# GENERAL CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS AND NCTCOG 5TH EDITION.
- 2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS
- 3. 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
- 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 ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, 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.
- 8. 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.
- 9. 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 CONTROL DUST.
- 11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS 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.
- 12. 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.
- 13. 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.
- 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 TRAFFIC DIVISION.
- 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 APPORIST
- 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.

BEING 1.403 ACRES OUT OF THE I.M. GASS SURVEY

ABSTRACT NO. 88

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

625 MAPSCO GRID REFERENCE

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF

ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR

CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR

ADEQUACY OR ACCURACY OF DESIGN.

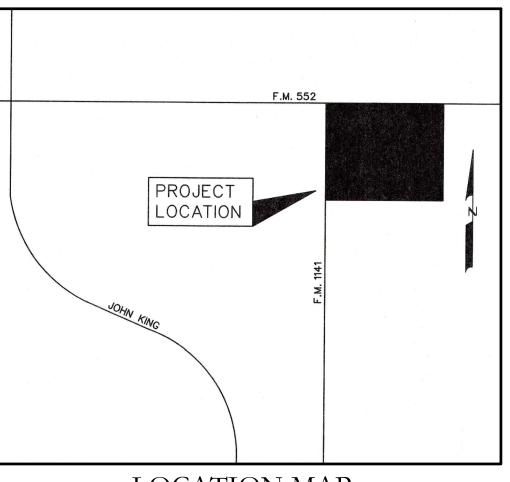
LOT 44 BLOCK J PROPOSED START DATE OF CONSTRUCTION APRIL2023

# AS-BUILT PLANS FOR AMENITY CENTER FACILITY

# ~NELSON LAKE ESTATES~

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING PLAN SUBMITTAL DATE: April 27, 2023



LOCATION MAP NOT TO SCALE

# SHEET INDEX PROPOSED FINAL PLAT CITY GENERAL CONSTRUCTION NOTES APPROVED SITE PLAN UPDATED SITE PLAN UTILITY PLAN GRADING AND DRAINAGE PLAN GRADING AND DRAINAGE DETAILS GRADING AND DRAINAGE AREA MAP DRAINAGE AREA MAP EROSION CONTROL PLAN EROSION DETAILS DIMENSION CONTROL AND PAVING PLAN UPDATED DIMENSION CONTROL AND PAVING PLAN APPROVED SITE DETAILS UPDATED SITE DETAILS CITY OF ROCKWALL CONSTRUCTION DETAILS APPROVED LANDSCAPE PLAN APPROVED LANDSCAPE SCHEDULE AND UPDATED LANDSCAPE PLAN UPDATED LANDSCAPE SCHEDULE AND DETAILS IRRIGATION PLANS IRRIGATION DETAILS

IRRIGATION PLANS SHOWN HEREIN ARE TO PROVIDE A COMPLETE PACKAGE ONLY. IRRIGATION PLANS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE BUILDING DEPARTMENT AND APPLY FOR A SEPARATE PERMIT.

# OWNER / DEVELOPER:

QUALICO DEVELOPMENT (U.S.), INC 6950 TPC DRIVE, SUITE 350 MCKINNEY, TEXAS 75070 CONTACT: KYLE TRESSLER PHONE: 469-659-6152 EMAIL: KYLE.TRESSLER@QUALICO.COM

# LANDSCAPE ARCHITECT/CIVIL ENGINEER:

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

# GENERAL LANDSCAPE NOTES:

# INSPECTION

- 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
- 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 FIVE FEET (5') 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 Z60.1-2014) SPECIFICATIONS
- SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.

  6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL
- SOCIETY OF ARBORICULTURE (ISA) STANDARDS.

  A 2 3" I AVER OF MUI CH SHALL BE PROVIDED AROUND THE BASE OF THE DLANTE
- 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
- 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.
- 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

# MAINTENANCE STANDARDS:

DRAINAGE SHALL BE PROVIDED.

- 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.
- 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
- 1. 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
- 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.

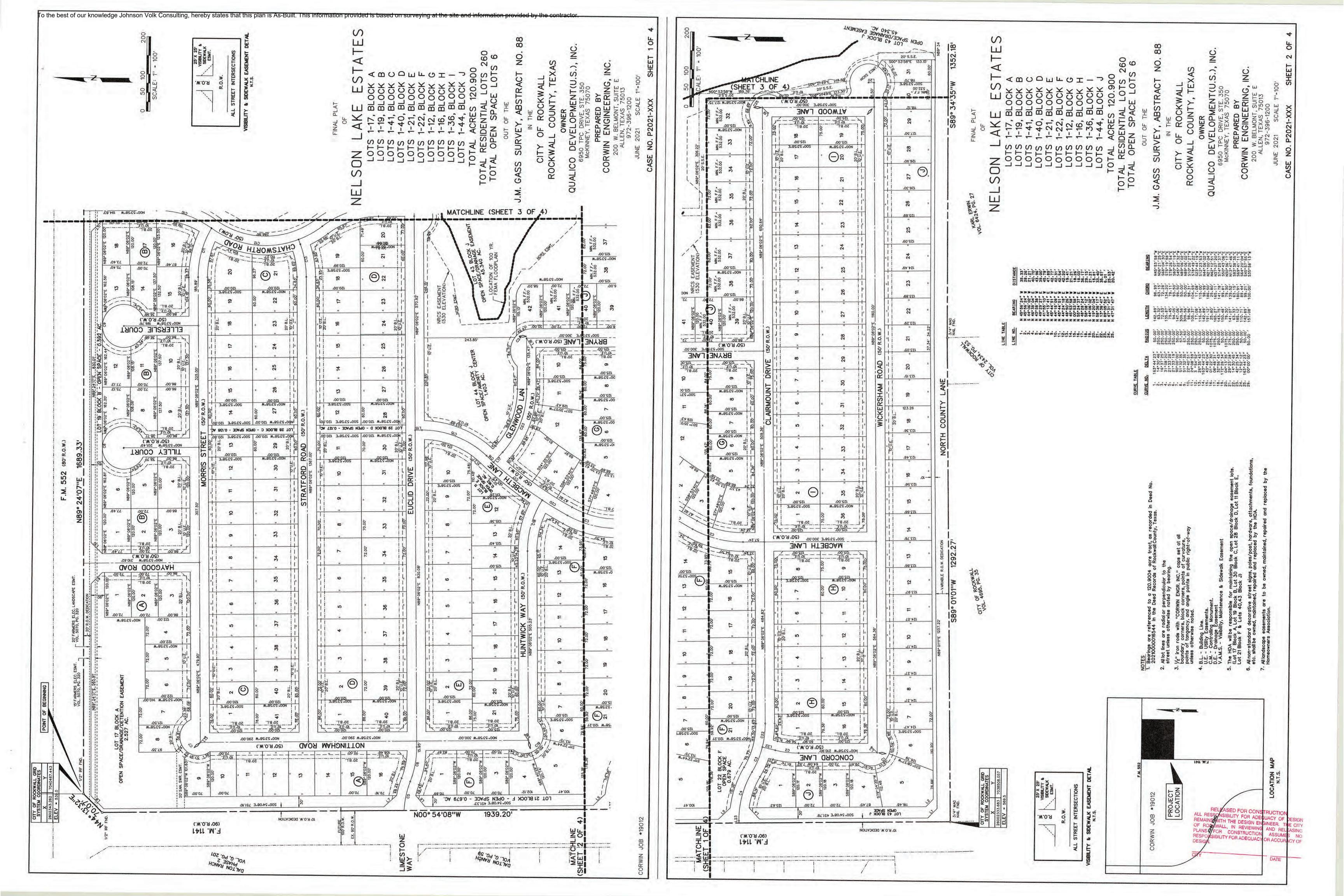
  3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT,
  ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE
- ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL 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.
- HAULED OFF-SITE.

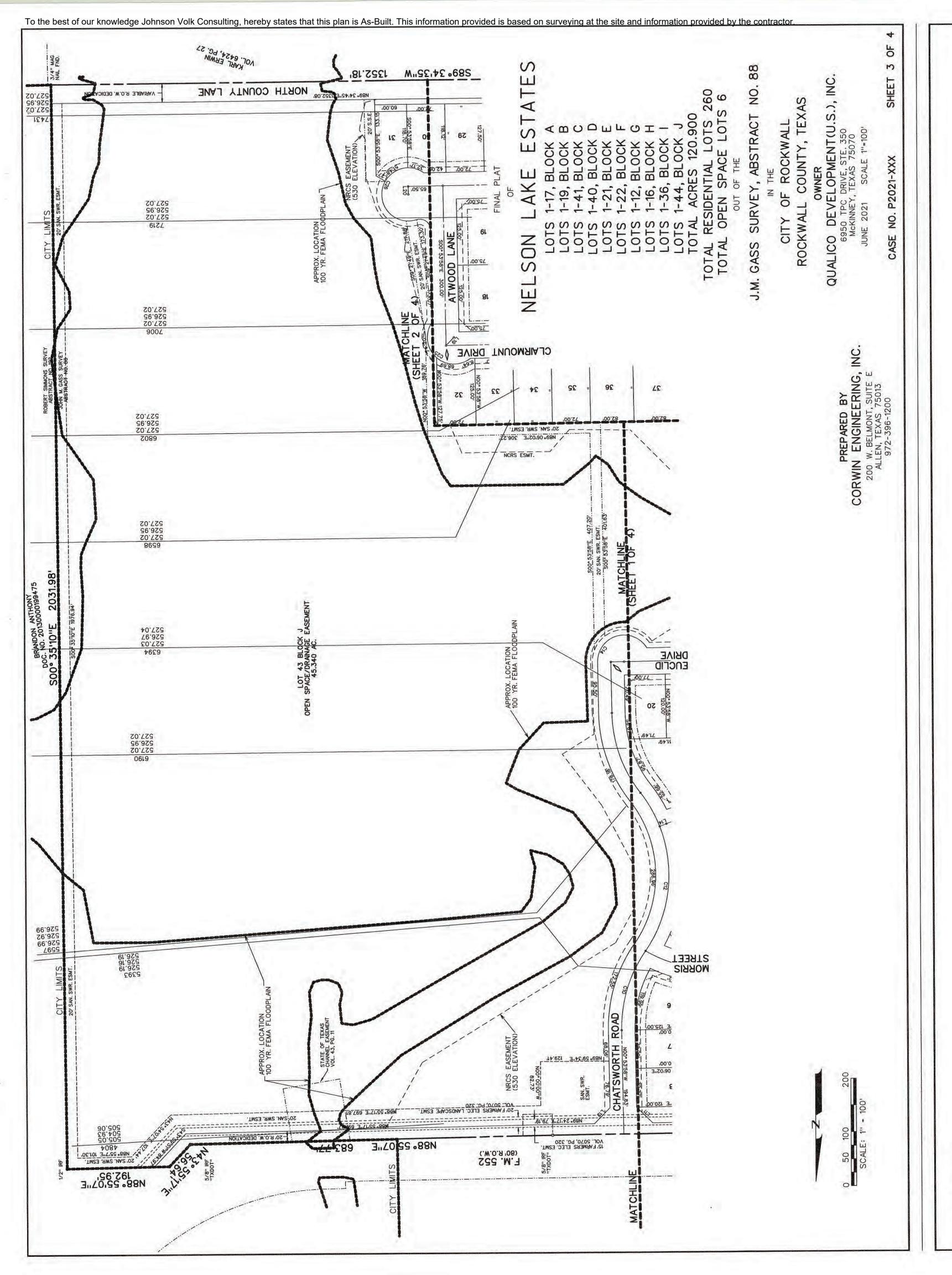
  10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH
- INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.











2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere construction, maintenance or efficiency of their respective system on any of these easement strand any public utility shall at all times have the right of ingress or egress to, from and upon the easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at a time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

The developer shall be responsible for the necessary facilities to provide drainage patterns and ainage controls such that properties within the drainage area are not adversely affected by sto ainage from the development.

. The detention drainage system is to be maintained, repaired and owend by the subdivision. P wner shall be responsible for maintaining, repairing, and replacing all systems within the drainage etention easements.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the ner or any other person until the developer and/or owner has complied with all requirements of Subdivision Regulations of the City of Rockwall regarding improvements with respect to the tire block on the street or streets on which property abuts, including the actual installation of reets with the required base and paving, curb and gutter, water and sewer, drainage structures orm structures, storm sewers, and alleys, all according to the specifications of the City of sckwall; or

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

and the

Ihereby certify that the abo City Council of the City of R

# GENERAL ITEMS

- 1. All construction shall conform to the requirements set forth in the City of Rockwall's Engineering Department's "Standards of Design and Construction" and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Departments "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times
- 2. Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.
- 3. The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: <a href="http://www.rockwall.com/engr.asp">http://www.rockwall.com/engr.asp</a>
- 4. All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.
- 5. Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.
- 6. The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original "approved plans to be on-site".
- 7. All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
- 8. All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
- 9. The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state "from date of City acceptance" as the starting time.
- 10. A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

# **EROSION CONTROL & VEGETATION**

- 1. The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees
- 2. Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
- 3. All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.
- 4. If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.
- 5. All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection's reports to the engineering inspection after each inspection.
- 6. The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess materials.
- 7. CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.
- 8. CONTRACTOR shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" (not winter rye or weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1") in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don't grow.
- 9. All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
- 10. All adjacent streets/alleys shall be kept clean at all times
- 11. CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.
- 12. Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not meet. Work may commence after deficiency has been rectified.
- 13. During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.
- 14. Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be

- removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.
- 15. All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.
- 16. During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

# TRAFFIC CONTROL

- 1. All new Detouring or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.
- 2. When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.
- 3. All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMUTCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.
- 4. All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.
- 5. The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.
- 6. Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.
- 7. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure.
- 8. Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:30 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:00 am 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start-finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure of a roadway whether they are working or not.
- 9. No traffic signs shall be taken down without permission from the City.
- 10. No street/roadway will be allowed to be fully closed.

# **UTILITY LINE LOCATES**

- 1. It is the CONTRACTOR's responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities proper 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 on record or not shown on the plans.
- 2. The CONTRACTOR shall be responsible for damages to utilities
- 3. CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.
- 4. All utilities shall be placed underground.
- 5. CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and charge the CONTRACTOR for labor, equipment, material and loss of water if repairs aren't made in a timely manner by the CONTRACTOR.
- 6. The City of Rockwall (City utilities) is not part of the Dig Tess or Texas one Call 811 line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center. 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.
- 7. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
  - a. No more than 500 linear feet of trench may be opened at one time.
  - b. Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends.
  - c. Applicable safety regulations shall be complied with.
- 11. This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections. CONTRACTOR shall supply and install pipe adapters as necessary.
- 12. All underground lines shall be installed, inspected, and approved prior to backfilling.
- 13. All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

# WATER LINE NOTES

- 1. The CONTRACTOR shall maintain existing water service at all times during construction
- 2. Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipeline sizes 12-inch and smaller, and DR 18 (PC 235) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.
- 3. Proposed water line embedment shall be NCTCOG Class 'B-3' as amended by the City of Rockwall's engineering standards of design and construction manual.
- Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut downs impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.
- . CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).
- 6. All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.
- 7. Blue EMS pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.
- 8. All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.
- 9. All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.
- 10. Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any extensions and the valve box removed and shall be capped in concrete.
- 11. All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.
- 12. All joints are to be megalug joints with thrust blocking.
- 13. Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.
- 14. CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.
- 15. All domestic and irrigation services are required to have a testable backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.

# WASTEWATER LINE NOTES

- 1. The CONTRACTOR shall maintain existing wastewater service at all times during construction.
- 2. Wastewater line for 4-inch through 15-inch shall be Green PVC SDR 35 (ASTM D3034) [less 10 ft cover] and SDR 26 (ASTM D3034) [10 ft or more cover]. For 18-inch and lager wastewater line shall be Green PVC PS 46 (ASTM F679) [less 10 ft cover] and PS 115 (ASTM F679) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.
- 3. Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.
- public works standard design and construction manual.

  4. Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.
- 5. CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.
- 6. All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the
- abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.
- 7. Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.

  8. All wastewater pipes and public services shall be inspected by photographic means (television and DVD)
- prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.
- 9. All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-5031.
- 10. All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal.. Consheild must have terracotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.
- 11. All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.
- 12. If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City's Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
- 13. CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.



# GENERAL CONSTRUCTION NOTES Sheet 1 of 2

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NOT ASSUMED TO THE PROPERTY OF ACCURACY OF AC

October 2020

385 S. Goliad

Rockwall, Texas 75087

P (972) 771-7746 F (972) 771-7748

# DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

- 1. All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.
- 2. Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
- 3. All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted flexbase.
- 4. No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

# **PAVING AND GRADING**

- 1. All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either sod or anchored seeded curlex installed prior to any concrete placement.
- 2. All paving roadway, driveways, fire lanes, drive-isles, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

Ct at/Days and Tarre	Minimum	Streng th 28-	Minimum (sacks		Steel Re	einforcement
Street/Pavement Type	Thickness (inches)	Day (psi)	Machine placed	Hand Placed	Bar#	Spacing (O.C.E.W.)
Arterial	10"	3,600	6.0	6.5	#4 bars	18"
Collector	8"	3,600	6.0	6.5	#4 bars	18"
Residential	6"	3,600	6.0	6.5	#3 bars	24"
Alley	7"-5"-7"	3,600	6.0	6.5	#3 bars	24"
Fire Lane	6"	3,600	6.0	6.5	#3 bars	24"
Driveways	6"	3,600	6.0	6.5	#3 bars	24"
Barrier Free Ramps	6"	3,600	N/A	6.5	#3 bars	24"
Sidewalks	4"	3,000	N/A	5.5	#3 bars	24"
Parking Lot/Drive Aisles	5"	3,000	5.0	5.5	#3 bars	24"
Dumpster Pads	7"	3,600	6.0	6.5	#3 bars	24"

- 3. Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 time longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
- 4. No sand shall be allowed under any paving.
- 5. All concrete mix design shall be submitted to the City for review and approval prior to placement.
- 6. Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.
- 7. All curb and gutter shall be integral (monolithic) with the pavement.
- 8. All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.
- 9. All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.
- 10. All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).
- 11. All public sidewalks shall be doweled into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
- 12. All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance)
- 13. Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
- 14. All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
- 15. Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.
- 16. All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.
- 17. CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
- 18. CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.
- 19. CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

# DRAINAGE / STORM SEWER NOTES

- 1. The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.
- 2. All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.
- 3. Proposed storm sewer embedment shall be NCTCOG Class 'B' as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.
- 4. All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
- 5. All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
- 6. All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.
- 7. All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
- 8. All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20<sup>th</sup>) month of the maintenance period.

# **RETAINING WALLS**

- All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department
   All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the
- same for all walls on the project.

  3. All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.
- 4. All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-builts prior to City Engineering acceptance.
- 5. No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

# FINAL ACCEPTANCE AND RECORD DRWINGS/AS-BUILTS

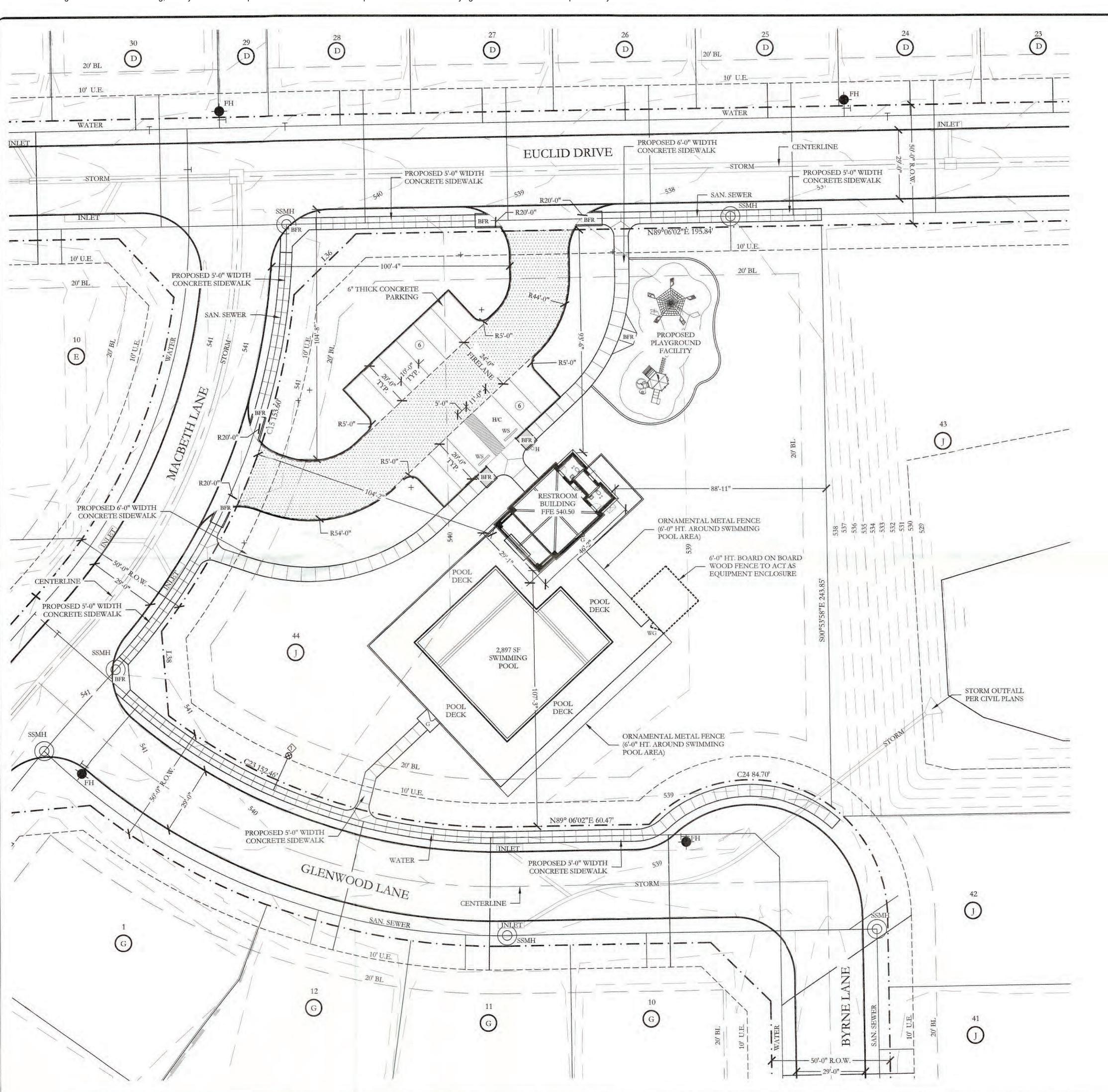
- 1. Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.
- 2. After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings". The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.
- 3. Submit 1-set of printed drawings of the "Record Drawings" containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawing" digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing the digital files.
- 4. Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as "Record Drawings" or "As Built Drawings" on all sheets.
- 5. The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyor/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like or similar disclaimer verbiage will not be accepted by the City of Rockwall.
- 6. Example of Acceptable Disclaimer: "To the best of our knowledge ABC Engineering, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor."



# GENERAL CONSTRUCTION NOTES Sheet 2 of 2 October 2020

CITY OF ROCKWALL, IN REVIEWING AND REI
ENGINEERING DEPARTMENT TRUCTION, ASSUM

385 S. Goliad Rockwall, Texas 75087 F (972) 771-7746 F (972) 771-7748



# LEGEND

COLUMN TO SERVICE		
	PROPOSED PARKING COUNT	
	BARRIER FREE RAMP	
	HANDICAP PARKING SPACE	
	EXISTING FIRE HYDRANT	

RIGHT-OF-WAY

EXISTING SANITARY SEWER MANHOLE

EXISTING WATER MAIN W/ VALVE EXISTING SANITARY SEWER EXISTING STORM EXISTING CURB INLET

PROPOSED CONCRETE WHEEL STOP

ENCLOSURE -- 539 --EXISTING CONTOUR INTERVAL FINISHED FLOOR ELEVATION FIRELANE PAVING PER CITY

EXISTING 1" DOMESTIC WATER METER

HANDICAP PARKING SIGN

ORNAMENTAL METAL FENCE

1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE

1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE

EQUIPMENT AND TRASH TOTE

STANDARD DETAILS

(6'-0" HT. AROUND SWIMMING POOL AREA)

6'-0" HT. WOOD FENCE TO ACT AS POOL

# 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 13 day of Delember 2007.

WITNESS OUR HANDS, this 13 day of December 7022



# WATER METER SCHEDULE.

METER	WATER	WATER	ME	TER	SAN.
ID NUMBER	SERVICE SIZE	METER SIZE	DOM.	IRR.	SERVICE SIZE
1>	1"	1"	X		4"

# SITE INFORMATION

61,114.68 SQ. FT.

SINGLE FAMILY RESIDENTIAL PRIVATE RECREATION CENTER PROPOSED USE: 1.403 ACRES LAND AREA:

BUILDING AREA: 1,342.68 SQUARE FEET BUILDING HEIGHT: 23'-6" (1 STORY)

FLOOR TO AREA: 0.022:1 [1,342.68/61,114.68] LOT COVERAGE: 2.20%

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE 1,342.68/250=5.37 6 REQUIRED SPACES PARKING PROVIDED: 12 TOTAL, (WITH 1 HANDICAP)

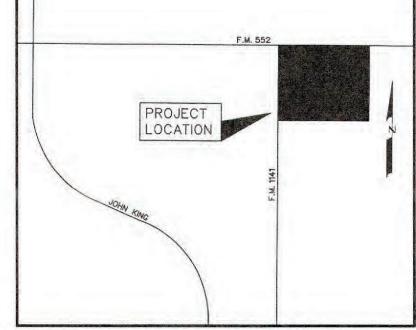
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 17,917.66 SF PROPOSED IMPERVIOUS RATIO: 0.2932 OR 29.32% INTERIOR LANDSCAPE PROVIDED: 43,197.02 SF

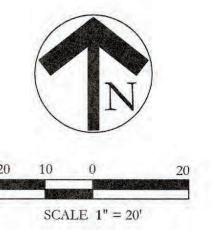
POOL DECK SURFACE: 4,373.64 SF

# SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY. FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 10'-0" WIDTH x 20'-0" LENGTH.
- THE PERIMETER FENCING SHALL BE 6'-0" HT.
- ORNAMENTAL METAL FENCE. ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.



LOCATION MAP NOT TO SCALE



# SITE PLAN NELSON LAKE ESTATES LOT 44, BLOCK J ~AMENITY CENTER~

J.M. GASS SURVEY ABSTRACT NO. 88 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING 1.403 ACRES OUT OF THE



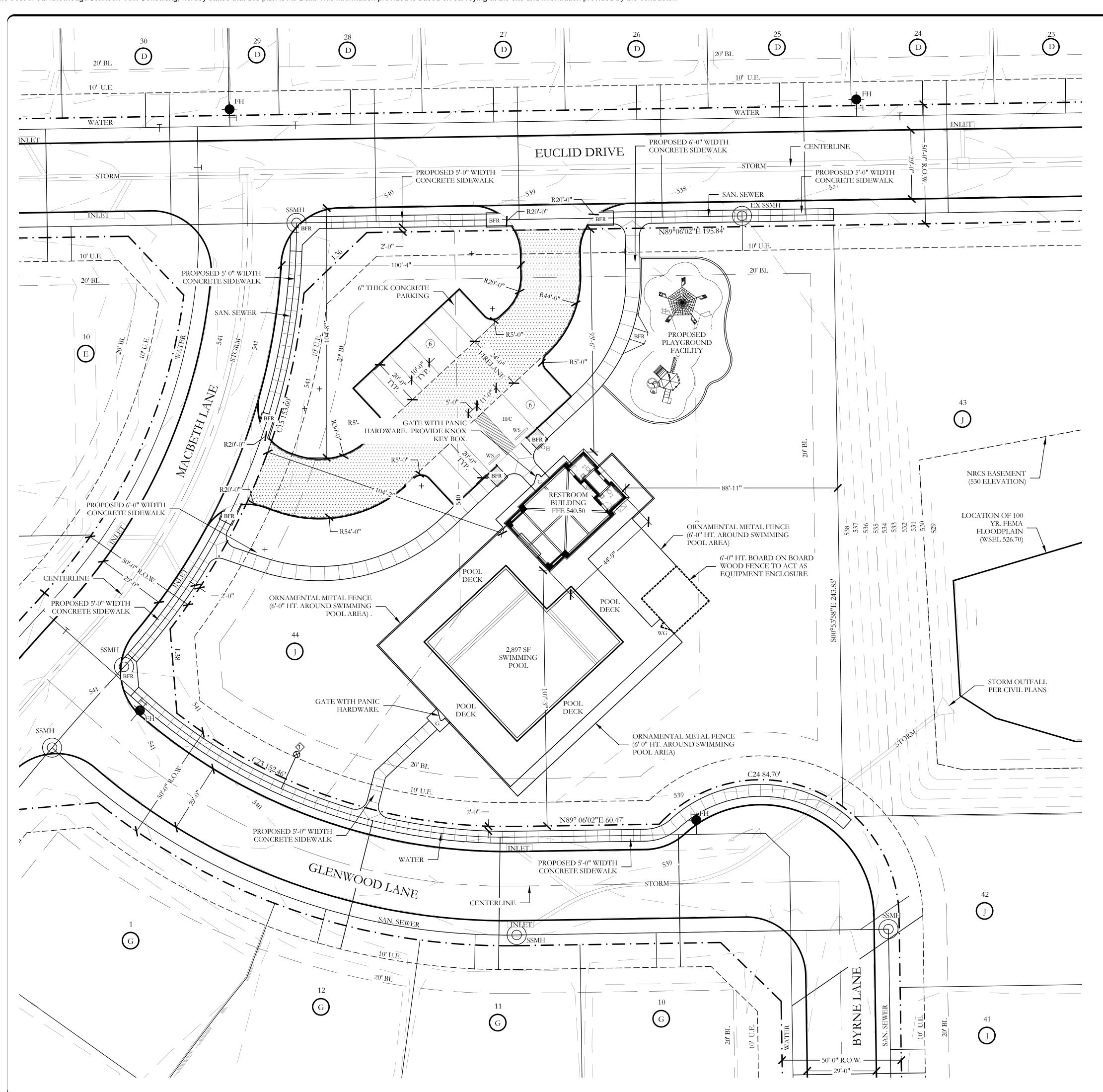
# OWNER / DEVELOPER:

QUALICO DEVELOPMENT (U.S.), INC 6950 TPC DRIVE, SUITE 350 MCKINNEY, TEXAS 75070 CONTACT: KYLE TRESSLER

LANDSCAPE ARCHITECT: JOHNSON VOLK CONSULTING 704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 PH. (972) 201-3100 CONTACT: CODY JOHNSON, RLA, ASLA, LI SP2022-

NUMBER

ASE



# LECEND

	LEC	JEND	
6	PROPOSED PARKING COUNT	<b>♦</b>	EXISTING 1" DOMESTIC WATER METER
BFR	BARRIER FREE RAMP	Н _О_	HANDICAP PARKING SIGN
H/C	HANDICAP PARKING SPACE	11 ——	ORNAMENTAL METAL FENCE
	EXISTING FIRE HYDRANT		(6'-0" HT. AROUND SWIMMING POOL AREA
	EXISTING SANITARY SEWER	$\stackrel{\textstyle \nwarrow}{G}$	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
	MANHOLE	WG	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
<del></del>	EXISTING WATER MAIN W/ VALVE		6'-0" HT. WOOD FENCE TO ACT AS POOL
	EXISTING SANITARY SEWER		EQUIPMENT AND TRASH TOTE ENCLOSURE
	EXISTING STORM		
	EVYORED VO. CVIDE IN W.E.E.	539 <i>-</i> -	EXISTING CONTOUR INTERVAL
	EXISTING CURB INLET	FFE 539.95	FINISHED FLOOR ELEVATION
<del></del>	RIGHT-OF-WAY		FIRELANE PAVING PER CITY
WS	PROPOSED CONCRETE WHEEL STOP		STANDARD DETAILS

# **APPROVED:**

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

# WATER METER SCHEDULE

METER	WATER	WATER	MF	TER	SAN.
ID NUMBER	SERVICE SIZE	METER SIZE	DOM.	IRR.	SERVICE SIZE
1	1"	1"	X	X	4"
	ID	ID SERVICE SIZE	ID SERVICE METER SIZE SIZE	ID SERVICE METER SIZE DOM.	ID SERVICE METER DOM. IRR.

# SITE INFORMATION

# SINGLE FAMILY RESIDENTIAL

PRIVATE RECREATION CENTER PROPOSED USE: LAND AREA: 1.403 ACRES

61,114.68 SQ. FT.

BUILDING AREA: 1,342.68 SQUARE FEET BUILDING HEIGHT: 23'-6" (1 STORY)

FLOOR TO AREA: 0.022:1 [1,342.68/61,114.68]

LOT COVERAGE: 2.20%

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE 1,342.68/250=5.37 6 REQUIRED SPACES

PARKING PROVIDED: 12 TOTAL, (WITH 1 HANDICAP)

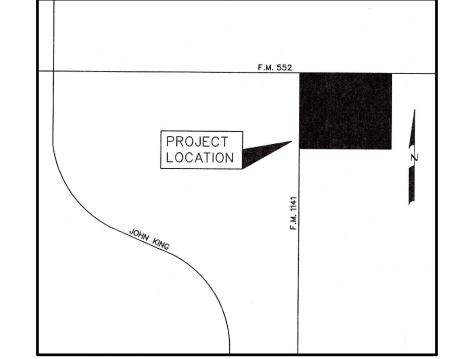
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 17,917.66 SF PROPOSED IMPERVIOUS RATIO: 0.2932 OR 29.32% INTERIOR LANDSCAPE PROVIDED: 43,197.02 SF

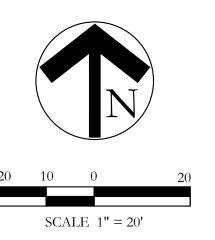
POOL DECK SURFACE: 4,373.64 SF

# SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
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- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 10'-0" WIDTH x 20'-0" LENGTH.
- THE PERIMETER FENCING SHALL BE 6'-0" HT.
- ORNAMENTAL METAL FENCE. ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON
- THESE PLANS SHALL BE MAINTAINED BY THE HOA.



LOCATION MAP NOT TO SCALE



# SITE PLAN NELSON LAKE ESTATES LOT 44, BLOCK J ~AMENITY CENTER~

BEING 1.403 ACRES OUT OF THE J.M. GASS SURVEY ABSTRACT NO. 88 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

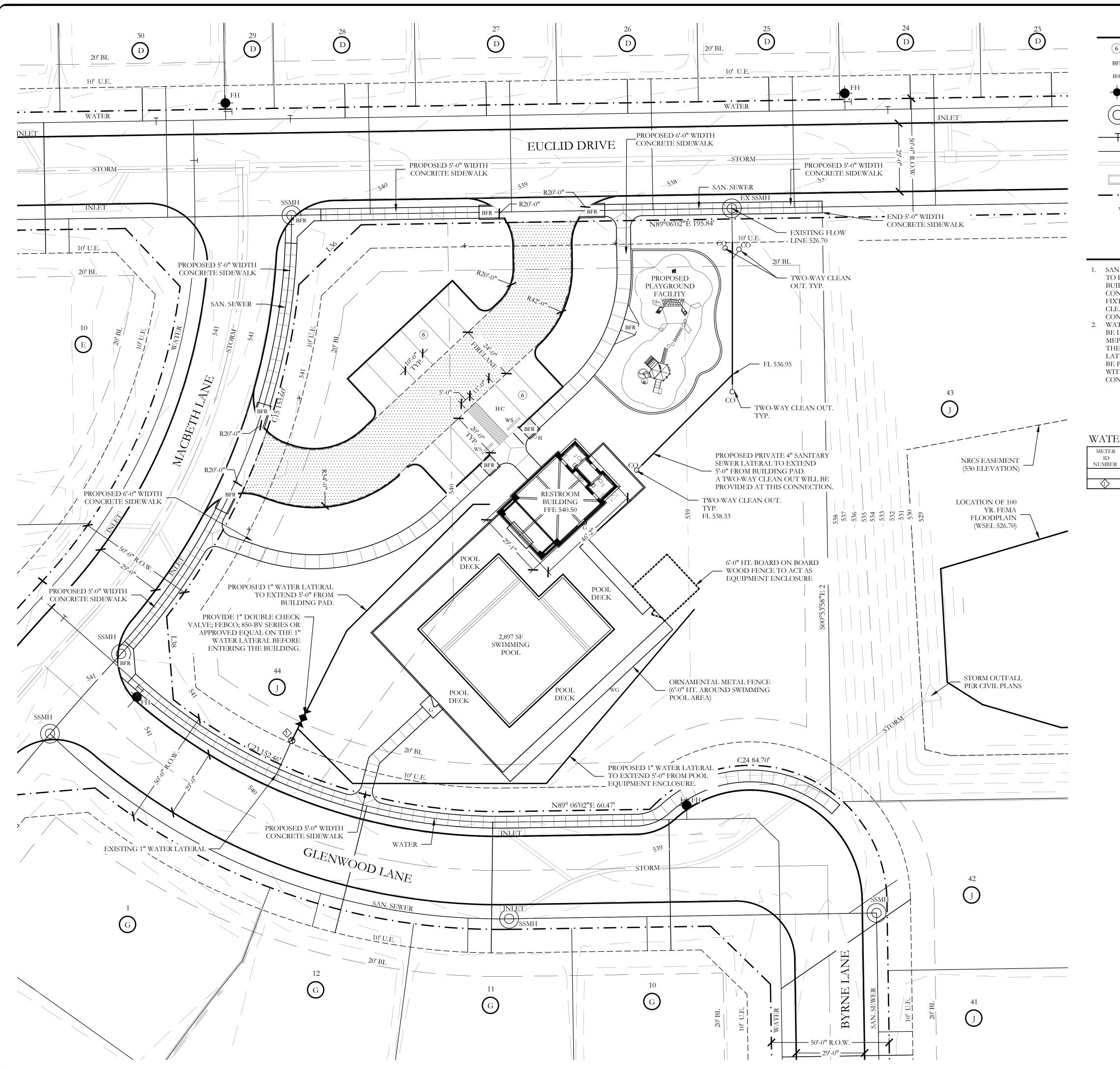
# OWNER / DEVELOPER:

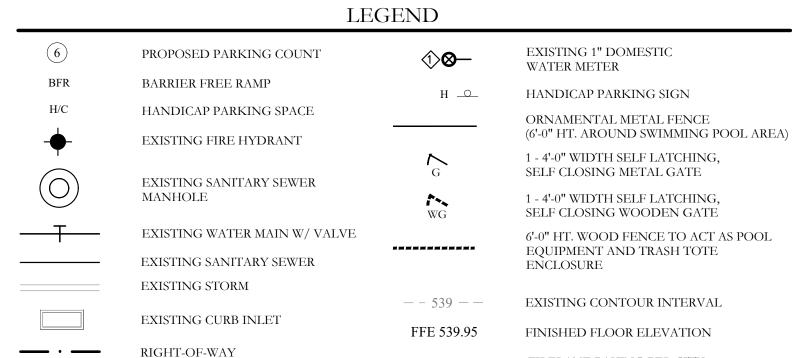
QUALICO DEVELOPMENT (U.S.), INC 6950 TPC DRIVE, SUITE 350 MCKINNEY, TEXAS 75070 CONTACT: KYLE TRESSLER LANDSCAPE ARCHITECT/CIVIL ENGINEER: JOHNSON VOLK CONSULTING 704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 PH. (972) 201-3100



NUMBER SP2022-060

CASE





FIRELANE PAVING PER CITY

STANDARD DETAILS

# UTILITY NOTES

PROPOSED CONCRETE WHEEL STOP

1. SANITARY SEWER LATERAL IS SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0' FROM THE BUILDING PAD. MEP PLANS SHOW THE

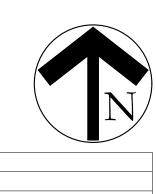
2. WATER LATERAL LINE IS SHOWN ON PLAN TO BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION.

# WATER METER SCHEDULE

ſ	METER	WATER	WATER	ME	ETER	SAN.
	ID NUMBER	SERVICE SIZE	METER SIZE	DOM.	IRR.	SERVICE SIZE
ſ	1)	1"	1 !!	V	V	4"

ALL WASTEWATER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.



SCALE: REFER TO PLANS One Inch JVC No MJP006

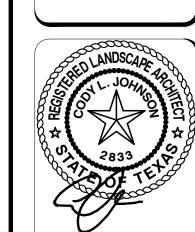
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# GRADING NOTES

- TOP SOIL SHALL NOT BE REMOVED FROM RESIDENTIAL LOTS OR USED AS SPOIL, BUT SHALL BE STRIPPED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER ON THE LOTS, PARKWAYS AND MEDIANS. PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
- TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF
- ALL STREET RIGHTS-OF-WAY, REGARDLESS OF SLOPE; ALL FINISHED GRADE SLOPES THAT ARE STEEPER THAN 6:1; AND THE FLOW LINES OF ALL DRAINAGE DITCHES AND SWALES SHALL BE COMPLETELY COVERED WITH EROSION CONTROL MATTING AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF
- . GRASS SHALL BE ESTABLISHED ON THE SLOPES OF ALL DRAINAGE CHANNELS THAT ARE STEEPER THAN 6:1.
- SUBGRADE SOILS SHALL BE COMPACTED MECHANICALLY TO AT LEAST 95% OF STANDARD PROCTOR
- DRAINAGE AWAY FROM THE BUILDING, POOL, AND PLAYGROUND AREA.
- 9. ALL SIDEWALK PAVING SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE WITH A MAX. 2% CROSS SLOPE IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS (TAS). CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO REQUIREMENTS.

N VOLK

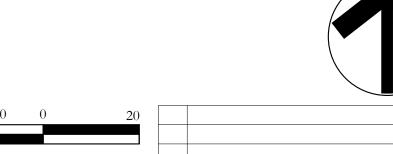
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SCALE: One Inch JVC No MJP006

BENCHMARK CITY OF ROCKWALL SURVEY MONUMENT ON AN INLET AT THE NORTHWEST CORNER OF FEATHERSTONE DR. AND HARVARD DR. ELEV.=525.31

> ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.



GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.

GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.

APPEARANCE THAT CAN BE EASILY MOWED WITH A SMALL RESIDENTIAL RIDING LAWN MOWER.

. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TOPSOIL FOR CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AROUND AND DIRECTING

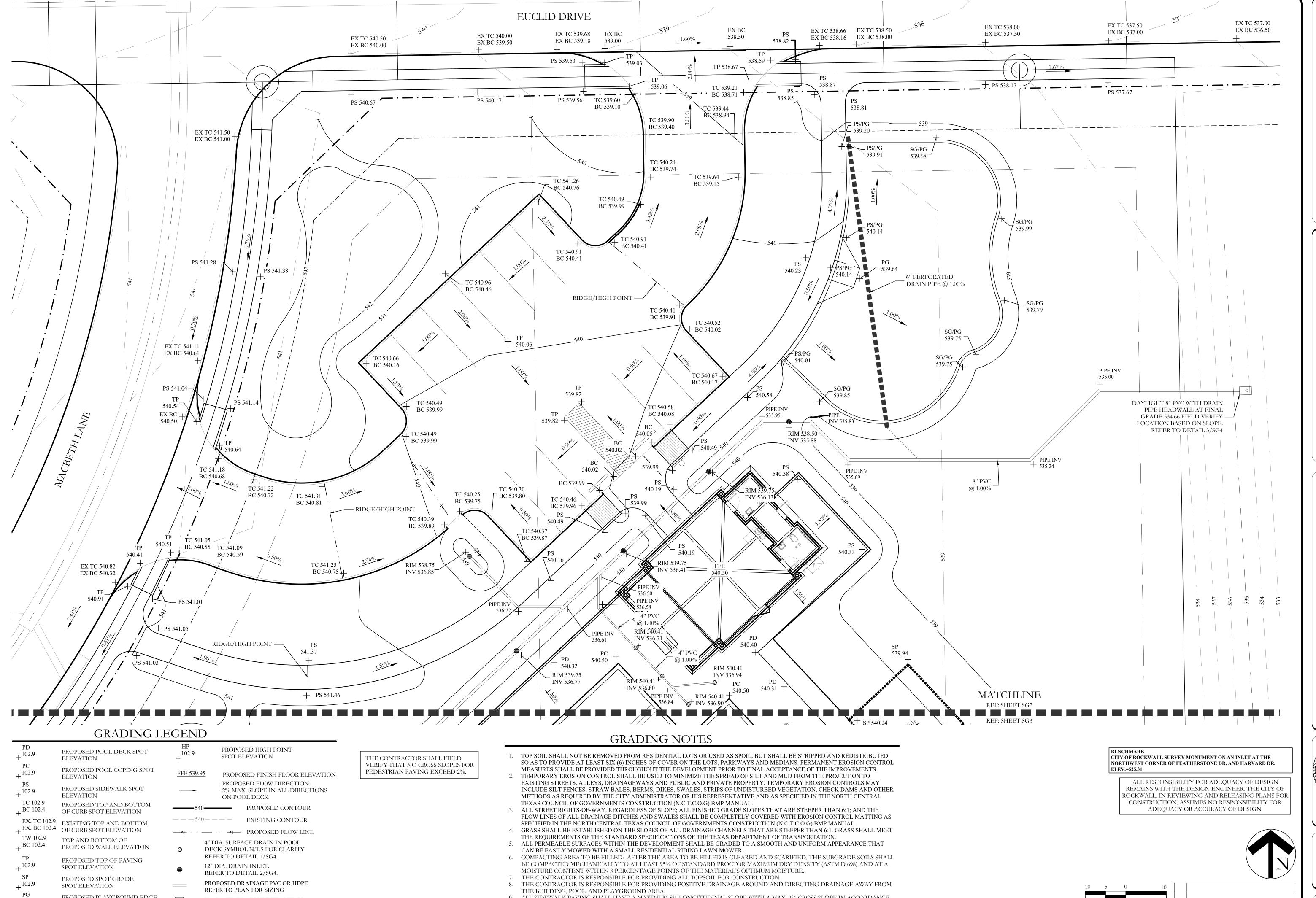
PROPOSED PLAYGROUND EDGE

SPOT ELEVATION

102.9

PROPOSED DRAIN PIPE HEADWALL.

REFER TO DETAIL 3/SG4.



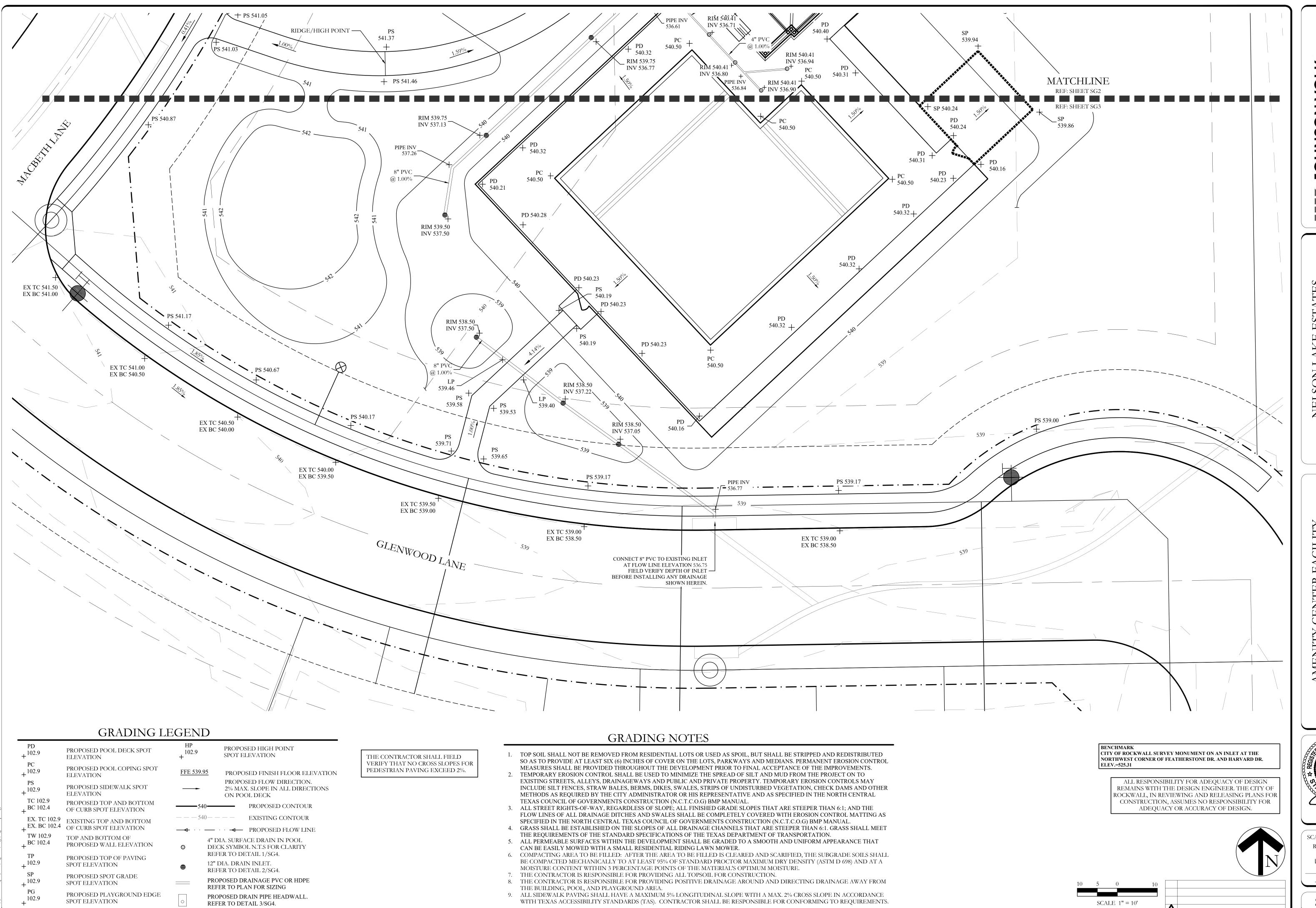
9. ALL SIDEWALK PAVING SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE WITH A MAX. 2% CROSS SLOPE IN ACCORDANCE

WITH TEXAS ACCESSIBILITY STANDARDS (TAS). CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO REQUIREMENTS.

SCALE: One Inch

JVC No MJP006

SCALE 1'' = 10'



TY CENTER

ROCKWALL

TBPELS: Engineering Firm No. 1196

704 Central Parkway East | Suite 1200 | Plano, TX 3

CENTER FACILITY
ND DRAINAGE PLAN

ANDSCAPE AND

April 27, 2023

SCALE:

April 27, 2023

SCALE:

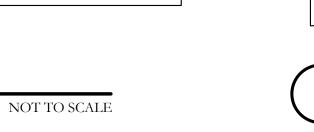
REFER TO PLANS

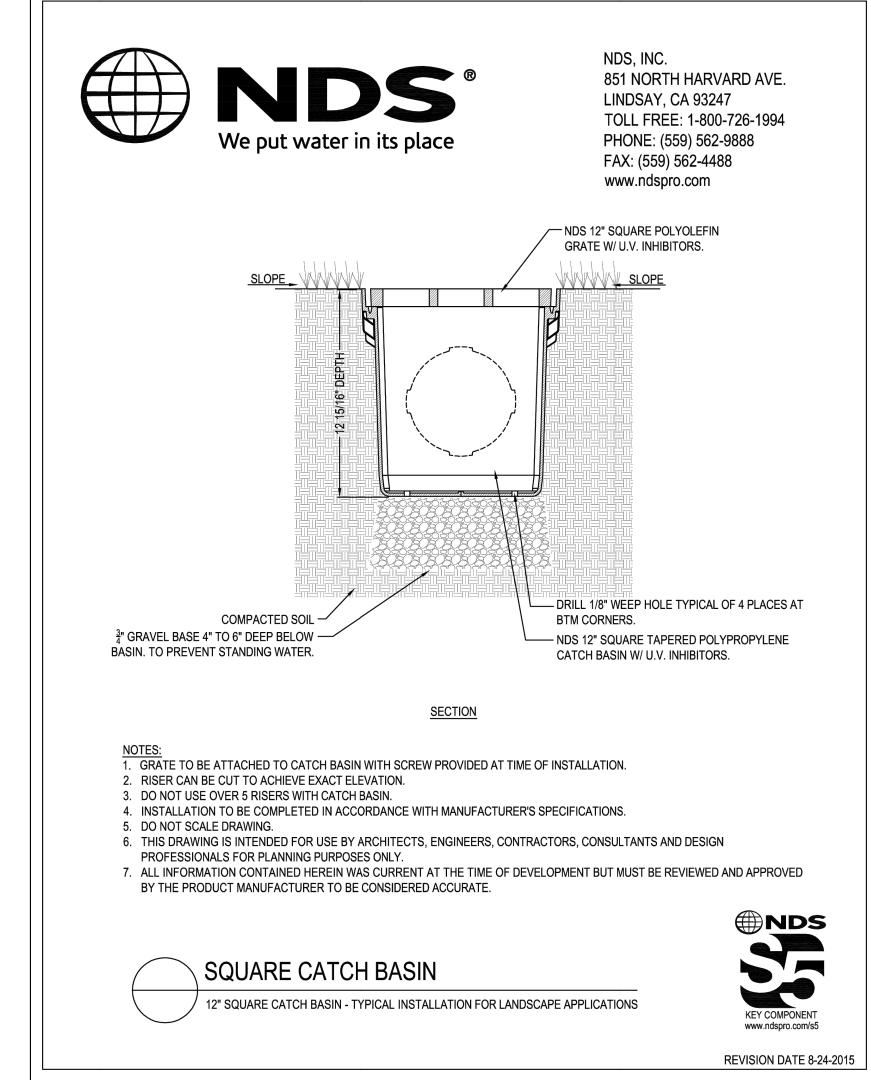
One Inch

IVC No MIP006

JVC No MJP006
SG3 of 5

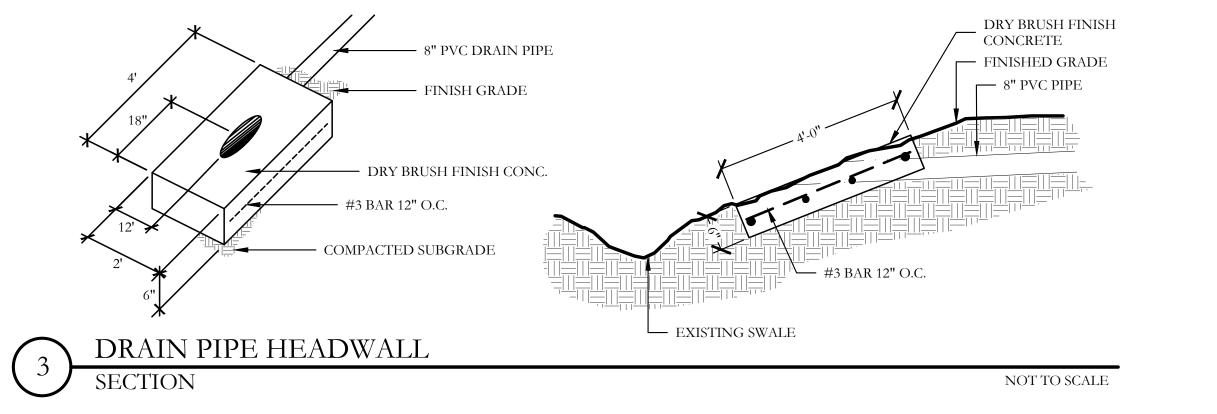
DECK DRAIN







NOT TO SCALE



ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

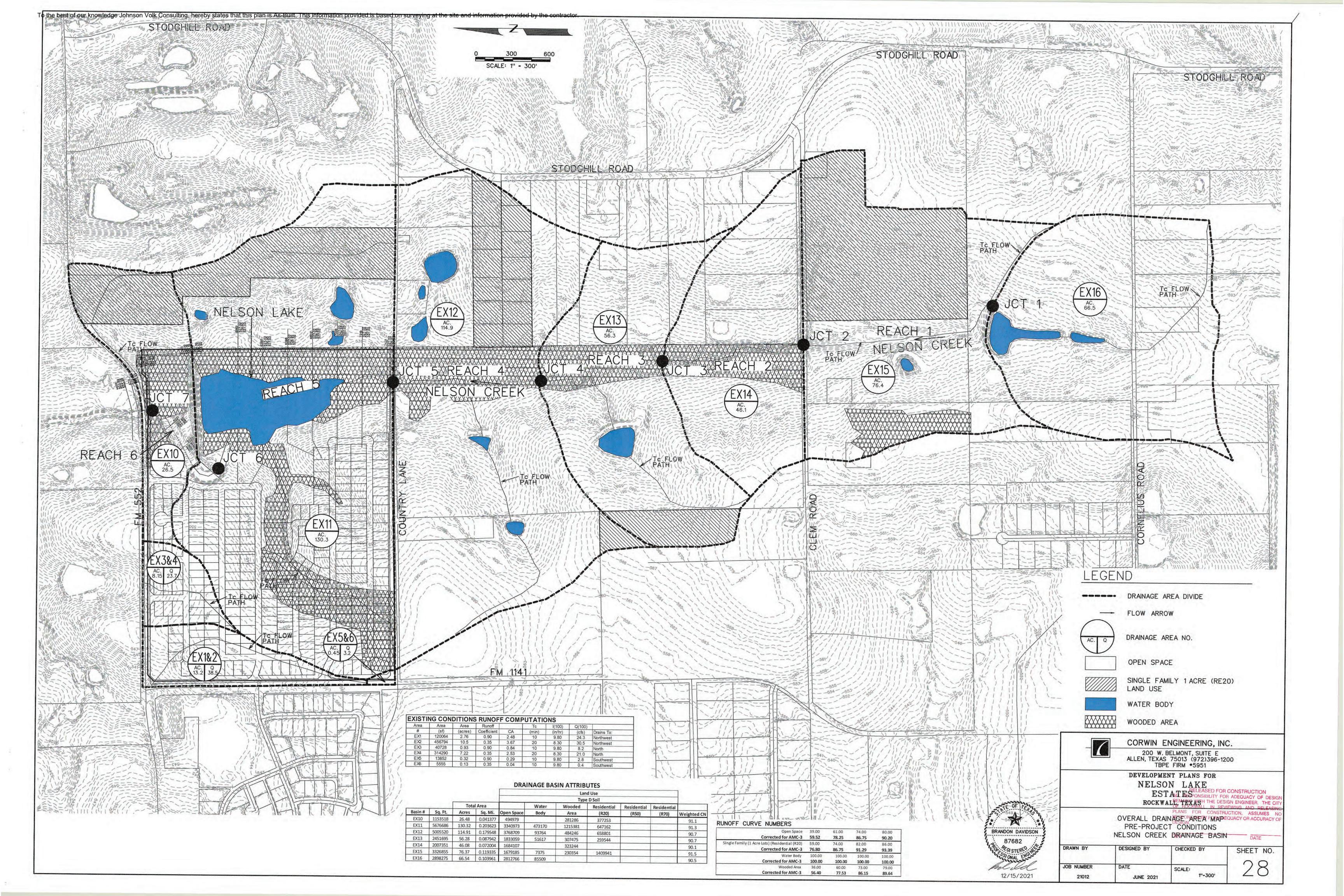
SCALE: REFER TO PLANS One Inch JVC No MJP006

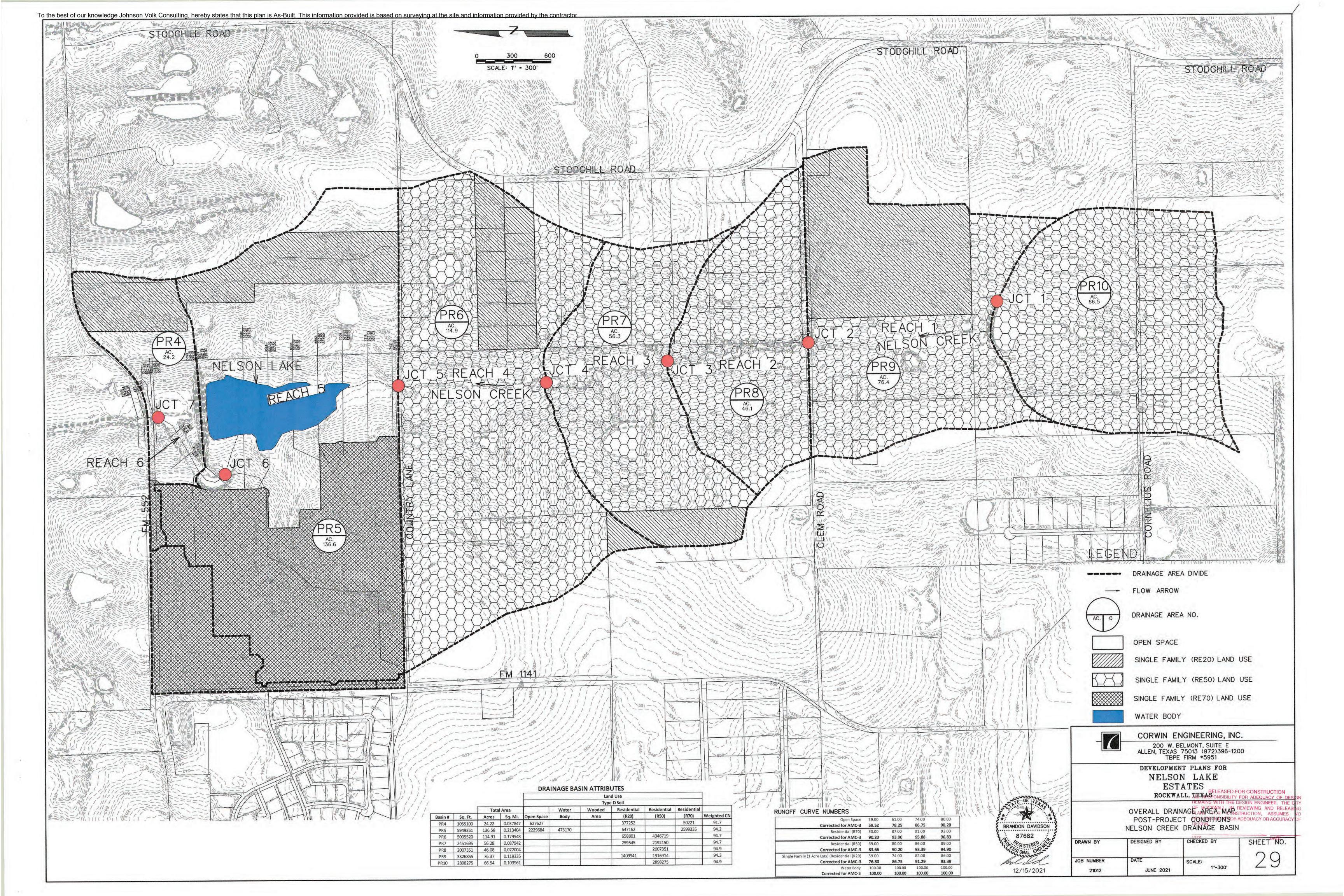
N VOLK

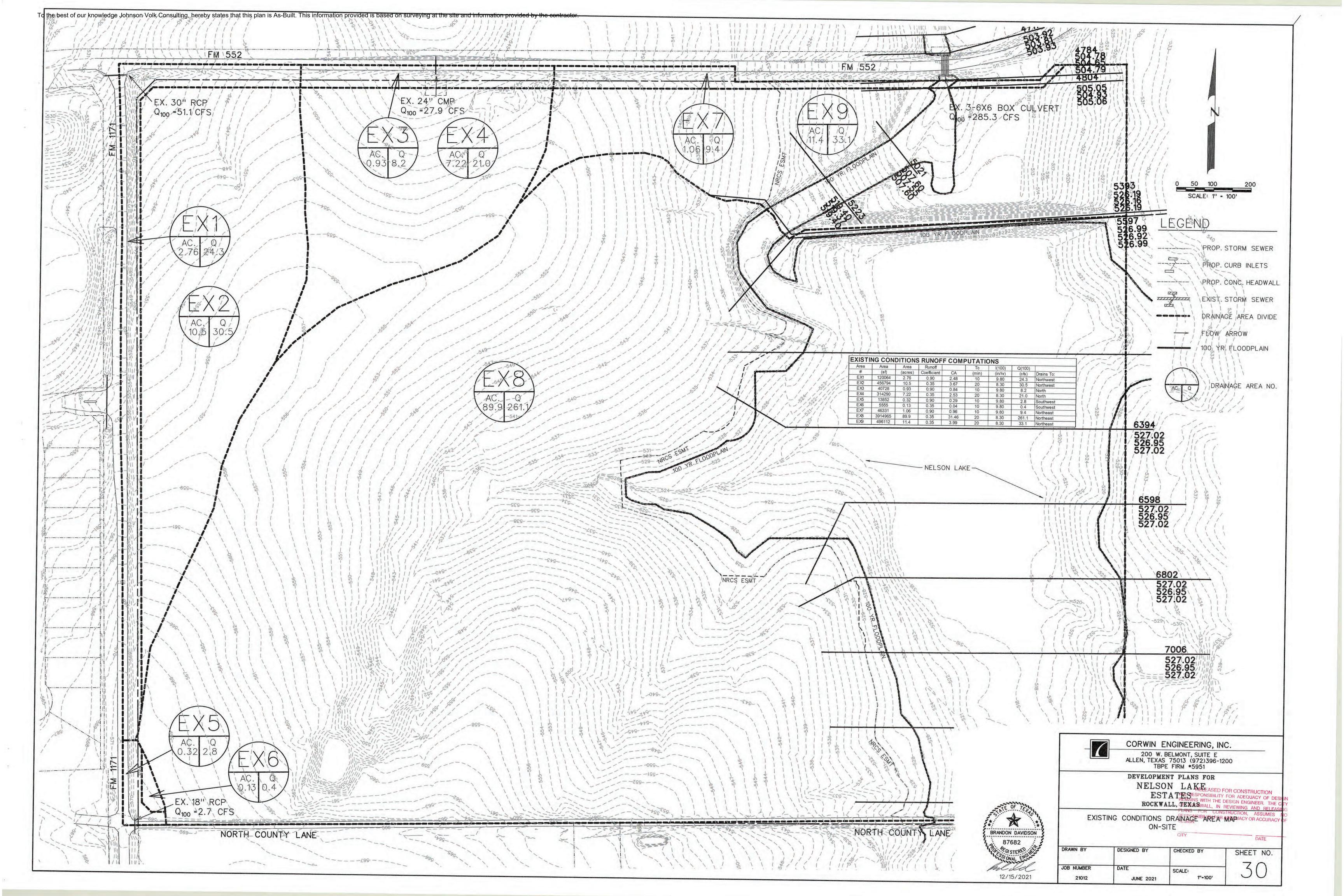
SCALE: REFER TO PLANS

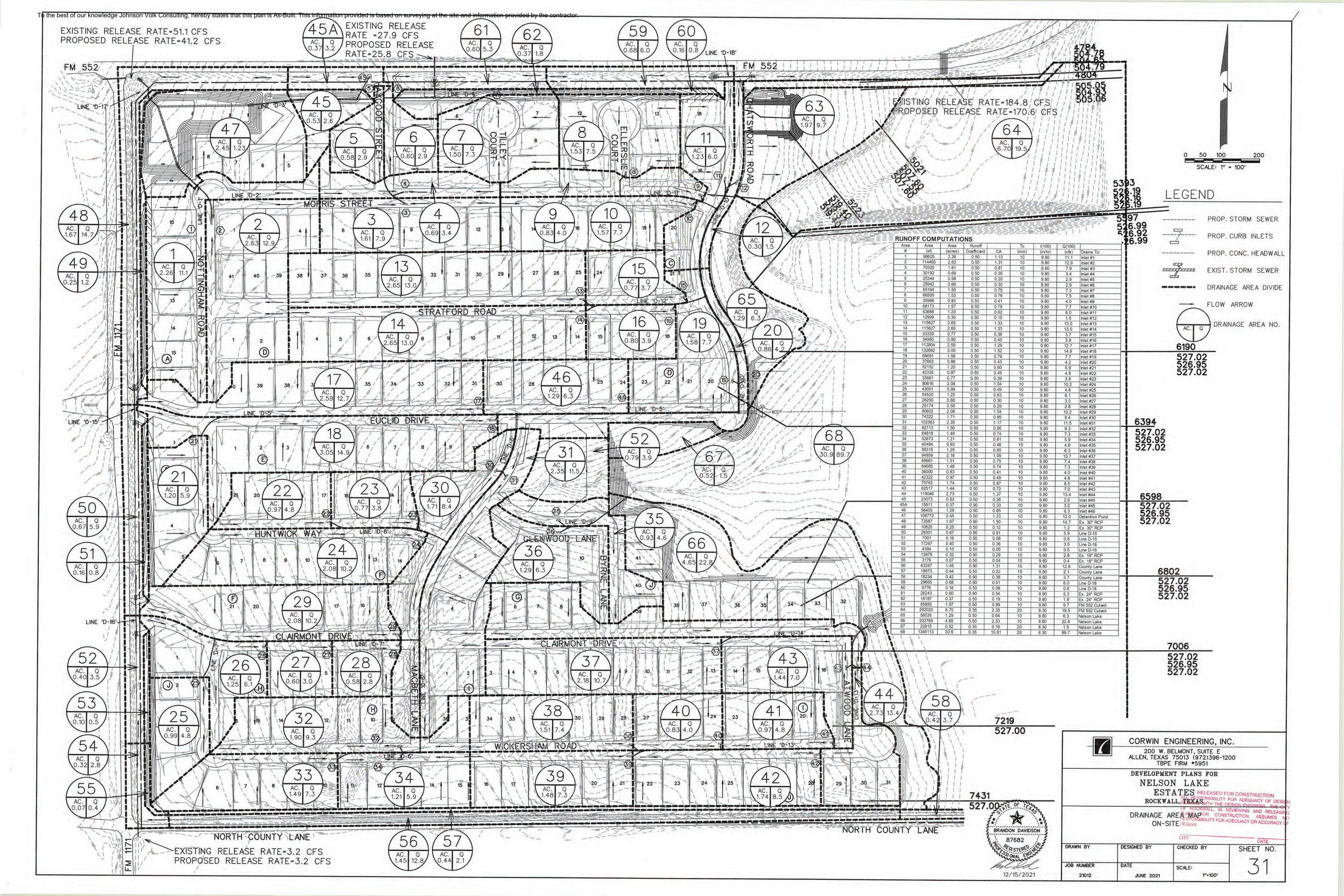
One Inch JVC No MJP006

SG5 of <u>5</u>









To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor STORM SEWER CALCULATIONS Design Top of Curb HGL Depth Friction V1/2g Time in Friction Partial Down-V2/2g Velocity Capacity Perimeter Hydraulic Manning's Storm Intensity I Runoff Q Velocity V Runoff Elevation | Below T/C Incre-Conduit | Slope S<sub>f</sub> | Headloss | Up-stream (U/S) HGL Up-stream Down- Length # of Barrels Pipe Size Flow ulated C\*A Down-Slope Inlet ID Area stream Headloss Type Area Coeff. C mental C\*A Freq. Radius n Up-stream Span (in/hr) (cfs) (ft/s) (ft) (inches) (ft) 1+82.70 0+90.55 92.15 0+90.55 0+00.00 90.55 Lat D1A 0+08.57 0+00.00 8.57 4+00.00 1+94.54 205.46 0.500 0.013 539.28 538.60 0.0050 
 1+94.54
 0+57.58
 136.96

 0+57.58
 0+00.00
 57.58
 Lat D3A 0+29.74 0+00.00 29.74 1 24 Line D4 1+74.26 0+00.00 174.26 1 18 Line D5 17+50.61 15+00.00 250.61 15+00.00 13+00.00 200.00 9+67.10 9+31.35 35.75 9+31.35 8+82.94 48.41 8+82.94 5+50.00 332.94 RCP 12.5664 12.5664 5+50.00 3+46.02 203.98 3+46.02 2+80.00 66.02 1 Lat D5A 0+16.74 0+00.00 16.74 Lat D5B 0+16.74 0+00.00 16.74 1 21 RCP 4.9088 RCP 4.9088 9+78.06 6+78.06 300.00 6+78.06 6+00.00 78.06 11.06 100 9.64 **48.7** 41.0 11.40 100 9.59 **66.8** 100.6 6+00.00 4+00.45 199.55 1 30 4+00.45 1+59.08 241.37 1 42 RCP 9.6212 10.9956 RCP 12.5664 12.5664 1+59.08 0+00.00 159.08 1 Lat D6A 0+16.74 0+00.00 16.74 1 Lat D6C 0+16.92 0+00.00 16.92 1 21 
 538.17
 538.08
 0.00
 0.36

 537.49
 537.49
 0.36
 0.72
 Lat D6D 0+16.59 0+00.00 16.59 1 21 RCP 1.7672 4.7124 0.375 0.013 558.51 554.54 0.0280 MH 0.00 0.50 0.00 0.49 10.27 100 9.76

RCP 1.7672 4.7124 0.375 0.013 558.51 554.54 0.0280 D7A 0.82 0.50 0.41 0.90 10.54 100 9.72

RCP 1.7672 4.7124 0.375 0.013 554.54 549.73 0.0280 D7A 0.82 0.50 0.41 0.90 10.54 100 9.72

RCP 1.7672 4.7124 0.375 0.013 549.73 544.48 0.0280 D7B 0.86 0.50 0.43 1.33 10.83 100 9.68

RCP 3.1416 6.2832 0.500 0.013 543.99 542.67 0.0280 D7C,D7D 2.84 0.50 1.42 2.75 11.12 100 9.63 
 5+48.15
 4+06.19
 141.96
 1
 18

 4+06.19
 2+34.57
 171.62
 1
 18
 543.31 2.62 1.53 MH 0.55 0.84 **544.16** Lat D7A 0+16.74 0+00.00 16.74 1 
 550.70
 550.49
 0.00
 1.20

 550.49
 550.72
 1.20
 1.84
 RCP 1.7672 4.7124 0.375 0.013 550.23 549.73 0.0345 Lat D7B 0+14.50 0+00.00 14.50 1 18 RCP 1.7672 4.7124 0.375 0.013 545.21 544.24 0.0579 28 0.76 0.50 0.38 0.38 10.00 100 9.80 3.7 Lat D7C 0+16,74 0+00.00 16.74 1 2.08 0.50 1.04 1.04 10.00 100 9.80 **10.2** 64.5 Yes Lat D7D 0+16.74 0+00.00 16.74 1 24 100 9.80 4.4 17.3 Yes 8.2 0.49 0.0017 0.42 100 9.73 8.5 17.3 Yes 9.7 0.04 0.0065 0.1 100 9.73 8.5 26.0 Yes 11.8 0.08 0.0137 0.7 
 RCP
 1.7672
 4.7124
 0.375
 0.013
 546.71
 540.18
 0.0270
 22
 0.89
 0.50
 0.45
 10.00
 100
 9.80
 4.4
 17.3
 Yes

 RCP
 1.7672
 4.7124
 0.375
 0.013
 540.18
 539.49
 0.0270
 DBA
 0.85
 0.50
 0.43
 0.87
 10.49
 100
 9.73
 8.5
 17.3
 Yes

 RCP
 2.4053
 5.4978
 0.438
 0.013
 539.24
 537.77
 0.0270
 DBB
 2.08
 0.50
 1.04
 1.91
 10.54
 100
 9.72
 18.6
 26.0
 Yes
 Line D8 3+21.97 0+80.14 241.83 1 
 6.2
 0.04
 0.0016
 0.03
 541.01
 540.92
 0.00
 0.60
 Inlet
 1.25
 0.75
 541.76
 544.40
 2.64

 8.2
 540.92
 540.92
 0.60
 1.04
 60° Wye
 0.35
 0.84
 540.92
 RCP 1.7672 4.7124 0.375 0.013 540.40 540.18 0.0133 23 0.85 0.50 0.43 0.43 10.00 100 9.80 4.2 12.1 Yes Lat D8A 0+16.59 0+00.00 16.59 1 18 Inlet 1.25 0.76 **541.36** 543.86 2.50 **540.60** 541.90 0.00 1.71 540.34 540.34 1.71 2.16 60° Wye 0.35 1.56 541.90 Lat D8B 0+17.13 0+00.00 17.13 1 21

RCP 1.7672 4.7124 0.375 0.013 533.95 532.22 0.0100 D9A 0.93 0.50 0.46 1.11 10.04 100

 RCP
 2.4053
 5.4978
 0.438
 0.013
 529.67
 529.31
 0.0181
 11
 1.43
 0.50
 0.71
 0.71
 10.00
 100

 RCP
 3.1416
 6.2832
 0.500
 0.013
 529.06
 528.29
 0.0181
 D10A
 0.36
 0.50
 0.18
 0.89
 10.11
 100

 RCP
 9.6212
 10.9956
 0.875
 0.013
 526.79
 526.24
 0.0020
 D11
 3.98
 0.50
 1.99
 2.88
 10.37
 100

 RCP
 12.5664
 12.5664
 1.000
 0.013
 525.74
 525.26
 0.0020
 D12
 6.87
 0.50
 3.43
 6.32
 11.93
 100

 RCP
 12.5664
 12.5664
 1.000
 0.013
 525.26
 525.16
 0.0020
 D10B,D10C
 3.54
 0.50
 1.77
 8.08
 12.77
 100

0.73

9 0.82

RCP 1.7672 4.7124 0.375 0.013 534.87 533.95 0.0286

RCP 1.7672 4.7124 0.375 0.013 529.74 526.51 0.1929

 RCP
 1.7672
 4.7124
 0.375
 0.013
 540.50
 540.09
 0.0200

 RCP
 1.7672
 4.7124
 0.375
 0.013
 540.09
 539.23
 0.0200

 RCP
 1.7672
 4.7124
 0.375
 0.013
 539.23
 531.21
 0.0350
 MH
 0.00

 RCP
 2.4053
 5.4978
 0.438
 0.013
 530.96
 528.79
 0.0350
 D11A,D11B
 2.45

Line D9 2+40.72 2+17.81 22.91 1 18 2+17.81 0+45.00 172.81 1 18

Lat D9A 0+32.18 0+00.00 32.18 1 18

Lat D10A 0+32.27 0+00.00 32.27 1 18

Lat D10B 0+16.74 0+00.00 16.74 1 21

Lat D11A 0+16.59 0+00.00 16.59 1 18

Lat D10C 0+16.74 0+00.00 16.74 1

3+54.77 3+34.26 20.51

Lat D11B 0+16.92 0+00.00 16.92 1

 b+06.38
 5+63.80
 42.58
 1
 24

 5+63.80
 2+90.00
 273.80
 1
 42

 2+90.00
 0+50.26
 220.74
 4

2+90.00 0+50.26 239.74 1 48 0+50.26 0+00.00 50.26 1 48

 3+54.77
 3+34.26
 20.51
 1
 18

 3+34.26
 2+91.26
 43.00
 1
 18

 2+91.26
 0+62.10
 229.16
 1
 18

 0+62.10
 0+00.00
 62.10
 1
 21

Line D10 6+26.32 6+06.38 19.94 1 6+06.38 5+63.80 42.58 1

0.65 10.00 100 9.80 **6.3** 21.0 Yes

 0.50
 3.43
 6.32
 11.93
 100
 9.51
 60.1
 64.2
 No
 4.8

 0.50
 1.77
 8.08
 12.77
 100
 9.38
 75.9
 64.2
 No
 6.0

12 0.36 0.50 0.18 0.18 10.00 100 9.80 1.8 11.1 No 1.0

0.46 0.46 10.00 100

 0.50
 0.76
 0.76
 10.00
 100

 0.50
 0.00
 0.76
 10.04
 100

 0.50
 0.00
 0.76
 10.13
 100

 0.50
 1.23
 1.99
 10.49
 100

BRANDON DAVIDSON 87682 19 FGISTERED 12/15/2021

 10.4
 0.04
 0.036
 0.08
 535.43
 534.72
 0.00
 1.68
 Inlet
 1.25
 0.63
 536.06
 538.87
 2.81

 6.2
 0.47
 0.0107
 1.84
 534.72
 528.78
 1.68
 0.59
 60° Wye
 0.35
 0.00
 534.72
 538.87
 4.15

0.26 0.0015

0.09 0.0050

0.13 0.0148

0.03 0.0014

 0.84
 0.0017
 0.42
 530.50
 530.08

 0.14
 0.0028
 0.14
 529.64
 529.50

2.9 1.56 0.0008

 0.04
 531.15
 531.11
 0.00
 0.13
 Inlet
 1.25
 0.16
 531.32
 533.67
 2.35

 0.06
 531.04
 530.98
 0.13
 0.12
 60° Wye
 0.35
 0.07
 531.11
 533.67
 2.56

 0.21
 530.90
 530.69
 0.12
 0.13
 MH
 0.55
 0.07
 530.98
 533.95
 2.97

 0.21
 530.90
 530.69
 0.12
 0.13
 IMH
 0.55
 0.07
 530.96
 530.95
 2.97

 0.42
 530.50
 530.08
 0.13
 0.35
 MH
 0.55
 0.20
 530.69
 535.86
 5.17

 0.14
 529.64
 529.50
 0.35
 0.57
 60° Wye
 0.35
 0.44
 530.08
 533.74
 3.66

 529.07
 529.07
 0.57
 0.78
 MH
 0.55
 0.43
 529.50

 0.01
 531.16
 531.15
 0.00
 0.02
 Inlet
 1.25
 0.02
 531.18
 533.67
 2.49

 531.04
 531.04
 0.02
 0.12
 60° Wye
 0.35
 0.11
 531.15

 530.20
 530.18
 0.00
 0.06
 Inlet
 1.25
 0.08
 530.28
 533.74
 3.46

 529.64
 529.64
 0.06
 0.57
 60° Wye
 0.35
 0.54
 530.18

 540.84
 539.98
 1.10
 1.10
 45 Delid
 5.57

 539.88
 531.90
 1.10
 1.68
 MH
 0.55
 0.92
 539.98
 544.17
 4.19

 539.88
 531.90
 1.00
 60° W/re
 0.35
 0.42
 531.90
 535.54
 3.64

 0.02
 532.03
 532.56
 0.00
 0.99
 Inlet
 1.25
 1.24
 533.27
 535.54
 2.27

 531.90
 531.90
 0.99
 1.00
 60° Wye
 0.35
 0.66
 532.56

0.10 532.27 531.94 0.00 1.43 Inlet 1.25 0.28 532.55 531.90 531.90 1.43 1.00 60° Wye 0.35 0.50 531.94

 531.90
 530.98
 1.68
 1.00
 60° Wye
 0.35

 530.90
 530.90
 1.00
 0.13
 MH
 0.55

CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM \*5951

> DEVELOPMENT PLANS FOR NELSON LAKE RELEASED FOR CONSTRUCTION ESTATES LL RESPONSIBILITY FOR ADEQUACY OF PERSONNEL PROPERTY OF THE PE ROCKWALL, TEXPASOCKWALL, IN REVIEWING

PLANS FUR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DRAINAGE CALCULATIONS

			DATE
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 21012	DATE JUNE 2021	SCALE:	32

STORM SEWER CALCULATIONS (CONT.) Conduit Properties Flowline Elevation

Down-SYSTEM Area Perimeter Hydraulic Manning's Design Conduit Up-stream Down-Length # of Barrels Pipe Size Partial Flow Friction Runoff Incre-Time in Up-stream Storm Intensity I Runoff Q Capacity V1/2g Coeff. C mental C\*A ulated C\*A T<sub>C</sub> Slope Inlet ID Area Velocity V Design Top of Curb HGL Depth Downstream Radius n Up-stream V2/2g Conduit Slope S<sub>f</sub> Headloss Up-stream Velocity Freq. HGL Elevation Below T/C stream (U/S) Coeff. K stream Headloss (ft) (ft/ft) (cfs) (cfs) (in/hr) (2) (3) (4) (5) (Yes/No) (ft/s) (min) (ft/ft) (16) 
 3+52.49
 3+30.67
 21.82
 1

 3+30.67
 0+46.63
 284.04
 1
 (24) (25) (26) 
 RCP
 2.4053
 5.4978
 0.438
 0.013
 541.64
 540.70
 0.0430
 14

 RCP
 2.4053
 5.4978
 0.438
 0.013
 540.74
 532.22
 0.0300
 D12A
 0+46.63 0+00.00 46.63 1 
 13.0
 0.36
 0.0263

 14.0
 0.06
 0.0217
 Lat D12A 0+33.63 0+00.00 33.63 1 RCP 2.4053 5.4978 0.438 0.013 541.61 540.74 0.0259 13 2.63 0.50 1.32 1.32 10.00 100 9.80 **12.9** 25.5 10.6 0.05 **0.0066** 0.22 13.0 
 542.49
 544.10
 0.00
 1.74
 Inlet
 1.25
 0.99
 543.48

 542.09
 542.09
 1.74
 2.62
 60° Wye
 0.35
 2.01
 544.10
 Lat D12B 0+16.74 0+00.00 16.74 1 RCP 1.7672 4.7124 0.375 0.013 532.77 532.21 0.0335 15 0.80 0.50 0.40 0.40 10.00 100 
 533.38
 533.38
 0.00
 0.08
 Inlet
 1.25
 0.10
 533.48
 536.77
 3.29

 533.38
 533.38
 0.08
 3.04
 60° Wye
 0.35
 3.02
 533.38
 0.13 0.0014 Lat D12C 0+16.74 0+00.00 16.74 1 18 RCP 1.7672 4.7124 0.375 0.013 532.77 532.21 0.0335 0.80 0.50 0.40 0.40 10.00 100 9.80 3.9 19.2 Yes 0.13 0.0014 0.02 533.38 533.38 0.00 0.08 Inlet 0.10 533.48 536.77 3.29 **533.38** 533.38 0.08 3.04 60° Wye 0.35 3.02 **533.38**  
 RCP
 2.4053
 5.4978
 0.438
 0.013
 543.20
 542.73
 0.0200
 3

 RCP
 2.4053
 5.4978
 0.438
 0.013
 542.74
 539.50
 0.0150
 D

 RCP
 2.4053
 5.4978
 0.438
 0.013
 539.50
 531.60
 0.0290
 D

 RCP
 3.1416
 6.2832
 0.500
 0.013
 531.43
 530.42
 0.0290
 D

 RCP
 3.1416
 6.2832
 0.500
 0.013
 530.42
 529.06
 0.0290
 D

 RCP
 4.9088
 7.854
 0.625
 0.013
 528.55
 526.05
 0.0112
 Line D13 11+26.33 11+02.74 23.59 
 11+26.33
 11+02.74
 23.59
 1

 11+02.74
 8+86.84
 215.90
 1
 0.0021 8+86.84 6+14.47 272.37 1 21 
 0.50
 544.39
 547.20
 2.81

 0.76
 543.77
 547.14
 3.37
 0.50 0.56 1.30 10.05 0.42 0.0064 1.39 543,77 540,56 
 0.42
 0.0064
 1.39
 543.77
 540.56
 1.10
 1.15
 60° VVye
 0.35
 0.76
 543.77
 547.14

 0.38
 0.0135
 3.67
 540.56
 532.74
 1.15
 2.24
 MH
 0.55
 1.23
 540.56
 543.51

 0.04
 0.0139
 0.49
 532.65
 532.28
 2.24
 2.71
 60° Wye
 0.35
 1.92
 532.74
 536.65

 0.06
 0.0186
 0.87
 532.28
 530.61
 2.71
 2.87
 60° Wye
 0.35
 1.93
 532.28
 535.56

 0.59
 0.0056
 1.26
 530.27
 529.01
 2.87
 0.61
 MH
 0.55
 0.34
 530.61
 533.69

 0.24
 0.0027
 0.21
 528.77
 528.55
 0.61
 0.46
 60° Wye
 0.35
 0.24
 529.01
 531.40

 0.11
 0.0035
 0.14
 528.23
 528.09
 0.46
 0.59
 MH
 0.55
 0.32
 528.55
 531.40</ 6+14.47 5+79.47 35.00 1 24 5+79.47 5+32.48 46.99 1 24 5+32.48 3+09.10 223.38 1 30 RCP 2.4053 5.4978 0.438 0.013 539.50 531.60 0.0290 D13B 1.19 0.50 0.59 1.90 10.47 100 9.73 18.4 27.0 Yes 12.0 RCP 3.1416 6.2832 0.500 0.013 531.43 530.42 0.0290 D13C 1.74 0.50 0.87 2.76 10.84 100 9.67 26.7 38.5 Yes 13.2 RCP 4.908 7.854 0.625 0.013 528.55 526.05 0.0112 MH 0.00 0.50 0.00 3.20 10.89 100 9.67 30.9 38.5 Yes 13.6 RCP 9.6212 10.9956 0.875 0.013 525.07 524.75 0.0040 D13E,D13F 4.55 0.50 2.28 5.47 11.54 100 9.57 52.4 63.6 No 6.2 RCP 9.6212 10.9956 0.875 0.013 524.75 524.59 0.0040 D14 1.50 0.50 0.50 0.75 6.22 11.78 100 9.53 59.3 63.6 No 6.2 
 0.35
 1.92
 532.74
 536.65

 0.35
 1.93
 532.28
 535.56

 0.55
 0.34
 530.61
 533.69
 3+09.10 2+30.12 78.98 1 2+30.12 1+90.00 40.12 1 Lat D13A 0+31.33 0+00.00 31.33 RCP 1.7672 4.7124 0.375 0.013 544.04 542.87 0.0373 38 1.12 0.50 0.56 0.56 10.00 100 9.80 **5.5** 20.3 Yes 0.05 0.0027 0.08 544.57 543.77 543.77 543.77 1.49 1.15 60° Wye 0.35 0.63 543.77 Lat D13B 0+14.50 0+00.00 14.50 RCP 1.7672 4.7124 0.375 0.013 539.51 539.41 0.0069 40 1.19 0.50 0.59 0.59 10.00 100 0.05 0.0031 540.56 540.56 Lat D13C 0+16.74 0+00.00 16.74 1 RCP 1.7672 4.7124 0.375 0.013 532.65 531.68 0.0579 42 1.74 0.50 0.87 0.87 10.00 100 9.80 **8.5** 25.3 12.9 0.02 0.0065 
 533.25
 532.65
 0.00

 532.65
 532.65
 2.58
 2.58 Inlet 1.25 2.71 60° Wye 0.35 534.20 536.65 2.45 Lat D13D 0+16.74 0+00.00 16.74 1 RCP 1.7672 4.7124 0.375 0.013 531.56 530.67 0.0532 41 0.86 0.50 0.43 0.43 10.00 100 9.80 **4.2** 24.2 
 532.28
 532.28
 0.00
 1.65
 Inlet
 1.25
 0.22
 532.50

 532.28
 532.28
 1.65
 2.87
 60° Wye
 0.35
 2.30
 532.28
 10.3 0.03 0.0016 0.03 Lat D13E 0+16.74 0+00.00 16.74 1 RCP 3.1416 6.2832 0.500 0.013 527.40 525.82 0.0944 43 2.26 0.50 1.13 3.5 0.08 0.0024 Lat D13F 0+16.74 0+00.00 16.74 1 9.80 11.2 
 529.20
 529.16
 0.00
 0.20
 Inlet
 1.25
 0.20
 529.40

 528.77
 528.77
 0.20
 0.46
 60° Wye
 0.35
 0.39
 529.16
 69.5 0.08 0.0025 Line D14 3+65.09 0+00.00 365.09 RCP 1.7672 4.7124 0.375 0.013 530.62 526.97 0.0100 37 1.50 0.50 0.75 0.75 10.00 100 9.80 1.77 531.54 528.55 
 531.54
 528.55
 0.00
 0.27
 Inlet
 1.25
 0.33
 531.87

 528.23
 528.23
 0.27
 0.59
 MH
 0.55
 0.32
 528.55
 6.2 Line D15 1+34.23 0+24.63 109.60 1 RCP 1.7672 4.7124 0.375 0.013 554.00 552.01 0.0182 D16,49,50 1.33 0.82 1.09 14.2 Yes **6.1** 0.30 **0.0103** Line D16 1+54.82 0+45.44 109.38 564.98 564.82 0.08 
 0+99.33
 0+64.67
 34.66
 1
 24

 0+64.67
 0+37.23
 27.44
 1
 24

 0+37.23
 0+00.00
 37.23
 1
 24

 RCP
 3.1416
 6.2832
 0.500
 0.013
 533.92
 533.60
 0.0093

 RCP
 3.1416
 6.2832
 0.500
 0.013
 533.60
 533.35
 0.0093

 RCP
 3.1416
 6.2832
 0.500
 0.013
 533.34
 533.00
 0.0093

 0.00
 10.00
 100
 9.80
 21.3
 21.8
 No

 0.00
 10.09
 100
 9.79
 21.3
 21.8
 No

 0.00
 10.15
 100
 9.78
 21.3
 21.8
 No

 0.00
 0.50
 0.00

 0.00
 0.50
 0.00

 Inlet
 1.25
 0.90
 538.30

 45° Bend
 0.37
 0.27
 537.10
 536.84 536.59 0.72 
 536.84
 536.59
 0.72
 0.72
 45° Bend
 0.37
 0.27
 537.10

 536.33
 536.00
 0.72
 0.72
 45° Bend
 0.37
 0.27
 536.59
 Line D18 1+34.18 0+25.17 109.01 1 18 RCP 1.7672 4.7124 0.375 0.013 533.67 530.84 0.0260 58,59 0.84 0.83 0.69 0.69 10.00 100 9.80 6.8 16.9 Yes 6.7 0.27 0.0041 0.45

# INLET CALCULATIONS

🕠 the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided

		Location						Are	a Runoff		Parting Control of the Control of th		31/2	1	The same of the sa			Gutter Flow	The second secon																			
								Time of							T	1		Gutter Flow					G	Gutter Flow					Inlets Capacit	У			Inle	ets Capacity			Inlet B	/-nass
nlet ID	1000							Time of				Upstrear	Total							Depr	ression	Depth of C	Gutter Flow F	Ponding Wi	idth/ Spread		Depressed Gu	itter	Section Beyor	d	Conveyance	Dotin of		Inlet Le	nath		IIIIOC B	/ page
HEL ID	Street	Station	Offset		Design Freq	С	Area ID	Concentrat	tion Intens	sity   Area	A Run	off Q Bypass C	*A Gutter Flo		e On-Grade/	Manning's	Long Slope	Crown Type	Cross Class C							Max Allow L Flow based	Section	etted	Depression		Section	Ratio of Depression	Equivelent	I Het Eel	ngtii	Inlet		
													Qa	Type	Sag	n	S	Clown Type	Cross Slope S <sub>X</sub>	Depth a	Width W	(allow)	(actual)	(allow)	The second secon	on Ponding	Area	meter	Area   Wei		ion Beyond	flow to	Cross-	Required	Actual Ca	pacity	Flow	A To Inlet ID R
							1 - 21	Tc												2.500.0	244411	Yallow	Yactual	Tallow	Tactual	Q <sub>max Gutter</sub> -			10000	CASA LACA	Depressio	n Total Flow	slope, S <sub>e</sub>	L <sub>Reg'd</sub>		Qc	Q <sub>by pass</sub>	
					(yr)			(min)	(in/h	nr) (acre	(c	fs) (cfs)	(cfs)		-		/6/6)		4 101								Aw F	P <sub>W</sub>	A <sub>0</sub> F	Kw	/ Ko	E <sub>0</sub>		1104.0	-uctual			
(1)	(2)	(3)	(4)		(5)	(6)	(7)	(8)	(9)	) (10	· ·	1 1-1-1	(13)	(14)	(15)	(16)	(ft/ft)	(18)	(ft/ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(cfs)	(ft <sup>2</sup> ) (	(ft)	(ft <sup>2</sup> ) (f	) (cfs	(cfs)		(ft/ft)	(ft)	(ft) (	cfs)	(cfs)	
2	Nottingham Nottingham	9+00.81	4.66	LT	100	0.5	1	10	9.8			11	11.1	Local	Sag	0.0175	0.70%	6" Rooftop	3.57%	(20)	(21)	0.5	(23)	(24)	(25)	(26)	(27)	28)	(29) (3	0) (31	) (32)	(33)	(34)	(35)		(37)		9) (40)
3	Morris	5+36.00	14.50	RT PT	100	0.5	2	10	9.8	-		2.9	12.9	Local	Sag	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.49	14	13.6	11.8	1.40 2.	.08	2.42 11.	35 91.6	66 72.18	0.56	0.18	10.04	10	11.1	0.0 0.0	0
4	Morris	5+36.00	14.50	LT	100	0.5	4	10	9.8			.9	7.9	Local	Sag	0.0175	1.20%	6" Rooftop	3.57%	0.5	2	0.5	0.39	14	10.9	15.5	1.32 2.	.08		6 82.6	50 54.16	0.60	0.19	12.23	15	15.1	0.0	0
5	Haygood	2+96.00	14.50	LT	100	0.5	5	10	9.0	0.69		9	2.9	Local	Sag	0.0175	1.20%	6" Rooftop	3.57%	0.5	2	0.5	0.28	14	7.9	15.5	0.99 2	.08	1.40 8.8	1 51.6	34.87	0.67	0.20	6.13	10	11.1	0.0	
6	Haygood	2+96.00	14.50	RT	100	0.5	6	10	9.8			9	2.9	Local Local	On Grade On Grade	0.0175	0.93%	6" Rooftop	3.57%	0.5	2	0.5	0.28	14	7.77	13.6			0.60 5.7	7 50.7	1 11.04	0.81	0.24	6.10		11.1	0.0	Contract to the contract of th
7	Tilley	2+48.17	N/A	N/A	100	0.5	7	10	9.8			3	7.3	Local	Sag	0.0175	0.93%	6" Rooftop	3.57% 3.57%	0.5		0.5	0.28	14	7.84	13.6	0.99 2.	.08	0.61 5.8	4 51.1	3 11.46	0.82	0.24	6.17		9.3	0.0 0.0	
8	Ellerslie	0+55.00 13+27.00	14.50	RT	100	0.5	8	10	9.8	1.53	3 7.	5	7.5	Local	On Grade	0.0175	2.24%	6" Rooftop	3.57%	0.5	2	0.5	0.42	14	11.7	11.8	1.26 2.	.08	1.67 9.6	8 76.9	0 44.11	0.64	0.19	5.41		1.1	0.0 0.0	
10	Morris Morris	13+12.00	14.50	L1 DT	100	0.5	9	10	9.8	7.77		0	4.0	Local	On Grade	0.0175	4.41%	6" Rooftop	3.57%	0.5	2	0.5	0.34	14	9.46 6.62	21.1	1.10 2.	.08	0.99 7.4	6 61.5	1 22.05	0.74	0.22	12.57	15 1	1.4	0.0 0.0	
11	Chatsworth	6+30.00	14.50	IT.	100	0.5	10	10	9.8	1,5			7.7	Local	On Grade	0.0175	4.53%	6" Rooftop	3.57%	0.5	2	0.5	0.30	14	8.37	30.0	1.03 2.	.08	0.38 4.6	2 43.8		0.88	0.26	10.88	15	8.7	0.0 0.0	
12	Chatsworth	6+30.00	14.50	RT	100	0.5	12	10	9.8			0 0.02	6.2	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.39	14	10.97	11.8	1.03 2.		0.72 6.3 1.44 8.9	7 54.4	3 14.45	0.79	0.23	15.14	15	7.5		2 11
13	Stratford	10+10.00	14.50	LT	100	0.5	13	10	9.8			0	13.0	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.23	14	6.38	11.8	0.88 2.		0.34 4.3	8 42.4	7 533	0.67	0.20	8.61	10	8.8	0.0 0.0	
14	Stratford	10+10.00	14.50	RT	100	0.5	14	10	9.8			.0	13.0	Local	On Grade On Grade	0.0175	1.30%	6" Rooftop	3.57%	0,5	2	0.5	0.46	14	12.90	16.1	1.35 2.	08	2.12 10.	0 85.9	1 60.46	0.59	0.26	4.06		2.5	0.0 0.0	
5	Stratford	12+82.00	14.50	LT	100	0.5	15	10	9.8	0.77			3.9	Local	On Grade	0.0175	3.93%	6" Rooftop 6" Rooftop	3,57%	0.5	2	0.5	0.46	14	12.90	16.1	1.35 2.	08	2.12 10.	0 85.9	1 60.46	0.59	0.18	15.06	1.5	2.9	0.1 0.0	
7	Stratford Euclid	12+50.00	14.50	RT	100	0.5	16	10	9.8	0.80		7.77	4.1	Local	On Grade	0.0175	3.93%	6" Rooftop	3.57%	0.5	2	0.5	0.24	14	6.65	28.0	0.90 2.	08	0.39 4.6	5 44.0	2 6.24	0.88	0.25	10.32	10	3.6	0.3 0.0	10
18	Euclid	9+97.50	14.50	DT	100	0.5	17	10	9.8			-	12.7	Local	On Grade	0.0175	1.60%	6" Rooftop	3.57%	0.5	2	0.5	0.24	14	12.29	28.0	0.91 2.	08	0.41 4.7	7 44.6	9 6.67	0.87	0.25	10.56	10	3.6	0.5 0.0	
19	Chatsworth	0+84.00	14.50	LT	100	0.5	10	10	9.8		-	.9	14.9	Local	On Grade	0.0175	1.60%	6" Rooftop	3.57%	0.5	2	0.5	0.47	14	13.06	17.8	1.31 2. 1.36 2.	08	1.89 10.3	9 81.3	6 51.89	0.61	0.19	15.56	15 1	1.6	1.1 0.1	1 19
20	Chatsworth	0+84.00	14.50	RT	100	0.5	20	10	9.8	-		0.09	8.6	Local	Sag	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.44	14	12.42	11.8	1.32 2.		2.18 11.0	87.1	6 62.92	0.58	0.18	17.07	20 2	1.8	0.0 0.0	
1	Nottingham	2+45.00	14.50	LT	100	0.5	21	10	9.8				4.2 5.9	Local	Sag	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.34	14	9.51	11.8	1.11 2.		1.01 7.5		4 53.69 2 22.41	0.61	0.19	1.02		1.1	0.0	
22	Huntwick	3+25.00	14.50	LT	100	0,5	22	10	9.8				4.8	Local	On Grade On Grade	0.0175	1.10%	6" Rooftop	3.57%	0.5	2	0.5	0.35	14	9.87	14.8	1.13 2.0	08	1.11 7.8	64.2	4 25.41	0.73	0.22	9.29		1.1	0.0 0.0	
23	Huntwick	5+61.00	14.50	LT	100	0.5	23	10	9.8	0.77			4.2	Local	On Grade	0.0175	2.67%	6" Rooftop	3.57%	0.5	2	0.5	0.28	14	7.73	23.1	0.98 2.0	08	0.59 5.7	50.4		0.82	0.24	10.36		1.4	0.0 0.0	
24	Huntwick Concord	2+00.00	14.50	RT	100	0.5	24	10	9.8		10.		10.2	Local	On Grade	0.0175	2.67%	6" Rooftop	3.57%	0.5	2	0.5	0.26	14	7.36	23.1	0.95 2.0	08 (	0.51 5.3	48.1	9.10	0.84	0.25	9.69		1.5	0.0 0.0	
26	Clairmont	3+88.00	14.50	DT	100	0.5	25	10	9.8			8	4.8	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.36	14	10.29	23.1	1.16 2.0	08	1.23 8.2	67.10	29.19	0.70	0.21	15.52	20 1	8.7	0.0 0.0	
27	Clairmont	5+68.00	14.50	RT	100	0.5	20	10	9.8			1	6.1	Local	On Grade	0.0175	2.80%	6" Rooftop	3.57%	0.5	2	0.5	0.30	14	8.42	23.6	1.14 2.0	08	1.14 8.0	65.0	7 26.48	0.71	0.21	7.51	10 9	9.6	0.0 0.0	
28	Clairmont	7+47.00	14.50	RT	100	0.5	28	10	9.8	D.7919		0.22	5.1	Local	On Grade	0.0175	2.80%	6" Rooftop	3.57%	0.5	2	0.5	0.28	14	7.85	23.6		08 (	0.74 6.4 0.61 5.8	0 1.1	7 14.78	0.79	0.23	11.95		1.0	2.1 0.2	
29	Clairmont	7+42.00	14.50	LT	100	0.5	29	10	9.8			4	3.7	Local	On Grade	0.0175	2.80%	6" Rooftop	3,57%	0.5	2	0.5	0.25	14	6.98	23.6	0.93 2.0		0.44 4.9		2 7.48	0.82	0.24	10.83			0.9 0.0	
30	Macbeth	8+10.00	14.50	LT	100	0.5	30	10	9.8		8.4		8.4	Local	On Grade	0.0175	4.00% 1.00%	6" Rooftop 6" Rooftop	3.57%	0.5		0.5	0.34	14	9.54	28.2	1.11 2.0	08	1.02 7.5		2 22.66	0.00	0.23	9.25 17.09	20 1	1.5	0.0 0.0	
31	Macbeth	8+10.00	14.50	RT	100	0.5	31	10	9.8		11.	5	11.5			0.0175	1.00%	6" Rooftop	3.57%	0.5		0.5	0.41	14	11.48	14.1	1.25 2.0	08	1.60 9.4	75.43	3 41.68	0.64	0.20		10 1	1.1	0.0 0.0	
13	Nickersham Nickersham	5+10.00	14.50	LT	100	0.5	32	10	9.8	1.90	9.3	3	9.3	Local	On Grade	0.0175	0.70%	6" Roofton	3.57%	0.5		0.5		14	12.94	14.1		08 2	2.14 10.9	4 86.25	61.13	0.59	0.18	10.56		5.1	0.0 0.0	
34	Nickersham	5+10.00	14.50	RI DT	100 100	0.5	33	10	9.8				7.3	Local	On Grade	0.0175	2 70%	6" Roofton	3.57%	0.5		0.5	0.46 0.32	14	12.77 9.05	11.8			2.07 10.7	7 84.98	58.66	0.59	0.18	7.84	10 1	1.1	0.0	
5	Glenwood	2+23.00	14.50	IT	100	0.5	35	10	9.8		5.9		5.9	Local	Sag	0.0175	0.70%	6" Roofton	3.57%	0.5		0.5	0.39	14		23.2 11.8		08 1	0.89 7.0	58.79			0.22	12.97		0.3	0.0	
6	Glenwood	2+23.00	14.50	RT	100		36	10	9.8	1.20	6.3	5	4.6	Local	Sag	0.0175	0.70%	6" Rooftop 6" Rooftop	3.57%	0.5	2	0.5	0.35	14		11.8	1.13 2.0	08 1	1.38 8.80 1.08 7.7	70.62	34.20	0.67	0.20				0.0	
7	Clairmont	16+07.00	14.50	RT	100		37	10	9.8			7	6.3 10.7	Local	Sag	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.39	14	11.06	11.8	1.22 20	08 1	1.47 9 06	72.44	24.55 36.95	0.72 0.66	0.22	2.00		1.1	0.0	
8 /	Vickersham	11+30.00	14.50	LT	100	0.5	38	10	9.8	1.51	7.4		7.4	Local	On Grade On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5		0.5		14	13.45	11.8	1.39 2.0	08 2	1.47 9.00 2.34 11.4	5 90.16	69.04	0.57	0.20	4.19 11.71		1.1	0.0	
9 \	Vickersham	11+30.00		RT	100	0.5	39	10	9.8	1.48	7.3	3	7.3	Local	On Grade	0.0175	1.50%	6" Rooften	3,57% 3,57%	0.5		0.5		14	10.15	17.3	1.15 20	08 1	1.19 8.15	66.15	27.91	0.70		11.34		.5	3.4 0.34 1.9 0.20	43
40 \\	Vickersham Vickersham	16+69.00	14.50	LT	100	0.5	40	10	9.8	0.83	4.0	0.20	6.0	Local	On Grade	0.0175	1.50%	6" Rooftop	3.57%	0.5	2	0.5		14 14	10.10	17.3	1.15 2.0	08 1	1.17 8.10	65.77	27.40	0.71	0.21	11.25		1.4	0.0 0.00	40
12	Vickersham	16+30.00	14.50		100	0.5		10	9.8			0.01	4.9	Local	On Grade	0.0175	2.80%	6" Rooftop	3.57%	0.5	2	0.5	0.33	14	9.37 7.74	17.3	1.10 2.0	0 8	0.97 7.37	60.89	21.32	0.74		10.10 10.64	10 5	.8	0.1 0.0	41
13	Atwood	2+15.00	14.50	LT	100		42 43	10	9.8	1.74	8.5		8.5	Local	On Grade	0.0175	2.80%	6" Rooftop	3.57%			0.5	0.34	14	9.53	23.6	0.98 2.0 1.11 2.0	18 1	0.59 5.74	50.54	10,97	0.82	0.24	10.64	10 4	.2	0.7 0.07	43
14	Atwood	2+15.00	14,50	RT	100	0.5	44	10	9.8 9.8	7.44	7.0 13.4	0.41	11.1	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.49	14	13.63	11.8	1.40 2.0	)8 2	1.01 7.53 2.41 11.6		22.58 71.90	0.73	0.22	14.23		.7	0.0	44
15	Haygood	3+24.92	38.15	LT	100	0.66	45,45A	10	9.8	0.89	5.8	•	13.4 5.8	Local	On Grade	0.0175	0.70%	6" Rooftop	3,57%	0.5	2	0.5	0.52	14	14.64	11.8	1.47 2.0	08 2	2.85 12.6	99.54	89.87	0.56 0.53 N/A	0.18 0.17	10.00	10 11 15 15	.1	0.0	
16	Euclid	13+60.00	14.50	LT	100	0.5	46	10	9.8			0.11	5.0	Local	Oli Glade	0.01/5	3.00%	6" Rooftop	16.67%LT,12.5%R		28	N/A	0.50	14	7.00	313	N/A N/A	Λ Λ	N/A N/A	N/A	30.01	0.00	N/A	12.87 0.75	15 15 3'X3' 32	D <sub>1</sub> 1	0.0 0.00	



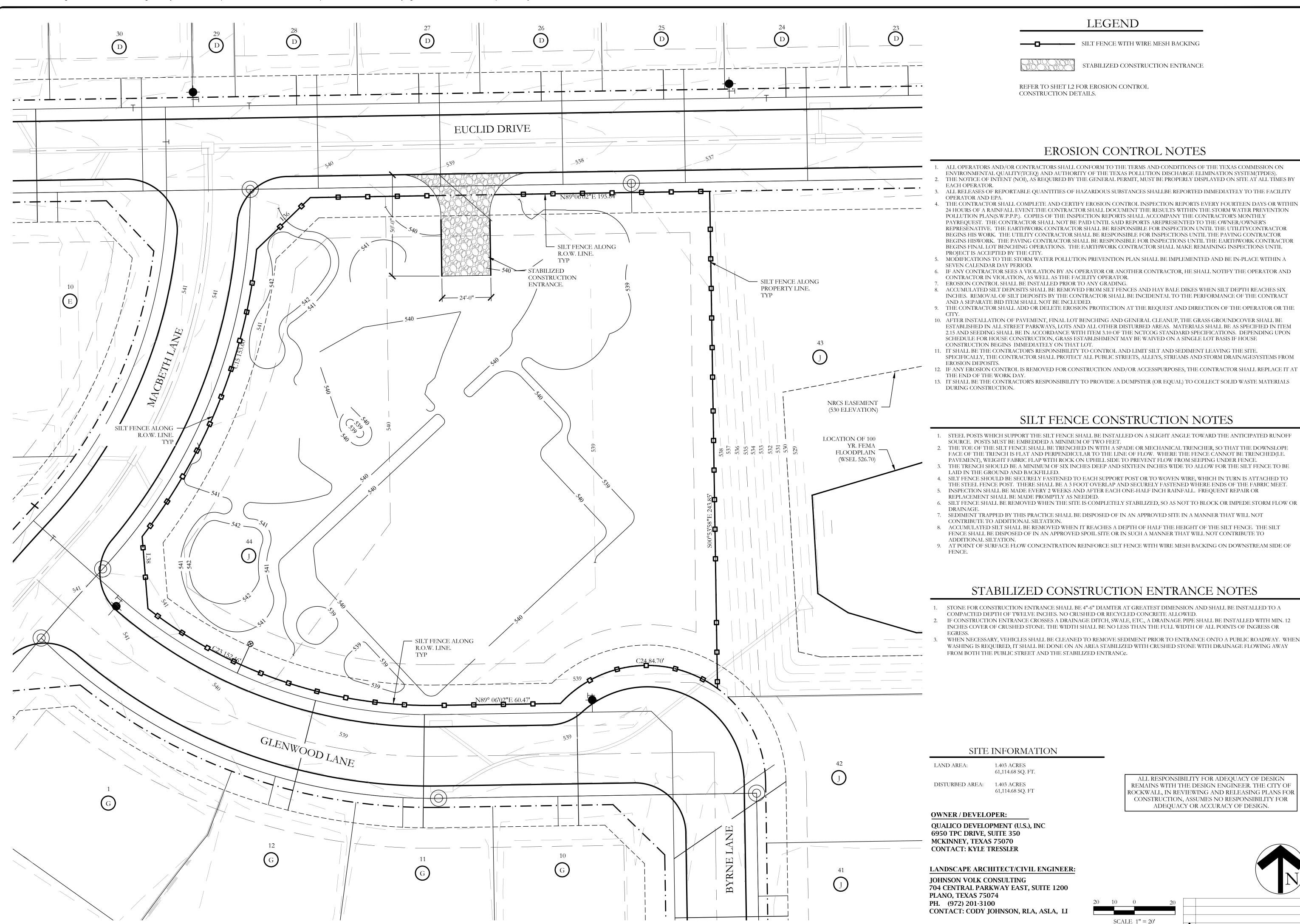
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM \*5951

DEVELOPMENT PLANS FOR
NELSON LAKE
ESTATES
ROCKWALL, TEXAS ALL RESPONSIBILITY FOR ADECTOR REMAINS WITH THE DESIGN ENTOPE OF ROCKWALL, IN REVIEWING

DRAINAGE CALCULATION SIGN.

		CITY	
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 21012	DATE JUNE 2021	SCALE:	33



JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194
Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

NELSON LAKE ESTATES
AMENITY CENTER
CITY OF ROCKWALL

MENITY CENTER FACILITY
FROSION CONTROL PLAN

April 27, 2023

SCALE:

REFER TO PLANS

One Inch

L1

JVC No MJP006

SCALE: One Inch JVC No MJP006

REFER TO DETAILS

LENGTH AS SHOWN ON PLANS GRADE TO PREVENT RUNOFF - FILTER FABRIC FROM LEAVING SITE - EXISTING GRADE PAVED SURFACE -PROFILE VIEW N.T.S. RADIUS -= 5' MIN. LENGTH AS SHOWN ON PLANS GRADE TO DRAIN AWAY FROM STABILIZATION AND STREET PAVED SURFACE TRANSITION TO PAVED SURFACE -DRAINAGE MUST FLOW AWAY FROM ENTRANCE PLAN VIEW N.T.S. Note: No crushed concrete or recycled concrete allowed. STABILIZED CONSTRUCTION STANDARD SPECIFICATION REFERENCE CITY OF ROCKWALL Mar. 2018 R-1070A ENTRANCE

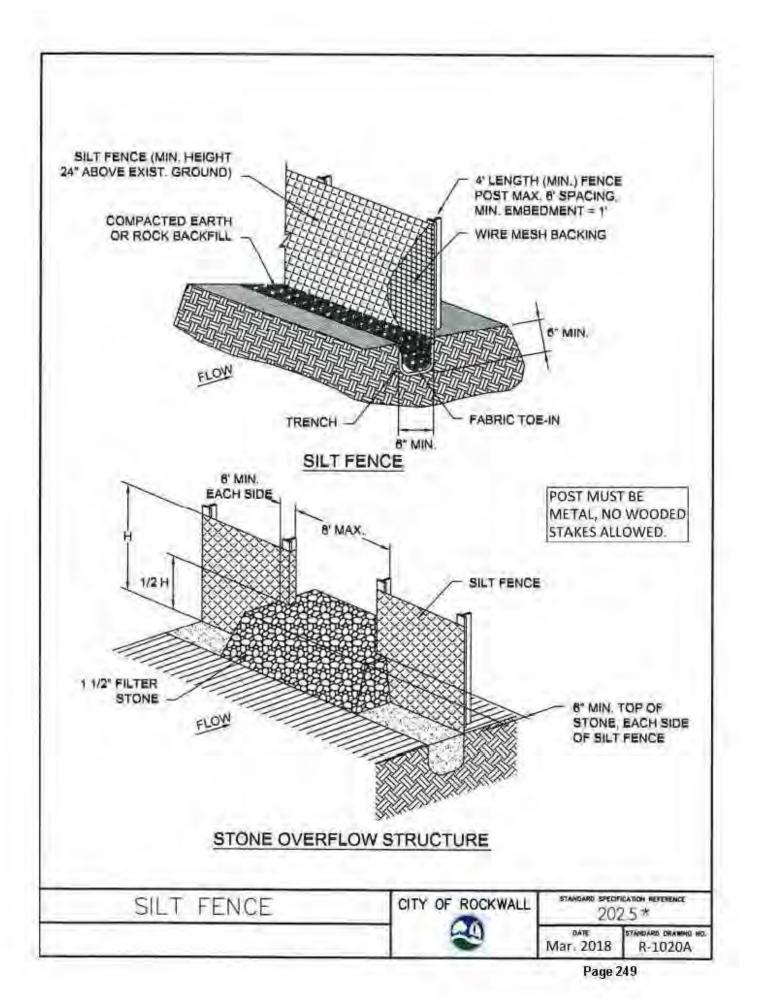
STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

- 1. STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE
- 2. MINIMUM LENGTH SHALL BE 50 FEET AND WIDITH SHALL BE 20 FEET.
- 3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
- 4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- 5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- 6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
- 7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- 8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
- 9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.
- NO CRUSHED OR RECYCLED CONCRETE ALLOWED.

STABILIZED CONSTRUCTION CITY OF ROCKWALL 202.11\* STANDARD DRAWING NO. ENTRANCE Mar. 2018 R-1070B

Page 253

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SILT FENCE GENERAL NOTES:

- 1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- 5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
- 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- 8 FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED SIX (6") INCHES MINIMUM.

SILT FENCE CITY OF ROCKWALL 202.5\* Mar. 2018 R-10206

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JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 1019

AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
AENSION CONTROL AND PAVING PLAN

January 12, 2023

January 12, 2023

SCALE:

REFER TO PLANS

One Inch

JVC No MJP006

L3

LEGEND EXISTING 1" DOMESTIC PROPOSED PARKING COUNT WATER METER BARRIER FREE RAMP HANDICAP PARKING SIGN HANDICAP PARKING SPACE ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA) EXISTING FIRE HYDRANT 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE EXISTING SANITARY SEWER MANHOLE 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE EXISTING WATER MAIN W/ VALVE 6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE EXISTING SANITARY SEWER ENCLOSURE

\_ - 539 *--*

EXISTING CONTOUR INTERVAL

FINISHED FLOOR ELEVATION

FIRELANE PAVING PER CITY

STANDARD DETAILS

# PAVING NOTES

- 1. PAVING FOR THE FIRELANE SHOWN HEREIN SHALL BE 6" THICK; 3,600 PSI CONCRETE; 6.5 SACK MIX; #3 BARS AT 18" ON CENTER EACH WAY.
- 2. PAVING FOR PARKING STALLS SHOWN HEREIN SHALL BE 5" THICK; 3,600 PSI CONCRETE; 6.5 SACK MIX; #3 BARS AT 18" ON CENTER EACH WAY.

# SWIMMING POOL NOTES

- 1. THE SWIMMING POOL PLAN SHOWN IS FOR GENERAL LAYOUT OF THE POOL AREA ONLY. THE SWIMMING POOL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POOL EQUIPMENT, PIPING, GUNITE SHELL, TILE, COPING, ELECTRICAL AND JUNCTION BOXES, PERMITS AND CITY CODE ACCEPTANCE OF ALL THE LISTED ITEMS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DESIGN AND ENGINEERING OF THE POOL'S STRUCTURAL AND

- POOL PIPING SHALL BE SCHEDULE 40 PVC. FLEXIBLE PVC WILL NOT BE ALLOWED
- 8. ALL POOL DECKS SHALL HAVE A MINIMUM .5% SLOPE AWAY FROM POOL FOR DRAINAGE 9. ALL GRADES ADJACENT TO WALKS AND POOL DECKS CONSTRUCTED BY THE POOL CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE POOL CONTRACTOR TO ACHIEVE THE CORRECT ELEVATION
- 10. THE POOL SHELL SHALL BE GUNITE WITH A PLASTER FINISH-COLOR TO BE SELECTED BY OWNER
- 11. POOL SHELL: (AS A MINIMUM) (CONTRACTOR TO PROVIDE STRUCTURAL ENGINEERED SHOP DRAWINGS) 11.1. STEEL-
- 11.1.1. FLOOR AND WALLS TO HAVE A GRID OF #4 REAR @ 10" EACH WAY 11.1.2. BOND BEAM TO HAVE FOUR CONTINUOUS #4 BARS.
- 11.1.3. ALL STEEL

EXISTING STORM

RIGHT-OF-WAY

EXISTING CURB INLET

PROPOSED CONCRETE WHEEL STOP

- BAR ENDS TO OVERLAP ATTACHED EXTENSION BARS A MINIMUM OF FORTY TIMES THEIR DIAMETER. NO
- $HORIZONTAL\ OVERLAPS\ SHALL\ OCCUR\ AT\ THE\ CORNERS\ OF\ THE\ BOND\ BEAM.$ 11.1.5. ALL STEEL SHALL BE BLOCKED OUT 2" FROM EXCAVATION SOIL.
- 11.2. CONCRETE-11.2.1. FLOOR AND WALLS TO BE A MINIMUM 8" THICK AT ANY LOCATION
- BOND BEAM TO BE A MINIMUM OF 12" THICK AT THE TOP AND 12" DEEP AT BACK AND TAPERED 45° TO THE
- 11.2.3. THE SHELL IS TO HAVE AIR-PLACED CONCRETE WITH A MINIMUM OF 7 SACKS OF CEMENT PER CUBIC YARD WITH 3/8" ROCK AGGREGATE. MINIMUM CONCRETE STRENGTH TO BE 3200 PSI. MAXIMUM CONCRETE SLUMP
- 12. THE POOL DEPTH IS TO BE 3'-0" AT THE STEPS AND 4'-6" AT THE MAIN DRAIN AS MEASURED FROM THE WATER LINE.
- 13. PROVIDE 4" STANDARD DEPTH MARKER INSERTS FOR POOL WALLS AND AT EDGE OF DECK.
- 14. THE POOL DIMENSIONS SHOWN ARE TO THE INSIDE OF THE POOL WALL BEFORE PLASTER.
- 15. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN WITH THE PLAN AND IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THEM BY THIS
- 16. POOL DECK SURFACE AND BANDING TO BE DETERMINED BY OWNER PRIOR TO CONSTRUCTION. 17. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CITY AND STATE HEALTH CODES AND
- REQUIREMENTS FOR SWIMMING POOLS, WHETHER OR NOT THEY ARE ADDRESSED ON THE PLANS.
- 18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED POOL EQUIPMENT, I.E. PUMPS, SKIMMERS, RETURNS, FILTERS AND TO COMPLY WITH ALL STATE AND LOCAL CODES.
- 19. POOL EQUIPMENT ENCLOSURE SHALL HAVE A CRUSHED GRAVEL BASE. REFER TO DETAIL 3/L4.

# FENCE LAYOUT NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME
- FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
- 4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- 5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCURR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL
- 6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
- 7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHE MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

BUILDING, POOL, FENCE, AND IRRIGATION ALL TO BE PERMITTED SEPARATE BUILDING PERMITS.

SCALE 1'' = 20'

SCALE:

REFER TO PLANS

One Inch JVC No MJP006 ORNAMENTAL METAL FENCE AND GATE

- FINAL GRADE PER PLANS

COMPACTED SUBGRADE

4" DEPTH, 4"-6"

DEWITT 4.1 OZ LANDSCAPE FABRIC

**ELEVATION** 

CRUSHED ROCK BASE SECTION

INSTALL ON PUSH SIDE.

WOOD 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 VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS. 2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28
- 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL CODES AND REQUIREMENTS.

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

- 4.1. STRINGERS-CEDAR, #2 GRADE OR BETTER.. COLOR TO MATCH PAVILION.
- 4.2. PICKETS-CEDAR, #2 GRADE OR BETTER, COLOR TO MATCH PAVILION. 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER. COLOR TO MATCH PAVILION.
- 5. ALL FENCE POST TO BE SCHEDULE 40 GALVANIZED.
- ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC.. ARE TO BE HOT DIPPED GALVANIZED
- ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS; DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- 3. ACCURATELY CUT. FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.

- 8'-0" MAX. POST SPACING -

- 9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
- 10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

2"X2" WOOD MEMBER IN CENTER OF EACH PANEL ON TOP OF PICKETS 1" X 6" HORIZONTAL — 2" X 6" TOP CAP PICKETS STEP TOP OF FENCE IN 6" INCREMENTS TO MAINTAIN THE CORRECT HORIZONTAL PICKET SPACING. - 2"X8" PRESSURE TREATED WOOD MEMBER SECURED TO POST WITH FENCE BRACKETS. - PROVIDE A VERTICAL 1"X6" FENCE MEMBER ON TOP OF HORIZONTAL PICKETS AT EACH POST TO COVER ALL WOOD GRADE -3" TYP - 2-3/8" DIA. GALV. POST W/CAP

PARTIAL 6'-0" HT. WOOD FENCE

- 8" DIA. CONCRETE FOOTING

6'-0" HT. WOOD FENCE

VOLK nU

ME



SCALE: REFER TO DETAILS One Inch JVC No MJP006

# Planning & Zoning Co. 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

APPROVED:

City of Rockwall

I hereby certify t APPROVED

I hereby certify that the above and foregoing site plan for

Commission of t Planning & Zoning Commission on the 13 day of December, EAR].

development in the City of Rockwall, Texas, was approved by the

RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND 2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY 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. 6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY

SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED. 7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND

8. 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. 9. FENCE MEMBER SIZES TO BE AS FOLLOWS:

9.1. PICKETS, 3/4" SQUARE 16 GA.

9.2. RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA

9.3. POSTS, 2" SQUARE 11 GA.

10. 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 GATES.

11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.

12. GATE IS TO BE SELF CLOSING. FALCON B561DBD626 SATIN CHROME DANE SFIC CLASSROOM LOCK BY A&H TURF OR APPROVED EQUAL, DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.

13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 7'-0" O.C.

14. POOL FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UP-SIZING 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.

2" X 6" POST CAP

BRACKETS.

W/CAP

PICKETS

─ 2-¾" DIA. GALV. POST

- 1" X 6" HORIZONTAL

BEVEL TOP OF FOOTING 1" MIN. FINISH GRADE

> NOTE: CONTRACTOR SHALL ENSURE THE MINIMUM DEPTH OF FENCE EMBEDMENT. ROCK

MAY BE ENCOUNTERED.

8" DIA. CONCRETE

FOOTING

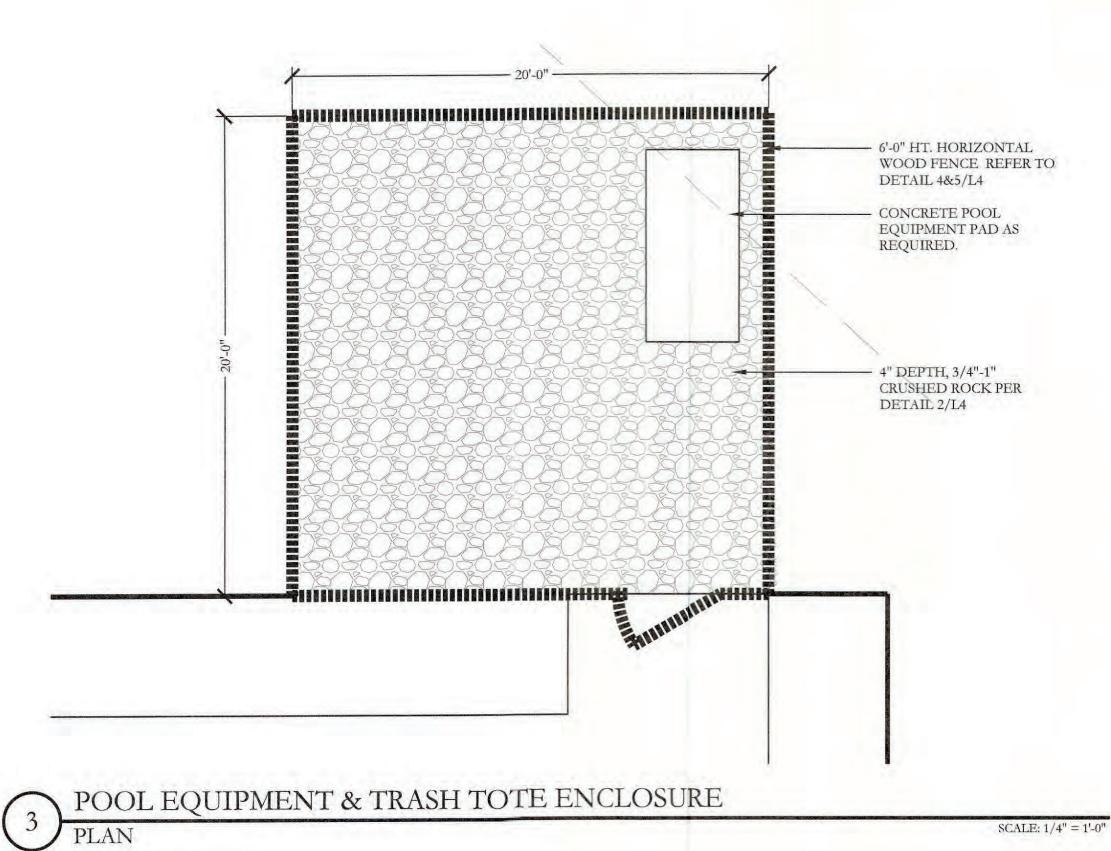
GALVANIZED POST CAP

2"X8" PRESSURE TREATED

WOOD MEMBER SECURED TO POST WITH FENCE

15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING.

16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2" AND SHALL



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

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

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

4'-0" SELF CLOSING

SELF LATCHING GATE

RESTRICTIVE MESH —

STANDARDS

42" LATCH HT.-

6'-0" O.C. MIN

ORNAMENTAL METAL FENCE AND GATE

7'-0" O.C. MAX.

FINAL GRADE PER PLANS

COMPACTED SUBGRADE

4" DEPTH, 4"-6"

CONTINUOUS BENEATH

DEWITT 4.1 OZ LANDSCAPE FABRIC

TRILOGY LOCKING MECHANISM ON ALL GATES. USER CAN ACCESS —

INSIDE THE POOL ENCLOSURE TO EXIT FREELY.

KNOX BOX PER CITY OF WEATHERFORD -

THE POOL BY ENTERING IN THE CODE FROM THE OUTSIDE OF THE

SWIMMING POOL. INSIDE LEVER IS ALWAYS FREE ALLOWING PEOPLE

6" DIA. X 3' DEEP CONCRETE FOOTING

PIPE SLEEVE WITH HIGH

STRENGTH NON-SHRINK



# PERMITTED BY BUILDING INSPECTORS.

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Director of Planning and Zoning

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- 2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI
- 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY 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.
- 6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED. 7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND
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2" X 6" POST CAP

BRACKETS.

─ 2-¾" DIA. GALV. POST

— 1" X 6" HORIZONTAL

BEVEL TOP OF FOOTING 1" MIN

FINISH GRADE

PICKETS

S GALVANIZED POST CAP

2"X8" PRESSURE TREATED

WOOD MEMBER SECURED TO POST WITH FENCE

15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING. 16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2" AND SHALL

· STEP TOP OF FENCE IN 6" INCREMENTS TO MAINTAIN THE CORRECT HORIZONTAL PICKET SPACING.

TO POST WITH FENCE BRACKETS. - PROVIDE A VERTICAL 1"X6" FENCE MEMBER ON TOP OF HORIZONTAL PICKETS AT EACH POST

· 2"X8" PRESSURE TREATED

WOOD MEMBER SECURED

TO COVER ALL WOOD

FINISH GRADE

— 2-¾" DIA. GALV. POST W/CAP — 8" DIA. CONCRETE FOOTING

WOOD 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

2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28

7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS

SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

ACCURATELY CUT EIT EASTEN MEMBERS MAKE PLUMB LEVEL TRUE AND RIGID. DO NOT SPLICE

WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS; DRILL PILOT HOLES IF NECESSARY. ALL

INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT

— 8'-0" MAX. POST SPACING —

2"X2" WOOD MEMBER IN

TOP OF PICKETS

CENTER OF EACH PANEL ON

**PICKETS** 

1" X 6" HORIZONTAL

EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF

· 2" X 6" TOP CAP

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL CODES AND REQUIREMENTS.

6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC.. ARE TO BE HOT DIPPED GALVANIZED.

4.1. STRINGERS-CEDAR, #2 GRADE OR BETTER.. COLOR TO MATCH PAVILION.

9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.

10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

4.2. PICKETS-CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.

4.3. CAPS- CEDAR, #2 GRADE OR, BETTER. COLOR TO MATCH PAVILION.

UTILITY COMPANIES BEFORE DRILLING PIERS.

5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.

DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.

STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS

PARTIAL 6'-0" HT. WOOD FENCE

# POOL EQUIPMENT & TRASH TOTE ENCLOSURE PLAN

SCALE: 3/4"=1'-0

NOTE: CONTRACTOR SHALL ENSURE THE MINIMUM DEPTH OF FENCE EMBEDMENT. ROCK

MAY BE ENCOUNTERED.

8" DIA. CONCRETE

FOOTING

SCALE:

· 6'-0" HT. HORIZONTAL WOOD FENCE REFER TO DETAIL 4&5/L4 CONCRETE POOL EQUIPMENT PAD AS

REQUIRED.

2" X 2" TUBULAR

3 EA. 90degree HINGES (SELF CLOSING)

10" HT. METAL KICKPLACE

INSTALL ON PUSH SIDE.

· ALONG BOTTOM SIDE OF GATE.

SQUARE STEEL POST

— 1-1/2" X 1-1/2" TUBE RAILS AT

(TYPICAL)

3/4" SQ. TUBULAR STEEL

PICKET @ 4" O.C. MAX

FINISH GRADE

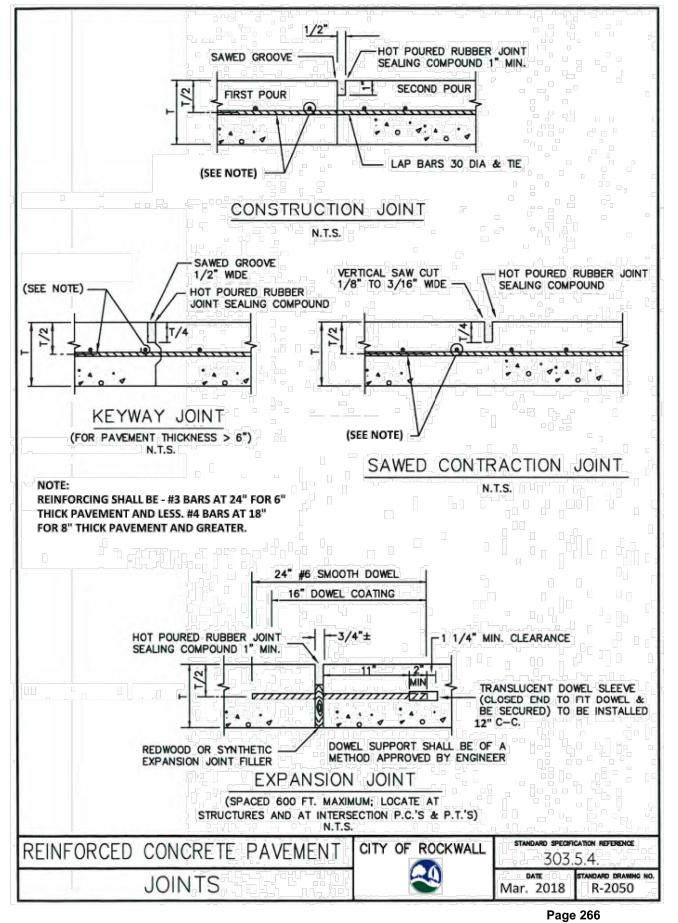
SCALE: 1/2"= 1'-0"

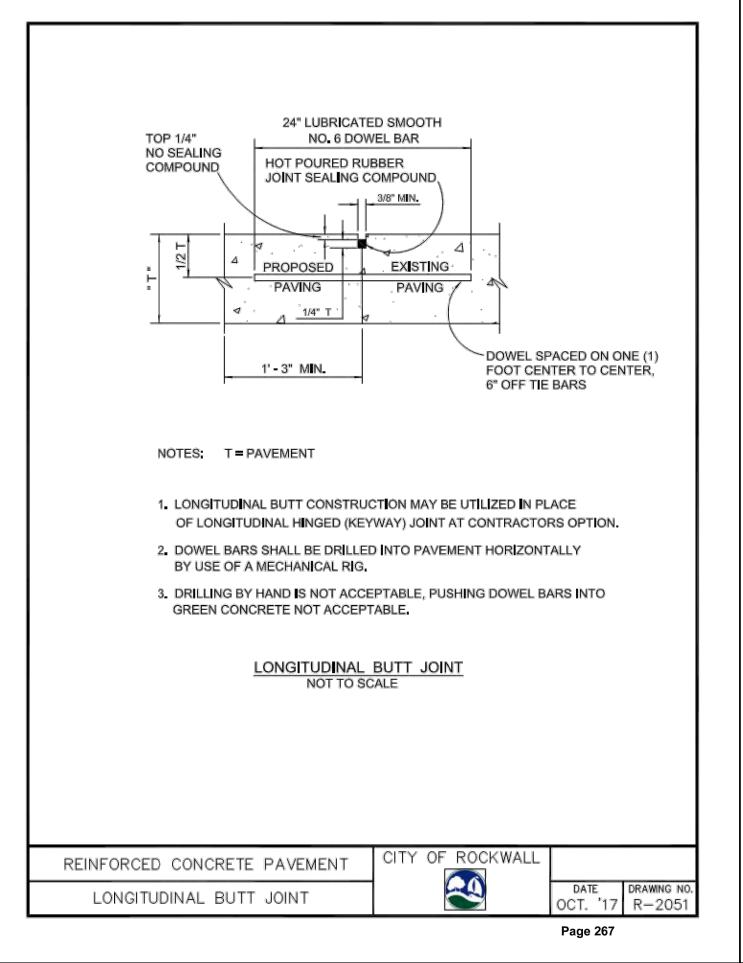
TOP AND BOTTOM

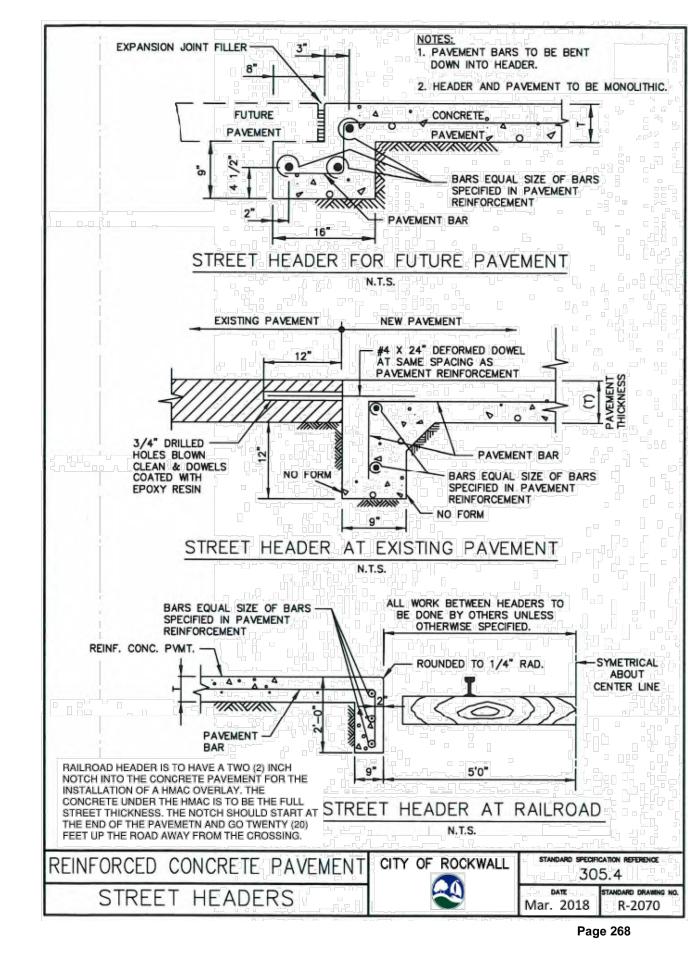
4" DEPTH, 3/4"-1"

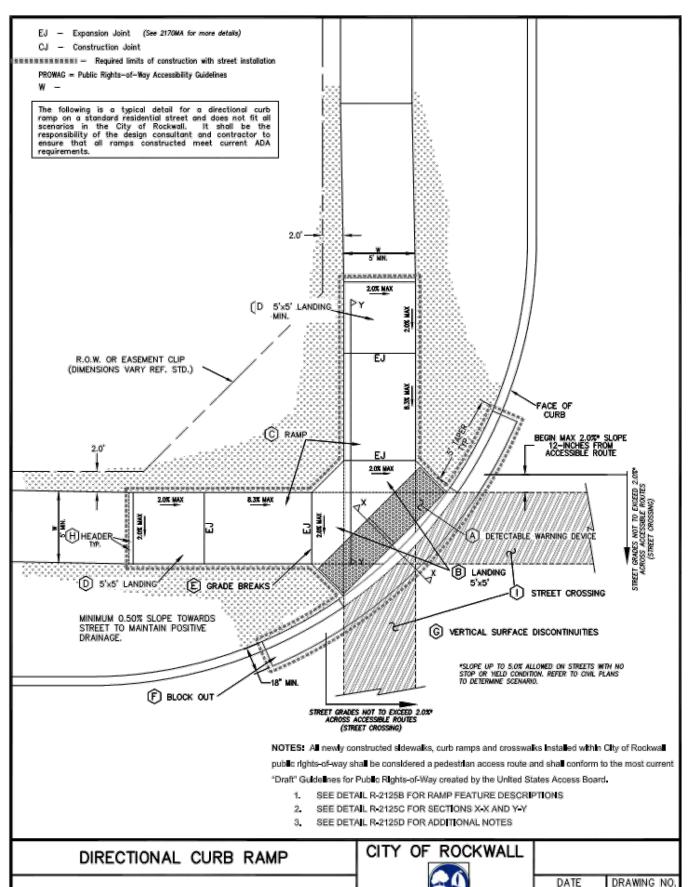
CRUSHED ROCK PER DETAIL 2/L4

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



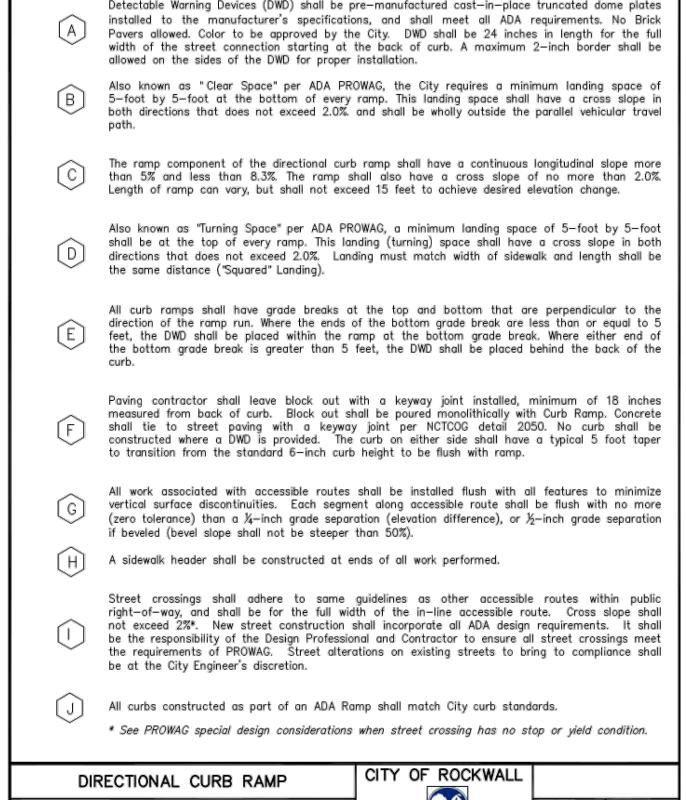


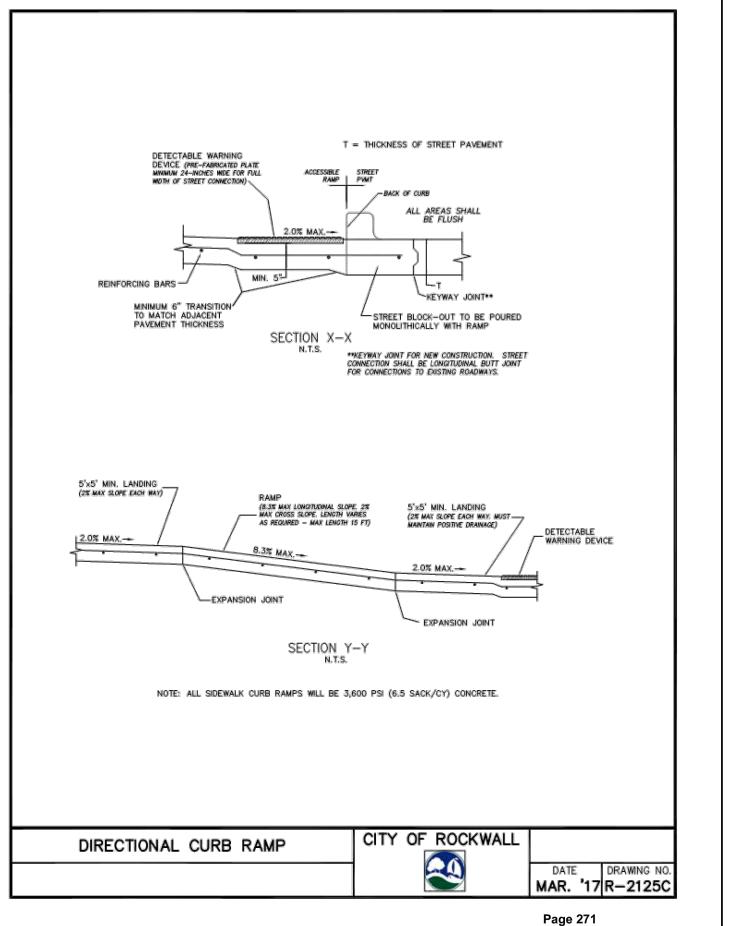




MAR. '17|R-2125*A* 

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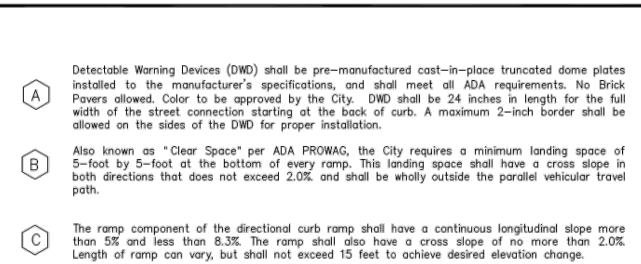
PEDESTRIAN ACCESSIBILITY (WITHIN PUBLIC R.O.W.) All newly constructed sidewalks, curb ramps and crosswalks installed within City of Rockwall public current Guidelines for Public Rights-of-Way created by the United States Access Board. 1. All slopes shown are MAXIMUM ALLOWABLE. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed. 2. Landings shall be 5'x 5' minimum with a maximum 2% slope in the transverse and longitudinal directions. 3. Clear space at the bottom of curb ramps shall be a minimum of 5'x 5' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path. 4. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%. 5. Additional information on curb ramp location, design, light reflective value and texture may be found in the most current edition of the Texas Accessibility Standards (TAS) and 16 TAC 68.102. Federal guidelines shall supersede any conflicts. 6. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps and accessible routes shall align with theoretical crosswalks unless otherwise directed. 7. Handrails are not required on curb ramps. 8. Provide a flush transition where the curb ramps connect to the street. 9. Accessible routes are considered "ramps" when longitudinal slopes are between 5% and 8.3% (maximum allowable). Sidewalks under 5% longitudinal slope are deemed accessible routes and must follow all applicable guidelines. DETECTABLE WARNING DEVICE 10. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the TAS. The surface must contrast visually with adjoining surfaces. Furnish and install an approved cast-in-place dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the 11. Detectable Warning Materials shall be truncated dome plates in the color approved by the City. Install products in accordance with manufacturer's specifications. 12. Detectable warning surfaces must be slip resistant and not allow water to accumulate. 13. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street. 14. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb. When placed on the ramp, align the rows of domes to be perpendicular to the grade break between the ramp run and the street. Where detectable warning surfaces are provided on a surface with a slope that is less than 5 percent, dome orientation is less critical. Detectable warning surfaces may be curved along the corner radius. 15. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within one or more reach ranges specified in TAS 308. 16. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground 17. Street grades and cross slopes shall be as shown elsewhere in the plans. 18. Changes in level greater than 1/4 inch are not permitted (1/2 inch with bevel). 19. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than 5% must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with TAS 505. 20. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes. CITY OF ROCKWALL DIRECTIONAL CURB RAMP MAR. '17 R-21250

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SCALE: REFER TO DETAILS One Inch JVC No MJP006

9

CITY OF ROCKWALL REINFORCED CONCRETE PAVEMENT FIRE LANE AUG. '19 R-2041 Page 265



MAR. '17 R-2125B

Page 270

L AII

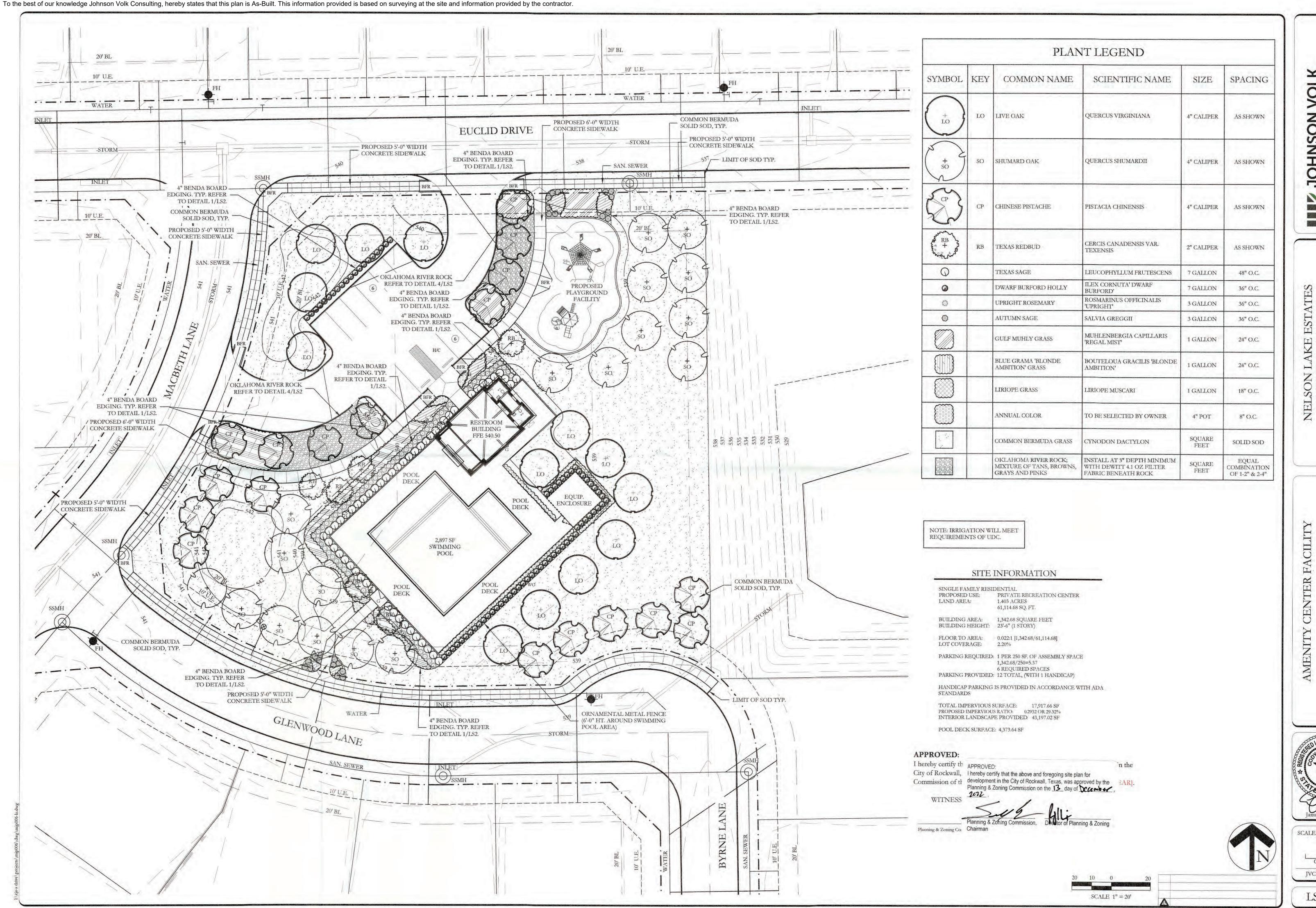
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MENI

JOHNSON VOLK
CONSULTING
BPELS: Engineering Firm No. 11962 / Land Surveying F
ay East | Suite 1200 | Plano, TX 75074 | 972.201.310

AMENITY CENTER FACILITY

REFER TO DETAILS One Inch JVC No MJP006



JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194(

AMENITY CENTER
CITY OF ROCKWALL
COCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

Selection of the select

CALE:

1" = 20'

One Inch

JVC No MJP006

LS1 of 2

TYPICAL BED EDGING DETAIL NOT TO SCALE

SECTION

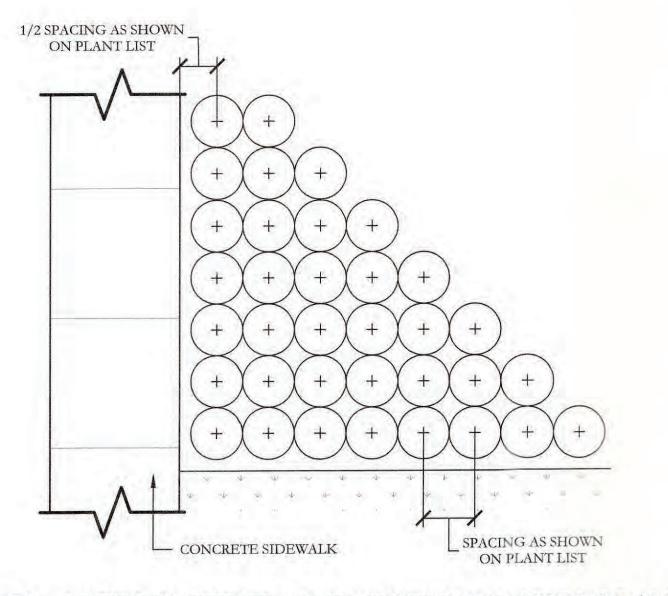
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	13	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHIN HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	18	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHIN HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
СР	08	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHIN HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	53	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	87	DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	24	AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	70	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	690	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	200	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	200	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	250	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	35,230	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	1,710	OKLAHOMA RIVER ROCK	3" DEPTH; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	SQUARE FEET	EQUAL MIX 1-2" AND 2-4"	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OF FILTER FABRIC BENEATH ROCK

PLANT LIST

DO NOT CUT CENTRAL LEADER BLACK, 1/2" WIDE NYLON TAPE TRUNK FLARE SHALL REMAIN -VISIBLE REMOVE BURLAP FROM TOP HALF OF ROOT BALL TOP OF ROOTBALL AT THE SURFACE MULCH LAYER AS SPECIFIED — 4" EARTHEN WATERING RING FINISH GRADE -MINIMUM 2"x2"x36" WOOD STAKE. POSITION TO SECURELY STABILIZE TREE. PROVIDE (3) TOTAL ON EACH TREE, PLANTING MIX AS SPECIFIED UNDISTURBED ROOT NATIVE SOIL BALL - 2X ROOT BALL -TYPICAL TREE PLANTING

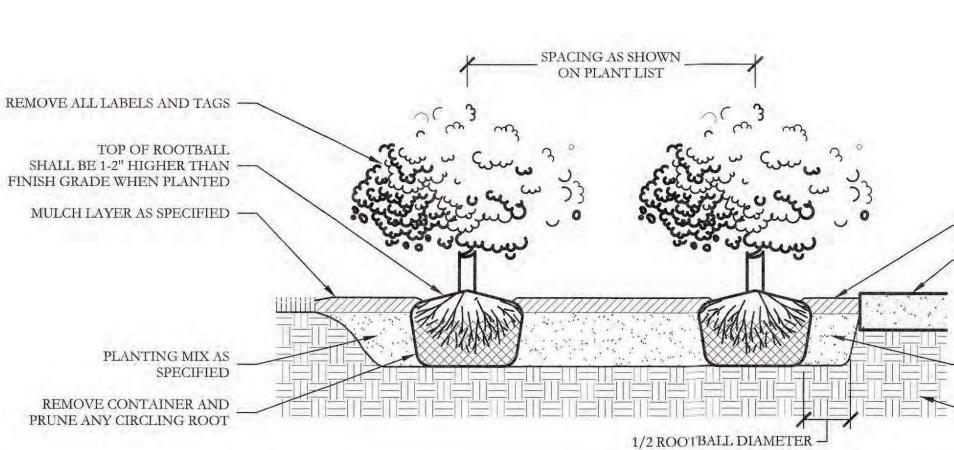
- FINAL GRADE PER PLANS 3" DEPTH, OKLAHOMA RIVER ROCK; COMBINATION OF 1-2" AND 2-4" IN SIZE - COMPACTED SUBGRADE DEWITT 4.1 OZ LANDSCAPE FABRIC CONTINUOUS BENEATH

OKLAHOMA RIVER ROCK BED NOT TO SCALE



SQUARE SPACING TRIANGULAR SPACING

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



TOP OF MULCH SHALL BE 1/2" BELOW SIDEWALK CONCRETE SIDEWALK

> PLANTING MIX AS SPECIFIED

UNDISTURBED NATIVE

# 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. 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.

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

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. 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. 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 AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE

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

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

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

4. 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.

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.

VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE

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.



REFER TO DETAILS One Inch JVC No MJP006

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AMENIT

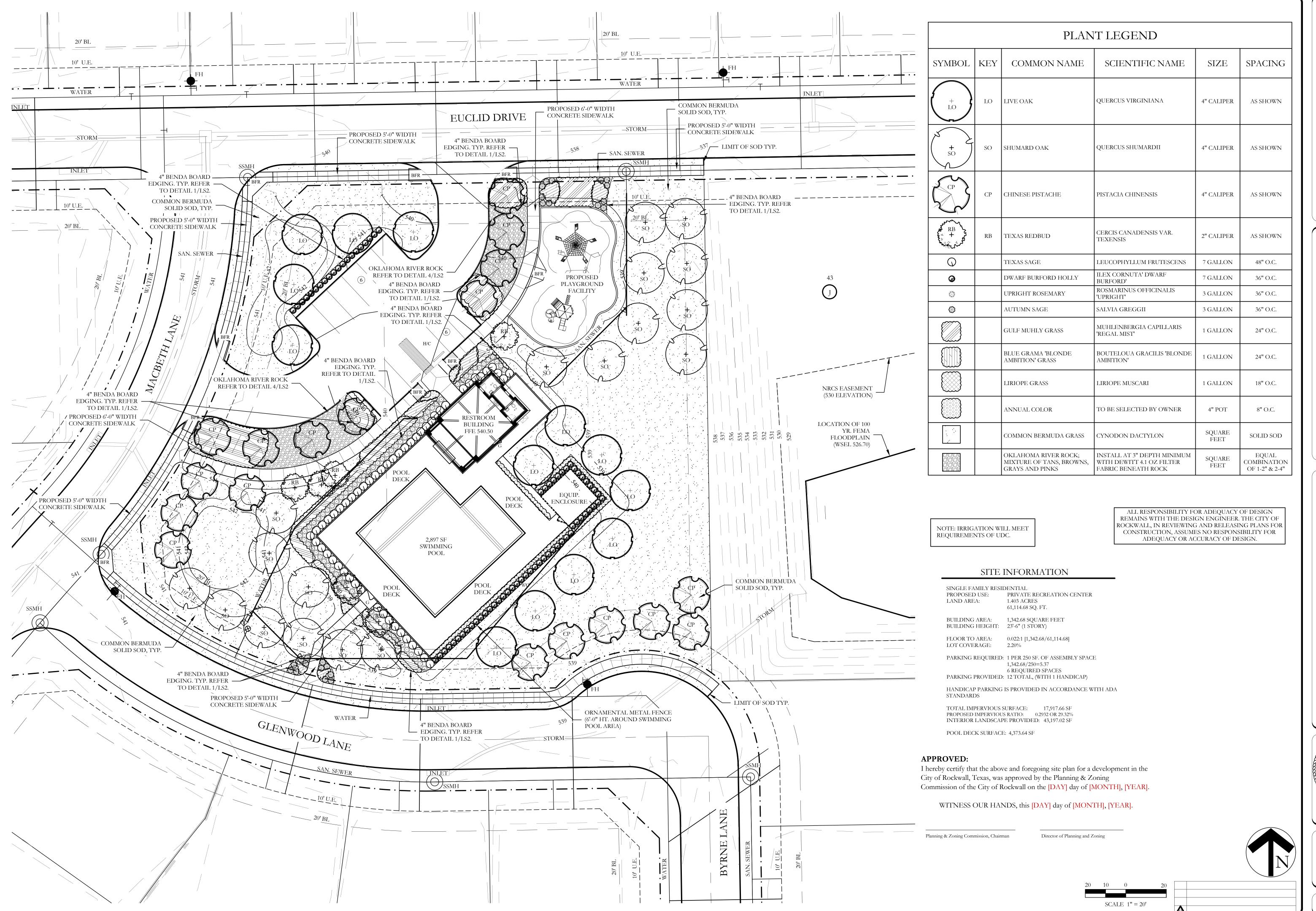
LS2 of 2

SCALE:

TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION

NOT TO SCALE

NOT TO SCALE



JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

NELSON LAKE ESTATES
AMENITY CENTER
CITY OF ROCKWALL

ENILY CENTER FACILITY
LANDSCAPE PLAN



April 27, 2023

SCALE:

1" = 20'

One Inch

JVC No MJP006

LS1A of 2

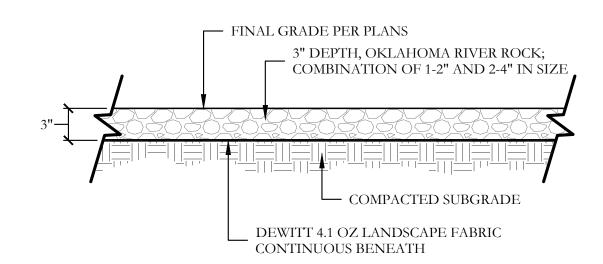
# TYPICAL BED EDGING DETAIL

DO NOT CUT

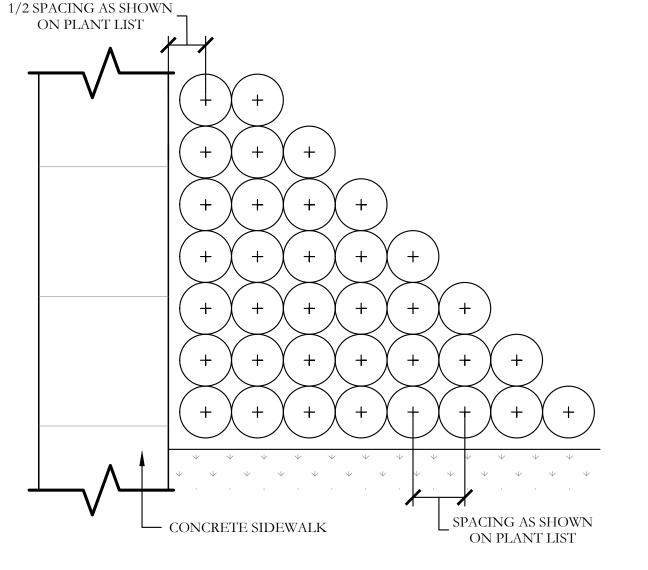
CENTRAL LEADER

			PLANT I	LIST		
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	13	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
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СР	08	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	53	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
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	24	AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
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	690	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	200	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
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	250	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	35,230	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	1,710	OKLAHOMA RIVER ROCK	3" DEPTH; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	SQUARE FEET	EQUAL MIX 1-2" AND 2-4"	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK

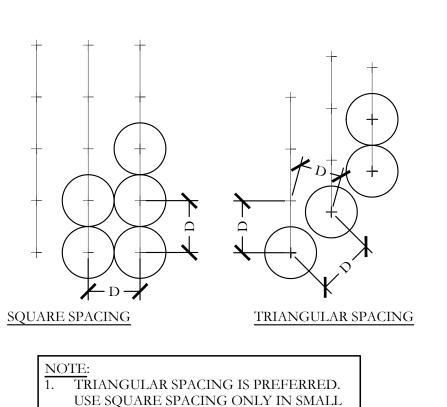
# BLACK, 1/2" WIDE NYLON TAPE TRUNK FLARE SHALL REMAIN -VISIBLE REMOVE BURLAP FROM TOP HALF OF ROOT BALL TOP OF ROOTBALL AT THE SURFACE MULCH LAYER AS SPECIFIED — 4" EARTHEN WATERING RING FINISH GRADE — MINIMUM 2"x2"x36" WOOD STAKE. POSITION · TO SECURELY STABILIZE TREE. PROVIDE (3) TOTAL ON EACH TREE. PLANTING MIX AS SPECIFIED NATIVE SOIL — 2X ROOT BALL —



<u>OKLAHOMA RIVER</u> ROCK BED



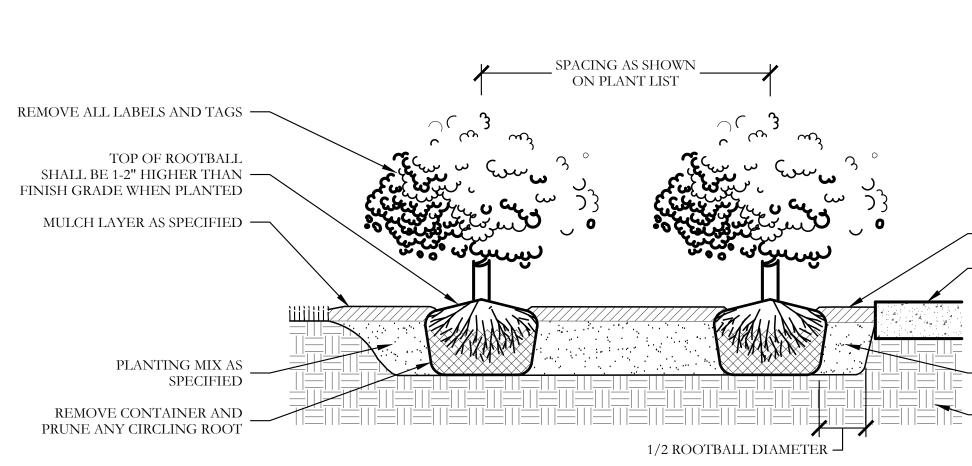
TYPICAL TREE PLANTING



RECTILINEAR AREAS.

"D" EQUALS THE SPACING DISTANCE AS

SPECIFIED ON THE PLANT LEGEND.



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

NOT TO SCALE

# 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.
- 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:

- . 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.
- 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
- 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:

- 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
- 2. 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
- 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. 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. 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.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

# **APPROVED:**

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SCALE: DETAILS One Inch JVC No MJP006

DET

MENIT

TYPICAL SHRUB AND GROUNDCOVER PLANTING

PLAN/SECTION

JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 1019
entral Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

NELSON LAKE ESTATES
AMENITY CENTER
CITY OF ROCKWALL

IRRIGATION PLAN

CODY L. JOHNSON

17132

CONTROL

April 27, 2023

SCALE:

April 27, 2023

SCALE:

1" = 20'

One Inch

JVC No MJP006

JVC No MJP006

IR1 of <u>3</u>

SCALE 1'' = 20'

# IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
С	AUTOMATIC CONTROLLER	HUNTER	PRO-C 1600	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.
•	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.
•	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPLC515 IVORY MPRCS515 COPPER MPSS530 BROWN	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.
	4" POP UP MP ROTATOR CORNER	HUNTER	CORNER SERIES	MP CORNER SERIES ADJUSTABLE ARC 8'-15'	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.
	QUICK-COUPLER VALVE	CHAMPION	QCV-100VL	1"	INSTALL PER DETAIL IN 12"X17" PENTEK VALVE BOX. ROUT AND PAINT LID AS DESCRIBED IN IRRIGATION NOTES.
	QUICK-COUPLER KEY	CHAMPION	CK-100	1"	FURNISH THREE (x3) TO OWNER
	HOSE SWIVEL	CHAMPION	QCS-2	1"	FURNISH THREE (x3) TO OWNER
M	WATER METER		PER CITY	REFER TO PLAN FOR SIZE	INSTALLED BY GENERAL CONTRACTOR
<b>&gt;</b>	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
1	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		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

# SINGLE-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.

3. FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES

- 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.
  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.
- 3. 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 AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
- 10. EXTEND ONE EXTRA CONTROL WIRE TO FARTHEST VALVE, ROUTED PARALLEL TO COMMON GROUND WIRE WITH INSTALLATION OF LEAD AND COMMON WIRES.
- 11. CONTROL WIRE SHALL BE DIRECT BURIAL, 24 VOLT, SINGLE CONDUCTOR, SOLID COPPER, PLASTIC INSULATED CABLE, RATED FOR DIRECT BURIAL APPLICATIONS, UF., UL., APPROVED, 14 GAUGE MINIMUM LEAD AND COMMON GROUND RETURN WIRE UNLESS NOTED OTHERWISE ON PLANS. COLOR OF INSULATION AS FOLLOWS:
- 11.1. LEAD WIRE: ANY COLOR (SAME COLOR), EXCEPT WHITE OR ORANGE
- 11.2. COMMON GROUND WIRE: WHITE (COLOR)
- 11.3. EXTRA CONTROL WIRE: ORANGE (COLOR)12. WIRE SPLICES SHALL BE KING ONE-STEP #7 (TAN) OR 3M-DBY PERMANENT AND WATERPROOF.

INSTALL ALL WIRE SPLICES IN 10" ROUND PENTEK VALVE BOXES.

- 13. 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.
- 14. CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
- 15. ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
- 15.1. 18" MINIMUM COVER FOR MAIN LINES

  15.2. 18" MINIMUM COVER FOR DIDING LOCATED UNDER DAVING
- 15.2. 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
- 15.3. 12" MINIMUM COVER FOR LATERAL LINES16. THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR
- REDUCER BUSHINGS) SHALL BE 18".

  17. THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT
- ARE INSTALLED SIDE BY SIDE.
- 18. 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.
- 19. 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.
- 20. 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, #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 QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
- 21. ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
  22. 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.
- 23. 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.

# 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.

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.98	TYPE "K" COPPER 20 LN. FT. (32.76 GPM)
WATER METER	1"	6.90	(32.76 GPM)
BALL VALVE	1.5"	1.00	(32.76 GPM)
WYE FILTER	1.5"	0.30	(32.76 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(32.76 GPM)
MASTER VALVE	1.5"	1.50	(32.76 GPM)
MAIN LINE	2"	0.18	20 LINEAR FEET (32.76 GPM)
MAIN LINE - LOOPED	2"	1.35	410 LINEAR FEET (16.38 GPM)
ZONE VALVE (13A)	1.5"	1.50	(32.76 GPM)
LATERAL PIPING	N/A	3.00	
CRITICAL HEAD 'A'	N/A	40.00	
TOTAL LOSS		60.71	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-9.29	

JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3

JVC No MJP006

IRRIGATION SLEEVES

✓ NOT TO SCALE

ノ NOT TO SCALE

3. INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING

**GENERAL NOTES:** 

SLEEVED.

2. MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW.

NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO

(2) SIZES LARGER THAN THE PIPE TO BE

CONSTRUCTION NOTES:

A. TEMPORARY RISER AND CAP. B. SCH 40 PVC IRRIGATION SLEEVE - SEE PLAN. C. PVC MAINLINE, LATERAL OR WIRING - SEE

D. PAVING



**CONSTRUCTION NOTES:** A. ECO INDICATOR - ECOID

B. LATERAL PIPE PER PLAN C. FPT CONNECTION FROM LATERAL

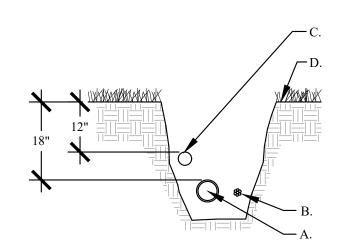
D. SPIRAL BARB ELBOW - HSBE-XXX E. FLEXsG TUBING - FLEXSG

F. FINISHED GRADE IN TURF G. ADJACENT MULCH

H. FINISHED GRADE IN PLANTER BED

I. MARLEX STREET ELBOW

# ECO INDICATOR WITH FLEX TUBING



\IRRIGATION TRENCH

\ELECTRIC VALVE

BACKFLOW PREVENTER CONNECTION

NOT TO SCALE

NOT TO SCALE

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. 5. BUNDLE WIRE(S) AT 20 FT. INTERVALS

CONSTRUCTION NOTES: A. MAINLINE PIPING - 18" MINIMUM COVER B. WIRE BUNDLE - TAPE PER SPECIFICATIONS C. LATERAL LINE PIPING - 12" MINIMUM COVER

D. FINISH GRADE

# **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.

CENTER VALVE ASSEMBLY IN VALVE

# CONSTRUCTION NOTES:

A. PVC SERVICE TEE B. SCH 40 45° BEND

SCH 40 MALE ADAPTER D. SCH 40 BALL VALVE

GRAY SCH 80 SHORT NIPPLE (TBE) F. AUTOMATIC VALVE

G. WIRE COIL H. WATERPROOF WIRE CONNECTORS

SET ¼" ABOVE FINISH GRADE.

I. LATERAL PIPE

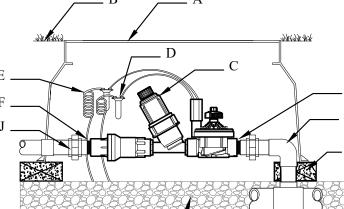
10 ML BLACK PLASTIC

K. ARMOR 12" STANDARD VALVE BOX WITH COVER AND PENTAGON LOCK. ROUT AND PAINT VALVE NUMBER ON TOP OF LID.

FINISH GRADE M. WASHED PEA GRAVEL - 6" DEPTH MIN

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

# CONSTRUCTION NOTES:



DRIP CONTROL ZONE

TREE BUBBLER PLAN

DRIP IRRIGATION - FLUSH VALVE

DRIP IRRIGATION - BED

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

A. JUMBO VALVE BOX FINISH GRADE

DRIP ZONE KIT, MODEL ICZ-101

D. WATERPROOF CONNECTORS (2) 18-24" COILED WIRE

SCH. 80 T.O.W. NIPPLE

G. MAINLINE PIPING AND FITTINGS

BRICK SUPPORTS (4) I. 3/4" MINUS WASHED GRAVEL

J. PVC SLIP UNIONS (2)

**GENERAL NOTES:** 

TREE BUBBLERS TO BE ALIGNED

PARALLEL WITH MEDIAN CURBS.

2. NO TRENCHING ALLOWED WITHIN

3. TREE BUBBLERS TO BE ON UPHILL

4. COORDINATE THE LOCATION OF

LANDSCAPE PLANTING PLANS.

RETENTION BASIN OR AS SHOWN.

THE BUBBLERS WITH THE PROPOSED

TREE LOCATIONS AS SHOWN ON THE

THE TREES ROOTBALL

SIDE OF THE TREE IN THE

CONSTRUCTION NOTES:

B. EDGE OF TREE PIT (RETENTION

D. LATERAL LINE (SIZED AS SPEC'D.)

C. TREE BUBBLER. NOZZLE AFB

TREE ROOTBALL

CONSTRUCTION NOTES:

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

B. 10" ROUND VALVE BOX

C. LINE FLUSHING VALVE

E. BRICK SUPPORTS (3)

F. 3/4" GRAVEL SUMP

CONSTRUCTION NOTES:

LATERAL TO PLD CONNECTION

G. LATERAL PIPE TO PLANTING BED

DRIP CONTROL VALVE. MODEL ICZ-101

A. FLUSH VALVE

HUNTER PLD 06-18

**HUNTER PLD TEE** 

TUBING STAKE

A. FINISH GRADE

BELOW GRADE START CONNECTION

AFB BUBBLER

C. SWING JOINT: HUNTER 'PRO-FLEX' TUBING 24"-36", HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)

A. MODEL AFB BUBBLER

B. FINISH GRADE

D. LATERAL TEE OR ELL

E. LATERAL PIPE

**CONSTRUCTION NOTES:** 

**HUNTER PLD 06-18** 

PLD-TEE 17MM BARBxBARB

PLD-075 3/4" MPTxBARB

MINIMUM DRIPLINE DEPTH

FINISH GRADE

PLD-BLNK

3/4" MPT TEE LATERAL PIPE

**ONSTRUCTION NOTES:** 

# **GENERAL NOTES:**

GATE VALVE
NOT TO SCALE



CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL WORK RELATED TO IRRIGATION INSTALLATION.

**CONSTRUCTION NOTES:** 

A. GATE VALVE

C. COUPLING

B. SCH 80 TOE NIPPLE

D. 11x17 VALVE BOX

4. ATTACH RAIN SENSOR WITH STAINLESS STEEL SCREWS 4'-0" MINIMUM ABOVE FINISH GRADE IN LOCATION APPROVED BY IRRIGATION CONSULTANT. ATTACH TEMPERATURE SENSOR TO CONTROLLER

WITH STAINLESS STEEL SCREWS IN LOCATION APPROVED BY IRRIGATION CONSULTANT.

PLAN FOR TYPE AND LOCATION. ATTACH TO

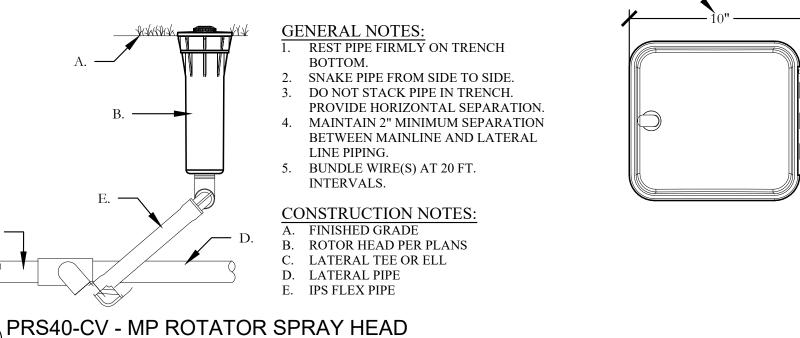
**CONSTRUCTION NOTES:** A. WEATHERPROOF CONTROLLER, REFER TO

WALL SECURELY WITH ANCHOR BOLTS. B. ELECTRIC SERVICE 1/2" CONDUIT.

C. REMOTE ELECTRIC VALVE 2" CONDUIT. D. FINISH GRADE

WALL MOUNTED CONTROLLER

18" MIN



# 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. 5. BUNDLE WIRE(S) AT 20 FT. **INTERVALS** 

# **CONSTRUCTION NOTES:** A. MINIMAL CLEARANCE FOR

**OPENING** B. CONTROLLER MODEL AS

LABELED ON LEGEND. C. CONTROL WIRE IN ELECTRICAL

CONDUIT SIZE AND TYPE PER

LOCAL CODE. D. ELECTRICAL SUPPLY CONDUIT. CONNECT TO POWER SOURCE.

J BOX INSIDE CONTROLLER.

PRO-C CONTROLLER NOT TO SCALE

# **GENERAL NOTES:**

. INSTALL BRICK AROUND THE BASE OF EACH VALVE BOX AND

LEVEL ACCORDINGLY. 2. INSTALL 1" DIA. WASHED AGGREGATE FLUSH WITH BOTTOM OF QUICK COUPLING VALVE

# CONSTRUCTION NOTES:

A. VALVE BOX WITH OVERLAPPING COVER. ROUT AND PAINT VALVE NUMBER ON TOP OF LID. INSTALL FLUSH TO FINISHED

B. QUICK COUPLING VALVE

TWO (2) STAINLESS STEEL WORM GEAR CLAMPS 1" DIA. GALVANIZED STEEL PIPE, EXTEND 12" IN. INTO

UNDISTURBED SOIL

PRE-ASSEMBLIED UNITIZED 'O'-RING SWING JOINT ASSEMBLY WASHED AGGREGATE 12" DEEP MIN.

G. FINISH GRADE LATERAL SET LINE, SIZE PER QUICK COUPLER VALVE.

MAINLINE, SIZE PER TOTAL SITE. BALL VALVE, SIZE PER QUICK COUPLER.

K. 4 INCH DIA. SLEEVE

NOT TO SCALE

**CONSTRUCTION NOTES:** A. WATER METER (SIZE PER PLAN)

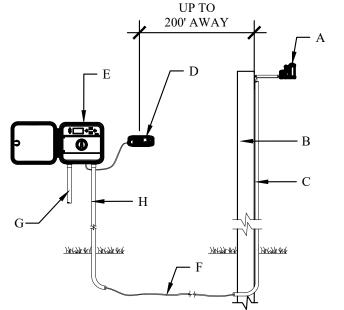
QUICK COUPLING VALVE

- B. BALL VALVE (SIZE PER LINE) C. WYE STRAINER (SIZE PER LINE)
- D. TYPE "K" COPPER PIPE COPPER SxT COUPLING
- TBE NIPPLE G. PIPE PER CITY CODE
- H. COUPLING FINISH GRADE
- 12"x17" VALVE BOX. SET FLUSH WITH
- FINISH GRADE K. DOUBLE CHECK VALVE ASSEMBLY
- L. 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 ¼" ABOVE FINISH
- S. WASHED PEA GRAVEL 6" DEPTH MIN T. VALVE WIRING

# **GENERAL NOTES:**

VALVE BOX.

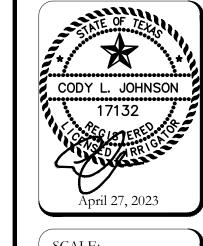
- I. INSTALL WASHED PEA GRAVEL BELOW DCA TO ALLOW ACCESS TO TEST COCKS AND OPERATION
- OF BALL VALVES 2. INSTALL PEA GRAVEL FLUSH WITH ELECTRIC VALVE.
- 3. PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION. 4. CENTER VALVE ASSEMBLY IN



# CONSTRUCTION NOTES:

- A. MODEL: SOLAR SYNC SENSOR SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL
- AND OUT OF SPRINKLER SPRAY PATTERN. CONDUIT FROM SOLAR SYNC SENSOR TO CONTROLLER OR TO A POINT 12" BELOW
- GRADE MODEL SOLAR SYNC MODULE. MOUNT LESS THAN 6" AWAY FROM CONTROLLER. MODULE CAN BE MOUNTED INTERNALLY WHEN PAIRED WITH THE PCC CONTROLLER.\*
- HUNTER PRO-C CONTROLLER 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 (PRO-C CONTROLLER)



**70** 

OHNS ONSUL Feet | Suite 1200 |

J

SCALE:

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REFER TO DETAILS One Inch JVC No MJP006

