

CHASTE TREE

CALIPER AS SHOWN

4" CALIFER AS SHOWN

2" CALIPER AS SHOWN

2" CALIFER AS SHOWN

CEDAR ELM

BEE HAPPY MIX - 36,384 SF

WHITE CRUSHED GRANITE - 556 SF

TEXAS RIVER ROCK MIX - 692 SF

MEXICAN PLUM

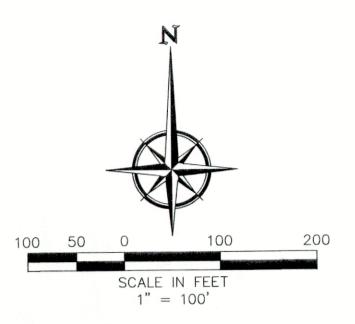
CHASTE TREE

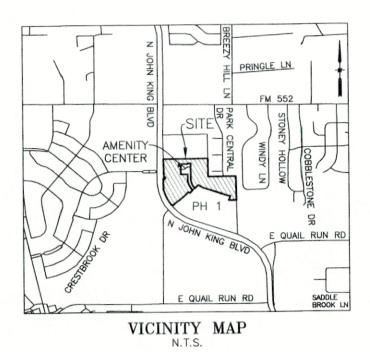
SMOKE TREE

23

18

18





LEGEND 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963" 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963" IRON ROD FOUND BUILDING SETBACK LINE CONTROL MONUMENT D.U.E. DRAINAGE & UTILITY EASEMENT D.E. DRAINAGE EASEMENT HOA HOMEOWNERS ASSOCIATION S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS

INDICATES CHANGE IN STREET NAME

LINE TABLE

LAND SURVEYOR

R.C. MYERS SURVEYING, LLC

488 ARROYO COURT

SUNNYVALE, TX 75182

(214) 532-0636

FAX (972) 412-4875

EMAIL: rcmsurveying@gmail.com FIRM NO. 10192300 JOB NO. 355

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING
BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58

BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX ELEVATION = 557.33

CURVE TABLE							
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD	
C1	21°47'11"	1140.00'	219.39'	433.48'	N 26'51'02" W	430.87	
C2	23*26'23"	275.00'	57.05	112.50'	N 17*22'23" E	111.72'	
СЗ	111°10'32"	57.50'	83.94'	111.57'	S 71*13'07" W	94.87	

1		
NO.	DIRECTION	DISTANCE
L1	N 89*38'44" E	50.00'
L2	N 00*38'27" W	40.00'
L3	S 89*38'05" W	34.30'
L4	S 88*42'33" W	182.77
L5	N 84*20'49" W	50.00'
L6	N 66*47'40" W	63.38'
L7	N 48*35'07" W	63.78
L8	S 48°23'33" W	200.00'
L17	S 43°25'25" W	89.23
L18	S 49*55'55" W	220.14
L19	S 58*29'53" W	50.35
L20	S 49°55'55" W	152.40'
L21	N 84*16'58" W	41.84

PD SITE PLAN SP2022-055

SADDLE STAR ESTATES SOUTH, PHASE TWO

26.827 ACRES 77 SINGLE FAMILY LOTS 3 COMMON AREA TRACT SITUATED IN THE

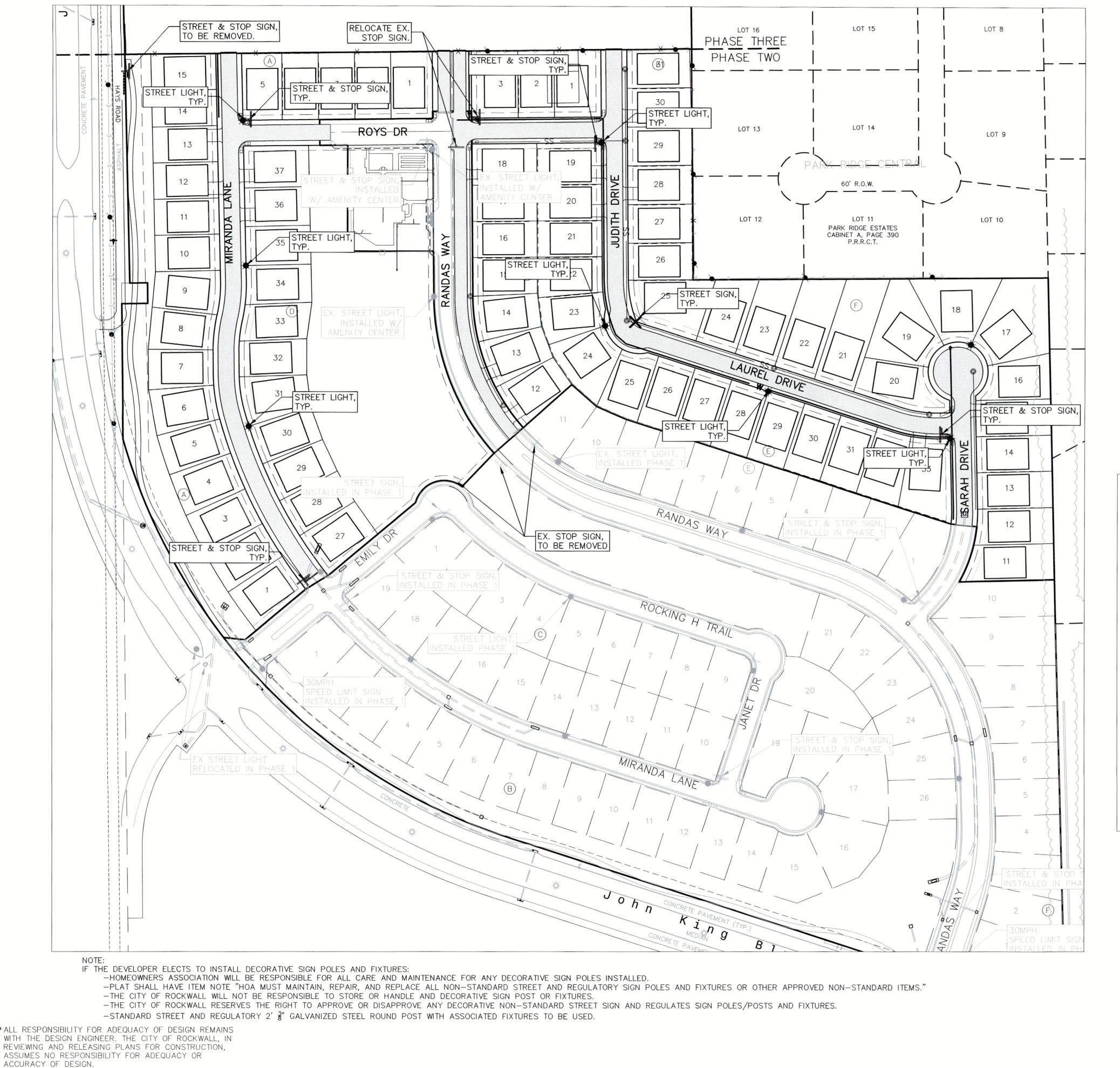
P.B. HARRISON SURVEY, A-97 SADDLE STAR SOUTH CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

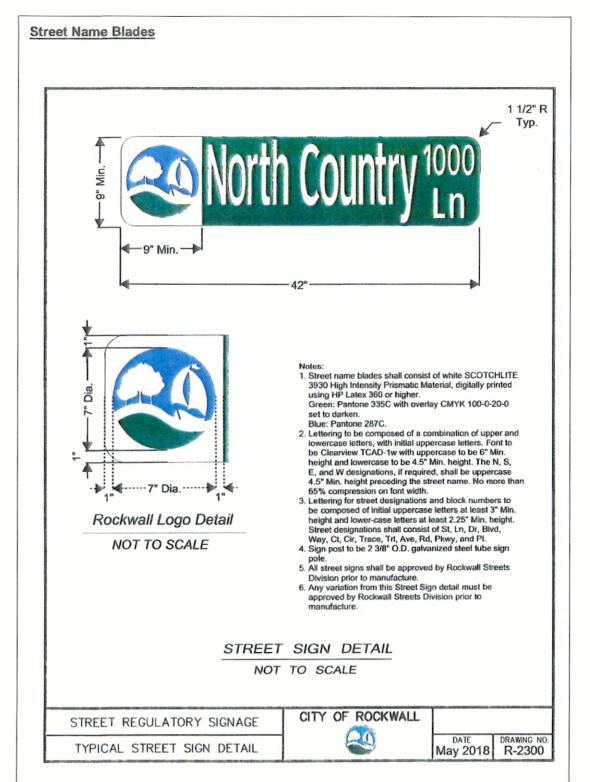
DALLAS, TX 75201 DEVELOPER HINES 2200 ROSS AVE, SUITE 4200W DALLAS, TX 75201 (214) 716 - 2900

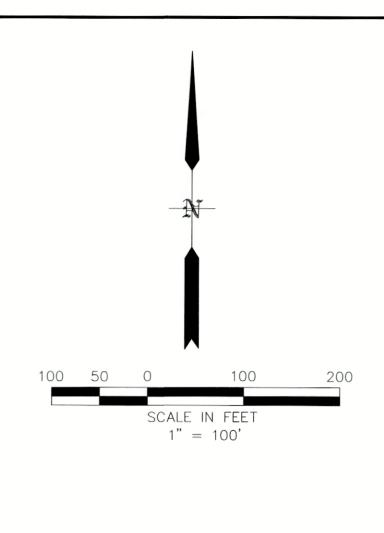
HOLDINGS, LLC 2200 ROSS AVE., STE. 4200W

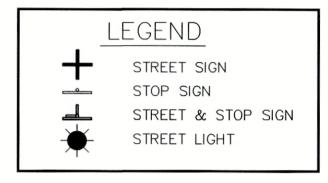
ENGINEERING CONCEPTS & DESIGN, L.P. ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES TEXAS FIRM REG. NO. 001145

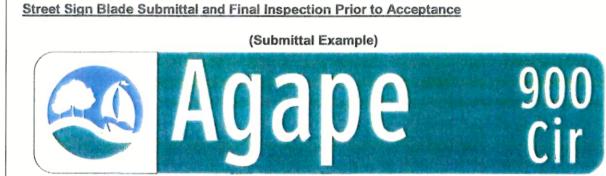
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098 (972) 941-8400 FAX (972) 941-8401 DATE: October 26, 2022











- A sample production street sign blade shall be submitted for review and approval. The sample blade shall be directed to the attention of -Technical Operations Supervisor, Streets Division, City of Rockwall Service Center, 1600 Airport Road, Rockwall Texas 75087. The sample sign must be submitted for review at least 10 days prior to the scheduled installation date.
- All street and regulatory signage shall be installed, inspected and approved, prior to final acceptance of the project. This inspection typically takes place as part of the engineering department's final walkover. Any sign related issue/issues will be noted on the projects final

Standard Street Sign - Pole and Fixtures (Maintained By the City of Rockwall)

- Standard Street Sign Post shall be 12' long minimum (2-3/8") galvanized steel round post with a minimum of 60 mil wall thickness.
- Standard Post Installation Depth sign post shall be installed into solid ground to a minimum depth of 24-inches and anchored with a minimum of 60lbs of concrete.
- Standard Post Bracket shall be (18") cast aluminum round post bracket street sign mount for bottom street blade.
- Standard Top Crossing Bracket shall be (12") cast aluminum top crossing street sign bracket mount for top street blade.
- Standard Mounting Bracket Assemblies shall be (2-2/8") diameter aluminum round post

A SAMPLE SIGN MUST BE SUBMITTED FOR APPROVAL BY THE CITY PRIOR TO FABRICATION OF ALL STREET SIGNS.

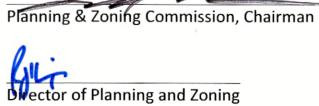
interlocking bracket x 2 per pole.

SITE PLAN SIGNATURE BLOCK

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 15 day of November, 2022.

WITNESS OUR HANDS, this 15 day of November 2022.



SP2022-055

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CAUTION! EXISTING UTILITIES THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626-4569 AT LEAST 72 HOURS PRIOR TO PERFORMING ANY WORK

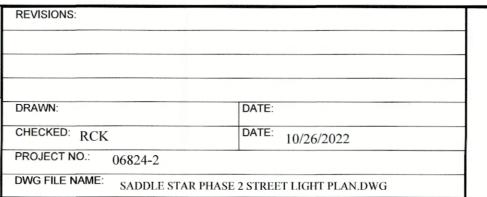
IN THE VICINITY OF THE NTMWD FACILITIES.

CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58

CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'



ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145 201 WINDCO CIR, STE 200, WYLIE, TX 75098 972-94I-8400 FAX: 972-94I-840I WWW.ECDLP.COM



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF RYAN C. KING, P.E. (123635) ON 10/26/2022. IT IS NOT TO BE USED FOR CONSTRUCTION,.

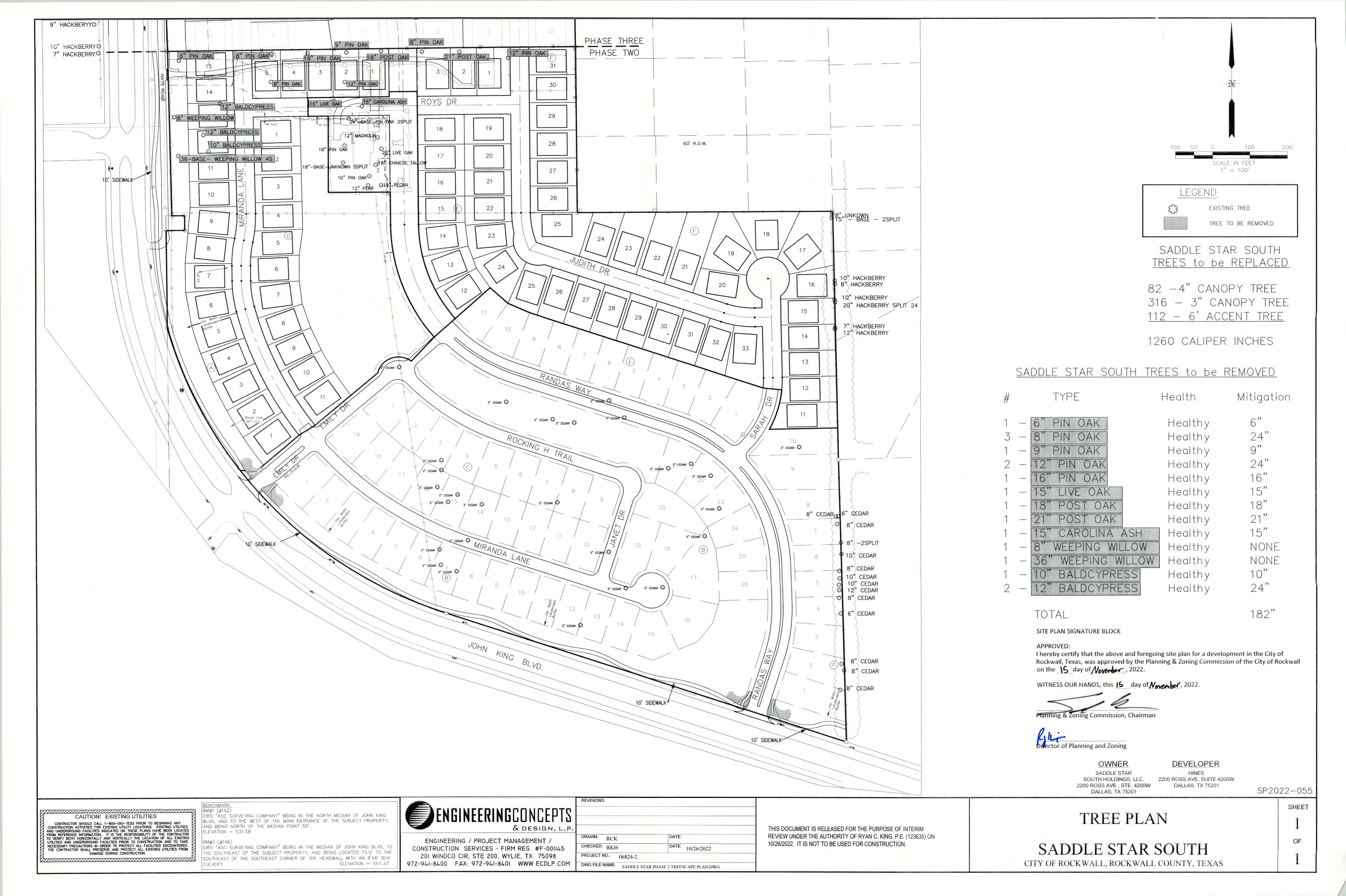
STREET LIGHT AND SIGNAGE PLAN EXHIBIT

SADDLE STAR SOUTH PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OF

SHEET



GENERAL CONSTRUCTION NOTES

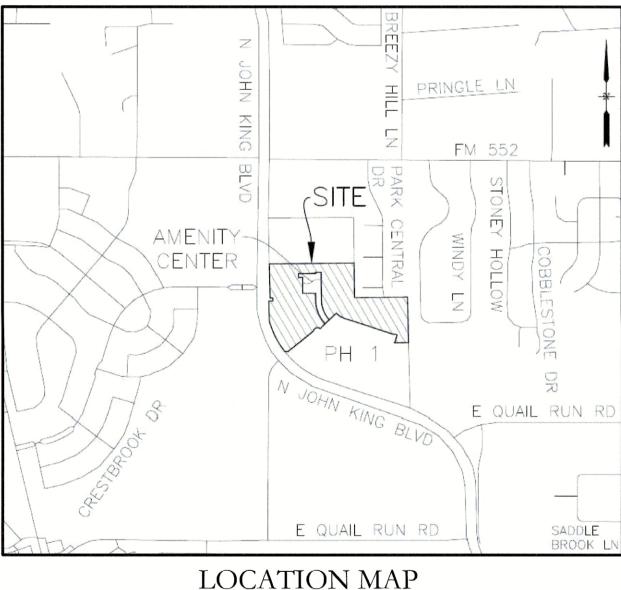
- 1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- 2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR
- COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE
- 4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING
- 5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- 6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL TXDOT STANDARD DRAWINGS
- 7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY
- THE CONTRACTOR AT NO COST TO THE CLIENT. 10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO
- LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE
- OR BETTER CONDITION BY THE CONTRACTOR
- TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
- 14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY
- 15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- 16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- 17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE
- 18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST
- 19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- 20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- 21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS

CONSTRUCTION PLANS SCREENING AND BUFFERING

~SADDLE STAR SOUTH - PH2~

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: August 24, 2022



NOT TO SCALE

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SHEET INDEX OVERALL LAYOUT PLAN HARDSCAPE PLANS HARDSCAPE DETAILS HS5-HS6 BUILDER FENCE EXHIBIT LANDSCAPE PLANS LANDSCAPE DETAILS L7-L8 IR1-IR6 IRRIGATION PLANS IR7-IR8 IRRIGATION DETAILS

OWNER / DEVELOPER:

SADDLE STAR SOUTH HOLDINGS, LLC 2200 ROSS AVENUE **SUITE 4200W** DALLAS, TEXAS 75201 PH. (972) 716-2900 **CONTACT: JOSE CAMPOS**

CIVIL ENGINEER:

ENGINEERING CONCEPTS & DESIGN, LP 201 WINDCO CIRCLE SUITE 200 WYLIE, TEXAS 75098 PH. (972) 941-8400 **CONTACT: RYAN KING**

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING 704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 PH. (972) 201-3100 CONTACT: CODY JOHNSON, RLA, ASLA, LI

GENERAL LANDSCAPE NOTES:

- . NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT
- THE PUBLIC WORKS DEPARTMENT.
- LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE

2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE

- DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

ANDSCAPE STANDARDS

- . PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S
- ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS. 2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- 3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- . STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED
- TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR
- DRAINAGE SHALL BE PROVIDED. 9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR
- APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM. 10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF
- HARDWOOD MULCH. 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED

LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS

IRRIGATION STANDARDS:

- . ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- 4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S
- 5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- 6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER
- 7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- 8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUI FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- 9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- . THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR. PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- 4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- 5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

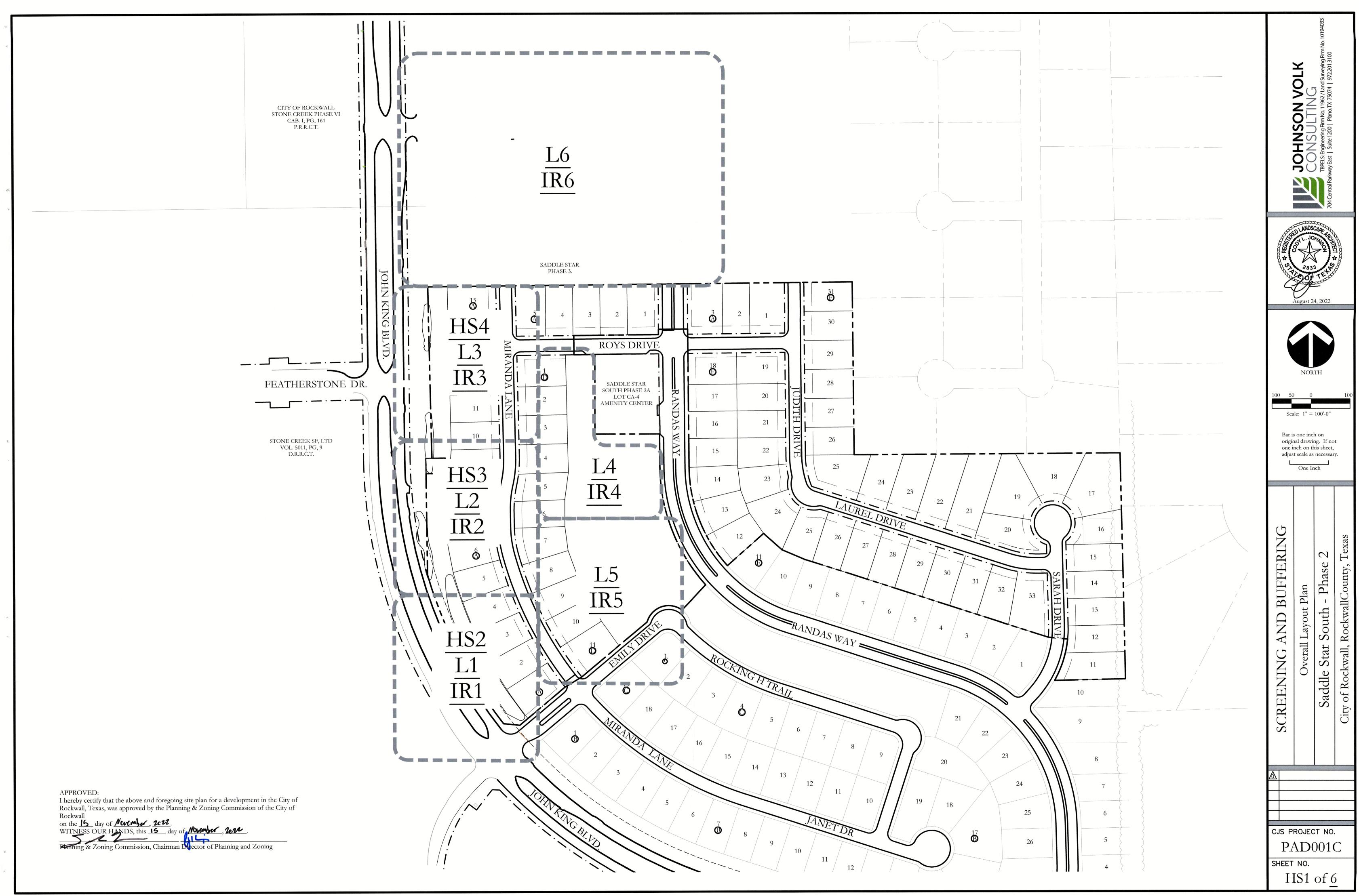
TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO
- REMOVAL OR TRANSPLANTING OF ANY TREES. . ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF
- 3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO
- 6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN
- THE LIMITS OF THE DRIP LINE. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED
- WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE 8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS
- APPROVED BY THE CITY. 9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR
- 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

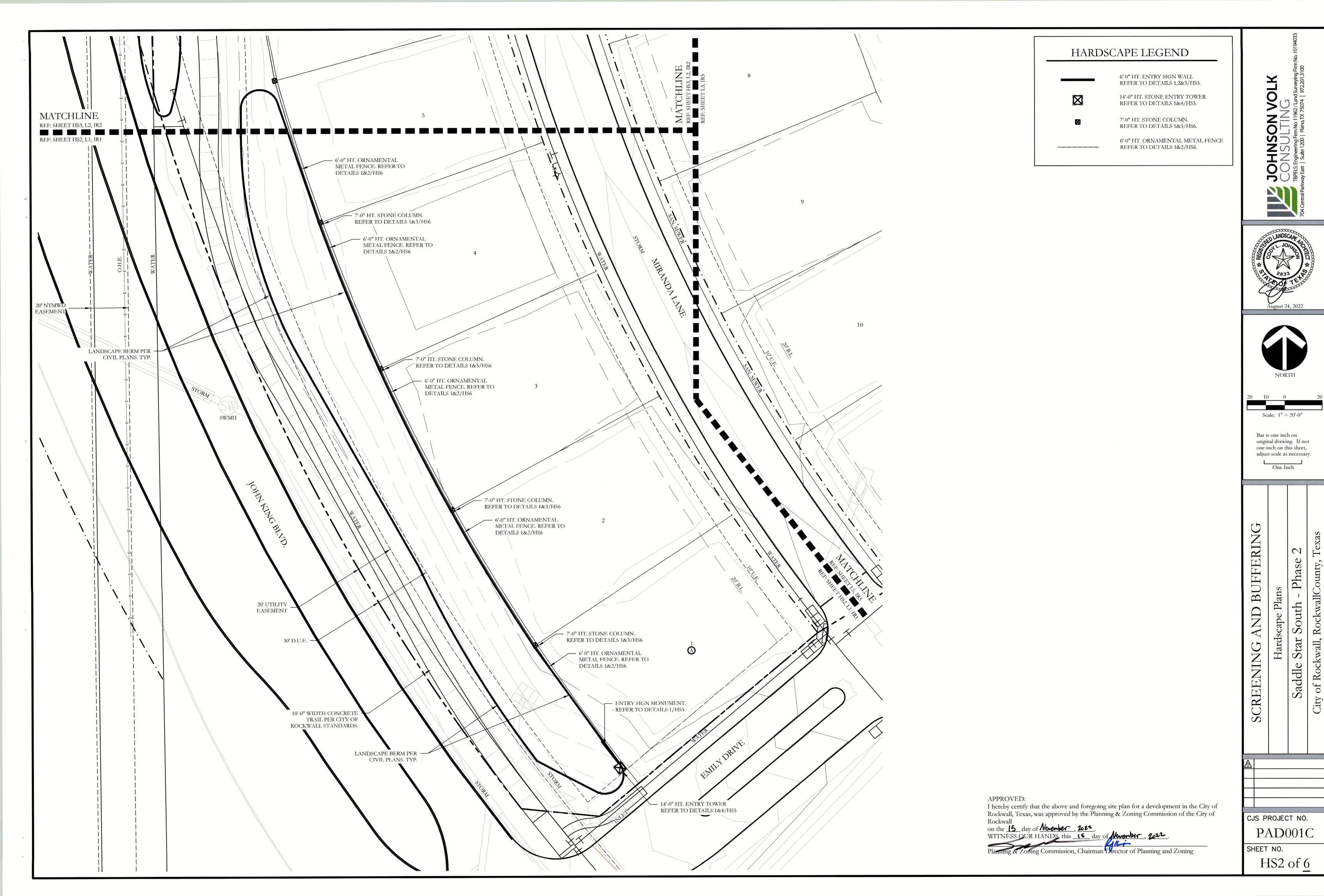
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall

on the 15 day of Movember, 2011 lanning & Zoning Commission, Chairman Director of Planning and Zoning

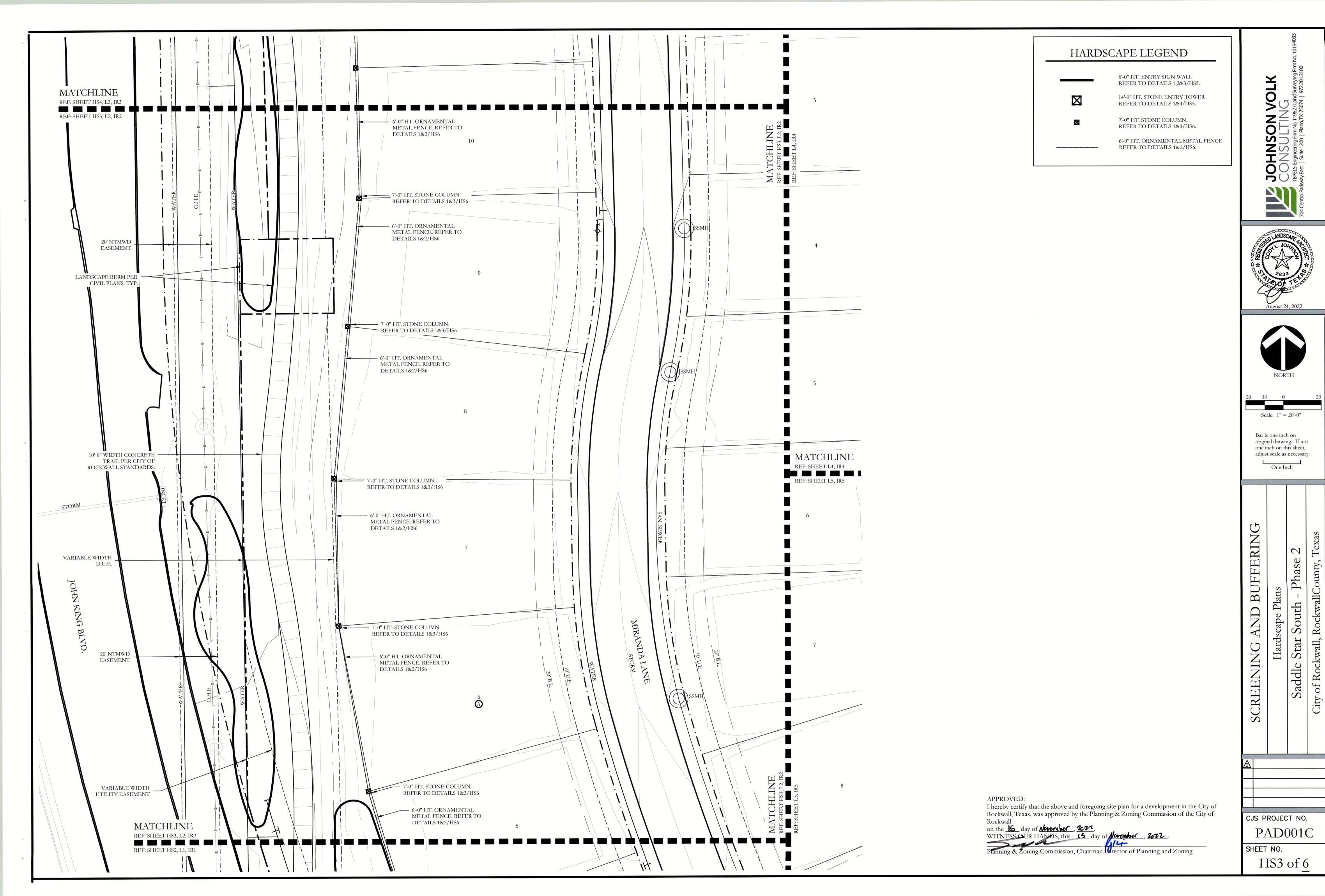




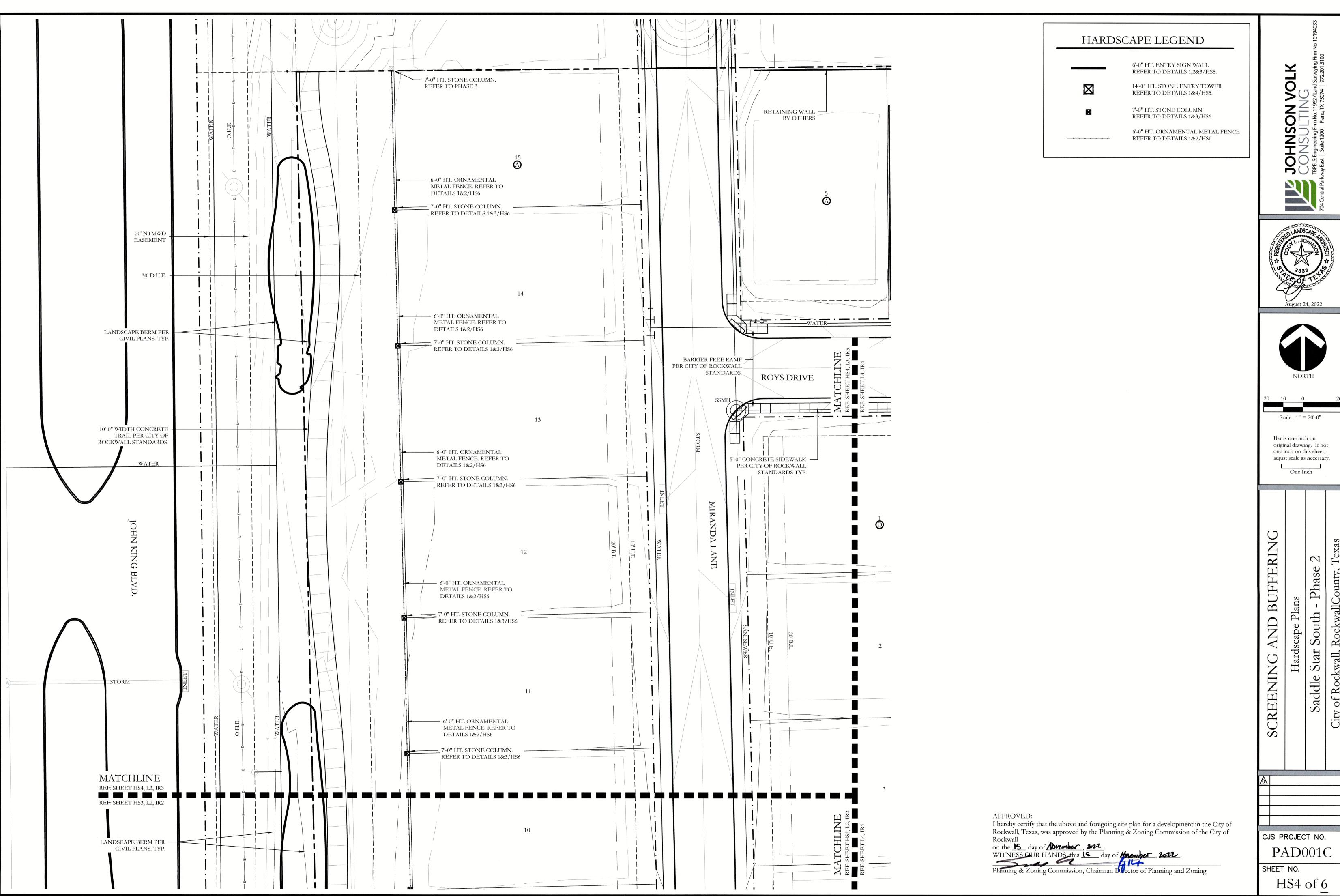
SITY PROJECT NO. SP2022-055

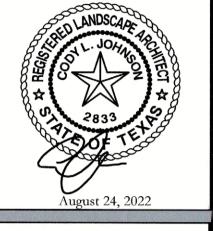


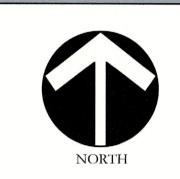
TY PROJECT NO. SP2022-055



PROJEC







Scale: 1'' = 20'-0''

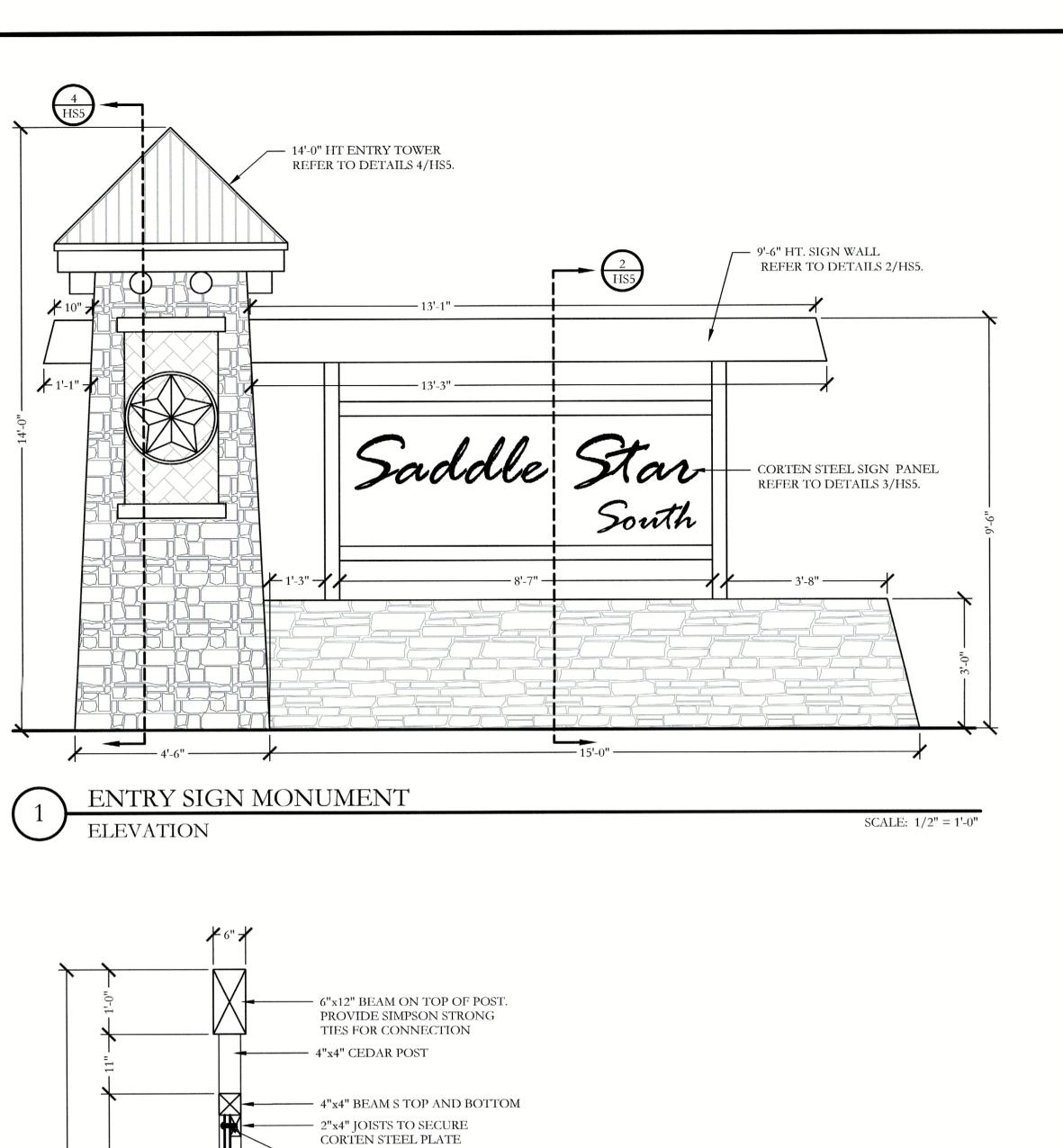
Bar is one inch on original drawing. If not adjust scale as necessary.

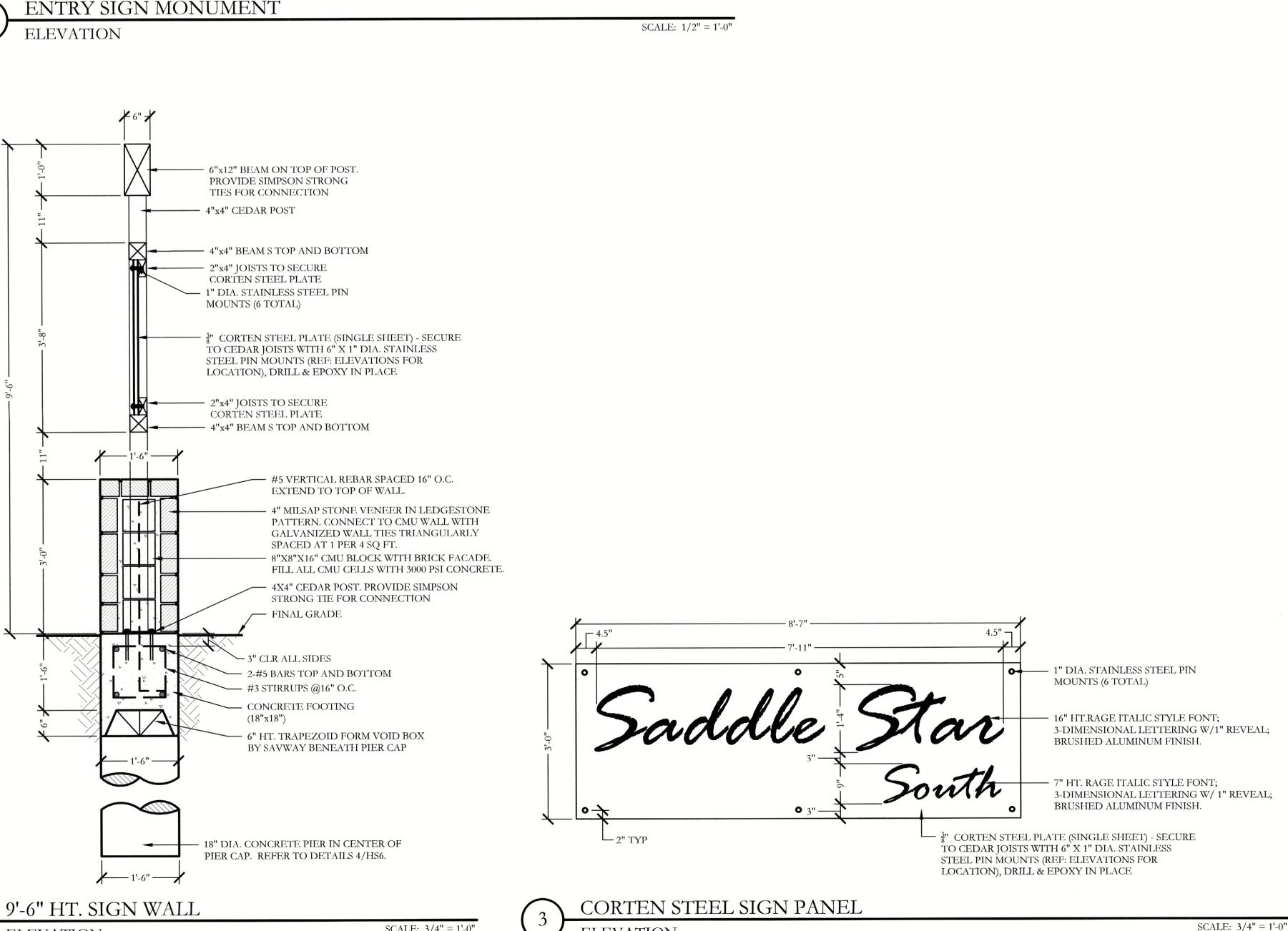
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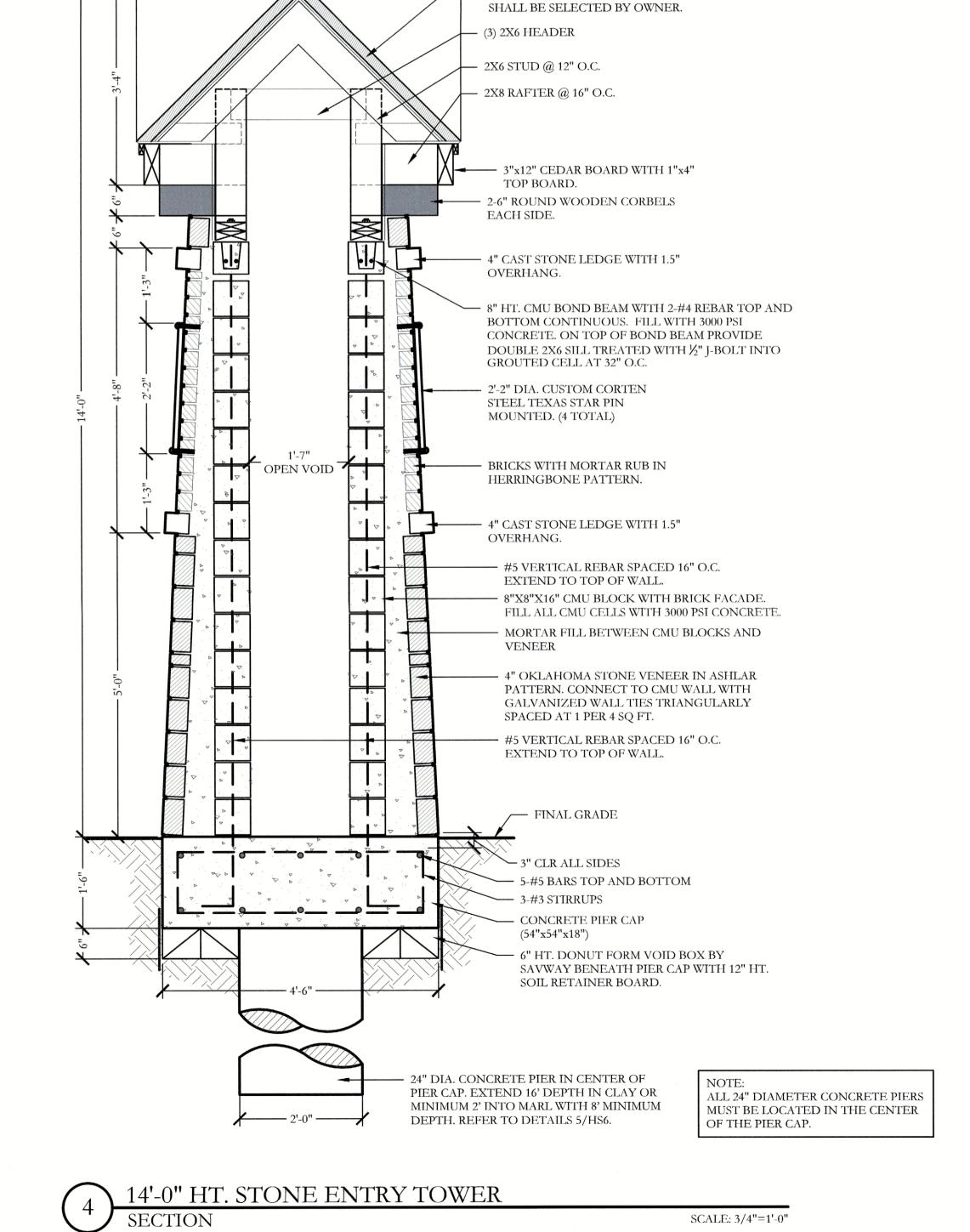
Hardscape Plans
Star South - Pikwall, RockwallCo Saddle

CJS PROJECT NO. PAD001C

PROJECT







APPROVED:

on the 15 day of November, 2022.

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

 STANDING SEAM METAL ROOF W/ 3/4" CDX TOP LAYER AND #30 FELT. COLOR AND SPEC

CONSULTIN TBPELS: Engineering Firm No. 11962 THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

August 24, 2022

Bar is one inch on

one inch on this sheet,

original drawing. If not

adjust scale as necessary.

 $C_1 \mid \Gamma_2$

Phase

BUFFERIN South Rockwal

SCREENINC Saddle

CJS PROJECT NO. PAD001C

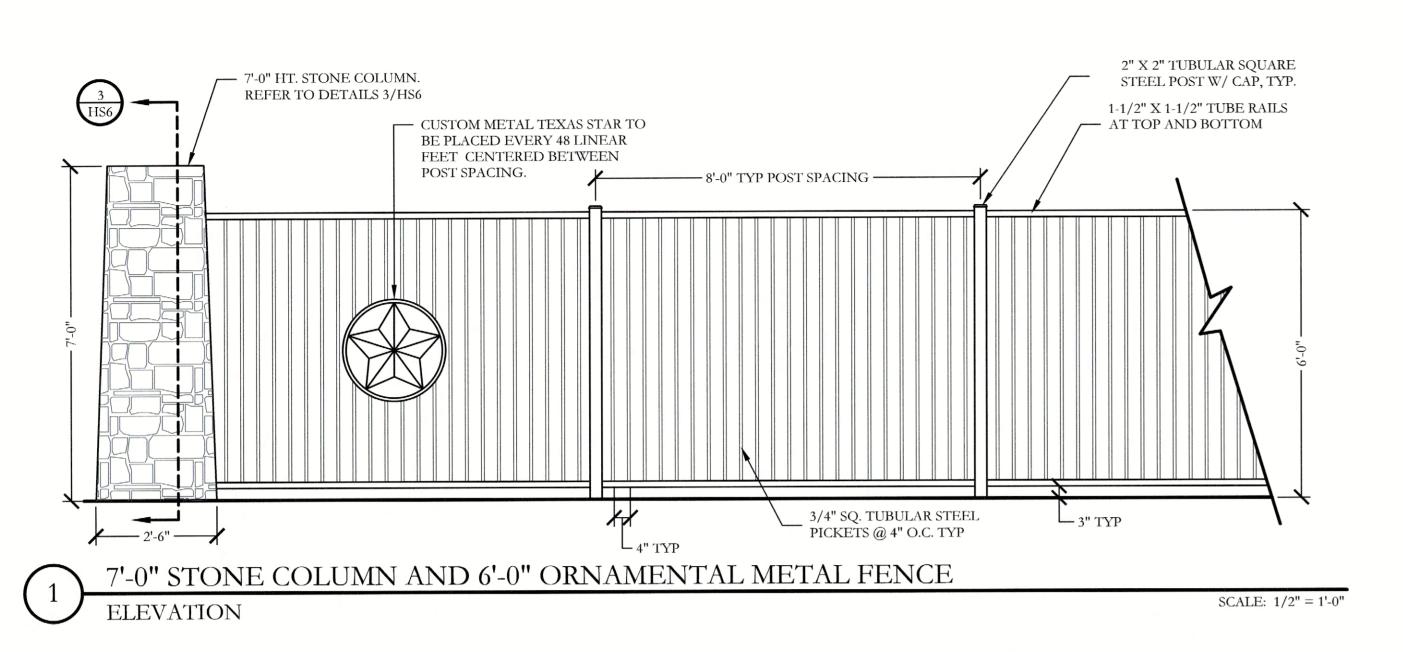
SHEET NO.

SCALE: 3/4"=1'-0"

PROJEC

SCALE: 3/4'' = 1'-0''

HS5 of 6



2" X 2" TUBULAR SQUARE STEEL POST W/ CAP, TYP. BEVEL TOP OF FOOTING SHALL BE CROWNED 1" ABOVE GRADE FINAL GRADE PER CIVIL PLANS — 3,000 PSI CONCRETE FOOTING -

TYPICAL METAL POST FOOTING

6-#5 VERTICAL

BARS @ EQUAL

AROUND SPIRAL

STIRRUP @ 18" O.C.

SPACING

#3 ROUND

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

8"X8"X16" CMU BLOCK WITH BRICK FACADE.

4" OKLAHOMA STONE VENEER IN ASHLAR

PATTERN. CONNECT TO CMU WALL WITH

GALVANIZED WALL TIES TRIANGULARLY

MORTAR FILL BETWEEN CMU BLOCKS AND

· 2-#5 VERTICAL DOWELS EACH SIDE.

EXTEND TO TOP OF COLUMN.

PROVIDE 4 BARS TOTAL.

SPACED AT 1 PER 4 SQ FT.

FINAL GRADE

3" CLR ALL SIDES

CONCRETE PIER CAP

SOIL RETAINER BOARD.

3-#3 STIRRUPS

(30"x30"x18")

— 18" DIA. CONCRETE PIER IN CENTER OF

PIER CAP. REFER TO DETAILS 4/HS6

1'-6"

3-#5 BARS TOP AND BOTTOM

6" HT. DONUT FORM VOID BOX BY

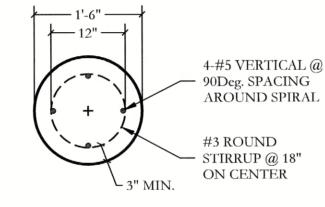
SAVWAY BENEATH PIER CAP WITH 12" HT.

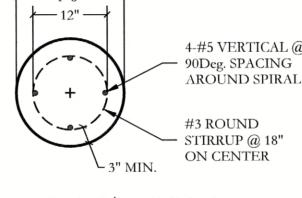
SCALE: 3/4"=1'-0"

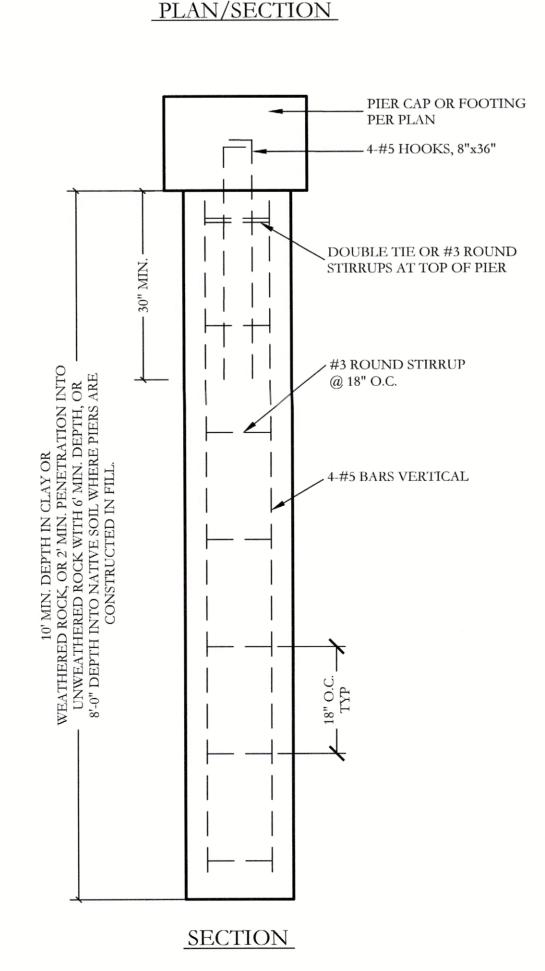
VENEER

FILL ALL CMU CELLS WITH 3000 PSI CONCRETE.

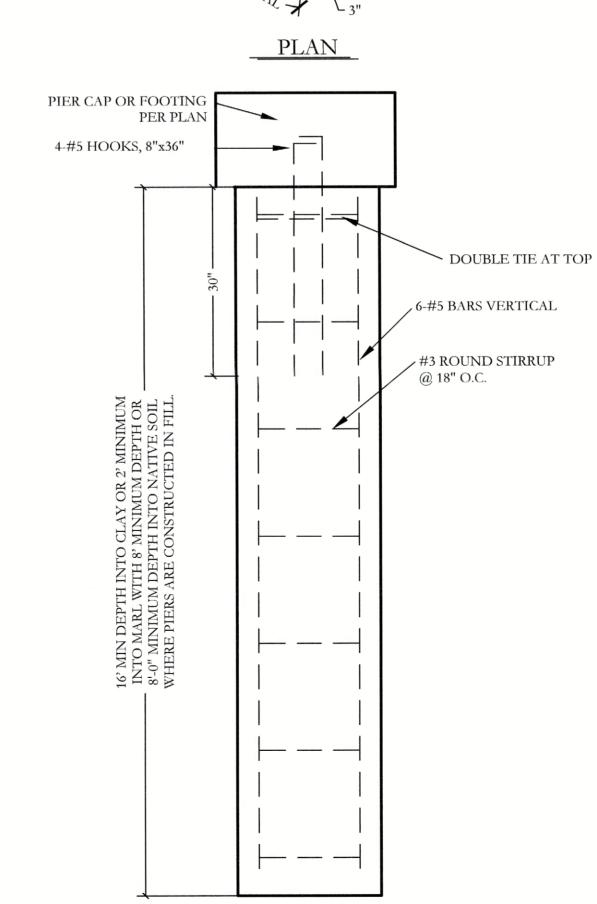
lanning & Zoning Commission, Chairman Dector of Planning and Zoning







SCALE: 3/4'' = 1'-0''



SECTION

GENERAL NOTES - HARDSCAPE CONSTRUCTION

CAST-IN-PLACE CONCRETE

- 1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
- ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
- 3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
- 4. CHLORIDES SHALL NOT BE USED. 5. MAXIMUM AGGREGATE SIZE = 1".

1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.

2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:

2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES

CONCRETE EXPOSED TO EARTH OF WEATHER: (A) BARS LARGER THAN NO. 5: 2 INCHES

(B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES. CONCRETE NOT EXPOSED TO EARTH OR WEATHER: SLABS, WALLS AND JOISTS

(A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES

(B) BARS NO. 11 AND SMALLER: 3/4 INCHES.

BEAMS AND COLUMNS: 1-1/2 INCHES 2.3.3. SHELLS AND FOLDED PLATES

(A) BAR LARGER THAN NO. 5: 3/4 INCHES (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.

3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM. 2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE
- 3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM
- OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
- PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.

- CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH of 1500 PSI AT 28 DAYS.
- MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
- 4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF X" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND
- 5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
- 6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
- JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
- LAP VERITCAL REINFORCING BARS AT 72 BAR DIAMETERS. 9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
- 10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

WALL NOTES

- 1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE
- STRUCTURAL DESIGN AND LAYOUT. 2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT
- OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
- PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB. 4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE
- DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. 5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH
- 6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE
- GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60. 7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES. 8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
- 9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL
- NOT BE ALLOWED. 10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
- 11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER. 12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY
- 13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S
- REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. 14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE
- COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM. 15. CLEAN STONEWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR
- APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS. 16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR
- THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
- 17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

ORNAMENTAL METAL FENCE NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
- 2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS. 4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL
- DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE. 5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
- GRIND SMOOTH ALL WELDS. 7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT.
- COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED. 8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING
- GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER. 9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD
- 10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
- 10.1. PICKETS, 3/4" SQUARE 16 GA.
- 10.2. RAILS, 1-1/2" X 1/2" SQUARE 16 GA.
- 10.3. POSTS, 2" SQUARE 11 GA. 11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF
- 12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST
- WIDTH FOR 6" SQUARE POSTS. . 13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF
- 14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

THESE DOCUMENTS ARE

FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR **BIDDING PURPOSES**

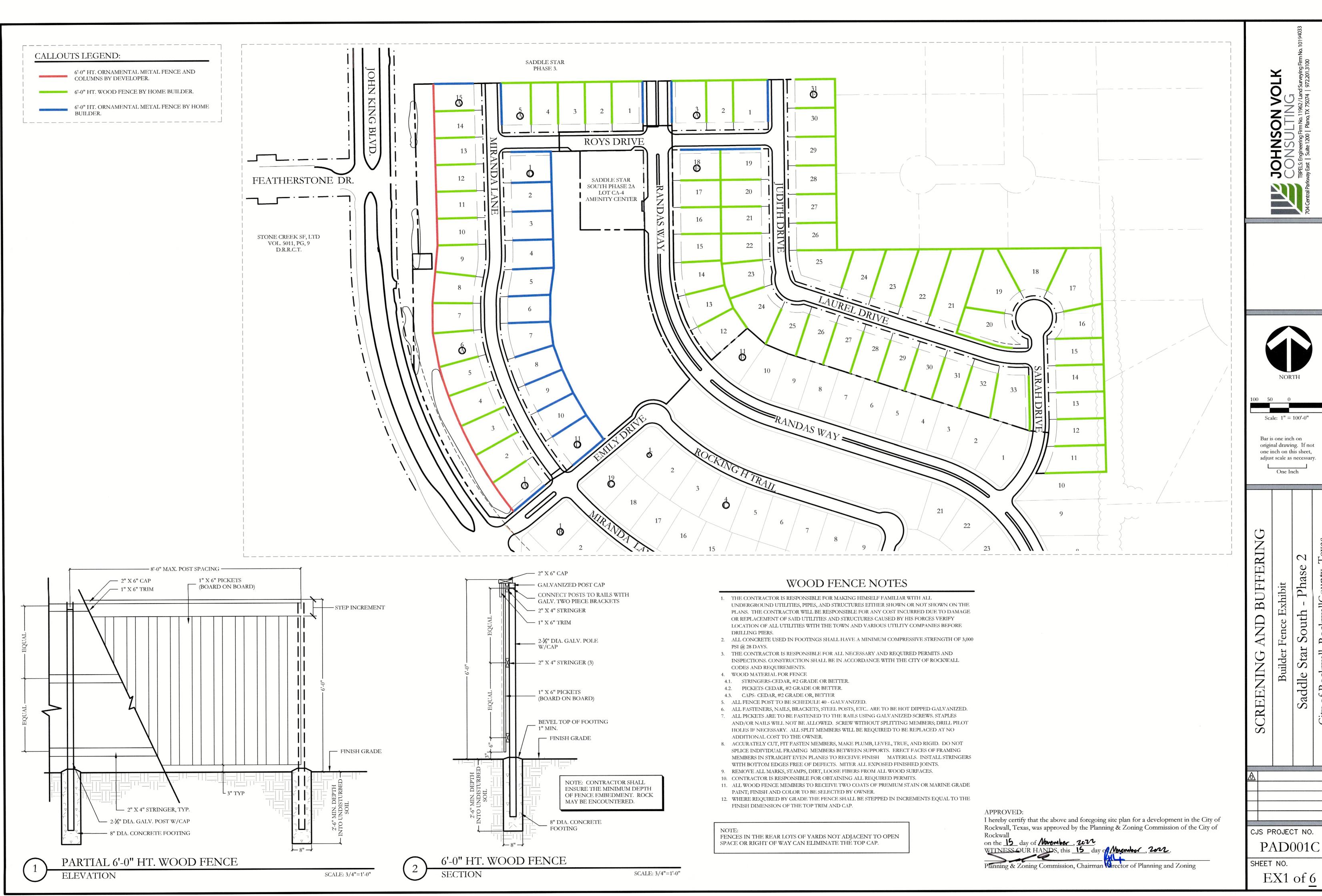
August 24, 2022

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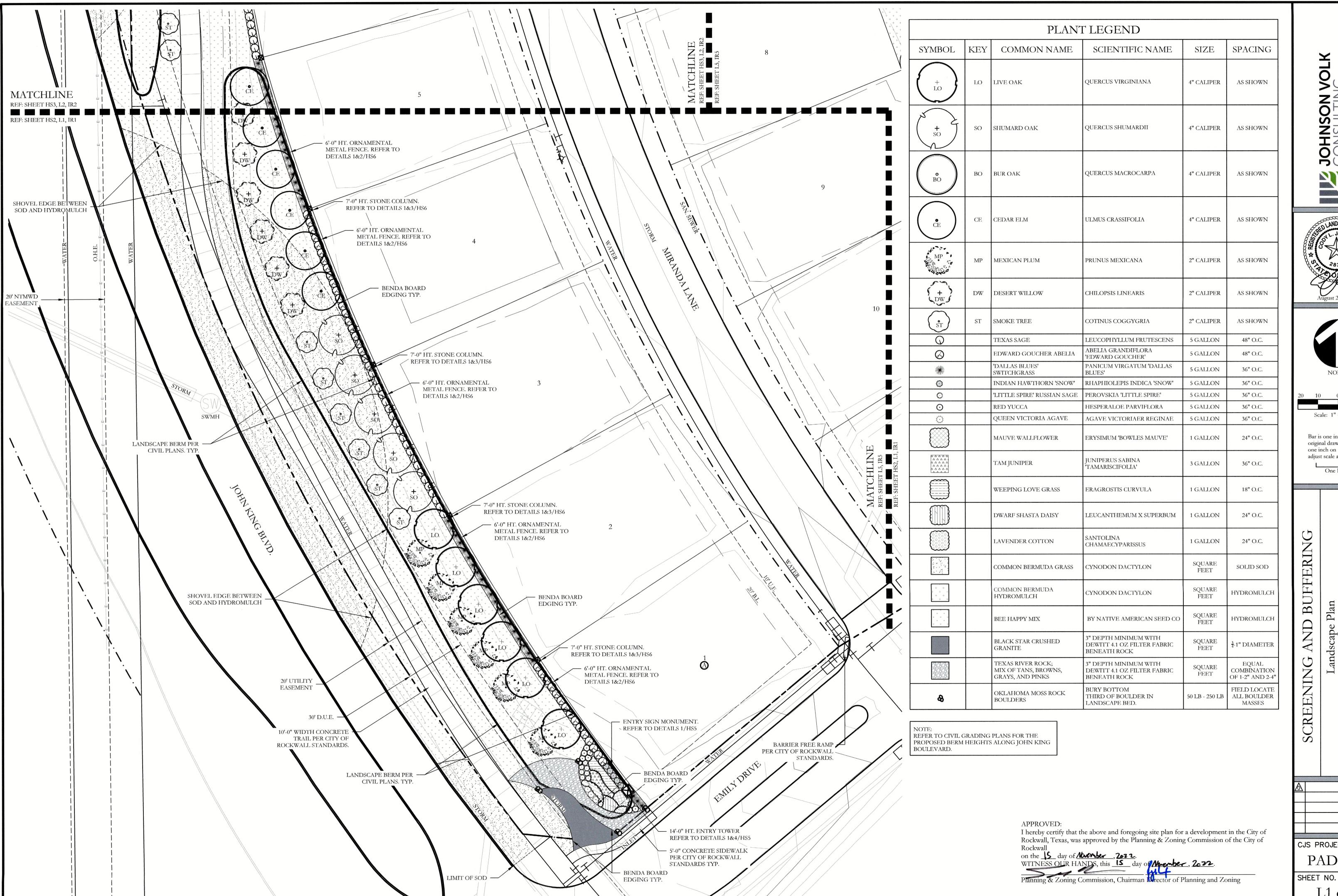
CJS PROJECT NO.

SHEET NO.

SP2022-PROJEC



Phase addle SP2022-055 PROJECT



70





Scale: 1'' = 20'-0''

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> \mathcal{O} Phase South - Ph RockwallCour ape Plan

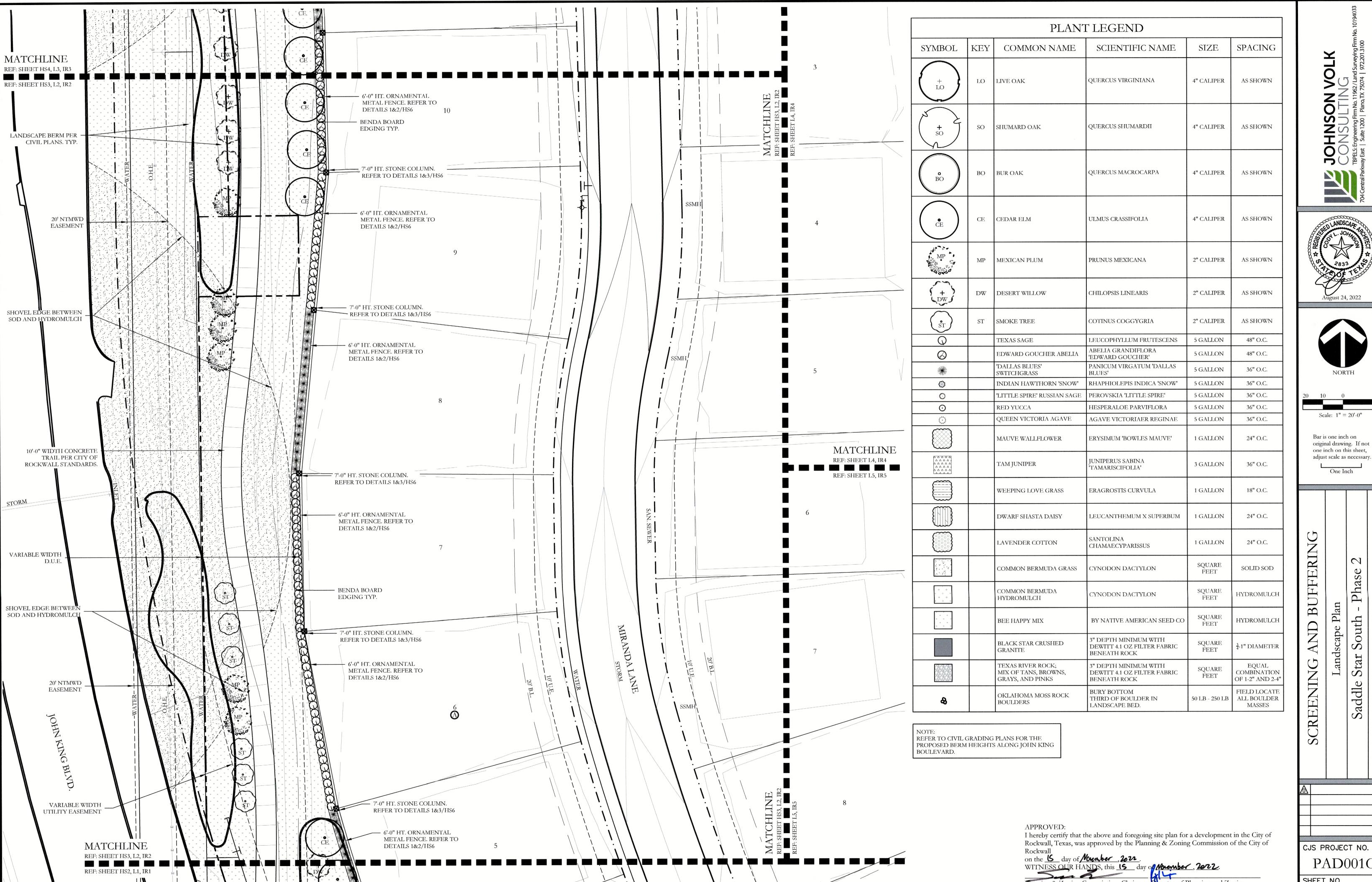
Star

Saddle

CJS PROJECT NO.

PAD001C

L1 of 8



Planning & Zoning Commission, Chairman Director of Planning and Zoning

CJS PROJECT NO. PAD001C SHEET NO.

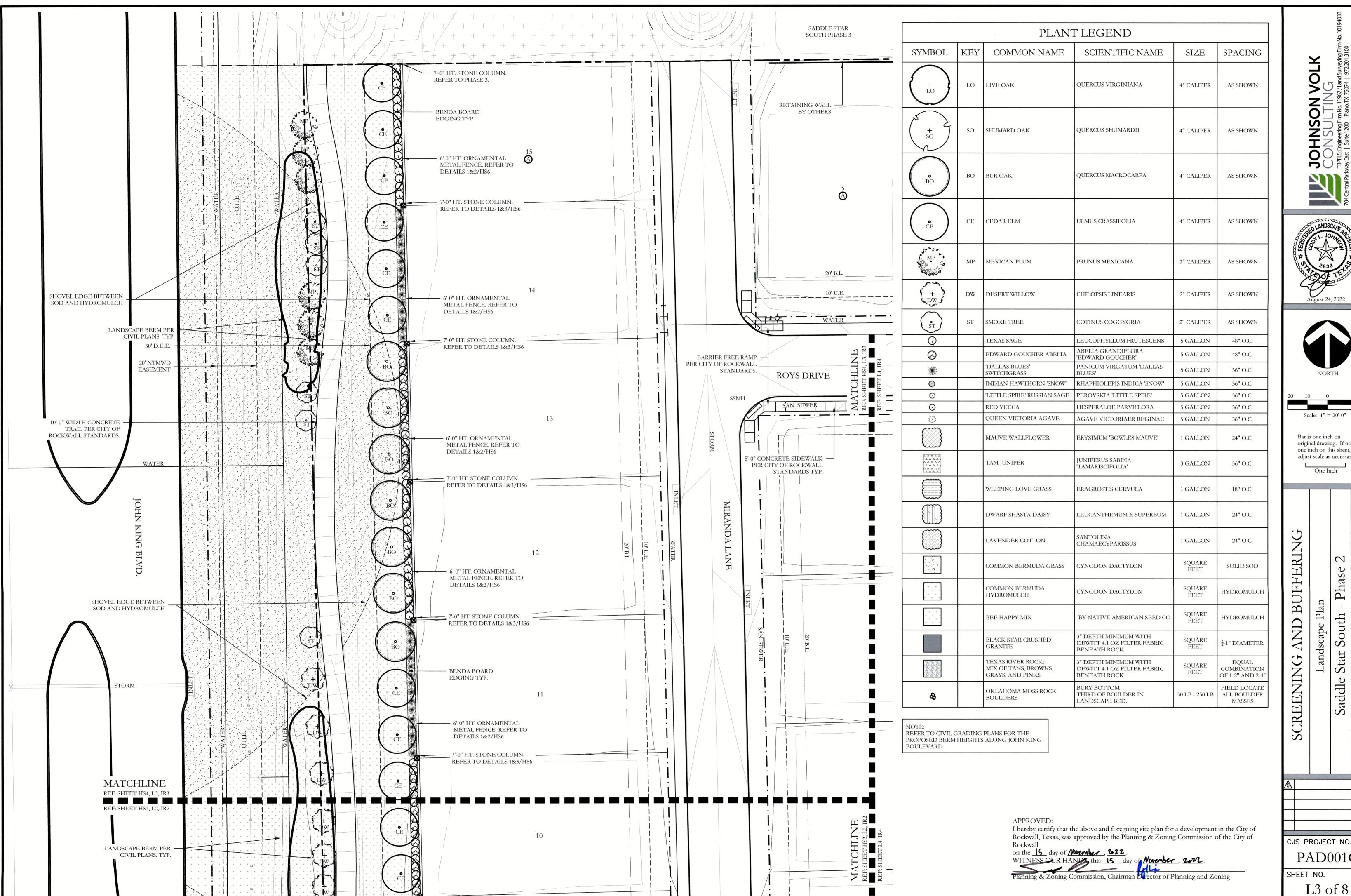
L2 of 8

 $\frac{1}{2}$

South Rockwal

Star

Saddle



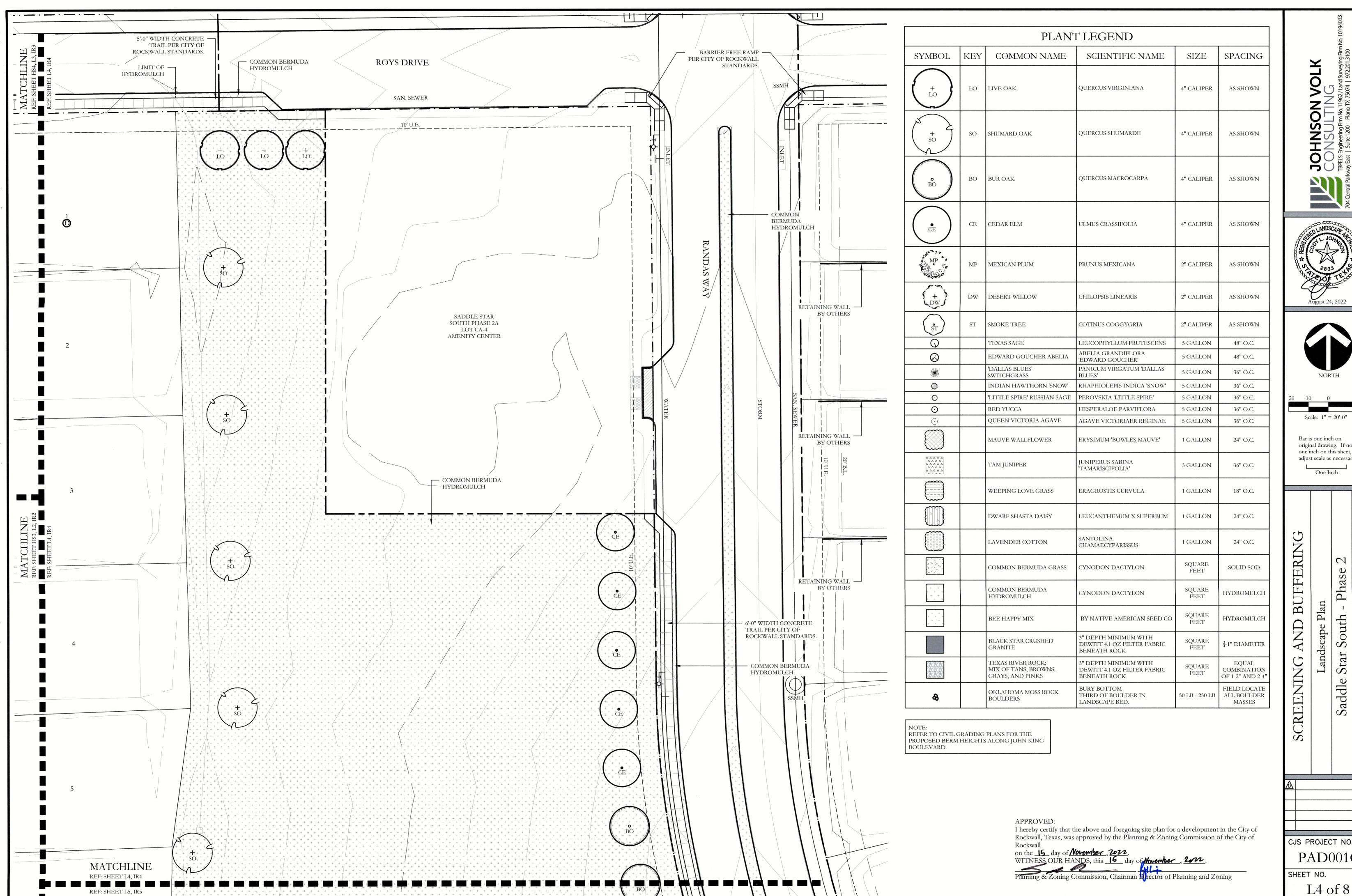
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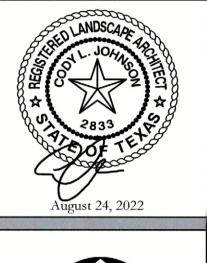
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South Rockwal Star Saddle

CJS PROJECT NO. PAD001C







Scale: 1'' = 20'-0''

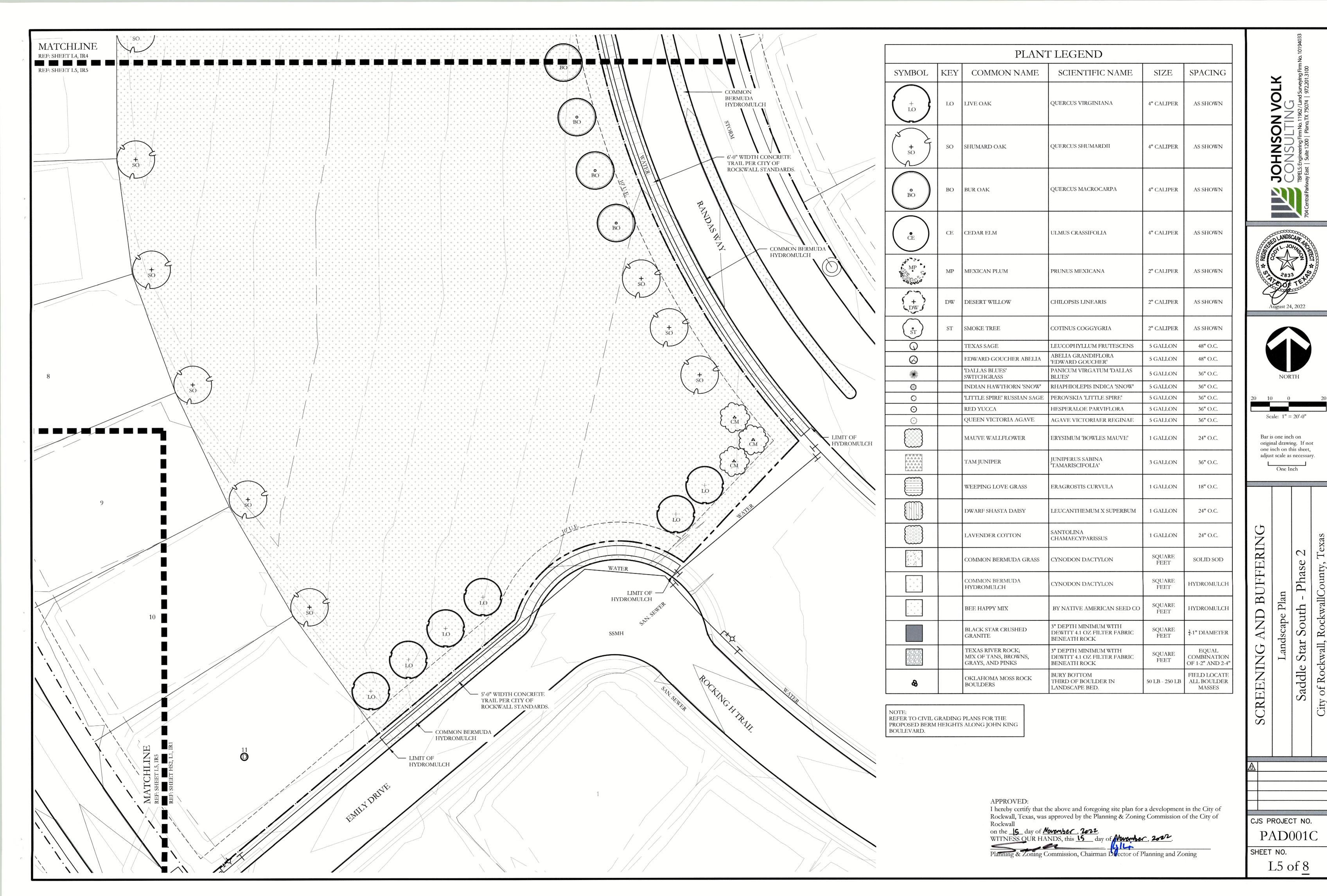
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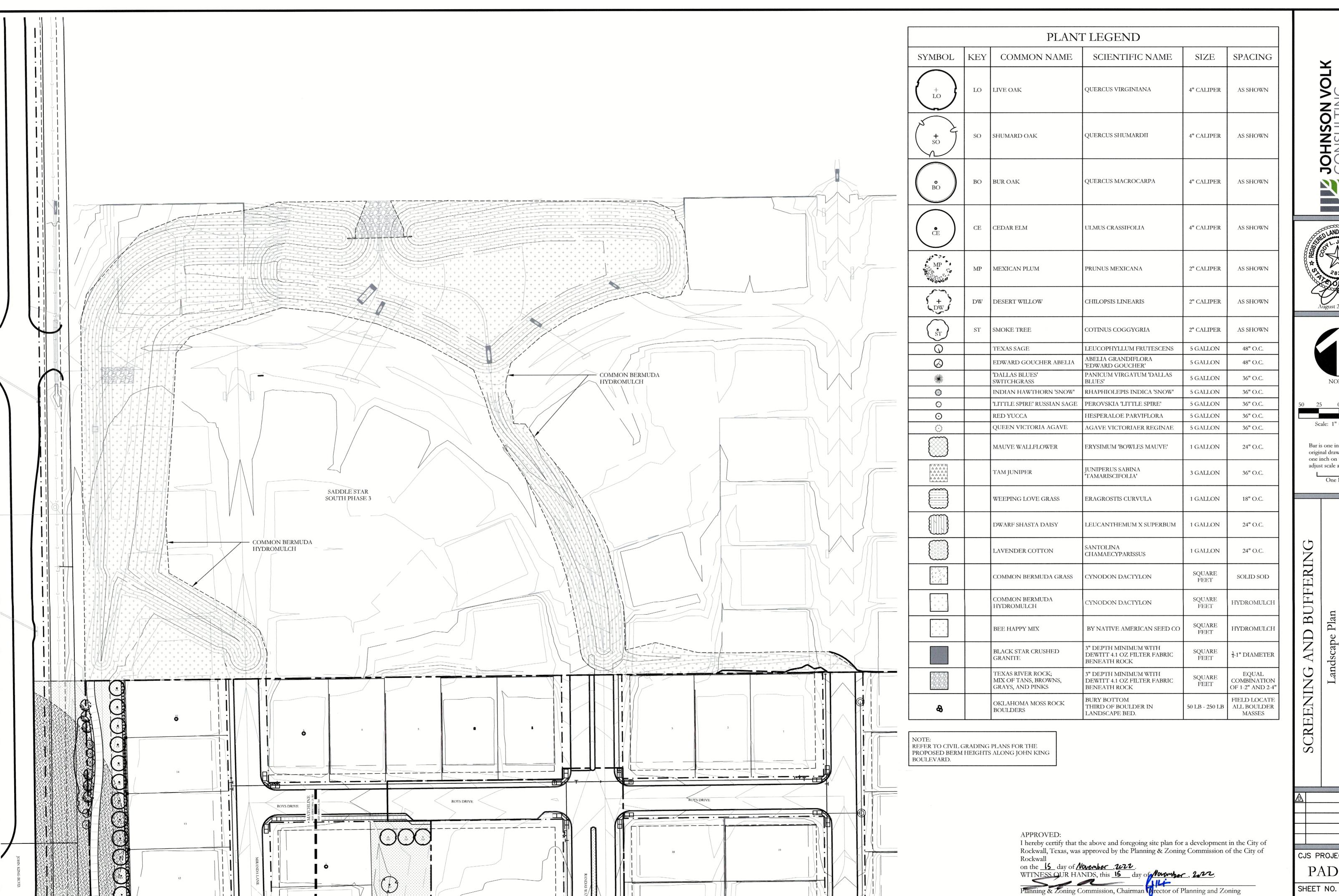
South Rockwal Saddle

CJS PROJECT NO.

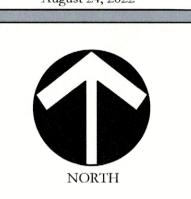
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TY PROJECT NO. SP2022-055







Scale: 1'' = 50'-0''Bar is one inch on original drawing. If not

one inch on this sheet, adjust scale as necessary.

 $\mathcal{C}_{\mathbf{J}}$ Phase

South Rockwal Star

Saddle

CJS PROJECT NO. PAD001C

L6 of 8

LANDSCAPE PROVIDED

JOHN KING BOULEVARD

MINIMUM TWENTY (50) FOOT LANDSCAPE EDGE PROVIDED

10' SIDEWALK WITHIN LANDSCAPE BUFFER PROVIDED.

3 - 4" CAL, CANOPY TREE & 4 ACCENT TREES / 100 LF OF LINEAR FRONTAGE 1,200 LF OF FRONTAGE / 100 LF = 36 - 4" CAL. TREES & 48 ACCENT TREES REQUIRED. PROVIDED: 36 - 4" CALIPER CANOPY TREES & 48 ACCENT TREES PROVIDED

MIN 30" HT. SHRUBBERY PROVIDED ALONG LENGTH OF STREET FRONTAGE.

PRIVATE LOTS

PER PD-79, EACH PRIVATE LOT MUST HAVE TWO LOT TREES IN THE FRONT

YARD, AND CORNER LOTS MUST HAVE FOUR LOT TREES.

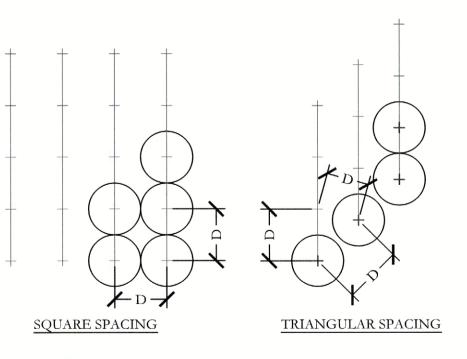
max. 1" down — finish — grade —	TAPER PLANTING BED DOWN TO TOP OF EDGING MULCH LAYER AS SPECIFIED	
4	PLANTING MIX AS SPECIFIED	
	4" BENDA BOARD EDGING AS SPECIFIED	
-	PLASTIC EDGING STAKES @ 3'-0" O.C. MAX. WITH PLATED DECK SCREWS FOR ATTACHMENT, LOCATE ON PLANTING SIDE OF EDGE	

TYPICAL BED EDGING DETAIL

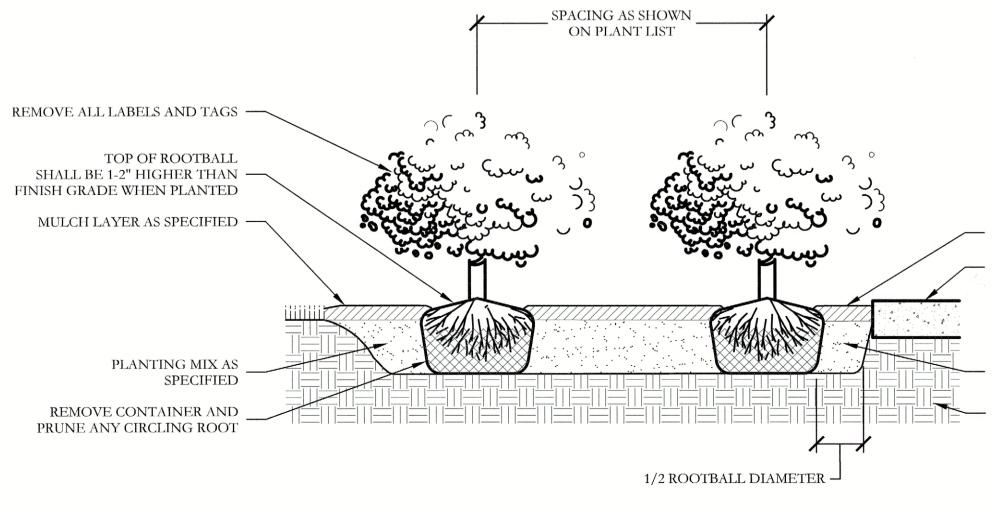
NOT TO SCALE

	PLANT LIST								
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS			
LO	15	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.			
SO	18	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.			
ВО	12	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.			
CE	23	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.			
MP	18	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.			
DW	12	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.			
ST	18	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.			
	97	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.			
	89	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	5 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.			
	93	'DALLAS BLUE' SWITCHGRASS	PANUCUM VERGATUM 'DALLAS BLUES'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.			
	5	INDIAN HAWTHORN SNOW	RHAPHIOLEPIS INDICA 'SNOW'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.			
	7	'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.			
	8	RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.			
	3	QUEEN VICTORIA AGAVE	AGAVE VICTORIAER REGINAE	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.			
	12	MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.			
	8	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCOFOLIA'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.			
	43	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.			
	13	DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.			
	5	LAVENDER COTTOM	SANTOLINA CHAMAECYPRARISSUS	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.			
	56,340	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN			
	342,209	COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEED	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN			
	36,384	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN			
	556	BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	3/4-1" DIAMETER	MINIMUM 100% COVERAGE ALL AREAS SHOWN			
	692	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"	MINIMUM 100% COVERAGE ALL AREAS SHOWN			
	4	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	TONS	FIELD LOCATE	50 LB - 250 LB PER BOULDER			

1/2 SPACING AS SHOWN ON PLANT LIST



TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



GENERAL LANDSCAPE NOTES

INSPECTIONS:

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC

2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.

3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO

FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. 4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.

2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.

3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.

4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.

THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF

ARBORICULTURE (ISA) STANDARDS. 7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH

SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT

WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL

TILLED AND TURNED TO A DEPTH OF 8" MINIMUM. 10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.

11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE

IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.

4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.

5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.

6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.

THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES;

SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.

9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF

LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS. 3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC

TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR

TRANSPLANTING OF ANY TREES. 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY

COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY

DEVELOPMENT SERVICES. 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.

NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE. 6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE

7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT

ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY. 8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE

9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE. 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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

on the 15 day of Navember, 200. WITNESSOUR HANDS, this **15** day of November, 2011

TOP OF MULCH SHALL BE 1/2" BELOW SIDEWALK - CONCRETE SIDEWALK PLANTING MIX AS **SPECIFIED** UNDISTURBED NATIVE

TYPICAL SHRUB AND GROUNDCOVER PLANTING

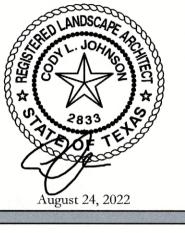
SPACING AS SHOWN

ON PLANT LIST

PLAN/SECTION

CONCRETE SIDEWALK

NOT TO SCALE



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

BUFFERIN

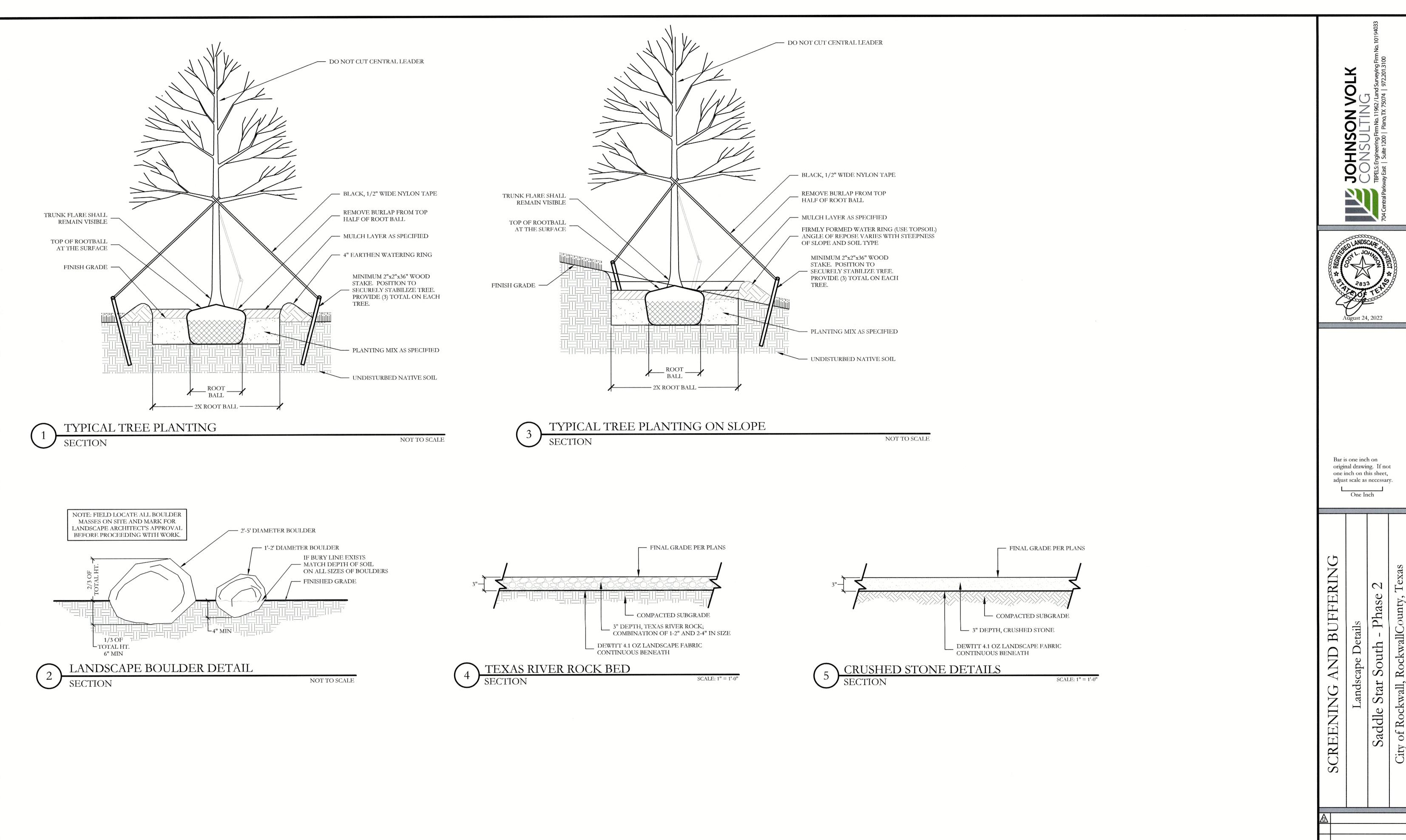
REENIN

Phase South

SP2022-

PROJECT

CJS PROJECT NO. SHEET NO.



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 15 day of Mountage, 2022.
WITNESS OUR HANDS, this 15 day of Mountage, 2022.
Planning & Zoning Commission, Chairman Thirector of Planning and Zoning

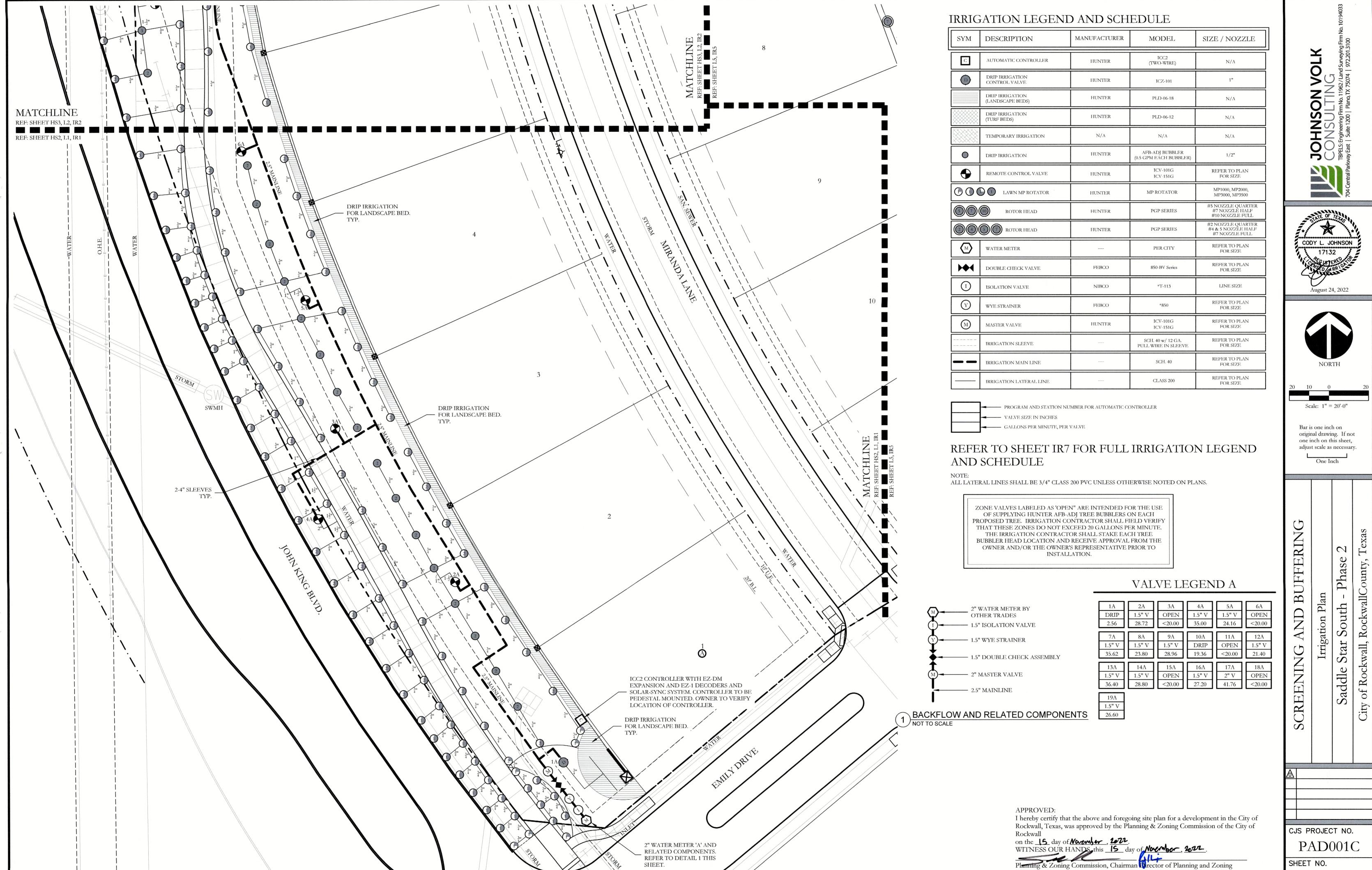
CITY PROJECT NO. SP2022-055

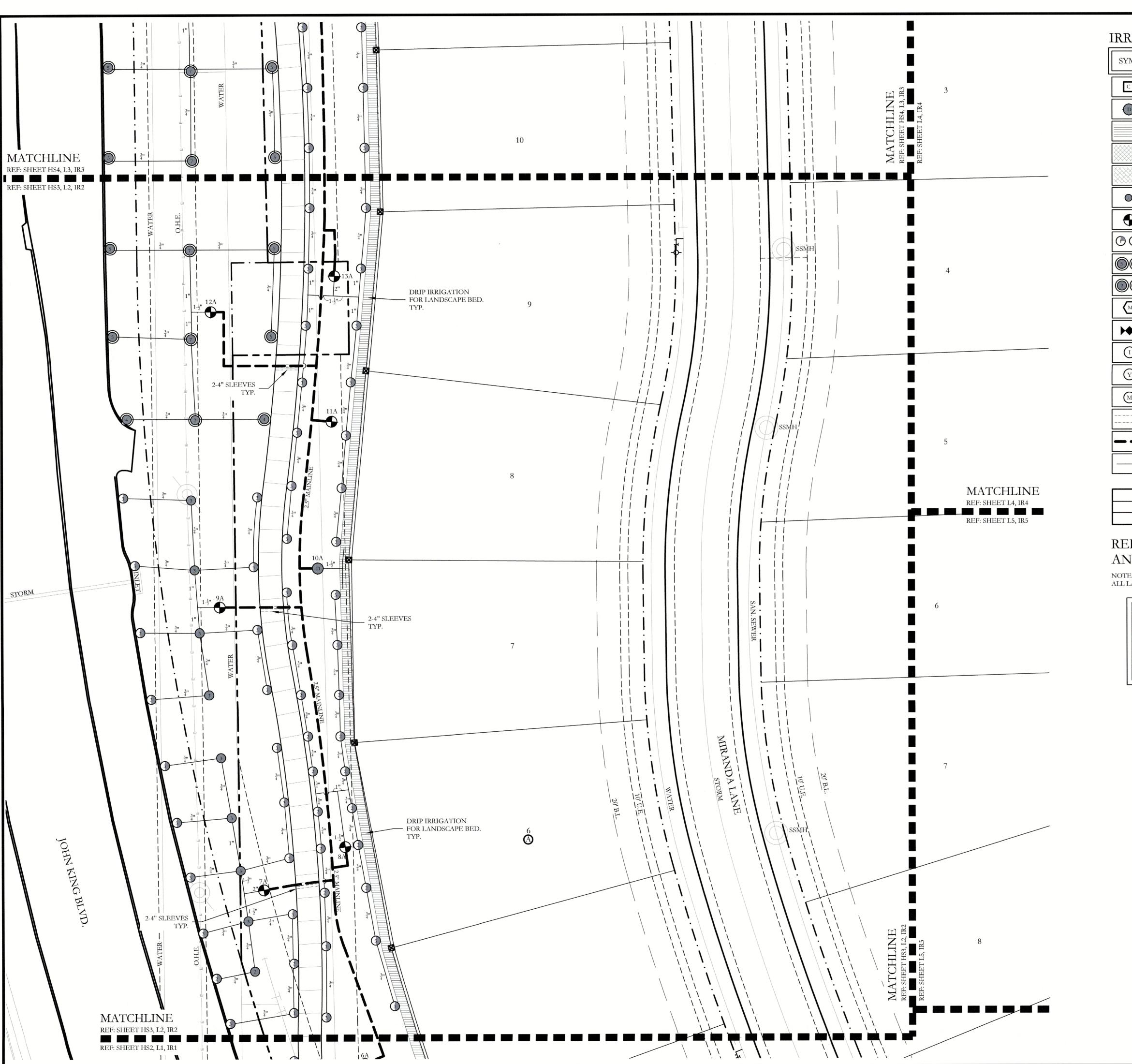
CJS PROJECT NO.

SHEET NO.

PAD001C

L8 of 8





IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
С	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
0	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
•	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
(1)	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
	TOTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER		PER CITY	REFER TO PLAN FOR SIZE
>	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
1	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE		SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE		SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	****	CLASS 200	REFER TO PLAN FOR SIZE

-	PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLL
-	VALVE SIZE IN INCHES
_	CALLONS DED MINISTE DED VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND A

1A	2A	3A	4A	5A	6A
DRIP	1.5" V	OPEN	1.5" V	1.5" V	OPEN
2.56	28.72	<20.00	35.00	24.16	<20.00
7A	8A	9A	10A	11A	12A
1.5" V	1.5" V	1.5" V	DRIP	OPEN	1.5" V
35.62	23.80	28.96	19.36	<20.00	21.40
13A	14A	15A	16A	17A	18A
1.5" V	1.5" V	OPEN	1.5" V	2" V	OPEN
36.40	28.80	<20.00	27.20	41.76	<20.00
The second second					

19A 1.5" V 26.60

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 15 day of November, 2012.
WITNESS OUR HANDS, this 15 day of November, 2012. Planning & Zoning Commission, Chairman Director of Planning and Zoning





Scale: 1'' = 20'-0''

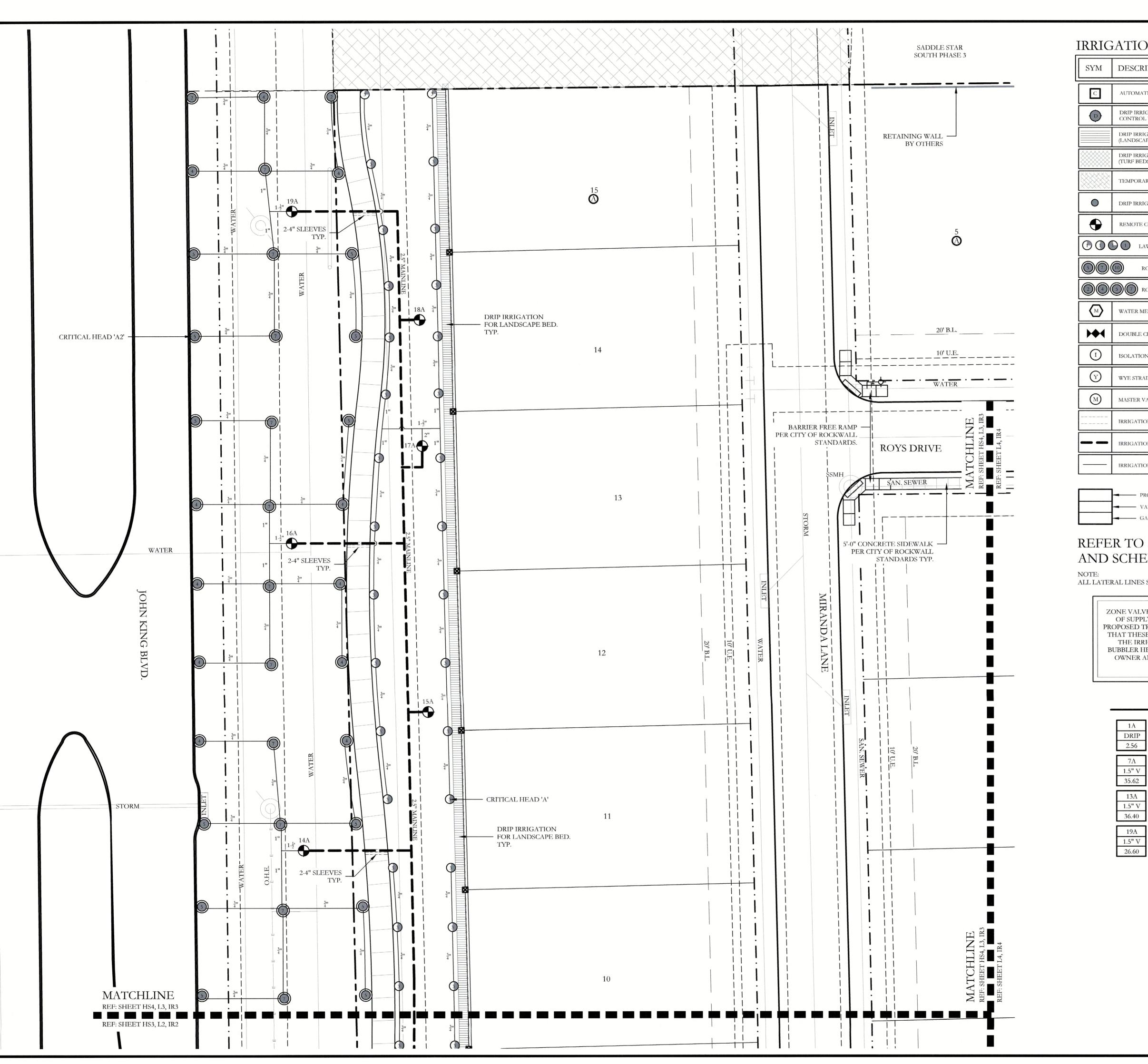
Bar is one inch on original drawing. If not one inch on this sheet,

adjust scale as necessary.

BUFFERING South Rockwal SCREENING

CJS PROJECT NO.

PAD001C SHEET NO. IR2 of <u>8</u>



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
С	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
•	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
•	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
(1)	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
(3)(7)	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
24	TOTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER		PER CITY	REFER TO PLAN FOR SIZE
>	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
1	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	***	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	****	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE		CLASS 200	REFER TO PLAN FOR SIZE

--- PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER VALVE SIZE IN INCHES GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

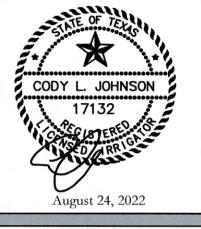
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND A

1A	2A	3A	4A	5A	6A
DRIP	1.5" V	OPEN	1.5" V	1.5" V	OPEN
2.56	28.72	<20.00	35.00	24.16	<20.00
7A	8A	9A	10A	11A	12A
1.5" V	1.5" V	1.5" V	DRIP	OPEN	1.5" V
35.62	23.80	28.96	19.36	<20.00	21.40
13A	14A	15A	16A	17A	18A
1.5" V	1.5" V	OPEN	1.5" V	2" V	OPEN
36.40	28.80	<20.00	27.20	41.76	<20.00
19A					
1.5" V					

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 16 day of Normber, 22.
WITNESS OUR HANDS, this 15 day of Normber, 22. Planning & Zoning Commission, Chairman Director of Planning and Zoning





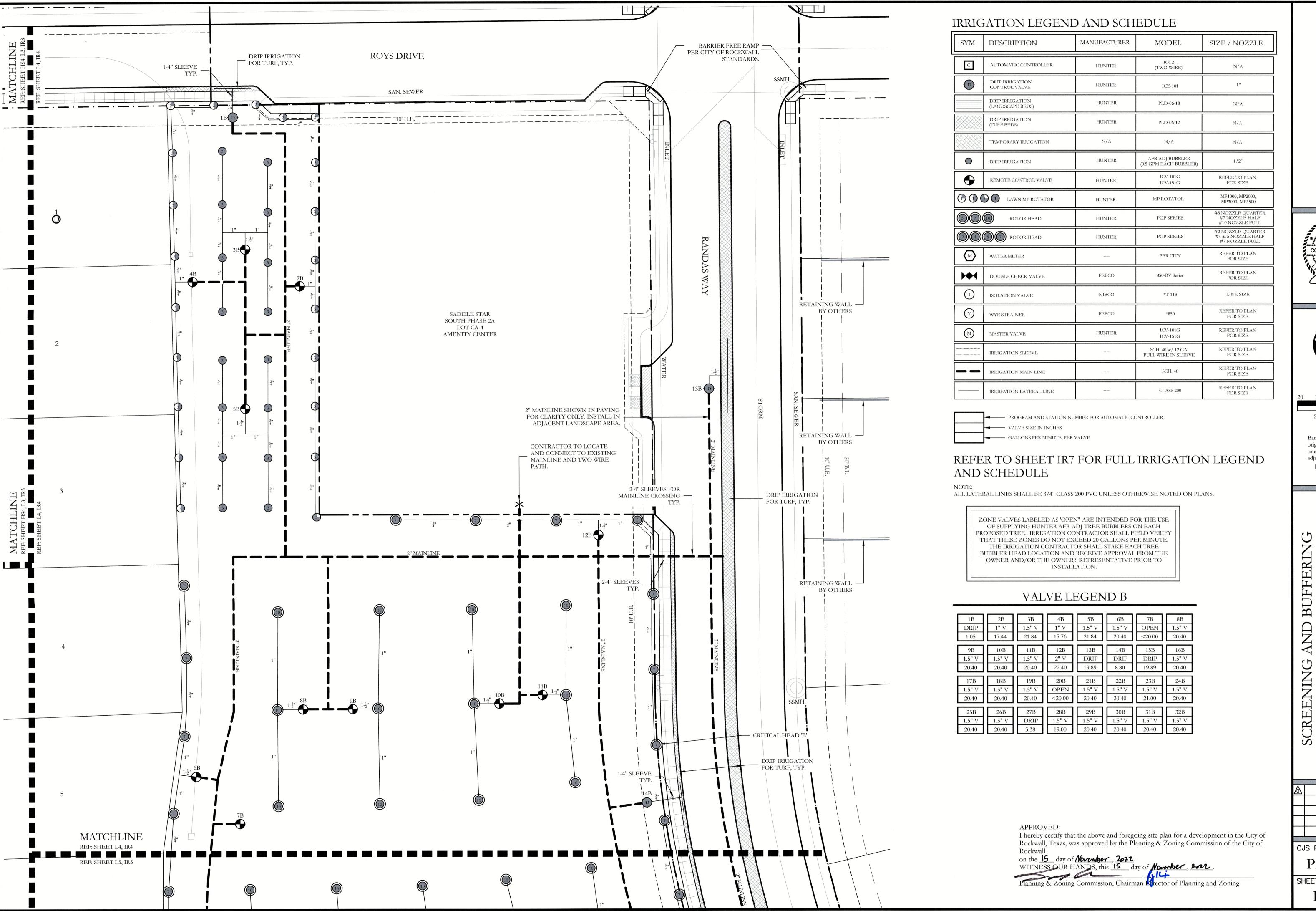
original drawing. If not one inch on this sheet, adjust scale as necessary.

 $\frac{2}{1}$ South Rockwal SCREENING

CJS PROJECT NO. PAD001C

SHEET NO.

IR3 of <u>8</u>







Scale: 1'' = 20'-0''

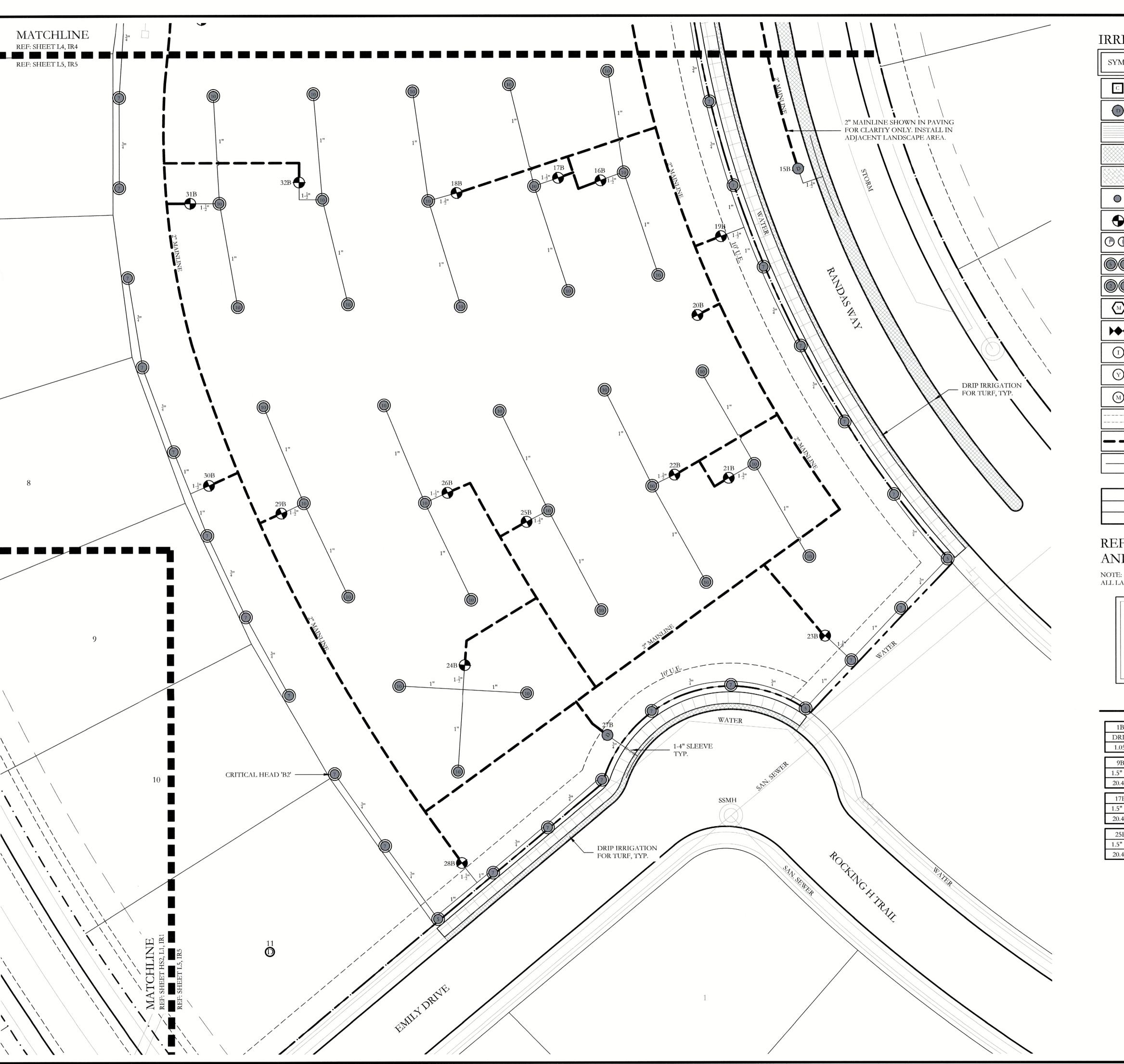
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

South Rockwal

CJS PROJECT NO. PAD001C

SHEET NO.

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IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZL
С	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
0	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
•	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
(1)	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
00	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUART #7 NOZZLE HALI #10 NOZZLE FULI
00	TOTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUART #4 & 5 NOZZLE HA #7 NOZZLE FULI
M	WATER METER		PER CITY	REFER TO PLAN FOR SIZE
>	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
1	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE		SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE		SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE		CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER ---- VALVE SIZE IN INCHES

GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE: ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

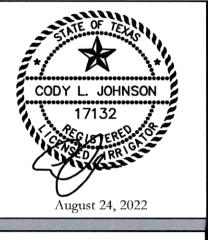
ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND B

	1B	2B	3B	4B	5B	6B	7B	8B
	DRIP	1" V	1.5" V	1" V	1.5" V	1.5" V	OPEN	1.5" V
	1.05	17.44	21.84	15.76	21.84	20.40	<20.00	20.40
Γ	9B	10B	11B	12B	13B	14B	15B	16B
Γ	1.5" V	1.5" V	1.5" V	2" V	DRIP	DRIP	DRIP	1.5" V
	20.40	20.40	20.40	22.40	19.89	8.80	19.89	20.40
_								
	17B	18B	19B	20B	21B	22B	23B	24B
	1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	1.5" V
	20.40	20.40	20.40	<20.00	20.40	20.40	21.00	20.40
L	25B	26B	27B	28B	29B	30B	31B	32B
	1.5" V	1.5" V	DRIP	1.5" V				
	20.40	20.40	5.38	19.00	20.40	20.40	20.40	20.40

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 15 day of November, 2011.

WITNESS OUR HANDS, this 15 day of November, 2011. Planning & Zoning Commission, Chairman Drector of Planning and Zoning





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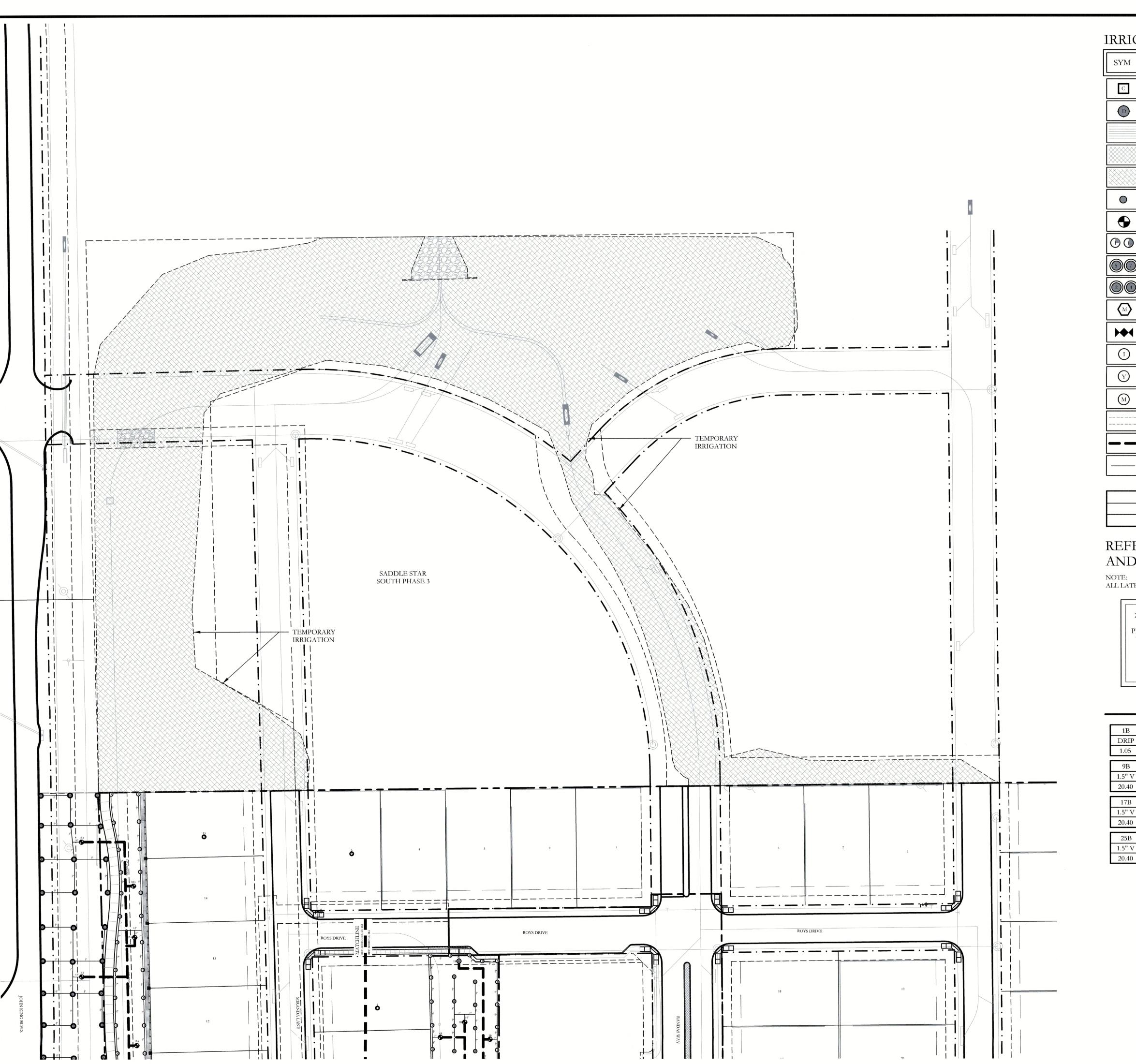
adjust scale as necessary.

South Rockwal

SCREENING CJS PROJECT NO. PAD001C

SHEET NO.

IR5 of <u>8</u>



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
С	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
0	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
•	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
(1)	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
00	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
1	TOTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
$\langle M \rangle$	WATER METER	****	PER CITY	REFER TO PLAN FOR SIZE
>	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
Ī	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
\bigcirc	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE		SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	****	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE		CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

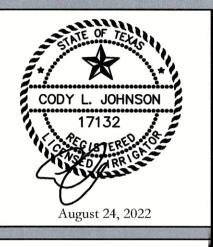
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND B

1B	2B	3B	4B	5B	6B	7B	8B
DRIP	1" V	1.5" V	1" V	1.5" V	1.5" V	OPEN	1.5" V
1.05	17.44	21.84	15.76	21.84	20.40	<20.00	20.40
9B	10B	11B	12B	13B	14B	15B	16B
1.5" V	1.5" V	1.5" V	2" V	DRIP	DRIP	DRIP	1.5" V
20.40	20.40	20.40	22.40	19.89	8.80	19.89	20.40
177	107	107	207		227	700	0.470
17B	18B	19B	20B	21B	22B	23B	24B
1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	20.40	<20.00	20.40	20.40	21.00	20.40
25B	26B	27B	28B	29B	30B	31B	32B
1.5" V	1.5" V	DRIP	1.5" V				
20.40	20.40	5.38	19.00	20.40	20.40	20.40	20.40

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 15 day of Nounber, 2eM.
WITNESS OUR HANDS, this 15 day of Nounber, 2eM.
Planning & Zoning Commission, Chairman Director of Planning and Zoning





original drawing. If not one inch on this sheet, adjust scale as necessary.

SCREENING

South Rockwal

CJS PROJECT NO. PAD001C SHEET NO.

IR6 of 8

IDDICATION LEGEND AND SCHEDULE

IKKIG	SATION LEGENL	J AND SCH	EDULE		
SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
С	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO-WIRE)	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HUNTER.
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	TEMPORARY IRRIGATION	N/A	N/A	N/A	INSTALL PER MANUFACTURER'S STANDARDS. TO BE REMOVED ONCE AREA IS ESTABLISHED.
0	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL 1.0 GPM/LARGE SHADE TREE AND 0.5 GPM/ORN. TREES INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS.
•	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
(1)	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON IPS FLEX PIPE ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
3	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 NOZZLE HALF #7 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
M	WATER METER		PER CITY	REFER TO PLAN FOR SIZE	INSTALLED BY GENERAL CONTRACTOR
>	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
Ī	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE		SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE		SCH. 40	REFER TO PLAN FOR SIZE	18" INSTALLATION DEPTH.
	IRRIGATION LATERAL LINE	a a a	CLASS 200	REFER TO PLAN FOR SIZE	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

---- PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER

— VALVE SIZE IN INCHES

— GALLONS PER MINUTE, PER VALVE

HYDRAULIC CALCULATION NOTES

TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

HYDRAUL	IC CAL (LARG)		ΓΙΟΝ METER 'A'
T-1777	`		
ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.37	TYPE "K" COPPER 20 LN. FT. (41.76 GPM)
WATER METER	2"	1.40	(41.76 GPM)
BALL VALVE	1.5"	1.00	(41.76 GPM)
WYE FILTER	1.5"	0.30	(41.76 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(41.76 GPM)
MASTER VALVE	2"	0.80	(41.76 GPM)
MAIN LINE	2.5"	6.25	1,117 LINEAR FEET (41.76 GPM)
ZONE VALVE (17A)	2"	1.20	(41.76 GPM)
LATERAL PIPING	N/A	3.27	
CRITICAL HEAD 'A'	N/A	40.00	
TOTAL LOSS		58.59	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-11.41	

HYDRAUL	IC CAL	CULA'	TION METER 'A'
	(FARTH	IEST H	HEAD)
ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.17	TYPE "K" COPPER 20 LN. FT. (26.60 GPM)
WATER METER	2"	0.70	(26.60 GPM)
BALL VALVE	1.5"	1.00	(26.60 GPM)
WYE FILTER	1.5"	0.30	(26.60 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(26.60 GPM)
MASTER VALVE	2"	0.80	(26.60 GPM)
MAIN LINE	2.5"	2.97	1,146 LINEAR FEET (26.60 GPM)
ZONE VALVE (19A)	1.5"	1.80	(26.60 GPM)
LATERAL PIPING	N/A	0.91	
CRITICAL HEAD 'A2'	N/A	50.00	
TOTAL LOSS		62.65	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-7.35	

APPROVED:

Rockwall

I hereby certify that the above and foregoing site plan for a development in the City of

& Zoning Commission, Chairman Director of Planning and Zoning

Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of

on the 18 day of November, 2012.
WITNESS OUR HANDS, this 18 day of November, 2011.

HYDRAULIC CALCULATION METER 'B'							
	(LARG	EST Z	ONE)				
ITEM	SIZE	PSI	NOTES				
SERVICE	1.5"	0.51	TYPE "K" COPPER 20 LN. FT. (22.40 GPM)				
WATER METER	1.5"	1.20	(22.40 GPM)				
BALL VALVE	1.5"	1.00	(22.40 GPM)				
WYE FILTER	1.5"	0.30	(22.40 GPM)				
BACKFLOW PREVENTER	1.5"	4.00	(22.40 GPM)				
MASTER VALVE	1.5"	1.50	(22.40 GPM)				
MAIN LINE	2"	0.91	194 LINEAR FEET (22.40 GPM)				
MAIN LINE LOOPED	2"	0.05	40 LINEAR FEET (11.20 GPM)				
ZONE VALVE (12B)	1.5"	1.60	(22.40 GPM)				
LATERAL PIPING	N/A	1.90					
CRITICAL HEAD 'B'	N/A	50.00					
TOTAL LOSS		62.97					
ASSUMED STATIC PRESSURE		70.00					
PRESSURE DIFFERENTIAL		-7.03					

TWO-WIRE IRRIGATION NOTES

- PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
- ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
- FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE
- PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
- 5. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
- 5.1. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
- 5.2. SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
- LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN
- ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE OUESTIONABLE.
- 10. EXTEND EXTRA WIRE AND MAINLINE PAST THE FARTHEST VALVE, ROUTED PARALLEL AND PLACE IN 12"X17" PENTEK VALVE BOX WERE NOTED ON PLANS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM AT A LATER DATE.
- 11. TWO WIRE PATH SHALL BE DIRECT BURIAL, 14 AWG OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW JACKET (ID1YLW), RATED FOR DIRECT BURIAL APPLICATIONS, UF., UL., APPROVED. HUNTER ICD DECODERS SHALL BE USED ON ALL ZONE VALVE CONNECTIONS TO TWO WIRE PATH. CONTRACTOR TO USE MANUFACTURERS RECOMMENDATIONS OF WIRE SPLICING AND BURIAL TECHNIQUES AS DETAILED AT WWW.HUNTERINDUSTRIES.COM.
- 12. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS. 13. CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO
- REMOTE CONTROL VALVES. 14. ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
- 14.1. 18" MINIMUM COVER FOR MAIN LINES
- 14.2. 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
- 14.3. 12" MINIMUM COVER FOR LATERAL LINES 15. THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
- 16. THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- 17. WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR OUICK COUPLING VALVES. THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE OUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
- 18. ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC
- CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE. 19. INSTALL OUICK COUPLING VALVES IN 12"X17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZED, O-RING SWING JOINTS PER DETAII SHOWN, #T722-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #SH-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE OUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
- 20. ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS. 21. ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADI TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES
- DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. 22. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE
- PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.
- 24. INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY (1) AIR RELIEF AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP
- 25. INCLUDE THE FOLLOWING ALLOWANCE FOR PROVIDING AND INSTALLING DRIP INDICATOR FOR THE DRIP SYSTEM. LOCATION OF DRIP INDICATOR SHOULD BE CENTERED IN DRIP ZONE.

HYDRAUI	IC CAL	CULA'	TION METER 'B'
	(FARTH	EST H	HEAD)
ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.36	TYPE "K" COPPER 20 LN. FT. (19.00 GPM)
WATER METER	1.5"	0.70	(19.00 GPM)
BALL VALVE	1.5"	1.00	(19.00 GPM)
WYE FILTER	1.5"	0.30	(19.00 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(19.00 GPM)
MASTER VALVE	1.5"	1.50	(19.00 GPM)
MAIN LINE	2"	0.60	184 LINEAR FEET (19.00 GPM)
MAIN LINE LOOPED	2"	0.56	628 LINEAR FEET (9.50 GPM)
ZONE VALVE (28B)	1.5"	1.40	(19.00 GPM)
LATERAL PIPING	N/A	1.28	
CRITICAL HEAD 'B2'	N/A	50.00	
TOTAL LOSS		61.70	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-8.30	



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

BUFFERIN Phase

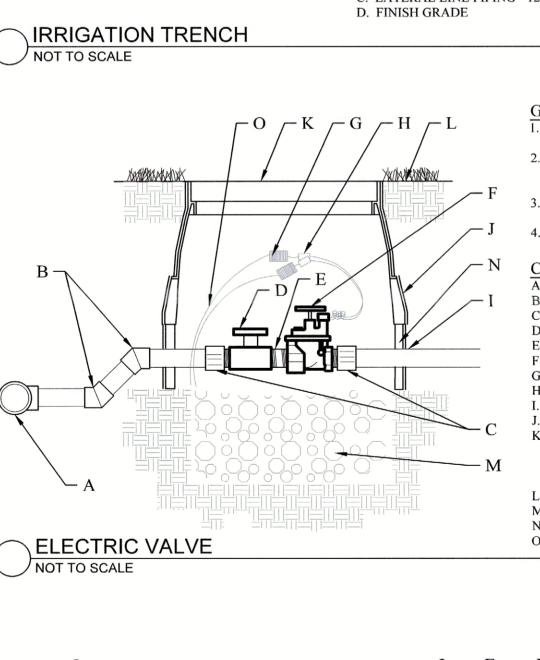
South Saddle

SCREENING

SHEET NO.

CJS PROJECT NO. PAD001C

SP2022-PROJECT



GENERAL NOTES:

1. INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE. 2. MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL

HAVE A MINIMUM OF 12" COVER. PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION. 4. CENTER VALVE ASSEMBLY IN VALVE

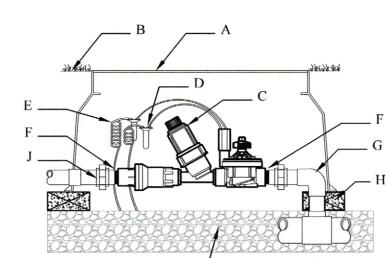
CONSTRUCTION NOTES:

SCH 40 45° BEND SCH 40 MALE ADAPTER SCH 40 BALL VALVE GRAY SCH 80 SHORT NIPPLE (TBE) AUTOMATIC VALVE

WIRE COIL WATERPROOF WIRE CONNECTORS LATERAL PIPE 10 ML BLACK PLASTIC ARMOR 12" STANDARD VALVE BOX WITH COVER AND PENTAGON LOCK. ROUT AND

PAINT VALVE NUMBER ON TOP OF LID. SET ¼" ABOVE FINISH GRADE. L. FINISH GRADE M. WASHED PEA GRAVEL - 6" DEPTH MIN

N. 6" VALVE BOX EXTENSIONS AS REQUIRED O. VALVE WIRING

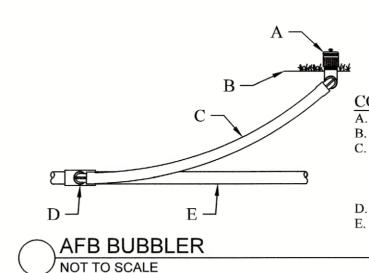


CONSTRUCTION NOTES: A. JUMBO VALVE BOX

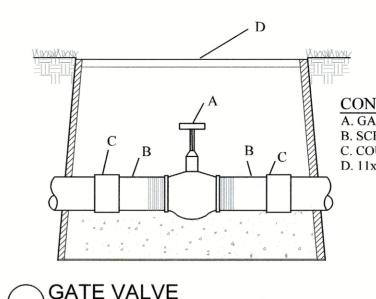
B. FINISH GRADE DRIP ZONE KIT, MODEL ICZ-101 D. WATERPROOF CONNECTORS (2) 18-24" COILED WIRE

SCH. 80 T.O.W. NIPPLE MAINLINE PIPING AND FITTINGS BRICK SUPPORTS (4) I. 3/4" MINUS WASHED GRAVEL J. PVC SLIP UNIONS (2)

DRIP CONTROL ZONE NOT TO SCALE

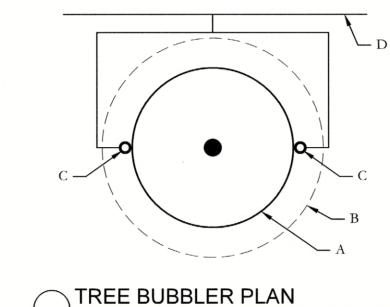


CONSTRUCTION NOTES: A. MODEL AFB BUBBLER B. FINISH GRADE C. SWING JOINT: HUNTER 'PRO-FLEX' TUBING 24"-36", HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1) D. LATERAL TEE OR ELL E. LATERAL PIPE



CONSTRUCTION NOTES: A. GATE VALVE B. SCH 80 TOE NIPPLE C. COUPLING D. 11x17 VALVE BOX

GATE VALVE
NOT TO SCALE



DRIP IRRIGATION - FLUSH VALVE

DRIP IRRIGATION - BED

NOT TO SCALE

NOT TO SCALE

GENERAL NOTES:

TREE BUBBLERS TO BE ALIGNED PARALLEL WITH MEDIAN CURBS. 2. NO TRENCHING ALLOWED WITHIN

THE BUBBLERS WITH THE PROPOSED

TREE LOCATIONS AS SHOWN ON THE

THE TREES ROOTBALL. 3. TREE BUBBLERS TO BE ON UPHILL SIDE OF THE TREE IN THE RETENTION BASIN OR AS SHOWN. 4. COORDINATE THE LOCATION OF

LANDSCAPE PLANTING PLANS.

CONSTRUCTION NOTES:

CONSTRUCTION NOTES:

B. 10" ROUND VALVE BOX

E. BRICK SUPPORTS (3)

- E F. 3/4" GRAVEL SUMP

CONSTRUCTION NOTES:

E. LATERAL TO PLD CONNECTION

G. LATERAL PIPE TO PLANTING BED

F. DRIP CONTROL VALVE. MODEL ICZ-101

A. FLUSH VALVE

D. TUBING STAKE

B. HUNTER PLD 06-18

C. HUNTER PLD TEE

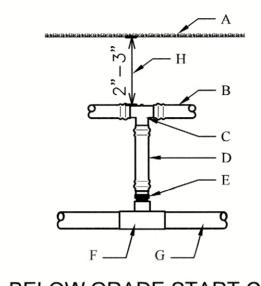
C. LINE FLUSHING VALVE

D. PLD-050 OR 1/2" FPT ADAPTER

A. FINISH GRADE

TREE ROOTBALL B. EDGE OF TREE PIT (RETENTION BASIN)

C. TREE BUBBLER. NOZZLE AFB D. LATERAL LINE (SIZED AS SPEC'D.)

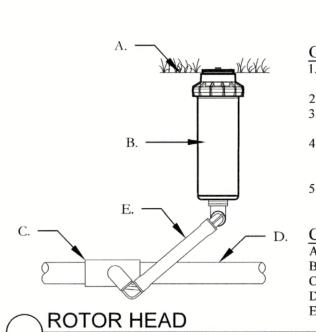


CONSTRUCTION NOTES

FINISH GRADE **HUNTER PLD 06-18** PLD-TEE 17MM BARBxBARB PLD-BLNK PLD-075 3/4" MPTxBARB

3/4" MPT TEE LATERAL PIPE MINIMUM DRIPLINE DEPTH

BELOW GRADE START CONNECTION



NOT TO SCALE

GENERAL NOTES: REST PIPE FIRMLY ON TRENCH BOTTOM.

> SNAKE PIPE FROM SIDE TO SIDE. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION. 4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.

BUNDLE WIRE(S) AT 20 FT. INTERVALS.

CONSTRUCTION NOTES: . FINISHED GRADE B. ROTOR HEAD C. LATERAL TEE OR ELL

D. LATERAL PIPE E. LASCO SWING JOINT

GENERAL NOTES:

1. REST PIPE FIRMLY ON TRENCH

5. BUNDLE WIRE(S) AT 20 FT.

CONSTRUCTION NOTES:

A. FINISHED GRADE
B. ROTOR HEAD PER PLANS

LATERAL TEE OR ELL

SNAKE PIPE FROM SIDE TO SIDE

DO NOT STACK PIPE IN TRENCH.

PROVIDE HORIZONTAL SEPARATION.

BETWEEN MAINLINE AND LATERAL

4. MAINTAIN 2" MINIMUM SEPARATION

BOTTOM.

INTERVALS.

LATERAL PIPE

E. IPS FLEX PIPE

200' AWAY

DUAL-1 DECODER

NOT TO SCALE

A. MODEL: SOLAR SYNC SENSOR B. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND

CONSTRUCTION NOTES:

DECODER

UP TO 100 FT/30M

D. MODEL DUAL-1 DECODER

F. JACKETED ID: WIRE PATH FROM

CONSTRUCTION NOTES:

B. DBY-2

E. DBR\T-6 (2)

A. JACKETED ID WIRE PATH TWISTED TO NEXT

C. TWO BLACK WIRES TO VALVE SOLENOID/

CONTROLLER ALLOW 5 FT./1.5M SLACK PER

DECODER/1/3 ON EITHER SIDE OF DECODER.

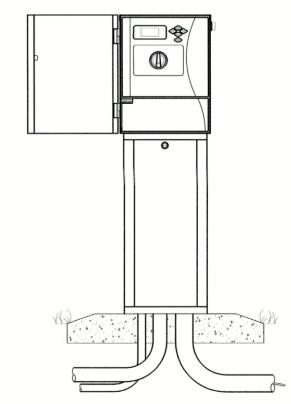
OUT OF SPRINKLER SPRAY PATTERN. C. CONDUIT FROM SOLAR SYNC SENSOR TO CONTROLLER OR TO A POINT 12" BELOW GRADE D. MODEL SOLAR SYNC MODULE. MOUNT LESS THAN 6" AWAY FROM CONTROLLER. MODULE CAN BE MOUNTED INTERNALLY WHEN PAIRED

WITH THE PCC CONTROLLER.* E. HUNTER ICC2 CONTROLLER F. COMMUNICATION WIRE, 18-2(WIRE TYPE TO MEET INSTALLATION CODE REQUIREMENTS),

FROM MODULE TO SENSOR. MAXIMUM TOTAL WIRE DISTANCE, 200 FEET. G. POWER SOURCE

H. CONDUIT FOR VALVE CONTROL WIRE AND SOLAR SYNC COMMUNICATION WIRE

SOLAR SYNC SYSTEM (ICC2 CONTROLLER)



CONSTRUCTION NOTES:

A. IRRIGATION CONTROLLER (ICC-PED) PER PLAN B. ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, J-BOX INSIDE

CONTROLLER C. GROUND WIRE CODUIT GROUND PER ASIC **GUIDELINES**

D. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES E. PEDESTAL BASE PER PLAN, ENSURE POSITIVE

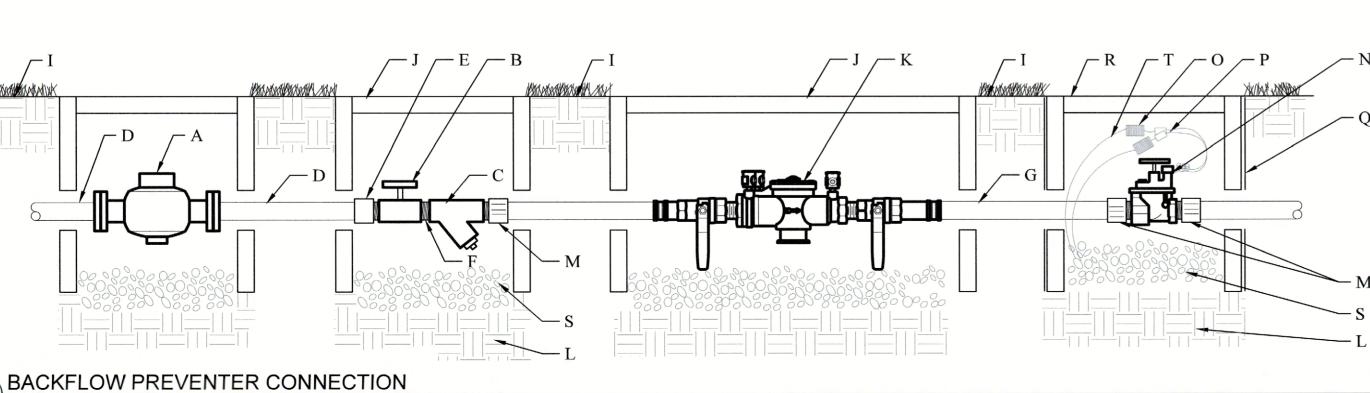
DRAINAGE AWAY FROM PEDESTAL NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

2. SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS 3. ALWAYS REFER TO PRODUCT INSTALLATION

NOTES PRIOR TO INSTALLATION 4. CONTROLLER SHALL BE HARD WIRE TO GROUNDED 110 VAC POWER SOURCE

ICC2 CONTROLLER - PEDESTAL MOUNT (NOT TO SCALE)



CONSTRUCTION NOTES: A. WATER METER (SIZE PER PLAN) B. BALL VALVE (SIZE PER LINE)

NOT TO SCALE

C. WYE STRAINER (SIZE PER LINE) D. TYPE "K" COPPER PIPE COPPER SxT COUPLING TBE NIPPLE

. PIPE PER CITY CODE H. COUPLING FINISH GRADE J. 12"x17" VALVE BOX. SET FLUSH WITH

FINISH GRADE K. DOUBLE CHECK VALVE ASSEMBLY COMPACTED SUBGRADE

M. MALE ADAPTER

N. MASTER ELECTRIC VALVE O. WIRE COIL P. WATERPROOF WIRE CONNECTORS Q. 10 ML BLACK PLASTIC R. 10" RD VALVE BOX. SET 1/4" ABOVE FINISH

GRADE. S. WASHED PEA GRAVEL - 6" DEPTH MIN T. VALVE WIRING

GENERAL NOTES:

OF BALL VALVES

INSTALL WASHED PEA GRAVEL BELOW DCA TO ALLOW ACCESS TO TEST COCKS AND OPERATION

PRS40-CV - MP ROTATOR SPRAY HEAD

2. INSTALL PEA GRAVEL FLUSH WITH ELECTRIC VALVE. 3. PROVIDE A 24" WIRE EXPANSION

COIL AT EACH DRY SPLICE WIRE CONNECTION. 4. CENTER VALVE ASSEMBLY IN VALVE BOX.

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 15 day of November, 200. WITNESS OUR HANDS, this 15 day of Norm W, 201 Planning & Zoning Commission, Chairman Director of Planning and Zoning

VOLK \neg

CODY L. JOHNSON 17132 August 24, 2022

Bar is one inch on original drawing. If not adjust scale as necessary.

one inch on this sheet,

BUFFERINC $C_1 \vdash$ Phase South Rockwal igation SCREENINC

Star Saddle

CJS PROJECT NO. PAD001C

SP2022-

PROJEC

SHEET NO. IR8 of 8