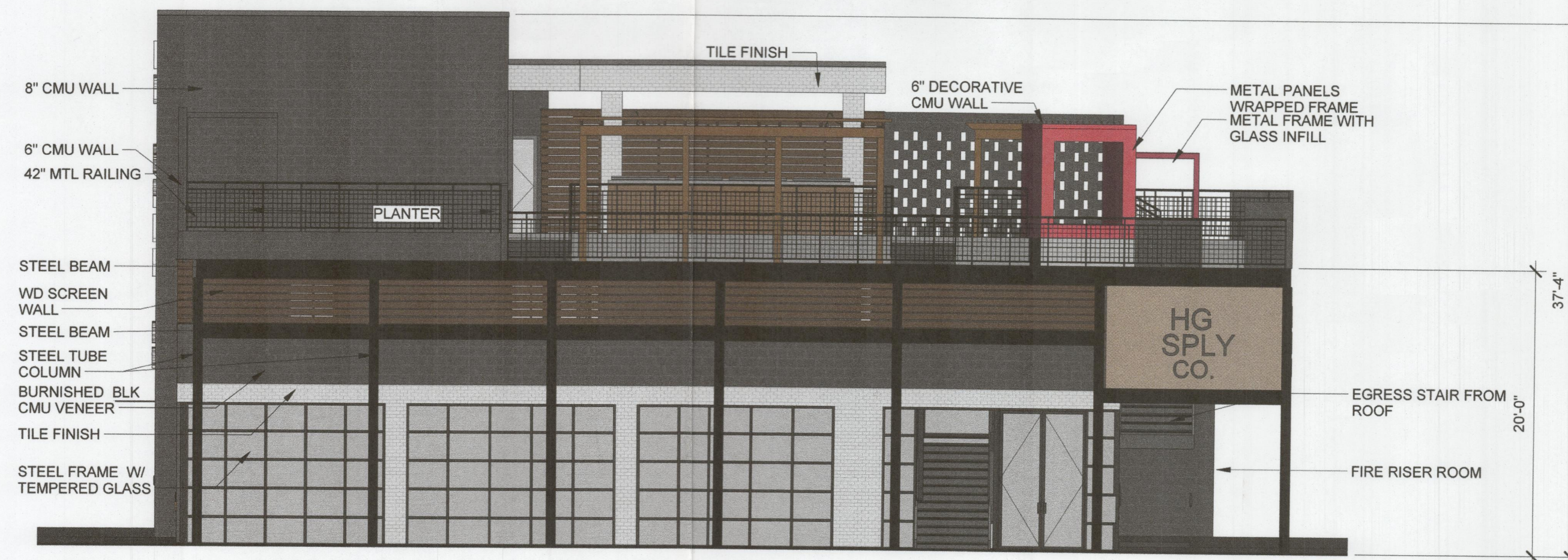


NORTH ELEVATION

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"

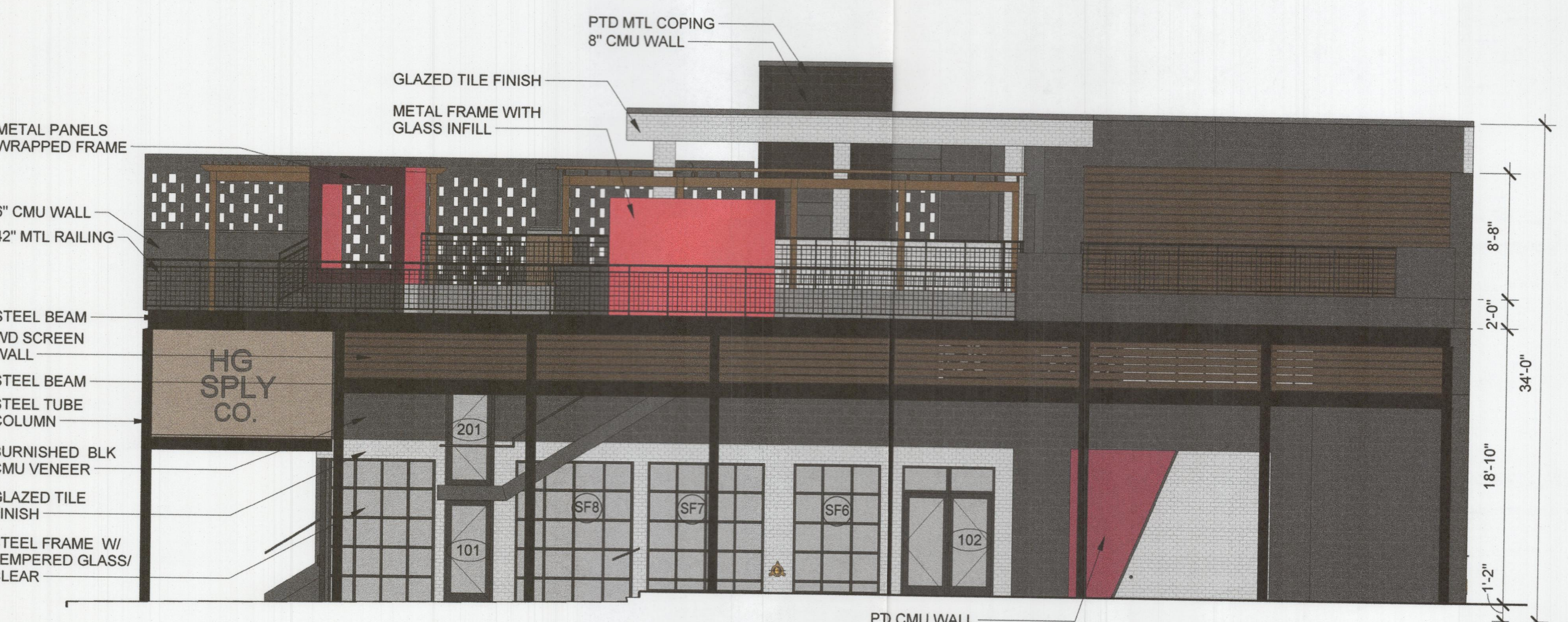
TOTAL BUILDING WALL HARD SURFACE: 1557 SF
TOTAL BURNISHED BLOCK: 890 SF 57.2%
TOTAL GLAZED TILE: 231 SF 14.8%
TOTAL WOOD SCREEN: 388 SF 25%
TOTAL METAL PANELS: 48 SF 3%
TOTAL PTD WALLS: - SF

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%



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%

2

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

4

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the 12th day of April, 2021.
Witness our hands this 12th day of April, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2021-005

P101



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

REVISIONS :

RENDERING



HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

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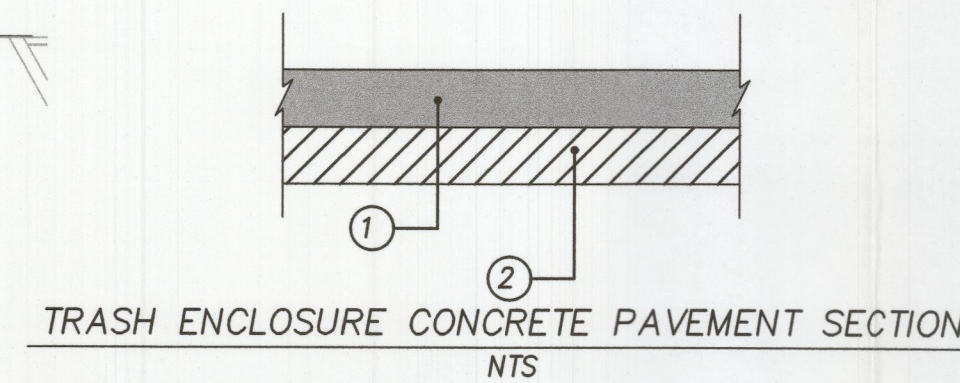
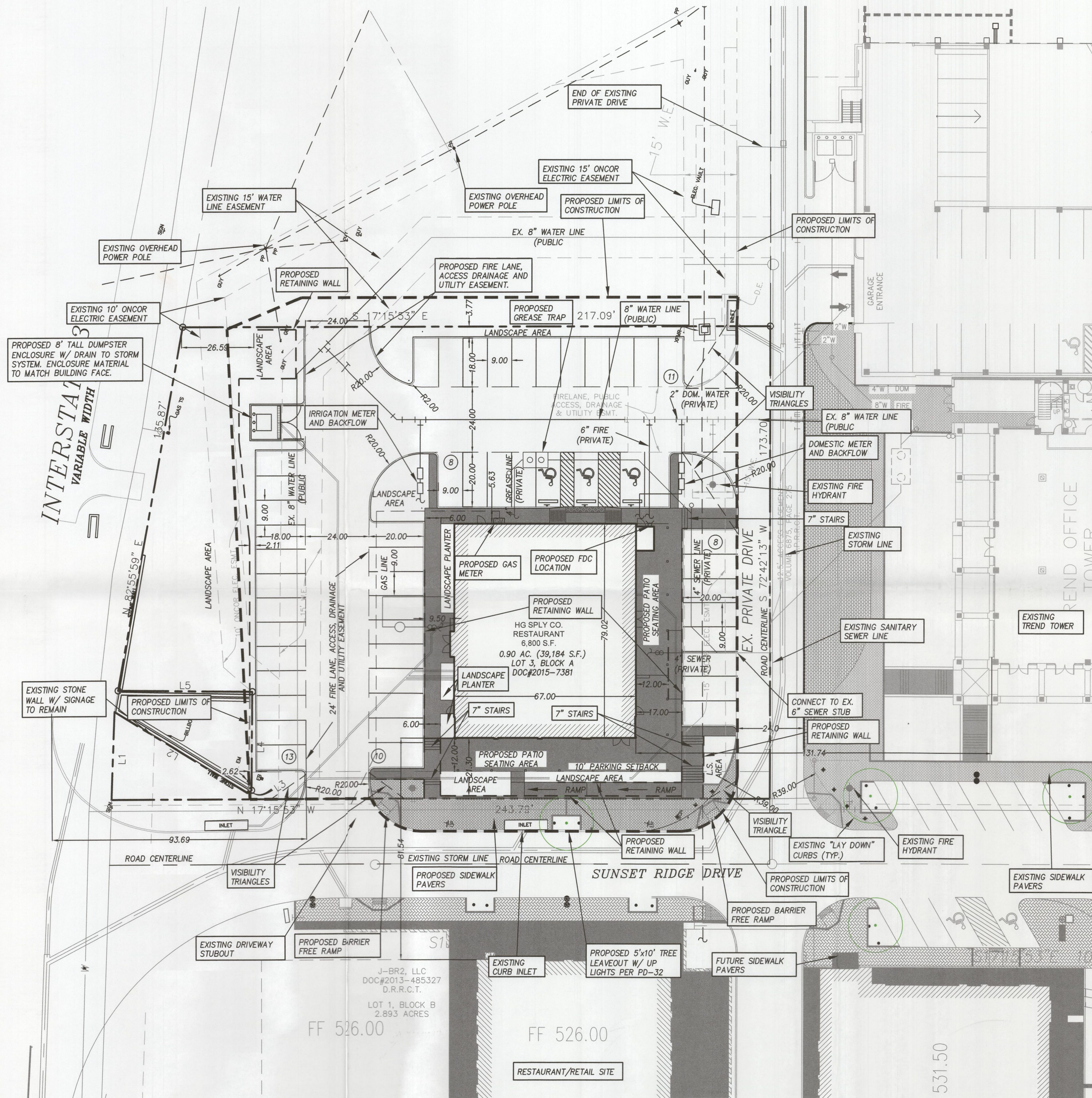
Planning & Zoning Commission, Chairman

Director of Planning & Zoning

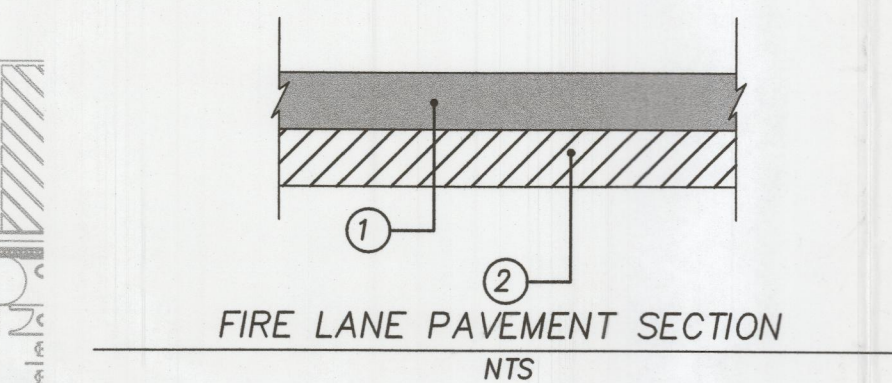
CASE NUMBER: SP2021-005

P102

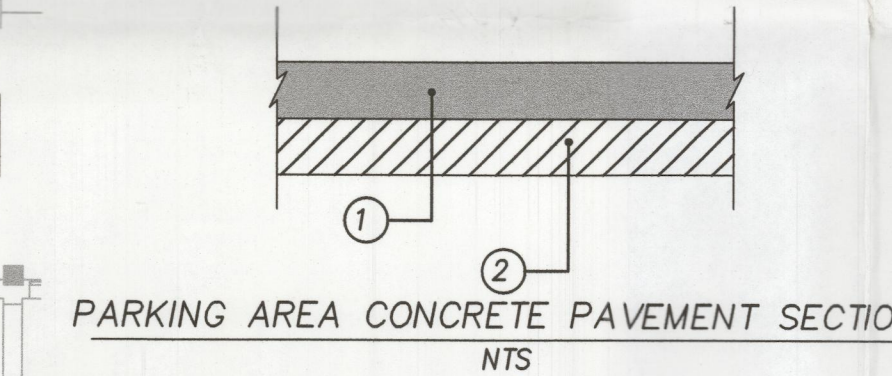
Drawing: P:\00_LC\001\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Apr 05, 2021-11:50pm by cslow
Layout: Layout1 Xrefs: HG SUPPLY-BASE.dwg - XREF-BORDER.dwg



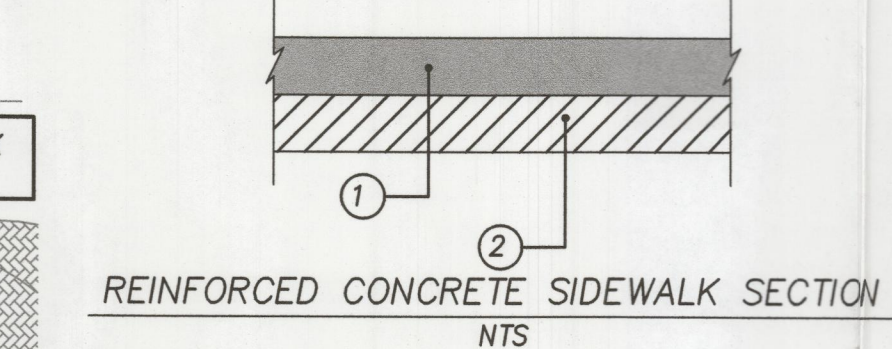
- 8"-3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL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



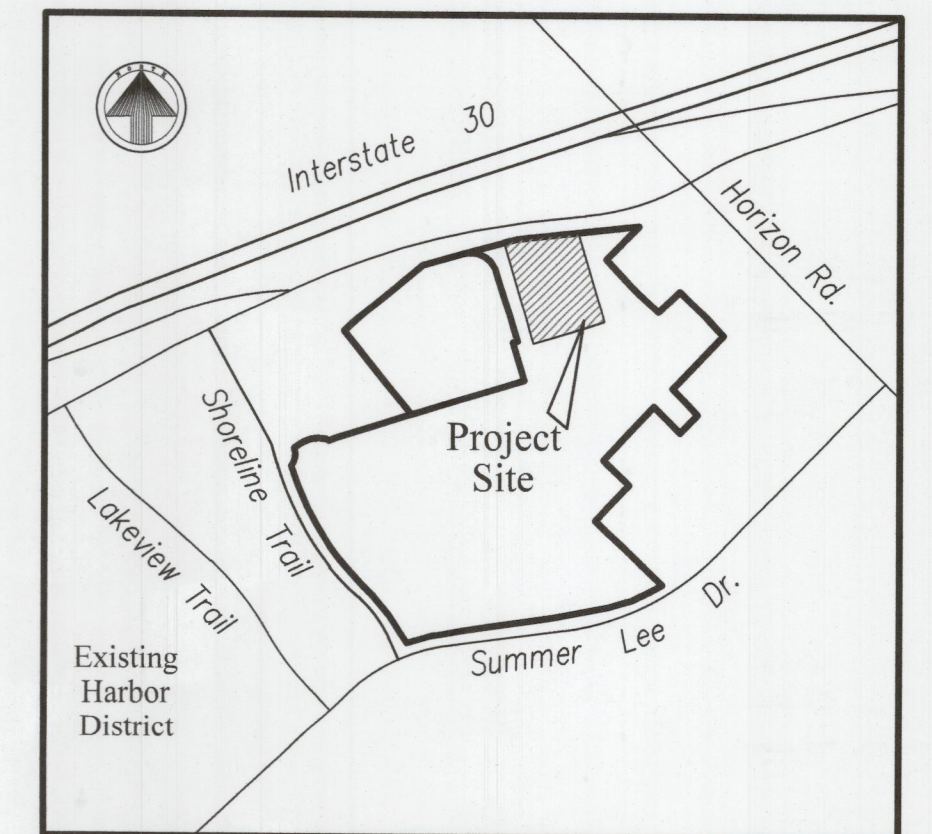
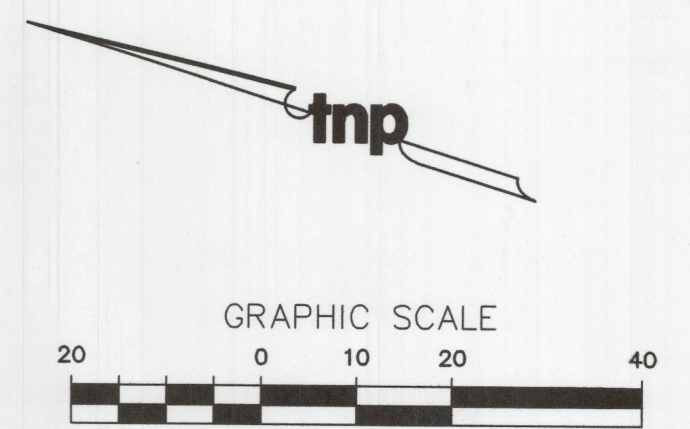
- 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL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



- 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



- 4"-3,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 40'. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



LOCATION MAP

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

SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F.
BUILDING TO LOT COVERAGE:	6,800/39,184=17.4% -> 17.4%
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	68 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	68 TOTAL (*18 TREND TOWER GARAGE, 50 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	29,125 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	10,059 S.F.

PARKING REQUIREMENT BREAKDOWN:

RESTAURANT SPACE AT 1 SPACE/100 S.F. --> 6,800/100 = 68 SPACES

* TREND TOWER PARKING REQUIREMENT:

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

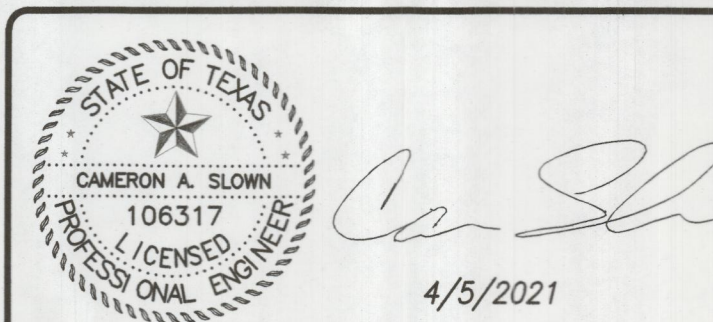
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Witness our hands this 13th day of April, 2021.
Planning and Zoning Commission, Chairman
Director of Planning & Zoning

CASE NUMBER: SP2021-005
NOT FOR CONSTRUCTION

no.	revision	by	date



teague nall and perkins, inc
825 Waters 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



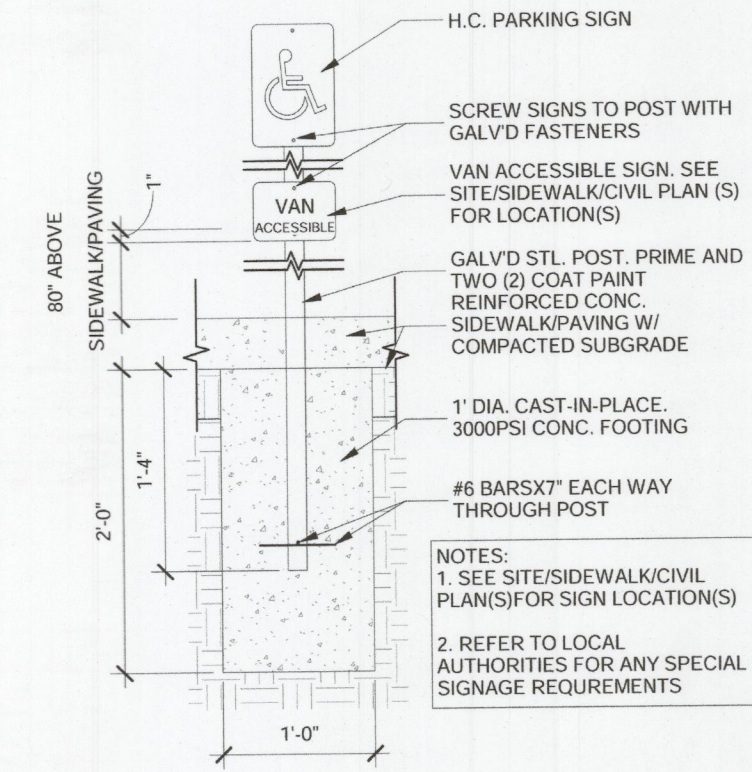
scale
when bar is
1 inch long
horiz
1"=20'
vert
N/A
MAR 2021

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

City of Rockwall, Texas Improvements for HG SPLY, CO. RESTAURANT	tnp project sheet C1.04
SITE PLAN	



12/22/2016



TYP. ACCESSIBLE PARKING
SIGNAGE

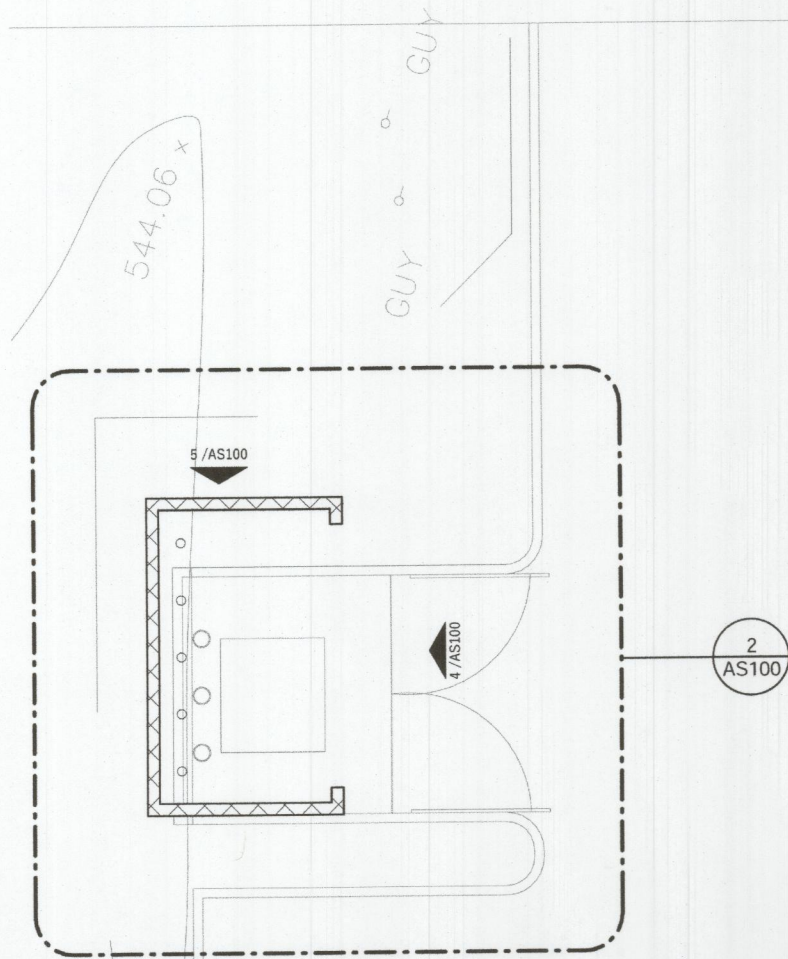
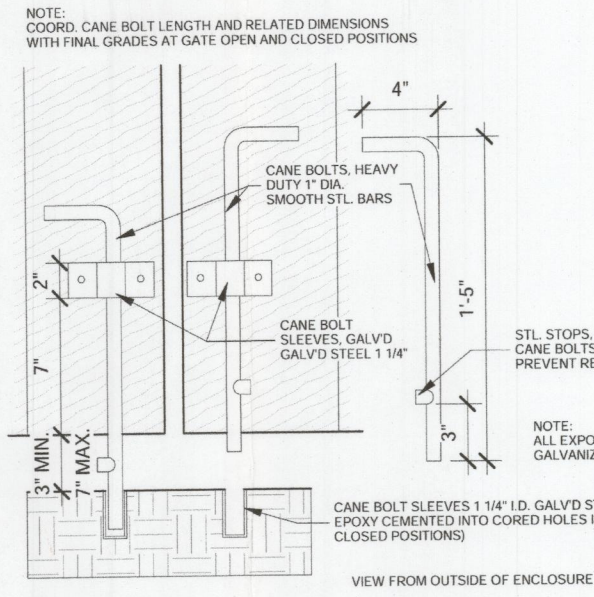
1" = 1'-0"

8

GATE CANEBOLT DTL.

1 1/2" = 1'-0"

7



TYPICAL BOLLARD

SIDE ELEV.

1/2" = 1'-0"

5

Bollard Details

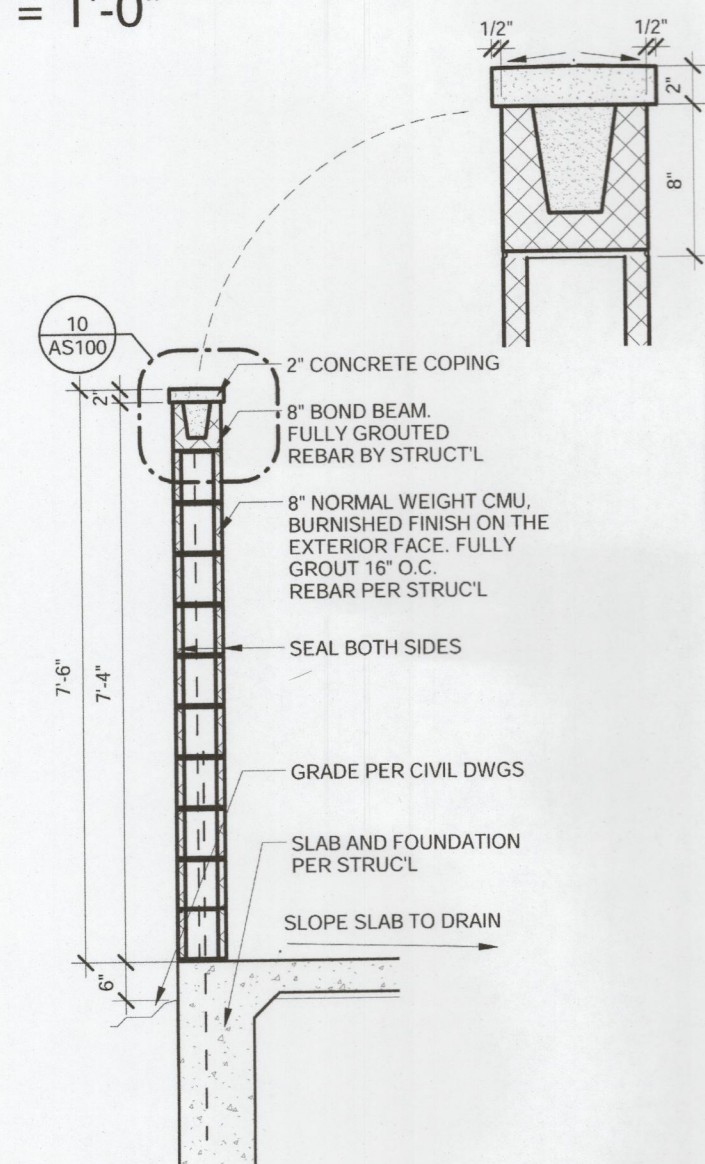
1/2" = 1'-0"

6

FRONT ELEV.

1/2" = 1'-0"

4



WALL SECTION

1/2" = 1'-0"

3

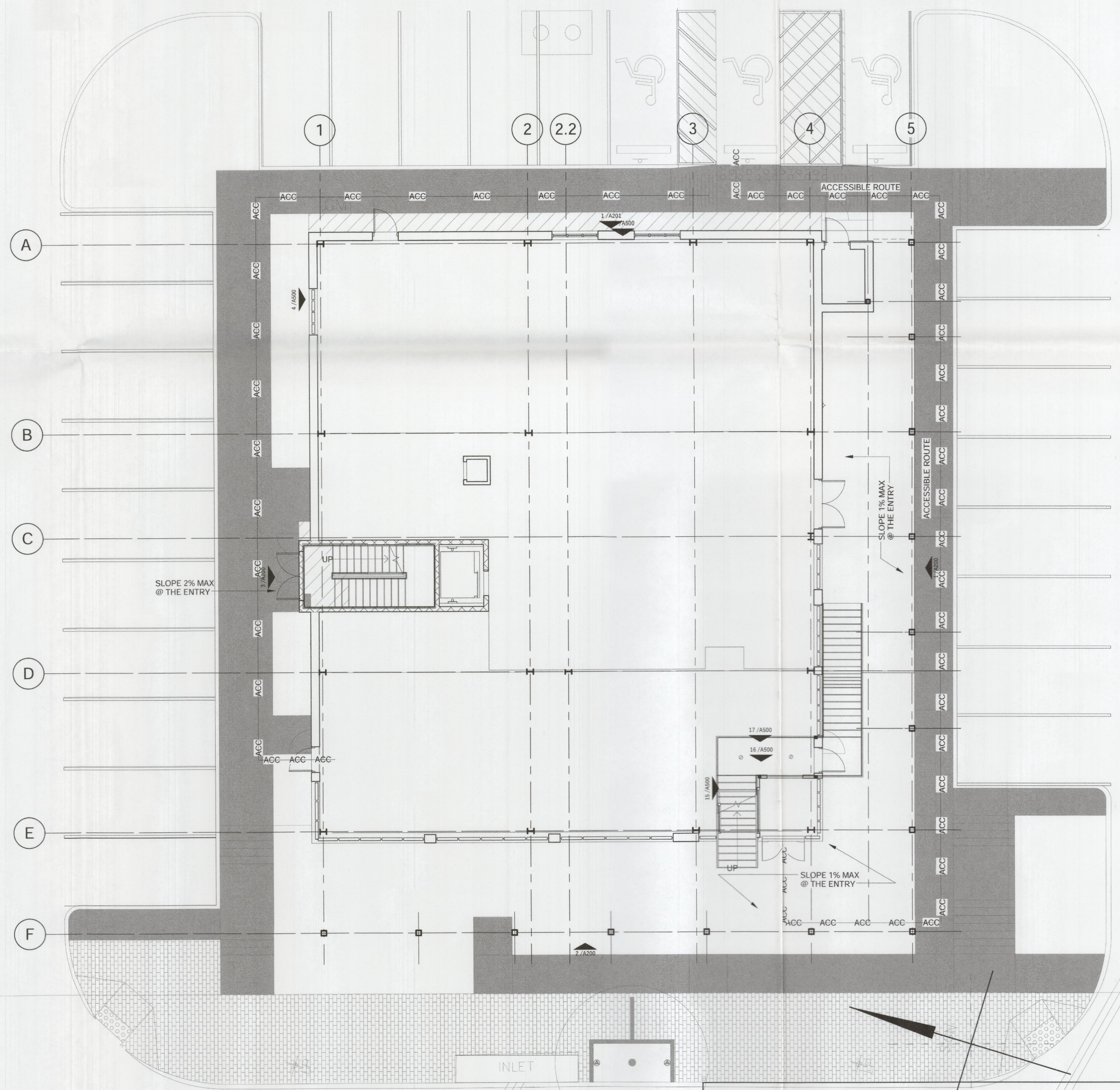
DUMPSTER ENCLOSURE-PLAN

1/4" = 1'-0"

2

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

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Planning & Zoning Commission Chairman
Director of Planning & Zoning

CASE NUMBER: SP2021-005

1

AS100

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 NURSERYMEN; OCTOBER 27, 1980, EDITION: BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (2001) - 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 THRD 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, JUTE 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, INSTALLY, 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: TESTING AN EXISTING 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, WEEDING, 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 USED IN REPLACEMENTS, SHALL CARRY A TWELVE (12) MONTH GUARANTEE FROM TIME OF ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE, INCLUDING RUIN, IN LAWN OR BED AREAS, INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
5. AT THE DISCRETION 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 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 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 (#80) 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 DETERIORATION DURING DELIVERY.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON JOB SITE.
3. PROTECT ROOT BALLS BY HEELING IN WITH SAND/LOST 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 DECOLORATION 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 MATERIAL 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 COMPLEMENTARY: ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS A BINDING AS IF SHOWN AND CALLED FOR ON BOTH.
C. PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON THE PLAN.
D. 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 INJURIES, INSECTS, DISEASES, INJURIES TO THE BARK OR ROOTS, BROKEN BRANCHES, OBSCURABLE 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.
F. 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.
G. 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. LUMPY, HEAVY, OR CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS:
CLAY - BETWEEN 27-27 PERCENT
SAND - BETWEEN 52-52 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 COURSE AND FINE TEXTURED MATERIAL.
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, DALLAS, 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 FERTILIZER, 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 (SQR OR UR) WITH A MINIMUM OF 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT 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 ARMOCD 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. FILTER FABRIC: MIRAF 140N CELANESE FIBERS MARKETING COMPANY, AVAILABLE AT CMC RIBAR CO., (214)-631-9280 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. ADD 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 FILL 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, FILL FROM EXISTING 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 (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 GRASS MULCH GRASS SEED: HYDRO MULCH WITH SPECIFIED SEED OR COMMON BERMLUDA 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

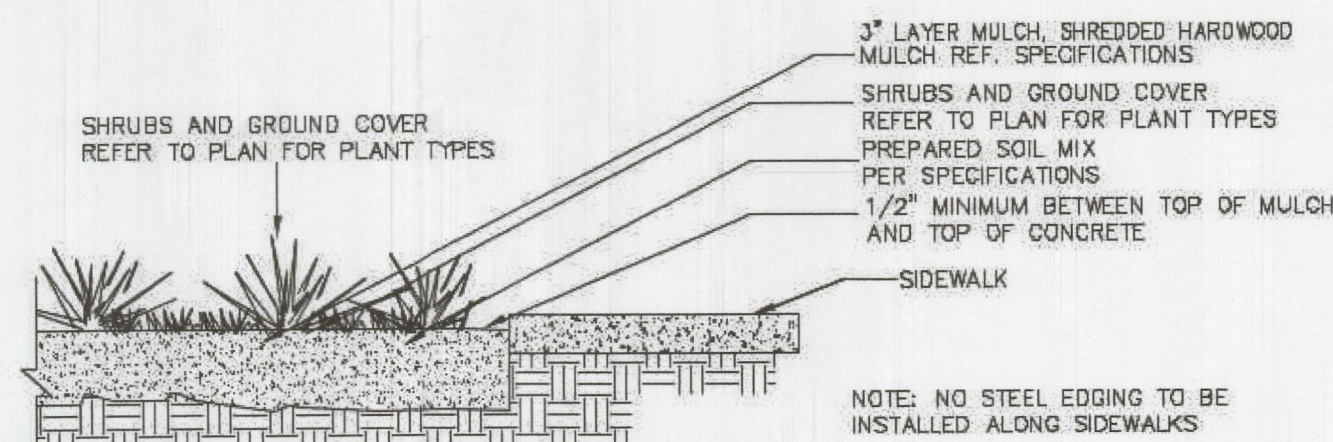
- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND ARE READY FOR PLANTING. ALL SHIPMENTS 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 PLANTED WITHIN TWENTY-FOUR (24) HOURS OF DELIVERY. PLANTS SHALL BE WELL PROTECTED AGAINST POSSIBILITY OF DRYING BY WIND AND SUN. BALLS OF EARTH OF B & B PLANTS SHALL BE PLANTED WITHIN TWENTY-FOUR (24) HOURS OF DELIVERY. PLANTS SHALL BE WELL PROTECTED AGAINST POSSIBILITY OF DRYING BY WIND AND SUN. BALLS OF EARTH OF B & B PLANTS SHALL BE PLANTED WITHIN TWENTY-FOUR (24) HOURS OF DELIVERY. PLANTS SHALL BE WELL PROTECTED AGAINST POSSIBILITY OF DRYING BY WIND AND SUN. BALLS OF EARTH OF B & B PLANTS SHALL BE PLANTED WITHIN TWENTY-FOUR (24) HOURS OF DELIVERY.
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 ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AND IT TO DOIL SURFACE IN PLACE. GROWTH, NOTE TO ALLOW AS MUCH AS TWO (2) FEET FOR SETTLEMENT IN CLAY SOIL.
F. SHRUBS 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 JUGGED, NEVER SLOK 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 MIX. HIGH 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 STRAP AND WIRE MESH FROM THE BURLAP. BE AWARE OF SOIL PLACED ON TOP OF THE ROOT BALL DURING DIGGING. THIS SOIL TO BE REJECTED 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)

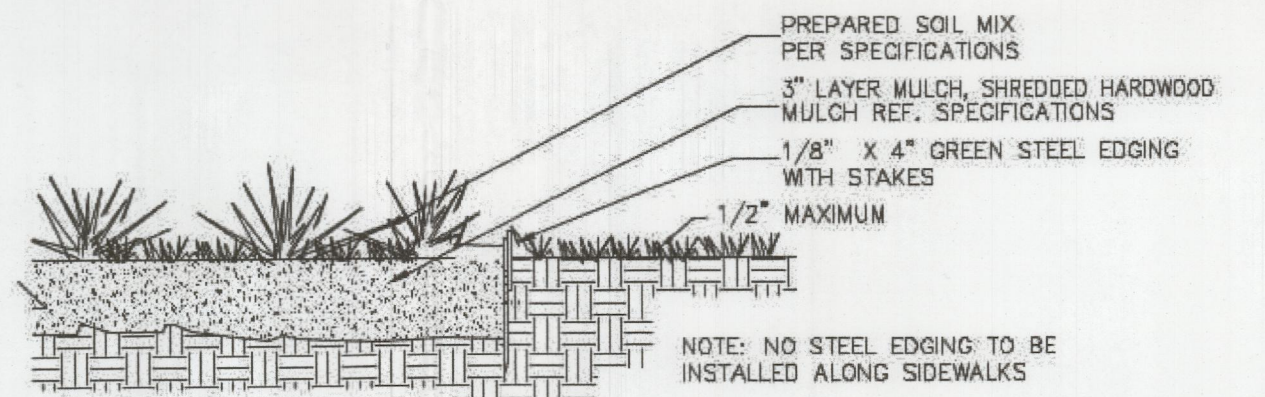
- M. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF THREE (3") INCHES OVER THE ENTIRE BED OR PIT.
N. OBSTRUCTION BELOW GROUND: IN THE EVENT ROCK OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, 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 BROUSED BRANCHES SHALL BE REMOVED;
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

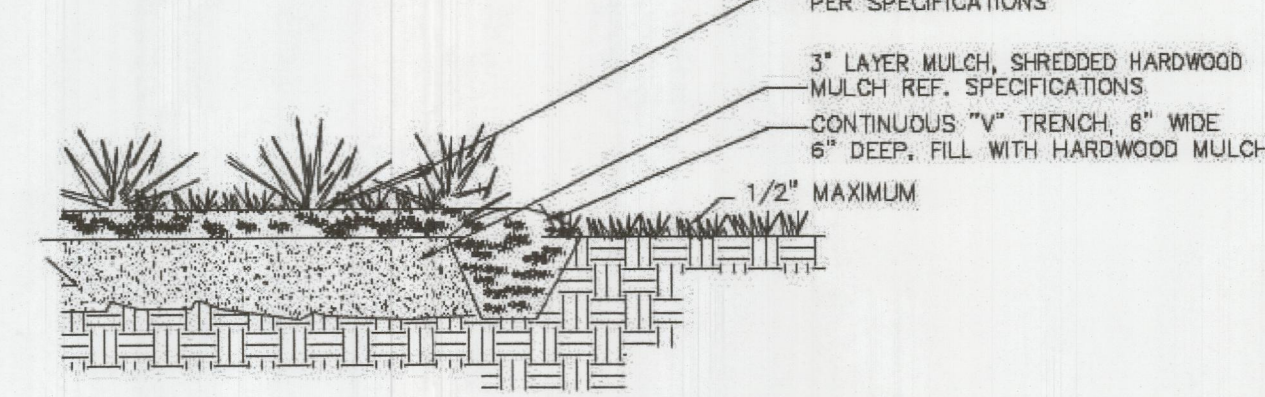
- A. CLEANING: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREA FOR ALL MATERIALS SHALL BE ORGANIZED THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSE AT END OF EACH 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.



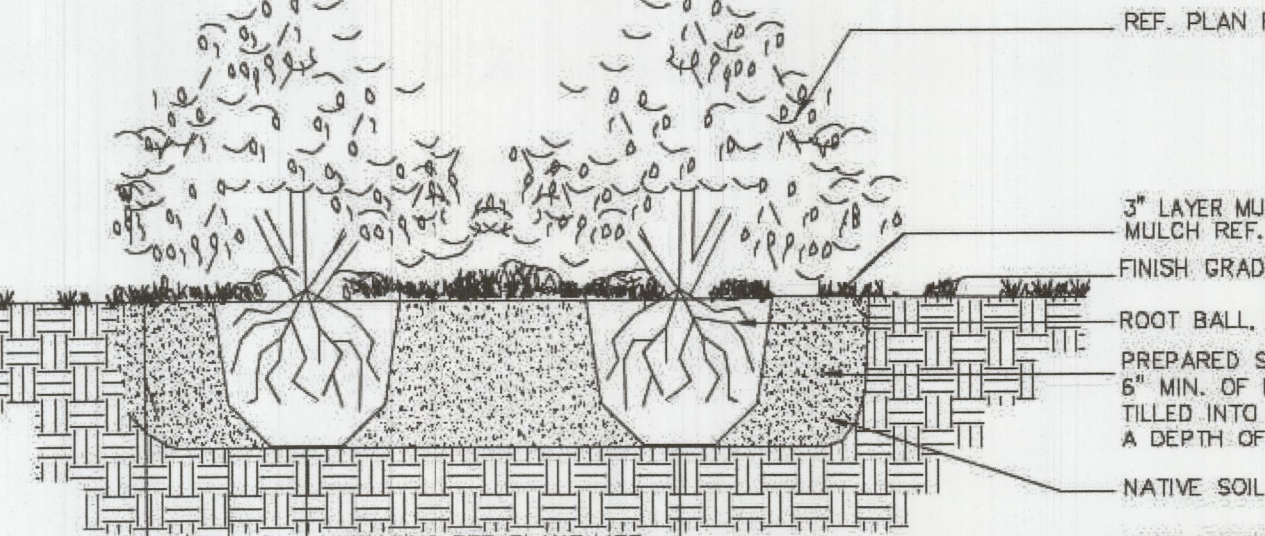
1 SIDEWALK/MULCH DETAIL NOT TO SCALE



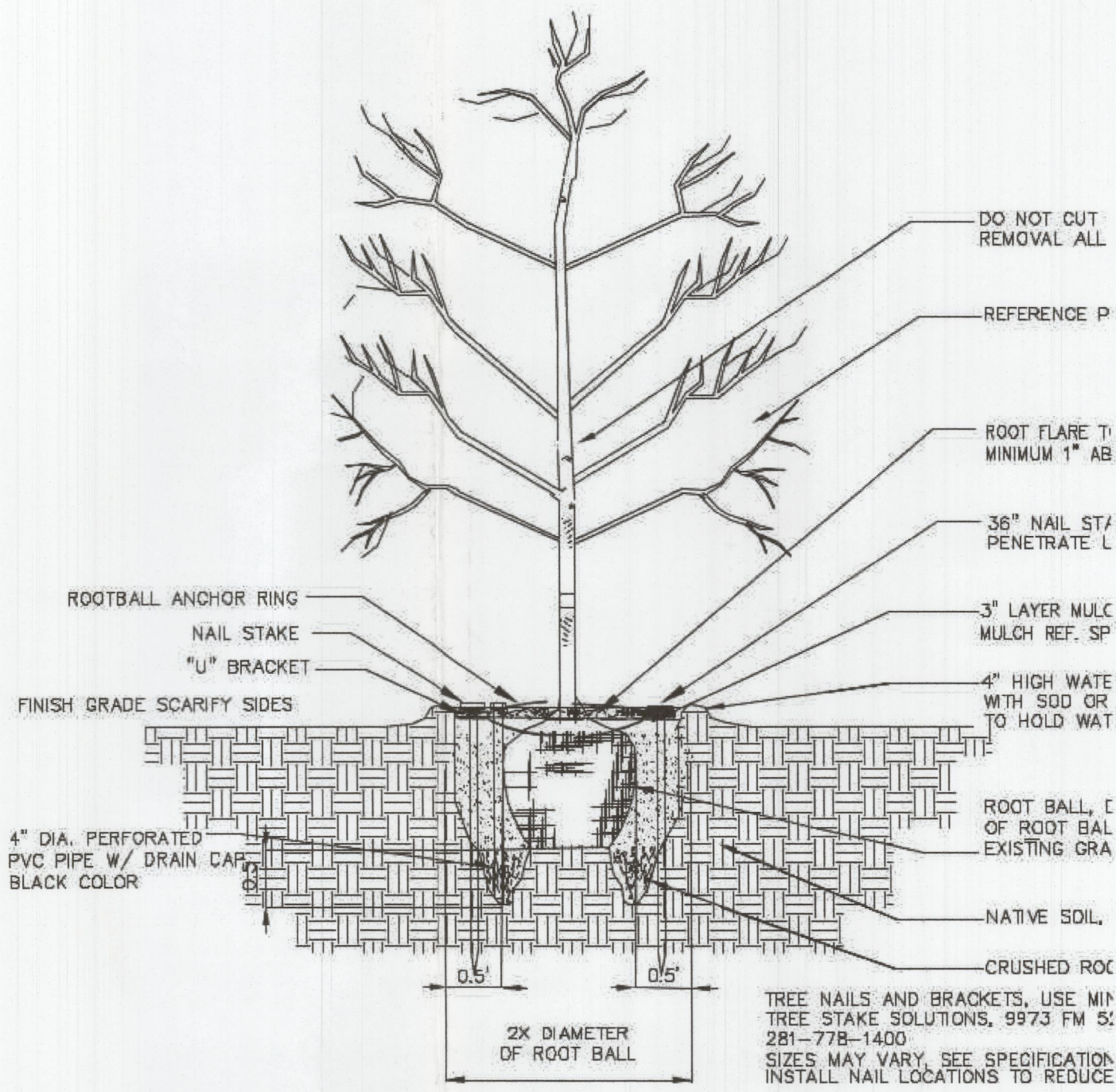
2 STEEL EDGING DETAIL NOT TO SCALE



3 \"V\" TRENCH DETAIL NOT TO SCALE



4 SHRUB/GROUND COVER DETAIL NOT TO SCALE



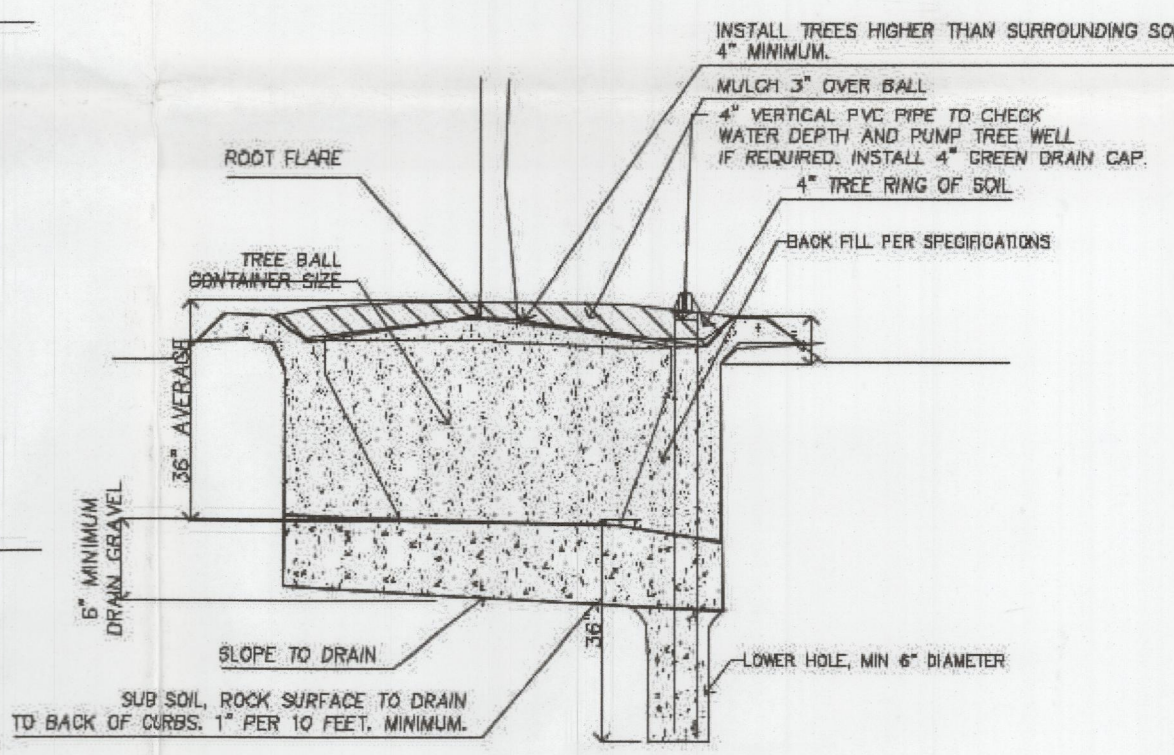
5 TREE PLANTING DETAIL NOT TO SCALE

TOP SOIL NOTES

1. EXCAVATE EXISTING URBAN BLACK CLAY AND LIMESTONE CHALK TO A DEPTH OF 12\"/>

SUB DRAINAGE NOTES

1. EXCAVATE TO DEPTH REQUIRED FOR TREE BALL PLUS 8\"/>



6 TREE PLANTING AND DRAINAGE DETAIL A15

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 13th day of April, 2021.

Witness our hands this 13th day of April, 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@landdesignplan.com

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

Drawn By: T.H.P. Checked By: T.H.P. Date: 04/22/2021 Project No: Sheet Title: Landscape Specs & Details Scale: 2 L1-02

THE HARBOR DISTRICT SELECTED PLANT LIST			THIS IS MASTER HARBOR LIST, NOT ALL PLANTS ARE USED ON THIS SITE LANDSCAPE PLAN	
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
TE-1	LIVE OAK, "LB"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	200 GAL, 8.0"-7.5" CAL, 24-28 FT HIGH, CLEAR TRUNK TO 8 FEET	
TE-2	LIVE OAK, "LB"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	100 GAL, 8.0"-8.5" CAL, 18-18 FT HIGH, MULT TRUNK TO 8 FEET	
TE-3	LIVE OAK, "LB"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	100 GAL, 4.0"-4.5" CAL, 14-16 FT HIGH, CLEAR TRUNK TO 8 FEET	
TE-4	ITALIAN CYPRESS, FULL UPRIGHT	QUERCUS VIRGINIANA, CLAY SOIL GROWN	36" BOX, 3.0"-3.5" CAL, 16-18 FT HIGH, FULL ROUNDED FORM MATCHED HEIGHT	
TE-5	ITALIAN CYPRESS, FULL UPRIGHT	QUERCUS VIRGINIANA, CLAY SOIL GROWN	INSTALL WITH (3) 2" DIA. 10' STEELPOSTS EA. TIE TO KEEP UPRIGHT, FROM WIND	
DECIDUOUS TREES				
TD-1	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL, 4.0"-4.5" CAL, 14-16 FT HIGH, CLEAR TRUNK TO 8 FEET	
TD-2	CEDEAR ELM "CA"	ULMAS CRASSIFOLIA	100 GAL, 4.0"-4.5" CAL, 12-14 FT HIGH, CLEAR TRUNK TO 8 FEET	
TD-3	CEDEAR ELM "CA"	ULMAS CRASSIFOLIA	200 GAL, 8.0"-8.5" CAL, 24-28 FT HIGH, CLEAR TRUNK TO 8 FEET	
ORNAIMENTAL TREES				
OT-1	DMARF MAGNOLIA LITTLE GEM	MAGNOLIA GRANDIFLORA - LITTLE GEM	65 GAL, 8-10 FT. FULL TO GROUND MAIN LEADER FORM	
OT-2	DMARF MAGNOLIA LITTLE GEM	MAGNOLIA GRANDIFLORA - LITTLE GEM	45 GAL, 8-10 FT. THREE TO FIVE IRIGRIT TRUNKS, TWIN LAKES NURSERY	
SHRUBS, HEDGES				
SH-1	DMARF YALPOON HOLLY	ILEX YONIPHOA, NANA	3 GAL, 18" O.C. MAX, 18" HIGH AT TIME OF PLANTING	
SH-2	DMARF YALPOON HOLLY	ILEX YONIPHOA, NANA	7 GAL, 36" O.C. MAX, 30" HIGH AT TIME OF PLANTING	
SH-3	SALVIA LEUCANTHA	SALVIA LEUCANTHA	3 GAL, 24" O.C. MIN. PURPLE	
SH-4	AUTUMN BLAZE	SALVIA OREGO	3 GAL, 48" O.C. MIN.	
SH-5	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA, E.GOUCHER	3 GAL, 36" O.C. MAX, NO SUBSTITUE	
SH-6	NELLIE R. STEVENS	ILEX ATTENUATA, "EMERALD"	30 GAL, 6-8 FT HIGH, FULL LOW TO GROUND.	
GROUND COVERS				
GC-1	CREeping LILY TURF	LIRIOPE SPICATA	4" POTS, 12" O.C. MAX.	
GC-2	ROSEMARY WOODY	ROSMARINUS OFFICINALIS	3 GAL, 18" O.C. MAX.	
GC-3	PURPLE WINTER CREEPER	DIOMYUS FORTUNEI	4" POTS, 12" O.C. MAX, WITH JUTTESH AND 3" MULCH	
GC-4	MEXICAN FEATHER GRASS	STIPA TENUESIMA	1 GAL, AS SHOWN, 18" O.C. MAX.	
ROOF TOP PLANTS				
RT-1	DRIFT ROSES, RED	ROSA, DRIFT ROSES	3 GALLON, FULL	
RT-2	AGAVE OCTUPUS	AGAVE VILMORINIANA "OCTUPUS"	5 GALLON	
RT-3	DMARF KATIE PETUNIA, BLUE	RUPELLIA BRITTONIANA "KATIE" BLUE	1 GAL, KATIE, BLUE, PURPLE	
PERENIALS				
PR-1	DAYLILIES, YELLOW, EVERGREEN	HEMORODALLIS, "STELLA DE ORO"	1 GAL, 14" O.C. MAX, RE BLOOMING TYPE	
PR-2	LANTANA TRAILING, WHITE	LANTANA MONTENSIS, WHITE	1 GAL, 18" O.C. MAX.	
PR-3	TEXAS RED YUCCA	HOSPITALADEFLORA	5 GAL, 18" O.C. MAX.	
PR-4	VARIATED YUCCA	YUCCA GLORIOSA VARIATED	3 GAL, 18" O.C. MAX.	
PR-5	FLAX LILLY	DIANELLA TASMANIC VARIATED	1 GAL, 18" O.C. MAX.	
GRASS				
BG-1	BERMUDA GRASS	BERMUDA SPECIES, COMMON	SOLID SOD, ROLL TWO TIMES WITH IN 24 HOURS, AS WETTING	

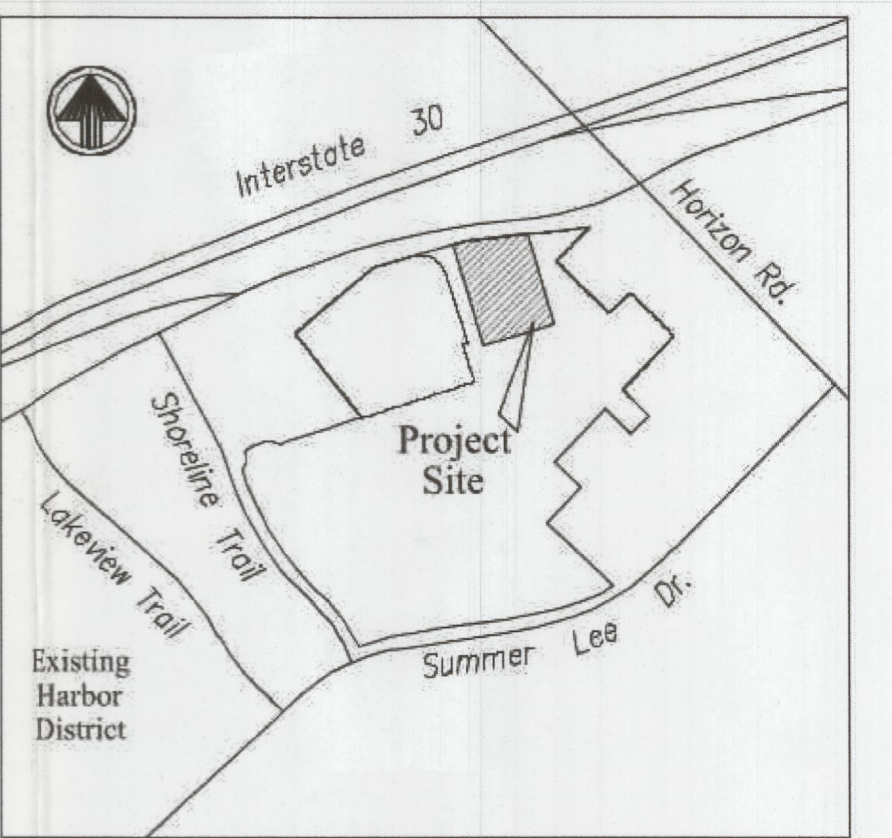
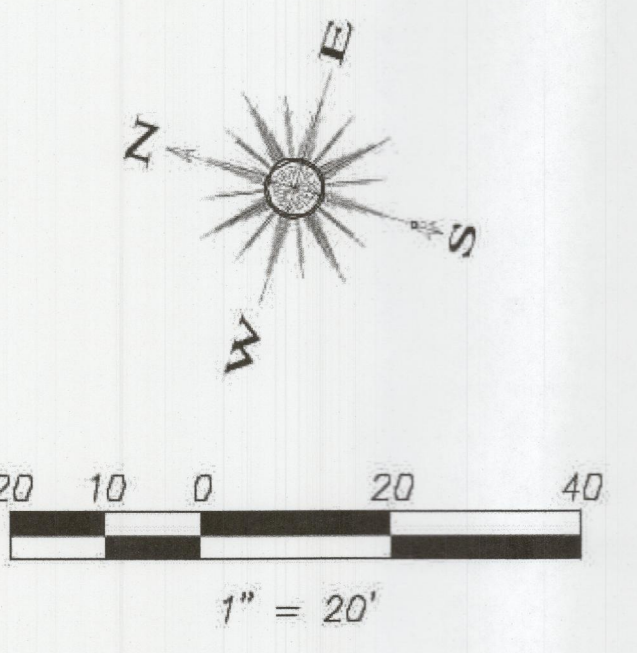
PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 20K, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F.
BUILDING TO LOT COVERAGE:	6,800/39,184=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)
IMPERVIOUS AREA:	29,125 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	10,059 S.F.

TEXAS EXCAVATION
SAFETY SERVICES
1-800-344-8377



LOCATION MAP

LANDSCAPE PLANT LEGEND

- QUANTITY
SYMBOL KEY TO PLANT LIST
- IRR SLEEVE
IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN
- "LA" "A" LIVE OAK TREES, 200 GALLON, 8" CALIPER, SPREADING SHAPE 20-22 FEET HIGH, MULT TRUNK, CLEAR 8 FEET
- "LB" "B" LIVE OAK TREES, 150 GALLON, 4" CALIPER, SPREADING SHAPE 16-18 FEET HIGH, MULT TRUNK, CLEAR 6 FEET
- "LC" "C" LIVE OAK TREES, 100 GALLON, 4" CALIPER, UP RIGHT SHAPE 14-16 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET
- "GB" AUTUMN BLAZE MAPLE TREES, 150 GALLON, 4" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET
- "BC" BALD CYPRESS TREES, 100 GALLON, 5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET
- "MC" MAGNOLIA TREES, 65 GALLON, 8-10 FT HIGH
- "IC" ITALIAN CYPRESS TREES, 48" BOX, 3.0-3.5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, FULL TO GROUND
- SCREENING SHRUB, 25 GAL. EVERGREEN SHRUB SPACE AS SHOWN
- EVERGREEN SHRUBS, SEE PLANT LIST
- FLOWERING SHRUBS, SEE PLANT LIST
- PERENIALS, SEE PLANT LIST
- BERMUDA GRASS SOD, SEE NOTES FOR IRRIGATION AND ROLLING
- 36" WIDE DECOMPOSED GRANITE WALK 2" LAYER OVER FILTER FABRICS WITH STEEL EDGING ON BED SIDE ONLY OR AS NOTED.
- CERAMIC PLANTERS (*1) @ COP-3 24" WIDE 30" HIGH SQUARE TOP, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.

LANDSCAPE IRRIGATION WARRANTEE

- LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
- IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

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

CITY OF ROCKWALL MAINTENANCE NOTE:

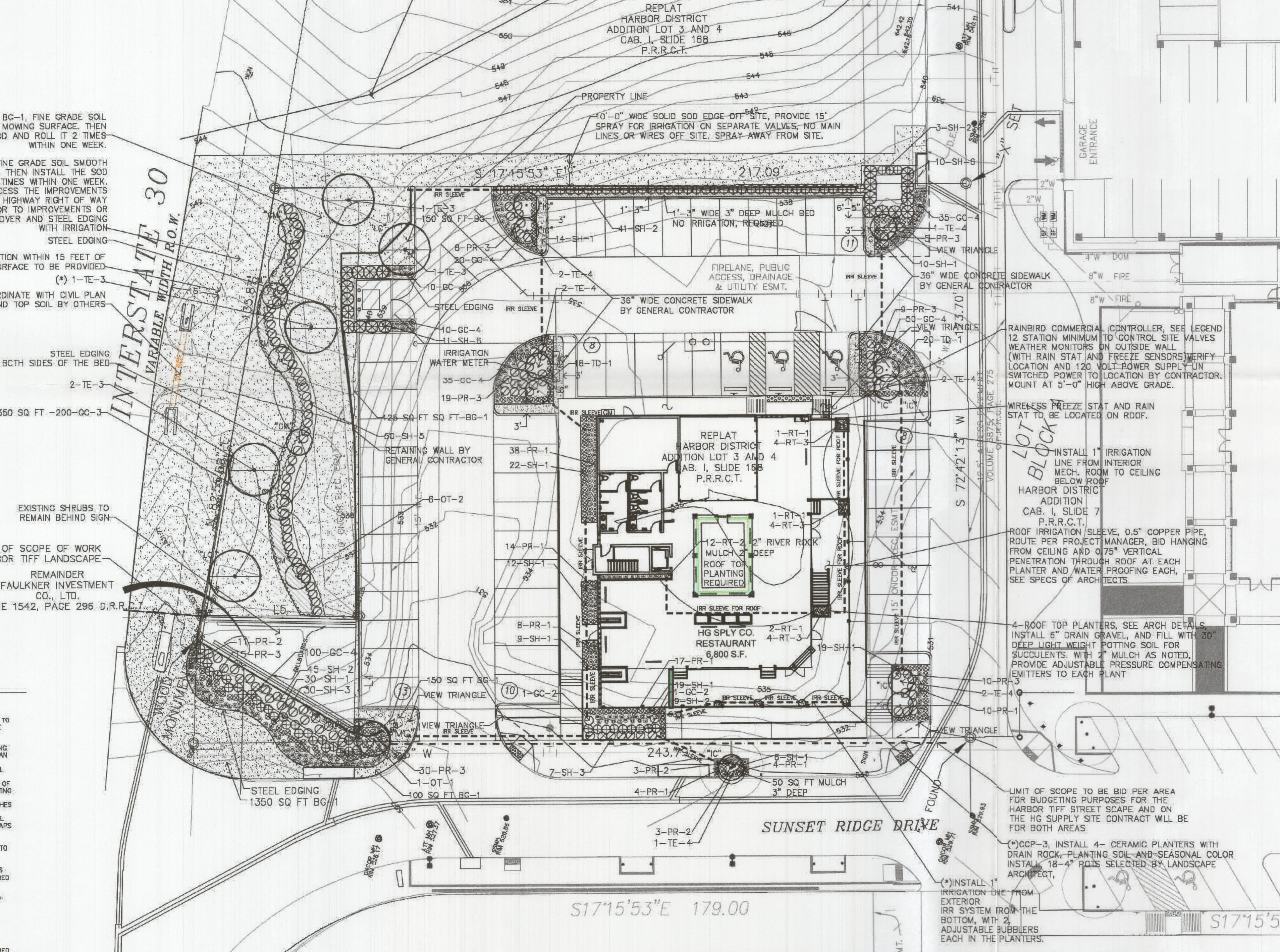
MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED AS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

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

- NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES
- WATER, SEWER, ELEC, CABLE, STORM, ETC
- ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGES OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
- DEEP ROOT BARRIERS, 1-200-450-780, INSTALL 18-24"
- PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY, INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP, BARRIER TO EXTEND 1' ABOVE GRADE.

SOIL AMENDMENT NOTES (LISTED FOR BASE BID)

- SOIL PREPARATION FOR GRASS AREAS ON SITE
- SPRAY ROLL UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
 - FINE GRADE SOIL AFTER SITE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN ON FILE, OR CALL FOR A PDF FILE.
 - REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
 - HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
 - AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRASSES FOR THE SITE.
 - INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NOT LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
 - WATER AND ROLL THE SOD TWO TIMES.
 - IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.
- SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS
- SOIL AMENDMENTS EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
 - TILL IN TO DEPTH 3" 8" AND MIX WITH NATIVE SOIL.
 - INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
 - MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
 - IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.
- SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
- SOIL AMENDMENTS EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
 - TILL IN TO DEPTH 3" 12" AND MIX WITH NATIVE SOIL.
 - INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
 - MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
 - IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.
- SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
- SOIL AMENDMENTS EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
 - TILL IN TO DEPTH 3" 18" AND MIX WITH NATIVE SOIL.
 - INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
 - MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
 - IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.
- SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
- SEE TREE PLANTING ON LA-2



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

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

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning and Zoning Commission of the City of Rockwall on the 13th day of April, 2021.

Witness our hands this 13th day of April, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2021-005