



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-005 P&Z DATE 04/13/21 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☒ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2021005

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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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 AT THE NORTHEAST 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 8020 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]

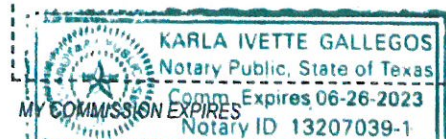
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIAS POPE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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."

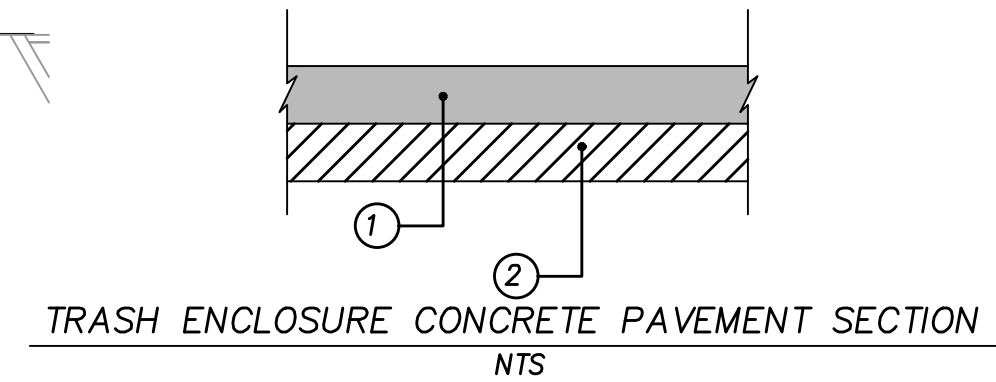
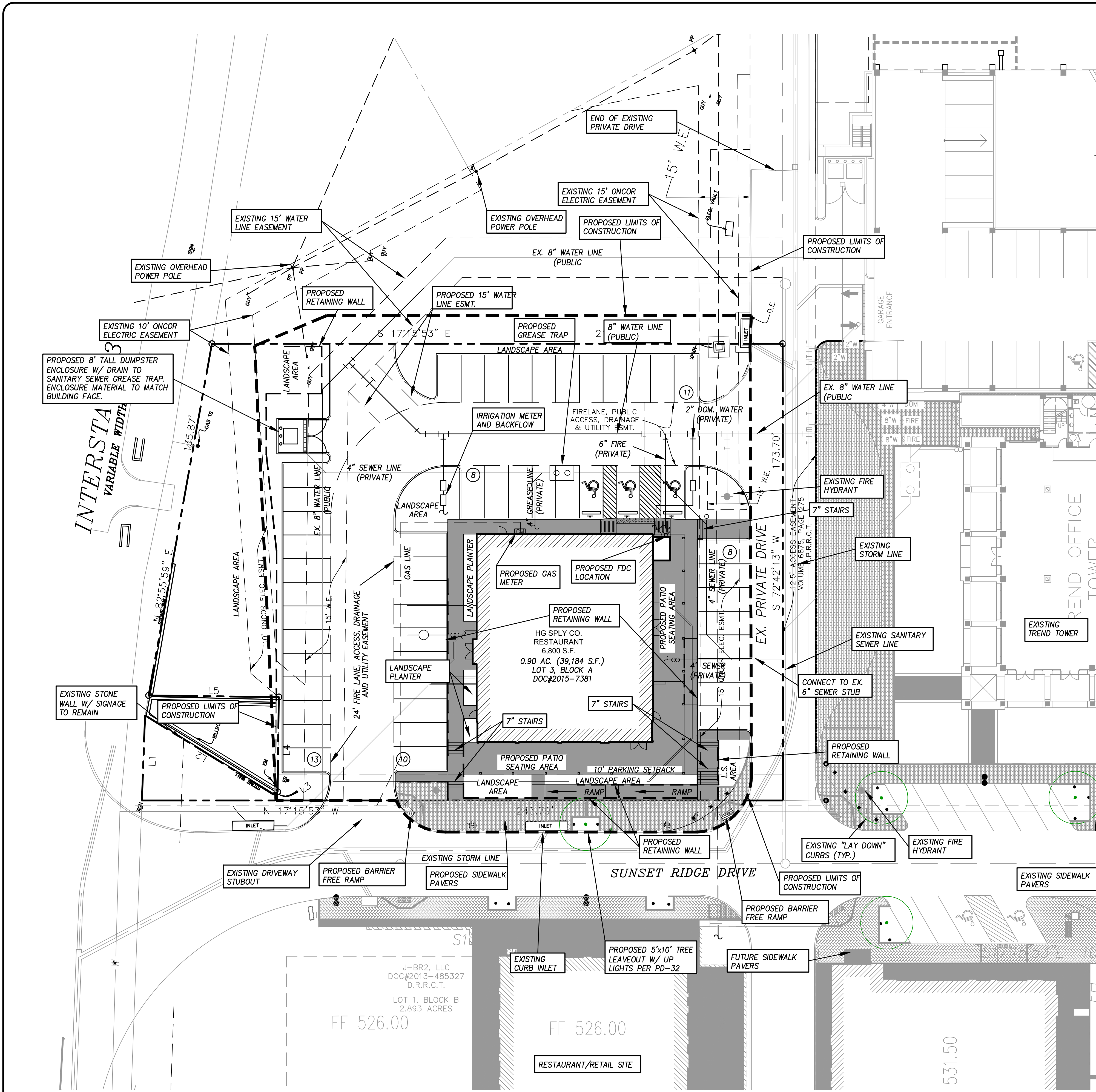
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF March, 2021.

OWNER'S SIGNATURE

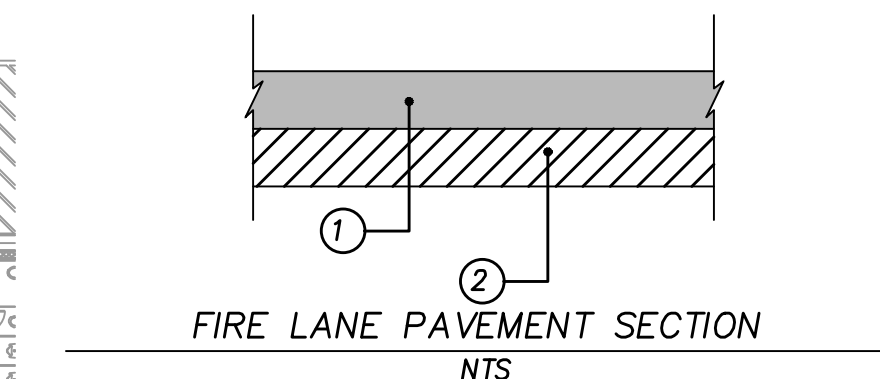
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



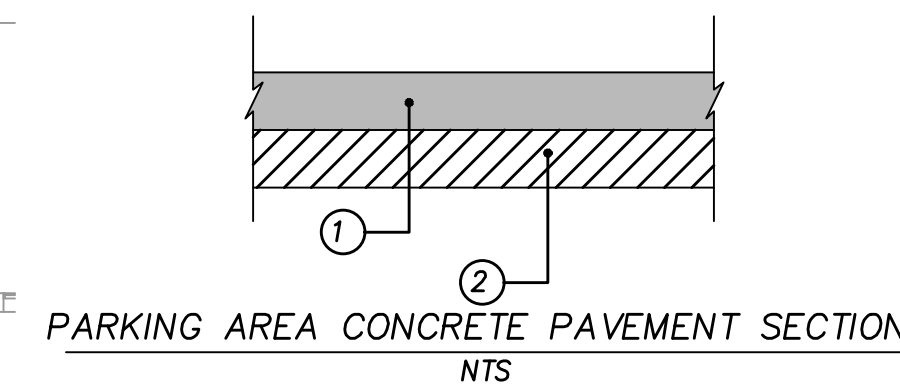
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Layout: Layout1 xref: HG SUPPLY-1B.dwg - HG SUPPLY-BASE.dwg - RPT-BORDER.dwg



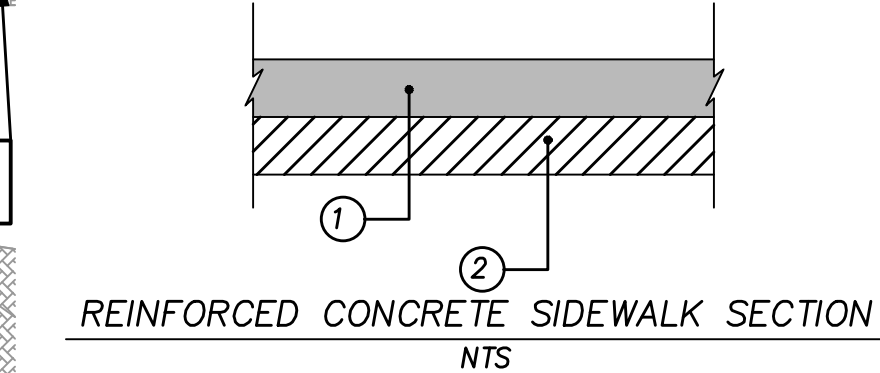
1. 8"-3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



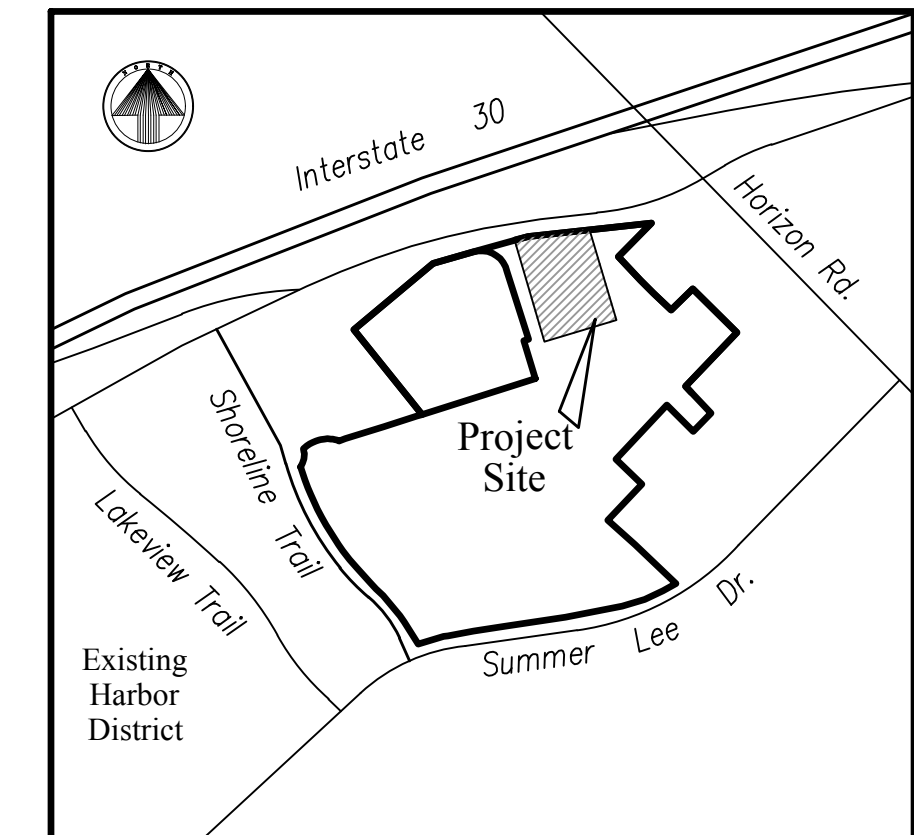
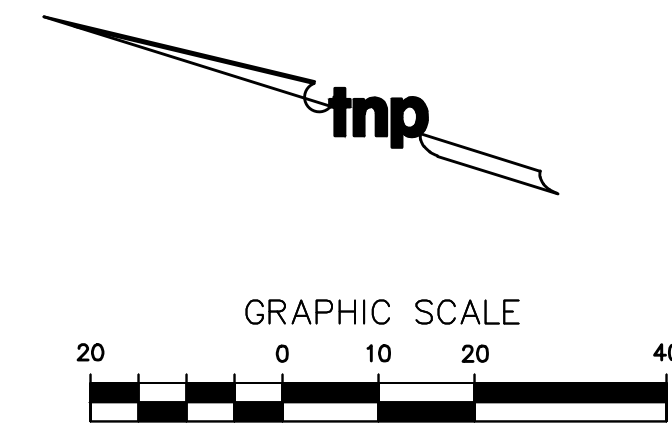
1. 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



1. 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 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.



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. 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.

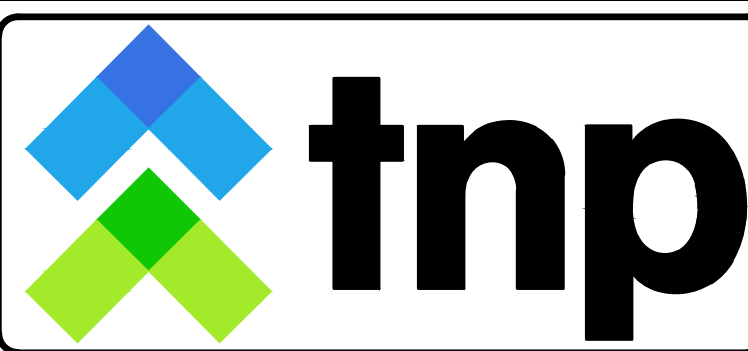
Planning & Zoning Commission, Chairman

Director of Planning & Zoning

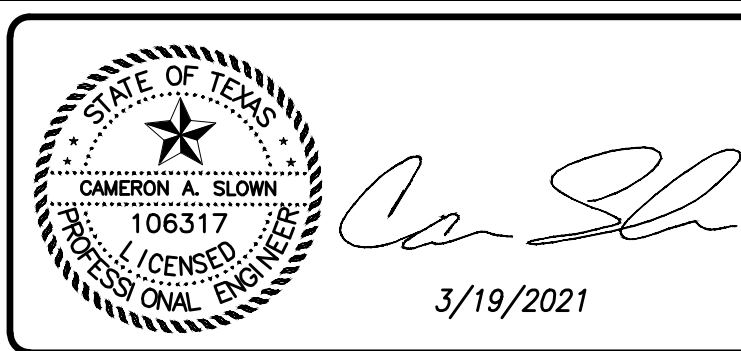
PREVIOUS CASE NUMBER: SP2015-015

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.tnpinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

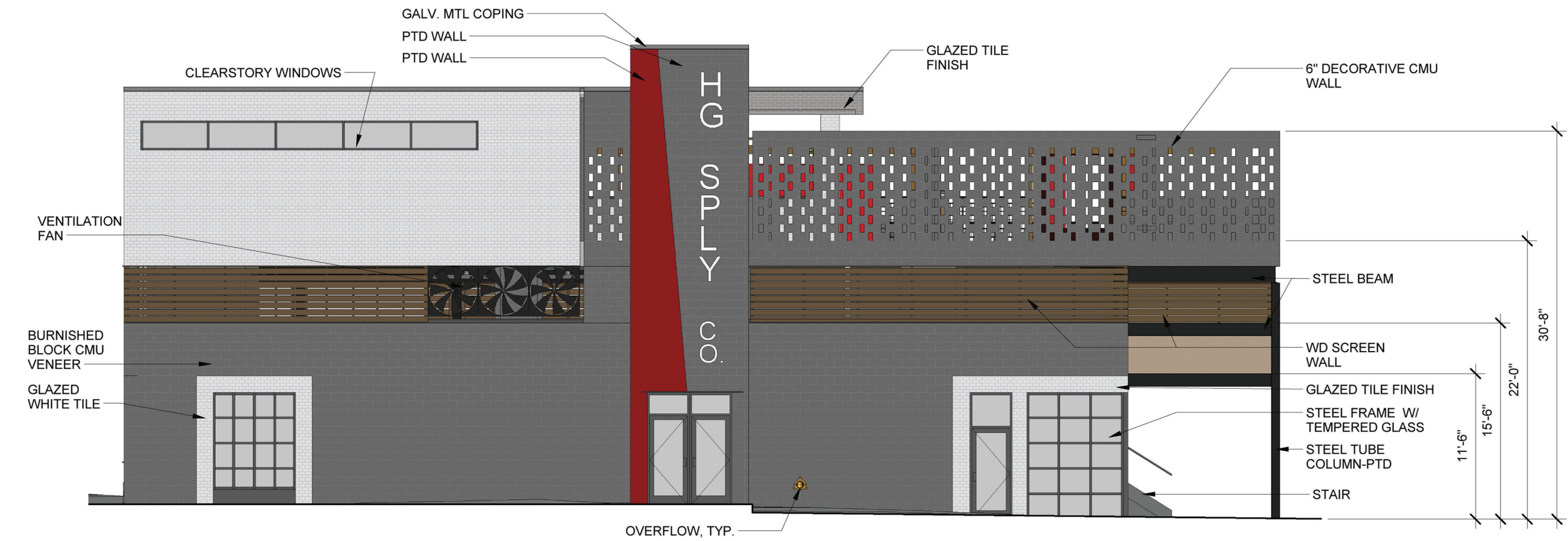
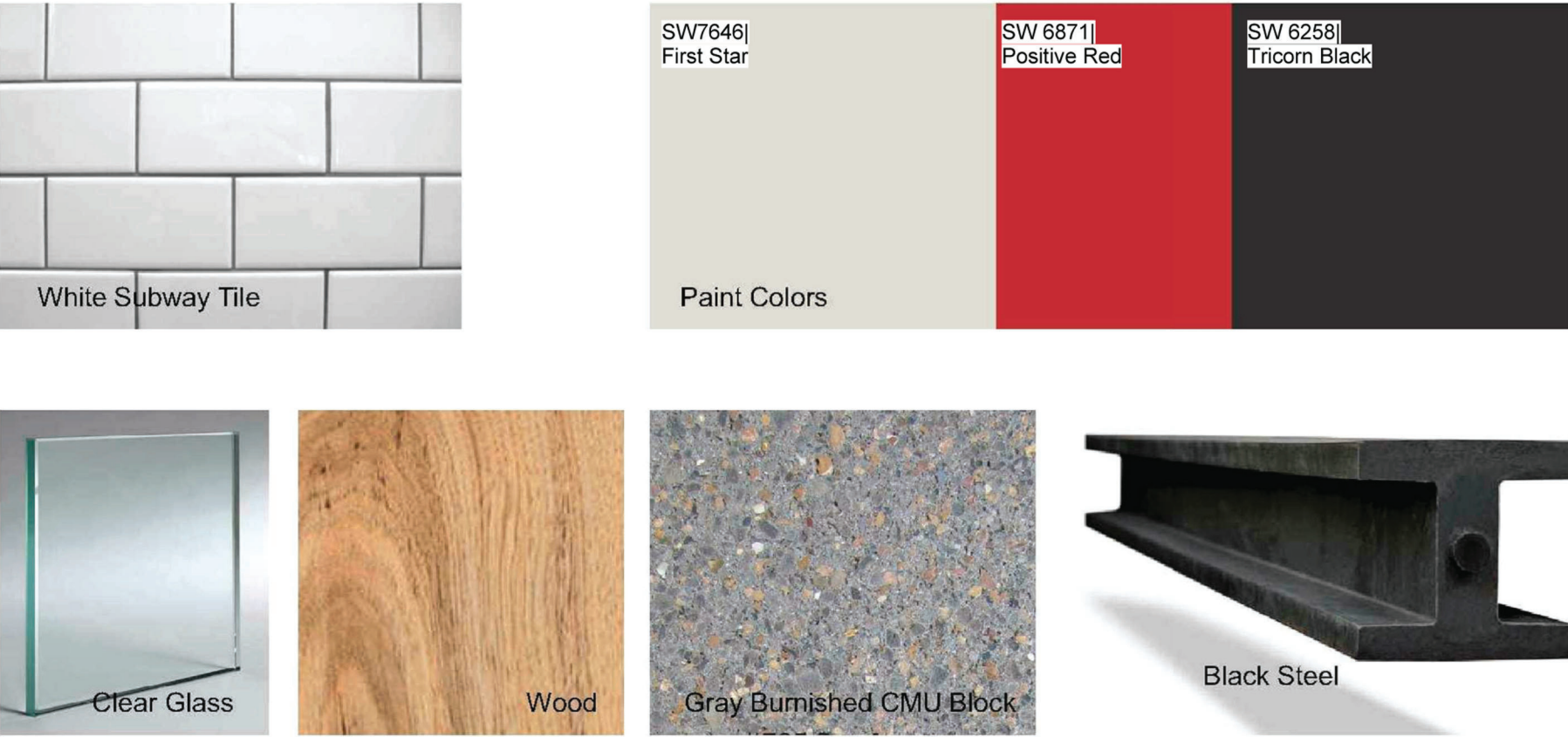


scale
when bar is
1 inch long
horiz
1"=20"
vert
N/A
MAR 2021

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

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

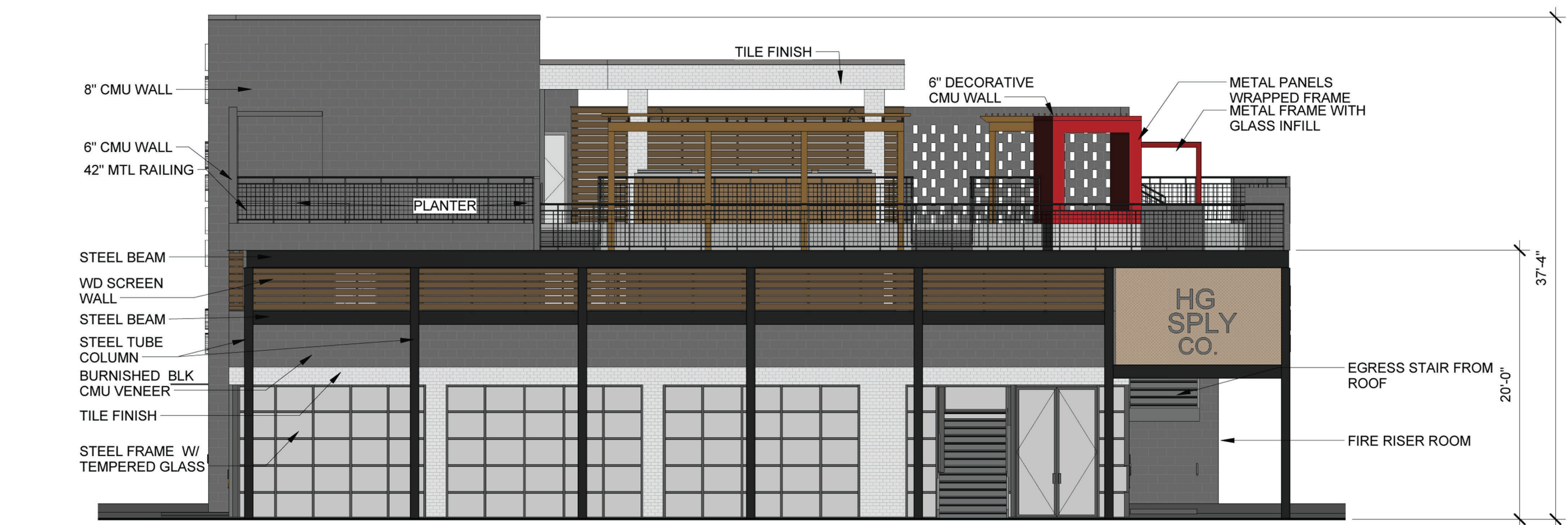
tnp project
sheet
C1.04



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%



WEST ELEVATION

1/8" = 1'-0"

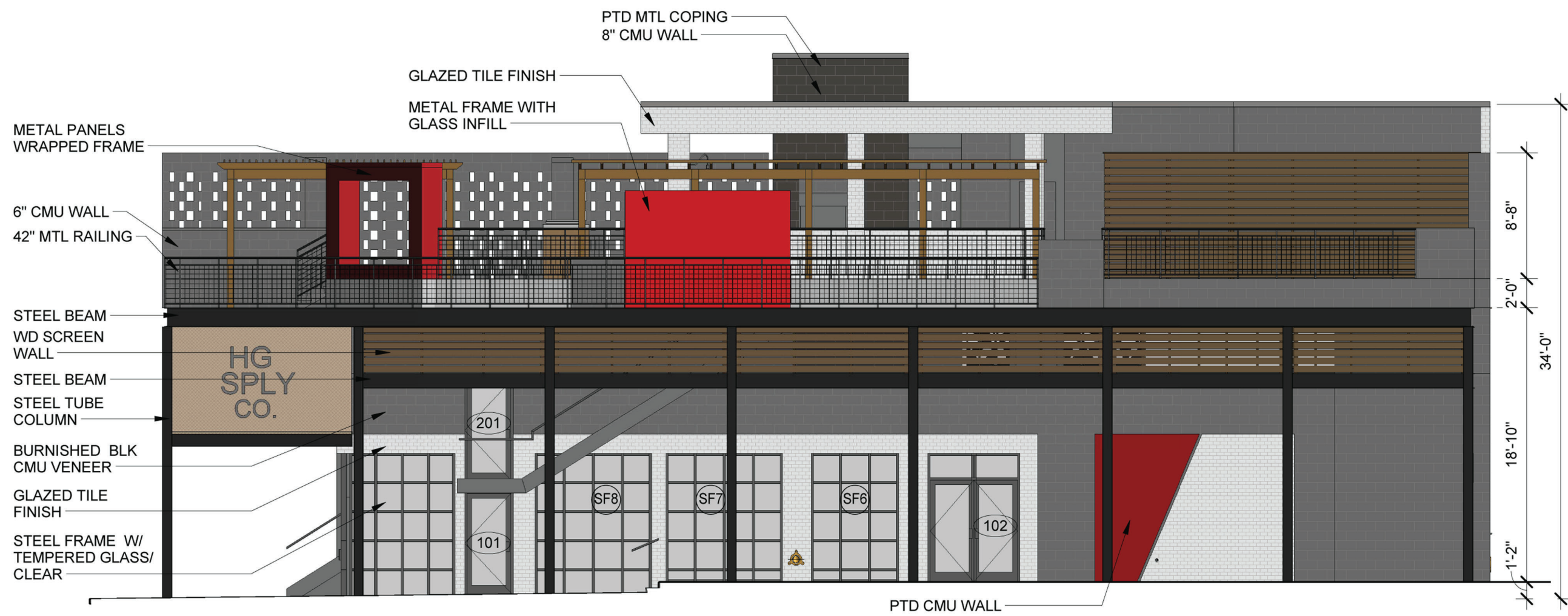
TOTAL BUILDING WALL HARD SURFACE: 1557 SF
TOTAL BURNISHED BLOCK: 890 SF 57.2%
TOTAL GLAZED TILE: 231 SF 14.8%
TOTAL WOOD SCREEN: 388 SF 25%
TOTAL METAL PANELS: 48 SF 3%
TOTAL PTD WALLS: - SF



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%



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%

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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

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

REVISIONS :

ELEVATIONS

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

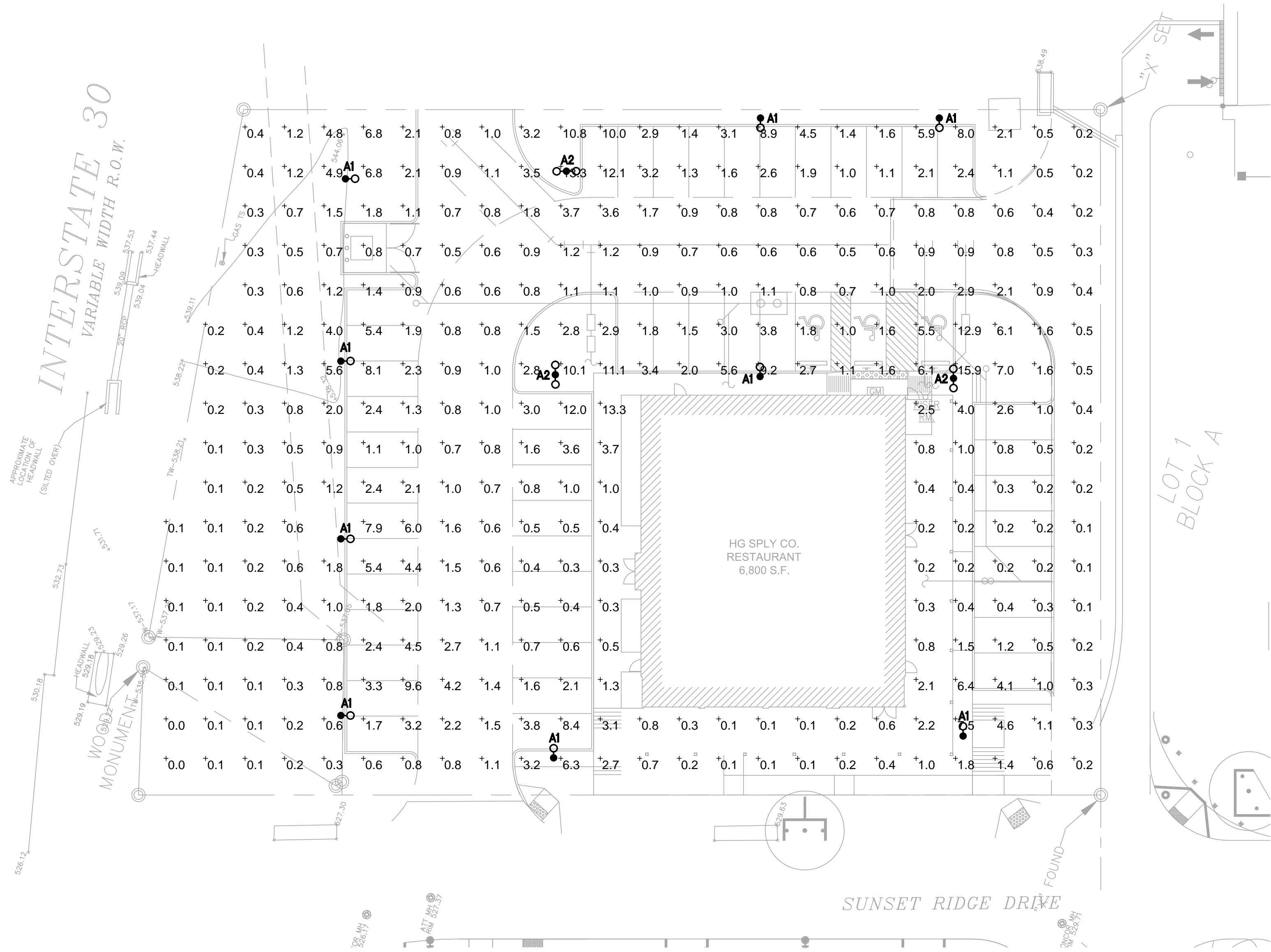


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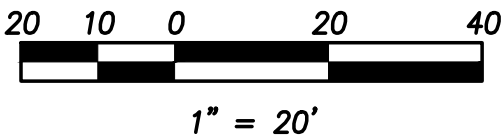
CASE NUMBER: SP2015-015

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032



01 SITE LIGHTING PHOTOMETRIC PLAN

Scale: 1"=20'-0"



GENERAL NOTES

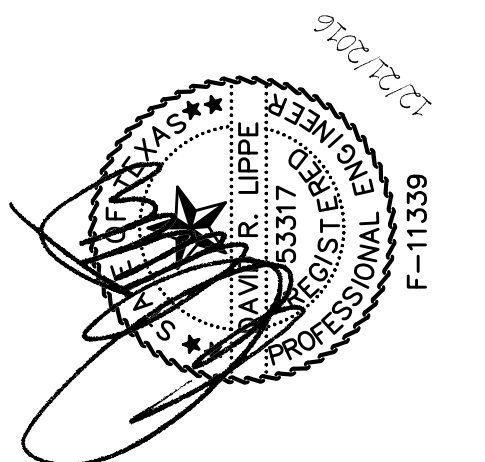
1. REFER TO DRAWING MEP1.0 FOR PARKING LIGHTING SPECIFICATIONS.

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
CALC ZONE #1	+	1.8 FC	15.9 FC	0.0 FC	N/A	N/A
						0.1:1



J. L. LIPPE
CONSULTING ENGINEERS
1616 JEB 003
ADDRESS: 1616 JEB 003
ADDRESS: 1616 JEB 003
STATE OF TEXAS FROM REGISTRATION: 7-1-1339

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



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY

PLANNING & ZONING CASE NO.

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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

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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





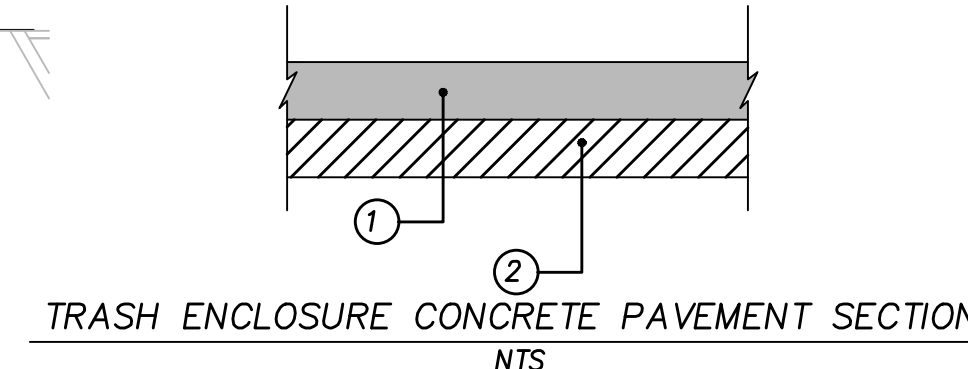
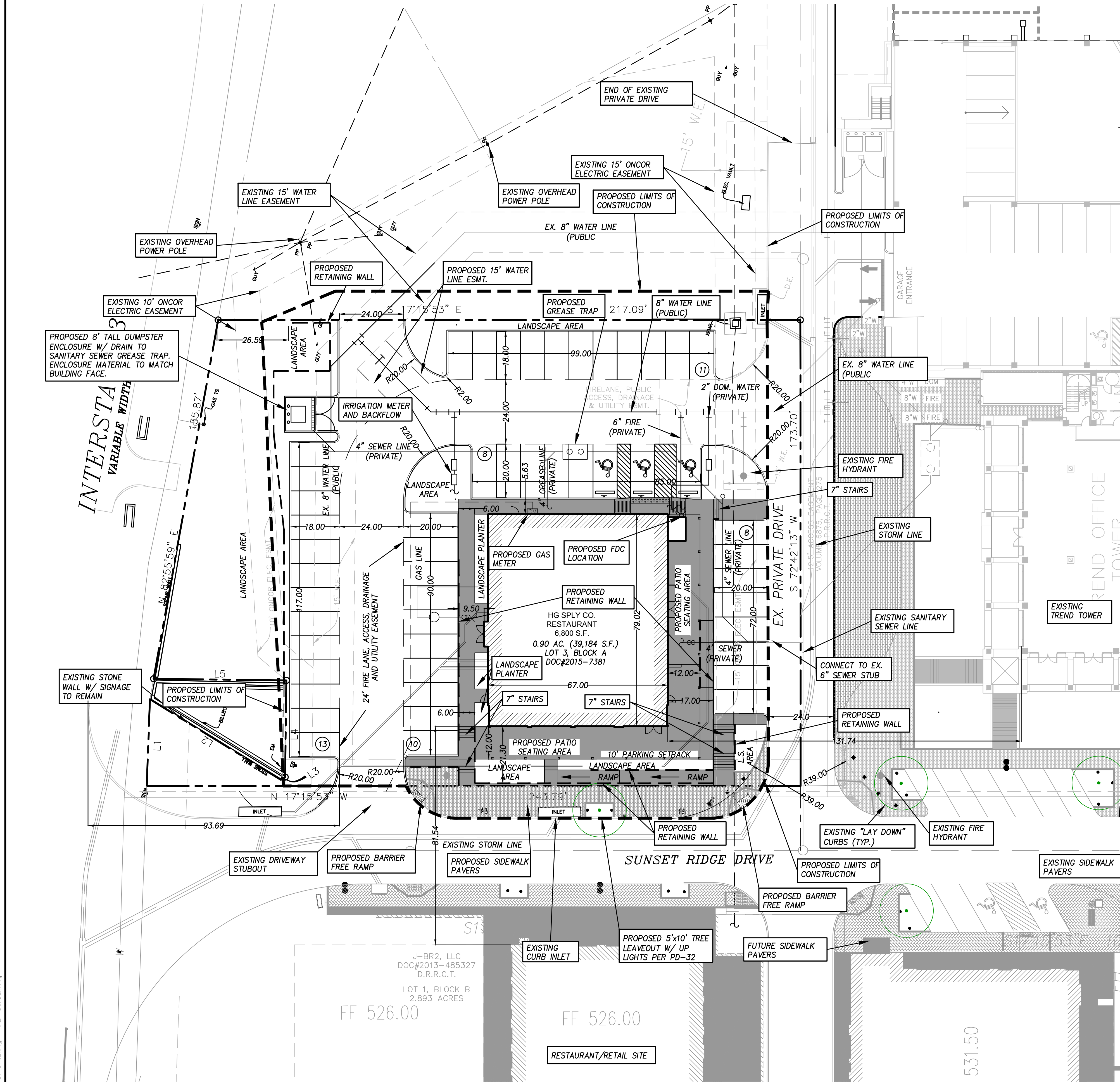
City of Rockwall

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

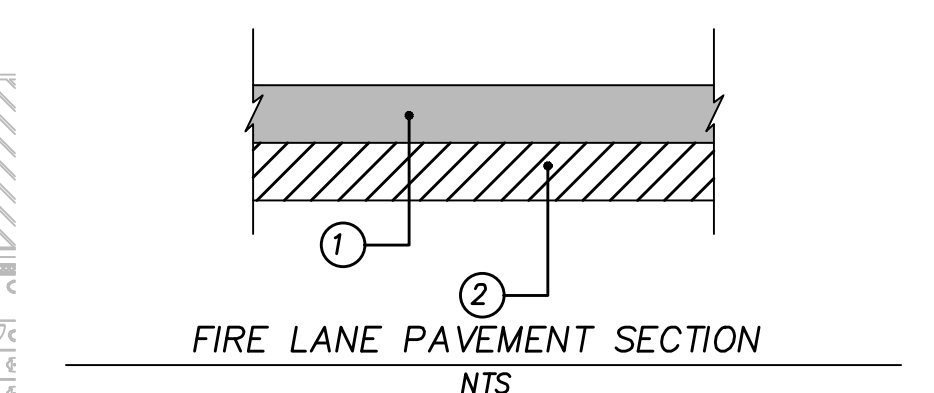
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



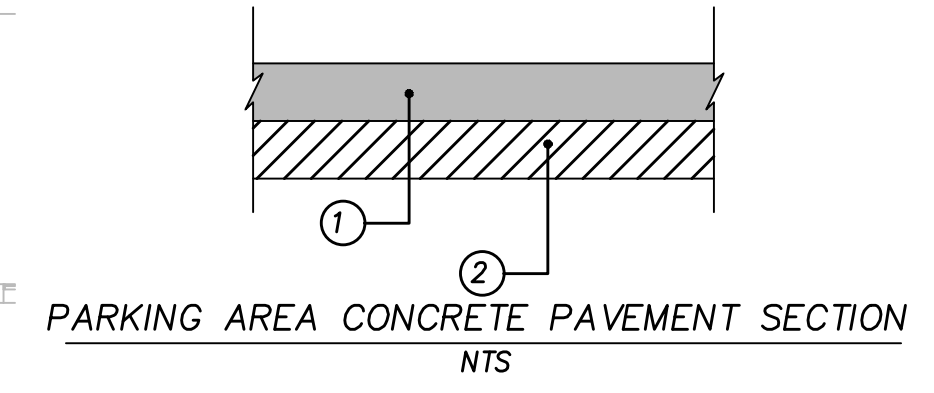
Drawing: P:\00_FCC\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Mar 24, 2021-11:02am by cslown
Layout: Layout1 Xref: HG SUPPLY-BASE.dwg - XREF-BORDER.dwg



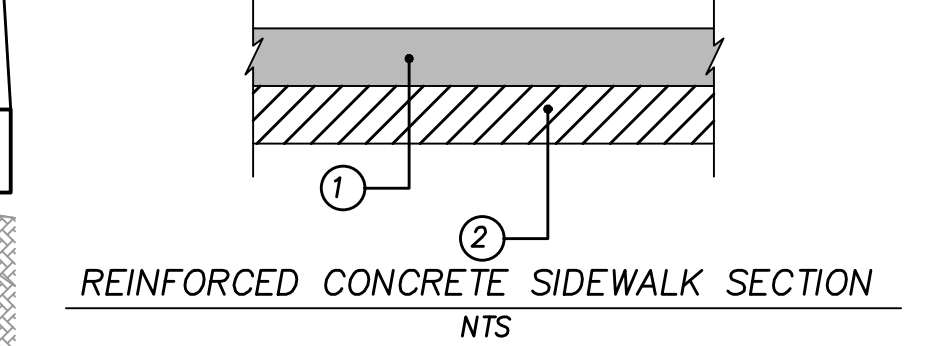
1. 8"-3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



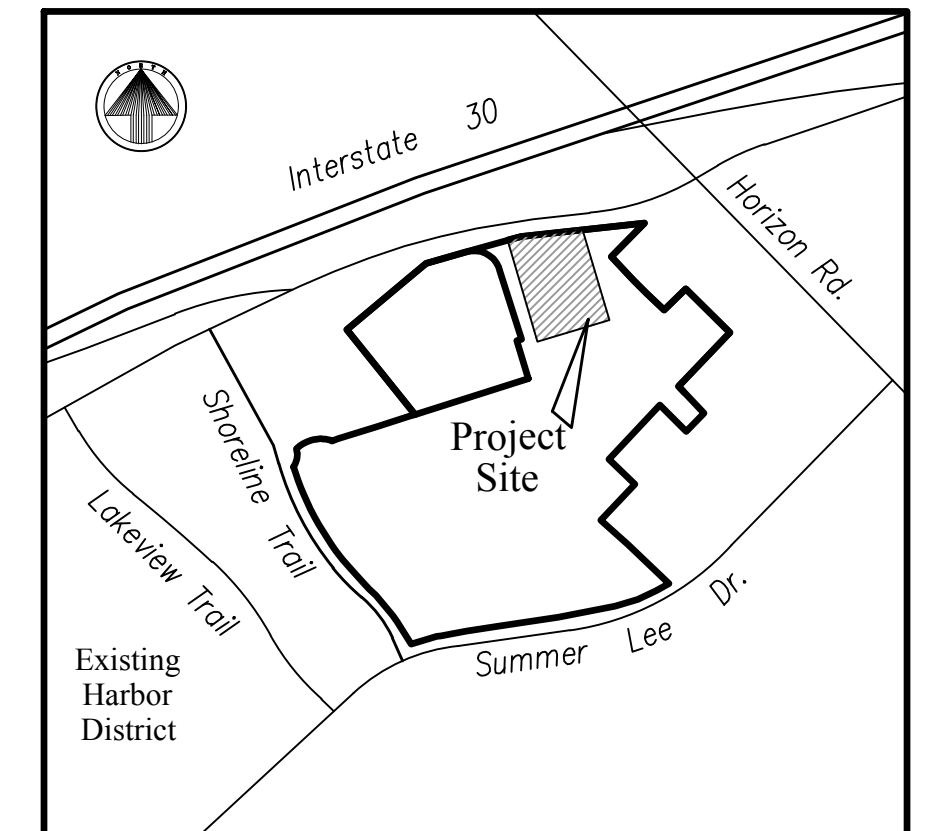
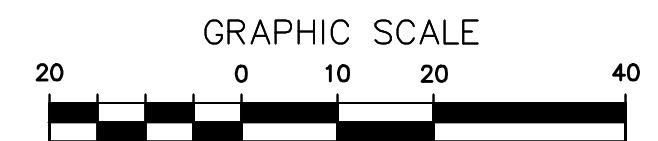
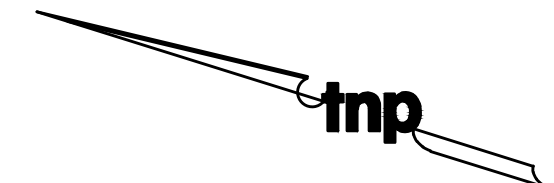
1. 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



1. 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 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.



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. 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
PROPOSED 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 TRENDRIDGE 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
* TRENDRIDGE PARKING REQUIREMENT:
OFFICE SPACE AT 1 SPACE/300 S.F. --> 107,129/300 = 357 SPACES
TRENDRIDGE 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 TRENDRIDGE 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

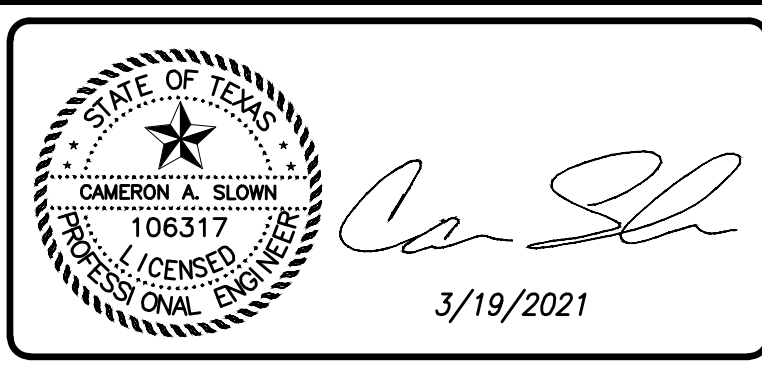
Director of Planning & Zoning

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.tnpinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

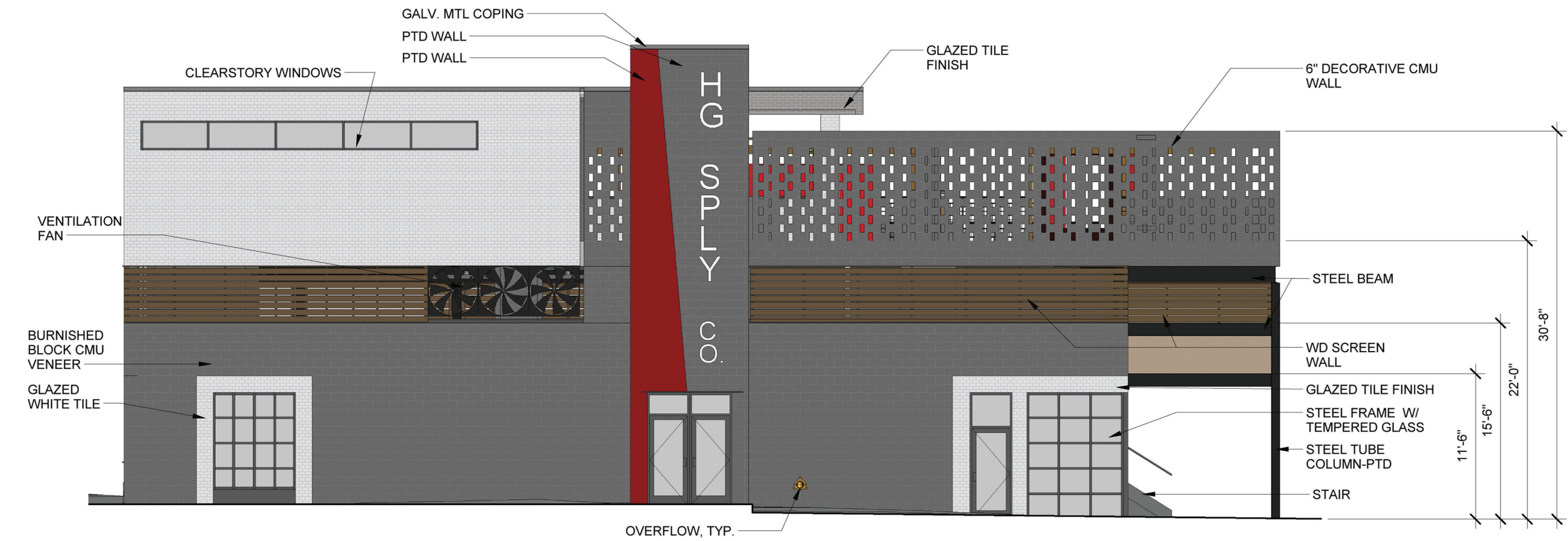
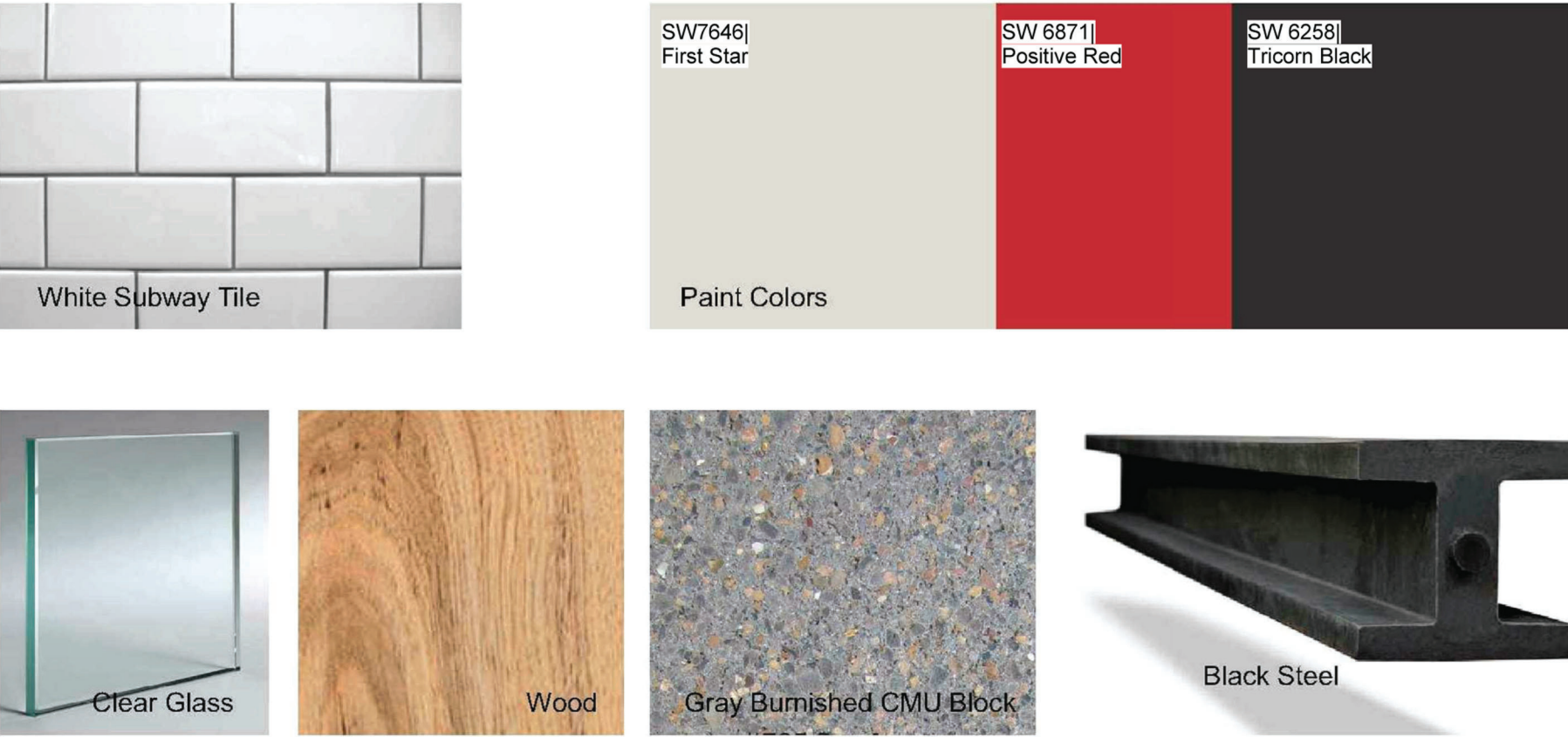


scale
when bar is
1 inch long
horiz
1"=20"
vert
N/A
MAR 2021

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

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

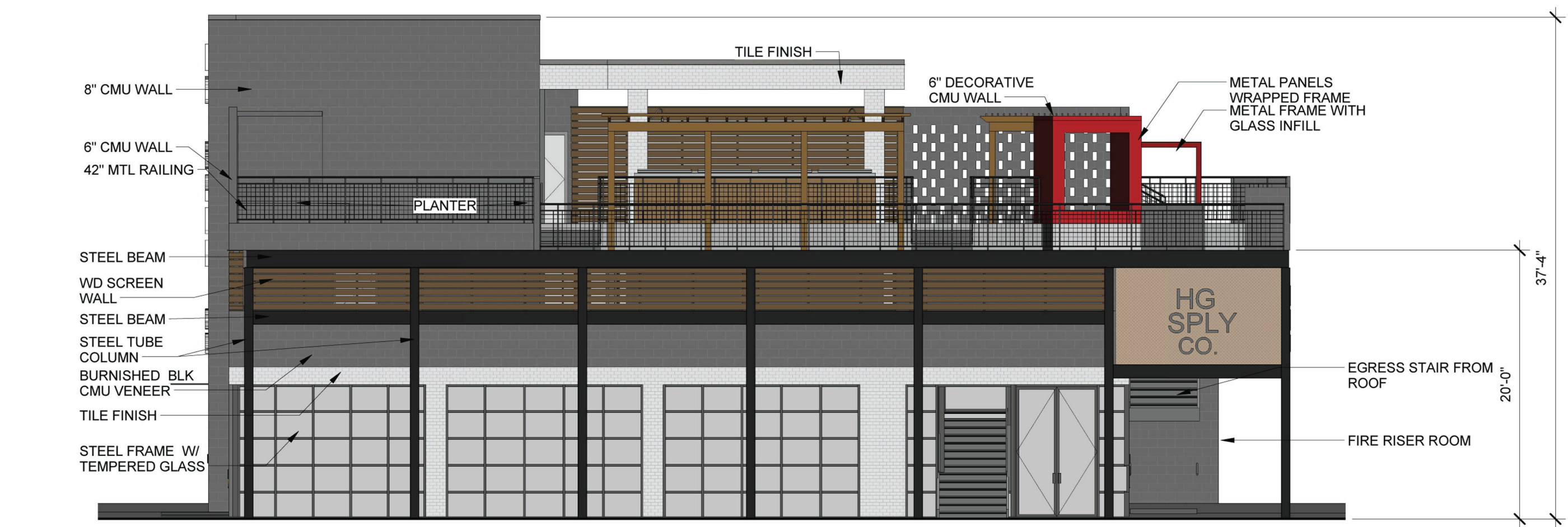
tnp project
sheet
C1.04



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%



WEST ELEVATION

1/8" = 1'-0"

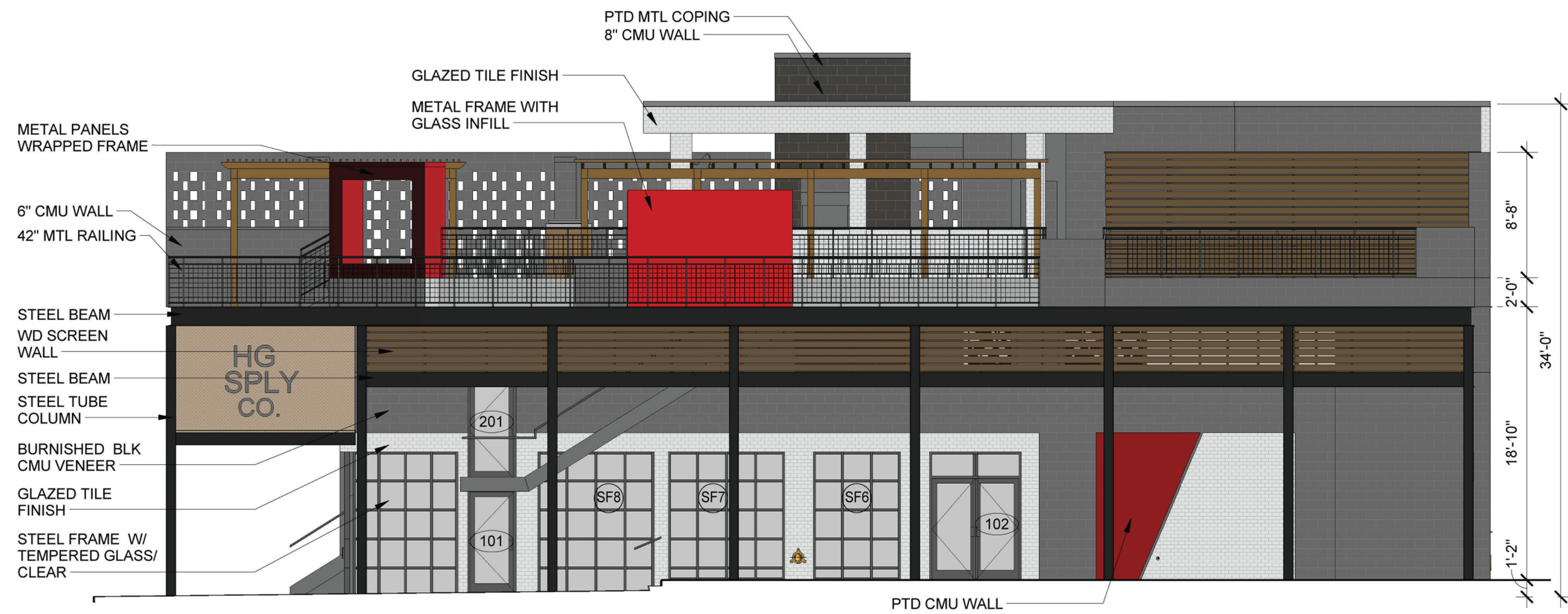
TOTAL BUILDING WALL HARD SURFACE: 1557 SF
TOTAL BURNISHED BLOCK: 890 SF 57.2%
TOTAL GLAZED TILE: 231 SF 14.8%
TOTAL WOOD SCREEN: 388 SF 25%
TOTAL METAL PANELS: 48 SF 3%
TOTAL PTD WALLS: - SF



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%



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%

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

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

REVISIONS :

ELEVATIONS

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



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

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

LANDSCAPE SPECIFICATIONS

SECTION 02800

PART 1 GENERAL

1.1 REFERENCED DOCUMENTS

A. REFER TO BIDDING REQUIREMENTS, SPECIAL PROVISIONS, AND SCHEDULES FOR ADDITIONAL REQUIREMENTS.

1.2 DESCRIPTION OF WORK

A. WORK INCLUDED: FURNISH ALL SUPERVISION, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN THE SPECIFICATIONS AND LANDSCAPE PLANS, INCLUDING:
1. PLANTING (TREES, SHRUBS, GROUND COVERS, PERENNIALS, GRASS)
2. BED PREPARATIONS AND FERTILIZATION
3. NOTIFICATION OF SOURCES OF PLANT MATERIALS AND AMENDMENTS
4. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
5. GUARANTEE PERIOD DESCRIBED ON DRAWINGS

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, OCTOBER 27, 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (Z60.1) - PLANT MATERIAL
B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE : ADDITION 1942 EDITION STANDARDIZED PLANT NAMES
C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS
D. HORTIS THIRD 1976 - CORNELL UNIVERSITY

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. THE CONTRACTOR SHALL, WITHIN TEN (10) DAYS FOLLOWING ACCEPTANCE OF BID, NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER OF THE SOURCES OF PLANT MATERIALS AND BED PREPARATION REQUIRED FOR THE PROJECT.
B. SAMPLES: PROVIDE REPRESENTATIVE QUANTITIES OF SANDY LOAM SOIL, MULCH, BED MIX MATERIAL, PEA GRAVEL, DRAIN GRAVEL, DECOMPOSED GRASS, STEEL EDGING, HARDWOOD MULCH, JUTTE MESH, SOIL SEPARATOR, STONE NOTED ON DRAWINGS. SAMPLES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER BEFORE USE ON THE PROJECT.
C. PRODUCT DATA: SUBMIT COMPLETE PRODUCT DATA AND SPECIFICATION ON ALL OTHER SPECIFIED MATERIALS.
D. SUBMIT THREE REPRESENTATIVE SAMPLES, JPG FILE PHOTOGRAPHS, OF EACH VARIETY OF LARGE TREES, ORNAMENTAL TREES, SHRUBS, GROUND COVER, PERENNIALS FOR LANDSCAPE ARCHITECT/ENGINEER/OWNER APPROVAL. WHEN APPROVED, TAG, INSTALL, AND MAINTAIN AS REPRESENTATIVE SAMPLES FOR FINAL INSTALLED PLANT MATERIALS.
E. FILE CERTIFICATES OF INSPECTION OF PLANT MATERIAL BY STATE, COUNTY, AND FEDERAL AUTHORITIES WITH LANDSCAPE ARCHITECT/ENGINEER/OWNER, IF REQUIRED.
F. SOIL ANALYSIS: PROVIDE AN EXISTING SOIL ANALYSIS FROM THE SITE WITH RECOMMENDATIONS ON AMENDING THE SOIL BY A LICENSED SOILS AND PLANT LAB. PROVIDED SOILS ANALYSIS TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.

1.5 JOB CONDITIONS:

A. GENERAL CONTRACTOR TO COMPLETE THE FOLLOWING PUNCH LIST: PRIOR TO THE LANDSCAPE CONTRACTOR INITIATING ANY PORTION OF THE LANDSCAPE INSTALLATION, GENERAL CONTRACTOR SHALL LEAVE PLANTING BED AREAS THREE (3") INCHES BELOW FINISHED GRADE OF SIDEWALKS, DRIVES, AND CURBS AS SHOWN ON THE DRAWINGS. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE (1") INCH BELOW THE FINISHED GRADE AT SIDEWALKS, DRIVES AND CURBS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
B. GENERAL CONTRACTOR SHALL PROVIDE TOPSOIL AS DESCRIBED IN SECTION 02200 - EARTHWORK.
C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CAN NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.6 MAINTENANCE AND GUARANTEE

A. MAINTENANCE:
1. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. NO TREES, SHRUBS, GROUND COVERS OR GRASS TO BE ACCEPTED UNLESS THEY SHOW A HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITION.
2. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEEDING, SPRAYING, PRUNING OF TREES AND SHRUBS, MOWING OF GRASS WEEKLY, SITE LANDSCAPE BED MULCHING, DEBRIS AND TRASH CLEANING UP WEEKLY AND ALL OTHER WORK NECESSARY OF MAINTENANCE.
3. WRITTEN NOTICE REQUESTING FINAL INSPECTION AND FINAL ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST SEVEN (7) DAYS PRIOR TO COMPLETION. AN ON-SITE INSPECTION BY THE OWNER AND LANDSCAPE CONTRACTOR WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
4. AFTER FINAL ACCEPTANCE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR WILL NOT BE REQUIRED TO DO ANY OF THE ABOVE MAINTENANCE WORK AS PART OF THESE PLANS.

B. GUARANTEE

1. TREES SHALL BE GUARANTEED FOR TWELVE (12) MONTH PERIOD AFTER FINAL ACCEPTANCE. SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL GUARANTEE ALL DEAD PLANT MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER. PLANTS, INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE, OR SYMMETRY HAS BEEN DAMAGED, SHALL BE CONSIDERED SUBJECT TO REPLACEMENT UNDER THE GUARANTEE PERIOD. IN ANY AND ALL CASES THE FINDINGS OF THE OWNER OR OWNER REPRESENTATIVE SHALL BE FINAL.
A. PLANTS USED AS REPLACEMENT SHALL BE OF SAME KIND AND SIZE AS THOSE ORIGINALLY PLANTED AND SHOWN ON THE DRAWINGS. UNLESS SPECIFIED, UNLESS APPROVED BY THE OWNER AND ALLOWED ON THE CITY APPROVED LANDSCAPE PLAN MATERIAL LIST. ALL WORK, INCLUDING DEMOLITION OF DEAD PLANTS, MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS, SHALL CARRY A TWELVE (12) MONTH GUARANTEE FROM TIME OF ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE, INCLUDING RUTS, IN LAWN OR BED AREAS, INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
B. AT THE DIRECTION OF THE OWNER, PLANTS MAY BE REPLACED AT THE START OF THE NEXT YEAR'S PLANTING SEASON. IN SUCH CASES, DEAD PLANTS SHALL BE REMOVED FROM THE PREMISES WITHIN TEN (10) DAYS OF NOTIFICATION BY THE OWNER.
C. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE TO BE INCLUDED UNDER "WORK" OF THIS SECTION.
2. THE OWNER AGREES THAT FOR THE GUARANTEE TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS AND CULTIVATE BEDS ONE MONTH AFTER FINAL ACCEPTANCE.
3. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER FINAL ACCEPTANCE BECAUSE OF INJURY BY STORMS, HEAT STRESS, HAIL, FREEZE, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES OR THEFT.
4. ACCEPTANCE FOR LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER PROVIDED THE JOB IS A COMPLETED, UNDAMAGED CONDITION, AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THIS TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.7 QUALITY ASSURANCE

A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE FULL-TIME SUPERVISION BY QUALIFIED FOREMAN ACCEPTABLE TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.
C. SELECTION OF PLANT MATERIALS:

1. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL INSURE THE PURCHASED MATERIALS WILL MEET AND OR EXCEED PROJECT SPECIFICATIONS.
2. LANDSCAPE ARCHITECT/ENGINEER WILL PROVIDE A KEY IDENTIFYING EACH TREE LOCATION ON SITE. WRITTEN VERIFICATION WILL BE REQUIRED TO DOCUMENT MATERIAL SELECTION, SOURCE AND DELIVERY SCHEDULE TO SITE.
3. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER SHALL INSPECT ALL PLANT MATERIALS, WHEN REASONABLE AT PLACE OF GROWTH FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, CULTIVAR/VARIETY, SIZE, AND QUALITY.
4. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER RETAINS THE RIGHT TO FURTHER INSPECT ALL PLANT MATERIALS UPON ARRIVAL AT THE SITE AND DURING INSTALLATION FOR SIZE AND CONDITION OF ROOT BALLS, LIMBS, BRANCHING HABIT, INSECTS, INJURIES, AND LATENT DEFECTS.
5. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROCESS OF WORK. REMOVE REJECTED MATERIALS FROM THE SITE IMMEDIATELY. PLANTS DAMAGED IN TRANSIT OR AT JOB SITE SHALL BE REJECTED.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION:
1. BALLED AND BURLAPPED (B&B) PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE. PROTECT ROOT MASS.
B. DELIVERY:
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PREVENT MATERIALS FROM DETERIORATION DURING DELIVERY.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY WITHOUT ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON JOB SITE.
3. PROTECT ROOT BALLS BY HEELING IN WITH SANDWICH OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR DESICCATION OF LEAVES. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
5. NOTIFY LANDSCAPE ARCHITECT/ENGINEER/OWNER OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE SO PLANT MATERIALS MAY BE OBSERVED UPON ARRIVAL AT JOB SITE.
6. REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM SITE.
7. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANTS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT, NOT TO THE OUTER LEAF TIPS. PLANTS WILL BE INDIVIDUALLY APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER AND THAT DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS AND COMPLIMENTARY; ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS A BINDING AS IF SHOWN AND CALLED FOR ON BOTH.
C. QUALITY AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN. AND SHALL BE HEALTHY, SYMMETRICAL, WELL SHAPED, FULLY BRANCHED, AND WELL ROOTED. THE PLANTS SHALL BE FREE FROM INJURIOUS INSECTS, DISEASES, INJURIES TO THE BARK OR ROOTS, BROKEN BRANCHES, OBJECTIONABLE DISFIGUREMENTS, INSECT EGGS AND LARVAE AND ARE TO BE SPECIMEN QUALITY.
D. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED, AND SHALL MEET THE TRUNK DIAMETER AND HEIGHT REQUIREMENTS OF THE PLANT SCHEDULE. BALLED AND BURLAPPED SHALL BE FIRM, NEAT, SLIGHTLY TAPERED, AND WELL WRAPPED IN BURLAP. ANY TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT TIME OF PLANTING WILL BE REJECTED. BALLS SHALL BE TEN (10") INCHES IN DIAMETER FOR EACH ONE (1") INCH OF TRUNK DIAMETER, MEASURED SIX (6") INCHES ABOVE THE TOP OF BALL.
1. NOMENCLATURE CONFORMS TO CUSTOMARY NURSERY USAGE. FOR CLARIFICATION, THE TERM "MULTI TRUNK" DEFINES A PLANT HAVING THREE (3) OR MORE TRUNKS OF NEARLY EQUAL DIAMETER. TO CALCULATE THE TOTAL CALIPER OF MULTI TRUNK TREES, ADD THE CALIPER OF THE LARGEST TRUNK IN INCHES TO THE REMAINING CALIPER IN INCHES DIVIDED BY 2. THEN ADD THAT TOTAL CALIPER INCHES OF TRUNKS FOR THE TOTAL SPECIFIED CALIPER INCHES PROVIDED ON THE MULTI - TRUNK PLANT LIST.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS, AS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER, SHALL BE EXECUTED BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:
1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, GRASS, STONES OVER ONE (1") INCH AND OTHERS EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASS. LOAM CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS:
CLAY - BETWEEN 7-27 PERCENT
SILT - BETWEEN 19-29 PERCENT
SAND - LESS THAN 52 PERCENT
3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
4. IF REQUESTED, PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT THE SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF BOX VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
C. PREMIUM BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS: PROFESSIONAL BEDDING TECHNOLOGY, DALLAS, TEXAS OR ADO CRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN. LIVING EARTH TECHNOLOGY OR APPROVED EQUAL.
F. ORGANIC FERTILIZER: SUSTANE, FERTILADO, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UP) WITH A MINIMUM OF 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. PEAT: COMMERCIAL SPAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING: SHALL BE RYERSON "TESTATE CURBING", DARK GREEN, 1/8" X 4" WITH STAKES FOUR (4") FEET ON CENTER OR APPROVED EQUAL.
B. TREE STAKING MATERIAL FOR SHADE TREES:
1. POST: STUDDED "T"-POST, NO 1 ARMCOW WITH ANCHOR PLATE; SIX (6") FEET IN LENGTH, PAINT FLAT BLACK, PRIOR TO INSTALLATION.
2. WIRE: 12 GAUGE, SINGLE STRAND, GALVANIZED WIRE.
3. RUBBER HOSE: 2 PLY, FIBER REINFORCED HOSE, MINIMUM HALF (.5") INCH INSIDE DIAMETER. COLOR BLACK.
C. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED ONE (1") INCH TO ONE AND HALF (1.5") INCH D. FILTER FABRIC: MIRAFI 140N CELANESE FIBERS MARKETING COMPANY, AVAILABLE AT CMC REBAR CO., (214)-631-5250 OR AS APPROVED.

PART 3 - EXECUTION

3.1 BED FERTILIZER AND FERTILIZATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE LANDSCAPE ARCHITECT/ENGINEER/OWNER.
B. ALL PLANTING AREAS SHALL BE PREPARED AS FOLLOWS:
1. PREPARE NEW PLANTING BED BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. IN ADDITION AT BACK OF CURBS AND EDGES OF PAVING REMOVE THE EXISTING SOIL TO A DEPTH OF SIX (6") INCHES TO ALLOW FOR THE AMENDMENTS. THEN TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO FERTILIZER AND COMPOST APPLICATION. FINAL CONDITION OF EXISTING SOIL TO BE FINE, FRIABLE, CONSISTENT DEPTH, AND FREE OF ROCKS AND ROOTS AND ALL CLOSOS WHEN COMPLETELY TILLED. APPLY FERTILIZER AS PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF EXISTING SOIL. APPLY ORGANIC FERTILIZER SUCH AS SUSTANE OR GREEN SENSE AT THE RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.
2. ALL PLANTING BED AREAS SHALL RECEIVE A THREE (3") INCH LAYER OF SPECIFIED MULCH.
3. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE, FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOIL, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C. GRASS AREA:
1. AREA TO BE SOLID SOD GRASS TYPES SPECIFIED. BLOCKS OF SOD SHOULD BE LAID END TO END (WITH STAGGERING JOINTS) AFTER FERTILIZING THE GROUND FIRST, WATER AND ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. ROLLING IS TO BE COMPLETED WITHIN 24 HOURS OF INSTALLING THE SOD. THE LANDSCAPE ARCHITECT/ENGINEER/OWNER MAY REQUEST ADDITIONAL ROLLING BY THE LANDSCAPE CONTRACTOR OVER GRASS AREAS TO ACHIEVE THE FINAL SMOOTH SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOP SOIL WHERE THEY ARE EVIDENTLY GAPPED OPEN, THEN WATERED THOROUGHLY.
2. AREAS TO BE HYDRO MULCHED GRASS SEED: HYDRO MULCH WITH SPECIFIED SEED OR COMMON BERMUODA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. USE A FOUR (4") FOOT X EIGHT (8") FOOT BATTER BOARD AGAINST BED AREAS TO REDUCE OVER SPRAY.

3.2 INSTALLATION

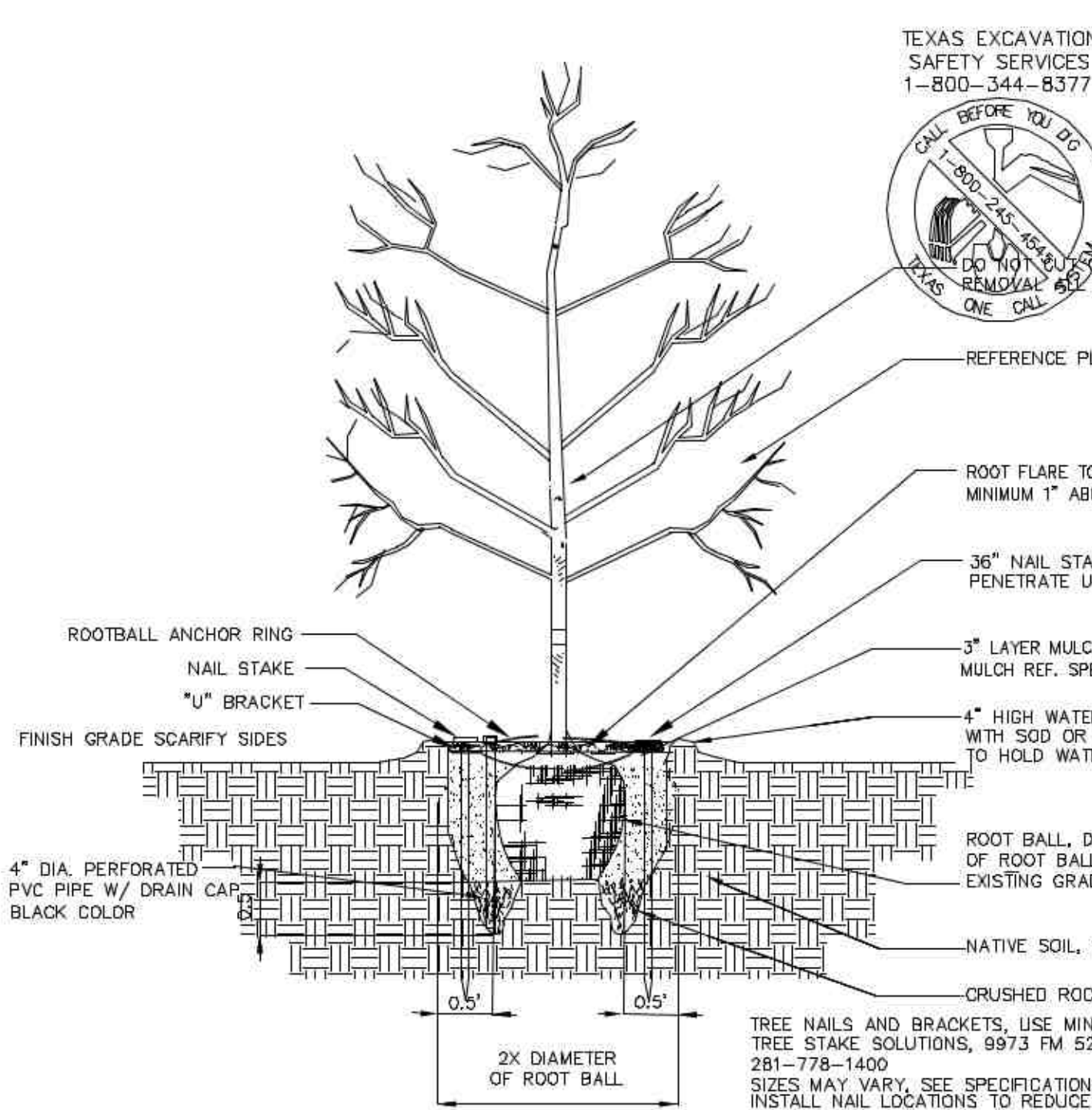
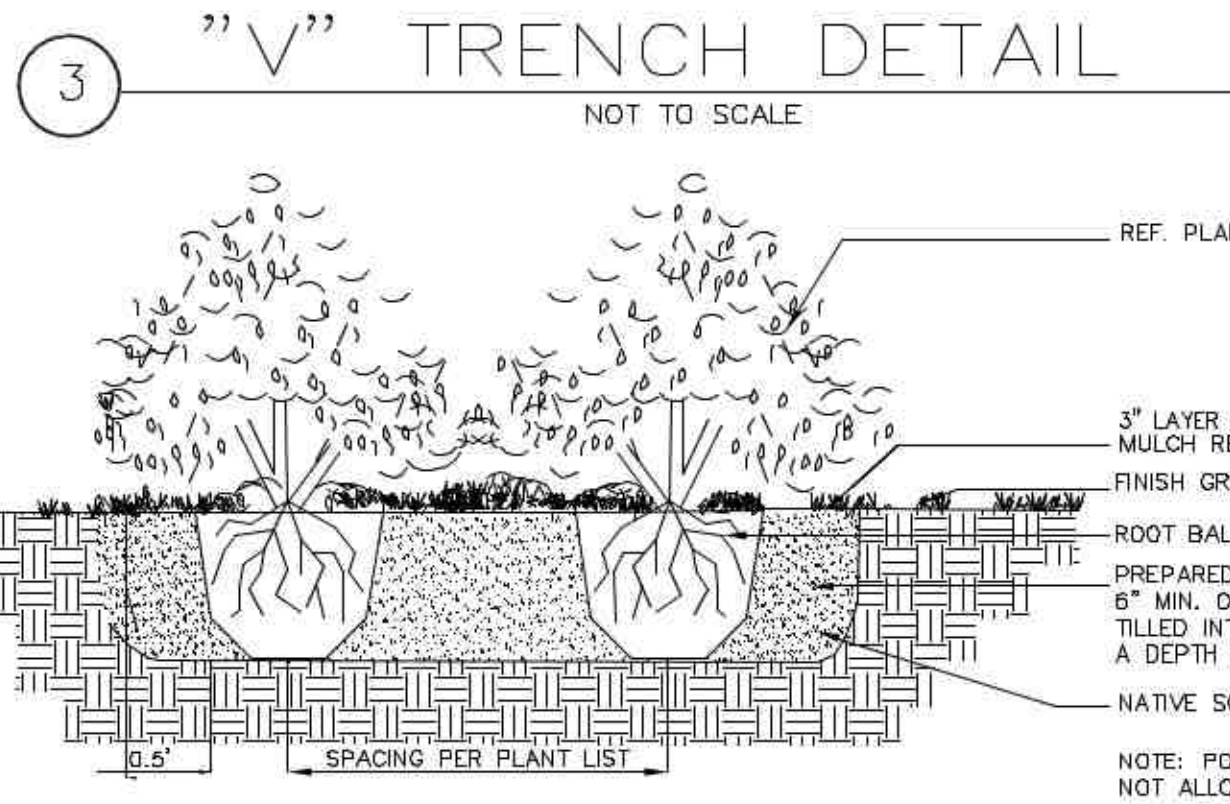
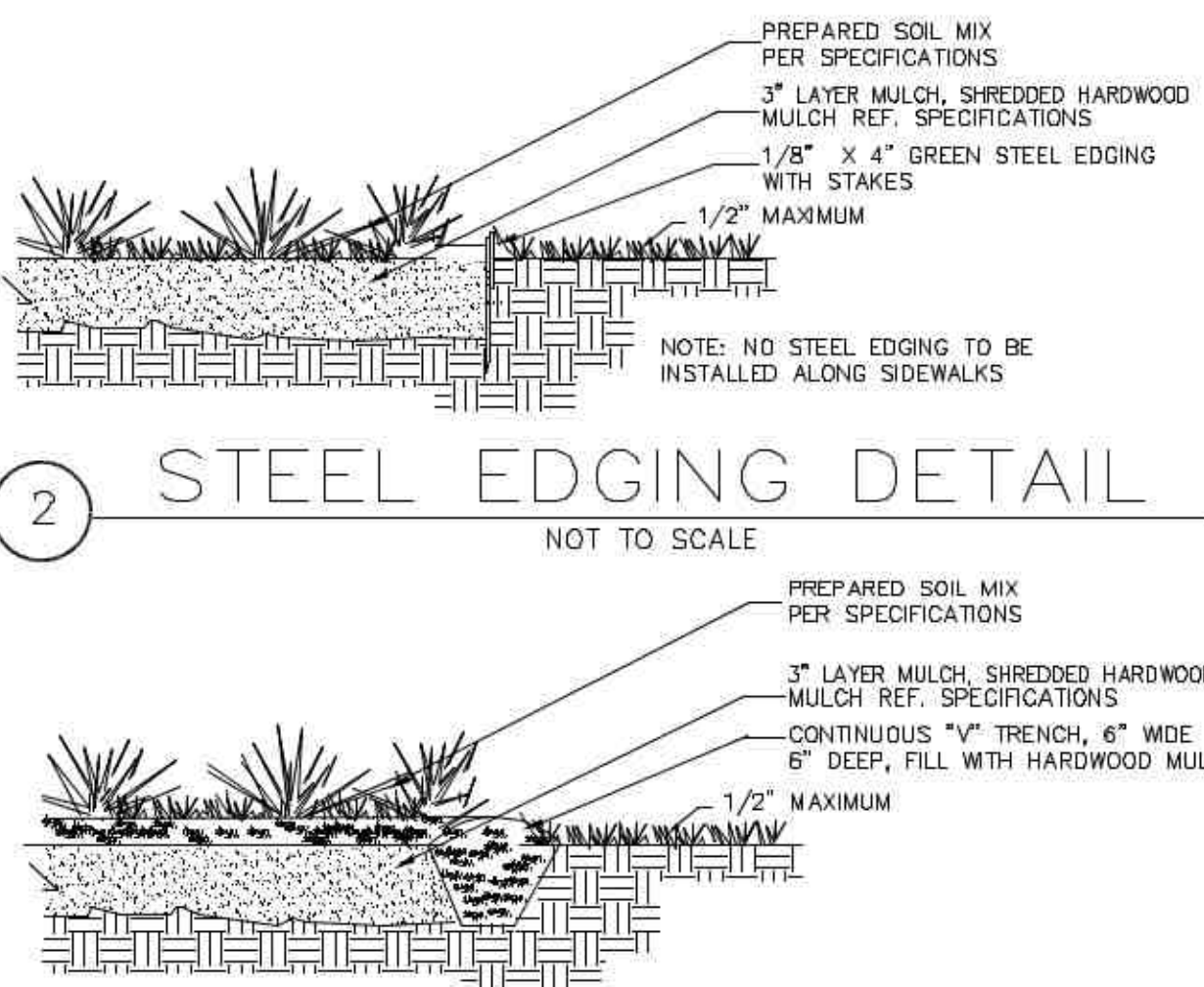
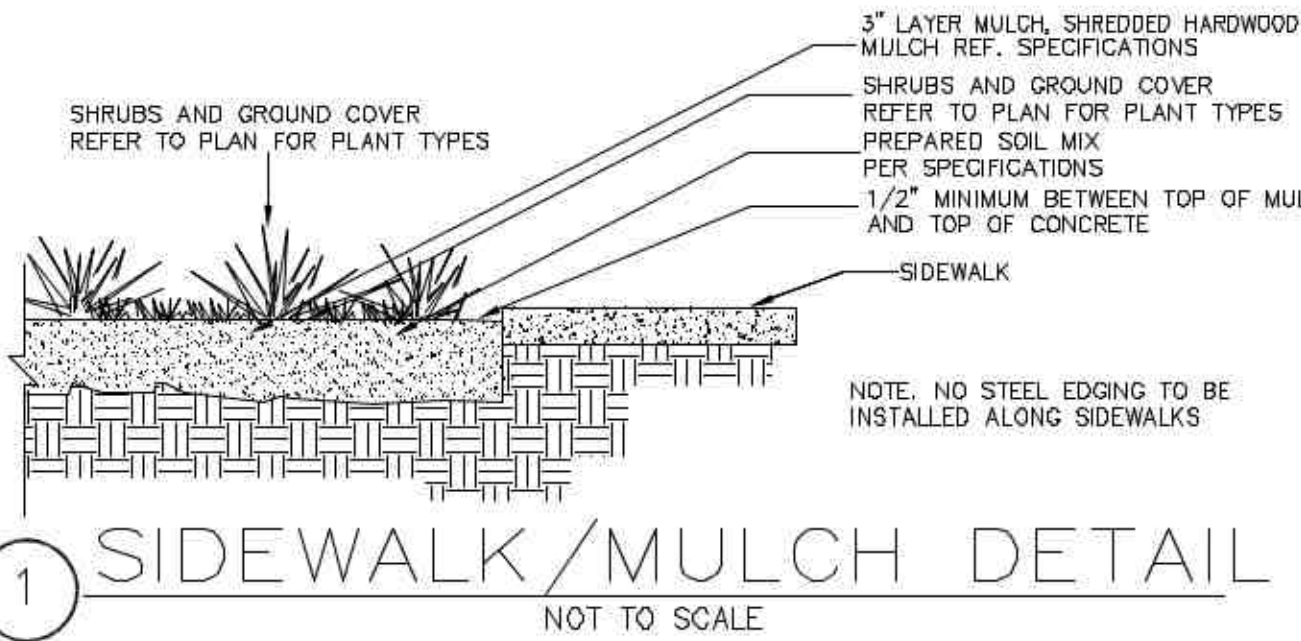
A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM DRYING WINDS DURING TRANSIT. ALL PLANTS, WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO SITE, SHALL BE WELL PROTECTED AGAINST POSSIBILITY OF DRYING BY WIND AND SUN. BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SANDWICH OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OR EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE GROWN OF THE PLANT SHALL BEAR THE SAME RELATION TO THE FINISH GRADE THAT IT DID TO THE SURFACE IN PLACE OF GROWTH. NOTE TO ALLOW AS MUCH AS TWO (2) FEET FOR SETTLEMENT IN CLAY SOIL.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO (2) FEET, TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS OR STONES OVER ONE (1") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING FROM CONTAINERS.
G. DIG A WIDE, ROUGH SIDED HOLE EXACTLY THE SAME DEPTH AS THE HEIGHT OF THE BALL, ESPECIALLY AT THE SURFACE OF THE GROUND. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLOOT OR GLAZED. DO NOT DRILL OR AUGER HOLES IN CLAY SOILS.
H. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN TWENTY FOUR (24) HOURS, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE TWO FOUR (4") FOOT DEEP PIER HOLE DRAINAGE ADDED.
I. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND ONE (1) PART BED PREPARATION, WHEN HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP THIRD OF THE BALL, AS WELL AS THE NYLON, PLASTIC STRING AND WIRE MESH FROM THE BURLAP. BE AWARE OF SOIL PLACED ON TOP OF THE ROOT BALL DURING DIGGING. THIS SOIL TO BE REMOVED ALONG WITH ANY GRASS, WEEDS, VINES TO EXPOSE THE ROOT FLARE AND NATIVE TOP SOIL.
J. DO NOT WRAP TREES.
K. DO NOT PRUNE TREES, UNLESS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER.
L. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TREE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL UNPLANTED AND MULCH WITH AT LEAST THREE (3") INCHES OF SPECIFIED AND APPROVED MULCH.

3.2 INSTALLATION (CONTINUED)

M. ALL PANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF THREE (3") INCHES OVER THE ENTIRE BED OR PIT.
N. OBSTRUCTION BELOW GROUND. IN THE EVENT ROCK OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. WHERE LOCATIONS CAN NOT BE CHANGED, THE OBSTRUCTION SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3") FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW BOTTOM OF THE BALL WHEN PLAN IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
O. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREE AGAINST SEASONAL WINDS. LANDSCAPE CONTRACTOR TO INSPECT AND MAINTAIN STAKES IN A SECURED CONDITION DURING CONSTRUCTION UNTIL FINAL ACCEPTANCE.
P. PRUNING AND MULCHING: EACH AREA SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AND IN THE MANNER FITTING ITS USE IN THE LANDSCAPE DESIGN.
1. DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED ; GENERAL TIPPING OF ALL BRANCHES IS NOT PERMITTED.
2. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS.
3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH LAYER OF SPECIFIED MULCH THREE (3") INCHES IN DEPTH. THIS LIMIT OF SPECIFIED MULCH FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. ALLOW A SPACE OF THREE (3") INCHES FROM TREE BARK TO THE MULCHED SURFACE.
Q. STEEL CURBING INSTALLATION:
1. CURBING SHALL BE ALIGNED AS INDICATED ON DRAWINGS.
2. ALL STEEL CURBING SHALL BE FREE OF KINKS OR ABRUPT BENDS.
3. TOP OF STEEL CURBING SHALL BE ONE (1") HIGHER THAN EXISTING GRADE.
4. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
5. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR BACK OF CURBS.
6. CUT AN EDGE ON THE STEEL CURBING AT 45 DEGREE ANGLE WHERE EDGING MEETS PAVING EDGES. FILE EDGES CUT TO BE ROUNDED, SMOOTH AND NOT SHARP.

3.3 CLEANUP AND FINAL ACCEPTANCE

A. CLEANING: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREA FOR ALL MATERIALS SHALL BE ORGANIZED THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING AT END OF EACH DAY'S WORK.
B. ALL LEAD APPLIED FOR OR PROJECTS TO BE LEAD CERTIFIED COORDINATE WITH THE GENERAL CONTRACTOR FOR ACCEPTABLE DISPOSAL OF TRASH, WASTE, SOILS, PLANT MATERIALS, FERTILIZERS SO AS RECYCLE CREDITS MAYBE TRACKED BY VOLUME.



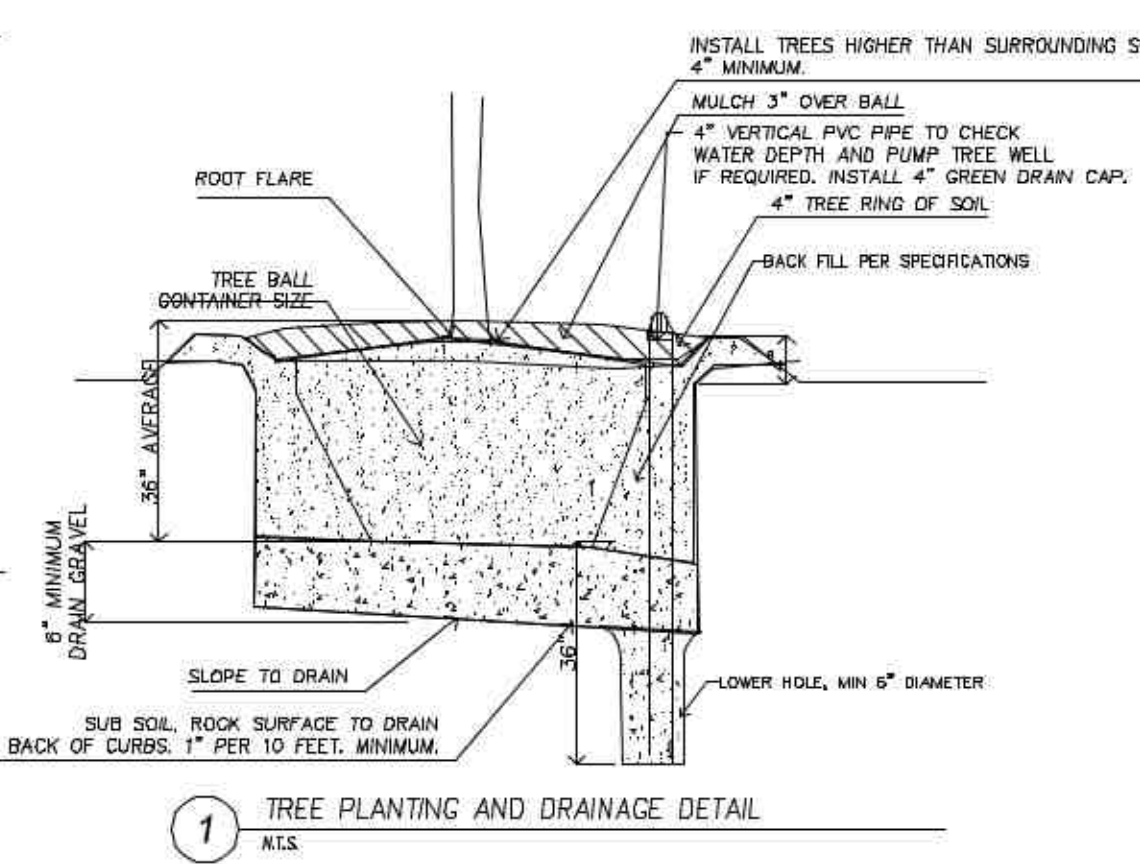
5 TREE PLANTING DETAIL NOT TO SCALE

TOP SOIL NOTES

1. EXCAVATE EXISTING URBAN BLACK CLAY AND LIMESTONE CHALK TO A DEPTH OF 12" FOR GRASS, 24" FOR ALL PLANTING BEDS AND 36" FOR ALL ORNAMENTAL PLANTING AREAS. OVER EXCAVATE IF REQUIRED FOR LARGE TREES TO BE 6" DEEPER THAN HEIGHT OF THE TREE BALL.
2. IMPORTED AND PLACE TOP SOIL TO BE BLACK CLAY TOP SOIL WITH 10% HUMUS, APPROVED BY LANDSCAPE ARCHITECT. NO ROCKS OVER 1" DIAMETER ALLOWED. SEE DETAIL FOR PLACEMENT OVER 6" DEEP .75" SIZE DRAIN GRAVEL.
3. ALL SOIL TO BE FREE OF WEEDS, DEBRIS AND ROOTS BE FRIABLE AND NO NEMATODES.
4. PLACE SOIL AROUND TREE BALL IN 6" DEEP LIFTS OF SOIL AND COMPACT TO 90 PERCENT. WATER IN AS REQUIRED TO REDUCE CLAY CLUMPS. BREAK DOWN WITH WATER DURING COMPACTION.
5. FILL BEDS TO TOP OF CURB OR PLANTING EDGE. SLOPE UP INTO THE BED AT 1:7 MAXIMUM.
6. AT MULCH EDGES LEAVE SOIL AT CURB 3" LOWER FOR MULCH AREA 3" HEIGHT MAXIMUM.
7. ALL BUILDING FOUNDATION EDGES TOP SOIL TO BE 6" BELOW FINISHED FLOOR. SLOPE TO DRAIN AWAY FROM BUILDING.

SUB DRAINAGE NOTES

1. EXCAVATE TO DEPTH REQUIRED FOR TREE BALL PLUS 6". ALLOW TREE BALL TO BE 4" MAX ABOVE CURB OR SURROUNDING SOIL AND SLOPE SOIL AWAY FROM TREES TRUNK SEE DETAIL.
2. INSTALL 6" .75" DRAIN GRAVEL BELOW EACH TREE SLOPING BOTTOM TO DRAIN TO LOWER PUMP HOLE. CROWN GRAVEL IN MIDDLE FOR TREE BALL TO SET STABLE AND HIGH FOR THE DETAILS.
3. INSTALL VERTICAL 4" PVC PIPE FROM 4" ABOVE SURFACE TO BOTTOM OF LOWER PUMP HOLE BELOW THE GRAVEL BED. ADD BELL DRAIN CAP. GREEN TO TOP. USE FOR CHECKING DRAINAGE AND ADDING AIR TO LOWER LEVELS OF SOIL. PUMPING EXCESS WATER AS REQUIRED.



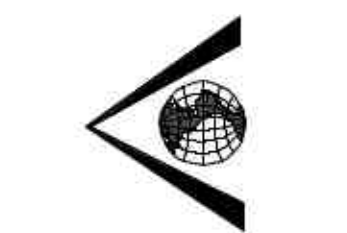
6 TREE PLANTING AND DRAINAGE DETAIL NOT TO SCALE

Revision	Date	Description

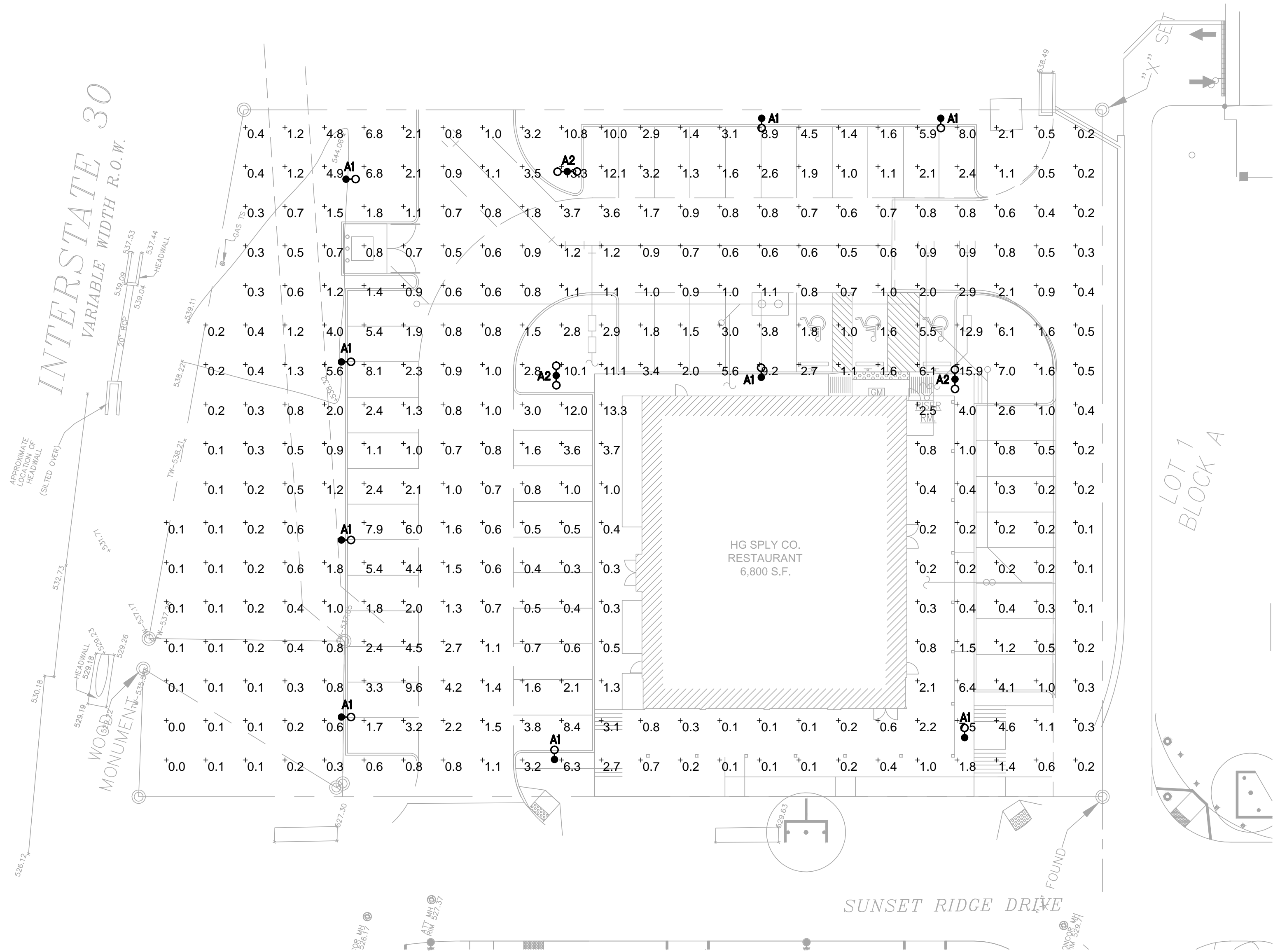
Owner:
8020 Restaurants, LLC.
2008 Greenville Ave. • Dallas, TX 75206

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

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court - North, Texas 75039 - (469) 402-7700
Texas Registered Engineering Firm F-7448



Drawn By: F.C. CUNY	Checked By: F.C. CUNY
Date: 12/16	Project No.: -
Sheet Title: Landscape Specs & Details	L1-02
Scale: 2	Sheet No.: of 8



GENERAL NOTES

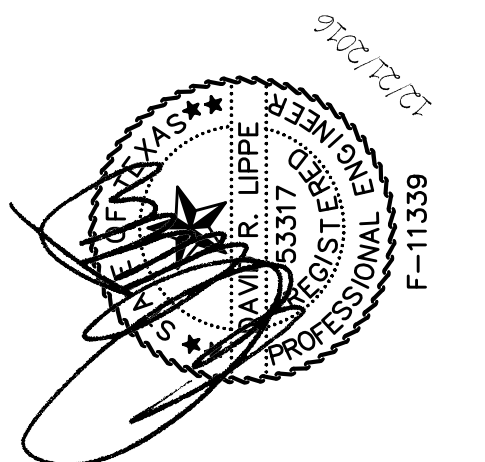
1. REFER TO DRAWING MEP1.0 FOR PARKING LIGHTING SPECIFICATIONS.

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



J. LIPPE AND ASSOCIATES
CONSULTING ENGINEERS
1616 J.B. 003
ADDRESS: 1616 J.B. 003
ADDRESS: 1616 J.B. 003
ADDRESS: 1616 J.B. 003
STATE OF TEXAS FIRM REGISTRATION: 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

PROJECT COMMENTS



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

DATE: 3/25/2021

PROJECT NUMBER: SP2021-005
PROJECT NAME: Site Plan for HG Supply
SITE ADDRESS/LOCATIONS: 2651 SUNSET RIDGE DR

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	03/25/2021	Needs Review

03/25/2021: SP2021-005; Site Plan for Restaurant less than 2,000 SF - Harbor District
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request 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.

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

M.3 For reference, include the case number (SP2021-005) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by Planned Development District 32 (PD-32), the Unified Development Code (UDC), and the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan, landscape plan, building elevations, etc.) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (§03.04.A, Art. 11, UDC)

I.6 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.7 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.8 Materials Sample Board. Provide material samples that detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc.

M.9 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) Adequate parking is not being met and requires approval of a variance to allow for 18 parking spaces to be located within Trend Tower parking garage. Provide a letter requesting the variance and two (2) compensatory measures that off-set the variance being requested. (§05.03.C, of Art. 06, UDC)
- 2) All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Engineering Department).
- 3) Mechanical Equipment Screening. Dash-in RTU's - All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site? Provide screening detail. (§06.02.C.3, of Art. 05, UDC)
- 4) Provide dumpster detail. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. (§06.02.D.7, Art. 05, UDC)
- 5) Based on the building footprint, an exception to the articulation standards (i.e. horizontal) will be required. Please provide a letter of explanation for the associated exception and the compensatory measures justifying the exception as required by the UDC for consideration. (§04.01.C.1, Art. 05, UDC)
- 6) Indicate the street centerline for all existing and proposed streets. (§03.04.B, Art. 11, UDC)

M.10 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided. Indicate on plans compliance with this section. (§01.01.B, of Art. 05, UDC)
- 2) You indicate hydro-mulch under the Harbor District Plant List. If so, please note that the developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City. (Section 4.2, Engineering Standards of Design and Construction) If you are not using hydro-mulch, please remove label.
- 3) Identify visibility triangles on all lots for all driveway intersections and public streets. (§01.08, Art. 05, UDC)
- 4) Correct all labels to be consistent for all planting materials under the Landscape Plant Legend, the Harbor District Plant List, and the plan view (e.g. TE is located on plan view and Harbor District Plant List, but not identified in the Landscape Plant Legend). (§05.03.B, of Art. 08, UDC)
- 5) Use a lighter gray scale for the contour lines.
- 6) Consider using a smaller font size for the labels on the plan view.

M.11 Photometric Plan. Please make the following clarifications and changes to the photometric plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) No light pole, pole base or combination thereof shall exceed 20-feet. Provide detail meeting PD-32 standards for light poles.
- 2) The maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. Lighting levels exceed this requirement for all property lines. (§03.03, Art. 07, UDC)
- 3) Provide cut sheets for all exterior lighting fixtures that meet PD-32 standards for light fixtures.

M.12 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) An exception to the horizontal articulation standards as listed below.
- 2) All signage requires a separate permit as indicated above.
- 3) A minimum of 20% natural stone required on building facades, see variance below.

Based on the building elevation submittal, staff has identified the following that require approval of variances/exceptions to the IH-30 Overlay (IH-30 OV) District, Planned Development District 32 (PD-32) and the Unified Development Code (UDC):

- 1) Architectural Standards.

- a. Primary Materials. The proposed building does not incorporate stone that meets the minimum requirement established by the IH-30 OV and requires approval of a variance to allow for 0% stone. (§06.02.C.1.a.1, Art. 05, UDC)
- b. Secondary Materials. The proposed building incorporates materials that exceed the maximum 10% allowed for secondary materials requirement established by the IH-30 OV and requires approval of a variance to allow for metal panels, wood screening materials, glazed tile, and exposed metal beams. (§06.02.C.1.a.1, Art. 05, UDC)
- 2) Building Articulation. The proposed building does not meet the articulation standards established by the UDC and requires approval of an exception. (§04.01.C, Art. 05, UDC)

An applicant may request the Planning and Zoning Commission grant an exception 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. The applicant will need to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly off-sets the impact of the exception being requested. Please also note that all of the requested exceptions require approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

- Please provided an updated letter of explanation for all of the associated exceptions and the compensatory measures justifying the exceptions being requested for consideration.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on April 6, 2021 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.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 6, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 30, 2021 Planning & Zoning Meeting.

I.15 The Architectural Review Board (ARB) meeting will be held on March 30, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.16 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on March 30, 2021.
- 2) Architectural Review Board (ARB) meeting will be held on March 30, 2021.
- 3) Planning & Zoning regular meeting will be held on April 13, 2021.
- 4) Architectural Review Board (ARB) meeting will be held on April 13, 2021 (if required).

I.17 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City requires that a representative(s) be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Dumpster enclosure must drain to an oil/water separator and then to the storm lines, not to the sewer lines.

M - Access Easement to extend to property line.

M - Parking spaces adjacent to the building must be 20' deep. The 18' parking spaces must have 2' of clear overhang.

M - Make sure the face of the wall is a minimum of 2' from back of curb.

M - No decomposed granite. Must construct a concrete sidewalk.

The following items are informational for the engineering review process.

General Items:

I - Must meet City Standards of Design and Construction

I - 4% Engineering Inspection Fees

- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20'. No structures allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- I- No signage in easements or right-of-way
- I- Storm pro-rata and siren fees have been paid

Drainage Items:

- M - Dumpster must drain to an oil/water separator before draining to the storm lines.

Roadway Paving Items:

- M - Parking to be 20'x9'. Need to label all parking and drive aisle dimensions
- I - Drive isles to be 24' wide.

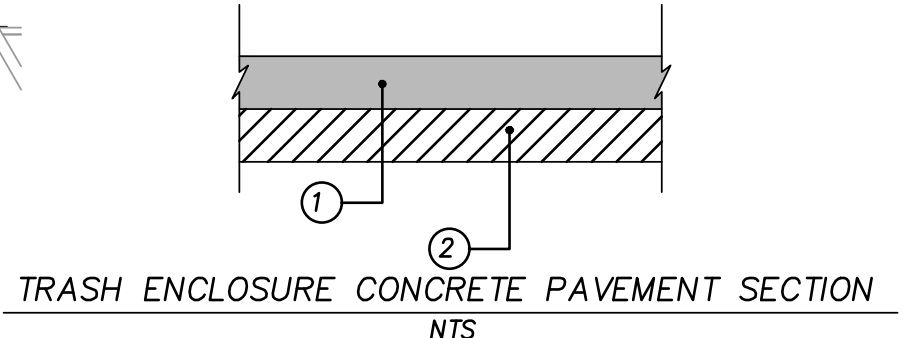
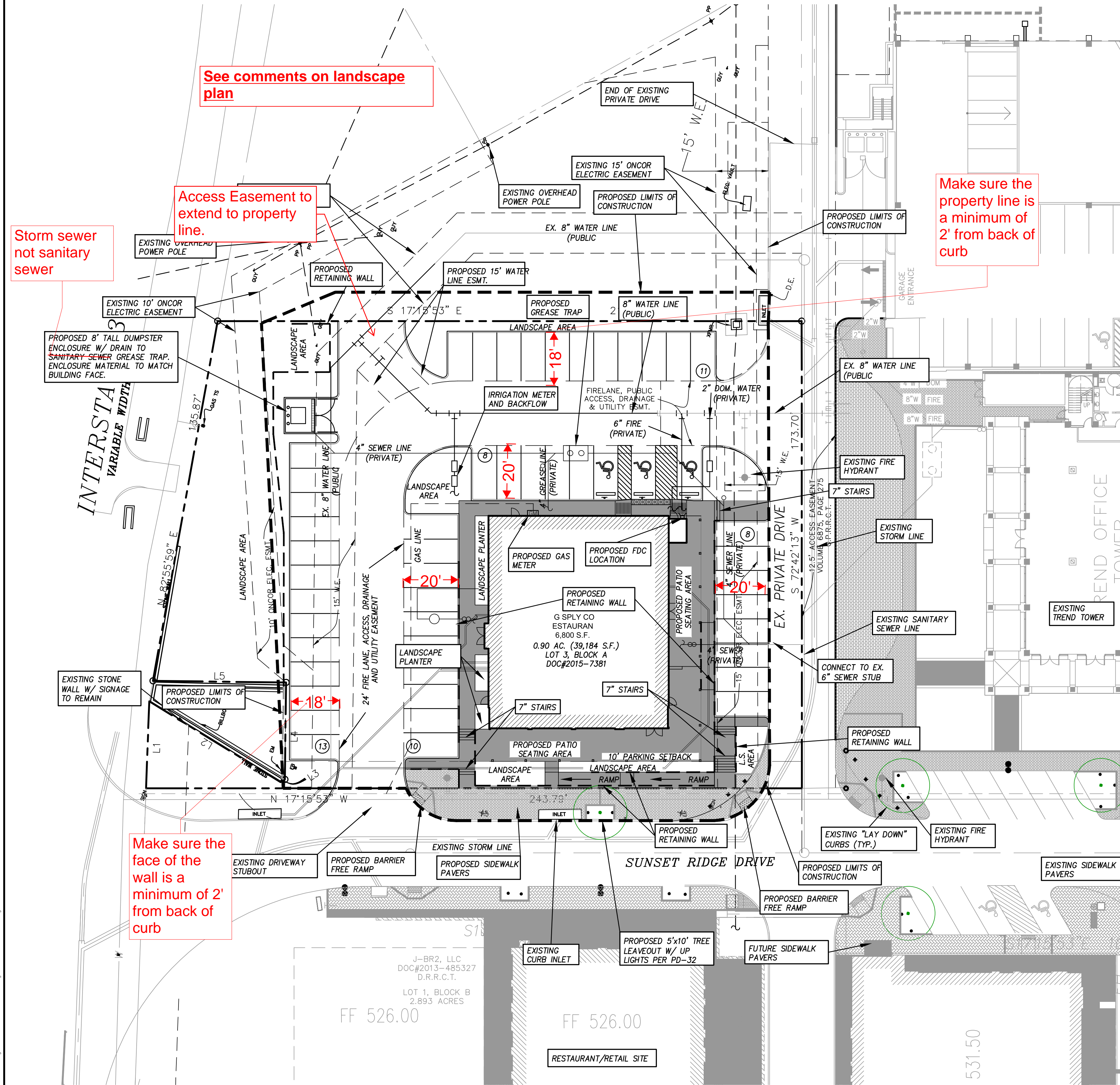
Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

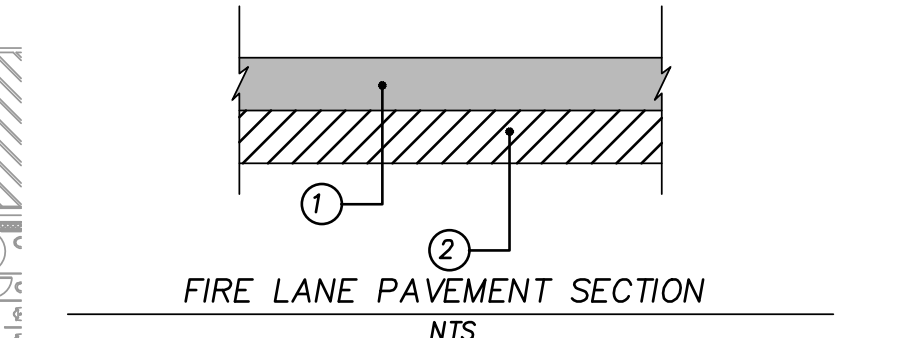
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved w/ Comments

03/22/2021: Please provide a required versus proposed legend showing that minimums requirements have been met Landscape.

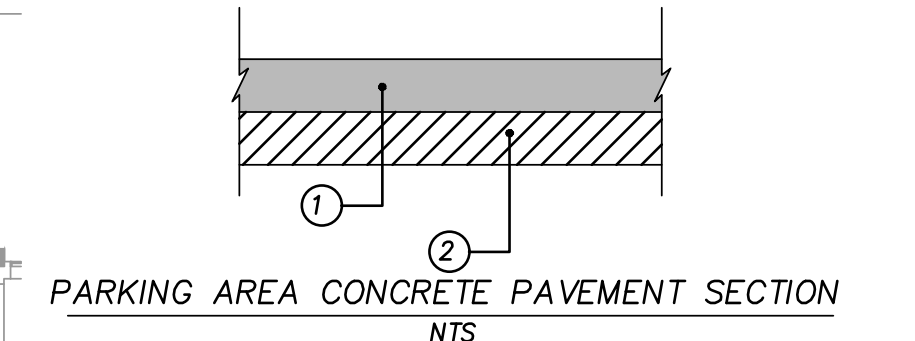
Drawing: P:\02_FCD\02\Projects\02-Commercial\Harbor District - HG SPLY\1-DRAWINGS\1-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Mar 18, 2021-3:31pm by cslown
Layout: cslown Area: HG SUPPLY - SITE PLAN.dwg - HG SUPPLY - SITE PLAN.dwg - HG SUPPLY - SITE PLAN.dwg



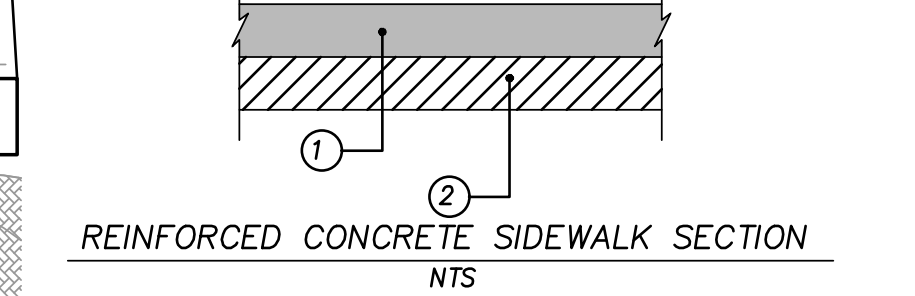
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LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	10,059 S.F.

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 SPACES 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

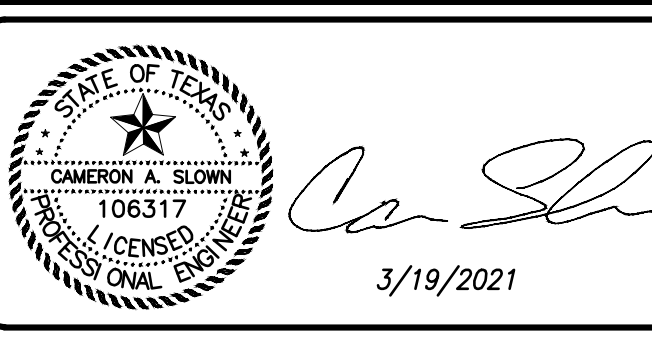
Director of Planning & Zoning

PREVIOUS CASE NUMBER: SP2015-015
NOT FOR CONSTRUCTION

no.	revision	by	date



teague nall and perkins, inc
825 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
MAR 2021

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

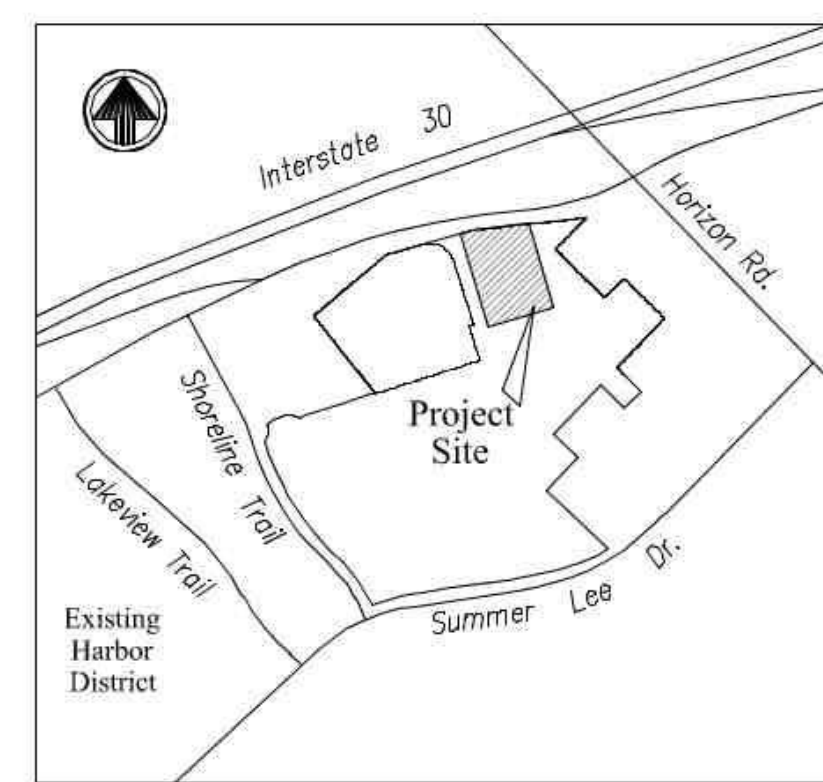
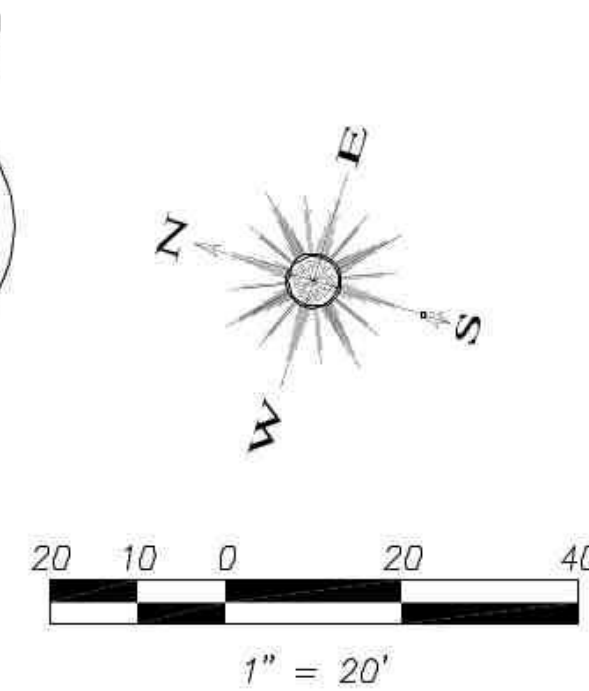
City of RockWall, Texas
Improvements for
HG SPLY, CO. RESTAURANT
SITE PLAN

tnp project
sheet
C1.04

THIS IS MASTER HARBOR LIST. NOT ALL PLANTS ARE USED ON THIS SITE LANDSCAPE PLAN

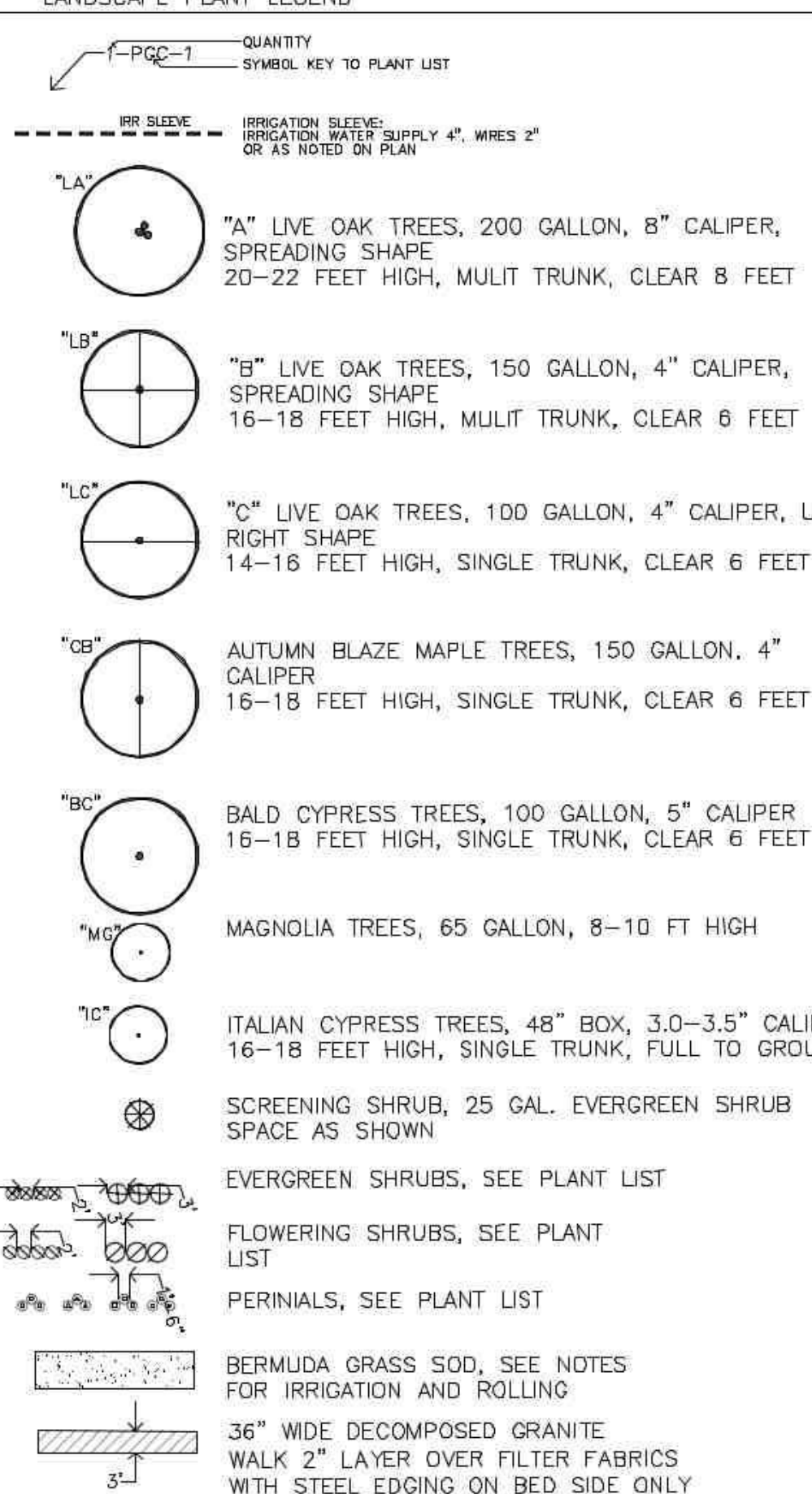
PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK¹ PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 204, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.



LOCATION MAP

LANDSCAPE PLANT LEGEND



LANDSCAPE IRRIGATION WARRANTY

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.

ITEM 25. BOOKS/MAN. MAINTENANCE NOTE

CITY OF ROCKFALL MAINTENANCE NOTE:

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPED AREAS AND MATERIALS, INCLUDING BUT NOT LIMITED TO: THE REPLACEMENT OF ANY AND ALL DAMAGED OR MISSING PLANT MATERIALS, SOIL, MULCH, AND MATERIALS. AREAS MUST BE MAINTAINED AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND TO BE FREE OF WEEDS AND INTRUSIVE SPECIES. REPLACEMENT OF ALL TIMES AND WEEDS SHALL BE THE RESPONSIBILITY OF THE OWNER. REPLACEMENT OF ALL DEAD PLANT MATERIAL THAT IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE CITY OF ROCKFALL. ALL SUCH REPLACEMENT SHALL BE COMPLETED WITHIN 30 DAYS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE LANDSCAPED 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
ON ALL PAVING WITHIN 10 FEET OF EDGE OF ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7688, INSTALL UB-48-2
PER SPECIFICATIONS AT EACH TREE ON SIDE OF
PAVING OR UTILITY, INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRADE
ON OUT SIDE OF BARRIER, 24" DEEP, BARRIER TO EXTEND 1' ABOVE GRADE.

SOIL AMENDMENT NOTES(LISTED FOR BASE BID)

SOD PREPARATION FOR GRASS AREAS ON SITE:

1. **SPREAD POUNDING THE EXISTING GRASS TO 20 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO THE START OF THE PROJECT.**
2. **REMOVE ALL EXISTING GRASS, STAMPS, AND DEBRIS FROM THE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.**
3. **APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN FOR THE PROJECT.**
4. **REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.**
5. **REMOVE ALL EXISTING CURBS, SHAPE EDGES AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING WITH ARCHITECTS.**
6. **AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES.**
7. **INSTALL SOD SOO GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NOT LEAVE GRASS OR ADD AZALEA MIX IN ALL GRASS AREAS.**
8. **WATER AND ROLL THE SOD TWO TIMES.**
9. **WATER AND ROLL TO FILL AREAS.**
10. **WATER AND ROLL FOR ONE (1) THE MORNING AND EDGING FOR FINAL GRASS LAYOUT.**

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

1. 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 45 GALLON SHRUB BEDS

1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL

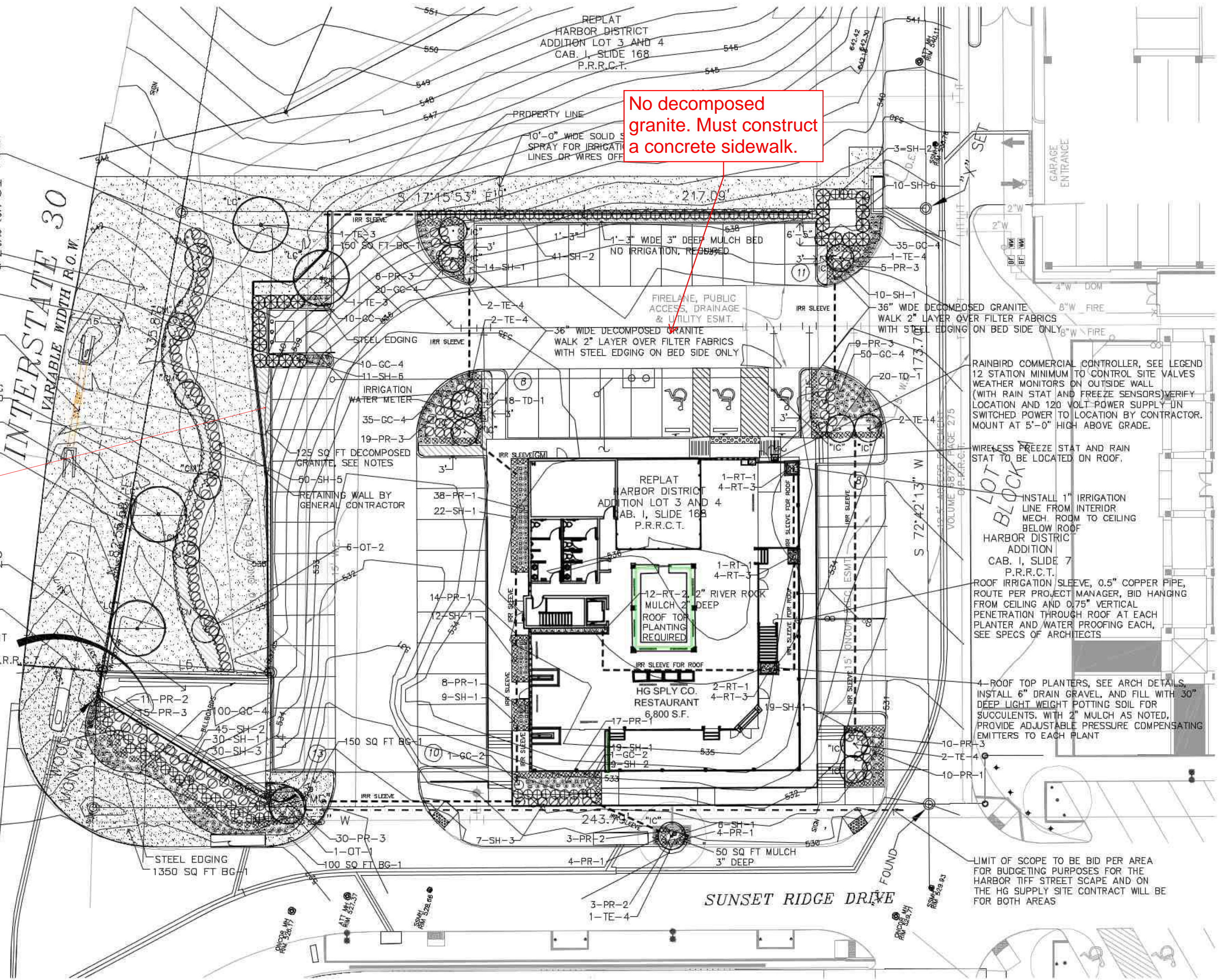
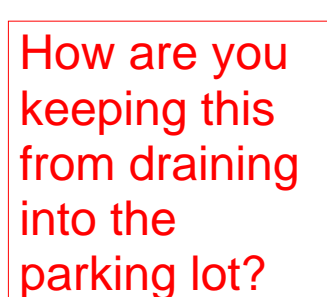
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.

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



No decomposed granite. Must construct a concrete sidewalk.

SUNSET RIDGE DRIVE

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

H. Pritchett / Associates
LANDSCAPE ARCHITECTS
218 CAMINO LAGO
IRVING, TEXAS 75039
14-697-2580
om@landdesignplan.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 OR 03/18/2021

Drawn By: F.C. CUNY	Checked By: F.C. CUNY
Date: 12/16	Project No.: -
Sheet Title: Landscape Planting Plan L1-0	
Scale: 1	Sheet No.: of 8

HG SPLY CO.
RESTAURANT
2651 Sunset Ridge Ln
Rockwall, Texas 75087

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

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2021-005

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 AT THE NORTHEAST 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 8020 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

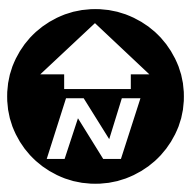




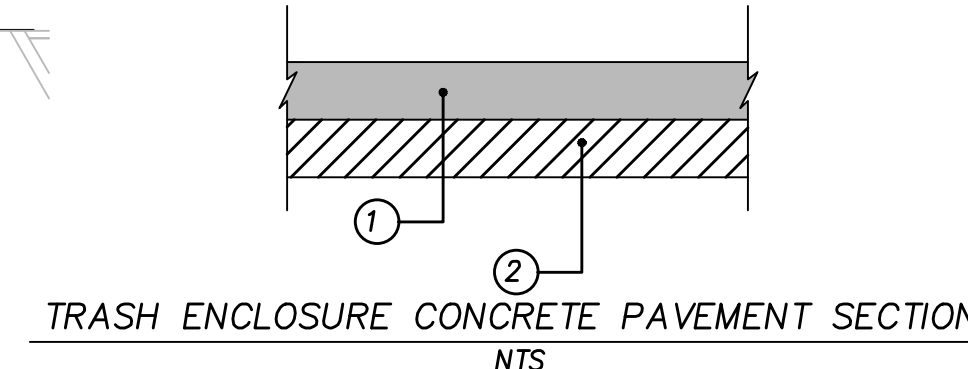
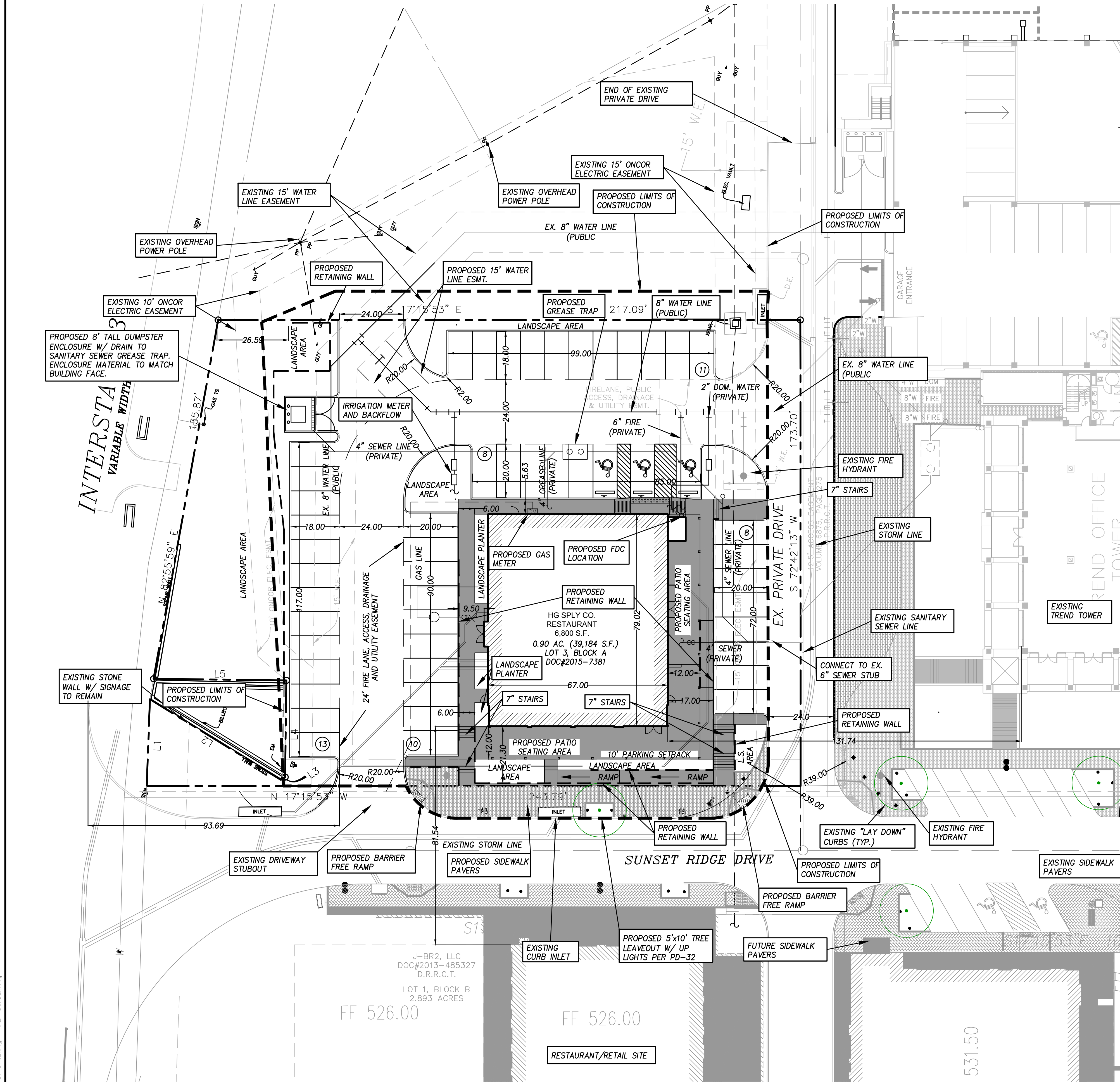
City of Rockwall

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

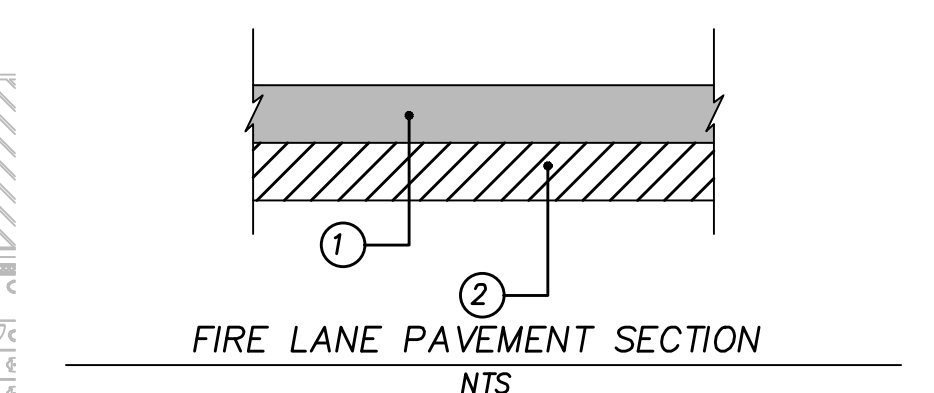
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



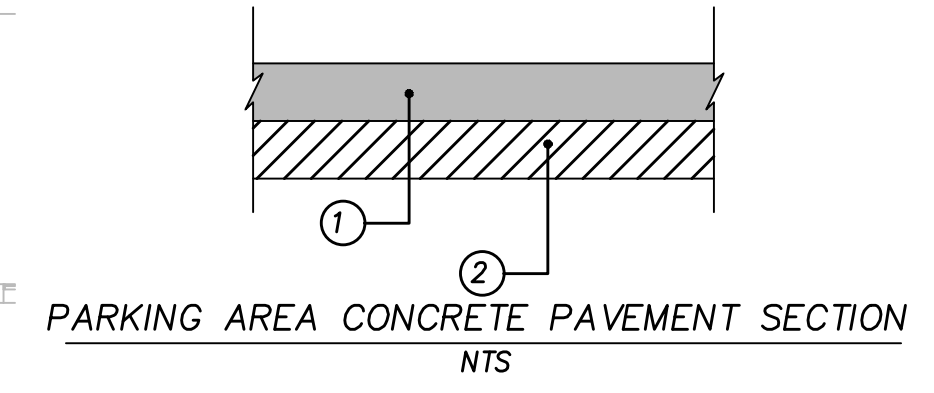
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Layout: Layout1 Xref: HG SUPPLY-BASE.dwg - XREF-BORDER.dwg



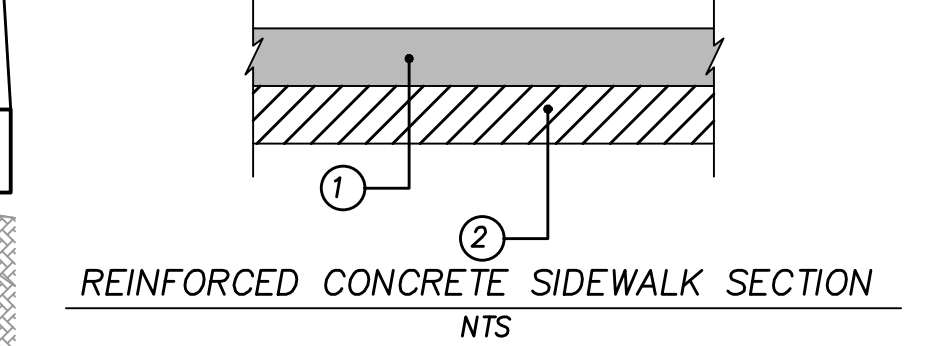
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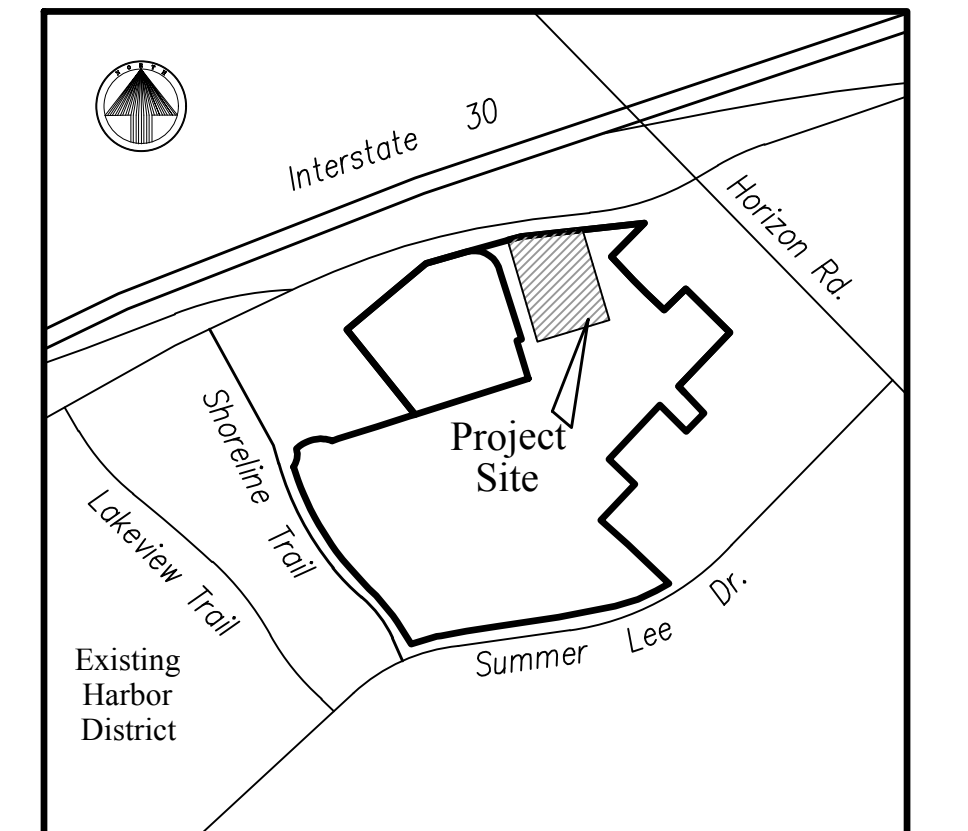
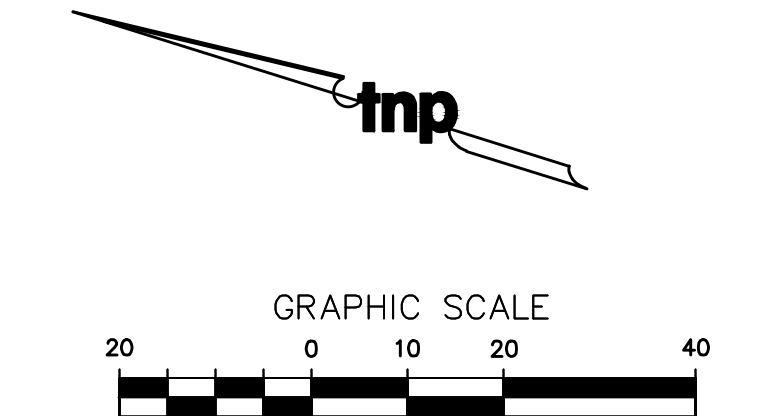
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LOCATION MAP

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
PROPOSED USE:	UNUSED 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

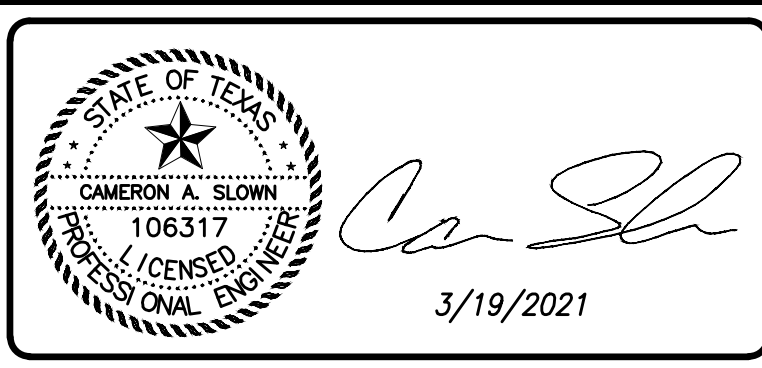
Director of Planning & Zoning

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.tnpinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

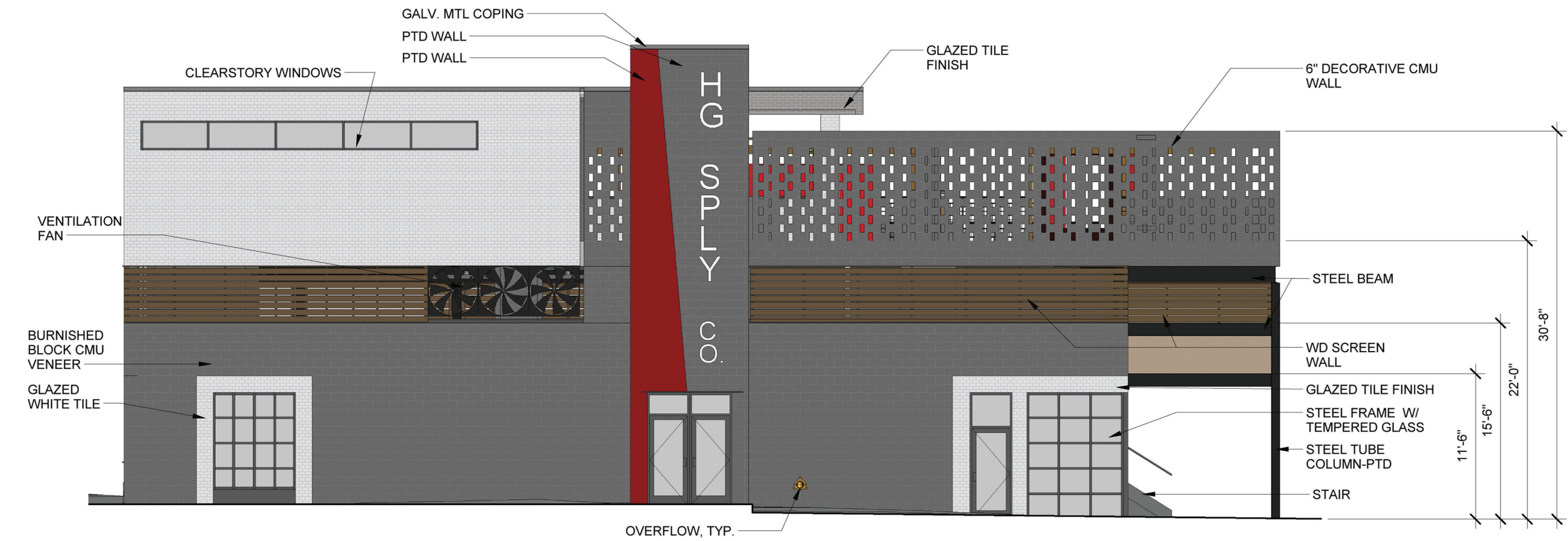
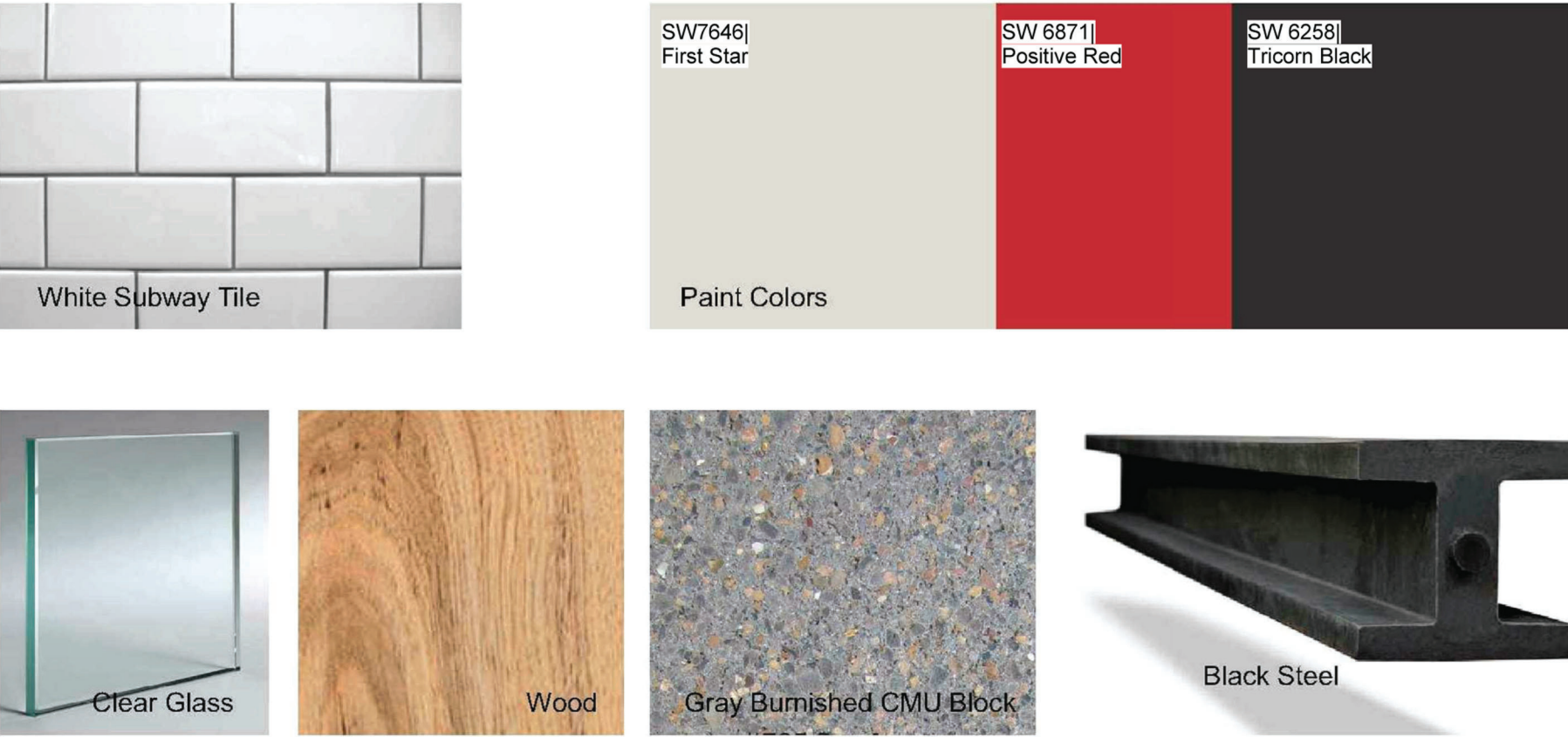


scale
when bar is
1 inch long
horiz
1"=20"
vert
N/A
MAR 2021

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

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%

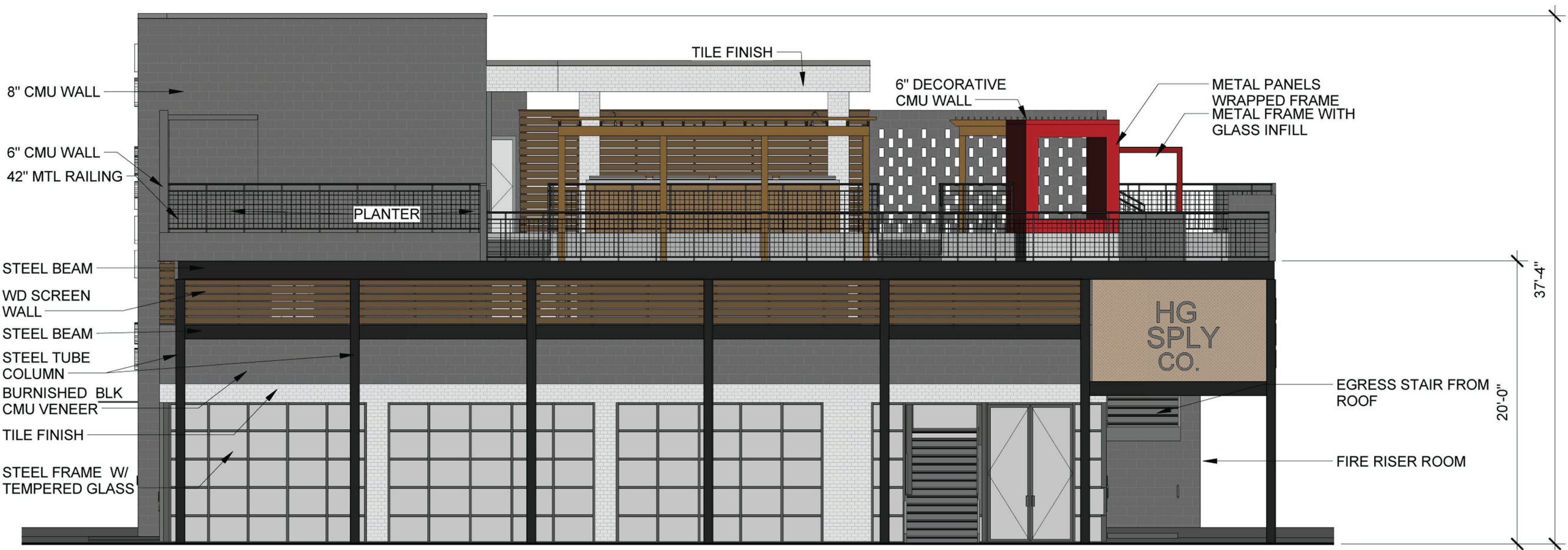


EAST ELEVATION

2

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%

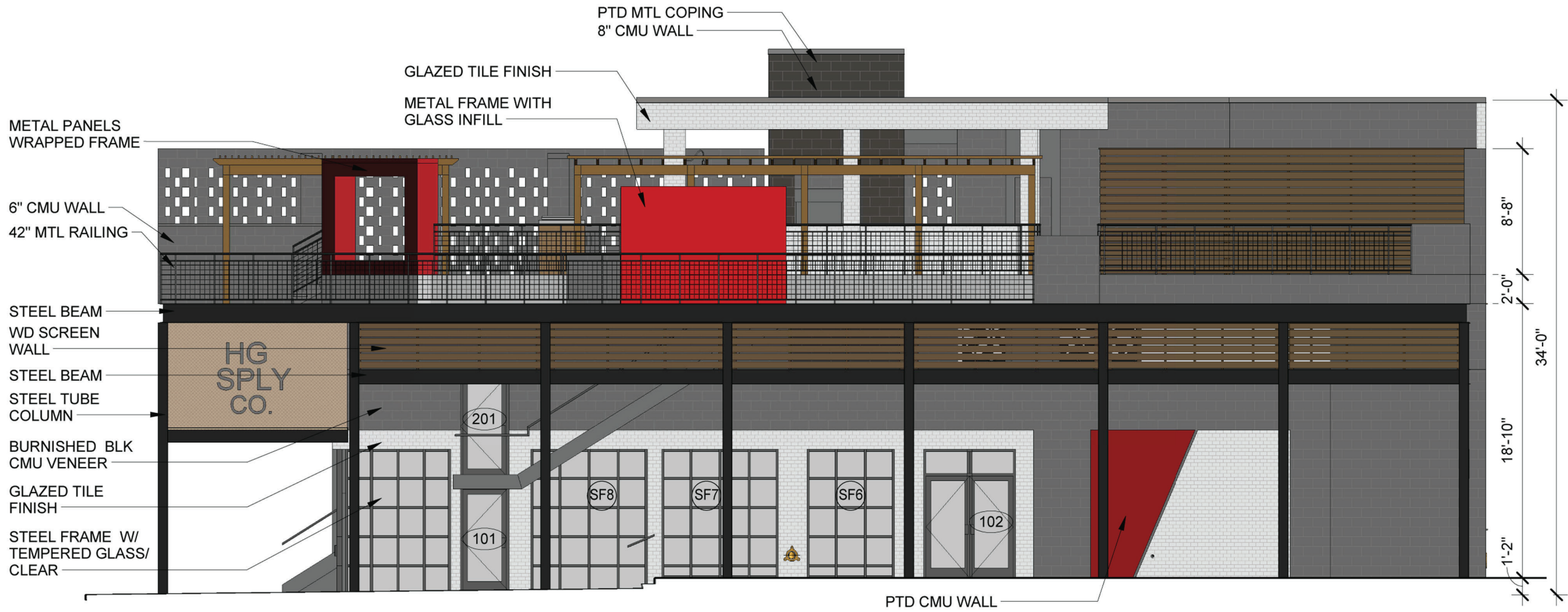


WEST ELEVATION

3

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



SOUTH ELEVATION

4

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%

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

REVISIONS :

ELEVATIONS

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



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.

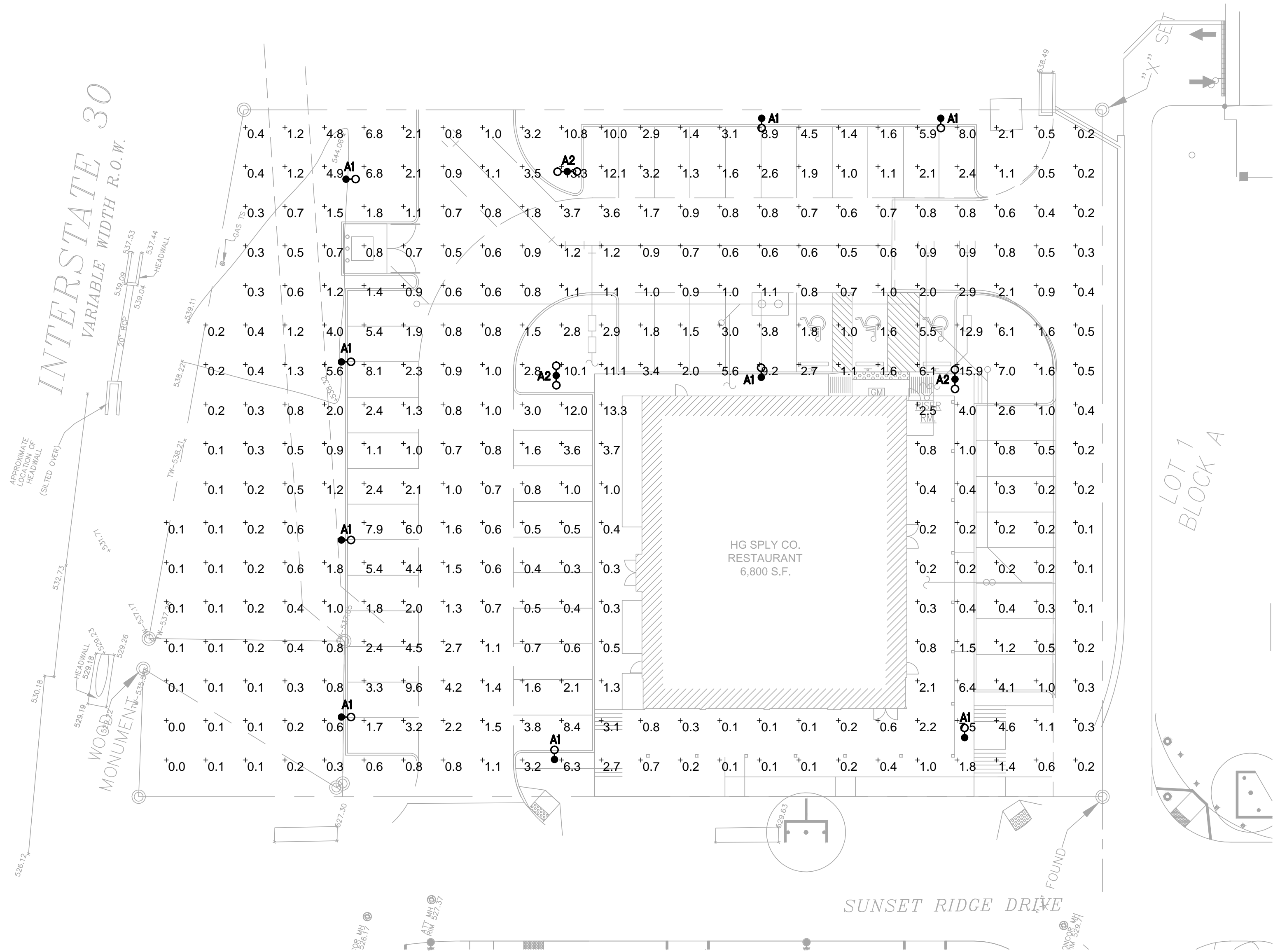
Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2015-015

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

[illegible]



01 SITE LIGHTING PHOTOMETRIC PLAN
Scale: 1"=20'-0"

GENERAL NOTES

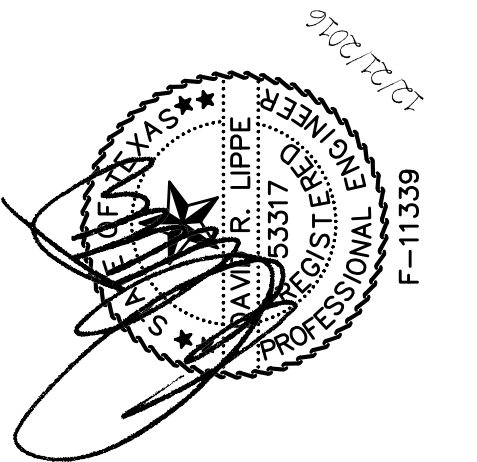
1. REFER TO DRAWING MEP1.0 FOR PARKING LIGHTING SPECIFICATIONS.

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



J. LIPPE AND ASSOCIATES
CONSULTING ENGINEERS
1616 J.B. 003
ADDRESS: 1616 J.B. 003
ADDRESS: 1616 J.B. 003
STATE OF TEXAS FROM REGISTRATION: 7-1-1339

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



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; In Conformance
<i>Minimum Lot Width</i>	60-Feet	217.09-Feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	173.70-Feet; In Conformance
<i>Minimum Build-to-Line (Sunset Ridge Drive)</i>	10-Feet	17-Feet; In Conformance
<i>Minimum Setback (Sunset Ridge Drive)</i>	5-Feet	17-Feet; In Conformance
<i>Maximum Permitted Encroachment ¹</i>	5-Feet	2-Feet; In Conformance
<i>Maximum Height</i>	8 Stories or 120-Feet	38-Feet; In Conformance
<i>Maximum Mechanical Screen Height</i>	20-Feet	6½-Feet; In Conformance
<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%; In Conformance

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: 4/9/2021

PROJECT NUMBER: SP2021-005
PROJECT NAME: Site Plan for HG Supply
SITE ADDRESS/LOCATIONS: 2651 SUNSET RIDGE DR

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/08/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	04/08/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/08/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	04/08/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	04/08/2021	N/A
03/22/2021: _			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	04/08/2021	Approved w/Condition

04/08/2021: SP2021-005; Revision 1 - Site Plan for Restaurant less than 2,000 SF - Harbor District
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.2 Architectural Site Plan. Update dumpster detail - include a self-latching mechanism for the gate. (§06.02.D.7, Art. 05, UDC)

M.3 Photometric Plan. Please make the following clarifications and changes to the photometric plan. (§01.02, Art. 11, UDC):

1) The maximum allowable light intensity measured at the property line shall be 0.2 FC. Lighting levels exceed this requirement along Sunset Ridge Drive. (§03.03, Art. 07, UDC)

I.4 Please note the scheduled meetings for this case:

1) Planning & Zoning regular meeting will be held on April 13, 2021.

I.5 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin 6:00 p.m. (P&Z). The City requires that a representative(s) be present for all meetings.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2021005

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 AT THE NORTHEAST 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 8020 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]

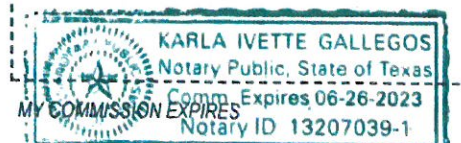
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIAS POPE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 = 



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.





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

REVISIONS :

RENDERING



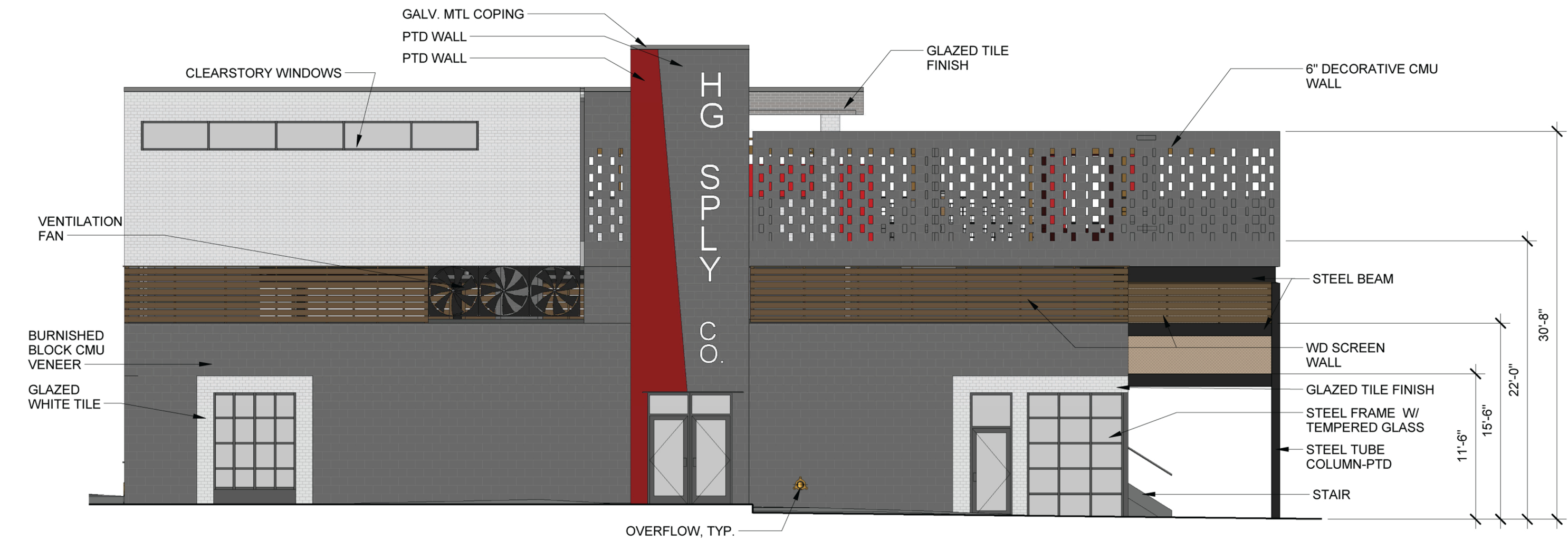
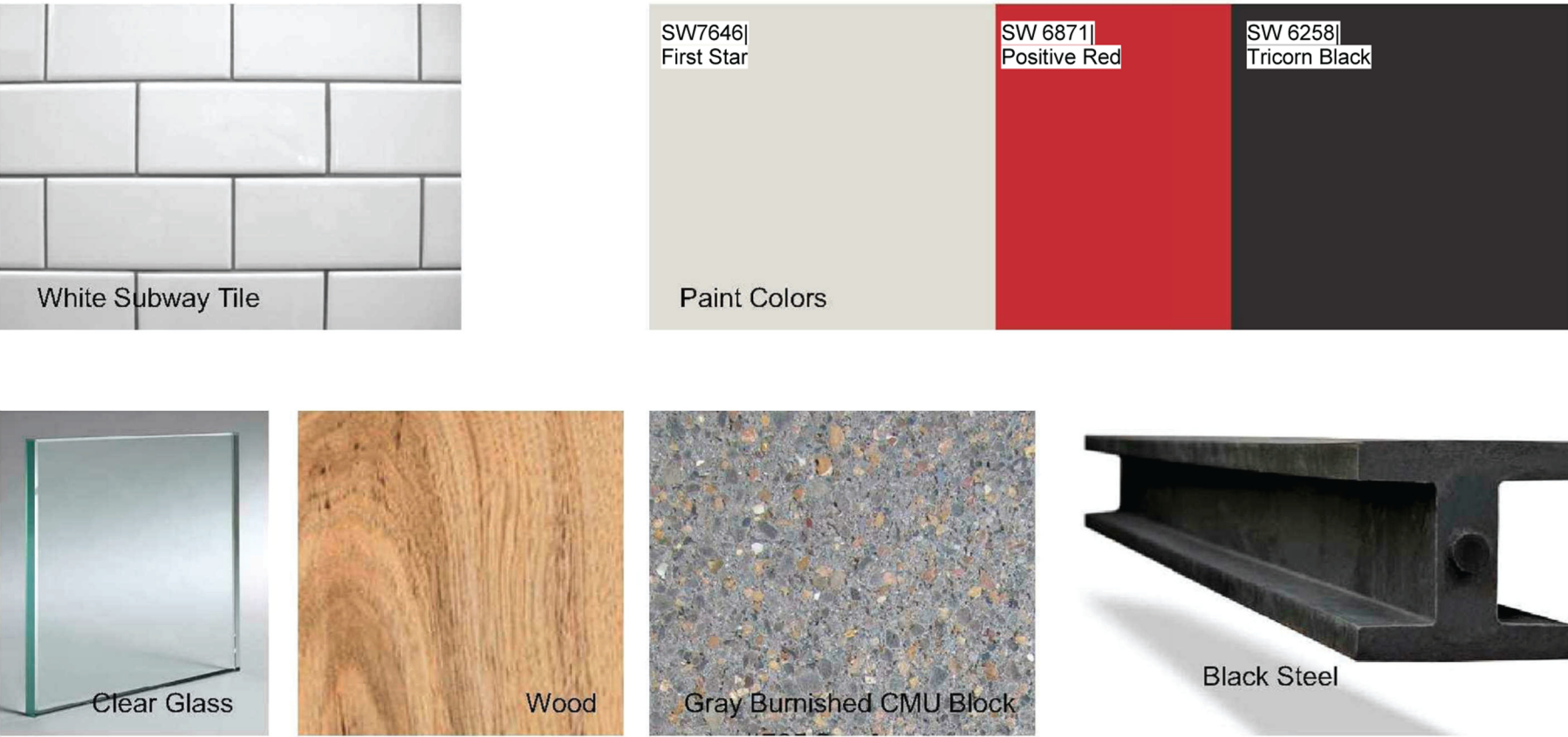
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas
was approved by the Planning and Zoning Commission of the City of Rockwall on the ____ day of _____, 2021.
Witness our hands this ____ day of _____, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2021-005

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032



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"

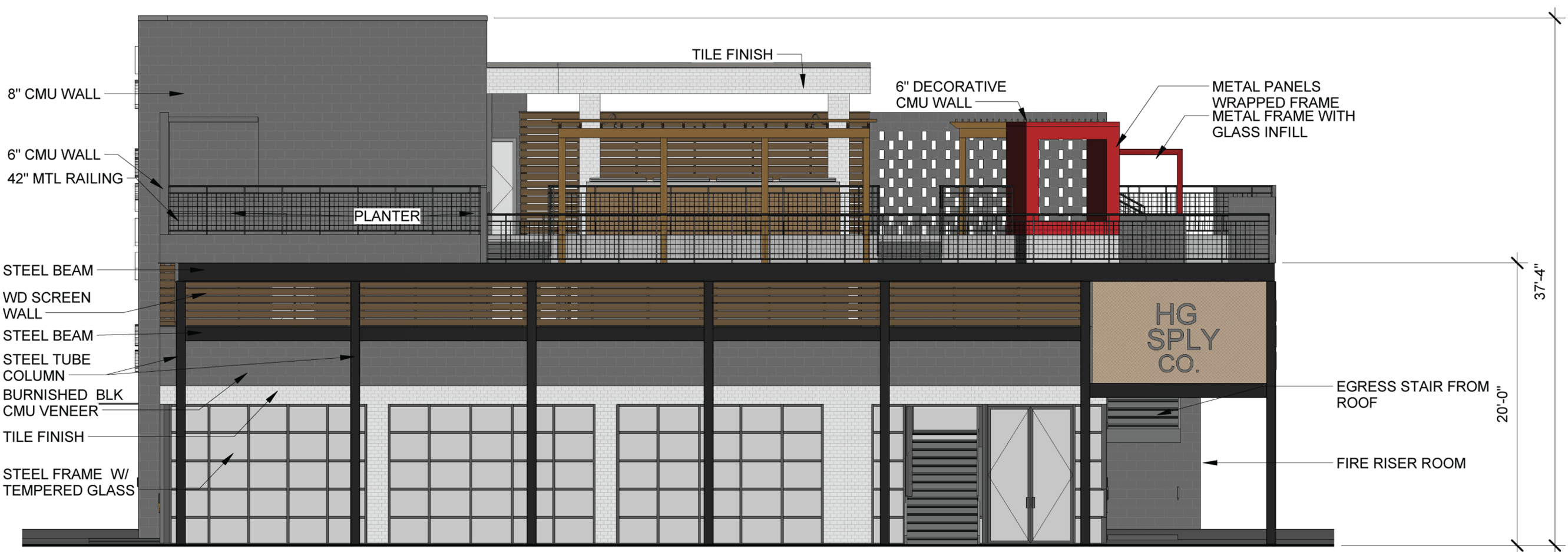
TOTAL ELEVATION WALL HARD SURFACE: 2,292 SF
TOTAL BURNISHED BLOCK: 1,172 SF 51.1%
TOTAL GLAZED TILE: 531.5 SF 23.2%
TOTAL WOOD SCREEN: 465.5 SF 20.3%
TOTAL PTD WALLS: 123 SF 5.4%

2

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

REVISIONS :

ELEVATIONS

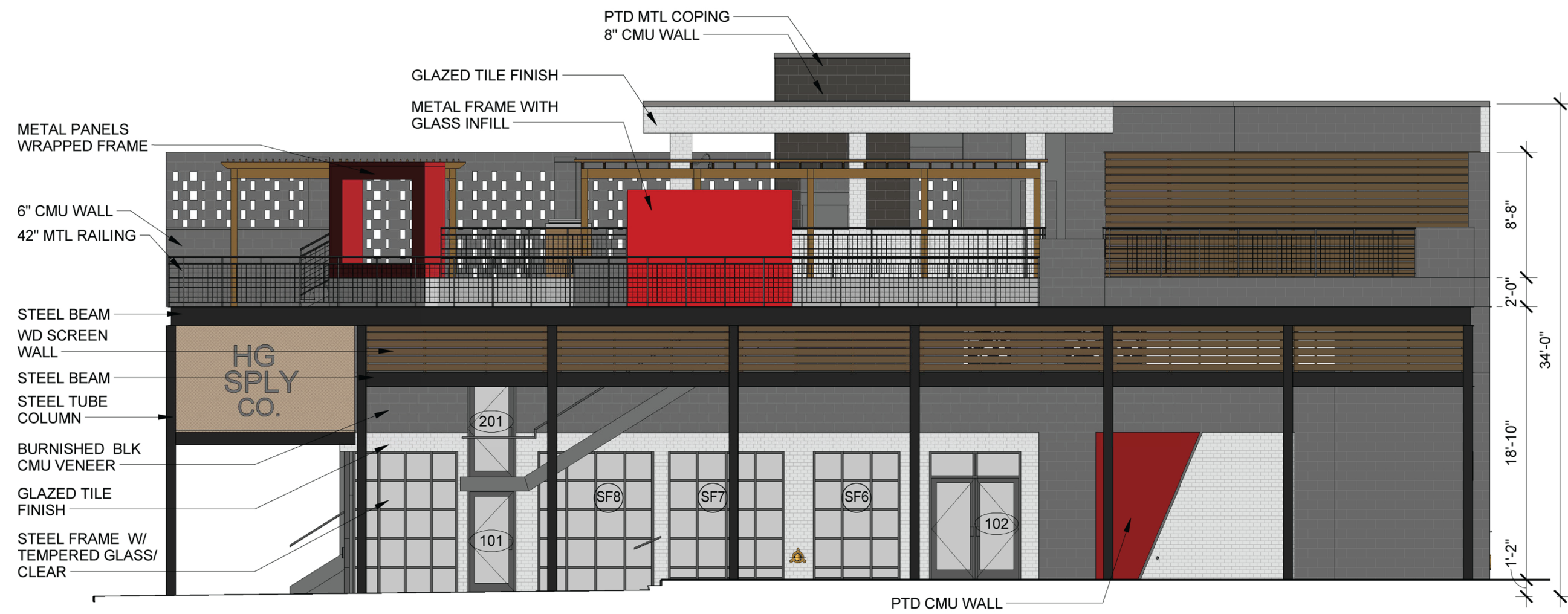


WEST ELEVATION

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:
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Planning & Zoning Commission, Chairman

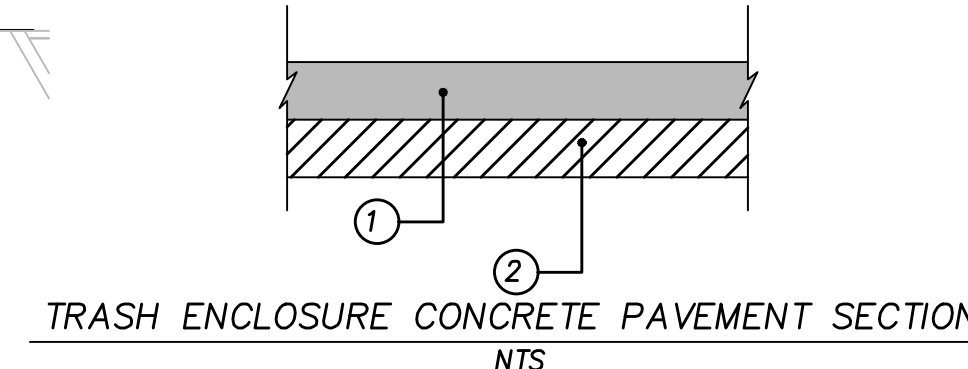
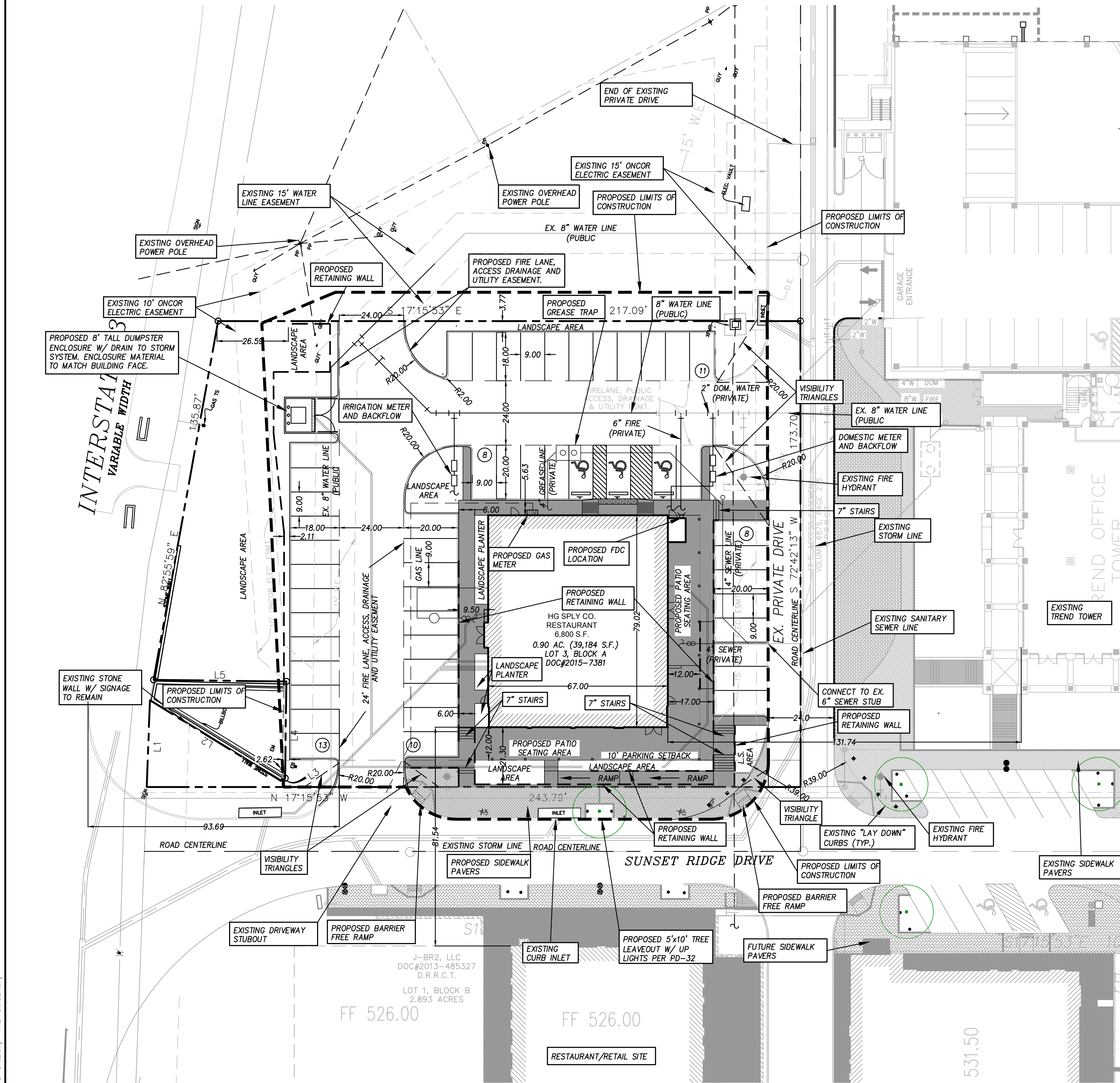
Director of Planning & Zoning

CASE NUMBER: SP2021-005

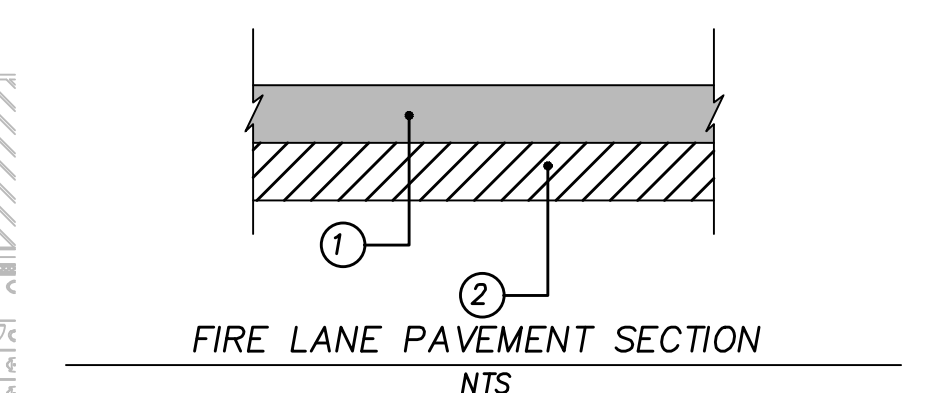
HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

P101

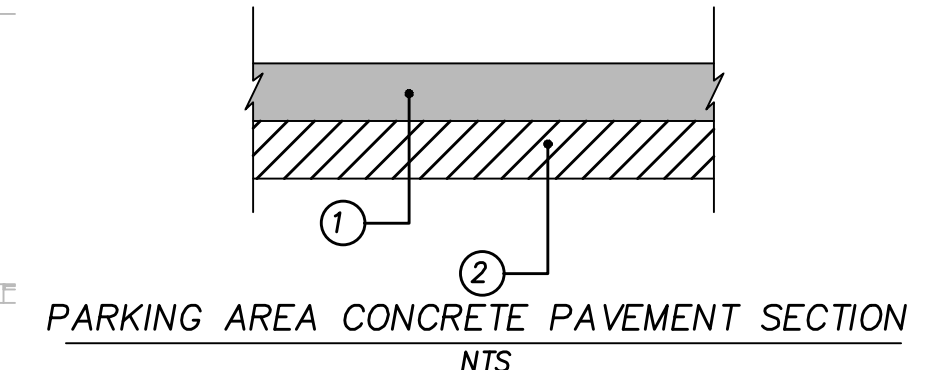
Drawing: P:\00_FCC\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Apr 05, 2021-1:59pm by cslown
Layout: Layout1 Xref: HG SUPPLY-BASE.dwg - XREF-BORDER.dwg



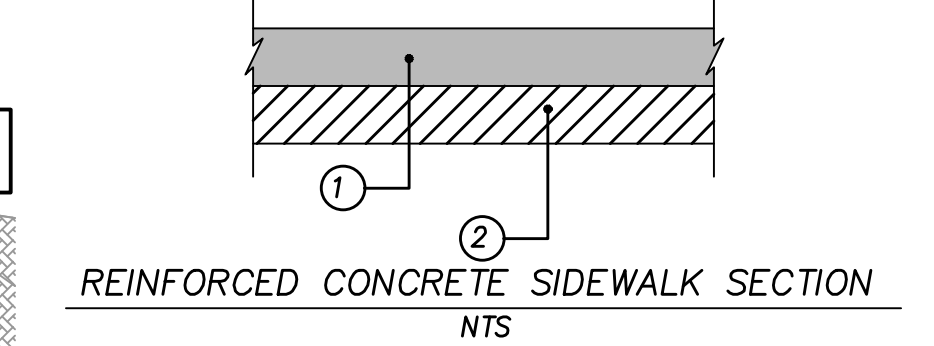
1. 8"-3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



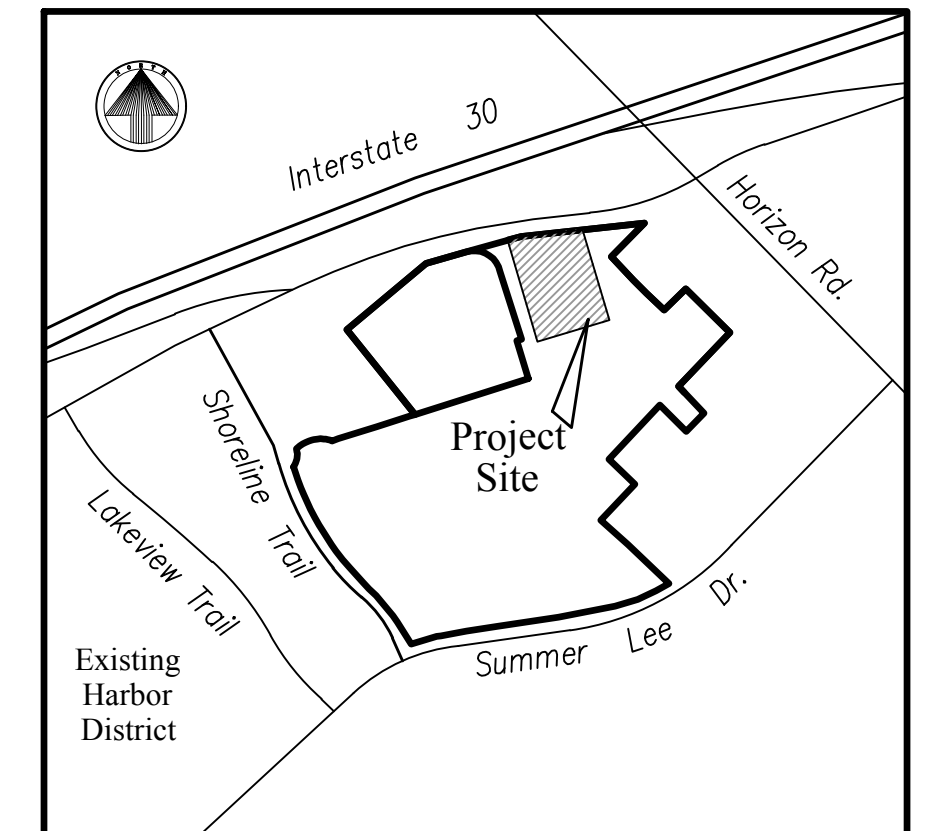
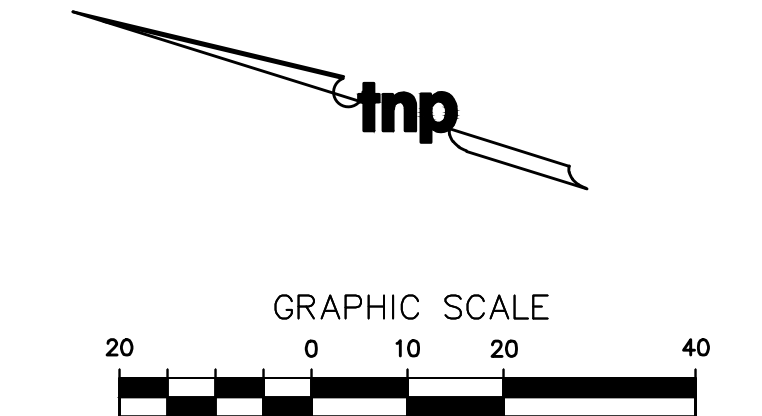
1. 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



1. 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 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.



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. 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
PROPOSED USE:	UNUSED 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

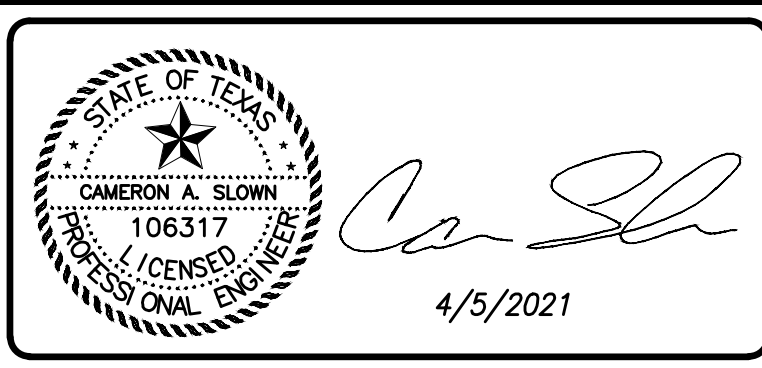
Director of Planning & Zoning

CASE NUMBER: SP2021-005
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.tnpinc.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

Drawn By: T.H.P.	Checked By: T.H.P.
Date: 04/02/2021	Project No.: —
Sheet Title: Landscape Planting Plan	
Scale:	
<i>1</i>	L1-01

LANDSCAPE SPECIFICATIONS

SECTION 02900

PART 1 GENERAL

- 1.1 REFERENCED DOCUMENTS
- A. REFER TO BIDDING REQUIREMENTS, SPECIAL PROVISIONS, AND SCHEDULES FOR ADDITIONAL REQUIREMENTS
- 1.2 DESCRIPTION OF WORK
- A. WORK INCLUDED: FURNISH ALL SUPERVISION, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN THE SPECIFICATIONS AND LANDSCAPE PLANS, INCLUDING:
1. PLANTING (TREES, SHRUBS, GROUND COVERS, PERENNIALS, GRASS)
2. BED PREPARATIONS AND FERTILIZATION
3. NOTIFICATION OF SOURCES OF PLANT MATERIALS AND AMENDMENTS
4. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
5. GUARANTEE PERIOD DESCRIBED ON DRAWINGS

- 1.3 REFERENCE STANDARDS
- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERMEN; OCTOBER 27, 1960, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (Z60.1)- PLANT MATERIAL.
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE : ADDITION 1942 EDITION STANDARDIZED PLANT NAMES
- C. TEXAS ASSOCIATION OF NURSERMEN, GRADES AND STANDARDS
- D. HORTIS THIRD 1976 - CORNELL UNIVERSITY

- 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
- A. THE CONTRACTOR SHALL, WITHIN TEN (10) DAYS FOLLOWING ACCEPTANCE OF BID, NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER OF THE SOURCES OF PLANT MATERIALS AND BED PREPARATION REQUIRED FOR THE PROJECT.
- B. SAMPLES: PROVIDE REPRESENTATIVE QUANTITIES OF SANDY LOAM SOIL, MULCH, BED MIX MATERIAL, PEA GRAVEL, DRAIN GRAVEL, DECOMPOSED GRANITE, STEEL EDGING, HARDWOOD MULCH,UTITE MESH, SOL. SEPARATOR, STONE NOTED ON DRAWINGS. SAMPLES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER BEFORE USE ON THE PROJECT.
- C. PRODUCT DATA: SUBMIT COMPLETE PRODUCT DATA AND SPECIFICATION ON ALL OTHER SPECIFIED MATERIALS.
- D. SUBMIT THREE REPRESENTATIVE SAMPLES, jpg FILE PHOTOGRAPHS, OF EACH VARIETY OF LARGE TREES, ORNAMENTAL TREES, SHRUBS, GROUND COVER, PERENNIALS FOR LANDSCAPE ARCHITECT/ENGINEER/OWNER APPROVAL. WHEN APPROVED, TAG, INSTALL, AND MAINTAIN AS REPRESENTATIVE SAMPLES FOR FINAL INSTALLED PLANT MATERIALS.
- E. FILE CERTIFICATION OF PLANT MATERIAL BY STATE, COUNTY, AND FEDERAL AUTHORITIES WITH LANDSCAPE ARCHITECT/ENGINEER/OWNER, IF REQUIRED.
- F. SOIL ANALYSIS: PROVIDE AN EXISTING SOIL ANALYSIS FROM THE SITE WITH RECOMMENDATIONS ON AMENDING THE SOIL BY A LICENSED SOILS AND PLANT LAB. PROVIDED SOILS ANALYSIS TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.

- 1.5 JOB CONDITIONS:
- A. GENERAL CONTRACTOR TO COMPLETE THE FOLLOWING PUNCH LIST: PRIOR TO THE LANDSCAPE CONTRACTOR INITIATING ANY PORTION OF THE LANDSCAPE INSTALLATION, GENERAL CONTRACTOR SHALL LEAVE PLANTING BED AREAS THREE (3") INCHES BELOW FINISHED GRADE, OF SIDEWALKS, DRIVES, AND CURBS AS SHOWN ON THE DRAWINGS. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE (1") INCH DEEPER GRADE AT SIDEWALKS, DRIVES AND CURBS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- B. GENERAL CONTRACTOR SHALL PROVIDE TOPSOIL AS DESCRIBED IN SECTION 02200 - EARTHWORK.
- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CAN NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

- 1.6 MAINTENANCE AND GUARANTEE
- A. MAINTENANCE
1. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER, NO TREES, SHRUBS, GROUND COVERS OR GRASS TO BE ACCEPTED UNLESS THEY SHOW A HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITION.
2. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEEDING, SPRAYING, PRUNING OF TREES AND SHRUBS, MOWING OF GRASS WEEKLY, SITE LANDSCAPE BED MULCHING, DEBRIS AND TRASH CLEANING UP WEEKLY AND ALL OTHER WORK NECESSARY OF MAINTENANCE.
3. WRITTEN NOTICE REQUESTING FINAL INSPECTION AND FINAL ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST SEVEN (7) DAYS PRIOR TO COMPLETION, AN ON-SITE INSPECTION BY THE OWNER AND LANDSCAPE CONTRACTOR WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
4. AFTER FINAL ACCEPTANCE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR WILL NOT BE REQUIRED TO DO ANY OF THE ABOVE MAINTENANCE WORK AS PART OF THESE PLANS.

- B. GUARANTEE
1. TREES SHALL BE GUARANTEED FOR TWELVE (12) MONTH PERIOD AFTER FINAL ACCEPTANCE. SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD PLANT MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE, OR SYMMETRY HAS BEEN DAMAGED, SHALL BE CONSIDERED SUBJECT TO REPLACEMENT UNDER THE GUARANTEE PERIOD. IN ANY AND ALL CASES THE FINDINGS OF THE OWNER OR OWNER REPRESENTATIVE SHALL BE FINAL.
- A. PLANTS USED AS REPLACEMENT SHALL BE OF SAME KIND AND SIZE AS THOSE ORIGINALLY PLANTED AND SHALL BE PLANTED AS ORIGINALLY SPECIFIED, UNLESS APPROVED BY THE OWNER AND ALLOWED ON THE CITY APPROVED LANDSCAPE PLAN MATERIAL LIST. ALL WORK, INCLUDING DEMOLITION OF DEAD PLANTS, MATERIALS, LABOR AND EQUIPMENT, SHALL BE COMPLETED, SHALL CARRY A TWELVE (12) MONTH GUARANTEE FROM TIME OF ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE, INCLUDING RUTS, IN LAWN OR BED AREAS, INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
- B. AT THE DIRECTION OF THE OWNER, PLANTS MAY BE REPLACED AT THE START OF THE NEXT YEAR'S PLANTING SEASON. IN SUCH CASES, DEAD PLANTS SHALL BE REMOVED FROM THE PREMISES WITHIN TEN (10) DAYS OF NOTIFICATION BY THE OWNER.
- C. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND BE INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE TO BE INCLUDED UNDER "WORK" OF THIS SECTION.
2. THE OWNER AGREES THAT FOR THE GUARANTEE TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS AND CULTIVATE BEDS ONCE A MONTH AFTER FINAL ACCEPTANCE.
3. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER FINAL ACCEPTANCE BECAUSE OF INJURY BY STORMS, HEAT STRESS, HAIL, FREEZE, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES OR THEFT.
4. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER PROVIDED THE JOB IS IN A COMPLETED, UNDAMAGED CONDITION, AND THERE IS A STAND OF GRASS IN ALL OF LAWN AREAS. AT THIS TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

- 1.7 QUALITY ASSURANCE
- A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK, PROVIDE FULL-TIME SUPERVISION BY QUALIFIED FOREMAN ACCEPTABLE TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.
- C. SELECTION OF PLANT MATERIALS:
1. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL INSURE THE PURCHASED MATERIALS WILL MEET AND OR EXCEED PROJECT SPECIFICATIONS.
2. LANDSCAPE ARCHITECT/ENGINEER WILL PROVIDE A KEY IDENTIFYING EACH TREE LOCATION ON SITE. WRITTEN VERIFICATION WILL BE REQUIRED TO DOCUMENT MATERIAL SELECTION, SOURCE AND DELIVERY SCHEDULE TO SITE.
3. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER SHALL INSPECT ALL PLANT MATERIALS, WHEN REASONABLE AT PLACE OF GROWTH FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, CULTIVAR/VARIETY, SIZE, AND QUALITY.
4. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER RETAINS THE RIGHT TO FURTHER INSPECT ALL PLANT MATERIALS UPON ARRIVAL AT THE SITE AND DURING INSTALLATION FOR SIZE AND CONDITION OF ROOT BALLS, LIMBS, BRANCHING HABIT, INSECTS, INJURIES, AND LATENT DEFECTS.
5. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROCESS OF WORK. REMOVE REJECTED MATERIALS FROM THE SITE IMMEDIATELY. PLANTS DAMAGED IN TRANSIT OR AT JOB SITE SHALL BE REJECTED.

- 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING
- A. PREPARATION:
1. BALLED AND BURLAPPED (B&B) PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE PROTECT ROOT MASS.
- B. DELIVERY:
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETRIORATION DURING DELIVERY.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING CAREFULLY WATERED AND WETTED. REMOVE THE LABEL FROM THE TOP THIRD OF THE BALL, AS WELL AS THE NYLON, PLASTIC STRING AND WIRE MESH RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
3. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR DESICCATION OF LEAVES. KEEP PLANTS MOST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
4. NOTIFY LANDSCAPE ARCHITECT/ENGINEER/OWNER OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE SO PLANT MATERIAL MAY BE OBSERVED UPON ARRIVAL AT JOB SITE.
5. REMOVE REJECTED PLANTS IMMEDIATELY FROM THE PLANT MATERIALS DURING DELIVERY.
6. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

- 2.1 PLANTS
- A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT, NOT TO THE OUTER LEAF TIPS. PLANTS WILL BE INDIVIDUALLY APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER AND THAT DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
- B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS AND COMPLEMENTARY; ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS A BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON THE PLAN.
- C. QUALITY AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN, AND SHALL BE HEALTHY, SYMMETRICAL, WELL SHAPED, FULL BRANCHED, AND WELL ROOTED. THE PLANTS SHALL BE FREE FROM INJURIOUS INSECTS, DISEASES, INJURIES TO THE BARK OR ROOTS, BROKEN BRANCHES, OBJECTIONABLE DISFIGUREMENTS, INSECT EGGS AND LARVAE AND ARE TO BE SPECIMEN QUALITY.
- E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED, AND SHALL MEET THE TRUNK DIAMETER AND HEIGHT REQUIREMENTS OF THE PLANT SCHEDULE. BALLED AND BURLAPPED SHALL BE FIRM, NEAT, SLIGHTLY TAPERED, AND WELL WRAPPED IN BURLAP. ANY TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT TIME OF PLANTING WILL BE REJECTED. BALLS SHALL BE TEN (10") INCHES IN DIAMETER FOR EACH ONE (1") INCH OF TRUNK DIAMETER, MEASURED SIX (6") INCHES ABOVE THE TOP OF BALL.
1. NOMENCLATURE CONFORMS TO CUSTOMARY NURSERY USAGE; FOR CLARIFICATION, THE TERM "MULTI - TRUNK" DEFINES A PLANT HAVING THREE (3) OR MORE TRUNKS OF NEARLY EQUAL DIAMETER. TO CALCULATE THE TOTAL CALIPER OF MULTI TRUNK TREES, ADD THE CALIPER OF THE LARGEST TRUNK IN INCHES TO THE REMAINING CALIPER IN INCHES DIVIDED BY 2. THEN ADD THAT TOTAL CALIPER INCHES OF TRUNKS FOR THE TOTAL SPECIFIED CALIPER INCHES PROVIDED ON THE MULTI - TRUNK PLANT.
- F. PRUNING: ALL PRUNING OF TREES AND SHRUBS, AS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER, SHALL BE EXECUTED BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

2.2 SOIL PREPARATION MATERIALS

- A. SANDY LOAM:
1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, GRASS, STONES OVER ONE (1") INCH AND OTHERS EXTRANEIOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASS. LOAM CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS:
- CLAY - BETWEEN 7-27 PERCENT
- SILT - BETWEEN 16-25 PERCENT
- SAND - LESS THEN 52 PERCENT
3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
4. IF REQUESTED, PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT THE SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COARSE AND FINE TEXTURED MATERIALS.
- C. PREMIUM BEDDING SOIL AS SUPPLIED BY VITAL EARTH SYSTEMS, CLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS; OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
- E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN, LIVING EARTH TECHNOLOGY OR APPROVED EQUAL.
- F. ORGANIC FERTILIZER: SUSTANE FERTILIZAD, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR U3) WITH A MINIMUM OF 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
- H. PEAT: COMMERCIAL SPHAGNUM HOLE MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING: SHALL BE RYERSON "ESTATE CURBING", DARK GREEN, 1/8" X 4" WITH STAKES FOUR (4") FEET ON CENTER OR APPROVED EQUAL.
- B. TREE STAKING MATERIAL FOR SHADE TREES:
1. POST: STUDDED "T" POST, NO. 1 ARMOX WITH ANCHOR PLATE; SIX (6") FEET IN LENGTH, PAINT FLAT BLACK, PRIOR TO INSTALLING.
2. WIRE: 12 GAUGE, SINGLE STRAND, GALVANIZED WIRE.
3. RUBBER HOSE: 2 PLY, FIBER REINFORCED HOSE, MINIMUM HALF (1/2") INCH INSIDE DIAMETER, COLOR BLACK.
- C. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED ONE (1") INCH TO ONE AND HALF (1.5") INCH.
- D. FILTER FABRIC: MIRAFI 140N CELANESE FIBERS MARKETING COMPANY, AVAILABLE AT CMC REPAIR CO., (214)-631-9250 OR AS APPROVED.

PART 3 - EXECUTION

3.1 BED FERTILIZER AND FERTILIZATION

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE LANDSCAPE ARCHITECT/ENGINEER/OWNER.
- B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
1. PREPARE NEW PLANTING BED BY SCRAPE AWAY EXISTING GRASS AND WEEDS AS NECESSARY. IN ADDITION AT BACK OF CURBS AND EDGES OF PAVING REMOVE THE EXISTING SOIL TO A DEPTH OF SIX (6") INCHES TO ALLOW FOR THE AMENDMENTS. THEN TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO FERTILIZER AND COMPOST APPLICATION. FINAL CONDITION OF EXISTING SOIL TO BE FINE, FRIABLE, CONSISTENT DEPTH, AND FREE OF ROCKS AND ROOTS AND ALL CLODS WHEN COMPLETELY TILLED. APPLY FERTILIZER AS PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF EXISTING SOIL. APPLY ORGANIC FERTILIZER SUCH AS SUSTANE OR GREEN SENSE AT THE RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.
- C. PLANTING BED AREAS SHALL BE PREPARED AS FOLLOWS:
1. PREPARE NEW PLANTING BED BY SCRAPE AWAY EXISTING GRASS AND WEEDS AS NECESSARY. IN ADDITION AT BACK OF CURBS AND EDGES OF PAVING REMOVE THE EXISTING SOIL TO A DEPTH OF SIX (6") INCHES TO ALLOW FOR THE AMENDMENTS. THEN TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO FERTILIZER AND COMPOST APPLICATION. FINAL CONDITION OF EXISTING SOIL TO BE FINE, FRIABLE, CONSISTENT DEPTH, AND FREE OF ROCKS AND ROOTS AND ALL CLODS WHEN COMPLETELY TILLED. APPLY FERTILIZER AS PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF EXISTING SOIL. APPLY ORGANIC FERTILIZER SUCH AS SUSTANE OR GREEN SENSE AT THE RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.
2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE, FREE FROM LARGE CLUMPS, ROCK, DEBRIS, CALICHE, SUBSOIL, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
- C. GRASS AREA:
1. AREAS TO BE SOLID SOD GRASS TYPES SPECIFIED; BLOCKS OF SOD SHOULD BE LAID END TO END (S WITH STAGGERING JOINTS) AFTER FERTILIZING THE GROUND FIRST. WATER AND ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. ROLLING IS TO BE COMPLETED WITHIN 24 HOURS OF INSTALLING THE SOD. THE LANDSCAPE ARCHITECT/ENGINEER/OWNER MAY REQUEST ADDITIONAL ROLLING BY THE LANDSCAPE CONTRACTOR OVER GRASS AREAS TO ACHIEVE THE FINAL SMOOTH SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOP SOIL WHERE THEY ARE EVENTUALLY GAPPED OPEN.
2. AREAS TO BE HYDRO MULCHED GRASS SEED: HYDRO MULCH WITH SPECIFIED SEED OR COMMON BERMDUA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. USE A FOUR (4") FOOT X EIGHT (8") FOOT BATTER BOARD AGAINST BED AREAS TO REDUCE OVER SPRAY.

3.2 INSTALLATION

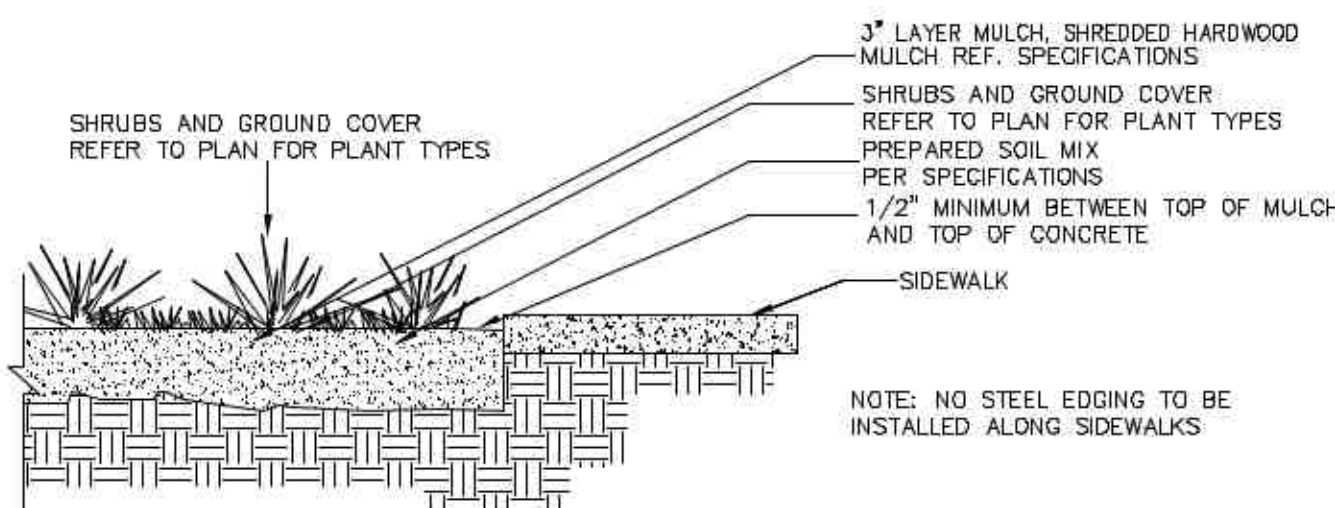
- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
- B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM DRYING WINDS DURING TRANSIT. ALL PLANTS, WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO SITE, SHALL BE WELL PROTECTED AGAINST POSSIBILITY OF DRYING BY WIND AND SUN. BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SAWDUST OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
- C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
- D. NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
- E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OR EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATION TO THE FINISH GRADE THAT IT DID TO SOIL SURFACE IN PLACE OF GROWTH. NOTE TO ALLOW AS MUCH AS TWO (2") FEET OF SETTLEMENT IN CLAY SOIL.
- F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO (2") FEET, TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS OR STONES OVER ONE (1") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOST BEFORE REMOVING FROM CONTAINERS.
- G. DIG A WIDE, ROUGH SIDED HOLE EXACTLY THE SAME DEPTH AS THE HEIGHT OF THE BALL, ESPECIALLY AT THE SURFACE OF THE GROUND. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SMOOTH OR GLAZED. DO NOT DRILL OR AUGER HOLES IN CLAY SOILS.
- H. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN TWENTY FOUR (24) HOURS, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE TWO FOUR (4") FOOT DEEP PIER HOLE DRAINAGE ADDED.
- I. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND ONE (1) PART BED PREPARATION. WHEN HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY WATER AND WETTED. REMOVE THE LABEL FROM THE TOP THIRD OF THE BALL, AS WELL AS THE NYLON, PLASTIC STRING AND WIRE MESH FROM THE BURLAP. BE AWARE OF SOIL PLACED ON TOP OF THE ROOT BALL DURING DIGGING.
- J. DO NOT WRAP TREES.
- K. DO NOT PRUNE TREES, UNLESS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER.
- L. MULCH THE TOP OF THE PLANT. DO NOT MULCH THE TOP OF THE TREE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL UNPLANTED AND MULCH WITH AT LEAST THREE (3") INCHES OF SPECIFIED AND APPROVED MULCH.

3.2 INSTALLATION (CONTINUED)

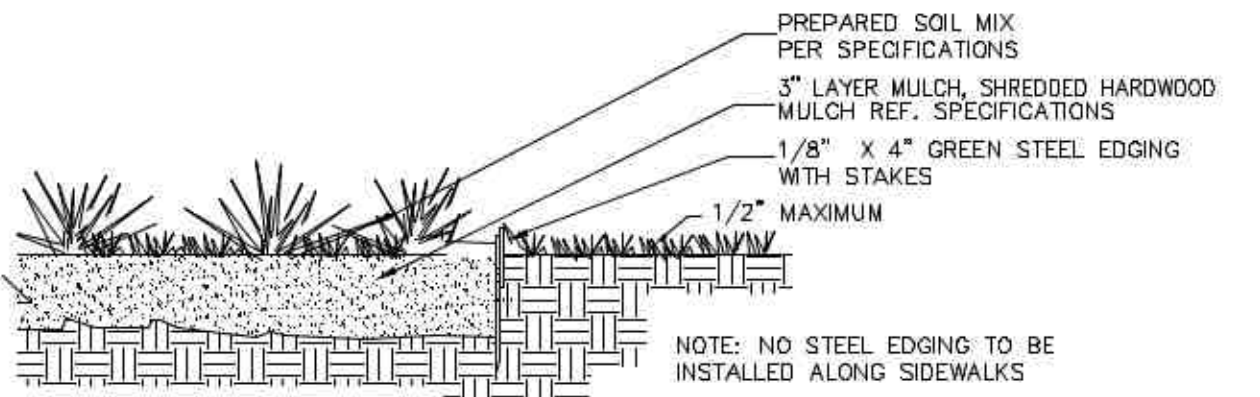
- M. ALL PANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF THREE (3") INCHES OVER THE ENTIRE BED OR PIT.
- N. OBSTRUCTION BELOW GROUND: IN THE EVENT ROCK OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER, WHERE LOCATIONS CAN NOT BE CHANGED, THE OBSTRUCTION SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3) FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW BOTTOM OF THE BALL WHEN PLAN IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
- O. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE, POSITION STAKES TO SECURE TREE AGAINST SEASONAL WINDS. LANDSCAPE CONTRACTOR TO INSPECT AND MAINTAIN STAKES IN A SECURED CONDITION DURING CONSTRUCTION UNTIL FINAL ACCEPTANCE.
- P. PRUNING AND MULCHING: EACH AREA SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AND IN THE MANNER FITTING ITS USE IN THE LANDSCAPE DESIGN.
1. DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED ; GENERAL TIPPING OF ALL BRANCHES IS NOT PERMITTED.
2. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS.
3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH LAYER OF SPECIFIED MULCH THREE (3") INCHES IN DEPTH. THIS LIMIT OF SPECIFIED MULCH FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. ALLOW A SPACE OF THREE (3") INCHES FROM TREE BARK TO THE MULCHED SURFACE.
- Q. STEEL CURBING INSTALLATION:
1. CURBING SHALL BE ALIGNED AS INDICATED ON DRAWINGS.
2. ALL STEEL CURBING SHALL BE FREE OF KINKS OR ABRUPT BENDS.
3. TOP OF STEEL CURBING SHALL BE ONE (1") HIGHER THAN EXISTING GRADE.
4. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
5. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR BACK OF CURBS.
6. CUT AN EDGE ON THE STEEL CURBING AT 45 DEGREE ANGLE WHERE EDGING MEETS PAVING EDGES. FILE EDGES CUT TO BE ROUNDED, SMOOTH AND NOT SHARP.

3.3 CLEANUP AND FINAL ACCEPTANCE

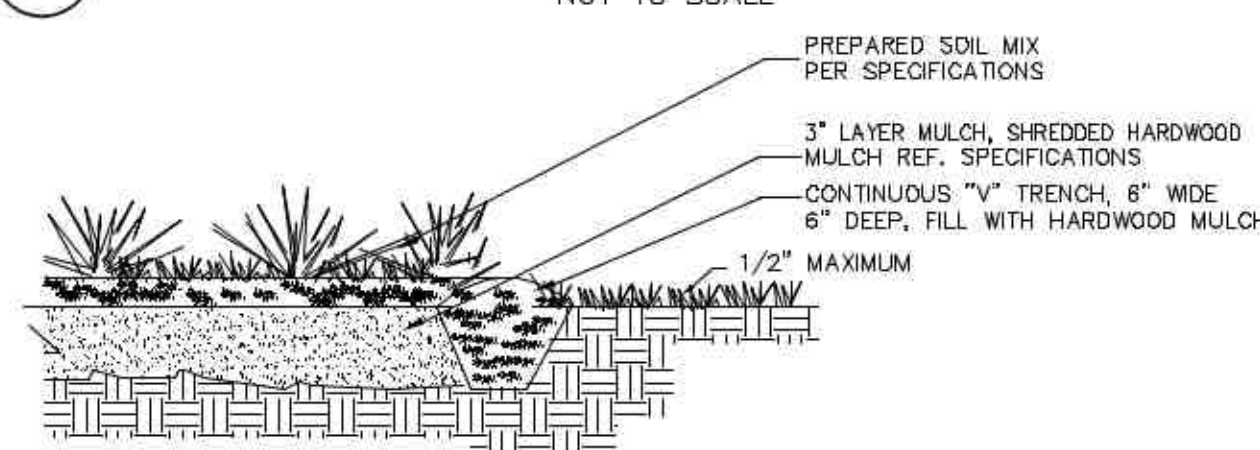
- A. CLEANING: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREA FOR ALL MATERIALS SHALL BE ORGANIZED THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSE AT END OF EACH DAY'S WORK.
1. ON LEED APPLIED FOR OR PROJECTS TO BE LEED CERTIFIED COORDINATE WITH THE GENERAL CONTRACTOR FOR ACCEPTABLE DISPOSAL OF TRASH, WASTE, SOILS, PLANT MATERIALS, FERTILIZERS SO AS RECYCLE CREDITS MAYBE TRACKED BY VOLUME.



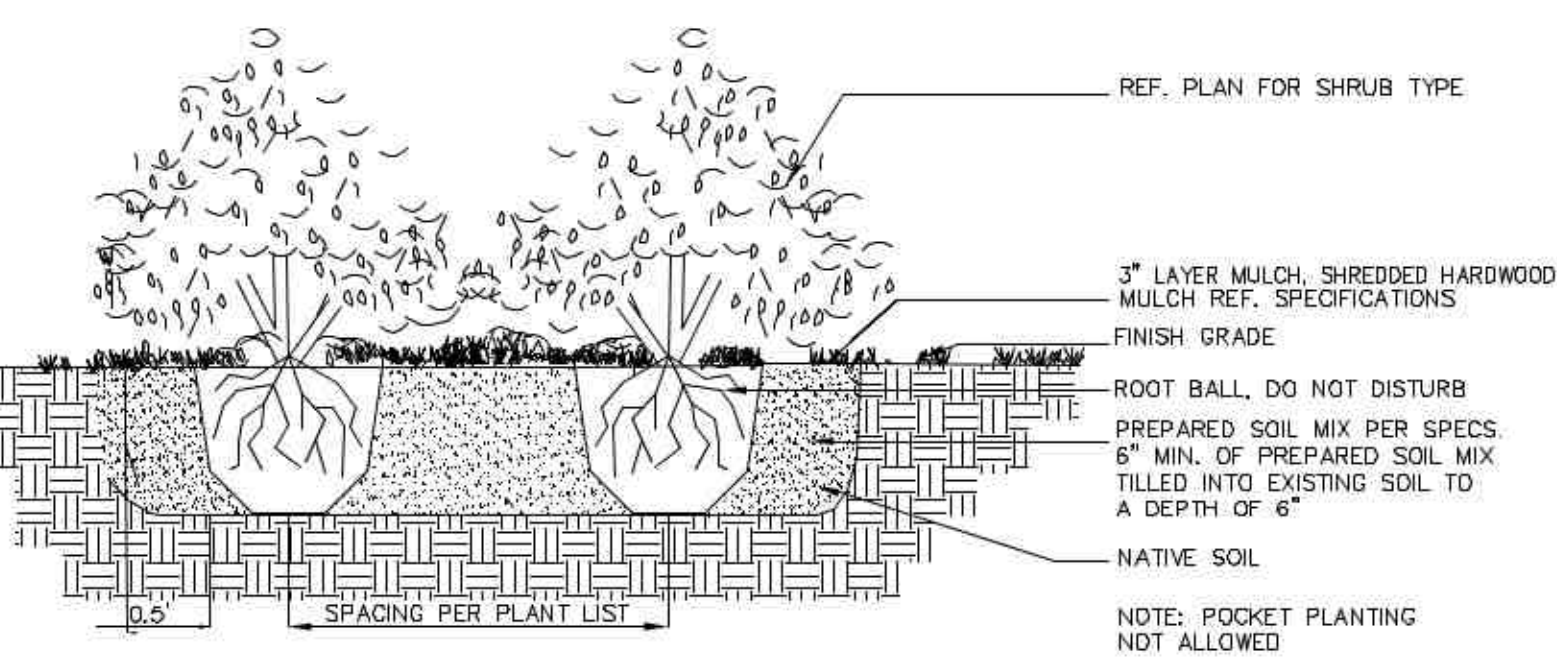
1 SIDEWALK / MULCH DETAIL



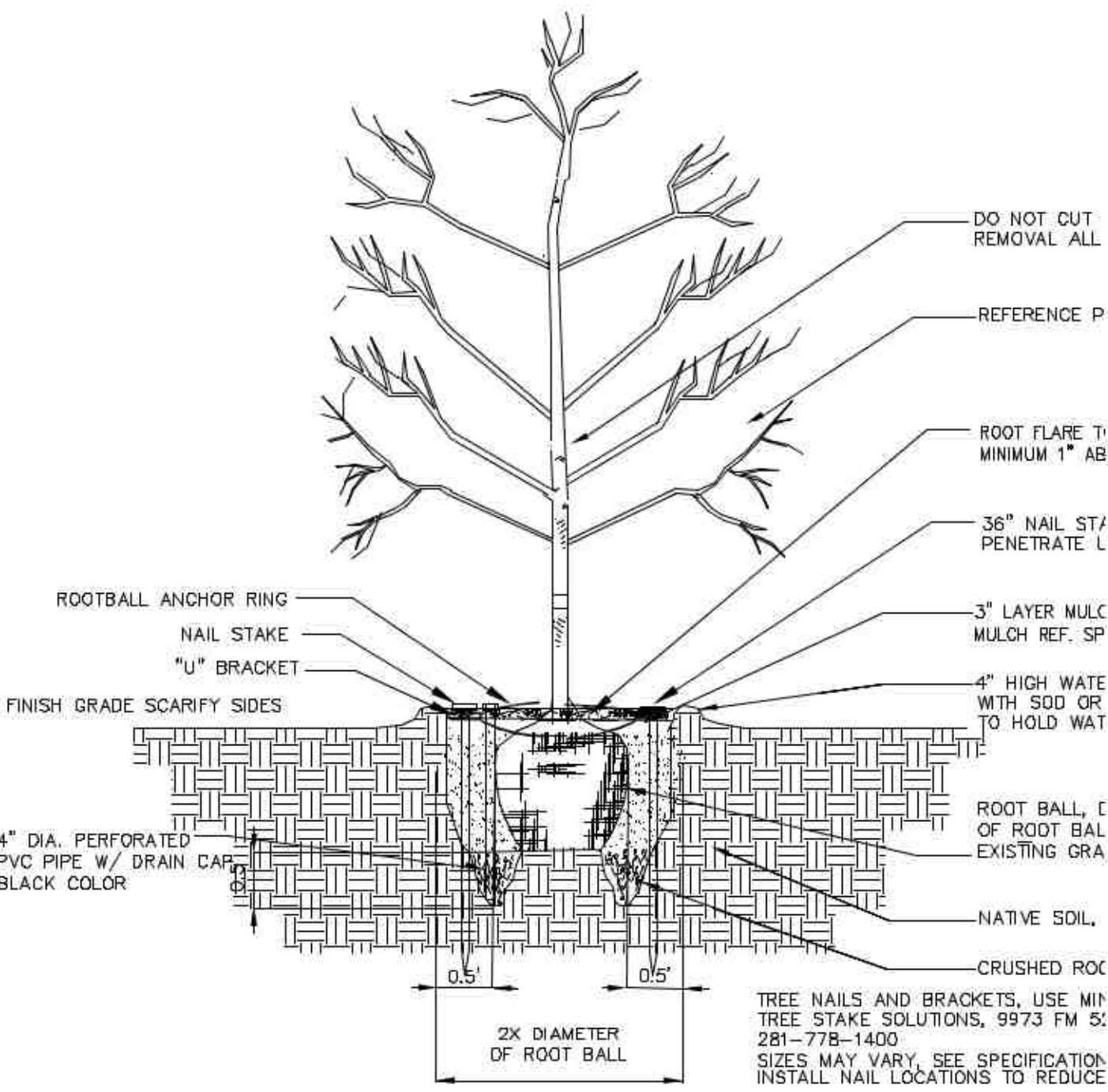
2 STEEL EDGING DETAIL



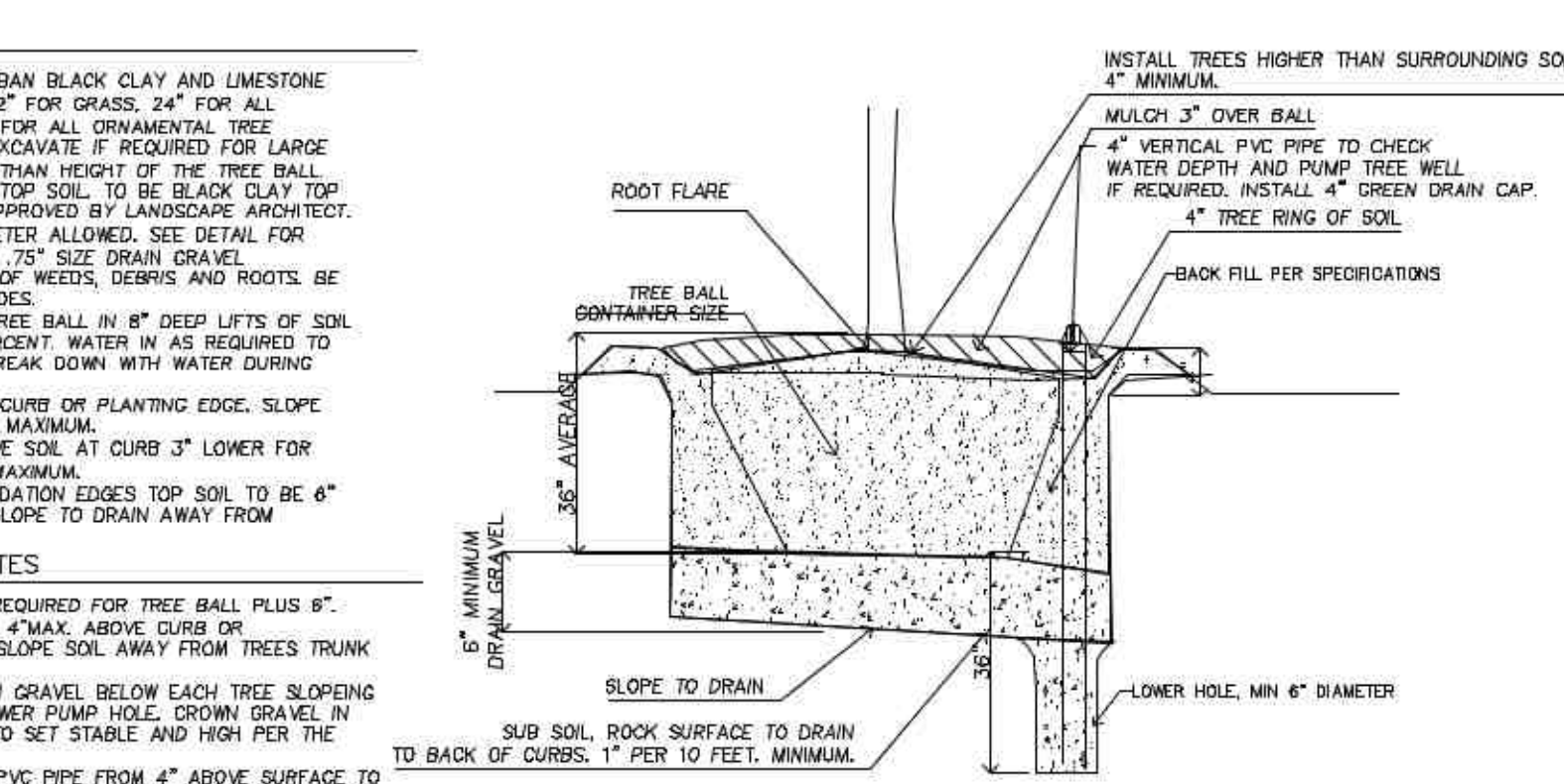
3 \"V\" TRENCH DETAIL



4 SHRUB / GROUND COVER DETAIL



5 TREE PLANTING DETAIL



6 TREE PLANTING AND DRAINAGE DETAIL

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

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:	Checked By:
T.H.P.	T.A.P.

Date:	Project No:
04/02/2021	-

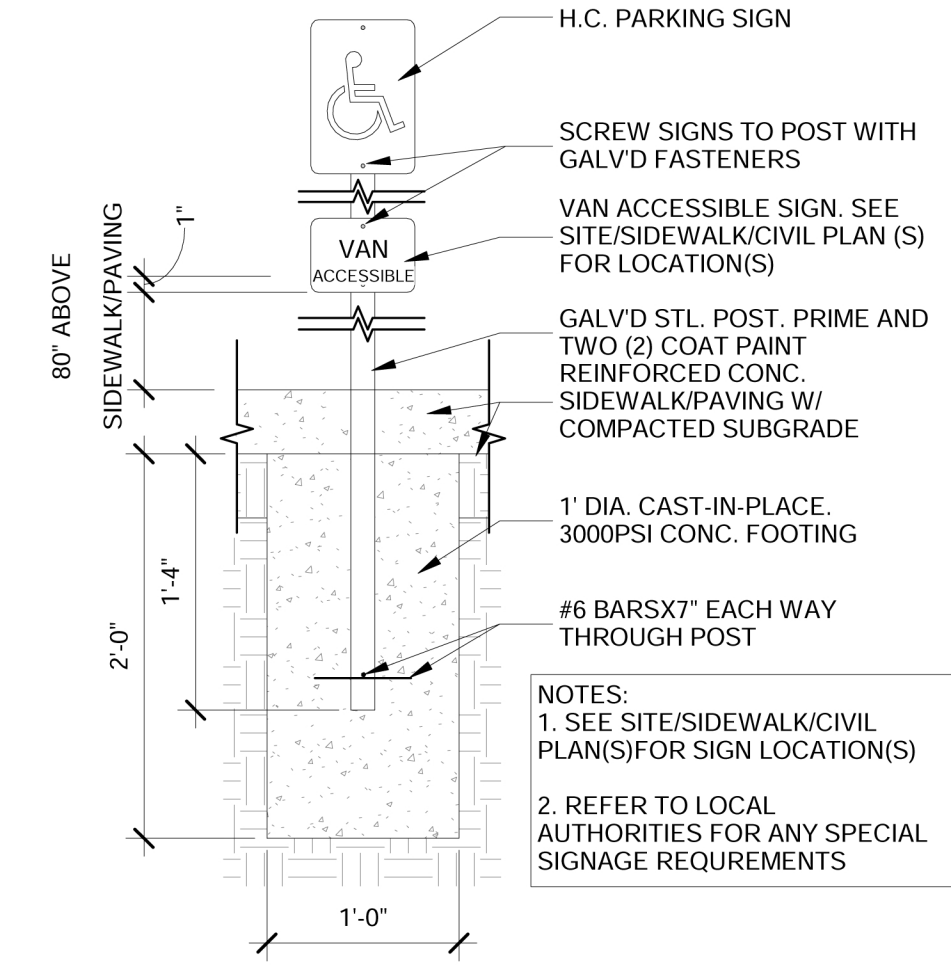
Sheet Title:
Landscpe Specs & Details

Scale:
2

	L1-02



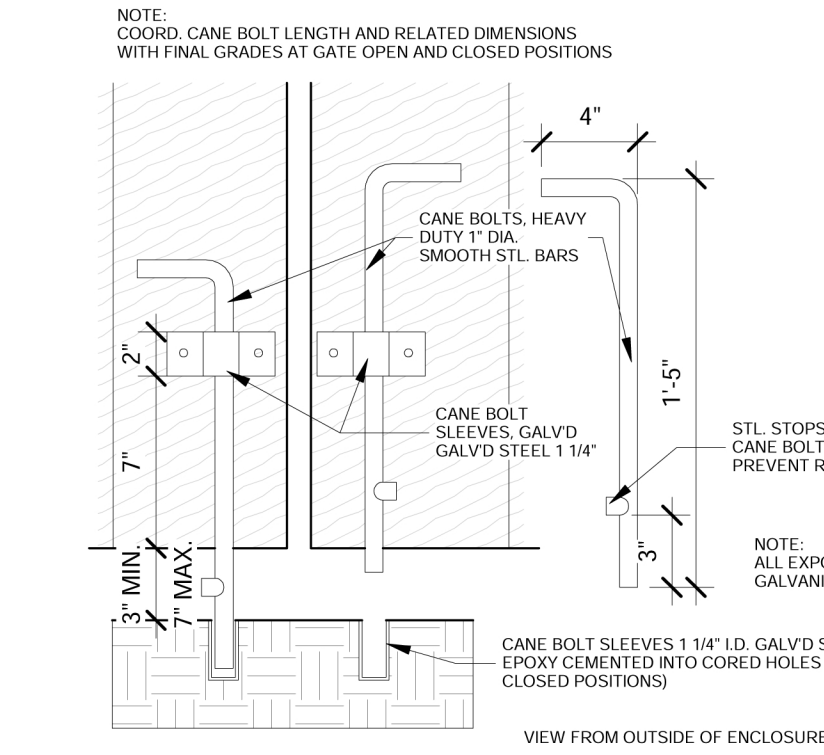
12/22/2016



TYP. ACCESSIBLE PARKING
SIGNAGE

8

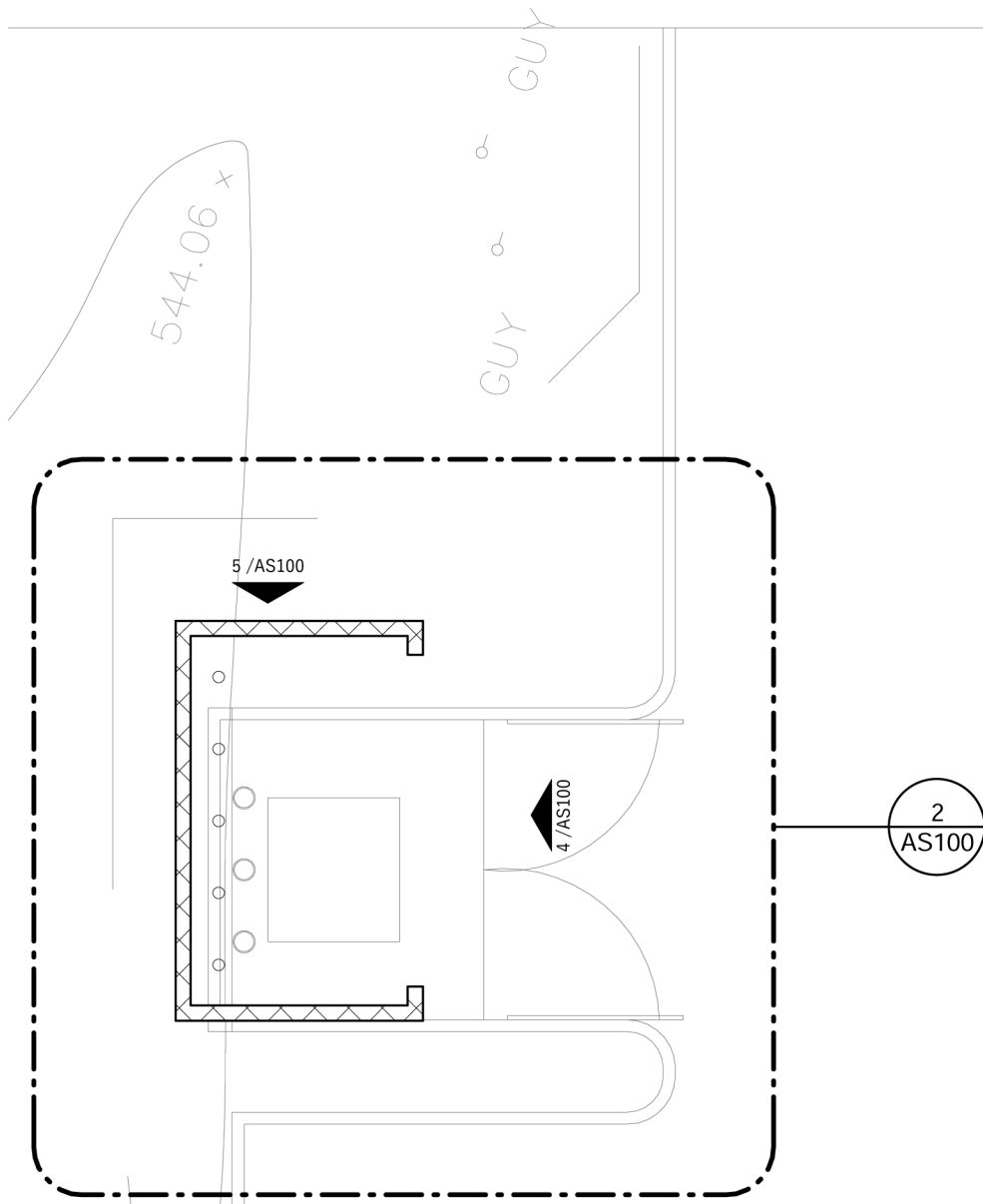
1" = 1'-0"



GATE CANEBOLT DTL.

7

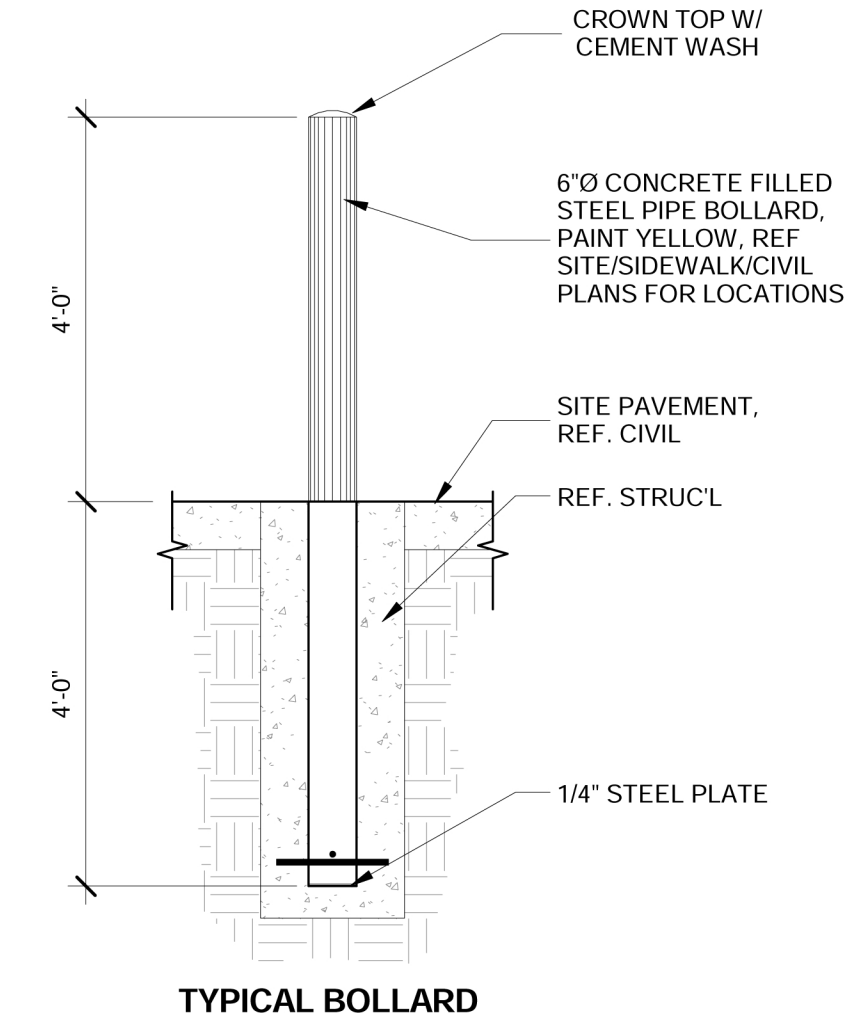
1 1/2" = 1'-0"



SIDE ELEV.

5

1/2" = 1'-0"



Bollard Details

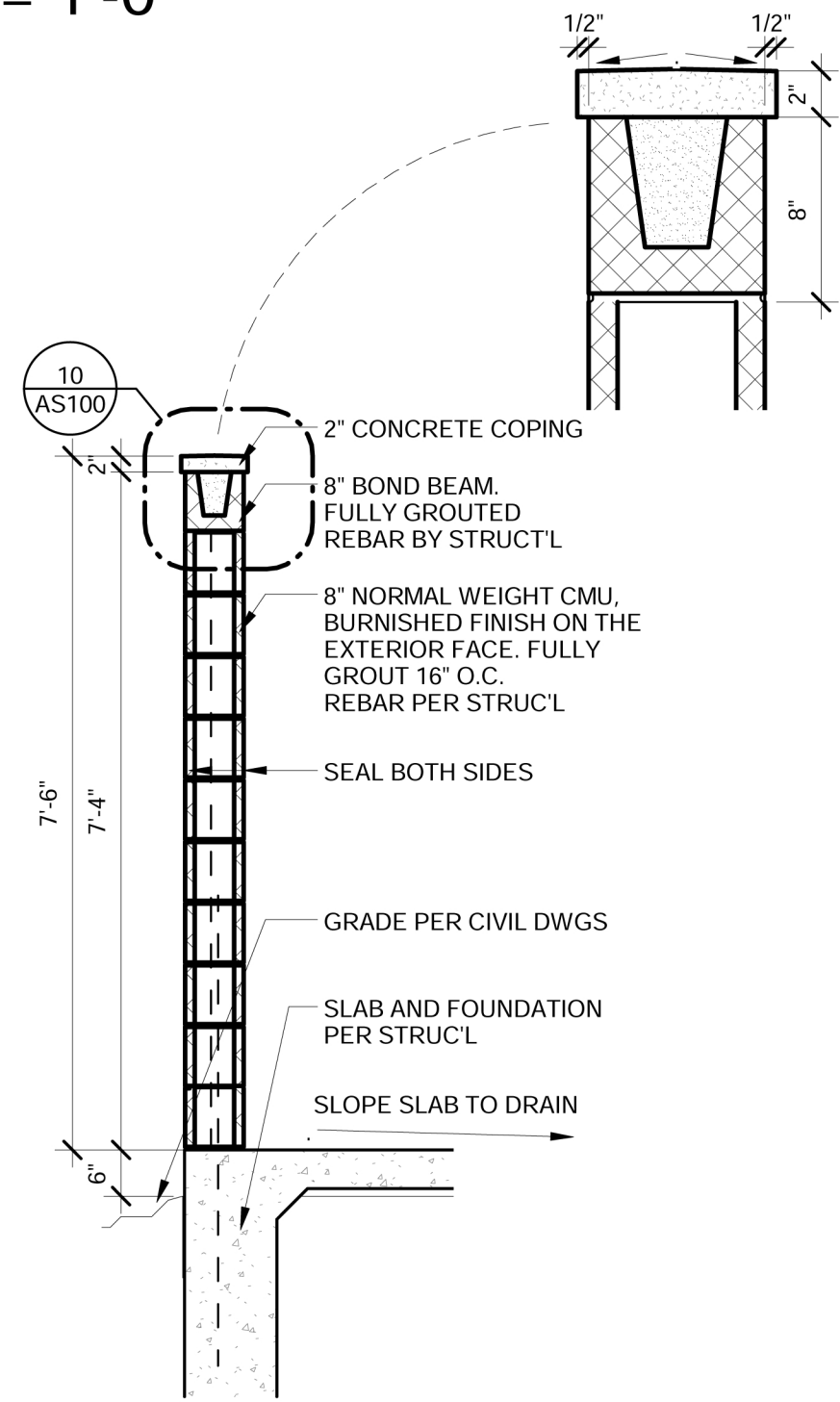
6

1/2" = 1'-0"

FRONT ELEV.

4

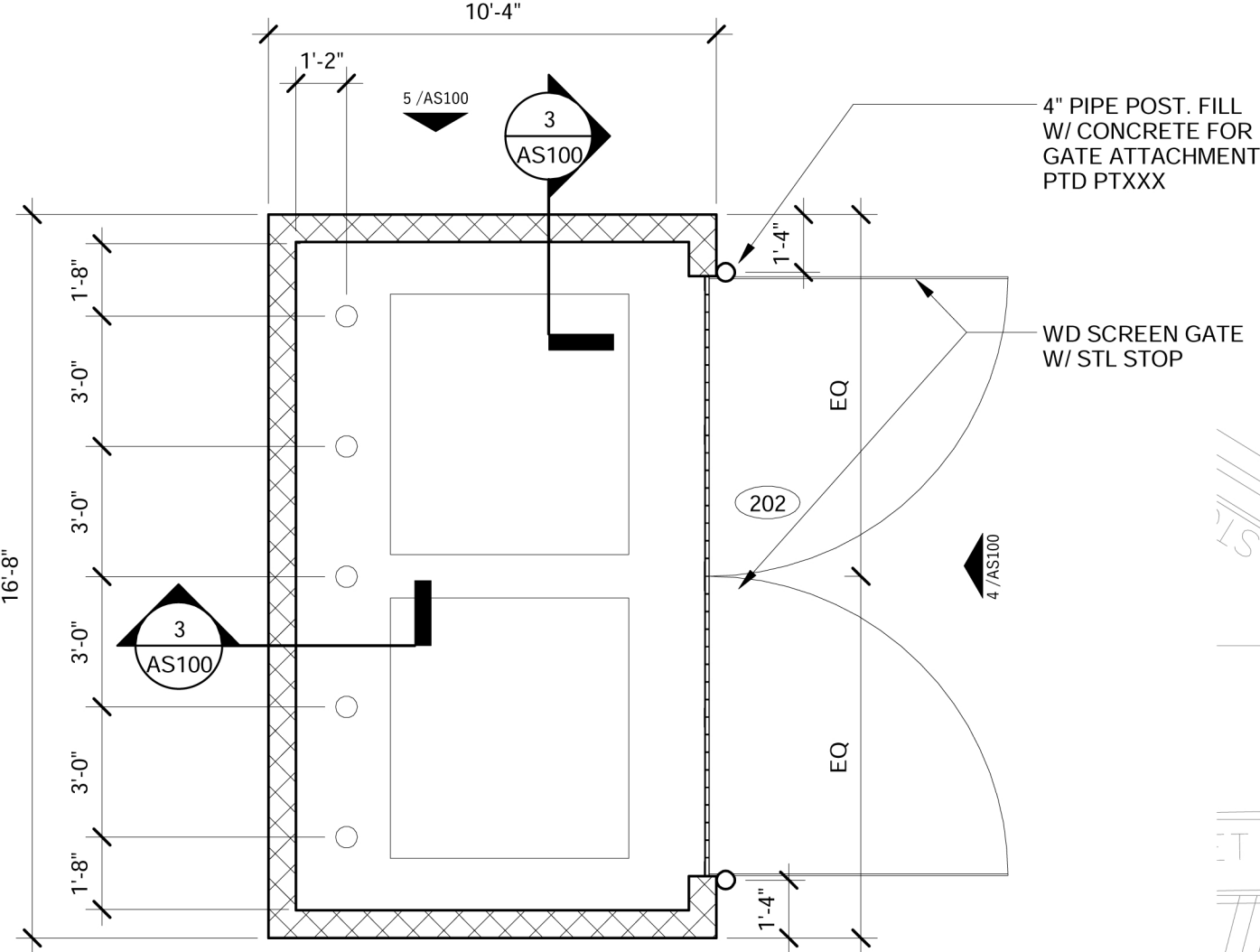
1/2" = 1'-0"



WALL SECTION

3

1/2" = 1'-0"



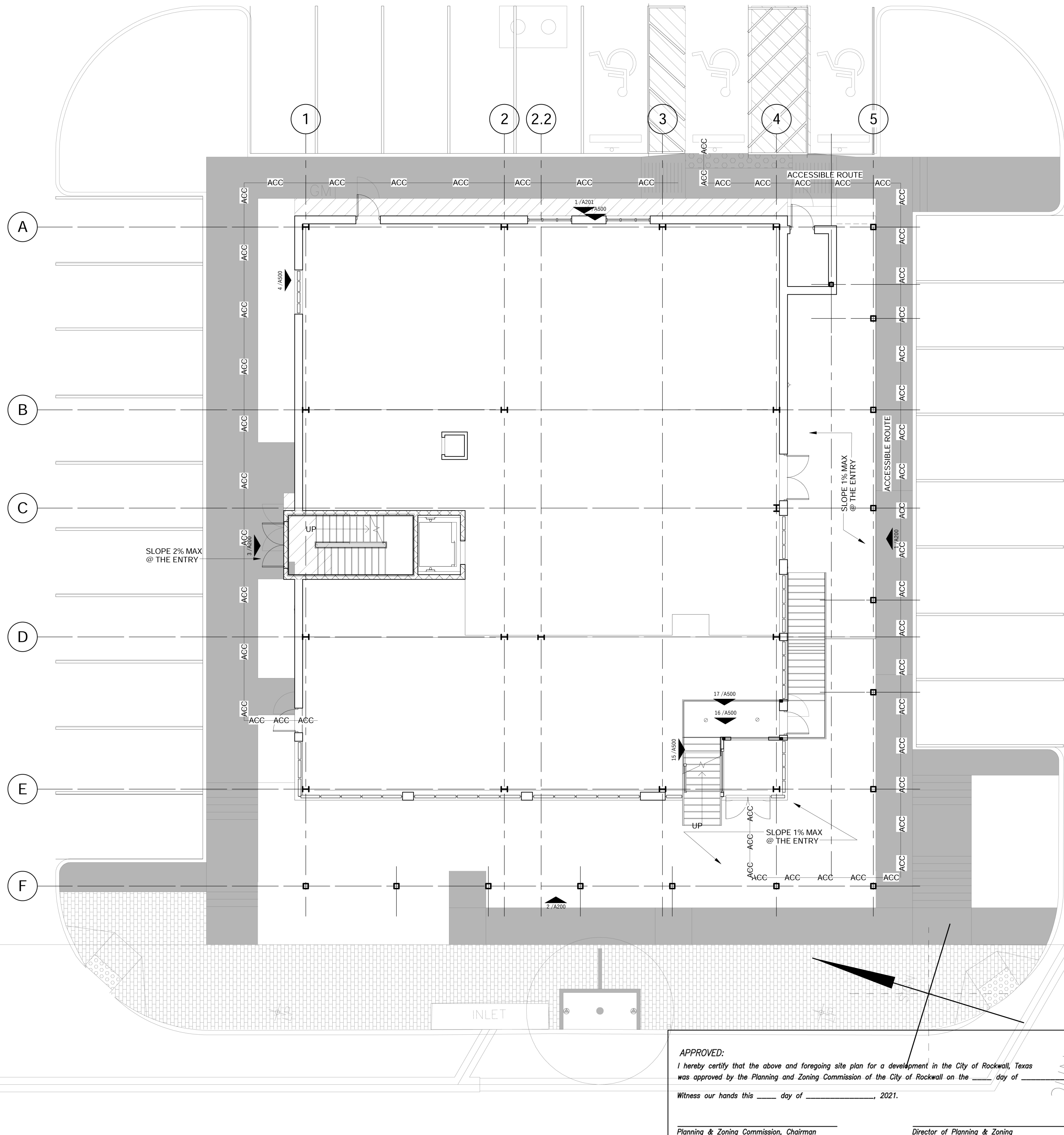
DUMPSTER ENCLOSURE-PLAN

2

1/4" = 1'-0"

SITE PLAN

1/8" = 1'-0"



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

REVISIONS :

ARCHITECTURAL
SITE PLAN

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: SP2021-005

1

AS100

April 5, 2021

David Gonzales
City of Rockwall
Planning Department
385 S. Goliad
Rockwall, TX 75087

RE: HG Supply Site (SP2021-005) Variance Request Letter

David,

We received city comments on the site plan submittal package for the HG Supply Site located at the intersection of the IH-30 access road and Sunset Ridge Drive. Based on the comments pertaining to the required number of onsite parking stalls and the horizontal building articulation we would respectfully request a variance with some compensatory measures provided to offset the requested variances.

ONSITE PARKING VARIANCE

Due to the size of the site, existing site topography, and existing overhead electrical utilities within the site we request a variance to the requirement for 68 parking stalls (1/100 building square footage) to be located on the project site. The 0.90-acre site is located at the intersection of the IH 30 access road and Sunset Ridge Drive. An existing 50-foot-wide advertisement sign board as well as overhead electrical lines with power poles and guy wires at the intersection reduce the useable acreage within the project site by approximately 0.15 acres. Due to the site's 17-foot vertical change in elevation retaining walls are to be constructed around the site which also make it difficult to maximize the site's space for parking.

The site can accommodate 50 parking stalls and we request that the remaining 18 required parking stalls be provided within the Trend Tower parking garage as a part of the public parking allocation within the garage.

Along with the unique dining experience and the amazing view of Lake Ray Hubbard due the site's location on the hill within PD-32, the site is providing approximately 10,000 square feet of landscaped area filled with shrubbery, accent trees, and grass ground cover. As a compensatory measure, the site is providing 1 additional large canopy tree along the IH-30 access road frontage to the 4 that were already provided on the previously approved landscape plan as well as 4 ceramic planters under the awning on the side of the building fronting Sunset Ridge Drive.

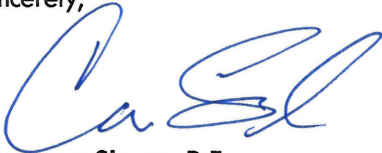
BUILDING MATERIAL VARIANCE

This building includes an average of 53.9% burnished CMU block per facade (each facade being around 50%) with secondary materials of glazed tile, wood, and metal panels at an average of 43%. Due to not meeting the 20% natural stone requirement and the use of secondary materials that exceed 10% as required by the IH-30 Overlay District, we propose the following compensatory measures as listed in the city's ordinance:

- (E) Increased building articulation (this building has much articulation, it's not your standard box)
- (F) This building contains a much greater percentage of masonry than the Trend building next door
- (H) Increased architectural elements (rooftop canopies, a 11'-7 5/8" wide ground level arcade on two sides of the building, an outdoor rooftop patio, and varied roof heights)
- (J) Novel and progressive architecture that includes an interstitial space to house and hide all mechanical equipment. There is no rooftop equipment

I trust that this letter adequately expresses the need for variances to some of the comments provided by the Planning and Zoning and Engineering Departments as a part of our site plan submittal package. If there are any questions, please feel free to contact me at (817) 889-5050 or cslown@tnpinc.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Slown', with a stylized, flowing script.

Cameron Slown, P.E.
teague nall & perkins



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: Mayor and City Council

CC: Mary Smith, *Interim City Manager*
Joey Boyd, *Assistant City Manager*

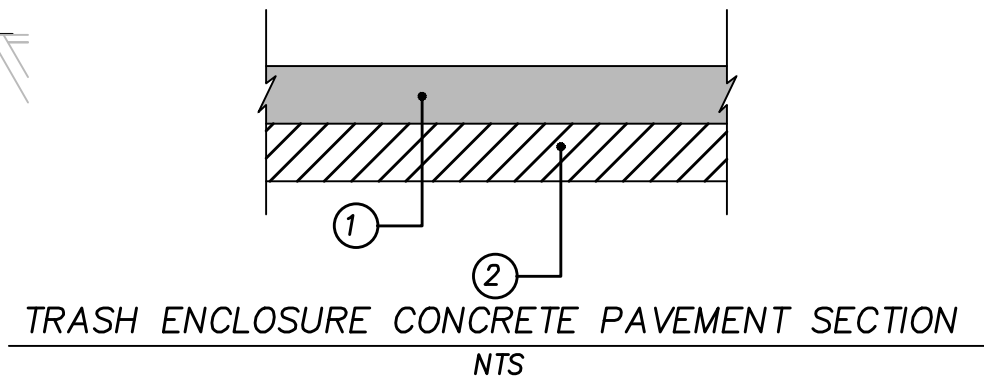
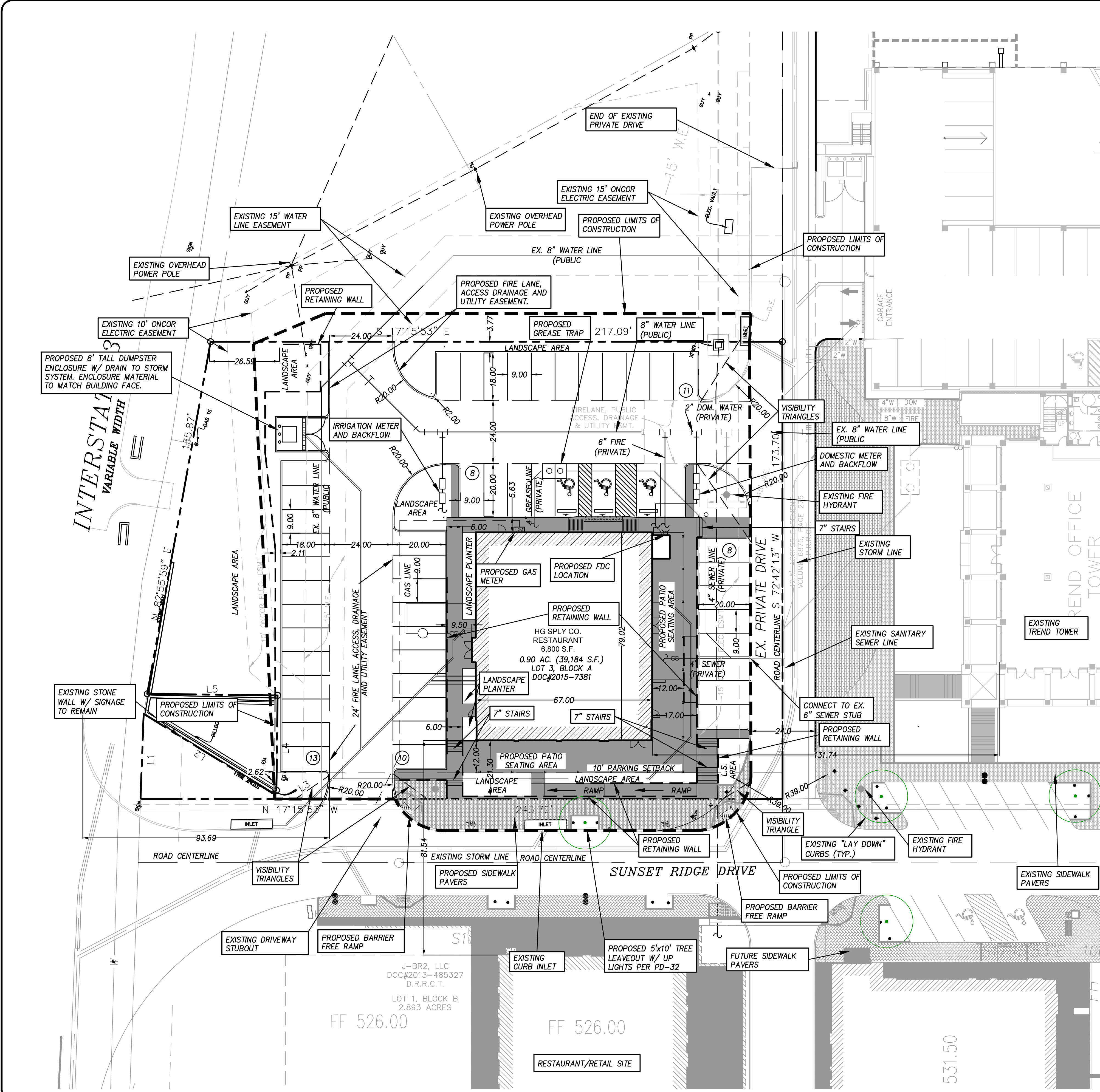
FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: April 19, 2021

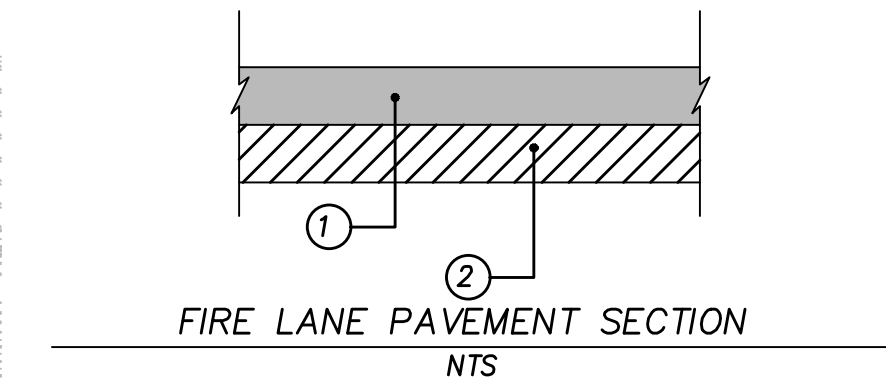
SUBJECT: SP2021-005; *Parking Variance for an Approved Site Plan for HG Supply Co.*

On September 8, 2015, the City Council approved a variance to allow a reduction of 15 parking spaces for a proposed 6,800 SF restaurant [*i.e. MIS2015-006*] located on a 0.90-acre parcel of land situated directly north of Trend Tower and located within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32). Specifically, the City Council determined that the existing public parking around the subject property (*i.e. 37 on-street/surface parking spaces and the public portion of the 441 parking spaces in the Trend Tower parking garage*) provided sufficient parking to absorb the requested variance; however, despite this approval the restaurant was never constructed and the site plan [*Case No. SP2015-015*] and approved variance expired on December 13, 2018. Recently, the applicant of this case resubmitted the expired site plan seeking approval to revive the project. The only changes to the project involved increasing the requested parking variance from 15 parking spaces to 18 parking spaces. The Planning and Zoning Commission reapproved the site plan on April 13, 2021 and voted to recommended approval of the requested reduction in parking by a vote of 7-0. Since this variance request deals with public parking within Planned Development District 32 (PD-32), the City Council will need to consider the request. Staff should note that this request only requires a simple majority vote of the City Council. Should the City Council have any questions, staff will be available at the April 19, 2021 City Council meeting.

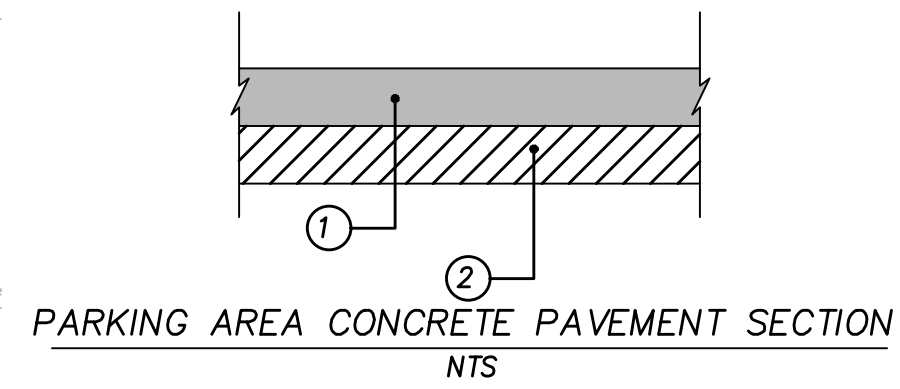
Drawing: P:\00_FCC\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Apr 05, 2021-1:59pm by cslown
Layout: Layout1 xref: HG SUPPLY-BASE.dwg - XREF-BORDER.dwg



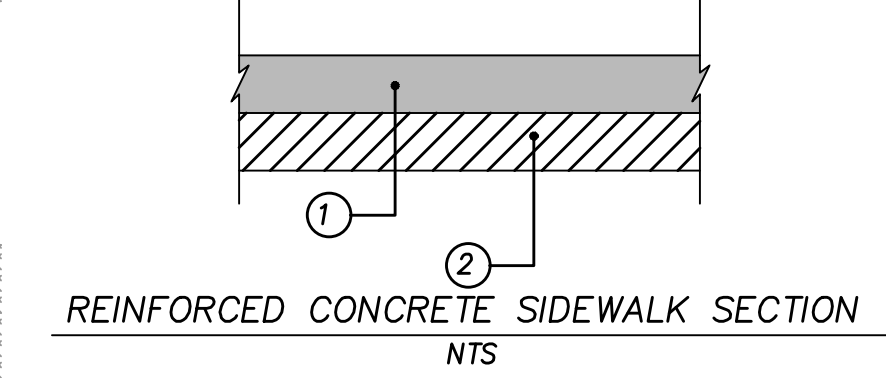
1. 8"-3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



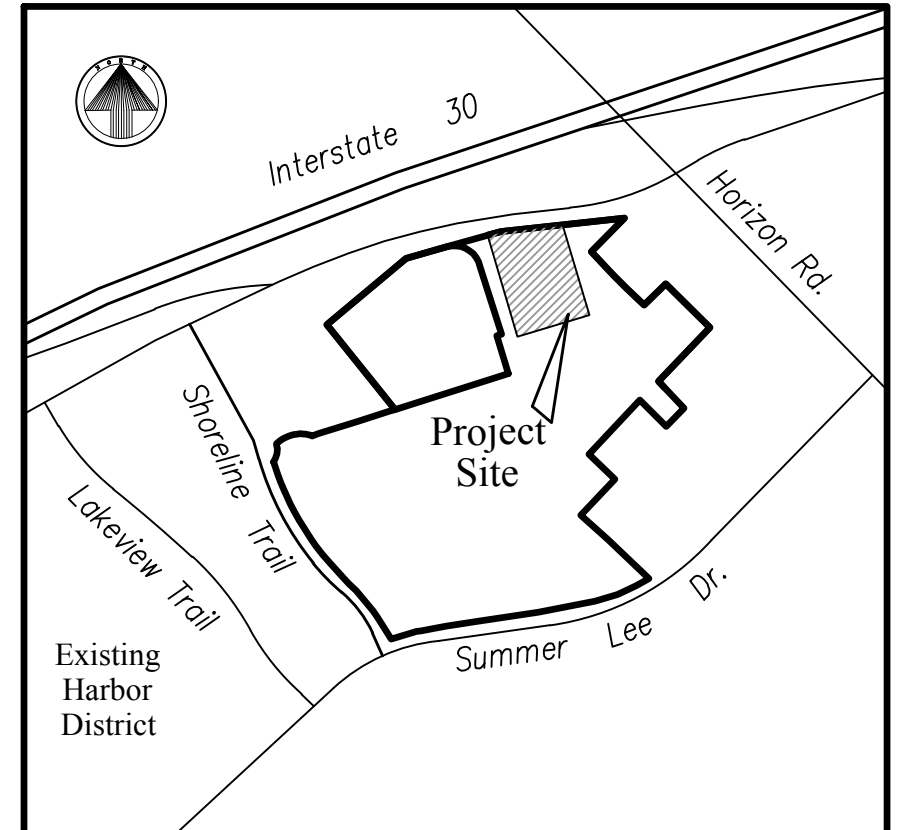
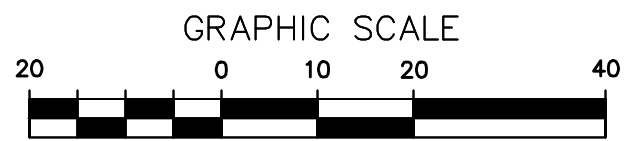
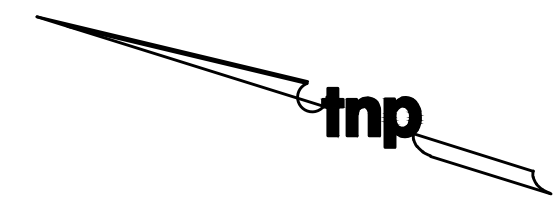
1. 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



1. 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 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.



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. 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
PROPOSED USE:	UNUSED 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

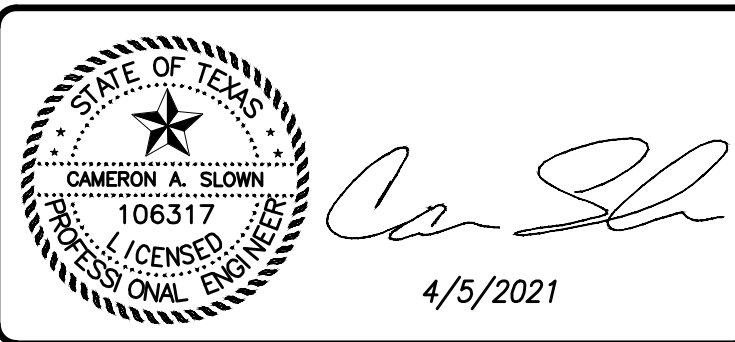
Director of Planning & Zoning

CASE NUMBER: SP2021-005
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.tnpinc.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



April 29, 2021

TO: Cameron Slown
Teague, Nall and Perkins, Inc.
385 Watters Creek Blvd, Suite M300
Allen, Texas 75013

COPY: Elias Pope
8020 Hospitality, LLC
2008 Greenville Ave
Dallas, TX 75206

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2021-005; *Site Plan for a Restaurant with 2,000 SF or More without a Drive-Through*

Mr. Slown:

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 April 13, 2021. This approval also includes approval of a variance to allow for a reduction of 18 parking spaces for the site. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (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.

Planning and Zoning Commission

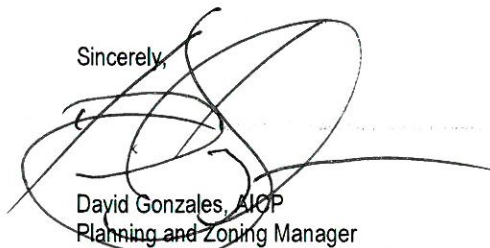
On April 13, 2021, the Planning and Zoning Commission approve a motion to approve the site plan with the conditions of approval by a vote of 7-0. Additionally, the motion included a recommendation of approval of a variance for a reduction of 18 parking spaces for the site.

City Council

On April 19, 2021, the City Council approved a motion to approve a request for a reduction to the required number of parking spaces for the site by allowing a reduction of 18 parking spaces that could be absorbed within the public parking areas of the Harbor District. The motion was approved by a vote of 6-0, with Mayor Pro-Tem Fowler abstaining.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager