



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP202105
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
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST (\$100.00)
- 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **2651 SUNSET RIDGE DRIVE**

SUBDIVISION **HARBOR DISTRICT ADDITION** LOT **5** BLOCK **A**

GENERAL LOCATION **NORTH EAST CORNER OF THE INTERSECTION OF I-30 ACCESS ROAD AND SUNSET F**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	NONE
PROPOSED ZONING	PD-32	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]

OWNER **2020 HOSPITALITY, LLC.** APPLICANT **TEAGUE, NALL AND PERKINS, INC.**

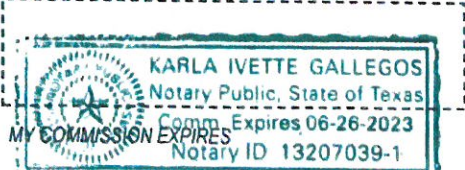
CONTACT PERSON	ELIAS POPE	CONTACT PERSON	CAMERON SLOWN
ADDRESS	2008 GREENVILLE AVE	ADDRESS	385 WATTERS CREEK BLVD. SUITE M300
CITY, STATE & ZIP	DALLAS, TX 75206	CITY, STATE & ZIP	ALLEN, TX 75013
PHONE	972-979-9934	PHONE	817-889-5050
E-MAIL	EPOPE@LIVINGHG.COM	E-MAIL	CSLOWN@TNPINC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIAS POPE [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 \$ 268.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF MARCH, 2021 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 19 DAY OF March, 2021.
OWNER'S SIGNATURE
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2021-005- SITE PLAN FOR HG SUPPLY
 SITE PLAN - LOCATION MAP = [icon]



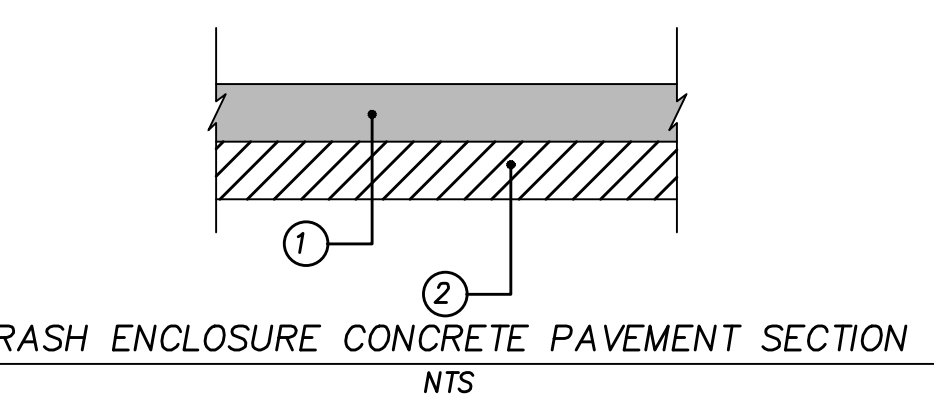
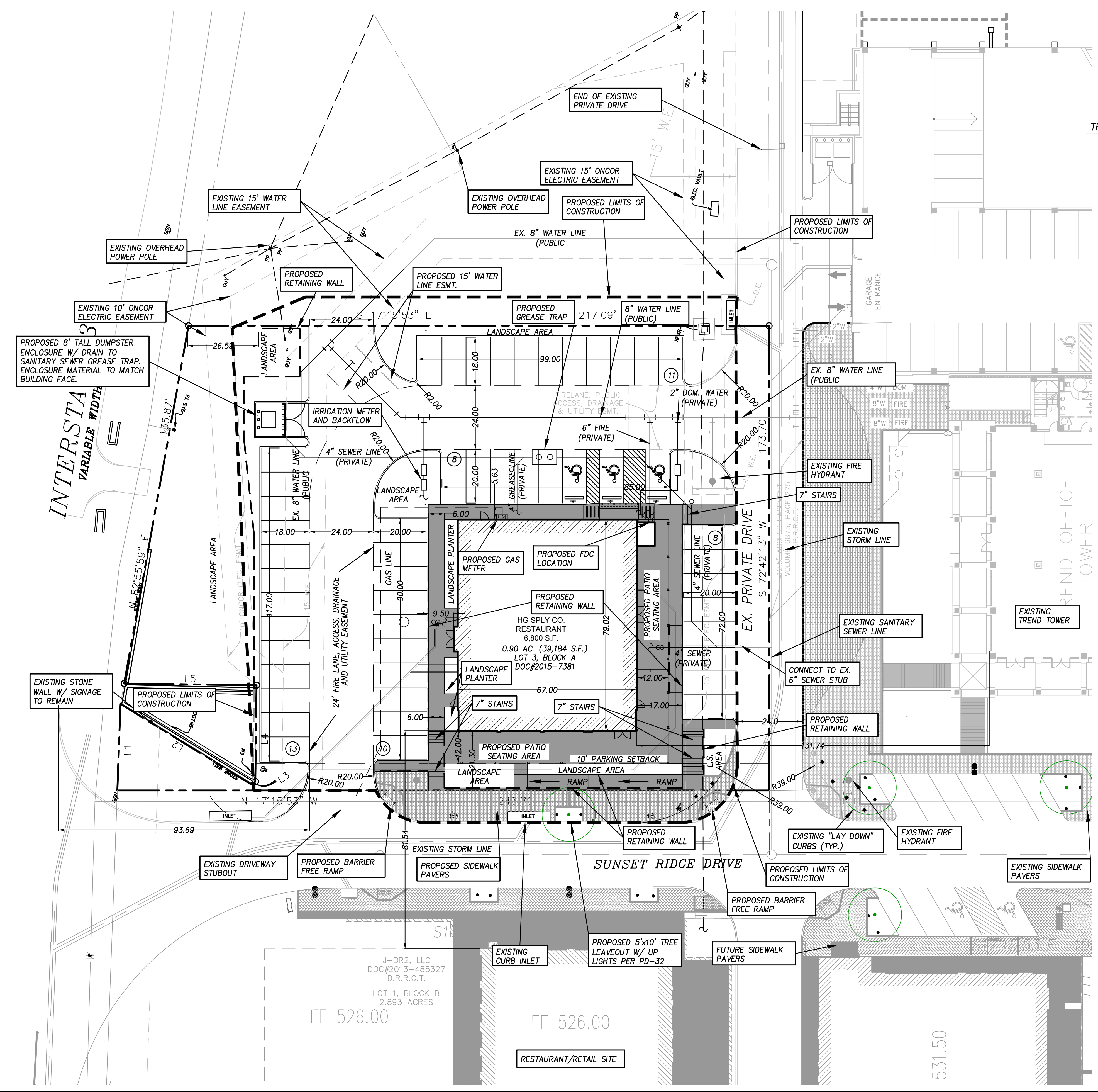
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

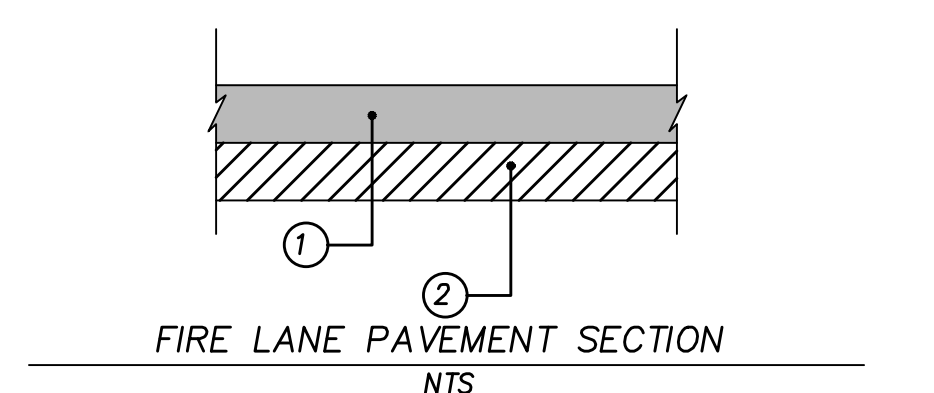
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



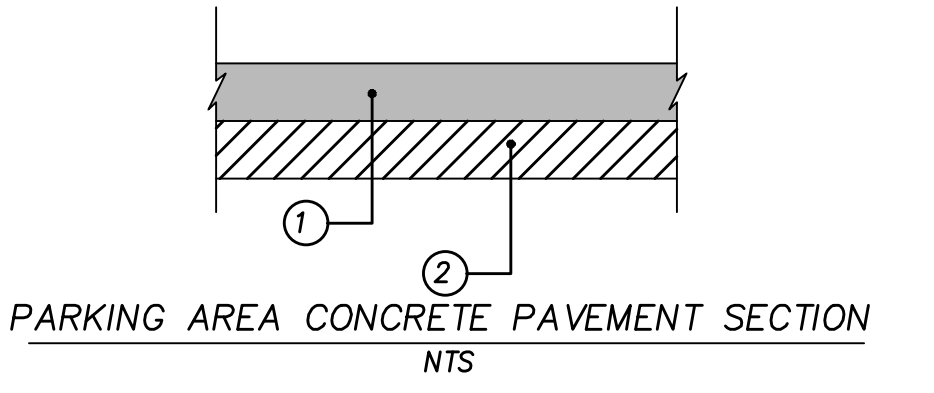
Drawing: P:\08_FCOony\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Mar 24, 2021-11:02am by cslom
 Layout: Layout1 - xref: HG SUPPLY - BASE.dwg - xref: 0000.dwg



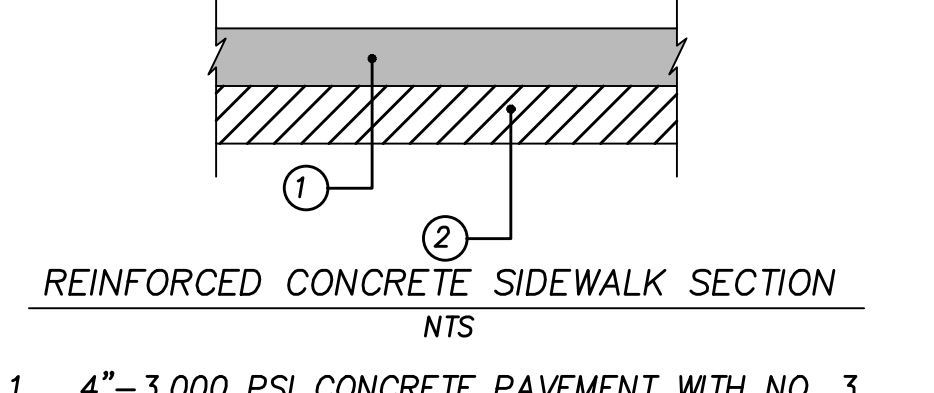
- 8"-3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



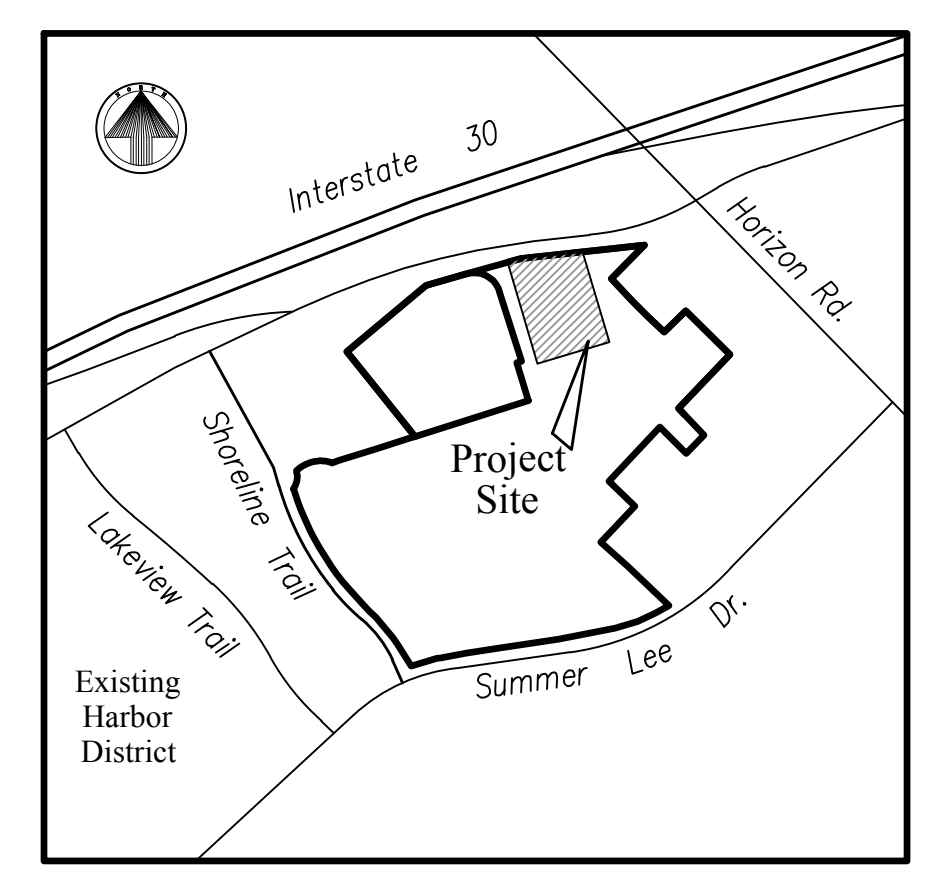
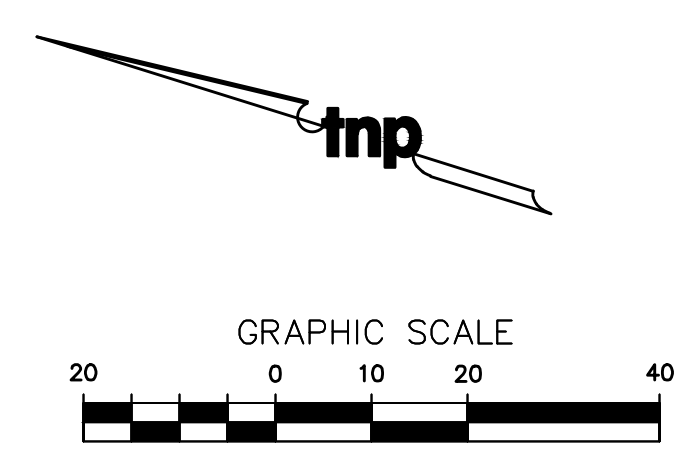
- 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL 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.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% 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.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% 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:	29,125 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	10,059 S.F.

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

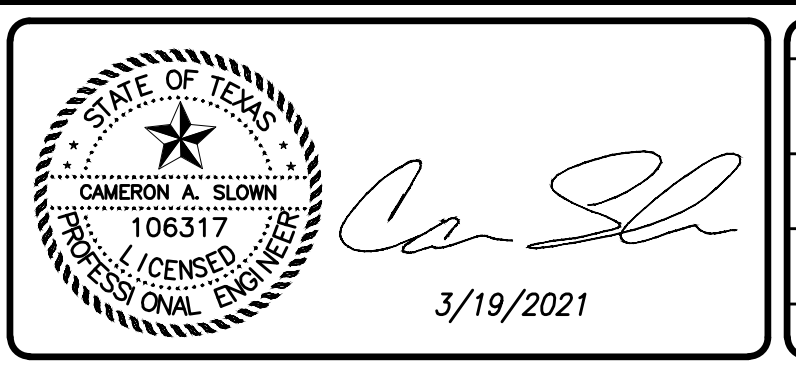
APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the ____ day of _____, 2021.
 Witness our hands this ____ day of _____, 2021.
 Planning & Zoning Commission,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

PREVIOUS CASE NUMBER: SP2015-015
NOT 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

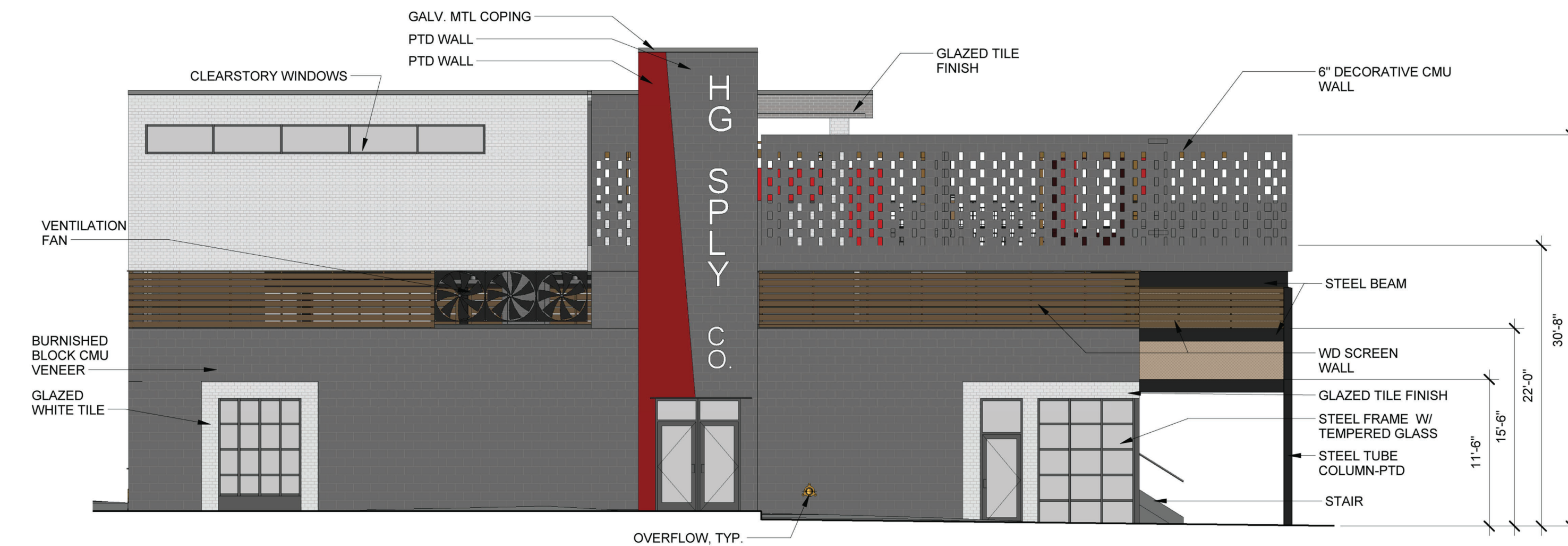
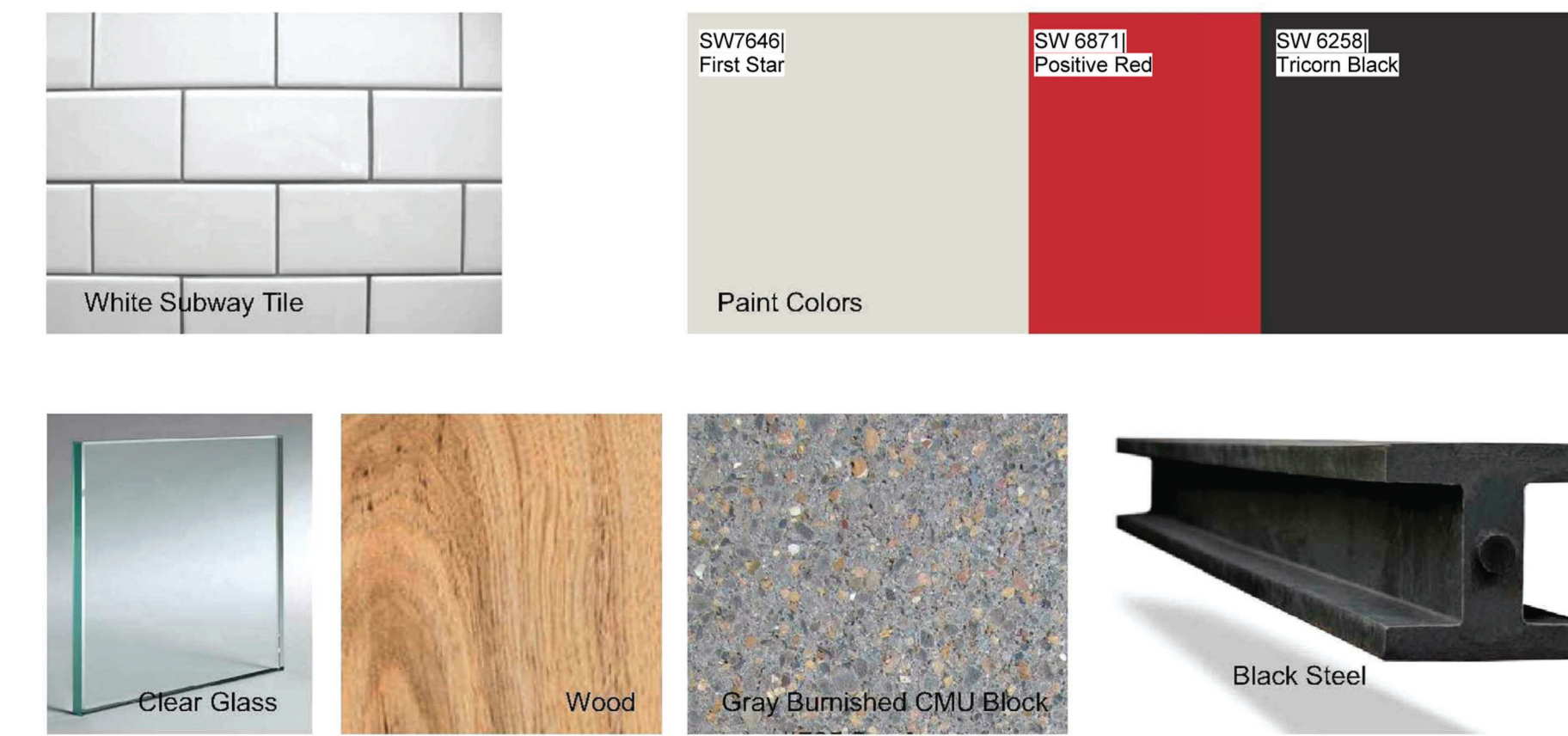


scale
 when bar is 1 inch long
 horiz 1"=20"
 vert N/A
 MAR 2021

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

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

tnp project
 sheet
C1.04



NORTH ELEVATION

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE= 2,371 SF
 TOTAL BURNISHED BLOCK = 1395 SF=58.8%
 TOTAL GLAZED TILE = 539 SF= 22.8%
 TOTAL WOOD SCREEN = 335 SF= 14.1%
 TOTAL METAL PANELS = NA
 TOTAL PTD WALLS = 102 SF= 4.3%

1



EAST ELEVATION

1/8" = 1'-0"

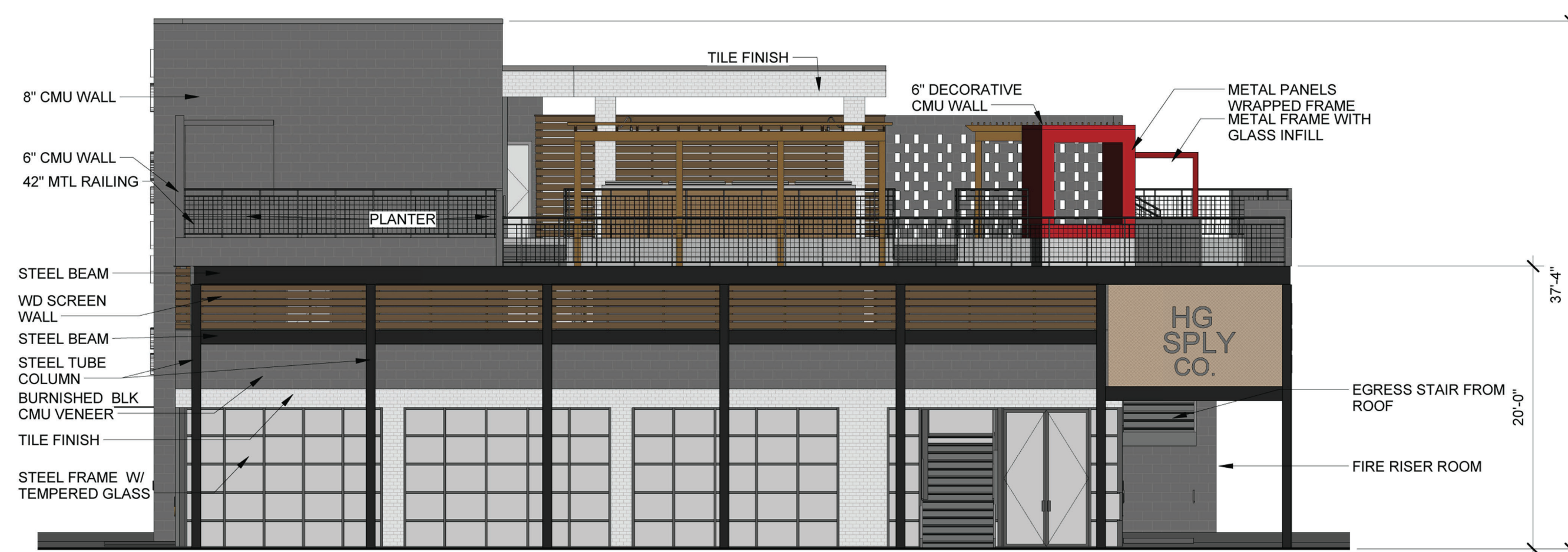
TOTAL ELEVATION WALL HARD SURFACE: 2,292 SF
 TOTAL BURNISHED BLOCK: 1,172 SF 51.1%
 TOTAL GLAZED TILE: 531.5 SF 23.2%
 TOTAL WOOD SCREEN: 465.5 SF 20.3%
 TOTAL PTD WALLS: 123 SF 5.4%

2

PROJECT NO. : 1621
 DATE : 3/19/2021
 DRAWN BY : Author
 SCALE : AS NOTED
 SQFT :

REVISIONS :

ELEVATIONS

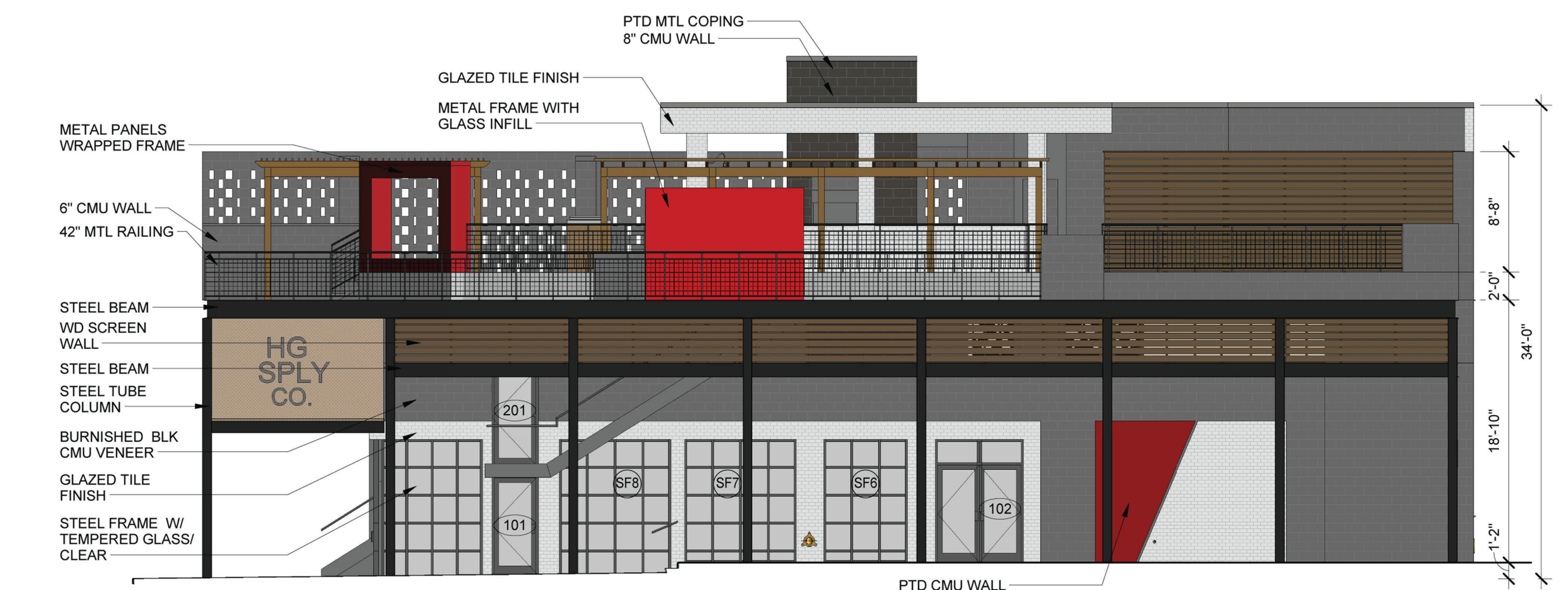


WEST ELEVATION

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1557 SF
 TOTAL BURNISHED BLOCK: 890 SF 57.2%
 TOTAL GLAZED TILE: 231 SF 14.8%
 TOTAL WOOD SCREEN: 388 SF 25%
 TOTAL METAL PANELS: 48 SF 3%
 TOTAL PTD WALLS: - SF

3



SOUTH ELEVATION

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1,971 SF
 TOTAL BURNISHED BLOCK: 955 SF 48.5%
 TOTAL GLAZED TILE: 376 SF 19.1%
 TOTAL WOOD SCREEN: 459 SF 23.3%
 TOTAL METAL PANELS: 129 SF 6.5%
 TOTAL PTD WALLS: 52 SF 2.6%

4

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: SP2015-015

HG SPLY
 2651 SUNSET RIDGE DR.
 ROCKWALL, TX 75032

P101



PROJECT NO. : 1621
DATE : 3/19/2021
DRAWN BY : Author
SCALE : AS NOTED
SQFT :

REVISIONS :

RENDERING



HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

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

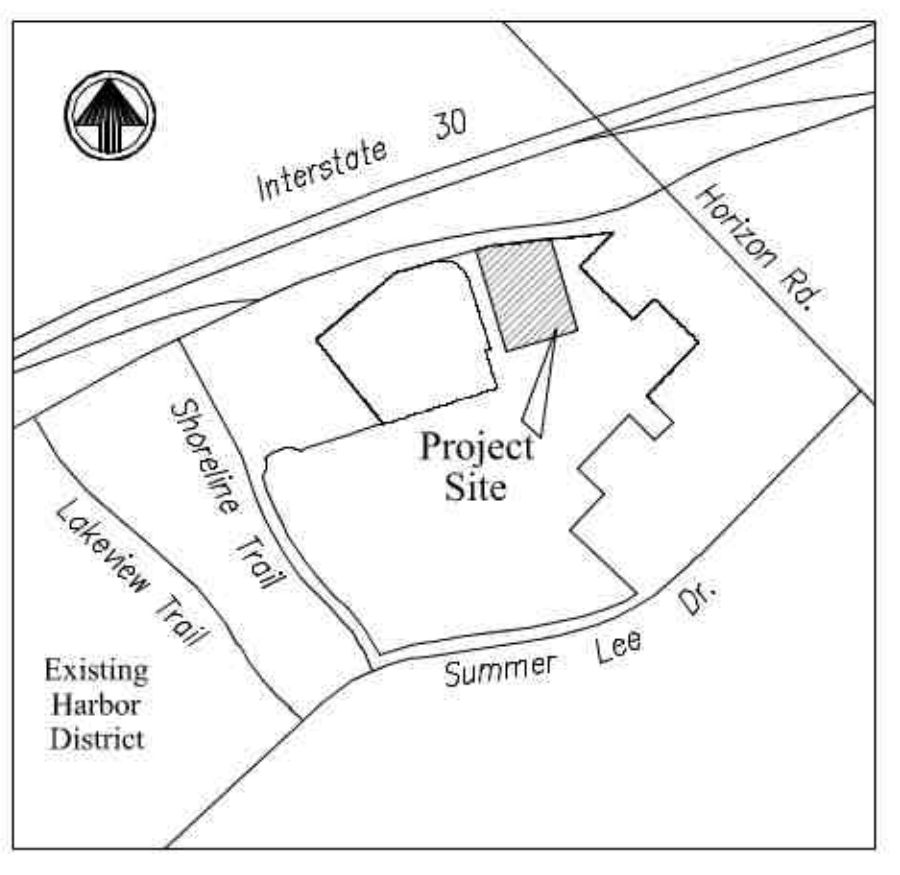
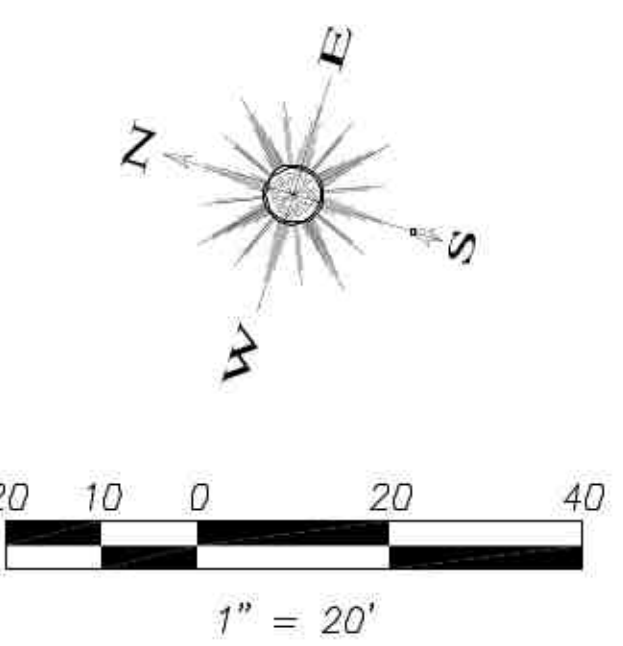
CASE NUMBER: SP2015-015

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, 8.0"-6.5" CAL, 18"-16 FT HIGH, MULT TRUNK TO 8 FEET
TE-3	LIVE OAK "LC"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	100 GAL, 4.0"-3.5" CAL, 14"-16 FT HIGH, CLEAR TRUNK TO 8 FEET
TE-4	ITALIAN CYPRESS, FULL UPRIGHT	CUPRESSUS SEMPERVERENS	36" BOX, 3.0"-3.5" CAL, 14"-16 FT HIGH, FULL, ROUNDED FORM MATCHED HEIGHT, INSTALL WITH (3) 2" DIA, 10' STEEL POSTS EA, TIE TO KEEP UPRIGHT, FROM WIND
DECIDUOUS TREES			
ID-1	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL, 4.0"-4.5" CAL, 18"-16 FT HIGH, CLEAR TRUNK TO 8 FEET
ID-2	CEDAR ELM "CA"	ULMUS CRASSIFOLIA	100 GAL, 4.0"-4.5" CAL, 12"-14 FT HIGH, CLEAR TRUNK TO 8 FEET
ID-3	CEDAR ELM "CB"	ULMUS CRASSIFOLIA	200 GAL, 8.0"-8.5" CAL, 24"-26 FT HIGH, CLEAR TRUNK TO 8 FEET
ORNAMENTAL TREES			
OT-1	DWARF MAGNOLIA LITTLE GEM	MAGNOLIA GRANDIFLORA - LITTLE GEM	65 GAL, 8"-10 FT, FULL TO GROUND, MAIN LEADER FORM
OT-2	CREPE MYRTLE, RED	LAGERSTRÖMIA INDICA, TUSCORORA	45 GAL, 8"-10 FT, THREE TO FIVER UPRIGHT TRUNKS, TWIN LAKES NURSERY
SHRUBS, HEDGES			
SH-1	DWARF YALPORN HOLLY	ILEX VOMITORIA, NANA	3 GAL, 18" O.C. MAX, 18" 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 LEUCANTHA	SALVIA LEUCANTHA	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	ABELIA GRANDIFLORA, "EMERALD"	30 GAL, 6"-8 FT HIGH, FULL LOW TO GROUND.
GROUND COVERS			
GC-1	CREeping LILY TURF	LIROPE SPICATA	4" POTS, 12" O.C. MAX.
GC-2	ROSEMARY WOODY	ROSAMARINUS OFFICINALIS	3 GAL, 18" O.C. MAX.
GC-3	PURPLE WINTER CREEPER	EUONIMUS 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			
RT-1	DREFT ROSES, RED	ROSA, DREFT ROSES	3 GALLON, FULL
RT-2	AGAVE OCTUPUS	AGAVE VILMORINIANA "OCTUPUS"	5 DALLON
RT-3	DWARF KATIE PETUNIA, BLUE	RUDELIA BRITTONIANA "KATIE" BLUE	1 GAL, KATIE, BLUE/PURPLE.
PERENNIALS			
PR-1	DAYLIES, YELLOW EVERGREEN	HEMEROCALLIS, "STELLA DE ORO"	1 GAL, 14" O.C. MAX, RE BLOOMING TYPE
PR-2	LANTANA TRAILING, WHITE	LANTANA MONTENEGROENSIS, WHITE	1 GAL, 18" O.C. MAX.
PR-3	TEXAS RED YUCCA	HESPERALOEFLORA	5 GAL, 18" O.C. MAX.
PR-4	VARGATED YUCCA	YUCCA GLOBOSA VARGATED	3 GAL, 18" O.C. MAX.
PR-5	FLAX LILY	DIANELLA TASMANNI VARGATA	1 GAL, 18" O.C. MAX.
GRASS			
BG-1	BERMUDA GRASS	BERMUDA SPECIES, COMMON	SOLID SOD, ROLL TWO TIMES WITH IN 24 HOURS, AS METTING
BG-2	BERMUDA GRASS	BERMUDA SPECIES, COMMON	HYDROMULCH PER SPECS, PROVIDE UNIFORM COVERAGE

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 17, 2004, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.



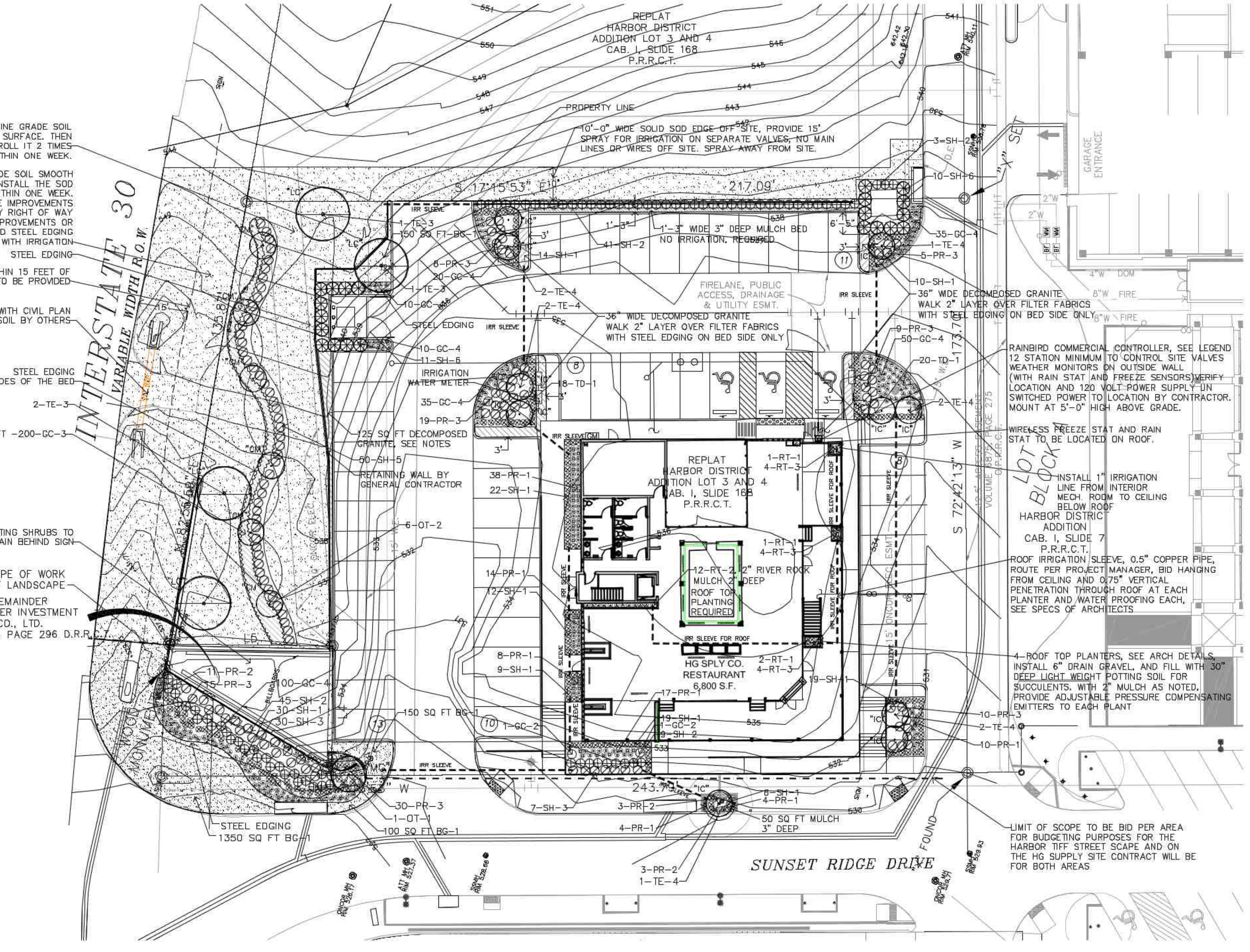
LOCATION MAP

LANDSCAPE PLANT LEGEND

- QUANTITY SYMBOL KEY TO PLANT LIST
- IRR SLEEVE IRRIGATION SLEEVE IRRIGATION WATER SUPPLY 4", WRES 2" OR AS NOTED ON PLAN
- "LA" "A" LIVE OAK TREES, 200 GALLON, 8" CALIPER, SPREADING SHAPE, 20-22 FEET HIGH, MULT TRUNK, CLEAR 8 FEET
- "LB" "B" LIVE OAK TREES, 150 GALLON, 4" CALIPER, SPREADING SHAPE, 16-18 FEET HIGH, MULT TRUNK, CLEAR 8 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
- "MG" 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
- PERNNIALS, 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

SOIL AMENDMENT NOTES (LISTED FOR BASE BID)

- SOIL PREPARATION FOR GRASS AREAS ON SITE
 1. SPRAY ROLL 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. SH-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 SOD SOIL GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. 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 SOD 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 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 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 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 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



LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE 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 SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF WEEDS AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (60) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER 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, ETC.
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, 1-800-458-7686, 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.

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

PREVIOUS CASE NUMBER: SP2015-015
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Revision	Date	Description

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

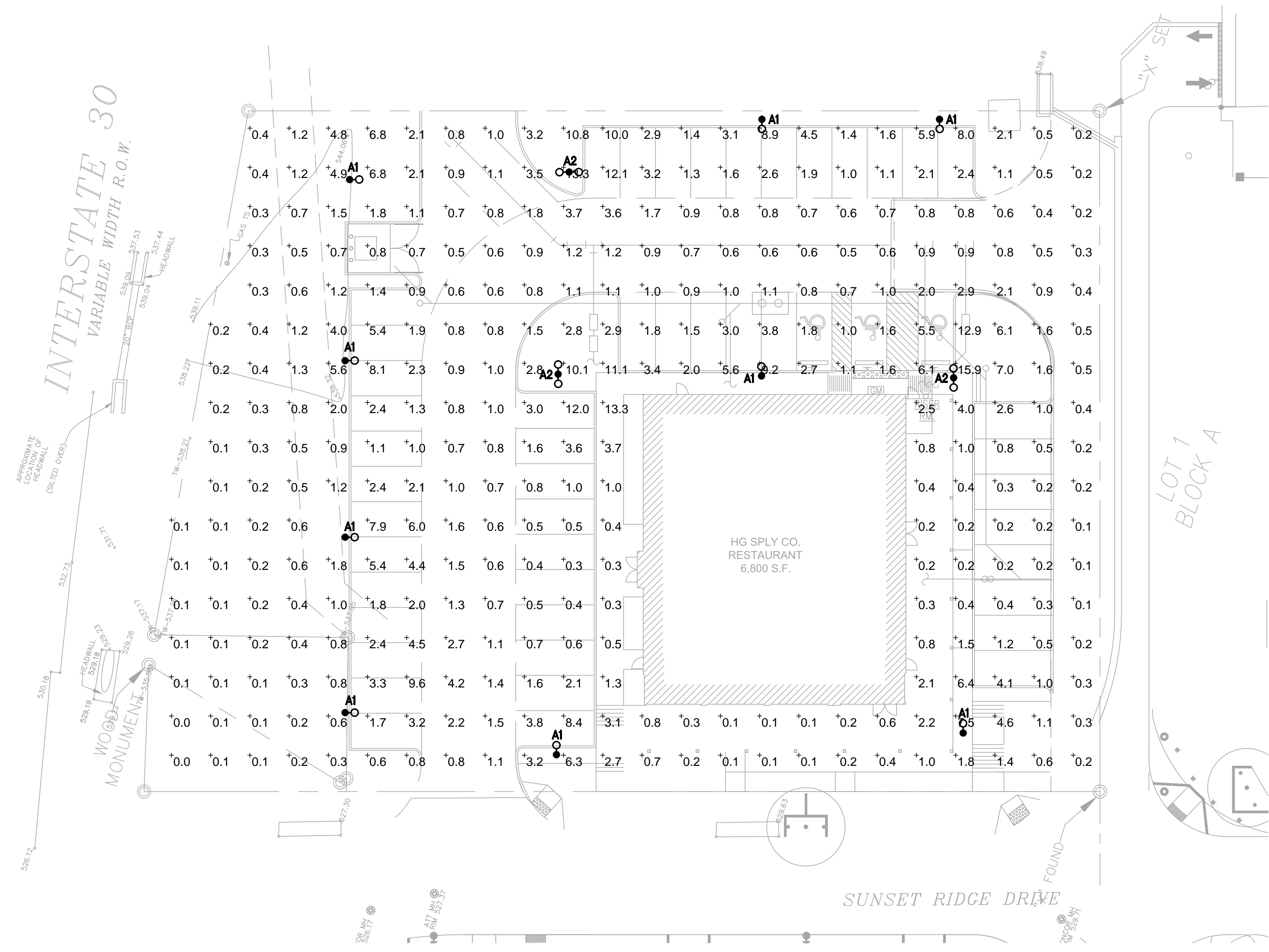
Owner:
HG SPLY CO. RESTAURANT
 2651 Sunset Ridge Dr.
 Rockwall, Texas 75032

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

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

Drawn By: F.C. CUNY
 Checked By: F.C. CUNY
 Date: 12/16
 Project No.: -
 Sheet Title: Landscape Planting Plan L1-01
 Scale: 1
 Sheet No.: of 8

SP2016-027
 NOT FOR CONSTRUCTION



GENERAL NOTES

- 1. REFER TO DRAWING MEP1.0 FOR PARKING LIGHTING SPECIFICATIONS.

PHOTOMETRIC NOTES

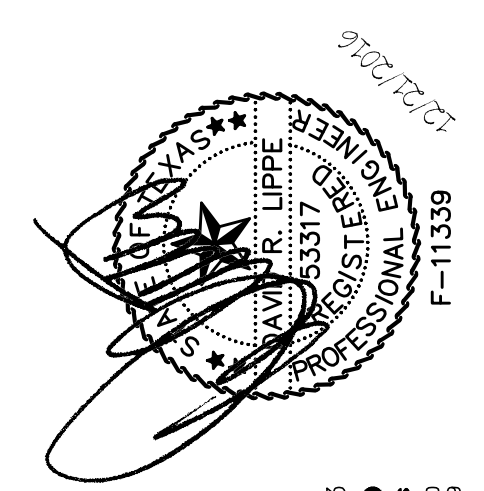
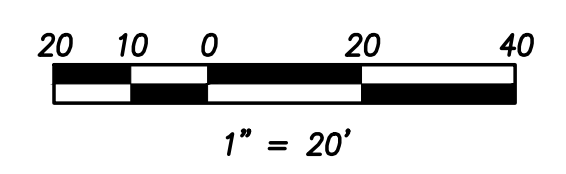
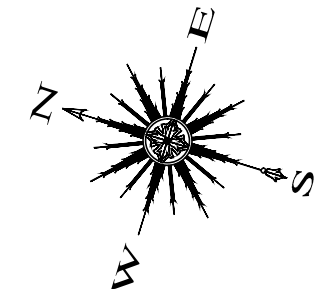
- A. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL 2.06.0215 SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRAD LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.
- B. PHOTOMETRIC CALCULATION DATA:
 - B.1. LUMINAIRE LIGHT LOSS FACTOR EQUALS 0.75.
 - B.2. MEAN LAMP LUMENS WERE USED FOR IES CALCULATIONS

FOOTCANDLES

STATISTICS							
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN	AVG/MAX
CALC ZONE #1	+	1.8 FC	15.9 FC	0.0 FC	N/A	N/A	0.1:1

01 SITE LIGHTING PHOTOMETRIC PLAN

Scale: 1"=20'-0"



JAN 16, 2016
LIPPE AND ASSOCIATES
CONSULTING ENGINEERS
1600 W. CAMPBELL ST. SUITE 200
ROCKWALL, TEXAS 75087
PHONE: (972) 382-8849
FAX: (972) 382-8849
STATE OF TEXAS PROFESSIONAL ENGINEER F-11339

PROJECT NO. : 1621
DATE : 12/22/2016
DRAWN BY : L.A.
SCALE : AS NOTED

REVISIONS :

PERMIT SET
12-22-2016

HG SPLY - ROCKWALL
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

SITE LIGHTING
PHOTOMETRIC PLAN

ESP1.0