



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

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

**NOTES:**

<sup>1</sup> 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.  
<sup>2</sup> 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

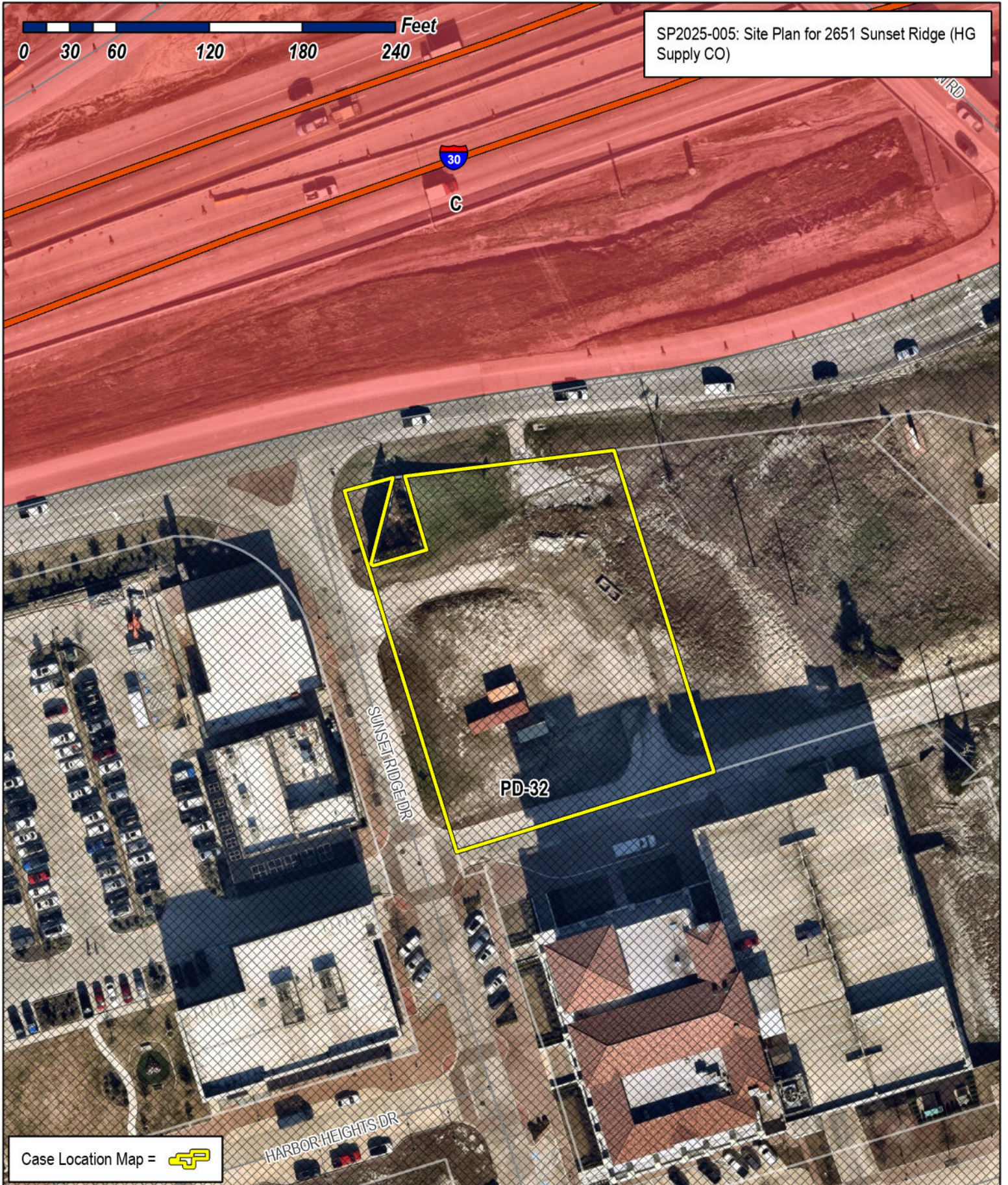
*[Signature]*





0 30 60 120 180 240 Feet

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



Case Location Map = 



# City of Rockwall

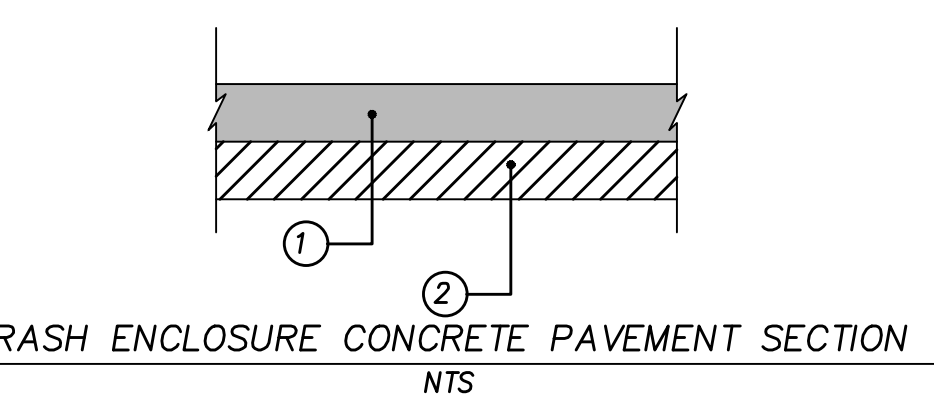
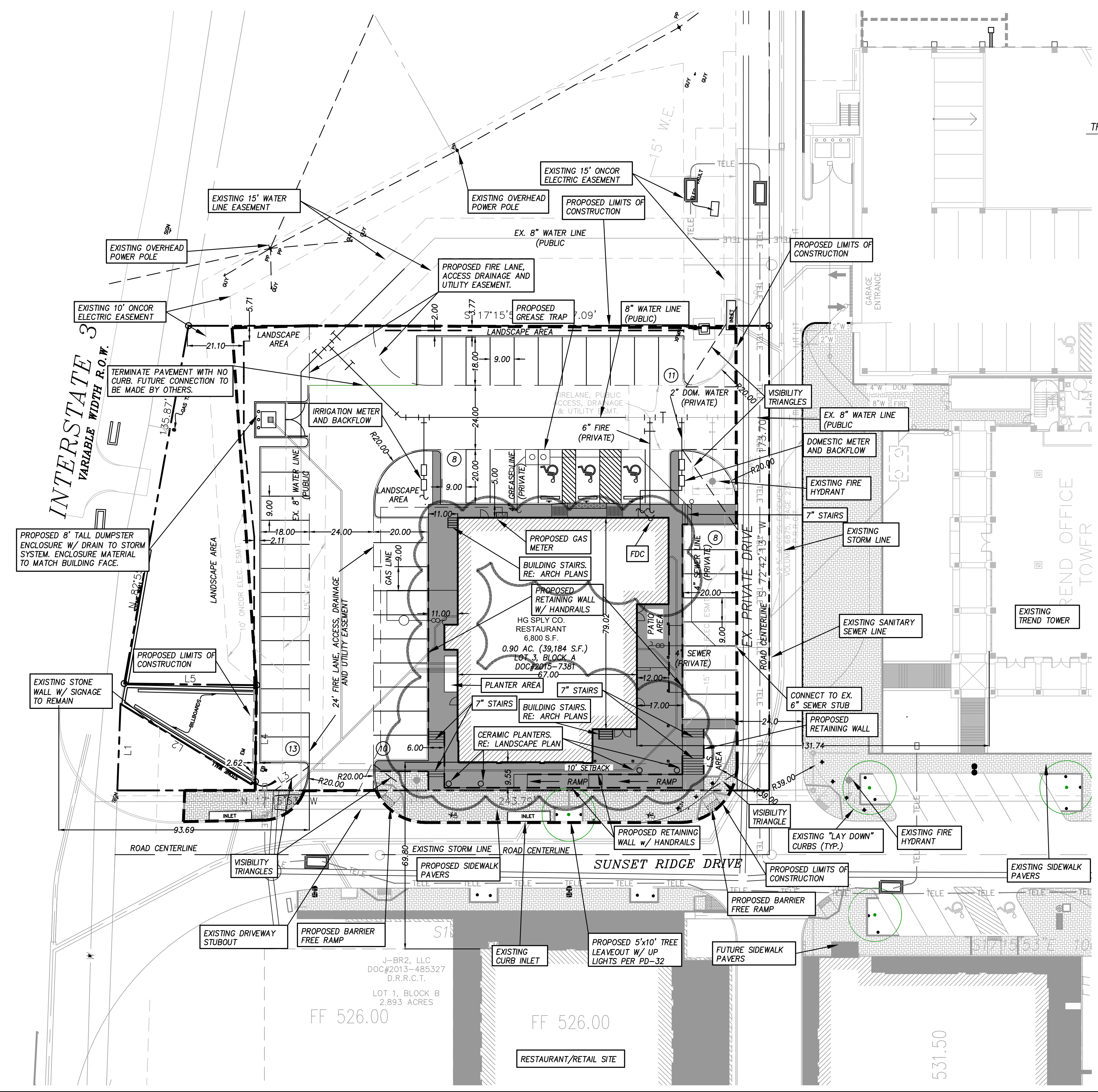
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.

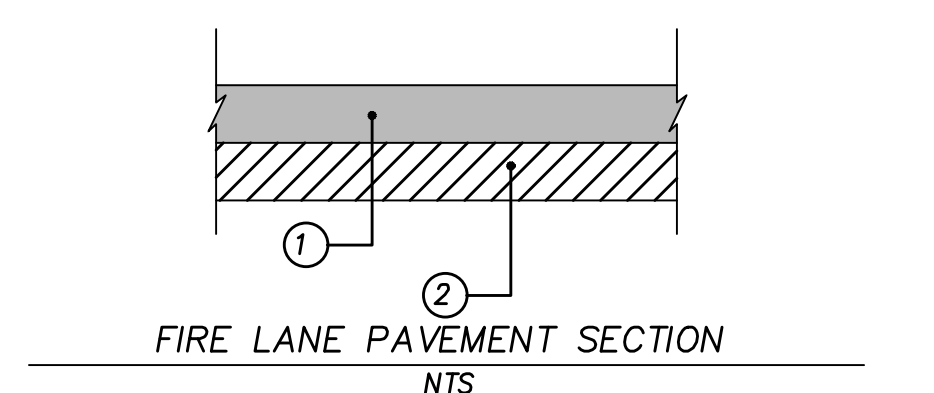




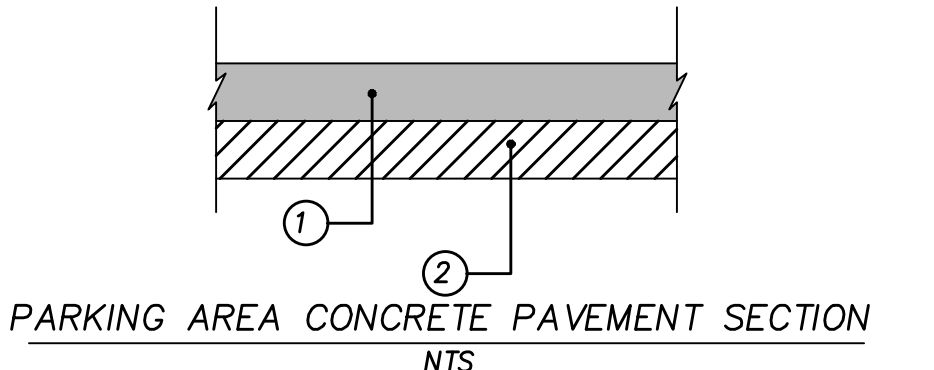
Drawing: P:\06\_FCOm\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Dec 15, 2022-2:30pm by cslown  
 Layout: C1.04 SITE PLAN - HG SUPPLY-BASE.dwg - XREF: BDRDR.dwg



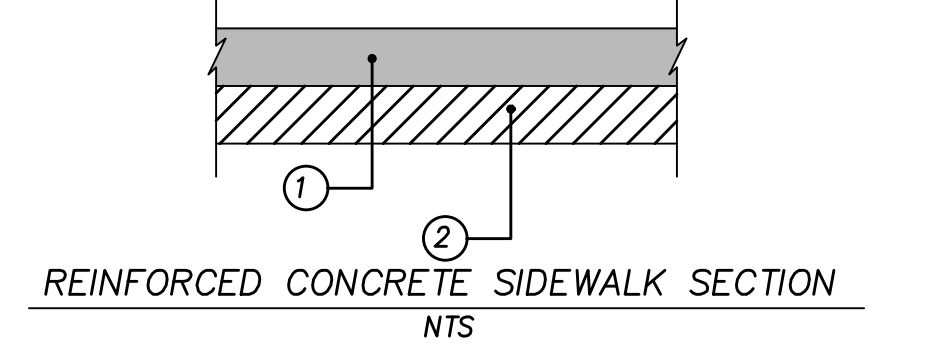
- 8"-4,000 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL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



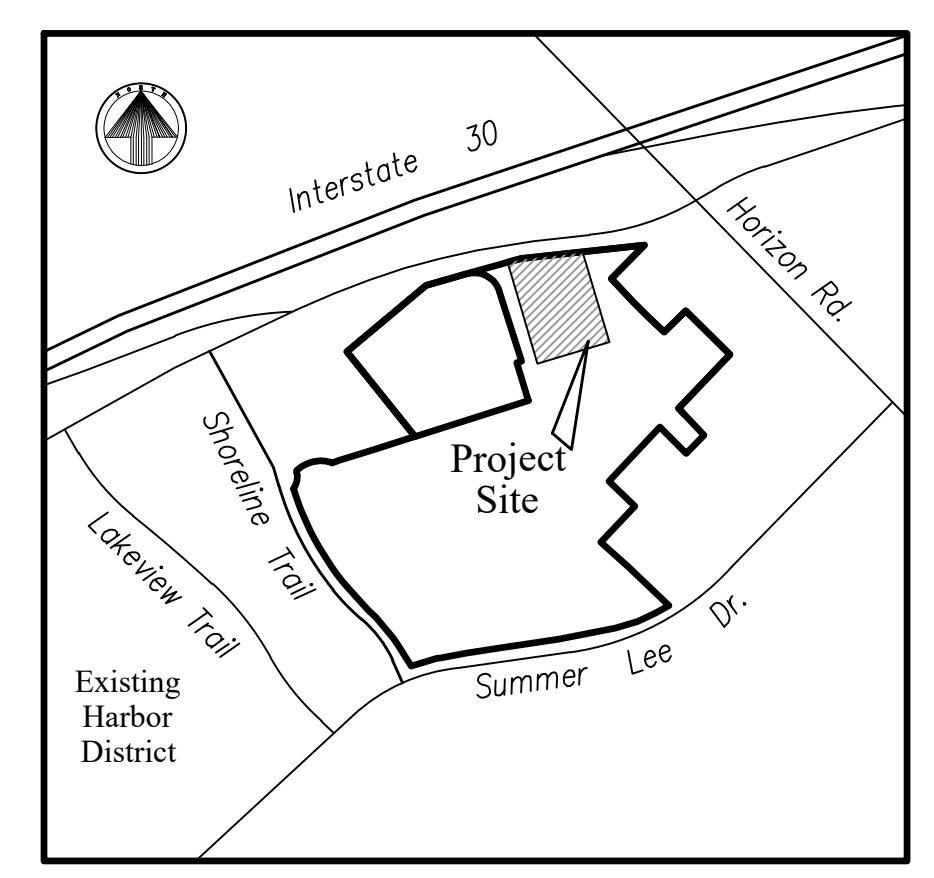
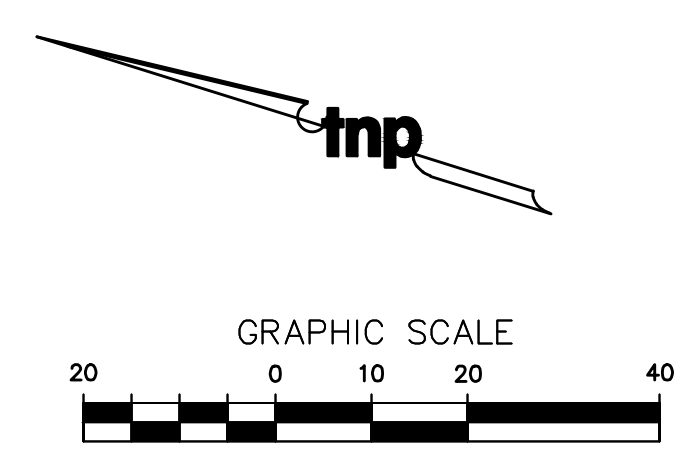
- 6"-4,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL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



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**

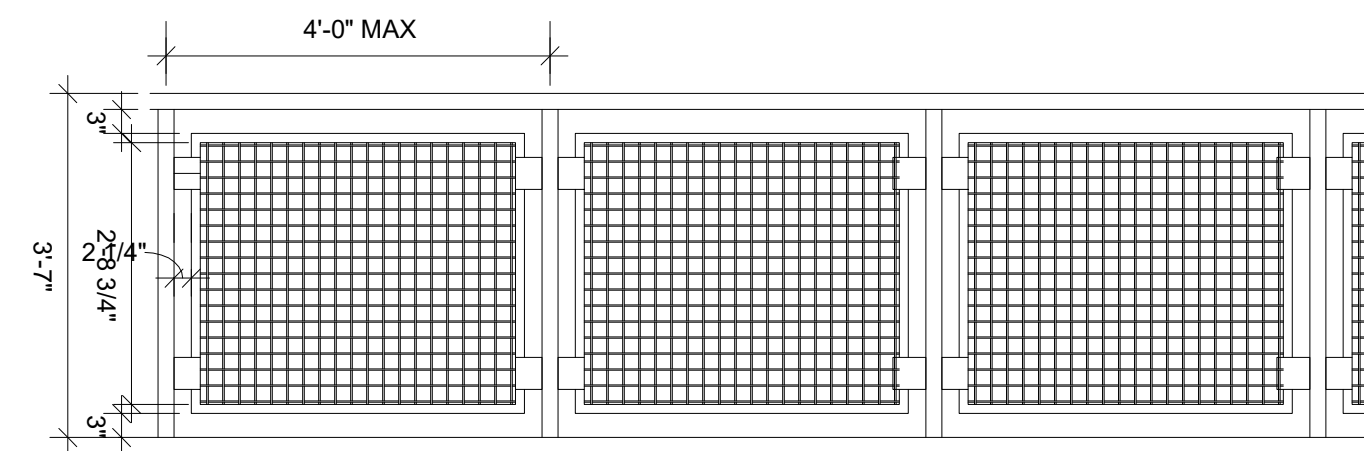
tnp project  
 HSP21134  
 sheet  
**C1.04**



EXTERIOR FINISH SCHEDULE

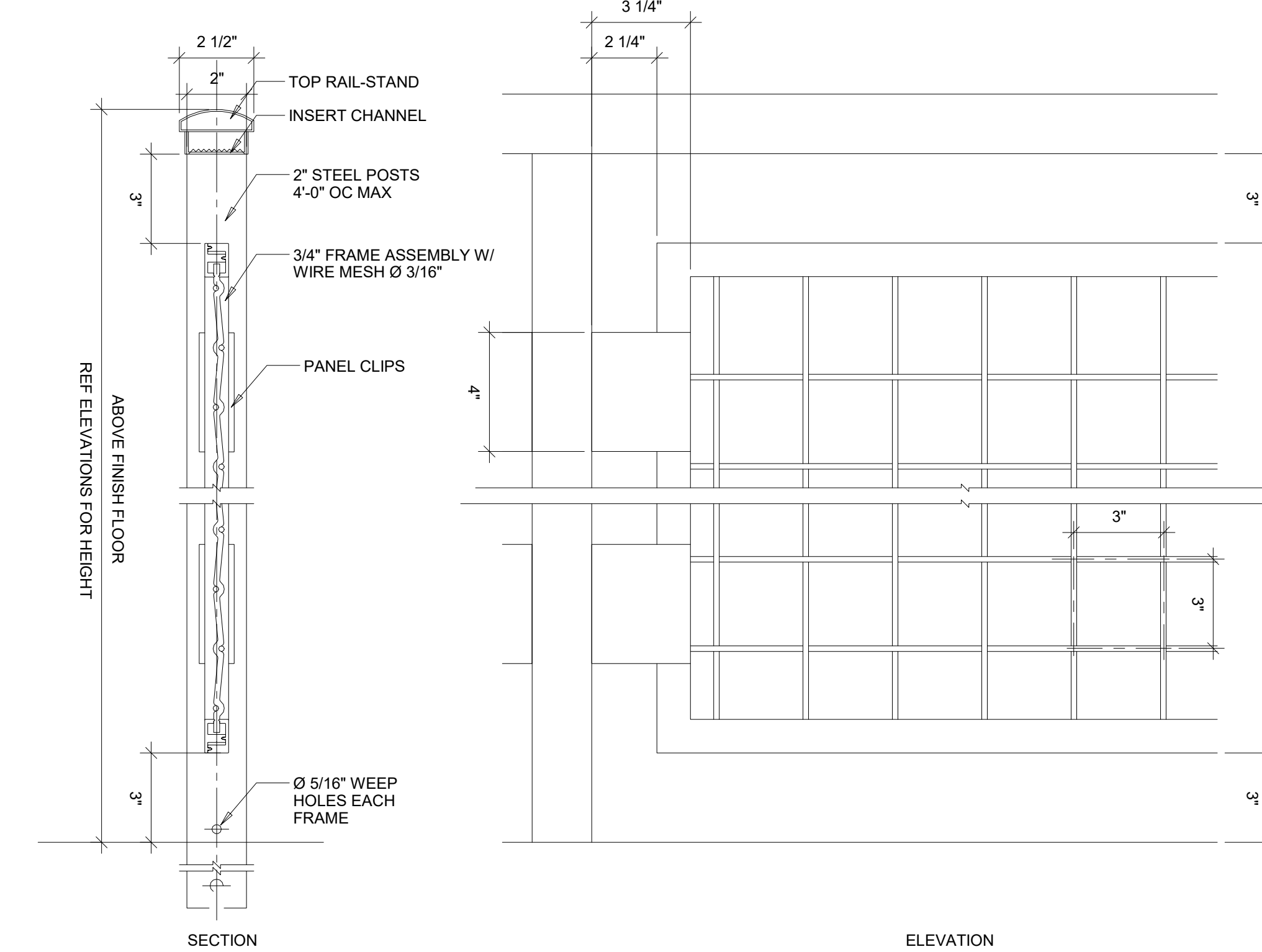
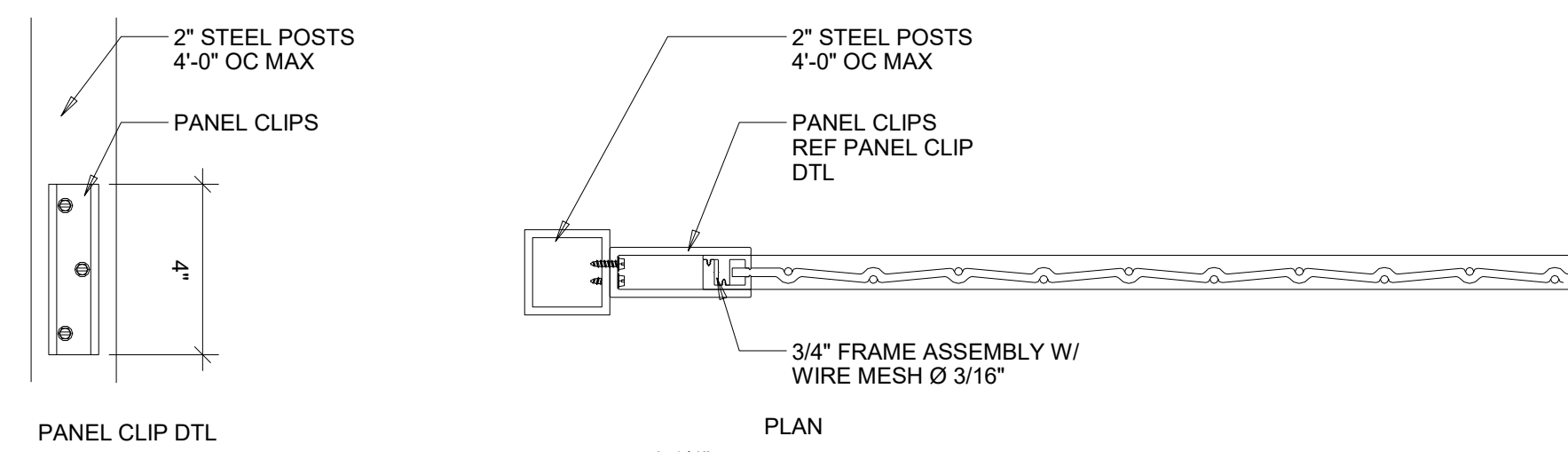
REF.	DESCRIPTION	PRODUCT INFORMATION	VENDOR	SUPPLIED/INSTALLED BY
M100	GREY BURNISHED BLOCK	HEAD WATER CMU/ COLOR #725 SMOKE/POLISHED FINISH/ GROUT CBP #TBS	STEVE MORRIS 214-552-9527	GC / GC
M101	GLAZED BRICK-STANDARD SIZE	ELGINBUTLER GLAZED BRICK/S2, 3 5/8" X 2 1/4" X 8", COLOR: POLAR WHITE #7100	CARL 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



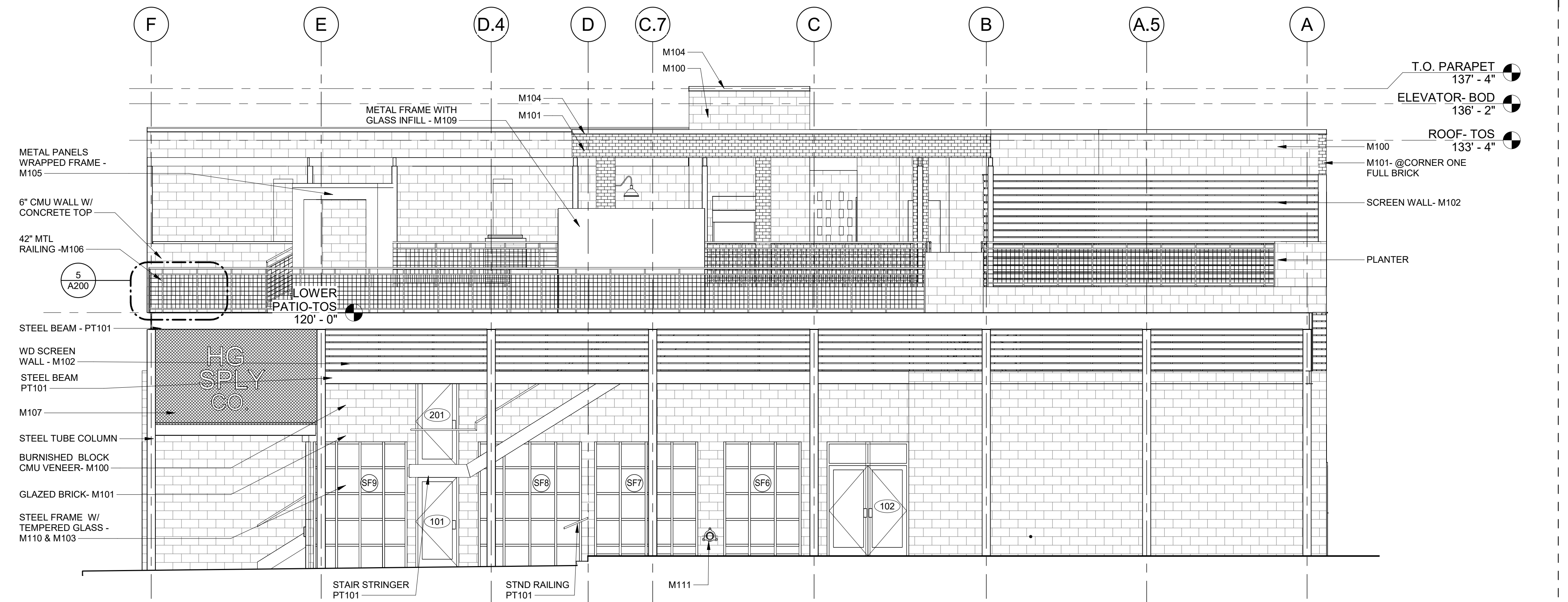
ROOF DECK RAILING

1/2" = 1'-0"



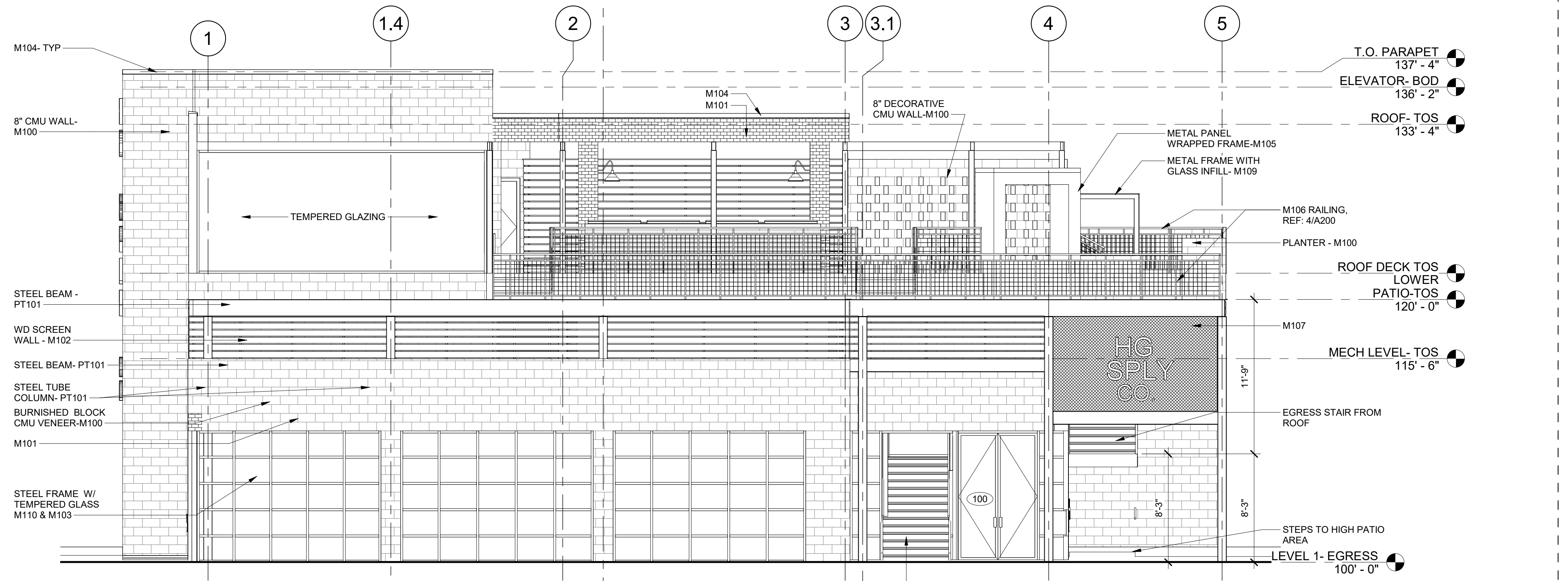
ROOF DECK RAILING DTLS

3" = 1'-0"



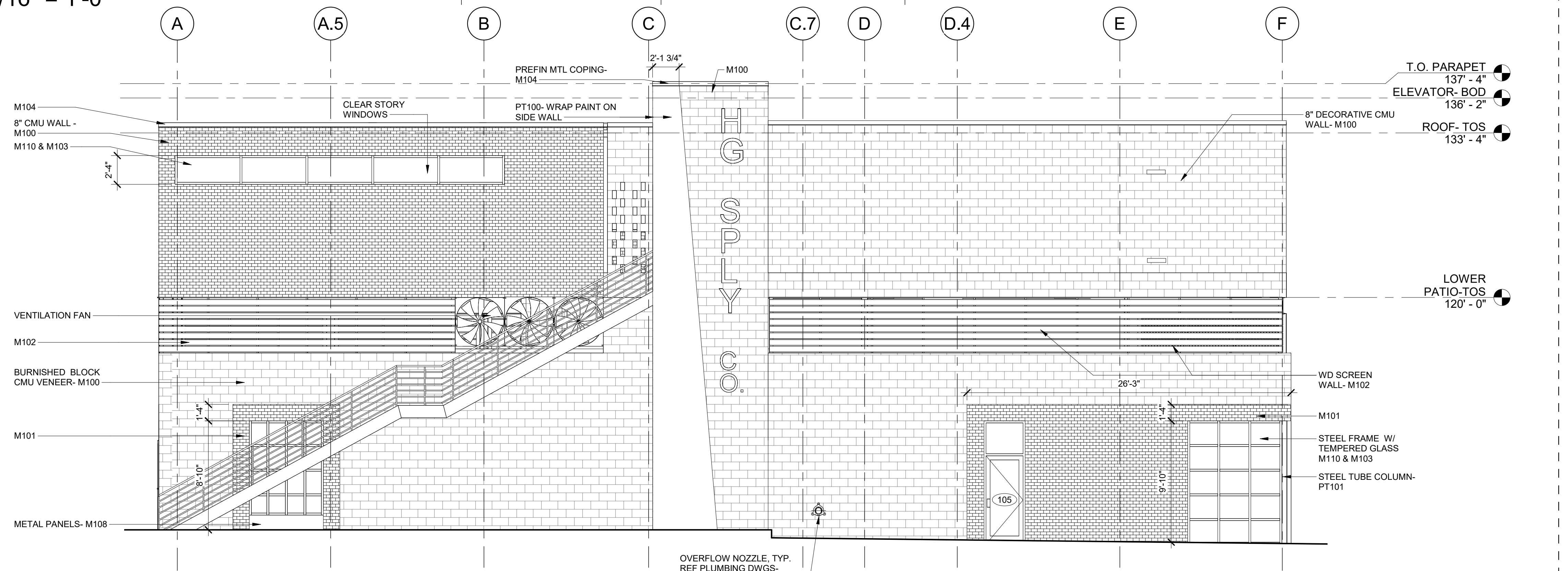
FRONT ELEVATION

3/16" = 1'-0"



SIDE ELEVATION

3/16" = 1'-0"



STREET ELEVATION

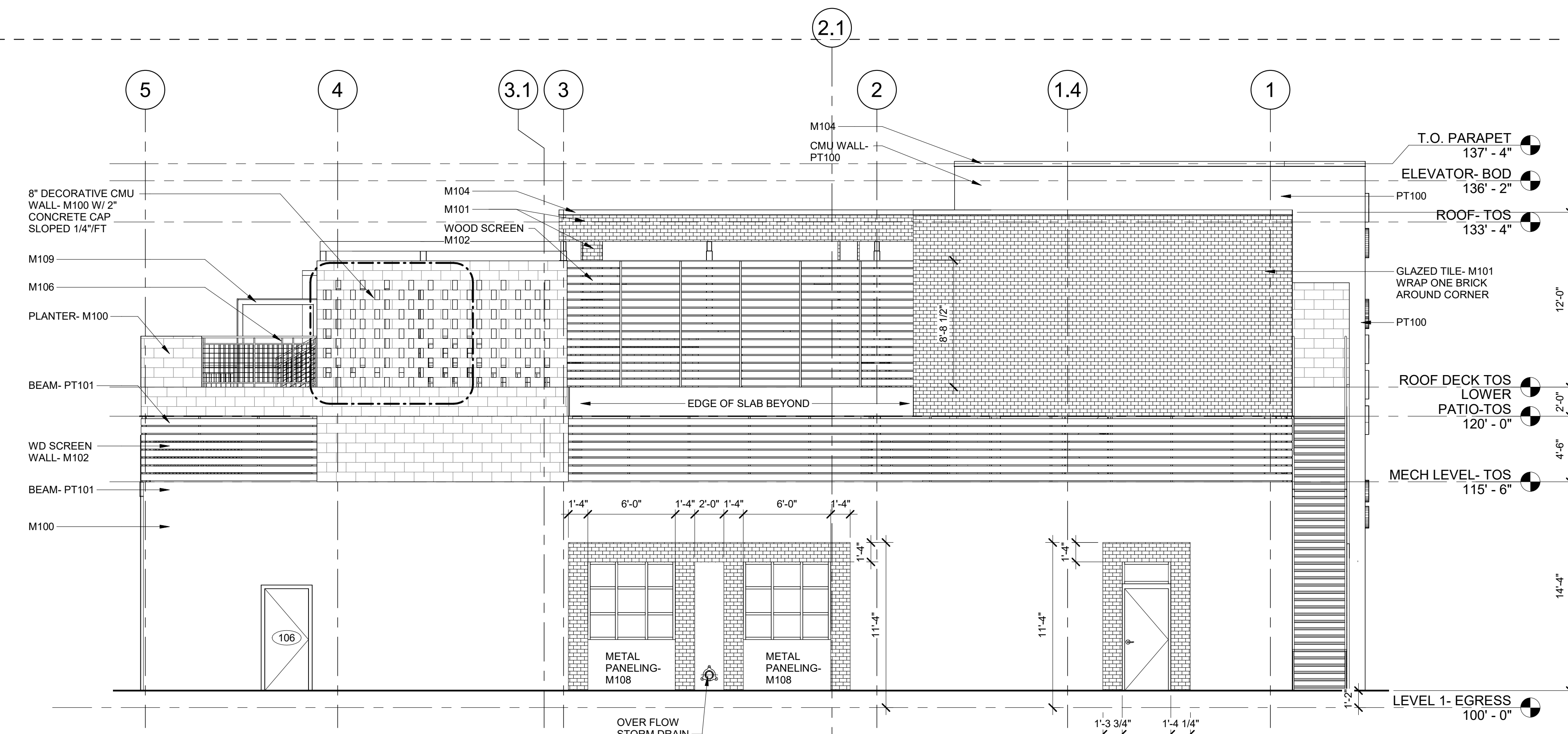
3/16" = 1'-0"



EXTERIOR FINISH SCHEDULE

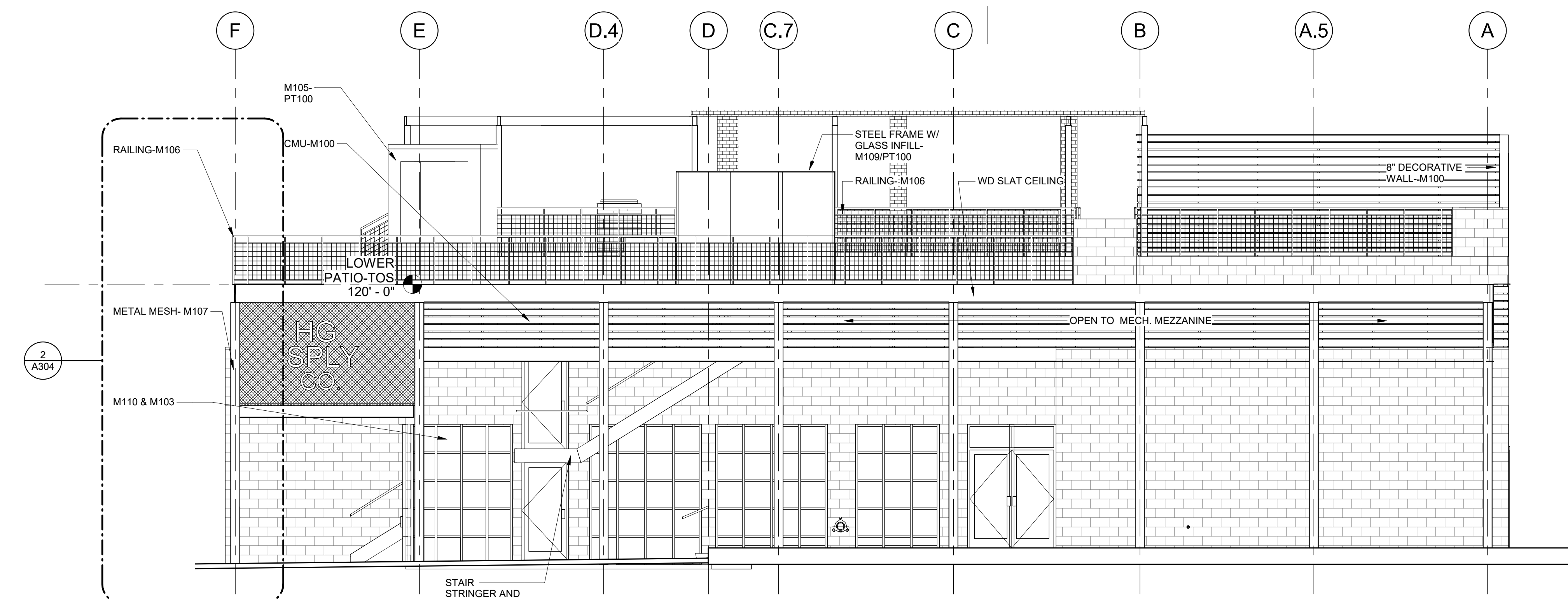
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M103	CLEAR TEMPERED GLASS	1/2" CLEAR TEMPERED GLASS, PPG SOLARBAN 60 OR BETTER	PPG GLASS 888-774-4332	GC / GC
M104	PREFINISHED METAL COPING	PAC CONTINUOUS CLEAT COPING, PREFINISHED GALVANIZED STEEL, GRIT FINISH NATURAL PAC-TITE WT CANTED FASCIA, COLOR WEATHERED ZINC	PAC CLAD 800-441-8661	GC / GC
M105	METAL CLADDING	ALUCOBOND PE PANELS- PATRIOT RED- PVDF3	WWW.ALUCOBONDUSA.COM	GC / GC
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"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



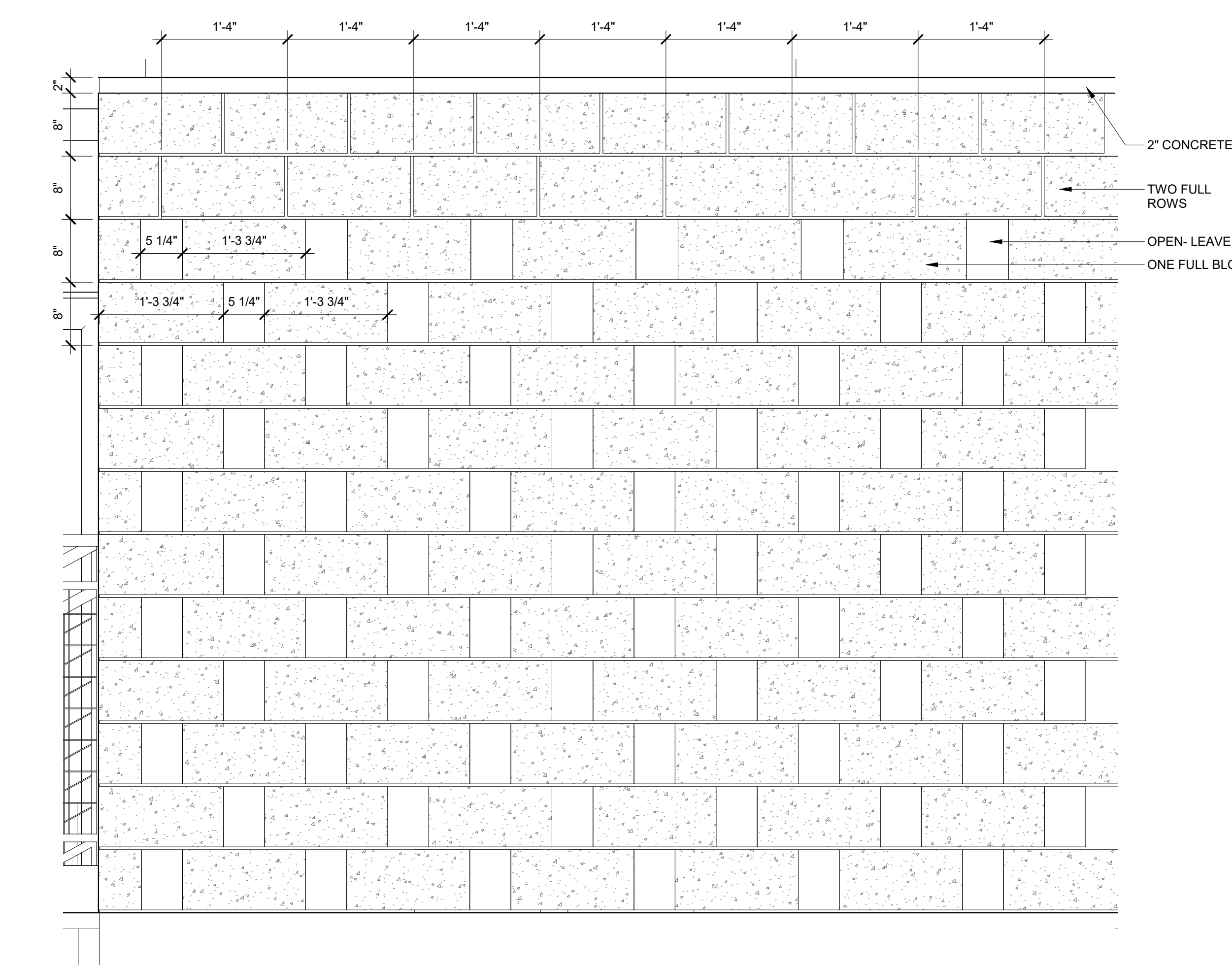
BACK ELEVATION

3/16" = 1'-0"



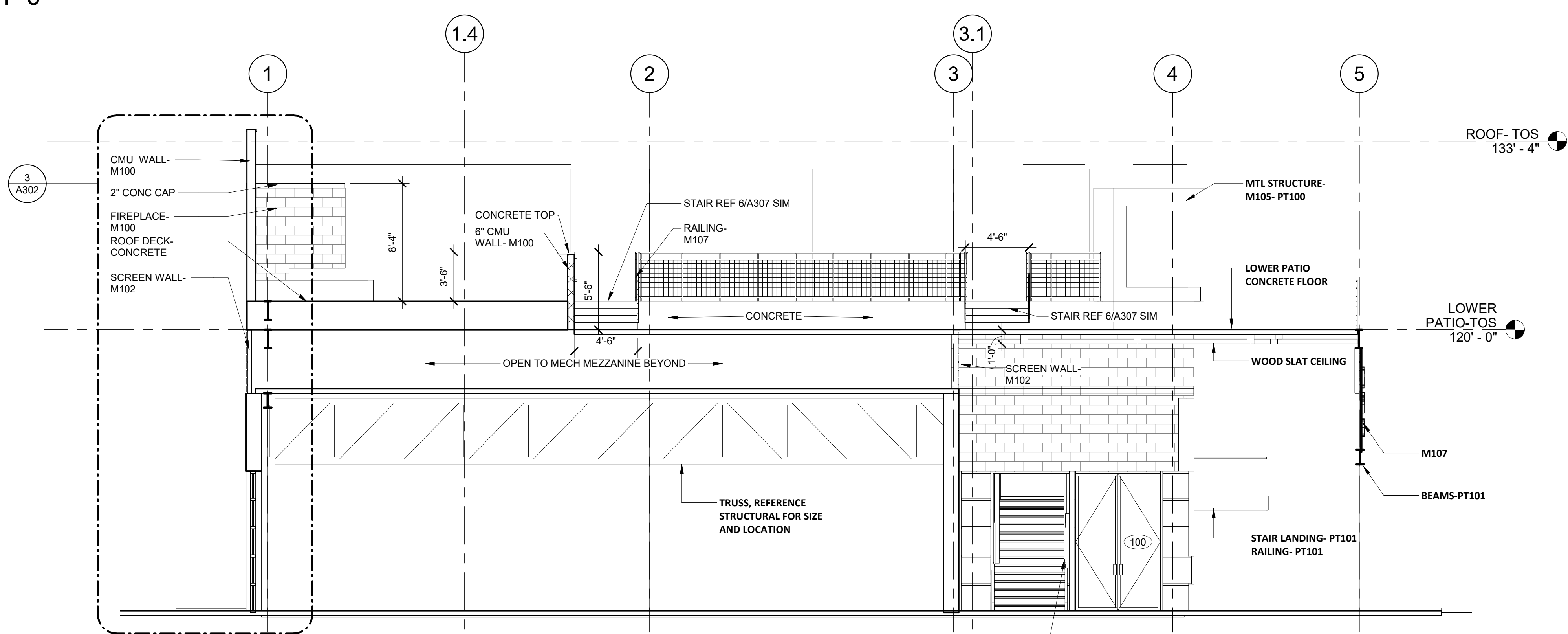
ELEVATION

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



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

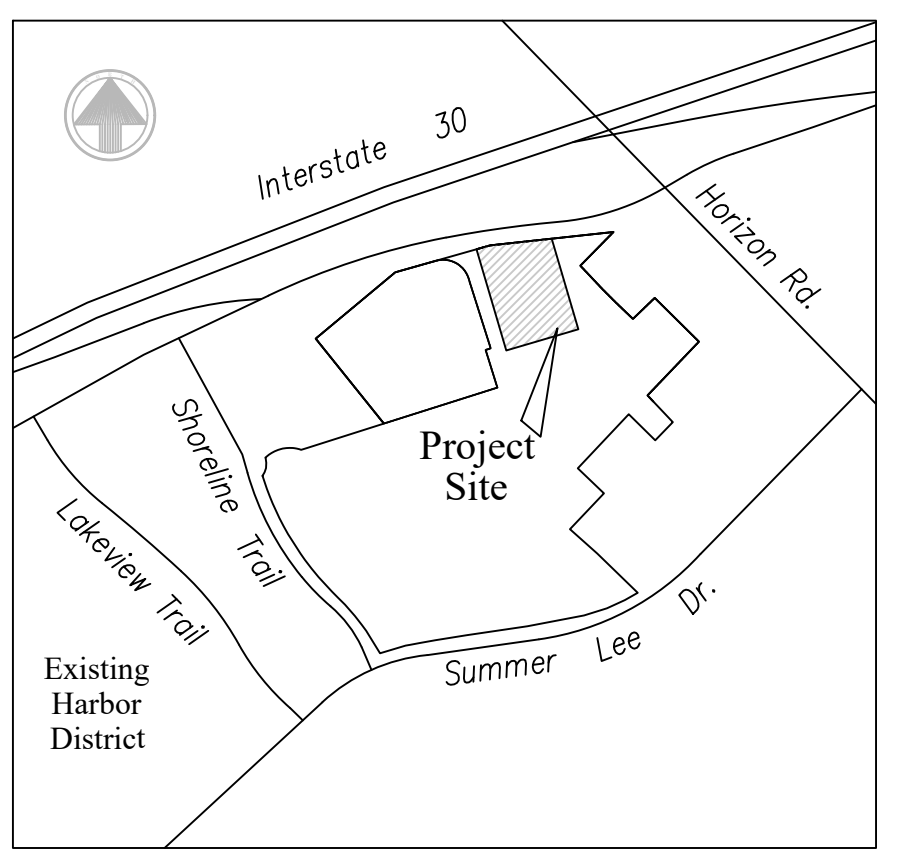
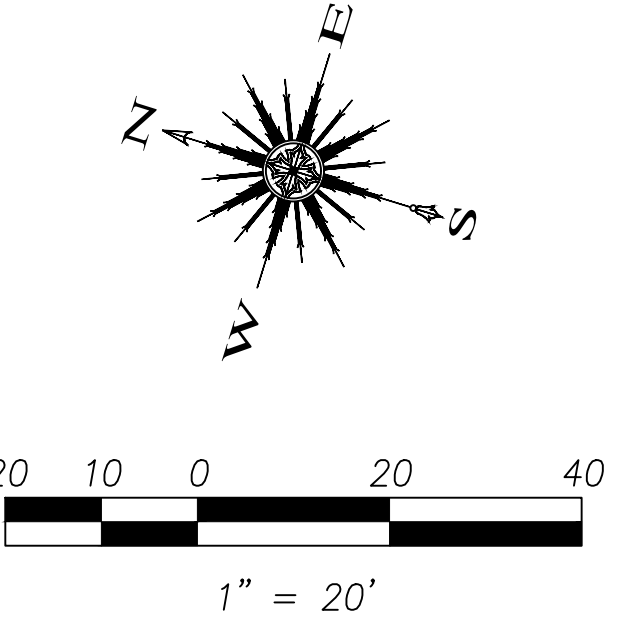
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME	SIZE
TE-1	LIVE OAK, "A"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	200 GAL, 8.0'-7.5" CAL, 24-26 FT HIGH, CLEAR TRUNK TO 8 FEET
TE-2	LIVE OAK, "B"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	150 GAL, 6.0'-6.5" CAL, 16-18 FT HIGH, MULTITRUNK TO 8 FEET
TE-3	LIVE OAK, "C"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	100 GAL, 4.0'-4.5" CAL, 14-16 FT HIGH, CLEAR TRUNK TO 8 FEET
TE-4	SKYROCKET JUNIPER, FULL UPRIGHT	UNIDENTIFIED SKYROCKET	36" BOX, 3.0'-3.5" CAL, 16-18 FT HIGH, FULL ROUNDED FORM MATCHED HEIGHT INSTALL WITH (3) 2" DIA. 10' STEEL POSTS EA, TIE TO KEEP UPRIGHT, FROM WIND
DECIDUOUS TREES	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 "A"	ULMUS CRASSIFOLIA	100 GAL, 4.0'-4.5" CAL, 12-14 FT HIGH, CLEAR TRUNK TO 6 FEET
TD-3	CEDAR ELM "B"	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	LAURUSTROBILIA INDICA, TUSCOCORA	45 GAL, 8-10 FT. THREE TO FIVE UPRIGHT TRUNKS, TWIN LAKES NURSERY
SHRUBS, HEDGES	SH-1	DWARF YAUPOH HOLLY	ILEX VOMITORIA, NANA 3 GAL, 16" O.C. MAX, 16" HIGH AT TIME OF PLANTING
SH-2	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORD	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, EDGOUCHER	3 GAL, 36" O.C. MAX, NO SUBSTITUTE
SH-6	NELLIE R. STEVENS	ILEX ATTENUATA, "EMERALD"	30 GAL, 6-8 FT HIGH, FULL LOW TO GROUND,
GROUND COVERS	GC-1	CREeping LILY 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	RT-1	DRIFT ROSES, RED	ROSA, DRIFT ROSES, FULL 3 GALLON, FULL
RT-2	AGAVE OCTOPUS	AGAVE VILMORINIANA "OCTOPUS"	5 GALLON
RT-3	DWARF KATIE PETUNIA, BLUE	RUPELLIA BRITTONIANA "KATIE BLUE"	1 GAL, KATIE, BLUE/PURPLE.
PERENNIALS	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	HESPERALOEFLORA	5 GAL, 18" O.C. MAX.
PR-4	VARIATED YUCCA	YUCCA GLORIOSA VARIATED	3 GAL, 18" O.C. MAX.
PR-5	FLAX LILY	DIANELLA TASMANIC VARIATA	1 GAL, 18" O.C. MAX.
GRASS	BG-1	BERMUDA GRASS	BERMUDA SPECIES, COMMON SOLID SOD, 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:	6,800/39,184= .174 -> 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.



LANDSCAPE PLANT LEGEND

IRR SLEEVE: IRRIGATION SLEEVE, IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

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

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

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

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

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

MAGNOLIA TREES, 65 GALLON, 8-10 FT HIGH

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

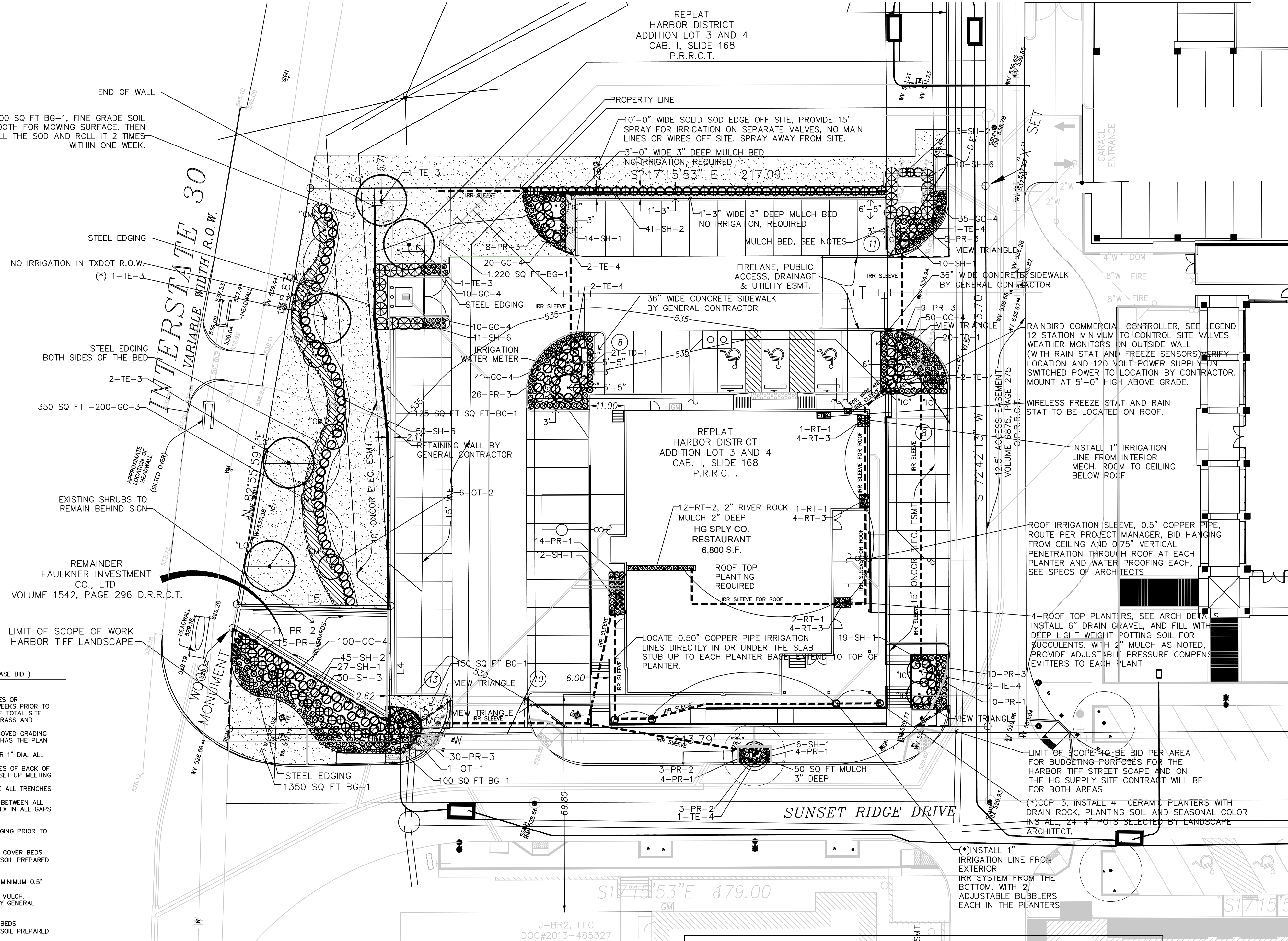
BERMUDA GRASS SOD, SEE NOTES FOR IRRIGATION AND ROLLING

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

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

SOIL AMENDMENT NOTES (LISTED FOR BASE BID)

- 1. SOIL AMENDMENTS: EXCAVATE BEDS OR ALLOW FOR 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 SHARP 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 SOIL SOD 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.



LANDSCAPE IRRIGATION WARRANTEE

- LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
- 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 REFUSE 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 (6) 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

- NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
- 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
- DEEP ROOT BARRIERS, 1-800-488-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUTSIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

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

- PROVIDING 4 CERAMIC PLANTER UNDER THE AWNING ON SUNSET RIDGE SIDE OF THE BUILDING
- 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 \_\_\_ day of \_\_\_\_\_, 2021.

Witness our hands this \_\_\_ day of \_\_\_\_\_, 2021.

Planning & Zoning Commission, Chairman Director of Planning & Zoning

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@landdesignplan.com

Drawn By: T.H.P. Checked By: T.H.P.  
Date: 12/21/2022 Project No.: -  
Sheet Title: Landscape Planting Plan  
Scale: 1/11  
L1-01

CASE NUMBER: SP2021-005 FOR CONSTRUCTION



