

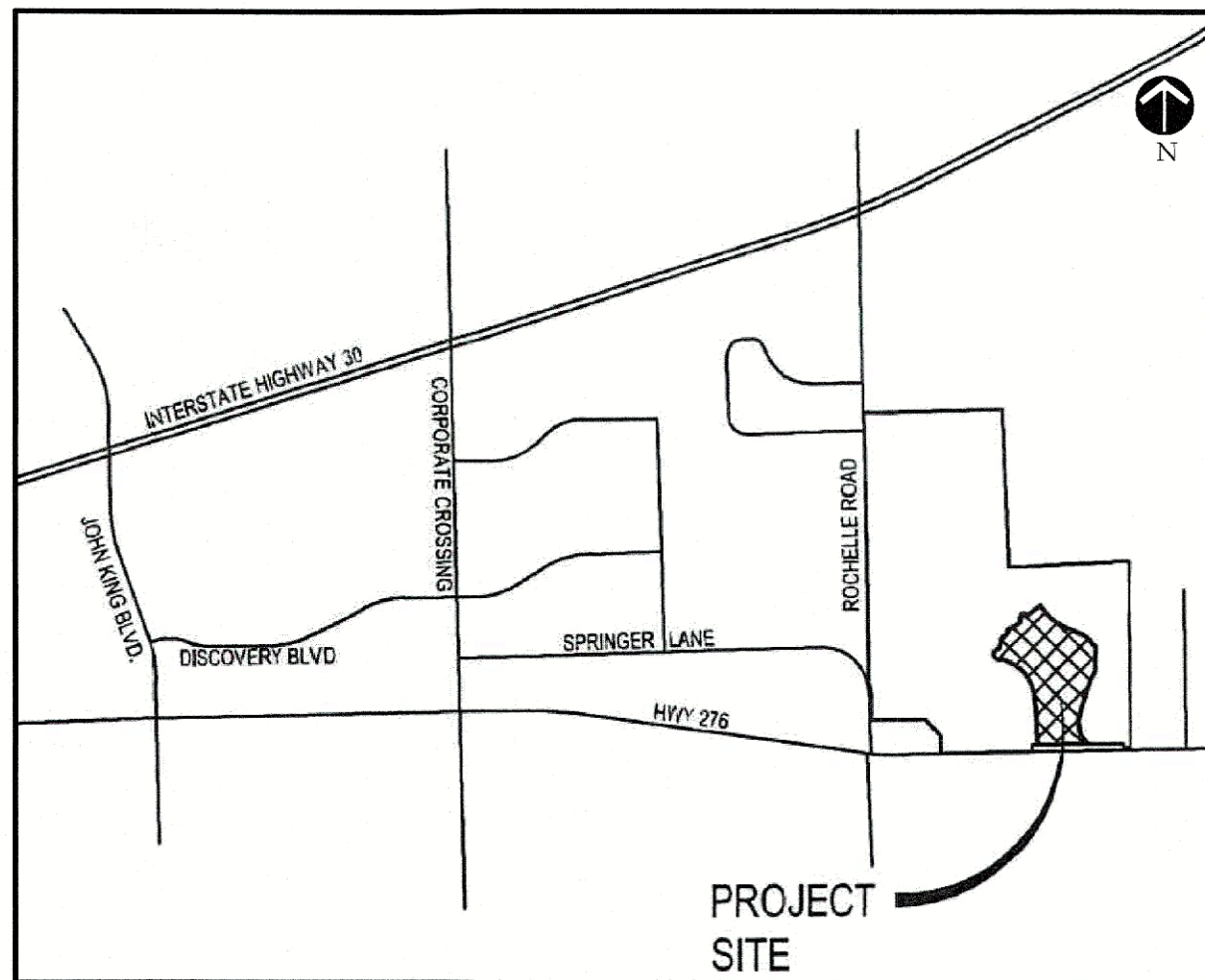
GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A 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 SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- 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 ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION 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.
- 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 CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO 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 LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL 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.
- 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 TRAFFIC DIVISION.
- 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.
- 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.
- UNUSABLE EXCAVATED MATERIAL OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- 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.
- 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.
- 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.
- 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 FOR SCREENING AND BUFFERING

~Discovery Lakes Ph. 1~
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: March 01, 2023



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
SP1	OVERALL LANDSCAPE SITE PLAN
HS1	OVERALL LAYOUT PLAN
HS2-HS4	HARDSCAPE PLANS
HS5-HS8	HARDSCAPE DETAILS
F1	FENCING EXHIBIT
L1-L7	LANDSCAPE PLANS
L8-L9	LANDSCAPE DETAILS
IR1-IR7	IRRIGATION PLANS
IR8-IR9	IRRIGATION DETAILS

GENERAL LANDSCAPE NOTES:

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 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:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- 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.
- 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 (ANST 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" 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.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- 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 SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- 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 (MINIMUM).
- 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.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- 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.
- 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:

- 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 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.
- 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.
- 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 APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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 7 day of February, 2023.

WITNESS OUR HANDS, this 7 day of February, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER / DEVELOPER:

DISCOVERY LAKES, LLC.
15400 KNOLL TRAIL DRIVE,
SUITE 230
DALLAS, TEXAS 75248

CIVIL ENGINEER:

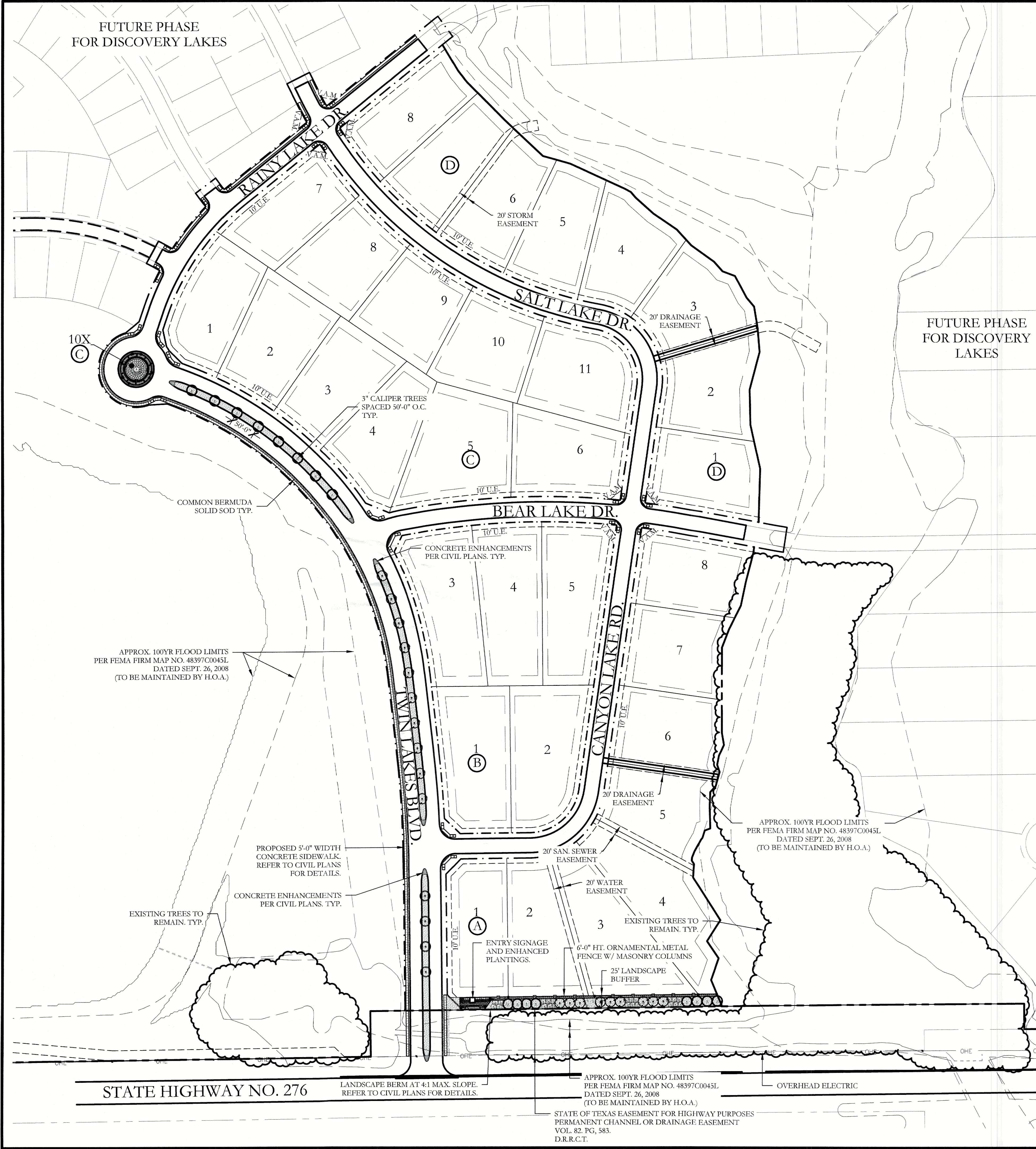
TEAGUE NALL AND PERKINS, INC.
825 WATTERS CREEK BOULEVARD
SUITE, M300
ALLEN, TEXAS 75013
PH. (214) 461-9867
CONTACT: CAMERON SLOWN, P.E.

LANDSCAPE ARCHITECT:

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



704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074
PH. (972) 201-3100
EMAIL: CODY.JOHNSON@JOHNSONVOLK.COM



PLANT LIST					
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	8	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
LO	1	LIVE OAK - MULTI TRUNK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN
BO	8	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
SO	19	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
CE	4	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
DW	22	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	105	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
	67	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
	25	DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	5 GALLON	48" O.C.
	109	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	5 GALLON	36" O.C.
	36	RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.
	50	YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	5 GALLON	36" O.C.
	15	ADAN'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.
	550	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	24" O.C.
	170	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
	35,100	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	2	OKLAHOMA MOSS ROCK BOULDERS	N/A	TON	AS SHOWN
	825	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE

LANDSCAPE PROVIDED

- STATE HIGHWAY - 276
- A. MINIMUM TWENTY (25) FOOT LANDSCAPE BUFFER PROVIDED
- B. 6' HT. WROUGHT IRON METAL SCREENING FENCE PROVIDED.
- C. 3-4" CAL. CANOPY TREE / 100 LF OF LINEAR FRONTAGE.
545 LF OF FRONTAGE / 100 LF = 5.45
5.45 X 3 = 16.35
4-ACCENT TREES / 100 LF OF LINEAR FRONTAGE.
545 LF OF FRONTAGE / 100 LF = 5.45
5.45 X 4 = 21.80
- PROVIDED: 17 - 4" CALIPER TREES
22 - ACCENT TREES
- D. SHRUBBERY SHALL HAVE A MINIMUM HEIGHT OF 30 INCHES AND A MAXIMUM HEIGHT OF 48 INCHES.
- E. MINIMUM 2.5' HT. LANDSCAPE BERMS PROVIDED ALONG FRONTAGE. REFER TO CIVIL PLANS FOR DETAILS
- F. EACH RESIDENTIAL LOT MUST HAVE (2) TWO LOT TREES IN THE FRONT YARD, AND CORNER LOTS MUST HAVE (4) FOUR LOT TREES.

CIVIL ENGINEER:
TEAGUE NALL AND PERKINS, INC.
825 WATTERS CREEK BOULEVARD
SUITE, M300
ALLEN, TEXAS 75013
PH. (214) 461-9867
CONTACT: CAMERON SLOWN, P.E.

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704 CENTRAL PARKWAY EAST
SUITE 1200
PLANO, TEXAS 75074
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ASLA, LI

APPROVED:
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WITNESSE OUR HANDS, this 7 day of February, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

JOHNSON VOLK CONSULTING

704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074
PH. (972) 201-3100
EMAIL: CODY.JOHNSON@JOHNSONVOLK.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 01, 2023

NORTH

20 10 0 20

Scale: 1" = 20'-0"

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

One Inch

SCREENING AND BUFFERING

Overall Landscape Site Plan

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

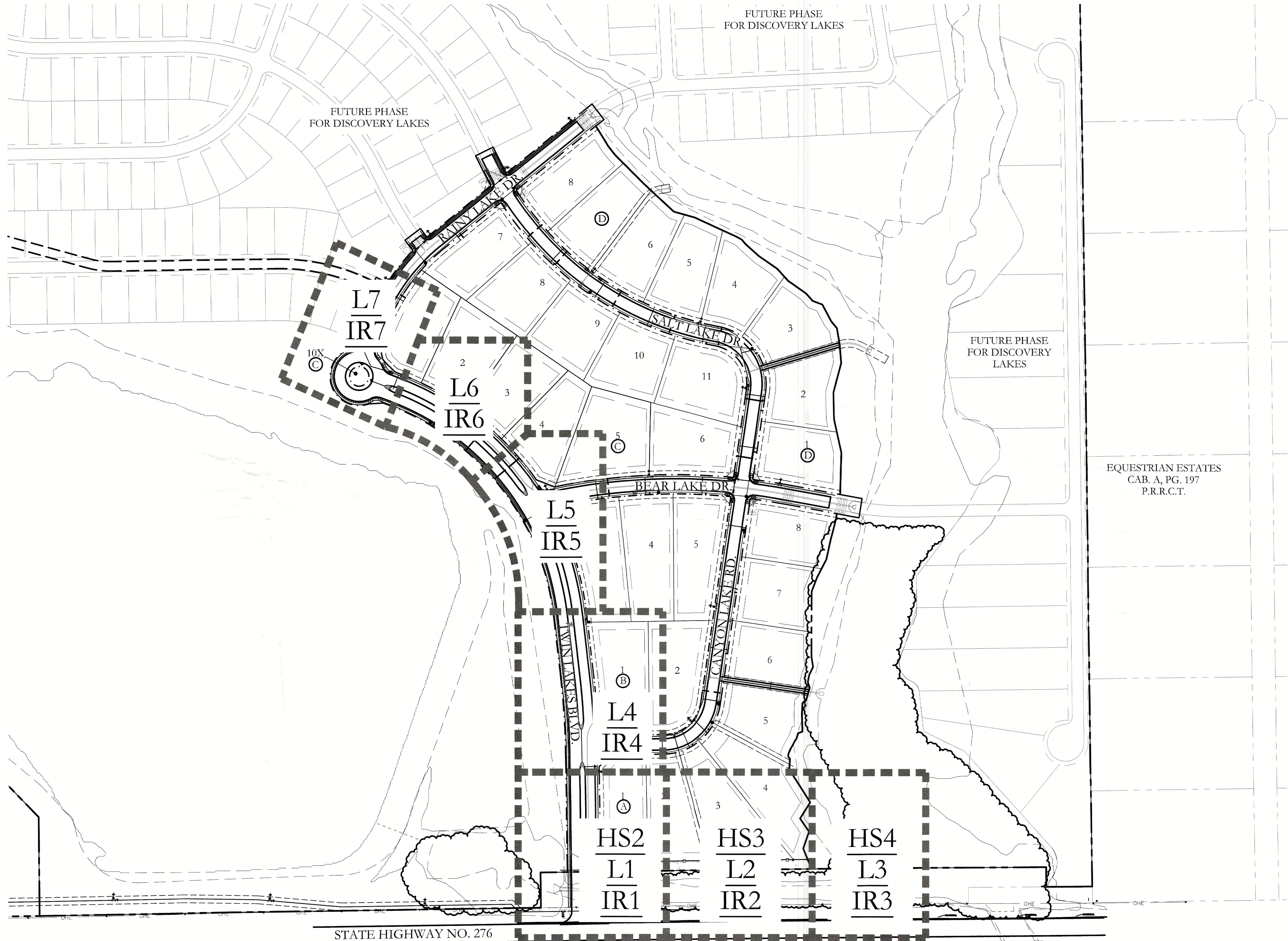
CJS PROJECT NO.

DLL001

SHEET NO.

SP1 of 1

CASE NO. SP2023-002



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Planning & Zoning Commission of the City of Rockwall on the 7 day of February, 2023.
WITNESS OUR HANDS, this 7 day of February, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



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One Inch

SCREENING AND BUFFERING
Overall Layout Plan
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
SHEET NO.
HS1 of 8

MATCHLINE
REF: SHEET L4, LR4
REF: SHEET L1, LR1

PROPOSED 5'-0" WIDTH
CONCRETE SIDEWALK.
REFER TO CIVIL PLANS
FOR DETAILS.

TWIN LAKES BLVD.

STORM

WATER

10' U.E.

25' BL.

TRAFFIC SIGNAGE, TYP.
REFER TO CIVIL PLANS FOR DETAILS.

STREET LIGHTS, TYP.
REFER TO CIVIL PLANS FOR DETAILS.

34'-7" HT. ENTRY
COLUMN. REFER TO
DETAIL SHEET HS6.
8'-0" LEUDERS BIG
BLOCK STONE
ENTRY WALL.
REFER TO DETAIL 1/HS7.

6'-0" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAIL 1&2/HS8.

LANDSCAPE BERM AT 4:1 MAX. SLOPE.
REFER TO CIVIL PLANS FOR DETAILS.

7'-0" HT. STONE COLUMN
REFER TO DETAIL 3/HS8.

25' LANDSCAPE
BUFFER

STORM OUTFALL
SEE CIVIL PLANS

EXISTING TREES
TO REMAIN, TYP.

TRAFFIC SIGNAGE, TYP.
REFER TO CIVIL PLANS FOR DETAILS.

PROPOSED 5'-0" WIDTH
CONCRETE SIDEWALK. REFER
TO CIVIL PLANS FOR DETAILS.

STATE HIGHWAY NO. 276

CONCRETE
ENHANCEMENTS
PER CIVIL
PLANS, TYP.

APPROX. 100YR FLOOD LIMITS
PER FEMA FIRM MAP NO. 48397C0045L
DATED SEPT. 26, 2008
(TO BE MAINTAINED BY H.O.A.)

STORM OUTFALL
SEE CIVIL PLANS

EXISTING TREES
TO REMAIN, TYP.

OVERHEAD ELECTRIC

STATE OF TEXAS EASEMENT FOR HIGHWAY PURPOSES
PERMANENT CHANNEL OR DRAINAGE EASEMENT
VOL. 82, PG. 583.
D.R.R.C.T.

MATCHLINE
REF: SHEET L2, LR1
REF: SHEET L3, LR2

HARDSCAPE LEGEND



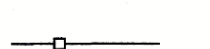
34'-7" HT. STONE ENTRY COLUMN.
REFER TO DETAIL SHEET HS6.



6'-0" HT. LEUDERS BIG BLOCK
STONE ENTRY WALL.
REFER TO DETAIL 1&2/HS7.



7'-0" HT. STONE COLUMN.
REFER TO DETAIL 3/HS8.

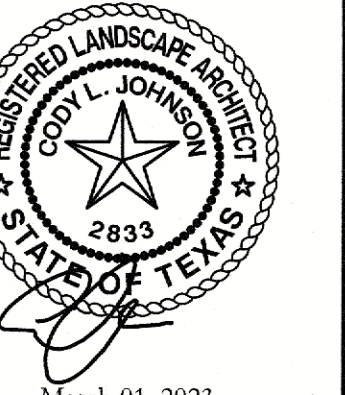


6'-0" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&2/HS8.

NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND
BARRIER FREE RAMP ALIGNMENT AND DETAILS.



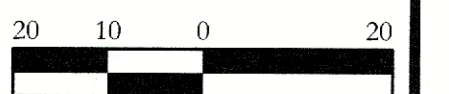
704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074
PH: (972) 201-3100
EMAIL: CODY@JOHNSONVOLK.COM



March 01, 2023



NORTH



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adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Hardscape Plans

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

DLL001

SHEET NO.

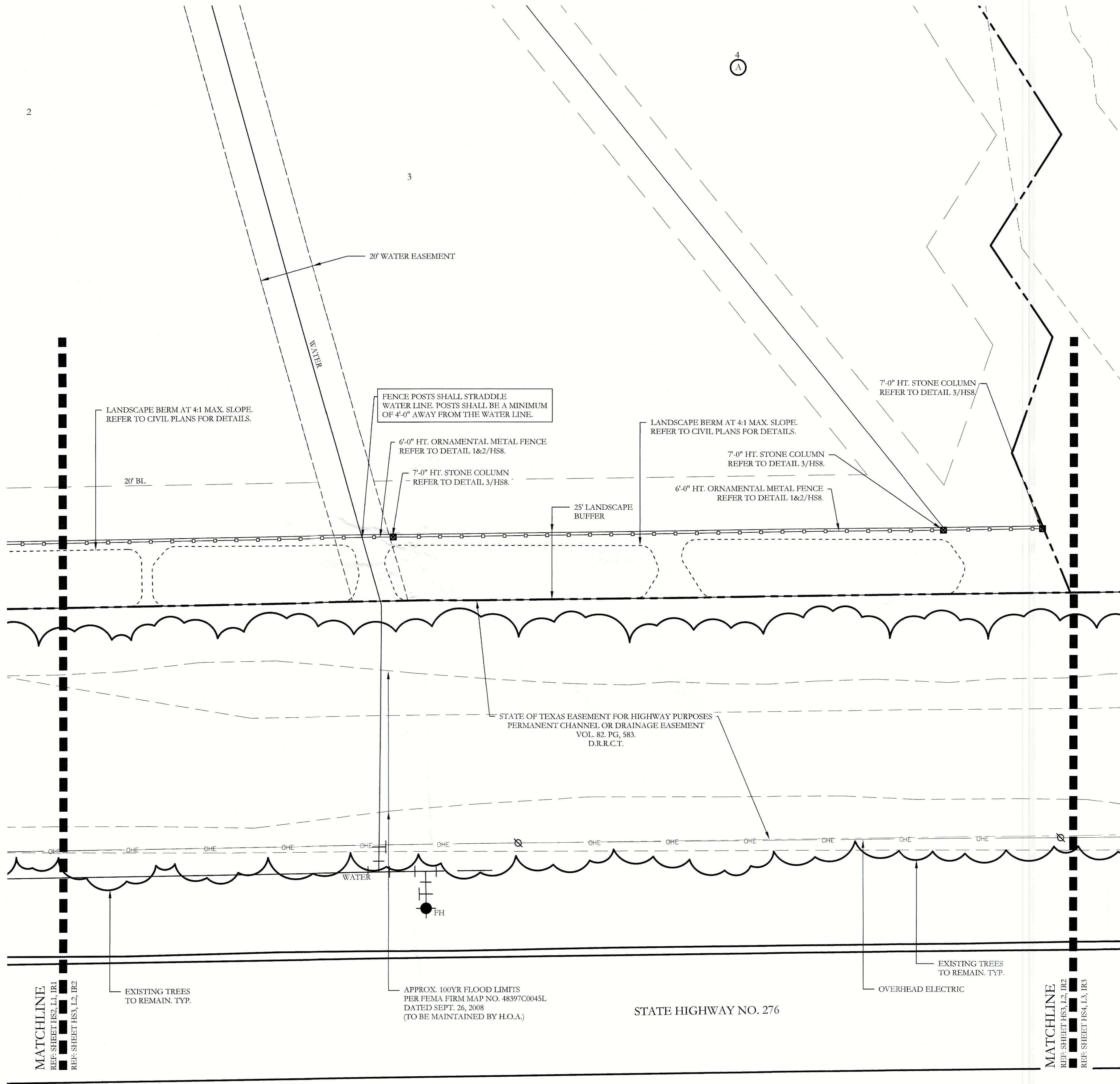
HS2 of 8

APPROVED:
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Planning & Zoning Commission of the City of Rockwall on the 7 day of February, 2023.

WITNESSED OUR HANDS, this 7 day of February, 2023.
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NO. SP2023-002



HARDSCAPE LEGEND

	34'-7" HT. STONE ENTRY COLUMN. REFER TO DETAIL SHEET HS6.
	6'-0" HT. LEUDERS BIG BLOCK STONE ENTRY WALL. REFER TO DETAIL 1&2/HS7.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 3/HS8
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS8.

NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND
BARRIER FREE RAMP ALIGNMENT AND DETAILS.

**JOHNSON VOLK
CONSULTING**

704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074
PH: (972) 201-3100
EMAIL: CODY@JOHNSONVOLK.COM

Professional Engineer Seal for Cody L. Johnson, State of Texas, No. 2833, dated March 01, 2023.

North arrow pointing up.

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SCREENING AND BUFFERING

Hardscape Plans

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

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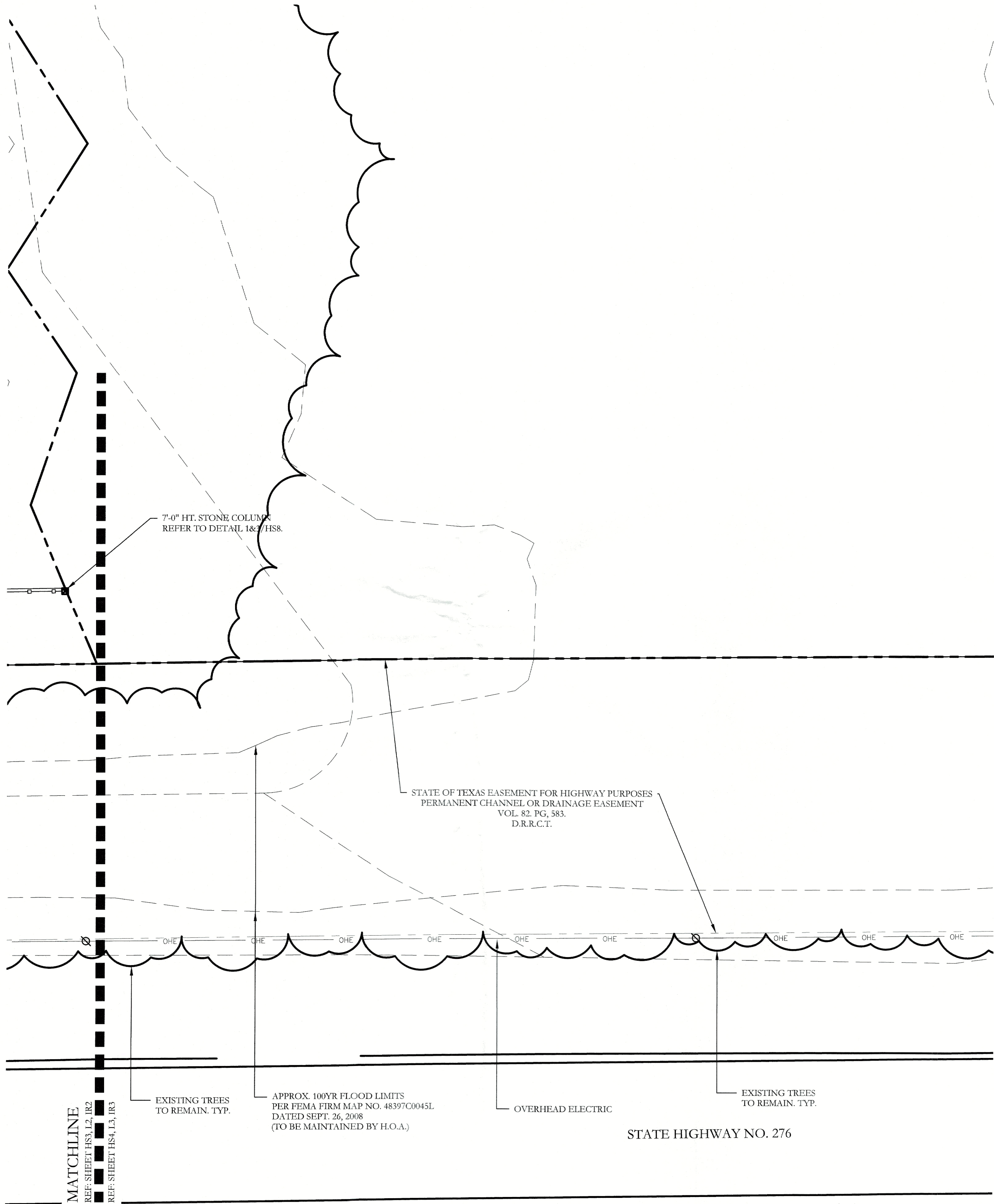
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CJS PROJECT NO.
DLL001

SHEET NO.
HS3 of 8

CASE NO. SP2023-002



HARDSCAPE LEGEND

-
-
-
-

NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT AND DETAILS.

JOHNSON VOLK CONSULTING

704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074
PH: (972) 201-3100
EMAIL: CODY@JOHNSONVOLK.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 01, 2023

NORTH

20 10 0 20

Scale: 1" = 20'-0"

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

One Inch

SCREENING AND BUFFERING

Hardscape Plans

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

DLL001

SHEET NO.

HS4 of 8

APPROVED:

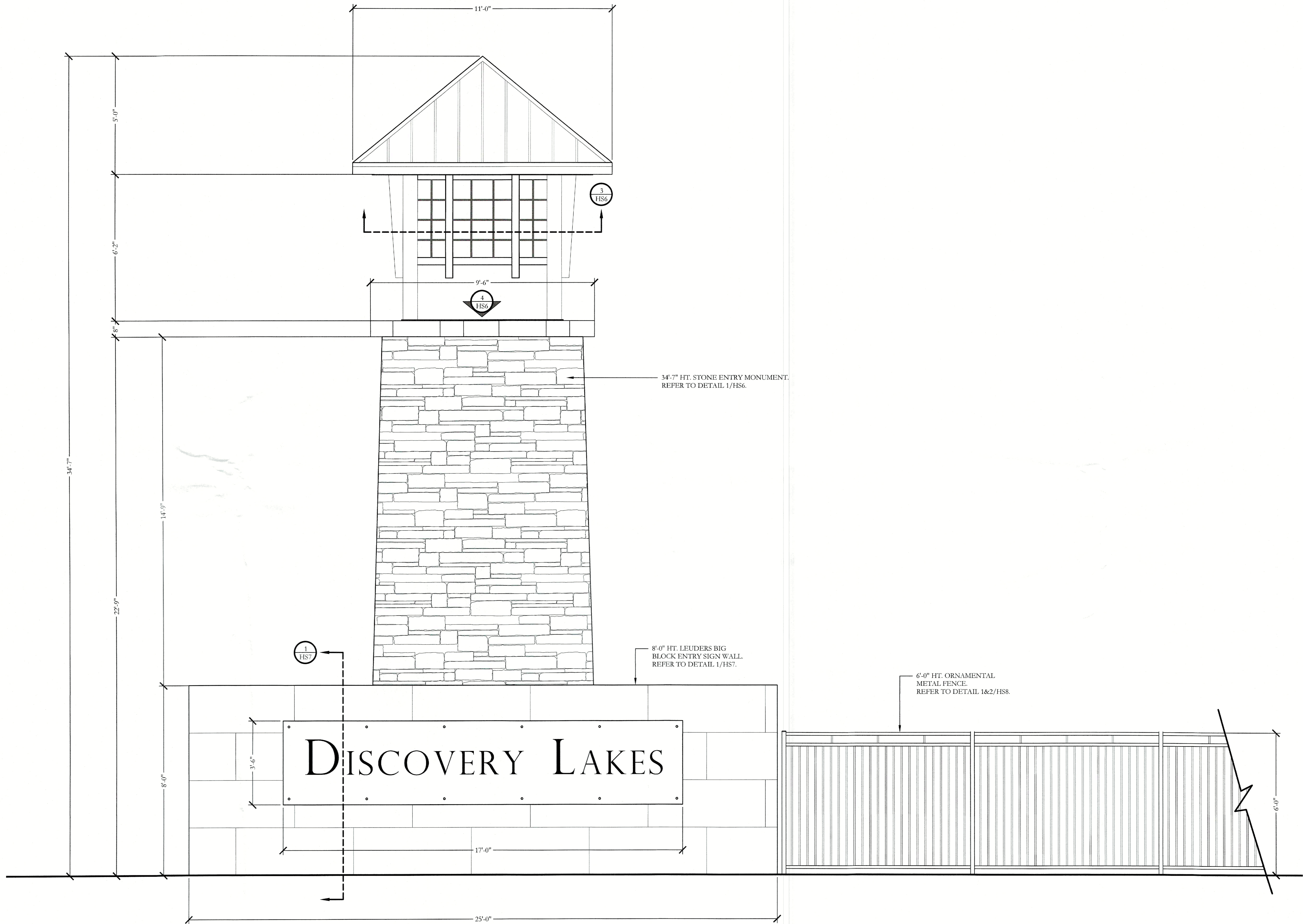
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WITNESS OUR HANDS, this 7 day of February, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NO. SP2023-002



1 PRIMARY ENTRY MONUMENT
ELEVATION

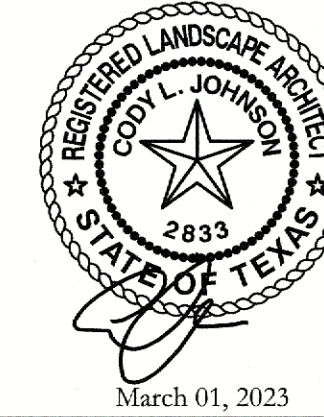
SCALE: 1/2" = 1'-0"

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CJS PROJECT NO.
DLL001
SHEET NO.
HS5 of 8

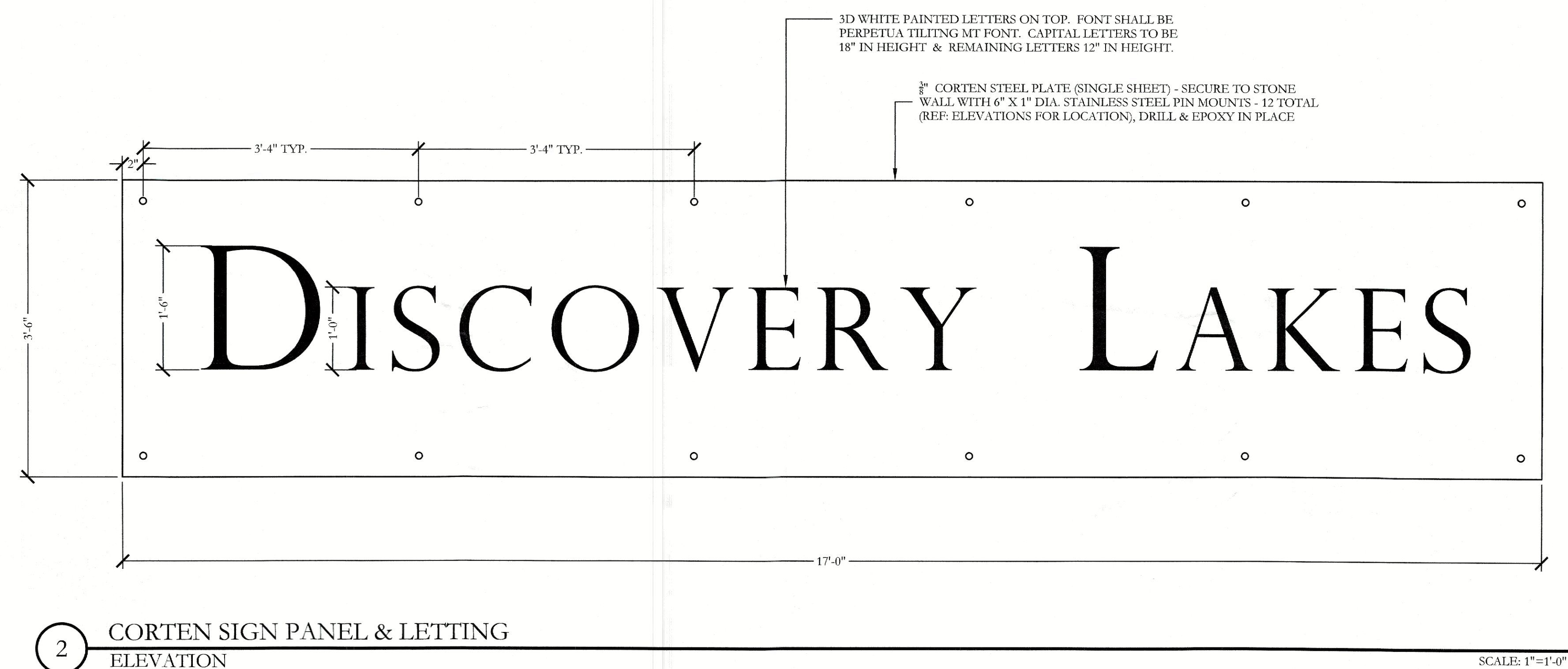
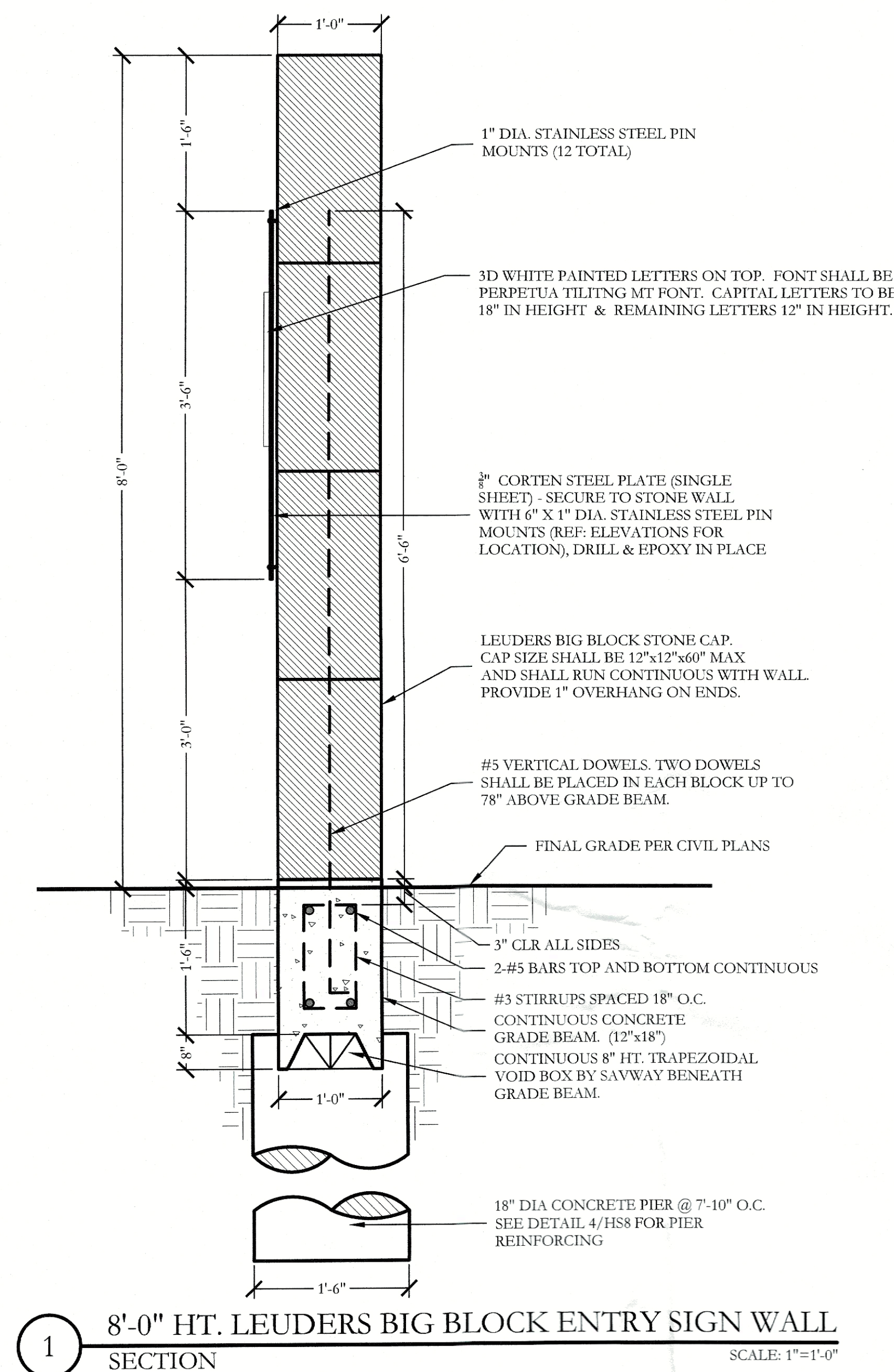
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**JOHNSON VOLK
CONSULTING**

PH. (972) 201-3100
EMAIL: CODY.JOHNSON@JOINSONVOLK.COM



December 01, 2021



REAVES CONSULTING
31 ARROWHEAD DRIVE
ROSPER, TEXAS 75078
72.347.3908
RICHARD@REAVESCONSULTINGLLC.COM
F-10826

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SCREENING AND BUFFERING

Hardscape Details

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas


CJS PROJECT NO.

DLL001

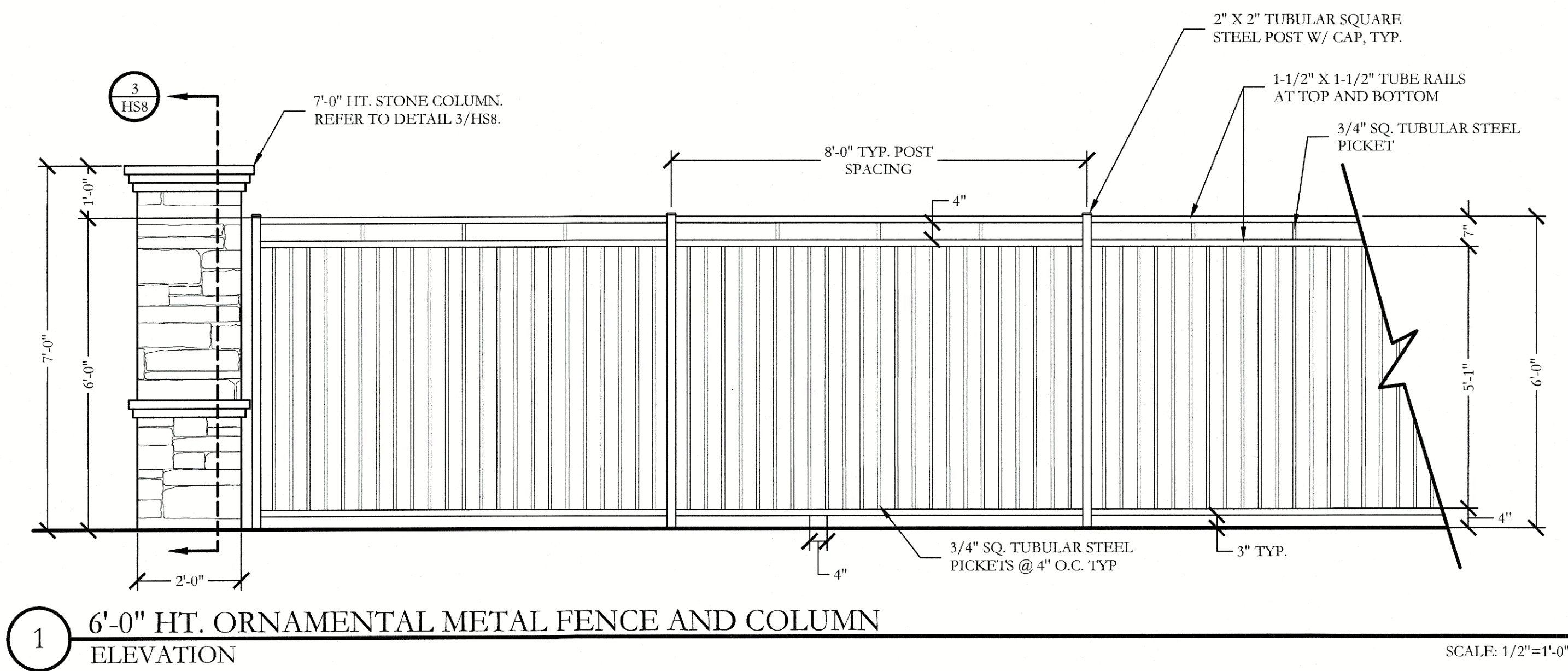
SHEET NO.

IS7 of 8

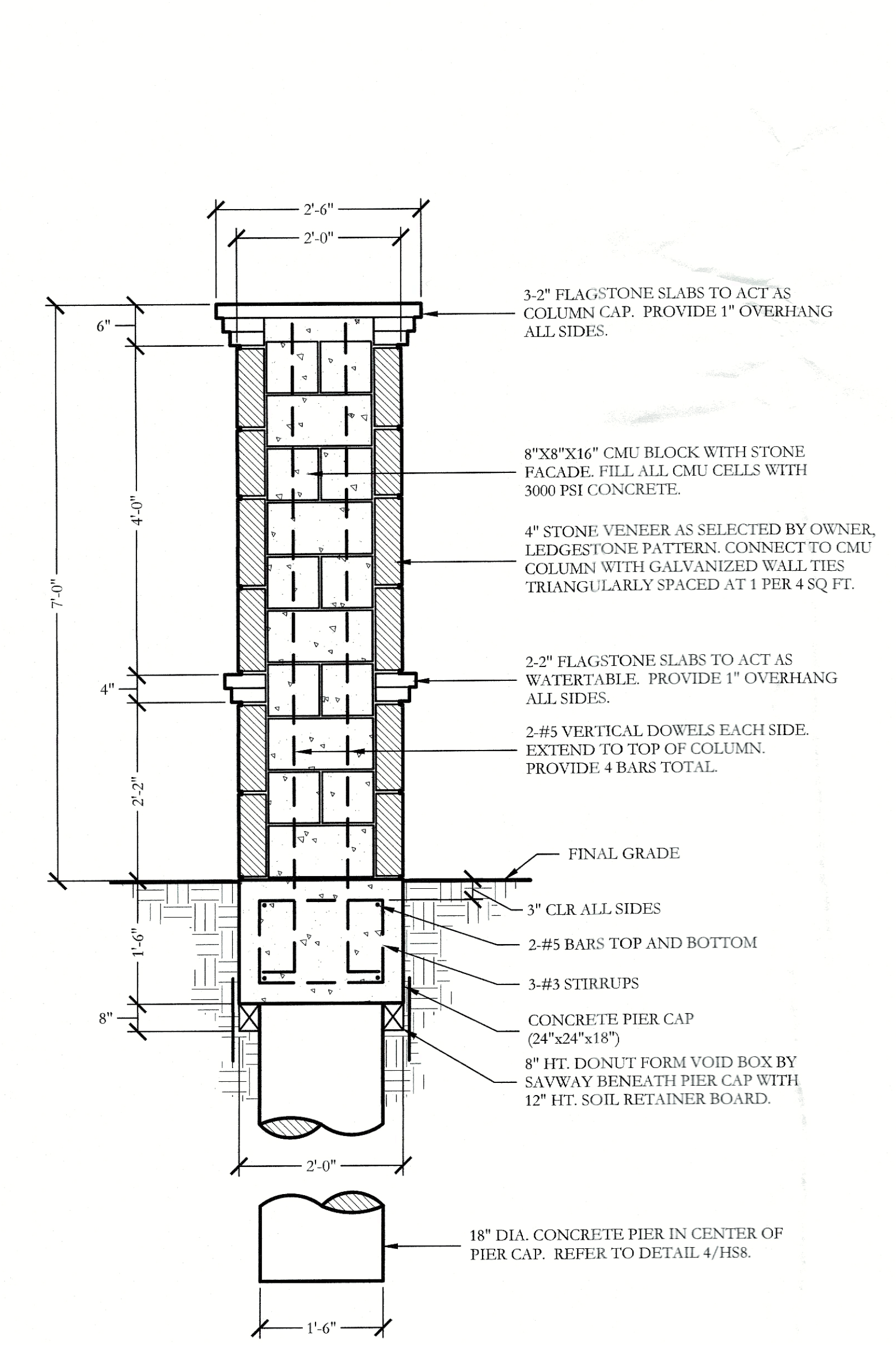
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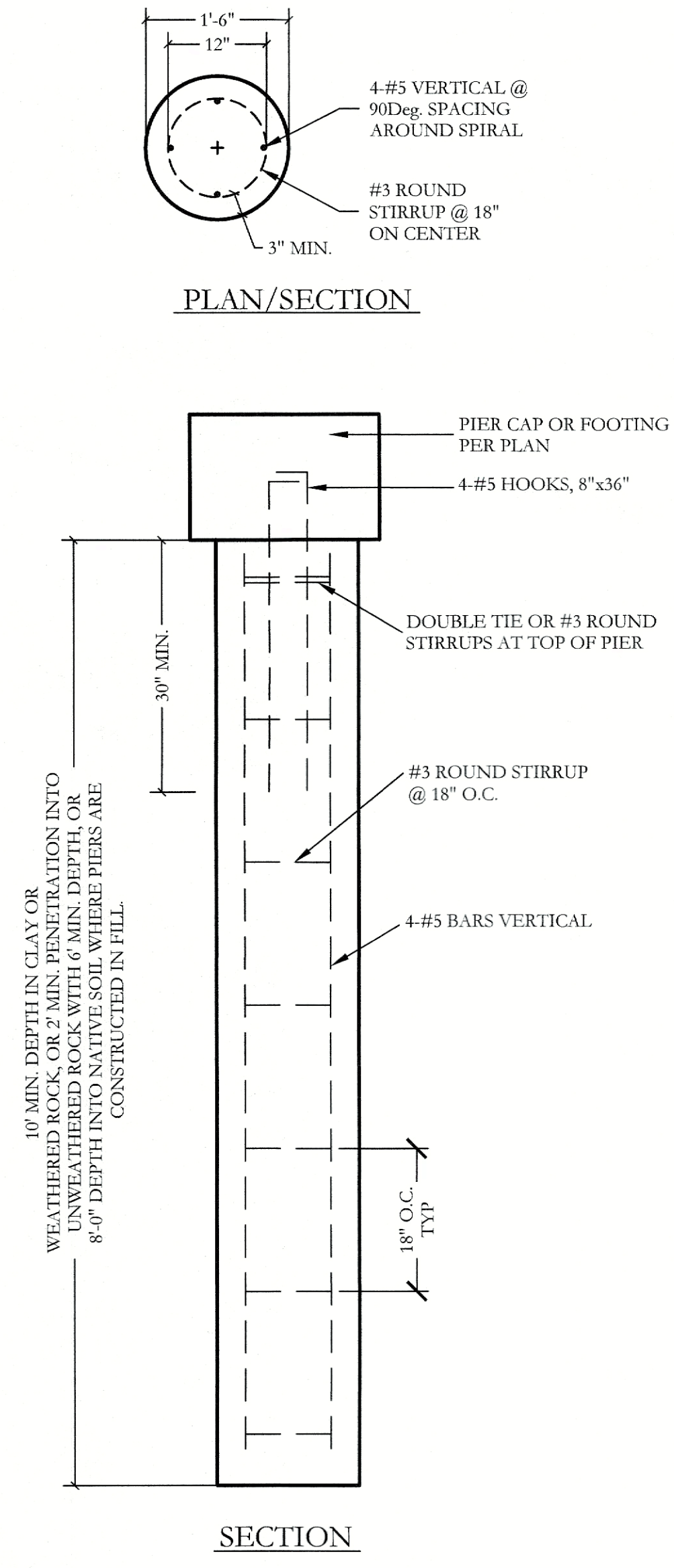

Director of Planning and Zoning



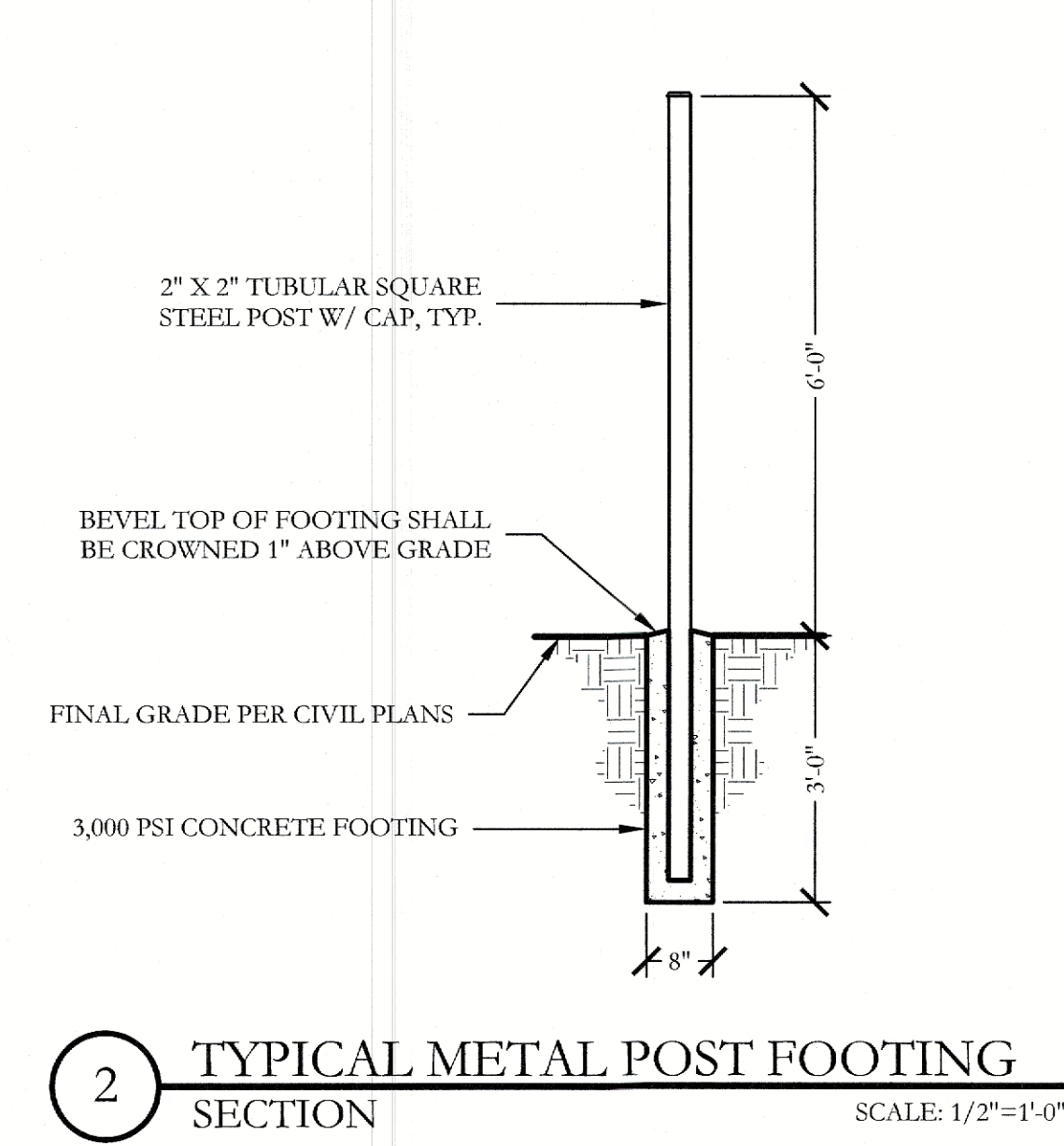
1 6'-0" HT. ORNAMENTAL METAL FENCE AND COLUMN
ELEVATION



3 7'-0" HT. STONE COLUMN
SECTION



4 PIER (18" DIA.)
SECTION



2 TYPICAL METAL POST FOOTING
SECTION

GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
- 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.
 - CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 - CHLORIDES SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE = 1".

- CONCRETE REINFORCING STEEL**
- 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.
 - PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
 - 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
 - SHELLS AND FOLDED PLATES
 - (A) BAR LARGER THAN NO. 5: 3/4 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1/2 INCHES
 - ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

- DRILLED PIERS**
- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 - PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 - 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.

- STRUCTURAL CONCRETE MASONRY UNIT**
- 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.
 - COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 - REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
 - 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 VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
 - LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 - PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFT.

ORNAMENTAL METAL FENCE NOTES

- 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.
- ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
- 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.
- PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
- GRIND SMOOTH ALL WELDS.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
- 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 STRENGTH.
- FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - PICKETS, 3/4" SQUARE 16 GA.
 - RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
 - POSTS, 2" SQUARE 11 GA.
- CONCRETE FOOTING FOR POSTS SHALL BE A MINIMUM OF 3X POST WIDTH.
- POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
- 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.

JOHNSON VOLK CONSULTING

704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074
PH: (972) 201-3100
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RICHARD REAVES

91128
LICENSED PROFESSIONAL ENGINEER

December 01, 2021

REAVES CONSULTING

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821 ARROWHEAD DRIVE
PROSPER, TEXAS 75078
972.347.3908
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P-10826

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SCREENING AND BUFFERING

Hardscape Details

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CJS PROJECT NO.

DLL001

SHEET NO.

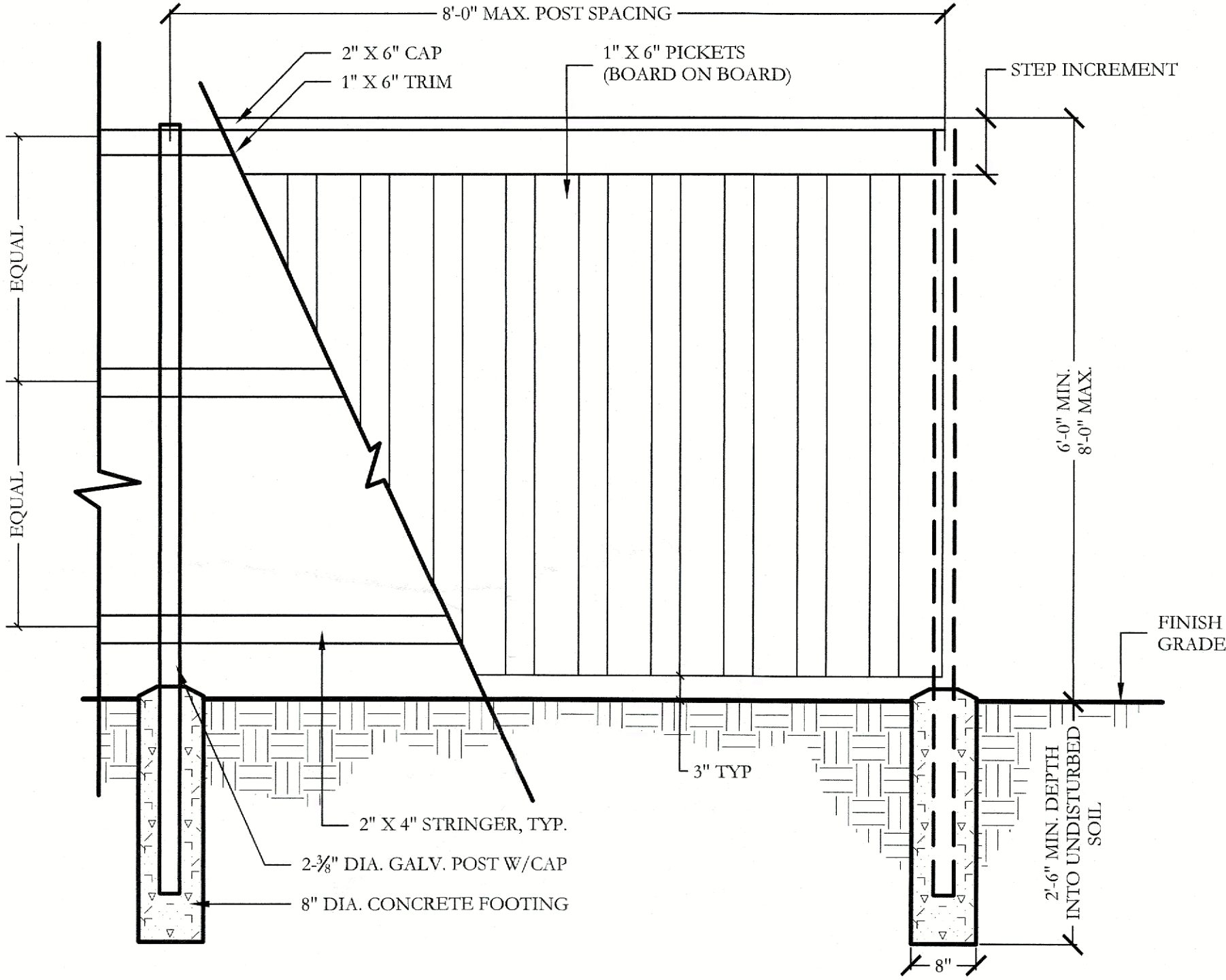
HS8 of 8

CASE NO. SP2023-002



HARDSCAPE LEGEND

- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO HARDSCAPE PLANS FOR DETAILS 1&2/H58.
- BOARD ON BOARD WOOD FENCE. REFER TO PD REQUIREMENTS & DETAIL 1 THIS SHEET.
- ORNAMENTAL METAL FENCE W/ MASONRY COLUMNS. REFER TO PD REQUIREMENTS & DETAILS 1&2/H58.



1 PARTIAL BOARD-ON-BOARD WOOD FENCE
ELEVATION
SCALE: NOT TO SCALE

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EMAIL: CODY.JOHNSON@JOHNSONVOLK.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 01, 2023

NORTH

120 60 0 120
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SCREENING AND BUFFERING

Overall Fencing Exhibit

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

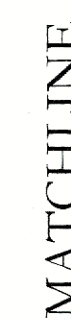
CJS PROJECT NO.

DLL001

SHEET NO.

F1 of 1

CASE NO. SP2023-002

REF: SHEET L4, IR4
■■■■■

II

TC

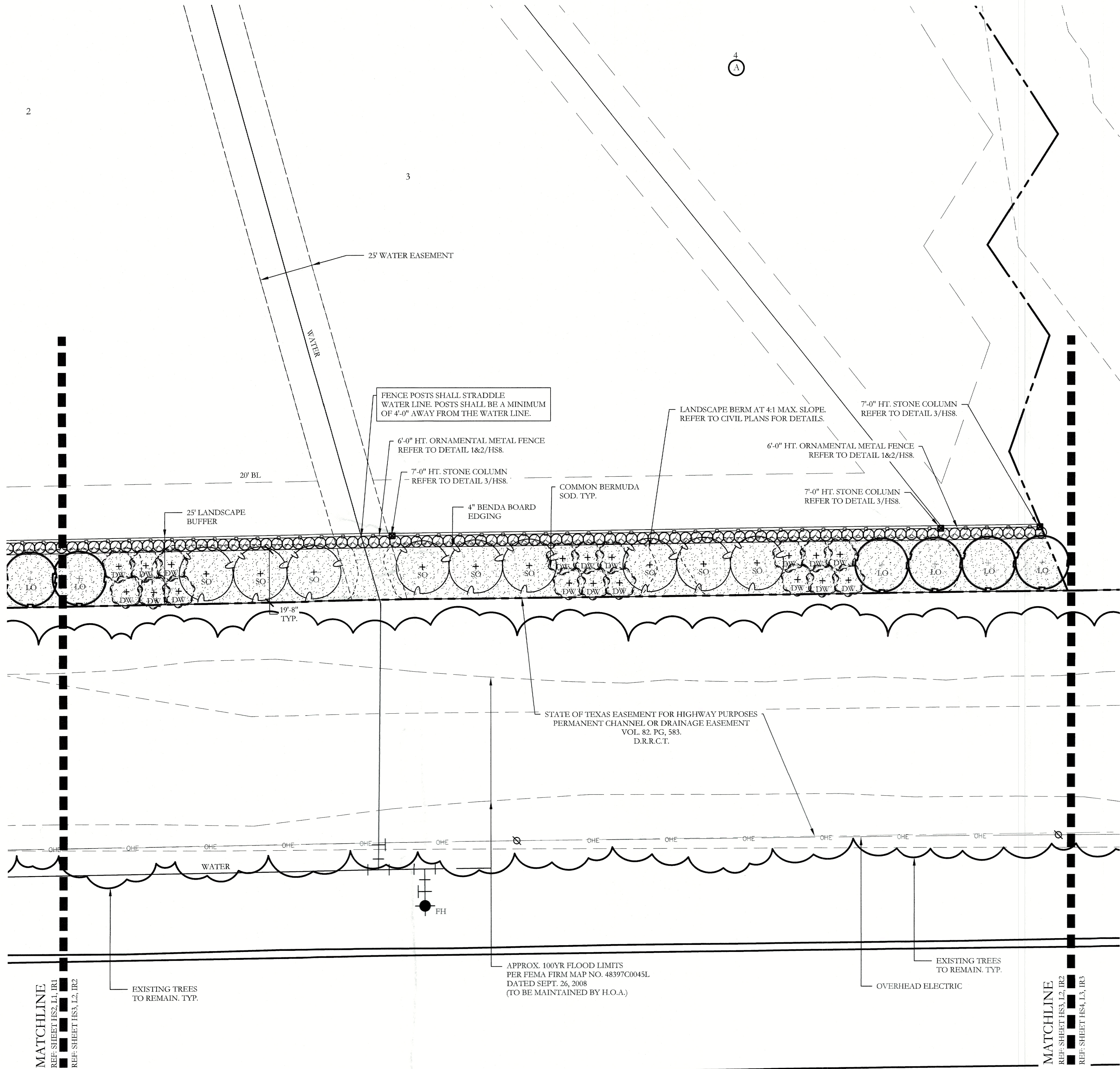
M

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	7 GALLON	48" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	5 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.
		YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	5 GALLON	36" O.C.
		ADAM'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'GOLOR GUARD'	5 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUSSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	AS SHOWN
		OKLAHOMA RIVER ROCK	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1-2" AND 2-4" IN SIZE. REFER TO DETAIL 1/LSI.	SQUARE FEET	100% COVERAGE

L1 of 9

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



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JOHNSON VOLK CONSULTING

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 01, 2023

NORTH

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SCREENING AND BUFFERING

Landscape Plan

Discovery Lakes Ph. 1

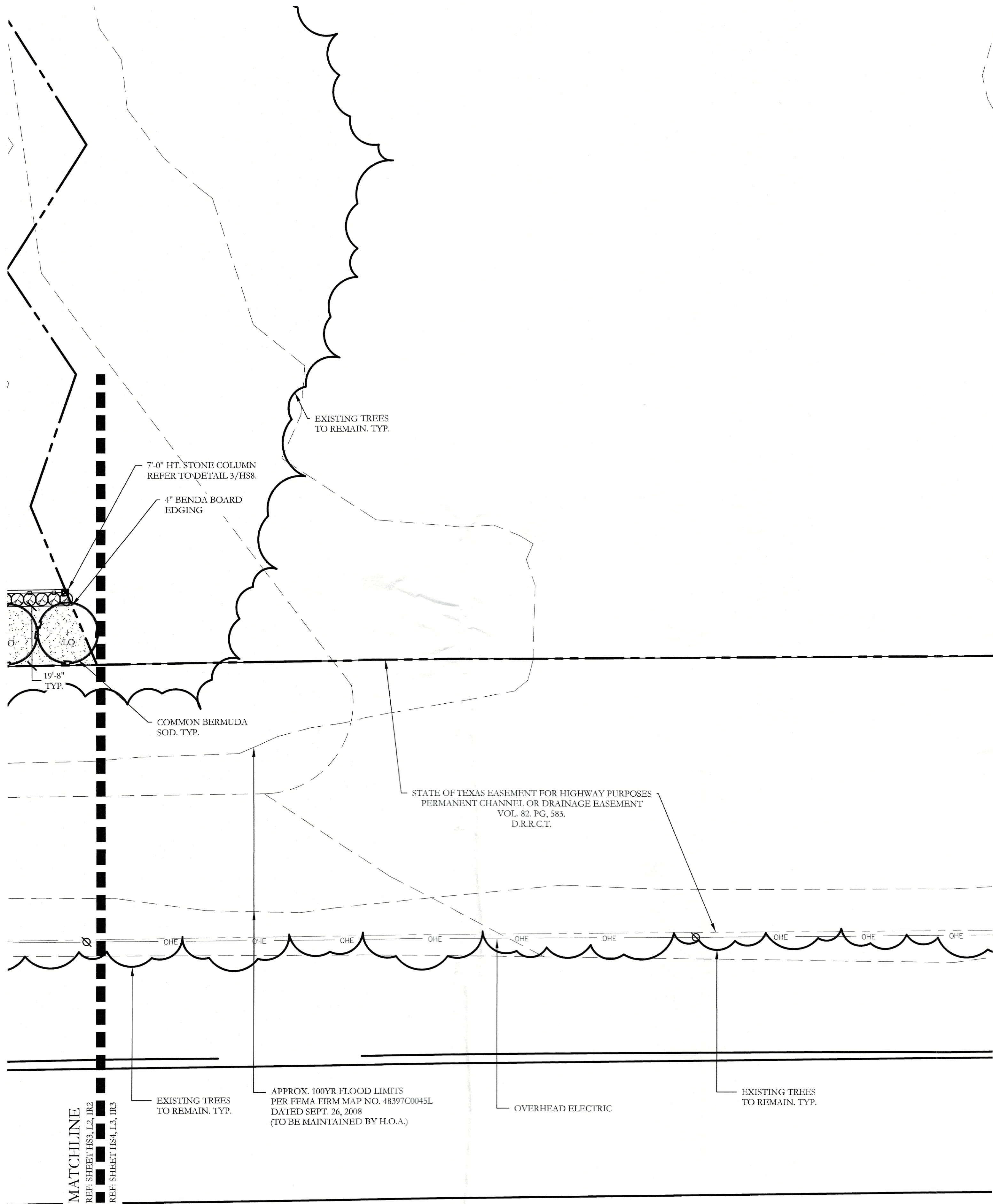
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CJS PROJECT NO.
DLL001

SHEET NO.
L2 of 9

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CASE NO. SP2023-002



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704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074
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March 01, 2023

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Landscape Plan

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. DLL001

SHEET NO. L3 of 9

CASE NO. SP2023-002

MATCHLINE
REF: SHEET L3, IR3
REF: SHEET L4, IR4

TRAFFIC SIGNAGE, TYP.
REFER TO CIVIL PLANS FOR DETAILS.

TREE ROOT BARRIER
SYSTEM.
REFER TO DETAIL 5/L9

COMMON BERMUDA
SOD, TYP.

PROPOSED 5'-0" WIDTH
CONCRETE SIDEWALK.
REFER TO CIVIL PLANS
FOR DETAILS.

CONCRETE
ENHANCEMENTS
PER CIVIL PLANS, TYP.

APPROX. 100YR FLOOD LIMITS
PER FEMA FIRM MAP NO. 48397C0045L
DATED SEPT. 26, 2008
(TO BE MAINTAINED BY H.O.A.)

MATCHLINE
REF: SHEET L4, IR4
REF: SHEET L1, IR1

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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One Inch

SCREENING AND BUFFERING

Landscape Plan

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

DLL001

SHEET NO.

L4 of 9

APPROVED:

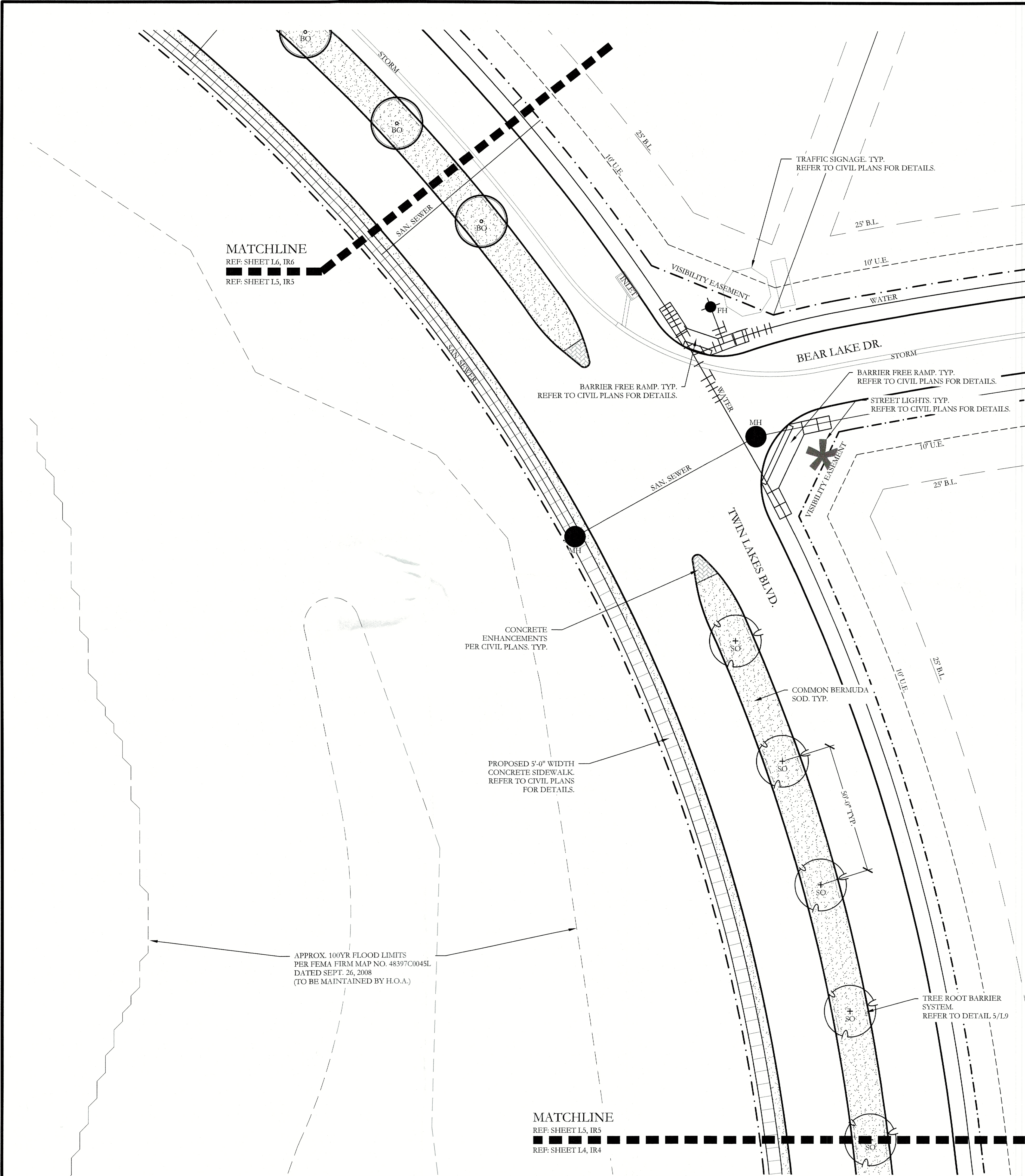
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WITNESS OUR HANDS, this 7 day of February, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NO. SP2023-002



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

JOHNSON VOLK
CONSULTING

704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074
PH: 972.201.3100
EMAIL: CODY.JOHNSON@JOHNSONVOLK.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 01, 2023

NORTH

20 10 0 20

Scale: 1" = 20'-0"

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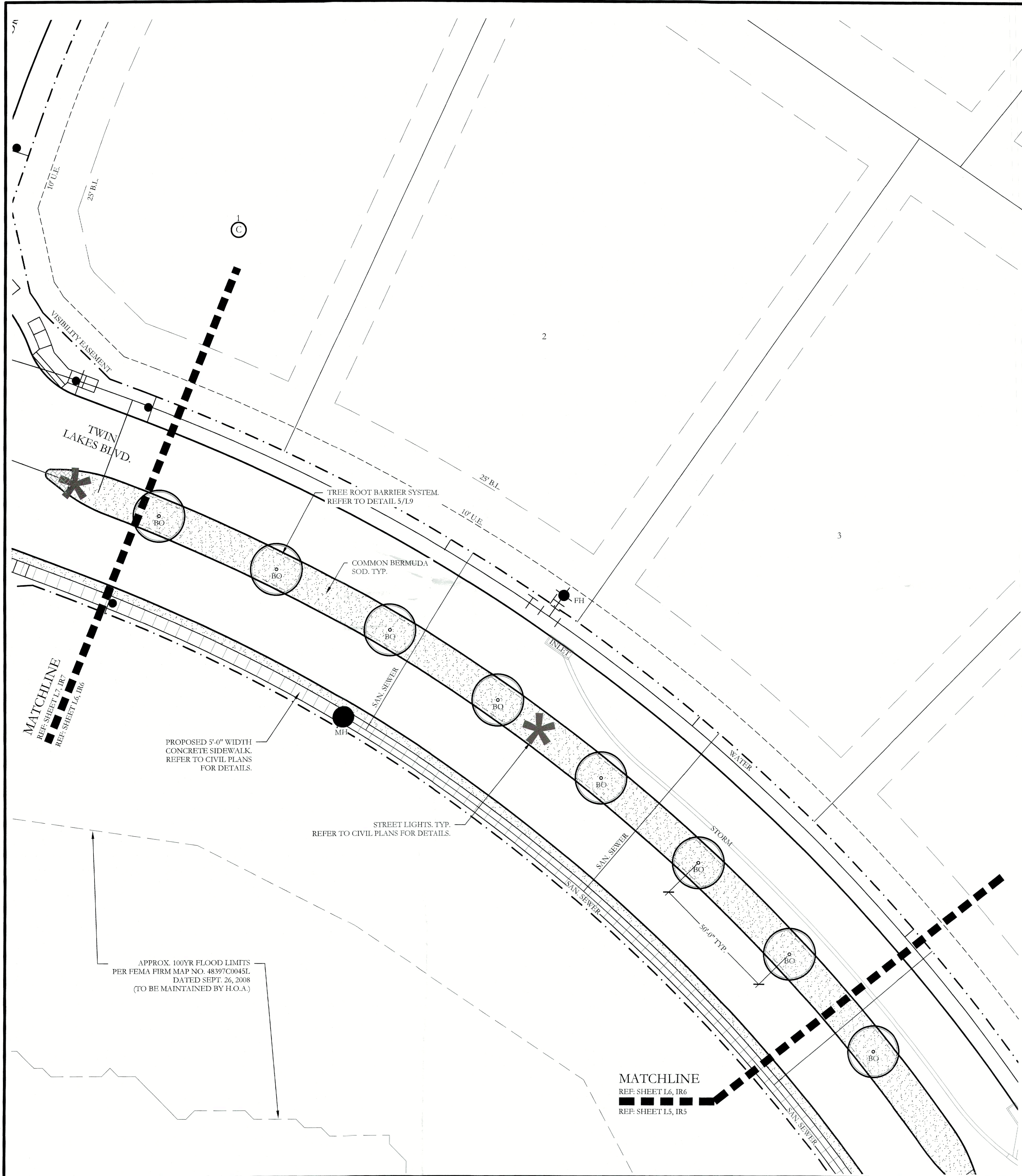
Director of Planning and Zoning

CJS PROJECT NO.

DLL001

SHEET NO.

L5 of 9



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD




JOHNSON VOLK
CONSULTING

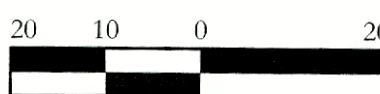
704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074
PH: 972.421.1111
EMAIL: CODY@JOHNSONVOLK.COM



March 01, 2023



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Landscape Plan

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CJS PROJECT NO.
DLL001

SHEET NO.
L6 of 9

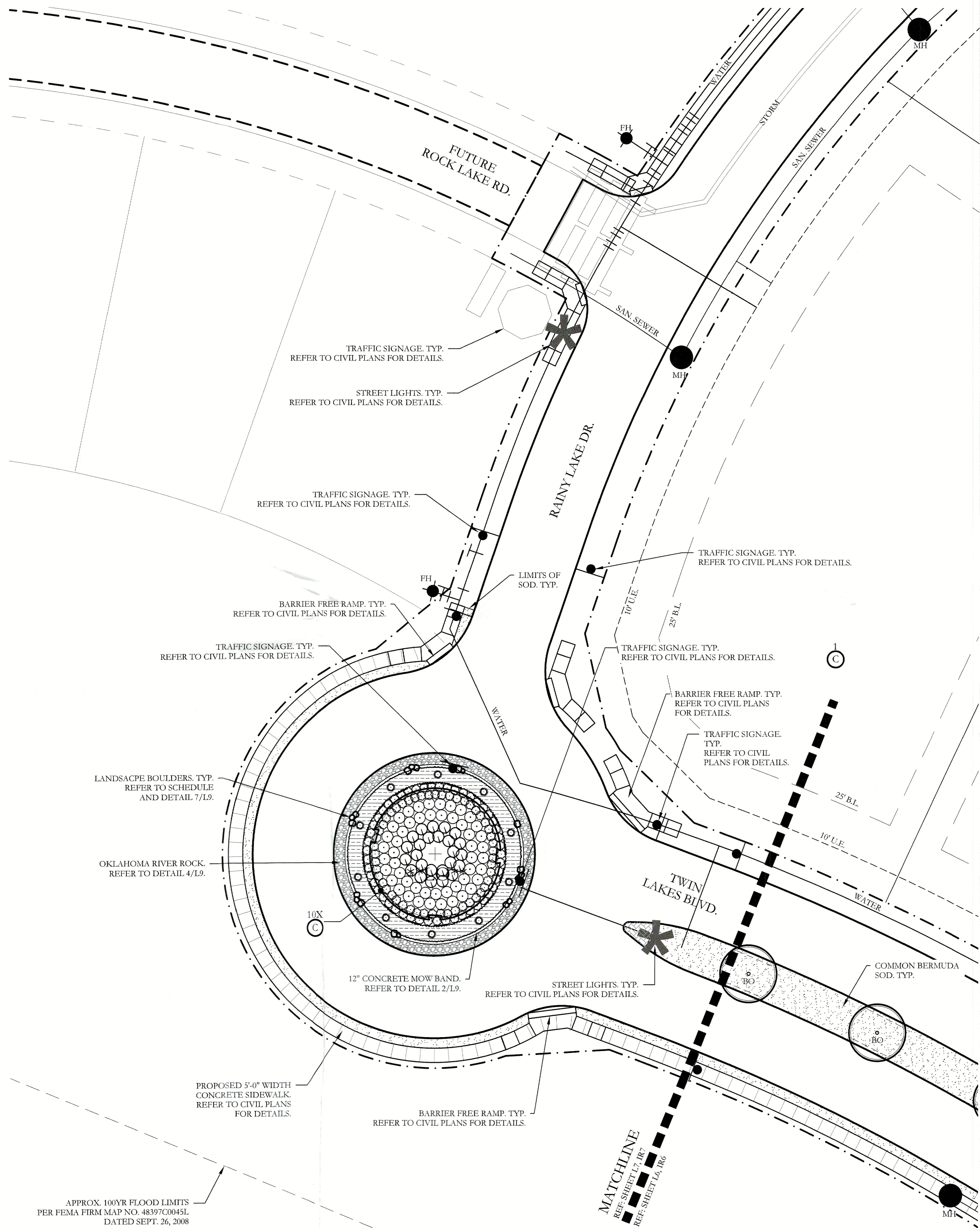
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning



APPROX. 100YR FLOOD LIMITS
PER FEMA FIRM MAP NO. 48397C0045L
DATED SEPT. 26, 2008
(TO BE MAINTAINED BY H.O.A.)

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	7 GALLON	48" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	5 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.
		YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	5 GALLON	36" O.C.
		ADAMS NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'GOLOR GUARD'	5 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	AS SHOWN
		OKLAHOMA RIVER ROCK	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1-2" AND 2-4" IN SIZE. REFER TO DETAIL 1/LS1.	SQUARE FEET	100% COVERAGE

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[Signature] Planning & Zoning Commission, Chairman
[Signature] Director of Planning and Zoning

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SHEET NO.

L7 of 9

CASE NO. SP2023-002

LANDSCAPE PROVIDED

STATE HIGHWAY - 276

A.

MINIMUM TWENTY (25) FOOT LANDSCAPE BUFFER PROVIDED

B.

6' HT. WROUGHT IRON METAL SCREENING FENCE PROVIDED.

C.

3-4" CAL. CANOPY TREE / 100 LF OF LINEAR FRONTAGE.
545 LF OF FRONTAGE / 100 LF = 5.45
5.45 X 3 = 16.35
4-ACCENT TREES / 100 LF OF LINEAR FRONTAGE.
545 LF OF FRONTAGE / 100 LF = 5.45
5.45 X 4 = 21.80

PROVIDED:

17 - 4" CALIPER TREES
22 - ACCENT TREES

D.

SHRUBBERY SHALL HAVE A MINIMUM HEIGHT OF 30 INCHES AND A MAXIMUM HEIGHT OF 48 INCHES.

E.

MINIMUM 2.5' HT. LANDSCAPE BERMS PROVIDED ALONG FRONTAGE. REFER TO CIVIL PLANS FOR DETAILS

F.

EACH RESIDENTIAL LOT MUST HAVE (2) TWO LOT TREES IN THE FRONT YARD, AND CORNER LOTS MUST HAVE (4) FOUR LOT TREES.

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	8	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LO	1	LIVE OAK - MULTI TRUNK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 10'-0"; MINIMUM 15'-0" OVERALL HEIGHT.
BO	8	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	19	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	4	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	22	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	105	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	67	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	25	DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	5 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	109	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	36	RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	50	YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	15	ADAN'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	550	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	170	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	35,100	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	2	OKLAHOMA MOSS ROCK BOULDERS	N/A	TON	AS SHOWN	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.
	825	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

- GENERAL LANDSCAPE NOTES
- INSPECTIONS:

1.

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

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.

5.

THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.

6.

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.

8.

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:

1.

ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.

2.

CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.

3.

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.

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 SUBBED 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 THE YEAR.

2.

LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.

3.

NO PLANT MATERIAL SHALL BE ALLOWED TO ENCR OACH 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:

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.

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.

5.

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 DRIP LINE.

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 CITY.

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.

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Director of Planning and Zoning

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SEAL

March 01, 2023

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Landscape Details

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

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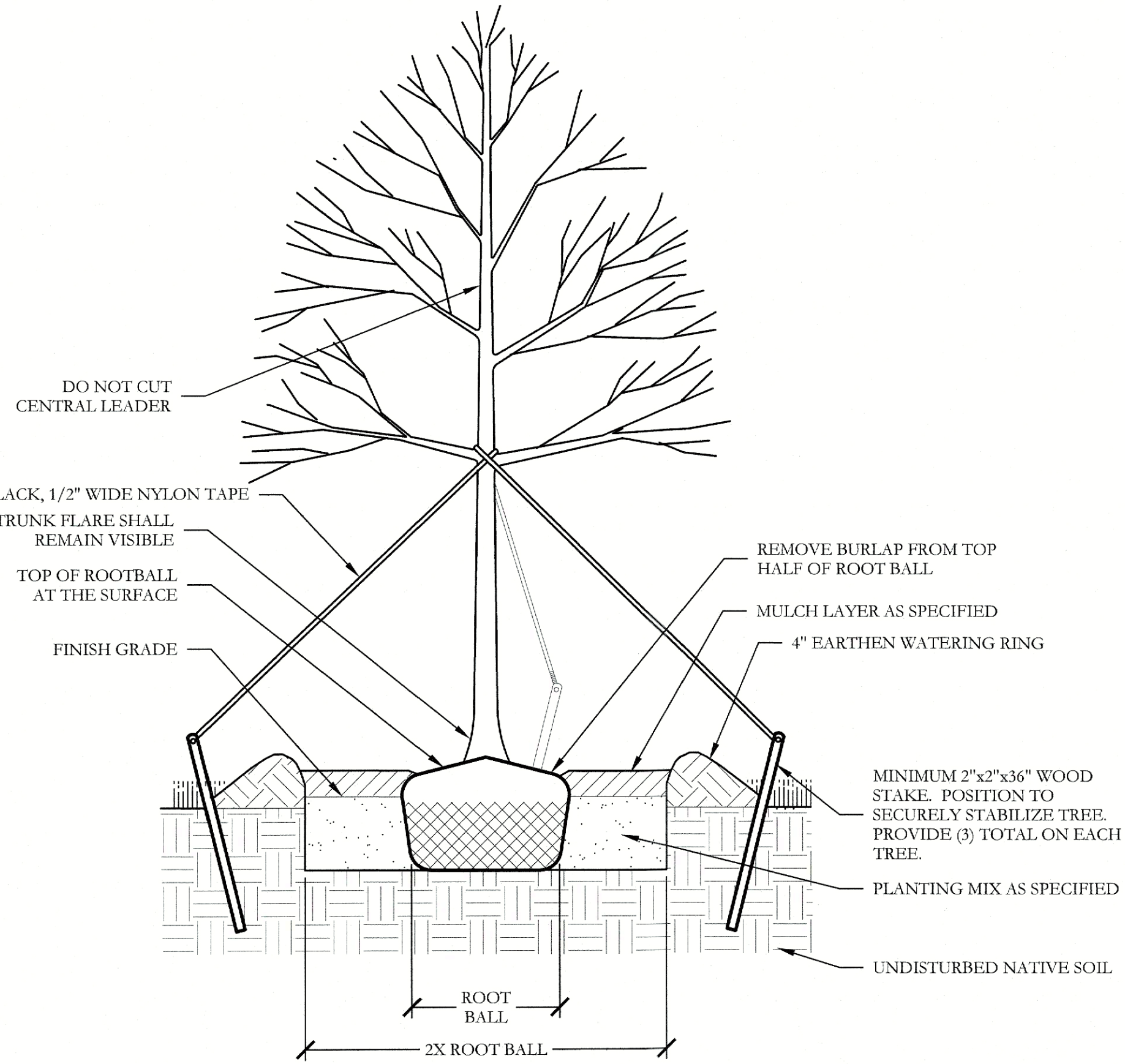
CJS PROJECT NO.

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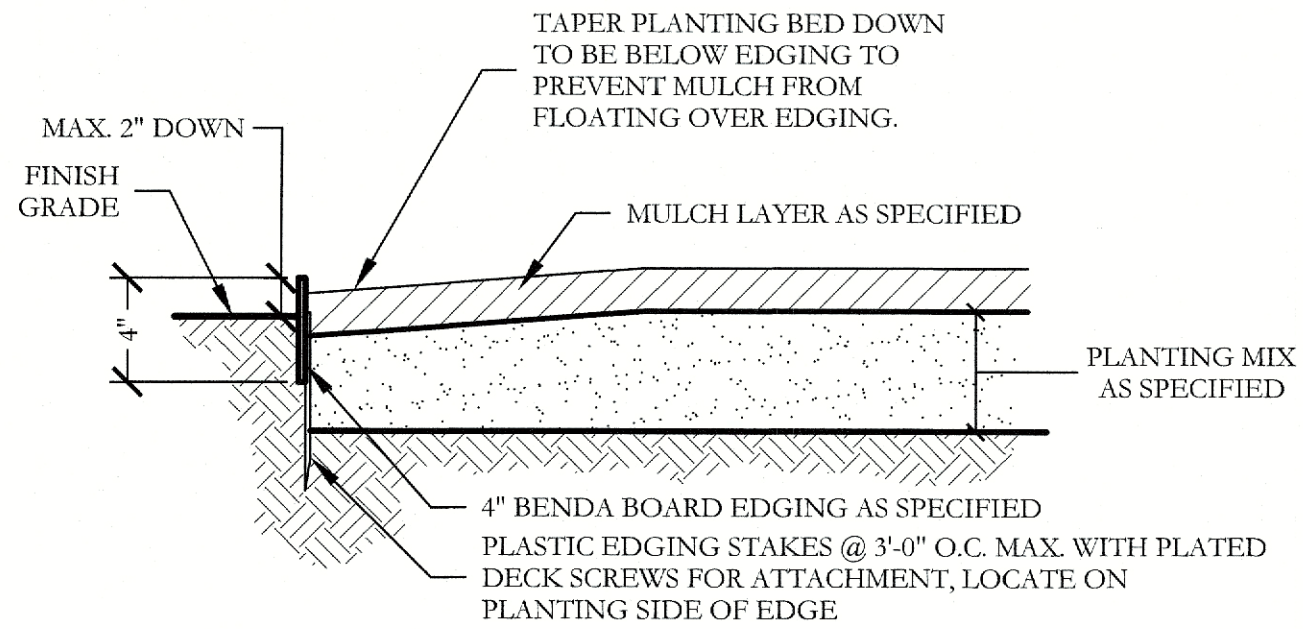
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L8 of 9

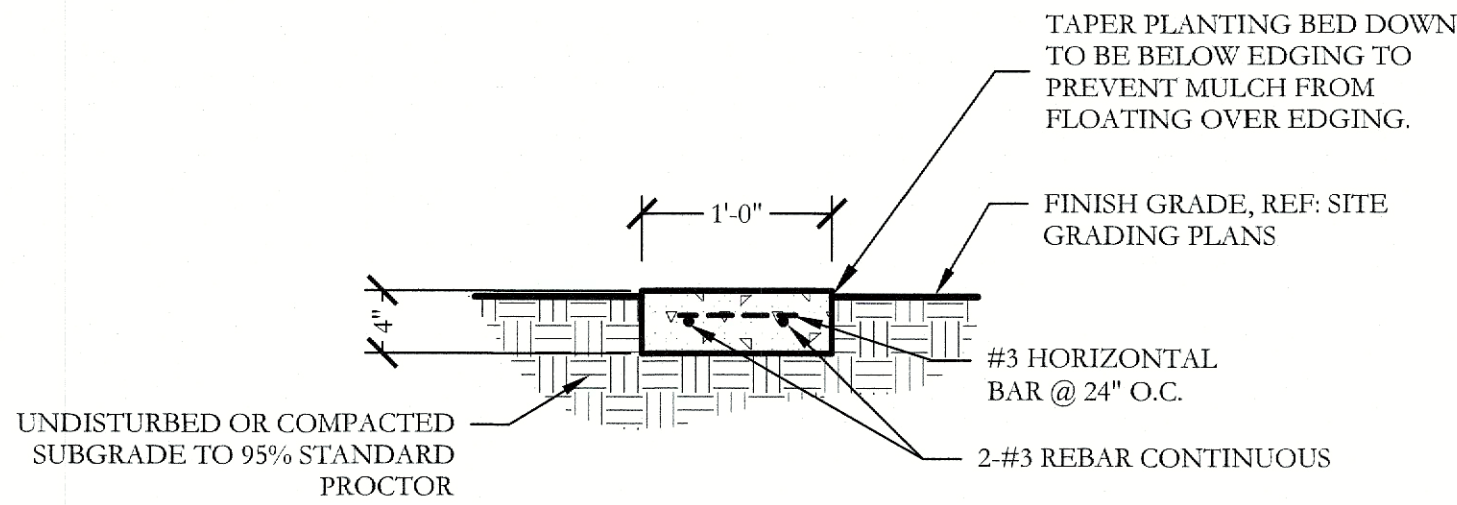
CASE NO. SP2023-002



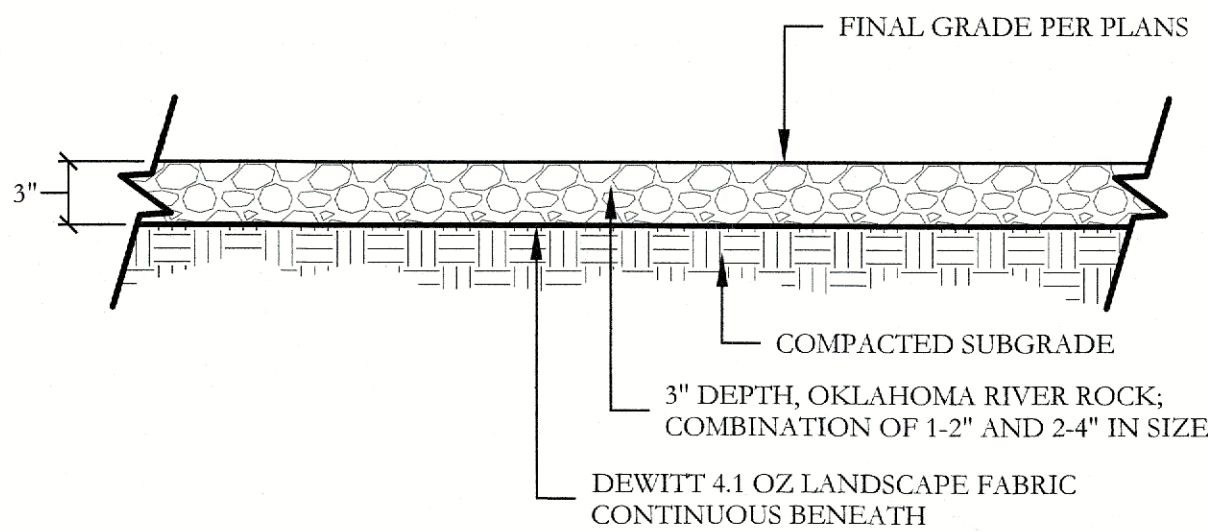
3 TYPICAL TREE PLANTING SECTION NOT TO SCALE



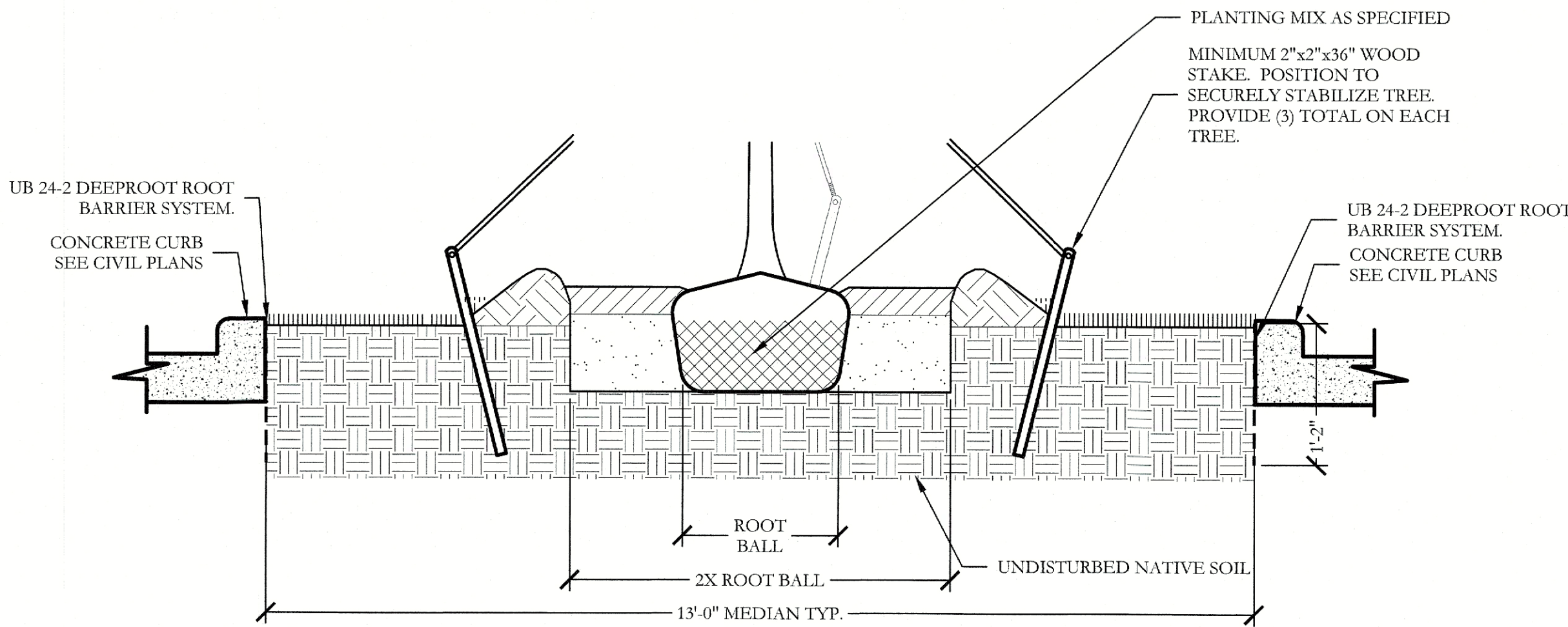
1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



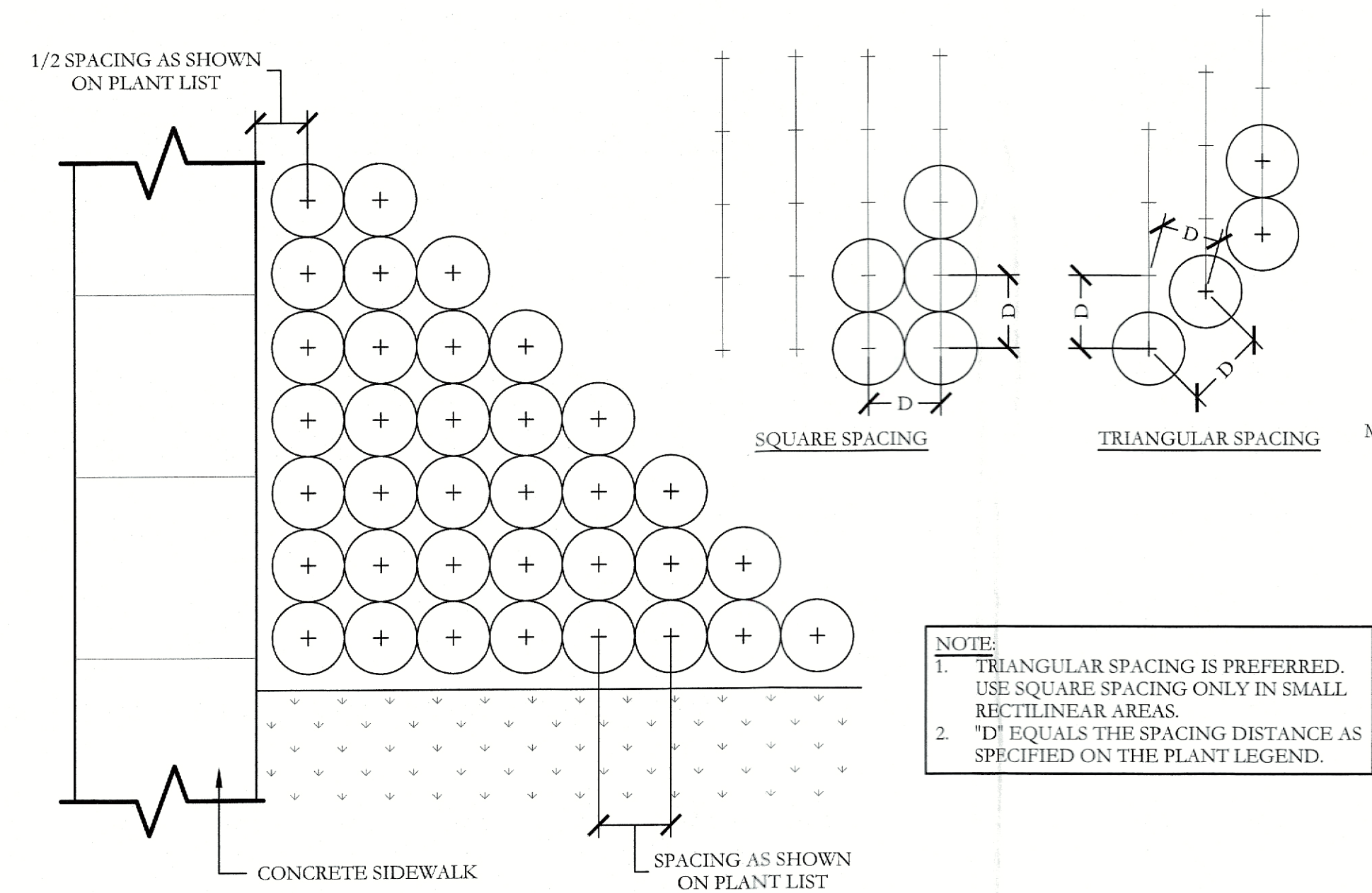
2 12" CONCRETE EDGING SECTION SCALE: 1" = 1'-0"



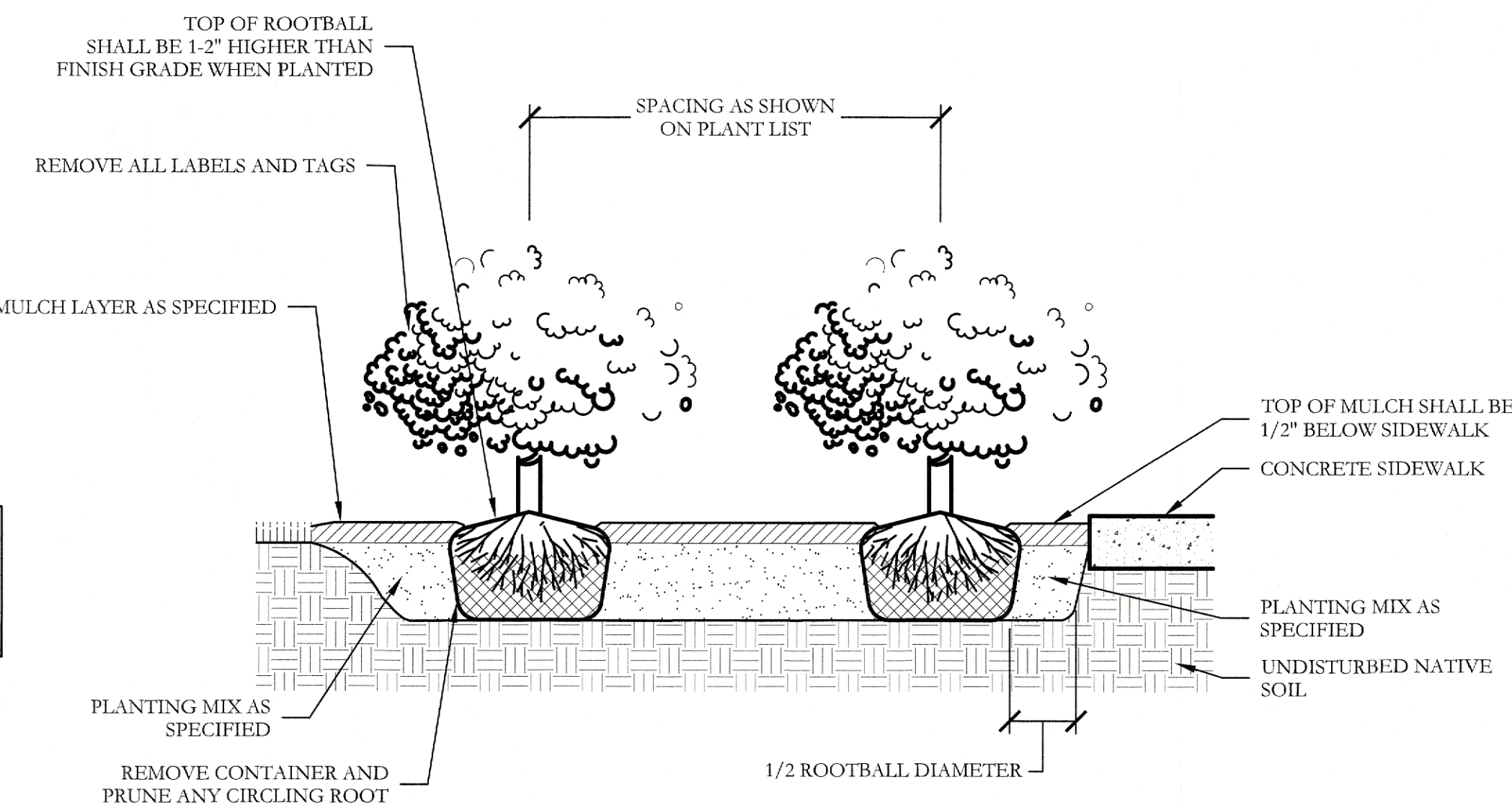
4 OKLAHOMA RIVER ROCK BED SECTION SCALE: 1" = 1'-0"



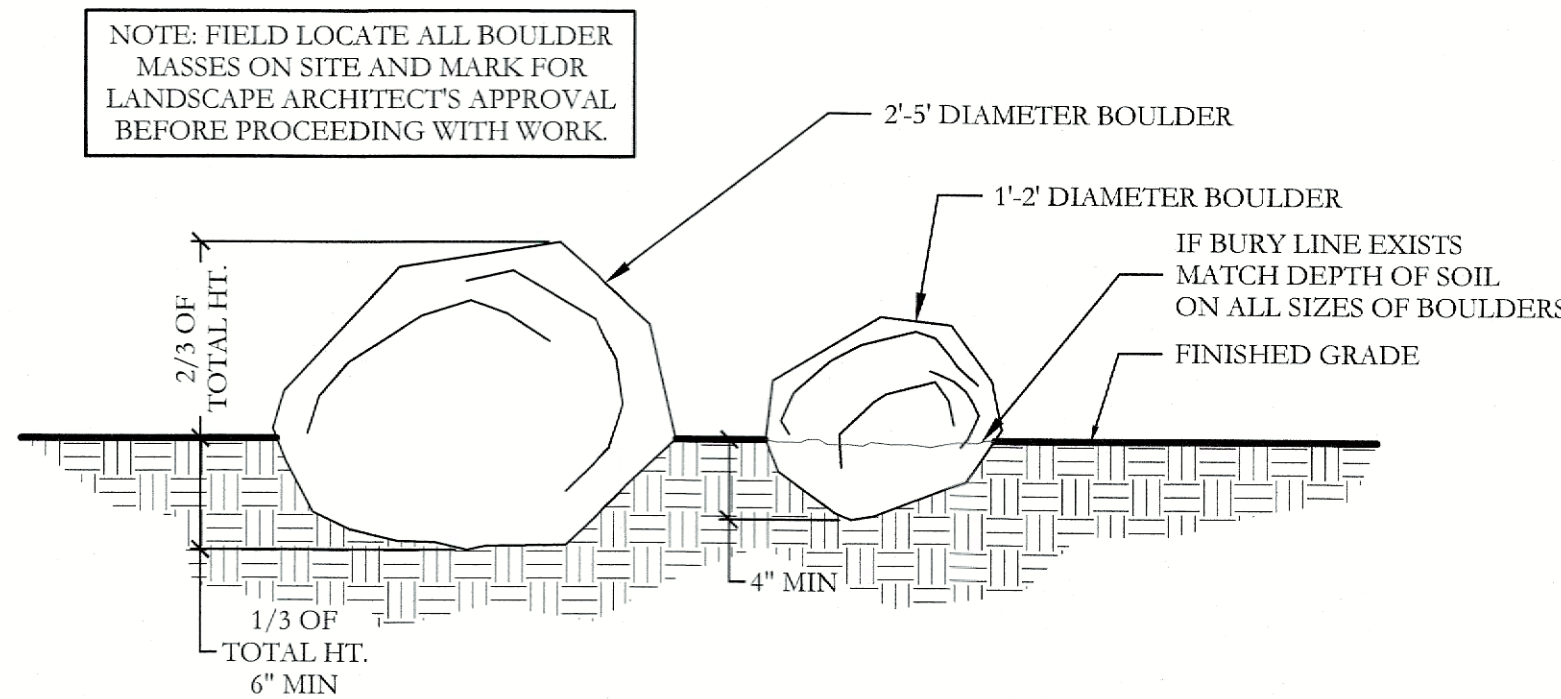
5 TYPICAL TREE ROOT BARRIER SYSTEM SECTION NOT TO SCALE



6 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION



NOT TO SCALE



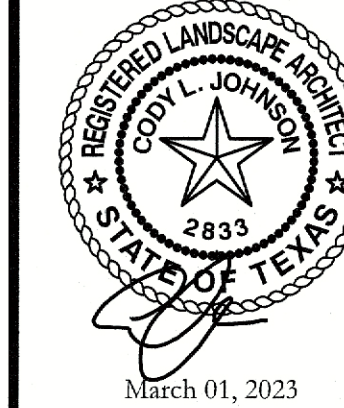
7 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE

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CJS PROJECT NO. DLL001 SHEET NO. L9 of 9

SCREENING AND BUFFERING Landscape Details Discovery Lakes Ph. 1 City of Rockwall, Rockwall County, Texas

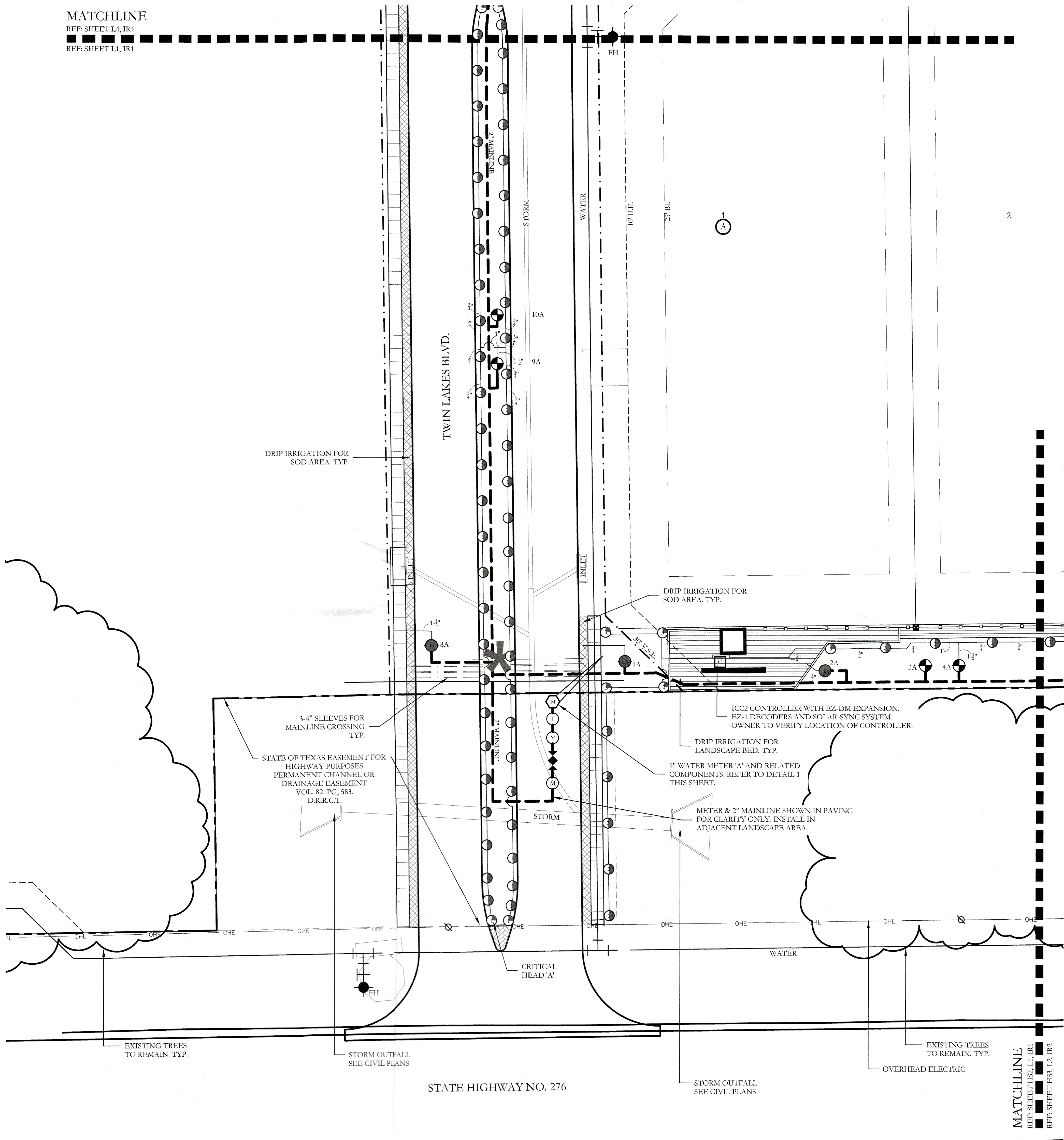
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JOHNSON VOLK CONSULTING 704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 P.O. BOX 201,3100 EMAIL: CODY@JOHNSONVOLK.COM

CASE NO. SP2023-002

MATCHLINE
REF: SHEET L4, IR4
REF: SHEET L1, IR1



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[Symbol]	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
[Symbol]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[Symbol]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[Symbol]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[Symbol]	DRIP IRRIGATION	HUNTER	AFB-AD) BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[Symbol]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[Symbol]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[Symbol]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[Symbol]	DOUBLE CHECK VALVE	FERCO	850-BV Series	REFER TO PLAN FOR SIZE
[Symbol]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Symbol]	WYE STRAINER	FERCO	*850	REFER TO PLAN FOR SIZE
[Symbol]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[Symbol]	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 IR8 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

VALVE LEGEND

1A DRIP 4.50	2A DRIP 6.35	3A OPEN <20.00	4A 1.5" V 20.89	5A DRIP 8.80	6A OPEN <20.00	7A 1.5" V 20.02	8A DRIP 19.92	9A 1.5" V 23.10	10A OPEN <20.00	11A 1" V 16.17	12A DRIP 19.92
13A OPEN <20.00	14A 1" V 17.01	15A 1" V 15.33	16A DRIP 13.80	17A OPEN <20.00	18A DRIP 14.56	19A 1.5" V 13.65	20A DRIP 13.80				

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-AD) 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.

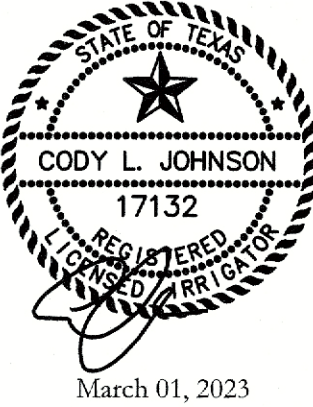
- 1" WATER METER BY OTHER TRADES
- 1" ISOLATION VALVE
- 1" WYE STRAINER
- 1" DOUBLE CHECK ASSEMBLY
- 1.5" MASTER VALVE
- 2" MAINLINE

1 BACKFLOW AND RELATED COMPONENTS
NOT TO SCALE

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 7 day of February, 2023.
WITNESS OUR HANDS, this 7 day of February, 2023.
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

JOHNSON VOLK
CONSULTING

704 CENTRAL PARKWAY EAST, SUITE 1000 PLANO, TEXAS 75074
PH. 972.203.3100
EMAIL: CODY.JOHNSON@JOHNSONVOLK.COM



20 10 0 20
Scale: 1" = 20'-0"

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

SCREENING AND BUFFERING

Irrigation Plan
Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

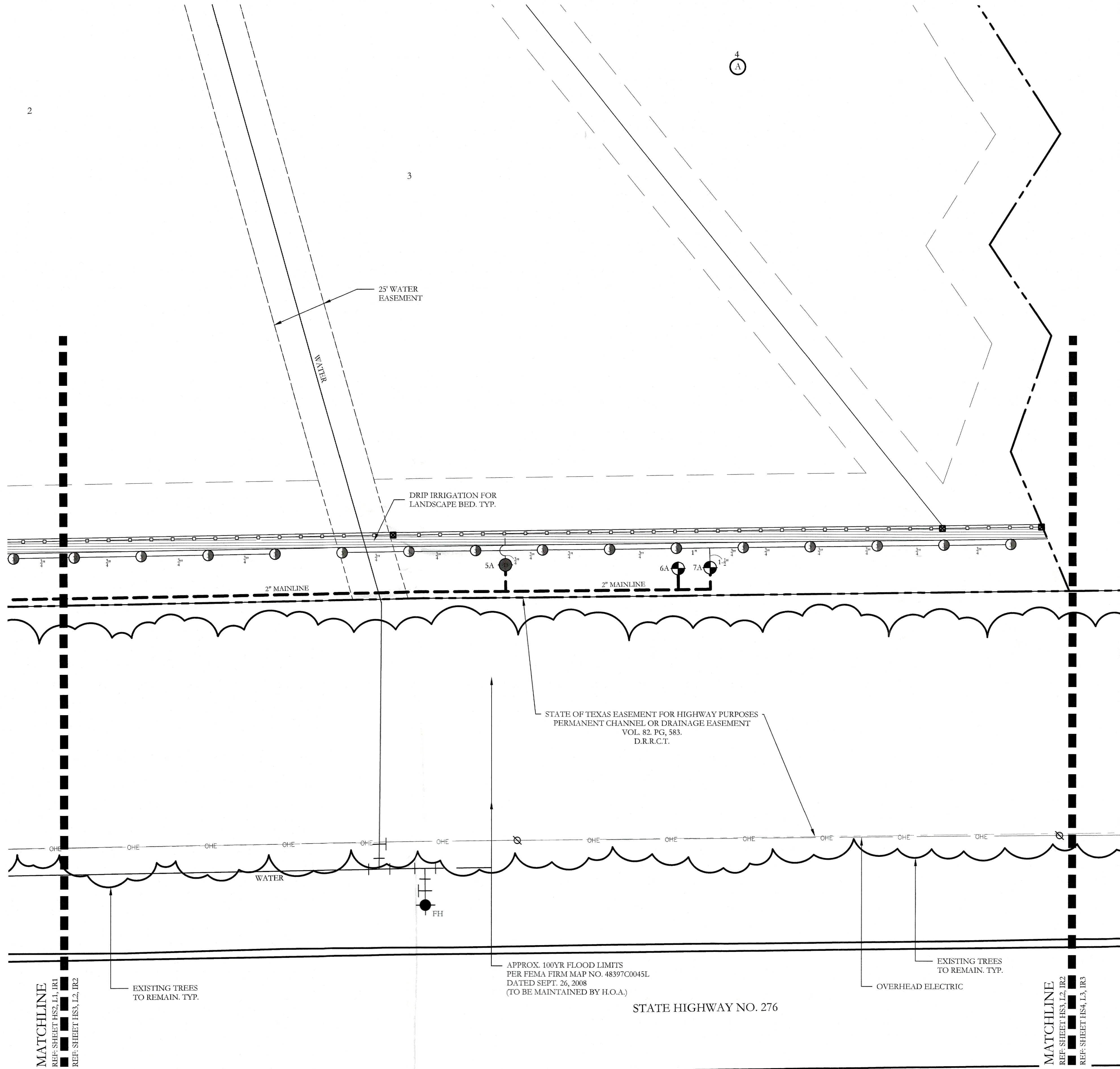
CJS PROJECT NO.

DLL001

SHEET NO.

IR1 of 9

CASE NO. SP2023-002



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
	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
	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
	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	---	SCH. 40 w/ 1/2 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 IR8 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

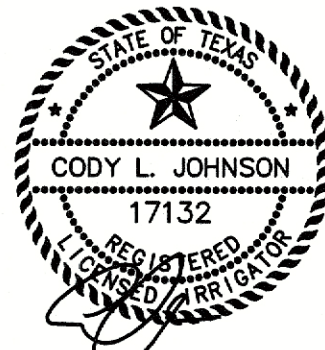
VALVE LEGEND

1A DRIP 4.50	2A DRIP 6.35	3A OPEN <20.00	4A 1.5" V 20.89	5A DRIP 8.80	6A OPEN <20.00	7A 1.5" V 20.02	8A DRIP 19.92	9A 1.5" V 23.10	10A OPEN <20.00	11A 1" V 16.17	12A DRIP 19.92
13A OPEN <20.00	14A 1" V 17.01	15A 1" V 15.33	16A DRIP 13.80	17A OPEN <20.00	18A DRIP 14.56	19A 1.5" V 13.65	20A DRIP 13.80				

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.



704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074
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March 01, 2023



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SCREENING AND BUFFERING

Irrigation Plan

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

DLL001

SHEET NO.

IR2 of 9

APPROVED:

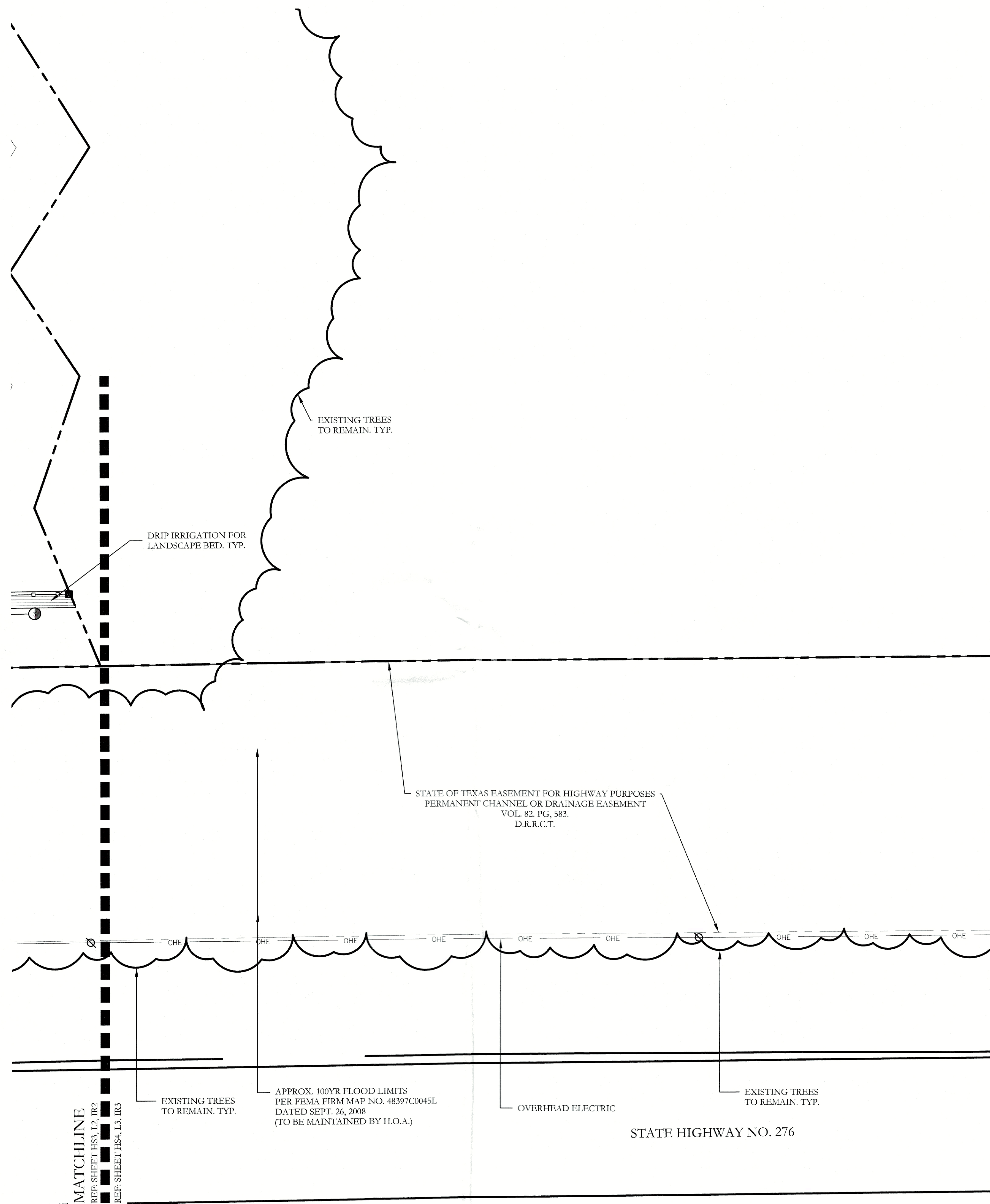
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WITNESS OUR HANDS, this 7 day of February, 2023.
















Planning & Zoning Commission, Chairman

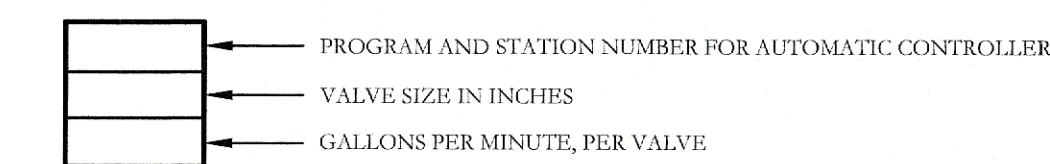
Director of Planning and Zoning

CASE NO. SP2023-002



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
	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
	DRIP IRRIGATION	HUNTER	APB-AD) BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1600, MP2000, MP3000, MP3500
	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	PEBCO	850-BV Series	REFER TO PLAN FOR SIZE
	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
	WYE STRAINER	PEBCO	*850	REFER TO PLAN FOR SIZE
	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



REFER TO SHEET IR8 FOR FULL IRRIGATION LEGEND
AND SCHEDULE

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

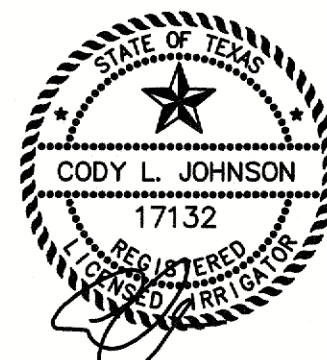
VALVE LEGEND

1A	2A	3A	4A	5A	6A	7A	8A	9A	10A	11A	12A
DRIP	DRIP	OPEN	1.5" V	DRIP	OPEN	1.5" V	DRIP	1.5" V	OPEN	1" V	DRIP
4.50	6.35	<20.00	20.89	8.80	<20.00	20.02	19.92	23.10	<20.00	16.17	19.92
13A	14A	15A	16A	17A	18A	19A	20A				
OPEN	1" V	1" V	DRIP	OPEN	DRIP	1.5" V	DRIP				
<20.00	17.01	15.33	13.80	<20.00	14.56	13.65	13.80				

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.



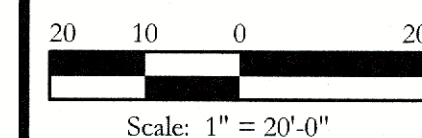
**JOHNSON VOLK
CONSULTING**



March 01, 2023



NORTH



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One Inch

SCREENING AND BUFFERING

Irrigation Plan

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

DLL001

SHEET NO.

IR3 of 9

CASE NO. SP2023-002

APPROVED:

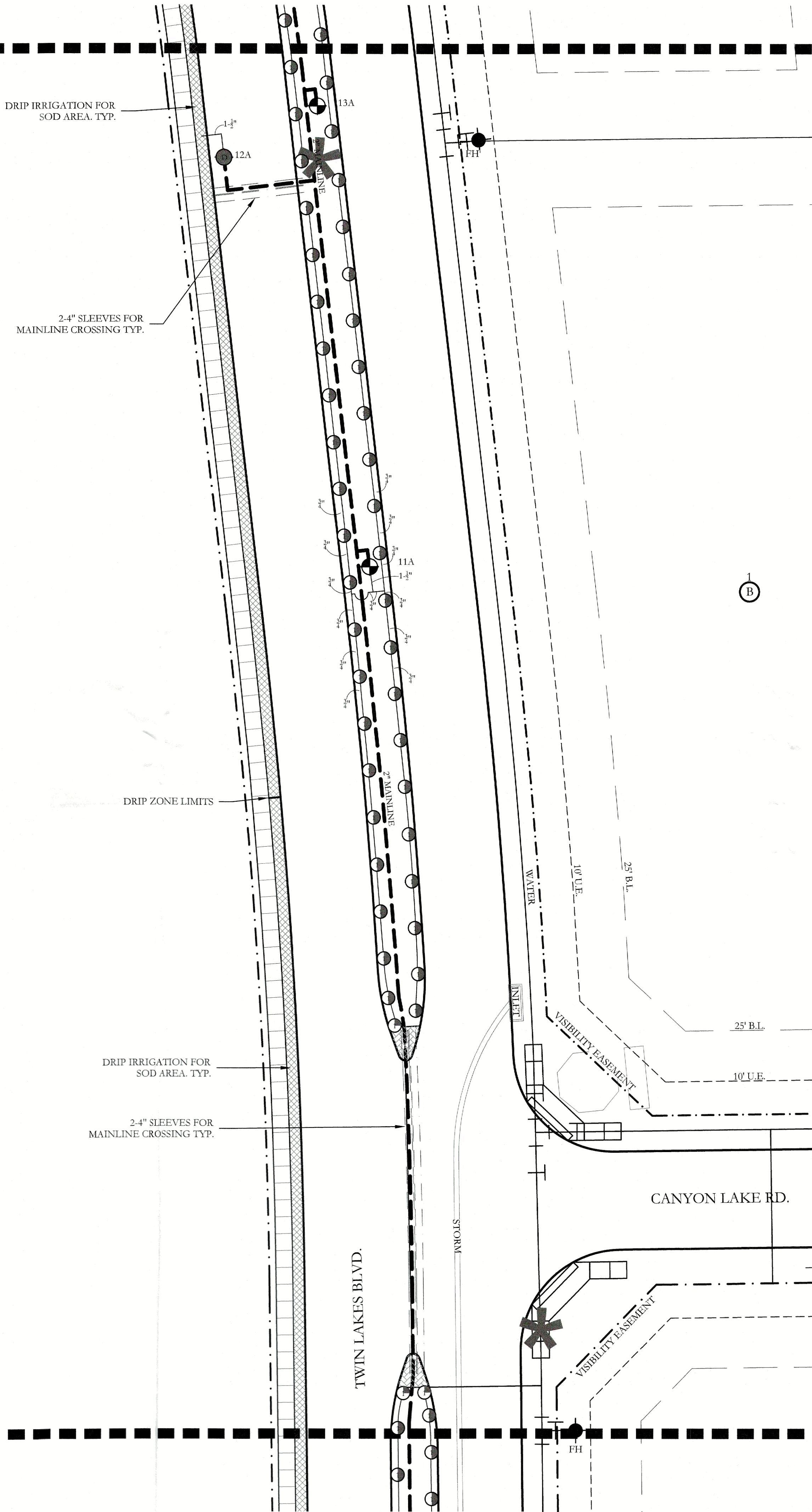
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 7 day of February, 2023

WITNESS OUR HANDS this 7 day of February 2021

Planning & Zoning Commission, Chairman

6/4
Director of Planning and Zoning

MATCHLINE
REF: SHEET L5, IR3
REF: SHEET L4, IR4



MATCHLINE
REF: SHEET L4, IR4
REF: SHEET L1, IR1

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
	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
	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
	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000
	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
	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 IR8 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

VALVE LEGEND

1A DRIP 4.50	2A DRIP 6.35	3A OPEN <20.00	4A 1.5" V 20.89	5A DRIP 8.80	6A OPEN <20.00	7A 1.5" V 20.02	8A DRIP 19.92	9A 1.5" V 23.10	10A OPEN <20.00	11A 1" V 16.17	12A DRIP 19.92
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WITNESS OUR HANDS, this 7 day of February 2023.
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074
PH. 972.201.3100
EMAIL: CODY.JOHNSON@JOHNSONVOLK.COM

March 01, 2023

NORTH

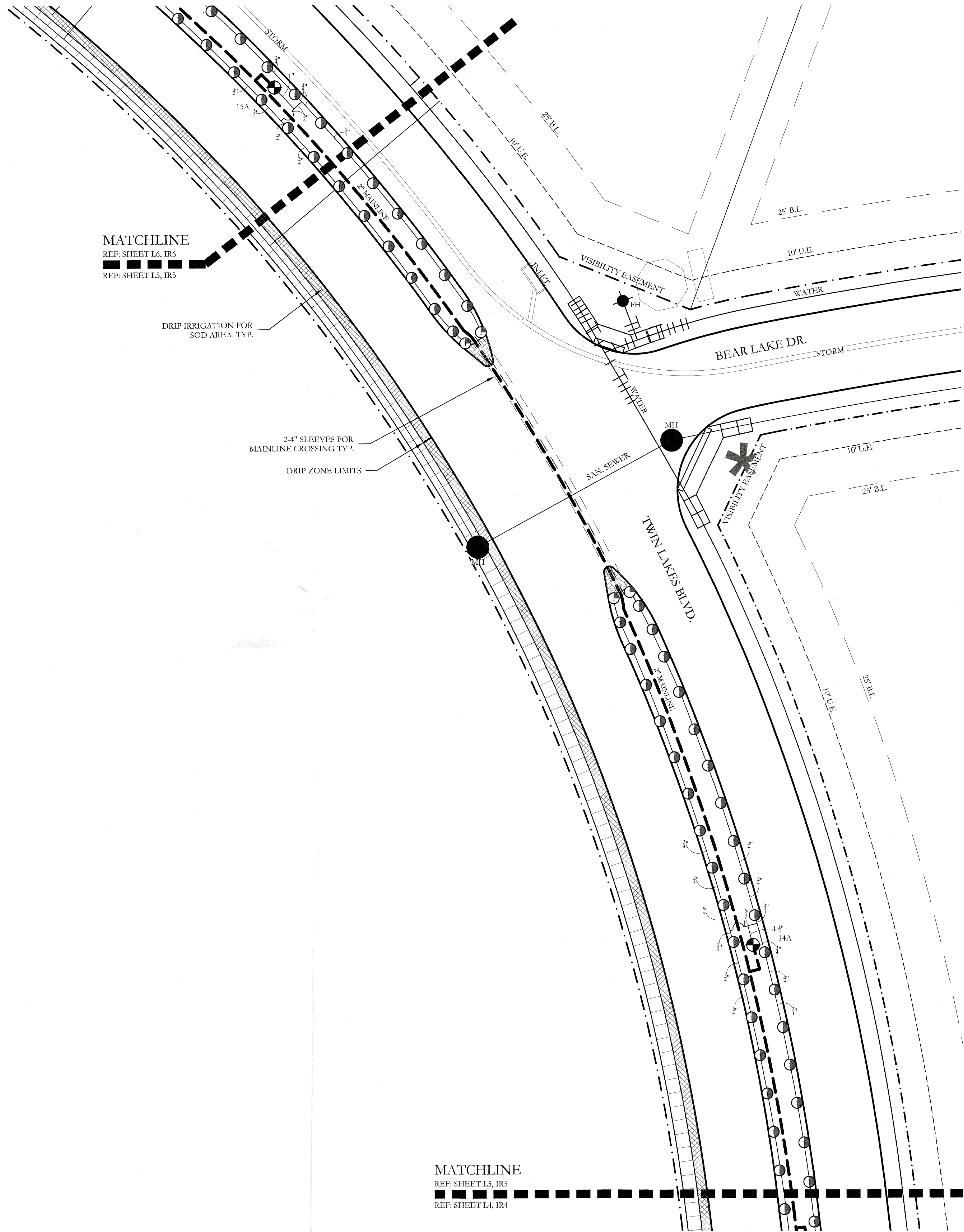
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One Inch

SCREENING AND BUFFERING
Irrigation Plan
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
SHEET NO.
IR4 of 9

CASE NO. SP2023-002



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
	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
	DRIP IRRIGATION	HUNTER	APB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
	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 IR8 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
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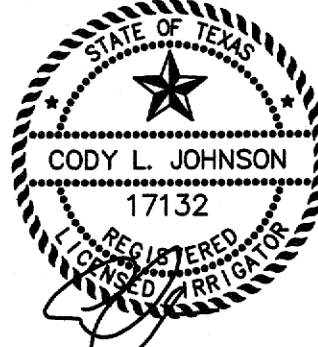
VALVE LEGEND

1A DRIP 4.50	2A DRIP 6.35	3A OPEN <20.00	4A 1.5" V 20.89	5A DRIP 8.80	6A OPEN <20.00	7A 1.5" V 20.02	8A DRIP 19.92	9A 1.5" V 23.10	10A OPEN <20.00	11A 1" V 16.17	12A DRIP 19.92
13A OPEN <20.00	14A 1" V 17.01	15A 1" V 15.33	16A DRIP 13.80	17A OPEN <20.00	18A DRIP 14.56	19A 1.5" V 13.65	20A DRIP 13.80				

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EMAIL: CODY@JOHNSONVOLK.COM



March 01, 2023



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SCREENING AND BUFFERING

Irrigation Plan
Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

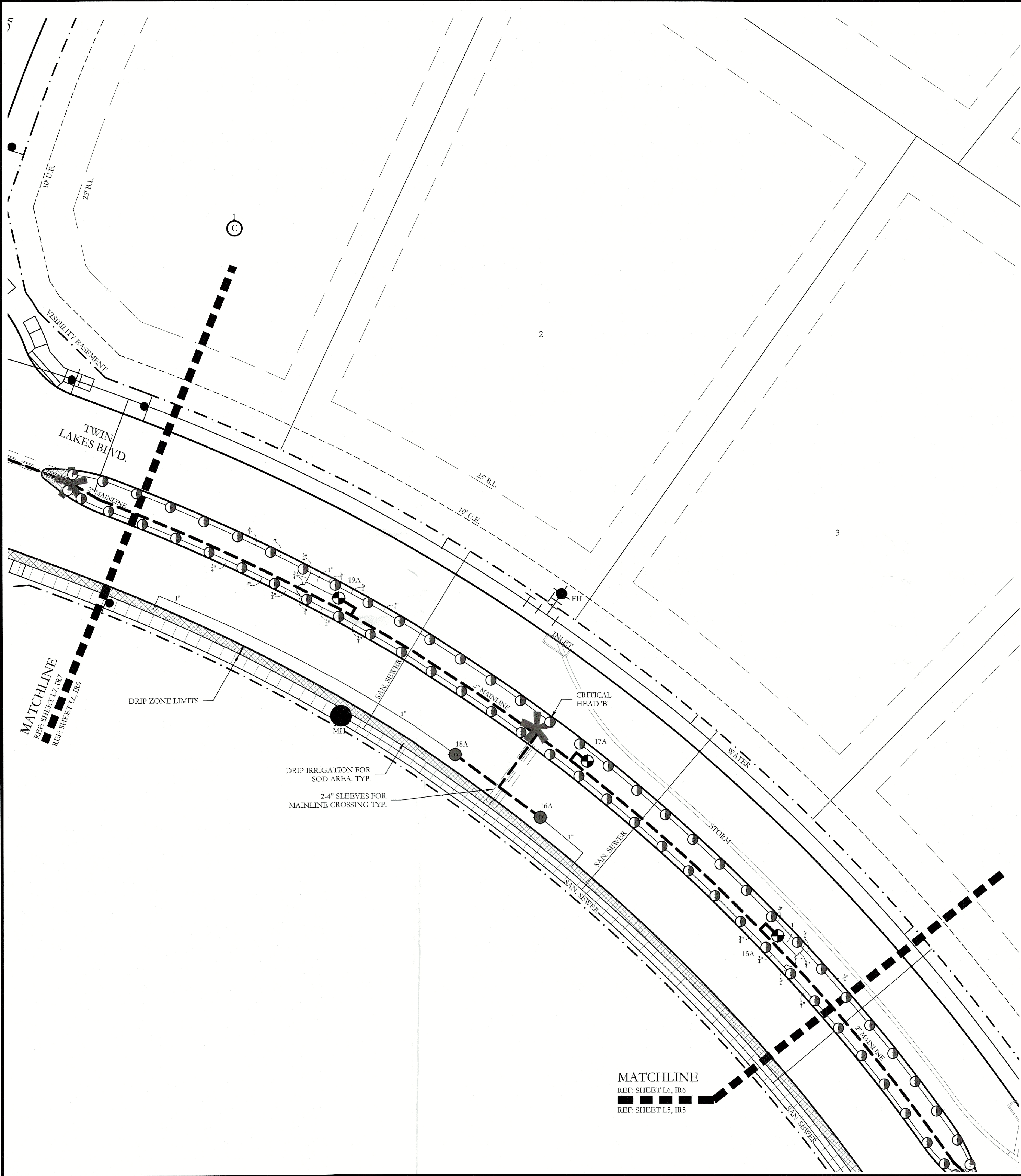
DLL001

SHEET NO.

IR5 of 9

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 7 day of February, 2023.
WITNESS OUR HANDS, this 7 day of February, 2023.
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

MATCHLINE
REF: SHEET L5, IR5
REF: SHEET L4, IR4



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
ICZ	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
PLD-06-18	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
PLD-06-12	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
AFB-ADJ	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
ICV-101G	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
MP ROTATOR	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
FCB	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
NIBCO	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
FEBCO	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
HUNTER	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
SCH. 40	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
CLASS 200	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 IR8 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

VALVE LEGEND

1A	2A	3A	4A	5A	6A	7A	8A	9A	10A	11A	12A
DRIP	DRIP	OPEN	1.5" V	DRIP	OPEN	1.5" V	DRIP	1.5" V	OPEN	1" V	DRIP
4.50	6.35	<20.00	20.89	8.80	<20.00	20.02	19.92	23.10	<20.00	16.17	19.92
13A	14A	15A	16A	17A	18A	19A	20A				
OPEN	1" V	1" V	DRIP	OPEN	DRIP	1.5" V	DRIP				
<20.00	17.01	15.33	13.80	<20.00	14.56	13.65	13.80				

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.

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

JOHNSON VOLK CONSULTING

704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074
PH. 972.201.3100
EMAIL: CODY@JOHNSONVOLK.COM

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED PROFESSIONAL LAND SURVEYOR

March 01, 2023

NORTH

20 10 0 10 20
Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Irrigation Plan

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

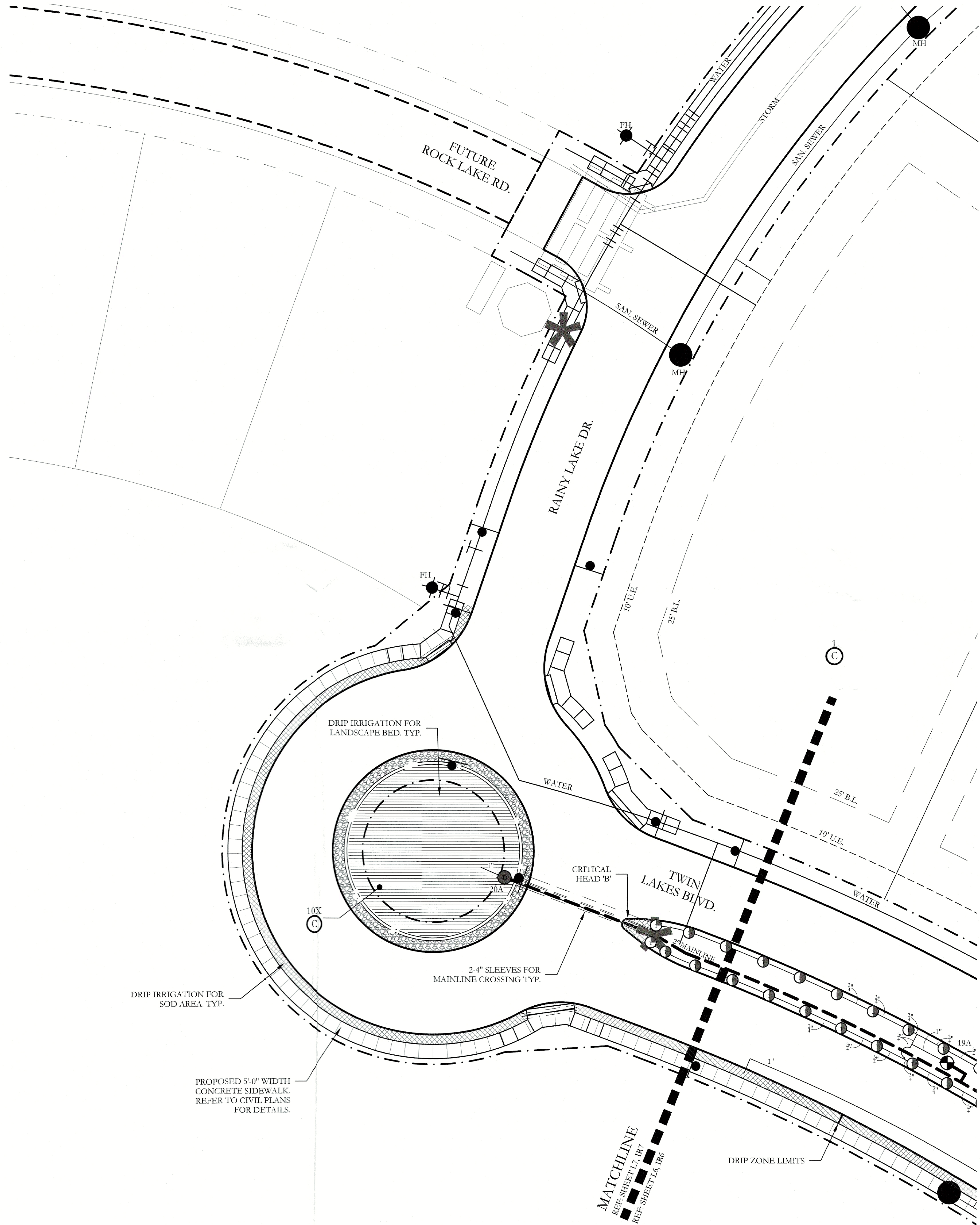
CJS PROJECT NO.

DLL001

SHEET NO.

IR6 of 9

CASE NO. SP2023-002



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
●	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
●	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
⊙	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
⬮	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	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 IR8 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

VALVE LEGEND

1A	2A	3A	4A	5A	6A	7A	8A	9A	10A	11A	12A
DRIP	DRIP	OPEN	1.5" V	DRIP	OPEN	1.5" V	DRIP	1.5" V	OPEN	1" V	DRIP
4.50	6.35	<20.00	20.89	8.80	<20.00	20.02	19.92	23.10	<20.00	16.17	19.92
13A	14A	15A	16A	17A	18A	19A	20A				
OPEN	1" V	1" V	DRIP	OPEN	DRIP	1.5" V	DRIP				
<20.00	17.01	15.33	13.80	<20.00	14.56	13.65	13.80				

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.

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 7 day of February 2023.
WITNESS OUR HANDS, this 7 day of February 2023.
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

SCREENING AND BUFFERING
Irrigation Plan
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
SHEET NO.
IR7 of 9

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CODY L. JOHNSON
17132
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
March 01, 2023

NORTH

20 10 0 20
Scale: 1" = 20'-0"

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

TWO-WIRE IRRIGATION NOTES

1. PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
2. ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
3. 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 OWNER.
4. 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.



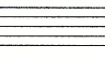




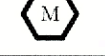

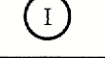

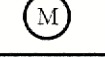
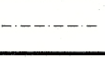
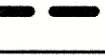
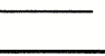
5.2. SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
6. LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
7. 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.
8. 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.
9. 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 ANY TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
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:


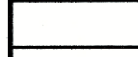

14.1. 18" MINIMUM COVER FOR MAIN LINES

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 QUICK 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 QUICK 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 QUICK 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 DETAIL SHOWN. #1/22-22 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 QUICK 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-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.
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 ZONE KIT.
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.

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
	AUTOMATIC CONTROLLER	HUNTER	ICC 2200	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR SYNC SYSTEM BY HUNTER.
	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.
	DRIP IRRIGATION	HUNTER	AFB-ADJ RUBBLER (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.
	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.
	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE	INSTALLED BY GENERAL CONTRACTOR
	DOUBLE CHECK VALVE	FERCO	850-BV Series	REFER TO PLAN FOR SIZE	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	WYE STRAINER	FERCO	*850	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	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	----	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.

HYDRAULIC CALCULATION (LARGEST ZONE)			
ITEM	SIZE	PSI	NOTES
SERVICE	1"	3.56	TYPE "K" COPPER 20 LN. FT. (23.10 GPM)
WATER METER	1"	3.40	(23.10 GPM)
BALL VALVE	1"	1.00	(23.10 GPM)
WYE FILTER	1"	0.30	(23.10 GPM)
BACKFLOW PREVENTER	1"	4.00	(23.10 GPM)
MASTER VALVE	1.5"	1.50	(23.10 GPM)
MAIN LINE	2"	0.94	200 LINEAR FEET (23.10 GPM)
ZONE VALVE (9A)	1.5"	1.50	(23.10 GPM)
LATERAL PIPING	N/A	3.15	
CRITICAL HEAD 'A'	N/A	40.00	
TOTAL LOSS		59.35	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-10.65	

HYDRAULIC CALCULATION (FARTHEST HEAD)			
ITEM	SIZE	PSI	NOTES
SERVICE	1"	1.31	TYPE "K" COPPER 20 LN. FT. (13.65 GPM)
WATER METER	1"	1.10	(13.65 GPM)
BALL VALVE	1"	1.00	(13.65 GPM)
WYE FILTER	1"	0.30	(13.65 GPM)
BACKFLOW PREVENTER	1"	4.00	(13.65 GPM)
MASTER VALVE	1.5"	3.00	(13.65 GPM)
MAIN LINE	2"	2.38	1,400 LINEAR FEET (13.65 GPM)
ZONE VALVE (19A)	1"	3.00	(13.65 GPM)
LATERAL PIPING	N/A	0.86	
CRITICAL HEAD 'B'	N/A	40.00	
TOTAL LOSS		56.96	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-13.04	

JOHNSON VOLK
CONSULTING

704 CENTRAL PARKWAY EAST, SUITE 100 PLANO, TEXAS 75074
PH. 972.301.3100
EMAIL: CODY.JOHNSON@JOHNSONVOLK.COM



March 01, 2023

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

One Inch

SCREENING AND BUFFERING

Irrigation Details

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas



CJS PROJECT NO.

DLL001

SHEET NO.

IR8 of 9

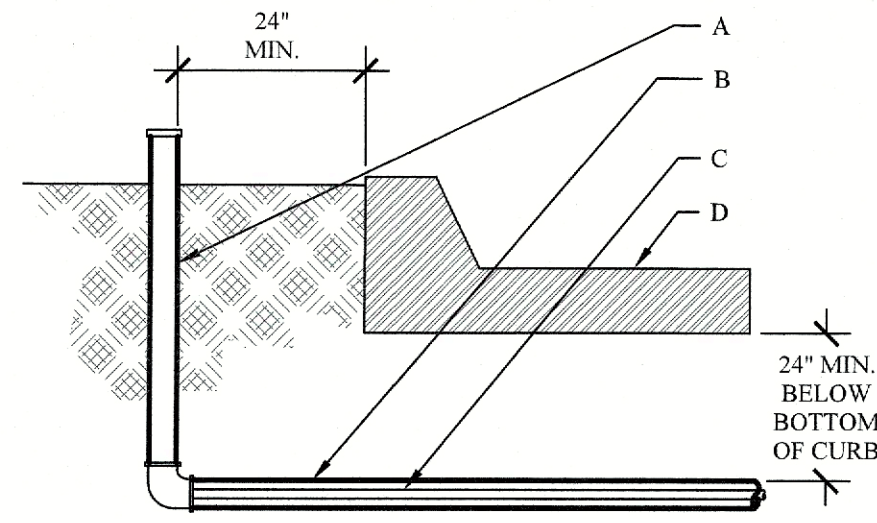
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 7 day of February, 2023.

WITNESS OUR HANDS, this 7 day of February, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

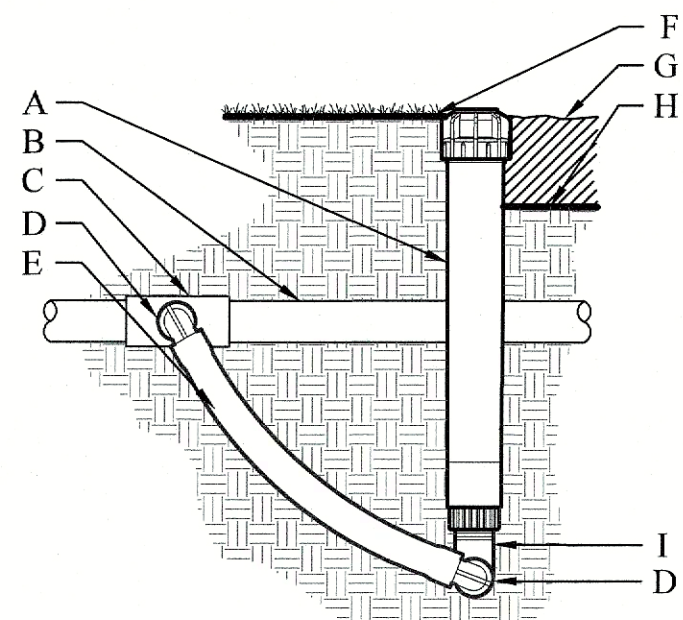
CASE NO. SP2023-002



- GENERAL NOTES:**
- NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
 - MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW.
 - INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.

- CONSTRUCTION NOTES:**
- TEMPORARY RISER AND CAP.
 - SCH 40 PVC IRRIGATION SLEEVE - SEE PLAN.
 - PVC MAINLINE, LATERAL OR WIRING - SEE PLAN.
 - PAVING

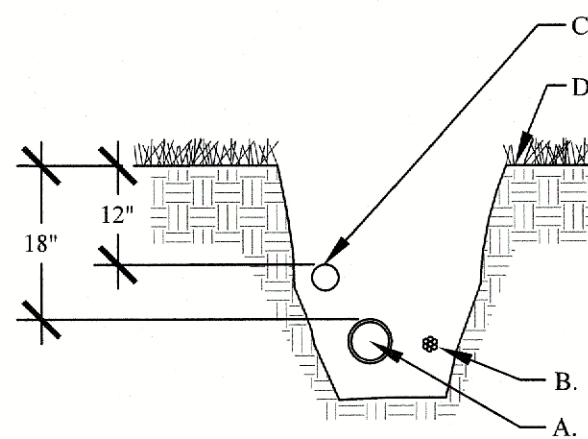
IRRIGATION SLEEVES
NOT TO SCALE



CONSTRUCTION NOTES:

- ECO INDICATOR - ECOID
- LATERAL PIPE PER PLAN
- FPT CONNECTION FROM LATERAL
- SPIRAL BARB ELBOW - HSBE-XXX
- FLEX TUBING - FLEXXG
- FINISHED GRADE IN TURF
- ADJACENT MULCH
- FINISHED GRADE IN PLANTER BED
- MARLEX STREET ELBOW

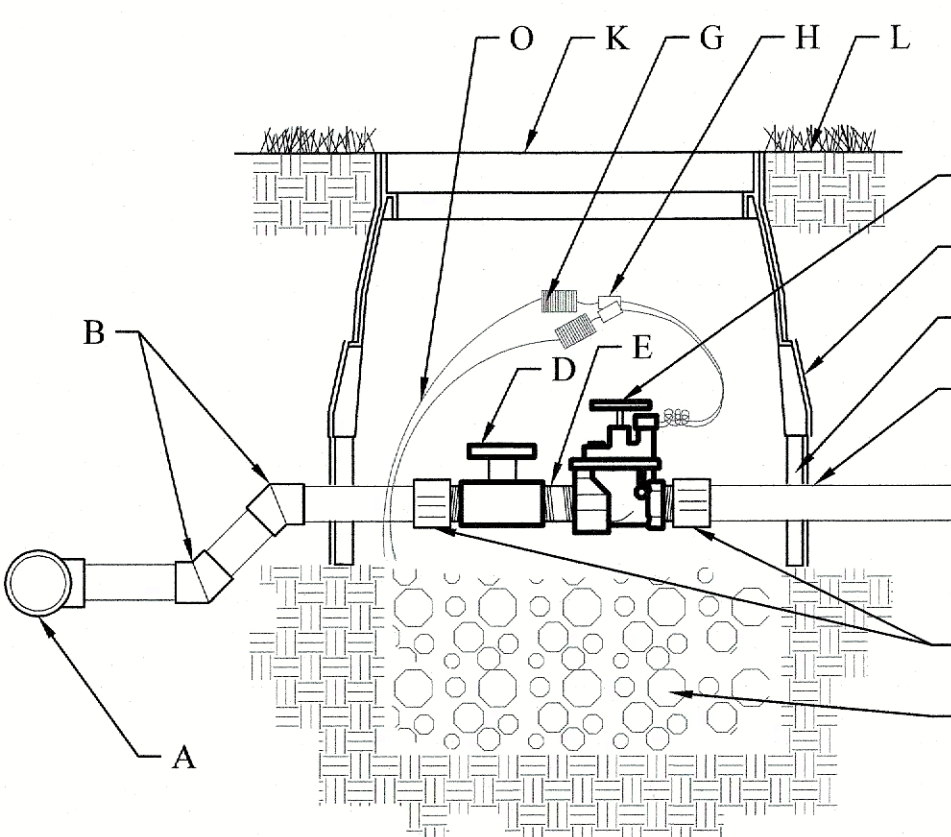
ECO INDICATOR WITH FLEX TUBING
NOT TO SCALE



- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.

- CONSTRUCTION NOTES:**
- MAINLINE PIPING - 18" MINIMUM COVER
 - WIRE BUNDLE - TAPE PER SPECIFICATIONS
 - LATERAL LINE PIPING - 12" MINIMUM COVER
 - FINISH GRADE

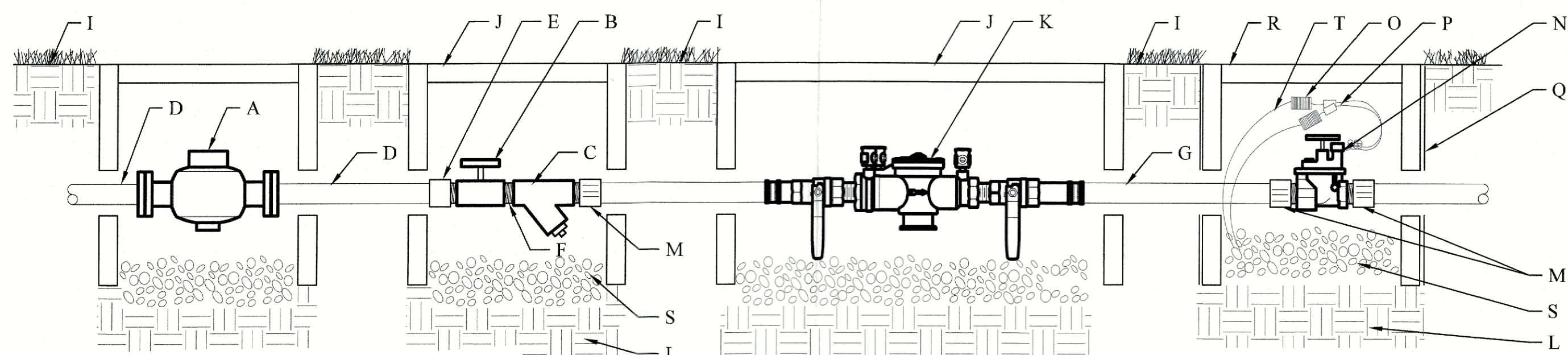
IRRIGATION TRENCH
NOT TO SCALE



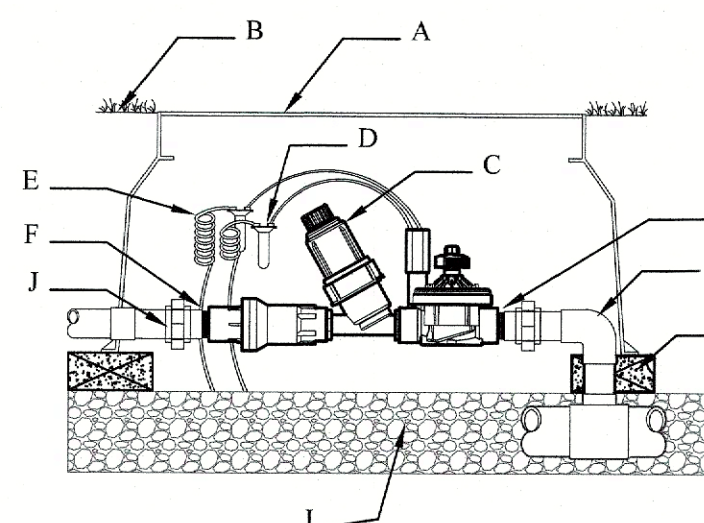
- GENERAL NOTES:**
- INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
 - MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
 - PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION. CENTER VALVE ASSEMBLY IN VALVE BOX.

- CONSTRUCTION NOTES:**
- PVC SERVICE TEE
 - 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 1/2" ABOVE FINISH GRADE.
 - FINISH GRADE
 - WASHED PEA GRAVEL - 6" DEPTH MIN
 - 6" VALVE BOX EXTENSIONS AS REQUIRED
 - VALVE WIRING

ELECTRIC VALVE
NOT TO SCALE



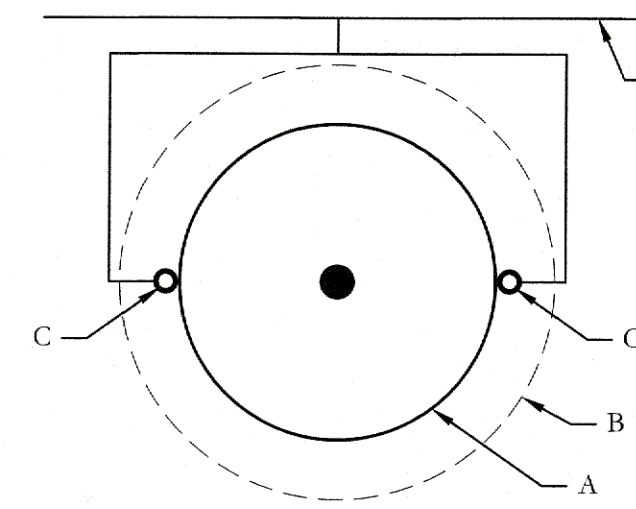
BACKFLOW PREVENTER CONNECTION
NOT TO SCALE



CONSTRUCTION NOTES:

- JUNRO VALVE BOX
- FINISH GRADE
- DRIP ZONE KIT, MODEL ICZ-101
- WATERPROOF CONNECTORS (2)
- 18-24" COILED WIRE
- SCH. 80 T.O.W. NIPPLE
- MAINLINE PIPING AND FITTINGS
- BRICK SUPPORTS (4)
- 3/4" MINUS WASHED GRAVEL
- PVC SLIP UNIONS (2)

DRIP CONTROL ZONE
NOT TO SCALE



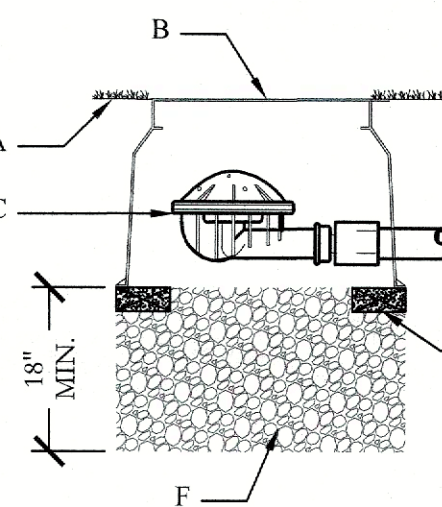
GENERAL NOTES:

- TREE BUBBLERS TO BE ALIGNED PARALLEL WITH MEDIAN CURBS.
- NO TRENCHING ALLOWED WITHIN THE TREES ROOTBALL.
- TREE BUBBLERS TO BE ON UPHILL SIDE OF THE TREE IN THE RETENTION BASIN OR AS SHOWN.
- COORDINATE THE LOCATION OF THE BUBBLERS WITH THE PROPOSED TREE LOCATIONS AS SHOWN ON THE LANDSCAPE PLANTING PLANS.

CONSTRUCTION NOTES:

- TREE ROOTBALL
- EDGE OF TREE PIT (RETENTION BASIN)
- TREE BUBBLER NOZZLE AFB
- LATERAL LINE (SIZED AS SPEC'D)

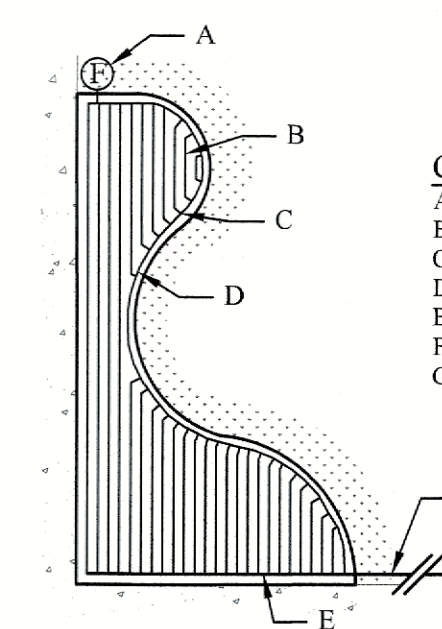
TREE BUBBLER PLAN
NOT TO SCALE



CONSTRUCTION NOTES:

- FINISH GRADE
- HUNTER PLD 06-18
- LINE FLUSHING VALVE
- PLD-050 OR 1/2" FPT ADAPTER
- BRICK SUPPORTS (3)
- 3/4" GRAVEL SUMP

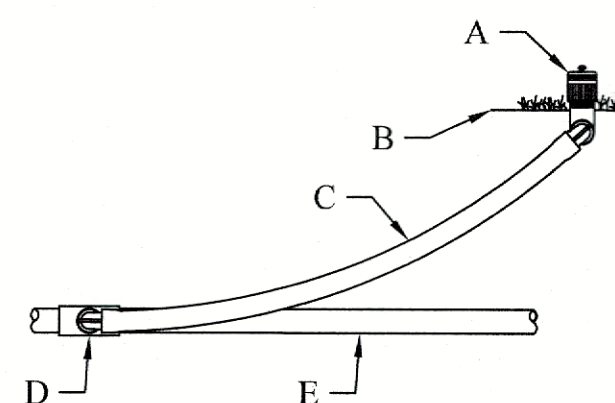
DRIP IRRIGATION - FLUSH VALVE
NOT TO SCALE



CONSTRUCTION NOTES:

- FLUSH VALVE
- HUNTER PLD 06-18
- HUNTER PLD TEE
- TUBING STAKE
- LATERAL TO PLD CONNECTION
- DRIP CONTROL VALVE, MODEL ICZ-101
- LATERAL PIPE TO PLANTING BED

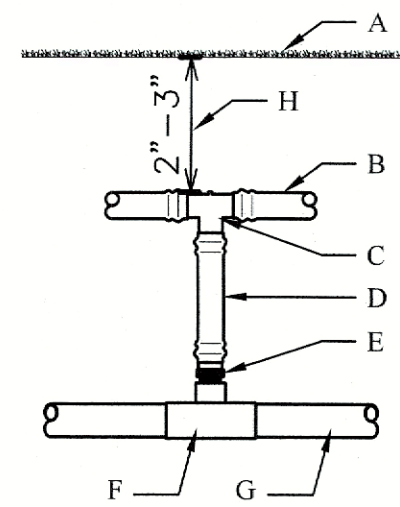
DRIP IRRIGATION - BED
NOT TO SCALE



CONSTRUCTION NOTES:

- MODEL AFB BUBBLER
- FINISH GRADE
- SWING JOINT: HUNTER "PRO-FLEX" TUBING 24"-36", HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)
- LATERAL TEE OR ELL
- LATERAL PIPE

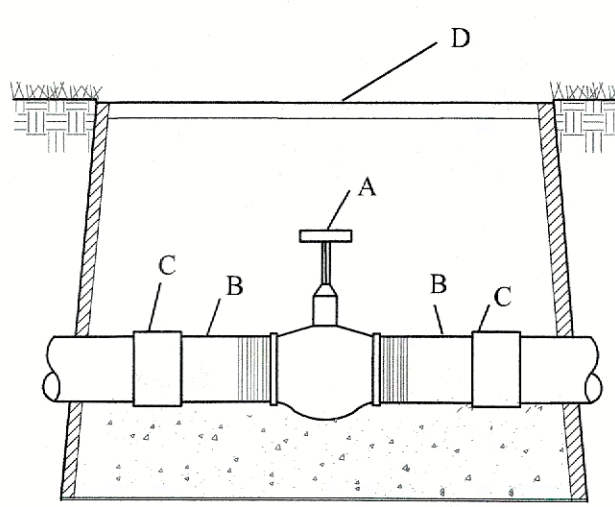
AFB BUBBLER
NOT TO SCALE



CONSTRUCTION NOTES:

- FINISH GRADE
- HUNTER PLD 06-18
- PLD-TEE 17MM BARB&BARB
- PLD-BLNK
- PLD-075 3/4" MPTX&BARB
- 3/4" MPT TEE
- LATERAL PIPE
- MINIMUM DRIPLINE DEPTH

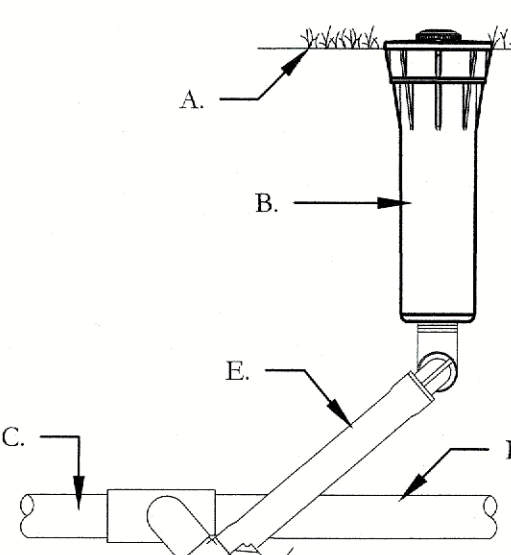
BELOW GRADE START CONNECTION
NOT TO SCALE



CONSTRUCTION NOTES:

- GATE VALVE
- SCH 80 TOE NIPPLE
- COUPLING
- 11x17 VALVE BOX

GATE VALVE
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.
- MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
- BUNDLE WIRE(S) AT 20 FT. INTERVALS.

CONSTRUCTION NOTES:

- FINISHED GRADE
- ROTOR HEAD PER PLANS
- LATERAL TEE OR ELL
- LATERAL PIPE
- IPS FLEX PIPE

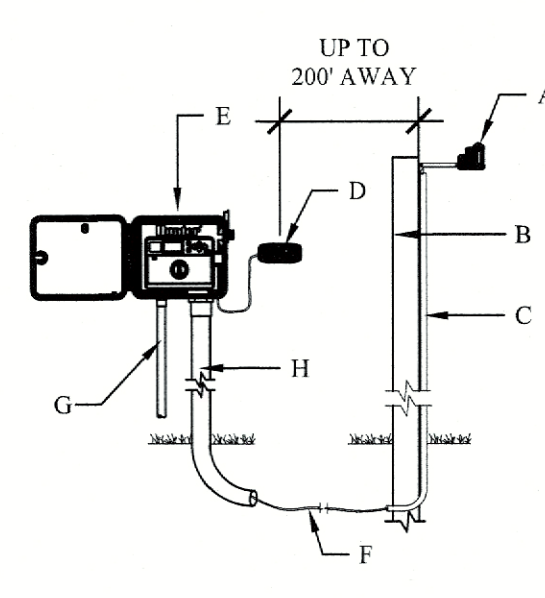
PRS40-CV - MP ROTATOR SPRAY HEAD
NOT TO SCALE

CONSTRUCTION NOTES:

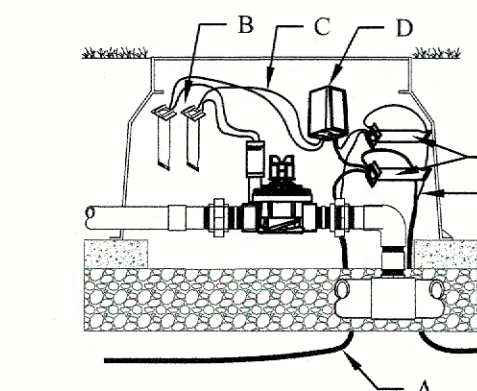
- WATER METER (SIZE PER PLAN)
- BALL VALVE (SIZE PER LINE)
- WYE STRAINER (SIZE PER LINE)
- TYPE "K" COPPER PIPE
- COPPER S&T COUPLING
- TBE NIPPLE
- PIPE PER CITY CODE
- COUPLING
- FINISH GRADE
- 12"x17" VALVE BOX. SET FLUSH WITH FINISH GRADE
- DOUBLE CHECK VALVE ASSEMBLY
- COMPACTED SUBGRADE
- MALE ADAPTER
- MASTER ELECTRIC VALVE
- WIRE COIL
- WATERPROOF WIRE CONNECTORS
- 10 ML BLACK PLASTIC
- 10" RD VALVE BOX. SET 1/2" ABOVE FINISH GRADE.
- WASHED PEA GRAVEL - 6" DEPTH MIN
- VALVE WIRING

GENERAL NOTES:

- INSTALL WASHED PEA GRAVEL BELOW DCA TO ALLOW ACCESS TO TEST COCKS AND OPERATION OF BALL VALVES
- INSTALL PEA GRAVEL FLUSH WITH ELECTRIC VALVE.
- PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
- CENTER VALVE ASSEMBLY IN VALVE BOX.



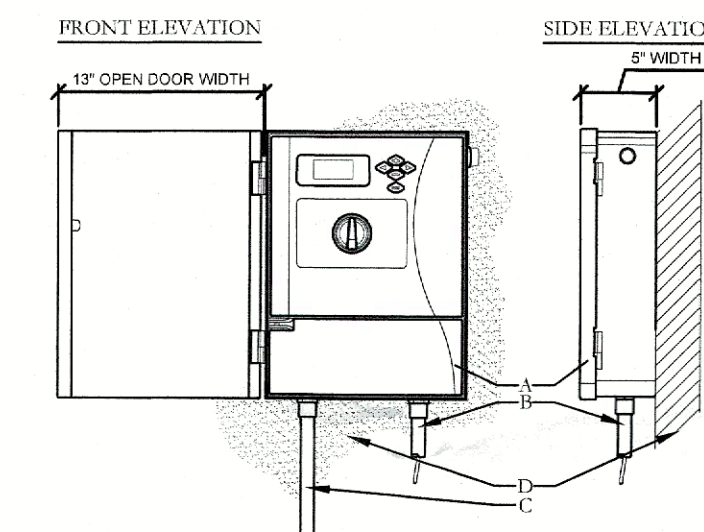
SOLAR SYNC SYSTEM (ICC2 CONTROLLER)
NOT TO SCALE



CONSTRUCTION NOTES:

- JACKETED ID WIRE PATH TWISTED TO NEXT DECODER
- DBY-2
- TWO BLACK WIRES TO VALVE SOLENOID/ UP TO 100 FT/30M
- MODEL DUAL-1 DECODER
- DBRKT-6 (2)
- JACKETED ID: WIRE PATH FROM CONTROLLER ALLOW 5 FT./1.5M SLACK PER DECODER/1/3 ON EITHER SIDE OF DECODER.

DUAL-1 DECODER
NOT TO SCALE



CONSTRUCTION NOTES:

- IRRIGATION CONTROLLER (12C-800-M) PER PLAN
- IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- CONTROLLER ACCEPTS 120 VOLTS AC
- SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS
- ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION
- MOUNT CONTROLLER LCD SCREEN EYE LEVEL. CONTROLLER SHALL BE HARD WIRE TO GROUNDED 110 VAC POWER SOURCE

ICC2 CONTROLLER - WALL MOUNT
(NOT TO SCALE)

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 7 day of February, 2023.

WITNESS OUR HANDS, this 7 day of February, 2023

Planning & Zoning Commission, Chairman

Director of Planning and Zoning