PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-033 **P&Z DATE** 12/14/21 **CC DATE** _____ **APPROVED/DENIED** _____

ARCHITECTURAL REVIEW BOARD DATE _____ **HPAB DATE** _____ **PARK BOARD DATE** _____

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

SITE PLAN APPLICATION
☑ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

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

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

NOTES:_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-033

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3068 N Goliad Street				
SUBDIVISION	Stone Creek Retail Addition	LOT	11	BLOCK	A
GENERAL LOCATION	Property ID: 108324 (NE Corner of SH 205 and Bordeaux)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-70	CURRENT USE	Vacant
PROPOSED ZONING	PD-70	PROPOSED USE	Drive Thru Restaurant
ACREAGE	±0.82	LOTS [CURRENT] 1	LOTS [PROPOSED] 1

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	Metroplex Acquisition Fund, LP	☑ APPLICANT	Jones|Carter
CONTACT PERSON	Tim Thompson	CONTACT PERSON	Aaron Hawkins
ADDRESS	12720 Hillcrest Road Suite 650	ADDRESS	4500 Mercantile Plaza Drive Suite 210
CITY, STATE & ZIP	Dallas, Texas 75230	CITY, STATE & ZIP	Fort Worth, Texas 76137
PHONE	214-365-4632	PHONE	682-268-2207
E-MAIL	tthompson@crestviewcompanies.com	E-MAIL	ahawkins@jonescarter.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____. TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th *DAY OF* November, 2021.

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sheila Green

MY COMMISSION EXPIRES 7-15-2024

SHEILA GREEN NOTARY PUBLIC STATE OF TEXAS ID 739405 EXP. 7-15-2024

JONES | CARTER

4500 Mercantile Plaza Drive, Suite 210
Fort Worth, Texas 76137
Tel: 682.268.2200
Fax: 972.488.3882
www.jonescarter.com

November 16, 2021
Planning and Zoning
City of Rockwall
385 S Goliad St
Rockwall, TX 75087

Salad and Go – Rockwall – Goliad and FM 522
Letter of Explanation

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Site Plan submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 750 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~750 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices.

The operation of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications

METES AND BOUNDS DESCRIPTION

Being a 0.81 acre tract of land out of the WILLIAM G. DEWEES SURVEY, ABSTRACT NUMBER 71, situated in the City of Rockwall, Rockwall County, Texas, being a portion of Lot 11, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "POGUE" found in the East right-of-way line of State Highway 205 (100-foot right-of-way), being the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Slide 157 of said Plat Records, also being the most Westerly Northwest corner of said Lot 11 and hereof;

THENCE, N89°10'05"E, leaving the East right-of-way line of State Highway 205, along the South line of said Lot 7, being the common North line of said Lot 11, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7, being an interior ell corner of said Lot 11, and being the Northeast corner hereof, from which an "X" cut found at the most Northerly Northwest corner of said Lot 11 bears N00°49'55"W, a distance of 193.03 feet;

THENCE, over and across said Lot 11, the following four (4) courses and distances:

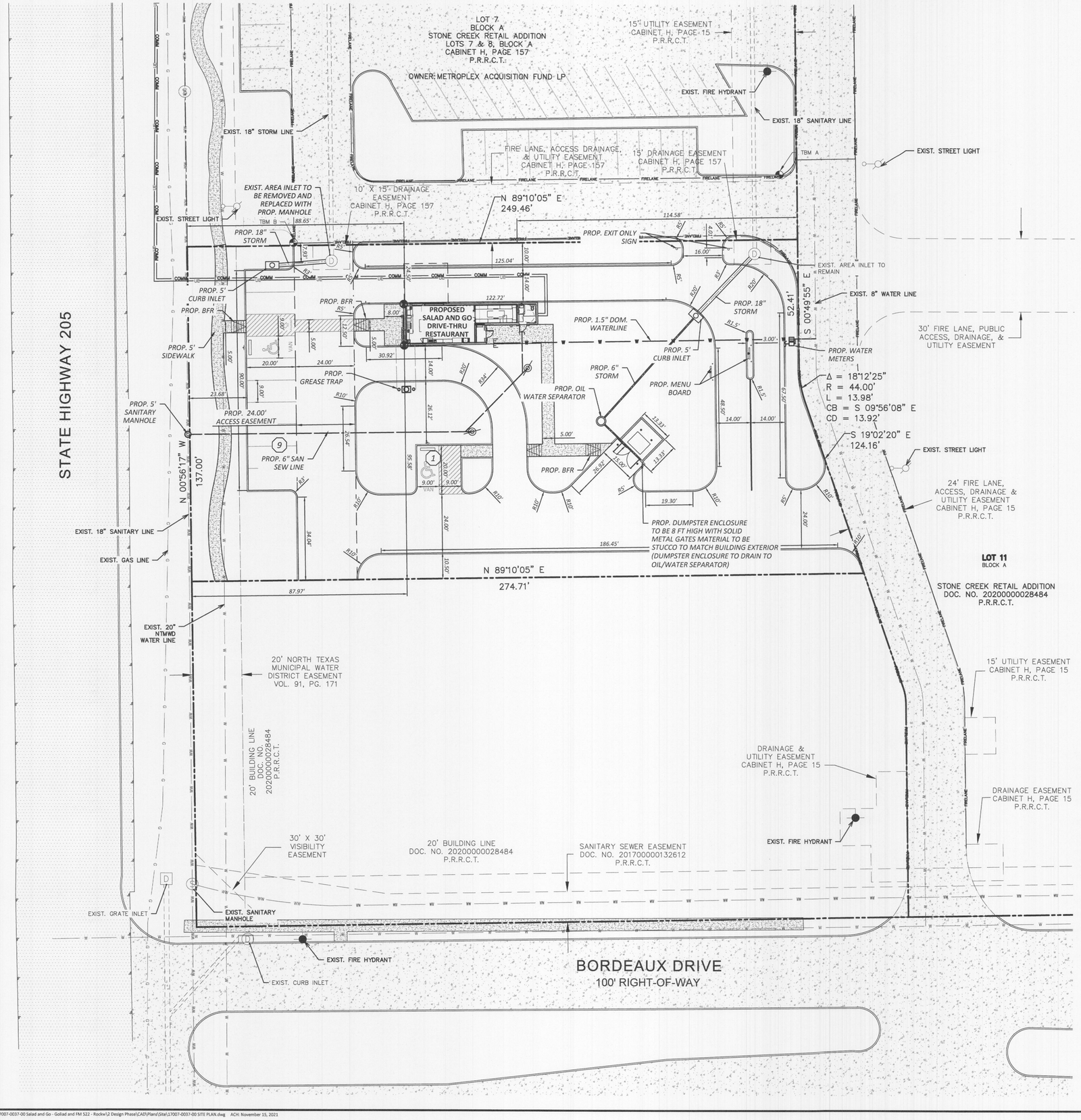
1. S00°49'55"E, a distance of 52.41 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;

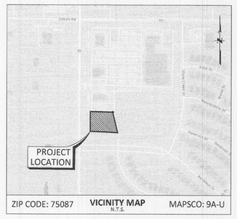
2. Along said tangent curve to the left, having a radius of 44.00 feet, a chord bearing of S09°56'08"E, a chord length of 13.92 feet, a delta angle of 18°12'26", an arc length of 13.98 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;

3. S19°02'20"E, a distance of 74.57 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner hereof;

4. S89°10'05"W, a distance of 274.71 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the common West line of said Lot 11, for the Southwest corner hereof, from which a 5/8-inch iron rod found at the intersection of the East right-of-way line of State Highway 205 and the North right-of-way line of Bordeaux Drive (100-foot right-of-way), being the Southwest corner of said Lot 11, bears S00°56'17"E, a distance of 141.27 feet;

THENCE, N00°56'17"W, along the East right-of-way line of State Highway 205 and the common West line of said Lot 11, a distance of 137.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.81 Acres, (35,150 Square Feet) of land, more or less.





BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" ON THE EDGE OF PAVEMENT ABOVE THE NORTH EAST CORNER OF THE PROPERTY, APPROXIMATELY 7 FEET WEST AND 26.5 FEET NORTH FROM THE NORTH EAST PROPERTY CORNER.
ELEVATION 554.23 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" ON THE SOUTHEAST CORNER OF THE FIRE LANE ALONG THE NORTH PROPERTY BOUNDARY, APPROXIMATELY 44 FEET EAST AND 1 FOOT NORTH FROM THE NORTH WEST PROPERTY CORNER.
ELEVATION 552.42 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 48397C0030L, effective on 09/26/2008.

0 5 10 20 40 60
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- FIRELANE
- PARKING COUNT
- EXIST. FIRE HYDRANT TO REMAIN
- BUILDING CORNERS
- EXIST. CONCRETE
- HEADLIGHT SCREENING TO BE PROVIDED IN LANDSCAPE PLANS
- PROP. CONCRETE SIDEWALK
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER TABLETOP INLET AND MANHOLE
- PROP. MENU BOARD
- PROP. BARRIER FREE RAMP

No.	Date	REVISIONS	App.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2300

SCALE: AS SHOWN | DESIGNED BY: MLD
DATE: SEPTEMBER 2021 | CHECKED BY: RJA
JOB NO.: 17007-0037-00 | DRAWN BY: ZTS

INTERIM REVIEW
Not Intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA, P.E.
P.E. Serial No.: 137823
Date: NOVEMBER 2021

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST. ROCKWALL, TX 75087

SITE PLAN

LOT 11, BLOCK A
STONE CREEK RETAIL ADDITION
3068 N GOLIAD ST
ROCKWALL, TX 75087

SHEET NO.
OF

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT 3068 N GOLIAD ST ROCKWALL, TEXAS 75087 STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A	
GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	15 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING REQUIRED:	8 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	10 SPACES
ADA PARKING PROVIDED:	2 SPACES
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD)	9 SPACES
STACKING (MENU BOARD TO ENTRANCE)	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

DEVELOPER
SALAD AND GO CONCEPTS LLC
743 NORTH GILBERT ROAD
GILBERT, ARIZONA 85234
TEL (410) 371-1563
CONTACT: MATTHEW COPENHAVER

ENGINEER
JONES | CARTER, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TEXAS 76137
TEL (972) 265-7190
CONTACT: RYAN ALCALA, PE

OWNER
METROPLEX AQUISITION FUND, LP
12720 HILLCREST RD.
SUITE 650
DALLAS TX, 75230
TEL (214) 365-4632
CONTACT: TIM THOMPSON

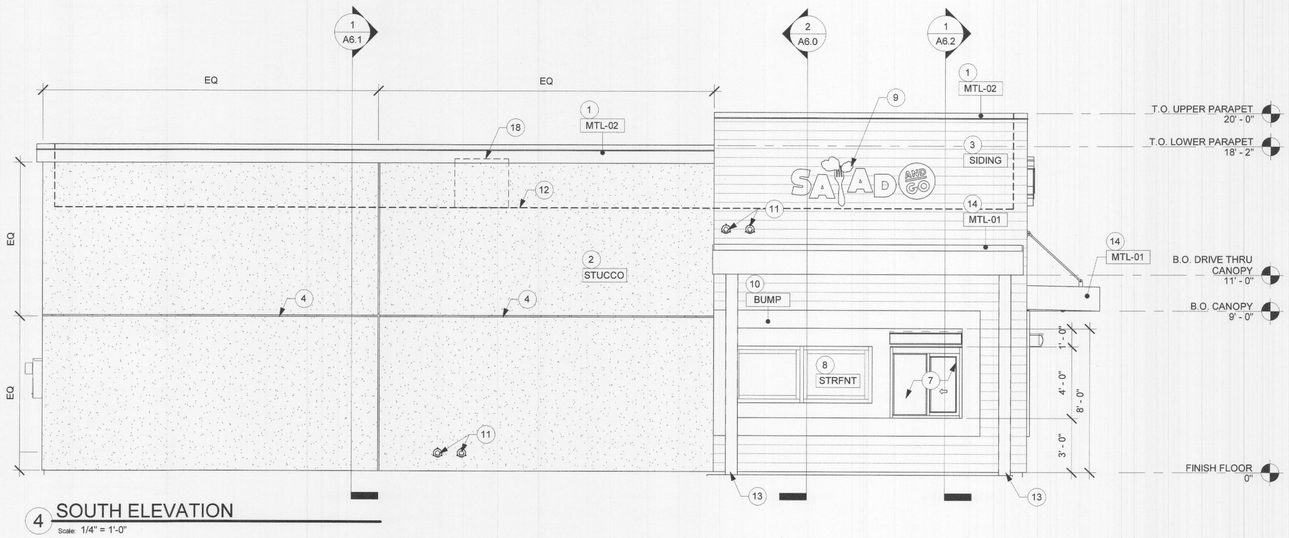
NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

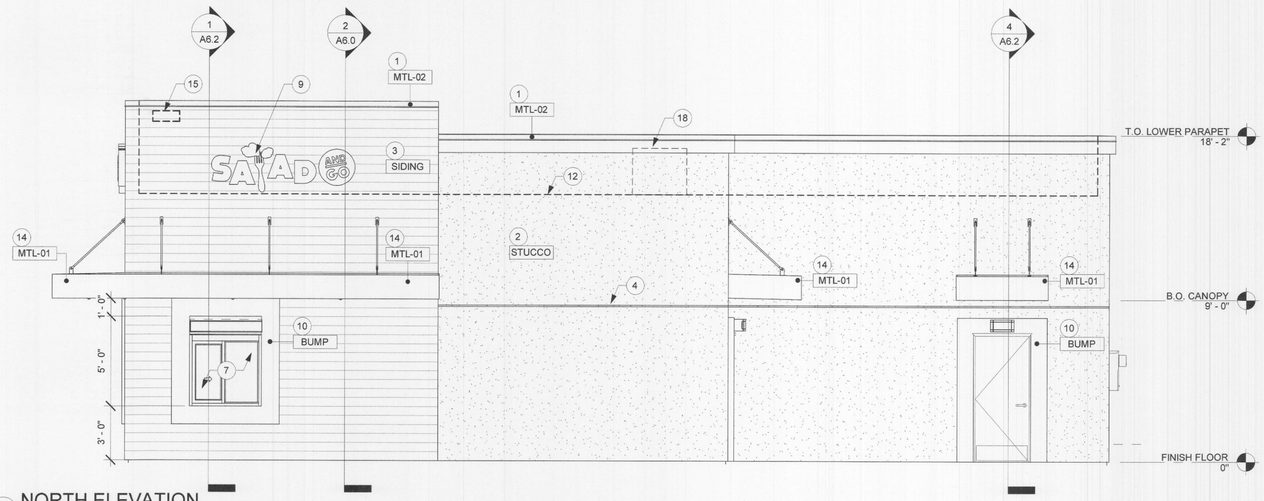
CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

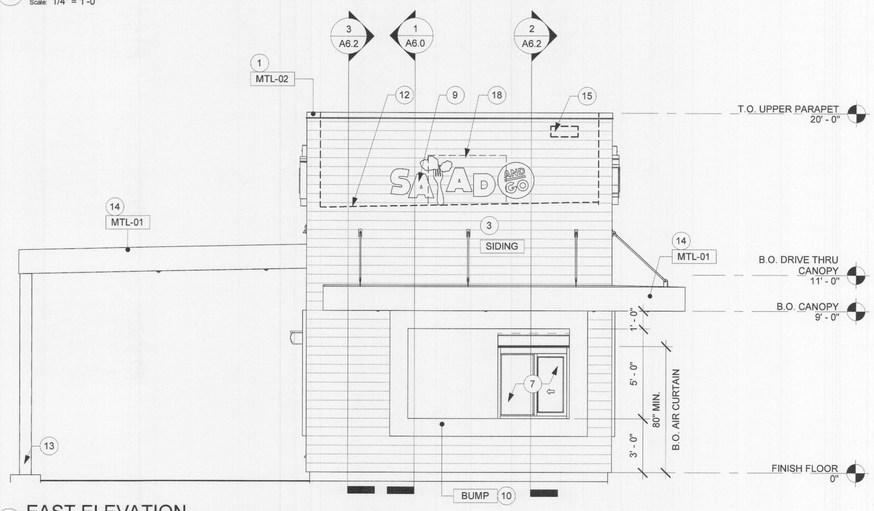
© 2016 Jones | Carter



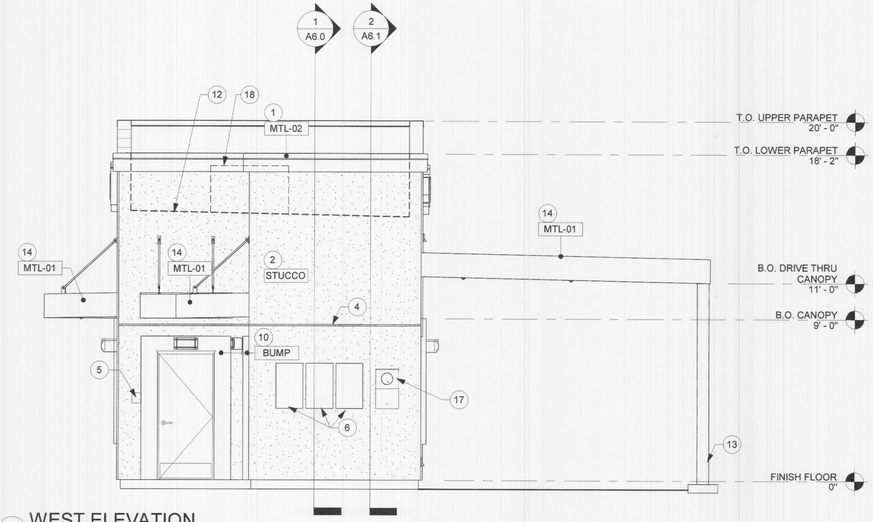
4 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



3 NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

	DESCRIPTION	PRODUCT	FINISH	COLOR
STUCCO	STUCCO	TBD	PAINTED	SW 7004 256-C2 'SNOWBOUND'
SIDING	METAL SIDING	TAYLOR METAL PRODUCTS "SMOOTHWALL", FLAT PAN	POWDER COATED	SLATE GRAY
BUMP	STUCCO	TBD	PAINTED	SW 6921 146-C3 'ELECTRIC LIME'
MT-01	METAL FASCIA	TBD	PAINTED	SW 6887 116-C5 'NAVEL'
MT-02	METAL COPING	TBD	PAINTED	SW 6887 116-C5 'NAVEL'
STRFNT	STOREFRONT	KAWNEER	CLEAR ANODIZED	

GENERAL NOTES

A. CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE ITEMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OR BE IN DOUBT AS TO THE INTENT THEREOF, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING A PROPOSAL FOR WORK.

B. WATERPROOFING MEMBRANE TO BE TWO LAYERS TYVEK COMMERCIAL WRAP WITH TAPED SEAMS, INSTALLED PER MANUFACTURER SPECIFICATIONS.

C. FLASHING TO BE 24 GAUGE GALVANIZED STEEL, UNO.

EXTERIOR ELEVATION KEYNOTES

1. METAL PARAPET CAP PAINTED SW 7004 256-C2 "SNOWBOUND". AT METAL SIDING LOCATION, MATCH THE PARAPET CAP WITH METAL SIDING.
2. WESTERN ONEKOTE PAINTED SAND FINISH SYSTEM.
3. METAL SIDING. TAYLOR METAL PRODUCTS "SMOOTHWALL", FLAT PAN, SLATE GRAY.
4. STUCCO CONTROL JOINTS.
5. FIRE DEPARTMENT KNOX BOX.
6. ELECTRICAL PANELS; REF: ELECTRICAL
7. SLIDER WINDOW WITH DOUBLE INSULATED GLASS.
8. FIXED WINDOW WITH DOUBLE INSULATED GLASS.
9. BUILDING SIGNAGE SHOWN FOR PLACEMENT AND SCALE ONLY. SIGNAGE UNDER SEPARATE PERMIT. GC TO PROVIDE BLOCKING AS REQUIRED.
10. POP-OUT.
11. ROOF DRAIN.
12. ROOF LINE, BEHIND.
13. PAINTED STEEL COLUMN.
14. PAINTED C-CHANNEL CANOPY.
15. BUILDING NUMBER.
16. DISPLAY KIOSK WITH SLIDING GLASS DOORS.
17. ELECTRICAL METER.
18. RTU, REF: ELECTRICAL

MATERIALS CALCULATION TABLE

DESCRIPTION	EAST (S.F.)	%	SOUTH (S.F.)	%	WEST (S.F.)	%	NORTH (S.F.)	%	GRAND TOTAL (S.F.)	%
TOTAL ELEVATION AREA	1013.2	100	338.5	100	1008.5	100	299.3	100	2659.5	100
NON-GLAZED DOORS AND WINDOWS	22.7	2.24	0	0	0	0	22.7	7.58	45.4	1.71
GLAZED DOORS AND WINDOWS	15.8	1.56	31.7	9.36	40.6	4.03	0	0	88.1	3.31
SIDING - GRAY SLATE	305	30.1	261.3	77.2	238.2	23.6	0	0	804.5	30.3
STUCCO - SNOWBOUND PAINTED	599	59.1	0	0	640.4	63.5	247.5	82.7	1486.9	55.9
STUCCO - ELECTRIC LIME PAINTED	44.6	4.4	45.5	13.4	63.2	6.27	17	5.68	170.3	6.4
STUCCO - NAVAL PAINTED	26.1	2.58	0	0	26.1	2.59	12.1	4.04	64.3	2.42
TOTAL PRIMARY MATERIAL	669.7	66.1	45.5	13.4	729.7	73.4	276.6	92.4	1721.5	64.7
TOTAL (NON-GLAZED DOORS AND WINDOWS)	38.5	3.8	31.7	9.36	40.6	4.03	22.7	7.58	133.5	5

ARCHITECT OF RECORD
ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

REGISTERED ARCHITECT JOSE J ROSCHAN 15205 STATE OF TEXAS

FACADE PLAN: 11/12/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS

SALAD AND GO

GOLIAD & FM 522

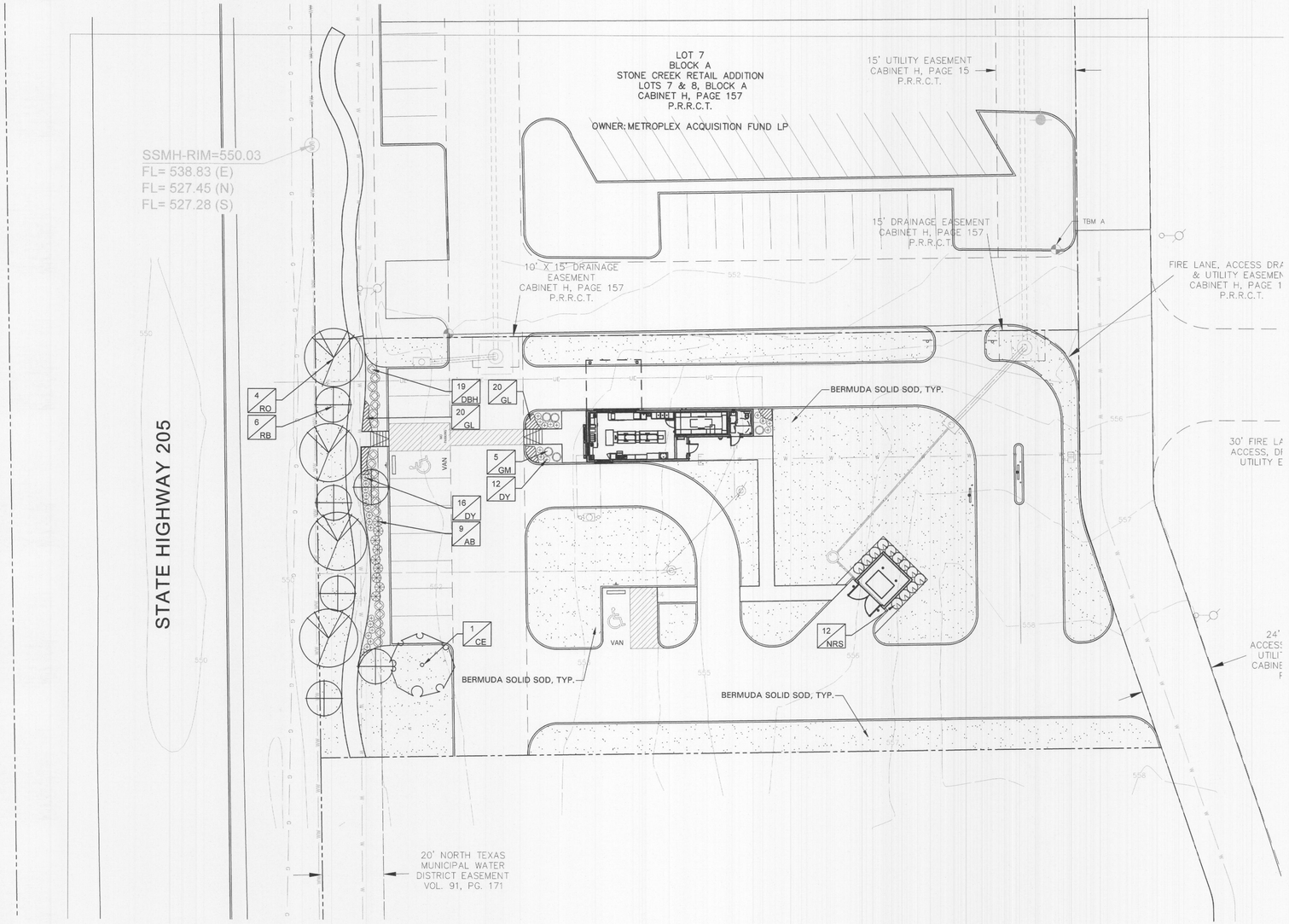
3068 N. GOLIAD ST.
ROCKWALL, TX 75087

PROJECT #: 21-1098
ORIGINAL ISSUE DATE: 11/15/2021
PRODUCTION DESIGNER: S. CLARK
CHECKED BY: A. MORELAND

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A5.0

11/15/2021 6:01:41 PM R:\Projects\Salad and Go_PROJECTS\21-1098 Goliad & FM 522, Rockwall, TX\DRAWINGS\21-1098 Goliad & FM 522.rvt



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAWN REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE' AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS - SH205 Overlay

General

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".
2. Three canopy trees along with four accent trees are required per 100 feet of the SH-205 r.o.w.

SH205 = 137 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
6 accent trees, 4' ht.	6 accent trees, 4' ht.

Parking Lot Landscape

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (9 parking spaces)

REQUIRED	PROVIDED
36" screen	36" screen
1 canopy trees, 4" cal.	1 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
1	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
4	RO	Texas Red Oak	*Quercus texana*	3" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
6	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
9	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	3' ht.	full, 24" spread, 36" o.c.
19	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	3' ht.	full, 20" spread, 36" o.c.
28	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Nana'*	5 gal.	full, 24" sprd, 24" o.c.
5	GM	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
12	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
40	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

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REVISIONS

No.	Date	App.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DESIGNED BY:
DATE: OCTOBER 2021
CHECKED BY:
JOB NO.:
DRAWN BY:

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

LANDSCAPE PLAN

SHEET NO.
L1.01
OF

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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
   1. PLANTING (TREES, SHRUBS, GRASSES)
   1. BED PREP AND FERTILIZATION
   3. NOTIFICATION OF SOURCES
   4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
   5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (ZM0.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE FOR USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK

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.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION, AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (60 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS, INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 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.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.

3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. SIZE AND HEIGHTS ARE FROM TOPS OF TOP TWIGS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR 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. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR)INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

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 DALLASGRASS OR NUTGRASS SHALL BE REJECTED.
   2. PHYSICAL PROPERTIES AS FOLLOWS:
      a. CLAY – BETWEEN 7-27%
      b. SILT – BETWEEN 15-25%
      c. SAND – LESS THAN 52%
   3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
   4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL 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 COURSE 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.

F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR 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.

G. 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% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 1406 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

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 MANUFACTURER'S RECOMMENDATIONS; ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
   2. 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. 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 GAPED OPEN, THEN WATERED THOROUGHLY.

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 AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE 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 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 OWNER'S AUTHORIZED REPRESENTATIVE 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 EASY 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. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE IN TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ¼ OF THE BALL AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF ROOT SCORING".

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER, WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED BY THE CONTRACTOR OR THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
   1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TRIMMING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
   2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   3. IMMEDIATELY AFTER OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
   1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
   2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
   3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
   4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
   5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY. ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO 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 THEM AT THE END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

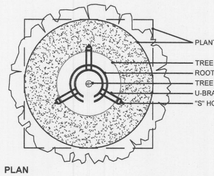
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL CLEAN THE SITE, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

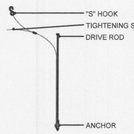
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



PLAN



DETAIL A

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V88 Anchors
30-BG	20 / 30 Gallon or 22" root ball	18 - 24" Minimum Depth	3 - V88 Anchors

Schedule

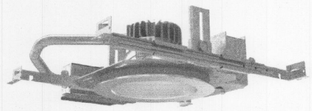
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens	Wattage	Mounting Height
◯	D	11	Lithonia Lighting	LBR6 ALO1 (750LM) SWW1 (3000K) AR LSS WD 80CRI	6 INCH LBR DOWNLIGHT 750LM 3000K CLEAR SEMI-SPECULAR WIDE 80 CRI	813	8.89	9' Recessed in Canopy 10' Recessed in Drive Thru Canopy
▭	W	2	RAB Lighting Inc.	SLIM17FA15ADJ_4K	ARCHITECTURAL LED WALL PACK, 4000K	1904	13.98	9'
●	S	2	RAB Lighting Inc.	A17-5T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 5 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	9385	70.81	Base: 3' Pole: 17' Total: 20'
●	S1	5	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10148	69.84	Base: 3' Pole: 17' Total: 20'
●	S2	1	RAB Lighting Inc.	A17-4T70	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 4 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10055	70.82	Base: 3' Pole: 17' Total: 20'

Statistics

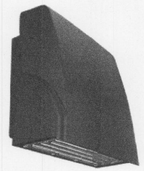
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADA Parking	✳	1.6 fc	1.9 fc	1.4 fc	1.4:1	1.1:1
Drive Thru Lanes	✳	2.0 fc	9.4 fc	0.4 fc	23.5:1	5.0:1
Dumpster	✳	1.1 fc	1.2 fc	0.9 fc	1.3:1	1.2:1
Grade	+	1.8 fc	14.0 fc	0.2 fc	70.0:1	9.0:1
Parking Lot	✳	2.7 fc	4.7 fc	1.7 fc	2.8:1	1.6:1
Property Line	+	0.9 fc	3.3 fc	0.2 fc	16.5:1	4.5:1



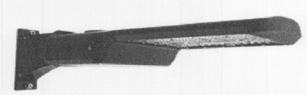
POLE MOUNT LIGHT FIXTURE DETAIL



LITHONIA LIGHTING: LBR6
TYPE D



RAB LIGHTING: SLIM17
TYPE W



RAB LIGHTING: A17
TYPE S, S1, S2

ARCHITECT OF RECORD

ROGUE ARCHITECTS

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

STATE OF TEXAS
AFSAR HASAN
102100
LICENSED
PROFESSIONAL
ENGINEER

Digitally signed by Afsar Hasan, PE Lic 102100, TX
DN: C=US, OU=MEP Unit: COA F-8396", O=The Dimension Group, CN="Afsar Hasan, PE Lic 102100, TX", E=ahasan@dimensiongrp.com
Reason: I am the author of this document
Date: 2021-11-11 13:31:04
Foxit PhantomPDF Version: 9.7.1

SITE PLAN SUBMITTAL: 11/15/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS

THE DIMENSION GROUP

10755 SANDHILL ROAD
DALLAS, TEXAS 75238
O: 214-343-9400
dimensiongrp.com

SAD 20

GOLIAD & FM 522

3068 N. GOLIAD ST.
ROCKWALL, TX 75087

PROJECT #: 21-1098
ORIGINAL ISSUE DATE: 11/15/2021
PRODUCTION DESIGNER: JP
CHECKED BY: AH

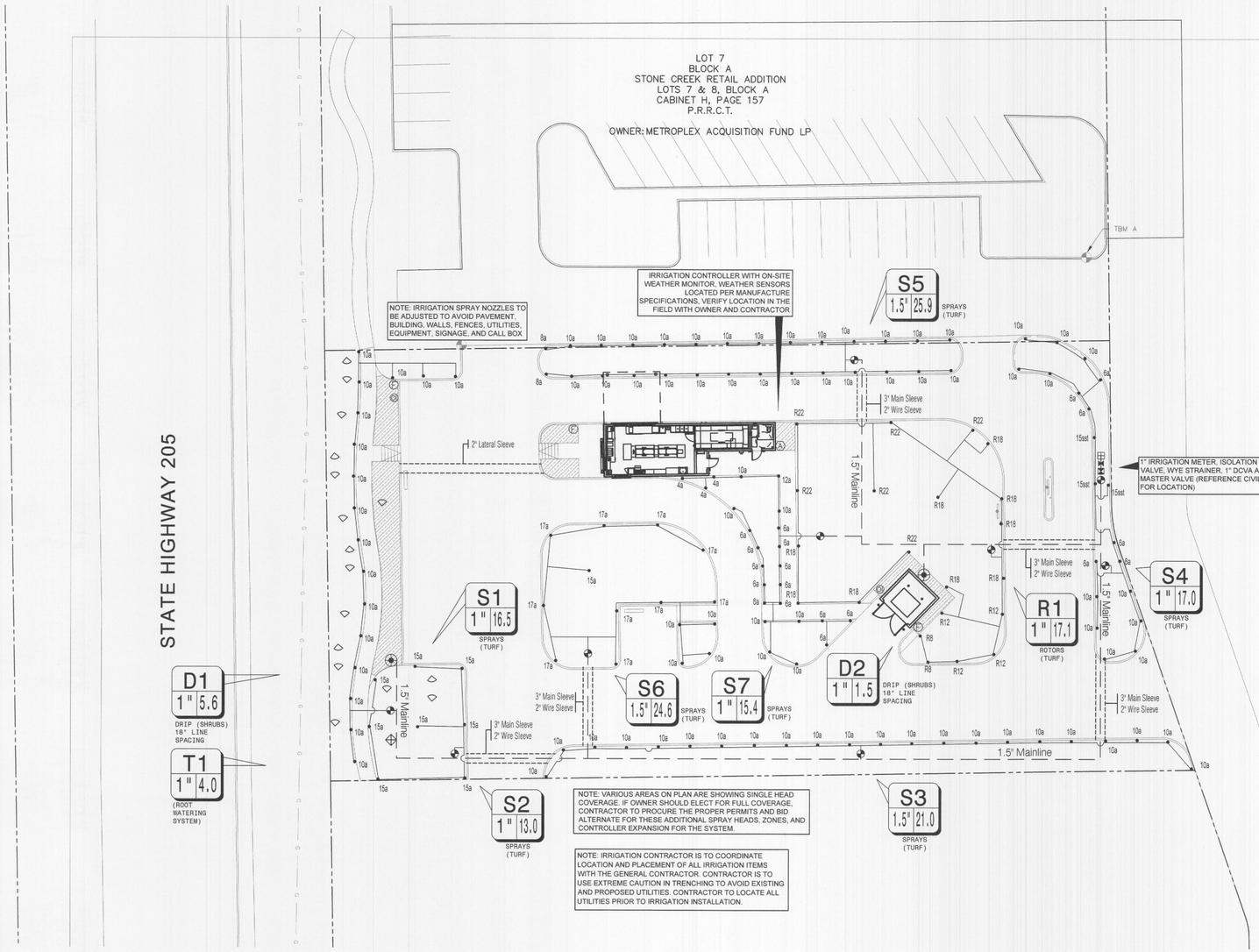
SHEET TITLE:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

E0.1

PHOTOMETRIC SITE PLAN
SCALE: 1/16" = 1'-0"



SLEEVING NOTES

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. INSTALLATION OF SLEEVES SHALL BE TWENTY - FOUR (24") BELOW TOP OF PAVEMENT OR FINISHED GRADE.
4. SLEEVES SHALL EXTEND ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1") APART.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN AS-BUILT DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO BIDDING.
5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.
10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
11. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3) FEET OF ANY DRIVEWAY, TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILT PLANS.)
19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL PANEL.
20. IRRIGATION IN TEXAS IS REGULATED BY:
THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
MC-178 / PO BOX 13087
AUSTIN, TEXAS 78711-3087
WWW.TECQ.STATE.TX.US.

IRRIGATION PROJECT NOTES

1. THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN **PERVIOUS** AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS SPECIFIED.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF SIXTY (60 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE WATER METER AND BACK FLOW DEVICE.
7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND EQUIPMENT INFORMATION PROVIDED BY HUNTER. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS.
8. REFERENCE HUNTER GUIDELINES AND SPECIFICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENTS FOR CONTROLLER, WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALVES, AND WIRING PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7383. WWW.HUNTERINDUSTRIES.COM
9. SPRAY HEADS LOCATED IN TURF AREAS SHALL BE HUNTER PROS-04-PRS30 SPRAY BODIES WITH PRO ADJUSTABLE NOZZLES, FIXED ARC NOZZLES, AND STRIP PATTERN NOZZLES' RATE AND AS INDICATED ON THE PLAN.
10. MP ROTATOR HEADS SHALL BE PROS-04-PRS40 SPRAY BODIES WITH MP1000, MP2000, MP3000, MP3500, MPRSS530, MPRCS515, AND MPLCS515 NOZZLES. RADIUS LESS THAN 12 FEET SHALL BE PRS30 AND PRS40 SPRAY BODIES WITH MP800SR. MP ROTATOR AREAS WITH LESS THAN 90 DEGREES SHALL BE MP CORNER NOZZLES.
11. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" AND/OR 1.5" HUNTER ICV AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
12. SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION. OWNERS MAY ELECT LOCKING BOXES ON A PROJECT BY PROJECT BASIS.
13. QUICK COUPLING VALVES SHALL BE HUNTER INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING ¾" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
14. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C-12 STATIONS WITH RAIN AND FREEZE SENSORS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONFIRM WIRING, GROUNDING AND SURGE PROTECTION REQUIREMENTS BEFORE INSTALLING.
15. DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE HUNTER ICZ-101-LF-40 AS INDICATED. DRIP TUBING SHALL BE HUNTER HDL-06-12-CV.
16. INSTALL DRIP TUBING/LINES PER MANUFACTURERS RECOMMENDATIONS. USE PLD-LOC FITTINGS PLD-LOC 075, PLD-LOC 050, PLD-LOC ELB, PLD-LOC CPL, PLD-LOC CAP, PLD-LOC TEE, PLD-LOC OR USE FHS BARB FITTINGS PLD-075, PLD-050, PLD-ELB, PLD-CPL, PLD-CAP, PLD-TEE, PLD-075-TBTEE, PLD-BV. USE ECO-INDICATOR ECO-ID. USE LINE FLUSHING VALVE HUNTER AFV-B.
17. DRIP TUBING SHALL BE SPACED 18" APART IN SHRUB AREAS. REFER TO MANUFACTURERS RECOMMENDATIONS.
18. ROOT BUBBLERS SHALL BE HUNTER RZWS-18-25.
19. ALL VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN AN APPROVED BOX.

NOTE TO CONTRACTOR:
ENTIRE SYSTEM SHALL BE INSTALLED PER TCEQ STANDARDS, MANUFACTURER'S SPECIFICATIONS AND ALL CITY CODES.

COVERAGE:
VARIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE. IF OWNER SHOULD ELECT TO COVER TO THE CURB LINE, CONTRACTOR TO PROCURE THE PROPER PERMITS AND BID ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.

NOTE:
THIS DESIGN IS DIAGRAMMATIC, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

REFERENCE:
REFERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
10a	SPRAYS WITH PRO ADJ. NOZZLES	HUNTER	PROS-04-PRS30
R20	MP ROTATORS	HUNTER	PROS-04-PRS40
25R	NOT USED		
	TREE ROOT BUBBLER SYSTEM	HUNTER	RZWS-18-25
	REMOTE CONTROL VALVE	HUNTER	ICV
	1" DOUBLE CHECK ASSEMBLY	FEBCO	850 SERIES
	1" TREE CONTROL ZONE KIT	HUNTER	
	HDL DRIPLINE	HUNTER	HDL-06-12-CV
F	LINE FLUSHING VALVE	HUNTER	AFV-B
	PRESSURE OPERATOR INDICATOR	HUNTER	ECO-ID
	DRIP CONTROL VALVE	HUNTER	ICZ-101-LF-40

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	1" IRRIGATION METER
A	HUNTER - PRO-C-12 STATIONS- WITH RAIN AND FREEZE SENSORS
	ISOLATION VALVE
	LATERAL PIPING REFER TO PLAN CLASS 200 PVC
	MAINLINE PIPING REFER TO PLAN SCH. 40 PVC, SIZED AS SHOWN (INSTALL THRUST BLOCKS AS NECESSARY)
	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED. ONE SLEEVE PER PIPE
	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC
D1 1" 8.8	VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP)
	VALVE SIZE
	GPM

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

811 Know what's below. Call before you dig.

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REVISIONS

No.	Date	App.

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SCALE: AS SHOWN DESIGNED BY:
DATE: OCTOBER 2021 CHECKED BY:
JOB NO.: DRAWN BY:

STATE OF TEXAS
AMANDA RICHARDSON
14033
LICENSED LANDSCAPE ARCHITECT

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

IRRIGATION PLAN

SHEET NO.
L2.01
OF

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

1.1 DESCRIPTION

A. PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS.

1.2 RELATED WORK

A. SECTION 32 8424 - IRRIGATION SYSTEM.

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

PART 2 - MATERIALS

2.1 GENERAL

A. POLYVINYL CHLORIDE PIPE (PVC) - SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES.

B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL.

C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED BEFORE APPLYING SOLVENT.

PART 3 - EXECUTION

3.1 INSTALLATION

A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE.

B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.

3.2 BACKFILL

A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.

B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 DESCRIPTION

A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:

a. TRENCHING

b. BACKFILL

c. AUTOMATIC CONTROLLED SYSTEM

d. AS BUILT DRAWINGS

B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.

C. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

1.2 RELATED WORK

C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS.

D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.

E. SECTION 32 9300 - LANDSCAPE

F. SECTION 32-8423 - UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

1.4 QUALITY ASSURANCE AND REQUIREMENTS

A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED.

B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.

D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

1.5 SCHEDULE OF MATERIALS

A. MATERIALS LIST:

a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.

b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL MANUFACTURERS' SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.

e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.

f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

1.4 RECORD AND AS BUILT DRAWINGS/SUBMITTALS

A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF PRINTS.

B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.

C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:

a. CONNECTION TO EXISTING WATER LINES

b. CONNECTION TO ELECTRICAL POWER

c. GATE VALVES

d. ROUTING OF SPRINKLER PRESSURE LINES

e. SPRINKLER CONTROL VALVES

f. QUICK COUPLING VALVES

g. OTHER RELATED EQUIPMENT

D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.

E. EQUIPMENT TO BE FURNISHED:

a. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:

i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.

ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER

b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT.

F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATION.

1.5 MAINTENANCE AND GUARANTEE

A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.

B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.

C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.

1.6 TESTING

A. PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.

B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERTY. IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED.

1.7 COORDINATION

A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.

B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.

C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.

D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS.

PART 2 - PRODUCTS

2.1 MATERIALS

B. REFER TO CONSTRUCTION DRAWINGS AND NOTES.

C. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN

D. PVC PIPE: CLASS 200 SPR 21

E. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"

F. 24V WIRE - SIZE 14, TYPE UF

G. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.

H. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION

3.1 INSPECTION:

A. SITE CONDITIONS:

a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.

b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLECT.

c. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

3.2 PREPARATION

A. PHYSICAL LAYOUT:

a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.

b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.

c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

B. WATER SUPPLY:

a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.

b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

3.3 INSTALLATION

A. TRENCHING

a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF PIPE.

b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.

c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.

d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES.

e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.

f. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.

B. BACKFILL

a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS, STONES OR STICKS.

b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.

C. TRENCHING AND BACKFILL UNDER PAVING:

a. ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.

D. ASSEMBLIES

a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.

b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED BEFORE APPLYING SOLVENT.

c. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLON TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.

E. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OTHER.

F. WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONTROLLER TO ALL THE VALVES. A SEPARATE WIRE IS REQUIRED TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EACH CONTROL TO EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND TAPE THEM TOGETHER AT TEN FOOT INTERVALS. EXPANSION COILS OF TEN INCHES SHALL BE INSTALLED APPROXIMATELY EVERY 100 FEET. MAKE ALL SPLICES WATERPROOF.

G. AUTOMATIC CONTROLLER: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.

H. REMOTE CONTROL VALVES:

a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING TO THE DRAWINGS.

b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.

c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES BETWEEN VALVES. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR PAINT.

I. FLUSHING OF SYSTEM:

a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.

J. SPRINKLER HEADS:

a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD CONDITIONS.

b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

c. ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE CONNECTORS. REFERENCE DETAILS ON DRAWINGS.

3.4 TESTING

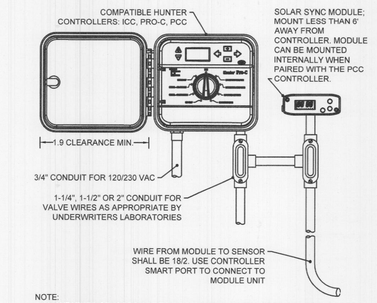
A. THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.

B. A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILLING MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY OF THE LINE UNDER THE PRESSURE OF BACKFILL. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD OF TEST.

C. WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.

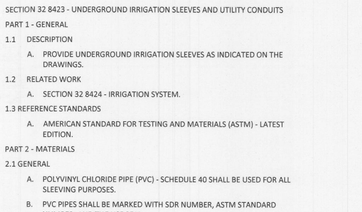
D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

END OF SECTION



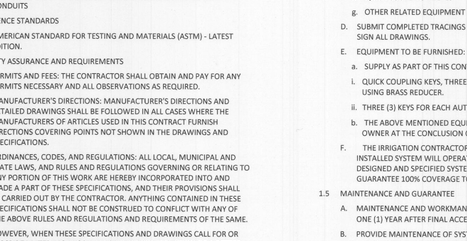
NOTE:
1. WEATHER SENSORS ARE TO BE PROVIDED AS REQUIRED BY LOCAL CODES. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

1 PRO-C CONTROLLER W/SOLAR SYNC SYSTEM
N.T.S.

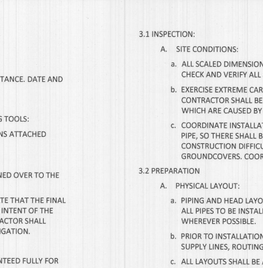


NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. PRIOR TO BACKFLOW PREVENTER, INSTALL A NOMINALLY SIZED ISOLATION VALVE.

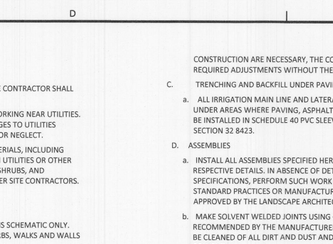
2 DOUBLE CHECK ASSEMBLY
N.T.S.



3 IN-LINE VALVE (ICV) WITH ISOLATION VALVE
N.T.S.

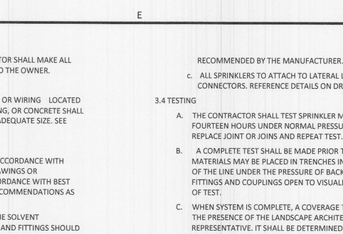


4 STANDARD VALVE BOXES
N.T.S.



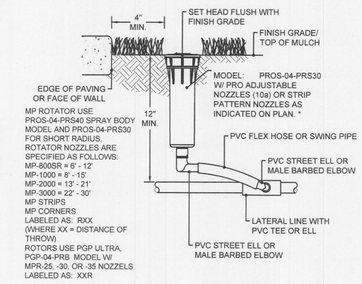
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE 2" LONG AND 1" APART.

5 IRRIGATION PVC SLEEVES
N.T.S.



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS. MINIMUM - 12"
3. BACKFILL AND COMPACT TRENCHES TO ORIGINAL GRADE.

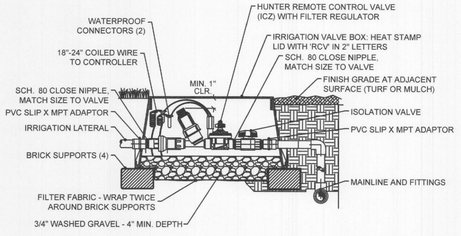
6 PIPE AND WIRING TRENCHING
N.T.S.



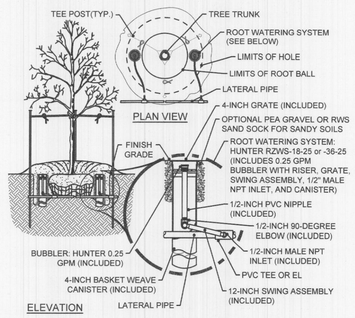
MP ROTATOR USE PROS-04-PRS40 SPRAY BODY MODEL AND PROS-04-PRS30 FOR SHORT RADIUS. ROTATOR NOZZLES ARE SPECIFIED AS FOLLOWS:
MP-8008R = 8' - 12'
MP-1000 = 8' - 15'
MP-2000 = 13' - 21'
MP-3000 = 22' - 30'
MP STRIPS
MP CORNERS
LABELED AS: RXX
(WHERE XX = DISTANCE OF THROW)
ROTORS USE PGP ULTRA, PGP-04-PRB MODEL W/ MPR-25, -30, OR -35 NOZZELS LABELED AS: XXR

NOTE:
1. MAY NOT BE USED IN LANDSCAPE AREAS LESS THAN FORTY-EIGHT INCHES (48") IN LENGTH OR WIDTH.

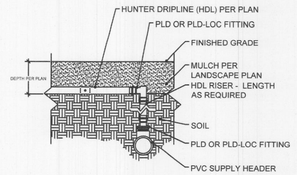
7 POP-UP SPRAY BODY OR POP-UP ROTOR
N.T.S.



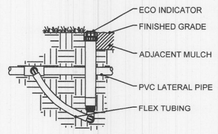
8 DRIP CONTROL ZONE KIT W/ ISOLATION VALVE
N.T.S.



9 TREE ROOT WATERING SYSTEM
N.T.S.



10 HUNTER DRIPLINE CONNECTION W/DRIPLINE AND ELBOW
N.T.S.



11 ECO INDICATOR- FLEX TUBING
N.T.S.

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AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

REVISIONS

No.	Date	App.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: OCTOBER 2021
DESIGNED BY:
CHECKED BY:
DRAWN BY:
JOB NO.:

STATE OF TEXAS
AMANDA RICHARDSON
14033
REGISTERED LANDSCAPE ARCHITECT

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

IRRIGATION SPECIFICATIONS AND DETAILS

SHEET NO.
L2.02
OF

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-033

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3068 N Goliad Street				
SUBDIVISION	Stone Creek Retail Addition	LOT	11	BLOCK	A
GENERAL LOCATION	Property ID: 108324 (NE Corner of SH 205 and Bordeaux)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-70	CURRENT USE	Vacant
PROPOSED ZONING	PD-70	PROPOSED USE	Drive Thru Restaurant
ACREAGE	±0.82	LOTS [CURRENT] 1	LOTS [PROPOSED] 1

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	Metroplex Acquisition Fund, LP	☑ APPLICANT	Jones|Carter
CONTACT PERSON	Tim Thompson	CONTACT PERSON	Aaron Hawkins
ADDRESS	12720 Hillcrest Road Suite 650	ADDRESS	4500 Mercantile Plaza Drive Suite 210
CITY, STATE & ZIP	Dallas, Texas 75230	CITY, STATE & ZIP	Fort Worth, Texas 76137
PHONE	214-365-4632	PHONE	682-268-2207
E-MAIL	tthompson@crestviewcompanies.com	E-MAIL	ahawkins@jonescarter.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____. TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

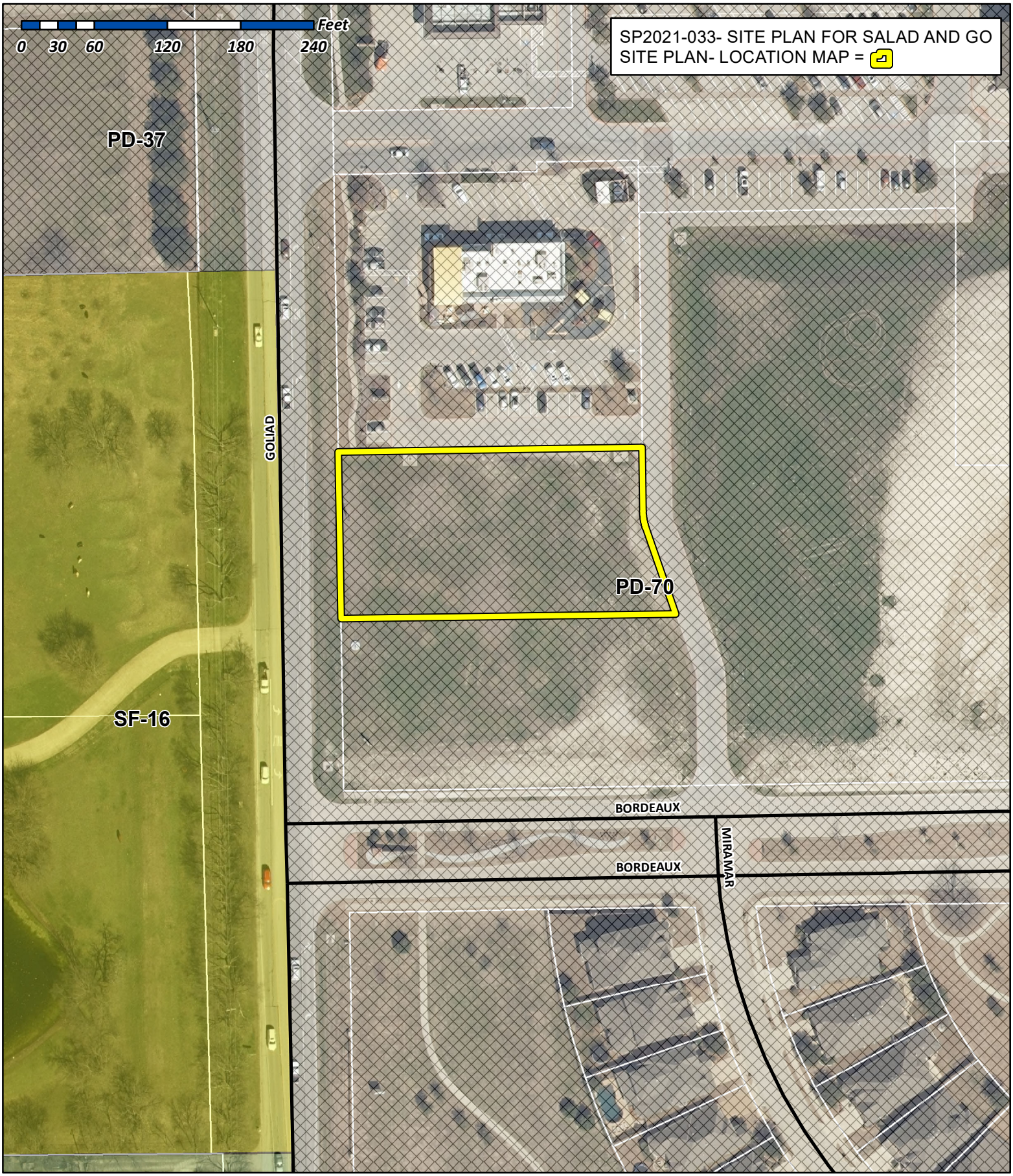
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF November, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sheila Green

MY COMMISSION EXPIRES 9-15-2024

SHEILA GREEN NOTARY PUBLIC STATE OF TEXAS ID 739406-3 EXP 9-15-2024



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.

JONES | CARTER

4500 Mercantile Plaza Drive, Suite 210
Fort Worth, Texas 76137
Tel: 682.268.2200
Fax: 972.488.3882
www.jonescarter.com

November 16, 2021
Planning and Zoning
City of Rockwall
385 S Goliad St
Rockwall, TX 75087

Salad and Go – Rockwall – Goliad and FM 522
Letter of Explanation

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Site Plan submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 750 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~750 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices.

The operation of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

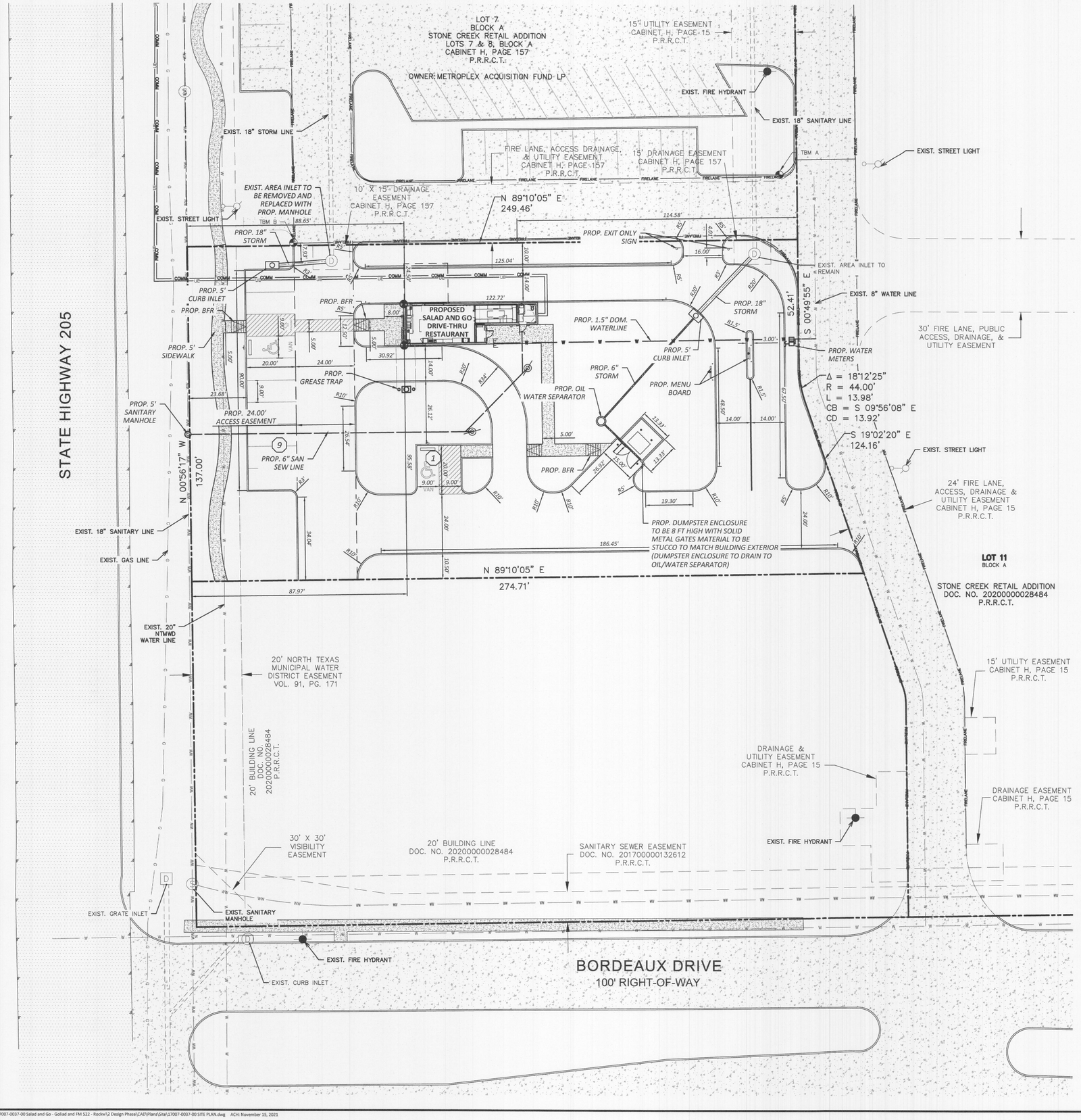
Overall, we believe this development will be a beneficial and exciting addition to the community.

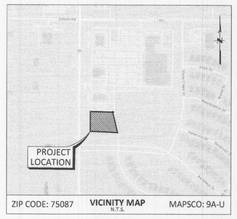
Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications





BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" ON THE EDGE OF PAVEMENT ABOVE THE NORTH EAST CORNER OF THE PROPERTY, APPROXIMATELY 7 FEET WEST AND 26.5 FEET NORTH FROM THE NORTH EAST PROPERTY CORNER.
ELEVATION 554.23 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" ON THE SOUTHEAST CORNER OF THE FIRE LANE ALONG THE NORTH PROPERTY BOUNDARY, APPROXIMATELY 44 FEET EAST AND 1 FOOT NORTH FROM THE NORTH WEST PROPERTY CORNER.
ELEVATION 552.42 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 48397C0030L, effective on 09/26/2008.

0 5 10 20 40 60
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- FIRELANE
- PARKING COUNT
- EXIST. FIRE HYDRANT TO REMAIN
- BUILDING CORNERS
- EXIST. CONCRETE
- HEADLIGHT SCREENING TO BE PROVIDED IN LANDSCAPE PLANS
- PROP. CONCRETE SIDEWALK
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER TABLETOP INLET AND MANHOLE
- PROP. MENU BOARD
- PROP. BARRIER FREE RAMP

No.	Date	REVISIONS	App.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2300

SCALE: AS SHOWN | DESIGNED BY: MLD
DATE: SEPTEMBER 2021 | CHECKED BY: RJA
JOB NO.: 17007-0037-00 | DRAWN BY: ZTS

INTERIM REVIEW
Not Intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA, P.E.
P.E. Serial No.: 137823
Date: NOVEMBER 2021

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST. ROCKWALL, TX 75087

SITE PLAN

LOT 11, BLOCK A
STONE CREEK RETAIL ADDITION
3068 N GOLIAD ST
ROCKWALL, TX 75087

SHEET NO.
OF

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT 3068 N GOLIAD ST ROCKWALL, TEXAS 75087 STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A	
GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	15 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING REQUIRED:	8 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	10 SPACES
ADA PARKING PROVIDED:	2 SPACES
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD)	9 SPACES
STACKING (MENU BOARD TO ENTRANCE)	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

DEVELOPER
SALAD AND GO CONCEPTS LLC
743 NORTH GILBERT ROAD
GILBERT, ARIZONA 85234
TEL (410) 371-1563
CONTACT: MATTHEW COPENHAVER

ENGINEER
JONES | CARTER, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TEXAS 76137
TEL (972) 265-7190
CONTACT: RYAN ALCALA, PE

OWNER
METROPLEX AQUISITION FUND, LP
12720 HILLCREST RD.
SUITE 650
DALLAS TX, 75230
TEL (214) 365-4632
CONTACT: TIM THOMPSON

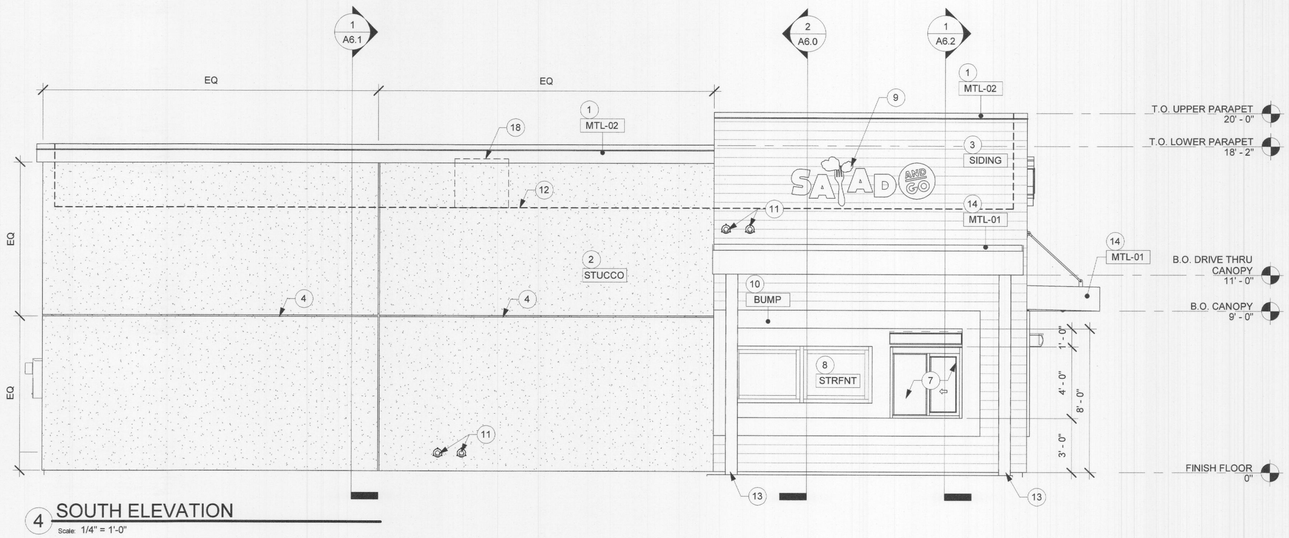
NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

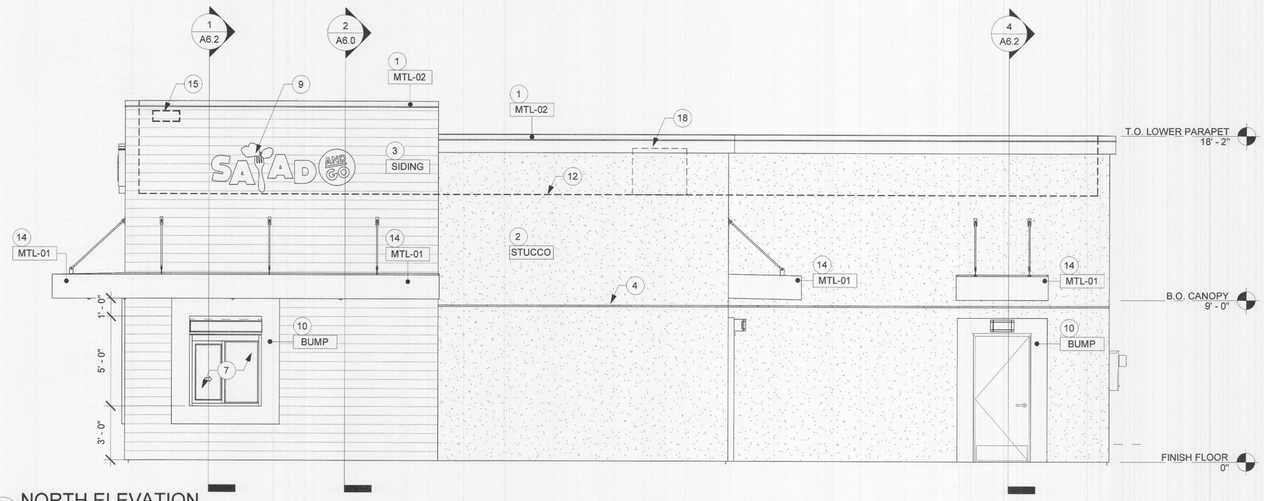
CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

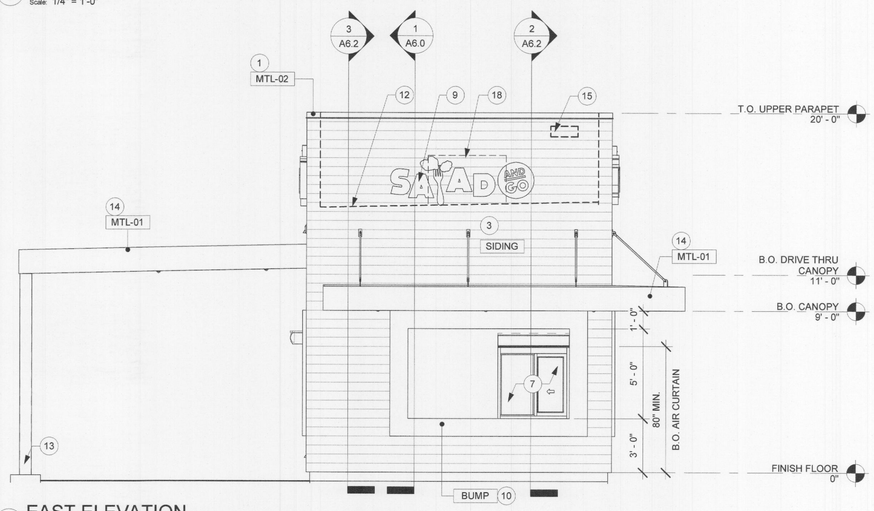
© 2016 Jones | Carter



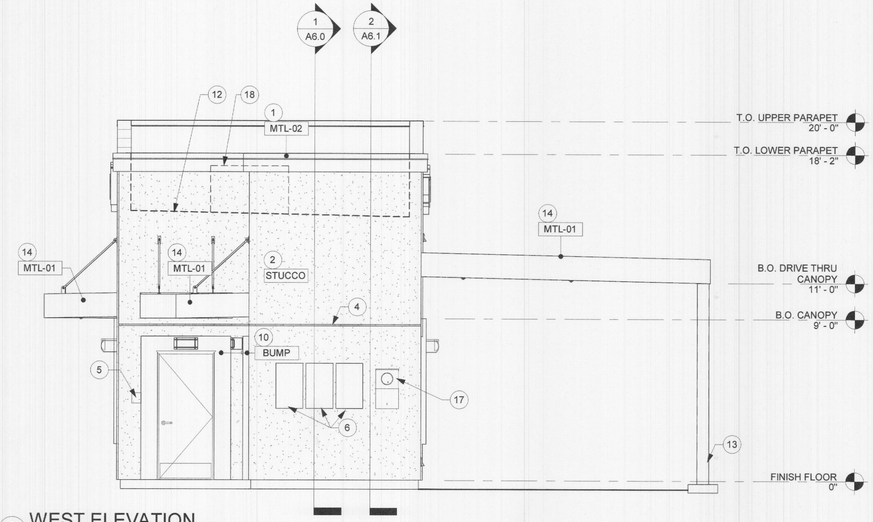
4 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



3 NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

	DESCRIPTION	PRODUCT	FINISH	COLOR
STUCCO	STUCCO	TBD	PAINTED	SW 7004 256-C2 'SNOWBOUND'
SIDING	METAL SIDING	TAYLOR METAL PRODUCTS "SMOOTHWALL", FLAT PAN	POWDER COATED	SLATE GRAY
BUMP	STUCCO	TBD	PAINTED	SW 6921 146-C3 'ELECTRIC LIME'
MT-01	METAL FASCIA	TBD	PAINTED	SW 6887 116-C5 'NAVEL'
MT-02	METAL COPING	TBD	PAINTED	SW 6887 116-C5 'NAVEL'
STRFNT	STOREFRONT	KAWNEER	CLEAR ANODIZED	

GENERAL NOTES

A. CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE ITEMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OR BE IN DOUBT AS TO THE INTENT THEREOF, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING A PROPOSAL FOR WORK.

B. WATERPROOFING MEMBRANE TO BE TWO LAYERS TYVEK COMMERCIAL WRAP WITH TAPED SEAMS, INSTALLED PER MANUFACTURER SPECIFICATIONS.

C. FLASHING TO BE 24 GAUGE GALVANIZED STEEL, UNO.

EXTERIOR ELEVATION KEYNOTES

1. METAL PARAPET CAP PAINTED SW 7004 256-C2 "SNOWBOUND". AT METAL SIDING LOCATION, MATCH THE PARAPET CAP WITH METAL SIDING.
2. WESTERN ONEKOTE PAINTED SAND FINISH SYSTEM.
3. METAL SIDING. TAYLOR METAL PRODUCTS "SMOOTHWALL", FLAT PAN, SLATE GRAY.
4. STUCCO CONTROL JOINTS.
5. FIRE DEPARTMENT KNOX BOX.
6. ELECTRICAL PANELS; REF: ELECTRICAL
7. SLIDER WINDOW WITH DOUBLE INSULATED GLASS.
8. FIXED WINDOW WITH DOUBLE INSULATED GLASS.
9. BUILDING SIGNAGE SHOWN FOR PLACEMENT AND SCALE ONLY. SIGNAGE UNDER SEPARATE PERMIT. GC TO PROVIDE BLOCKING AS REQUIRED.
10. POP-OUT.
11. ROOF DRAIN.
12. ROOF LINE, BEHIND.
13. PAINTED STEEL COLUMN.
14. PAINTED C-CHANNEL CANOPY.
15. BUILDING NUMBER.
16. DISPLAY KIOSK WITH SLIDING GLASS DOORS.
17. ELECTRICAL METER.
18. RTU, REF: ELECTRICAL

MATERIALS CALCULATION TABLE

DESCRIPTION	EAST (S.F.)	%	SOUTH (S.F.)	%	WEST (S.F.)	%	NORTH (S.F.)	%	GRAND TOTAL (S.F.)	%
TOTAL ELEVATION AREA	1013.2	100	338.5	100	1008.5	100	299.3	100	2659.5	100
NON-GLAZED DOORS AND WINDOWS	22.7	2.24	0	0	0	0	22.7	7.58	45.4	1.71
GLAZED DOORS AND WINDOWS	15.8	1.56	31.7	9.36	40.6	4.03	0	0	88.1	3.31
SIDING - GRAY SLATE	305	30.1	261.3	77.2	238.2	23.6	0	0	804.5	30.3
STUCCO - SNOWBOUND PAINTED	599	59.1	0	0	640.4	63.5	247.5	82.7	1486.9	55.9
STUCCO - ELECTRIC LIME PAINTED	44.6	4.4	45.5	13.4	63.2	6.27	17	5.68	170.3	6.4
STUCCO - NAVAL PAINTED	26.1	2.58	0	0	26.1	2.59	12.1	4.04	64.3	2.42
TOTAL PRIMARY MATERIAL	669.7	66.1	45.5	13.4	729.7	73.4	276.6	92.4	1721.5	64.7
TOTAL (NON-GLAZED DOORS AND WINDOWS)	38.5	3.8	31.7	9.36	40.6	4.03	22.7	7.58	133.5	5

ARCHITECT OF RECORD
ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

REGISTERED ARCHITECT JOSE J ROSCHAN 15205 STATE OF TEXAS

FACADE PLAN: 11/12/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS

SALAD AND GO

GOLIAD & FM 522

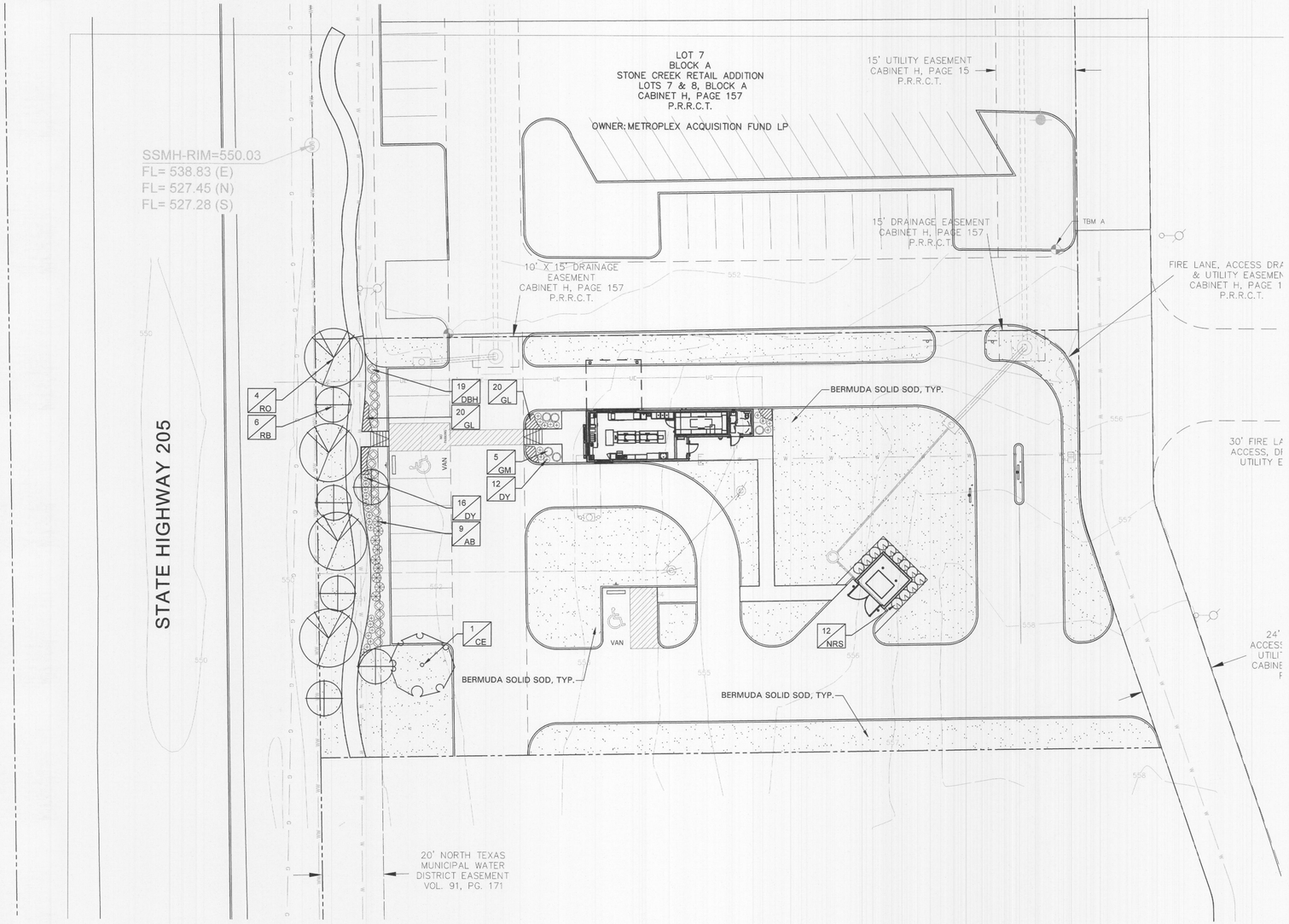
3068 N. GOLIAD ST.
ROCKWALL, TX 75087

PROJECT #: 21-1098
ORIGINAL ISSUE DATE: 11/15/2021
PRODUCTION DESIGNER: S. CLARK
CHECKED BY: A. MORELAND

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A5.0

11/15/2021 6:01:41 PM R:\Projects\Salad and Go_PROJECTS\21-1098 Goliad & FM 522, Rockwall, TX\DRAWINGS\21-1098 Goliad & FM 522.rvt



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAWN REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE' AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS - SH205 Overlay

General

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".
2. Three canopy trees along with four accent trees are required per 100 feet of the SH-205 r.o.w.

SH205 = 137 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
6 accent trees, 4' ht.	6 accent trees, 4' ht.

Parking Lot Landscape

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (9 parking spaces)

REQUIRED	PROVIDED
36" screen	36" screen
1 canopy trees, 4" cal.	1 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
1	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
4	RO	Texas Red Oak	*Quercus texana*	3" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
6	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
9	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	3' ht.	full, 24" spread, 36" o.c.
19	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	3' ht.	full, 20" spread, 36" o.c.
28	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Nana'*	5 gal.	full, 24" sprd, 24" o.c.
5	GM	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
12	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
40	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

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REVISIONS

No.	Date	App.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DESIGNED BY:
DATE: OCTOBER 2021
CHECKED BY:
JOB NO.:
DRAWN BY:

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

LANDSCAPE PLAN

SHEET NO.
L1.01
OF

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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
   1. PLANTING (TREES, SHRUBS, GRASSES)
   1. BED PREP AND FERTILIZATION
   3. NOTIFICATION OF SOURCES
   4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
   5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (ZM0.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE FOR USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK

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.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION, AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (60 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS, INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 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.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.

3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. SIZE AND HEIGHTS ARE FROM TOPS OF TOP TWIGS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR 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. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR)INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

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 DALLASGRASS OR NUTGRASS SHALL BE REJECTED.
   2. PHYSICAL PROPERTIES AS FOLLOWS:
      a. CLAY – BETWEEN 7-27%
      b. SILT – BETWEEN 15-25%
      c. SAND – LESS THAN 52%
   3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
   4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL 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 COURSE 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.

F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR 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.

G. 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% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 1406 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

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 MANUFACTURER'S RECOMMENDATIONS; ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
   2. 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. 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 GAPED OPEN, THEN WATERED THOROUGHLY.

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 AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE 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 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 OWNER'S AUTHORIZED REPRESENTATIVE 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 EASY 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. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE IN TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ¼ OF THE BALL AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF ROOT SCORING".

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER, WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED BY THE CONTRACTOR OR THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
   1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TRIMMING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
   2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   3. IMMEDIATELY AFTER OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
   1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
   2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
   3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
   4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
   5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY. ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO 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 THEM AT THE END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

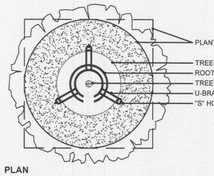
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL CLEAN THE SITE, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

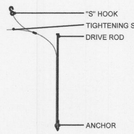
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



PLAN



DETAIL A

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V88 Anchors
30-BG	20 / 30 Gallon or 22" root ball	18 - 24" Minimum Depth	3 - V88 Anchors

Schedule

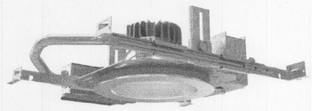
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens	Wattage	Mounting Height
◯	D	11	Lithonia Lighting	LBR6 ALO1 (750LM) SWW1 (3000K) AR LSS WD 80CRI	6 INCH LBR DOWNLIGHT 750LM 3000K CLEAR SEMI-SPECULAR WIDE 80 CRI	813	8.89	9' Recessed in Canopy 10' Recessed in Drive Thru Canopy
▭	W	2	RAB Lighting Inc.	SLIM17FA15ADJ_4K	ARCHITECTURAL LED WALL PACK, 4000K	1904	13.98	9'
●	S	2	RAB Lighting Inc.	A17-5T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 5 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	9385	70.81	Base: 3' Pole: 17' Total: 20'
●	S1	5	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10148	69.84	Base: 3' Pole: 17' Total: 20'
●	S2	1	RAB Lighting Inc.	A17-4T70	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 4 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10055	70.82	Base: 3' Pole: 17' Total: 20'

Statistics

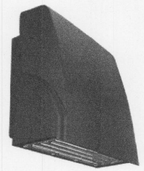
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADA Parking	✳	1.6 fc	1.9 fc	1.4 fc	1.4:1	1.1:1
Drive Thru Lanes	✳	2.0 fc	9.4 fc	0.4 fc	23.5:1	5.0:1
Dumpster	✳	1.1 fc	1.2 fc	0.9 fc	1.3:1	1.2:1
Grade	+	1.8 fc	14.0 fc	0.2 fc	70.0:1	9.0:1
Parking Lot	✳	2.7 fc	4.7 fc	1.7 fc	2.8:1	1.6:1
Property Line	+	0.9 fc	3.3 fc	0.2 fc	16.5:1	4.5:1



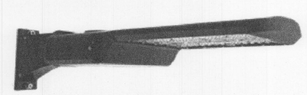
POLE MOUNT LIGHT FIXTURE DETAIL



LITHONIA LIGHTING: LBR6
TYPE D



RAB LIGHTING: SLIM17
TYPE W



RAB LIGHTING: A17
TYPE S, S1, S2

ARCHITECT OF RECORD

ROGUE ARCHITECTS

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

STATE OF TEXAS
AFSAR HASAN
102100
LICENSED
PROFESSIONAL
ENGINEER

Digitally signed by Afsar Hasan, PE Lic 102100, TX
DN: C=US, OU=MEP Unit: COA F-8396", O=The Dimension Group, CN="Afsar Hasan, PE Lic 102100, TX", E=ahasan@dimensiongrp.com
Reason: I am the author of this document
Date: 2021-11-11 13:31:04
Foxit PhantomPDF Version: 9.7.1

SITE PLAN SUBMITTAL: 11/15/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS

THE DIMENSION GROUP

10755 SANDHILL ROAD
DALLAS, TEXAS 75238
O: 214-343-9400
dimensiongrp.com

SAD 20

GOLIAD & FM 522

3068 N. GOLIAD ST.
ROCKWALL, TX 75087

PROJECT #: 21-1098
ORIGINAL ISSUE DATE: 11/15/2021
PRODUCTION DESIGNER: JP
CHECKED BY: AH

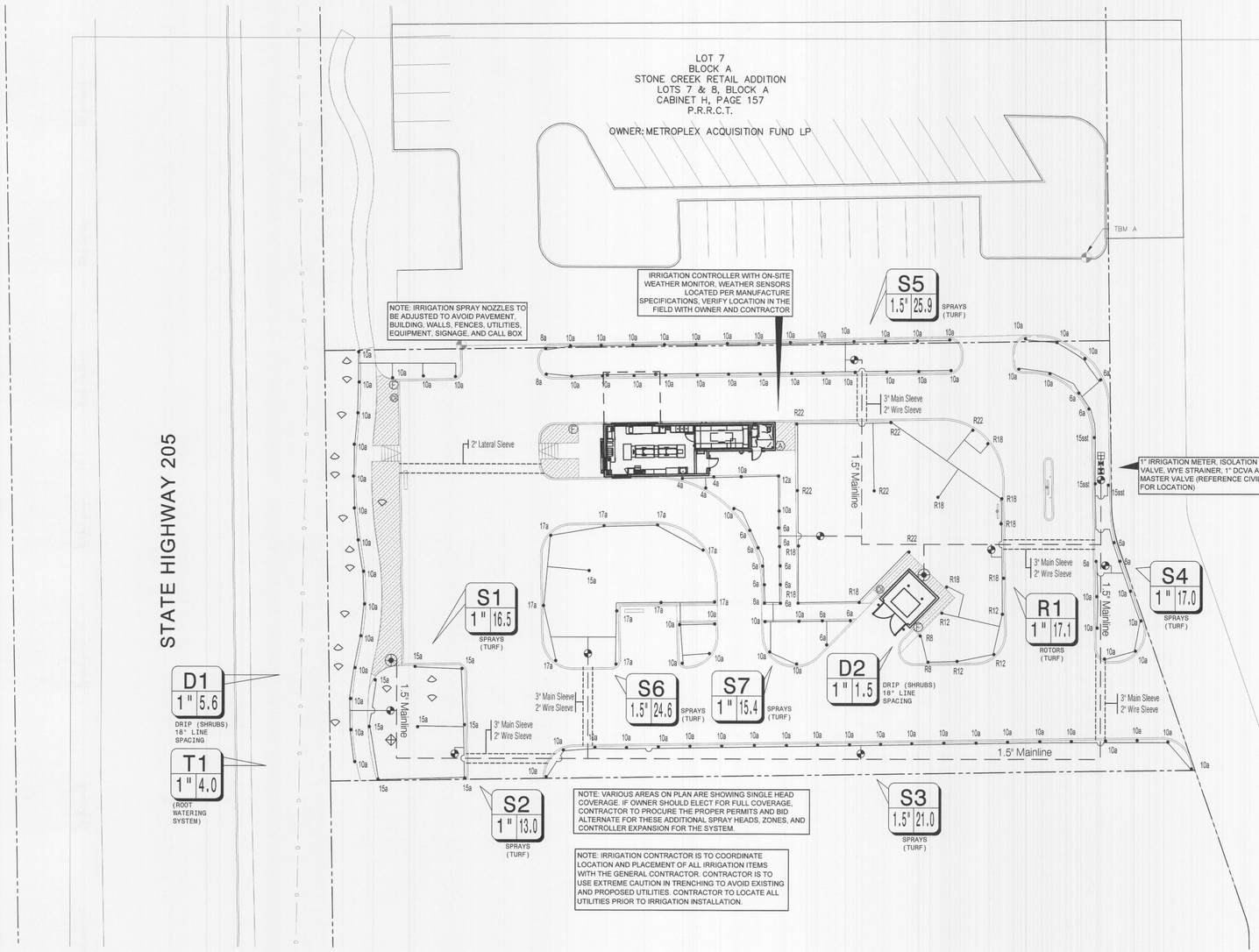
SHEET TITLE:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

E0.1

PHOTOMETRIC SITE PLAN
SCALE: 1/16" = 1'-0"



SLEEVING NOTES

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. INSTALLATION OF SLEEVES SHALL BE TWENTY - FOUR (24") BELOW TOP OF PAVEMENT OR FINISHED GRADE.
4. SLEEVES SHALL EXTEND ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1") APART.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN AS-BUILT DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO BIDDING.
5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.
10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
11. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3) FEET OF ANY DRIVEWAY, TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILT PLANS.)
19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL PANEL.
20. IRRIGATION IN TEXAS IS REGULATED BY:
THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
MC-178 / PO BOX 13087
AUSTIN, TEXAS 78711-3087
WWW.TECQ.STATE.TX.US.

IRRIGATION PROJECT NOTES

1. THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN **PERVIOUS** AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS SPECIFIED.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF SIXTY (60 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE WATER METER AND BACK FLOW DEVICE.
7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND EQUIPMENT INFORMATION PROVIDED BY HUNTER. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS.
8. REFERENCE HUNTER GUIDELINES AND SPECIFICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENTS FOR CONTROLLER, WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALVES, AND WIRING PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7383. WWW.HUNTERINDUSTRIES.COM
9. SPRAY HEADS LOCATED IN TURF AREAS SHALL BE HUNTER PROS-04-PRS30 SPRAY BODIES WITH PRO ADJUSTABLE NOZZLES, FIXED ARC NOZZLES, AND STRIP PATTERN NOZZLES' RATE AND AS INDICATED ON THE PLAN.
10. MP ROTATOR HEADS SHALL BE PROS-04-PRS40 SPRAY BODIES WITH MP1000, MP2000, MP3000, MP3500, MPRSS530, MPRCS515, AND MPLCS515 NOZZLES. RADIUS LESS THAN 12 FEET SHALL BE PRS30 AND PRS40 SPRAY BODIES WITH MP800SR. MP ROTATOR AREAS WITH LESS THAN 90 DEGREES SHALL BE MP CORNER NOZZLES.
11. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" AND/OR 1.5" HUNTER ICV AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
12. SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION. OWNERS MAY ELECT LOCKING BOXES ON A PROJECT BY PROJECT BASIS.
13. QUICK COUPLING VALVES SHALL BE HUNTER INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING ¾" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
14. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C-12 STATIONS WITH RAIN AND FREEZE SENSORS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONFIRM WIRING, GROUNDING AND SURGE PROTECTION REQUIREMENTS BEFORE INSTALLING.
15. DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE HUNTER ICZ-101-LF-40 AS INDICATED. DRIP TUBING SHALL BE HUNTER HDL-06-12-CV.
16. INSTALL DRIP TUBING/LINES PER MANUFACTURERS RECOMMENDATIONS. USE PLD-LOC FITTINGS PLD-LOC 075, PLD-LOC 050, PLD-LOC ELB, PLD-LOC CPL, PLD-LOC CAP, PLD-LOC TEE, PLD-LOC OR USE FHS BARB FITTINGS PLD-075, PLD-050, PLD-ELB, PLD-CPL, PLD-CAP, PLD-TEE, PLD-075-TBTEE, PLD-BV. USE ECO-INDICATOR ECO-ID. USE LINE FLUSHING VALVE HUNTER AFV-B.
17. DRIP TUBING SHALL BE SPACED 18" APART IN SHRUB AREAS. REFER TO MANUFACTURERS RECOMMENDATIONS.
18. ROOT BUBBLERS SHALL BE HUNTER RZWS-18-25.
19. ALL VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN AN APPROVED BOX.

NOTE TO CONTRACTOR:
ENTIRE SYSTEM SHALL BE INSTALLED PER TCEQ STANDARDS, MANUFACTURER'S SPECIFICATIONS AND ALL CITY CODES.

COVERAGE:
VARIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE. IF OWNER SHOULD ELECT TO COVER TO THE CURB LINE, CONTRACTOR TO PROCURE THE PROPER PERMITS AND BID ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.

NOTE:
THIS DESIGN IS DIAGRAMMATIC, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

REFERENCE:
REFERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
10a	SPRAYS WITH PRO ADJ. NOZZLES	HUNTER	PROS-04-PRS30
R20	MP ROTATORS	HUNTER	PROS-04-PRS40
25R	NOT USED		
	TREE ROOT BUBBLER SYSTEM	HUNTER	RZWS-18-25
	REMOTE CONTROL VALVE	HUNTER	ICV
	1" DOUBLE CHECK ASSEMBLY	FEBCO	850 SERIES
	1" TREE CONTROL ZONE KIT	HUNTER	
	HDL DRIPLINE	HUNTER	HDL-06-12-CV
F	LINE FLUSHING VALVE	HUNTER	AFV-B
	PRESSURE OPERATOR INDICATOR	HUNTER	ECO-ID
	DRIP CONTROL VALVE	HUNTER	ICZ-101-LF-40

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	1" IRRIGATION METER
A	HUNTER - PRO-C-12 STATIONS- WITH RAIN AND FREEZE SENSORS
	ISOLATION VALVE
	LATERAL PIPING REFER TO PLAN CLASS 200 PVC
	MAINLINE PIPING REFER TO PLAN SCH. 40 PVC, SIZED AS SHOWN (INSTALL THRUST BLOCKS AS NECESSARY)
	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED. ONE SLEEVE PER PIPE
	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC
D1 1" 8.8	VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP)
	VALVE SIZE
	GPM

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

811 Know what's below. Call before you dig.

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REVISIONS

No.	Date	App.

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SCALE: AS SHOWN DESIGNED BY:
DATE: OCTOBER 2021 CHECKED BY:
JOB NO.: DRAWN BY:

STATE OF TEXAS
AMANDA RICHARDSON
14033
LICENSED LANDSCAPE ARCHITECT

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

IRRIGATION PLAN

SHEET NO.
L2.01
OF

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

1.1 DESCRIPTION

A. PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS.

1.2 RELATED WORK

A. SECTION 32 8424 - IRRIGATION SYSTEM.

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

PART 2 - MATERIALS

2.1 GENERAL

A. POLYVINYL CHLORIDE PIPE (PVC) - SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES.

B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL.

C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED BEFORE APPLYING SOLVENT.

PART 3 - EXECUTION

3.1 INSTALLATION

A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE.

B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.

3.2 BACKFILL

A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.

B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 DESCRIPTION

A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:

a. TRENCHING

b. BACKFILL

c. AUTOMATIC CONTROLLED SYSTEM

d. AS BUILT DRAWINGS

B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.

C. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

1.2 RELATED WORK

C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS.

D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.

E. SECTION 32 9300 - LANDSCAPE

F. SECTION 32-8423 - UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

1.4 QUALITY ASSURANCE AND REQUIREMENTS

A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED.

B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.

D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

1.5 SCHEDULE OF MATERIALS

A. MATERIALS LIST:

a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.

b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL MANUFACTURERS' SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.

e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.

f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

1.4 RECORD AND AS BUILT DRAWINGS/SUBMITTALS

A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF PRINTS.

B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.

C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:

a. CONNECTION TO EXISTING WATER LINES

b. CONNECTION TO ELECTRICAL POWER

c. GATE VALVES

d. ROUTING OF SPRINKLER PRESSURE LINES

e. SPRINKLER CONTROL VALVES

f. QUICK COUPLING VALVES

g. OTHER RELATED EQUIPMENT

D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.

E. EQUIPMENT TO BE FURNISHED:

a. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:

i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.

ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER

b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT.

F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATION.

1.5 MAINTENANCE AND GUARANTEE

A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.

B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.

C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.

1.6 TESTING

A. PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.

B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERTY. IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED.

1.7 COORDINATION

A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.

B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.

C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.

D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS.

PART 2 - PRODUCTS

2.1 MATERIALS

B. REFER TO CONSTRUCTION DRAWINGS AND NOTES.

C. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN

D. PVC PIPE: CLASS 200 SPR 21

E. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"

F. 24V WIRE - SIZE 14, TYPE UF

G. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.

H. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION

3.1 INSPECTION:

A. SITE CONDITIONS:

a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.

b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLECT.

c. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

3.2 PREPARATION

A. PHYSICAL LAYOUT:

a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.

b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.

c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

B. WATER SUPPLY:

a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.

b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

3.3 INSTALLATION

A. TRENCHING

a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF PIPE.

b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.

c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.

d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES.

e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.

f. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.

B. BACKFILL

a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS, STONES OR STICKS.

b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.

C. TRENCHING AND BACKFILL UNDER PAVING:

a. ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.

D. ASSEMBLIES

a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.

b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED BEFORE APPLYING SOLVENT.

c. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLON TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.

E. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OTHER.

F. WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONTROLLER TO ALL THE VALVES. A SEPARATE WIRE IS REQUIRED TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EACH CONTROL TO EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND TAPE THEM TOGETHER AT TEN FOOT INTERVALS. EXPANSION COILS OF TEN INCHES SHALL BE INSTALLED APPROXIMATELY EVERY 100 FEET. MAKE ALL SPLICES WATERPROOF.

G. AUTOMATIC CONTROLLER: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.

H. REMOTE CONTROL VALVES:

a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING TO THE DRAWINGS.

b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.

c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES BETWEEN VALVES. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR PAINT.

I. FLUSHING OF SYSTEM:

a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.

J. SPRINKLER HEADS:

a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD CONDITIONS.

b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

c. ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE CONNECTORS. REFERENCE DETAILS ON DRAWINGS.

3.4 TESTING

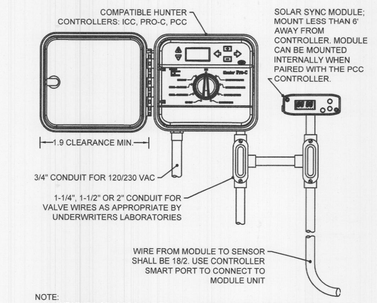
A. THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.

B. A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILLING MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY OF THE LINE UNDER THE PRESSURE OF BACKFILL. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD OF TEST.

C. WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.

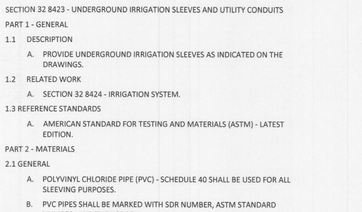
D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

END OF SECTION



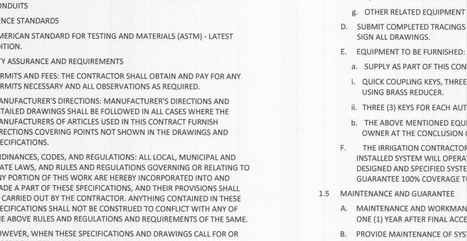
NOTE:
1. WEATHER SENSORS ARE TO BE PROVIDED AS REQUIRED BY LOCAL CODES. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

1 PRO-C CONTROLLER W/SOLAR SYNC SYSTEM
N.T.S.

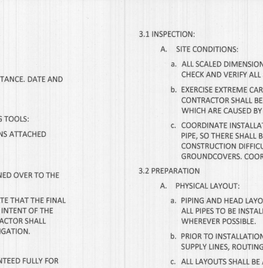


NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. PRIOR TO BACKFLOW PREVENTER, INSTALL A NOMINALLY SIZED ISOLATION VALVE.

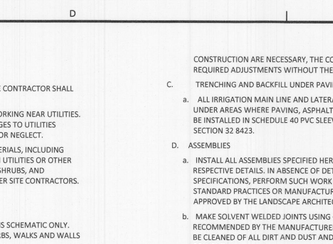
2 DOUBLE CHECK ASSEMBLY
N.T.S.



3 IN-LINE VALVE (ICV) WITH ISOLATION VALVE
N.T.S.

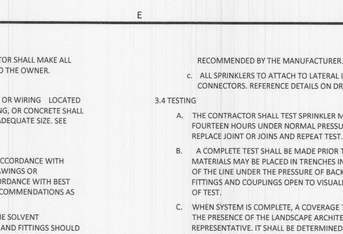


4 STANDARD VALVE BOXES
N.T.S.



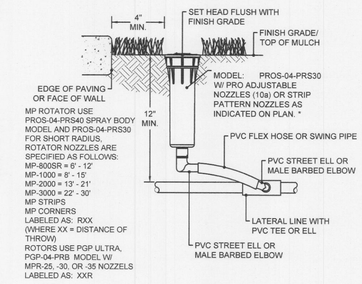
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE 2" LONG AND 1" APART.

5 IRRIGATION PVC SLEEVES
N.T.S.



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS. MINIMUM - 12"
3. BACKFILL AND COMPACT TRENCHES TO ORIGINAL GRADE.

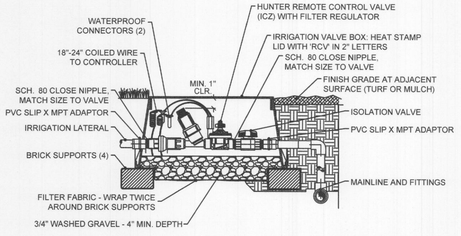
6 PIPE AND WIRING TRENCHING
N.T.S.



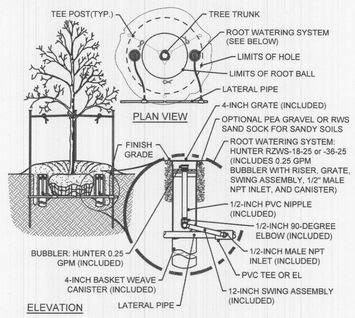
MP ROTATOR USE PROS-04-PRS40 SPRAY BODY MODEL AND PROS-04-PRS30 FOR SHORT RADIUS. ROTATOR NOZZLES ARE SPECIFIED AS FOLLOWS:
MP-8008R = 8' - 12'
MP-1000 = 8' - 15'
MP-2000 = 13' - 21'
MP-3000 = 22' - 30'
MP STRIPS
MP CORNERS
LABELED AS: RXX
(WHERE XX = DISTANCE OF THROW)
ROTORS USE PGP ULTRA, PGP-04-PRB MODEL W/ MPR-25, -30, OR -35 NOZZELS LABELED AS: XXR

NOTE:
1. MAY NOT BE USED IN LANDSCAPE AREAS LESS THAN FORTY-EIGHT INCHES (48") IN LENGTH OR WIDTH.

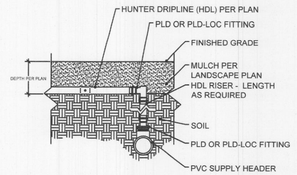
7 POP-UP SPRAY BODY OR POP-UP ROTOR
N.T.S.



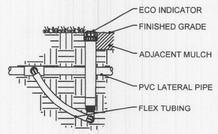
8 DRIP CONTROL ZONE KIT W/ ISOLATION VALVE
N.T.S.



9 TREE ROOT WATERING SYSTEM
N.T.S.



10 HUNTER DRIPLINE CONNECTION W/DRIPLINE AND ELBOW
N.T.S.



11 ECO INDICATOR- FLEX TUBING
N.T.S.

© 2016 Jones | Carter

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

REVISIONS

No.	Date	App.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: OCTOBER 2021
DESIGNED BY:
CHECKED BY:
DRAWN BY:
JOB NO.:

STATE OF TEXAS
AMANDA RICHARDSON
14033
REGISTERED LANDSCAPE ARCHITECT

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

IRRIGATION SPECIFICATIONS AND DETAILS

SHEET NO.
L2.02
OF

PROJECT COMMENTS

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

DATE: 11/22/2021

PROJECT NUMBER:	SP2021-033	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Salad and Go	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	3064 N GOLIAD ST, ROCKWALL, 75087	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Aaron Hawkins on behalf of Time Thompson of Metroplex Acquisitions for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	11/19/2021	Approved w/ Comments

11/19/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive.

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

M.3 For reference, include the case number (SP2021-033) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Planned Development 70 (PD-70) District standards, the North SH-205 Overlay District Standards, and the Development Standards of Article V, that are applicable to the subject property.

I.5 The subject property will be replat after the engineering process to establish the property line and new easements.

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

M.7 Site Plan:

1. Indicate all wall lengths of the building. (Subsection 03.04. B, of Article 11)
2. Indicate the building setback adjacent to the Right-of-Way (Subsection 03.04. B, of Article 11)
3. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
4. Indicate any proposed or existing fire hydrants (Subsection 03.04. B, of Article 11)
5. Please label the centerline for N. Goliad Street. (Subsection 03.04. B, of Article 11)
6. The parking for a limited service restaurant is 1 per 250 SF. Correct the general data in the table in the bottom right; the site still in conformance. (Subsection 05.01, of Article

06)
7. Signage will be covered at the time of building permit. (Subsection 06.02. F, of Article 05)
8. Provide dumpster enclosure elevations; the dumpster enclosure gate must be self-latching. (Subsection 01.05. B, of Article 05)

M.8 Landscape Plan:
1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Indicate and delineate the landscape buffer along N. Goliad Street. (Subsection 05.01, of Article 08)
3. Indicate the berm required along N. Goliad Street. (Subsection 06.02. E, of Article 05)
4. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)
5. Headlight screening must be provided along the north property line to prevent headlight glare on the adjacent property. (Subsection 05.02, of Article 08)
6. The irrigation plan will be reviewed during the building permit process as an individual permit. (Subsection 05.04, of Article 08)

M.9 Photometric Plan:
1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum outdoor maintained, computed, and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. In this case the 0.2 FC is exceeded over the property line. Please make the necessary corrections to meet the UDC requirements. (Subsection 03.03. G, of Article 07)

M.10 Building Elevations:
1. 20% stone is required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
2. 90% masonry materials are required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. C.2, of Article 05)
3. Indicate the type of siding proposed. (04.01, of Article 05)
4. Stucco is not permitted within the first four (4) feet from grade on a building's façade. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C, of Article 05)
5. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)
6. Indicate the parapet wall height. Include a note that the parapet will be finished on both sides. (Subsection 04.01, of Article 05)
7. The vertical articulation of the projection is not 25% if the wall height. This will be a requested variance to the UDC per your variance request letter. (Subsection 04.01. C.1, of Article 05)

I.11 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] less than 90% masonry material, [3] stucco within the first four (4) feet of buildings façade, [4] vertical articulation, and [5] no pitched roof. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case ten (10) compensatory measures must be provided to offset the five (5) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission.

M.12 Provide staff with a variance request letter outlining the variances requested, the reasons for the request, and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on December 7, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 7, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give

staff ample time to review the case prior to the December 14, 2021 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on November 30, 2021.
2) Planning & Zoning meeting/public hearing meeting will be held on December 14, 2021.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/19/2021	Needs Review

11/19/2021: M - Landscaping: - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
M - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

The following items are informational for the engineering design process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
M - Need NTMWD approval for sidewalk and landscaping to be installed in their easement.
I - Will need to replat after engineering is approved

Drainage Items:
I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
I - Public water lines are 8" minimum if needed on site.
I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
I - Minimum public sewer is 8".
I - May need additional fire hydrant for coverage.

Roadway Paving Items:
I - Parking to be 20'x9' facing the building or nose-to-nose.
I - No dead-end parking allowed without an City approved turnaround.
I - Drive isles to be 24' wide.
I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
I - Fire lane to be in a platted easement.
I - Fire lane radii = min 20'

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved w/ Comments

11/17/2021: Address will be *3064 N Goliad St, Rockwall, TX 75087*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	11/19/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved w/ Comments

11/17/2021: 1. There can be no landscape in the NTMWD Easement along 205 rights of way.

2. Please relocate all the landscape with the exception of the shrub screen for headlight glare to the islands and sides of the facility.

3. The headlight glare screen can be installed at back of curb just outside the NTMWD easement

4. Landscape tabulations acknowledge 4" caliper tree requirement, but planting schedule states 3". please edit.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-033

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3068 N Goliad Street				
SUBDIVISION	Stone Creek Retail Addition	LOT	11	BLOCK	A
GENERAL LOCATION	Property ID: 108324 (NE Corner of SH 205 and Bordeaux)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-70	CURRENT USE	Vacant
PROPOSED ZONING	PD-70	PROPOSED USE	Drive Thru Restaurant
ACREAGE	±0.82	LOTS [CURRENT] 1	LOTS [PROPOSED] 1

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	Metroplex Acquisition Fund, LP	☑ APPLICANT	Jones|Carter
CONTACT PERSON	Tim Thompson	CONTACT PERSON	Aaron Hawkins
ADDRESS	12720 Hillcrest Road Suite 650	ADDRESS	4500 Mercantile Plaza Drive Suite 210
CITY, STATE & ZIP	Dallas, Texas 75230	CITY, STATE & ZIP	Fort Worth, Texas 76137
PHONE	214-365-4632	PHONE	682-268-2207
E-MAIL	tthompson@crestviewcompanies.com	E-MAIL	ahawkins@jonescarter.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____. TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

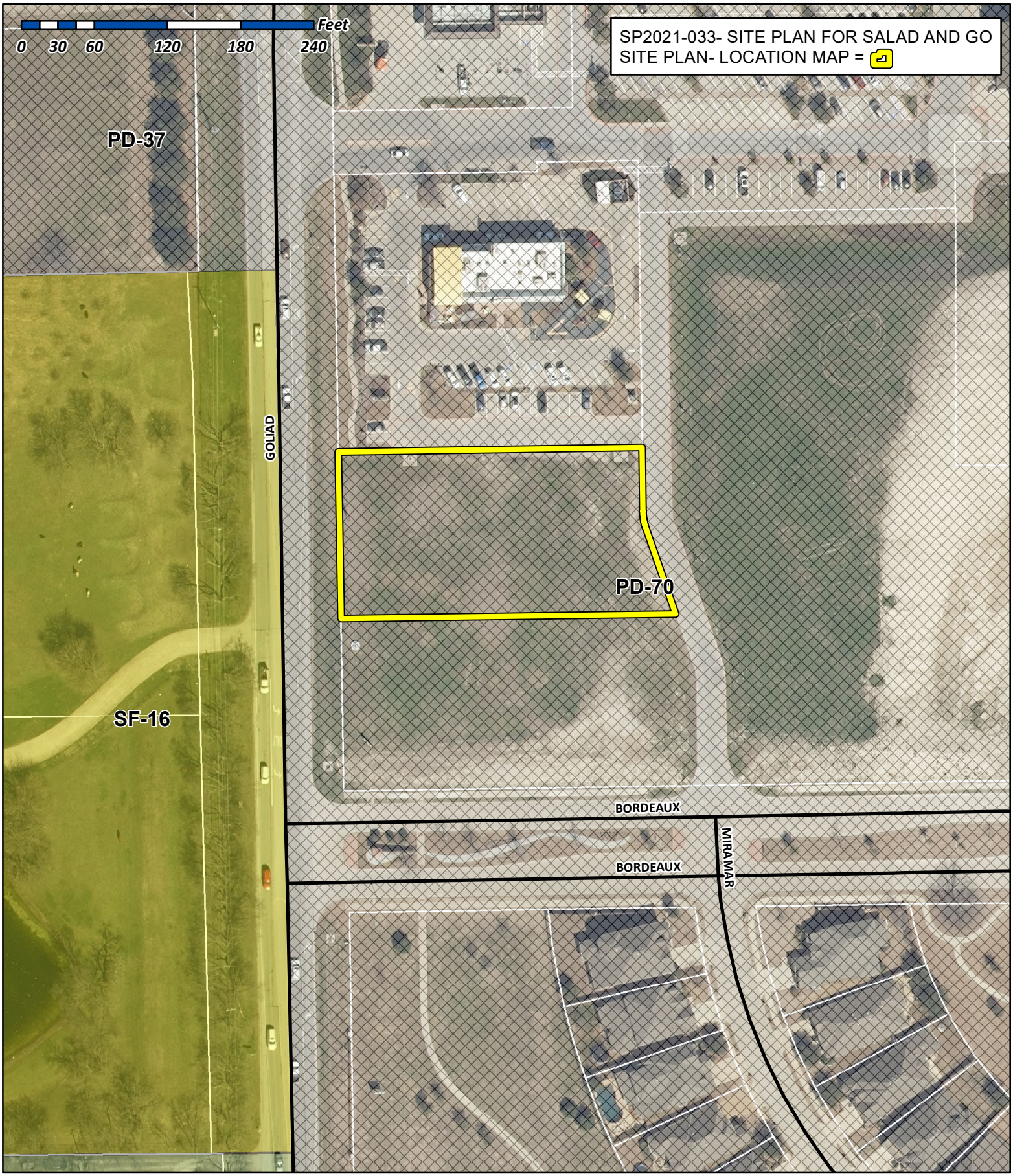
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF November, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sheila Green

MY COMMISSION EXPIRES 9-15-2024

SHEILA GREEN NOTARY PUBLIC STATE OF TEXAS ID 739406-3 EXP 9-15-2024



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.

JONES | CARTER

4500 Mercantile Plaza Drive, Suite 210
Fort Worth, Texas 76137
Tel: 682.268.2200
Fax: 972.488.3882
www.jonescarter.com

November 16, 2021
Planning and Zoning
City of Rockwall
385 S Goliad St
Rockwall, TX 75087

Salad and Go – Rockwall – Goliad and FM 522
Letter of Explanation

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Site Plan submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 750 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~750 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices.

The operation of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications

METES AND BOUNDS DESCRIPTION

Being a 0.81 acre tract of land out of the WILLIAM G. DEWEES SURVEY, ABSTRACT NUMBER 71, situated in the City of Rockwall, Rockwall County, Texas, being a portion of Lot 11, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "POGUE" found in the East right-of-way line of State Highway 205 (100-foot right-of-way), being the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Slide 157 of said Plat Records, also being the most Westerly Northwest corner of said Lot 11 and hereof;

THENCE, N89°10'05"E, leaving the East right-of-way line of State Highway 205, along the South line of said Lot 7, being the common North line of said Lot 11, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7, being an interior ell corner of said Lot 11, and being the Northeast corner hereof, from which an "X" cut found at the most Northerly Northwest corner of said Lot 11 bears N00°49'55"W, a distance of 193.03 feet;

THENCE, over and across said Lot 11, the following four (4) courses and distances:

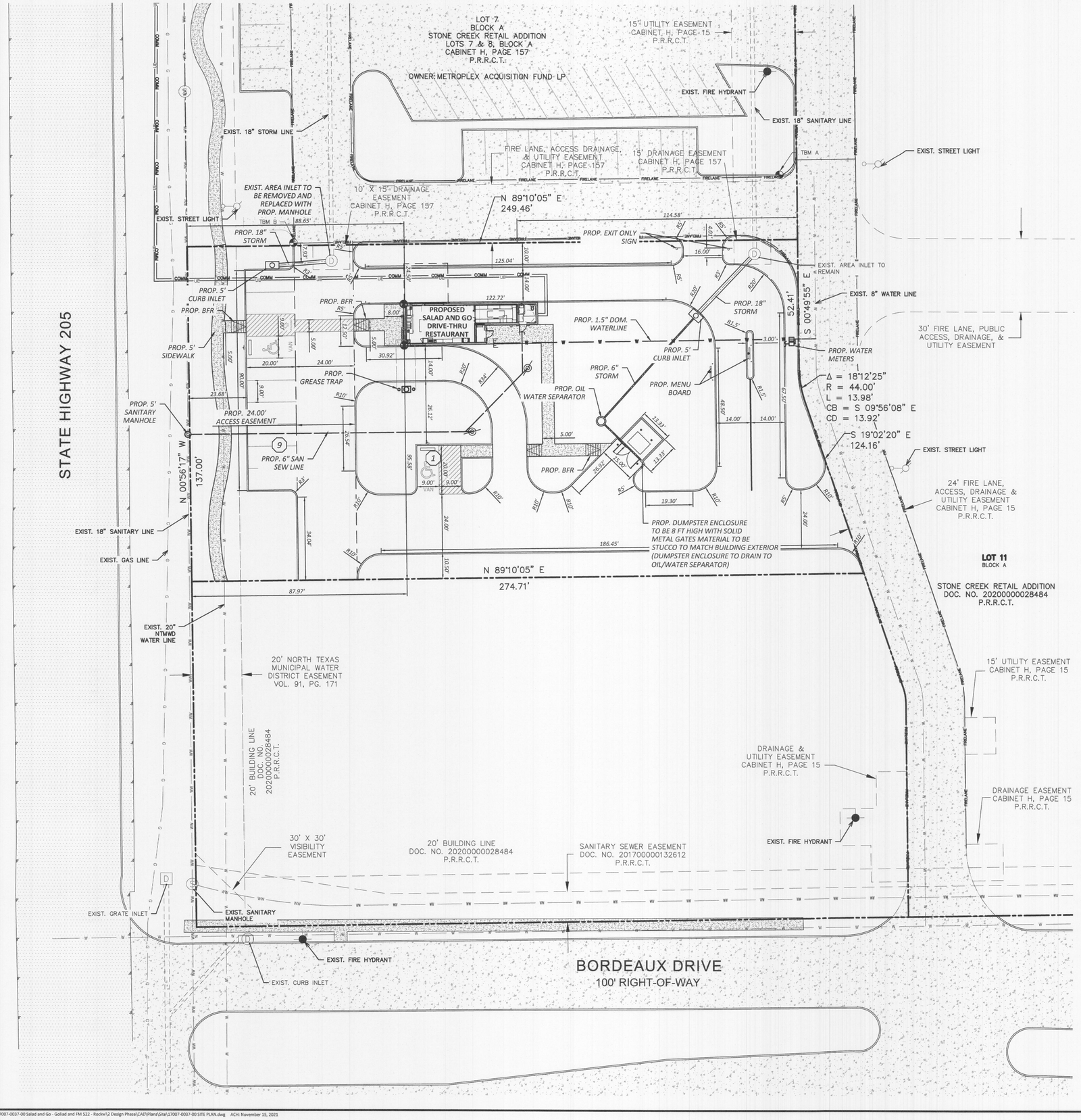
1. S00°49'55"E, a distance of 52.41 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;

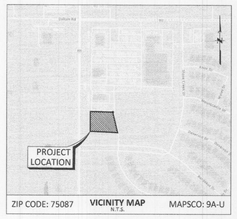
2. Along said tangent curve to the left, having a radius of 44.00 feet, a chord bearing of S09°56'08"E, a chord length of 13.92 feet, a delta angle of 18°12'26", an arc length of 13.98 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;

3. S19°02'20"E, a distance of 74.57 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner hereof;

4. S89°10'05"W, a distance of 274.71 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the common West line of said Lot 11, for the Southwest corner hereof, from which a 5/8-inch iron rod found at the intersection of the East right-of-way line of State Highway 205 and the North right-of-way line of Bordeaux Drive (100-foot right-of-way), being the Southwest corner of said Lot 11, bears S00°56'17"E, a distance of 141.27 feet;

THENCE, N00°56'17"W, along the East right-of-way line of State Highway 205 and the common West line of said Lot 11, a distance of 137.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.81 Acres, (35,150 Square Feet) of land, more or less.





BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" ON THE EDGE OF PAVEMENT ABOVE THE NORTH EAST CORNER OF THE PROPERTY, APPROXIMATELY 7 FEET WEST AND 26.5 FEET NORTH FROM THE NORTH EAST PROPERTY CORNER.
ELEVATION 554.23 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" ON THE SOUTHEAST CORNER OF THE FIRE LANE ALONG THE NORTH PROPERTY BOUNDARY, APPROXIMATELY 44 FEET EAST AND 1 FOOT NORTH FROM THE NORTH WEST PROPERTY CORNER.
ELEVATION 552.42 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 48397C0030L, effective on 09/26/2008.

0 5 10 20 40 60
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- FIRELANE
- PARKING COUNT
- EXIST. FIRE HYDRANT TO REMAIN
- BUILDING CORNERS
- EXIST. CONCRETE
- HEADLIGHT SCREENING TO BE PROVIDED IN LANDSCAPE PLANS
- PROP. CONCRETE SIDEWALK
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER TABLETOP INLET AND MANHOLE
- PROP. MENU BOARD
- PROP. BARRIER FREE RAMP

No.	Date	REVISIONS	App.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2300

SCALE: AS SHOWN | DESIGNED BY: MLD
DATE: SEPTEMBER 2021 | CHECKED BY: RJA
JOB NO.: 17007-0037-00 | DRAWN BY: ZTS

INTERIM REVIEW
Not Intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA, P.E.
P.E. Serial No.: 137823
Date: NOVEMBER 2021

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST. ROCKWALL, TX 75087

SITE PLAN

LOT 11, BLOCK A
STONE CREEK RETAIL ADDITION
3068 N GOLIAD ST
ROCKWALL, TX 75087

SHEET NO.
OF

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT 3068 N GOLIAD ST ROCKWALL, TEXAS 75087 STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A	
GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	15 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING REQUIRED:	8 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	10 SPACES
ADA PARKING PROVIDED:	2 SPACES
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD)	9 SPACES
STACKING (MENU BOARD TO ENTRANCE)	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

DEVELOPER
SALAD AND GO CONCEPTS LLC
743 NORTH GILBERT ROAD
GILBERT, ARIZONA 85234
TEL (410) 371-1563
CONTACT: MATTHEW COPENHAVER

ENGINEER
JONES | CARTER, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TEXAS 76137
TEL (972) 265-7190
CONTACT: RYAN ALCALA, PE

OWNER
METROPLEX AQUISITION FUND, LP
12720 HILLCREST RD.
SUITE 650
DALLAS TX, 75230
TEL (214) 365-4632
CONTACT: TIM THOMPSON

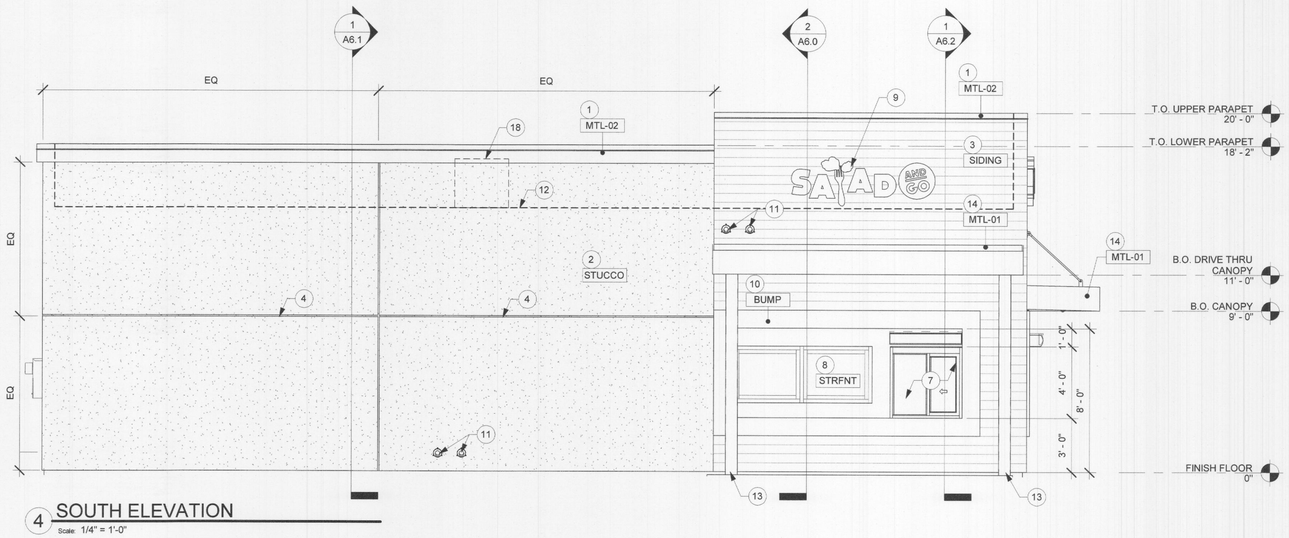
NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

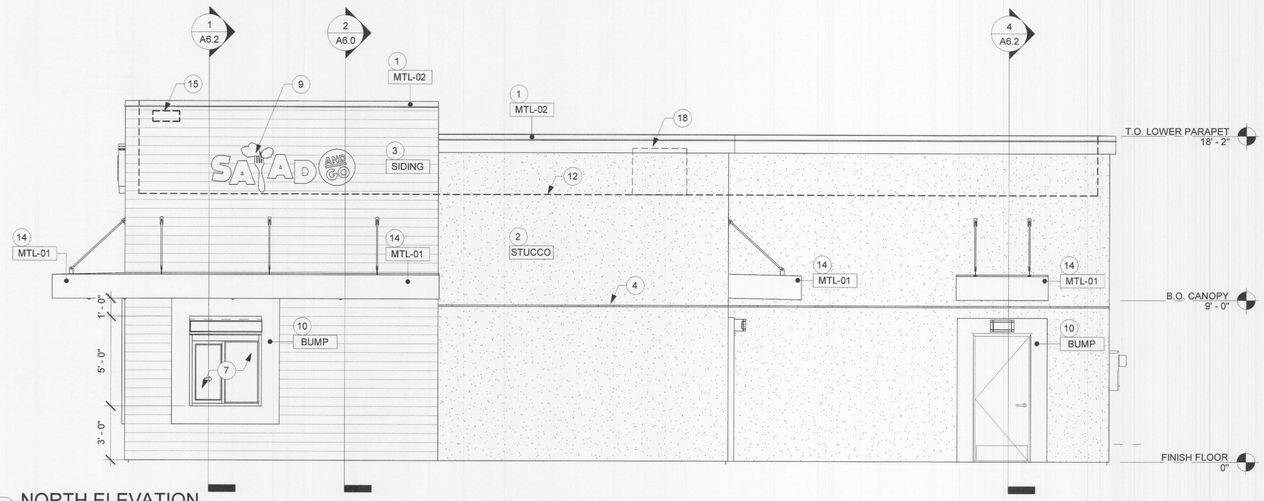
CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

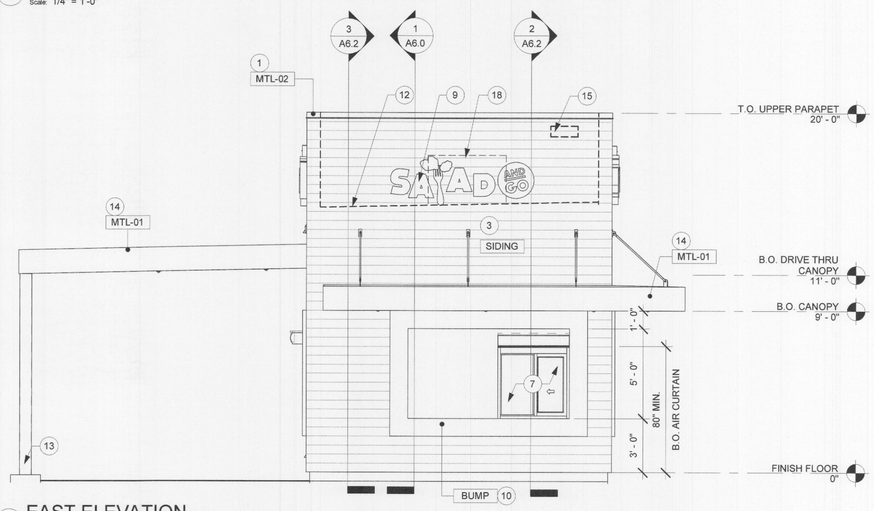
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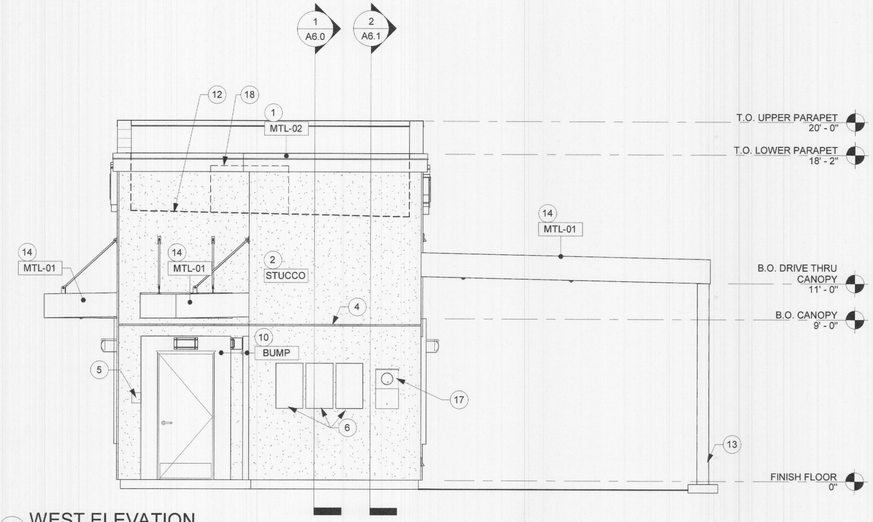
4 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



3 NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

	DESCRIPTION	PRODUCT	FINISH	COLOR
STUCCO	STUCCO	TBD	PAINTED	SW 7004 256-C2 'SNOWBOUND'
SIDING	METAL SIDING	TAYLOR METAL PRODUCTS "SMOOTHWALL", FLAT PAN	POWDER COATED	SLATE GRAY
BUMP	STUCCO	TBD	PAINTED	SW 6921 146-C3 'ELECTRIC LIME'
MT-01	METAL FASCIA	TBD	PAINTED	SW 6887 116-C5 'NAVEL'
MT-02	METAL COPING	TBD	PAINTED	SW 6887 116-C5 'NAVEL'
STRFNT	STOREFRONT	KAWNEER	CLEAR ANODIZED	

GENERAL NOTES

A. CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE ITEMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OR BE IN DOUBT AS TO THE INTENT THEREOF, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING A PROPOSAL FOR WORK.

B. WATERPROOFING MEMBRANE TO BE TWO LAYERS TYVEK COMMERCIAL WRAP WITH TAPED SEAMS, INSTALLED PER MANUFACTURER SPECIFICATIONS.

C. FLASHING TO BE 24 GAUGE GALVANIZED STEEL, UNO.

EXTERIOR ELEVATION KEYNOTES

1. METAL PARAPET CAP PAINTED SW 7004 256-C2 "SNOWBOUND". AT METAL SIDING LOCATION, MATCH THE PARAPET CAP WITH METAL SIDING.
2. WESTERN ONEKOTE PAINTED SAND FINISH SYSTEM.
3. METAL SIDING. TAYLOR METAL PRODUCTS "SMOOTHWALL", FLAT PAN, SLATE GRAY.
4. STUCCO CONTROL JOINTS.
5. FIRE DEPARTMENT KNOX BOX.
6. ELECTRICAL PANELS; REF: ELECTRICAL
7. SLIDER WINDOW WITH DOUBLE INSULATED GLASS.
8. FIXED WINDOW WITH DOUBLE INSULATED GLASS.
9. BUILDING SIGNAGE SHOWN FOR PLACEMENT AND SCALE ONLY. SIGNAGE UNDER SEPARATE PERMIT. GC TO PROVIDE BLOCKING AS REQUIRED.
10. POP-OUT.
11. ROOF DRAIN.
12. ROOF LINE, BEHIND.
13. PAINTED STEEL COLUMN.
14. PAINTED C-CHANNEL CANOPY.
15. BUILDING NUMBER.
16. DISPLAY KIOSK WITH SLIDING GLASS DOORS.
17. ELECTRICAL METER.
18. RTU, REF: ELECTRICAL

MATERIALS CALCULATION TABLE

DESCRIPTION	EAST (S.F.)	%	SOUTH (S.F.)	%	WEST (S.F.)	%	NORTH (S.F.)	%	GRAND TOTAL (S.F.)	%
TOTAL ELEVATION AREA	1013.2	100	338.5	100	1008.5	100	299.3	100	2659.5	100
NON-GLAZED DOORS AND WINDOWS	22.7	2.24	0	0	0	0	22.7	7.58	45.4	1.71
GLAZED DOORS AND WINDOWS	15.8	1.56	31.7	9.36	40.6	4.03	0	0	88.1	3.31
SIDING - GRAY SLATE	305	30.1	261.3	77.2	238.2	23.6	0	0	804.5	30.3
STUCCO - SNOWBOUND PAINTED	599	59.1	0	0	640.4	63.5	247.5	82.7	1486.9	55.9
STUCCO - ELECTRIC LIME PAINTED	44.6	4.4	45.5	13.4	63.2	6.27	17	5.68	170.3	6.4
STUCCO - NAVAL PAINTED	26.1	2.58	0	0	26.1	2.59	12.1	4.04	64.3	2.42
TOTAL PRIMARY MATERIAL	669.7	66.1	45.5	13.4	729.7	73.4	276.6	92.4	1721.5	64.7
TOTAL (NON-GLAZED DOORS AND WINDOWS)	38.5	3.8	31.7	9.36	40.6	4.03	22.7	7.58	133.5	5

ARCHITECT OF RECORD
ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

REGISTERED ARCHITECT JOSE J ROSCHAN 15205 STATE OF TEXAS

FACADE PLAN: 11/12/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS

SALAD AND GO

GOLIAD & FM 522

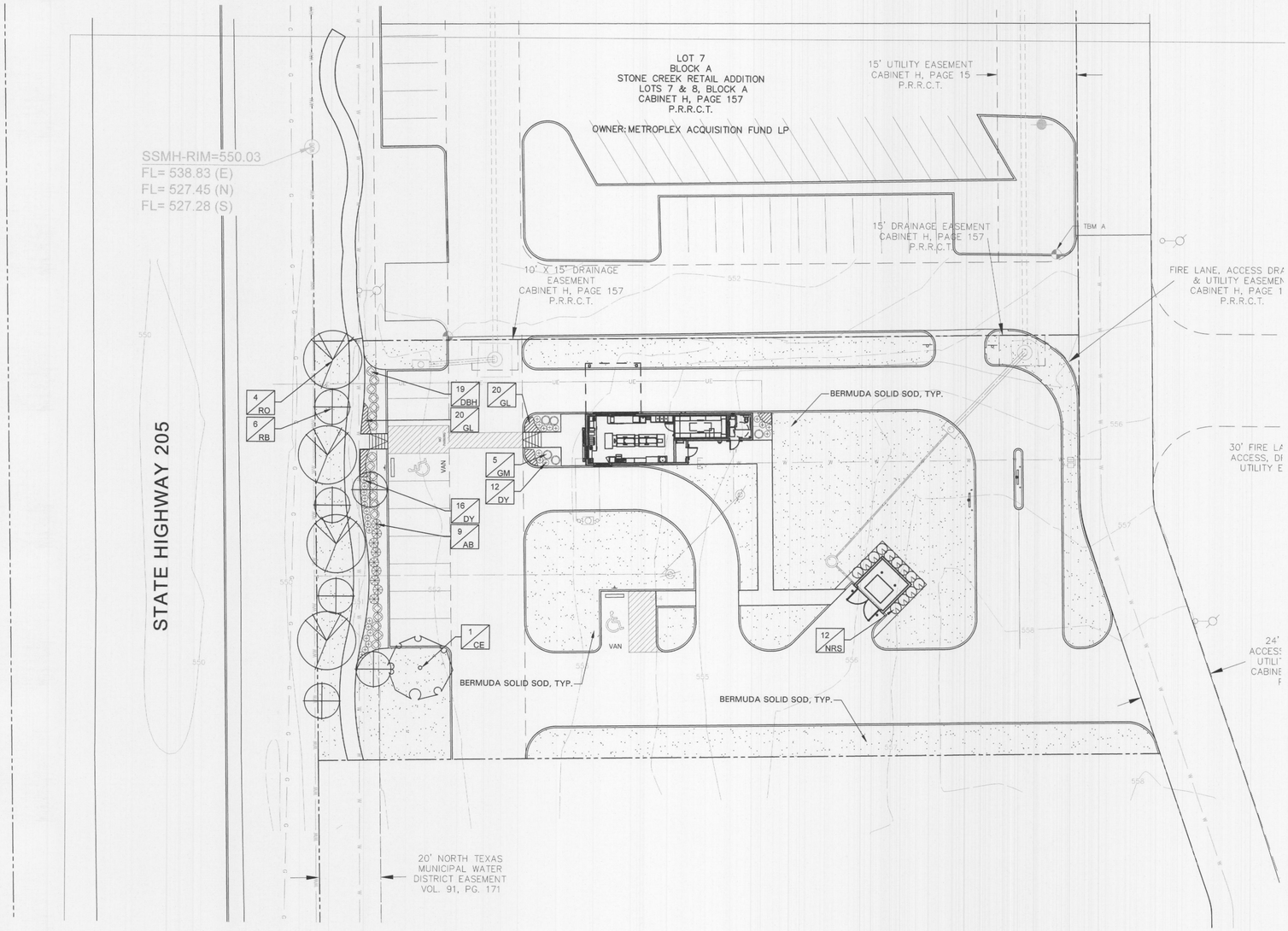
3068 N. GOLIAD ST.
ROCKWALL, TX 75087

PROJECT #: 21-1098
ORIGINAL ISSUE DATE: 11/15/2021
PRODUCTION DESIGNER: S. CLARK
CHECKED BY: A. MORELAND

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A5.0

11/15/2021 6:01:41 PM R:\Projects\Salad and Go_PROJECTS\21-1098 Goliad & FM 522, Rockwall, TX\DRAWINGS\21-1098 Goliad & FM 522.rvt



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS - SH205 Overlay

General

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".
2. Three canopy trees along with four accent trees are required per 100 feet of the SH-205 r.o.w.

SH205 = 137 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
6 accent trees, 4' ht.	6 accent trees, 4' ht.

Parking Lot Landscape

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (9 parking spaces)

REQUIRED	PROVIDED
36" screen	36" screen
1 canopy trees, 4" cal.	1 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
1	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
4	RO	Texas Red Oak	*Quercus texana*	3" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
6	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
9	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	3' ht.	full, 24" spread, 36" o.c.
19	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	3' ht.	full, 20" spread, 36" o.c.
28	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Nana'*	5 gal.	full, 24" sprd, 24" o.c.
5	GM	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
12	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
40	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

REVISIONS

No.	Date	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: OCTOBER 2021
JOB NO.: 038 NO.:
DESIGNED BY:
CHECKED BY:
DRAWN BY:

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

LANDSCAPE PLAN

SHEET NO.
L1.01
OF

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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
   1. PLANTING (TREES, SHRUBS, GRASSES)
   1. BED PREP AND FERTILIZATION
   3. NOTIFICATION OF SOURCES
   4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
   5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (ZM0.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE FOR USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK

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.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION, AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (60 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS, INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 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.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.

3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. SIZE AND HEIGHTS ARE FROM TOPS OF TOP TWIGS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR 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. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR)INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

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 DALLASGRASS OR NUTGRASS SHALL BE REJECTED.
   2. PHYSICAL PROPERTIES AS FOLLOWS:
      a. CLAY – BETWEEN 7-27%
      b. SILT – BETWEEN 15-25%
      c. SAND – LESS THAN 52%
   3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
   4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL 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 COURSE 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.

F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR 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.

G. 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% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 1406 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

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 MANUFACTURER'S RECOMMENDATIONS; ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
   2. 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. 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 GAPED OPEN, THEN WATERED THOROUGHLY.

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 AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE 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 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 OWNER'S AUTHORIZED REPRESENTATIVE 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 EASY 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. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE IN TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ¼ OF THE BALL AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF ROOT SCORING".

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER, WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED BY THE CONTRACTOR OR THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
   1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TRIMMING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
   2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   3. IMMEDIATELY AFTER OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
   1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
   2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
   3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
   4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
   5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY. ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO 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 THEM AT THE END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

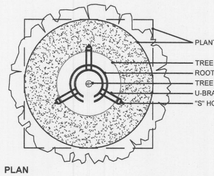
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL CLEAN THE SITE, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

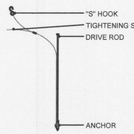
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION

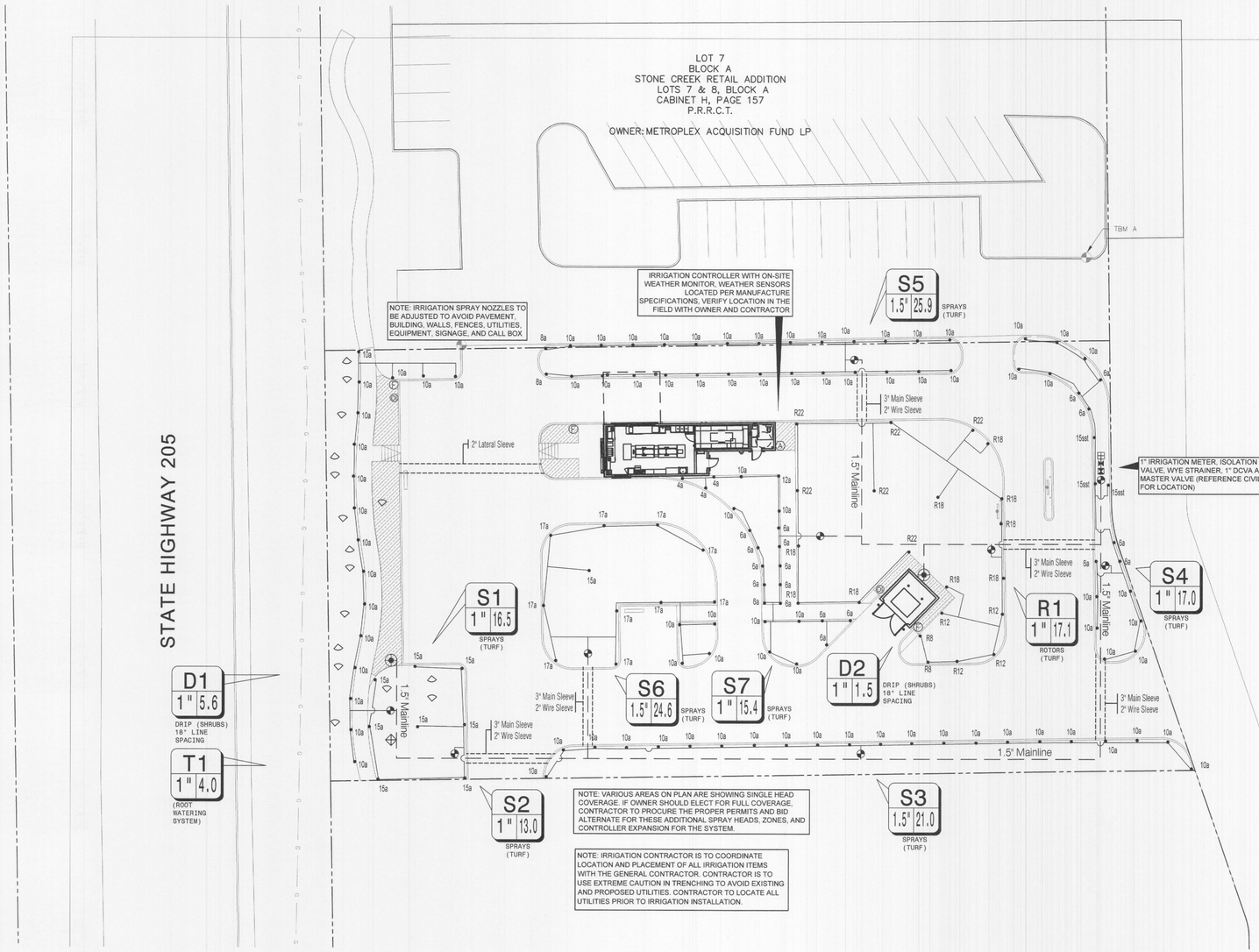


PLAN



DETAIL A

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V88 Anchors
30-BG	20 / 30 Gallon or 22" root ball	18 - 24" Minimum Depth	3 - V88 Anchors



SLEEVING NOTES

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. INSTALLATION OF SLEEVES SHALL BE TWENTY - FOUR (24") BELOW TOP OF PAVEMENT OR FINISHED GRADE.
4. SLEEVES SHALL EXTEND ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1") APART.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN AS-BUILT DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO BIDDING.
5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.
10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
11. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3) FEET OF ANY DRIVEWAY, TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILT PLANS.)
19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL PANEL.
20. IRRIGATION IN TEXAS IS REGULATED BY:
THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
MC-178 / PO BOX 13087
AUSTIN, TEXAS 78711-3087
WWW.TECQ.STATE.TX.US.

IRRIGATION PROJECT NOTES

1. THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN **PERVIOUS** AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS SPECIFIED.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF SIXTY (60 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE WATER METER AND BACK FLOW DEVICE.
7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND EQUIPMENT INFORMATION PROVIDED BY HUNTER. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS.
8. REFERENCE HUNTER GUIDELINES AND SPECIFICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENTS FOR CONTROLLER, WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALVES, AND WIRING PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7383. WWW.HUNTERINDUSTRIES.COM
9. SPRAY HEADS LOCATED IN TURF AREAS SHALL BE HUNTER PROS-04-PRS30 SPRAY BODIES WITH PRO ADJUSTABLE NOZZLES, FIXED ARC NOZZLES, AND STRIP PATTERN NOZZLES' RATE AND AS INDICATED ON THE PLAN.
10. MP ROTATOR HEADS SHALL BE PROS-04-PRS40 SPRAY BODIES WITH MP1000, MP2000, MP3000, MP3500, MPRSS530, MPRCS515, AND MPLCS515 NOZZLES. RADIUS LESS THAN 12 FEET SHALL BE PRS30 AND PRS40 SPRAY BODIES WITH MP800SR. MP ROTATOR AREAS WITH LESS THAN 90 DEGREES SHALL BE MP CORNER NOZZLES.
11. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" AND/OR 1.5" HUNTER ICV AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
12. SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION. OWNERS MAY ELECT LOCKING BOXES ON A PROJECT BY PROJECT BASIS.
13. QUICK COUPLING VALVES SHALL BE HUNTER INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING ¾" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
14. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C-12 STATIONS WITH RAIN AND FREEZE SENSORS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONFIRM WIRING, GROUNDING AND SURGE PROTECTION REQUIREMENTS BEFORE INSTALLING.
15. DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE HUNTER ICZ-101-LF-40 AS INDICATED. DRIP TUBING SHALL BE HUNTER HDL-06-12-CV.
16. INSTALL DRIP TUBING/LINES PER MANUFACTURERS RECOMMENDATIONS. USE PLD-LOC FITTINGS PLD-LOC 075, PLD-LOC 050, PLD-LOC ELB, PLD-LOC CPL, PLD-LOC CAP, PLD-LOC TEE, PLD-LOC OR USE FHS BARB FITTINGS PLD-075, PLD-050, PLD-ELB, PLD-CPL, PLD-CAP, PLD-TEE, PLD-075-TBTEE, PLD-BV. USE ECO-INDICATOR ECO-ID. USE LINE FLUSHING VALVE HUNTER AFV-B.
17. DRIP TUBING SHALL BE SPACED 18" APART IN SHRUB AREAS. REFER TO MANUFACTURERS RECOMMENDATIONS.
18. ROOT BUBBLERS SHALL BE HUNTER RZWS-18-25.
19. ALL VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN AN APPROVED BOX.

NOTE TO CONTRACTOR:
ENTIRE SYSTEM SHALL BE INSTALLED PER TCEQ STANDARDS, MANUFACTURER'S SPECIFICATIONS AND ALL CITY CODES.

COVERAGE:
VARIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE. IF OWNER SHOULD ELECT TO COVER TO THE CURB LINE, CONTRACTOR TO PROCURE THE PROPER PERMITS AND BID ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.

NOTE:
THIS DESIGN IS DIAGRAMMATIC, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

REFERENCE:
REFERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
10a	SPRAYS WITH PRO ADJ. NOZZLES	HUNTER	PROS-04-PRS30
R20	MP ROTATORS	HUNTER	PROS-04-PRS40
25R	NOT USED		
	TREE ROOT BUBBLER SYSTEM	HUNTER	RZWS-18-25
	REMOTE CONTROL VALVE	HUNTER	ICV
	1" DOUBLE CHECK ASSEMBLY	FEBCO	850 SERIES
	1" TREE CONTROL ZONE KIT	HUNTER	
	HDL DRIPLINE	HUNTER	HDL-06-12-CV
F	LINE FLUSHING VALVE	HUNTER	AFV-B
	PRESSURE OPERATOR INDICATOR	HUNTER	ECO-ID
	DRIP CONTROL VALVE	HUNTER	ICZ-101-LF-40

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	1" IRRIGATION METER
A	HUNTER - PRO-C-12 STATIONS- WITH RAIN AND FREEZE SENSORS
	ISOLATION VALVE
	LATERAL PIPING REFER TO PLAN CLASS 200 PVC
	MAINLINE PIPING REFER TO PLAN SCH. 40 PVC, SIZED AS SHOWN (INSTALL THRUST BLOCKS AS NECESSARY)
	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED. ONE SLEEVE PER PIPE
	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC
D1 1" 8.8	VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP)
	VALVE SIZE
	GPM

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

811 Know what's below. Call before you dig.

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REVISIONS

No.	Date	App.

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Texas Board of Professional Engineers Registration No. F-439
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SCALE: AS SHOWN DESIGNED BY:
DATE: OCTOBER 2021 CHECKED BY:
JOB NO.: DRAWN BY:

STATE OF TEXAS
AMANDA RICHARDSON
14033
LICENSED LANDSCAPE ARCHITECT

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

IRRIGATION PLAN

SHEET NO.
L2.01
OF

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

1.1 DESCRIPTION

A. PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS.

1.2 RELATED WORK

A. SECTION 32 8424 - IRRIGATION SYSTEM.

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

PART 2 - MATERIALS

2.1 GENERAL

A. POLYVINYL CHLORIDE PIPE (PVC) - SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES.

B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL.

C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED BEFORE APPLYING SOLVENT.

PART 3 - EXECUTION

3.1 INSTALLATION

A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE.

B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.

3.2 BACKFILL

A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.

B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 DESCRIPTION

A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:

a. TRENCHING

b. BACKFILL

c. AUTOMATIC CONTROLLED SYSTEM

d. AS BUILT DRAWINGS

B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.

C. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

1.2 RELATED WORK

C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS.

D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.

E. SECTION 32 9300 - LANDSCAPE

F. SECTION 32-8423 - UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

1.4 QUALITY ASSURANCE AND REQUIREMENTS

A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED.

B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.

D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

1.5 SCHEDULE OF MATERIALS

A. MATERIALS LIST:

a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.

b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL MANUFACTURERS' SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.

e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.

f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

1.4 RECORD AND AS BUILT DRAWINGS/SUBMITTALS

A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF PRINTS.

B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.

C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:

a. CONNECTION TO EXISTING WATER LINES

b. CONNECTION TO ELECTRICAL POWER

c. GATE VALVES

d. ROUTING OF SPRINKLER PRESSURE LINES

e. SPRINKLER CONTROL VALVES

f. QUICK COUPLING VALVES

g. OTHER RELATED EQUIPMENT

D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.

E. EQUIPMENT TO BE FURNISHED:

a. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:

i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.

ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER

b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT.

F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATION.

1.5 MAINTENANCE AND GUARANTEE

A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.

B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.

C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.

1.6 TESTING

A. PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.

B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERTY. IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED.

1.7 COORDINATION

A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.

B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.

C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.

D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS.

PART 2 - PRODUCTS

2.1 MATERIALS

B. REFER TO CONSTRUCTION DRAWINGS AND NOTES.

C. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN

D. PVC PIPE: CLASS 200 SPR 21

E. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"

F. 24V WIRE - SIZE 14, TYPE UF

G. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.

H. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION

3.1 INSPECTION:

A. SITE CONDITIONS:

a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.

b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLECT.

c. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

3.2 PREPARATION

A. PHYSICAL LAYOUT:

a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.

b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.

c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

B. WATER SUPPLY:

a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.

b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

3.3 INSTALLATION

A. TRENCHING

a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF PIPE.

b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.

c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.

d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES.

e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.

f. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.

B. BACKFILL

a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS, STONES OR STICKS.

b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.

C. TRENCHING AND BACKFILL UNDER PAVING:

a. ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.

D. ASSEMBLIES

a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.

b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED BEFORE APPLYING SOLVENT.

c. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLON TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.

E. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OTHER.

F. WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONTROLLER TO ALL THE VALVES. A SEPARATE WIRE IS REQUIRED TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EACH CONTROL TO EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND TAPE THEM TOGETHER AT TEN FOOT INTERVALS. EXPANSION COILS OF TEN INCHES SHALL BE INSTALLED APPROXIMATELY EVERY 100 FEET. MAKE ALL SPLICES WATERPROOF.

G. AUTOMATIC CONTROLLER: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.

H. REMOTE CONTROL VALVES:

a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING TO THE DRAWINGS.

b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.

c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES BETWEEN VALVES. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR PAINT.

I. FLUSHING OF SYSTEM:

a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.

J. SPRINKLER HEADS:

a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD CONDITIONS.

b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

c. ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE CONNECTORS. REFERENCE DETAILS ON DRAWINGS.

3.4 TESTING

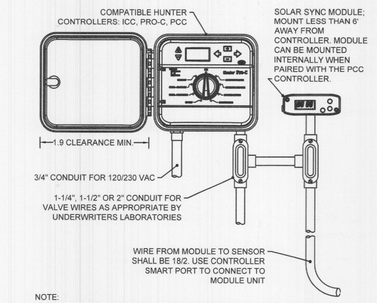
A. THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.

B. A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILLING MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY OF THE LINE UNDER THE PRESSURE OF BACKFILL. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD OF TEST.

C. WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.

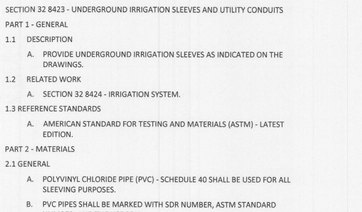
D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

END OF SECTION



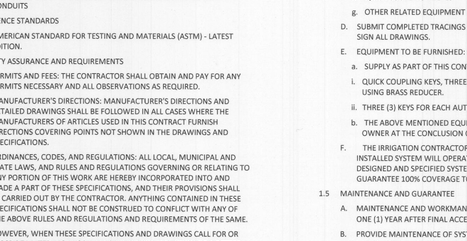
NOTE:
1. WEATHER SENSORS ARE TO BE PROVIDED AS REQUIRED BY LOCAL CODES. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

1 PRO-C CONTROLLER W/SOLAR SYNC SYSTEM
N.T.S.

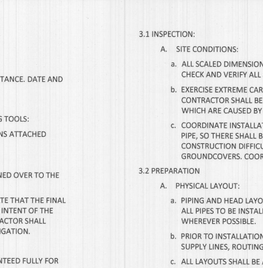


NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. PRIOR TO BACKFLOW PREVENTER, INSTALL A NOMINALLY SIZED ISOLATION VALVE.

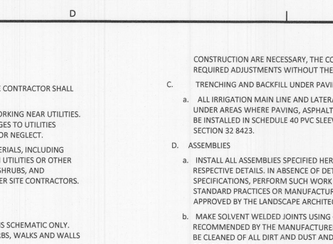
2 DOUBLE CHECK ASSEMBLY
N.T.S.



3 IN-LINE VALVE (ICV) WITH ISOLATION VALVE
N.T.S.

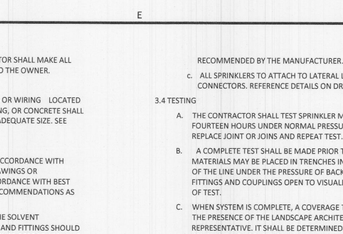


4 STANDARD VALVE BOXES
N.T.S.



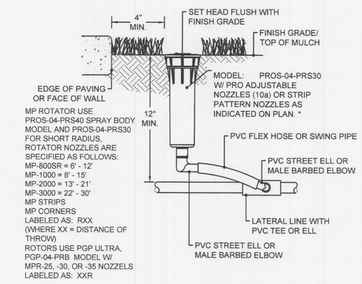
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE 2" LONG AND 1" APART.

5 IRRIGATION PVC SLEEVES
N.T.S.



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS. MINIMUM - 12"
3. BACKFILL AND COMPACT TRENCHES TO ORIGINAL GRADE.

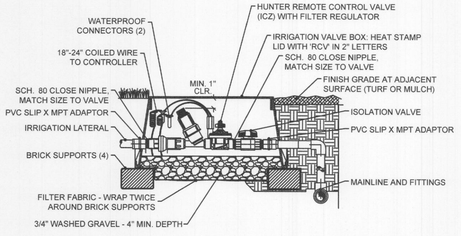
6 PIPE AND WIRING TRENCHING
N.T.S.



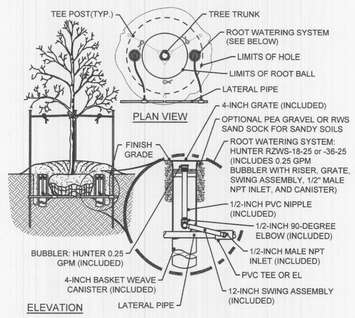
MP ROTATOR USE PROS-04-PRS40 SPRAY BODY MODEL AND PROS-04-PRS30 FOR SHORT RADIUS. ROTATOR NOZZLES ARE SPECIFIED AS FOLLOWS:
MP-8008R = 8' - 12'
MP-1000 = 8' - 15'
MP-2000 = 13' - 21'
MP-3000 = 22' - 30'
MP STRIPS
MP CORNERS
LABELED AS: RXX
(WHERE XX = DISTANCE OF THROW)
ROTORS USE PGP ULTRA, PGP-04-PRB MODEL W/ MPR-25, -30, OR -35 NOZZELS LABELED AS: XXR

NOTE:
1. MAY NOT BE USED IN LANDSCAPE AREAS LESS THAN FORTY-EIGHT INCHES (48") IN LENGTH OR WIDTH.

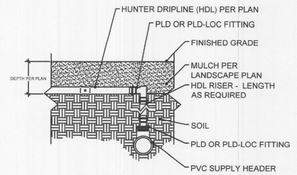
7 POP-UP SPRAY BODY OR POP-UP ROTOR
N.T.S.



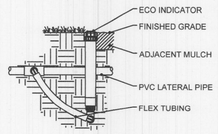
8 DRIP CONTROL ZONE KIT W/ ISOLATION VALVE
N.T.S.



9 TREE ROOT WATERING SYSTEM
N.T.S.



10 HUNTER DRIPLINE CONNECTION W/DRIPLINE AND ELBOW
N.T.S.



11 ECO INDICATOR- FLEX TUBING
N.T.S.

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AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

REVISIONS

No.	Date	App.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: OCTOBER 2021
DESIGNED BY:
CHECKED BY:
DRAWN BY:
JOB NO.:

STATE OF TEXAS
AMANDA RICHARDSON
14033
REGISTERED LANDSCAPE ARCHITECT

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

IRRIGATION SPECIFICATIONS AND DETAILS

SHEET NO.
L2.02
OF

Schedule

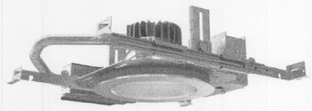
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens	Wattage	Mounting Height
◯	D	11	Lithonia Lighting	LBR6 ALO1 (750LM) SWW1 (3000K) AR LSS WD 80CRI	6 INCH LBR DOWNLIGHT 750LM 3000K CLEAR SEMI-SPECULAR WIDE 80 CRI	813	8.89	9' Recessed in Canopy 10' Recessed in Drive Thru Canopy
▭	W	2	RAB Lighting Inc.	SLIM17FA15ADJ_4K	ARCHITECTURAL LED WALL PACK, 4000K	1904	13.98	9'
●	S	2	RAB Lighting Inc.	A17-5T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 5 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	9385	70.81	Base: 3' Pole: 17' Total: 20'
●	S1	5	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10148	69.84	Base: 3' Pole: 17' Total: 20'
●	S2	1	RAB Lighting Inc.	A17-4T70	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 4 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10055	70.82	Base: 3' Pole: 17' Total: 20'

Statistics

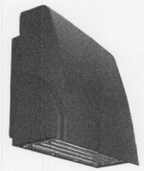
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADA Parking	✳	1.6 fc	1.9 fc	1.4 fc	1.4:1	1.1:1
Drive Thru Lanes	✳	2.0 fc	9.4 fc	0.4 fc	23.5:1	5.0:1
Dumpster	✳	1.1 fc	1.2 fc	0.9 fc	1.3:1	1.2:1
Grade	+	1.8 fc	14.0 fc	0.2 fc	70.0:1	9.0:1
Parking Lot	✳	2.7 fc	4.7 fc	1.7 fc	2.8:1	1.6:1
Property Line	+	0.9 fc	3.3 fc	0.2 fc	16.5:1	4.5:1



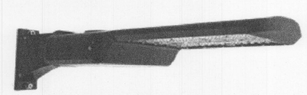
POLE MOUNT LIGHT FIXTURE DETAIL



LITHONIA LIGHTING: LBR6
TYPE D



RAB LIGHTING: SLIM17
TYPE W



RAB LIGHTING: A17
TYPE S, S1, S2

ARCHITECT OF RECORD

ROGUE ARCHITECTS

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

STATE OF TEXAS
AFSAR HASAN
102100
LICENSED
PROFESSIONAL
ENGINEER

Digitally signed by Afsar Hasan, PE Lic 102100, TX
DN: C=US, OU=MEP Unit: COA F-8396", O=The Dimension Group, CN="Afsar Hasan, PE Lic 102100, TX", E=ahasan@dimensiongrp.com
Reason: I am the author of this document
Date: 2021-11-11 13:31:04
Foxit PhantomPDF Version: 9.7.1

SITE PLAN SUBMITTAL: 11/15/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS

THE DIMENSION GROUP

10755 SANDHILL ROAD
DALLAS, TEXAS 75238
O: 214-343-9400
dimensiongrp.com

SAD 20

GOLIAD & FM 522

3068 N. GOLIAD ST.
ROCKWALL, TX 75087

PROJECT #: 21-1098
ORIGINAL ISSUE DATE: 11/15/2021
PRODUCTION DESIGNER: JP
CHECKED BY: AH

SHEET TITLE:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

E0.1

PHOTOMETRIC SITE PLAN
SCALE: 1/16" = 1'-0"

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Planner*
DATE:	December 14, 2021
SUBJECT:	SP2021-033; *Site Plan for Salad and Go*

On December 9, 2021, the applicant submitted a letter to staff requesting a 30-day extension in accordance with the requirements of Chapter 212, *Municipal Regulations of Subdivisions and Property Development*, of the Texas Local Government Code (*see Exhibit 'A'*). The purpose of the extension is to allow the applicant additional time to work through staff comments with regard to the proposed building elevations. The applicant indicated that they will to return to the *December 28, 2021* Planning and Zoning Commission meeting. This will not require any action by the Planning and Zoning Commission; however, staff would like to announce the new meeting date to the general public at the *December 14, 2021* meeting.

JONES|CARTER

4500 Mercantile Plaza Dr, Suite 210
Fort Worth, Texas 76137
Tel: 682.268.2200
Fax: 682.268.2299
www.jonescarter.com

December 10, 2021

City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

Re: SP2021-033 Planning Department Comments / Salad and Go – Rockwall – Goliad and FM 522

To whom this may concern:

As the applicant of the above referenced project, we request to have a 30-day extension to allow more time to address Staff's comments received on December 9th, 2021.

Thank you for your assistance. Should you have any questions or require additional information, please call me.

Sincerely,

Ryan Alcala, P.E.

RJA/rja
K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Correspondence\Out\City of Rockwall

Texas Board of Professional Engineers Registration No. F-439 | Texas Board of Professional Land Surveying Registration No. 10046100

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:	December 28, 2021
APPLICANT:	Aaron Hawkins; *Jones|Carter Engineering*
CASE NUMBER:	SP2021-033; *Site Plan for Salad and Go*

SUMMARY

Discuss and consider a request by Aaron Hawkins on behalf of Time Thompson of Metroplex Acquisitions for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Salad and Go*) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*Ordinance No. 07-13*] for limited General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [*Case No. P2020-038*] that platted the subject property as Lot 11, Block A, Stone Creek Retail Addition. On November 1, 2021, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2021-041; Ordinance No. 21-53, S-260*] to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property.

PURPOSE

On November 16, 2021, the applicant -- *Aaron Hawkins of Jones|Carter Engineering* -- submitted an application requesting the approval of a site plan for the purpose of constructing a *Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In* (*i.e. Salad and Go*) on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally northeast of the intersection of N. Goliad Street [*SH-205*] and Bordeaux Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject is a *Restaurant with more than 2,000 SF with a Drive-Through* (*i.e. McDonald's*). Beyond this is a *Retail Store with Gasoline Sales* (*i.e. Tom Thumb Gas Station*). North of this is approximately 6,681 SF shopping center (*i.e. Medpost Urgent Care, Smilemakers Orthodontics, The UPS Store*). All of these properties are zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses. Beyond this is FM-552, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Bordeaux Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Stone Creek Subdivision, which is an 83.57-acre residential subdivision zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is Stone Creek Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phases 2B & 6 of the Stone Creek Subdivisions, which are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses. Beyond this is the Hamm Elementary School which is zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [*SH-205*], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 3069 and 3073 N. Goliad Street*), zoned Single-Family 16 (SF-16) District. Beyond this is Phase 6 of the Shores Subdivision, which consists of 70 lots and is zoned Planned Development District 3 (PD-3) for single-family land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* is permitted by Specific Use Permit (SUP) in a General Retail (GR) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a General Retail (GR) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*X=0.81-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X= 137-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=249.46-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x=10-feet; In Conformance*
Maximum Building Height	*36-Feet*	*X<60-feet; In Conformance*
Max Building/Lot Coverage	*40%*	*X=2.22%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/100 SF (8 Required)*	*x=8; In Conformance*
Minimum Landscaping Percentage	*20%*	*In Conformance*
Maximum Impervious Coverage	*85-90%*	*x<85%; In Conformance*

TREESCAPE PLAN

There are not trees being removed from the property, and no treescape plan is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(27), *Restaurant with Drive Through or Drive-In,* of Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Restaurants with Drive Through or Drive-In* as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises." In this case the applicant is requesting a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In*, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan generally conforms to the standards of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

(1) *Architectural Standards*. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he use of cementitious materials…shall be limited to 50% of the building's exterior façade…" In this case, the applicant is proposing a building that utilizes more than 50% cementitious material on the north, south, and east elevations (*i.e. the north utilizes 66%, south utilizes 67%, and the east utilizes 69%*).

(2) *Architectural Standards*. According to Subsection 06.02 (C)(3), *Roof Design Standards,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case, the applicant is proposing a flat roof with a parapet to screen the roof mounted utility equipment.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicant's provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures the applicant is proposing to [*1*] increased vertical articulation, [*2*] additional canopies/coverings, [*3*] additional headlight screening along the southern property line, [*4*] native flower plantings, and [*5*] increased landscaping (*i.e. five (5) canopy trees and six (6) accent trees*). Staff should note that *Compensatory Measures #1-#3* are required by the *General Overlay District Standards*, and *Compensatory Measure #4* is not defined by the applicant nor is it depicted on the landscape plan. Staff has suggested to the applicant that they continue the shrub row along the southern property line as a compensatory measure, which the applicant did not provide on the landscape plan; however, staff has included this as a condition of approval for the site plan. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should also note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Northwest Residential District*. The *Northwest Residential District* is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties. Strategy #2 in the *Northwest Residential District* states that "…commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on November 30, 2021. The ARB recommended that the applicant revise the elevations to be more consistent with the surrounding buildings and add articulation where the materials change (*i.e. between the siding and stucco*) on the north and south elevation. Before action is taken on the elevations the ARB wants to see the revised elevations at the December 14 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the *Salad and Go* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) The subject property will be required to be replatted prior to the issuance of a building permit.

(3) A mature shrub row shall be provided along the entire southern property line to provide headlight screening for the proposed secondary drive-through lane.

(4) 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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-033

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3068 N Goliad Street				
SUBDIVISION	Stone Creek Retail Addition	LOT	11	BLOCK	A
GENERAL LOCATION	Property ID: 108324 (NE Corner of SH 205 and Bordeaux)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-70	CURRENT USE	Vacant
PROPOSED ZONING	PD-70	PROPOSED USE	Drive Thru Restaurant
ACREAGE	±0.82	LOTS [CURRENT] 1	LOTS [PROPOSED] 1

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	Metroplex Acquisition Fund, LP	☑ APPLICANT	Jones|Carter
CONTACT PERSON	Tim Thompson	CONTACT PERSON	Aaron Hawkins
ADDRESS	12720 Hillcrest Road Suite 650	ADDRESS	4500 Mercantile Plaza Drive Suite 210
CITY, STATE & ZIP	Dallas, Texas 75230	CITY, STATE & ZIP	Fort Worth, Texas 76137
PHONE	214-365-4632	PHONE	682-268-2207
E-MAIL	tthompson@crestviewcompanies.com	E-MAIL	ahawkins@jonescarter.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____. TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

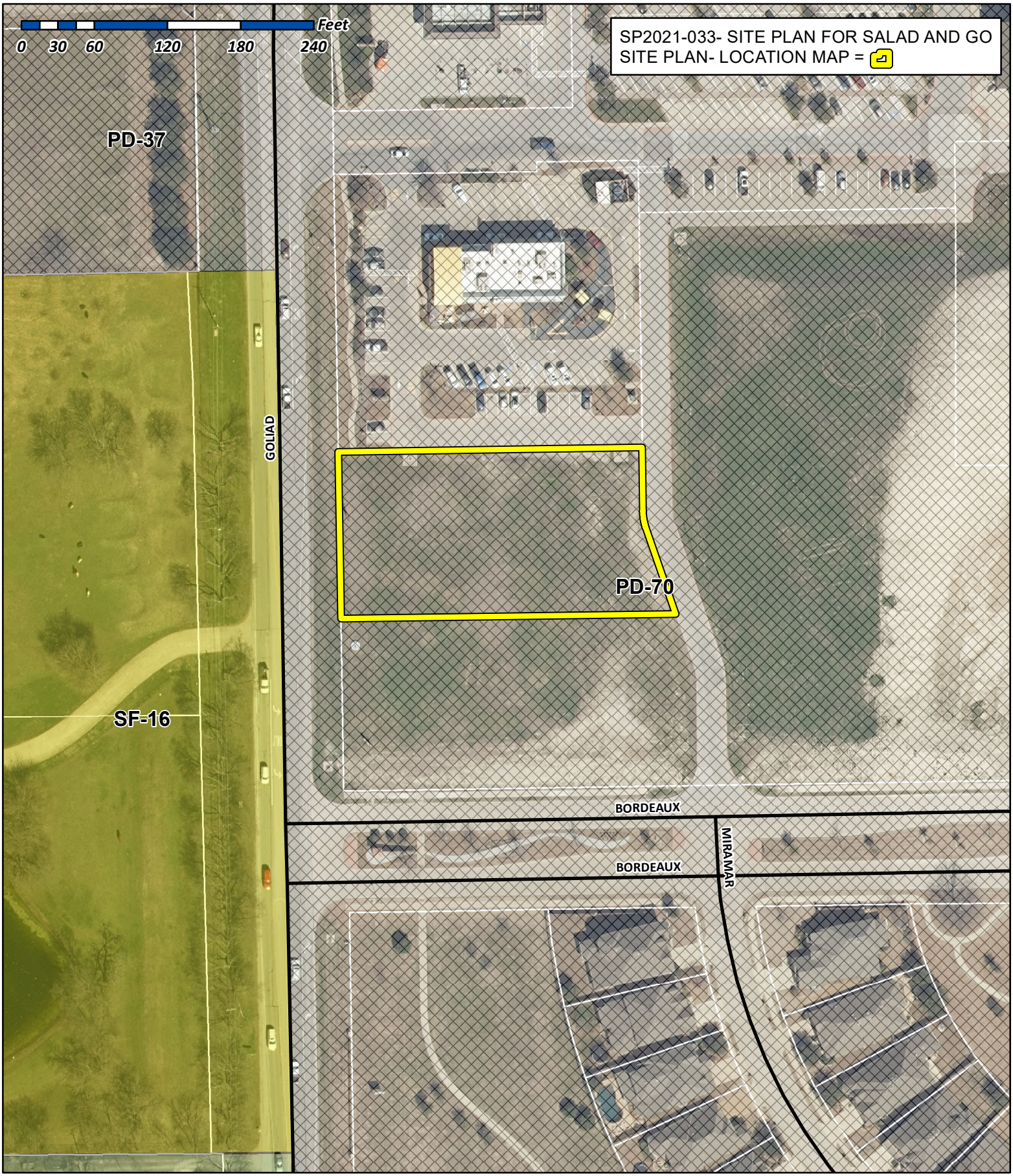
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF November, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sheila Grear

MY COMMISSION EXPIRES 7-15-2024

SHEILA GREER
NOTARY PUBLIC
STATE OF TEXAS
ID# 739408-3
EXP. 7-15-2024



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.

JONES | CARTER

4500 Mercantile Plaza Drive, Suite 210
Fort Worth, Texas 76137
Tel: 682.268.2200
Fax: 972.488.3882
www.jonescarter.com

November 16, 2021
Planning and Zoning
City of Rockwall
385 S Goliad St
Rockwall, TX 75087

Salad and Go – Rockwall – Goliad and FM 522
Letter of Explanation

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Site Plan submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 750 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~750 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices.

The operation of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications

513 Main Street
Suite 300
Fort Worth, Texas 76102
Office: 817.820.0433
Fax: 682.224.8917
roguearchitects.com

December 16, 2021

Salad and Go Ground up
Goliad & FM 522
3064 N. Goliad St.
Rockwall, TX 75087

Permit # SP2021-033

On behalf of Salad and Go Concepts LLC, we wish to submit a variance request to the City of Rockwall Planning and Zoning Department in our amended façade elevation plan submittal.

Salad and Go, to be located in Stone Creek Retail Addition – Lot 11, Block A, 3064 N. Goliad St. proposed new build will use materials consistent with the surrounding building in the overlay district. Elements have been incorporated to meet the 20% cultured stone on each façade and the used of cementitious material has been used above 6'-0" above finished grade. The main façade has been skinned with Coronado stone with accented siding to maintain cohesion and adhere to stone requirements while not exceeding the cementitious threshold allowed. Landscape has incorporated additional elements to increase the landscaping above the initial requirements.

We request the following variance:

1. Roof Design Standards: Pitched roof for buildings under 6,000 sqrft.
    a. Tower element has been extruded higher and wrapped in stone material on the main façade fronting the state highway. Owner wishes the be granted a variance to preserve corporate identity.
2. Cementitious Materials: Use of cementitious materials shall be limited to 50%.
    a. The exterior facades have maintained the 20% stone elements and added additional vertical stone to enhance the overall intrigue of the building. Each exterior wall consists of a minimum of 90% masonry composition while creating contrast through materials in elevation.

If the variance should be approved the Owner agrees to the additional architectural canopies/coverings that have been increased to provide varying articulation along the building and increase the vertical tower element. As well as agrees to plant multiple trees in the greenspace southeast of the building, add additional headlight screening along the southside of the property line including along the east side of the express lane, and add additional native flower configurations enhancing the site to satisfy the compensatory measures.

Thank you for your consideration,

Joseph Jeffery
SR. Project Manager
817-820-0433

METES AND BOUNDS DESCRIPTION

Being a 0.81 acre tract of land out of the WILLIAM G. DEWEES SURVEY, ABSTRACT NUMBER 71, situated in the City of Rockwall, Rockwall County, Texas, being a portion of Lot 11, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "POGUE" found in the East right-of-way line of State Highway 205 (100-foot right-of-way), being the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Slide 157 of said Plat Records, also being the most Westerly Northwest corner of said Lot 11 and hereof;

THENCE, N89°10'05"E, leaving the East right-of-way line of State Highway 205, along the South line of said Lot 7, being the common North line of said Lot 11, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7, being an interior ell corner of said Lot 11, and being the Northeast corner hereof, from which an "X" cut found at the most Northerly Northwest corner of said Lot 11 bears N00°49'55"W, a distance of 193.03 feet;

THENCE, over and across said Lot 11, the following four (4) courses and distances:

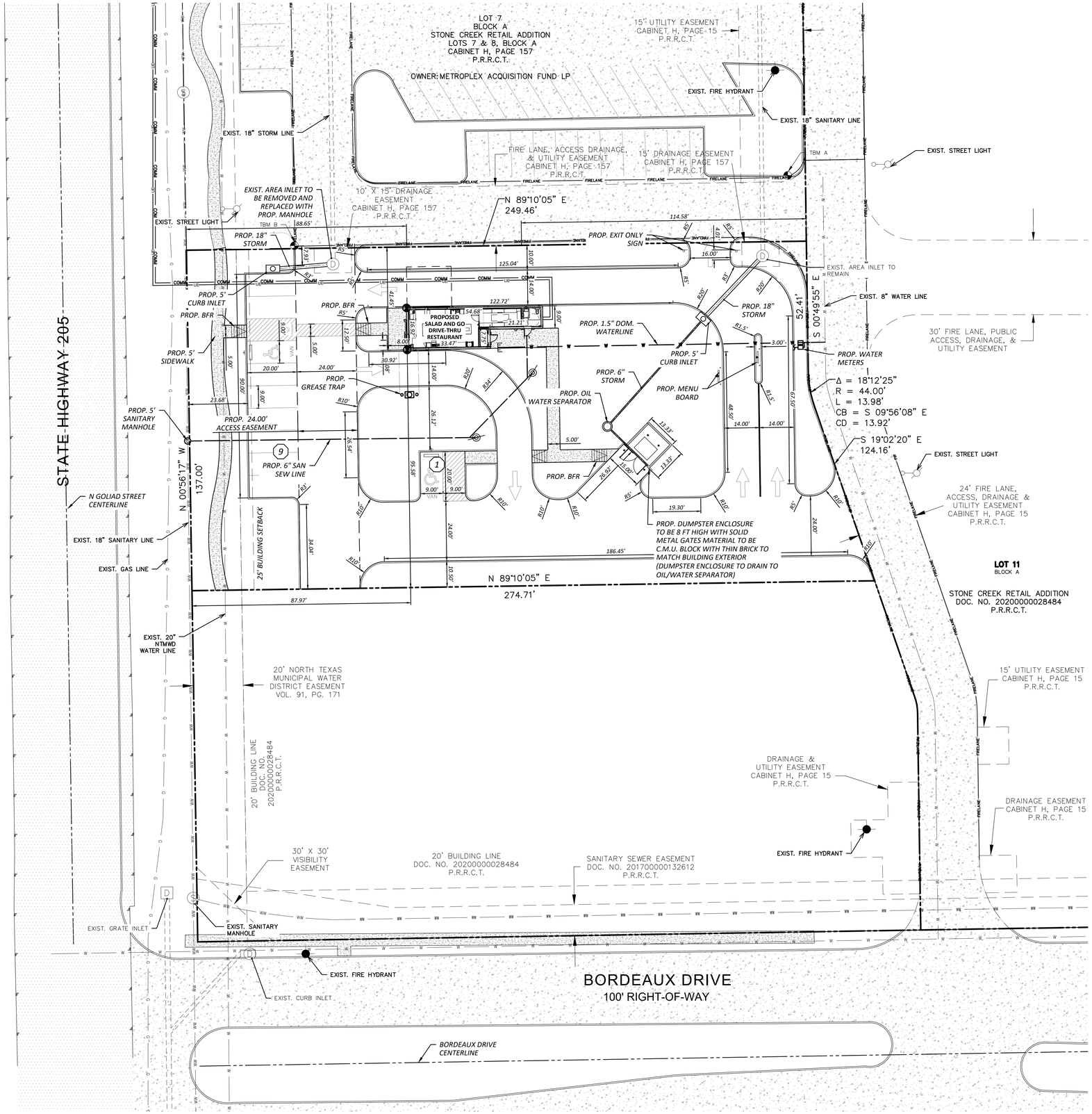
1. S00°49'55"E, a distance of 52.41 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;

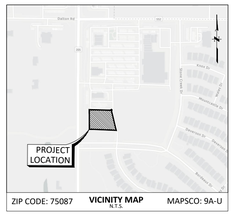
2. Along said tangent curve to the left, having a radius of 44.00 feet, a chord bearing of S09°56'08"E, a chord length of 13.92 feet, a delta angle of 18°12'26", an arc length of 13.98 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;

3. S19°02'20"E, a distance of 74.57 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner hereof;

4. S89°10'05"W, a distance of 274.71 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the common West line of said Lot 11, for the Southwest corner hereof, from which a 5/8-inch iron rod found at the intersection of the East right-of-way line of State Highway 205 and the North right-of-way line of Bordeaux Drive (100-foot right-of-way), being the Southwest corner of said Lot 11, bears S00°56'17"E, a distance of 141.27 feet;

THENCE, N00°56'17"W, along the East right-of-way line of State Highway 205 and the common West line of said Lot 11, a distance of 137.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.81 Acres, (35,150 Square Feet) of land, more or less.





ZIP CODE: 75087 **VICINITY MAP** N.T.S. MAPSCO: 9A-U

BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" ON THE EDGE OF PAVEMENT ABOVE THE NORTH EAST CORNER OF THE PROPERTY, APPROXIMATELY 7 FEET WEST AND 26.5 FEET NORTH FROM THE NORTH EAST PROPERTY CORNER.
ELEVATION 554.23 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" ON THE SOUTHEAST CORNER OF THE FIRE LANE ALONG THE NORTH PROPERTY BOUNDARY, APPROXIMATELY 44 FEET EAST AND 1 FOOT NORTH FROM THE NORTH WEST PROPERTY CORNER.
ELEVATION 552.42 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 48397C0030L, effective on 09/26/2008.

0 5 10 20 40 60
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- FIRELANE
- PARKING COUNT
- EXIST. FIRE HYDRANT TO REMAIN
- BUILDING CORNERS
- EXIST. CONCRETE
- HEADLIGHT SCREENING TO BE PROVIDED IN LANDSCAPE PLANS
- PROP. CONCRETE SIDEWALK
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER TABLETOP INLET AND MANHOLE
- PROP. MENU BOARD
- PROP. BARRIER FREE RAMP

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT
3064 N GOLIAD ST
ROCKWALL, TEXAS 75087
STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 250 SF GROSS BUILDING AREA
PARKING REQUIRED:	4 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	10 SPACES
ADA PARKING PROVIDED:	2 SPACES
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD)	9 SPACES
STACKING (MENU BOARD TO ENTRANCE)	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

DEVELOPER
SALAD AND GO CONCEPTS LLC
743 NORTH GILBERT ROAD
GILBERT, ARIZONA 85234
TEL (410) 371-1563
CONTACT: MATTHEW COPENHAVER

ENGINEER
JONES | CARTER, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TEXAS 76137
TEL (972) 265-7190
CONTACT: RYAN ALCALA, PE

OWNER
METROPLEX AQUISITION FUND, LP
12720 HILLCREST RD.
SUITE 650
DALLAS TX, 75230
TEL (214) 365-4632
CONTACT: TIM THOMPSON

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2021-033

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

No.	Date	REVISIONS	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN | DESIGNED BY: MLD
DATE: SEPTEMBER 2021 | CHECKED BY: RJA
JOB NO.: 17007-0037-00 | DRAWN BY: ZTS

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA, P.E.
P.E. Serial No.: 137823
Date: DECEMBER 2021

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3064 N GOLIAD ST- ROCKWALL, TX 75087

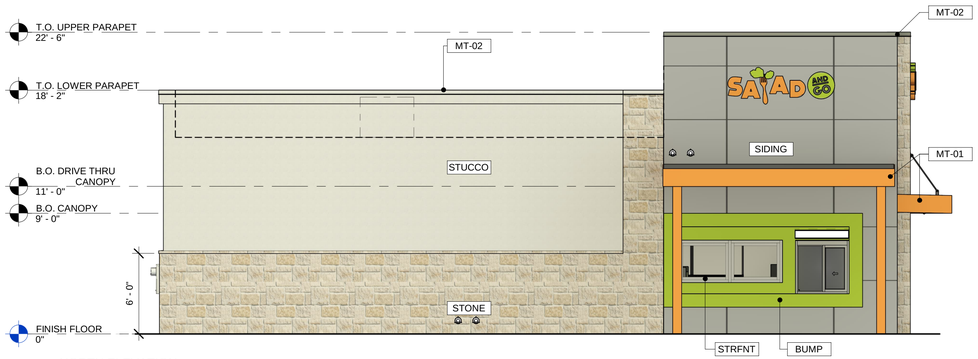
SITE PLAN

LOT 11, BLOCK A
STONE CREEK RETAIL ADDITION
3064 N GOLIAD ST
ROCKWALL, TX 75087

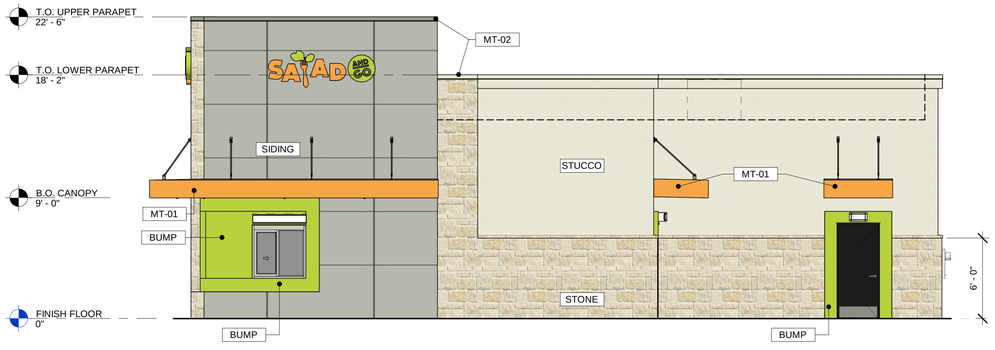
SHEET NO.
OF

© 2016 Jones | Carter

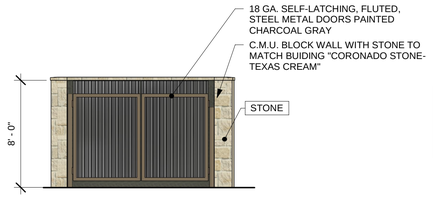
K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\2 Design Phase\CAD\Plans\Site\17007-0037-00 SITE PLAN.dwg ACH: December 08, 2021



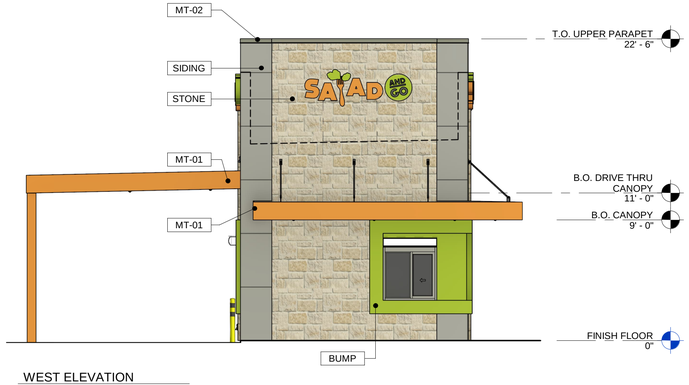
NORTH ELEVATION



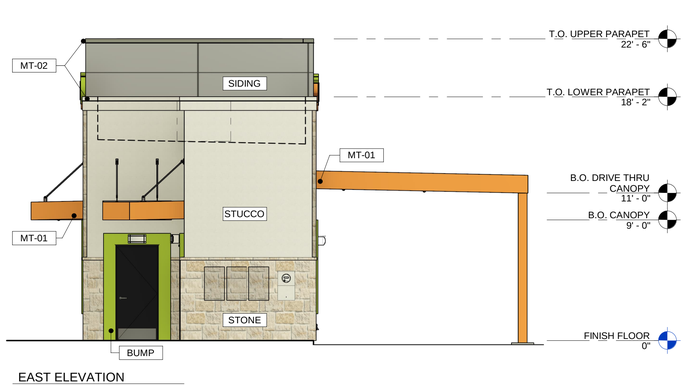
SOUTH ELEVATION



DUMPSTER ENCLOSURE EXHIBIT



WEST ELEVATION



EAST ELEVATION

MATERIAL CALCULATION										
	NORTH		EAST		SOUTH		WEST		TOTAL	
MATERIAL	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
TOTAL ELEVATION AREA	1094	100	386	100	1091	100	385	100	2956	100
NON-GLAZED DOORS AND WINDOWS	0	0	21	5	21	2	0	0	42	1
GLAZED DOORS AND WINDOWS	41	4	0	0	16	1	16	4	73	2
TOTAL (GLAZED/NON-GLAZED DOORS AND WINDOWS)	1053	100	365	100	1075	100	369	100	2883	100
STONE	291	27	83	22	258	24	242	63	874	30
SIDING (HARDI BOARD)	293	27	74	19	332	30	89	23	788	27
STUCCO	411	39	192	50	402	37	0	0	1005	34
EIFS	58	5	16	4	62	6	38	10	174	6
TOTAL MASONRY MATERIAL	995	94	349	96	992	92	331	90	2667	93

FINISH SAMPLES



MT-02 / SIDING — HARDI BOARD 4X8 PANEL GRAY SLATE



STONE — CORONADO STONE- TEXAS CREAM



STRFNT — STOREFRONT CLEAR ANODIZED

Snowbound SW 7004

STUCCO — SHERMAN WILLIAMS- "SNOWBOUND" SW 7004

Electric Lime SW 6921

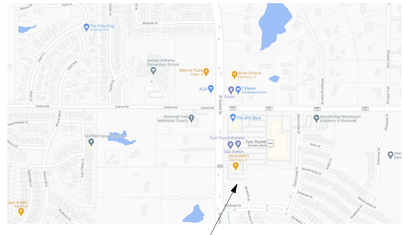
BUMP — SW 6921 146-C3 'ELECTRIC LIME'

Navel SW 6887

MT-01 — SW 6887 116-C5 'NAVEL'

NOTE: ALL SIGNAGE IS FOR ILLUSTRATIVE PURPOSES ONLY, NOT A PART OF THIS APPLICATION, AND WILL BE ADDRESSED UNDER SEPARATE SUBMITTAL.

VICINITY MAP



SIGNATURE BLOCK

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, _____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, _____.

PLANNING & ZONING COMMISISON, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER

METROPLEX AQUISITION FUND, LP
12720 HILLCREST RD.
SUITE 650
DALLAS, TX 75230

TIM THOMPSON
(214) 365-4632

ENGINEER

JONES | CARTER, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TX 76137

RYAN ALCALA, PE
(972) 265-7190

DEVELOPER

SALAD AND GO CONCEPTS, LLC
743 N. GILBERT RD
GILBERT, AZ 85234

MATTHEW COPENHAVER
(410) 371-1563

ARCHITECT

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102

ASHLEY MORELAND
(817) 820-0433

ARCHITECT OF RECORD
ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

FACADE PLAN: 12/15/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS

SALAD AND GO
GOLIAD & FM 522
3064 N. GOLIAD ST.
ROCKWALL, TX 75087

STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

CASE NUMBER: SP2021-033

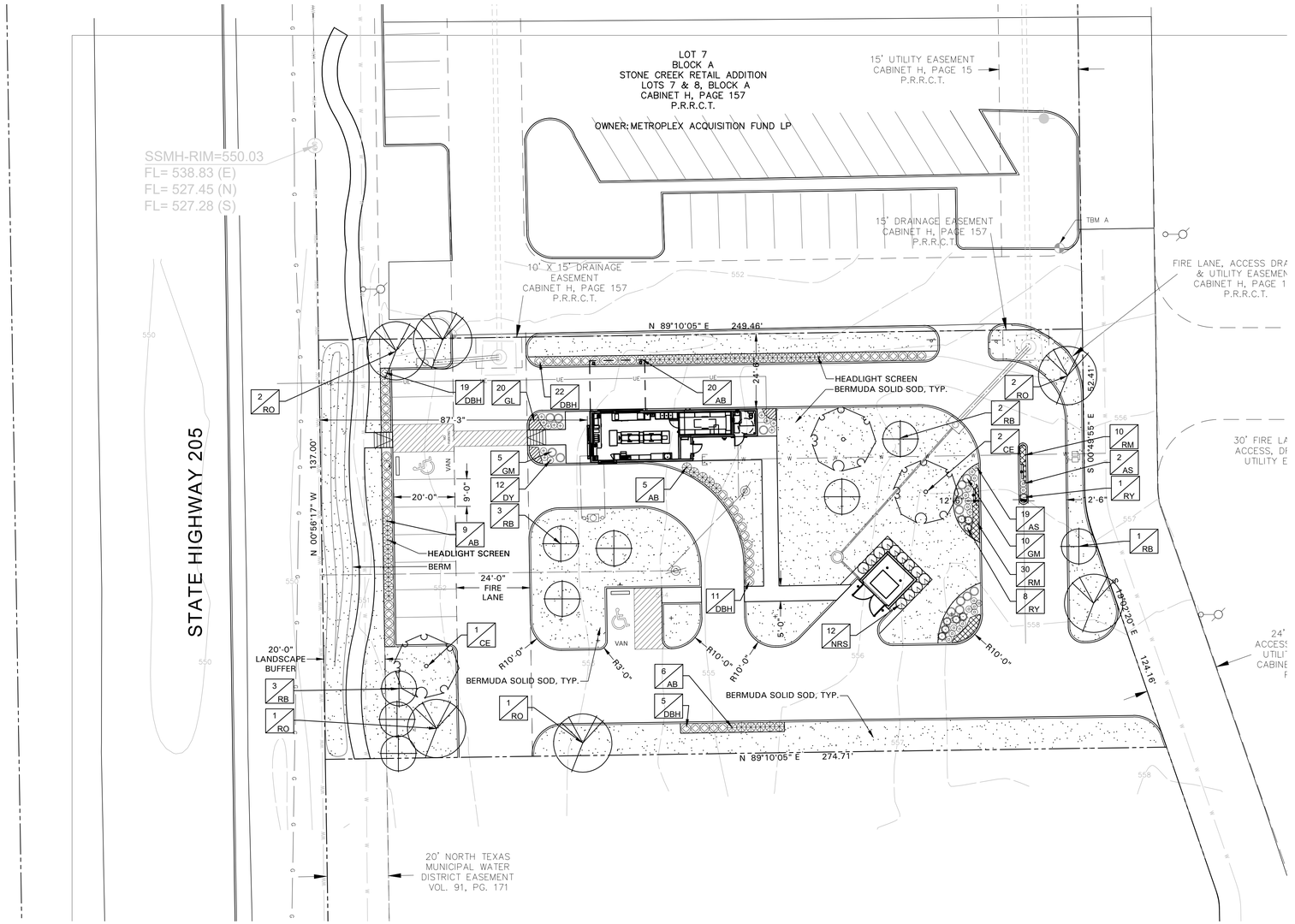
PROJECT #: 21-1098
ORIGINAL ISSUE DATE: 12/15/2021
PRODUCTION DESIGNER: J. JEFFERY
CHECKED BY: A. MORELAND

SHEET TITLE:

FACADE SAMPLE PLAN

SHEET NUMBER:

FP-01



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

IRRIGATION REQUIREMENTS WILL MEET THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
3	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	12' ht., 4' spread, matching
6	RO	Texas Red Oak	*Quercus texana*	4" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
9	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
40	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	3' ht.	full, 24" spread, 36" o.c.
21	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
57	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	3' ht.	full, 20" spread, 36" o.c.
28	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Nana'*	5 gal.	full, 24" sprd, 24" o.c.
15	GM	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
12	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
9	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
		GROUNDCOVER/VINES/GRASS			
20	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
40	RM	Creeping Rosemary	*Rosmarinus officinalis 'Prostratus'*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS - SH205 Overlay

Site Area: 35,150 s.f.

Building Area: 780 s.f.

Total Landscape/Pervious area provided: 14,824 s.f.

General

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".
2. Three canopy trees along with four accent trees are required per 100 feet of the SH-205 r.o.w.

SH205 = 137 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
6 accent trees, 4' ht.	6 accent trees, 4' ht.

Parking Lot Landscape

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (9 parking spaces)

REQUIRED	PROVIDED
36" screen	36" screen
1 canopy trees, 4" cal.	1 canopy trees, 4" cal.

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT
3064 N GOLIAD ST
ROCKWALL, TEXAS 75087
STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 250 SF GROSS BUILDING AREA
PARKING REQUIRED:	4 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	10 SPACES
ADA PARKING PROVIDED:	2 SPACES
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD)	9 SPACES
STACKING (MENU BOARD TO ENTRANCE)	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, _____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

No.	Date	REVISIONS	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4000 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: OCTOBER 2021
DESIGNED BY:
CHECKED BY:
DRAWN BY:
JOB NO.:

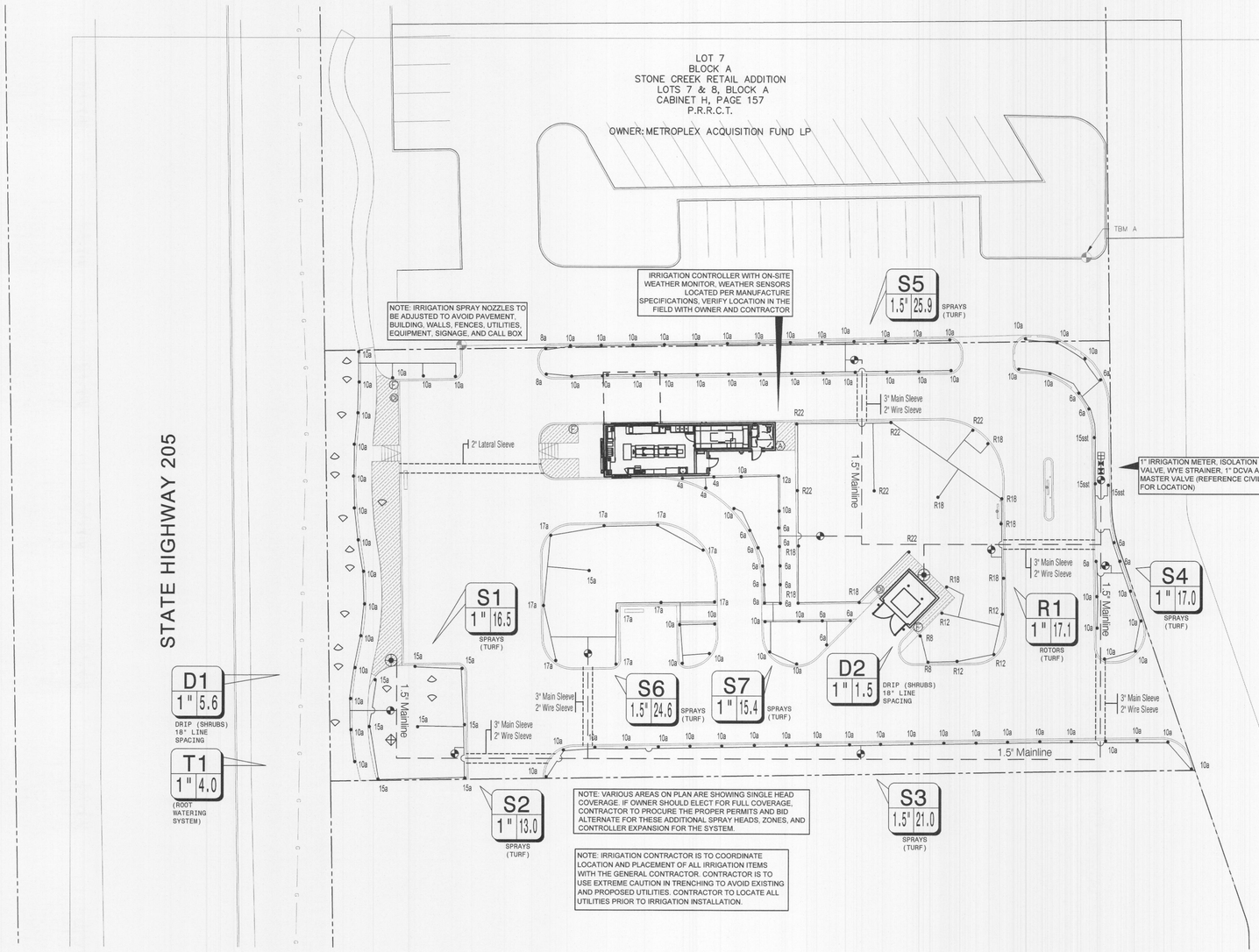
REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3064 N GOLIAD ST- ROCKWALL, TX 75087

LANDSCAPE PLAN

SHEET NO.
L1.01
OF

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SLEEVING NOTES

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. INSTALLATION OF SLEEVES SHALL BE TWENTY - FOUR (24") BELOW TOP OF PAVEMENT OR FINISHED GRADE.
4. SLEEVES SHALL EXTEND ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1") APART.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN AS-BUILT DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO BIDDING.
5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.
10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
11. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3) FEET OF ANY DRIVEWAY, TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILT PLANS.)
19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL PANEL.
20. IRRIGATION IN TEXAS IS REGULATED BY:
THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
MC-178 / PO BOX 13087
AUSTIN, TEXAS 78711-3087
WWW.TECQ.STATE.TX.US.

IRRIGATION PROJECT NOTES

1. THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN **PERVIOUS** AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS SPECIFIED.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF SIXTY (60 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE WATER METER AND BACK FLOW DEVICE.
7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND EQUIPMENT INFORMATION PROVIDED BY HUNTER. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS.
8. REFERENCE HUNTER GUIDELINES AND SPECIFICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENTS FOR CONTROLLER, WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALVES, AND WIRING PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7383. WWW.HUNTERINDUSTRIES.COM
9. SPRAY HEADS LOCATED IN TURF AREAS SHALL BE HUNTER PROS-04-PRS30 SPRAY BODIES WITH PRO ADJUSTABLE NOZZLES, FIXED ARC NOZZLES, AND STRIP PATTERN NOZZLES' RATE AND AS INDICATED ON THE PLAN.
10. MP ROTATOR HEADS SHALL BE PROS-04-PRS40 SPRAY BODIES WITH MP1000, MP2000, MP3000, MP3500, MPRSS530, MPRCS515, AND MPLCS515 NOZZLES. RADIUS LESS THAN 12 FEET SHALL BE PRS30 AND PRS40 SPRAY BODIES WITH MP800SR. MP ROTATOR AREAS WITH LESS THAN 90 DEGREES SHALL BE MP CORNER NOZZLES.
11. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" AND/OR 1.5" HUNTER ICV AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
12. SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION. OWNERS MAY ELECT LOCKING BOXES ON A PROJECT BY PROJECT BASIS.
13. QUICK COUPLING VALVES SHALL BE HUNTER INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING ¾" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
14. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C-12 STATIONS WITH RAIN AND FREEZE SENSORS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONFIRM WIRING, GROUNDING AND SURGE PROTECTION REQUIREMENTS BEFORE INSTALLING.
15. DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE HUNTER ICZ-101-LF-40 AS INDICATED. DRIP TUBING SHALL BE HUNTER HDL-06-12-CV.
16. INSTALL DRIP TUBING/LINES PER MANUFACTURERS RECOMMENDATIONS. USE PLD-LOC FITTINGS PLD-LOC 075, PLD-LOC 050, PLD-LOC ELB, PLD-LOC CPL, PLD-LOC CAP, PLD-LOC TEE, PLD-LOC OR USE FHS BARB FITTINGS PLD-075, PLD-050, PLD-ELB, PLD-CPL, PLD-CAP, PLD-TEE, PLD-075-TBTEE, PLD-BV. USE ECO-INDICATOR ECO-ID. USE LINE FLUSHING VALVE HUNTER AFV-B.
17. DRIP TUBING SHALL BE SPACED 18" APART IN SHRUB AREAS. REFER TO MANUFACTURERS RECOMMENDATIONS.
18. ROOT BUBBLERS SHALL BE HUNTER RZWS-18-25.
19. ALL VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN AN APPROVED BOX.

NOTE TO CONTRACTOR:
ENTIRE SYSTEM SHALL BE INSTALLED PER TCEQ STANDARDS, MANUFACTURER'S SPECIFICATIONS AND ALL CITY CODES.

COVERAGE:
VARIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE. IF OWNER SHOULD ELECT TO COVER TO THE CURB LINE, CONTRACTOR TO PROCURE THE PROPER PERMITS AND BID ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.

NOTE:
THIS DESIGN IS DIAGRAMMATIC, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

REFERENCE:
REFERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
10a	SPRAYS WITH PRO ADJ. NOZZLES	HUNTER	PROS-04-PRS30
R20	MP ROTATORS	HUNTER	PROS-04-PRS40
25R	NOT USED		
	TREE ROOT BUBBLER SYSTEM	HUNTER	RZWS-18-25
	REMOTE CONTROL VALVE	HUNTER	ICV
	1" DOUBLE CHECK ASSEMBLY	FEBCO	850 SERIES
	1" TREE CONTROL ZONE KIT	HUNTER	
	HDL DRIPLINE	HUNTER	HDL-06-12-CV
F	LINE FLUSHING VALVE	HUNTER	AFV-B
	PRESSURE OPERATOR INDICATOR	HUNTER	ECO-ID
	DRIP CONTROL VALVE	HUNTER	ICZ-101-LF-40

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	1" IRRIGATION METER
A	HUNTER - PRO-C-12 STATIONS- WITH RAIN AND FREEZE SENSORS
	ISOLATION VALVE
	LATERAL PIPING REFER TO PLAN CLASS 200 PVC
	MAINLINE PIPING REFER TO PLAN SCH. 40 PVC, SIZED AS SHOWN (INSTALL THRUST BLOCKS AS NECESSARY)
	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED. ONE SLEEVE PER PIPE
	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC
D1 1" 8.8	VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP)
	VALVE SIZE
	GPM

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

811 Know what's below. Call before you dig.

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REVISIONS

No.	Date	App.

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SCALE: AS SHOWN DESIGNED BY:
DATE: OCTOBER 2021 CHECKED BY:
JOB NO.: DRAWN BY:

STATE OF TEXAS
AMANDA RICHARDSON
14033
LICENSED LANDSCAPE ARCHITECT

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

IRRIGATION PLAN

SHEET NO.
L2.01
OF

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

1.1 DESCRIPTION

A. PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS.

1.2 RELATED WORK

A. SECTION 32 8424 - IRRIGATION SYSTEM.

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

PART 2 - MATERIALS

2.1 GENERAL

A. POLYVINYL CHLORIDE PIPE (PVC) - SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES.

B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL.

C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED BEFORE APPLYING SOLVENT.

PART 3 - EXECUTION

3.1 INSTALLATION

A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE.

B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.

3.2 BACKFILL

A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.

B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 DESCRIPTION

A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:

a. TRENCHING

b. BACKFILL

c. AUTOMATIC CONTROLLED SYSTEM

d. AS BUILT DRAWINGS

B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.

C. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

1.2 RELATED WORK

C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS.

D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.

E. SECTION 32 9300 - LANDSCAPE

F. SECTION 32-8423 - UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

1.4 QUALITY ASSURANCE AND REQUIREMENTS

A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED.

B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.

D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

1.5 SCHEDULE OF MATERIALS

A. MATERIALS LIST:

a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.

b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL MANUFACTURERS' SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.

e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.

f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

1.4 RECORD AND AS BUILT DRAWINGS/SUBMITTALS

A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF PRINTS.

B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.

C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:

a. CONNECTION TO EXISTING WATER LINES

b. CONNECTION TO ELECTRICAL POWER

c. GATE VALVES

d. ROUTING OF SPRINKLER PRESSURE LINES

e. SPRINKLER CONTROL VALVES

f. QUICK COUPLING VALVES

g. OTHER RELATED EQUIPMENT

D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.

E. EQUIPMENT TO BE FURNISHED:

a. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:

i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.

ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER

b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT.

F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATION.

1.5 MAINTENANCE AND GUARANTEE

A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.

B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.

C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.

1.6 TESTING

A. PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.

B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERTY. IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED.

1.7 COORDINATION

A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.

B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.

C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.

D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS.

PART 2 - PRODUCTS

2.1 MATERIALS

B. REFER TO CONSTRUCTION DRAWINGS AND NOTES.

C. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN

D. PVC PIPE: CLASS 200 SPR 21

E. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"

F. 24V WIRE - SIZE 14, TYPE UF

G. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.

H. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION

3.1 INSPECTION:

A. SITE CONDITIONS:

a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.

b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLECT.

c. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

3.2 PREPARATION

A. PHYSICAL LAYOUT:

a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.

b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.

c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

B. WATER SUPPLY:

a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.

b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

3.3 INSTALLATION

A. TRENCHING

a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF PIPE.

b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.

c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.

d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES.

e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.

f. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.

B. BACKFILL

a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS, STONES OR STICKS.

b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.

C. TRENCHING AND BACKFILL UNDER PAVING:

a. ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.

D. ASSEMBLIES

a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.

b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED BEFORE APPLYING SOLVENT.

c. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLON TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.

E. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OTHER.

F. WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONTROLLER TO ALL THE VALVES. A SEPARATE WIRE IS REQUIRED TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EACH CONTROL TO EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND TAPE THEM TOGETHER AT TEN FOOT INTERVALS. EXPANSION COILS OF TEN INCHES SHALL BE INSTALLED APPROXIMATELY EVERY 100 FEET. MAKE ALL SPLICES WATERPROOF.

G. AUTOMATIC CONTROLLER: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.

H. REMOTE CONTROL VALVES:

a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING TO THE DRAWINGS.

b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.

c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES BETWEEN VALVES. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR PAINT.

I. FLUSHING OF SYSTEM:

a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.

J. SPRINKLER HEADS:

a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD CONDITIONS.

b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

c. ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE CONNECTORS. REFERENCE DETAILS ON DRAWINGS.

3.4 TESTING

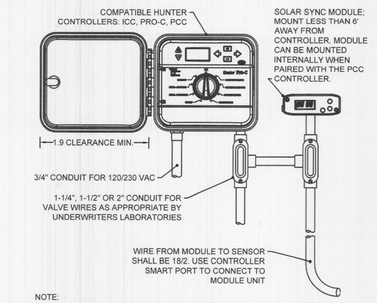
A. THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.

B. A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILLING MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY OF THE LINE UNDER THE PRESSURE OF BACKFILL. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD OF TEST.

C. WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.

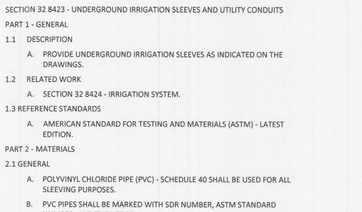
D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

END OF SECTION



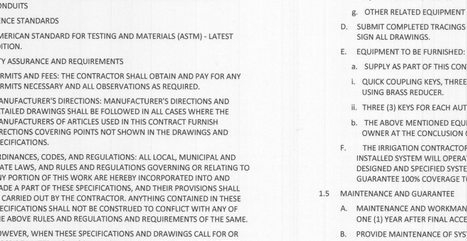
NOTE:
1. WEATHER SENSORS ARE TO BE PROVIDED AS REQUIRED BY LOCAL CODES. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

1 PRO-C CONTROLLER W/SOLAR SYNC SYSTEM
N.T.S.

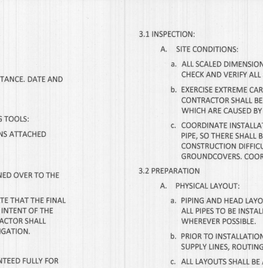


NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. PRIOR TO BACKFLOW PREVENTER, INSTALL A NOMINALLY SIZED ISOLATION VALVE.

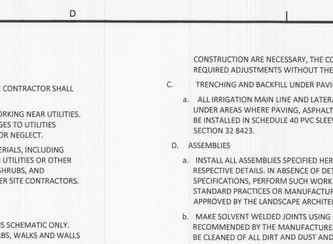
2 DOUBLE CHECK ASSEMBLY
N.T.S.



3 IN-LINE VALVE (ICV) WITH ISOLATION VALVE
N.T.S.

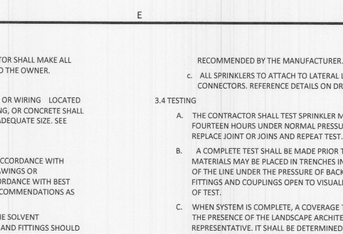


4 STANDARD VALVE BOXES
N.T.S.



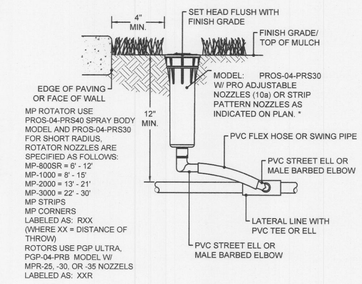
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE 2" LONG AND 1" APART.

5 IRRIGATION PVC SLEEVES
N.T.S.



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS. MINIMUM - 12"
3. BACKFILL AND COMPACT TRENCHES TO ORIGINAL GRADE.

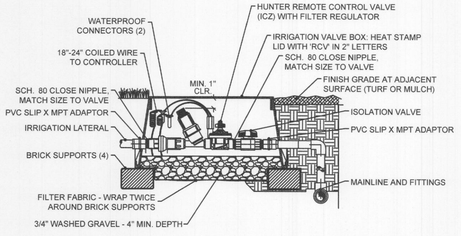
6 PIPE AND WIRING TRENCHING
N.T.S.



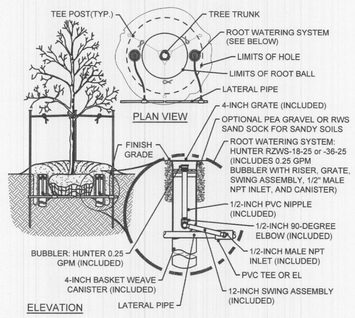
MP ROTATOR USE PROS-04-PRS40 SPRAY BODY MODEL AND PROS-04-PRS30 FOR SHORT RADIUS. ROTATOR NOZZLES ARE SPECIFIED AS FOLLOWS:
MP-8008R = 8' - 12'
MP-1000 = 8' - 15'
MP-2000 = 13' - 21'
MP-3000 = 22' - 30'
MP STRIPS
MP CORNERS
LABELED AS: RXX
(WHERE XX = DISTANCE OF THROW)
ROTORS USE PGP ULTRA, PGP-04-PRB MODEL W/ MPR-25, -30, OR -35 NOZZELS LABELED AS: XXR

NOTE:
1. MAY NOT BE USED IN LANDSCAPE AREAS LESS THAN FORTY-EIGHT INCHES (48") IN LENGTH OR WIDTH.

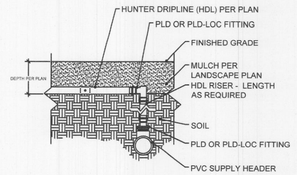
7 POP-UP SPRAY BODY OR POP-UP ROTOR
N.T.S.



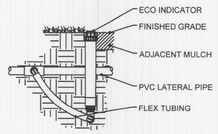
8 DRIP CONTROL ZONE KIT W/ ISOLATION VALVE
N.T.S.



9 TREE ROOT WATERING SYSTEM
N.T.S.



10 HUNTER DRIPLINE CONNECTION W/DRIPLINE AND ELBOW
N.T.S.



11 ECO INDICATOR- FLEX TUBING
N.T.S.

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AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

REVISIONS

No.	Date	App.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: OCTOBER 2021
DESIGNED BY:
CHECKED BY:
DRAWN BY:
JOB NO.:

STATE OF TEXAS
AMANDA RICHARDSON
14033
REGISTERED LANDSCAPE ARCHITECT

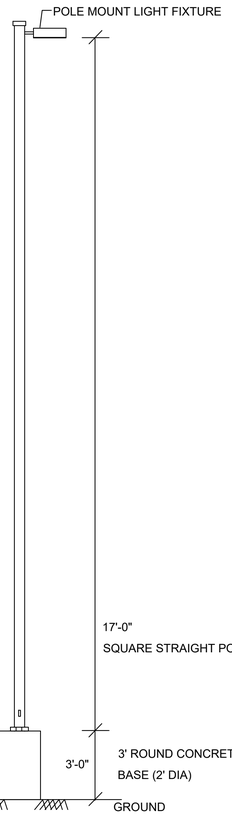
SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

IRRIGATION SPECIFICATIONS AND DETAILS

SHEET NO.
L2.02
OF

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage	Mounting Height
○	D	11	Lithonia Lighting	LBR6 ALO1 (750LM) SWW1 (3000K) AR LSS WD 80CRI	6 INCH LBR DOWNLIGHT 750LM 3000K CLEAR SEMI-SPECULAR WIDE 80 CRI	813	8.89	9' Recessed in Canopy 10' Recessed in Drive Thru Canopy
▭	W	2	RAB Lighting Inc.	SLIM17FA15ADJ_4K	LED WALL PACK, BRONZE FINISH, ADJUSTABLE ANGLE	1904	13.98	9'
●	S	1	RAB Lighting Inc.	A17-5T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 5 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	9385	70.81	Base: 3' Pole: 17' Total: 20'
●	S1	2	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10148	69.84	Base: 3' Pole: 17' Total: 20'
●	S1A	1	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K, HOUSESIDE SHIELD	9898	102	Base: 3' Pole: 17' Total: 20'
●	S1B	1	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, 3 HEAD, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10148	209.52	Base: 3' Pole: 17' Total: 20'



POLE MOUNT LIGHT FIXTURE DETAIL



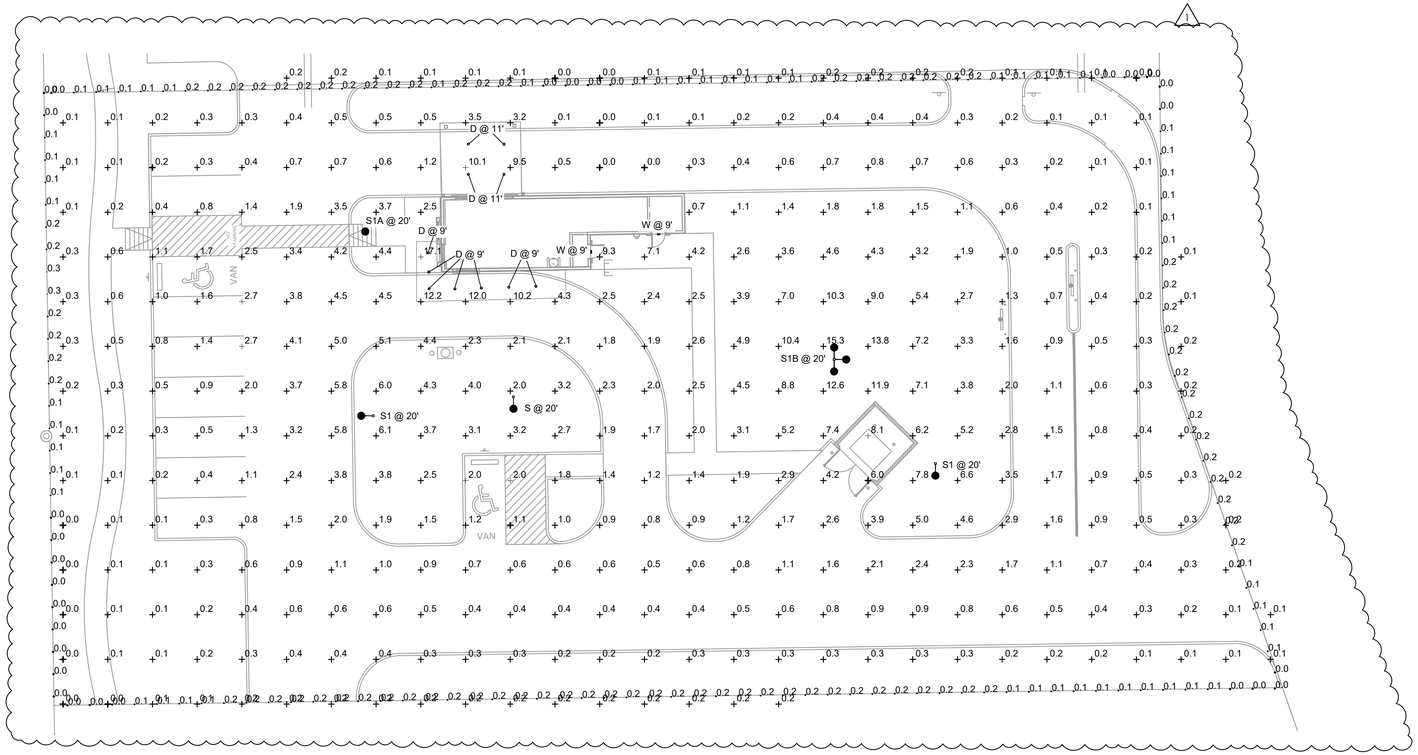
LITHONIA LIGHTING: LBR6
TYPE D



RAB LIGHTING: SLIM17
TYPE W



RAB LIGHTING: A17
TYPE S, S1, S1A, S1B



ARCHITECT OF RECORD

ROGUE ARCHITECTS

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

REVISION 1: 12/06/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS
1	12/06/21	JP	CITY COMMENTS

THE DIMENSION GROUP

10755 SANDHILL ROAD
DALLAS, TEXAS 75238
O: 214-343-9400
dimensiongrp.com

SAD 60 AND

GOLIAD & FM 522

3068 N. GOLIAD ST.
ROCKWALL, TX 75087

PROJECT #: 21-1098
ORIGINAL ISSUE DATE: 11/15/2021
PRODUCTION DESIGNER: JP
CHECKED BY: AH

SHEET TITLE:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

E0.1

PHOTOMETRIC SITE PLAN
SCALE: 1/16" = 1'-0"

A17-3T70N



Color: Bronze

Weight: 10.8 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.70A
208V	0.40A
240V	0.35A
277V	0.30A
Input Watts	69.84W

LED Info

Watts	70W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	10,148
Efficacy	145.3 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PL0M2HOLUOND

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.70A, 208V: 0.40A, 240V: 0.35A, 277V: 0.30A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.26% at 120V, 13.34% at 277V

Power Factor:

99.5% at 120V, 91.6% at 277V

Surge Protection:

10kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

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Technical Specifications (continued)

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

Vibration Rating:

3G vibration rating per ANSI C136.31

EPA:

1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

1 Fixture: 0.66
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

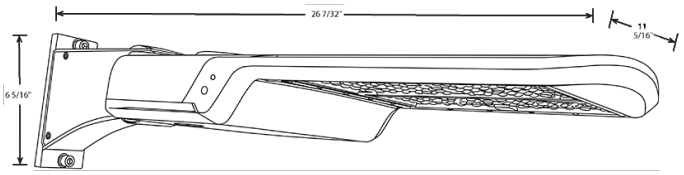
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, Limited Warranty

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Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	–	3T	70		N		
		3T = Type III **4T =** Type IV **5T =** Type V	**70 =** 70W/10,000LM **100 =** 100W/15,000LM **150 =** 150W/22,500LM **200 =** 200W/30,000LM **240 =** 240W/36,000LM **300 =** 300W/45,000LM **375 =** 375W/51,800LM	**Blank =** Universal Pole Mount **SF =** Slipfitter (Factory installed SF available in 150W)	**Blank =** 5000K (Cool) **N =** 4000K (Neutral)	**Blank =** 120-277V, 0-10V Dimming **/480 =** 480V, 0-10V Dimming [1]	**Blank =** No Option **/3PRS =** 3-pin Receptacle and Shorting Cap **/7PRS =** 7-pin Receptacle and Shorting Cap **/MVS =** Microwave Motion Sensor **/LC =** Lightcloud® Controller

[1] *480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.*

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories

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A17-5T70N



Color: Bronze

Weight: 10.8 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.70A
208V	0.40A
240V	0.35A
277V	0.30A
Input Watts	70.81W

LED Info

Watts	70W
Color Temp	4000K (Neutral)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	9,496
Efficacy	134.1 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLG66ZKFI9WX

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.70A, 208V: 0.40A, 240V: 0.35A, 277V: 0.30A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.17% at 120V, 13.23% at 277V

Power Factor:

99.5 % at 120V, 91.7 % at 277V

Surge Protection:

10kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type V distribution produces light in a wide and uniform 360° pattern that is perfect for large outdoor areas such as parking lots, corporate parks and retail settings

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

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Technical Specifications (continued)

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

Vibration Rating:

3G vibration rating per ANSI C136.31

EPA:

1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

1 Fixture: 0.66
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

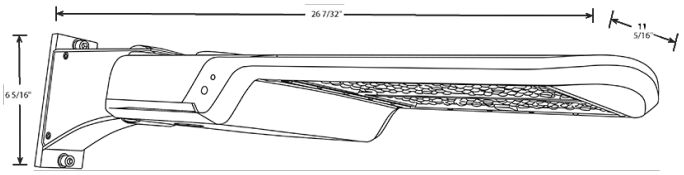
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, Limited Warranty

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Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	–	5T	70		N		
		3T = Type III **4T =** Type IV **5T =** Type V	**70 =** 70W/10,000LM **100 =** 100W/15,000LM **150 =** 150W/22,500LM **200 =** 200W/30,000LM **240 =** 240W/36,000LM **300 =** 300W/45,000LM **375 =** 375W/51,800LM	**Blank =** Universal Pole Mount **SF =** Slipfitter (Factory installed SF available in 150W)	**Blank =** 5000K (Cool) **N =** 4000K (Neutral)	**Blank =** 120-277V, 0-10V Dimming **/480 =** 480V, 0-10V Dimming [1]	**Blank =** No Option **/3PRS =** 3-pin Receptacle and Shorting Cap **/7PRS =** 7-pin Receptacle and Shorting Cap **/MVS =** Microwave Motion Sensor **/LC =** Lightcloud® Controller

[1] *480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.*

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories

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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LBR6

6" OPEN



Retrofit | Remodel



New Construction

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Retrofit, remodel, and new construction mounting types. See table for compatible ceiling openings and thickness range.

Optional goof rings available for additional overlap trim coverage.

1/2"-1-1/2" ceiling thickness

25° ambient temperature

IC rated up to 1000lm

OPTICS — 55° cutoff

New construction frame accessories approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

1.0 S/MH standard (wallwash reflector available)

80CRI standard (90CRI optional)

ELECTRICAL — Adjustable lumen output with three module options. Fixed lumen options also available.

MVOLT 120/277V 50/60Hz driver (0-10V & 120V Phase Dimming to 10% or 1% min dimming level)

100LPW typical

FCC CFR Title 47 Part 15 Class A for 277V. FCC CFR Title 47 Part 15 Class B for 120V.

L80 at 60,000 hours

3 SDCM

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (Wet location, covered ceiling optional). Some configurations are ENERGY STAR® certified, please visit www.energystar.gov for specific products. TAA compliant. UFC (3-530-01) specification compliant for power factor and THD. GSA P100 6.2.4 compliant for power quality at full output; compliant up to 2000lm at fully dimmed output. Title 24 compliant (90CRI, up to 1000lm).

WARRANTY — 5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

A+ Capable options indicated by this color background.

battery pack

Module ordering

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LBR6 ALO2 SWW1 AR LSS MWD MVOLT UGZ 90CRI

Series		Lumens ‡		Color temperature ‡		Reflector Color		Reflector Flange		Reflector Finish	
LBR6	6" Retrofit	Adjustable Lumen Output		Switchable CCT		AR	Clear	(blank)	Self-flanged	LSS	Semi-specular
LBR6WW	6" Retrofit Wallwash	ALO1	500/750/1000lm	SWW1	3000K-3500K-4000K-5000K	WR ‡	White painted	TRW ‡	White painted flange		
		ALO2	1000/1500/2000lm	Fixed CCT		BR ‡	Black painted	TRBL ‡	Black painted flange		
		ALO3	2000/2500/3000lm	30K	3000K						
		ALO4	4000/4500/5000lm	35K	3500K						
		Fixed Lumen Output		40K	4000K						
		05LM	500lm	50K	5000K						
		07LM	750lm								
		10LM	1000lm								
		15LM	1500lm								
		20LM	2000lm								
		25LM	2500lm								
		30LM	3000lm								
		40LM	4000lm								
		45LM	4500lm								
		50LM	5000lm								

Distribution		Voltage		Driver		Options			
MWD	Medium wide (1.0 s/mh)	MVOLT	120V - 277V	UGZ	Universal dimming to 10% 0-10V; line voltage dimming (120V)	90CRI	High CRI (90+)	EC1 ‡	Extended Conduit (18")
WD	Wide (1.2s/mh)	347V	347V	UGZ1	Universal dimming to 1% 0-10V; line voltage dimming (120V)	AT ‡	Airtight	EC6 ‡	Extended Conduit (6ft)
WW ‡	Wallwash			DALI ‡	DALI dimming to 1%	E10WCP ‡	Batterypack (10W constant power) Non-T20 Compliant integral test switch	WL ‡	Wet Location (IP55)
				D10	Minimum dimming 10% driver for use with JOT	E10WCPR ‡	Batterypack (10W constant power) T20 Compliant remote test switch	QDS ‡	Quick disconnect plugs
				D1	Minimum dimming 1% driver for use with JOT	ELR ‡	Batterypack (10W constant power) Non-T20 Compliant remote test switch	CP ‡	Chicago Plenum
						ETS ‡	Iota Emergency Transfer System	JOT ‡	Wireless room control with "Just One Touch" pairing

nLight Options‡	
NPS80EZ	nLight® network power/relay pack with 0-10V dimming
NPS80EZER	nLight® network power/relay pack with 0-10V dimming; ER controls fixtures on emergency circuit.
NLTAIR2	nLight® Air enabled
NLTAIRER2	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit
NLTAIREM2	nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection.

New Construction Frames: *Order as separate catalog number. Shipped separately.*	
LBR6PFW	6" New construction frame with JBOX, 18" conduit
LBR6PFWQDS	6" New construction frame with JBOX, 18" conduit, quick disconnects
LBR6PFWCP	6" Chicago Plenum New construction frame with JBOX, 18" conduit

NOTE: ‡ indicates option value has ordering restrictions. Please reference the Option Value Ordering Restictions chart on the next page.

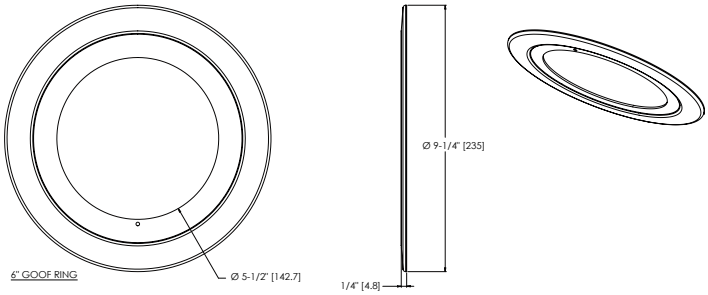
LBR6

‡ Option Value Ordering Restrictions	
Options	**Restriction**
AT	Standard for CP and IP55, not availabe with WW
E10WCPR	Not available QDS, CP, 347V, NPP16D ER, NLTAIRER2, NLTAIREM2, ALO3 (2000-3000L) DALI OR JOT.
ELR	Not available QDS, CP, 347V, NPP16D ER, NLTAIRER2, NLTAIREM2, ALO3 (2000-3000L) DALI OR JOT.
EC6	Not Available with CP,QDS, ELR, or E10WCPR.
WL	Not available with WW, All CP is wet locations, except WW (Damp). IP55 rated.
QDS	Not available CP, ELR, E10WCPR, or 347V.
EC1	Not Available with CP,QDS, ELR, or E10WCPR.
JOT	Not availabe with CP, NPP16D, NPP16D ER, NLTAIR2, NLTAIRER2, NLTAIREM2, UGZ, or DALI drivers. Max 4500 lumens. Fixed lumens and CCT only.
NLTAIR2	Not available with CP, QDS, DALI, D1, OR D10 drivers.
NLTAIRER2	Not available with CP, QDS, ELR, E10WCPR, DALI, D1, OR D10 drivers. Not available with 347V.
NLTAIREM2	Not available with CP, QDS, ELR, E10WCPR, DALI, D1, OR D10 drivers.
CP	Not available with, QDS, EC1, EC6, ELR, E10WCPR, 347V, JOT, NPP16D, NPP16D ER, NLTAIR2, NLTAIRER2, NLTAIREM2, D1, OR D10 drivers. Not availabe with square trim.
ETS	Not available with, QDS, ELR, E10WCPR, 347V, JOT, NPP16D, NPP16D ER, NLTAIR2, NLTAIRER2, NLTAIREM2, DALI, D1, OR D10 driver
DALI	Not available with fixed lumens or CCT. Max 4500 lumens.
WW	Not available with WL, ELR, AND E10WCPR
E10WCP	Not available QDS, CP, 347V, NPP16D ER, NLTAIRER2, NLTAIREM2, ALO3 (2000-3000L) DALI, JOT, or WL.
NPS80EZ	Not available with CP, QDS, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.
NPS80EZER	Not available with CP, QDS, ELR, E10WCPR, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.

Accessories: *Order as separate catalog number. Shipped separately.*

LBRGR78	Goof ring 7-3/4" to 8-3/4" for LBR6
LBRGR78CP	Chicago Plenum Goof ring 7-3/4" to 8-3/4" for LBR6
LDN67RVRGIN IFB	Install-from-below rough-in frame
LBR468 FPAN U	Mounting plate 4"-8" unit pack
LBR468 FPAN J10	Mounting plate 4"-8" 10-pack
LBR SDT 347V 75W ASM	Field installed 347V Step-down transformer

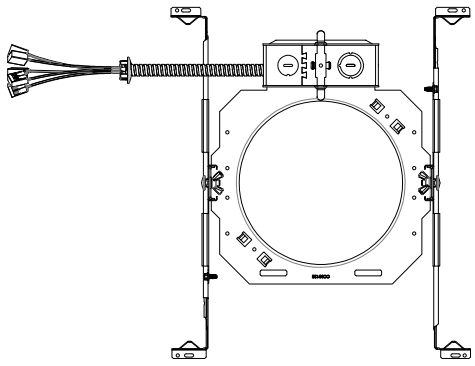
Goof rings must specify finish
Examples: LBRGR56 WR, LBRGR78 BR, LBRGR910 AR
WR = white, BR = black, AR = Clear



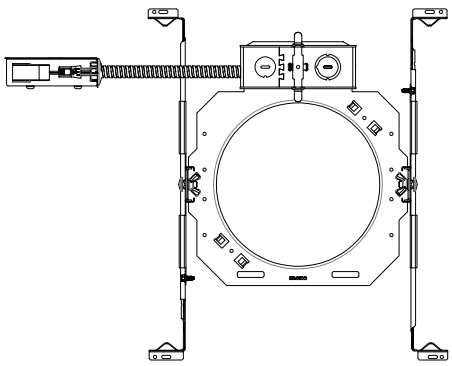
* All dimensions are inches (millimeters) unless otherwise noted.



Aperture Size	Ceiling Cutout
6 In	7-1/8"



6" New Construction Frame, 18" conduit

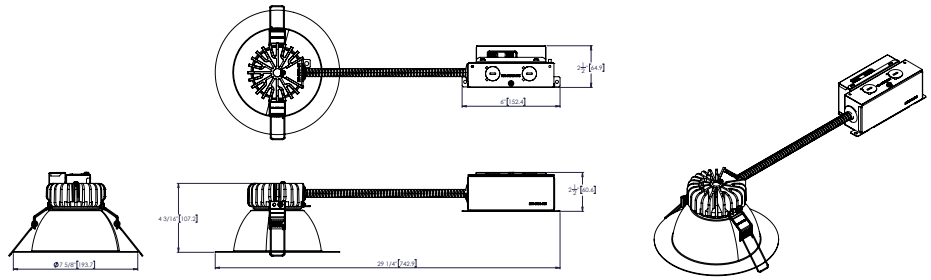


6" New Construction Frame, QDS

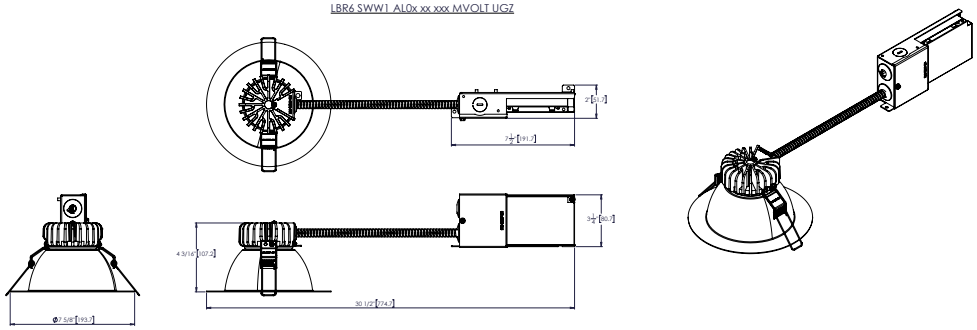
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LBR6

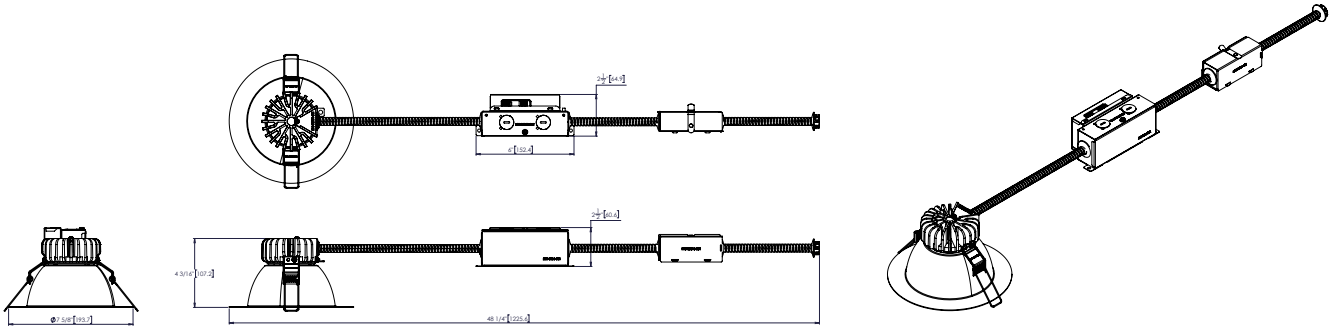
* All dimensions are inches (millimeters) unless otherwise noted.



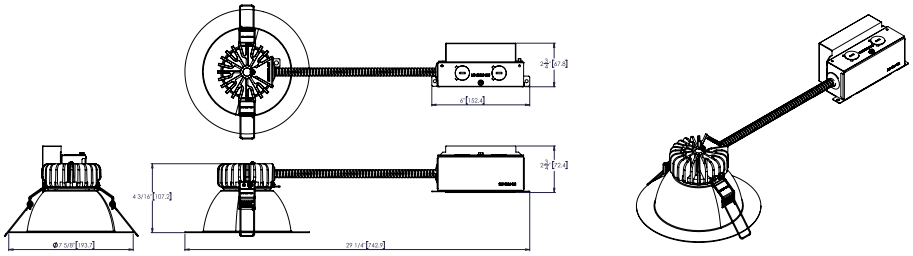
LBR6 SWW1 AL0x xx xxx MVOLT UGZ



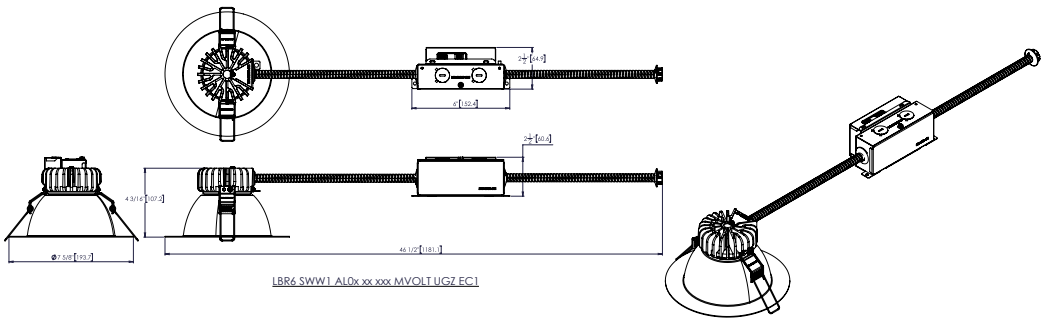
LBR6 SWW1 AL03 xx xxx MVOLT DALI



LBR6 SWW1 AL0x xx xxx MVOLT UGZ QDS



LBR6 SWW1 AL0x xx xxx MVOLT DALI



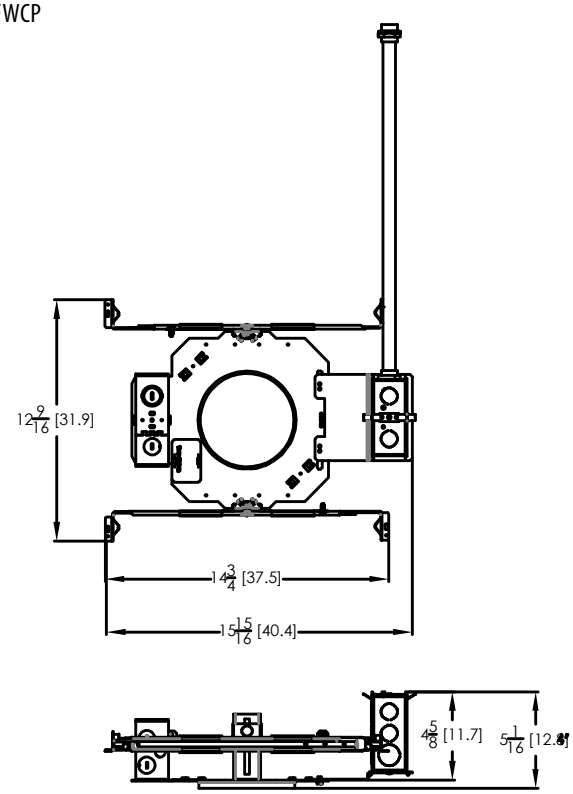
LBR6 SWW1 AL0x xx xxx MVOLT UGZ EC1

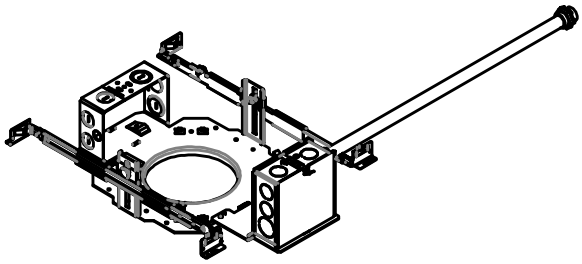
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LBR6

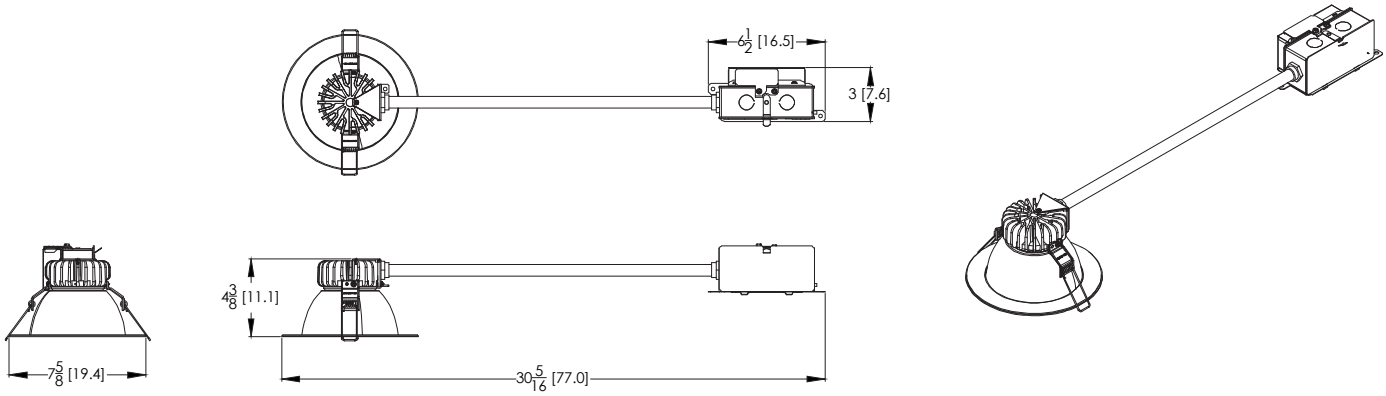
* All dimensions are inches (millimeters) unless otherwise noted.

LBR6PFWCP





LBR6 SWW1 ALOx MVOLT UGZ CP

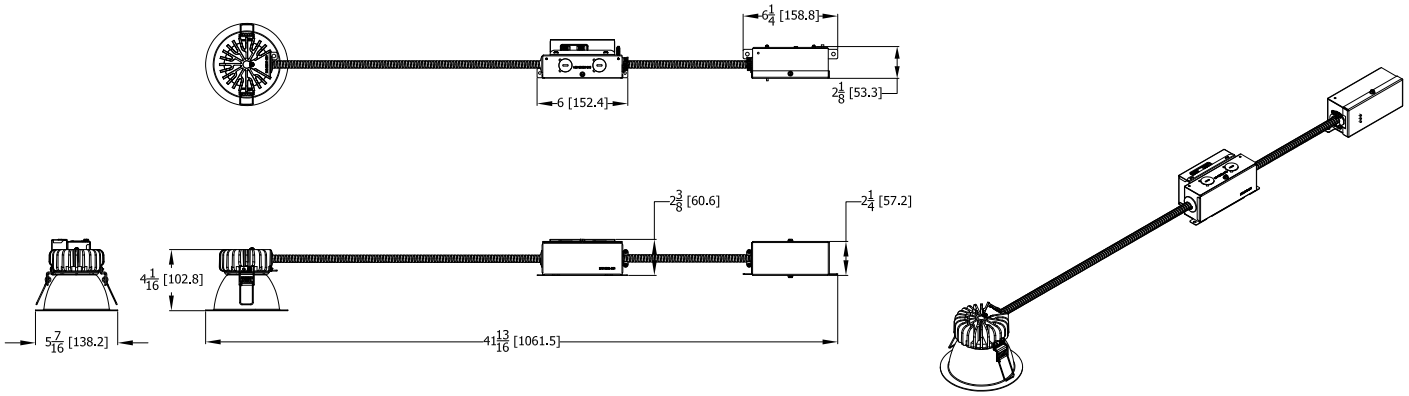


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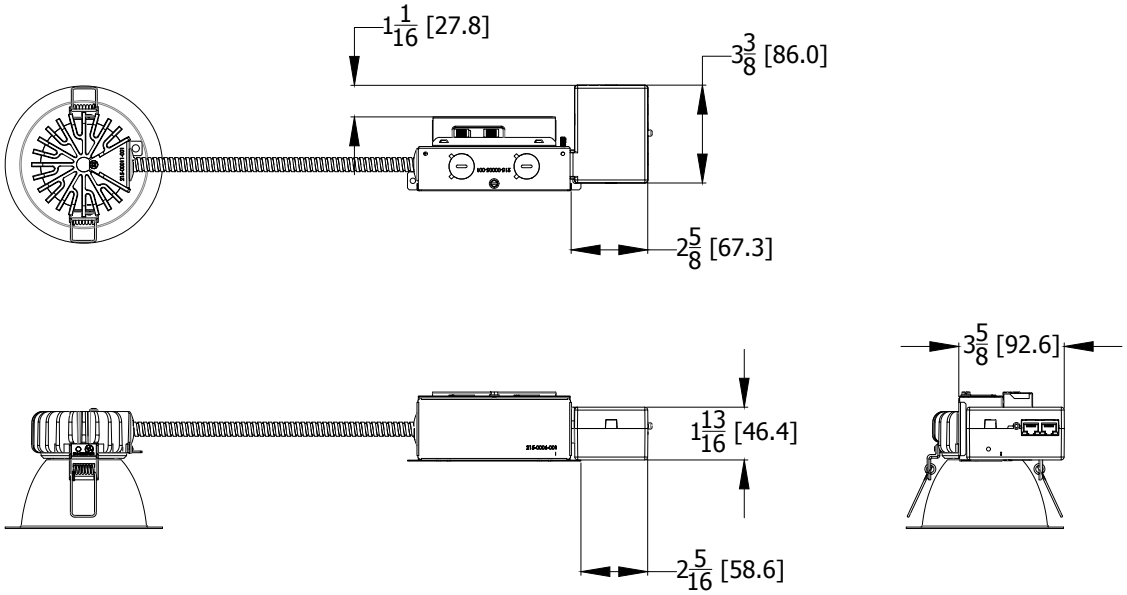
LBR6

* All dimensions are inches (millimeters) unless otherwise noted.

LBR6 ALOx SWW1 xx xxx 347 UGZ



LBRx nLIGHT



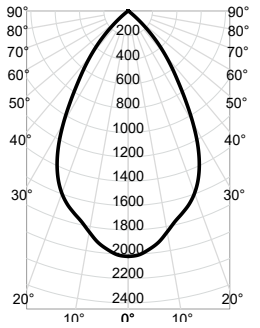
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LBR6

PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30″ Above Floor for a Single Luminaire

LBR6 SWW1 ALO2 AR LSS MWD MVOLT UGZ, Input Watts: 18.1, Delivered Lumens: 1970, LPW: 108.8, S/MH: 0.94, Test No: 20-518-03



CP Summary

0°	90°
0°	2,018
5°	1,968
15°	1,721
25°	1,383
35°	724
45°	255
55°	9
65°	2
75°	1
85°	0
90°	0

Zonal Lumen Summary

Zone	Lumens	% Fixture
0° - 30°	1,292	66%
0° - 40°	1,751	89%
0° - 60°	1,967	100%
0° - 90°	1,970	100%
90° - 180°	0	0%
0° - 180°	1,970	100%

Coefficients of Utilization

ρf	ρc	80%			20%			50%		
ρw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	108	106	104	104	102	101
2	102	98	95	101	97	94	98	94	92
3	95	90	86	94	89	85	91	87	84
4	89	83	78	87	82	78	85	81	77
5	83	77	72	82	76	72	80	75	71
6	77	71	66	76	70	66	75	70	66
7	72	66	62	72	66	61	70	65	61
8	68	62	57	67	61	57	66	61	57
9	64	58	53	63	57	53	62	57	53
10	60	54	50	60	54	50	59	53	50

Cone of Light

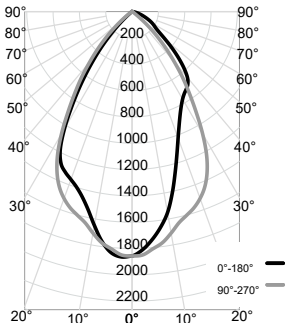
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	56.1	7.1
8.0	31.5	9.5
10.0	20.2	11.9
12.0	14.0	14.3
14.0	10.3	16.7

Beam Angle: 61.5°
Field Angle: 92.7°

Luminance (cd/sq.m)

	Average Luminance
0°	142,862
45°	25,559
55°	1,074
65°	402
75°	246
85°	162

LBR6WW SWW1 ALO2 AR LSS WW, Input Watts: 18.7, Delivered Lumens: 1981, LPW: 105.9, S/MH: 0.67, Test No: 20-518-A1



CP Summary

0°	90°
0°	1,857	1,857
5°	1,740	1,810
15°	1,265	1,602
25°	864	1,349
35°	719	760
45°	502	280
55°	223	22
65°	126	10
75°	45	4
85°	9	1
90°	0	2

Zonal Lumen Summary

Zone	Lumens	% Fixture
0° - 30°	1,126	57%
0° - 40°	1,581	80%
0° - 60°	1,915	97%
0° - 90°	1,981	100%
90° - 180°	0	0%
0° - 180°	1,981	100%

Coefficients of Utilization

ρf	ρc	80%			20%			50%		
ρw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	109	107	104	107	105	102	103	101	99
2	100	96	92	99	94	91	95	92	89
3	92	87	82	91	86	81	88	84	80
4	85	79	74	84	78	74	82	77	73
5	79	72	67	78	72	67	76	70	66
6	73	66	62	72	66	61	71	65	61
7	68	61	57	67	61	56	66	60	56
8	64	57	52	63	57	52	62	56	52
9	59	53	49	59	53	48	58	52	48
10	56	49	45	55	49	45	55	49	45

Luminance (cd/sq.m)

	Average Luminance
0°	131,472
45°	50,247
55°	27,523
65°	21,156
75°	12,281
85°	7,229

DOWNLIGHTING: One Lithonia Way Conyers, GA 30012 Phone: 1-800-705-SERV (7378) www.lithonia.com

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LBR ROUND LUMEN TABLES

LBR6		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	571	99	585	101	599	103	617	105
ALO1 (750LM)	9	905	102	926	103	948	105	977	108
ALO1 (1000LM)	13	1270	98	1300	100	1330	102	1372	104
ALO2 (1000LM)	13	1346	108	1378	110	1410	112	1454	115
ALO2 (1500LM)	19	1965	105	2011	107	2059	109	2123	111
ALO2 (2000LM)	25	2476	100	2533	101	2593	103	2674	106
ALO3 (2000LM)	25	2547	103	2606	105	2668	107	2751	109
ALO3 (2500LM)	32	3075	98	3146	100	3221	101	3321	104
ALO3 (3000LM)	38	3492	93	3573	95	3658	96	3771	99
ALO4 (4000LM)	39	4180	108	4265	110	4350	112	4393	114
ALO4 (4500LM)	44	4613	105	4707	107	4801	109	4848	110
ALO4 (5000LM)	49	5017	102	5119	104	5221	106	5273	107

LBR6WW		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	570	99	584	101	597	102	616	105
ALO1 (750LM)	9	903	102	924	103	946	105	975	108
ALO1 (1000LM)	13	1268	98	1297	100	1328	102	1369	104
ALO2 (1000LM)	13	1344	108	1375	110	1408	112	1451	115
ALO2 (1500LM)	19	1961	105	2007	106	2055	108	2118	111
ALO2 (2000LM)	25	2471	99	2528	101	2588	103	2668	105
ALO3 (2000LM)	25	2542	103	2601	104	2663	106	2745	109
ALO3 (2500LM)	32	3069	98	3140	99	3214	101	3314	103
ALO3 (3000LM)	38	3485	93	3566	94	3651	96	3764	98
ALO4 (4000LM)	39	4136	107	4220	109	4304	111	4347	112
ALO4 (4500LM)	44	4564	104	4658	106	4751	108	4797	109
ALO4 (5000LM	49	4964	101	5065	103	5166	105	5217	106

LBR6		90CRI							
Lumen Output	Wattage	30K/90CRI		35K/90CRI		40K/90CRI		50K/90CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	499	87	513	88	527	90	540	92
ALO1 (750LM)	9	791	89	812	91	834	93	855	94
ALO1 (1000LM)	13	1110	86	1140	88	1170	90	1200	91
ALO2 (1000LM)	13	1177	95	1209	97	1241	99	1272	101
ALO2 (1500LM)	19	1718	92	1764	93	1811	95	1857	97
ALO2 (2000LM)	25	2164	87	2222	89	2281	91	2340	92
ALO3 (2000LM)	25	2226	90	2286	92	2347	94	2407	95
ALO3 (2500LM)	32	2687	86	2760	87	2833	89	2906	91
ALO3 (3000LM)	38	3052	81	3135	83	3217	85	3300	86
ALO4 (4000LM)	39	3469	90	3540	91	3611	93	3646	94
ALO4 (4500LM)	44	3829	87	3907	89	3985	91	4024	92
ALO4 (5000LM	49	4164	84	4249	86	4334	88	4376	89

LBR6WW		90CRI							
Lumen Output	Wattage	30K/90CRI		35K/90CRI		40K/90CRI		50K/90CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	498	87	512	88	526	90	539	92
ALO1 (750LM)	9	789	89	810	91	832	92	853	94
ALO1 (1000LM)	13	1108	86	1138	88	1168	89	1198	91
ALO2 (1000LM)	13	1174	95	1206	97	1238	99	1270	100
ALO2 (1500LM)	19	1714	91	1761	93	1807	95	1854	97
ALO2 (2000LM)	25	2159	87	2218	89	2276	91	2335	92
ALO3 (2000LM)	25	2222	90	2282	92	2342	94	2402	95
ALO3 (2500LM)	32	2682	85	2755	87	2827	89	2900	91
ALO3 (3000LM)	38	3046	81	3129	83	3211	85	3294	86
ALO4 (4000LM)	39	3433	89	3503	91	3573	92	3608	93
ALO4 (4500LM)	44	3788	86	3866	88	3943	90	3982	91
ALO4 (5000LM	49	4120	84	4204	85	4288	87	4330	88

LBR6 WD		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	539	93	550	95	561	97	567	98
ALO1 (750LM)	9	811	91	827	92	844	94	852	95
ALO1 (1000LM)	13	1131	87	1154	89	1177	91	1188	91
ALO2 (1000LM)	13	1212	97	1237	99	1262	101	1274	102
ALO2 (1500LM)	19	1786	95	1823	97	1859	99	1877	99
ALO2 (2000LM)	25	2270	91	2316	93	2363	94	2386	95
ALO3 (2000LM)	25	2366	95	2415	97	2463	99	2487	100
ALO3 (2500LM)	32	2865	91	2924	92	2982	94	3011	95
ALO3 (3000LM)	38	3271	87	3338	88	3404	90	3438	91
ALO4 (4000LM)	39	3867	100	3946	102	4025	104	4064	105
ALO4 (4500LM)	44	4268	97	4355	99	4442	101	4486	102
ALO4 (5000LM)	49	4641	94	4736	96	4831	98	4878	99

LBR6 WD		90CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	447	77	457	79	466	80	470	81
ALO1 (750LM)	9	673	75	687	77	700	78	707	79
ALO1 (1000LM)	13	938	72	958	74	977	75	986	76
ALO2 (1000LM)	13	1006	80	1027	82	1047	84	1057	85
ALO2 (1500LM)	19	1483	79	1513	80	1543	82	1558	83
ALO2 (2000LM)	25	1884	75	1923	77	1961	78	1980	79
ALO3 (2000LM)	25	1964	79	2004	80	2044	82	2064	83
ALO3 (2500LM)	32	2378	75	2427	77	2475	78	2499	79
ALO3 (3000LM)	38	2715	72	2770	73	2826	75	2853	76
ALO4 (4000LM)	39	3210	83	3275	85	3341	86	3373	87
ALO4 (4500LM)	44	3542	81	3615	82	3687	84	3723	85
ALO4 (5000LM)	49	3852	78	3931	80	4010	81	4049	82

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LBR6

LUMEN OUTPUT MULTIPLIERS - CCT			
3000K	**3500K**	**4000K**	**5000K**
0.98	1.0	1.01	1.03

LUMEN OUTPUT MULTIPLIERS - FINISH	
Specular (LS)	1.00
White (WR)	1.03
Black (BR)	0.60

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Ouput power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.
The LPW rating is also available at Designlight Consortium.

PLENUM DEPTH TABLE

Aperture Size/Output	Fixture Height*	IC	NON-IC	NON-IC MARKED SPACINGS
LBR6 500-1000 LM	3.69	X		
LBR6 1000-2000 LM	3.69		X	
LBR6 2000-3000 LM	3.69			24 x 24 x 9

*Above unfinished 1/2" ceiling plane

CEILING COVERAGE TABLE

Series		Aperture	Trim Flange OD	Min ceiling opening	Ceiling Thickness	Max ceiling opening	Max Ceiling Opening with Goof Ring	Overall Goof Ring OD
LBR6	ROUND	5-5/16"	7-5/8"	5-3/4"	1/2"	7-1/8"	7-1/8"	9-1/4"
LBR6					1-1/2"	7-3/8"	7-1/2"	

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DIMMER COMPATIBILITY

Not compatible with DALI or DMX dimmers. For specific compatible dimmers see below.

LINE VOLTAGE DIMMING:					
Type	**Forward Phase**	S (500-1000lm)	M (1000-2000lm)	L (2000-3000lm)	Comment
MLV	Sensorswitch WPD	YES	YES	YES	
MLV	Sensorswitch CMR PDT10 ADC VLP	YES	YES	YES	
MLV	Synergy ISD 600LV	YES, 2x *	YES	YES	* min 2 fixtures
INC	Synergy ISD 600 I	YES, 2x *	YES	YES	* min 2 fixtures
MLV	Lutron Glyder GLV-600	YES	YES	YES	
INC	Leviton SureSlide 6633	YES	YES	YES	
MLV	Lutron Diva DVLV-600P	YES	YES	YES	
MLV	Lutron Skylark SLV-600P	YES	YES	YES	
INC	Lutron RadioRA 2 10ND	YES	YES	YES	
MLV	Leviton SureSlide 6613-PLW	YES	YES	YES	
INC	Lutron Diva DVCL-153P	YES	YES	YES	
MLV	Leviton IPM06	YES, 2x *	YES	YES	* min 2 fixtures
INC	**Leviton IPI06**	YES, 2x *	YES	YES	* min 2 fixtures
INC	**Control4 C4-FPD 120**	YES	YES	YES	
Type	Reverse Phase Dimmer Bank	S (500-1000lm)	M (1000-2000lm)	L (2000-3000lm)	
ELV	Lutron Nova T NTELV-600	YES	YES	YES	
ELV	Lutron Diva DVELV 600P	YES	YES	YES	
ELV	Lutron Maestro MAELV 600	YES	YES	YES	
ELV	Leviton Vizia VPE06-1LX	YES	YES	YES	
ELV	**Leviton Illumatech IPE04**	YES	YES	YES	
ELV	**Control4 C4-APD 120 REVERSE PHASE**	YES	YES	YES	
Type	Miscellaneous Dimmers	S (500-1000lm)	M (1000-2000lm)	L (2000-3000lm)	
PHA	Lutron RadioRA2 RRD-6NA	YES	YES	YES	
PHA	**Lutron Maestro PRO LED+ RRD-PRO**	YES	YES	YES	
Type	Control Systems	S (500-1000lm)	M (1000-2000lm)	L (2000-3000lm)	
MLV	Lutron LP-RPM-4U	YES	YES	YES	
PHA	Lutron LP-RPM-4A	YES	YES	YES	
MLV	Lutron GRAPHIC EYE QSGRJ-3P	YES	YES	YES	
PHA	Lutron PA Power Module PHPM-PA-120	YES	YES	YES	
ELV	Lutron nLight nSP5PCD ELV	YES	YES	YES	

DIMMER COMPATIBILITY

Not compatible with DALI or DMX dimmers. For specific compatible dimmers see below.

0-10V DIMMING:						
Manufacturer	System Type	Description	P/N	S (500-1000lm)	M (1000-2000lm)	L (2000-3000lm)
ACUITY	Wall Box	sensorswitch, dimming switch with multi-way option	SPODMRA	YES	YES	YES
ACUITY	Wall Box	sensorswitch, wall switch sensor, occupancy controlled dimming	WSX D WH	YES	YES	YES
ACUITY	Control System	nLight	nPP16D	YES	YES	YES
ACUITY	Control System	nLight	nPS 80 EZ	YES	YES	YES
ACUITY	Control System	nLight Air	rPP20 D	YES	YES	YES
Lutron	Other	0-10V (sink or source) PowPak wireless dimming module	RMJ-5T-DV-B	YES	YES	YES
Wattstopper	Control System	Digital single relay room controller (0-10V)	LMRC-211	YES	YES	YES
Crestron	Control System	DIN Rail 0-10V fluorescent dimmer, 4 feeds, 4 channels (Green Light System)	DIN-4DIMFLV4	YES	YES	YES
Lutron	Other	Grafik Eye 0-10V adapter	GRX-TVI	YES	YES	YES
Leviton	Wall Box	Illumatech 0-10V	IP710-DLX	YES	YES	YES
Lutron	Control System	Mounted in the Homeworks QS panel - 0-10V dimmer (sink or source)	GRX-TVM2	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTFTV	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTSTV-DV	YES	YES	YES
Lutron	Wall Box	Nova T	NFTV	YES	YES	YES
Leviton	Wall Box	Renior II 0-10V	AWSMG-7DW	YES	YES	YES

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SLIM17FA15ADJ



Color: Bronze

Weight: 3.0 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.13A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	14.2/14/14.2W

LED Info

Watts	15W
Color Temp	3000K/4000K/5000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	1761/1904/1852
Efficacy	124/136.2/130.3 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PL0MVJOV62Q3

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V Integrated button photocell included.

Note:

All values are typical (tolerance +/- 10%)

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 50°C (122°F)

Housing:

Precision die-cast aluminum housing and door frame

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Technical Specifications (continued)

Construction

Lens:

Polycarbonate lens

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:

Adjustable from 0° (full cutoff) to 90°. 7 settings at 15° each.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

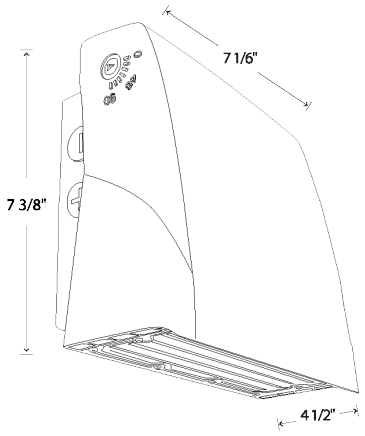
Equivalency:

Equivalent to 70W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Selectable CCT
- Adjustable cutoff
- Integrated photocell
- 0-10V dimming standard

Ordering Matrix

Family	Wattage	Style
SLIM17FA	15	ADJ
	15 = 15W **30 =** 30W	**ADJ =** Angle Adjustable

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Lee, Henry

From: Lee, Henry
Sent: Tuesday, November 23, 2021 4:28 PM
To: 'Aaron Hawkins'
Subject: Project Comments SP2021-033
Attachments: Project Comments (11.22.2021).pdf; Engineering Mark-Ups (11.19.2021).pdf

Good Afternoon,

Attached are the project comments for the site plan you submit on November 16. Make note of the meeting dates. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Lee, Henry
Sent: Tuesday, November 30, 2021 10:22 AM
To: 'Aaron Hawkins'
Subject: RE: Project Comments SP2021-033

Good Morning,

Yes, please have a representative present. 5pm for the Architectural Review Board and 6pm for P&Z. Also I wanted to provide some further clarity on the material requirement comments I had in my comments I sent. Planned Development District 70, which the property is in, has a requirement that "Pad sites and subsequent building phases of the development will utilize the same materials and color palette, and shall be architecturally compatible." This would mean the color pallet and materials would need to match what is existing out there (i.e. McDonald's, Tomb Thumb, etc.); this is part of what the ARB will be looking at tonight and they will provide further guidance. In the meantime let me know if you have any other questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Tuesday, November 30, 2021 9:49 AM
To: Lee, Henry <HLee@rockwall.com>
Subject: RE: Project Comments SP2021-033

Hey Henry,

I just had a quick question about the work session tonight. I wanted to confirm that we should have a representative there. I also wanted to confirm the time we needed to be there.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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Fort Worth, Texas 76137
Telephone 682.268.2200 Ext. 4207
Direct 682.268.2207

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From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, November 23, 2021 4:28 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Subject: Project Comments SP2021-033

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Good Afternoon,

Attached are the project comments for the site plan you submit on November 16. Make note of the meeting dates. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
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Lee, Henry

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Tuesday, December 7, 2021 2:38 PM
To: Lee, Henry
Subject: RE: Project Comments SP2021-033
Attachments: 2021 1206 Site Plan Submittal.zip

Good Afternoon Henry,

Please see attached revised plans.

Elevations:
Revised the materials to be more consistent with the surrounding buildings
And added stone between the siding and brick to define the transitions.

Photometric:
Added the data information from the checklist
Revised the photometric level per comments and provided the spec sheets as requested.

Landscape:
Revised headlight screening and added requested trees/shrubs

Site Plan:
Requested dimensions added.
Centerlines labeled.
Other comments should have already been addressed.

Please let me know if you need anything else.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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Fort Worth, Texas 76137
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From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, December 1, 2021 3:35 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Subject: RE: Project Comments SP2021-033

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Good Afternoon,

Sure thing. As we discussed last night the ARB had 2 recommendations: [1] revise the elevations to be more consistent with the surrounding buildings and [2] add articulation where the materials change (*i.e. between the siding and stucco*) on the north and south elevation. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Wednesday, December 1, 2021 3:27 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: Re: Project Comments SP2021-033

Hey Henry,

You mentioned you would send an email with the additional architectural notes from yesterday's meeting. Would you mind sending those over so I can forward them along.

Thank you,
Aaron Hawkins

Get Outlook for iOS

From: Aaron Hawkins
Sent: Tuesday, November 30, 2021 10:26:41 AM
To: Lee, Henry <HLee@rockwall.com>
Subject: RE: Project Comments SP2021-033

Henry,

I think our architect is already addressing this comment. We do typically match surrounding facades when required. I do not think this comment will be an issue and we can address it when we resubmit.

See you tonight,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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Direct 682.268.2207

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From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, November 30, 2021 10:22 AM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Subject: RE: Project Comments SP2021-033

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Good Morning,

Yes, please have a representative present. 5pm for the Architectural Review Board and 6pm for P&Z. Also I wanted to provide some further clarity on the material requirement comments I had in my comments I sent. Planned Development District 70, which the property is in, has a requirement that "Pad sites and subsequent building phases of the development will utilize the same materials and color palette, and shall be architecturally compatible.[illegible] This would mean the color pallet and materials would need to match what is existing out there (i.e. McDonald's, Tomb Thumb, etc.); this is part of what the ARB will be looking at tonight and they will provide further guidance. In the meantime let me know if you have any other questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Tuesday, November 30, 2021 9:49 AM
To: Lee, Henry <HLee@rockwall.com>
Subject: RE: Project Comments SP2021-033

Hey Henry,

I just had a quick question about the work session tonight. I wanted to confirm that we should have a representative there. I also wanted to confirm the time we needed to be there.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, November 23, 2021 4:28 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Subject: Project Comments SP2021-033

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Good Afternoon,

Attached are the project comments for the site plan you submit on November 16. Make note of the meeting dates. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Lee, Henry

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Thursday, December 9, 2021 10:41 AM
To: Lee, Henry
Cc: Ryan Alcala
Subject: RE: Remaining Planning Comments SP2021-033
Attachments: SAG-Rockwall_LP1_2021-12-9.pdf; 2021 1208 Site Plan.pdf

Henry,

See attached Site and Landscape plans. These should address the remaining comments for each. I would like to note that the Landscape plan has the added headlight screening as requested and has added a few extra trees to be compensatory measures for some of the façade things we talked about yesterday. Rogue is still finalizing their façade plan and variance letter. I will send those over as soon as I have them. I just wanted you to be able to see the Site and Landscape plan as soon as you could to see if you need anything else.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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Fort Worth, Texas 76137
Telephone 682.268.2200 Ext. 4207
Direct 682.268.2207

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From: Aaron Hawkins
Sent: Wednesday, December 8, 2021 8:14 AM
To: 'Lee, Henry' <HLee@rockwall.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>
Subject: RE: Remaining Planning Comments SP2021-033

Good Morning Henry,

I spoke with the Architect and they are booked all morning. Could you do 1PM or 4PM?

Thank you,

Aaron Hawkins
Design Engineer

ahawkins@jonescarter.com

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Fort Worth, Texas 76137
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From: Aaron Hawkins
Sent: Tuesday, December 7, 2021 5:06 PM
To: Lee, Henry <HLee@rockwall.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>
Subject: RE: Remaining Planning Comments SP2021-033

Henry,

Would it be possible to set up a teams meeting with us and the architects so we are all present and can knock out the few comments that are left.

Please let me know if you have any availability in the morning.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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Fort Worth, Texas 76137
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Direct 682.268.2207

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From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, December 7, 2021 4:56 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Subject: Remaining Planning Comments SP2021-033

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

After reviewing the revised plans I found several comments that were still not addressed. [1] I need signature blocks on All sheets of the plans, [2] indicate the building setback on the site plan, [3] label the fire lane as Fire Lane, Public Access, and Utility Easement, [4] on the site plan the dumpster enclosure says it will be finished with stucco – correct to match elevations, [5] provide the site data on the landscape plan, [6] provide arrows indicating the direction of the drive-thru lanes – headlight screening will be required along the south property line if the online lane exits to the south, [7] the tower element's parapet must wrap all the way around – it cannot be open on the east side, [8] indicate the roof mounted mechanical units, and [9] I still need a variance letter – which outlines the variances and compensatory measures. I will give you a call tomorrow morning to walk through some of these items in greater detail.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Lee, Henry

From: Lee, Henry
Sent: Thursday, December 9, 2021 2:37 PM
To: 'Aaron Hawkins'
Cc: Ryan Alcala; Ashley Moreland; Joseph Jeffery
Subject: RE: Remaining Planning Comments SP2021-033

Good Afternoon,

Per our discussion on the phone, there are still 4 variances associated with the elevations, with effectively only 1 compensatory measure. The variances are <20% stone (east side), greater that 50% stucco (east side), >10% secondary material (all sides), and the roof pitch. The ARB will more than likely have more recommendations for changes, this means they will not forward a recommendation for approval to P&Z. In the past P&Z follows the ARB's judgment, which in this case could lead to denial of the site plan. To avoid this, a 30-day extension could be requested so that we may continue to work through these variances. To request the extension I would need an email making the request. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Thursday, December 9, 2021 1:57 PM
To: Lee, Henry <HLee@rockwall.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Joseph Jeffery <joseph@roguearchitects.com>
Subject: FW: Remaining Planning Comments SP2021-033

Henry,

See attached façade plan and variance letter.

Thank you for your patience in letting us get these in to you. Please let us know If you need anything else.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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Fort Worth, Texas 76137
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Direct 682.268.2207

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From: Joseph Jeffery <joseph@roguearchitects.com>
Sent: Thursday, December 9, 2021 1:55 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Ryan Alcala <RAlcala@jonescarter.com>
Subject: RE: Remaining Planning Comments SP2021-033

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Aaron,

Please see attached variance letter with revised elevations. Sorry for the delay.

Thank you,

JOSEPH JEFFERY
SR. PROJECT MANAGER

513 Main Street #200, Fort Worth, TX 76102
Office • 817.820.0433 | Direct • 628.478.2704

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Thursday, December 9, 2021 12:00 PM
To: Ashley Moreland <ashley@roguearchitects.com>; Ryan Alcala <RAlcala@jonescarter.com>
Cc: Joseph Jeffery <joseph@roguearchitects.com>
Subject: RE: Remaining Planning Comments SP2021-033

Ashley,

Just checking on the status of the façade plan and variance letter.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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4500 Mercantile Plaza Drive, Suite 210
Fort Worth, Texas 76137
Telephone 682.268.2200 Ext. 4207
Direct 682.268.2207

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From: Ashley Moreland <ashley@roguearchitects.com>
Sent: Thursday, December 9, 2021 9:04 AM
To: Ryan Alcala <RAlcala@jonescarter.com>; Matthew Copenhaver <mcopenhaver@saladandgo.com>
Cc: Aaron Hawkins <ahawkins@jonescarter.com>; Joseph Jeffery <joseph@roguearchitects.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>; Jennifer Garrett <jennifer@saladandgo.com>
Subject: RE: Remaining Planning Comments SP2021-033

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Sounds good. And I agree with Matt. We will update the plans and write up the variance.

Thanks,

Ashley Moreland (Blommer)
Studio Lead

513 Main Street #300, Fort Worth, TX 76102
Office • 817.820.0433 | Direct • 817.529.6856

From: Ryan Alcala <RAlcala@jonescarter.com>
Sent: Thursday, December 9, 2021 7:27 AM
To: Matthew Copenhaver <mcopenhaver@saladandgo.com>; Ashley Moreland <ashley@roguearchitects.com>
Cc: Aaron Hawkins <ahawkins@jonescarter.com>; Joseph Jeffery <joseph@roguearchitects.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>; Jennifer Garrett <jennifer@saladandgo.com>
Subject: RE: Remaining Planning Comments SP2021-033

Based on timing, I will go ahead and forward to Landscape Architect to add the additional 4 trees in the back. If things change, let us know.

Deadline is noon today.

Ryan Alcala, PE

JONES | CARTER
Telephone 682.268.2200
Direct 972.265.7190
Cell 817.233.2499

***** Please Note: I will be out of the office from December 24th – December 31st *****

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From: Matthew Copenhaver <mcopenhaver@saladandgo.com>
Sent: Wednesday, December 8, 2021 7:50 PM
To: Ashley Moreland <ashley@roguearchitects.com>
Cc: Aaron Hawkins <ahawkins@jonescarter.com>; Joseph Jeffery <joseph@roguearchitects.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>; Ryan Alcala <RAlcala@jonescarter.com>; Jennifer Garrett <jennifer@saladandgo.com>
Subject: Re: Remaining Planning Comments SP2021-033

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My gut tells me do a stone wainscot to meet the 20% requirement and add (4) trees where I suggested earlier. I'm assuming that math checks out per below.

90% masonry will be expensive and a pitched roof will change the trade dress.

Thoughts?

M

Sent from my iPhone

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> Matt,
>
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additional trees in our case or additional landscaping buffer. Each are up to the councils discretion if they are going to approve.

M.10 Building Elevations:
1. 20% stone is required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
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5. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)

Thank you,

Ashley Moreland (Blommer)
Studio Lead

513 Main Street #300, Fort Worth, TX 76102
Office • 817.820.0433 | Direct • 817.529.6856

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Wednesday, December 8, 2021 4:47 PM
To: Ashley Moreland <ashley@roguearchitects.com>; Joseph Jeffery <joseph@roguearchitects.com>; Matthew Copenhaver <mcopenhaver@saladandgo.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>; Jennifer Garrett <jennifer@saladandgo.com>
Subject: RE: Remaining Planning Comments SP2021-033

Team,

See attached Landscape Plans marked up where there additional screening will be going. Ashley to send additional compensatory options.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

JONES | CARTER
4500 Mercantile Plaza Drive, Suite 210
Fort Worth, Texas 76137
Telephone 682.268.2200 Ext. 4207
Direct 682.268.2207

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From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, December 7, 2021 4:56 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Subject: Remaining Planning Comments SP2021-033

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Good Afternoon,

After reviewing the revised plans I found several comments that were still not addressed. [1] I need signature blocks on All sheets of the plans, [2] indicate the building setback on the site plan, [3] label the fire lane as Fire Lane, Public Access, and Utility Easement, [4] on the site plan the dumpster enclosure says it will be finished with stucco – correct to match elevations, [5] provide the site data on the landscape plan, [6] provide arrows indicating the direction of the drive-thru lanes – headlight screening will be required along the south property line if the online lane exits to the south, [7] the tower element's parapet must wrap all the way around – it cannot be open on the east side, [8] indicate the roof mounted mechanical units, and [9] I still need a variance letter – which outlines the variances and compensatory measures. I will give you a call tomorrow morning to walk through some of these items in greater detail.

Thank you,

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Lee, Henry

From: Ryan Alcala <RAlcala@jonescarter.com>
Sent: Friday, December 10, 2021 6:05 AM
To: Lee, Henry; Aaron Hawkins
Cc: Ashley Moreland; Joseph Jeffery
Subject: RE: Remaining Planning Comments SP2021-033
Attachments: 30-Day Extension Letter - Salad and Go - Goliad and FM 522 - Rockwall 20211210.pdf

Morning Henry,

Please see attached 30-day extension letter. We would like to be placed on the December 28th P&Z meeting.

We are working through the façade plan and will have updated by our meeting Tuesday morning.

Thanks,

Ryan Alcala, PE
JONES | CARTER
Telephone 682.268.2200
Direct 972.265.7190
Cell 817.233.2499

***** Please Note: I will be out of the office from December 24th – December 31st *****

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From: Lee, Henry <HLee@rockwall.com>
Sent: Thursday, December 9, 2021 2:37 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Joseph Jeffery <joseph@roguearchitects.com>
Subject: RE: Remaining Planning Comments SP2021-033

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Good Afternoon,

Per our discussion on the phone, there are still 4 variances associated with the elevations, with effectively only 1 compensatory measure. The variances are <20% stone (east side), greater that 50% stucco (east side), >10% secondary material (all sides), and the roof pitch. The ARB will more than likely have more recommendations for changes, this

means they will not forward a recommendation for approval to P&Z. In the past P&Z follows the ARB's judgment, which in this case could lead to denial of the site plan. To avoid this, a 30-day extension could be requested so that we may continue to work through these variances. To request the extension I would need an email making the request. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Thursday, December 9, 2021 1:57 PM
To: Lee, Henry <HLee@rockwall.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Joseph Jeffery <joseph@roguearchitects.com>
Subject: FW: Remaining Planning Comments SP2021-033

Henry,

See attached façade plan and variance letter.

Thank you for your patience in letting us get these in to you. Please let us know If you need anything else.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

JONES | CARTER
4500 Mercantile Plaza Drive, Suite 210
Fort Worth, Texas 76137
Telephone 682.268.2200 Ext. 4207
Direct 682.268.2207

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From: Joseph Jeffery <joseph@roguearchitects.com>
Sent: Thursday, December 9, 2021 1:55 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Ryan Alcala

<RAlcala@jonescarter.com>
Subject: RE: Remaining Planning Comments SP2021-033

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Aaron,

Please see attached variance letter with revised elevations. Sorry for the delay.

Thank you,

JOSEPH JEFFERY
SR. PROJECT MANAGER

513 Main Street #200, Fort Worth, TX 76102
Office • 817.820.0433 | Direct • 628.478.2704

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Thursday, December 9, 2021 12:00 PM
To: Ashley Moreland <ashley@roguearchitects.com>; Ryan Alcala <RAlcala@jonescarter.com>
Cc: Joseph Jeffery <joseph@roguearchitects.com>
Subject: RE: Remaining Planning Comments SP2021-033

Ashley,

Just checking on the status of the façade plan and variance letter.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

JONES | CARTER
4500 Mercantile Plaza Drive, Suite 210
Fort Worth, Texas 76137
Telephone 682.268.2200 Ext. 4207
Direct 682.268.2207

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From: Ashley Moreland <ashley@roguearchitects.com>
Sent: Thursday, December 9, 2021 9:04 AM
To: Ryan Alcala <RAlcala@jonescarter.com>; Matthew Copenhaver <mcopenhaver@saladandgo.com>
Cc: Aaron Hawkins <ahawkins@jonescarter.com>; Joseph Jeffery <joseph@roguearchitects.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>; Jennifer Garrett <jennifer@saladandgo.com>
Subject: RE: Remaining Planning Comments SP2021-033

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Sounds good. And I agree with Matt. We will update the plans and write up the variance.

Thanks,

Ashley Moreland (Blommer)
Studio Lead

513 Main Street #300, Fort Worth, TX 76102
Office • 817.820.0433 | Direct • 817.529.6856

From: Ryan Alcala <RAlcala@jonescarter.com>
Sent: Thursday, December 9, 2021 7:27 AM
To: Matthew Copenhaver <mcopenhaver@saladandgo.com>; Ashley Moreland <ashley@roguearchitects.com>
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Based on timing, I will go ahead and forward to Landscape Architect to add the additional 4 trees in the back. If things change, let us know.

Deadline is noon today.

Ryan Alcala, PE
JONES | CARTER
Telephone 682.268.2200
Direct 972.265.7190
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To: Ashley Moreland <ashley@roguearchitects.com>
Cc: Aaron Hawkins <ahawkins@jonescarter.com>; Joseph Jeffery <joseph@roguearchitects.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>; Ryan Alcala <RAlcala@jonescarter.com>; Jennifer Garrett <jennifer@saladandgo.com>
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Thoughts?

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Sent from my iPhone

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Ashley Moreland (Blommer)
Studio Lead

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Design Engineer
ahawkins@jonescarter.com

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From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, December 7, 2021 4:56 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Subject: Remaining Planning Comments SP2021-033

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Good Afternoon,

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Lee, Henry

From: Lee, Henry
Sent: Friday, December 17, 2021 8:50 AM
To: 'Aaron Hawkins'
Subject: RE: Remaining Planning Comments SP2021-033

Good Morning,

I have reviewed the materials and I think the elevations are good to go. I just wanted to follow up and talk about that the compensatory measures described in the variance letter. They are mostly already requirements by the overlay district standards, because of this they aren't necessarily compensatory measures. What I would suggest is listing the specific number of additional trees added (i.e. 5 canopy and 6 accent trees), this could count as one of the compensatory measure. For the other measure I would continue the shrubs along the entire southern property line; as it stands now what is shown is there to satisfy the headlight screening requirement. Let me know what you want to do going forward, and let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Thursday, December 16, 2021 10:55 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Joseph Jeffery <joseph@roguearchitects.com>
Subject: RE: Remaining Planning Comments SP2021-033

Henry,

See attached updated variance letter, façade plan, and landscape plan. We added even more landscaping to make the site even more beautified. Please let us know If you need anything else.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

JONES | CARTER
4500 Mercantile Plaza Drive, Suite 210

Fort Worth, Texas 76137
Telephone 682.268.2200 Ext. 4207
Direct 682.268.2207

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From: Lee, Henry <HLee@rockwall.com>
Sent: Thursday, December 9, 2021 2:37 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Joseph Jeffery <joseph@roguearchitects.com>
Subject: RE: Remaining Planning Comments SP2021-033

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Good Afternoon,

Per our discussion on the phone, there are still 4 variances associated with the elevations, with effectively only 1 compensatory measure. The variances are <20% stone (east side), greater that 50% stucco (east side), >10% secondary material (all sides), and the roof pitch. The ARB will more than likely have more recommendations for changes, this means they will not forward a recommendation for approval to P&Z. In the past P&Z follows the ARB's judgment, which in this case could lead to denial of the site plan. To avoid this, a 30-day extension could be requested so that we may continue to work through these variances. To request the extension I would need an email making the request. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Sent: Thursday, December 9, 2021 1:57 PM
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Cc: Ryan Alcala <RAlcala@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Joseph Jeffery <joseph@roguearchitects.com>
Subject: FW: Remaining Planning Comments SP2021-033

Henry,

See attached façade plan and variance letter.

Thank you for your patience in letting us get these in to you. Please let us know If you need anything else.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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From: Joseph Jeffery <joseph@roguearchitects.com>
Sent: Thursday, December 9, 2021 1:55 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Ryan Alcala <RAlcala@jonescarter.com>
Subject: RE: Remaining Planning Comments SP2021-033

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Aaron,

Please see attached variance letter with revised elevations. Sorry for the delay.

Thank you,

JOSEPH JEFFERY
SR. PROJECT MANAGER

513 Main Street #200, Fort Worth, TX 76102
Office • 817.820.0433 | Direct • 628.478.2704

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Thursday, December 9, 2021 12:00 PM
To: Ashley Moreland <ashley@roguearchitects.com>; Ryan Alcala <RAlcala@jonescarter.com>
Cc: Joseph Jeffery <joseph@roguearchitects.com>
Subject: RE: Remaining Planning Comments SP2021-033

Ashley,

Just checking on the status of the façade plan and variance letter.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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Sent: Thursday, December 9, 2021 9:04 AM
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Cc: Aaron Hawkins <ahawkins@jonescarter.com>; Joseph Jeffery <joseph@roguearchitects.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>; Jennifer Garrett <jennifer@saladandgo.com>
Subject: RE: Remaining Planning Comments SP2021-033

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Sounds good. And I agree with Matt. We will update the plans and write up the variance.

Thanks,

Ashley Moreland (Blommer)
Studio Lead

513 Main Street #300, Fort Worth, TX 76102
Office • 817.820.0433 | Direct • 817.529.6856

From: Ryan Alcala <RAlcala@jonescarter.com>
Sent: Thursday, December 9, 2021 7:27 AM
To: Matthew Copenhaver <mcopenhaver@saladandgo.com>; Ashley Moreland <ashley@roguearchitects.com>
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Subject: RE: Remaining Planning Comments SP2021-033

Based on timing, I will go ahead and forward to Landscape Architect to add the additional 4 trees in the back. If things change, let us know.

Deadline is noon today.

Ryan Alcala, PE
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Telephone 682.268.2200
Direct 972.265.7190
Cell 817.233.2499

***** Please Note: I will be out of the office from December 24th – December 31st *****

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From: Matthew Copenhaver <mcopenhaver@saladandgo.com>
Sent: Wednesday, December 8, 2021 7:50 PM
To: Ashley Moreland <ashley@roguearchitects.com>
Cc: Aaron Hawkins <ahawkins@jonescarter.com>; Joseph Jeffery <joseph@roguearchitects.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>; Ryan Alcala <RAlcala@jonescarter.com>; Jennifer Garrett <jennifer@saladandgo.com>
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My gut tells me do a stone wainscot to meet the 20% requirement and add (4) trees where I suggested earlier. I'm assuming that math checks out per below.

90% masonry will be expensive and a pitched roof will change the trade dress.

Thoughts?

M

Sent from my iPhone

> On Dec 8, 2021, at 7:42 PM, Ashley Moreland <ashley@roguearchitects.com> wrote:

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Matt,

Below are the items that they say we are needing to provide a variance for after we provided the attached façade plan. With each we would need to provide (2) compensatory measures highlighted in the UDC2. The way one of the examples shows is (2) trees for each of these items, a total of (6) additional trees in our case or additional landscaping buffer. Each are up to the councils discretion if they are going to approve.

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1. 20% stone is required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
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5. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)

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Ashley Moreland (Blommer)
Studio Lead

513 Main Street #300, Fort Worth, TX 76102
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Cc: Ryan Alcala <RAlcala@jonescarter.com>; Jennifer Garrett <jennifer@saladandgo.com>
Subject: RE: Remaining Planning Comments SP2021-033

Team,

See attached Landscape Plans marked up where there additional screening will be going. Ashley to send additional compensatory options.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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Fort Worth, Texas 76137
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From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, December 7, 2021 4:56 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Subject: Remaining Planning Comments SP2021-033

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Good Afternoon,

After reviewing the revised plans I found several comments that were still not addressed. [1] I need signature blocks on All sheets of the plans, [2] indicate the building setback on the site plan, [3] label the fire lane as Fire Lane, Public Access, and Utility Easement, [4] on the site plan the dumpster enclosure says it will be finished with stucco – correct to match elevations, [5] provide the site data on the landscape plan, [6] provide arrows indicating the direction of the drive-thru lanes – headlight screening will be required along the south property line if the online lane exits to the south, [7] the tower element's parapet must wrap all the way around – it cannot be open on the east side, [8] indicate the roof mounted mechanical units, and [9] I still need a variance letter – which outlines the variances and compensatory measures. I will give you a call tomorrow morning to walk through some of these items in greater detail.

Thank you,

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Lee, Henry

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Friday, December 17, 2021 9:40 AM
To: Lee, Henry
Cc: Ryan Alcala
Subject: Re: Remaining Planning Comments SP2021-033

Good morning Henry,

We are out of office today, and Ryan can correct me if he thinks there is a better option, but I think we just move forward and present what we have. If possible, could you present the original landscape plan that shows just the requirements being met (I think it was sent 12/5) versus the most recent one that we are showing the most compensation on?

We think we are showing adequate compensatory measures through the additional landscape and probably don't mind showing more shrubs on the south side of the lot, but we want to be sure. At this point, we are just doing things we "think" they are going to approve, and we don't want to burn any more time. If we can move forward and present what we have and they can give us approval as is or with specific conditions on adding some more things then we can do that. I don't think we want to continue the guessing game.

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, December 17, 2021 8:49:36 AM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Subject: RE: Remaining Planning Comments SP2021-033

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Good Morning,

I have reviewed the materials and I think the elevations are good to go. I just wanted to follow up and talk about that the compensatory measures described in the variance letter. They are mostly already requirements by the overlay district standards, because of this they aren't necessarily compensatory measures. What I would suggest is listing the specific number of additional trees added (i.e. 5 canopy and 6 accent trees), this could count as one of the compensatory measure. For the other measure I would continue the shrubs along the entire southern property line; as it stands now what is shown is there to satisfy the headlight screening requirement. Let me know what you want to do going forward, and let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Thursday, December 16, 2021 10:55 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Joseph Jeffery <joseph@roguearchitects.com>
Subject: RE: Remaining Planning Comments SP2021-033

Henry,

See attached updated variance letter, façade plan, and landscape plan. We added even more landscaping to make the site even more beautified. Please let us know If you need anything else.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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Good Afternoon,

Per our discussion on the phone, there are still 4 variances associated with the elevations, with effectively only 1 compensatory measure. The variances are <20% stone (east side), greater that 50% stucco (east side), >10% secondary material (all sides), and the roof pitch. The ARB will more than likely have more recommendations for changes, this means they will not forward a recommendation for approval to P&Z. In the past P&Z follows the ARB's judgment, which in this case could lead to denial of the site plan. To avoid this, a 30-day extension could be requested so that we may

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Henry,

See attached façade plan and variance letter.

Thank you for your patience in letting us get these in to you. Please let us know If you need anything else.

Thank you,

Aaron Hawkins
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From: Joseph Jeffery <joseph@roguearchitects.com>
Sent: Thursday, December 9, 2021 1:55 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Ryan Alcala <RAlcala@jonescarter.com>
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Aaron,

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Ashley,

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Ashley Moreland (Blommer)
Studio Lead

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From: Matthew Copenhaver <mcopenhaver@saladandgo.com>
Sent: Wednesday, December 8, 2021 7:50 PM

To: Ashley Moreland <ashley@roguearchitects.com>
Cc: Aaron Hawkins <ahawkins@jonescarter.com>; Joseph Jeffery <joseph@roguearchitects.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>; Ryan Alcala <RAlcala@jonescarter.com>; Jennifer Garrett <jennifer@saladandgo.com>
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Thoughts?

M

Sent from my iPhone

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Thank you,

Ashley Moreland (Blommer)
Studio Lead

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From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Wednesday, December 8, 2021 4:47 PM
To: Ashley Moreland <ashley@roguearchitects.com>; Joseph Jeffery <joseph@roguearchitects.com>; Matthew Copenhaver <mcopenhaver@saladandgo.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>; Jennifer Garrett <jennifer@saladandgo.com>
Subject: RE: Remaining Planning Comments SP2021-033

Team,

See attached Landscape Plans marked up where there additional screening will be going. Ashley to send additional compensatory options.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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Fort Worth, Texas 76137
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From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, December 7, 2021 4:56 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Subject: Remaining Planning Comments SP2021-033

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Good Afternoon,

After reviewing the revised plans I found several comments that were still not addressed. [1] I need signature blocks on All sheets of the plans, [2] indicate the building setback on the site plan, [3] label the fire lane as Fire Lane, Public Access, and Utility Easement, [4] on the site plan the dumpster enclosure says it will be finished with stucco – correct to match elevations, [5] provide the site data on the landscape plan, [6] provide arrows indicating the direction of the drive-thru lanes – headlight screening will be required along the south property line if the online lane exits to the south, [7] the tower element's parapet must wrap all the way around – it cannot be open on the east side, [8] indicate the roof mounted mechanical units, and [9] I still need a variance letter – which outlines the variances and compensatory measures. I will give you a call tomorrow morning to walk through some of these items in greater detail.

Thank you,

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Lee, Henry

From: Lee, Henry
Sent: Monday, January 3, 2022 3:25 PM
To: 'Aaron Hawkins'
Subject: RE: Remaining Planning Comments SP2021-033

Good Afternoon,

Sorry for the delayed response, I have been out of the office for the holidays. In terms of the landscaping, nothing needs to be done, the plans were approved as is. For the stone, we need a natural or quarried stone. The cementitious material percentage will also need to be brought down under 50%; ARB had recommended increasing the height of the stone wainscot to the canopy height to meet this requirement. In terms of process you will just need to send me updated elevations that meet the UDC requirements; once I review and approve them we will be good to move forward. To clarify, unless new variances are requested, the site plan/elevations will not go back to the Planning and Zoning Commission (site plans do not go to City Council). Hopefully this answered your questions, let me know if you have any other questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Wednesday, December 29, 2021 4:01 PM
To: Lee, Henry <HLee@rockwall.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>; Kylie Rittimann <krittimann@jonescarter.com>
Subject: RE: Remaining Planning Comments SP2021-033

Henry,

I am sorry I was unable to attend the meeting yesterday. I know Kylie and Matt attended. Kylie told me we had the site plan and pitched roof were approved, but there were some things on the façade plan that were not approved. It sounds to me like we just need to replace a stone type and increase it and we will be approved. It also sounded like we could remove some of the additional trees we added as they were not going to allow as many as we had as compensatory.

Could you please explain exactly what we are needing to do so I can forward that along to the architect?

What are the next steps? Since the façade was the only thing not approved, if we fix those two things, will we be good to move forward to city council. We don't have to go back to P&Z, right?

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, December 17, 2021 8:50 AM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Subject: RE: Remaining Planning Comments SP2021-033

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Good Morning,

I have reviewed the materials and I think the elevations are good to go. I just wanted to follow up and talk about that the compensatory measures described in the variance letter. They are mostly already requirements by the overlay district standards, because of this they aren't necessarily compensatory measures. What I would suggest is listing the specific number of additional trees added (i.e. 5 canopy and 6 accent trees), this could count as one of the compensatory measure. For the other measure I would continue the shrubs along the entire southern property line; as it stands now what is shown is there to satisfy the headlight screening requirement. Let me know what you want to do going forward, and let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Thursday, December 16, 2021 10:55 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Joseph Jeffery

<joseph@roguearchitects.com>
Subject: RE: Remaining Planning Comments SP2021-033

Henry,

See attached updated variance letter, façade plan, and landscape plan. We added even more landscaping to make the site even more beautified. Please let us know If you need anything else.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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From: Lee, Henry <HLee@rockwall.com>
Sent: Thursday, December 9, 2021 2:37 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Joseph Jeffery <joseph@roguearchitects.com>
Subject: RE: Remaining Planning Comments SP2021-033

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Good Afternoon,

Per our discussion on the phone, there are still 4 variances associated with the elevations, with effectively only 1 compensatory measure. The variances are <20% stone (east side), greater that 50% stucco (east side), >10% secondary material (all sides), and the roof pitch. The ARB will more than likely have more recommendations for changes, this means they will not forward a recommendation for approval to P&Z. In the past P&Z follows the ARB's judgment, which in this case could lead to denial of the site plan. To avoid this, a 30-day extension could be requested so that we may continue to work through these variances. To request the extension I would need an email making the request. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Thursday, December 9, 2021 1:57 PM
To: Lee, Henry <HLee@rockwall.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Joseph Jeffery <joseph@roguearchitects.com>
Subject: FW: Remaining Planning Comments SP2021-033

Henry,

See attached façade plan and variance letter.

Thank you for your patience in letting us get these in to you. Please let us know If you need anything else.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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Fort Worth, Texas 76137
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From: Joseph Jeffery <joseph@roguearchitects.com>
Sent: Thursday, December 9, 2021 1:55 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>; Ashley Moreland <ashley@roguearchitects.com>; Ryan Alcala <RAlcala@jonescarter.com>
Subject: RE: Remaining Planning Comments SP2021-033

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Aaron,

Please see attached variance letter with revised elevations. Sorry for the delay.

Thank you,

JOSEPH JEFFERY
SR. PROJECT MANAGER

513 Main Street #200, Fort Worth, TX 76102
Office • 817.820.0433 | Direct • 628.478.2704

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Thursday, December 9, 2021 12:00 PM
To: Ashley Moreland <ashley@roguearchitects.com>; Ryan Alcala <RAlcala@jonescarter.com>
Cc: Joseph Jeffery <joseph@roguearchitects.com>
Subject: RE: Remaining Planning Comments SP2021-033

Ashley,

Just checking on the status of the façade plan and variance letter.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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Fort Worth, Texas 76137
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From: Ashley Moreland <ashley@roguearchitects.com>
Sent: Thursday, December 9, 2021 9:04 AM
To: Ryan Alcala <RAlcala@jonescarter.com>; Matthew Copenhaver <mcopenhaver@saladandgo.com>
Cc: Aaron Hawkins <ahawkins@jonescarter.com>; Joseph Jeffery <joseph@roguearchitects.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>; Jennifer Garrett <jennifer@saladandgo.com>
Subject: RE: Remaining Planning Comments SP2021-033

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Sounds good. And I agree with Matt. We will update the plans and write up the variance.

Thanks,

Ashley Moreland (Blommer)
Studio Lead

513 Main Street #300, Fort Worth, TX 76102
Office • 817.820.0433 | Direct • 817.529.6856

From: Ryan Alcala <RAlcala@jonescarter.com>
Sent: Thursday, December 9, 2021 7:27 AM
To: Matthew Copenhaver <mcopenhaver@saladandgo.com>; Ashley Moreland <ashley@roguearchitects.com>
Cc: Aaron Hawkins <ahawkins@jonescarter.com>; Joseph Jeffery <joseph@roguearchitects.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>; Jennifer Garrett <jennifer@saladandgo.com>
Subject: RE: Remaining Planning Comments SP2021-033

Based on timing, I will go ahead and forward to Landscape Architect to add the additional 4 trees in the back. If things change, let us know.

Deadline is noon today.

Ryan Alcala, PE
JONES | CARTER
Telephone 682.268.2200
Direct 972.265.7190
Cell 817.233.2499

***** Please Note: I will be out of the office from December 24th – December 31st *****

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From: Matthew Copenhaver <mcopenhaver@saladandgo.com>
Sent: Wednesday, December 8, 2021 7:50 PM
To: Ashley Moreland <ashley@roguearchitects.com>
Cc: Aaron Hawkins <ahawkins@jonescarter.com>; Joseph Jeffery <joseph@roguearchitects.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>; Ryan Alcala <RAlcala@jonescarter.com>; Jennifer Garrett <jennifer@saladandgo.com>
Subject: Re: Remaining Planning Comments SP2021-033

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My gut tells me do a stone wainscot to meet the 20% requirement and add (4) trees where I suggested earlier. I'm assuming that math checks out per below.

90% masonry will be expensive and a pitched roof will change the trade dress.

Thoughts?

M

Sent from my iPhone

On Dec 8, 2021, at 7:42 PM, Ashley Moreland <ashley@roguearchitects.com> wrote:

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Matt,

Below are the items that they say we are needing to provide a variance for after we provided the attached façade plan. With each we would need to provide (2) compensatory measures highlighted in the UDC2. The way one of the examples shows is (2) trees for each of these items, a total of (6) additional trees in our case or additional landscaping buffer. Each are up to the councils discretion if they are going to approve.

M.10 Building Elevations:
1. 20% stone is required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
2. 90% masonry materials are required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. C.2, of Article 05)
5. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)

Thank you,

Ashley Moreland (Blommer)
Studio Lead

513 Main Street #300, Fort Worth, TX 76102
Office • 817.820.0433 | Direct • 817.529.6856

From: Aaron Hawkins <ahawkins@jonescarter.com>
Sent: Wednesday, December 8, 2021 4:47 PM

To: Ashley Moreland <ashley@roguearchitects.com>; Joseph Jeffery <joseph@roguearchitects.com>; Matthew Copenhaver <mcopenhaver@saladandgo.com>; Shawn Grant <shawn@saladandgo.com>; Jessie Scarbrough <jessie@saladandgo.com>; Andy Hulsey <andy@saladandgo.com>
Cc: Ryan Alcala <RAlcala@jonescarter.com>; Jennifer Garrett <jennifer@saladandgo.com>
Subject: RE: Remaining Planning Comments SP2021-033

Team,

See attached Landscape Plans marked up where there additional screening will be going. Ashley to send additional compensatory options.

Thank you,

Aaron Hawkins
Design Engineer
ahawkins@jonescarter.com

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From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, December 7, 2021 4:56 PM
To: Aaron Hawkins <ahawkins@jonescarter.com>
Subject: Remaining Planning Comments SP2021-033

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Good Afternoon,

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roof mounted mechanical units, and [9] I still need a variance letter – which outlines the variances and compensatory measures. I will give you a call tomorrow morning to walk through some of these items in greater detail.

Thank you,

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January 7, 2022

TO: Aaron Hawkins
Jones Carter
4500 Mercantile Plaza Drive, Suite 210
Fort Worth, Texas 76137

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2021-033; *Site Plan for a Salad and Go*

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on December 28, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) The subject property will be required to be replatted prior to the issuance of a building permit.

(3) A mature shrub row shall be provided along the entire southern property line to provide headlight screening for the proposed secondary drive-through lane.

(4) 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 December 28, 2021, the Planning and Zoning Commission approved a motion to approve of the site plan with the conditions of approval, and only the pitched roof variance by a vote of 5-0, with Commissioners Welch and Womble absent. The variances for cultured stone and greater than 50% use of cementitious material were denied.

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

Sincerely,

Henry Lee
Planner