



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-06 P&Z DATE 4/9/2019 CC DATE 4/19/2019 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ON

PLANNING & ZONING CASE NO.

2019-016

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 (Resolution No. 05-22) [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)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 310 S. Goliad St.

Subdivision Cain Properties No. 1

Lot

1R

Block

2

General Location An Addition to The City of Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

1.233

Lots [Current]

1R

Lots [Proposed]

2

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 112.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner

Applicant Kevin Patel

Contact Person

Contact Person Chris Hill

Address

Address 1784 W. McDermott Dr

Suite #110

City, State & Zip

City, State & Zip Allen, TX 75013

Phone

Phone 469.215.55

E-Mail

E-Mail chris@triangle-engr.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Kevin Patel [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

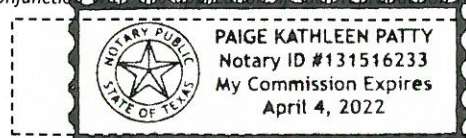
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 28th day of March, 20 19. 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 28th day of March, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

Paige Kathleen Patty



My Commission Expires April 4, 2022



RECEIPT

Project Number: P2019-016
Job Address: 310 S GOLIAD ST
ROCKWALL, TX 75087

Receipt Number: B84578
Printed: 3/28/2019 2:53 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 324.66

Total Fees Paid: \$ 324.66
Date Paid: 3/28/2019 12:00:00AM
Paid By: TRIANGLE ENGINEERING LLC
Pay Method: CHECK 1661
Received By: LM



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 3/28/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within As soon as possible. Internal staff will also be required to have all comments input into as soon as possible. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2019-016
Project Name: Siren Rock Brewery
Project Type: PLAT
Applicant Name: KEVIN PATEL
Owner Name: CAIN, FAMILY PARTNERSHIP LTD
Project Description:



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 9, 2019
APPLICANT: Kevin Patel; *Triangle Engineering*
CASE NUMBER: P2019-016; *Lot 2, Cain Properties No. 1 Addition*

SUMMARY

Consider a request by Kevin Patel of Triangle Engineering, LLC for the approval of a replat for Lot 2 of the Cain Properties #1 Addition being a 1.233-acre parcel of land identified as a portion of Lot 1 and Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 1.233-acre parcel of land (*i.e. Lot 1-R, Cain Properties No. 1 Addition*) located within the SH-66 Overlay (SH-66 OV) District. The purpose of the replat is to establish the necessary easements (*i.e. 24-foot firelane, public access, and utility easements*) in order to develop the lot as Lot 2, Cain Properties No. 1 Addition.
- On August 20, 2018, the City Council approved S-194 [*Ordinance No. 18-34*] allowing a *Craft Brewery* on the subject property.
- On December 11, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-038*] for the purpose of constructing an approximately 11,931 SF *Craft Brewery (i.e. Siren Rock Brewery)* on the subject property.
- That portion of property belonging to the State of Texas (*i.e. TxDOT right-of-way*) and depicted as being within the boundary of the subject property is required to be purchased. This has been included as a condition of approval of the plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 2, Cain Properties No. 1 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The portion of the property that currently exists as Texas Department of Transportation (TXDOT) right-of-way will need to be purchased prior to filing of the final plat for the subject property. A copy of the deed will be required to be submitted once the sales transaction has been completed; and,
- (3) 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.

City of Rockwall Project Plan Review History




Project Number P2019-016	Owner CAIN, FAMILY PARTNERSHIP LTD	Applied 3/28/2019	LM
Project Name Siren Rock Brewery	Applicant KEVIN PATEL	Approved	
Type PLAT		Closed	
Subtype FINAL		Expired	
Status Staff Review		Status	
 Site Address 310 S GOLIAD ST		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision CAIN PROPERTIES PH 1 (REPLAT)	Tract 1R	Block	Lot No 1R
			Parcel No 3200-0000-001R-00-0R
			General Plan

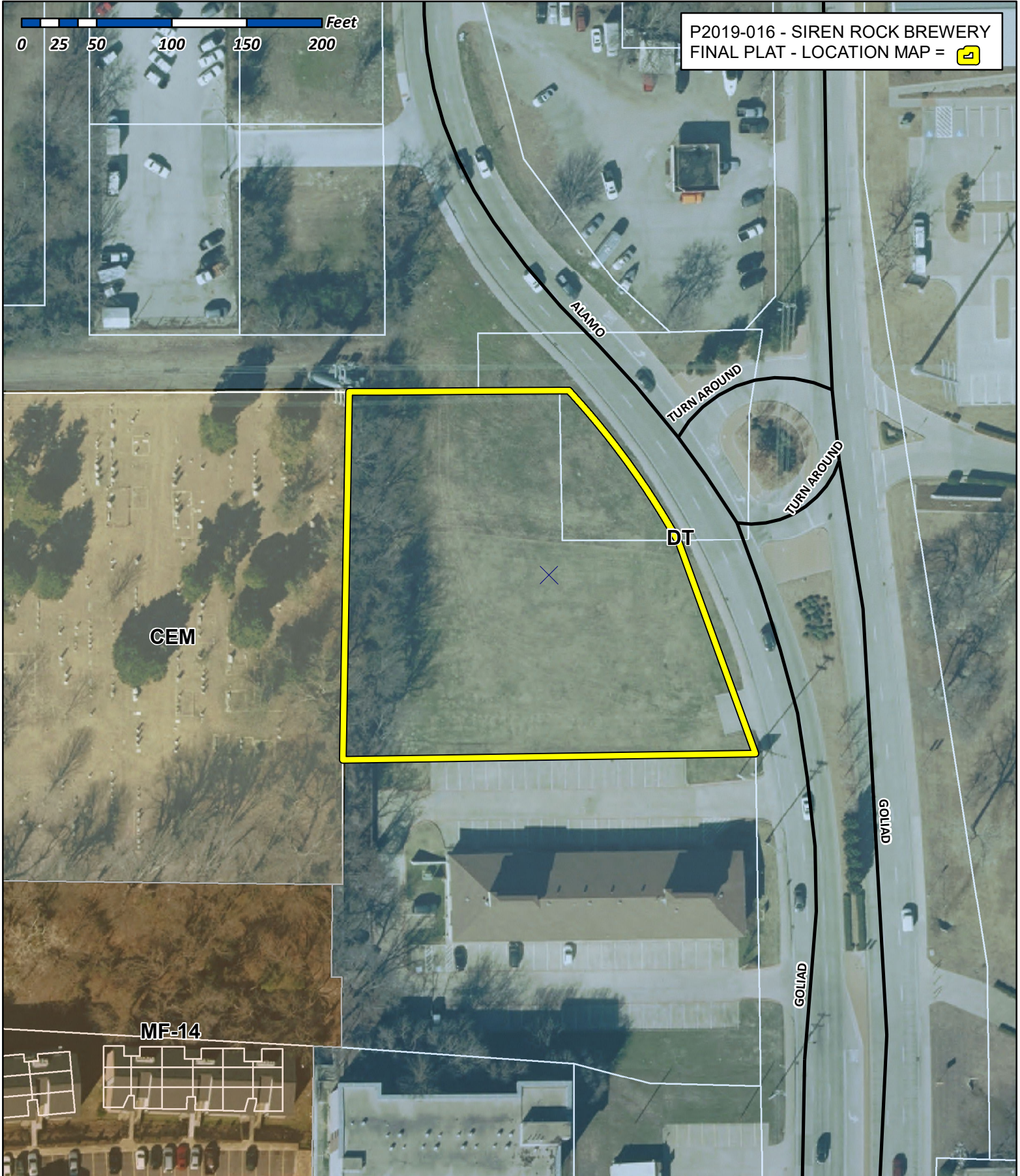
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/28/2019	4/4/2019	3/29/2019	1	APPROVED	
ENGINEERING	Sarah Hager	3/28/2019	4/4/2019	4/3/2019	6	COMMENTS	(4/3/2019 10:50 AM SH) No trees within 5' of utilities. Treescape plan will need to be revised. Plat is disapproved until the purchase of the TXDOT property is complete. Engineering plans can't be released until this time as well.
FIRE	Ariana Hargrove	3/28/2019	4/4/2019	4/2/2019	5	APPROVED	
GIS	Lance Singleton	3/28/2019	4/4/2019				
PLANNING	David Gonzales	3/28/2019	4/4/2019	4/1/2019	4	COMMENTS	See comments

Comments on Next Page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING COMMENTS - DAVID GONZALES - 04.01.2019						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday April 16, 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent/final review by staff:</p> <ol style="list-style-type: none"> The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning Engineering, Building Inspection, and Fire Departments as indicated in this Project Plan Review document Provide a label indicating "Case No. P2019-016" on the lower right corner on all pages of the revised final plat submittal Correct Title Block to read as follows: Final Plat Lot 2 Cain, Properties No. 1 being a replat of Lot 1- R, Cain Properties No. 1 An Addition to the City of Rockwall, Rockwall County, Texas B.F. Boydston Survey Abstract No. 14 The access is public. Relabel firelane as "24-ft Firelane, Public Access, & Utility Easement." Will there be any right-of-way dedication? If so, indicate the amount in acres on the plat and hatch the area to better delineate Did you purchase that portion of the property from TxDOT where required for development? The portion of the property that currently exists in Texas Department of Transportation(TxDOT) right-of-way will need to be purchased prior to filing of the final plat. Indicate and label the proper alignment for both N Alamo & Goliad Street. Notary Certificate not necessary for a surveyor if stamped by the surveyor. <p>Landscape Plan:</p> <ol style="list-style-type: none"> OK as submitted <p>Irrigation Plan:</p> <ol style="list-style-type: none"> Not Reviewed. Submit with building permit for review. <p>**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes **</p> <p>Although this case is scheduled for consent, staff recommends that a representative be present for the meetings as listed below. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Scheduled Meeting Dates to Attend</p> <p>Planning - Consent Agenda: April 9, 2019 (Tuesday at 6:00p.m.)</p> <p>City Council - Consent Agenda: April 15, 2019 (Monday at 6:00 p.m.)</p>						
PLANNING	David Gonzales	4/5/2019	4/12/2019	4/5/2019		COMMENTS

0 25 50 100 150 200 Feet

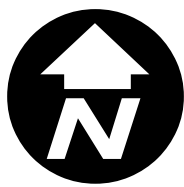
P2019-016 - SIREN ROCK BREWERY
FINAL PLAT - LOCATION MAP = 

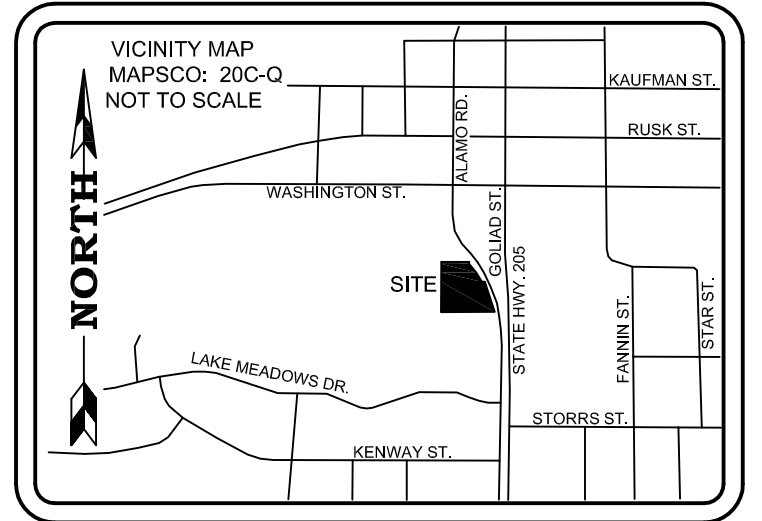
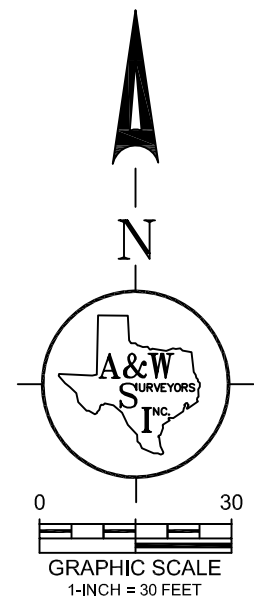


City of Rockwall

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.





BILLY W. PEOPLES
VOL. 1515, PG. 81
D.R.R.C.T.

STATE OF TEXAS
INST. NO. 2007-00380303
O.P.R.R.C.T.

LOT 1
BLOCK Z
ORIGINAL TOWN OF ROCKWALL
VOL. 38, PG. 212,
D.R.R.C.T.
BILLY W. PEOPLES
INST. NO. 2017000005610
O.P.R.R.C.T.

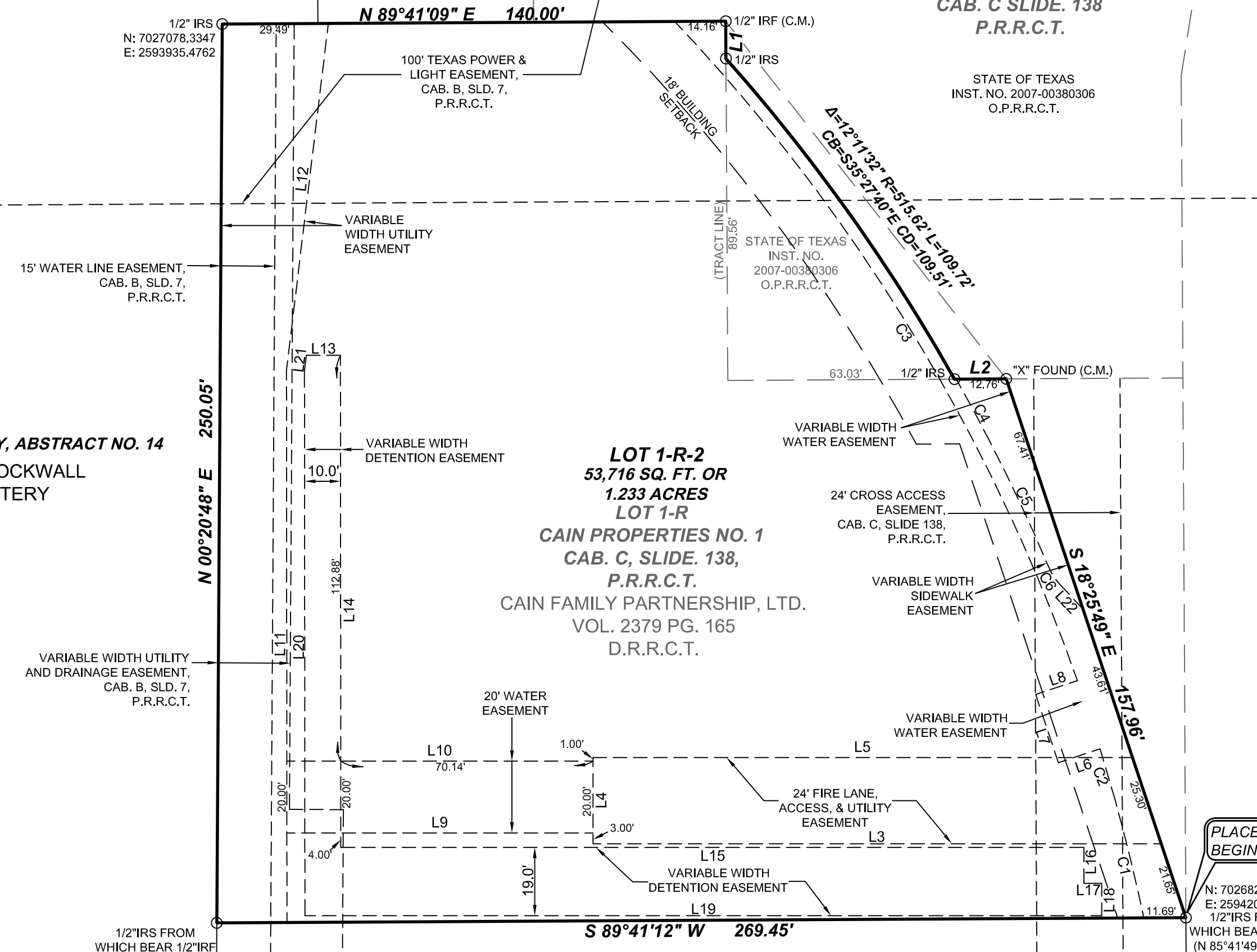
LOT 1
CAIN PROPERTIES NO. 1
CAB. C SLIDE. 138
P.R.R.C.T.

STATE OF TEXAS
INST. NO. 2007-00380306
O.P.R.R.C.T.

LOT 1-R-2
53,716 SQ. FT. OR
1.233 ACRES
LOT 1-R
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.
CAIN FAMILY PARTNERSHIP, LTD.
VOL. 2379 PG. 165
D.R.R.C.T.

LOT 1-RA
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.

LOT 1-RB
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.



LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.36'	S00°19'31"E	L12	97.15'	N06°52'14"E
L2	14.40'	N89°40'29"E	L13	9.46'	N90°00'00"E
L3	158.00'	N90°00'00"W	L14	136.88'	S00°02'39"E
L4	24.00'	N00°00'00"E	L15	206.61'	N90°00'00"E
L5	150.00'	N90°00'00"E	L16	10.00'	S00°00'00"E
L6	12.20'	S71°34'11"W	L17	4.97'	N90°00'00"E
L7	20.00'	N18°25'49"W	L18	9.00'	S00°00'00"E
L8	12.23'	N71°34'11"E	L19	221.57'	N90°00'00"W
L9	85.13'	N90°00'00"W	L20	151.45'	N00°02'39"W
L10	85.14'	S90°00'00"E	L21	4.47'	N06°52'14"E
L11	153.65'	N00°02'39"W	L22	9.14'	S43°27'56"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	3°45'07"	517.46'	33.89'	N13°42'37"W	33.88'
C2	1°37'36"	517.46'	14.69'	N16°23'59"W	14.69'
C3	23°57'30"	517.46'	216.38'	N31°24'25"W	214.80'
C4	2°02'41"	521.46'	18.61'	N28°22'31"W	18.61'
C5	4°23'02"	521.46'	39.90'	N25°09'39"W	39.89'
C6	20°29'47"	16.00'	5.72'	S33°13'02"E	5.69'

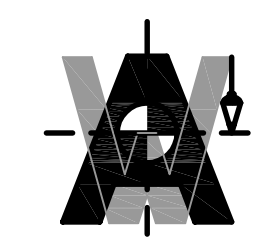
- GENERAL NOTES**
- Any structure new or existing may not extend across new property lines.
 - The purpose of this plat is to define easements conditional to new development.
 - Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

PLACE OF BEGINNING
N: 7026829.7632
E: 2594203.4128
1/2" IRS FROM WHICH BEAR 1/2" IRF (N 85°41'49" E 1.09')

(GOLIAD STREET)
STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)
(INST. NO. 2007-00380306, O.P.R.R.C.T.)



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

TRIANGLE ENGINEERING
1333 McDermott Drive, Ste. 200, Allen, TX 75013
T: 214-609-9271
F: 469-3595-6709
E: kpatel@triangle-engr.com
W: www.triangle-engr.com

Owner: Cain Family Partnership, LTD.
~ 305 Stonebridge, Rockwall, TX 75089 ~

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised:
"A professional company operating in your best interest"

PAGE 1 OF 2
REPLAT
LOT 1-R-2
CAIN PROPERTIES NO. 1
1.223 ACRES OF LAND
BEING A PLAT OF LOT 1-R,
CAIN PROPERTIES NO. 1
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14
CASE FILE NO. _____

OWNER'S CERTIFICATE

WHEREAS Cain Family Partnership, LTD.is the sole owner of a tract of land located in the N.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of State Highway No. 205, (Goliad Street), a variable width right-of-way, at the Northeast corner of Lot 1-RA, of said Replat of Cain Properties No. 1;

Thence South 89°41'12" West, a distance of 269.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line, a distance of 250.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the interior 'ell' corner of said City of Rockwall Cemetery, same being the Northeast corner of Lot 1-R;

Thence North 89°41'09" East, a distance of 140.00' to a 1/2" iron rod found at the interior 'ell' corner of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas;

Thence South 00°19'31" East, a distance of 10.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 12°11'32", a radius of 515.62', and a chord bearing and distance of South 35°27'40" East, 109.51';

Thence Southeasterly, along said curve to the right, an arc distance of 109.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°40'29" East, a distance of 14.40' to an "X" found at the Southwest interior corner of said State of Texas tract;

Thence South 18°25'49" East, along said present right-of-way, a distance of 157.96' to the PLACE OF BEGINNING and containing 53,716 square feet or 1.233 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This _____ day of _____, 20__.

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This _____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, Cain Family Partnership, LTD., acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as LOT 1-R-2, CAIN PROPERTIES NO. 1 to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Cain Family Partnership, LTD. have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__.

Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

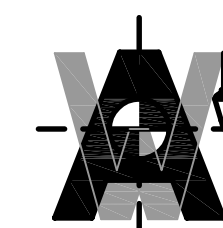
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20__.

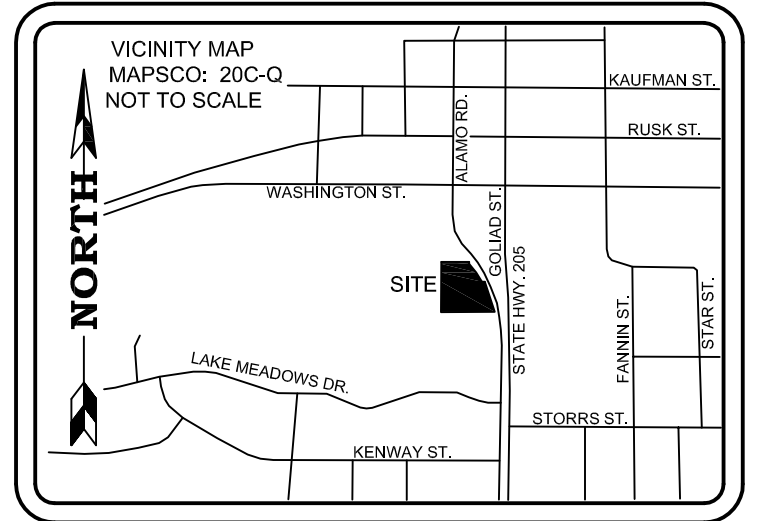
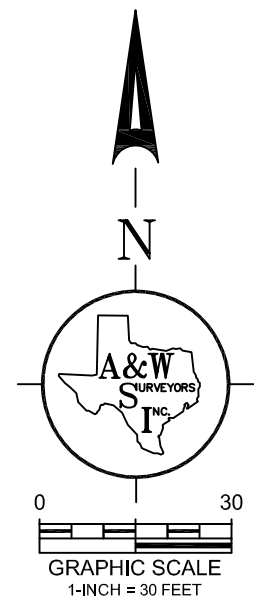
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall City Secretary City Engineer



A&W SURVEYORS, INC. Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM

Owner: Cain Family Partnership, LTD. ~ 305 Stonebridge, Rockwall, TX 75089 ~



BILLY W. PEOPLES
VOL. 1515, PG. 81
D.R.R.C.T.

STATE OF TEXAS
INST. NO. 2007-00380303
O.P.R.R.C.T.

LOT 1
BLOCK Z
ORIGINAL TOWN OF ROCKWALL
VOL. 38, PG. 212,
D.R.R.C.T.
BILLY W. PEOPLES
INST. NO. 2017000005610
O.P.R.R.C.T.

LOT 1
CAIN PROPERTIES NO. 1
CAB. C SLIDE. 138
P.R.R.C.T.

STATE OF TEXAS
INST. NO. 2007-00380306
O.P.R.R.C.T.

LOT 1-R-2
53,716 SQ. FT. OR
1.233 ACRES
LOT 1-R
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.
CAIN FAMILY PARTNERSHIP, LTD.
VOL. 2379 PG. 165
D.R.R.C.T.

LOT 1-RA
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.

LOT 1-RB
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.36'	S00°19'31"E	L12	97.15'	N06°52'14"E
L2	14.40'	N89°40'29"E	L13	9.46'	N90°00'00"E
L3	158.00'	N90°00'00"W	L14	136.88'	S00°02'39"E
L4	24.00'	N00°00'00"E	L15	206.61'	N90°00'00"E
L5	150.00'	N90°00'00"E	L16	10.00'	S00°00'00"E
L6	12.20'	S71°34'11"W	L17	4.97'	N90°00'00"E
L7	20.00'	N18°25'49"W	L18	9.00'	S00°00'00"E
L8	12.23'	N71°34'11"E	L19	221.57'	N90°00'00"W
L9	85.13'	N90°00'00"W	L20	151.45'	N00°02'39"W
L10	85.14'	S90°00'00"E	L21	4.47'	N06°52'14"E
L11	153.65'	N00°02'39"W	L22	9.14'	S43°27'56"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	3°45'07"	517.46'	33.89'	N13°42'37"W	33.88'
C2	1°37'36"	517.46'	14.69'	N16°23'59"W	14.69'
C3	23°57'30"	517.46'	216.38'	N31°24'25"W	214.80'
C4	2°02'41"	521.46'	18.61'	N28°22'31"W	18.61'
C5	4°23'02"	521.46'	39.90'	N25°09'39"W	39.89'
C6	20°29'47"	16.00'	5.72'	S33°13'02"E	5.69'

- GENERAL NOTES**
- Any structure new or existing may not extend across new property lines.
 - The purpose of this plat is to define easements conditional to new development.
 - Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

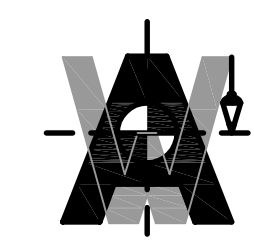
LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

(GOLIAD STREET)
STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY
(INST. NO. 2007-00380306, O.P.R.R.C.T.))

PLACE OF BEGINNING
N: 7026829.7632
E: 2594203.4128
1/2" IRS FROM WHICH BEAR 1/2" IRF (N 85°41'49" E 1.09')

TRIANGLE ENGINEERING
1333 McDermott Drive, Ste. 200, Allen, TX 75013
T: 214-609-9271
F: 469-3595-6709
E: kpatel@triangle-engr.com
W: www.triangle-engr.com

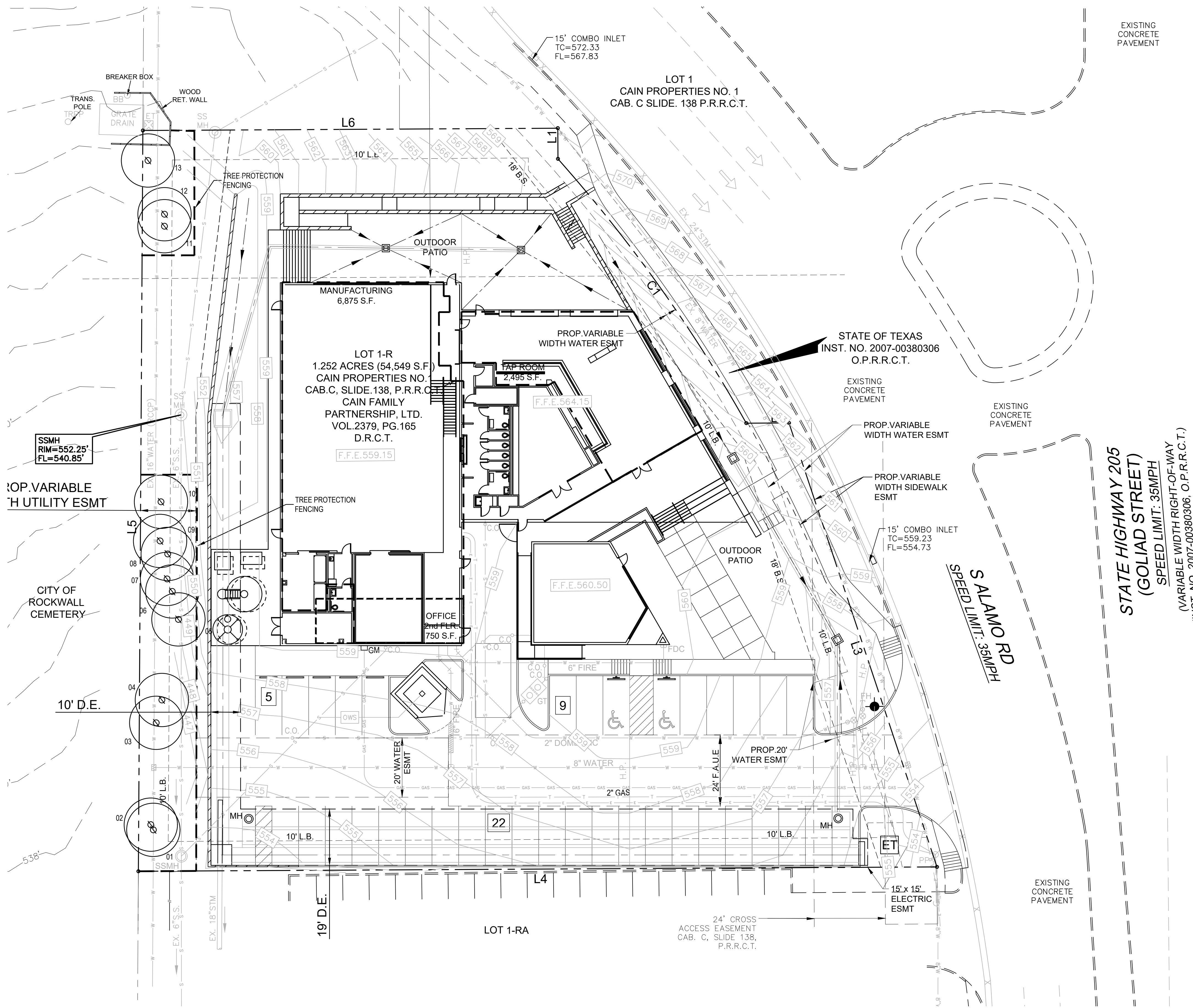


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WWW.AWSURVEY.COM

Owner: Cain Family Partnership, LTD.
~ 305 Stonebridge, Rockwall, TX 75089 ~

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised:
"A professional company operating in your best interest"

PAGE 1 OF 2
REPLAT
LOT 1-R-2
CAIN PROPERTIES NO. 1
1.223 ACRES OF LAND
BEING A PLAT OF LOT 1-R,
CAIN PROPERTIES NO. 1
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14
CASE FILE NO. _____



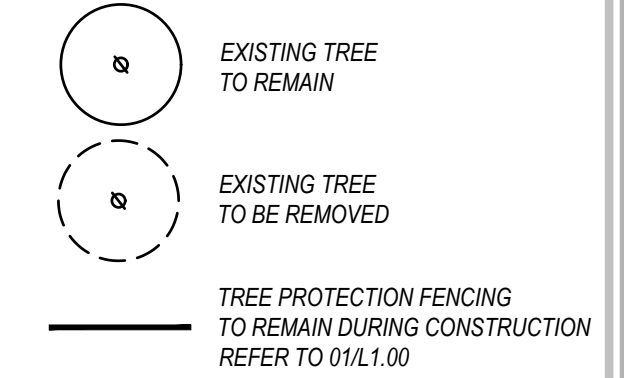
EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

TREE SURVEY FIELD DATA

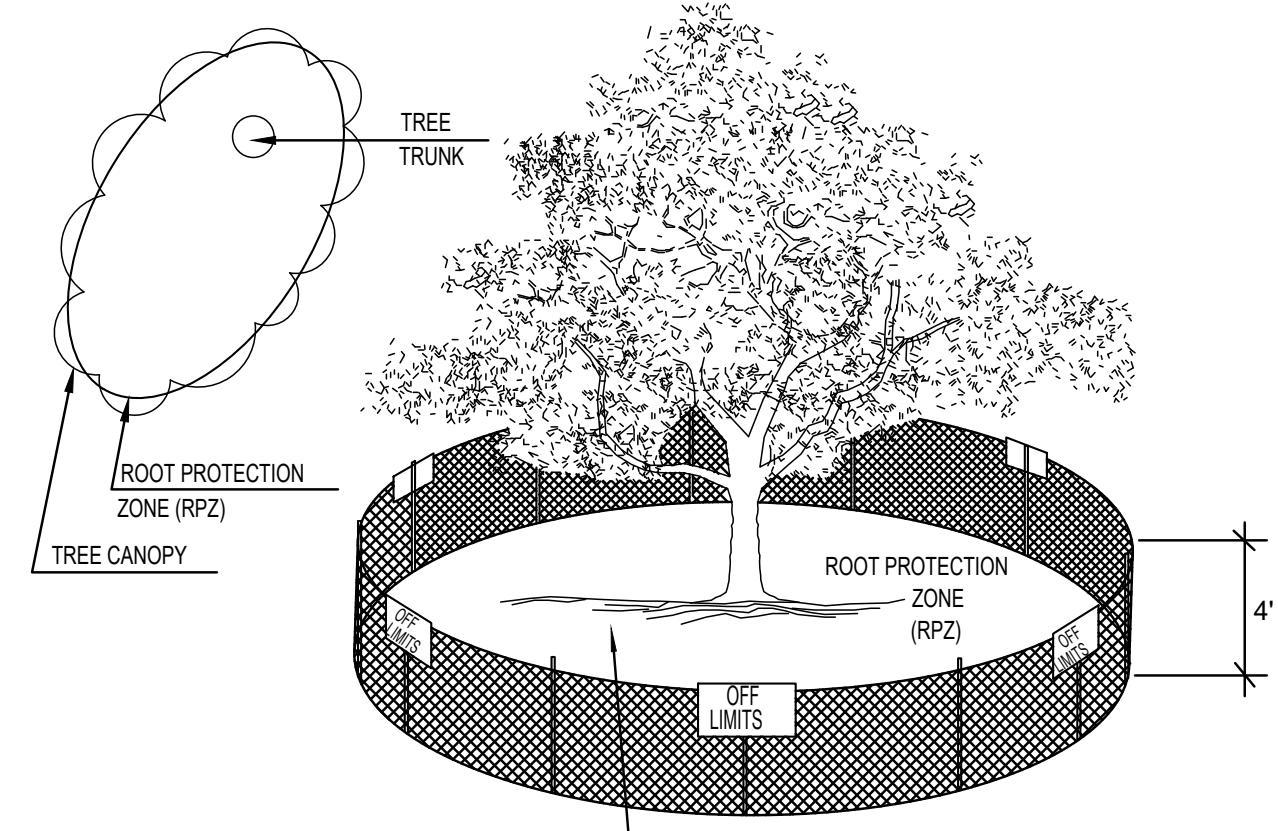
NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS
1	20	ELM	TO REMAIN
2	14	ELM	TO REMAIN
3	14	HACKBERRY	TO REMAIN
4	20	ELM	TO REMAIN
5	14	HACKBERRY	TO REMAIN
6	16	HACKBERRY	TO REMAIN
7	6	HACKBERRY	TO REMAIN
8	10	ELM	TO REMAIN
9	12	HACKBERRY	TO REMAIN
10	12	ELM	TO REMAIN
11	14	HACKBERRY	TO REMAIN
12	6	HACKBERRY	TO REMAIN
13	6	HACKBERRY	TO REMAIN

EXISTING TREE LEGEND



NO TREES TO BE REMOVED FROM THE SITE

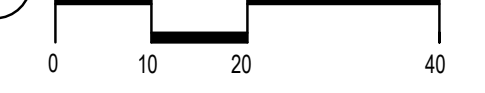
NO TREE TO BE PLANTED WITHIN 5 FEET OF ANY UTILITY LINE



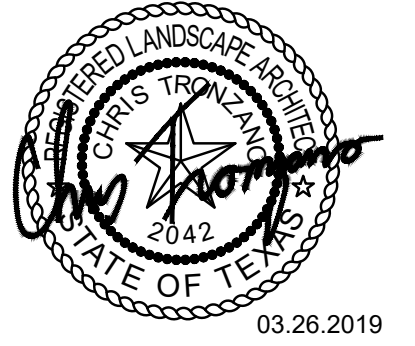
01

TREE PROTECTION FENCE A
NOT TO SCALE

01 TREE PRESERVATION PLAN
SCALE 1"=20'-0"



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

CASE# SP2018-038

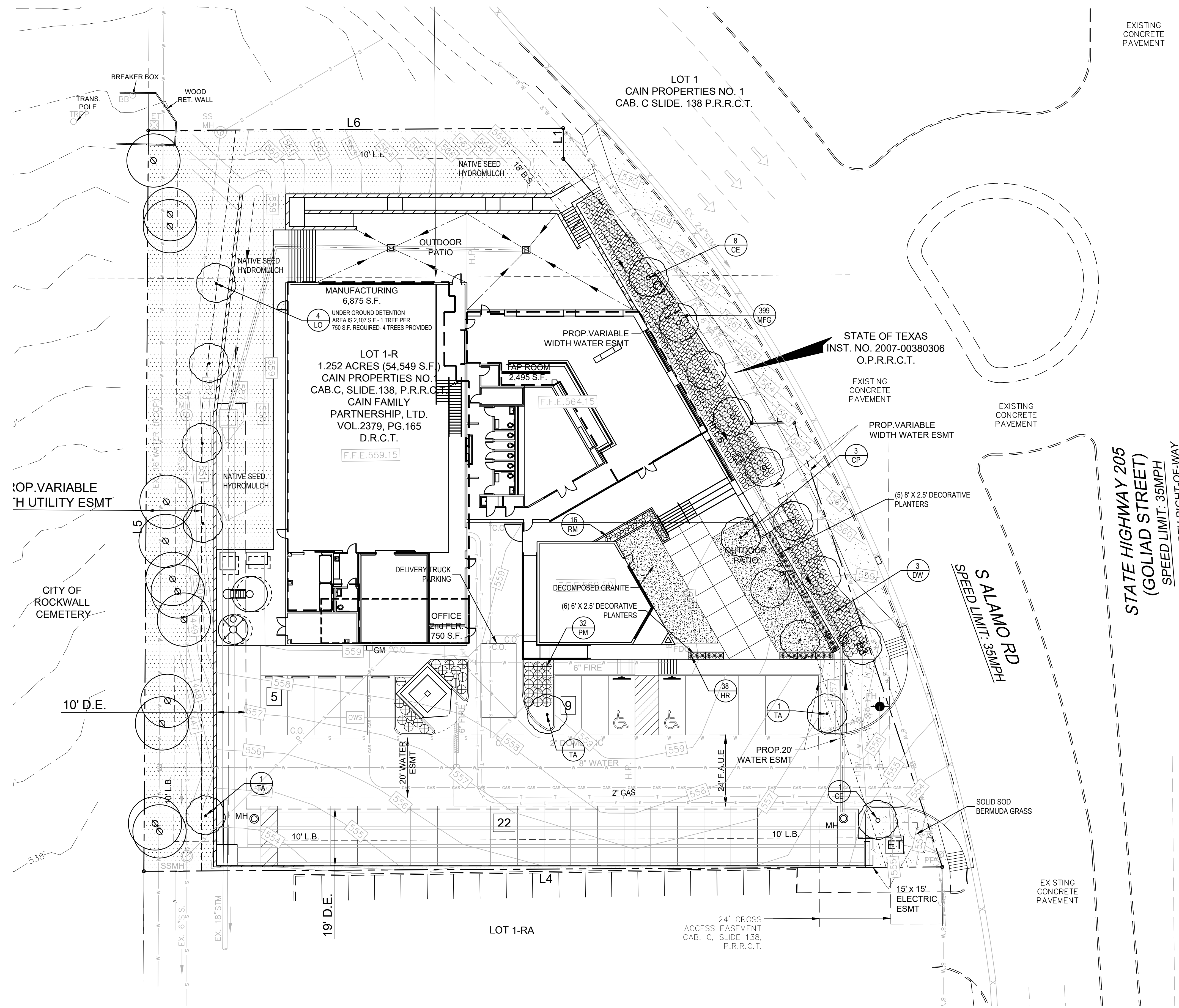
ISSUE:
FOR APPROVAL 01.09.2019
CITY COMMENTS 02.12.2019

DATE:
03.26.2019

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:

L.1



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CP	3	Chinese Pistache	<i>Chinese pistache</i>	5" cal.	B&B, 15' ht., 6' spread, 6' clear trunk
DW	3	Desert Willow	<i>Chilopsis linearis</i>	8' ht.	container 3 or 5 trucks, tree form
LO	4	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
TA	3	Texas Ash	<i>Fraxinus albicans</i>	3" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
HR	38	Horestail Reed	<i>Equisetum hyemale</i>	3 gal.	container full, well rooted
MFG	399	Mexican Feather Grass	<i>Nassella tenuissima</i>	3 gal.	container full, well rooted
PM	32	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	3 gal.	container full, well rooted
RM	16	Prostrate Rosemary	<i>Rosmarinus officinalis 'Prostratus'</i>	3 gal.	container, 12" ht., 18" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

NO TREE TO BE PLANTED WITHIN 5 FEET OF ANY UTILITY LINE

LANDSCAPE ARCHITECT
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ROCKWALL, TEXAS

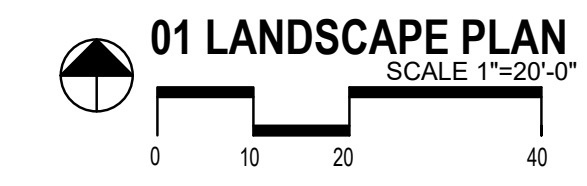
CASE# SP2018-038
ISSUE:
FOR APPROVAL 01.09.2019
CITY COMMENTS 02.13.2019
CITY COMMENTS 03.26.2019

DATE:
03.26.2019

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2



SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock, published by American Association of Nurserymen; 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/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, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's 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 Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. 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 areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the 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 area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil 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 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 of earth 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 as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list. Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish 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 finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any 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 cannot 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 Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead 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. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. 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 immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

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 a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:

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 will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect 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 Architect retains the right to further inspect all plant material 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 Architect 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 and protect root mass.

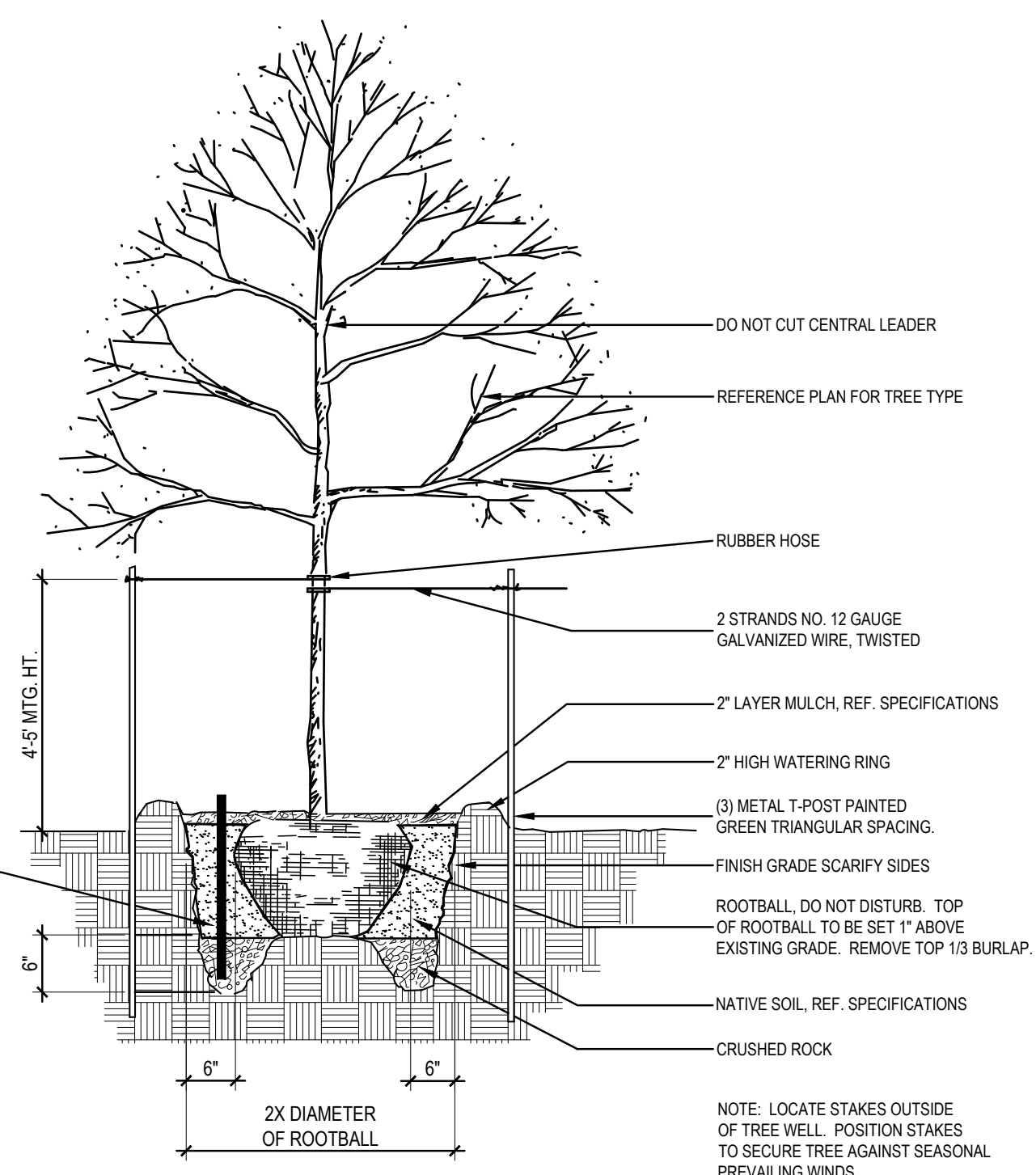
2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Calagrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 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 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 material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, 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 Technologies or approved equal.
- F. Organic Fertilizer: FertiLaid, Sustane, 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.
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

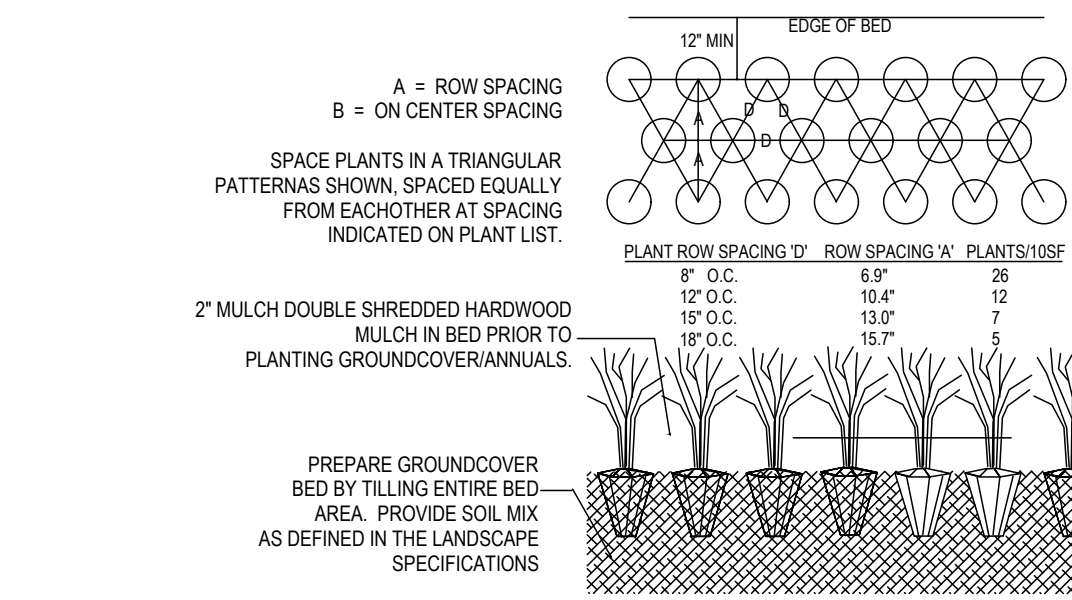
PART 2 - PRODUCTS

2.1 PLANTS

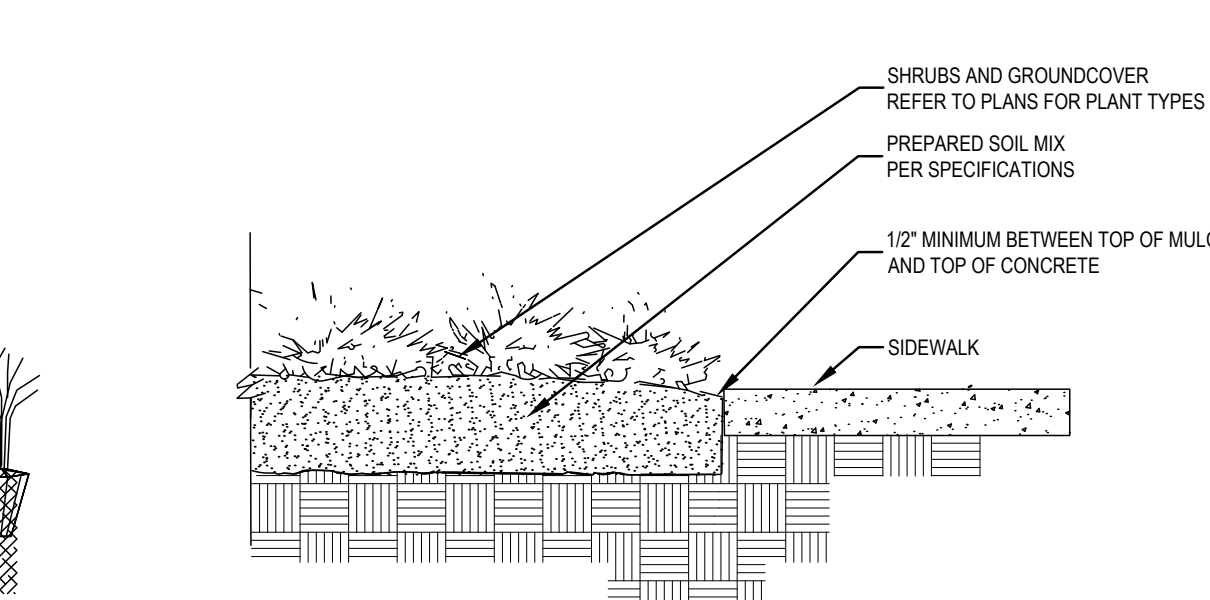
- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on 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 of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls 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 ball. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.



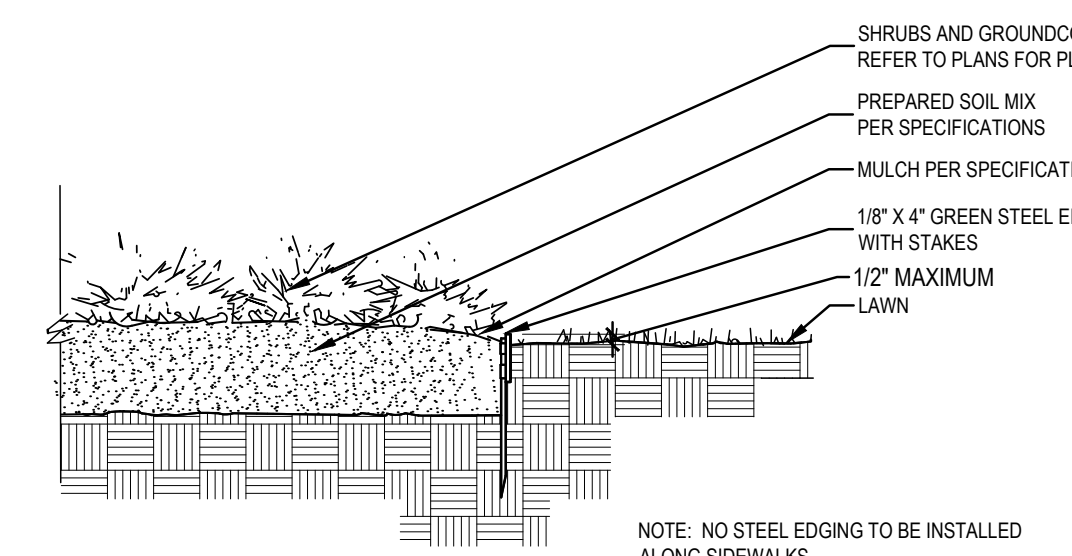
01 TREE PLANTING DETAIL
NOT TO SCALE



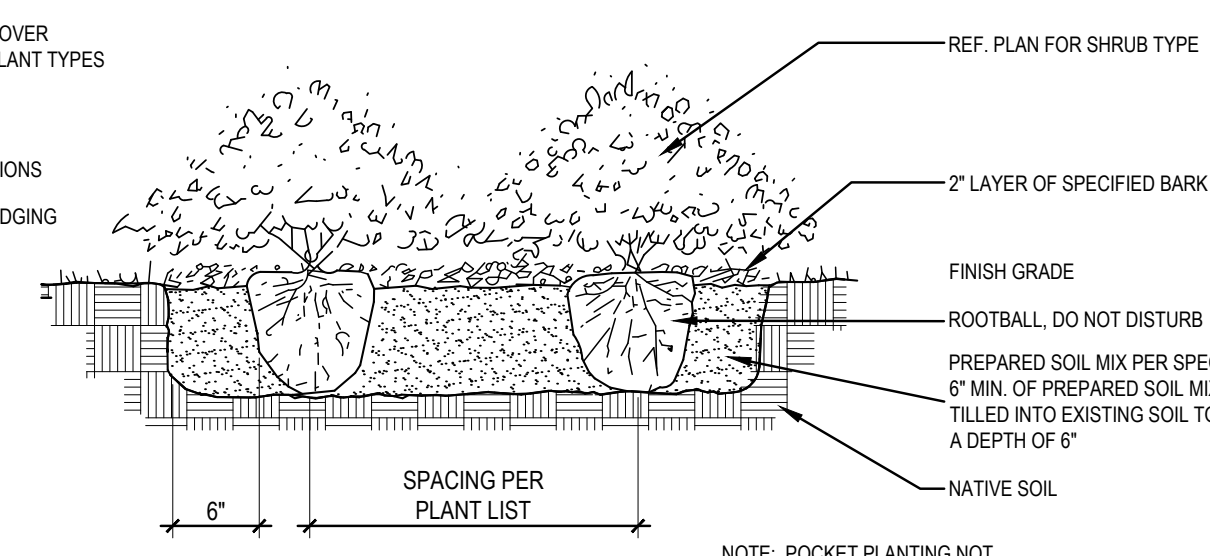
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
 1. Post: Sludded T-Post, #1 Armooc with anchor plate; 6'-0" length; paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

SIREN ROCK BREWING CO.
ROCKWALL, TEXAS

CASE# SP2018-038

ISSUE:
FOR APPROVAL 01.09.2019

DATE:
03.26.2019

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: April 15, 2019
APPLICANT: Kevin Patel; *Triangle Engineering*
CASE NUMBER: P2019-016; *Lot 2, Cain Properties No. 1 Addition*

SUMMARY

Consider a request by Kevin Patel of Triangle Engineering, LLC for the approval of a replat for Lot 2 of the Cain Properties #1 Addition being a 1.233-acre parcel of land identified as a portion of Lot 1 and Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 1.233-acre parcel of land (*i.e. Lot 1-R, Cain Properties No. 1 Addition*) located within the SH-66 Overlay (SH-66 OV) District. The purpose of the replat is to establish the necessary easements (*i.e. 24-foot firelane, public access, and utility easements*) in order to develop the lot as Lot 2, Cain Properties No. 1 Addition.
- On August 20, 2018, the City Council approved S-194 [*Ordinance No. 18-34*] allowing a *Craft Brewery* on the subject property.
- On December 11, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-038*] for the purpose of constructing an approximately 11,931 SF *Craft Brewery (i.e. Siren Rock Brewery)* on the subject property.
- That portion of property belonging to the State of Texas (*i.e. TxDOT right-of-way*) and depicted as being within the boundary of the subject property is required to be purchased. This has been included as a condition of approval of the plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL


If the City Council chooses to approve of the replat for *Lot 2, Cain Properties No. 1 Addition*, staff would propose the following conditions of approval:

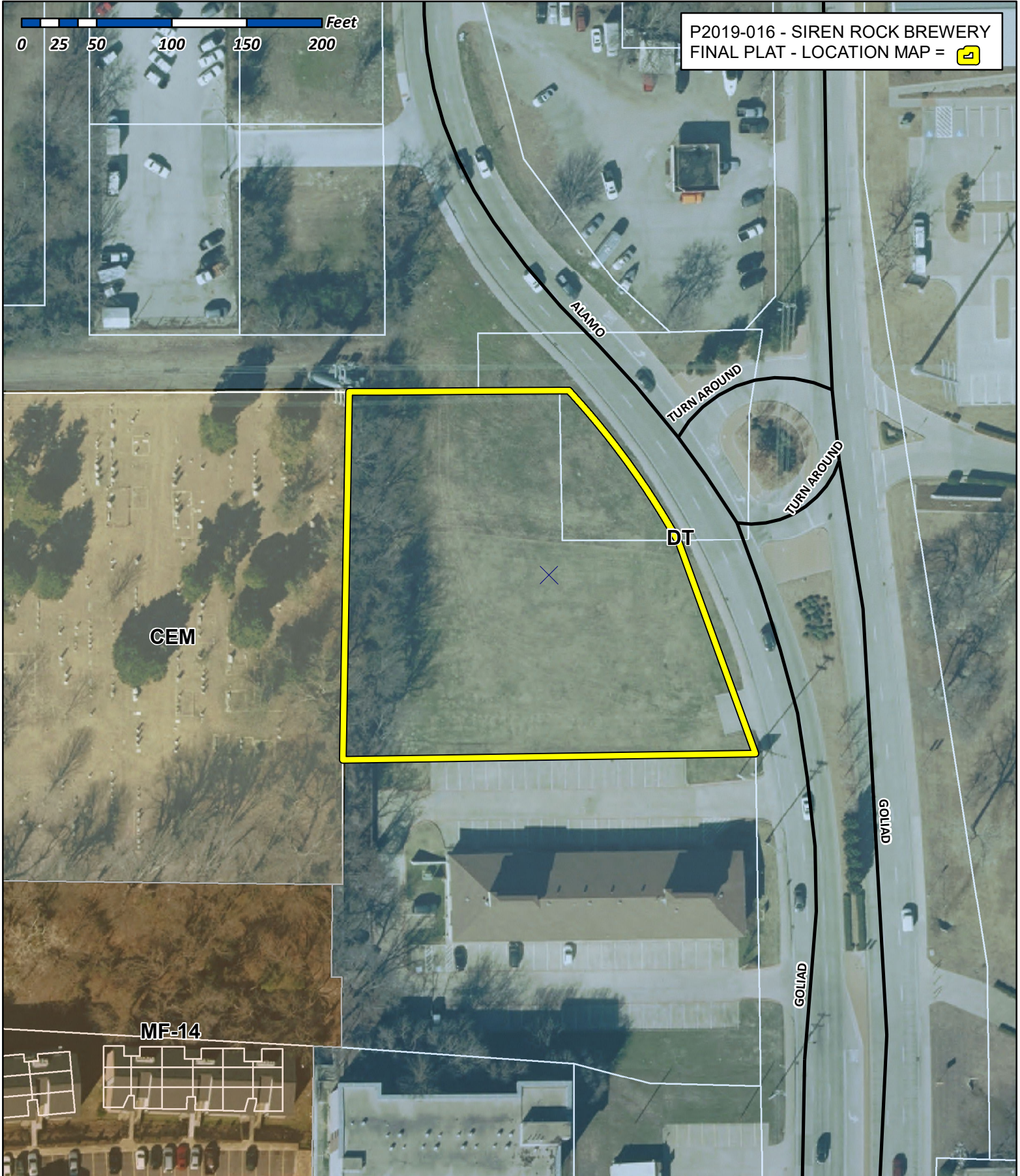
- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The portion of the property that currently exists as Texas Department of Transportation (TXDOT) right-of-way will need to be purchased prior to filing of the final plat for the subject property. A copy of the deed will be required to be submitted once the sales transaction has been completed; and,
- (3) 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 9, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat for *Lot 2, Cain Properties No. 1 Addition* with staff conditions passed by a vote of 7 to 0.

0 25 50 100 150 200 Feet

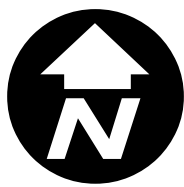
P2019-016 - SIREN ROCK BREWERY
FINAL PLAT - LOCATION MAP = 

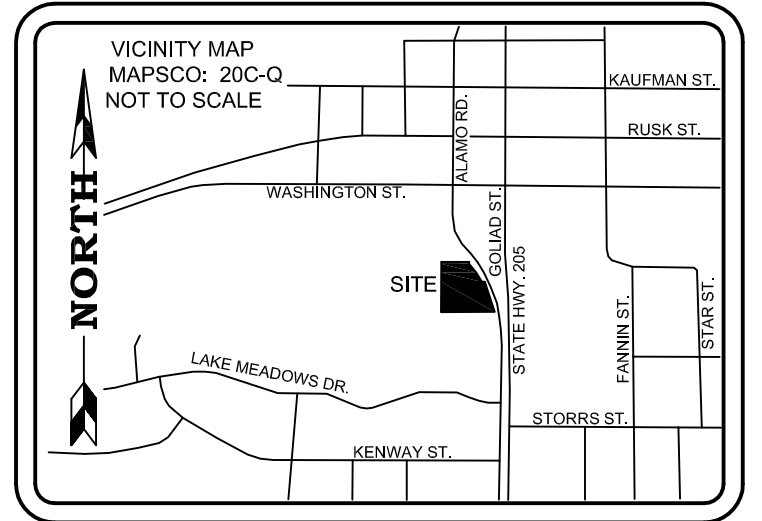
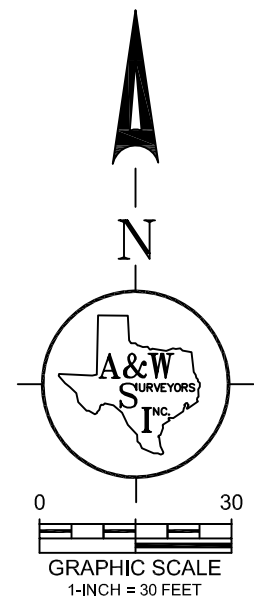


City of Rockwall

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.





BILLY W. PEOPLES
VOL. 1515, PG. 81
D.R.R.C.T.

STATE OF TEXAS
INST. NO. 2007-00380303
O.P.R.R.C.T.

LOT 1
BLOCK Z
ORIGINAL TOWN OF ROCKWALL
VOL. 38, PG. 212,
D.R.R.C.T.
BILLY W. PEOPLES
INST. NO. 2017000005610
O.P.R.R.C.T.

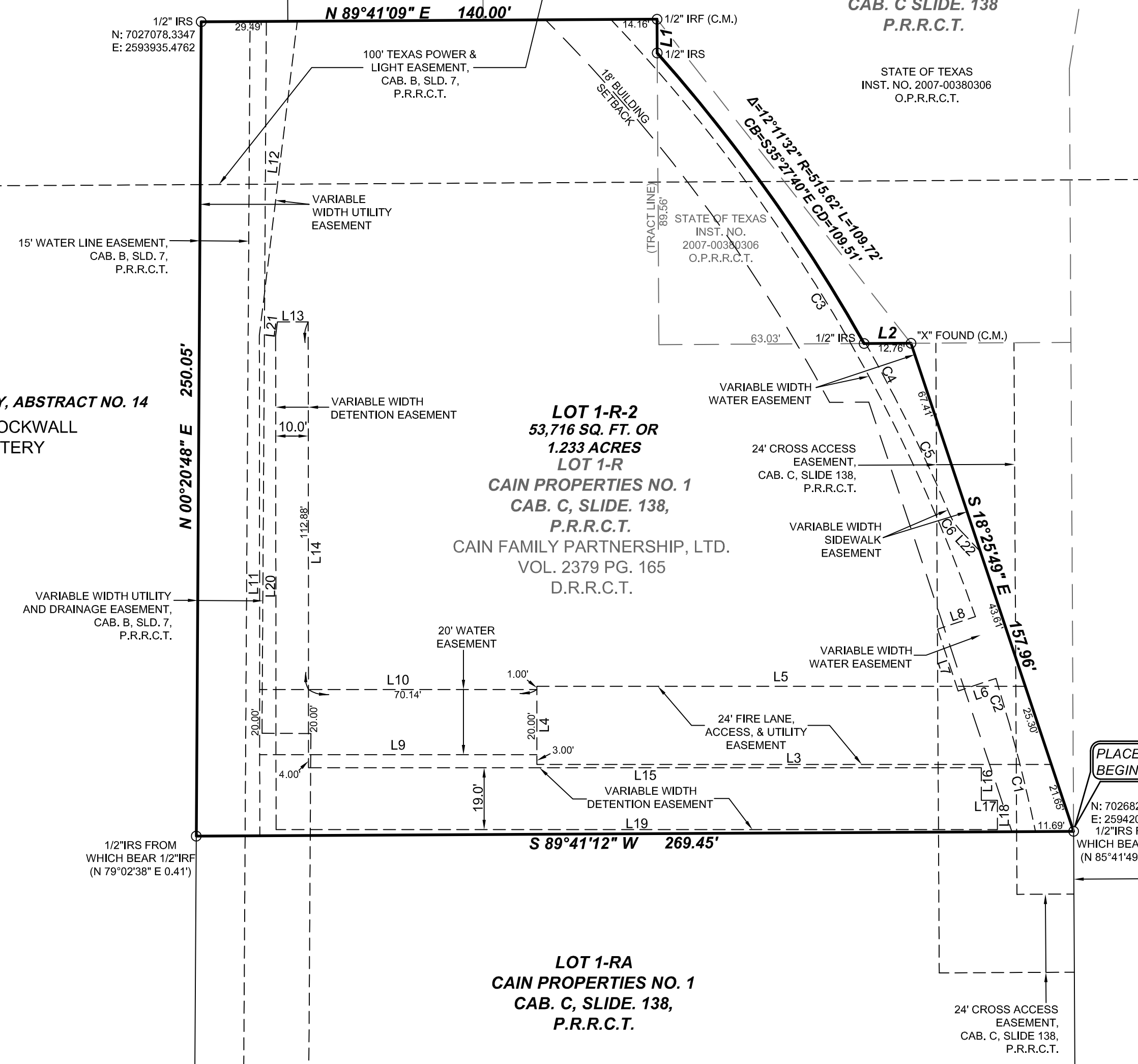
LOT 1
CAIN PROPERTIES NO. 1
CAB. C SLIDE. 138
P.R.R.C.T.

STATE OF TEXAS
INST. NO. 2007-00380306
O.P.R.R.C.T.

LOT 1-R-2
53,716 SQ. FT. OR
1.233 ACRES
LOT 1-R
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.
CAIN FAMILY PARTNERSHIP, LTD.
VOL. 2379 PG. 165
D.R.R.C.T.

LOT 1-RA
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.

LOT 1-RB
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.



LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.36'	S00°19'31\"E	L12	97.15'	N06°52'14\"E
L2	14.40'	N89°40'29\"E	L13	9.46'	N90°00'00\"E
L3	158.00'	N90°00'00\"W	L14	136.88'	S00°02'39\"E
L4	24.00'	N00°00'00\"E	L15	206.61'	N90°00'00\"E
L5	150.00'	N90°00'00\"E	L16	10.00'	S00°00'00\"E
L6	12.20'	S71°34'11\"W	L17	4.97'	N90°00'00\"E
L7	20.00'	N18°25'49\"W	L18	9.00'	S00°00'00\"E
L8	12.23'	N71°34'11\"E	L19	221.57'	N90°00'00\"W
L9	85.13'	N90°00'00\"W	L20	151.45'	N00°02'39\"W
L10	85.14'	S90°00'00\"E	L21	4.47'	N06°52'14\"E
L11	153.65'	N00°02'39\"W	L22	9.14'	S43°27'56\"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	3°45'07\"	517.46'	33.89'	N13°42'37\"W	33.88'
C2	1°37'36\"	517.46'	14.69'	N16°23'59\"W	14.69'
C3	23°57'30\"	517.46'	216.38'	N31°24'25\"W	214.80'
C4	2°02'41\"	521.46'	18.61'	N28°22'31\"W	18.61'
C5	4°23'02\"	521.46'	39.90'	N25°09'39\"W	39.89'
C6	20°29'47\"	16.00'	5.72'	S33°13'02\"E	5.69'

- GENERAL NOTES
- Any structure new or existing may not extend across new property lines.
 - The purpose of this plat is to define easements conditional to new development.
 - Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

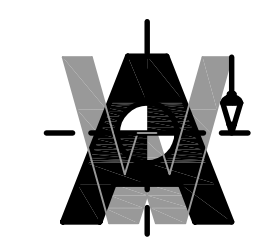
LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2\" iron rod with a yellow plastic cap stamped \"RPLS 5310\" set
SQ. FT.	square feet

(GOLIAD STREET)
STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY
(INST. NO. 2007-00380306, O.P.R.R.C.T.))

PLACE OF BEGINNING
N: 7026829.7632
E: 2594203.4128
1/2\" IRF FROM WHICH BEAR 1/2\" IRF (N 85°41'49\" E 1.09')

TRIANGLE ENGINEERING
1333 McDermott Drive, Ste. 200, Allen, TX 75013
T: 214-609-9271
F: 469-3595-6709
E: kpatel@triangle-engr.com
W: www.triangle-engr.com



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Cain Family Partnership, LTD.
~ 305 Stonebridge, Rockwall, TX 75089 ~

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised:
\"A professional company operating in your best interest\"

PAGE 1 OF 2
REPLAT
LOT 1-R-2
CAIN PROPERTIES NO. 1
1.223 ACRES OF LAND
BEING A PLAT OF LOT 1-R,
CAIN PROPERTIES NO. 1
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14
CASE FILE NO. _____

OWNER'S CERTIFICATE

WHEREAS Cain Family Partnership, LTD.is the sole owner of a tract of land located in the N.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of State Highway No. 205, (Goliad Street), a variable width right-of-way, at the Northeast corner of Lot 1-RA, of said Replat of Cain Properties No. 1;

Thence South 89°41'12" West, a distance of 269.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line, a distance of 250.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the interior 'ell' corner of said City of Rockwall Cemetery, same being the Northeast corner of Lot 1-R;

Thence North 89°41'09" East, a distance of 140.00' to a 1/2" iron rod found at the interior 'ell' corner of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas;

Thence South 00°19'31" East, a distance of 10.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 12°11'32", a radius of 515.62', and a chord bearing and distance of South 35°27'40" East, 109.51';

Thence Southeasterly, along said curve to the right, an arc distance of 109.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°40'29" East, a distance of 14.40' to an "X" found at the Southwest interior corner of said State of Texas tract;

Thence South 18°25'49" East, along said present right-of-way, a distance of 157.96' to the PLACE OF BEGINNING and containing 53,716 square feet or 1.233 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This _____ day of _____, 20__.

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This _____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, Cain Family Partnership, LTD., acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as LOT 1-R-2, CAIN PROPERTIES NO. 1 to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Cain Family Partnership, LTD. have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__.

Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

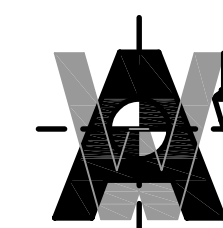
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20__.

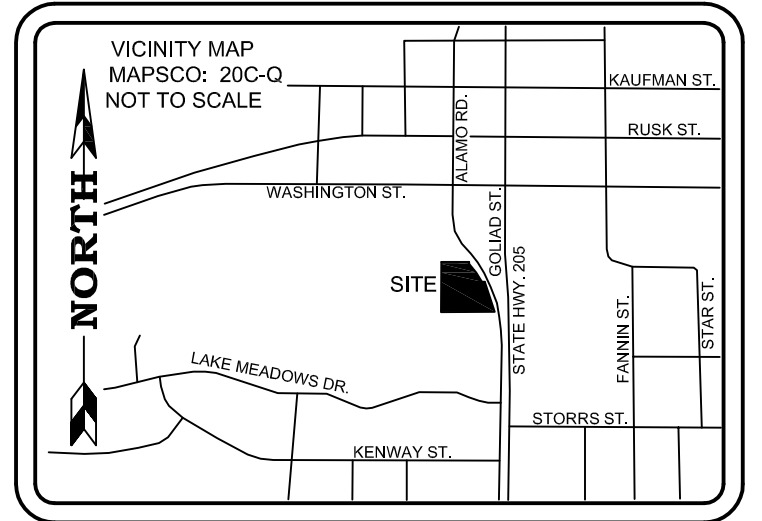
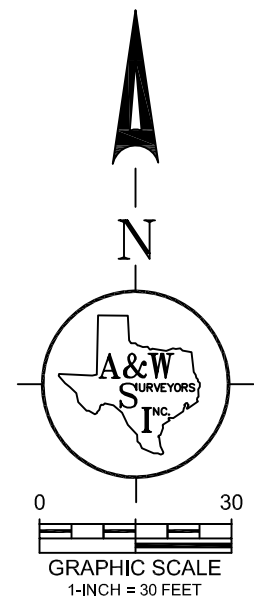
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall City Secretary City Engineer



A&W SURVEYORS, INC. Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM

Owner: Cain Family Partnership, LTD. ~ 305 Stonebridge, Rockwall, TX 75089 ~



BILLY W. PEOPLES
VOL. 1515, PG. 81
D.R.R.C.T.

STATE OF TEXAS
INST. NO. 2007-00380303
O.P.R.R.C.T.

LOT 1
BLOCK Z
ORIGINAL TOWN OF ROCKWALL
VOL. 38, PG. 212,
D.R.R.C.T.
BILLY W. PEOPLES
INST. NO. 2017000005610
O.P.R.R.C.T.

LOT 1
CAIN PROPERTIES NO. 1
CAB. C SLIDE. 138
P.R.R.C.T.

STATE OF TEXAS
INST. NO. 2007-00380306
O.P.R.R.C.T.

LOT 1-R-2
53,716 SQ. FT. OR
1.233 ACRES
LOT 1-R
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.
CAIN FAMILY PARTNERSHIP, LTD.
VOL. 2379 PG. 165
D.R.R.C.T.

LOT 1-RA
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.

LOT 1-RB
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.

1/2" IRS FROM
WHICH BEAR 1/2" IRF
(N 79°02'38" E 0.41')

N: 7026829.7632
E: 2594203.4128
1/2" IRS FROM
WHICH BEAR 1/2" IRF
(N 85°41'49" E 1.09')

24' CROSS ACCESS
EASEMENT,
CAB. C, SLIDE 138,
P.R.R.C.T.

15' WATER LINE EASEMENT,
CAB. B, SLD. 7,
P.R.R.C.T.

100' TEXAS POWER &
LIGHT EASEMENT,
CAB. B, SLD. 7,
P.R.R.C.T.

24' CROSS ACCESS
EASEMENT,
CAB. C, SLIDE 138,
P.R.R.C.T.

VARIABLE WIDTH
SIDEWALK
EASEMENT

VARIABLE WIDTH
WATER EASEMENT

VARIABLE WIDTH
DETENTION EASEMENT

VARIABLE WIDTH UTILITY
AND DRAINAGE EASEMENT,
CAB. B, SLD. 7,
P.R.R.C.T.

VARIABLE WIDTH UTILITY
EASEMENT

STATE OF TEXAS
INST. NO.
2007-00380306
O.P.R.R.C.T.

(GOLIAD STREET)
STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY
(INST. NO. 2007-00380306, O.P.R.R.C.T.))

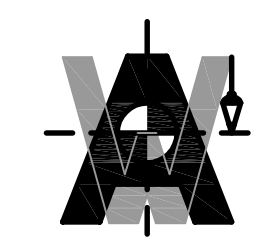
LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.36'	S00°19'31"E	L12	97.15'	N06°52'14"E
L2	14.40'	N89°40'29"E	L13	9.46'	N90°00'00"E
L3	158.00'	N90°00'00"W	L14	136.88'	S00°02'39"E
L4	24.00'	N00°00'00"E	L15	206.61'	N90°00'00"E
L5	150.00'	N90°00'00"E	L16	10.00'	S00°00'00"E
L6	12.20'	S71°34'11"W	L17	4.97'	N90°00'00"E
L7	20.00'	N18°25'49"W	L18	9.00'	S00°00'00"E
L8	12.23'	N71°34'11"E	L19	221.57'	N90°00'00"W
L9	85.13'	N90°00'00"W	L20	151.45'	N00°02'39"W
L10	85.14'	S90°00'00"E	L21	4.47'	N06°52'14"E
L11	153.65'	N00°02'39"W	L22	9.14'	S43°27'56"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	3°45'07"	517.46'	33.89'	N13°42'37"W	33.88'
C2	1°37'36"	517.46'	14.69'	N16°23'59"W	14.69'
C3	23°57'30"	517.46'	216.38'	N31°24'25"W	214.80'
C4	2°02'41"	521.46'	18.61'	N28°22'31"W	18.61'
C5	4°23'02"	521.46'	39.90'	N25°09'39"W	39.89'
C6	20°29'47"	16.00'	5.72'	S33°13'02"E	5.69'

- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
 - 2) The purpose of this plat is to define easements conditional to new development.
 - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - 5) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet



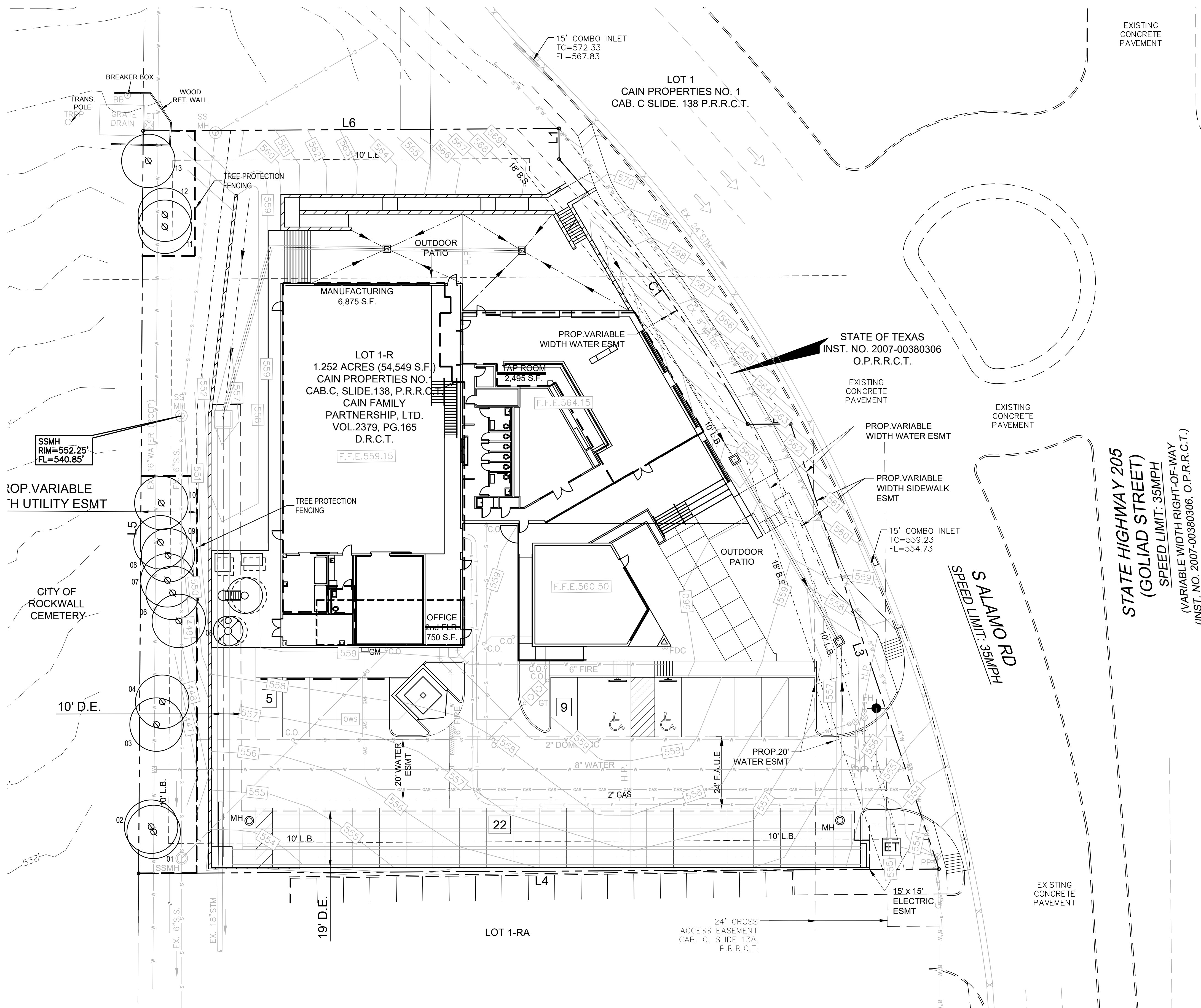
A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

TRIANGLE ENGINEERING
1333 McDermott Drive, Ste. 200, Allen, TX 75013
T: 214-609-9271
F: 469-3595-6709
E: kpatel@triangle-engr.com
W: www.triangle-engr.com

Owner: Cain Family Partnership, LTD.
~ 305 Stonebridge, Rockwall, TX 75089 ~

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised:
"A professional company operating in your best interest"

PAGE 1 OF 2
REPLAT
LOT 1-R-2
CAIN PROPERTIES NO. 1
1.223 ACRES OF LAND
BEING A PLAT OF LOT 1-R,
CAIN PROPERTIES NO. 1
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14
CASE FILE NO. _____



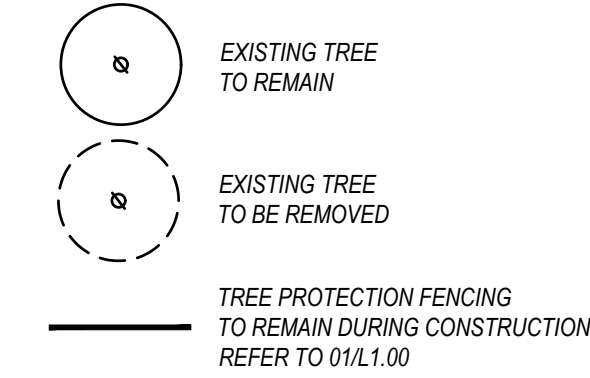
EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

TREE SURVEY FIELD DATA

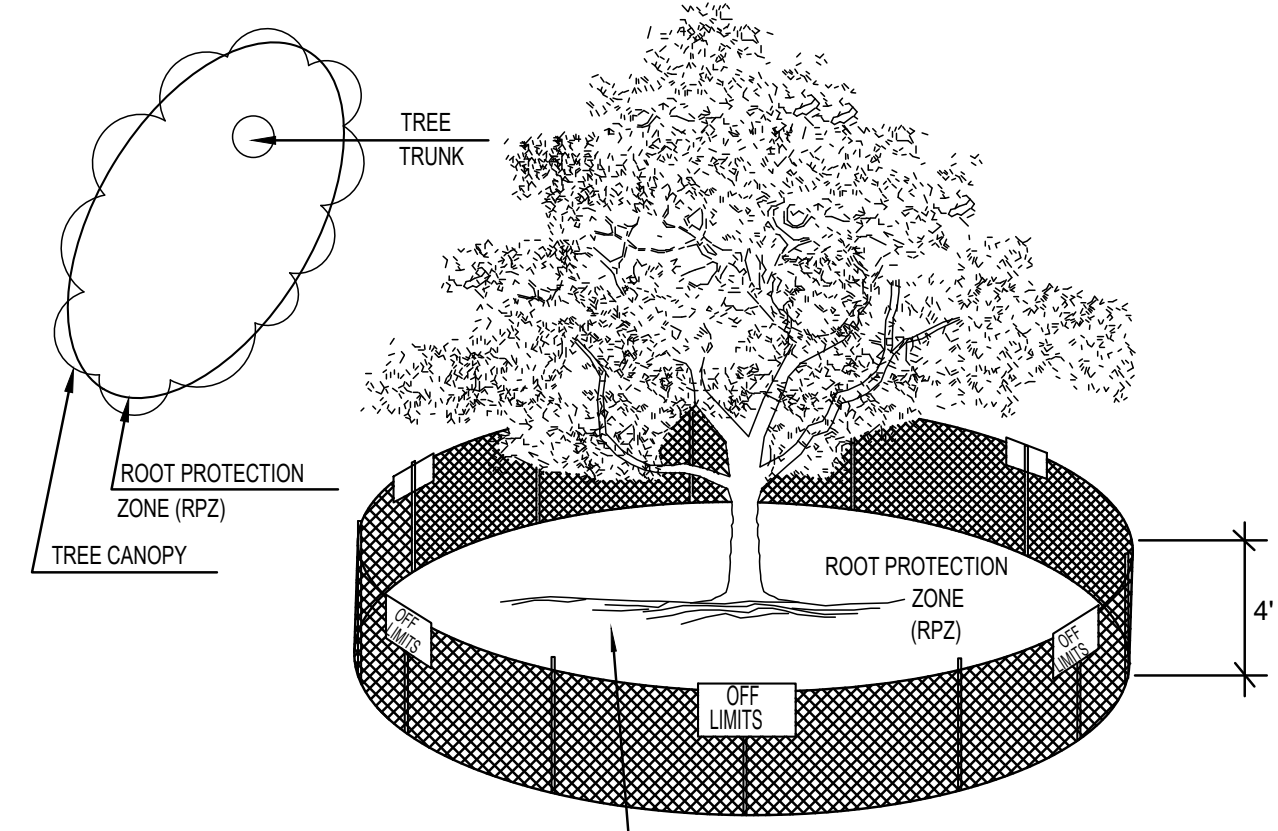
NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS
1	20	ELM	TO REMAIN
2	14	ELM	TO REMAIN
3	14	HACKBERRY	TO REMAIN
4	20	ELM	TO REMAIN
5	14	HACKBERRY	TO REMAIN
6	16	HACKBERRY	TO REMAIN
7	6	HACKBERRY	TO REMAIN
8	10	ELM	TO REMAIN
9	12	HACKBERRY	TO REMAIN
10	12	ELM	TO REMAIN
11	14	HACKBERRY	TO REMAIN
12	6	HACKBERRY	TO REMAIN
13	6	HACKBERRY	TO REMAIN

EXISTING TREE LEGEND



NO TREES TO BE REMOVED FROM THE SITE

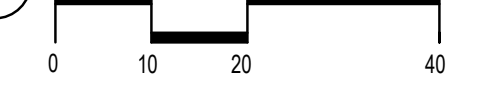
NO TREE TO BE PLANTED WITHIN 5 FEET OF ANY UTILITY LINE



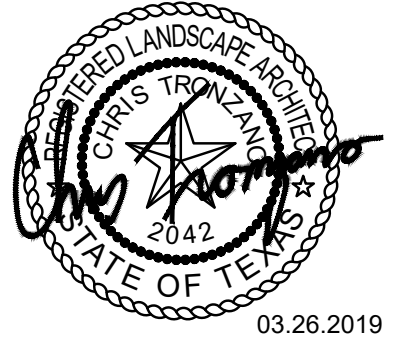
01

TREE PROTECTION FENCE A
NOT TO SCALE

01 TREE PRESERVATION PLAN
SCALE 1"=20'-0"



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

CASE# SP2018-038

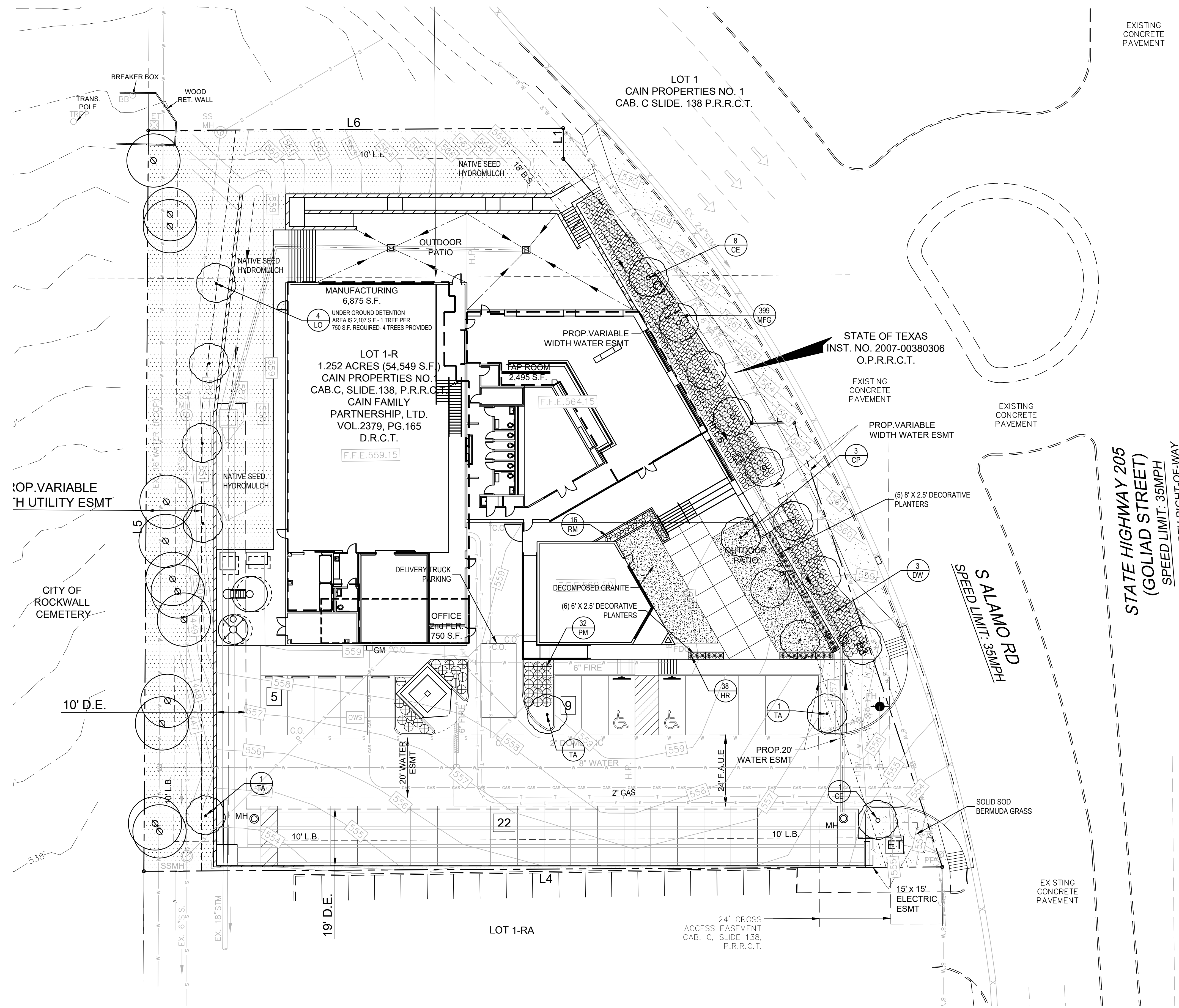
ISSUE:
FOR APPROVAL 01.09.2019
CITY COMMENTS 02.12.2019

DATE:
03.26.2019

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:

L.1



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CP	3	Chinese Pistache	<i>Chinese pistache</i>	5" cal.	B&B, 15' ht., 6' spread, 6' clear trunk
DW	3	Desert Willow	<i>Chilopsis linearis</i>	8' ht.	container 3 or 5 trucks, tree form
LO	4	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
TA	3	Texas Ash	<i>Fraxinus albicans</i>	3" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
HR	38	Horestail Reed	<i>Equisetum hyemale</i>	3 gal.	container full, well rooted
MFG	399	Mexican Feather Grass	<i>Nassella tenuissima</i>	3 gal.	container full, well rooted
PM	32	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	3 gal.	container full, well rooted
RM	16	Prostrate Rosemary	<i>Rosmarinus officinalis 'Prostratus'</i>	3 gal.	container, 12" ht., 18" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

NO TREE TO BE PLANTED WITHIN 5 FEET OF ANY UTILITY LINE

LANDSCAPE ARCHITECT
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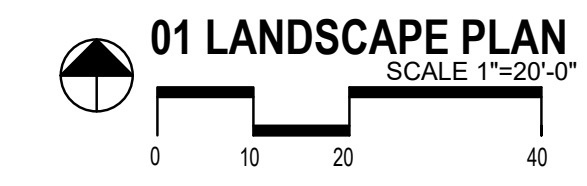
CASE# SP2018-038
ISSUE:
FOR APPROVAL 01.09.2019
CITY COMMENTS 02.13.2019
CITY COMMENTS 03.26.2019

DATE:
03.26.2019

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2



SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock, published by American Association of Nurserymen; 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/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, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's 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 Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. 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 areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the 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 area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil 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 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 of earth 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 as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list. Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish 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 finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any 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 cannot 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 Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead 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. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. 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 immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

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 a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:

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 will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect 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 Architect retains the right to further inspect all plant material 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 Architect 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

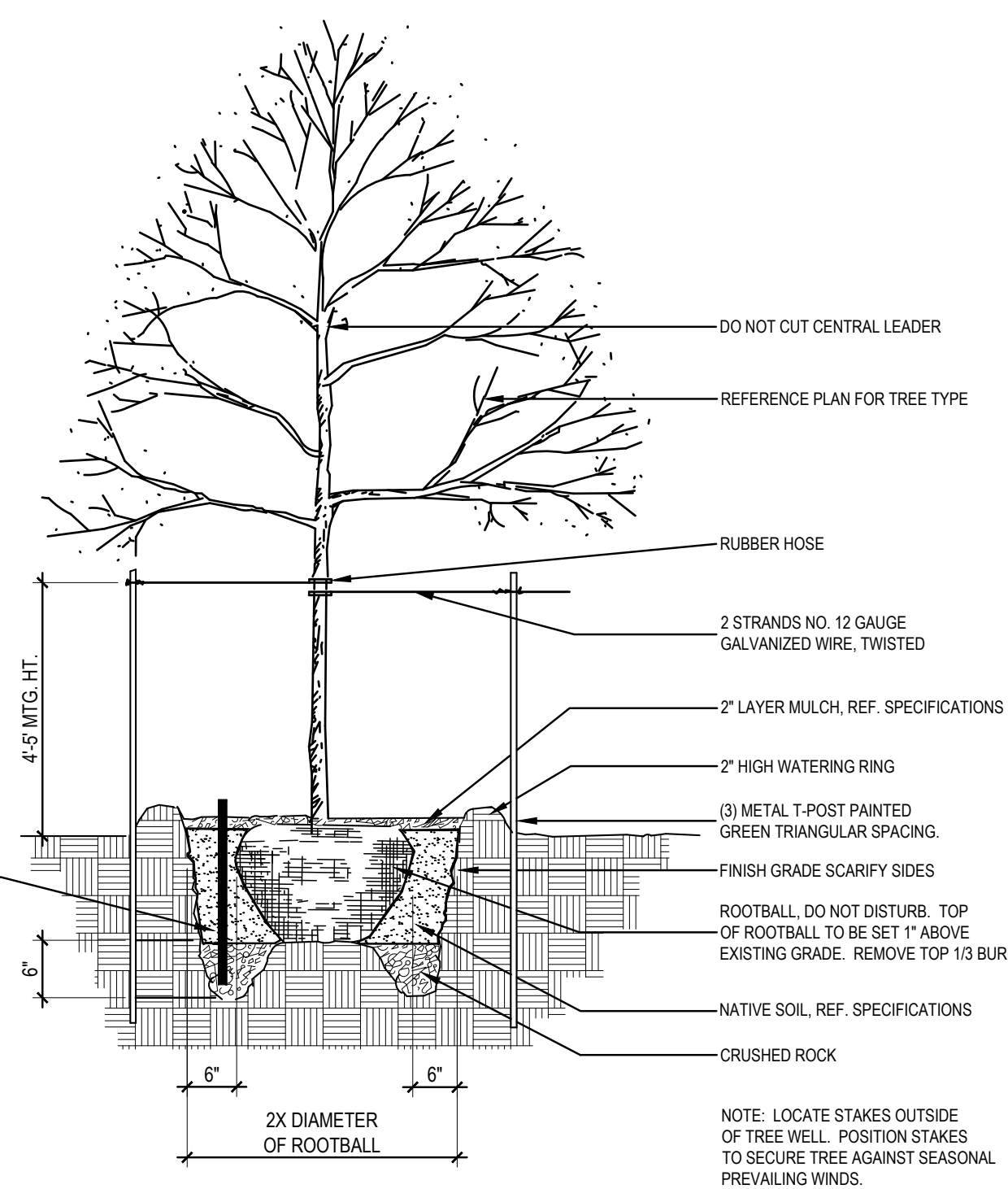
- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

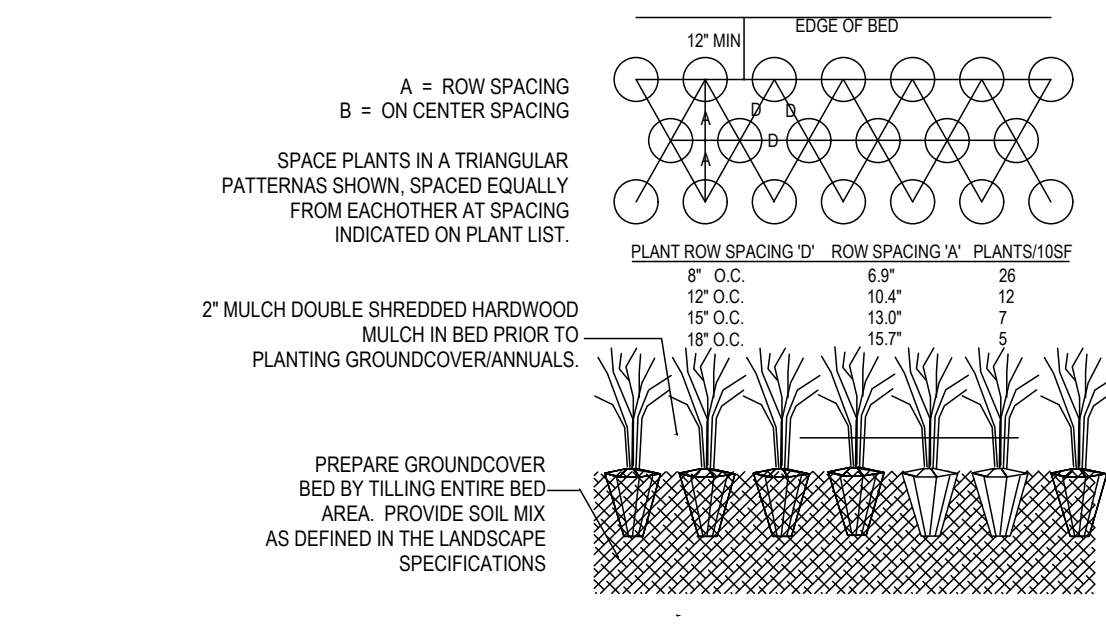
- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Cautagrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 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 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 material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, 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 Technologies or approved equal.
- F. Organic Fertilizer: FertiLaid, Sustane, 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.
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

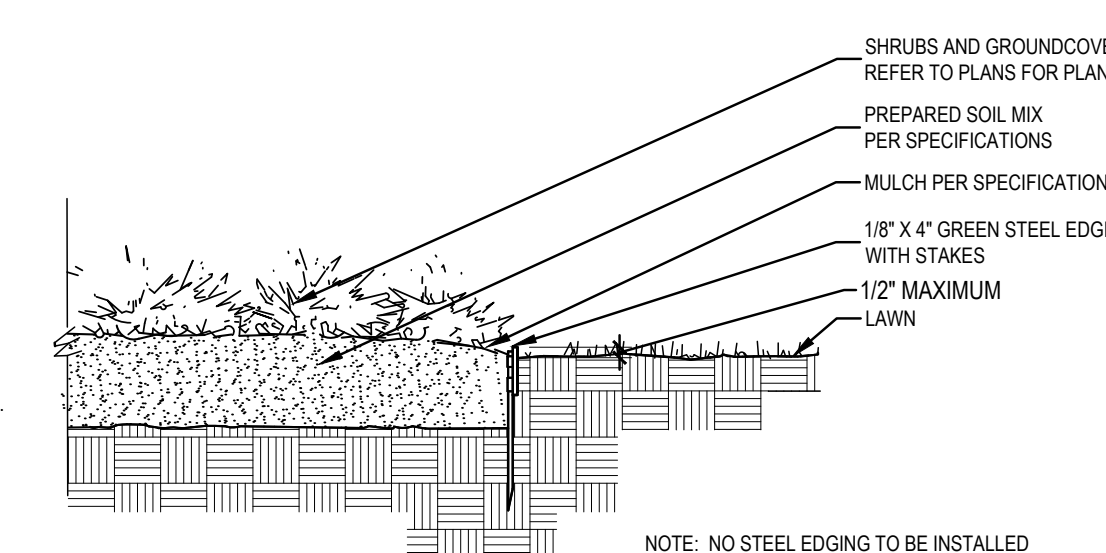
- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
 1. Post: Sludded T-Post, #1 Armooc with anchor plate; 6'-0" length; paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



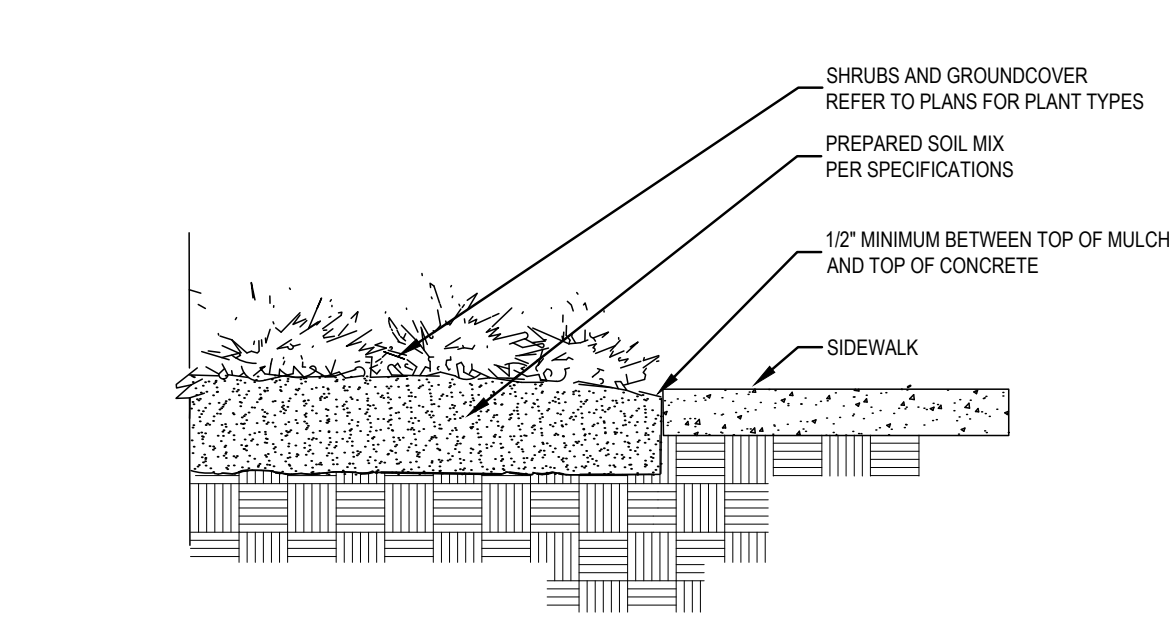
01 TREE PLANTING DETAIL
NOT TO SCALE



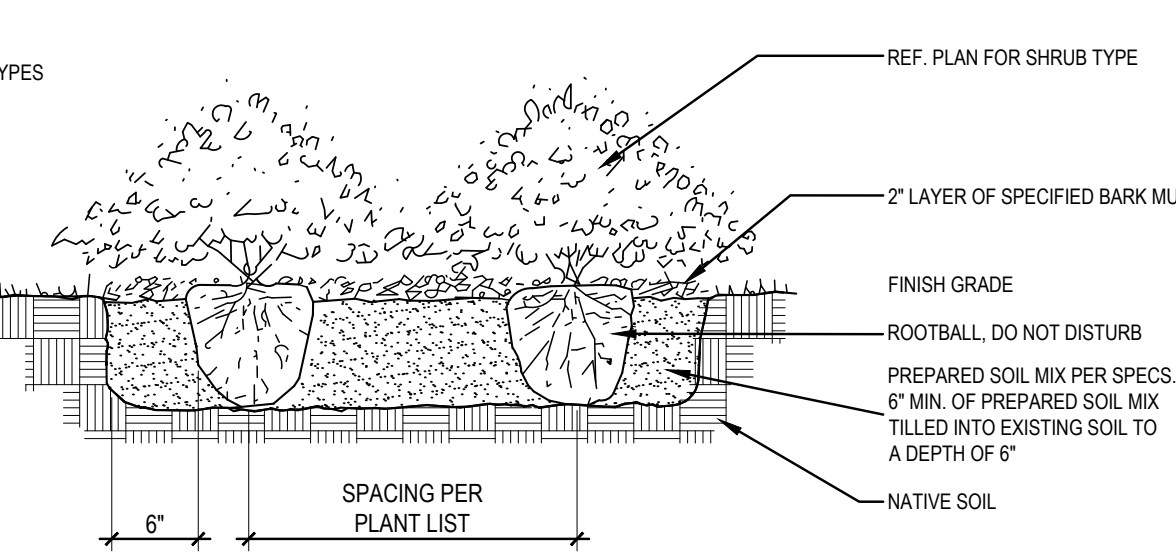
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



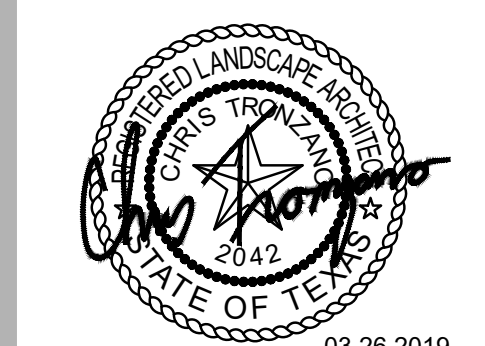
05 SHRUB PLANTING DETAIL
NOT TO SCALE

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



SIREN ROCK BREWING CO.
ROCKWALL, TEXAS

CASE# SP2018-038

ISSUE:
FOR APPROVAL 01.09.2019

DATE:
03.26.2019

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3



April 23, 2019

**ATTN: CHRIS HILL
KEVIN PATEL
1784 W. MCDERMOTT DRIVE, SUITE 110
ALLEN, TX 75013**

RE: FINAL PLAT (P2019-016), Siren Rock Brewery

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 04/15/2019. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the replat for Lot 2, Cain Properties No. 1 Addition, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) The portion of the property that currently exists as Texas Department of Transportation (TXDOT) right-of-way will need to be purchased prior to filing of the final plat for the subject property. A copy of the deed will be required to be submitted once the sales transaction has been completed; and,

(3) 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 9, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat for Lot 2, Cain Properties No. 1 Addition with staff conditions passed by a vote of 7 to 0.

CITY COUNCIL:

On April 15, 2019, the City Council's motion to approve the replat with staff conditions passed by a vote of 7 to 0.

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. **Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that will incur a fee of \$4.00 per tax receipt.**



Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Gonzales', with a large, looping flourish extending to the right.

David Gonzales, AICP
Planning Manager
Planning & Zoning Department
City of Rockwall, TX