



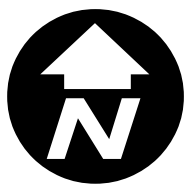
P2017-002- LOT 3, BLOCK A, BRISCOE/HILLCREST ADDITION  
REPLAT - LOCATION MAP = 



## City of Rockwall

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





LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N41°27'59"E	2.00'	L16	S45°50'01"E	15.00'
L2	N41°27'59"E	23.97'	L17	S43°58'48"W	24.00'
L4	N44°09'59"E	1.85'	L18	N45°50'01"W	114.38'
L5	N45°50'01"W	2.50'	L19	S72°25'15"W	0.52'
L6	N44°09'59"E	15.00'	L23	N45°31'48"W	20.00'
L7	S45°50'01"E	15.00'	L24	N45°31'48"W	24.00'
L8	S44°09'59"W	15.00'	L25	N43°58'48"E	49.72'
L9	N45°50'01"W	2.50'	L26	N44°12'44"E	141.76'
L10	S44°09'59"W	1.85'	L27	S45°31'16"E	24.00'
L11	S45°50'01"E	10.00'	L28	S43°58'48"W	49.87'
L12	S45°50'01"E	108.93'	L29	S44°12'44"W	141.60'
L13	N44°09'59"E	14.00'			
L14	S45°50'01"E	15.00'			
L15	S44°09'59"W	14.00'			

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	8°49'48"	44.00'	6.78'	S50°14'55"E	6.77'

INTERSTATE HIGHWAY 30  
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)  
(CONCRETE PAVEMENT)

FROM WHICH A  
PK NAIL FOUND BEARS  
S 87°54'51" E 0.88'  
FROM WHICH A  
1/2" IRF BEARS  
N 74°00'12" W 0.41'  
FROM WHICH A  
1/2" IRF BEARS  
S 56°43'58" W 0.88'  
FROM WHICH A  
1/2" IRF BEARS  
N 85°57'49" W 1.94'  
FROM WHICH A  
1/2" IRF BEARS  
S 46°26'08" E 7.97'

J BR2 LLC  
VOL 6916, PG. 313  
D.R.R.C.T.

LOT 4, BLOCK A  
HARBOR DISTRICT ADDITION  
CC FILE NO. 20140000003301  
P.R.R.C.T.

LOT 3, BLOCK A  
HARBOR DISTRICT ADDITION  
CC FILE NO. 20140000003301  
P.R.R.C.T.

DRAINAGE ESMT.  
CC FILE NO. 20140000003301  
P.R.R.C.T.

15' WATER LINE ESMT.  
CC FILE NO. 20140000003301  
P.R.R.C.T.

10' ONCOR ESMT.  
VOL 7162, PG 295  
D.R.R.C.T.

TRACT 2  
10' ONCOR ESMT.  
VOL 7059, PG 71  
D.R.R.C.T.

REMAINDER OF  
CITY OF ROCKWALL  
VOL 4324, PG. 290  
D.R.R.C.T.

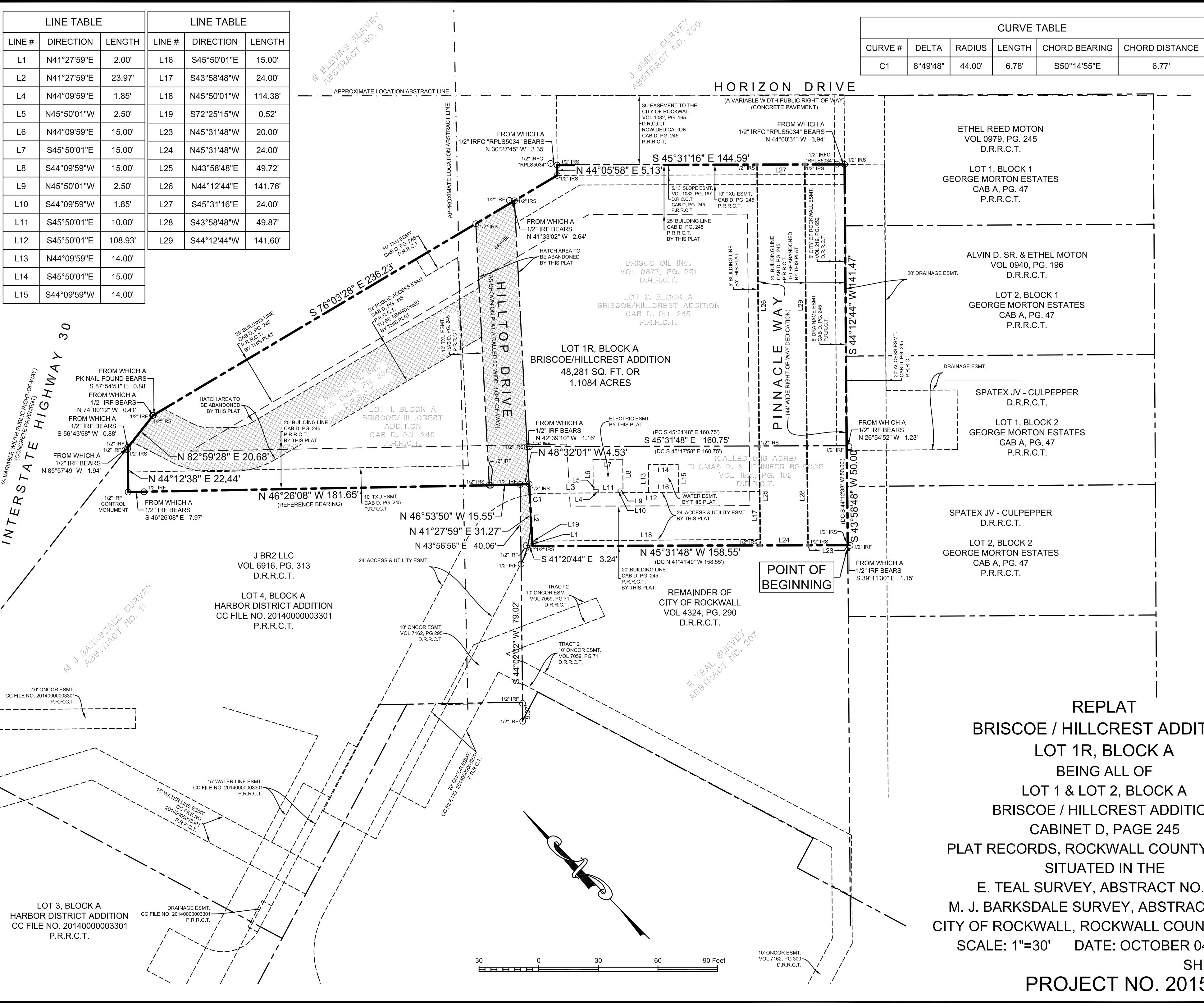
POINT OF  
BEGINNING

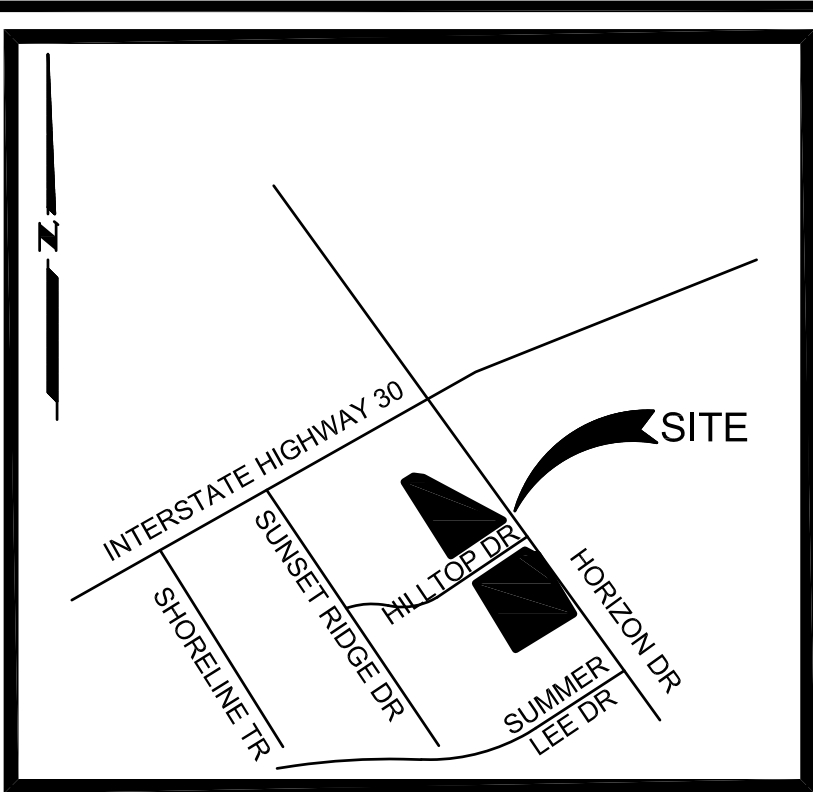
REPLAT  
BRISCOE / HILLCREST ADDITION  
LOT 1R, BLOCK A  
BEING ALL OF  
LOT 1 & LOT 2, BLOCK A  
BRISCOE / HILLCREST ADDITION  
CABINET D, PAGE 245  
PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
SITUATED IN THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1"=30' DATE: OCTOBER 04, 2016

SHEET 1 OF 2  
PROJECT NO. 2015-060-F

30 0 30 60 90 Feet

10' ONCOR ESMT.  
VOL 7162, PG 300  
D.R.R.C.T.





LOCATION MAP  
N.T.S.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Candy Hone, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 01/10/2017"

Candy Hone  
Registered Professional Land Surveyor  
Registration No.: Texas 5867  
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ Day of \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Heath on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall City Secretary City Engineer

GENERAL NOTES

It shall be the policy of the City of Rockwall to withhold Issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

NOTES:

P,R,R,C,T. - PLAT RECORDS ROCKWALL COUNTY TEXAS  
D,R,R,C,T. - DEED RECORDS ROCKWALL COUNTY TEXAS  
P,O,B. - POINT OF BEGINNING  
P,O,C. - POINT OF COMMENCING

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the BRISCOE / HILLCREST ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the \_\_\_\_\_ subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Thomas R. Briscoe

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Thomas R. Briscoe, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas My Commission Expires:

Jennifer Briscoe

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jennifer Briscoe, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ Day of \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires:

BEARING SOURCE:

THE SOUTH LINE OF LOT 1, BLOCK A, OF BRISCOE / HILLCREST ADDITION, RECORDED IN SLIDE D, PAGES 245 & 246, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS  
N46°26'08"W

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Briscoe Oil, Inc., Thomas R. Briscoe and Jennifer Briscoe, are the owner's of a tract of land situated in the E. Teal Survey, Abstract No. 207, in the City of Rockwall, being all of Lot 1, and Lot 2, Block A of BRISCOE / HILLCREST ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet D, Page's 245, Plat Records, Rockwall County, Texas, and all of a called 0.18 acre tract of land described in a deed to Thomas R. and Jennifer Briscoe, recorded in Volume 1921, Page 102, Deed Records, Rockwall County, Texas, and a portion of Hilltop Drive, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the southerly corner of said called 0.18 acre tract, and being in the northwesterly line of Lot 2, Block 2, George Morton Estates, recorded in Cabinet A, Page 47, Plat Records, Rockwall County, Texas.

THENCE N 45°31'48" W, along the south line of said called 0.18 acre tract, a distance of 158.55 feet to a 1/2 inch iron rod set for the northwest corner of said called 0.18 acre tract;

THENCE N 41°27'59" E, along the northerly line of said called 0.18 acre tract, a distance of 31.27 feet to a 1/2 inch iron rod set for corner;

THENCE N 48°32'01" W, crossing said Hilltop Drive, a distance of 4.53 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of Lot 4, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in County Clerk's File No. 2014000003301, Plat Records, Rockwall County, Texas;

THENCE N 46°53'50" E, along the easterly line of said Lot 4, Block A, a distance of 15.55 feet to a 1/2 inch iron rod set for the southerly corner of said Lot 1, Block A;

THENCE N 46°26'08" W, along the common line of said Lot 1, Block A, and said Lot 4, Block A, a distance of 181.65 feet to a 1/2 inch iron rod found for a common corner of said Lot 1, Block A, and aid Lot 4, Block A;

THENCE N 44°12'38" E, along the common line of said Lot 1, Block A, and said Lot 4, Block A, a distance of 22.44 feet to a 1/2 inch iron rod set for a common corner of said Lot 1, Block A, and aid Lot 4, Block A, said point being in the south line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE N 82°59'28" E, along the common line of said Lot 1, Block A, and the south right-of-way line of said Interstate Highway No. 30, a distance of 20.68 feet to a 1/2 inch iron rod set for the northerly northeast corner of said Lot 1, Block A;

THENCE S 76°03'28" E, along the common line of said Lot 1, Block A, and the south right-of-way line of said Interstate Highway No. 30, passing the south east corner of said Lot 1, Block A, and crossing Hill Top Drive, passing the northerly northeast corner of said Lot 2, Block A, a distance of 236.23 feet to a 1/2 inch iron rod set for the northerly northeast corner of said Lot 2, Block A;

THENCE N 44°05'58" E, along the southeast right-of-way line of said Horizon Drive, and the northerly line of said Lot 2, Block A, a distance of 5.13 feet to a 1/2 inch iron rod set for corner;

THENCE S 45°31'16" E, along the southeast right-of-way line of said Horizon Drive, and the easterly line of said Lot 2, Block A, a distance of 144.59 feet to a 1/2 inch iron rod set for corner, said point being the southeasterly corner of said Lot 2, Block A, and being in the northerly line of Lot 1, Block 1, of said George Morton Estates;

THENCE S 44°12'38" W, along the common line of said Lot 2, Block A, and said George Morton Estates, a distance of 141.47 feet to a 1/2 inch iron rod set for the common corner of said called 0.18 acre tract, and said Lot 2, Block A;

THENCE S 43°59'05" W, along the common line of called 0.18 acre tract, and said George Morton Estates, a distance of 50.00 feet to the POINT OF BEGINNING and containing 30,910 square feet or 0.7096 acres of and more or less..

REPLAT  
BRISCOE / HILLCREST ADDITION  
LOT 1R, BLOCK A  
BEING ALL OF  
LOT 1 & LOT 2, BLOCK A  
BRISCOE / HILLCREST ADDITION  
CABINET D, PAGE 245  
PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
SITUATED IN THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1"=30' DATE: OCTOBER 04, 2016  
SHEET 2 OF 2  
PROJECT NO. 2015-060-F



NO.	DATE	REVISION	BY
4	01/04/17	COORDINATION	MGC
3	12/19/16	COORDINATION	MGC
2	10/06/16	COORDINATION	MGC
1	8/29/16	COORDINATION	MGC

DESIGN:	MGC
DRAWN:	MGC
CHECKED:	KAH
DATE:	08/08/2016

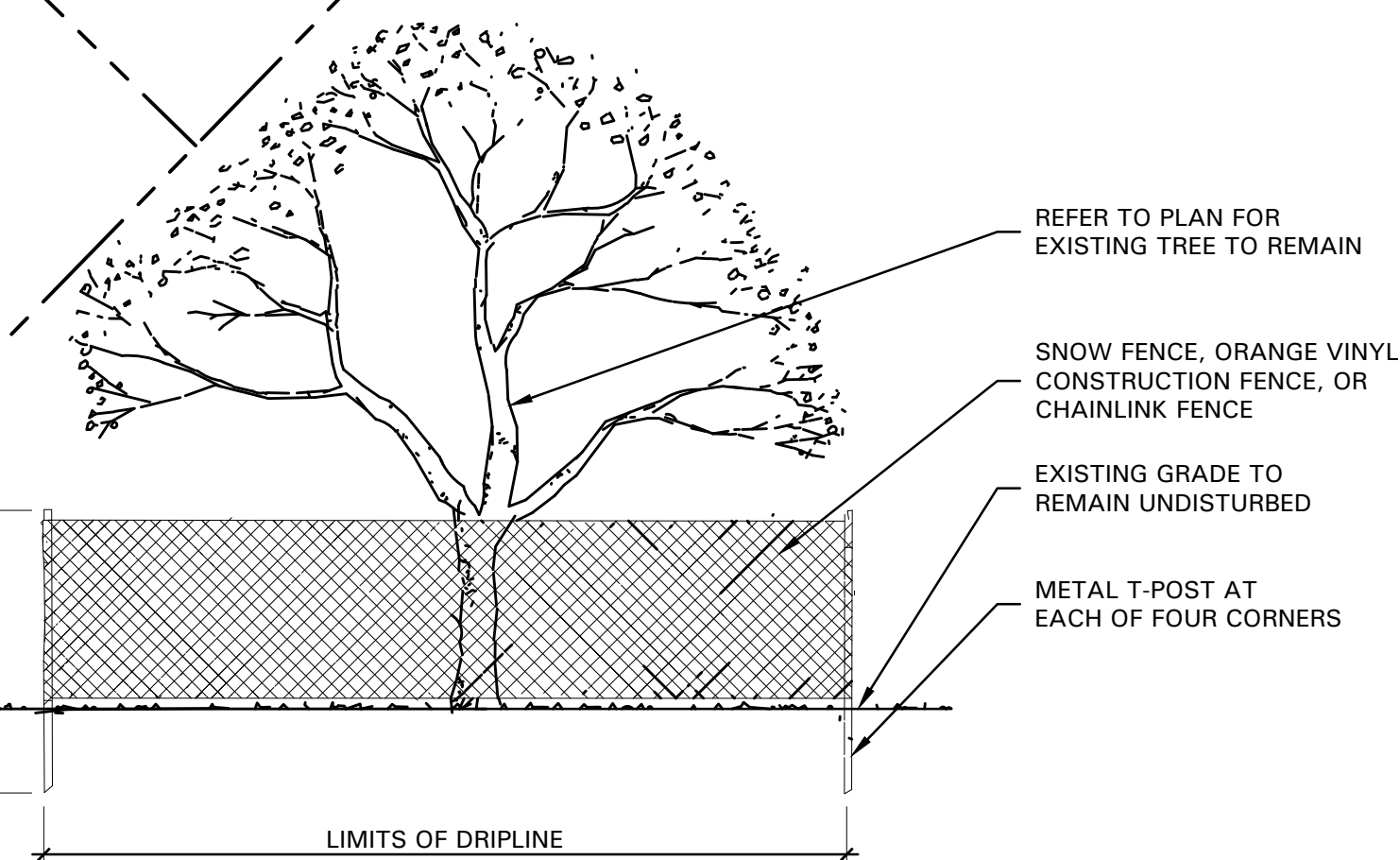
TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

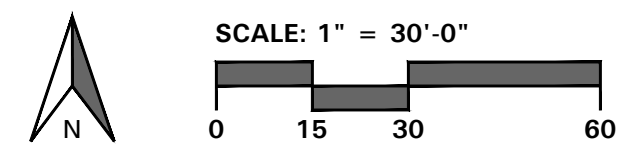
TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
1	20	CEDAR	TO REMAIN	
2	18	CEDAR	TO BE REMOVED	
3	22	HACKBERRY	TO BE REMOVED	
4	17	HACKBERRY	TO BE REMOVED	
5	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
6	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED
7	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED
8	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
9	26	HACKBERRY	TO BE REMOVED	
10	16	HACKBERRY	TO BE REMOVED	
11	14	HACKBERRY	TO BE REMOVED	
12	11	HACKBERRY	TO BE REMOVED	
13	10	WILLOW	TO BE REMOVED	NOT PROTECTED
14	7	WILLOW	TO BE REMOVED	NOT PROTECTED
15	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
16	9	OAK	TO BE REMOVED	
17	8	OAK	TO BE REMOVED	
18	13	ELM	TO BE REMOVED	
19	24	WILLOW	TO BE REMOVED	NOT PROTECTED
20	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
21	9	HACKBERRY	TO BE REMOVED	NOT PROTECTED
22	11	OAK	TO BE REMOVED	
23	15	WILLOW	TO BE REMOVED	NOT PROTECTED
24	11	CHINABERRY	TO BE REMOVED	NOT PROTECTED
25	15	OAK	TO BE REMOVED	
26	8	OAK	TO BE REMOVED	
27	14	CHINABERRY	TO BE REMOVED	NOT PROTECTED
28	11	CHINABERRY	TO BE REMOVED	NOT PROTECTED
29	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
Total Caliper Inches on Site				371
Total Caliper Inches Removed				351
Total Mitigation Inches Required				126
Total Mitigation Inches Provided				42
Mitigation Trees Paid into Tree Fund				\$3,750
ROW Trees Paid into Tree Fund				\$6,750
Total Amount Paid into Tree Fund				\$10,500

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01



01 TREE PROTECTIVE FENCING  
NOT TO SCALE



4245 North Central Expy  
Suite 501  
Dallas, Texas 75205  
214.865.7192 office

SUBMITTED: 5/13/16

CASE NO. SP2016-013

CARENOW I-30 & HILLTOP DRIVE

LEGAL DESCRIPTION:  
LOT 1, LOT 2 & LOT 3, BLOCK A  
BRISCOE / HILLCREST ADDITION  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
TOM R BRISCOE AND BRISCOE OIL, INC.  
2323 STEVENS ROAD,  
HEALTH, TX, 75032  
CONTACT: DAVID ENGLISH  
PH: 972.961.8532

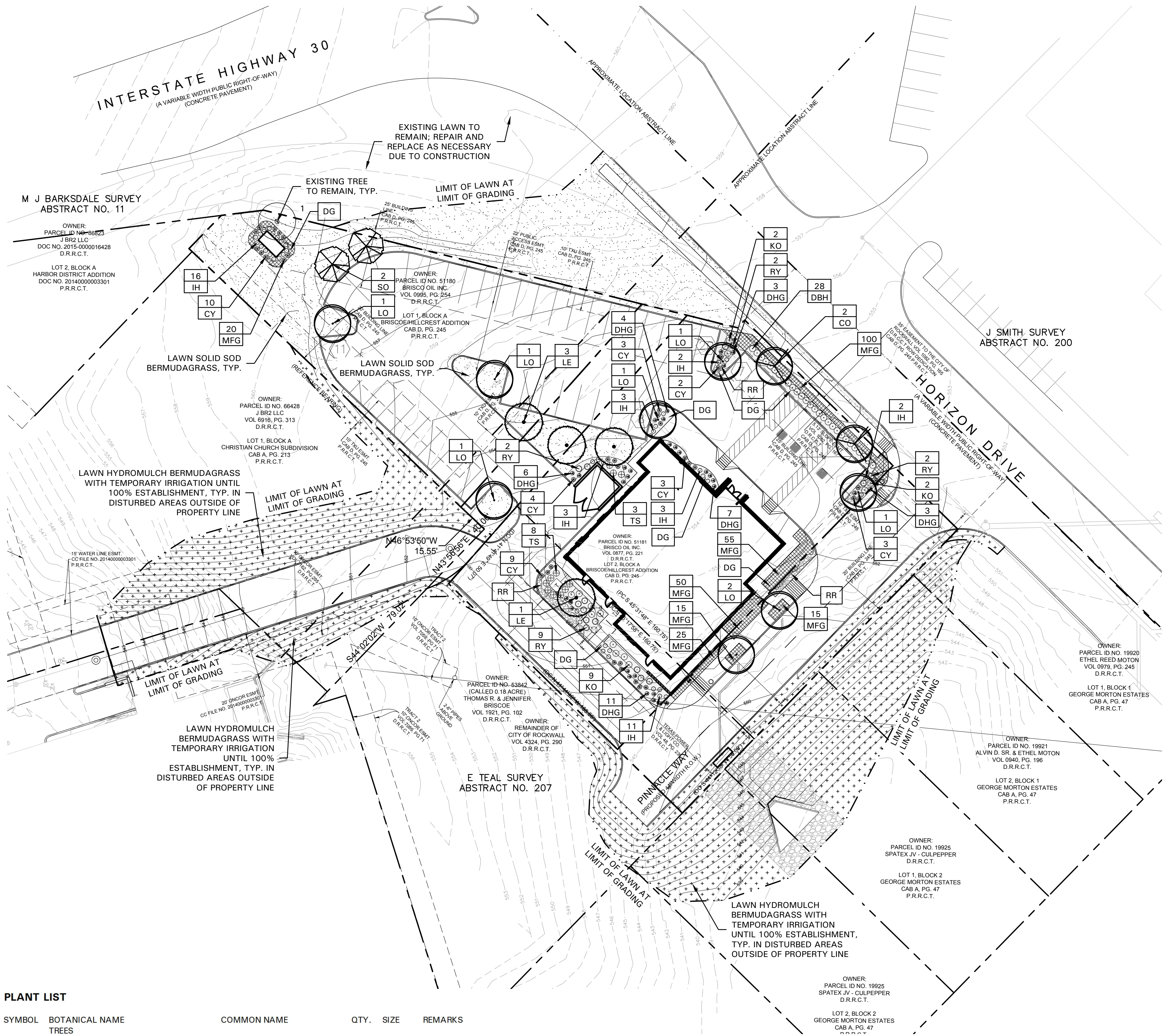
DEVELOPER:  
CRESTVIEW REAL ESTATE, LLC.  
12720 HILLCREST RD., SUITE #650  
DALLAS, TX 75230  
CONTACT: GRAY STOGNER  
PH: 214.343.4477

APPLICANT:  
CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DR., SUITE #406  
BEDFORD, TX 76021  
PH: 817.281.0572

CITY CASE #:

DESIGN:	MGC
DRAWN:	MGC
CHECKED:	KAH
DATE:	08/08/2016





PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
CO	<i>Quercus muehlenbergii</i>	Chinkapin Oak	2	3" cal.	container grown, 12' ht., 4" spread, 4' branching ht., matching
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	4	3" cal.	container grown, 12' ht., 4" spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	8	3" cal.	container grown, 12' ht., 4" spread, 4' branching ht., matching
SO	<i>Quercus shumardii</i>	Shumard Red Oak	2	3" cal.	container grown, 12' ht., 4" spread, 4' branching ht., matching
SHRUBS/GROUND COVER					
CY	<i>Yucca filamentosa</i> 'Color Guard'	Color Guard Yucca	34	5 gal.	container full, 36" o.c.
DBH	<i>Ilex cornuta</i> 'Burfordii Nana'	Dwarf Burford Holly	28	5 gal.	container full, 24" spread, 36" o.c.
DHG	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Hameln Grass	34	3 gal.	container full, 24" o.c.
IH	<i>Raphiolepis indica</i> 'Clara'	Indian Hawthorne 'Clara'	40	5 gal.	container full, 20" spread, 24" o.c.
KO	<i>Rosa hybrida</i> 'Radtke'	Double Knock Out Rose	13	5 gal.	container full, 20" spread, 36" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	280	1 gal.	container full, 24" o.c.
RY	<i>Hesperaloe parvifolia</i>	Red Yucca	15	5 gal.	container full, 36" o.c.
TS	<i>Leucophyllum frutescens</i> 'Green Cloud'	Texas Sage 'Green Cloud'	11	5 gal.	container full, 20" spread, 24" o.c.
DG		Decomposed Granite			4" depth, compacted in 1" lifts
RR		Colorado River Rock			1"-3" dia., 4" depth
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 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.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

NO TREES WITHIN 5'-0" OF ANY UTILITIES

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 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.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

- 10' wide landscape buffer with one tree per 50 l.f.

HORIZON DR.: 144 l.f.	
Required	Provided
(3) trees, 3" cal.	(3) trees, 3" cal.

PARKING LOT LANDSCAPING

- 5% of the interior parking lot shall be landscape.

Total interior parking lot area: 16,283 s.f.
Total parking spaces: 47 spaces

Required	Provided
814 s.f. (5%)	1,369 s.f. (8%)

SITE LANDSCAPING

- 15% of the total site shall be landscaped for COMMERCIAL.
- 50% of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 0.92 AC; 39,870 s.f.

Required	Provided
5,961 s.f. (15%)	9,361 s.f. (23%)
2,991 s.f. (50%)	8,415 s.f.

CASE NO. SP2016-013

CARENOW I-30 & HILLTOP DRIVE

LEGAL DESCRIPTION:

LOT 1, LOT 2 & LOT 3, BLOCK A  
BRISCOE / HILLCREST ADDITION  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:

TOM R BRISCOE AND BRISCOE OIL, INC.  
2323 STEVENS ROAD,  
HEALTH, TX, 75032  
CONTACT: DAVID ENGLISH  
PH: 972.961.8532

DEVELOPER:

CRESTVIEW REAL ESTATE, LLC.  
12720 HILLCREST RD., SUITE #650  
DALLAS, TX 75230  
CONTACT: GRAY STOGNER  
PH: 214.343.4477

APPLICANT:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DR., SUITE #406  
BEDFORD, TX 76021  
PH: 817.281.0572

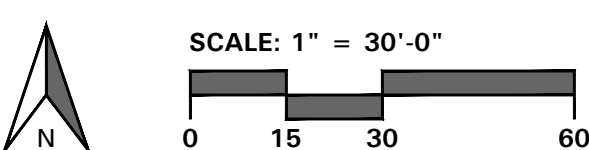
CITY CASE #:

NO.	DATE	REVISION	BY
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3	12/19/16	COORDINATION	MGC
2	10/06/16	COORDINATION	MGC
1	8/29/16	COORDINATION	MGC

DESIGN:	MGC
DRAWN:	MGC
CHECKED:	KAH
DATE:	06/08/2016

SHEET

L2.01



4245 North Central Expy  
Suite 501  
Dallas, Texas 75205  
214.865.7192 office

SUBMITTED: 5/13/16



SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

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

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen; 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
  - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.

- 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.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.

- Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.

- Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

- Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.

- Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.

- Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.

- Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.

- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.

- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.

- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.

- Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.

- Remove rejected plant material immediately from job site.

- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well composed in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- 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.

- Physical properties as follows:
  - Clay - between 7-27 percent
  - Silt - between 15-25 percent
  - Sand - less than 52 percent

- Organic matter shall be 3%-10% of total dry weight.

- 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. Living Earth Technologies or approved equal.

- F. Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- 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 iron nutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

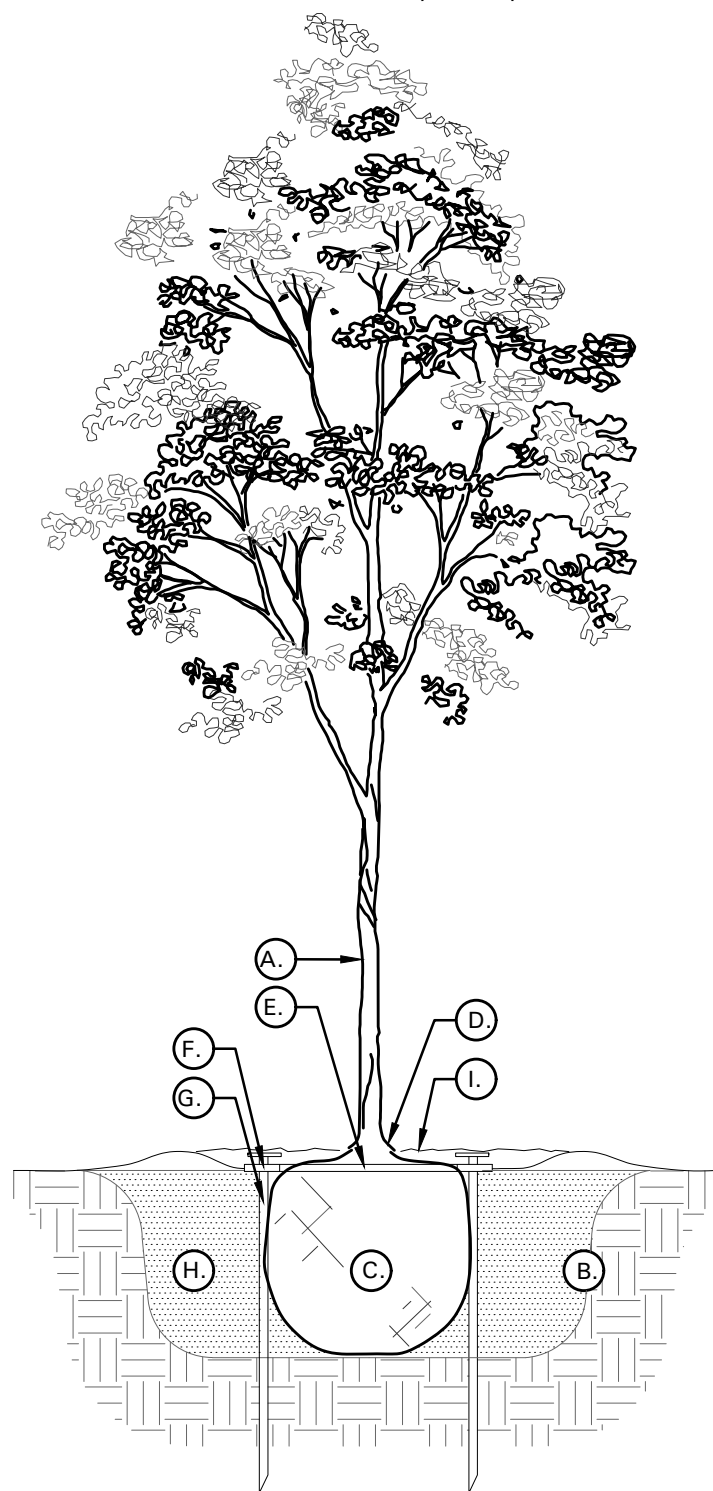
- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDEGE Heavy Duty Steel.

- B. Staking Material for Shade Trees: refer to details.

- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inches.

- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

- E. River Rock: 'Colorado', 1" - 3" dia.



01 TREE PLANTING DETAIL  
NOT TO SCALE

TREE PLANTING DETAIL LEGEND  
AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.

- F. 'U' BRACKET.

- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH 'U' BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

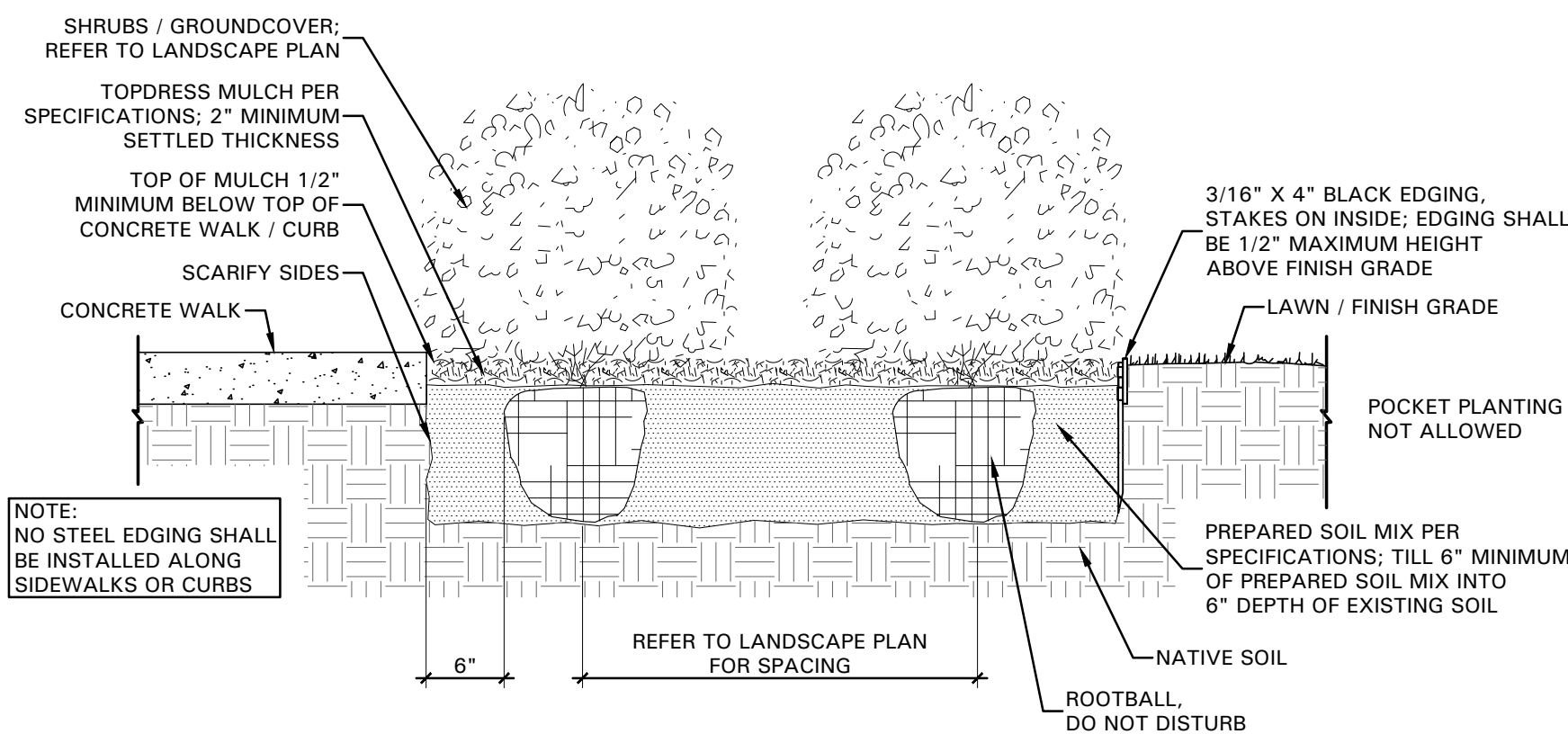
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeth@treestakesolutions.com www.treestakesolutions.com

- OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL  
NOT TO SCALE



- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

SUBMITTED: 5/13/16

tree planting detail as approved by the Landscape Architect if the percolation test fails.

- 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 1/2 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'.

- J. Do not wrap trees.

- K. Do not over prune.

- 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.

- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

- 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 at the cost of the Landscape Contractor.

- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

- 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.

- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

- Pruning shall be done with clean, sharp tools.
- Immediately after planting 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 Curbing Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
- All steel curbing shall be free of kinks and abrupt bends.
- Top of curbing shall be 1/2" maximum height above final finished grade.
- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized 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 or hosing them at end of each work day.

END OF SECTION

CASE NO. SP2016-013

CARENOW I-30 & HILLTOP DRIVE

LEGAL DESCRIPTION:

LOT 1, LOT 2 & LOT 3, BLOCK A  
BRISCOE / HILLCREST ADDITION  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:

TOM R BRISCOE AND BRISCOE OIL, INC.  
2323 STEVENS ROAD,  
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CONTACT: DAVID ENGLISH  
PH: 972.961.8532

DEVELOPER:

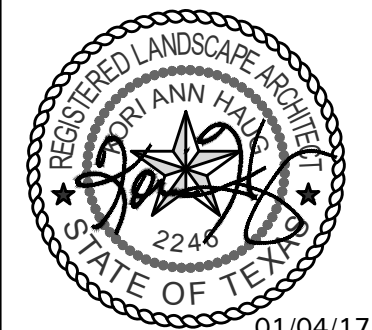
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APPLICANT:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DR., SUITE #406  
BEDFORD, TX 76021  
PH: 817.281.0572

CITY CASE #:

TEXAS REGISTRATION #14199



CARENOW  
LOT 1 & 2, BLOCK A  
BRISCOE/HILCREST ADDITION  
ROCKWALL, TX

NO.	DATE	REVISION	BY
4	01/04/17	COORDINATION	MGC
3	12/19/16	COORDINATION	MGC
2	10/06/16	COORDINATION	MGC
1	8/29/16	COORDINATION	MGC

LANDSCAPE SPECIFICATIONS  
AND DETAILS

DESIGN:	MGC
DRAWN:	MGC
CHECKED:	KAH
DATE:	06/08/2016

SHEET

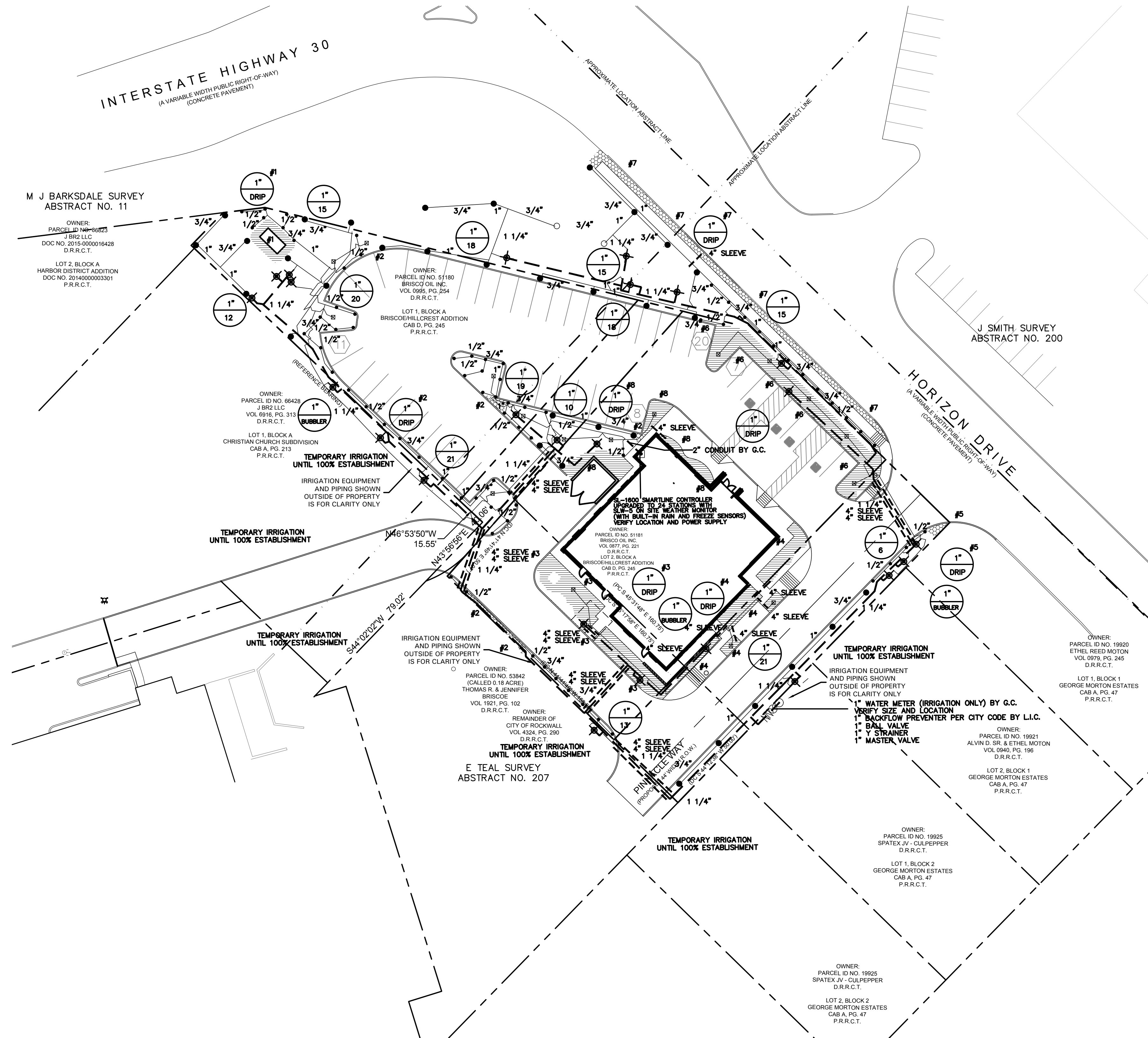
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File No. 2016-029



NO.	DATE	REVISION	BY
4	01/04/17	COORDINATION	MSC
3	12/19/16	COORDINATION	MSC
2	10/06/16	COORDINATION	MSC
1	8/29/16	COORDINATION	MSC

DESIGN:	JWJ
DRAWN:	JWJ
CHECKED:	JWJ
DATE:	08/08/2016



**SLEEVING NOTES**

1. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
2. SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
3. CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24") INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
4. CONTRACTOR SHALL EXTEND SLEEVES ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT.
5. CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
6. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

**IRRIGATION 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. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE WEATHERMATIC EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
4. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
5. 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.
6. LAWN SPRAY HEADS SHALL BE WEATHERMATIC LX-4 INSTALLED PER DETAIL SHOWN.
7. ROTOR HEADS SHALL BE WEATHERMATIC TURBO INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
8. NOZZLES SHALL BE WEATHERMATIC 5500 SERIES, UNLESS OTHERWISE NOTED. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
9. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
10. ELECTRIC CONTROL VALVES SHALL BE WEATHERMATIC 11000 SERIES INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
11. QUICK COUPLING VALVES SHALL BE WEATHERMATIC QV75 INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING 3/4" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
12. ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
13. 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.
14. THE DESIGN PRESSURE IS 65 PSI.
15. ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
16. IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / PO BOX 13087 AUSTIN, TEXAS 78711-3087
17. TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.

**IRRIGATION LEGEND**

- WEATHERMATIC LX-4 POP-UP LAWN HEAD
- MP HUNTER MP ROTATOR NOZZLE
- WEATHERMATIC TURBO ROTARY FC
- WEATHERMATIC TURBO ROTARY PC
- ⊠ WEATHERMATIC 106.5 BUBBLER (2 PER TREE, TYP.)
- ⊙ WEATHERMATIC 11000 SERIES ELECTRIC VALVE
- ▲ WEATHERMATIC QV75 QUICK COUPLER
- CONTROLLER, SIZE AS INDICATED
- ⊙ WATER METER, SIZE AS INDICATED WITH D.C.A., SIZE AS INDICATED
- PVC SCHEDULE 40 SLEEVING
- - - PVC CLASS 200 MAINLINE
- PVC CLASS 200 LATERAL LINE
- XXX VALVE SIZE
- XXX GPM
- NETAFIM TECHLINE#TDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- NETAFIM TECHLINE#TDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- XXX NETAFIM DISC FILTER #DF100-080 NETAFIM PRESSURE REGULATOR #PRV15025 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

**BUBBLER PIPING CHART**

NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	1/2"
6 - 10	3/4"
11 - 20	1"
21 - 30	1 1/2"
31 - 40	1 1/2"

**SMARTLINE CERTIFIED DESIGN**

1. THIS IRRIGATION DESIGN FEATURES SMARTLINE CONTROLLER AND WEATHER MONITOR TECHNOLOGY AND UTILIZES 'ET' BASED WATER CONSERVATION AUTO ADJUSTING SCHEDULING.
2. THE IRRIGATION CONTRACTOR MUST PROGRAM THE CONTROLLER BY SELECTING THE PROPER SPRINKLER TYPE, PLANT TYPE, SOIL TYPE, SLOPE AND SUN / SHADE EXPOSURE FOR EACH ZONE.
3. THE IRRIGATION CONTRACTOR MUST CONTACT THE IRRIGATION DESIGNER FOR APPROVAL OF CONTROLLER SETTINGS.
4. THE IRRIGATION DESIGNER IS JOHN WINGFIELD (972) 513-3859.
5. ALL EQUIPMENT MUST BE INSTALLED AS SPECIFIED. NO EQUIPMENT SUBSTITUTIONS WILL BE PERMITTED.

CASE NO. SP2016-013

**CARENOW I-30 & HILLTOP DRIVE**

LEGAL DESCRIPTION:

LOT 1, LOT 2 & LOT 3, BLOCK A  
BRISCOE / HILLCREST ADDITION  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:

TOM R BRISCOE AND BRISCOE OIL, INC.  
2323 STEVENS ROAD,  
HEALTH, TX, 75032  
CONTACT: DAVID ENGLISH  
PH: 972.961.8532

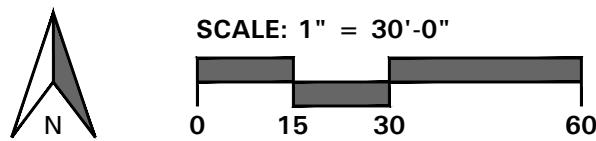
DEVELOPER:

CRESTVIEW REAL ESTATE, LLC  
12720 HILLCREST RD., SUITE #650  
DALLAS, TX 75230  
CONTACT: GRAY STOGNER  
PH: 214.343.4477

APPLICANT:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DR., SUITE #406  
BEDFORD, TX 76021  
PH: 817.281.0572

CITY CASE #:



4245 North Central Expy  
Suite 501  
Dallas, Texas 75205  
214.865.7192 office

SUBMITTED: 5/13/16



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 SPECIFIED ELSEWHERE

- A. Section 32 8424 - Irrigation System

1.3 REFERENCED STANDARDS

- A. American Society for Testing and Materials:
- ASTM - D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SD R-PR)
  - ASTM - D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 40.
  - ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

PART 2 - MATERIALS

2.1 DEFINITIONS

- A. Sleeve - A pipe within which another pipe is placed for carrying water or other utilities to be installed.
- B. Wire Sleeves - A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.

2.2 GENERAL

- A. Polyvinyl Chloride Pipe (PVC) - Manufactured in accordance with standards noted herein:
- Marking and Identification - Permanently marked with SDR number, ASTM standard number, and the NSF (National Sanitation Foundation) seal.
  - Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Coverage - Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.
- B. Sleeve Extensions - Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.

3.2 BACKFILL

- A. Compaction - Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.
- B. Damage - Repair any damage resulting from improper compaction including pavement repair and replacement.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 SCOPE

- A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper

installation of the irrigation system as indicated by the Drawings. All costs associated with this installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

- B. Work includes but is not limited to:

- Trenching and backfill.
- Installation of automatic controlled system.
- Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.

- C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Refer to Irrigation Plans for controller, head, and valve locations.
- B. Section 32 8423 - Underground Irrigation Sleeves and Utility Conduits
- C. Section 32 9300 - Landscape
- D. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.3 APPLICABLE STANDARDS

- A. America Standard for Testing and Materials (ASTM) - Latest edition.
- D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
  - D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
  - D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
  - D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
  - D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
  - D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
  - F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer
  - D2855 Making Solvent - Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

- A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.
- B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.
- C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

1.5 SUBMITTALS

- A. Procedure: Comply with Division I requirements.
- B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's cut sheets and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.
- C. No work covered under this section may begin until the

Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized Representative.

- D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.

- E. Operating and Maintenance Manuals:

- Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation system.
- Manuals shall be delivered to the Owner Authorized Representative no later than ten (10) days prior to completion of the irrigation system.
- Provide descriptions of all installed materials and systems in sufficient detail to permit maintenance personnel to understand, operate, and maintain the equipment.
- Provide the following in each manual:
  - Index sheet with Contractor's name, address, telephone number, and contact name.
  - Duration of guarantee period. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.
  - Equipment list providing the following for each item:
    - Manufacturer's name
    - Make and model number
    - Name and address of local part's representative
    - Spare parts list in detail
    - Details operating and maintenance instructions for major equipment.

- F. Project Record Documents:

- Comply with Division I requirements.
- Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
- When dimensioning is complete, transpose work to bond paper.
- Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same, to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings "Record Prints Showing Significant Changes". Date and sign drawings.

- G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.

- H. Controller Keys: Provide three (3) sets of keys to controller enclosures).

- I. Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.

- J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.
- K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.

- L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with

work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

- A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.
- B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

1.7 COORDINATION

- A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.
- B. Coordinate to ensure that electrical power source is in place.
- C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Mainline: Mainlines are the piping from water source to operating valves. This portion of piping is subject to surges, being a closed portion of sprinkler system. Hydrant lines are considered a part of sprinkler main.
- B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)

- A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.
- B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.
- C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.

2.3 COPPER TUBING

- A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation tubing (thin wall).

2.4 COPPER TUBE FITTINGS

- A. Cast brass or wrought copper, sweat - solder type.

2.5 WIRE

- A. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).
- B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

- A. Composed of Standard Schedule 40 PVC Fittings and PVC

meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch (1/2") diameter by eight (8") inches long, where applicable.

- B. Polyethylene nipples six (6") inches long shall be used on all pop-up spray heads.

2.7 MATERIALS - SEE IRRIGATION PLAN

- A. Sprinkler heads in lawn area as specified on plan.
- B. PVC Pipe: Class 200, SDR 21
- C. Copper Tubing (City Connection): Type "M"
- D. 24V Wire: Size 14, Type UF
- E. Electric valves: Shall be all plastic construction as indicated on plans.
- F. Backflow Prevention Device: Refer to drawing requirements and flow valve. Coordinate exact location with General Contractor.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

- A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.
- B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.
- C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.
- D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs. In areas where existing trees are present, trenches shall be adjusted on-site to provide a minimum clearance of four (4) feet between the drip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned change in trench routing from that shown on the drawings.

3.2 PIPE INSTALLATION

- A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.
- B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.
- C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

3.3 PVC PIPE AND FITTING ASSEMBLY

- A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.
- B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

- A. Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core solder.

3.5 POP-UP SPRAY HEADS

- A. Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

- A. Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with manufacturer's specifications. See plan for typical installation of electric valve and valve box.

3.7 WIRING

- A. Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for UF wire unless otherwise noted on the plan. Wire shall be tucked under the piping.
- B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.
- C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coils at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

- A. Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

3.9 TESTING

- A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.
- B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to ensure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

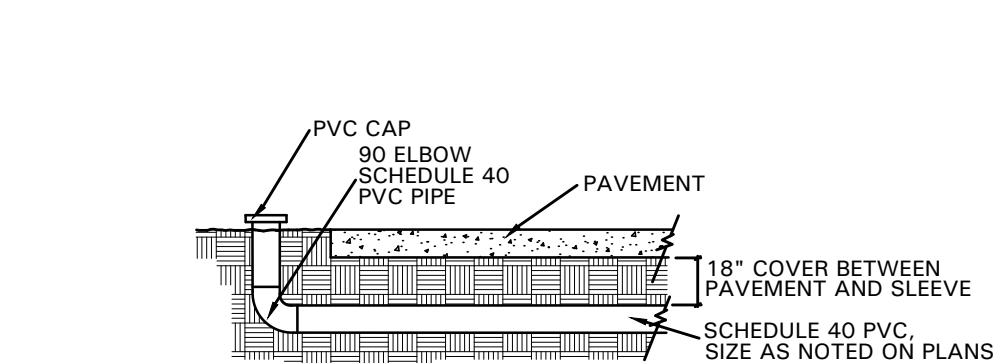
3.10 FINAL ADJUSTMENT

- A. After installation has been completed, make final adjustment of sprinkler system in preparation for Owner Authorized Representative's final inspection.
- B. Completely flush system to remove debris from lines by removing nozzle from heads on end of lines and turning on system.
- C. Check sprinklers for proper operation and proper alignment for direction of throw.
- D. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.
- E. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage and furnish data to Owner Authorized Representative with each change.

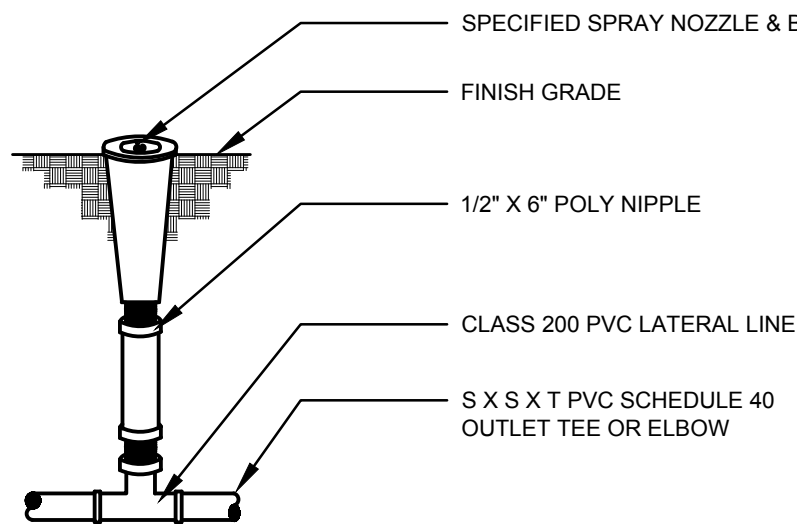
3.11 SYSTEM DEMONSTRATION

- A. Instruct Owner's personnel in operation and maintenance of system including adjusting of sprinkler heads. Use operation and maintenance manual for basis of demonstration.

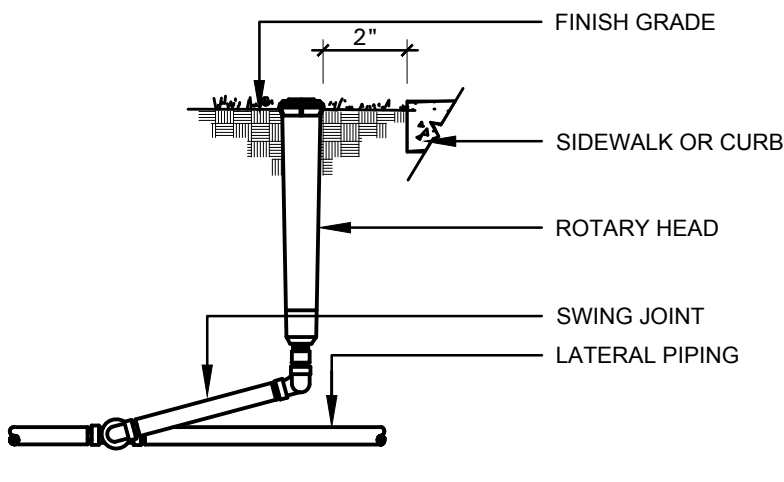
END OF SECTION



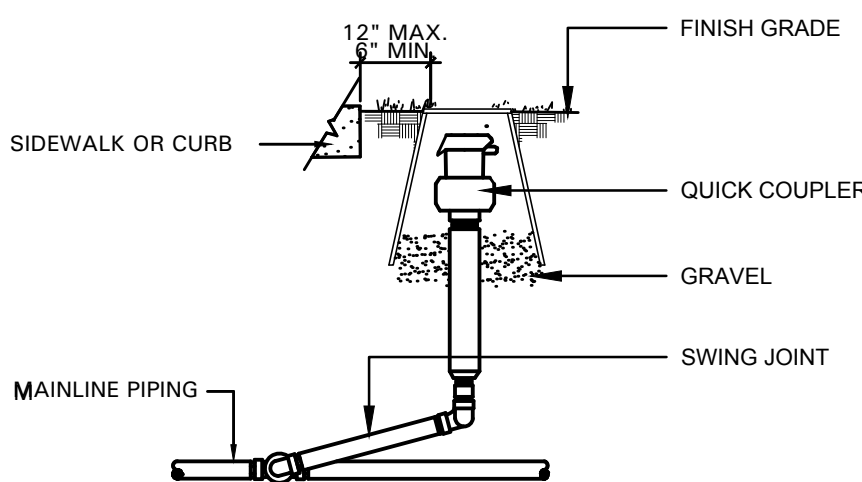
01 SLEEVE DETAIL  
NOT TO SCALE



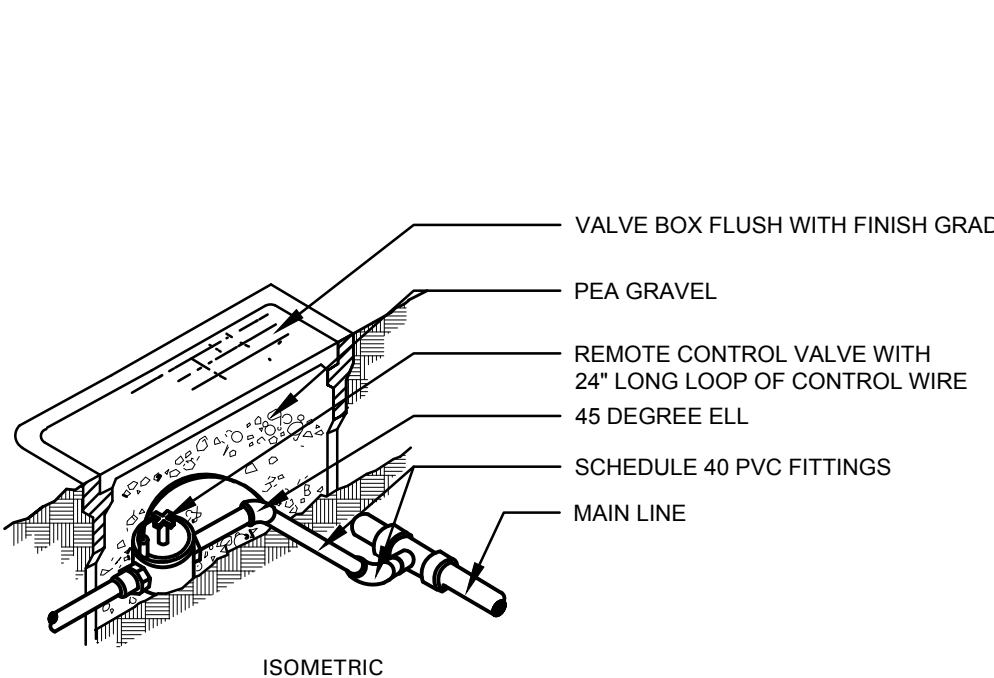
02 POP-UP LAWN SPRAY ASSEMBLY  
NOT TO SCALE



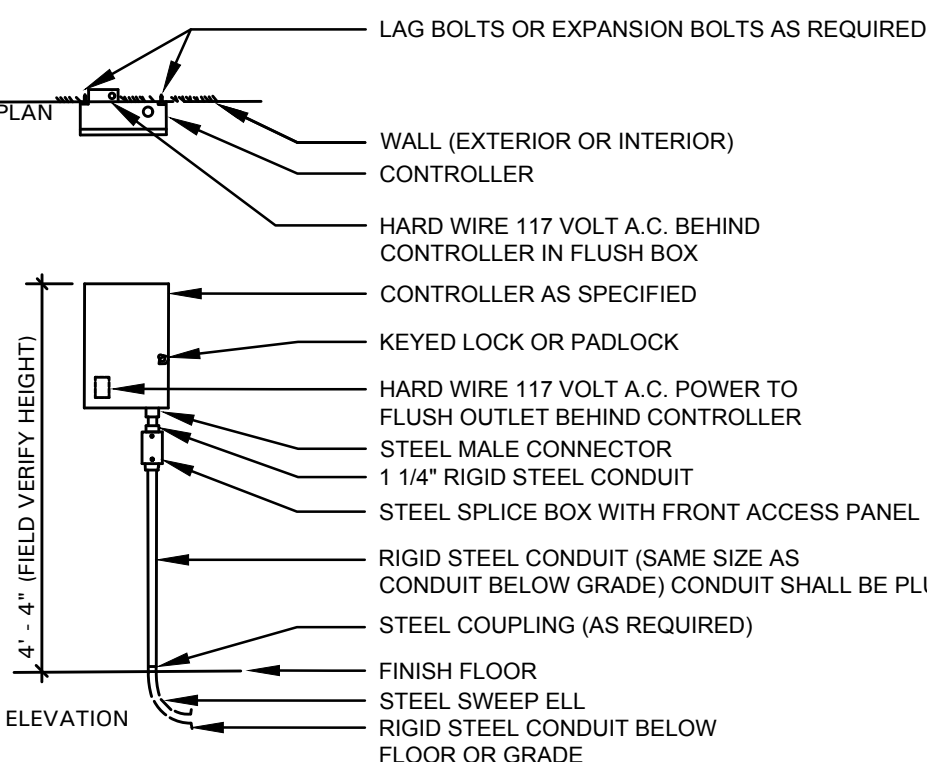
03 ROTARY HEAD  
NOT TO SCALE



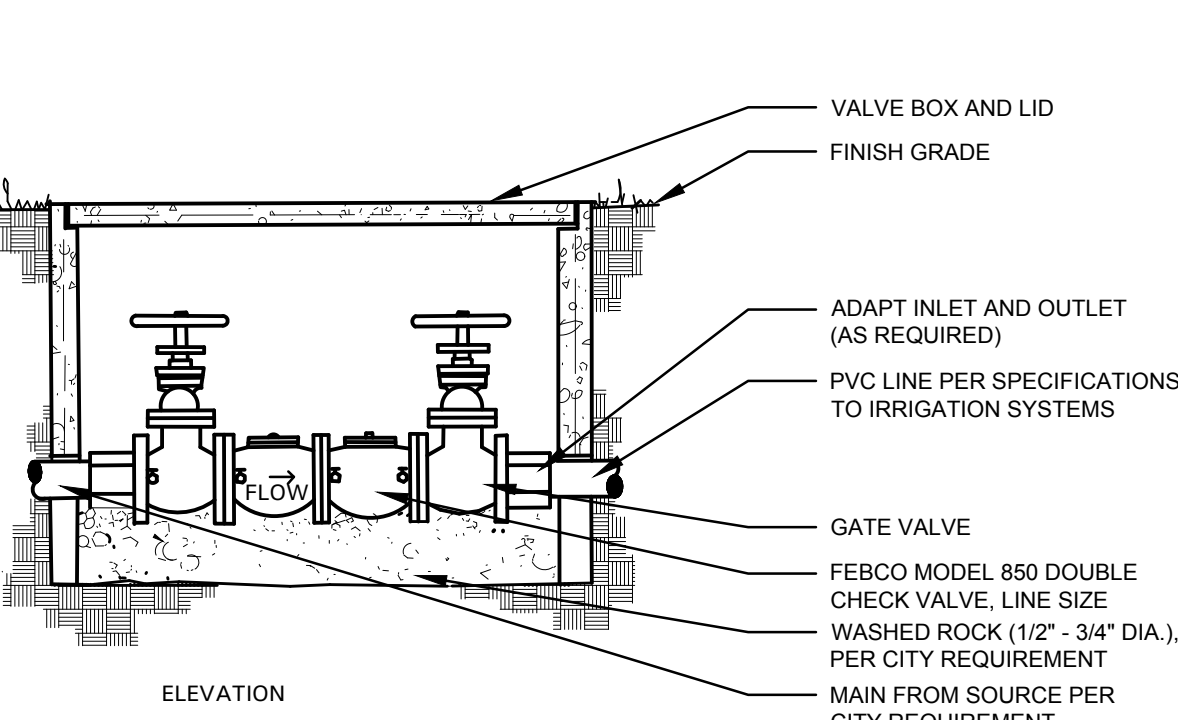
04 QUICK COUPLER  
NOT TO SCALE



05 REMOTE CONTROL VALVE  
NOT TO SCALE



06 WALL MOUNTED CONTROLLER  
NOT TO SCALE



07 BACKFLOW PREVENTER  
NOT TO SCALE



- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

SUBMITTED: 5/13/16

CASE NO. SP2016-013

CARENOW I-30 & HILLTOP DRIVE

LEGAL DESCRIPTION:

LOT 1, LOT 2 & LOT 3, BLOCK A  
BRISCOE / HILLCREST ADDITION  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:

TOM R BRISCOE AND BRISCOE OIL, INC.  
2323 STEVENS ROAD,  
HEALTH, TX, 75032  
CONTACT: DAVID ENGLISH  
PH: 972.961.8532

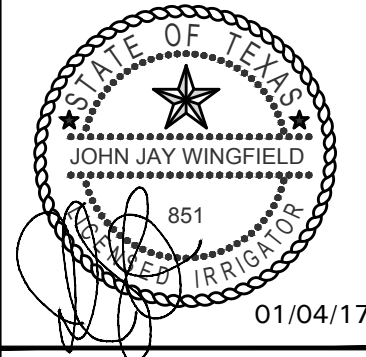
DEVELOPER:

CRESTVIEW REAL ESTATE, LLC.  
12720 HILLCREST RD., SUITE #650  
DALLAS, TX 75230  
CONTACT: GRAY STOGNER  
PH: 214.343.4477

APPLICANT:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DR., SUITE #406  
BEDFORD, TX 76021  
PH: 817.281.0572

CITY CASE #:



CARENOW  
LOT 1 & 2, BLOCK A  
BRISCOE/HILLCREST ADDITION  
ROCKWALL, TX

NO.	DATE	REVISION	BY
4	01/04/17	COORDINATION	MGC
3	12/19/16	COORDINATION	MGC
2	10/06/16	COORDINATION	MGC
1	8/29/16	COORDINATION	MGC
0			

IRRIGATION SPECIFICATIONS  
AND DETAILS

DESIGN:	JWW
DRAWN:	JWW
CHECKED:	JWW
DATE:	06/08/2016

SHEET

L3.02

File No. 2016-029



# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 1/11/2017 2:02:19 PM

**Prepared by:**

Preparer

Your Company Name

123 Main Street

---

Parcel Name: Site 1 - Property : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: True

North: 7,014,391.2893'

East: 2,590,091.2376'

Segment# 1: Line

Course: S45°31'16"E

Length: 144.59'

North: 7,014,289.9828'

East: 2,590,194.4038'

Segment# 2: Line

Course: S44°12'44"W

Length: 141.47'

North: 7,014,188.5825'

East: 2,590,095.7542'

Segment# 3: Line

Course: S43°58'48"W

Length: 50.00'

North: 7,014,152.6034'

East: 2,590,061.0338'

Segment# 4: Line

Course: N45°31'48"W

Length: 158.55'

North: 7,014,263.6734'

East: 2,589,947.8898'

Segment# 5: Line

Course: N41°27'59"E

Length: 31.27'

North: 7,014,287.1053'

East: 2,589,968.5962'

Segment# 6: Line

Course: N48°32'01"W

Length: 4.53'

North: 7,014,290.1050'

East: 2,589,965.2017'

Segment# 7: Line

Course: N46°53'50"W

Length: 15.55'



North: 7,014,300.7305'

East: 2,589,953.8481'

Segment# 8: Line

Course: N46°26'08"W

Length: 181.65'

North: 7,014,425.9182'

East: 2,589,822.2246'

Segment# 9: Line

Course: N44°12'38"E

Length: 22.44'

North: 7,014,442.0028'

East: 2,589,837.8720'

Segment# 10: Line

Course: N82°59'28"E

Length: 20.68'

North: 7,014,444.5263'

East: 2,589,858.3974'

Segment# 11: Line

Course: S76°03'28"E

Length: 236.23'

North: 7,014,387.6082'

East: 2,590,087.6679'

Segment# 12: Line

Course: N44°05'58"E

Length: 5.13'

North: 7,014,391.2922'

East: 2,590,091.2379'

Perimeter: 1,012.10'

Area: 48,281.3864Sq.Ft.

Error Closure: 0.0030

Course: N6°40'44"E

Error North : 0.00294

East: 0.00034

Precision 1: 337,363.33