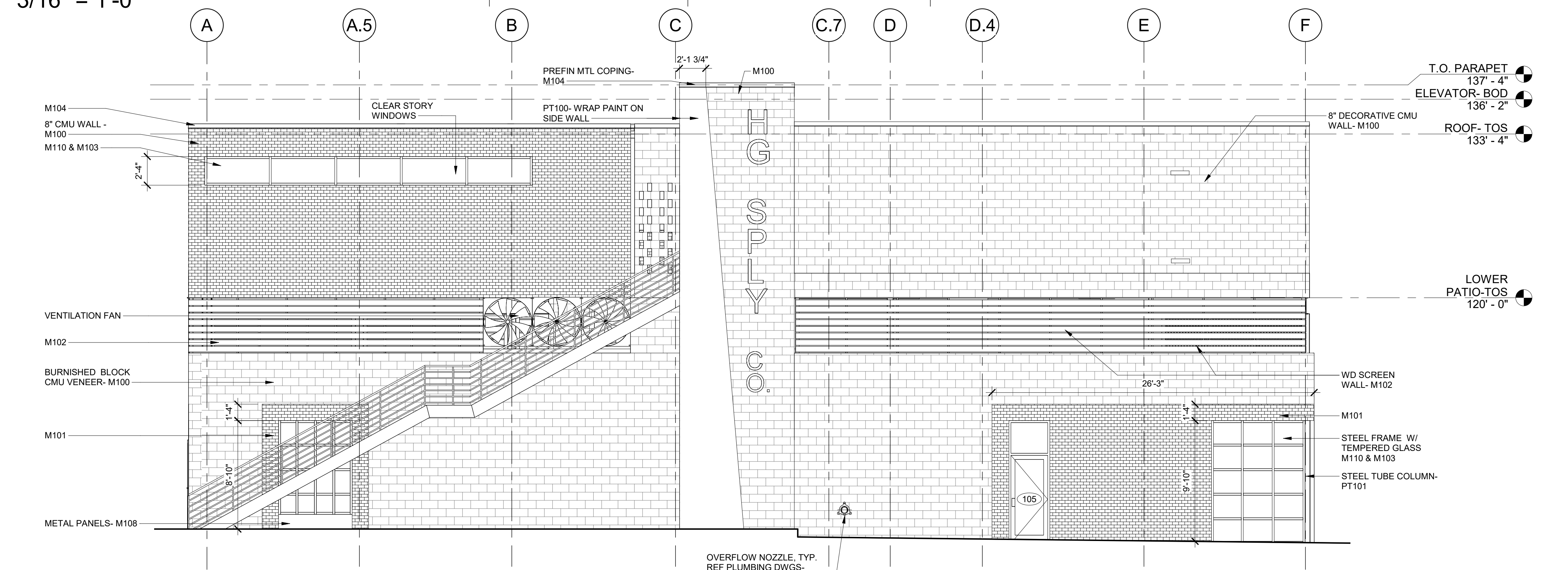
1



SIDE ELEVATION

3/16" = 1'-0"

2



STREET ELEVATION

3/16" = 1'-0"

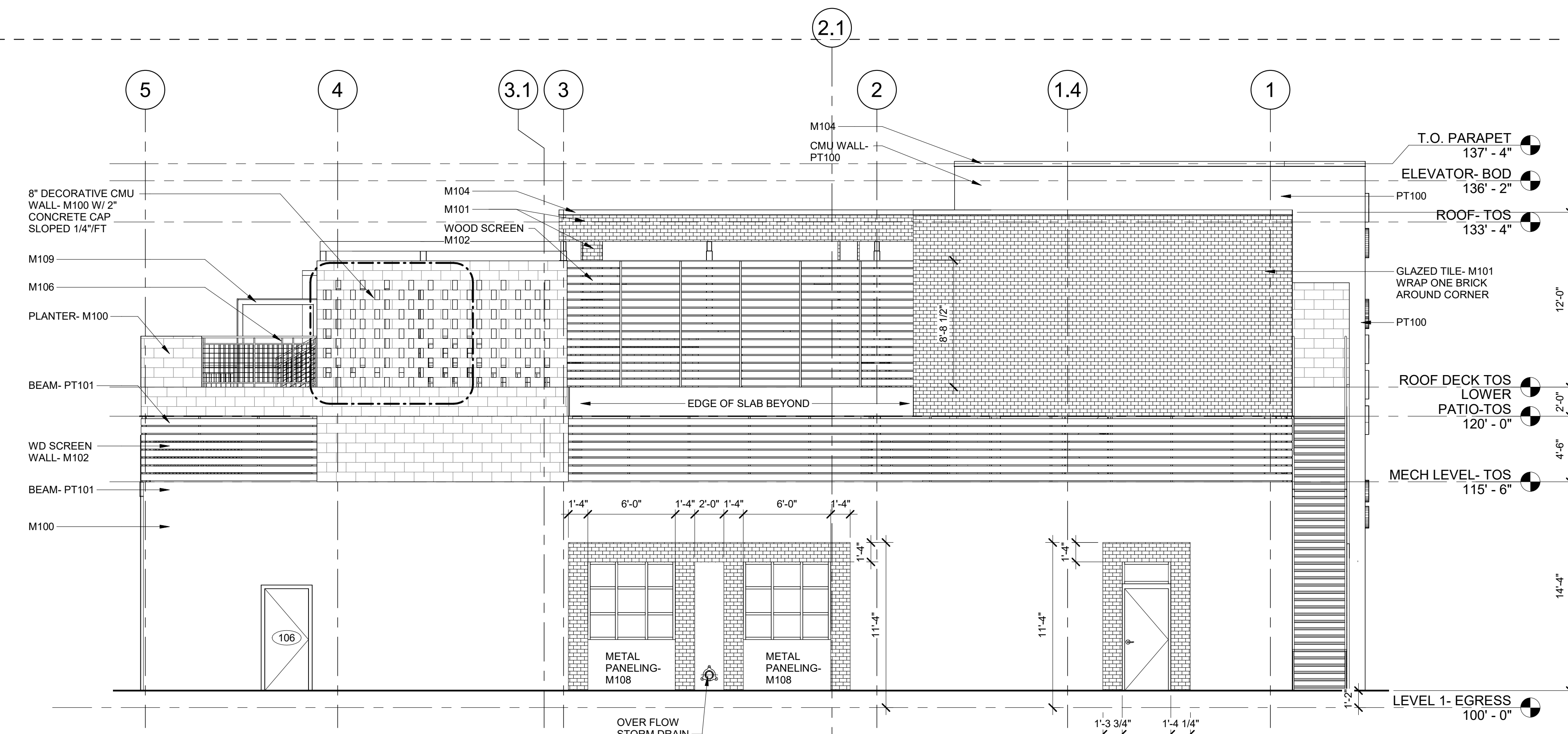
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EXTERIOR FINISH SCHEDULE

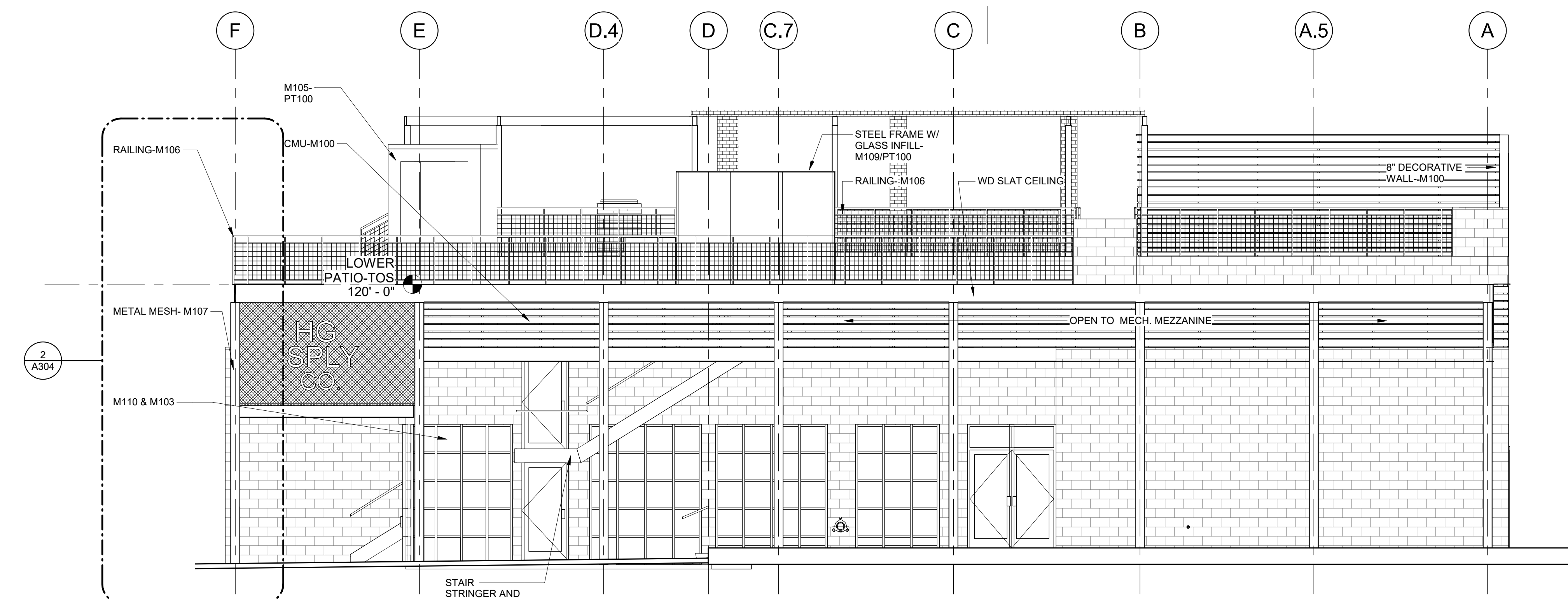
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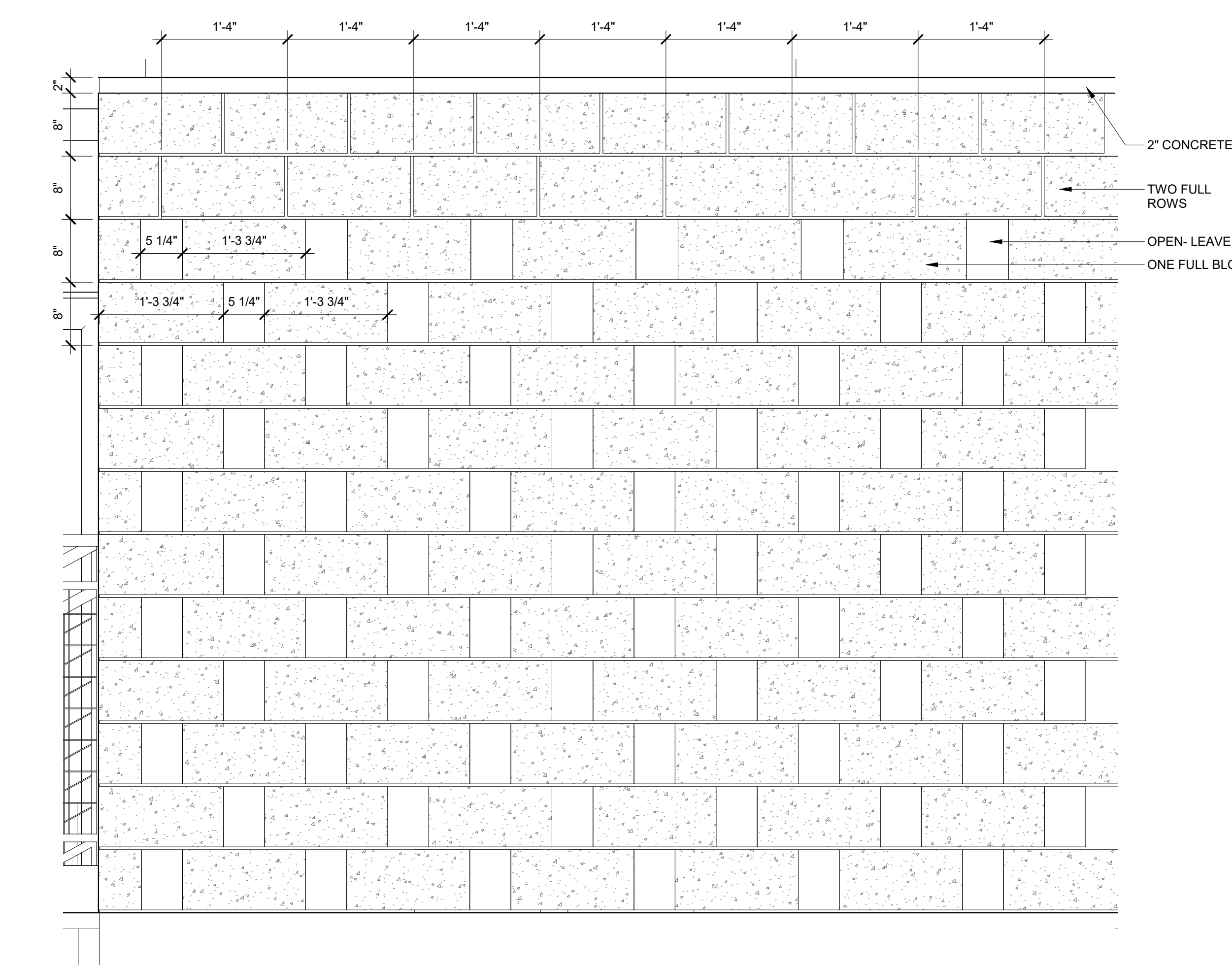
BACK ELEVATION

3/16" = 1'-0"



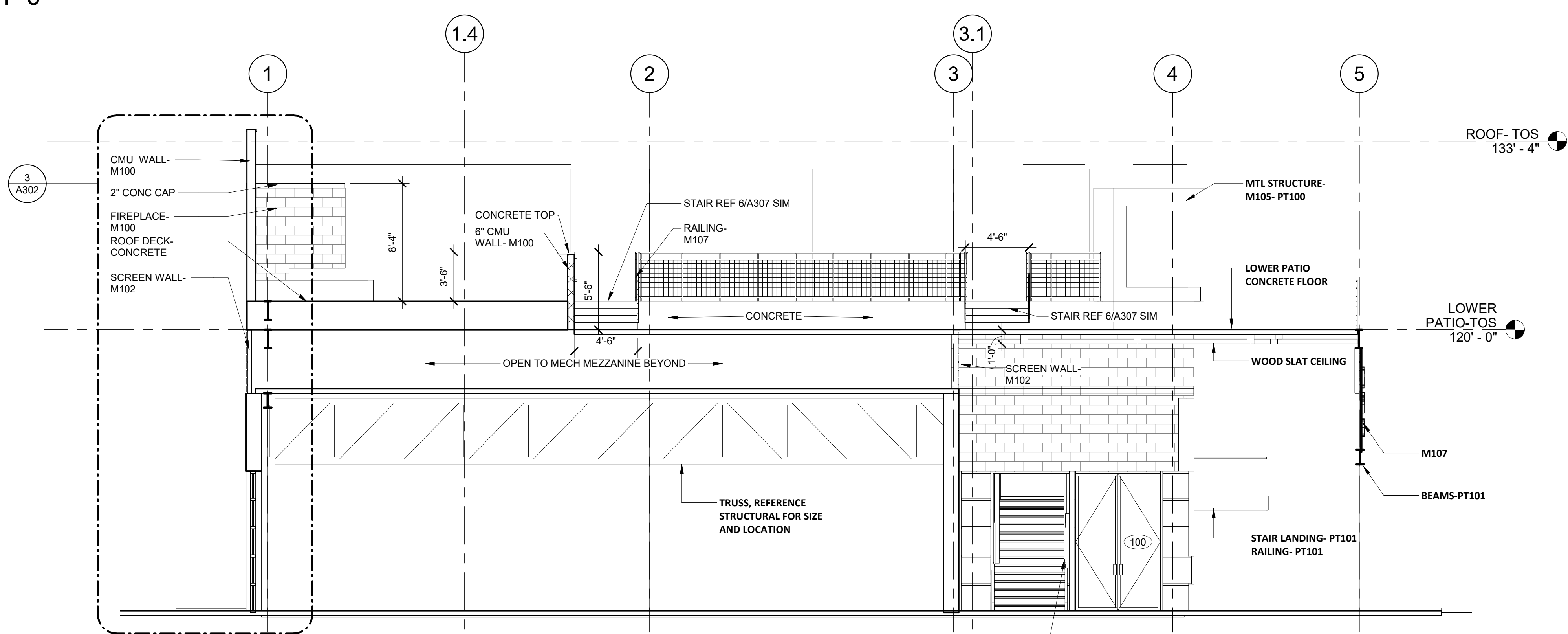
ELEVATION

3/16" = 1'-0"



DECORATIVE CMU WALL

1" = 1'-0"



BUILDING SECTION

3/16" = 1'-0"



PROJECT NO. : 2121
DATE : 9/22/2022
DRAWN BY :
SCALE : AS NOTED
SOFT :

REVISIONS :

BUILDING ELEVATIONS

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75082



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

| | | | |
|------------------|---|-----|-------|
| ADDRESS | 2651 Sunset Ridge Road, Rockwall TX 75032 | | |
| SUBDIVISION | Harbor District | LOT | BLOCK |
| GENERAL LOCATION | Interstate 130 and Horizon Road | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|-----------------|-------|-----------------|------------|
| CURRENT ZONING | PD-32 | CURRENT USE | Unused |
| PROPOSED ZONING | N/A | PROPOSED USE | Restaurant |
| ACREAGE | 0.9 | LOTS [CURRENT] | 1 |
| | | LOTS [PROPOSED] | 1 |

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OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

| | |
|---|---|
| <input checked="" type="checkbox"/> OWNER | <input checked="" type="checkbox"/> APPLICANT |
| CONTACT PERSON: Sameer Patel | CONTACT PERSON: Dhruvjyoti Basu |
| ADDRESS: 2010 Greenville Ave Suite D | ADDRESS: 8088 Park Lane Apt F716 |
| CITY, STATE & ZIP: Dallas, TX 75206 | CITY, STATE & ZIP: Dallas, TX 75231 |
| PHONE: 732-887-9699 | PHONE: 510-329-1384 |
| E-MAIL: sameer@unco.com | E-MAIL: dhruvbasu92@gmail.com |

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

[Signature]

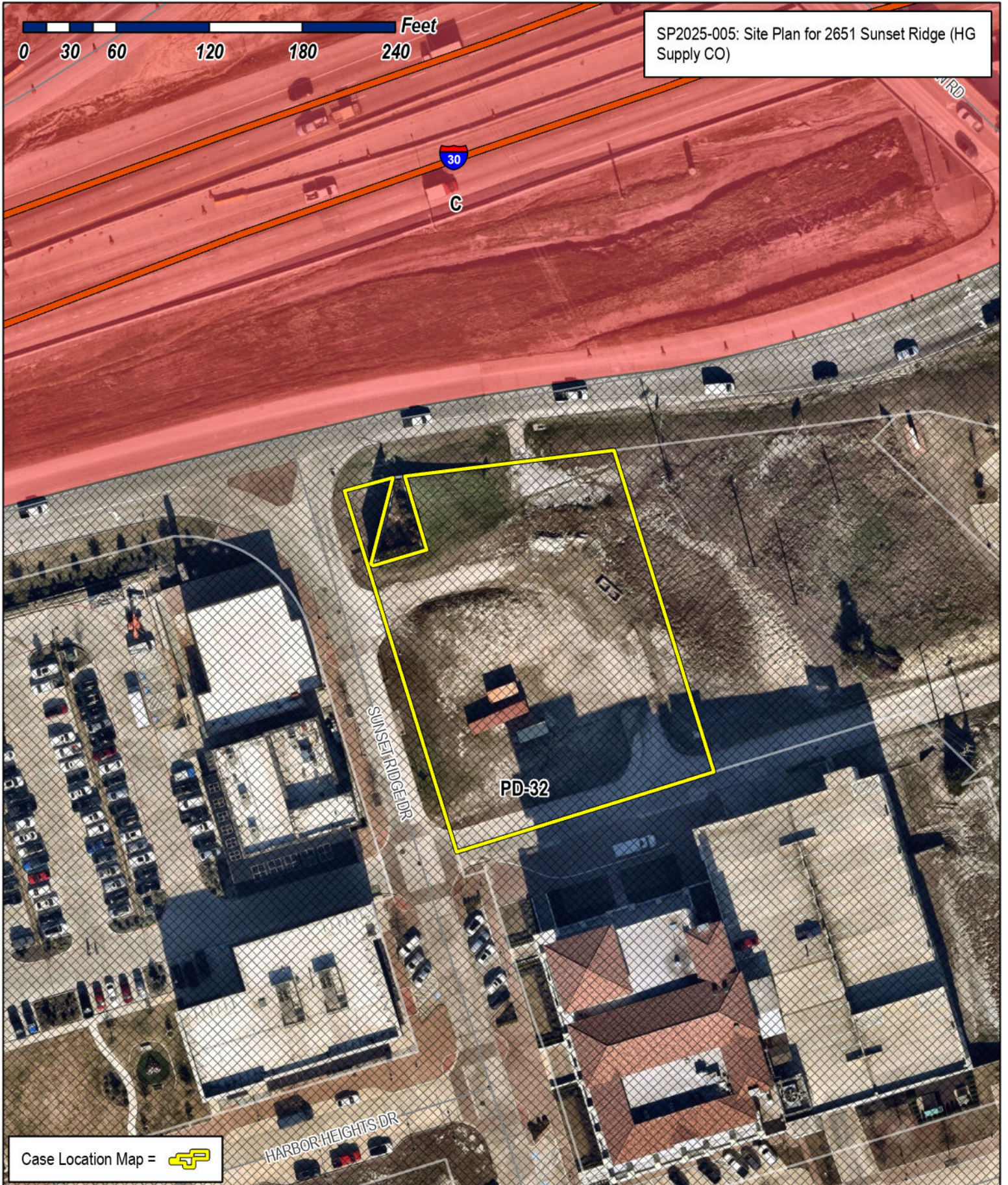
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



0 30 60 120 180 240 Feet

SP2025-005: Site Plan for 2651 Sunset Ridge (HG Supply CO)



Case Location Map = 



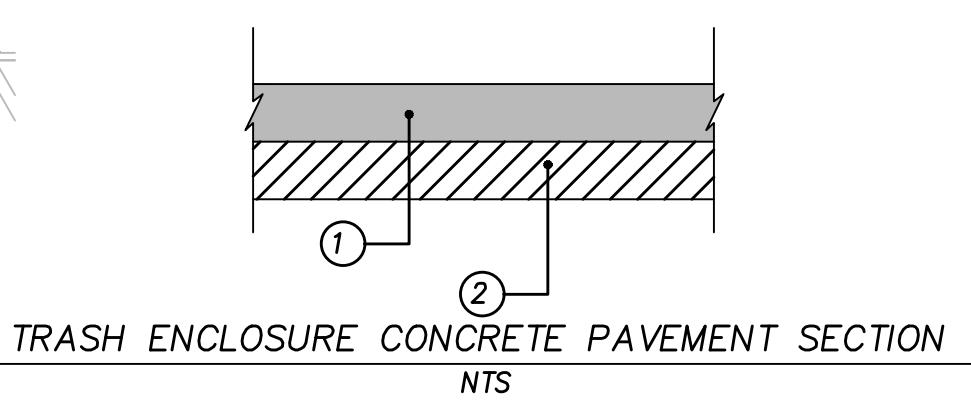
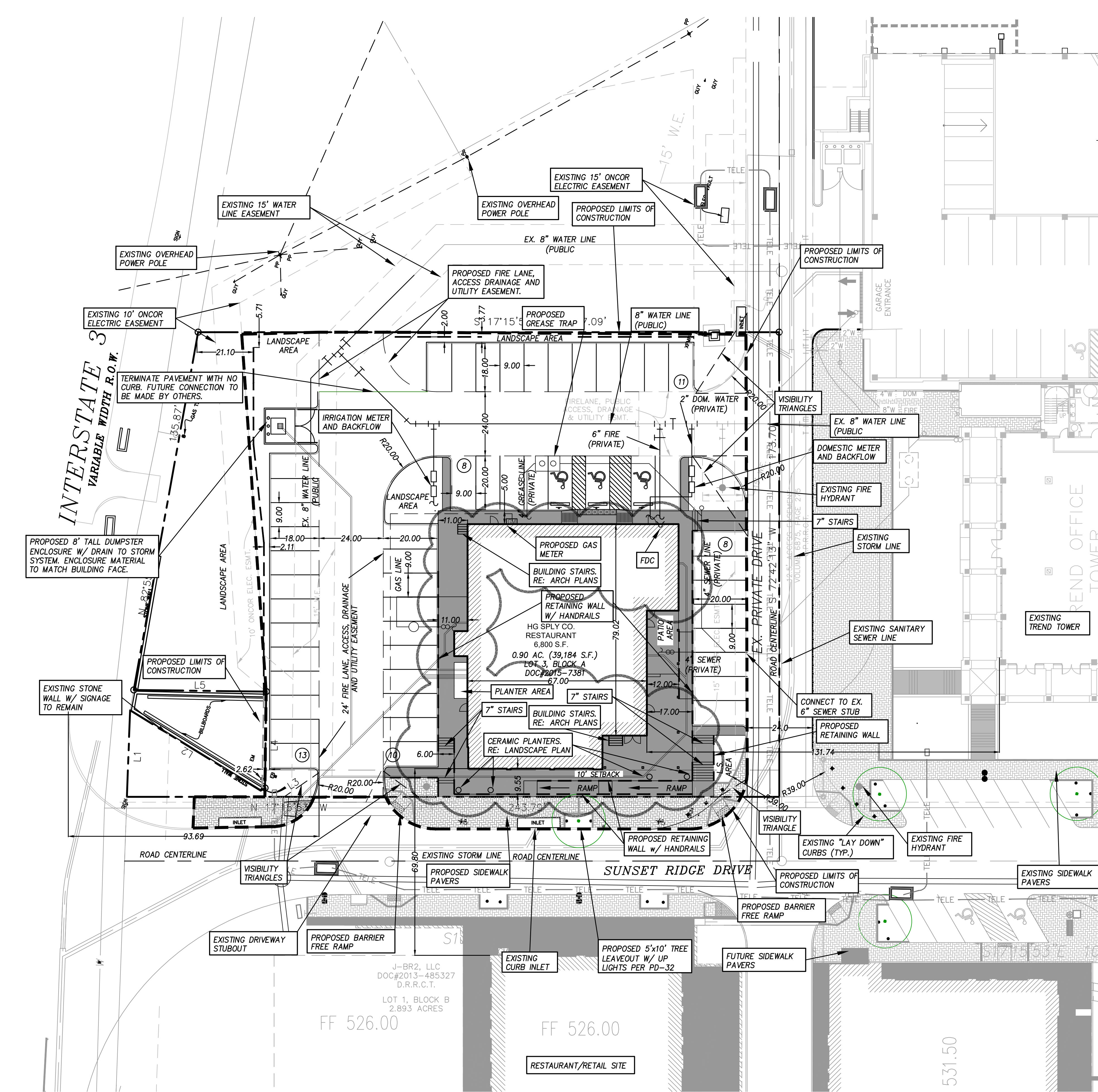
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

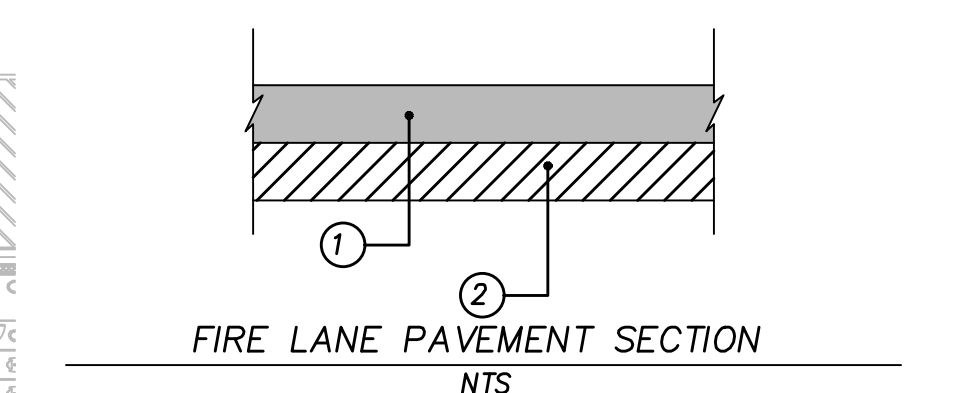
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



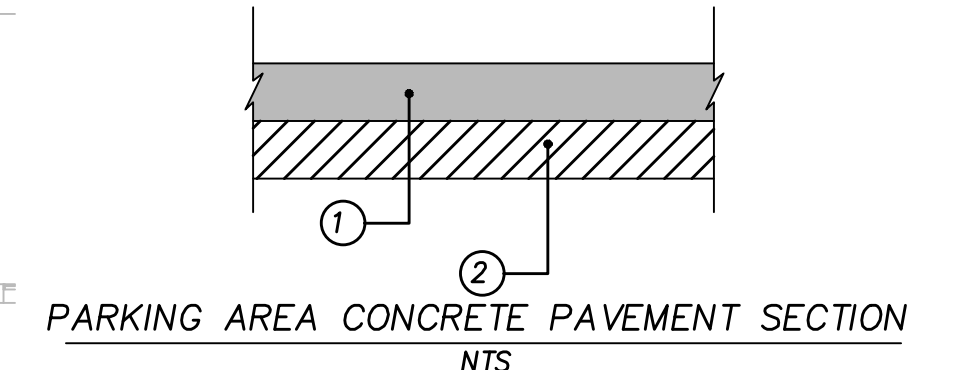
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 Layout: C1.04 SITE PLAN - HG SUPPLY-BASE.dwg - XREF: BDRDR.dwg



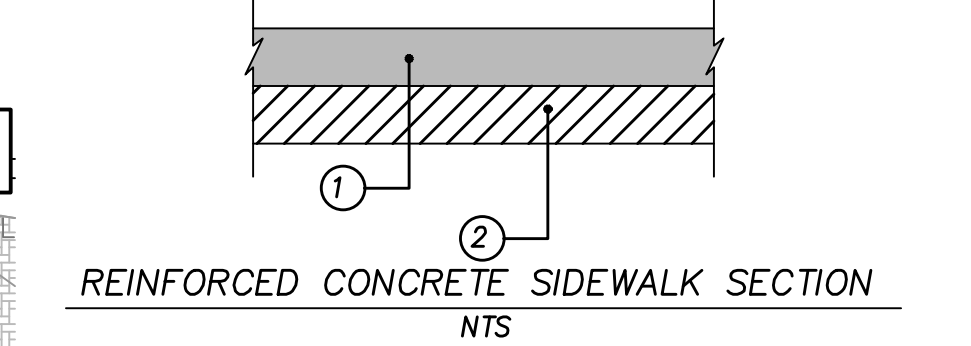
- 8"-4,000 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL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



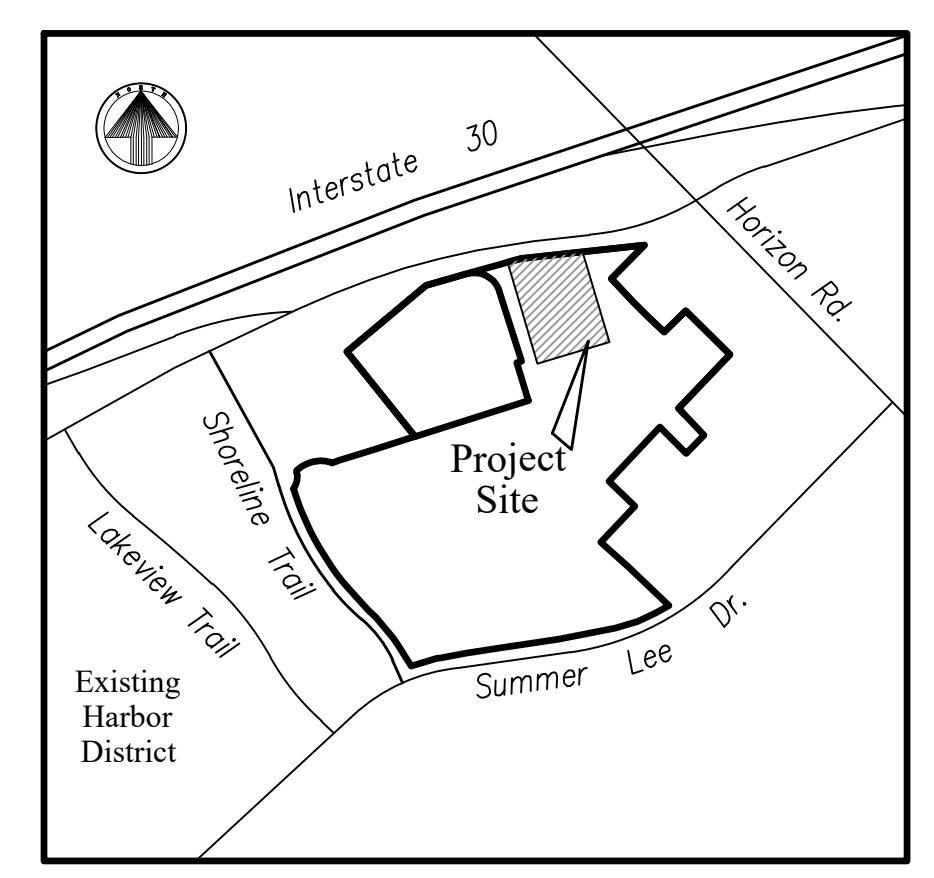
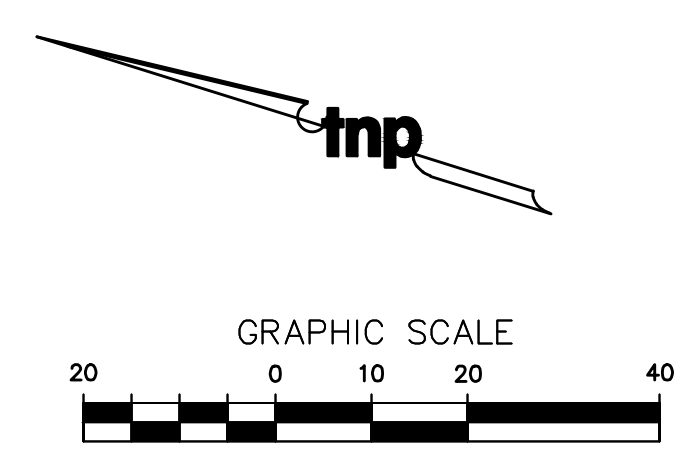
- 6"-4,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



- 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 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.



- 4"-3,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 40'. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
- 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.



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: | 30,505 S.F. |
| LANDSCAPE AREA REQUIRED: | 0 S.F. |
| LANDSCAPE AREA PROVIDED: | 8,679 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.

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the ____ day of _____, 2021.
 Witness our hands this ____ day of _____, 2021.
 Planning & Zoning Commission, Chairman _____ Director of Planning & Zoning _____

CASE NUMBER: SP2021-005
FOR CONSTRUCTION

| no. | revision | by | date |
|-----|----------|----|------|
| | | | |



teague nall and perkins, inc
 825 Walters Creek Blvd., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 www.tnppinc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

Cameron A. Slom
 12/12/2022

scale
 when bar is 1 inch long
 horiz 1"=20'
 vert N/A
 December 2022

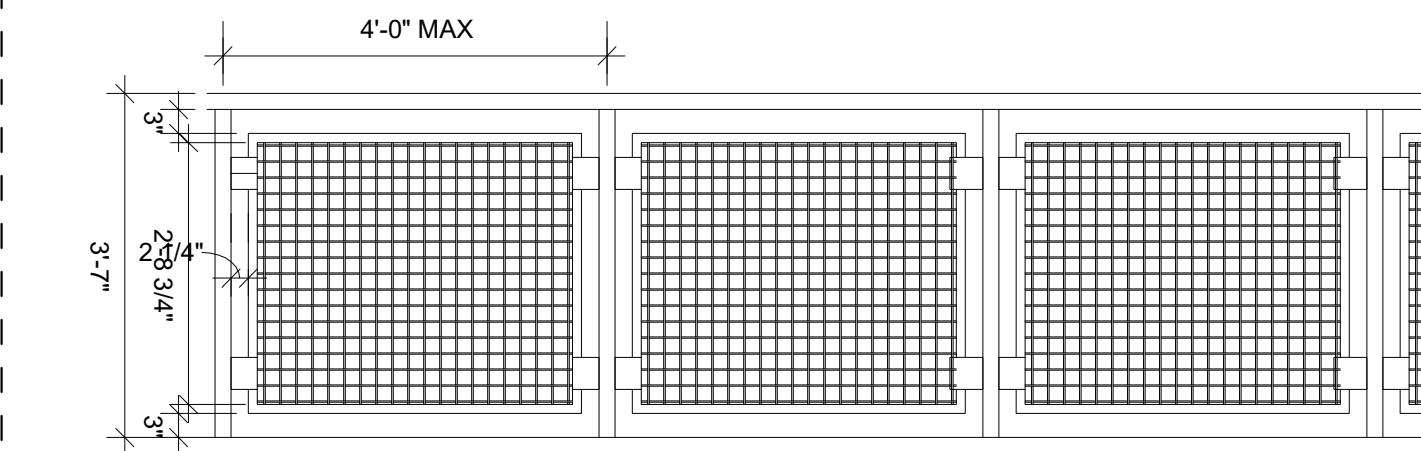
8020 HOSPITALITY, LLC.
 2008 GREENVILLE AVE.
 DALLAS, TX 75206

City of RockWall, Texas
 Improvements for
HG SPLY, CO. RESTAURANT
SITE PLAN

tnp project
 HSP21134
 sheet
C1.04

| EXTERIOR FINISH SCHEDULE | | | | |
|--------------------------|------------------------------------|---|---|-----------------------|
| REF. | DESCRIPTION | PRODUCT INFORMATION | VENDOR | SUPPLIED/INSTALLED BY |
| M100 | GREY BURNISHED BLOCK | HEAD WATER CMU/ COLOR #725 SMOKE/POLISHED FINISH/ GROUT CBP #TBS | STEVE MORRIS 214-552-9527 | GC / GC |
| M101 | GLAZED BRICK-STANDARD SIZE | ELGINBUTLER GLAZED BRICK/S2, 3 5/8" X 2 1/4" X 8", COLOR: POLAR WHITE #7100 | CARL DUNLAP 214-536-7755 | GC / GC |
| M101 | GLAZED BRICK-THIN BRICK/ ALTERNATE | ELGINBUTLER GLAZED THIN BRICK/EB, MODULAR 3/4" X 2 1/4" X 7 5/8", COLOR: POLAR WHITE #7100 | CARL DUNLAP 214-536-7755 | GC / GC |
| M102 | WOOD SCREEN AND PERGOLAS | 2X6 WOLMANIZED PINE, SEALED FOR EXTERIOR APPLICATION. FINISH: STXXX | GC CHOICE | GC / GC |
| M103 | CLEAR TEMPERED GLASS | 1/2" CLEAR TEMPERED GLASS, PPG SOLARBAN 60 OR BETTER | PPG GLASS 888-774-4332 | GC / GC |
| M104 | PREFINISHED METAL COPING | PAC CONTINUOUS CLEAT COPING, PREFINISHED GALVANIZED STEEL, GRIT FINISH NATURAL PAC-TITE WT CANTED FASCA, COLOR WEATHERED ZINC | PAC CLAD 800-441-8661 WWW.ALUCOBONDUSA.COM | GC / GC |
| M105 | METAL CLADDING | ALUCOBOND PE PANELS- PATRIOT RED- PVDF3 | | GC / GC |
| M106 | WIRE MESH RAILING | STERLING DULA'S WIRE MESH RAILING SYSTEM, 3/16" DIA WOVEN WIRE INFILL, 3" OC EW | KANE INOVATIONS 800-773-2439 | GC / GC |
| M107 | SCREEN MESH | CRL STANDARD PERFORATED STAINLESS STEEL PANEL SYSTEM | CRLAURENCE 800-421-6144 | GC / GC |
| M108 | METAL PNL-2 | HOT ROLLED STEEL, NATURAL COLOR, POWDER COATED CLEAR FINISH | GC CHOICE | GC / GC |
| M109 | MTL FRAME W/ RED GLASS | 2" X 4" STEEL TUBE FRAME PTD PT100, W/ 1/2" RUBY RED TEMPERED GLASS (TBS) | GC CHOICE | GC / GC |
| PT100 | PAINT- RED | SW6871 POSITIVE RED- EXTERIOR | SHERWIN WILLIAMS | GC / GC |
| PT101 | PAINT- BLACK | SW6258 TRICORN BLACK- EXTERIOR | SHERWIN WILLIAMS | GC / GC |
| PT102 | PAINT- WHITE | SW7646 FIRST STAR- EXTERIOR | SHERWIN WILLIAMS | GC / GC |

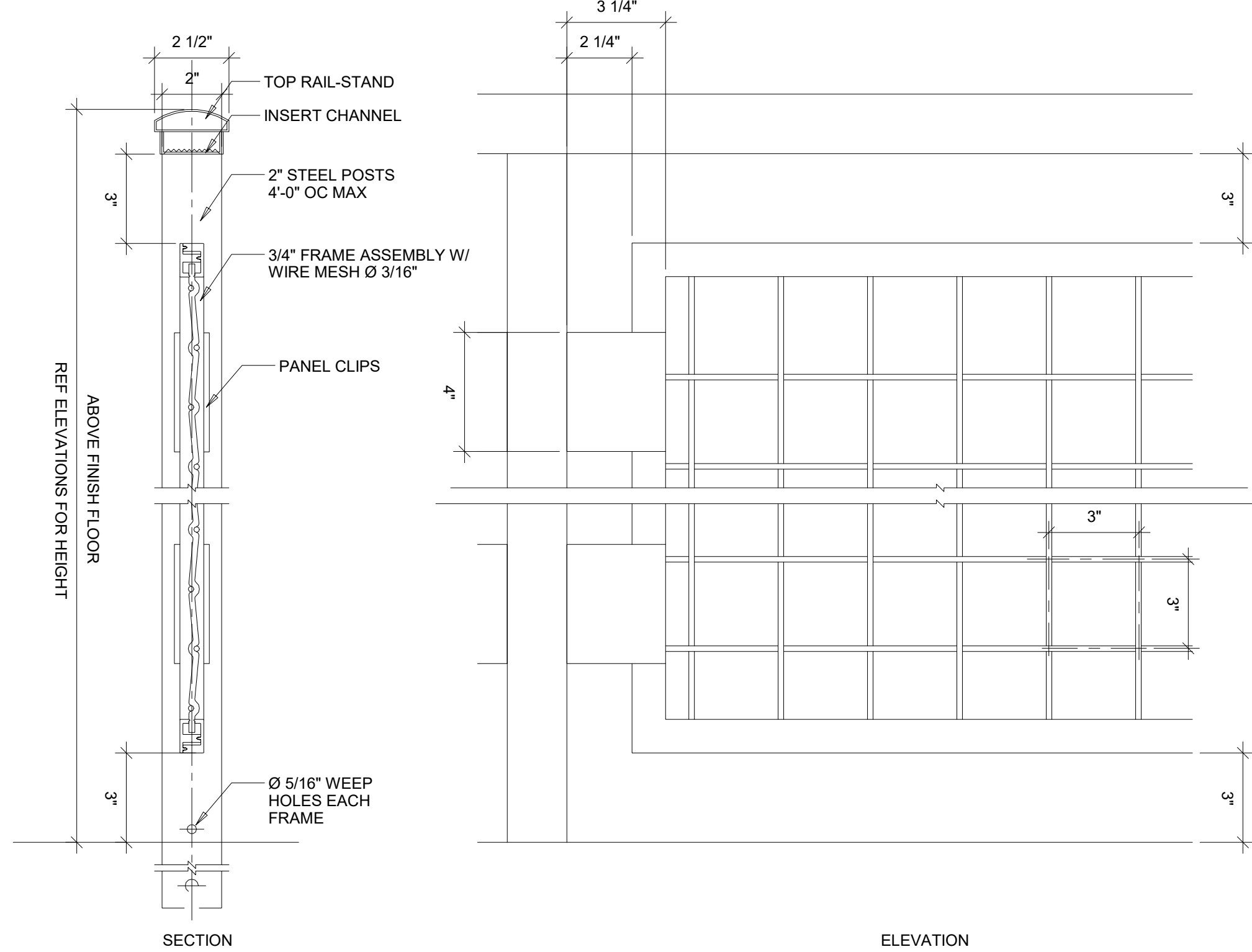
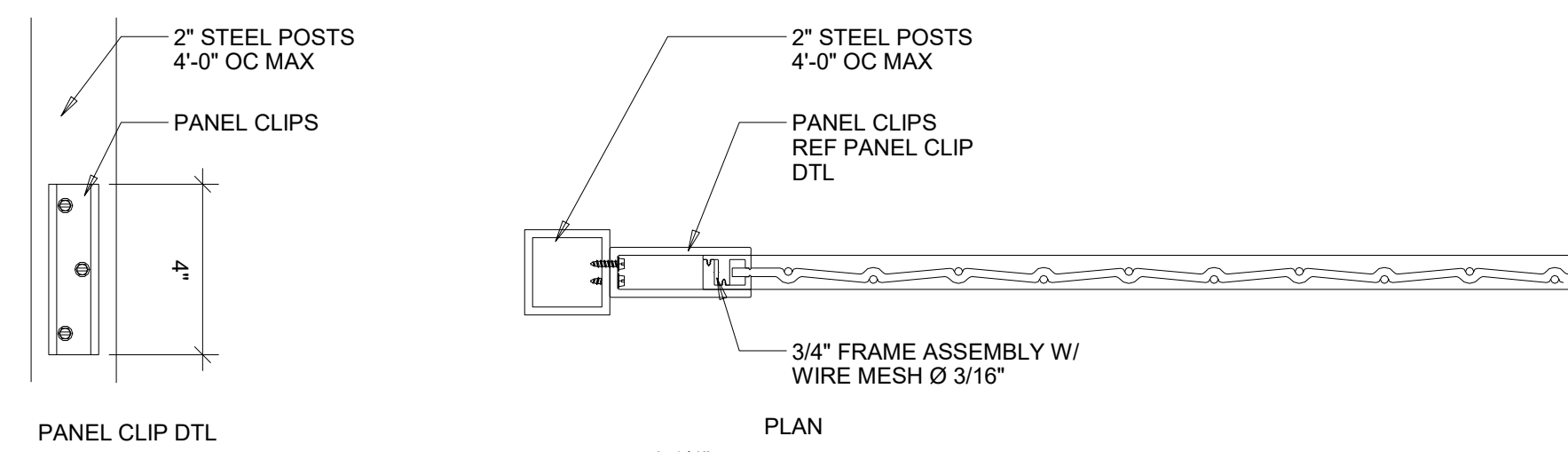
ALL SUBSTITUTIONS ARE TO BE APPROVED BY THE ARCHITECT AND THE OWNER
GC TO SUBMIT MATERIAL SAMPLES FOR ARCHITECT APPROVAL BEFORE ORDERING



ROOF DECK RAILING

5

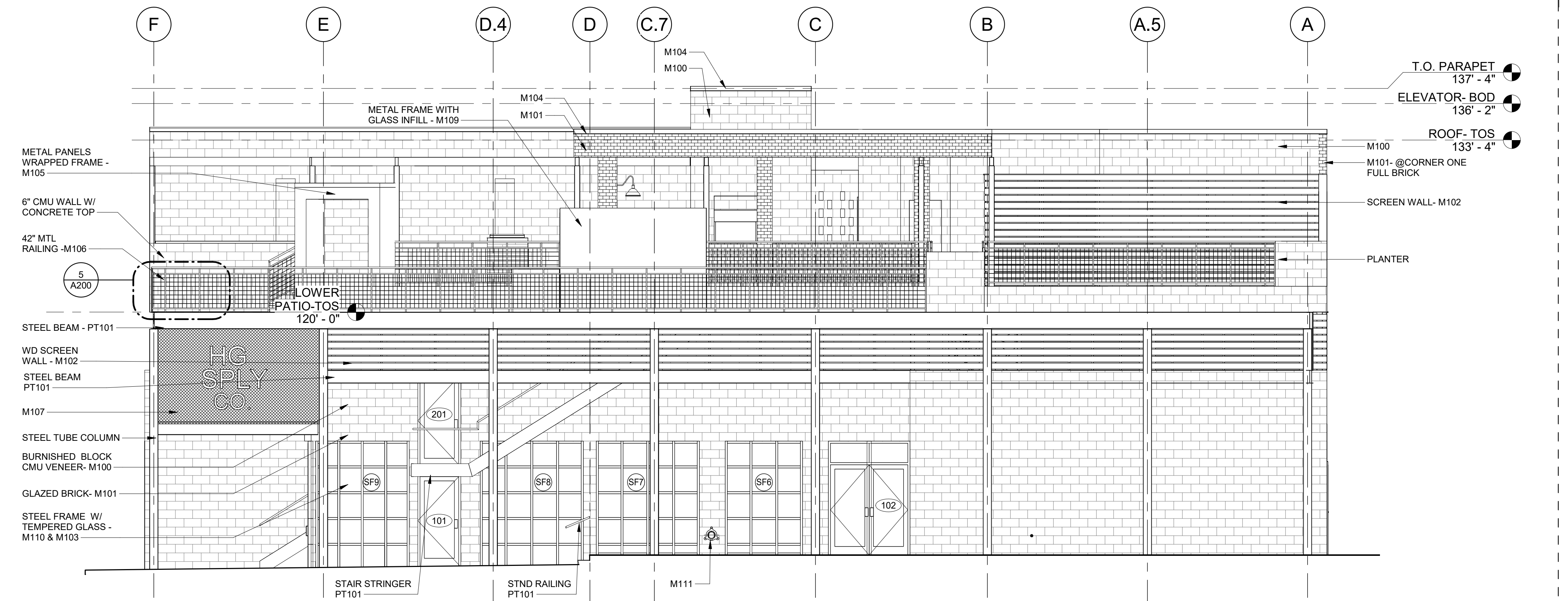
1/2" = 1'-0"



ROOF DECK RAILING DTLS

4

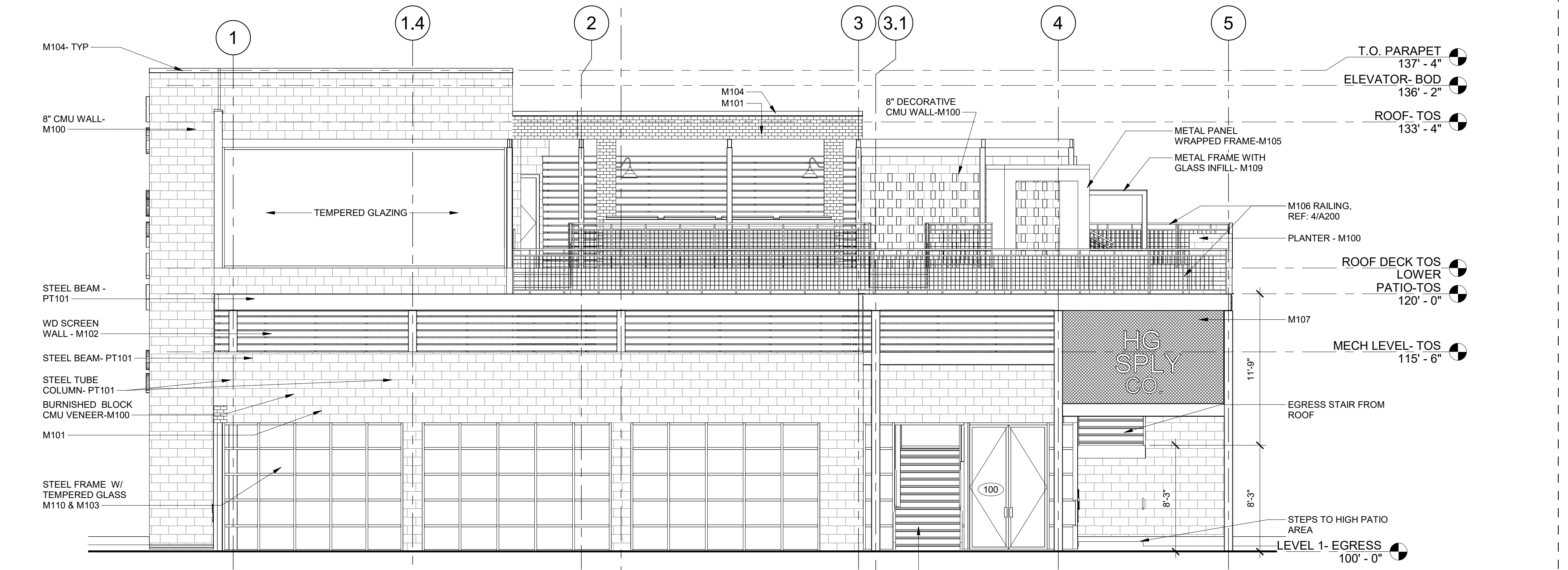
3" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

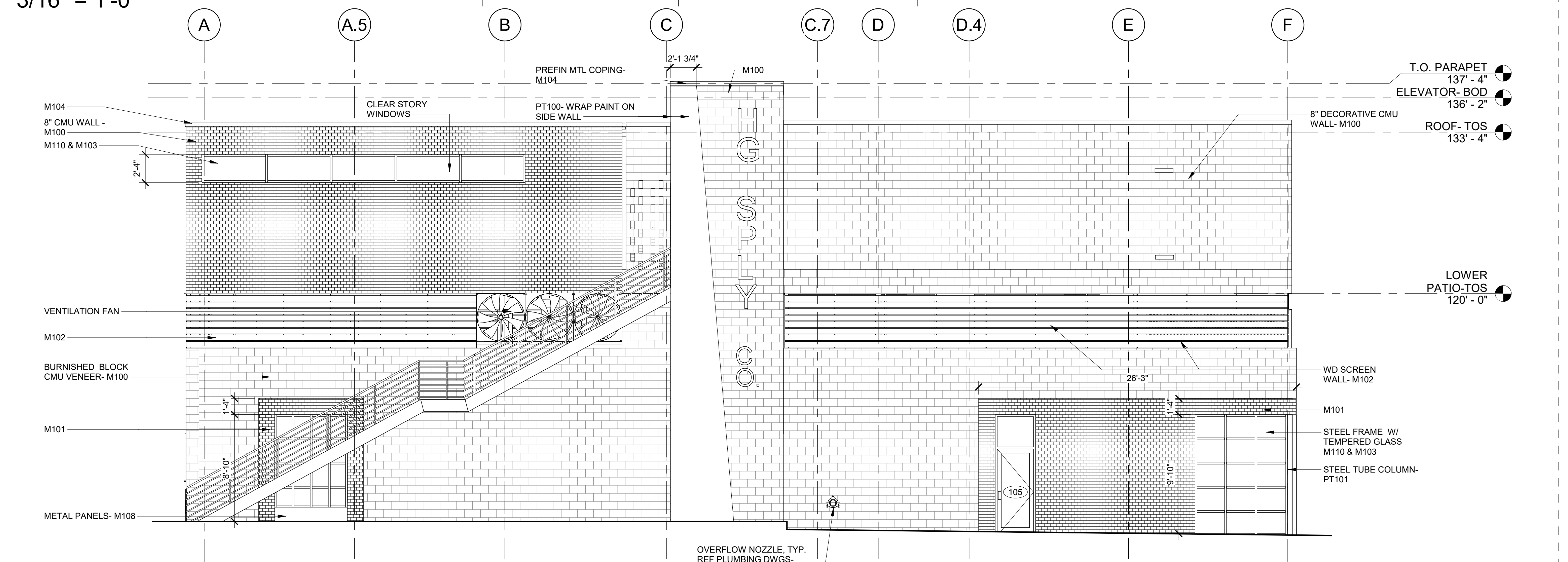
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SIDE ELEVATION

3/16" = 1'-0"

2



STREET ELEVATION

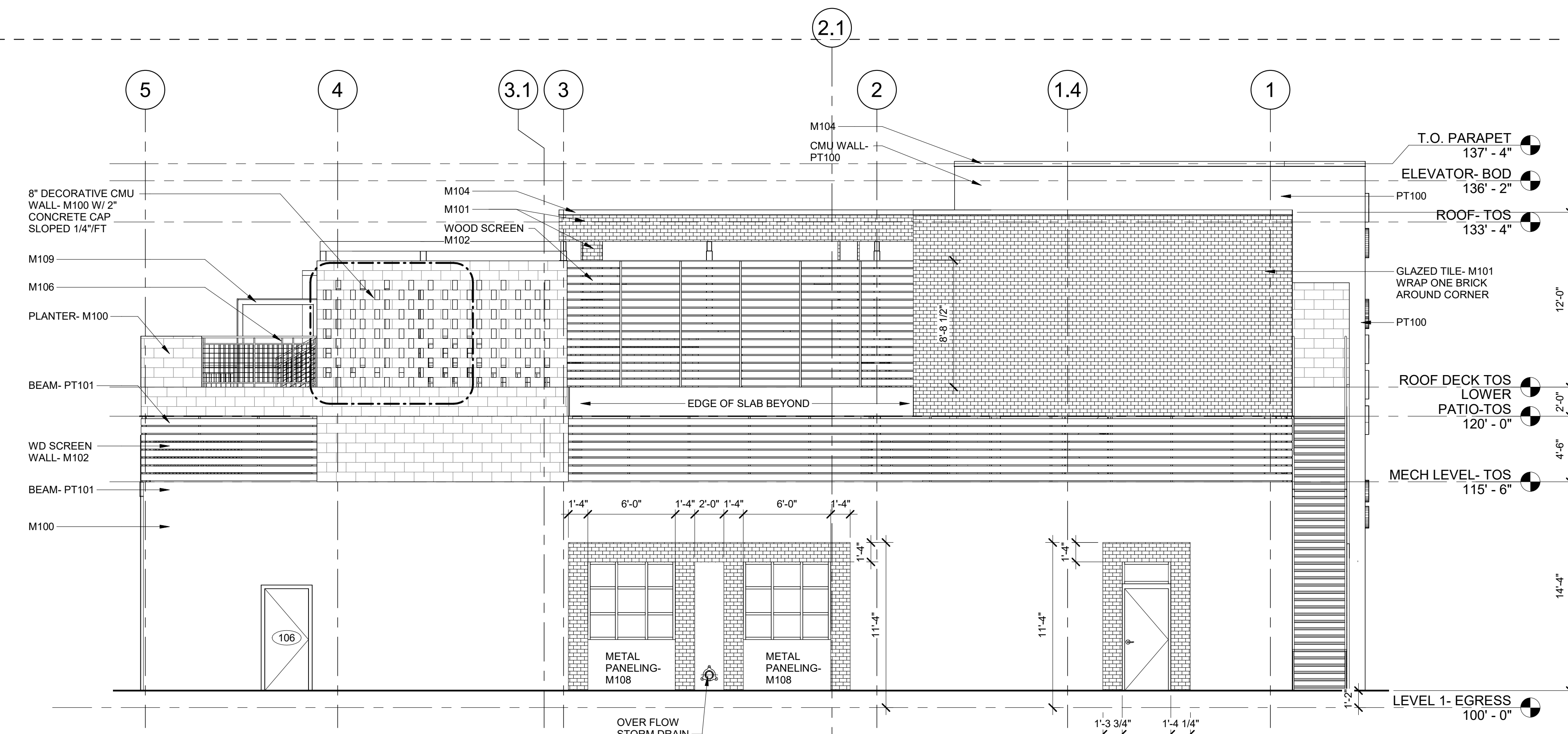
3/16" = 1'-0"

3



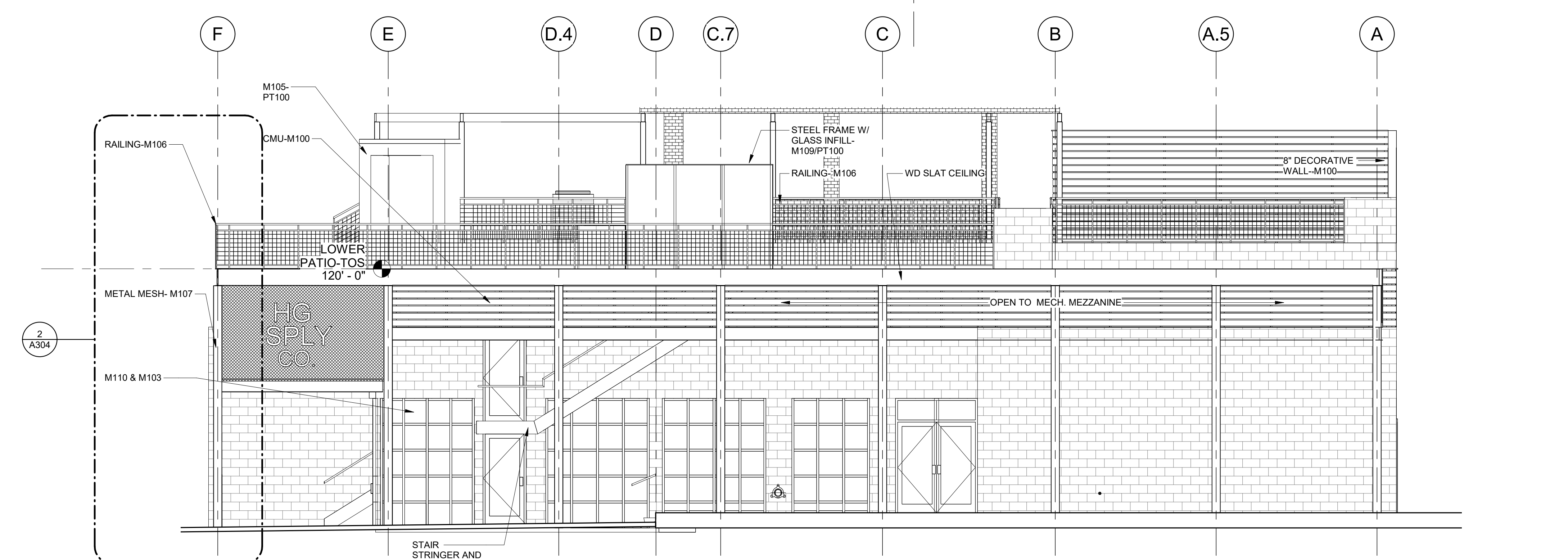
| EXTERIOR FINISH SCHEDULE | | | | |
|--------------------------|------------------------------------|--|------------------------------|-----------------------|
| REF. | DESCRIPTION | PRODUCT INFORMATION | VENDOR | SUPPLIED/INSTALLED BY |
| M100 | GREY BURNISHED BLOCK | HEAD WATER CMU/ COLOR #725 SMOKE/POLISHED FINISH/ GROUT CBP #TBS | STEVE MORRIS 214-552-9527 | GC / GC |
| M101 | GLAZED BRICK-STANDARD SIZE | ELGINBUTLER GLAZED THIN BRICK/52, 3 5/8"X 2 1/4"X 8", COLOR: POLAR WHITE #7100 | CARL DUNLAP 214-536-7755 | GC / GC |
| M102 | GLAZED BRICK-THIN BRICK/ ALTERNATE | ELGINBUTLER GLAZED THIN BRICK/EB, MODULAR 3/4"X2 1/4"X7 5/8", COLOR: POLAR WHITE #7100 | CARL DUNLAP 214-536-7755 | GC / GC |
| M103 | WOOD SCREEN AND PERGOLAS | 2X6 WOLMANIZED PINE, SEALED FOR EXTERIOR APPLICATION. FINISH: STXXX | GC CHOICE | GC / GC |
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| M106 | METAL CLADDING | ALUCOBOND PE PANELS- PATRIOT RED- PVDF3 | WWW.ALUCOBONDUSA.COM | GC / GC |
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| M108 | SCREEN MESH | CRL STANDARD PERFORATED STAINLESS STEEL PANEL SYSTEM | CRLAURENCE 800-421-6144 | GC / GC |
| M109 | METAL PNL-2 | HOT ROLLED STEEL, NATURAL COLOR, POWDER COATED CLEAR FINISH | GC CHOICE | GC / GC |
| M110 | MTL FRAME W/ RED GLASS | 2"X4" STEEL TUBE FRAME PTD PT100. W/ 1/2" RUBY RED TEMPERED GLASS (TBS) | GC CHOICE | GC / GC |
| PT100 | PAINT- RED | SW6871 POSITIVE RED- EXTERIOR | SHERWIN WILLIAMS | GC / GC |
| PT101 | PAINT- BLACK | SW62581 TRICORN BLACK- EXTERIOR | SHERWIN WILLIAMS | GC / GC |
| PT102 | PAINT- WHITE | SW76461 FIRST STAR- EXTERIOR | SHERWIN WILLIAMS | GC / GC |

ALL SUBSTITUTIONS ARE TO BE APPROVED BY THE ARCHITECT AND THE OWNER
GC TO SUBMIT MATERIAL SAMPLES FOR ARCHITECT APPROVAL BEFORE ORDERING



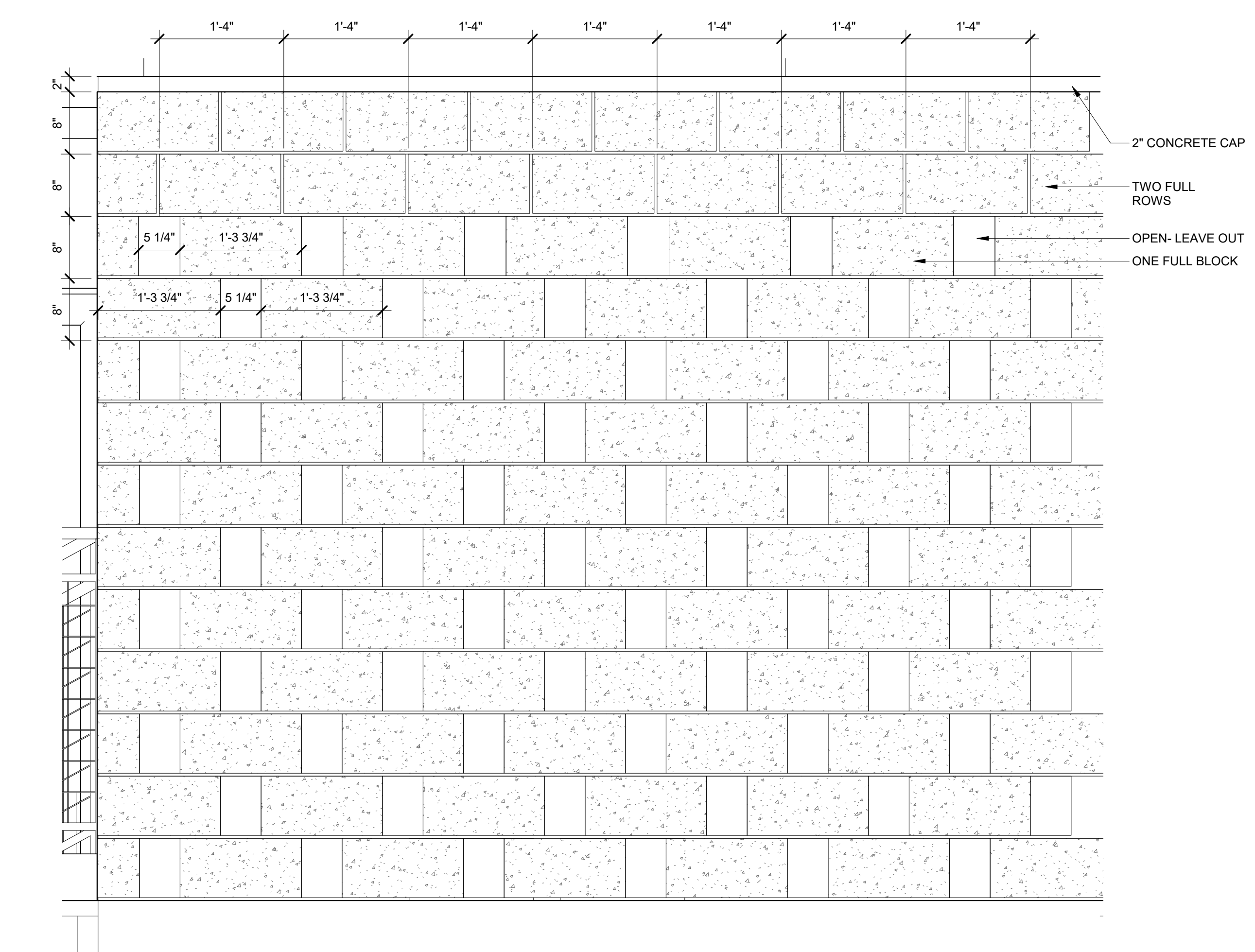
BACK ELEVATION

3/16" = 1'-0"



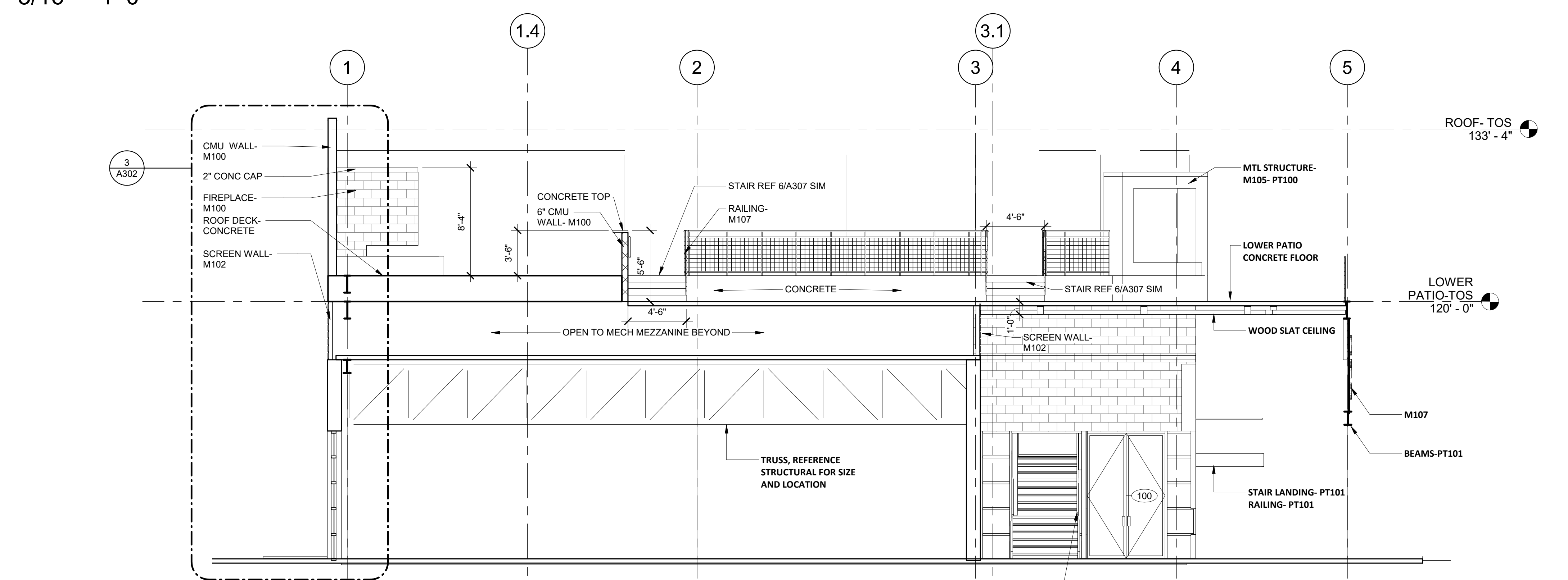
ELEVATION

3/16" = 1'-0"



DECORATIVE CMU WALL

1" = 1'-0"



BUILDING SECTION

3/16" = 1'-0"



PROJECT NO.: 2121
DATE: 9/22/2022
DRAWN BY:
SCALE: AS NOTED
SOFT:

REVISIONS:

BUILDING ELEVATIONS

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75082

10/14/2022 5:12:05 PM

EL ELCO Lighting

Project name: _____
 Fixture type: **L100**
 Date: _____

5" Airtight Metal Cone Reflector Trim

Features

- Cone Reflector, self flanged.
- Lamp: LED 15W - PAR30
- A32 with ELCC housing.
- O.D. 6.14"

Specifications

Options

White Black

Technical Details

Construction: Meticulously manufactured trim with a powder coated or anodized finish.

Installation: Clips securely mount trim into the housing and keeps rim flush with ceiling.

Compatible Housing: Compatible with 5" Line Voltage IC and Non-IC versions.

Lamp: Compatible with Medium base (E26) PAR type.

Product Number Builder Example: ELM5018

5" Cone Reflector Trim: _____ Finish: _____

ELM5018 B Black W White

2042 E. Herman Ave., Van Ness, CA 94088 • Tel: (415) 233-2855 Fax: (415) 233-2320 • elco@elco.com
 © ELCO Lighting 2018. All rights reserved. • Rev. 28 Jun 2018 • ELCO Lighting reserves the right to make specification and design changes without notice. Page 1 of 3

GARDCO Site & Area
 Gullwing LED
 by @ignify
 GL18 Large
 LED

Gardco Gullwing LED luminaires combine LED performance excellence and advanced Gardco LED thermal management technology with the distinct Gullwing style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing.

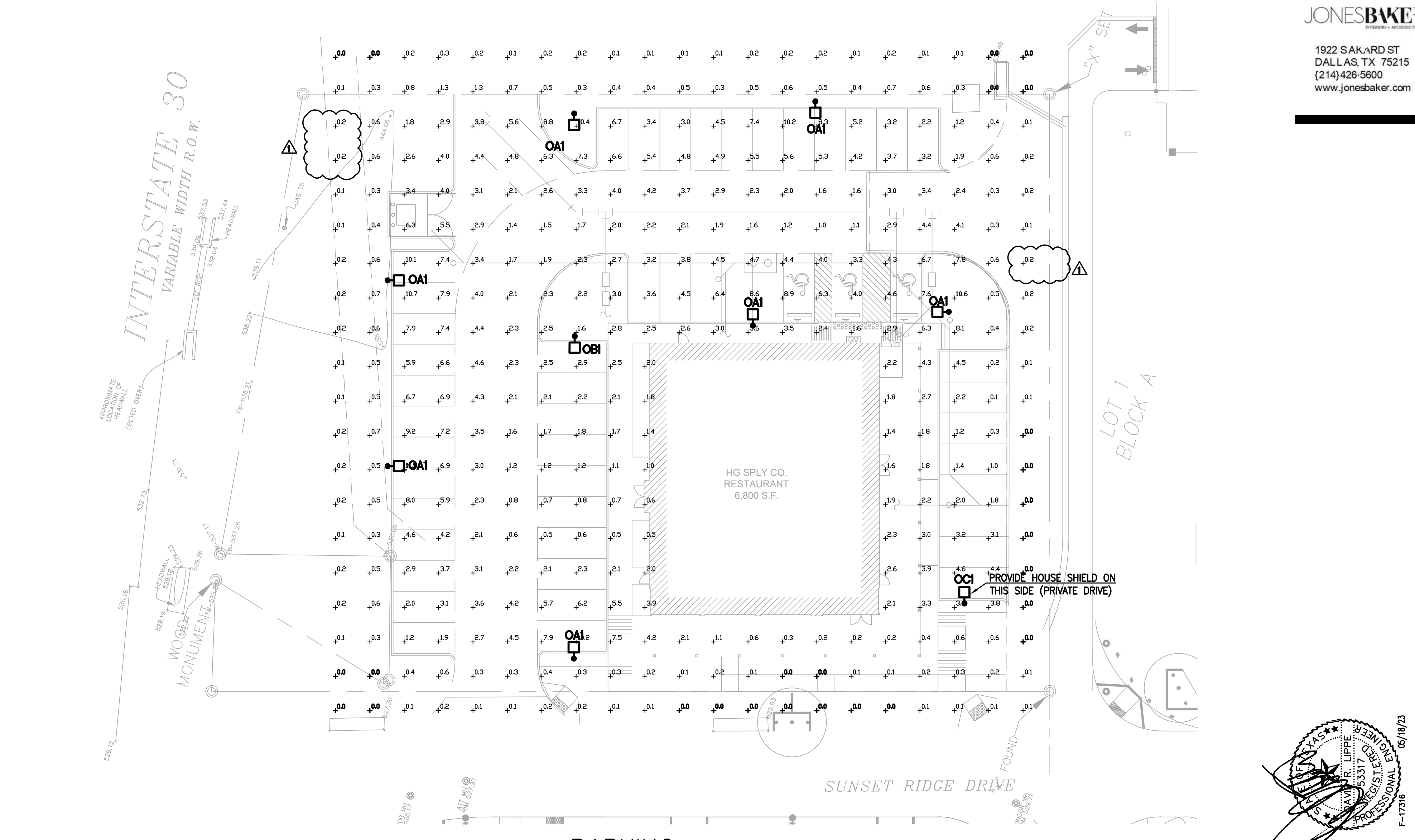
Project: _____
 Location: _____
 Date: _____
 Type: **OAI**
 Lamp: _____ Qty: _____
 Notes: _____

Ordering guide

| Item | Quantity | Part Number | Description | Notes |
|------|----------|-------------|----------------|-------|
| 1 | 1 | GL18-4835 | 48" LED, 3500K | |
| 2 | 2 | GL18-4870 | 48" LED, 3000K | |
| 3 | 3 | GL18-4810 | 48" LED, 5000K | |
| 4 | 4 | GL18-4890 | 48" LED, 2700K | |
| 5 | 5 | GL18-4850 | 48" LED, 4000K | |

1. Available 120-277V only.
 2. Available 120V 277V only.
 3. Not available with other control options.
 4. Not available in 480V.
 5. ELCC/ELC/ELF wireless system not configurable with PC/PC2/PC3/PC4.
 6. Luminaires door frame and optic assembly provided standard without glass lens. Specify CLG for clear glass lens.
 7. Works with 3 pin or 5 pin NEMA photocell/dimming device.
 8. If ordered with **MA, AM, AP, AR, AW, AW2**, dimming and/or be connected to NEMA receptacle.
 9. Works with 3 pin or 5 pin NEMA photocell/dimming device and auxiliary connectors are not connected (for 480V use only).
 10. Mount to a 2" 3/8" Tap. Specify a round pole with a 400' O.D. for a round pole.
 11. Not available in 120' mounting configurations.

Gullwing_GL18_LED 10/20 page 1 of 8



JONESBAKER
 1922 SAKARD ST
 DALLAS, TX 75215
 (214) 426-5600
 www.jonesbaker.com

GL18 Gullwing LED luminaire Large

GL18-RK LED Retrofit Kit

Note: Removal of all components of existing GL18 Gullwing Luminaires, except the upper housing, is required to perform a retrofit.
 GL18-RK includes all necessary retrofit components.

Note: TFC polyester powdercoat will fade somewhat in exterior environments over time. Once the retrofit kit is installed, there is a possibility that the upper housing may have faded to a point where there is a noticeable paint difference between the upper housing (existing) and the new retrofit kit door frame.

LED Wattage and Lumen Value - 3000K

| Ordering Code | LED QTY | System Current (mA) | System Watts | Average System Color Temp | Type 2 | | Type 3 | | | |
|----------------------|---------|---------------------|--------------|---------------------------|-------------------|------------|-------------------|------------|-----|----------|
| | | | | | Lumen Output (lm) | BUG Rating | Lumen Output (lm) | BUG Rating | | |
| GL18-R-300LA-4835-WW | 48 | 350 | 80 | 3000K | 6938 | 133 | 82-U0-G1 | 8006 | 122 | 83-U0-G2 |
| GL18-R-300LA-4835-WW | 48 | 530 | 80 | 3000K | 9570 | 120 | 82-U0-G1 | 8862 | 110 | 82-U0-G2 |
| GL18-R-300LA-4870-WW | 48 | 700 | 100 | 3000K | 1239 | 116 | 83-U0-G2 | 1071 | 106 | 82-U0-G2 |
| GL18-R-300LA-4810-WW | 48 | 1050 | 160 | 3000K | 16471 | 103 | 83-U0-G2 | 15443 | 94 | 82-U0-G3 |
| GL18-R-300LA-4490-WW | 64 | 900 | 180 | 3000K | 19022 | 106 | 83-U0-G2 | 17846 | 99 | 83-U0-G3 |
| GL18-R-300LA-4414-WW | 64 | 1050 | 208 | 3000K | 21469 | 102 | 83-U0-G2 | 20056 | 96 | 83-U0-G3 |
| GL18-R-300LA-4670-WW | 96 | 700 | 200 | 3000K | 23713 | 119 | 83-U0-G2 | 21704 | 109 | 83-U0-G3 |
| GL18-R-300LA-4690-WW | 96 | 800 | 230 | 3000K | 26181 | 114 | 83-U0-G2 | 23996 | 104 | 83-U0-G4 |
| GL18-R-300LA-4690-WW | 96 | 900 | 265 | 3000K | 28669 | 108 | 84-U0-G3 | 26446 | 99 | 83-U0-G4 |
| GL18-R-300LA-4614-WW | 96 | 1050 | 309 | 3000K | 31366 | 101 | 84-U0-G3 | 28705 | 93 | 83-U0-G4 |

LED Wattage and Lumen Value - 4000K

| Ordering Code | LED QTY | System Current (mA) | System Watts | Average System Color Temp | Type 2 | | Type 3 | | | |
|----------------------|---------|---------------------|--------------|---------------------------|-------------------|------------|-------------------|------------|-----|----------|
| | | | | | Lumen Output (lm) | BUG Rating | Lumen Output (lm) | BUG Rating | | |
| GL18-R-400LA-4835-WW | 48 | 350 | 80 | 4000K | 7375 | 148 | 82-U0-G1 | 6784 | 136 | 81-U0-G2 |
| GL18-R-400LA-4835-WW | 48 | 530 | 80 | 4000K | 10633 | 133 | 83-U0-G2 | 9762 | 123 | 83-U0-G2 |
| GL18-R-400LA-4870-WW | 48 | 700 | 105 | 4000K | 14488 | 128 | 83-U0-G2 | 13452 | 118 | 83-U0-G2 |
| GL18-R-400LA-4810-WW | 48 | 1050 | 160 | 4000K | 18322 | 114 | 83-U0-G2 | 16828 | 107 | 83-U0-G3 |
| GL18-R-400LA-4490-WW | 64 | 900 | 180 | 4000K | 21321 | 114 | 83-U0-G2 | 20240 | 107 | 83-U0-G4 |
| GL18-R-400LA-4414-WW | 64 | 1050 | 208 | 4000K | 23721 | 114 | 83-U0-G2 | 22240 | 107 | 83-U0-G4 |
| GL18-R-400LA-4670-WW | 96 | 700 | 200 | 4000K | 26347 | 132 | 83-U0-G2 | 24715 | 121 | 83-U0-G4 |
| GL18-R-400LA-4690-WW | 96 | 800 | 230 | 4000K | 29101 | 127 | 84-U0-G3 | 26651 | 116 | 83-U0-G4 |
| GL18-R-400LA-4690-WW | 96 | 900 | 265 | 4000K | 31854 | 120 | 84-U0-G3 | 29662 | 110 | 83-U0-G4 |
| GL18-R-400LA-4614-WW | 96 | 1050 | 309 | 4000K | 34801 | 113 | 84-U0-G3 | 31894 | 103 | 83-U0-G4 |

Gullwing_GL18_LED 06/20 page 3 of 8

SITE LIGHTING FIXTURE

| DESIG | FIXTURE DESCRIPTION | VOLTAGE | WATTAGE | ACCEPTABLE MANUFACTURER | LIGHT FIXTURE MODEL NUMBER | POLE |
|-------|-----------------------------------|----------|----------|-------------------------|--|---|
| OAI | PARKING LOT POLE LIGHTING FIXTURE | 208V/1PH | 180W-LED | GARDCO GULLWING | GL18-DM-1-3-160LA-481A-NW-208-BRP-IS-SQPTF | TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE) |
| OBI | PARKING LOT POLE LIGHTING FIXTURE | 208V/1PH | 180W-LED | GARDCO GULLWING | GL18-DM-1-5-160LA-481A-NW-208-BRP-IS-SQPTF | TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE) |
| OAI | PARKING LOT POLE LIGHTING FIXTURE | 208V/1PH | 180W-LED | GARDCO GULLWING | GL18-DM-1-3-160LA-481A-NW-208-BRP-IS-SQPTF (PROVIDE HS ON PRIVATE DRIVE) | TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE) |
| L100 | CANOPY RECESSED CAN LIGHT FIXTURE | 120V/1PH | 15W-LED | ELCO LIGHTING | EL510A HOUSING ELM5018 LAMP-CE PAR30 LED15 WARM WHITE | |

SITE LIGHTING NOTES

1. CONTRACTOR SHALL COORDINATE WITH LANDLORD, MANUFACTURER'S SPECIFICATIONS AND CITY REQUIREMENTS PRIOR TO ORDERING AND INSTALLING POLES AND FIXTURES.



JONESBAKER & ASSOCIATES
 1922 SAKARD ST
 DALLAS, TX 75215
 (214) 426-5600
 www.jonesbaker.com

PROJECT NO.: 2121
 DATE: 9/23/22
 DRAWN BY:
 SCALE: AS NOTED
 SQFT:

REVISIONS:
 REVISION 1 PER CITY COMMENTS 5/18/2023

SITE LIGHTING PHOTOMETRIC PLAN

HG SPLY
 2651 SUNSET RIDGE DR.
 ROCKWALL, TX 75082

ESP1.0



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
FROM: Bethany Ross, *Planner*
DATE: February 25, 2025
SUBJECT: SP2025-005; *Site Plan for 2651 Sunset Ridge Drive*

The applicant, Dhruvjyoti Basu -- *on behalf of Sameer Patel* --, is requesting the approval of a Site Plan for a *Restaurant with 2,000 SF or more without Drive-Through or Drive-In*. On March 6, 2017, the City Council approved a replat [Case No. P2017-011] establishing the subject property as Lot 5, Block A, Harbor District Addition. On April 19, 2021, the Planning and Zoning Commission approved a Site Plan [Case No. SP2021-005] for a *Restaurant with 2,000 SF or more without Drive-Through or Drive-In* on the subject property. This Site Plan approval was set to expire on April 19, 2023 in accordance with Subsection 03.05(A), *Site Plan Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); however, at that time the applicant had an active Engineering submittal [Case No. E2021-011]. Based on this, the Site Plan was deemed to be active. The Engineering Plans were approved on July 11, 2023, and were considered to be valid for a period of one (1) year. On January 5, 2023, the applicant submitted a Building Permit [Case No. COM2023-36]; however, this permit expired due to inactivity on August 28, 2024. Since the Building Permit was holding both the Site Plan and Engineering Plans open, when it expired the Site Plan and Engineering Plans also expired.

In response to this expiration, the applicant resubmitted the same Site Plan on February 14, 2025. The submitted Site Plan was the same as the original Site Plan approved under Case No. SP2021-005, with the exception of minor changes being made to the Photometric Plan. As part of the review for this case, staff has indicated to the applicant that the Photometric Plan will need to be changed to meet the lighting and photometric standards of the Unified Development Code (UDC), and this is considered to be a condition of approval for this case. Staff has attached the original Site Plan case memo as nothing in the Planned Development District 32 (PD-32) has changed that would affect the approval of this case. As part of this case, the Planning and Zoning Commission will be tasked with reviewing the previous Site Plan approval -- *including the variances/exceptions that were granted* -- and determining if the proposal meets the criteria for Site Plan approval as outlined in Subsection 03.04, *Site Plan Review*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). In addition, staff will be taking the proposed building elevations back to the Architectural Review Board (ARB) prior to the meeting on February 25, 2025, and will provide an updated recommendation from the ARB to the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the February 25, 2025 Planning and Zoning Commission meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: April 13, 2021
APPLICANT: Cameron Slown; *Teague, Nall and Perkins, Inc.*
CASE NUMBER: SP2021-005; *Site Plan for a Restaurant with 2,000 SF or More without a Drive-Through*

SUMMARY

Discuss and consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Elias Pope of 8020 Hospitality, LLC for the approval of a Site Plan for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

BACKGROUND

On July 15, 2015, the Planning and Zoning Commission approved a site plan [*Case No. SP2015-015*] for a 6,800 SF *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on the subject property. Following this approval, the applicant was granted variances to the stone and masonry requirements by the City Council on July 20, 2015. On September 8, 2015, the City Council approved *Case No. MIS2015-006*. This case involved the applicant requesting to utilize 15 of the 441 parking spaces in the Trend Tower parking garage to meet the required parking requirements. On December 13, 2016, the Planning and Zoning Commission approved an amended site plan [*Case No. SP2016-027*], which approved changes to the building elevations; however, no engineering plans or other submittals were submitted after this approval. According to Subsection 03.05(A), *Site Plan Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)f development of a lot or tract with an approved site plan has not been completed within two (2) years, or more with an extension, of its final approval, the site plan shall be deemed to have expired and a new review and approval of a site plan for development of the property shall be undertaken, and this new approval shall be required before a building permit is issued for development. This review and approval shall be evaluated according to the standards of the Unified Development Code (UDC), taking into account all changes to the Unified Development Code (UDC) which have occurred subsequent to the prior site plan approval." The expiration of the applicant's approved site plan was on December 13, 2018.

PURPOSE

On March 19, 2021, the applicant -- *Cameron Slown of Teague, Nall and Perkins, Inc.* -- submitted an application requesting approval of a site plan for the purpose of developing a ~6,800 SF restaurant on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2651 Sunset Ridge Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is IH-30, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six (6) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) tracts of land (*i.e. a portion of Lot 1 of the Village 2 Addition; Tract 3 of the M. J. Barksdale Survey, Abstract No. 11; and the Ranch House Addition*). Situated on the Ranch House Addition is a restaurant (*i.e. Snuffer's Restaurant*). This is followed by railroad right-of-way owned by the M. K. & T. Railroad. All of these properties are zoned Commercial (C) District.

South: Directly south of the subject property is a seven (7) story office building (*i.e. Trend Tower*), which is situated on a 2.0617-acre parcel of land (*i.e. Lot 1, Block A, Harbor District Addition*) that is located within the *Summit Office Sub-District* of Planned Development District 32 (PD-32). Beyond this is a 9.00-acre vacant tract of land (*i.e. Lots 1, 2, 3 & 4, Block 9, Moton Addition*) that is located within the *Hillside Mixed-Use* and *Horizon/Summer Lee Sub-Districts* of Planned Development District 32 (PD-32).

East: Directly east of the subject property is a 1.021-acre vacant tract of land (*i.e. Lot 1, Block A, Harbor District Addition*). Continuing east is a medical office facility (*i.e. Care Now*) followed by Horizon Road, which is identified as a M4U (*i.e. major collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Planned Development District 32 (PD-32) and are located within the *Summit Office Sub-District*.

West: Directly west of the subject property is Sunset Ridge Drive, which is identified as a *Street Type 'B' & 'E'* according to Planned Development District 32 (PD-32). Beyond this is a 2.893-acre parcel of land (*i.e. Lot 2, Block B, Harbor District Addition*) that is currently under construction for a strip retail center and restaurant facilities and located within the *Hillside Sub-District*. Adjacent to this property are two (2) restaurants (*i.e. the Oar House and Culpepper Steakhouse*). Culpepper Steakhouse is located within the *Hillside Sub-District* and the Oar House is located within the *Freeway Frontage Sub-District*. All of these properties are zoned Planned Development District 32 (PD-32). Beyond this is Shoreline Trail, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to *Ordinance No. 17-22*, the proposed use (*i.e. a restaurant, 2,000 SF or more, without a Drive-Thru or Drive-In*) is permitted *by-right* in the *Summit Office Sub-District*, and will not require any additional approvals by the Planning and Zoning Commission. With the exception of the variances being requested, the submitted site plan, building elevations, and landscape plan, generally conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 32 (PD-32) for a property located within the *Summit Office Sub-District*. A summary of the density and dimensional requirements is as follows:

| <i>Ordinance Provisions</i> | <i>Zoning District Standards</i> | <i>Conformance to the Standards</i> |
|--|----------------------------------|--|
| <i>Minimum Lot Area</i> | 6,000 SF | 0.90-Acres; <i>In Conformance</i> |
| <i>Minimum Lot Width</i> | 60-Feet | 217.09-Feet; <i>In Conformance</i> |
| <i>Minimum Lot Depth</i> | 100-Feet | 173.70-Feet; <i>In Conformance</i> |
| <i>Minimum Build-to-Line (Sunset Ridge Drive)</i> | 10-Feet | 17-Feet; <i>In Conformance</i> |
| <i>Minimum Setback (Sunset Ridge Drive)</i> | 5-Feet | 17-Feet; <i>In Conformance</i> |
| <i>Maximum Permitted Encroachment ¹</i> | 5-Feet | 2-Feet; <i>In Conformance</i> |
| <i>Maximum Height</i> | 8 Stories or 120-Feet | 38-Feet; <i>In Conformance</i> |
| <i>Maximum Mechanical Screen Height</i> | 20-Feet | 6½-Feet; <i>In Conformance</i> |
| <i>Minimum Masonry Requirement</i> | 90% | 48%-59%; <i>Variance Requested</i> |
| <i>Minimum Stone Requirement</i> | 20% Natural or Quarried | 0%; <i>Variance Requested</i> |
| <i>Minimum Parking Spaces Required</i> | 68 | 50/18 ² ; <i>Variance Requested</i> |
| <i>Maximum Lot Coverage</i> | 60% | 17.4%; <i>In Conformance</i> |

Notes:

¹: Canopies, awnings, balconies and roof overhangs may encroach over the Build-to-Line.

²: 50 surface parking spaces are provided and 18 are being requested to be located in the Trend Tower parking garage. This will not put surface parking over the 20% maximum stipulated by Planned Development District 32 (PD-32).

CONFORMANCE WITH THE CITY'S CODES

Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], provides flexibility in order to create high quality projects for the *Harbor District*. Non-residentially zoned projects are to generally conform to the Commercial (C) District standards. In this case, the subject property is located in the *Summit Office Sub-District* and is within the IH-30 Overlay (IH-30 OV) District,

which is more restrictive than the *Design Guidelines [Resolution No. 10-40]* required by PD-32. With this being said, the standards of the IH-30 OV (*i.e. Subsection 06.02, Art. 05, UDC*) shall apply to the development of the subject property. The *Summit Office Sub-District* is intended to capitalize on the views of Lake Ray Hubbard by providing mid-rise buildings that include good visibility and access from IH-30 and Horizon Road. This district also takes advantage of existing slopes and trees, which adds to the characteristics of the *Summit Office Sub-District*. In this case, the applicant's proposal is adjacent to the IH-30 Frontage Road and is accessible from Sunset Ridge Drive. Additionally, by virtue of being in Planned Development District 32 (PD-32) and generally conforming to *Ordinance No. 17-22*, the proposed site plan appears to be in conformance to the majority of the requirements intended for properties within the *Summit Office Sub-District*.

VARIANCES REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of the IH-30 Overlay (IH-30 OV) District and the Unified Development Code (UDC):

- (1) Materials and Masonry Composition. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of ten (10) percent *Secondary Materials*.
 - (a) Stone. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a minimum of 20% natural or quarried stone is required on all building façades. In this case, the applicant is not incorporating stone on any of the building facades.
 - (b) Secondary Materials. According to Subsection 06.02(C)(1)(a)(3)(a), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), secondary materials are any material that is not deemed to be a primary material and are limited to a maximum of ten (10) percent of the building's façade. In this case, the applicant is indicating the use of glazed tile, wood screens, metal panels, and steel beams/tube columns that collectively exceed ten (10) percent on each of the building facades (*i.e. north; 42.8%, south; 51.5%, east; 48.9%, and west; 42.8%*).
- (2) Parking.
 - (a) Joint Use Parking. According to the *Parking Spaces Required by Use* section of *Exhibit 'F-1' of Ordinance No. 17-22*, the parking requirement for a *Restaurant* is one (1) parking space per 100 SF of building area. This would equate to a total parking requirement of 68 spaces. Currently, the applicant's site plan shows the provision of 50 parking spaces on site; however, the applicant has asserted that with the public parking provided in the Trend Tower parking garage (*i.e. 441 parking spaces*) and the 37 on-street/surface parking spaces sufficient parking is being provided. This approval would require the City Council to approve a variance to the parking requirements to allow the on-street and public parking spaces in the Trend Tower garage to supplement the restaurants required parking.

According to Section 9, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and unless otherwise specified by the UDC, "(a)n applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where a variance or variances is/are being requested, the applicant shall provide compensatory measures that directly offset the requested variances."

In this case, the applicant has provided a letter explaining the exceptions and offering compensatory measures in the form of additional landscaping (*i.e. one (1) canopy tree*) along the IH-30 Frontage Road and four (4) decorative planters underneath the awning facing Sunset Ridge Drive. Additionally, the applicant is indicating increased building articulation and architectural elements that provide a presence for the district, as well as the use of an interstitial space for hiding the mechanical equipment. The Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested variances. This is a discretionary decision for the Planning and Zoning Commission, which requires approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. In the event that the variance(s) are denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Harbor District. The Harbor District is considered an entry portal to the City of Rockwall and is intended to provide a pedestrian oriented, mixed use district accommodating residential and non-residential land uses. The Harbor District is a live, work, and play district that offers professional offices, scenic condominiums, with restaurants, shopping and entertainment venues, and is intended to be a regional commercial center. When reviewing the strategies for this district, the applicant's site plan is targeted at providing a pedestrian friendly and walkable environment by providing streetscape elements along Sunset Ridge Drive. Additionally, the applicant is providing views of Lake Ray Hubbard with an outdoor dining area on top of the restaurant.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 30, 2021, the Architectural Review Board (ARB) approved a motion to recommend approval of the proposed building elevations and the associated variances by a vote of 5-0, with Board Members Miller and Avenetti absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 2/21/2025

PROJECT NUMBER: SP2025-005
PROJECT NAME: Site Plan for 2651 Sunset Ridge
SITE ADDRESS/LOCATIONS: 2651 SUNSET RIDGE DR

CASE CAPTION:

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|----------------------|
| PLANNING | Bethany Ross | 02/19/2025 | Approved w/ Comments |

02/19/2025: SP2025-005; Site Plan for 2651 Sunset Ridge Drive

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Dhruvjyoti Basu on behalf of Sameer Patel for the approval of a Site Plan for a Restaurant with 2,000 SF or More without Drive-Through or Drive-In on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, and generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (SP2025-005) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. (Subsection 03.04. A, Article 11, UDC)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this ____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

I.5 On April 19, 2021, the Planning and Zoning Commission approved a Site Plan [Case No. SP2021-005] for a Restaurant with 2,000 SF or more without Drive-Through or Drive-In on the subject property. This Site Plan approval was set to expire on April 19, 2023 in accordance with Subsection 03.05(A), Site Plan Expiration, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC); however, at that time the applicant had an active Engineering submittal [Case No. E2021-011].

Based on this, the Site Plan was deemed to be active. The Engineering Plans were approved on July 11, 2023, and were considered to be valid for a period of one (1) year. On January 5, 2023, the applicant submitted a Building Permit [Case No. COM2023-36]; however, this permit expired due to inactivity on August 28, 2024. Since the Building Permit was holding both the Site Plan and Engineering Plans open, when it expired the Site Plan and Engineering Plans also expired.

M.6 Photometric Plan. Please provide a photometric plan that meets the requirements of the UDC. The allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one (1) footcandle or 0.2 FC.

I.7 Please note that failure to address all comments provided by staff by 3:00 PM on March 4, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.8 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on February 25, 2025.

I.9 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|---------------|----------------|----------------------|
| ENGINEERING | Madelyn Price | 02/20/2025 | Approved w/ Comments |

02/21/2025: 1. What is this line?
2. Update

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Need to resubmit engineering for review due to expiration of engineering plans.
- Move light pole along Sunset 4' from back of curb

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| BUILDING | Craig Foshee | 02/20/2025 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| FIRE | Ariana Kistner | 02/19/2025 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| GIS | Lance Singleton | 02/18/2025 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| POLICE | Chris Cleveland | 02/19/2025 | Approved |

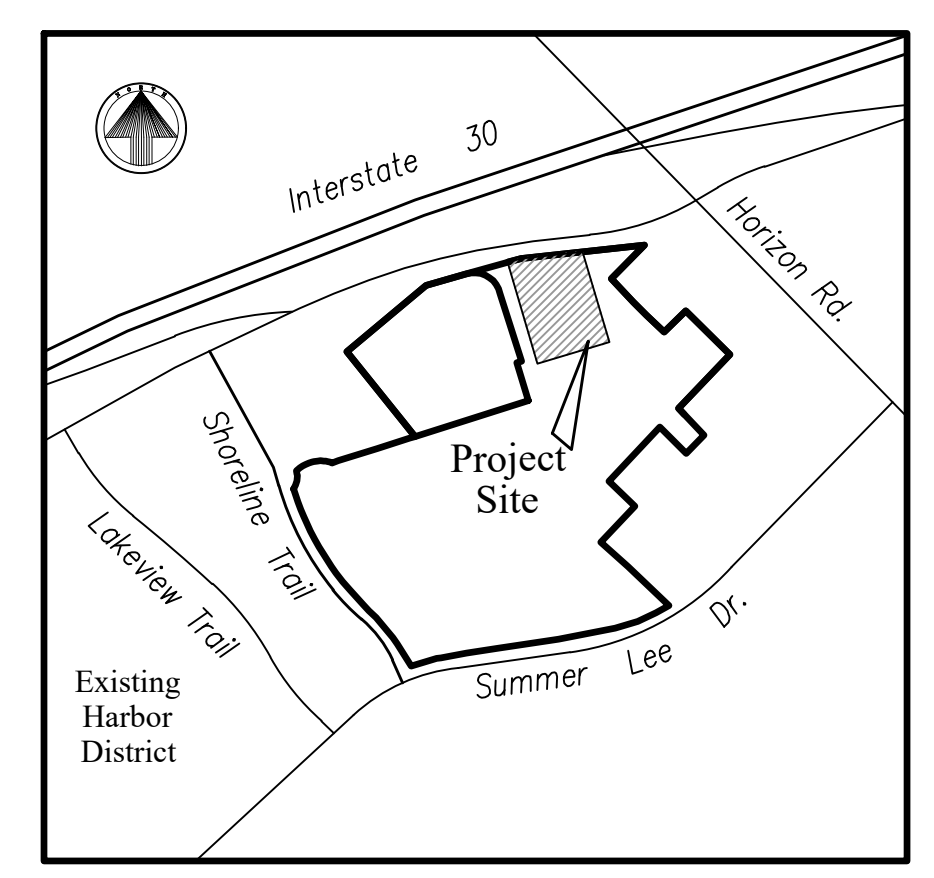
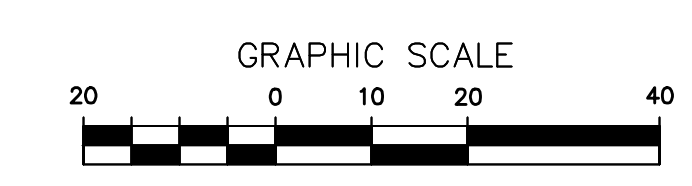
No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|----------------------|
| PARKS | Travis Sales | 02/18/2025 | Approved w/ Comments |

02/18/2025: There are better varieties of turfgrass available now such as Tif Tuf, Latitude 36 or Tahoma 31 that are more shade, drought, wear and cold tolerant

02/18/2025: All parking must be within 80' of tree canopy

General Items:
 - Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, Roadway).
 - Need to resubmit engineering for review due to expiration of engineering plans.
 - Move light pole along Sunset 4' from back of curb



LOCATION MAP

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

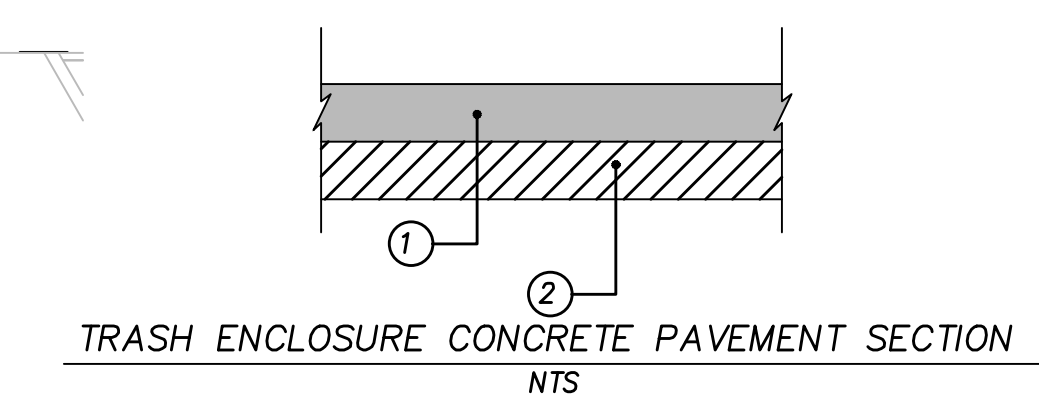
SITE INFORMATION

| | |
|----------------------------|--|
| 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: | 30,505 S.F. |
| LANDSCAPE AREA REQUIRED: | 0 S.F. |
| LANDSCAPE AREA PROVIDED: | 8,679 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.

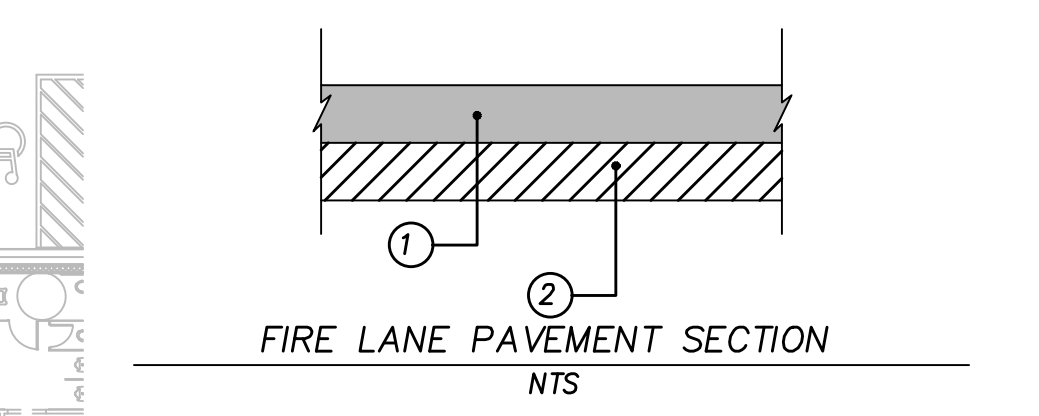
APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.
 Witness our hands this _____ day of _____, 2021.

CASE NUMBER: ~~SP2021-005~~
FOR CONSTRUCTION



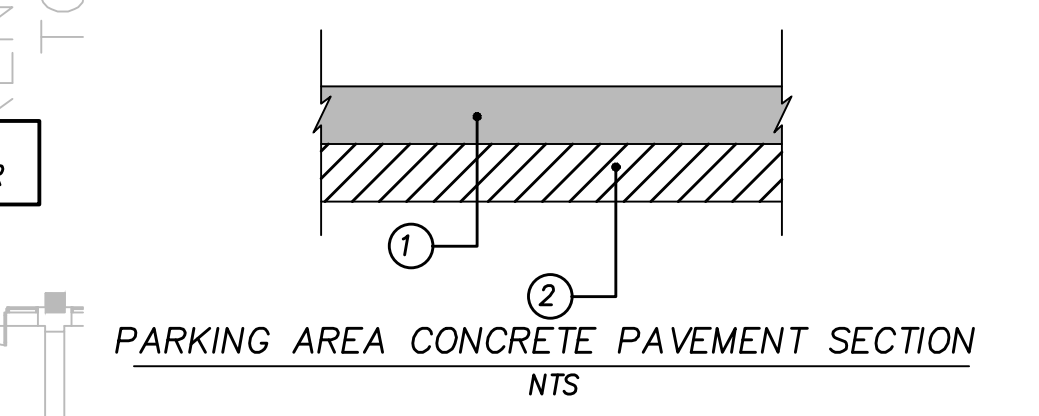
1. 8"-4,000 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)

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.



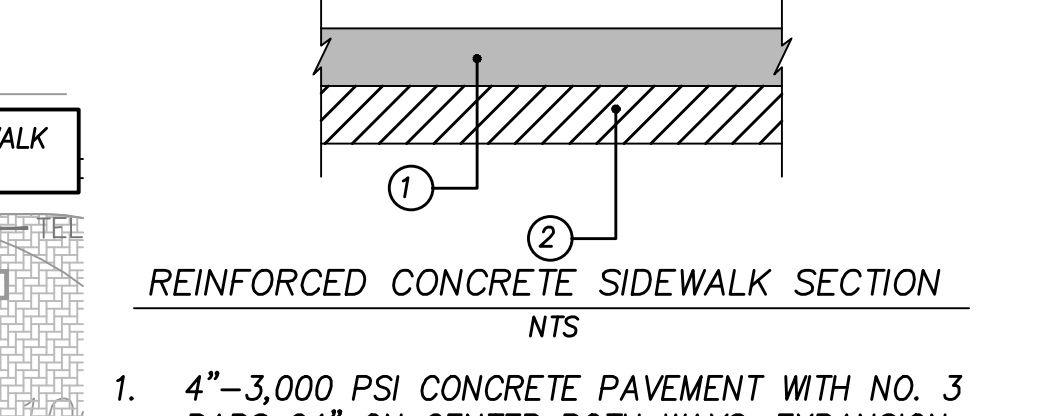
1. 6"-4,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)

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.



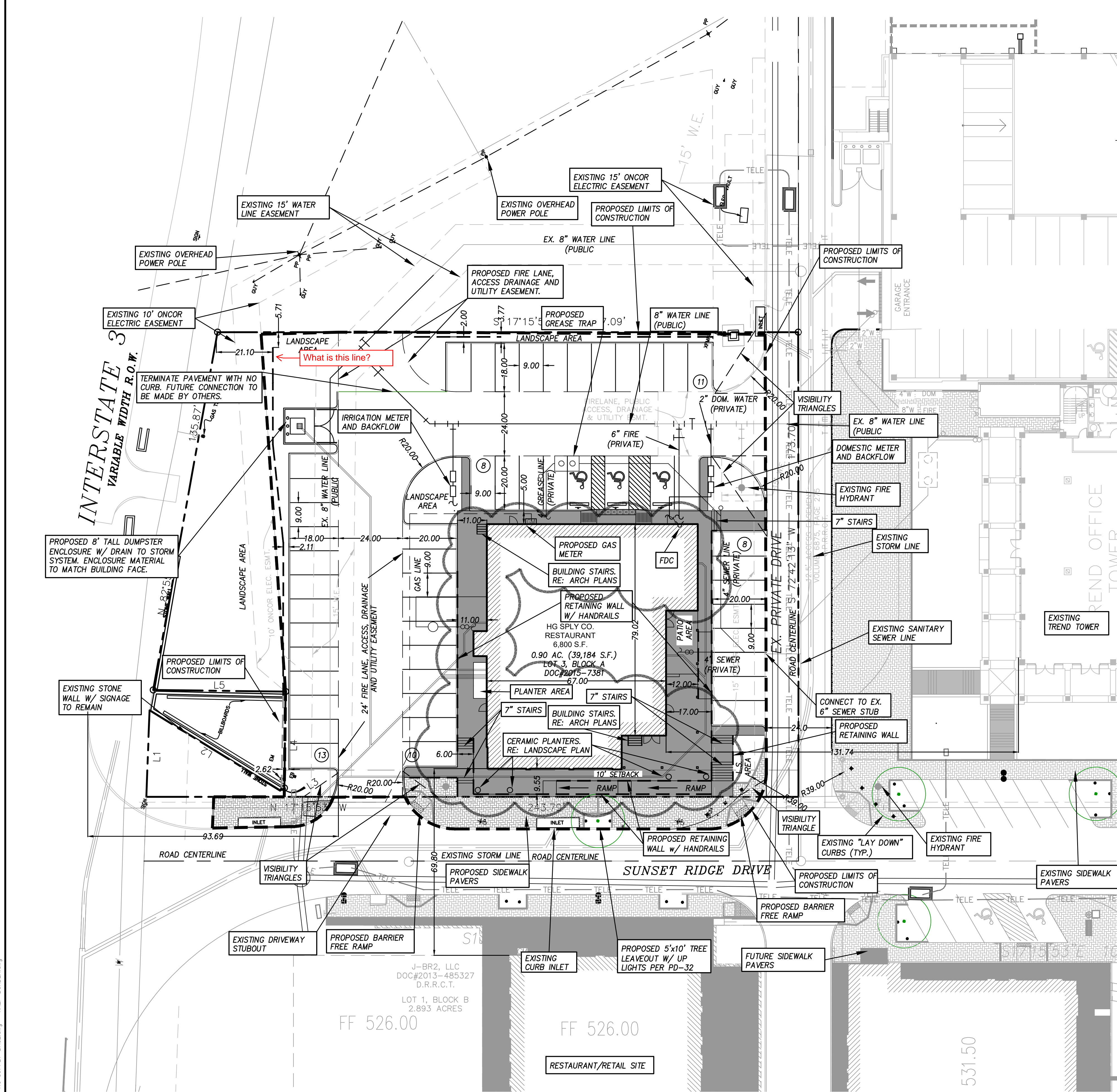
1. 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)

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.



1. 4"-3,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 40'. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)

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.



J-BR2, LLC
 DOC#2013-485327
 D.R.R.C.T.
 LOT 1, BLOCK B
 2.893 ACRES
 FF 526.00

RESTAURANT/RETAIL SITE

Drawing: P:\06_FCO\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Dec 15, 2022-2:30pm by cshaw
 Layout: C1.04 SITE PLAN - HG SUPPLY-BASE.dwg - XREF: BDRDR.dwg

| no. | revision | by | date |
|-----|----------|----|------|
| | | | |



teague nall and perkins, inc
 825 Walters Creek Blvd., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 www.tnppinc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

Cameron A. Slown
 12/12/2022

scale
 when bar is
 1 inch long
 horiz
 1"=20'
 vert
 N/A
 December 2022

8020 HOSPITALITY, LLC.
 2008 GREENVILLE AVE.
 DALLAS, TX 75206

City of Rockwall, Texas
 Improvements for
HG SPLY, CO. RESTAURANT
SITE PLAN

tnp project
 HSP21134
 sheet
C1.04



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

| | | | |
|------------------|---|-----|-------|
| ADDRESS | 2651 Sunset Ridge Road, Rockwall TX 75032 | | |
| SUBDIVISION | Harbor District | LOT | BLOCK |
| GENERAL LOCATION | Interstate 130 and Horizon Road | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|-----------------|-------|-----------------|------------|
| CURRENT ZONING | PD-32 | CURRENT USE | Unused |
| PROPOSED ZONING | N/A | PROPOSED USE | Restaurant |
| ACREAGE | 0.9 | LOTS [CURRENT] | 1 |
| | | LOTS [PROPOSED] | 1 |

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

| | | | |
|---|---|-------------------|----------------------------|
| <input checked="" type="checkbox"/> OWNER | <input checked="" type="checkbox"/> APPLICANT | | |
| CONTACT PERSON | Sameer Patel | CONTACT PERSON | Dhruvjyoti Basu |
| ADDRESS | 2010 Greenville Ave Suite D | ADDRESS | 8088 Park Lane Apt F716 |
| CITY, STATE & ZIP | Dallas, TX 75206 | CITY, STATE & ZIP | Dallas, TX 75231 |
| PHONE | 732-887-9699 | PHONE | 510-329-1384 |
| E-MAIL | sameer@unco.com | E-MAIL | dhruvbasu92@gmail.com |

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

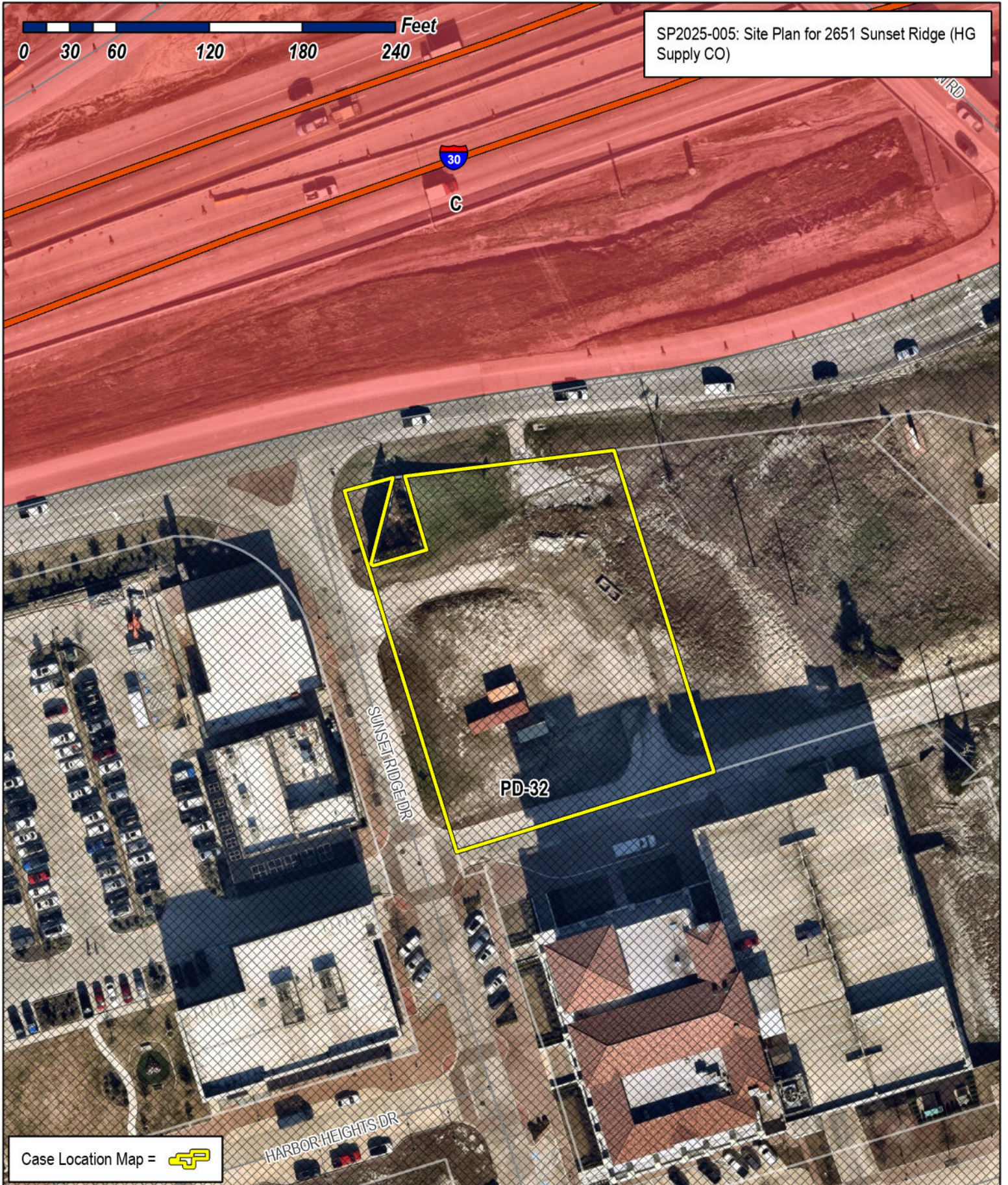
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 30 60 120 180 240 Feet

SP2025-005: Site Plan for 2651 Sunset Ridge (HG Supply CO)



Case Location Map = 



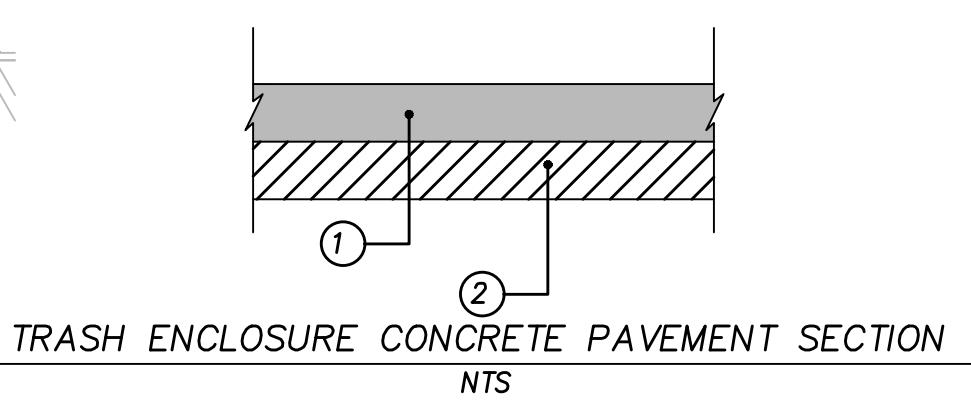
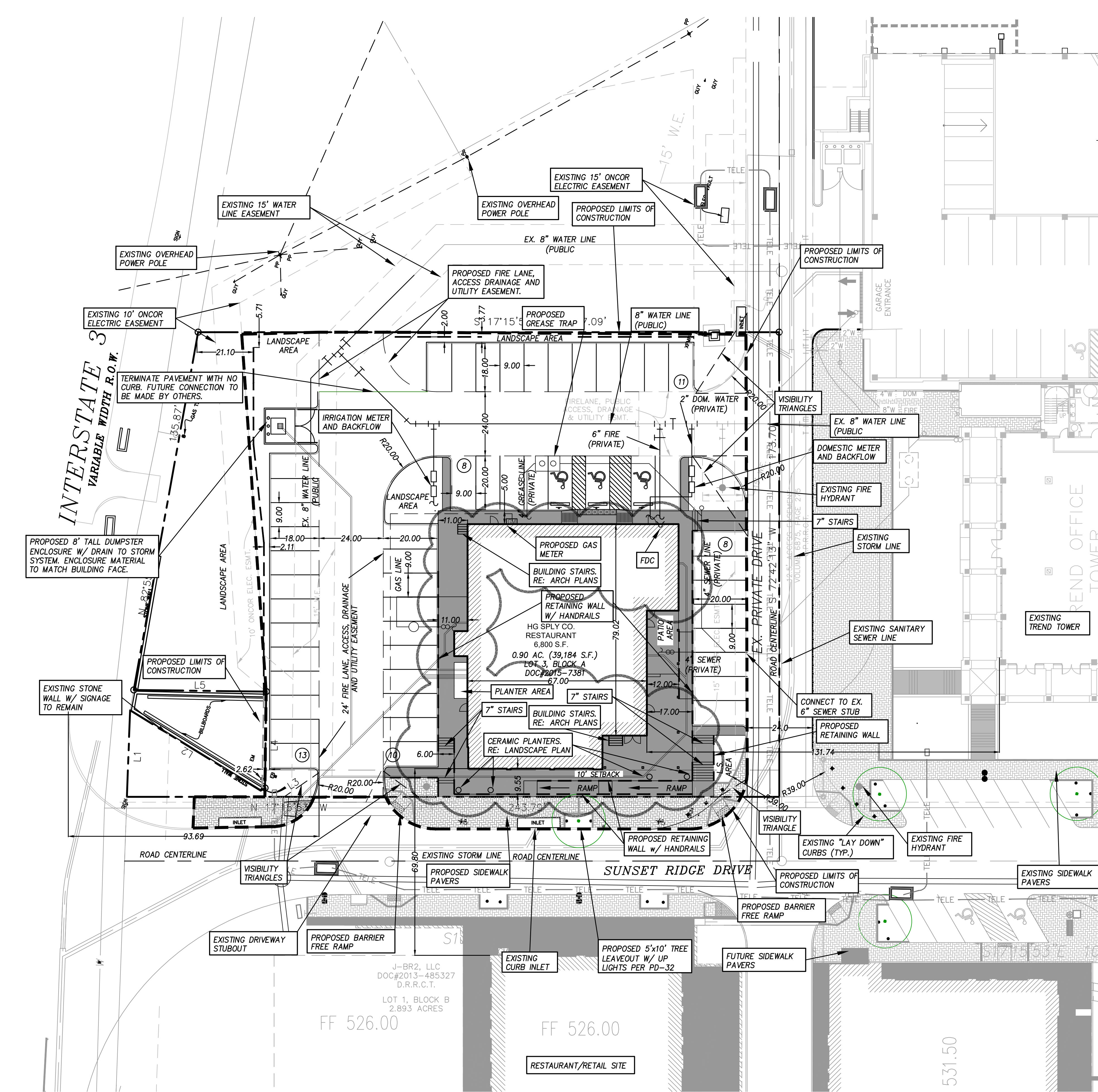
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

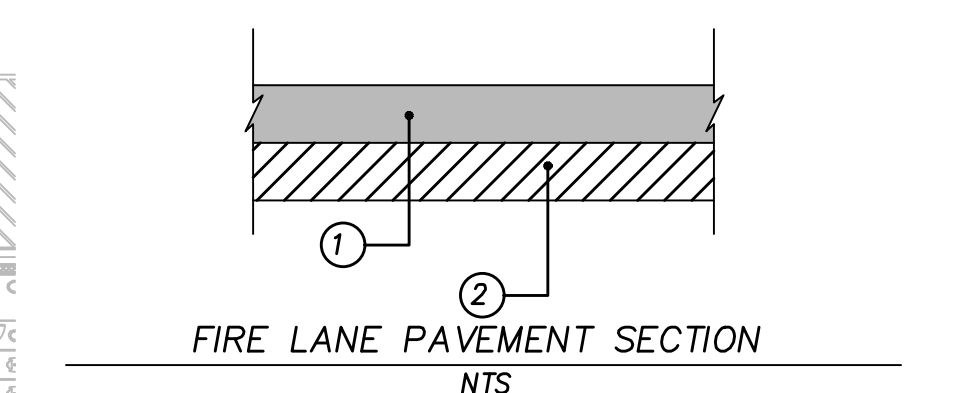
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



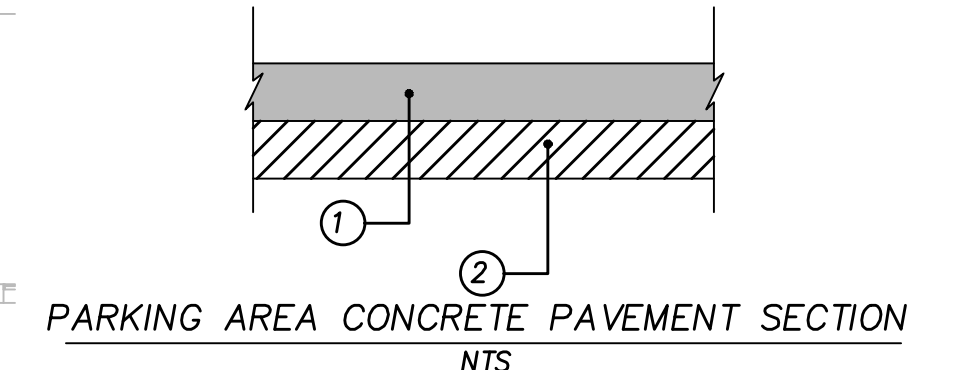
Drawing: P:\06_FCOm\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Dec 15, 2022-2:30pm by cshaw
 Layout: C1.04 SITE PLAN - HG SUPPLY-BASE.dwg - XREF: BDRDR.dwg



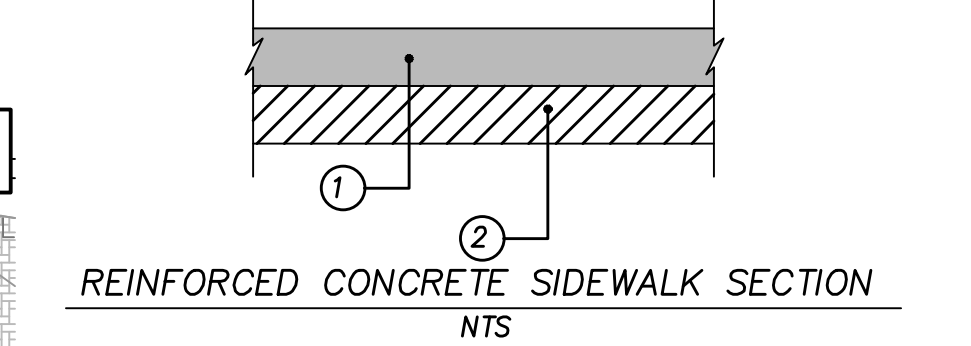
- 8"-4,000 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL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



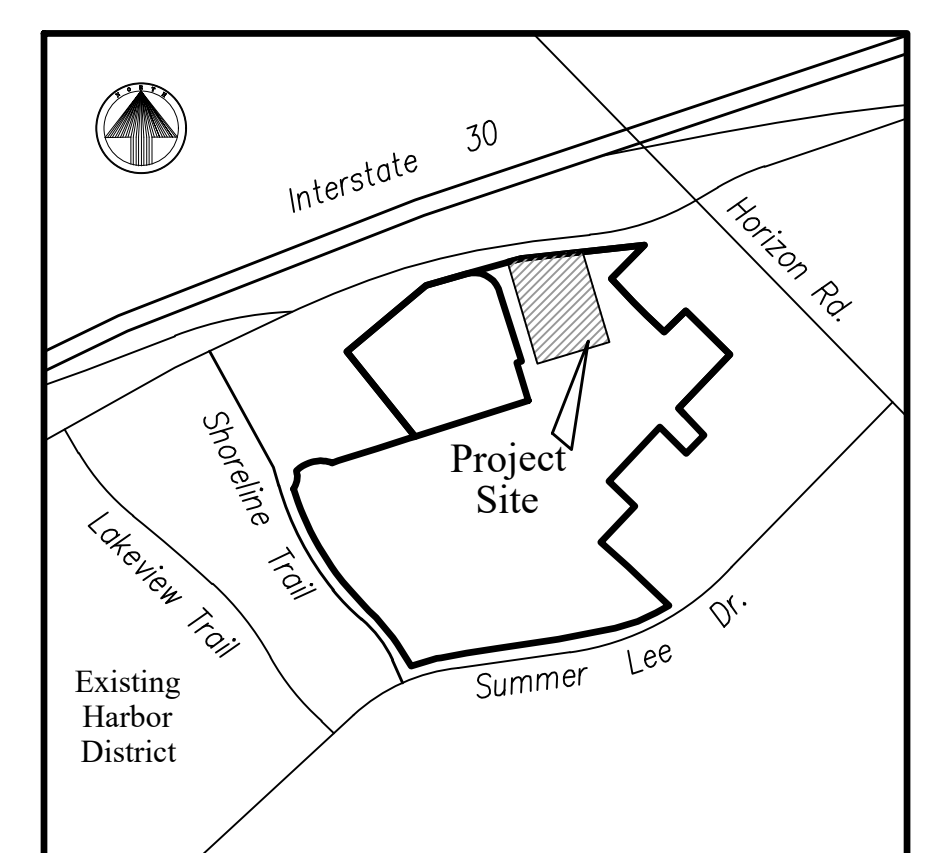
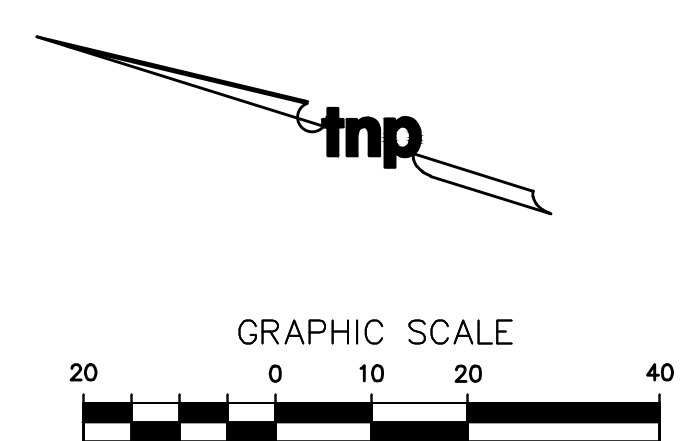
- 6"-4,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



- 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 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.



- 4"-3,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 40'. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
- 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.



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: | 30,505 S.F. |
| LANDSCAPE AREA REQUIRED: | 0 S.F. |
| LANDSCAPE AREA PROVIDED: | 8,679 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.

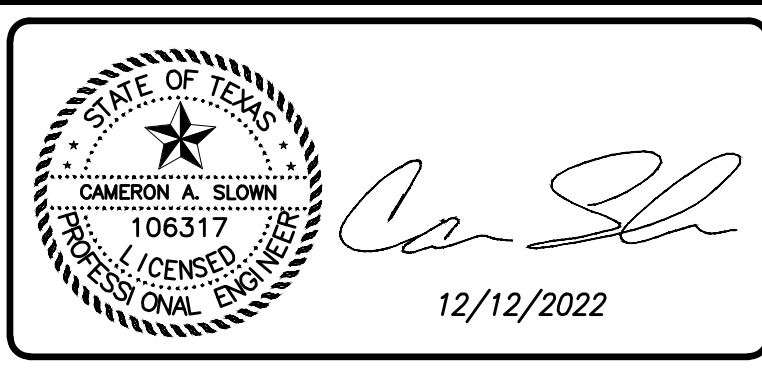
APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the ____ day of _____, 2021.
 Witness our hands this ____ day of _____, 2021.
 Planning & Zoning Commission, Chairman _____ Director of Planning & Zoning _____

CASE NUMBER: SP2021-005
FOR CONSTRUCTION

| no. | revision | by | date |
|-----|----------|----|------|
| | | | |



teague nall and perkins, inc
 825 Walters Creek Blvd., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 www.tnppinc.com
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scale
 when bar is 1 inch long
 horiz 1"=20'
 vert N/A
 December 2022

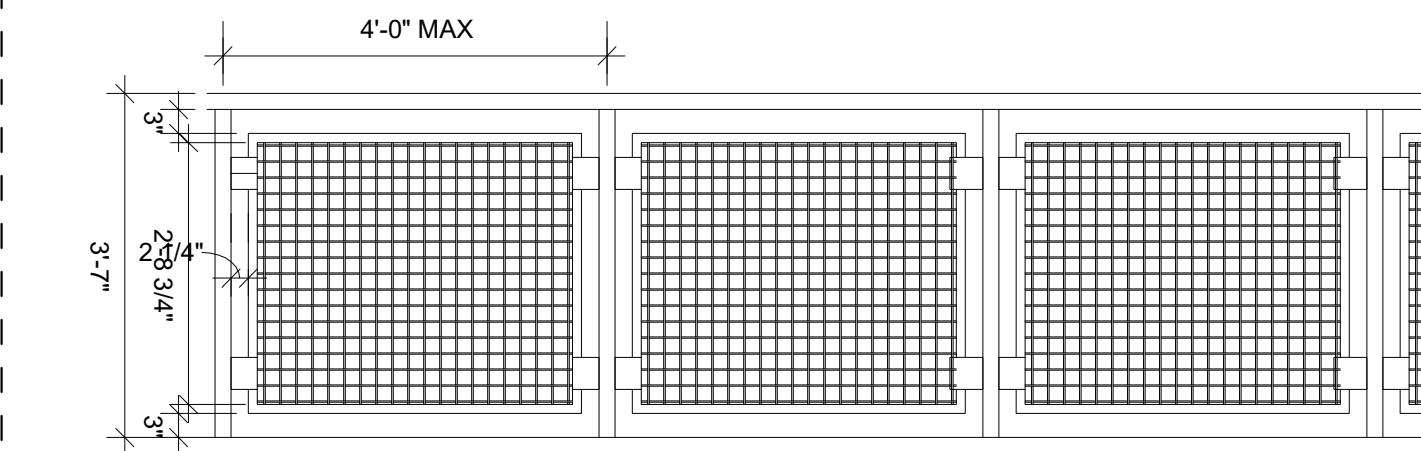
8020 HOSPITALITY, LLC.
 2008 GREENVILLE AVE.
 DALLAS, TX 75206

City of RockWall, Texas
 Improvements for
HG SPLY, CO. RESTAURANT
SITE PLAN

tnp project
 HSP21134
 sheet
C1.04

| EXTERIOR FINISH SCHEDULE | | | | |
|--------------------------|------------------------------------|---|---|-----------------------|
| REF. | DESCRIPTION | PRODUCT INFORMATION | VENDOR | SUPPLIED/INSTALLED BY |
| M100 | GREY BURNISHED BLOCK | HEAD WATER CMU/ COLOR #725 SMOKE/POLISHED FINISH/ GROUT CBP #TBS | STEVE MORRIS 214-552-9527 | GC / GC |
| M101 | GLAZED BRICK-STANDARD SIZE | ELGINBUTLER GLAZED BRICK/S2, 3 5/8" X 2 1/4" X 8", COLOR: POLAR WHITE #7100 | CARL DUNLAP 214-536-7755 | GC / GC |
| M101 | GLAZED BRICK-THIN BRICK/ ALTERNATE | ELGINBUTLER GLAZED THIN BRICK/EB, MODULAR 3/4" X 2 1/4" X 7 5/8", COLOR: POLAR WHITE #7100 | CARL DUNLAP 214-536-7755 | GC / GC |
| M102 | WOOD SCREEN AND PERGOLAS | 2X6 WOLMANIZED PINE, SEALED FOR EXTERIOR APPLICATION. FINISH: STXXX | GC CHOICE - | GC / GC |
| M103 | CLEAR TEMPERED GLASS | 1/2" CLEAR TEMPERED GLASS, PPG SOLARBAN 60 OR BETTER | PPG GLASS 888-774-4332 | GC / GC |
| M104 | PREFINISHED METAL COPING | PAC CONTINUOUS CLEAT COPING, PREFINISHED GALVANIZED STEEL, GRIT FINISH NATURAL PAC-TITE WT CANTED FASCA, COLOR WEATHERED ZINC | PAC CLAD 800-441-8661 WWW.ALUCOBONDUSA.COM | GC / GC |
| M105 | METAL CLADDING | ALUCOBOND PE PANELS- PATRIOT RED- PVDF3 | PAC CLAD 800-441-8661 WWW.ALUCOBONDUSA.COM | GC / GC |
| M106 | WIRE MESH RAILING | STERLING DULA'S WIRE MESH RAILING SYSTEM, 3/16" DIA WOVEN WIRE INFILL, 3" OC EW | KANE INOVATIONS 800-773-2439 | GC / GC |
| M107 | SCREEN MESH | CRL STANDARD PERFORATED STAINLESS STEEL PANEL SYSTEM | CRLAURENCE 800-421-6144 | GC / GC |
| M108 | METAL PNL-2 | HOT ROLLED STEEL, NATURAL COLOR, POWDER COATED CLEAR FINISH | GC CHOICE - | GC / GC |
| M109 | MTL FRAME W/ RED GLASS | 2" X 4" STEEL TUBE FRAME PTD PT100, W/ 1/2" RUBY RED TEMPERED GLASS (TBS) | GC CHOICE - | GC / GC |
| PT100 | PAINT- RED | SW6871 POSITIVE RED- EXTERIOR | SHERWIN WILLIAMS - | GC / GC |
| PT101 | PAINT- BLACK | SW6258 TRICORN BLACK- EXTERIOR | SHERWIN WILLIAMS | GC / GC |
| PT102 | PAINT- WHITE | SW7646 FIRST STAR- EXTERIOR | SHERWIN WILLIAMS | GC / GC |

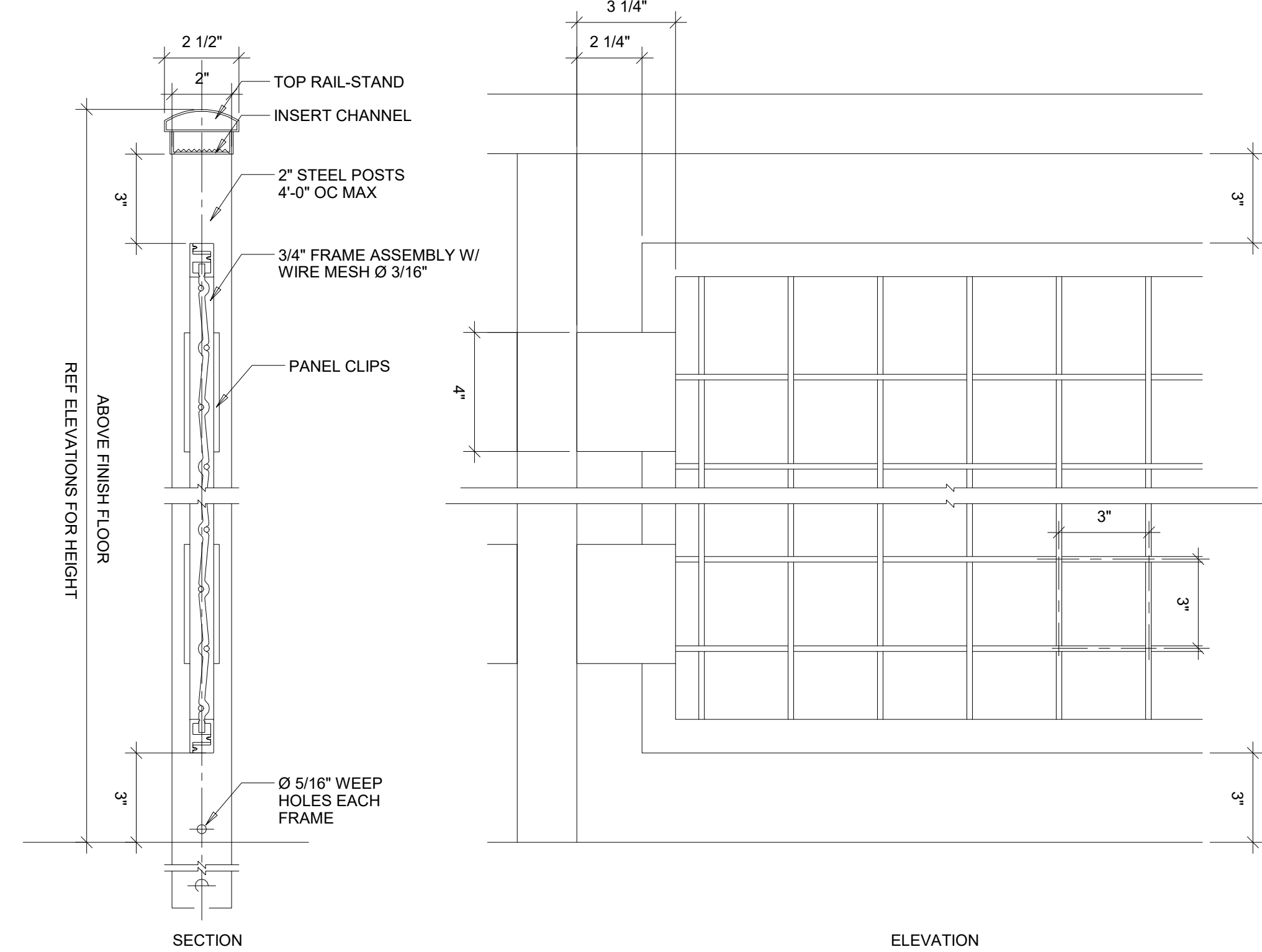
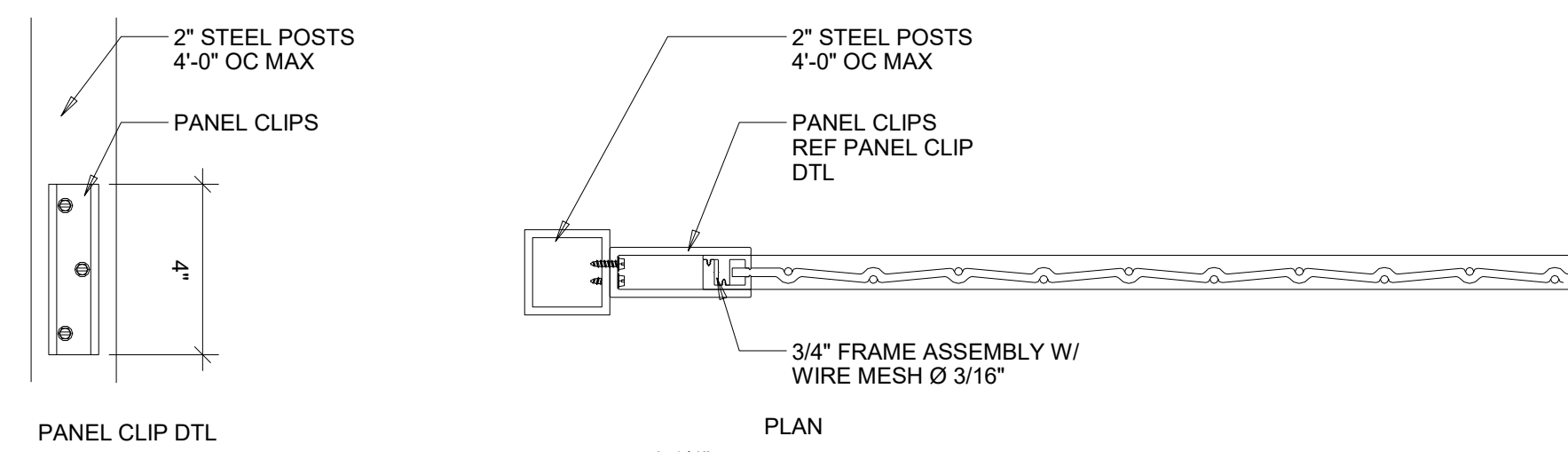
ALL SUBSTITUTIONS ARE TO BE APPROVED BY THE ARCHITECT AND THE OWNER
GC TO SUBMIT MATERIAL SAMPLES FOR ARCHITECT APPROVAL BEFORE ORDERING



ROOF DECK RAILING

5

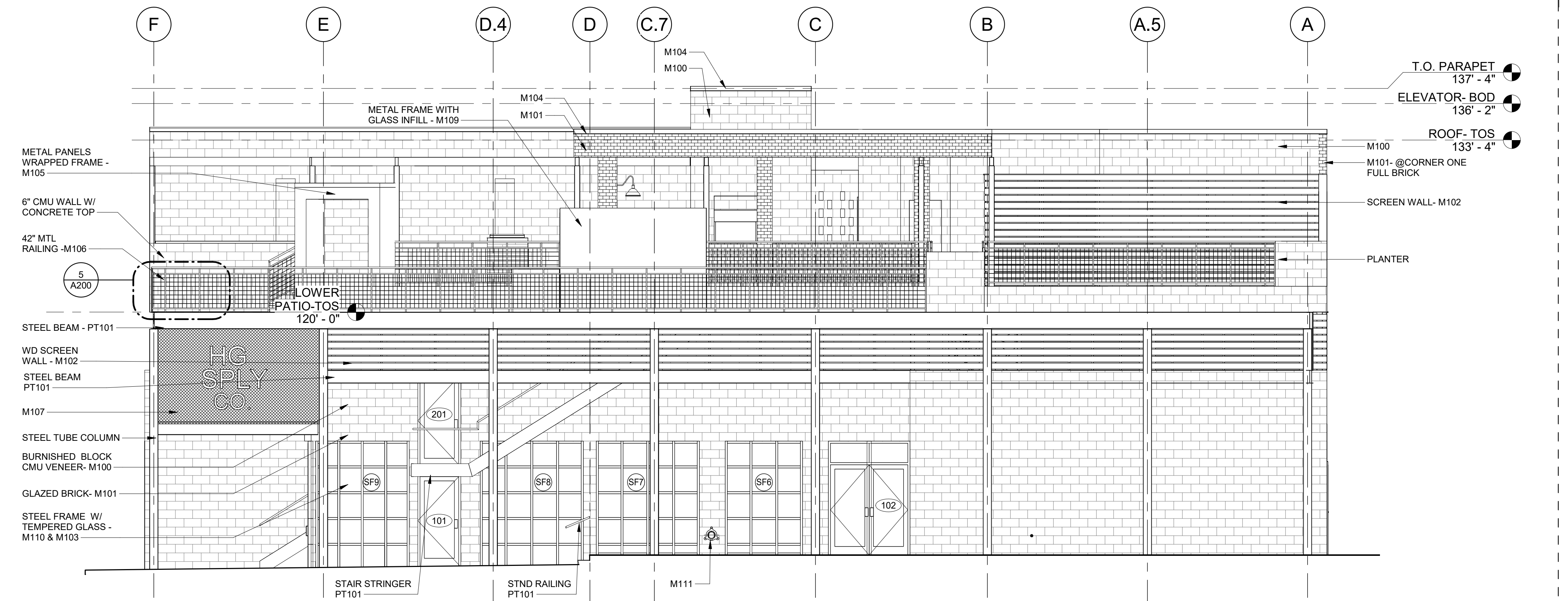
1/2" = 1'-0"



ROOF DECK RAILING DTLS

4

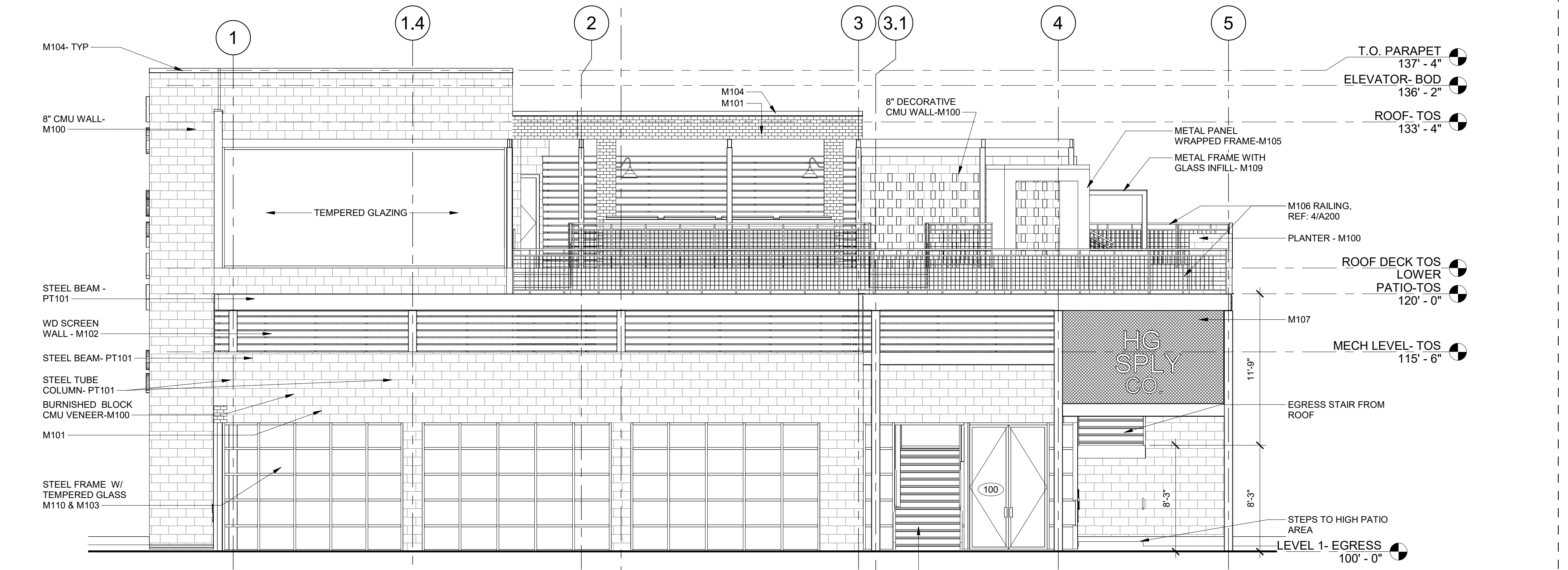
3" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

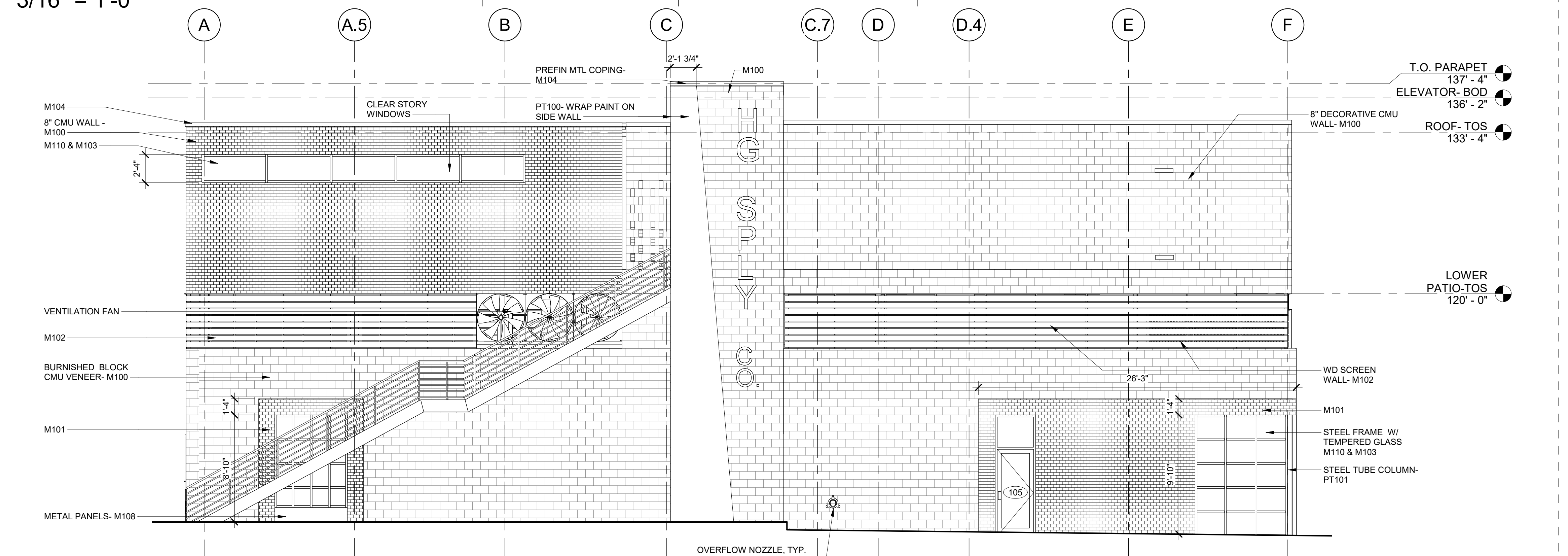
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SIDE ELEVATION

3/16" = 1'-0"

2



STREET ELEVATION

3/16" = 1'-0"

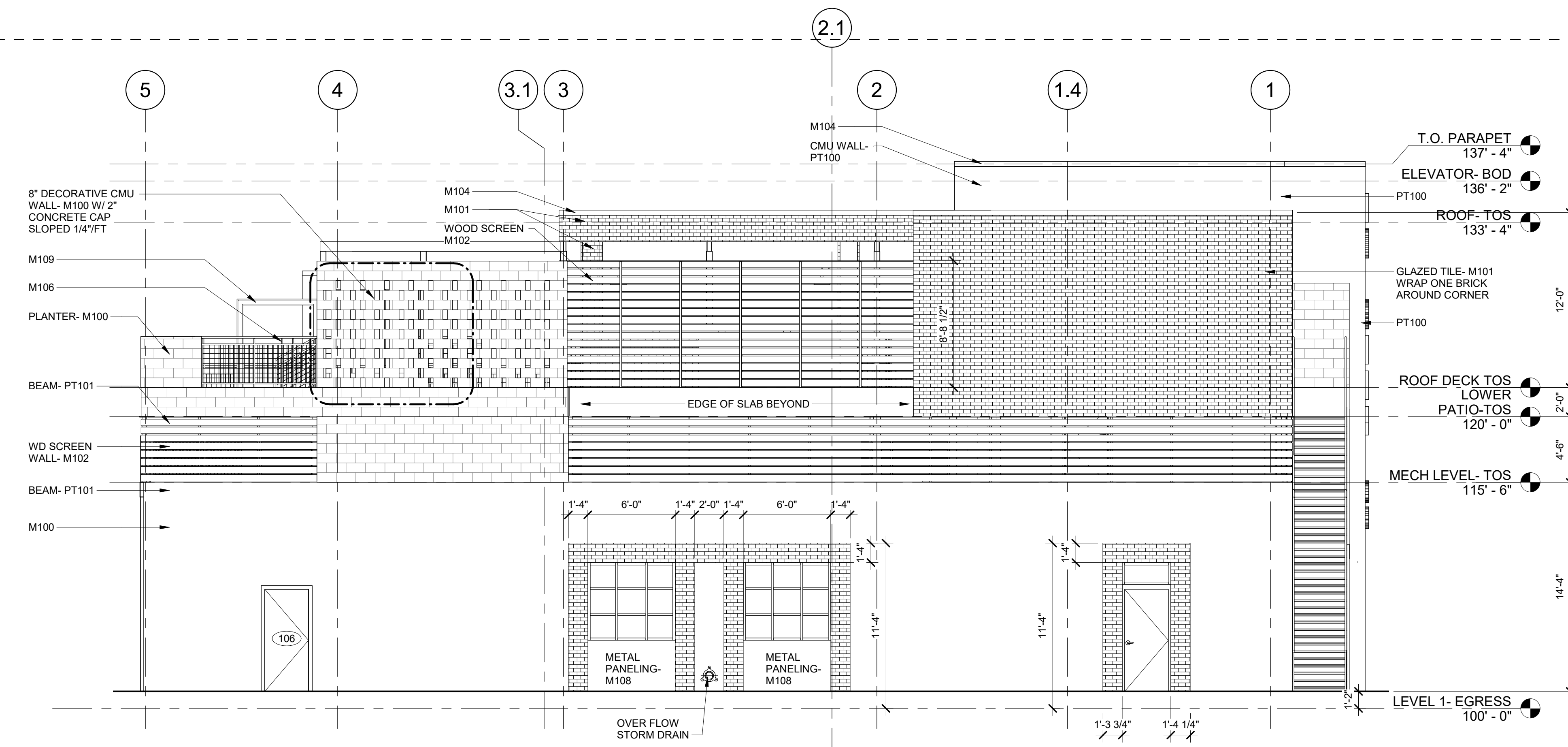
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EXTERIOR FINISH SCHEDULE

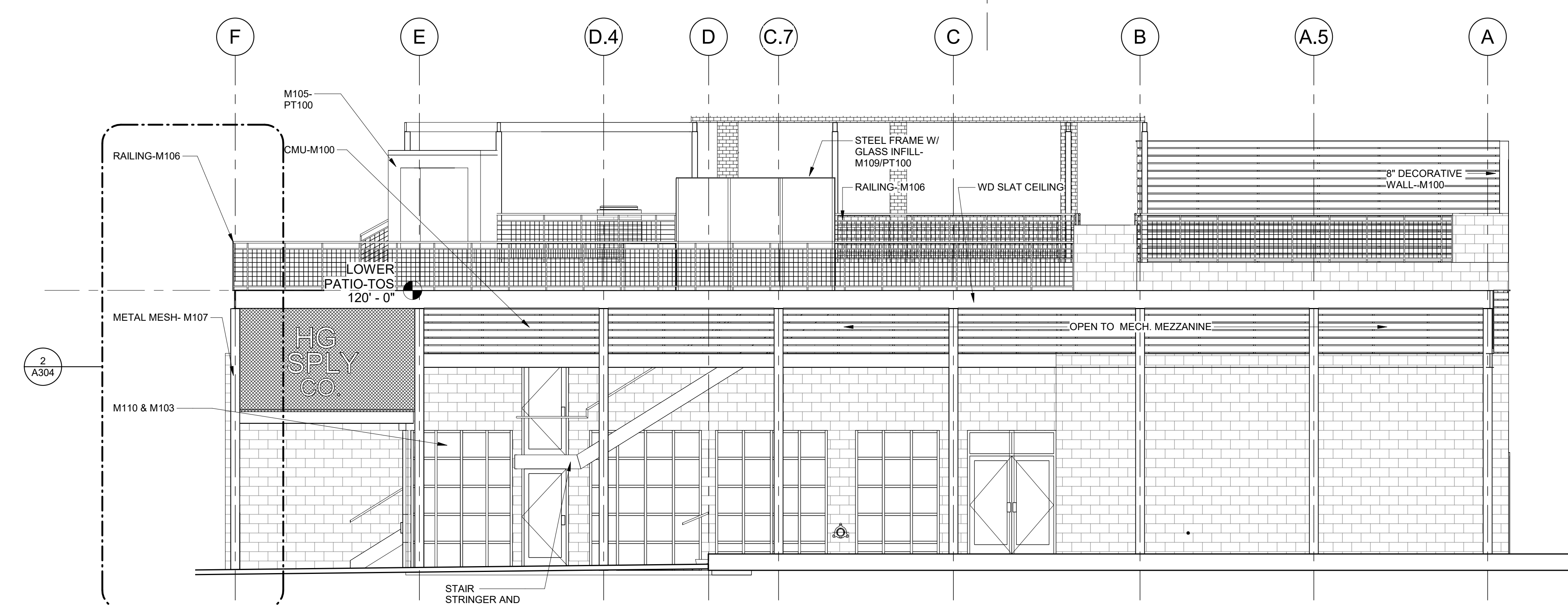
| REF. | DESCRIPTION | PRODUCT INFORMATION | VENDOR | SUPPLIED/INSTALLED BY |
|-------|----------------------------|--|------------------------------|-----------------------|
| M100 | GREY BURNISHED BLOCK | HEAD WATER CMU/ COLOR #725 SMOKE/POLISHED FINISH/ GROUT CBP #TBS | STEVE MORRIS 214-552-9527 | GC / GC |
| M101 | GLAZED BRICK-STANDARD SIZE | ELGINBUTLER GLAZED THIN BRICK/52, 3 5/8"X 2 1/4"X 8", COLOR: POLAR WHITE #7100 | CARL DUNLAP 214-536-7755 | GC / GC |
| M102 | WOOD SCREEN AND PERGOLAS | 2X6 WOLMANIZED PINE, SEALED FOR EXTERIOR APPLICATION. FINISH: STXXX | GC CHOICE | GC / GC |
| M103 | CLEAR TEMPERED GLASS | 1/2" CLEAR TEMPERED GLASS, PPG SOLARBAN 60 OR BETTER | PPG GLASS 888-774-4332 | GC / GC |
| M104 | PREFINISHED METAL COPING | PAC CONTINUOUS CLEAT COPING, PREFINISHED GALVANIZED STEEL, GRIT FINISH NATURAL PAC-TITE WT CANTED FASCIA, COLOR WEATHERED ZINC | PAC CLAD 800-441-8661 | GC / GC |
| M105 | METAL CLADDING | ALUCOBOND PE PANELS- PATRIOT RED- PVDF3 | WWW.ALUCOBONDUSA.COM | GC / GC |
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| M108 | METAL PNL-2 | HOT ROLLED STEEL, NATURAL COLOR, POWDER COATED CLEAR FINISH | GC CHOICE | GC / GC |
| M109 | MTL FRAME W/ RED GLASS | 2"X4" STEEL TUBE FRAME PTD PT100. W/ 1/2" RUBY RED TEMPERED GLASS (TBS) | GC CHOICE | GC / GC |
| PT100 | PAINT- RED | SW6871 POSITIVE RED- EXTERIOR | SHERWIN WILLIAMS | GC / GC |
| PT101 | PAINT- BLACK | SW62581 TRICORN BLACK- EXTERIOR | SHERWIN WILLIAMS | GC / GC |
| PT102 | PAINT- WHITE | SW76461 FIRST STAR- EXTERIOR | SHERWIN WILLIAMS | GC / GC |

ALL SUBSTITUTIONS ARE TO BE APPROVED BY THE ARCHITECT AND THE OWNER
GC TO SUBMIT MATERIAL SAMPLES FOR ARCHITECT APPROVAL BEFORE ORDERING



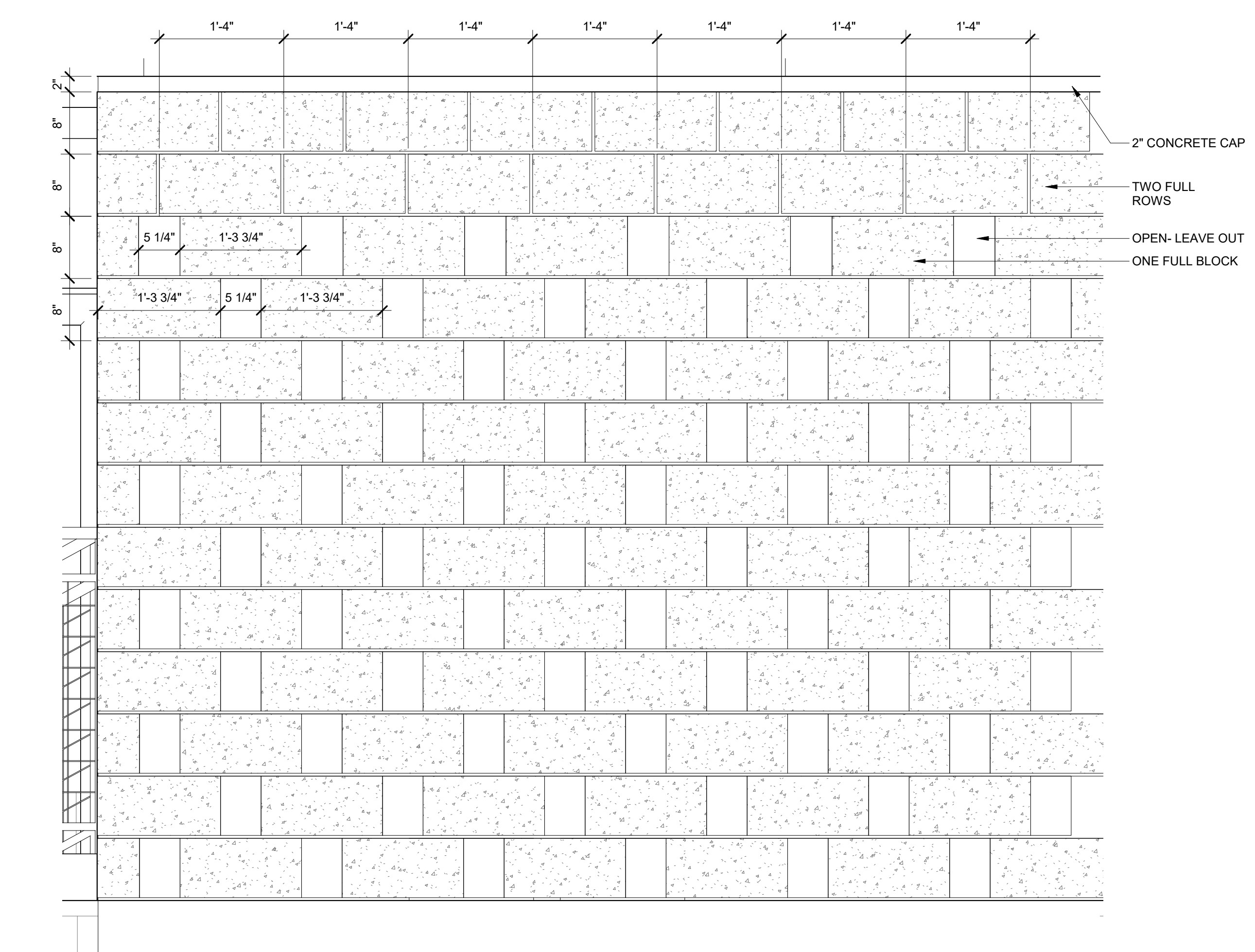
BACK ELEVATION

3/16" = 1'-0"



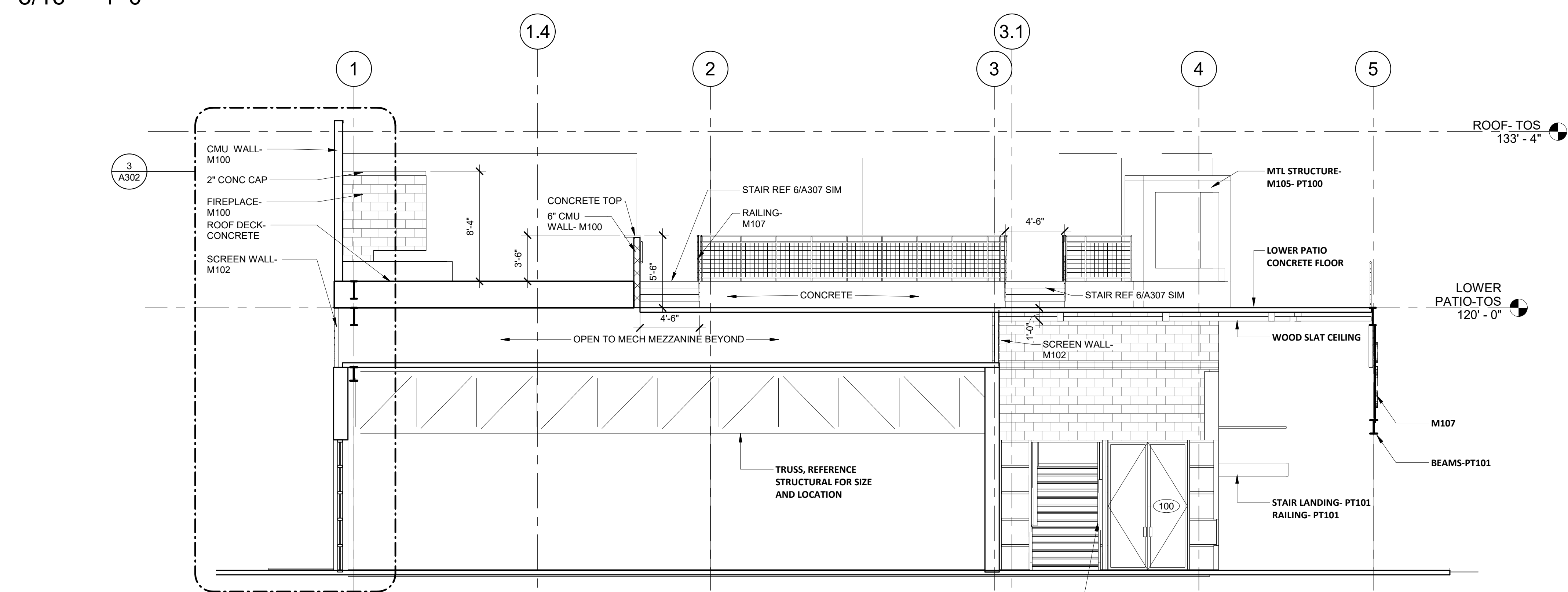
ELEVATION

3/16" = 1'-0"



DECORATIVE CMU WALL

1" = 1'-0"



BUILDING SECTION

3/16" = 1'-0"



10/14/2022 5:12:05 PM

EL ELCO Lighting

Project name: _____
 Fixture type: **L100**
 Date: _____

5" Airtight Metal Cone Reflector Trim

Features

- Cone Reflector, self flanged.
- Lamp: LED 15W - PAR30
- A32 with ELCC housing.
- O.D. 6.14"

Specifications

Options

White Black

Technical Details

Construction: Meticulously manufactured trim with a powder coated or anodized finish.

Installation: Clips securely mount trim into the housing and keeps rim flush with ceiling.

Compatible Housing: Compatible with 5" Line Voltage IC and Non-IC versions.

Lamp: Compatible with Medium base (E26) PAR type.

Product Number Builder Example: ELM5018

5" Cone Reflector Trim: _____ Finish: _____

ELM5018 B Black W White

2042 E. Herman Ave., Van Ness, CA 94016 • Tel: (415) 233-2655 Fax: (415) 233-2620 • elco@elco.com
 © ELCO Lighting 2018. All rights reserved. • Rev. 28 Jun 2018 • ELCO Lighting reserves the right to make specification and design changes without notice. Page 1 of 1

GARDCO Site & Area
 Gullwing LED
 by @ignify
 GL18 Large
 LED

Gardco Gullwing LED luminaires combine LED performance excellence and advanced Gardco LED thermal management technology with the distinct Gullwing style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing.

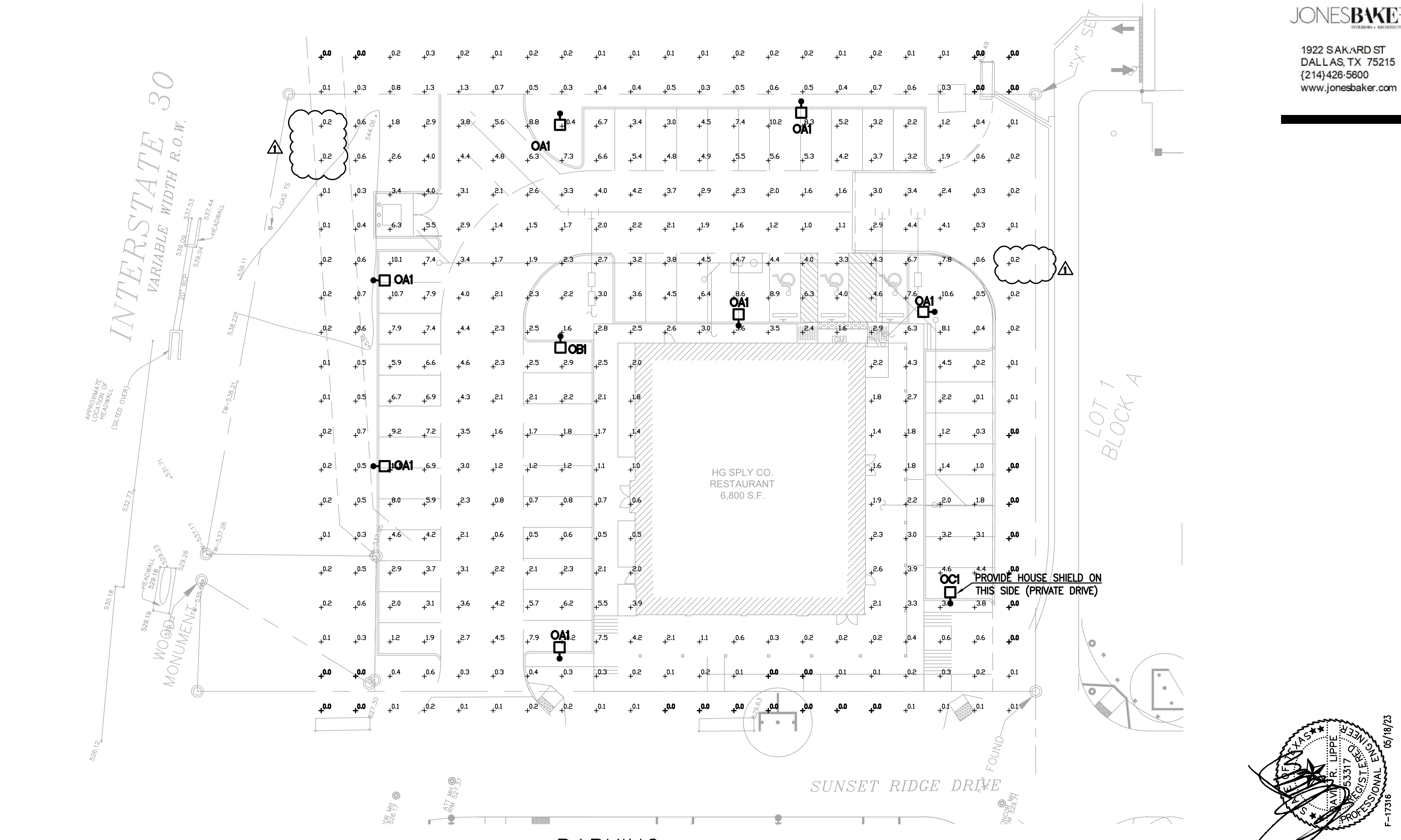
Project: _____
 Location: _____
 Date: _____
 Type: **OAI**
 Lamp: _____ Qty: _____
 Notes: _____

Ordering guide

| Item | Quantity | Part Number | Notes |
|------|----------|-------------|----------------|
| 1 | 1 | GL18-4835 | 48" LED, 3500K |
| 2 | 2 | GL18-4870 | 48" LED, 3000K |
| 3 | 3 | GL18-4810 | 48" LED, 5000K |
| 4 | 4 | GL18-4890 | 48" LED, 2700K |
| 5 | 5 | GL18-4850 | 48" LED, 4000K |

1. Available 120-277V only.
 2. Available 120V 277V only.
 3. Not available with other control options.
 4. Not available in 480V.
 5. ELCC/ELC/ELF wireless system not configurable with PC/PC2/PC3/PC4.
 6. Luminaire door frame and optic assembly provided standard without glass lens. Specify CEM for clear glass lens.
 7. Works with 3 pin or 5 pin NEMA photocell/dimming device.
 8. If ordered with **MA, AM, AP, AR, AW, AW2**, dimming and color connected to NEMA receptacle.
 9. Works with 3 pin or 5 pin NEMA photocell/dimming device and auxiliary connectors are not connected (for 480V use only).
 10. Mount to a 2" 3/16" Tap. Specify a round pole with a 400" O.D. for no suspension.
 11. Not available in 120" mounting configurations.

Gullwing_GL18_LED 10/20 page 1 of 8



JONESBAKER
 1922 SAKARD ST
 DALLAS, TX 75215
 (214) 426-5600
 www.jonesbaker.com

GL18 Gullwing LED luminaire Large

GL18-RK LED Retrofit Kit

Note: Removal of all components of existing GL18 Gullwing Luminaires, except the upper housing, is required to perform a retrofit. GL18-RK includes all necessary retrofit components.

Note: TFC polyester powdercoat will fade somewhat in exterior environments over time. Once the retrofit kit is installed, there is a possibility that the upper housing may have faded to a point where there is a noticeable paint difference between the upper housing (existing) and the new retrofit kit door frame.

LED Wattage and Lumen Value - 3000K

| Ordering Code | LED QTY | System Current (mA) | System Watts | Average System Color Temp | Type 2 | | Type 3 | | | |
|----------------------|---------|---------------------|--------------|---------------------------|-------------------|------------|-------------------|------------|-----|----------|
| | | | | | Lumen Output (lm) | BUG Rating | Lumen Output (lm) | BUG Rating | | |
| GL18-R-300LA-4835-WW | 48 | 350 | 80 | 3000K | 6938 | 133 | 82-U0-G1 | 8006 | 122 | 83-U0-G2 |
| GL18-R-300LA-4835-WW | 48 | 530 | 80 | 3000K | 9570 | 120 | 82-U0-G1 | 8862 | 110 | 82-U0-G2 |
| GL18-R-300LA-4870-WW | 48 | 700 | 100 | 3000K | 12789 | 116 | 83-U0-G2 | 11971 | 106 | 82-U0-G2 |
| GL18-R-300LA-4810-WW | 48 | 1050 | 160 | 3000K | 16471 | 103 | 83-U0-G2 | 15443 | 94 | 82-U0-G3 |
| GL18-R-300LA-4490-WW | 64 | 900 | 180 | 3000K | 19022 | 106 | 83-U0-G2 | 17846 | 99 | 83-U0-G3 |
| GL18-R-300LA-4414-WW | 64 | 1050 | 208 | 3000K | 21489 | 102 | 83-U0-G2 | 20056 | 96 | 83-U0-G3 |
| GL18-R-300LA-4670-WW | 96 | 700 | 200 | 3000K | 23713 | 119 | 83-U0-G2 | 21754 | 109 | 83-U0-G3 |
| GL18-R-300LA-4690-WW | 96 | 800 | 230 | 3000K | 26181 | 114 | 83-U0-G2 | 23996 | 104 | 83-U0-G4 |
| GL18-R-300LA-4690-WW | 96 | 900 | 265 | 3000K | 28669 | 108 | 84-U0-G3 | 26246 | 99 | 83-U0-G4 |
| GL18-R-300LA-4614-WW | 96 | 1050 | 309 | 3000K | 31366 | 101 | 84-U0-G3 | 28705 | 93 | 83-U0-G4 |

LED Wattage and Lumen Value - 4000K

| Ordering Code | LED QTY | System Current (mA) | System Watts | Average System Color Temp | Type 2 | | Type 3 | | | |
|----------------------|---------|---------------------|--------------|---------------------------|-------------------|------------|-------------------|------------|-----|----------|
| | | | | | Lumen Output (lm) | BUG Rating | Lumen Output (lm) | BUG Rating | | |
| GL18-R-400LA-4835-WW | 48 | 350 | 80 | 4000K | 7375 | 148 | 82-U0-G1 | 6784 | 136 | 81-U0-G2 |
| GL18-R-400LA-4835-WW | 48 | 530 | 80 | 4000K | 10353 | 133 | 83-U0-G2 | 9762 | 123 | 83-U0-G2 |
| GL18-R-400LA-4870-WW | 48 | 700 | 105 | 4000K | 13488 | 128 | 83-U0-G2 | 12452 | 118 | 83-U0-G2 |
| GL18-R-400LA-4810-WW | 48 | 1050 | 160 | 4000K | 17448 | 100 | 83-U0-G3 | 16073 | 107 | 84-U0-G2 |
| GL18-R-400LA-4490-WW | 64 | 900 | 180 | 4000K | 21321 | 114 | 83-U0-G2 | 20240 | 107 | 83-U0-G4 |
| GL18-R-400LA-4414-WW | 64 | 1050 | 208 | 4000K | 23721 | 114 | 83-U0-G2 | 22240 | 107 | 83-U0-G4 |
| GL18-R-400LA-4670-WW | 96 | 700 | 200 | 4000K | 26347 | 132 | 83-U0-G2 | 24715 | 121 | 83-U0-G4 |
| GL18-R-400LA-4690-WW | 96 | 800 | 230 | 4000K | 29101 | 127 | 84-U0-G3 | 26651 | 116 | 83-U0-G4 |
| GL18-R-400LA-4690-WW | 96 | 900 | 265 | 4000K | 31854 | 120 | 84-U0-G3 | 29662 | 110 | 83-U0-G4 |
| GL18-R-400LA-4614-WW | 96 | 1050 | 309 | 4000K | 34801 | 113 | 84-U0-G3 | 31894 | 103 | 83-U0-G4 |

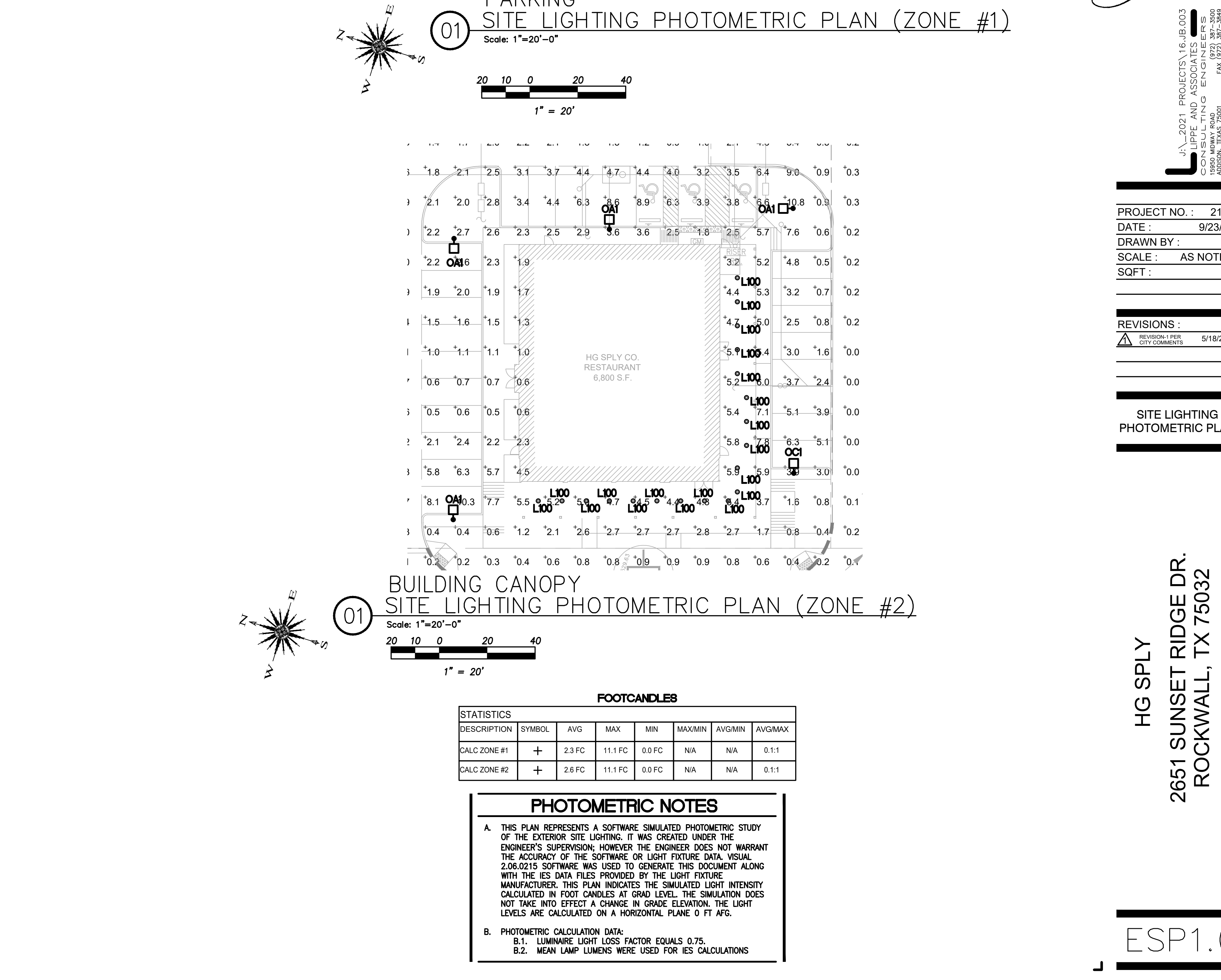
Gullwing_GL18_LED 06/20 page 3 of 8

SITE LIGHTING FIXTURE

| DESIG | FIXTURE DESCRIPTION | VOLTAGE | WATTAGE | ACCEPTABLE MANUFACTURER | LIGHT FIXTURE MODEL NUMBER | POLE |
|-------|-----------------------------------|----------|----------|-------------------------|--|---|
| OAI | PARKING LOT POLE LIGHTING FIXTURE | 208V/1PH | 180W-LED | GARDCO GULLWING | GL18-DM-1-3-160LA-481A-NW-208-BRP-IS-SQPTF | TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE) |
| OBI | PARKING LOT POLE LIGHTING FIXTURE | 208V/1PH | 180W-LED | GARDCO GULLWING | GL18-DM-1-5-160LA-481A-NW-208-BRP-IS-SQPTF | TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE) |
| OAI | PARKING LOT POLE LIGHTING FIXTURE | 208V/1PH | 180W-LED | GARDCO GULLWING | GL18-DM-1-3-160LA-481A-NW-208-BRP-IS-SQPTF (PROVIDE HS ON PRIVATE DRIVE) | TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE) |
| L100 | CANOPY RECESSED CAN LIGHT FIXTURE | 120V/1PH | 15W-LED | ELCO LIGHTING | EL510A HOUSING ELM5018 LAMP-CE PAR30 LED15 WARM WHITE | |

SITE LIGHTING NOTES

1. CONTRACTOR SHALL COORDINATE WITH LANDLORD, MANUFACTURER'S SPECIFICATIONS AND CITY REQUIREMENTS PRIOR TO ORDERING AND INSTALLING POLES AND FIXTURES.



PROFESSIONAL ENGINEER
 STATE OF TEXAS
 LICENSE NO. 13317
 DATE: 06/18/23
 F-1738

PROJECT NO.: 2121
 DATE: 9/23/22
 DRAWN BY:
 SCALE: AS NOTED
 SQFT:

REVISIONS:

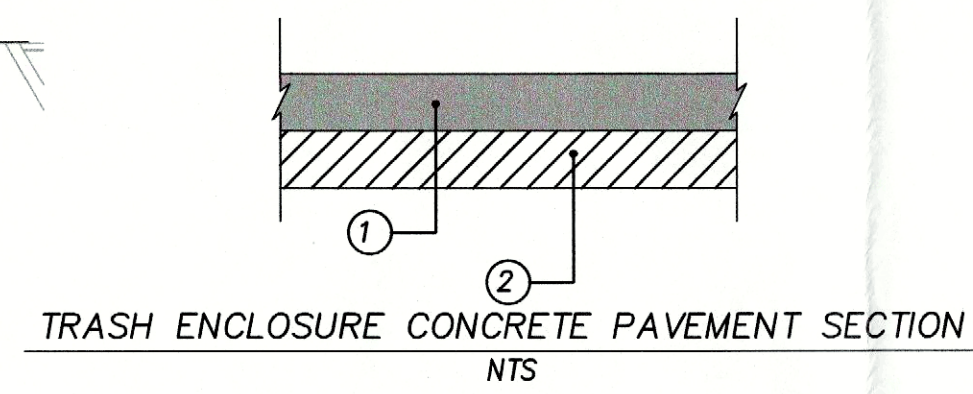
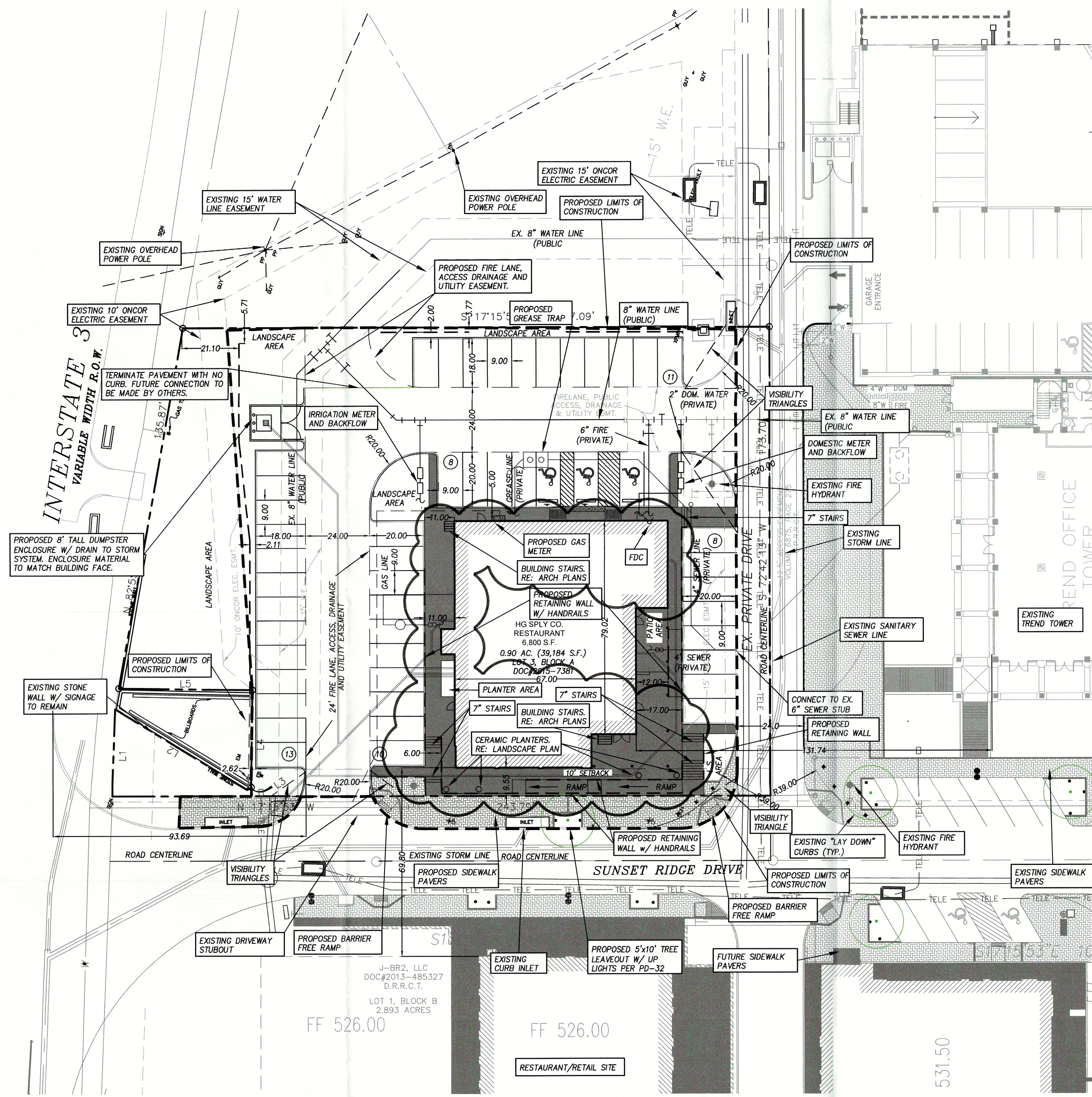
| NO. | REVISION | DATE |
|-----|------------------------------|-----------|
| 1 | REVISION 1 PER CITY COMMENTS | 5/18/2023 |

SITE LIGHTING PHOTOMETRIC PLAN

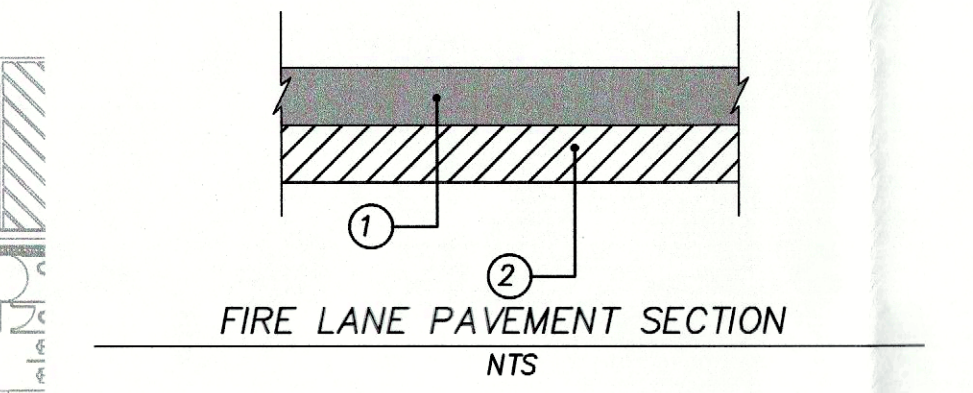
HG SPLY
 2651 SUNSET RIDGE DR.
 ROCKWALL, TX 75082

ESP1.0

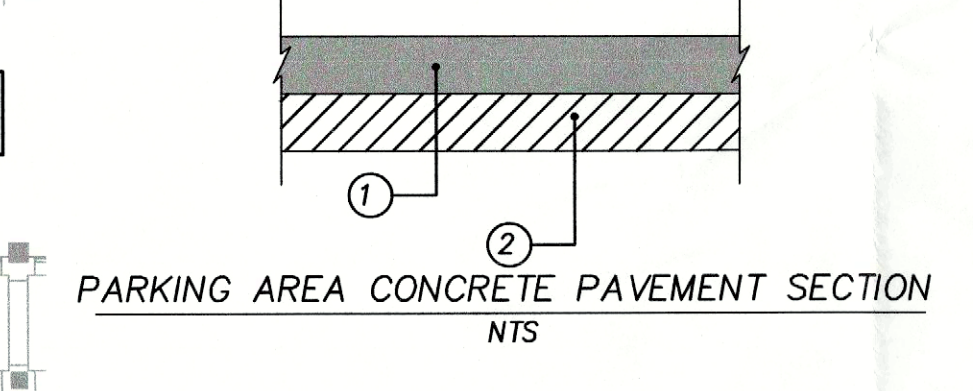
Drawing: P:\00_Forum\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Dec 15, 2022-2:30pm by celwin
 Layout: C1.04 SITE PLAN Xrefs: HG SUPPLY-BASE.dwg - XREF-BORDER.dwg



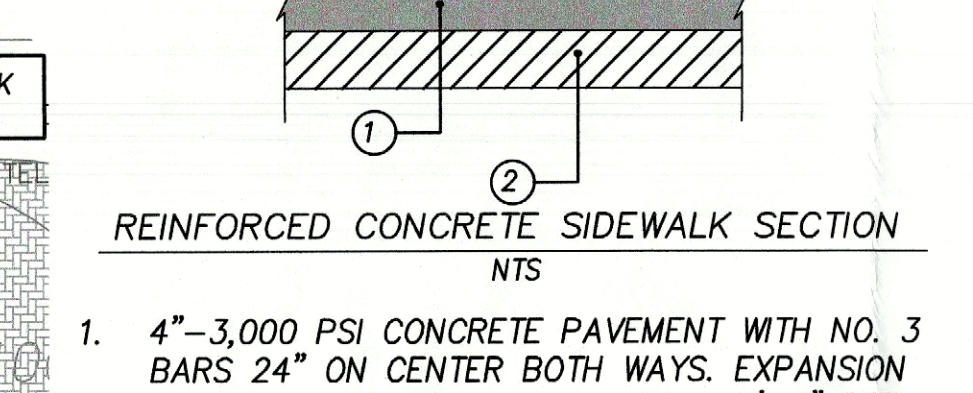
- 8"-4,000 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL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



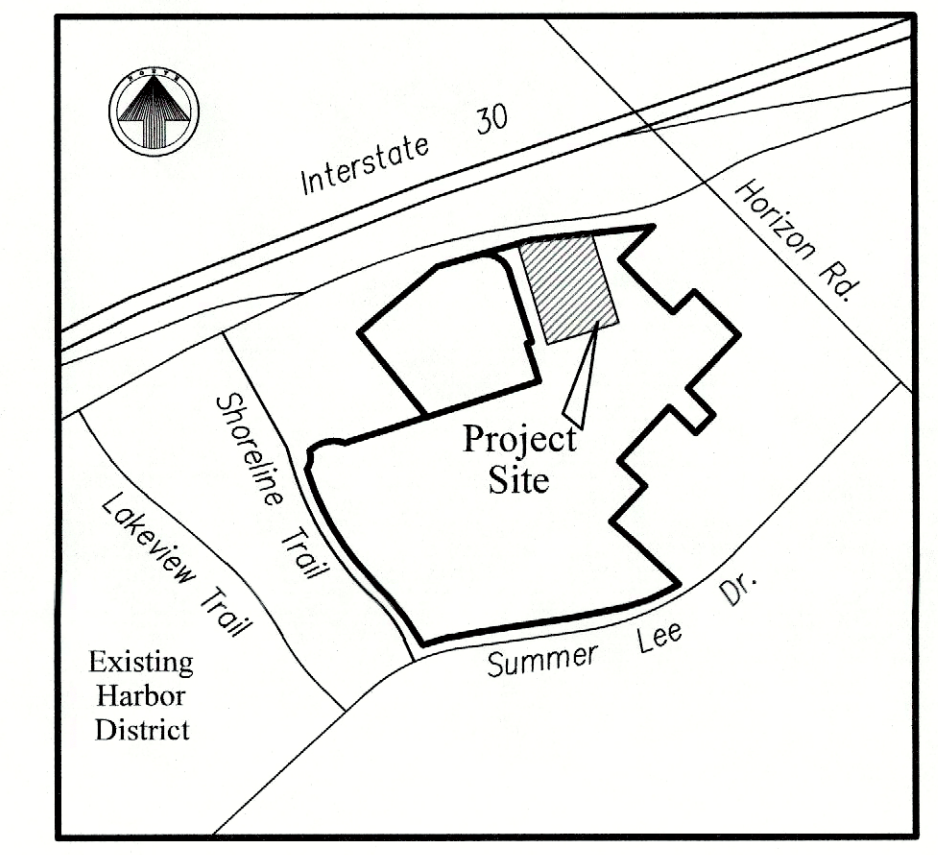
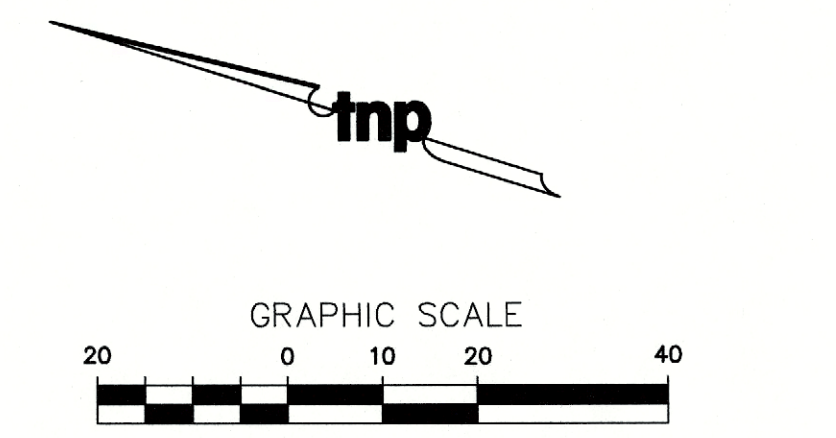
- 6"-4,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



- 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 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.



- 4"-3,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 40'. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5' (5.5 SACK MIX MIN.)
- 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.



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 UNUSED |
| EXISTING USE: | RESTAURANT |
| PROPOSED USE: | 6,800 S.F. |
| BUILDING AREA: | 6,800/39,184=.174 -> 17.4% |
| BUILDING TO LOT COVERAGE: | 38 FEET |
| BUILDING HEIGHT: | 68 SPACES (SEE BREAKDOWN BELOW) |
| BUILDING REQUIRED PARKING: | 68 TOTAL (*18 TREND TOWER GARAGE, 50 PARKING LOT) |
| BUILDING PARKING PROVIDED: | (INCLUDES 3 HANDICAP SPACES) |
| IMPERVIOUS AREA: | 30,505 S.F. |
| LANDSCAPE AREA REQUIRED: | 0 S.F. |
| LANDSCAPE AREA PROVIDED: | 8,679 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.

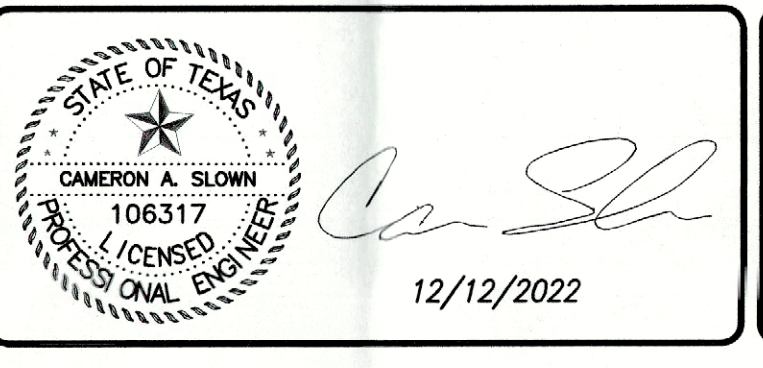
APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the 3 day of January, 2023.
 Witness our hands this 3 day of January, 2023.
 [Signature] Planning & Zoning Commission, Chairman
 [Signature] Director of Planning & Zoning

CASE NUMBER: SP2021-005
FOR CONSTRUCTION

| no. | revision | by | date |
|-----|----------|----|------|
| | | | |



teague nall and perkins, inc
 825 Watters Creek Blvd., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 www.tnppinc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



scale
 when bar is
 1 inch long
 horiz
 1"=20'
 vert
 N/A
 December 2022

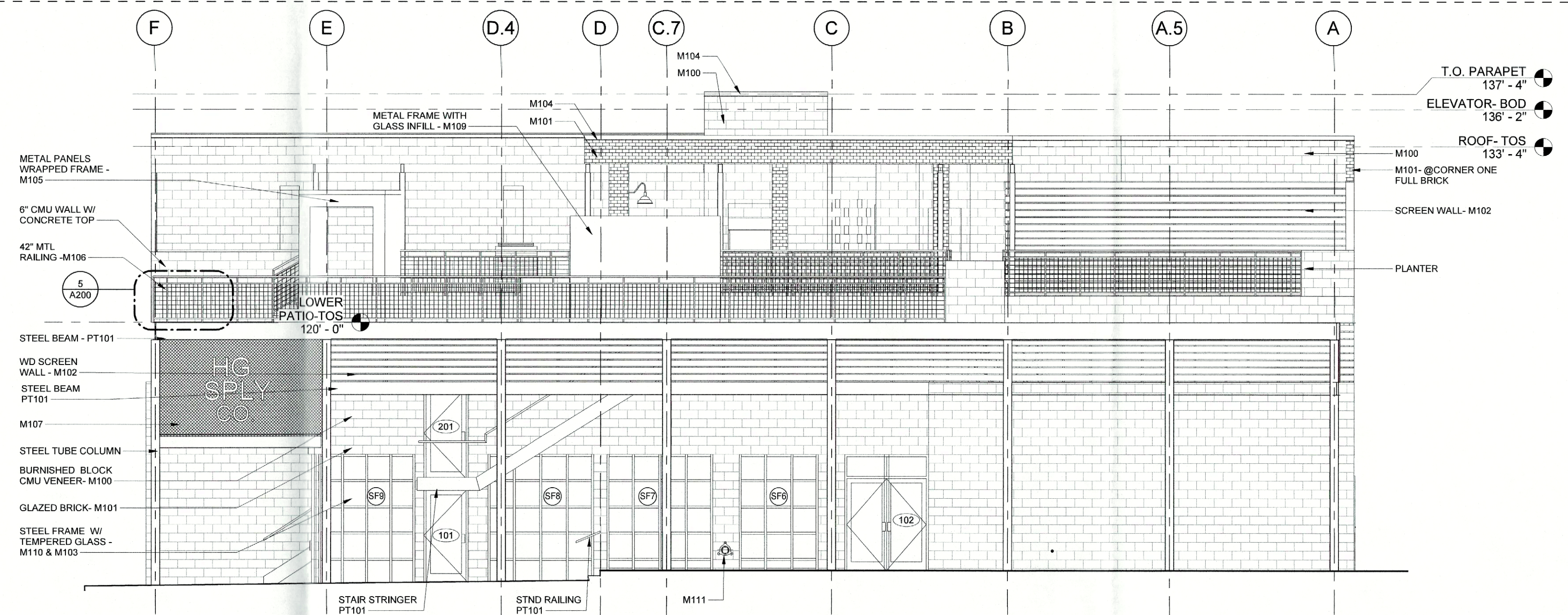
8020 HOSPITALITY, LLC.
 2008 GREENVILLE AVE.
 DALLAS, TX 75206

City of RockWall, Texas
 Improvements for
HG SPLY, CO. RESTAURANT
SITE PLAN

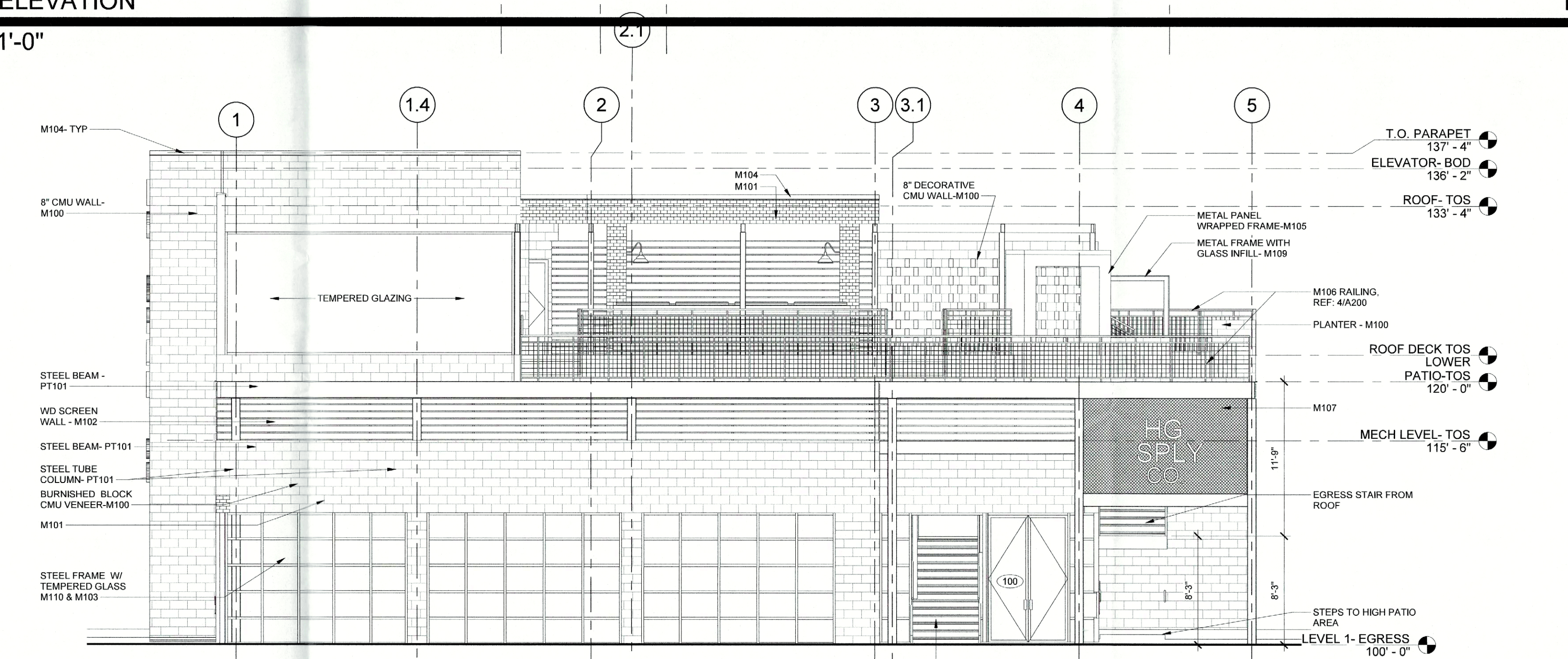
tnp project
 HSP21134
 sheet
C1.04

| EXTERIOR FINISH SCHEDULE | | | | |
|--------------------------|------------------------------------|--|------------------------------|------------------------|
| REF. | DESCRIPTION | PRODUCT INFORMATION | VENDOR | SUPPLIED/ INSTALLED BY |
| M100 | GREY BURNISHED BLOCK | HEAD WATER CMU/ COLOR #725 SMOKE/POLISHED FINISH/ GROUT CRP #785 | STEVE MORRIS 214-552-9527 | GC / GC |
| M101 | GLAZED BRICK-STANDARD SIZE | ELGINBUTLER GLAZED BRICK/S2, 3 5/8" X 2 1/4" X 8", COLOR: POLAR WHITE #7100 | CARL DUNLAP 214-536-7755 | GC / GC |
| M101 | GLAZED BRICK-THIN BRICK/ ALTERNATE | ELGINBUTLER GLAZED THIN BRICK/ER, MODULAR 3/4" X 2 1/4" X 7 5/8", COLOR: POLAR WHITE #7100 | CARL DUNLAP 214-536-7755 | GC / GC |
| M102 | WOOD SCREEN AND PERGOLAS | 2x6 WOLMANIZED PINE, SEALED FOR EXTERIOR APPLICATION, FINISH: ST0XX | GC CHOICE | GC / GC |
| M103 | CLEAR TEMPERED GLASS | 1/2" CLEAR TEMPERED GLASS, PPG SOLARBAN 60 OR BETTER | PPG GLASS 888-774-4332 | GC / GC |
| M104 | PREFINISHED METAL COPING | PAC CONTINUOUS CLEAT COPING, PREFINISHED GALVANIZED STEEL, GRIT FINISH NATURAL PAC-TITE W/ CANTED FASCIA, COLOR WEATHERED ZINC | PAC CLAD 800-441-8661 | GC / GC |
| M105 | METAL CLADDING | ALUCOBOND PE PANELS- PATRIOT RED: PVD#3 | WWW.ALUCOBONDUSA.COM | GC / GC |
| M106 | WIRE MESH RAILING | STERLING DULA'S WIRE MESH RAILING SYSTEM, 3/16" DIA WOVEN WIRE INFILL, 3" OC EW | KANE INOVATIONS 800-773-2439 | GC / GC |
| M107 | SCREEN MESH | CRL STANDARD PERFORATED STAINLESS STEEL PANEL SYSTEM | CRLAURENCE 800-421-6144 | GC / GC |
| M108 | METAL PNL-2 | HOT ROLLED STEEL, NATURAL COLOR, POWDER COATED CLEAR FINISH | GC CHOICE | GC / GC |
| M109 | MTL FRAME W/ RED GLASS | 2" X 4" STEEL TUBE FRAME PTD #100, W/ 1/2" RUBY RED TEMPERED GLASS (TBS) | GC CHOICE | GC / GC |
| PT100 | PAINT- RED | SW6871 POSITIVE RED- EXTERIOR | SHERWIN WILLIAMS | GC / GC |
| PT101 | PAINT- BLACK | SW6259 TRICORN BLACK- EXTERIOR | SHERWIN WILLIAMS | GC / GC |
| PT102 | PAINT- WHITE | SW7646 FIRST STAR- EXTERIOR | SHERWIN WILLIAMS | GC / GC |

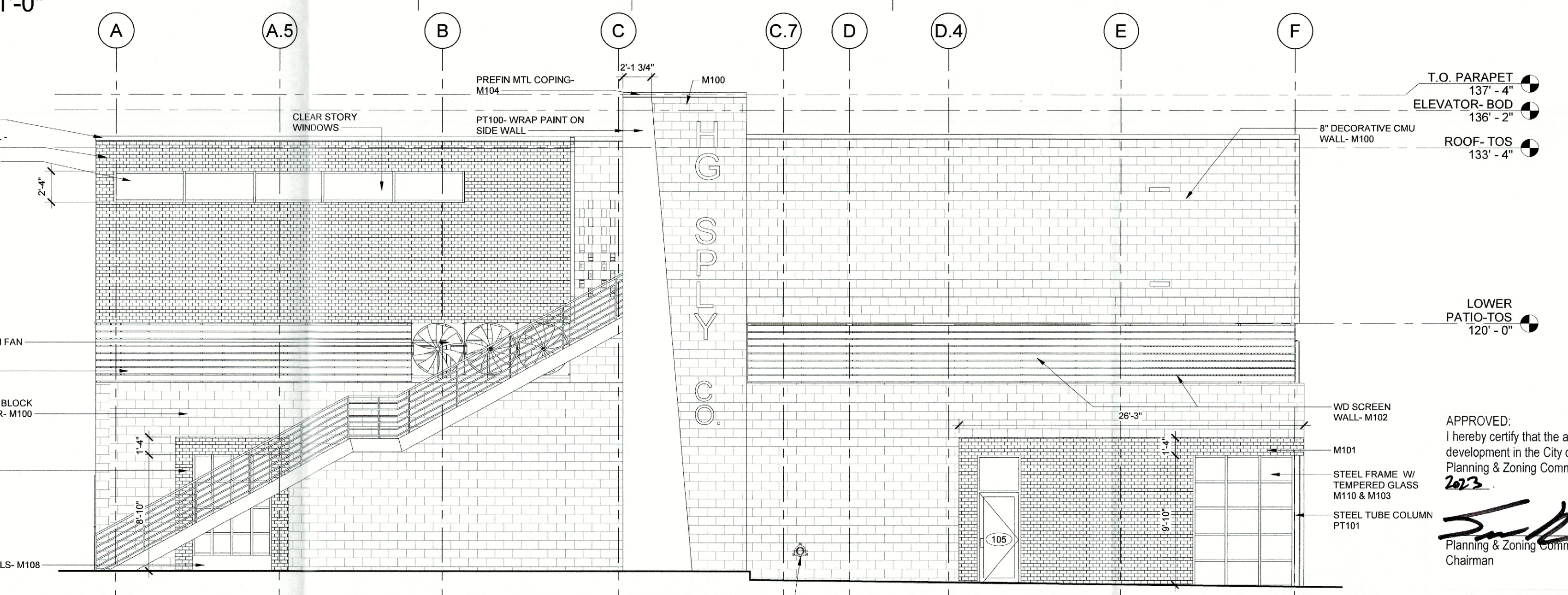
ALL SUBSTITUTIONS ARE TO BE APPROVED BY THE ARCHITECT AND THE OWNER
GC TO SUBMIT MATERIAL SAMPLES FOR ARCHITECT APPROVAL BEFORE ORDERING



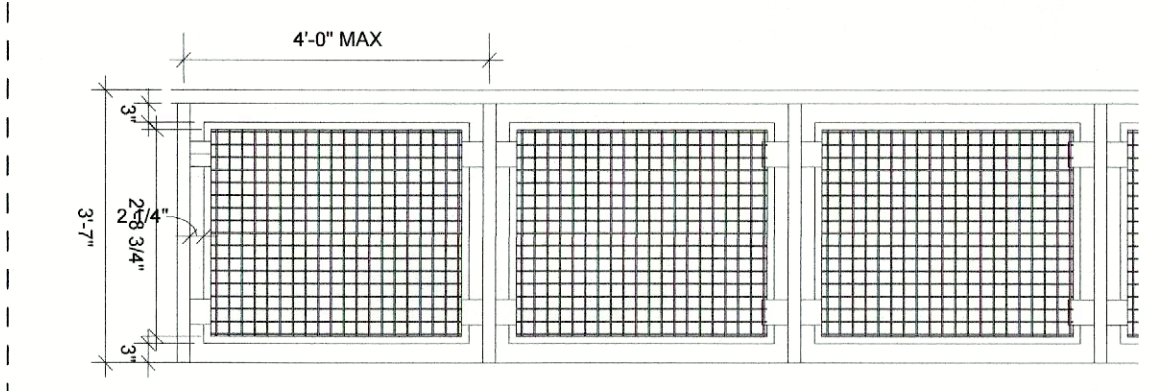
FRONT ELEVATION
3/16" = 1'-0"



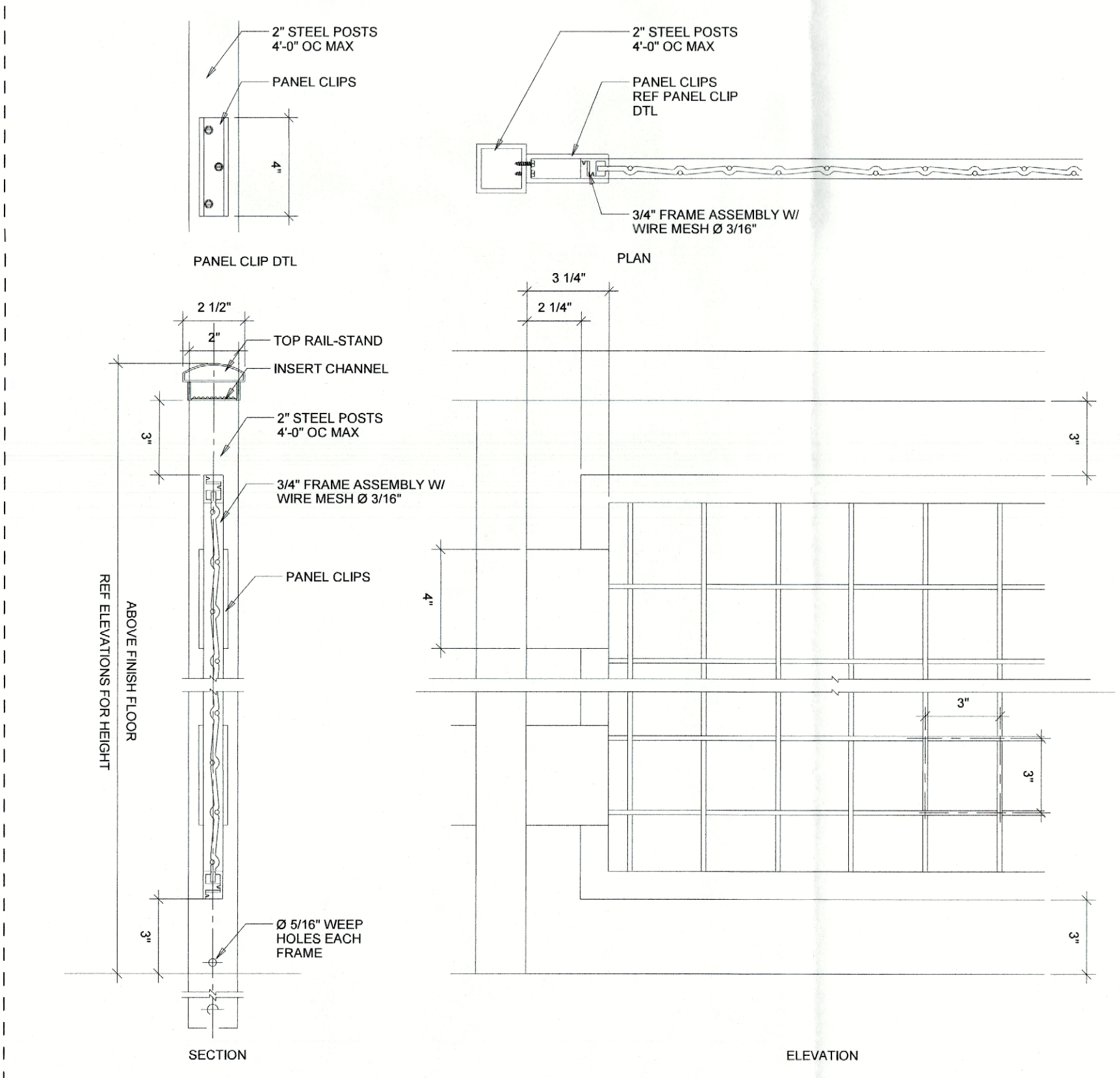
SIDE ELEVATION
3/16" = 1'-0"



STREET ELEVATION
3/16" = 1'-0"



ROOF DECK RAILING
1/2" = 1'-0"



ROOF DECK RAILING DTLS
3" = 1'-0"



PROJECT NO.: 2121
DATE: 9/22/2022
DRAWN BY:
SCALE: AS NOTED
SQFT:

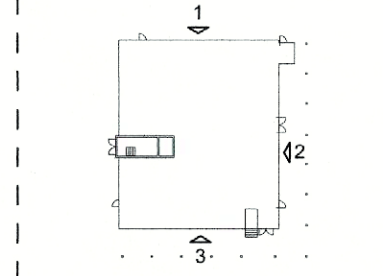
REVISIONS:

BUILDING ELEVATIONS

HG SPLY
SUNSET RIDGE DR.
CKWALL, TX 75032

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 3rd day of January, 2023.
[Signature]
Planning & Zoning Commission, Director of Planning & Zoning Chairman

3
A200



PROJECT NO.: 2121
DATE: 9/22/2022
DRAWN BY:
SCALE: AS NOTED
SQFT:

REVISIONS:

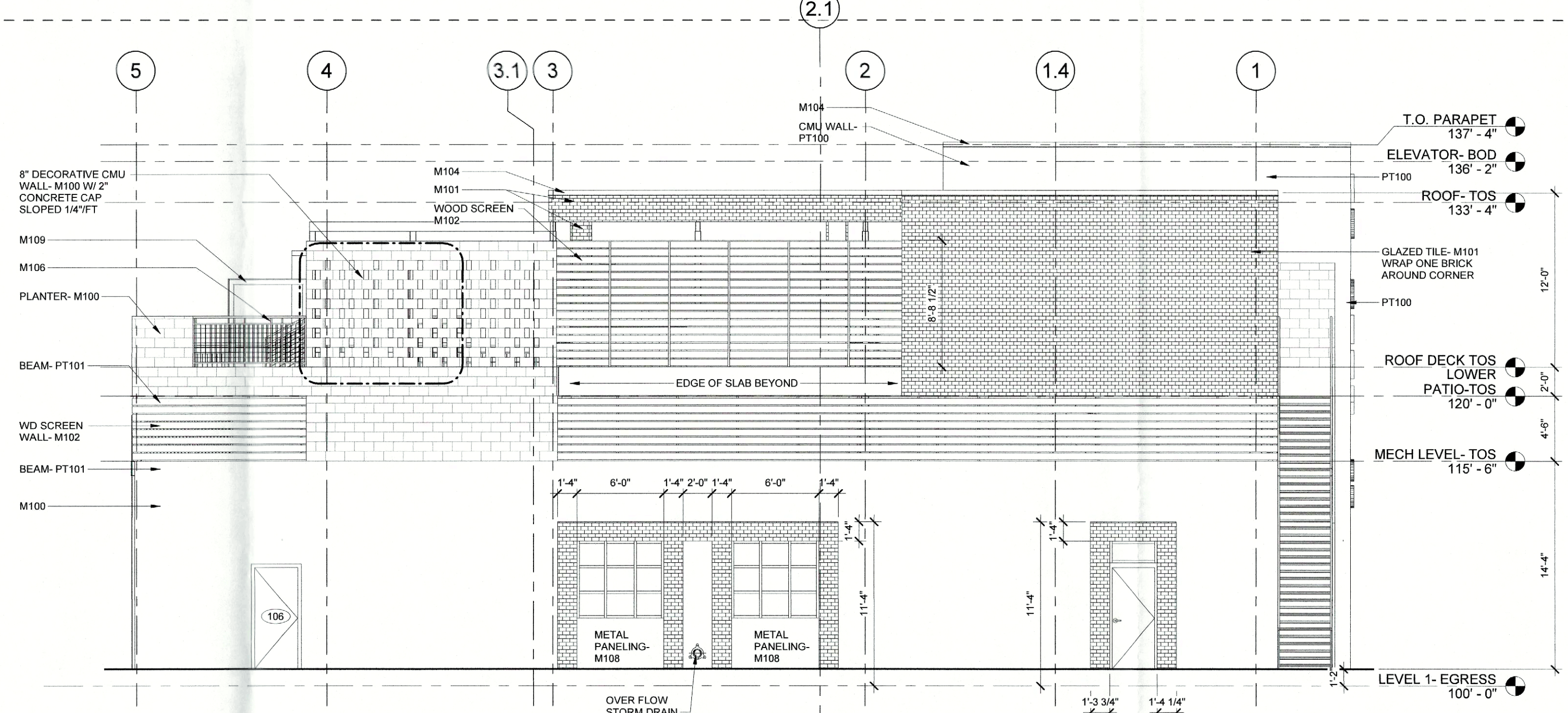
BUILDING ELEVATIONS

HG SPLY
SUNSET RIDGE DR.
CKWALL, TX 75032

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 23 day of January 2023.
[Signature]
Chairman, Planning & Zoning Commission, Director of Planning & Zoning

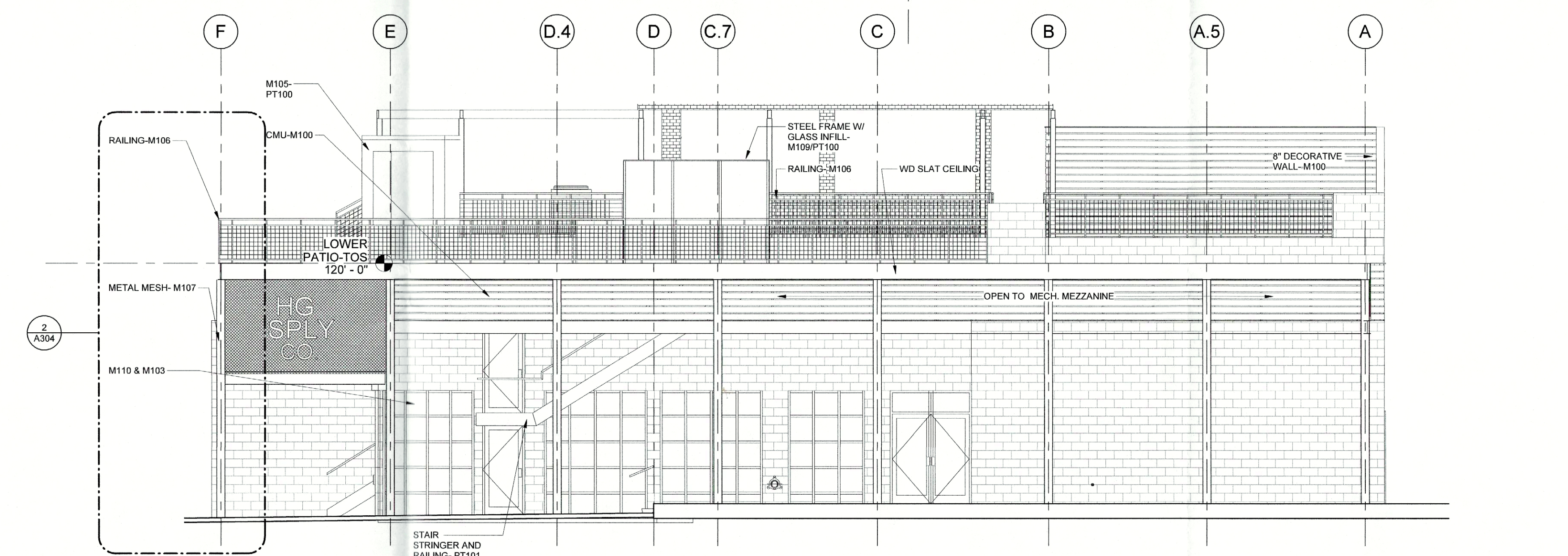
| EXTERIOR FINISH SCHEDULE | | | | |
|--------------------------|------------------------------------|--|-------------------------------|-----------------------|
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| M103 | CLEAR TEMPERED GLASS | 1/2" CLEAR TEMPERED GLASS, PPG SOLARBAN 60 OR BETTER | PPG GLASS 888-774-4332 | GC / GC |
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| PT101 | PAINT- BLACK | SW6258 TRICORN BLACK- EXTERIOR | SHERWIN WILLIAMS | GC / GC |
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ALL SUBSTITUTIONS ARE TO BE APPROVED BY THE ARCHITECT AND THE OWNER
GC TO SUBMIT MATERIAL SAMPLES FOR ARCHITECT APPROVAL BEFORE ORDERING



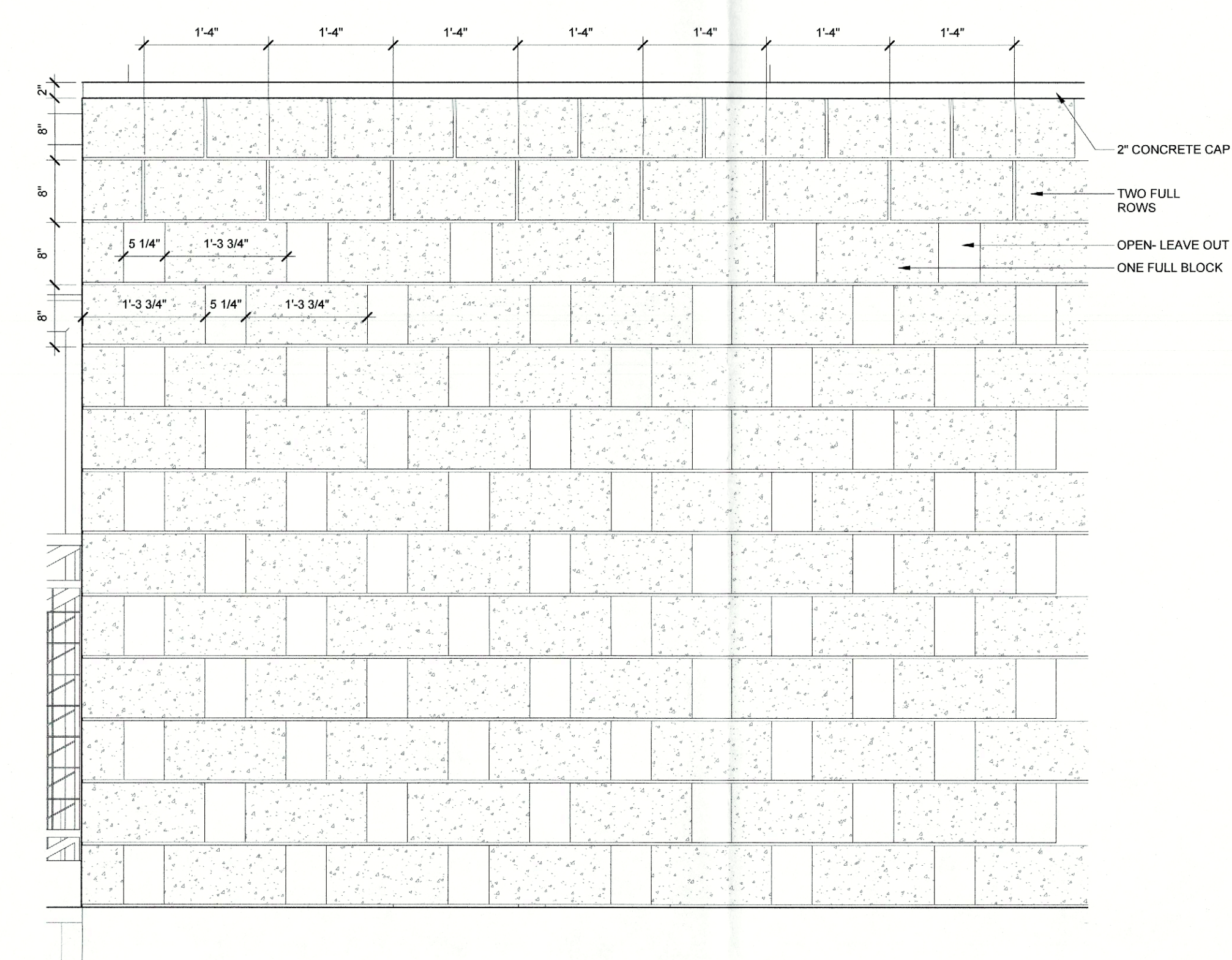
BACK ELEVATION

3/16" = 1'-0"



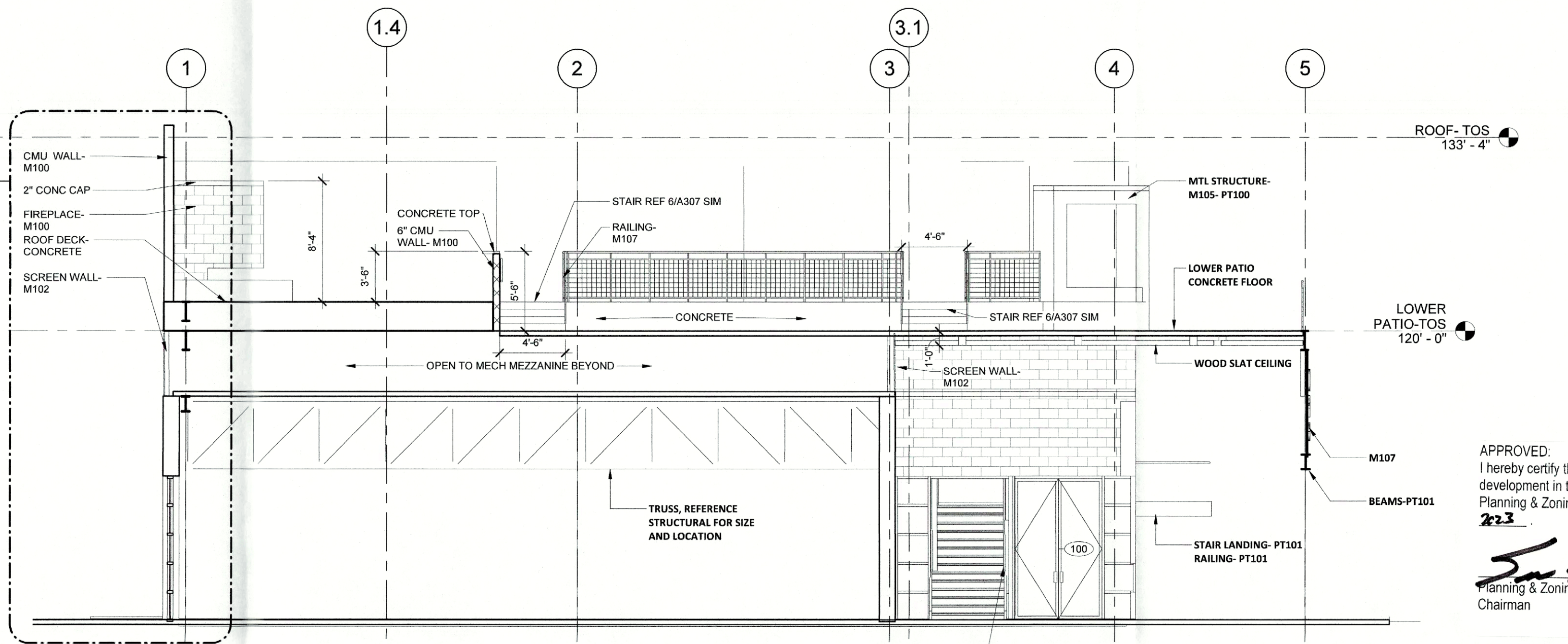
ELEVATION

3/16" = 1'-0"



DECORATIVE CMU WALL

1" = 1'-0"



BUILDING SECTION

3/16" = 1'-0"

10/14/2022 5:12:05 PM

THE HARBOR DISTRICT SELECTED PLANT LIST THIS IS MASTER HARBOR LIST, NOT ALL PLANTS ARE USED ON THIS SITE LANDSCAPE PLAN

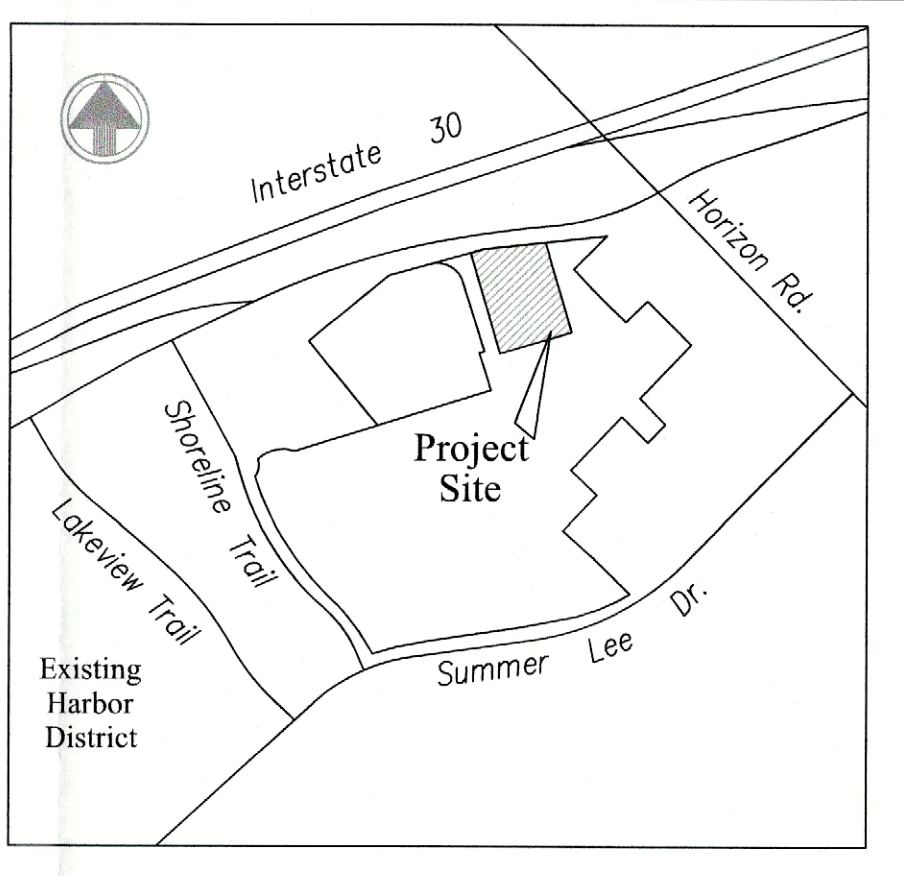
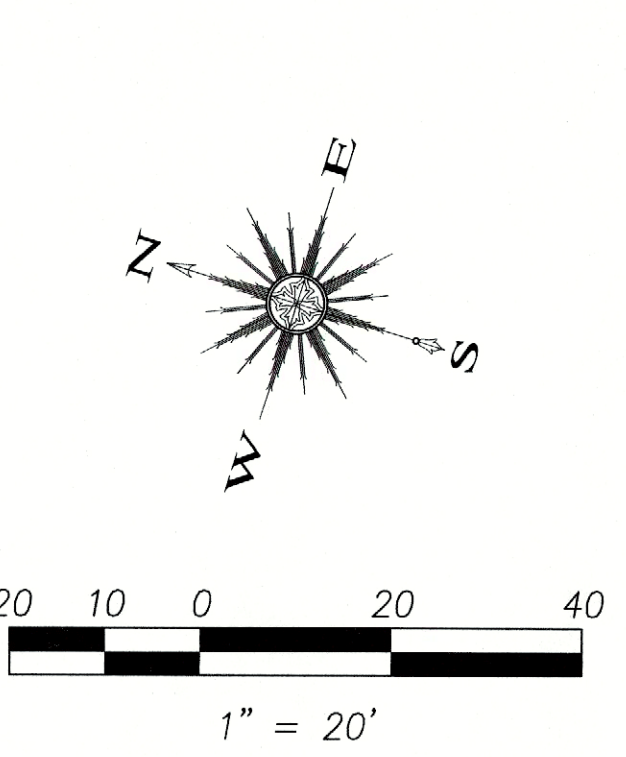
| EVERGREEN TREES | COMMON NAME | BOTANICAL NAME | SIZE |
|------------------|---------------------------------|-------------------------------------|---|
| TE-1 | LIVE OAK "LA" | QUERCUS VIRGINIANA, CLAY SOIL GROWN | 200 GAL, 8.0"-7.5" CAL. 24-26 FT HIGH, CLEAR TRUNK TO 8 FEET |
| TE-2 | LIVE OAK "LB" | QUERCUS VIRGINIANA, CLAY SOIL GROWN | 150 GAL, 6.0"-6.5" CAL. 18-18 FT HIGH, MULTITRUNK TO 8 FEET |
| TE-3 | LIVE OAK "LC" | QUERCUS VIRGINIANA, CLAY SOIL GROWN | 100 GAL, 4.0"-4.5" CAL. 14-15 FT HIGH, CLEAR TRUNK TO 8 FEET |
| TE-4 | SKYROCKET JUNIPER, FULL UPRIGHT | JUNIPERUS "SKYROCKET" | 36" BOX, 3.0"-3.5" CAL. 18-18 FT HIGH, FULL ROUNDED FORM MATCHED HEIGHT INSTALL WITH (3") DIA. 10' STEEL POSTS EA. TIE TO KEEP UPRIGHT, FROM WIND |
| DECIDUOUS TREES | COMMON NAME | BOTANICAL NAME | SIZE |
| TD-1 | BALD CYPRESS | TAXODIUM DISTICHUM | 100 GAL, 4.0"-4.5" CAL. 16-18 FT HIGH, CLEAR TRUNK TO 6 FEET |
| TD-2 | CEDAR ELM "CA" | ULMAS CRASSIFOLIA | 100 GAL, 4.0"-4.5" CAL. 12-14 FT HIGH, CLEAR TRUNK TO 8 FEET |
| TD-3 | CEDAR ELM "CB" | ULMAS CRASSIFOLIA | 200 GAL, 8.0"-8.5" CAL. 24-26 FT. HIGH, CLEAR TRUNK TO 8 FEET |
| ORNAMENTAL TREES | COMMON NAME | BOTANICAL NAME | SIZE |
| OT-1 | DWARF MAGNOLIA LITTLE GEM | MAGNOLIA GRANDIFLORA, LITTLE GEM | 65 GAL, 8-10 FT. FULL TO GROUND, MAIN LEADER FORM |
| OT-2 | GREPE MYRTLE, RED | LAGERSTROMIA INDICA, TUSCORORA | 45 GAL, 8-10 FT. THREE TO FIVE UPRIGHT TRUNKS, TWIN LAKES NURSERY |
| SHRUBS, HEDGES | COMMON NAME | BOTANICAL NAME | SIZE |
| SH-1 | DWARF YAUPOIN HOLLY | ILEX VOMITORIA, NANA | 3 GAL, 16" O.C. MAX. 16" HIGH AT TIME OF PLANTING |
| SH-2 | DWARF BURFORD HOLLY | ILEX CORNUTA BURFORDI | 7 GAL, 36" O.C. MAX. 30" HIGH AT TIME OF PLANTING |
| SH-3 | SALVIA LEUCANTHIA | SALVIA LEUCANTHIA | 3 GAL, 24" O.C. MIN. PURPLE |
| SH-4 | AUTUMN SAGE | SALVIA GREGGII | 3 GAL, 48" O.C. MIN. |
| SH-5 | EDWARD GOUCHER ABELIA | ABELIA GRANDIFLORA, E.GOUCHER | 3 GAL, 36" O.C. MAX. NO SUBSTITUTE |
| SH-6 | NELLIE R. STEVENS | ILEX ATENUATA, "EMERALD" | 30 GAL, 6-8 FT HIGH, FULL LOW TO GROUND, |
| GROUND COVERS | COMMON NAME | BOTANICAL NAME | SIZE |
| GC-1 | CREeping LILLY TURF | LIRIOPE SPICATA | 4" POTS, 12" O.C. MAX. |
| GC-2 | ROSEMARY WOODY | ROSMARINUS OFFICINALIS | 3 GAL, 18" O.C. MAX. |
| GC-3 | PURPLE WINTER CREEPER | EUONYMUS FORTUNEI | 4" POTS, 12" O.C. MAX. WITH JUTE MESH AND 3" MULCH |
| GC-4 | MEXICAN FEATHER GRASS | STIPA TENUISSIMA | 1 GAL., AS SHOWN, 18" O.C. MAX. |
| ROOF TOP PLANTS | COMMON NAME | BOTANICAL NAME | SIZE |
| RT-1 | DRIFT ROSES, RED | ROSA, DRIFT ROSES | 3 GALLON, FULL |
| RT-2 | AGAVE OCTOPUS | AGAVE WILMORIANA "OCTOPUS" | 5 GALLON |
| RT-3 | DWARF KATIE PETUNIA, BLUE | RUPELLIA BRITTONIANA "KATIE" BLUE | 1 GAL. KATIE, BLUE/PURPLE |
| PERENNIALS | COMMON NAME | BOTANICAL NAME | SIZE |
| PR-1 | DAYLILIES, YELLOW EVERGREEN | HEMEROCALLIS, "STELLA DE ORO" | 1 GAL., 14" O.C. MAX. RE BLOOMING TYPE |
| PR-2 | LANTANA TRAILING, WHITE | LANTANA MONTEVIDENSIS, WHITE | 1 GAL., 18" O.C. MAX. |
| PR-3 | TEXAS RED YUCCA | HESPERALOEYIA | 1 GAL., 18" O.C. MAX. |
| PR-4 | VARIATED YUCCA | YUCCA GLORIOSA VARIATED | 3 GAL., 18" O.C. MAX. |
| PR-5 | FLAX LILLY | DIANELLA TASMANIC VARIATA | 1 GAL., 18" O.C. MAX. |
| GRASS | COMMON NAME | BOTANICAL NAME | SIZE |
| BC-1 | BERMUDA GRASS | BERMUDA SPECIES, COMMON | SOLID SOO, ROLL TWO TIMES WITH IN 24 HOURS, AS WETTING |

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION MAY 12, 2004, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

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: | 38 FEET |
| BUILDING HEIGHT: | 6,800/39,184=.174 -> 17.4% |
| 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. |



LANDSCAPE PLANT LEGEND

PGC-1 QUANTITY SYMBOL KEY TO PLANT LIST

IRR SLEEVE IRRIGATION SLEEVE SUPPLY 4" WIRES 2' OR AS NOTED ON PLAN

"LA" "A" LIVE OAK TREES, 200 GALLON, 8" CALIPER, SPREADING SHAPE 20-22 FEET HIGH, MULTITRUNK, CLEAR 8 FEET

"LB" "B" LIVE OAK TREES, 150 GALLON, 4" CALIPER, SPREADING SHAPE 16-18 FEET HIGH, MULTITRUNK, CLEAR 6 FEET

"LC" "C" LIVE OAK TREES, 100 GALLON, 4" CALIPER, UP RIGHT SHAPE 14-16 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"CB" AUTUMN BLAZE MAPLE TREES, 150 GALLON, 4" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"BC" BALD CYPRESS TREES, 100 GALLON, 5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"MC" MAGNOLIA TREES, 65 GALLON, 8-10 FT HIGH

"IC" ITALIAN CYPRESS TREES, 48" BOX, 3.0-3.5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, FULL TO GROUND

SCREENING SHRUB, 25 GAL. EVERGREEN SHRUB SPACE AS SHOWN

EVERGREEN SHRUBS, SEE PLANT LIST

FLOWERING SHRUBS, SEE PLANT LIST

PERENNIALS, SEE PLANT LIST

BERMUDA GRASS SOD, SEE NOTES FOR IRRIGATION AND ROLLING

36" WIDE DECOMPOSED GRANITE WALK 2" LAYER OVER FILTER FABRICS WITH STEEL EDGING ON BED SIDE ONLY OR AS NOTED.

CERAMIC PLANTERS (*CCP-3 24" WIDE 30" HIGH SQUARE TOP, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.

LANDSCAPE IRRIGATION WARRANT

1. LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.

2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATIVE (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE:

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS. REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SODDING MATERIALS. SAID AREAS MUST BE MAINTAINED AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST. A PROPERTY HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC. CABLE, STORM, ECT.

2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET, PROVIDE ON ALL TREES SHOWN, UNLESS NOTED

3. DEEP ROOT BARRIERS, 1-800-458-7868, INSTALL UB-48-2

4. PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY, INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP, BARRIER TO EXTEND 1" ABOVE GRADE.

SOIL AMENDMENT NOTES (LISTED FOR BASE BID)

SOIL PREPARATION FOR GRASS AREAS ON SITE

1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN ON FILE, OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE, ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECT'S DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOO SOO GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOO, DO NOT LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOO TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS

1. SOIL AMENDMENTS EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS

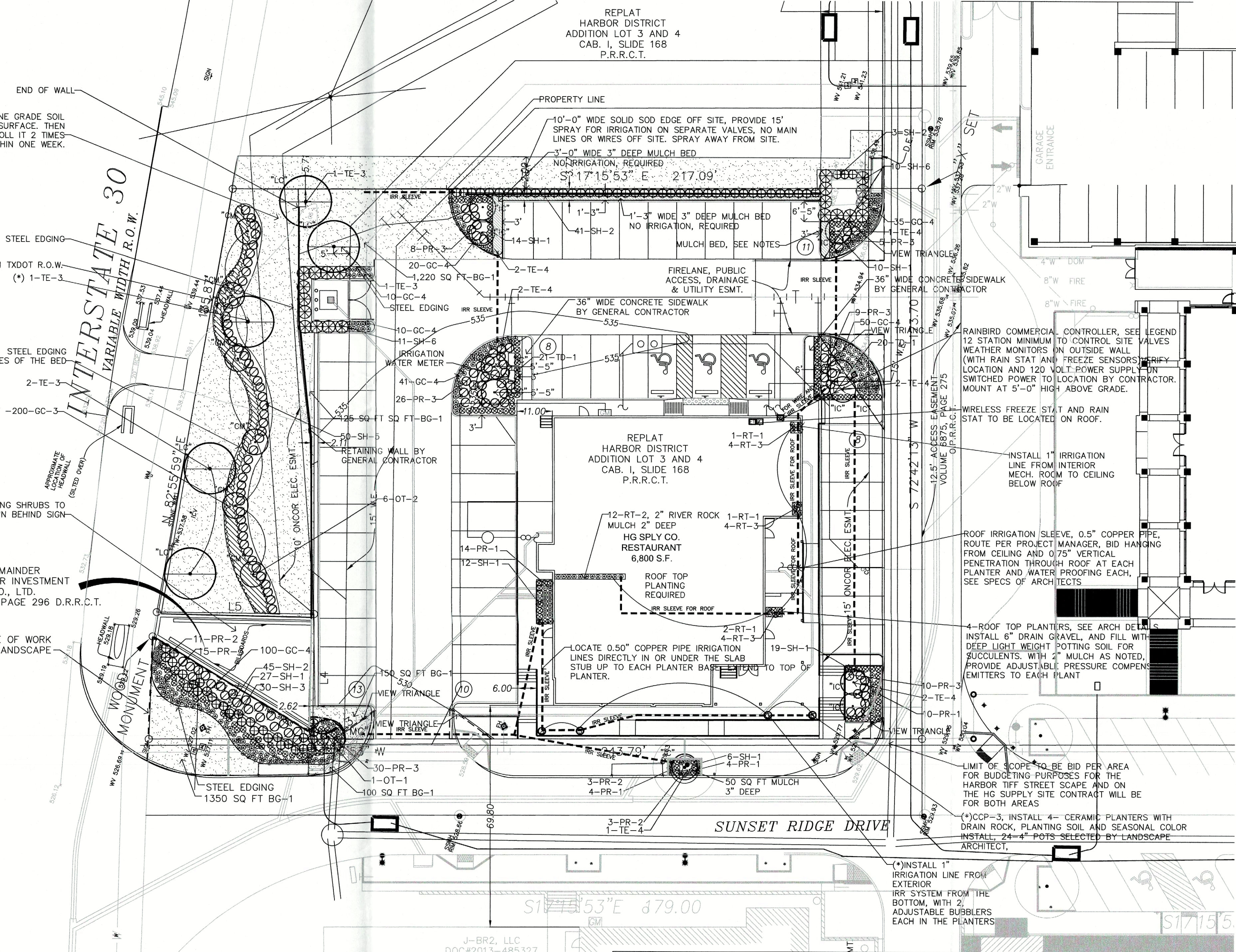
1. SOIL AMENDMENTS EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS

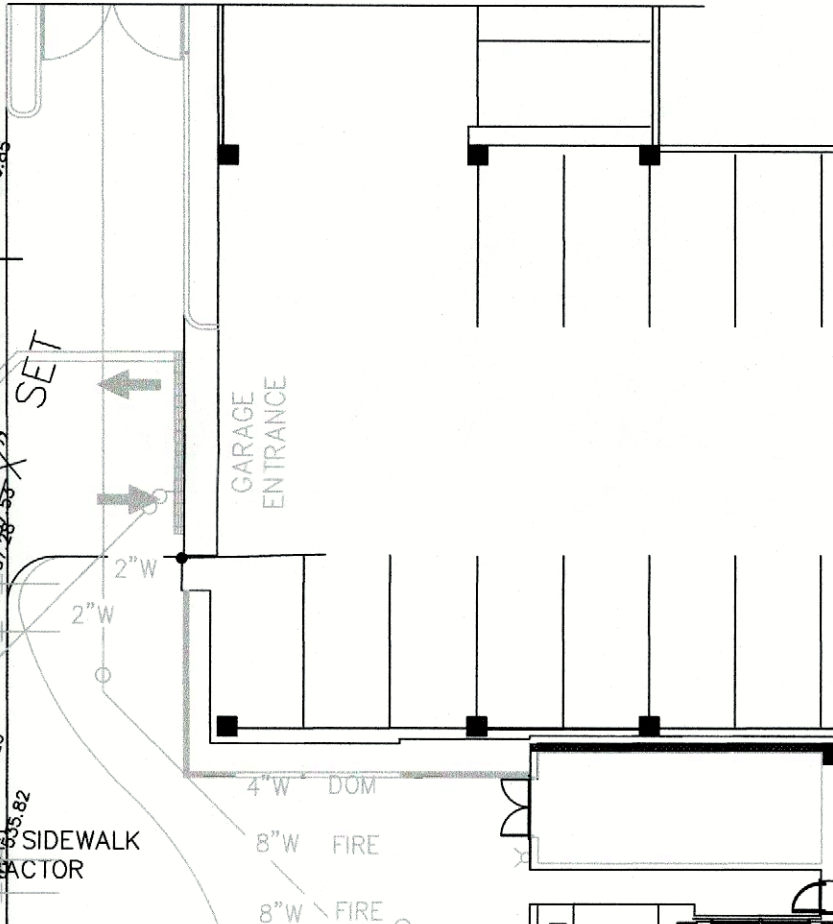
1. SOIL AMENDMENTS EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES

1. SEE TREE PLANTING ON LA-2.



LOCATION MAP



(*COMPENSATORY MEASURES PROVIDED ITEMS ADDED TO THE SITE PLAN TO INCLUDE

1. PROVIDING 4 CERAMIC PLANTER UNDER THE AWNING ON SUNSET RIDGE SIDE OF THE BUILDING
2. PROVIDE (1) ONE ADDITIONAL LARGE CANOPY TREE ALONG IH 30 FRONTAGE.

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the 3 day of January, 2023.

Witness our hands this 3 day of January, 2023

Sue H. Planning & Zoning Commission, Chairman

Bill Director of Planning & Zoning

CASE NUMBER: SP2021-005 FOR CONSTRUCTION

| Revision | Date | Description |
|----------|------|-------------|
| | | |
| | | |
| | | |
| | | |

Owner: 8020 Restaurants, LLC.

2008 Greenville Ave. • Dallas, TX 75206

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

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landesignplan.com

Drawn By: T.H.P. Checked By: T.H.P.
Date: 12/21/2022 Project No: -
Sheet Title: Landscape Planting Plan
Scale: 1/1 L1-01



DATE: February 26, 2025

TO: Dhruv Basu
8088 Park Lane
Apartment F716
Dallas, Texas 75231

CC: Sameer Patel
2010 Greenville Avenue
Suite D
Dallas, Texas 75206

CC: Cameron Slown
825 Watters Creek Boulevard
Suite M300
Allen, Texas 75013

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2025-005; *Site Plan for 2651 Sunset Ridge Drive*

Dhruv,

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on February 25, 2025. The following is a record of all recommendations, voting records:

Staff Recommendations:

The applicant is required to provide an updated photometric plan that meets the requirements of the UDC before the submittal of engineering plans.

Planning and Zoning Commission

On February 25, 2025, the Planning and Zoning Commission approved a motion to approve the *Amended Site Plan* by a vote of 5-0, with Commissioners Deckard and Thompson absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6488.

Sincerely,


Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department