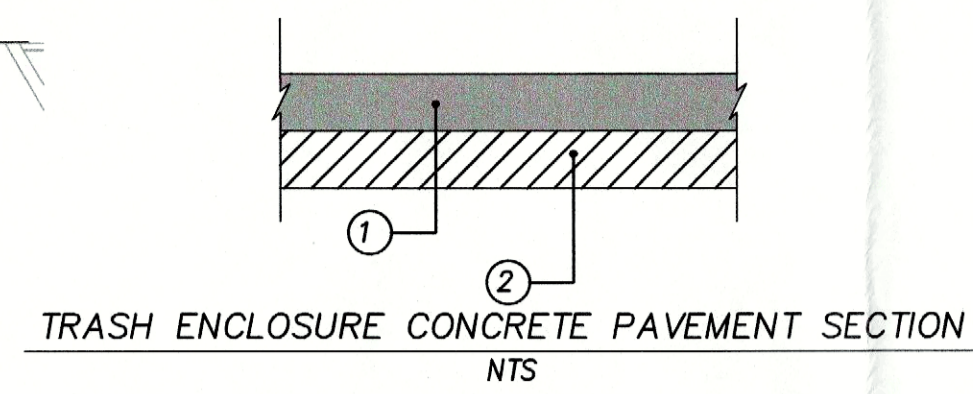
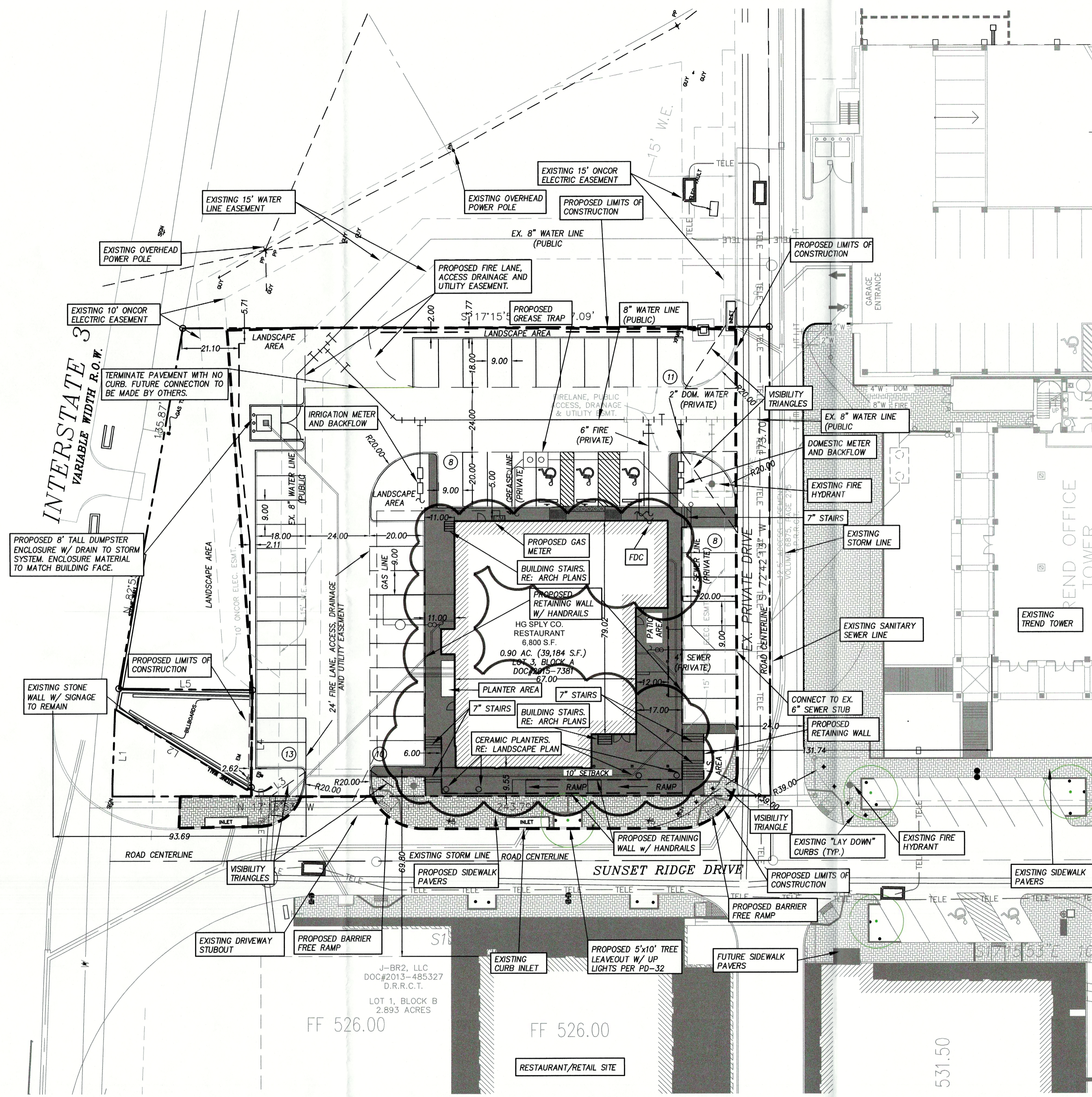
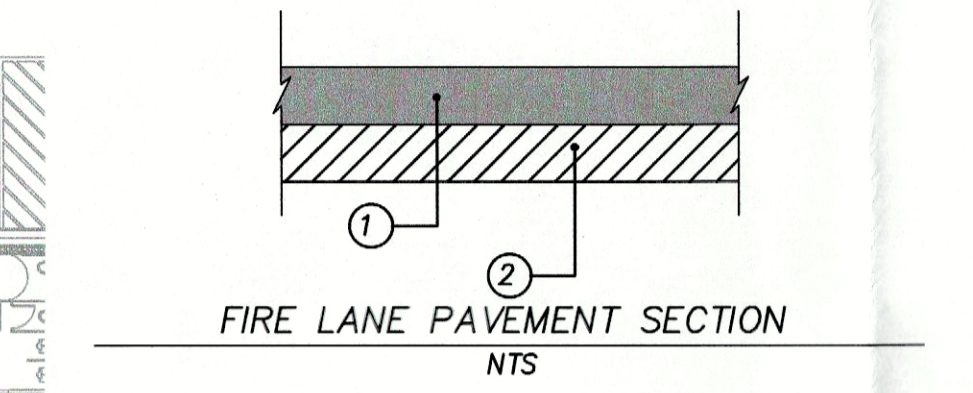


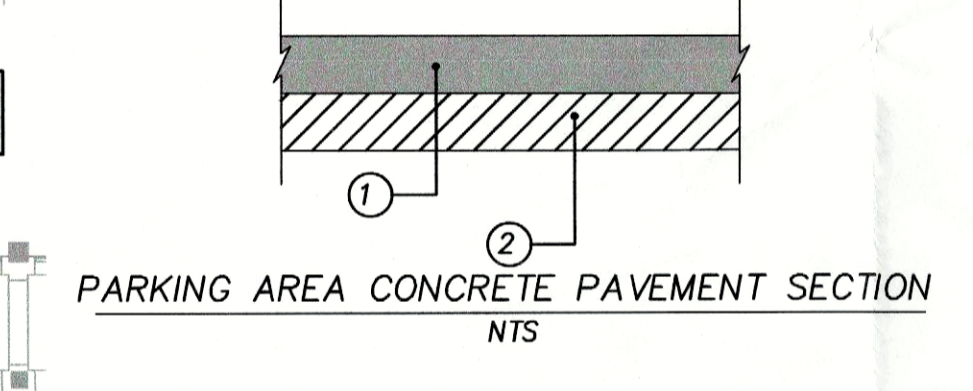
Drawing: P:\00_Forum\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Dec 15, 2022-2:30pm by celwin
 Layout: C1.04 SITE PLAN Xrefs: HG SUPPLY-BASE.dwg - XREF-BORDER.dwg



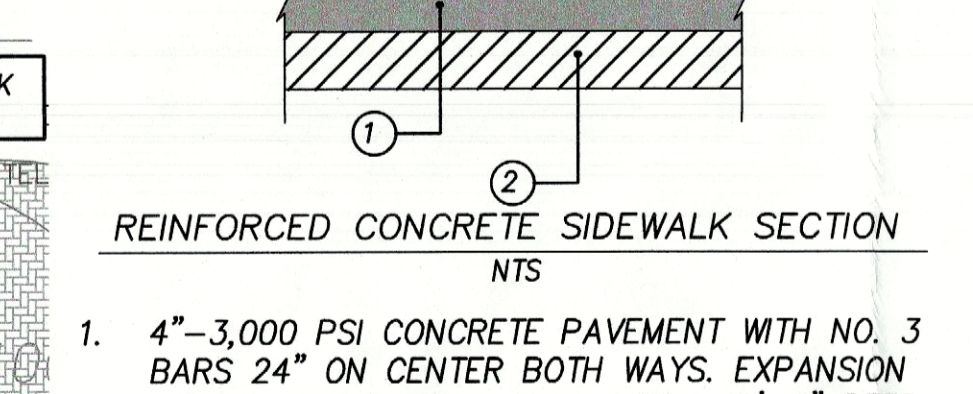
- 8"-4,000 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL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



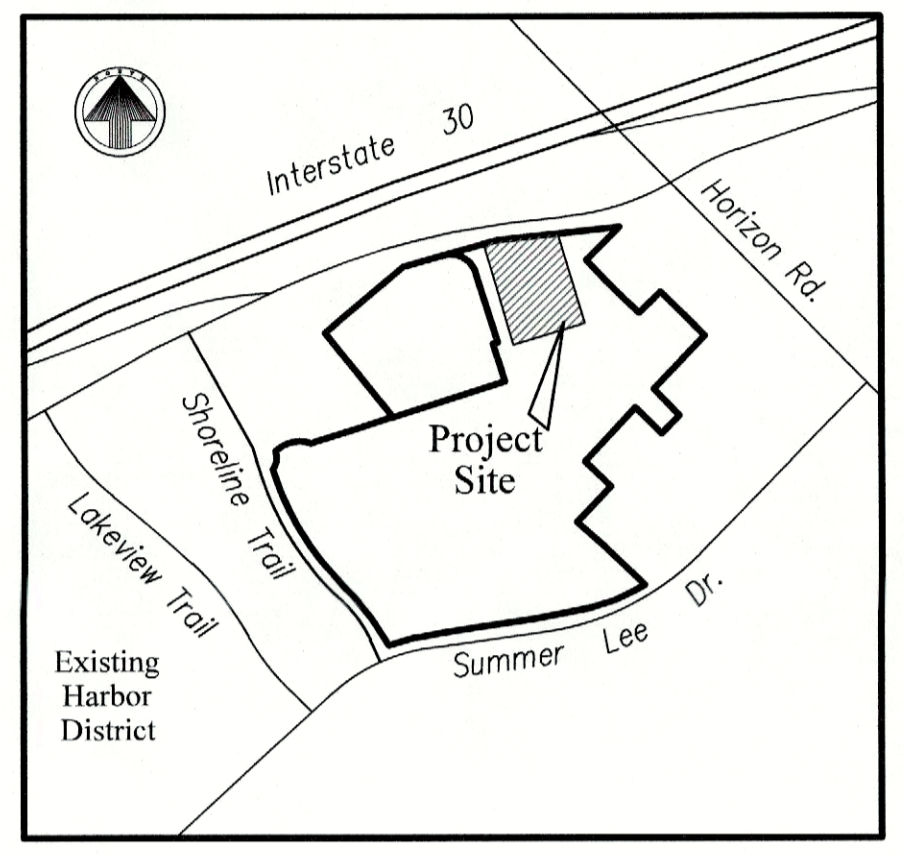
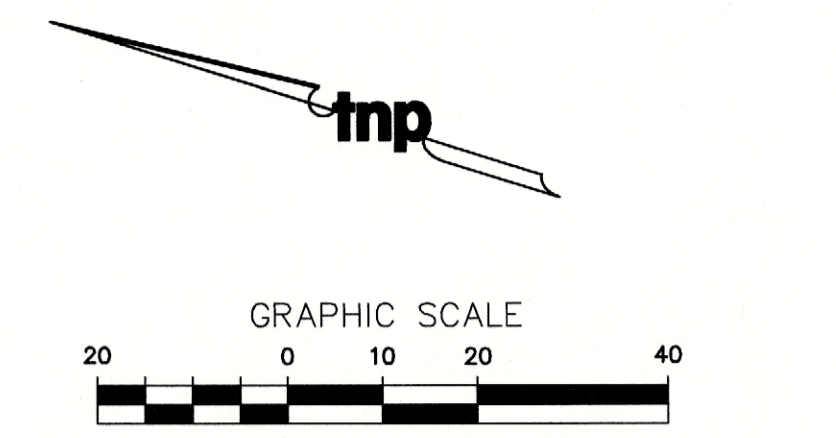
- 6"-4,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL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

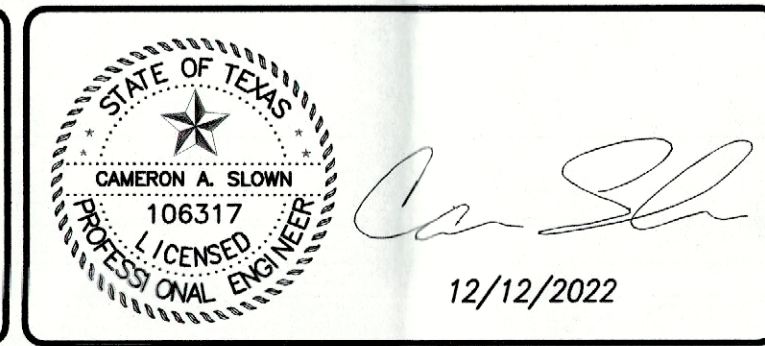
APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the 3 day of January, 2023.
 Witness our hands this 3 day of January, 2023.
 [Signature] Planning & Zoning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

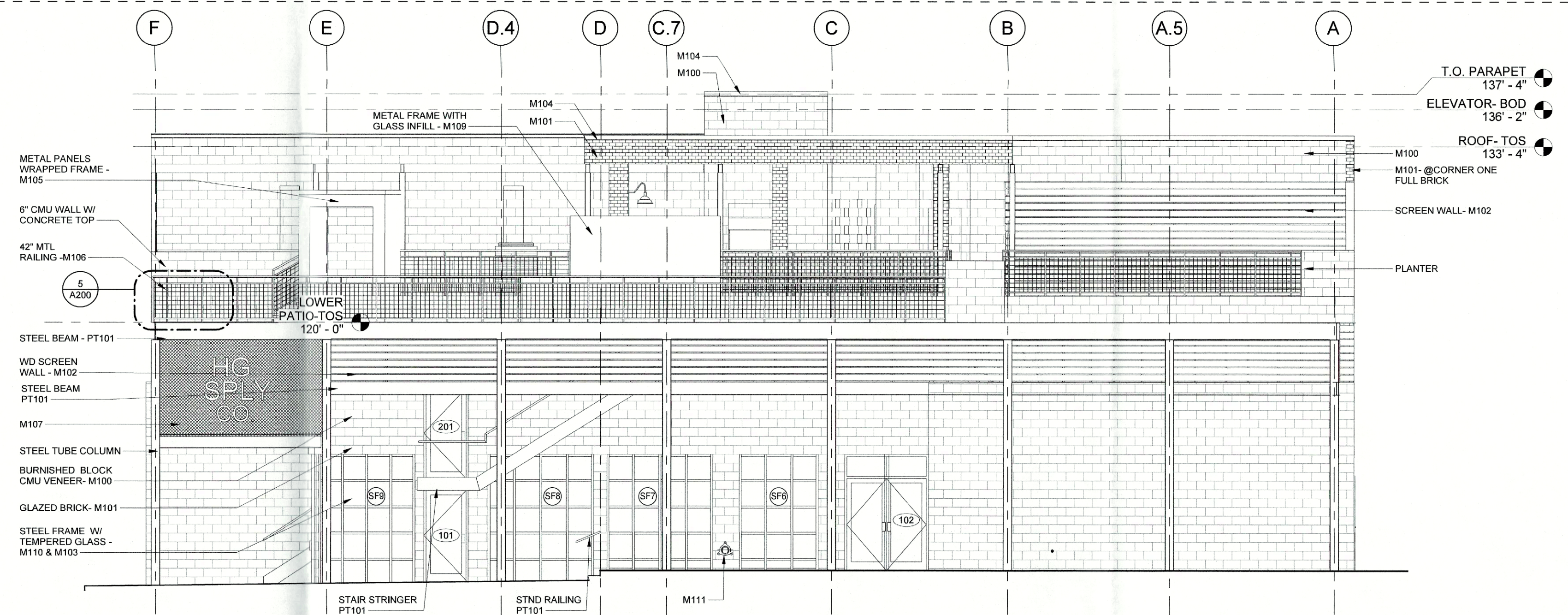
8020 HOSPITALITY, LLC.
 2008 GREENVILLE AVE.
 DALLAS, TX 75206

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

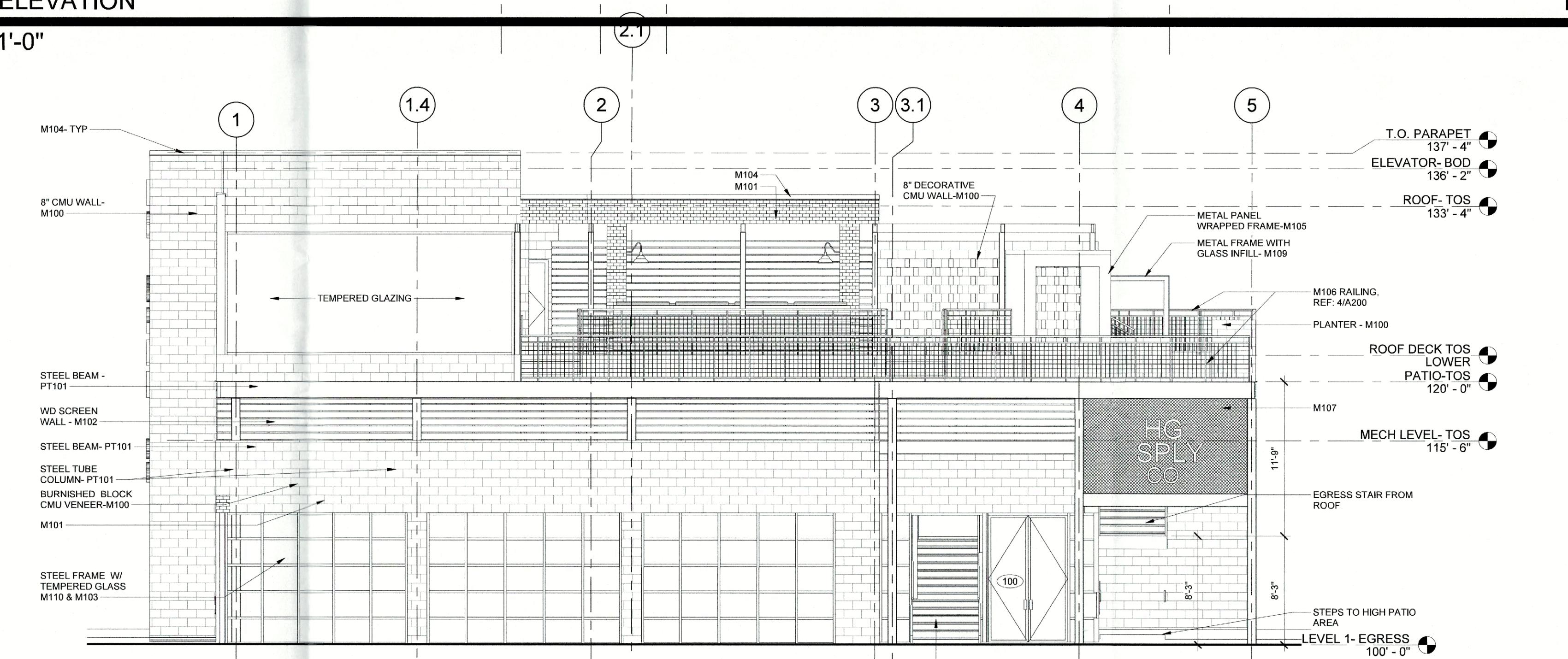
tnp project
 HSP21134
 sheet
C1.04

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: 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 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

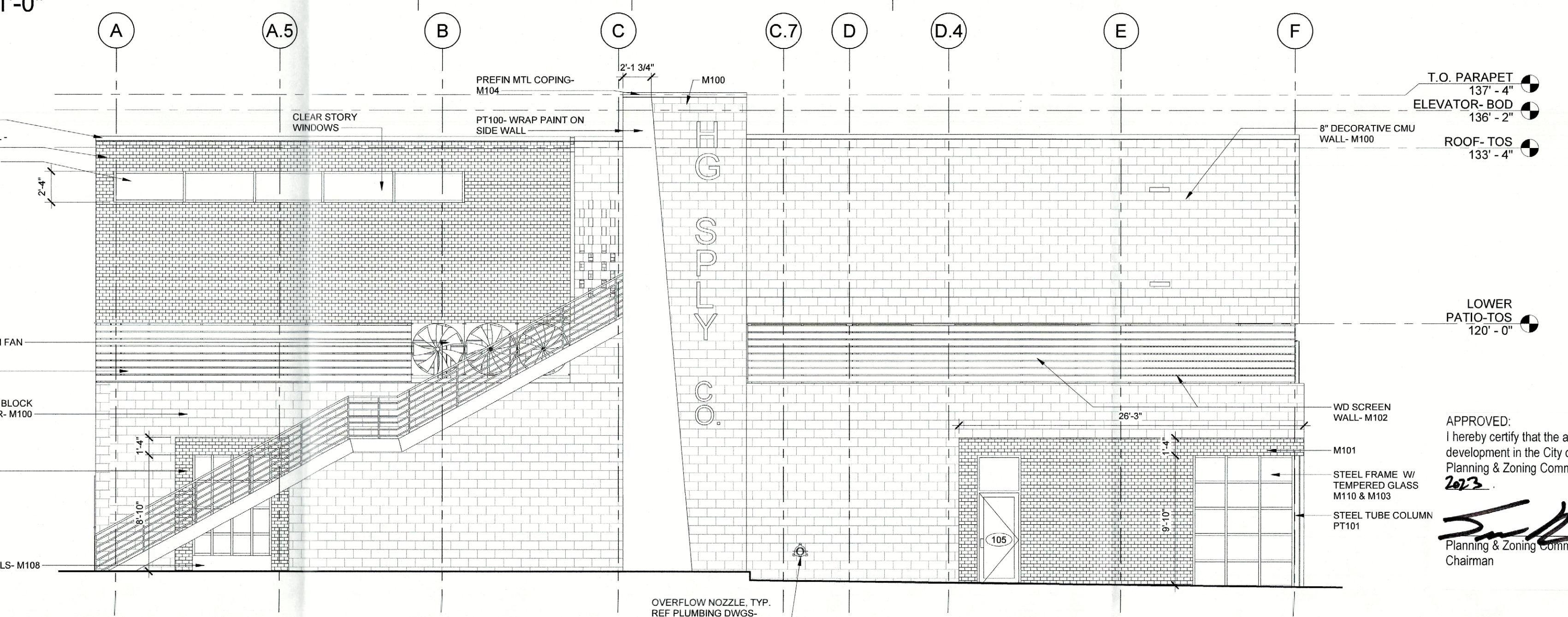
ALL SUBSTITUTIONS ARE TO BE APPROVED BY THE ARCHITECT AND THE OWNER
GC TO SUBMIT MATERIAL SAMPLES FOR ARCHITECT APPROVAL BEFORE ORDERING



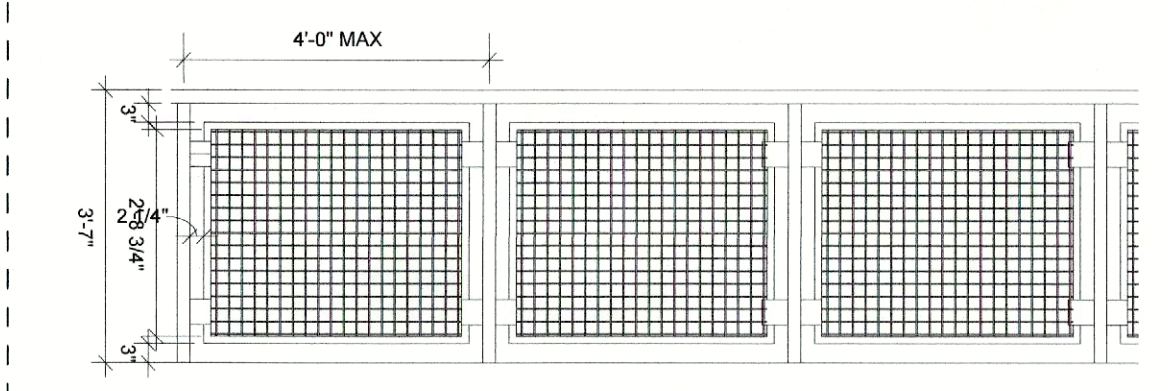
FRONT ELEVATION
3/16" = 1'-0"



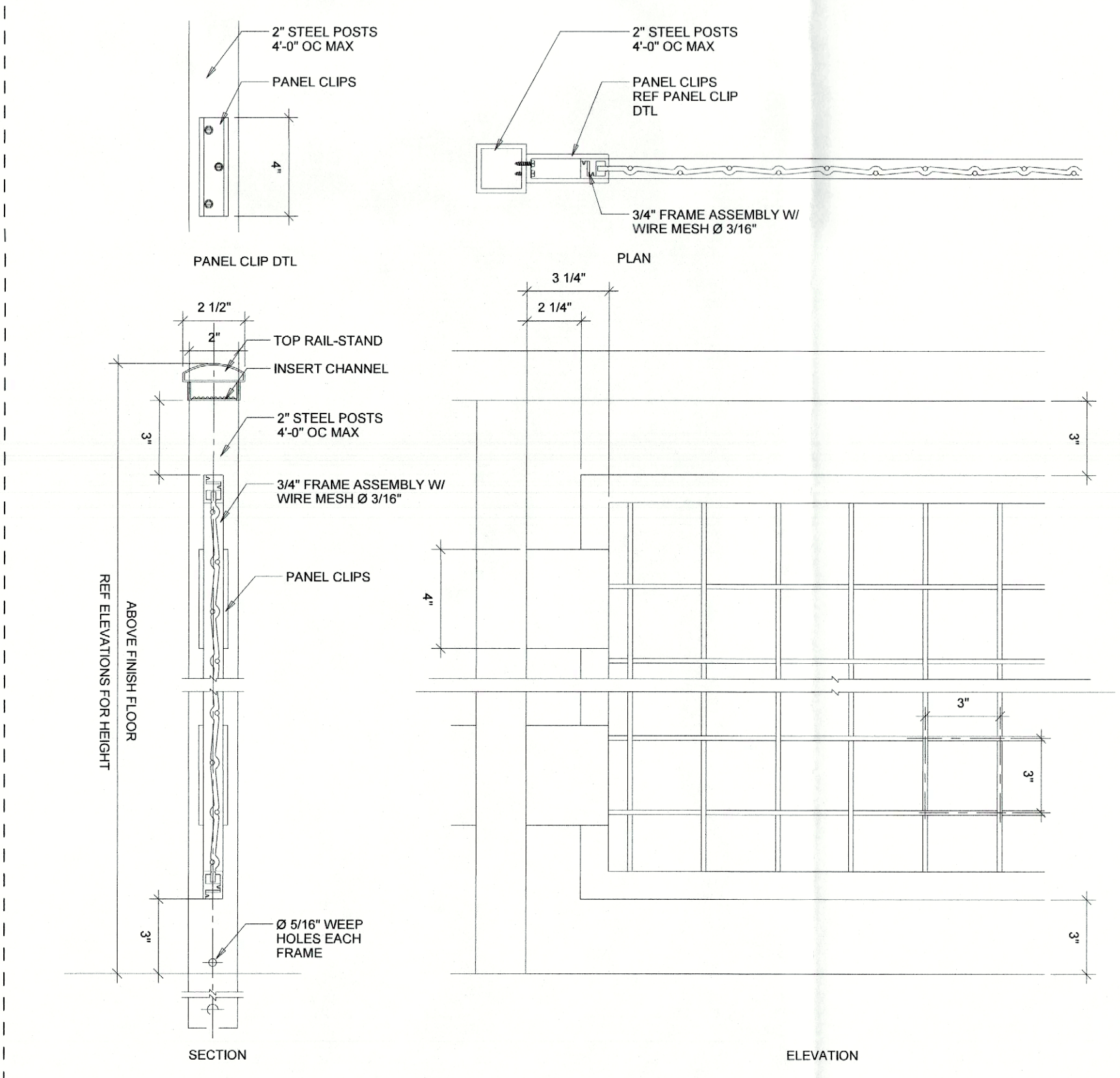
SIDE ELEVATION
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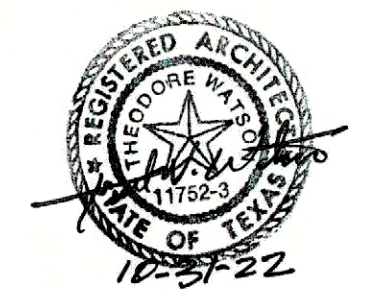
STREET ELEVATION
3/16" = 1'-0"



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:

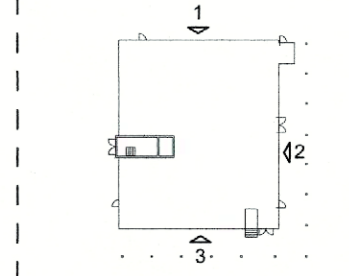
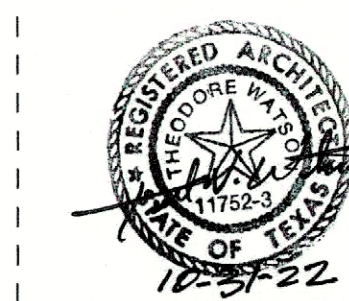
BUILDING ELEVATIONS

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

10/14/2022 5:12:00 PM



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

REVISIONS:

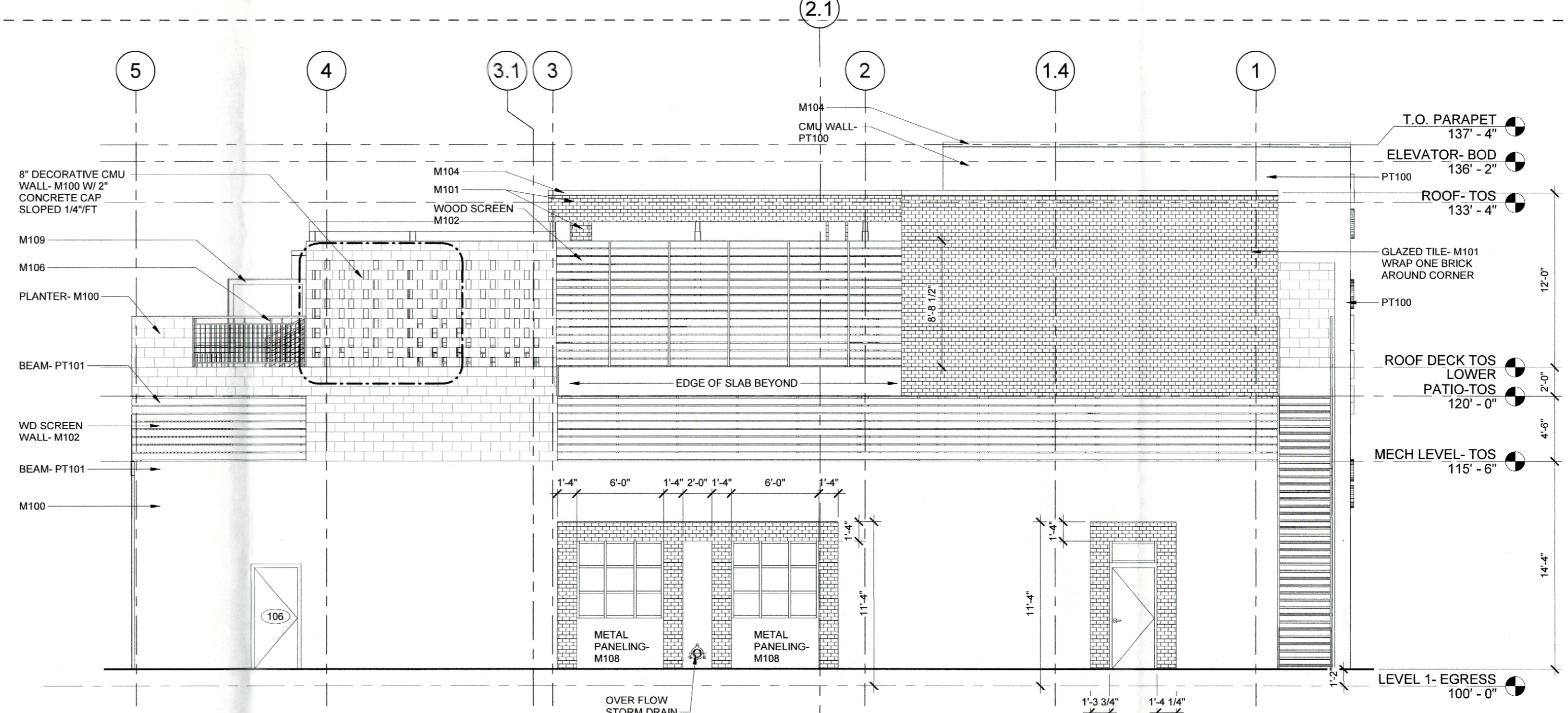
BUILDING ELEVATIONS

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

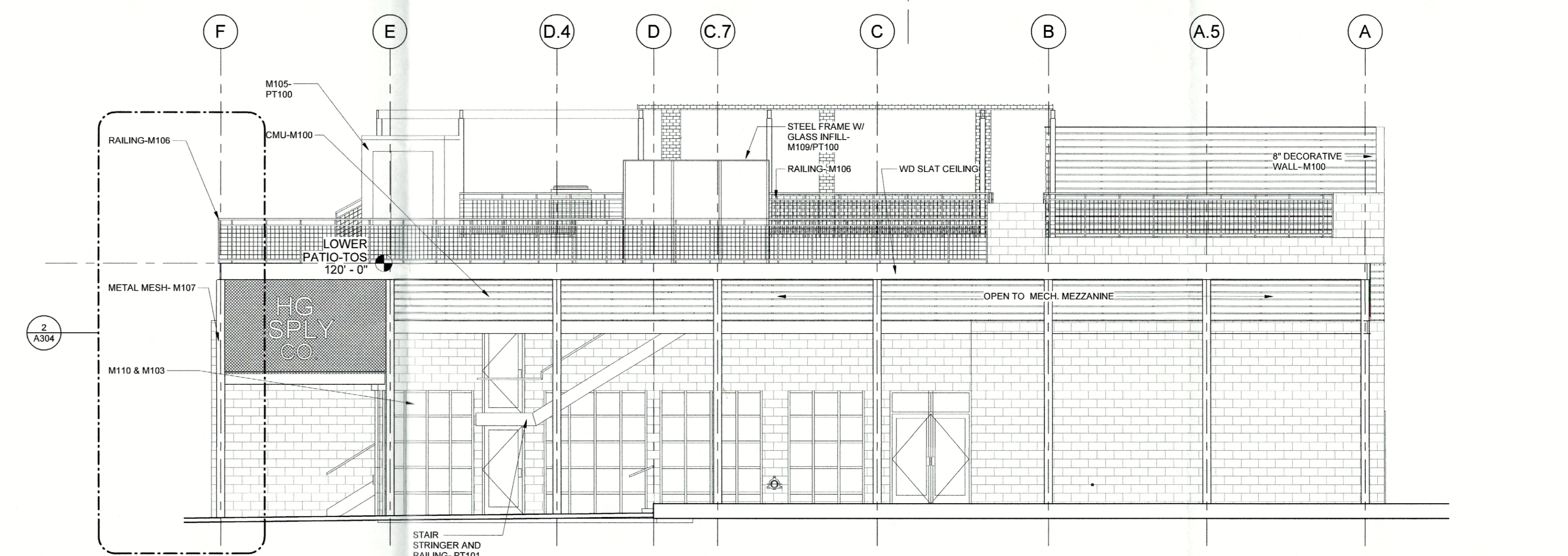
REF.	DESCRIPTION	PRODUCT INFORMATION	VENDOR	SUPPLIED/ INSTALLED BY
M100	GREY BURNISHED BLOCK	HEAD WATER CMU/ COLOR #725 SMOKE/POLISHED FINISH/ GROUT CBP #TBS	STEVE MORRIS 214-552-9527	GC / GC
M101	GLAZED BRICK-STANDARD SIZE	ELGINBUTLER GLAZED BRICK/S2, 3 5/8" X 2 1/4" X 8", COLOR: POLAR WHITE #7100	CARL DUNLAP 214-536-7755	GC / GC
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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 W/ CANTED FASCIA, COLOR WEATHERED ZINC	PAC CLAD 800-441-8661	GC / GC
M105	METAL CLADDING	ALUMINUM PE PANELS- PATRIOT RED- PVDF3	WWW.ALUCCBONDUSA.COM	GC / GC
M106	WIRE MESH RAILING	STERLING DULA'S WIRE MESH RAILING SYSTEM, 3/16" DIA WOVEN WIRE INFILL, 3" OC EW	KANE INNOVATIONS 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	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



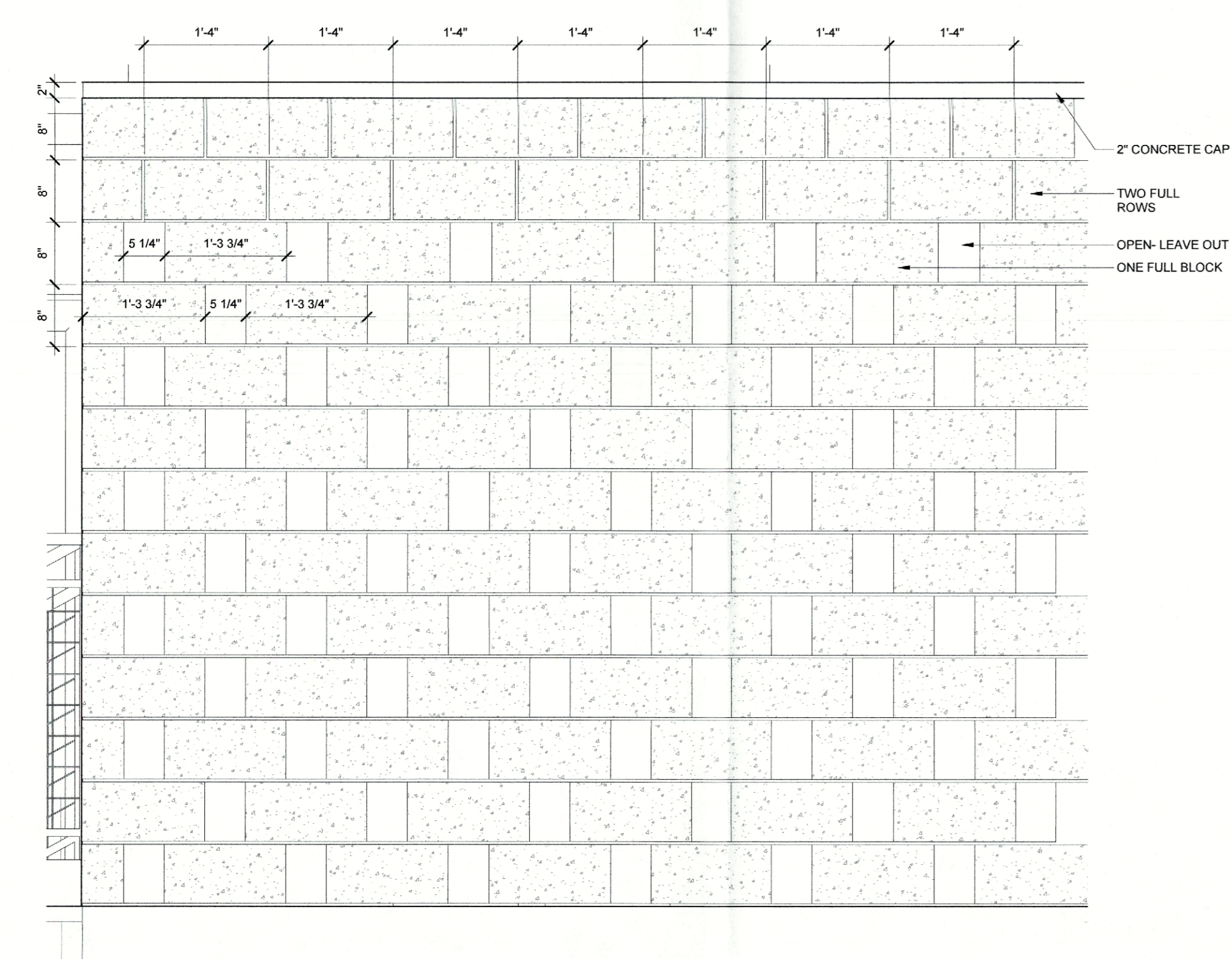
BACK ELEVATION

3/16" = 1'-0"



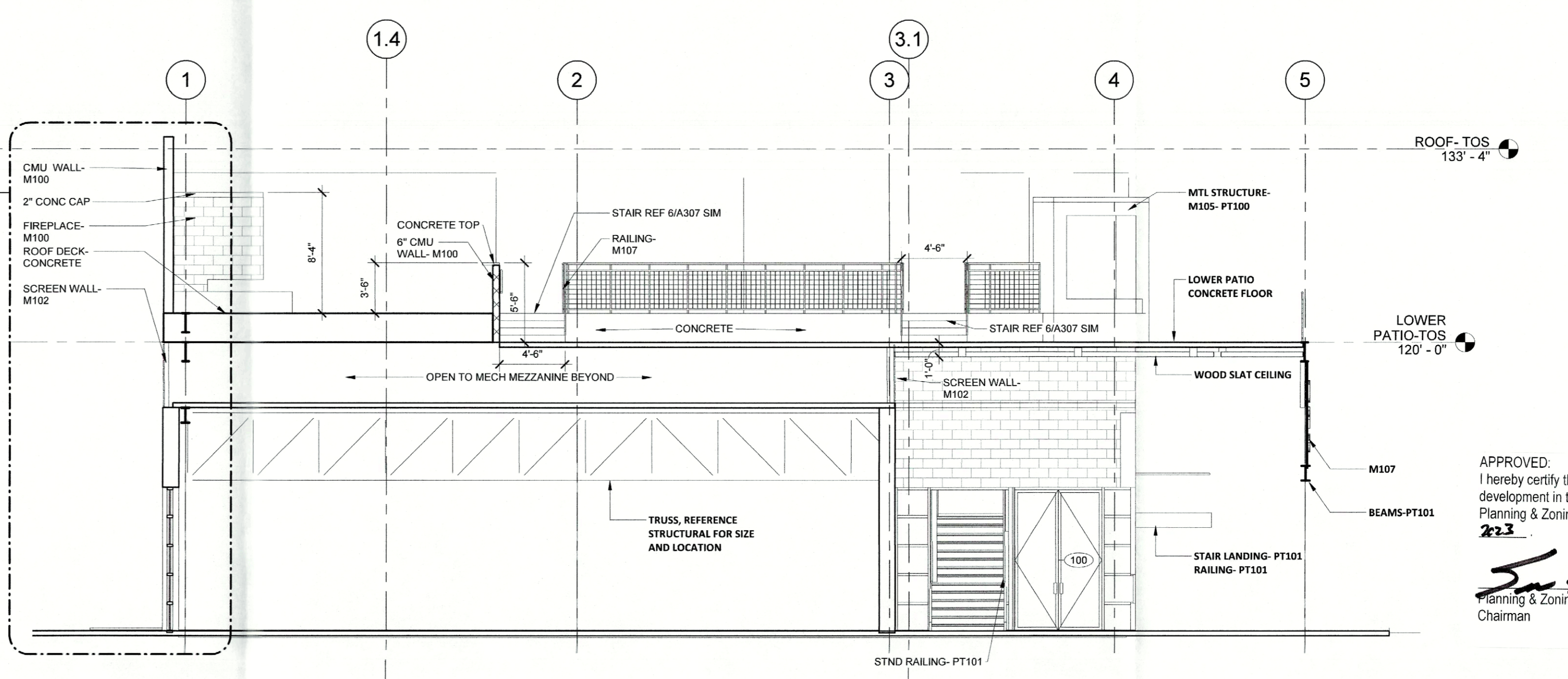
ELEVATION

3/16" = 1'-0"



DECORATIVE CMU WALL

1" = 1'-0"



BUILDING SECTION

3/16" = 1'-0"

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

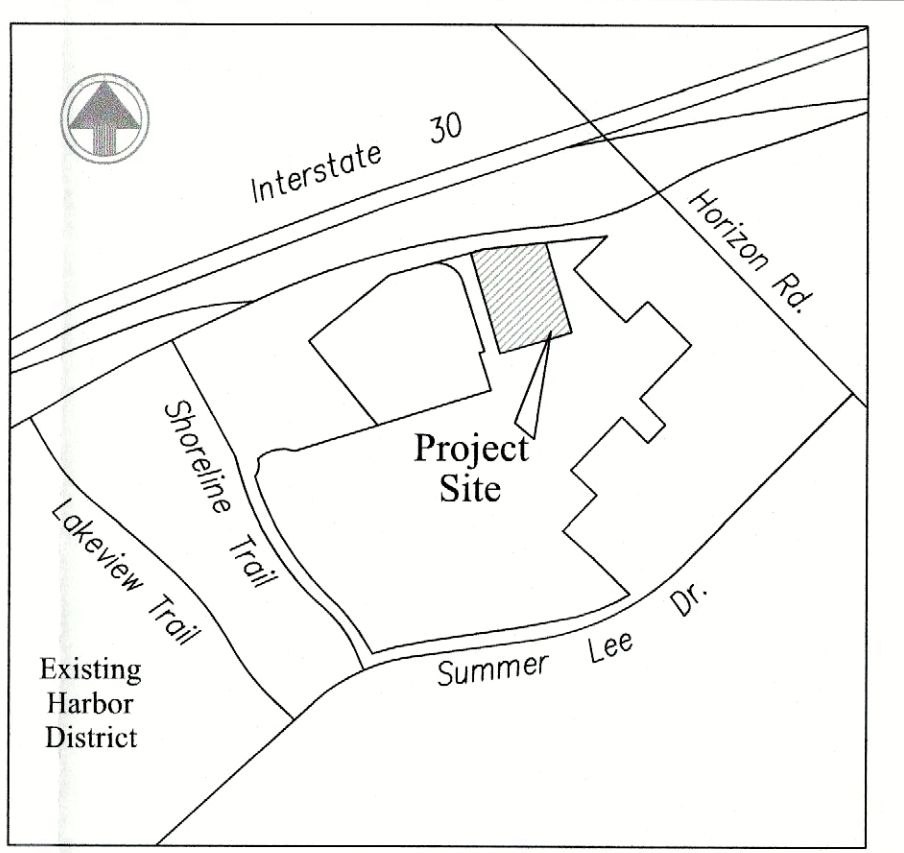
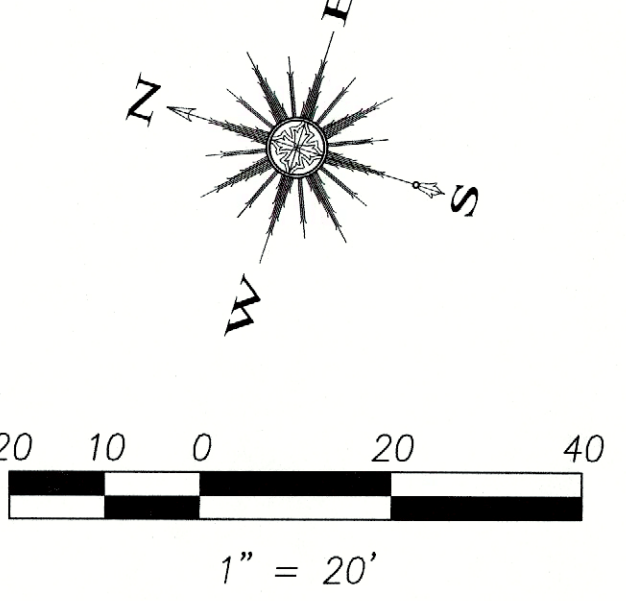
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME	SIZE
TE-1	LIVE OAK "LA"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	200 GAL, 8.0"-7.5" CAL. 24-26 FT HIGH, CLEAR TRUNK TO 8 FEET
TE-2	LIVE OAK "LB"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	150 GAL, 6.0"-6.5" CAL. 18-18 FT HIGH, MULTITRUNK TO 8 FEET
TE-3	LIVE OAK "LC"	QUERCUS 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) 2" 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 YALPORN 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, 38" 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:	17.44 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

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

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:

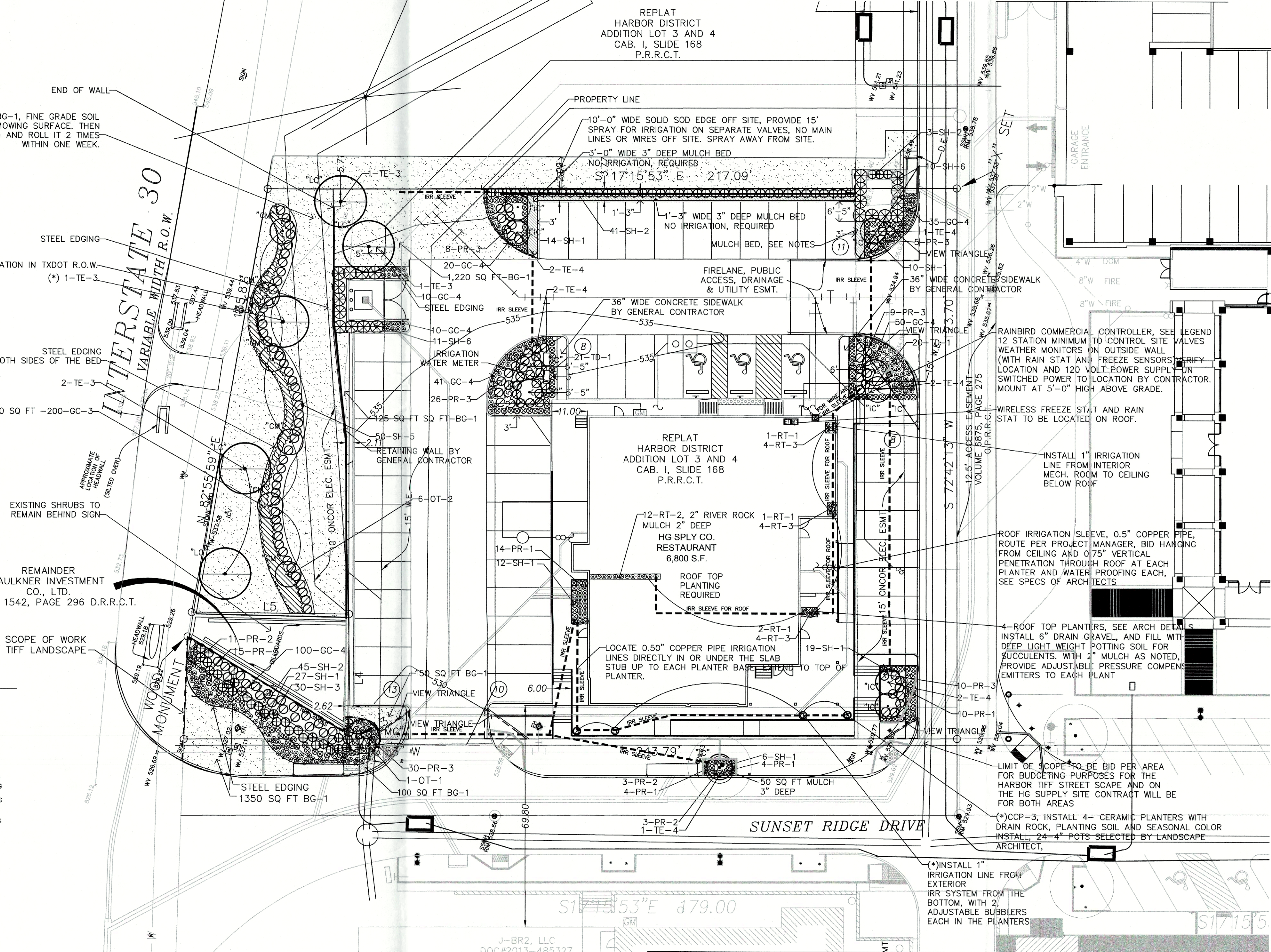
MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS. REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SODDING MATERIALS. SAID AREAS MUST BE MAINTAINED AS 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

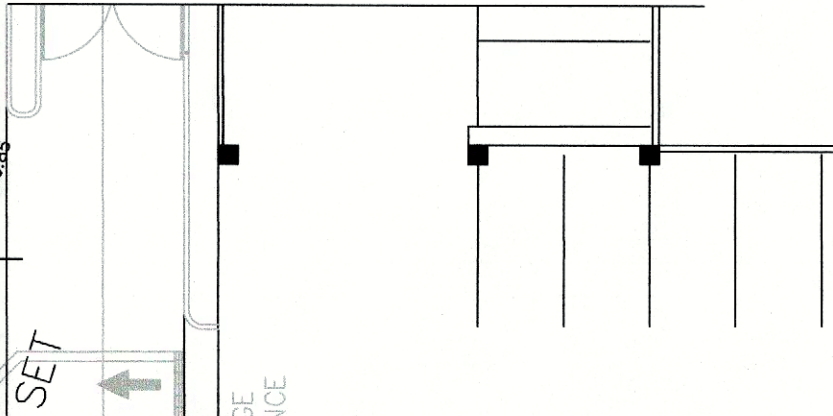
- NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC. CABLE, STORM, ETC.
- ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET, PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
- DEEP ROOT BARRIERS, 1-800-458-7868, INSTALL UB-48-2
- PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY, INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON 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

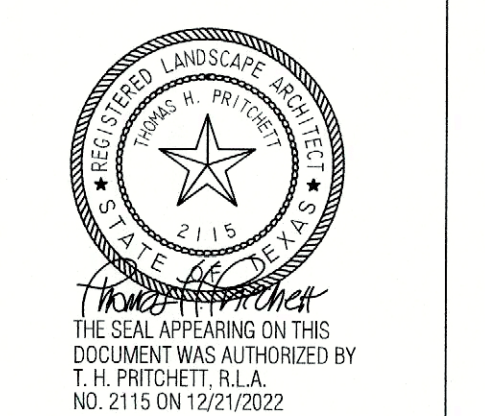


Revision	Date	Description

Owner: 8020 Restaurants, LLC.

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



- (*1) 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 3 day of January, 2023.

Witness our hands this 3 day of January, 2023

Sue
Planning & Zoning Commission, Chairman

Bill
Director of Planning & Zoning

CASE NUMBER: SP2021-005 FOR CONSTRUCTION

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

