



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

1192 T.L. TOWNSEND DRIVE, ROCKWALL, TX

SUBDIVISION

ROCKWALL SENIORS ADDITION

LOT

1

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PLANNED DEVELOPMENT 86

CURRENT USE

VILLAGE GREEN MEM. CARE

PROPOSED ZONING

-

PROPOSED USE

VILLAGE GREEN MEM. CARE

ACREAGE

2.089

LOTS [CURRENT]

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER

4TP ROCKWALL, LLC

APPLICANT

CONTACT PERSON

STEVE LAMASTRA

CONTACT PERSON

ADDRESS

2870 PEACHTREE RD.
UNIT 491

ADDRESS

CITY, STATE & ZIP

ATLANTA, GA. 30305

CITY, STATE & ZIP

PHONE

404-354-1795

PHONE

E-MAIL

steve.lamustra@4thtimepartners.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 1st DAY OF MARCH 2021 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

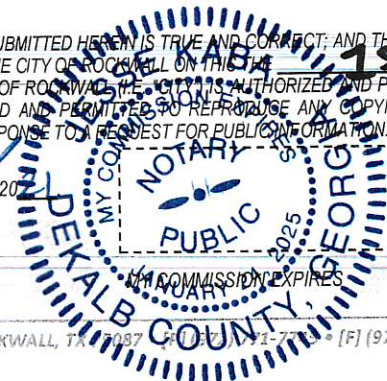
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2nd DAY OF March 2021

OWNER'S SIGNATURE

Signature

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GEORGIA





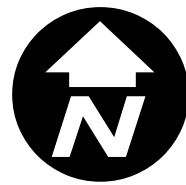
SP2021-004- AMENDED SITE PLAN FOR
ROCKWALL SENIORS ADDITION
SITE PLAN - LOCATION MAP = [icon]



City of Rockwall

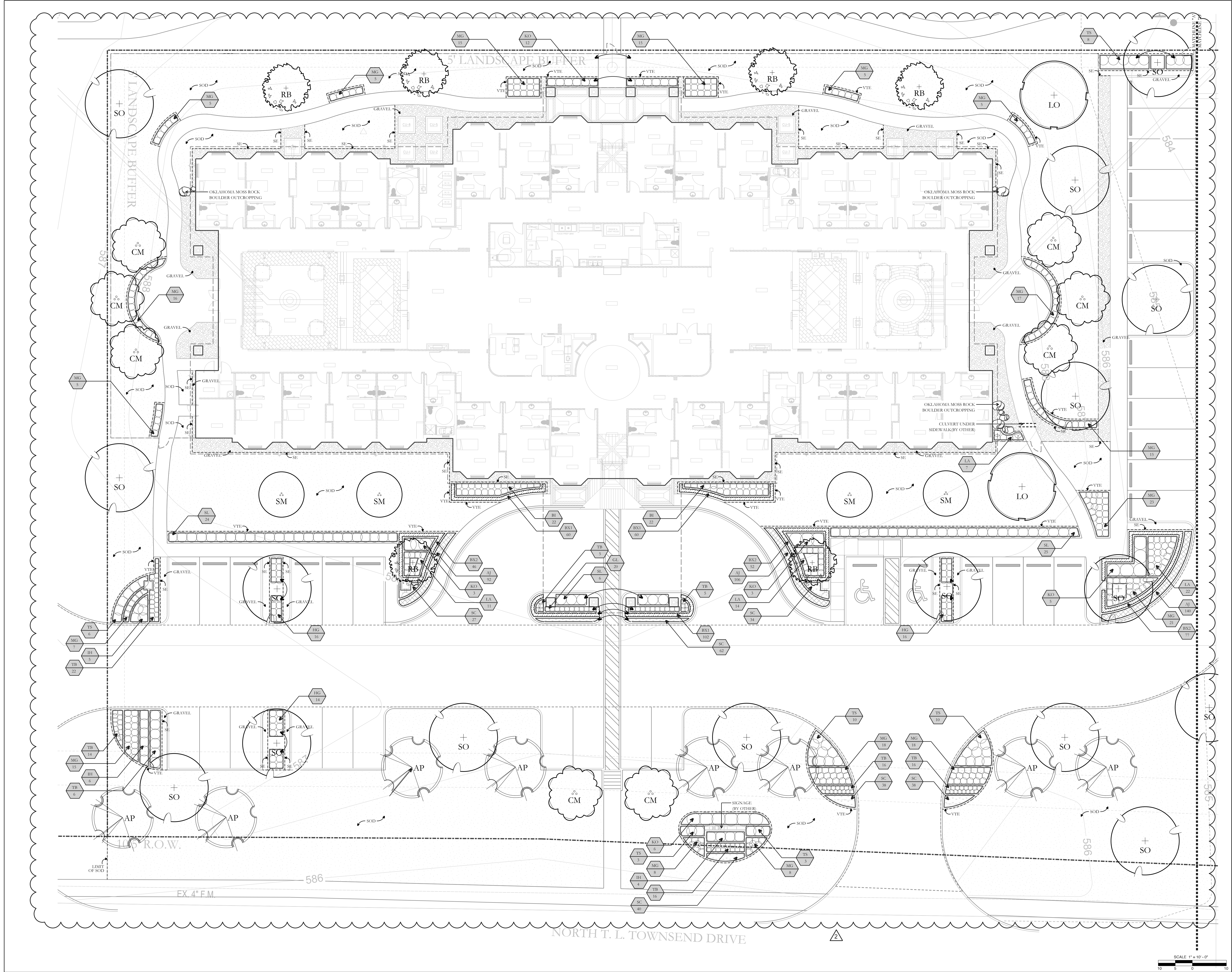
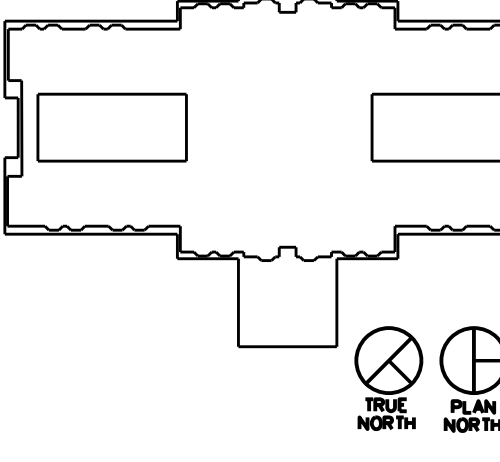
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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REVISIONS

△ PERMIT REVISIONS	05-24-2019
△ PERMIT REVISIONS	01-29-2021



PLANTING SCHEDULE

ABV.	BOTANICAL NAME / COMMON	CALIPER	HEIGHT	WIDTH	SIZE	NOTES
TREES						
(T5)	QUERCUS VIRGINIANA / LIVE OAK	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(S0)	QUERCUS FALCATA / SOUTHERN RED OAK	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(SM)	ACER TRUNCATUM / SHANTUNG MAPLE	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(BB)	BETULA NIGRA / RIVER BIRCH	1 1/4" - 1 1/2"	8'-10'	3'-4'	30 GAL.	MATCHED, WELL ROOTED, 3-5 CANES, MULTI, NO CROSS
(AP)	PINUS ELDARICA / AFGHAN PINE	1"	4'-5'	4'-5'	15 GAL.	MATCHED, WELL ROOTED
(CM)	LAGIERSTROMIA INDICA / NATCHEZ WHITE / NATCHEZ WHITE GRAP MYRTLE	1" - 1 1/4" EA. CANE	8'-10'	4'-5'	30 GAL.	MATCHED, WELL ROOTED, 3-5 CANES
(WM)	MYRTICA CERIFERA / WAX MYRTLE	1 1/4" EA. CANE	7'-8'	5'-6'	30 GAL.	MATCHED, WELL ROOTED, MULTI
SHRUBS						
(TS)	LEUCOPHYLLUM FRUTESCENS SILVERADO / SILVERADO TEXAS SAGE		24"	24"	5 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(BK)	BUNUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD		6"	6"	1 GAL.	MATCHED, WELL ROOTED, 9" O.C.
(BK2)	BUNUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD		12"	12"	3 GAL.	MATCHED, WELL ROOTED, 12" O.C.
(KO)	ROSA X KNOCKOUT / KNOCKOUT ROSE		24"	24"	5 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(BI)	DIETIS BICOLOR / BICOLOR IRIS		24"	18"	1 GAL.	MATCHED, WELL ROOTED, 24" O.C.
(IH)	RHAPHOLEPIS INDICA / INDIAN HAWTHORN		18"	18"	5 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(FL)	DANIELLA TASMANNICA / VARIEGATA / VARIEGATED FLAX LILY		24"	36"	1 GAL.	MATCHED, WELL ROOTED, 18" O.C.
(GL)	LIRIOPE GRANDIFLORA / GIANT LIRIOPE		12"	12"	1 GAL.	MATCHED, WELL ROOTED, 24" O.C.
(SL)	LIGUSTRUM SINENSE / SUNSHINE / SUNSHINE LIGUSTRUM		18"	18"	5 GAL.	MATCHED, WELL ROOTED, 24" O.C.
(HG)	PENNSYLVANIA ALPINE RICHMOND / HAMMILL / FOUNTAIN GRASS		24"	24"	1 GAL.	MATCHED, WELL ROOTED, 24" O.C.
(MG)	MUHLENBERGIA CAPILLARIS / MUHLY GRASS		24"	24"	1 GAL.	MATCHED, WELL ROOTED, 30" O.C.
GROUNDCOVERS						
(LA)	IRIS LOUISIANA / LOUISIANA IRIS		6"	12"	1 GAL.	MATCHED, WELL ROOTED, 18" O.C.
(TB)	BULBINE FRUTESCENS / TANGIERINE / AFRICAN TANGIERINE BULBINE		6"	6"	1 GAL.	MATCHED, WELL ROOTED, 12" O.C.
(AJ)	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE		6"	6"	4" POT	MATCHED, WELL ROOTED, 9" O.C.
(SC)	SEASONAL COLOR				4" POT	MATCHED, WELL ROOTED, 9" O.C.
VINES						
(SJ)	TRACHELOSPERMUM JASMINODES / STAR JASMINE				1 GAL.	MATCHED, WELL ROOTED, 24" O.C.
SOD						
(SOD)	CYNODON DACTYLON / COMMON BERMUDA GRASS					SOLID SOD

PLANTING LEGEND

SYMBOL / NOTATION	DESCRIPTION
	NURSERY GROWN CANOPY & ORNAMENTAL TREES (PER PLAN)
	SHRUBS/GROUNDCOVERS (PER PLAN)
	DECOMPOSED GRANITE/ GRAVEL
	BULL ROCK GRAVEL
	OKLAHOMA MOSS ROCK BOULDER (PER PLAN)
	PROPOSED BOXWOOD HEDGE
	PROPOSED ASIAN JASMINE GROUNDCOVER
	PROPOSED SEASONAL COLOR
	V-TRENCHED EDGE - PER PLAN
	STEEL EDGING - PER PLAN - REFERENCE DETAIL
	SOLID SOD - COMMON BERMUDA GRASS
	LIMIT OF SOD

CITY OF ROCKWALL LANDSCAPE ORDINANCE

LANDSCAPE ANALYSIS FORM

I. LANDSCAPE ANALYSIS

A. REQUIRED LANDSCAPE = 20% X 87,120 SF = 17,424 SF

B. PROVIDED LANDSCAPE AREA = 38,124 SF

C. BUILDING LANDSCAPE REQUIRED 50% OF TOTAL REQUIRED AREA.

i. REQUIRED BUILDING LANDSCAPE = 17,424 X .50 = 8,712 SF

ii. PROVIDED BUILDING LANDSCAPE = 12,886 SF

II. STREET TREES:

LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.

LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES

STREET NAME	LINEAL FEET	QTY. TREES
NORTH T. L. TOWNSEND DRIVE	372/50	8
TOTAL STREET TREES		20

III. PARKING LOT TREES:

EACH PARKING SPACE MUST BE WITHIN 80'-0" OF A TREE.

NUMBER OF NEW PARKING SPACES TO BE CONSTRUCTED 42 /10 = 4.2 PARKING LOT TREES.

TOTAL NUMBER OF TREES REQUIRED 5 TOTAL NUMBER OF TREES PLANTED 10

IV. LANDSCAPE BUFFER

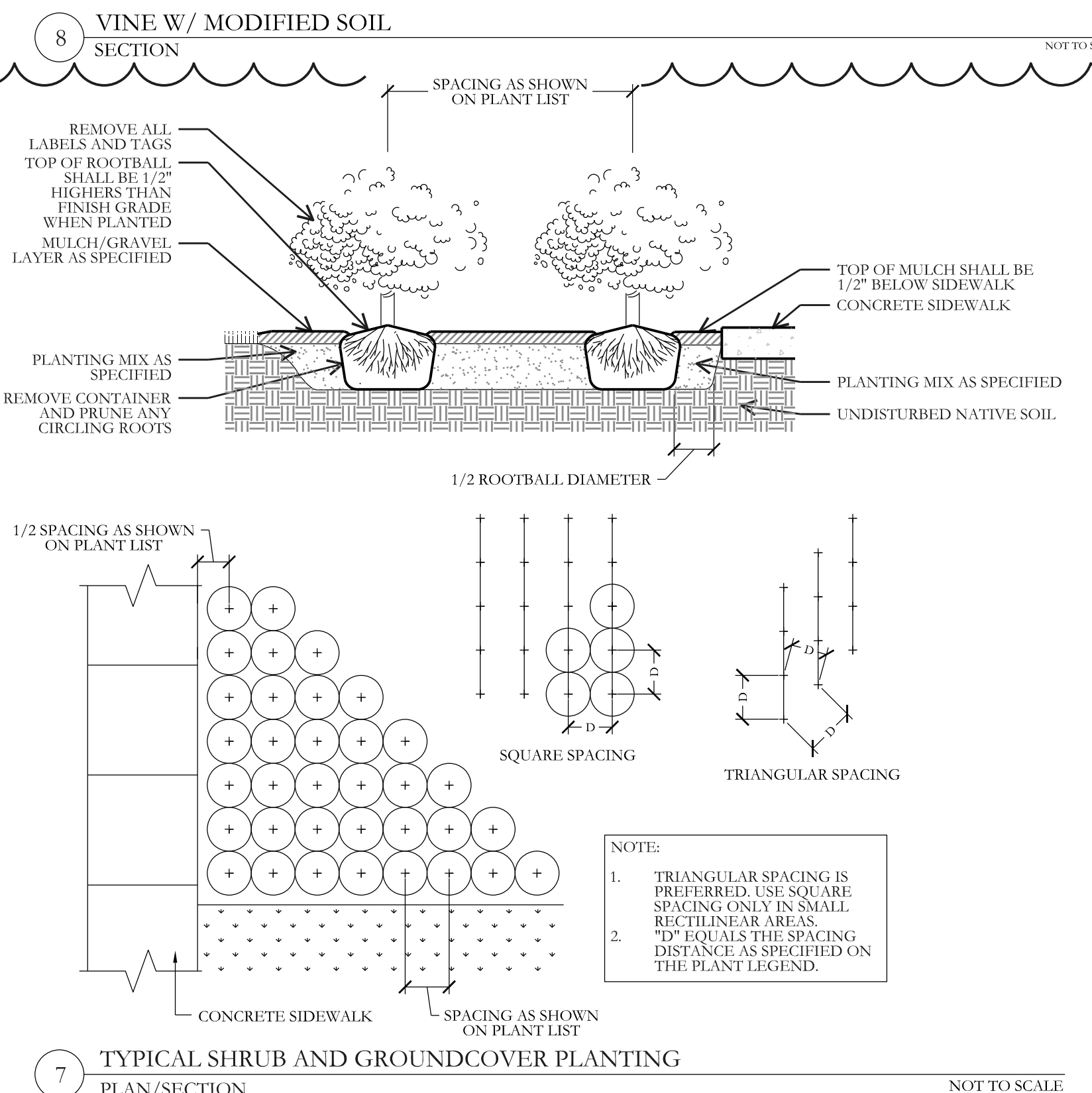
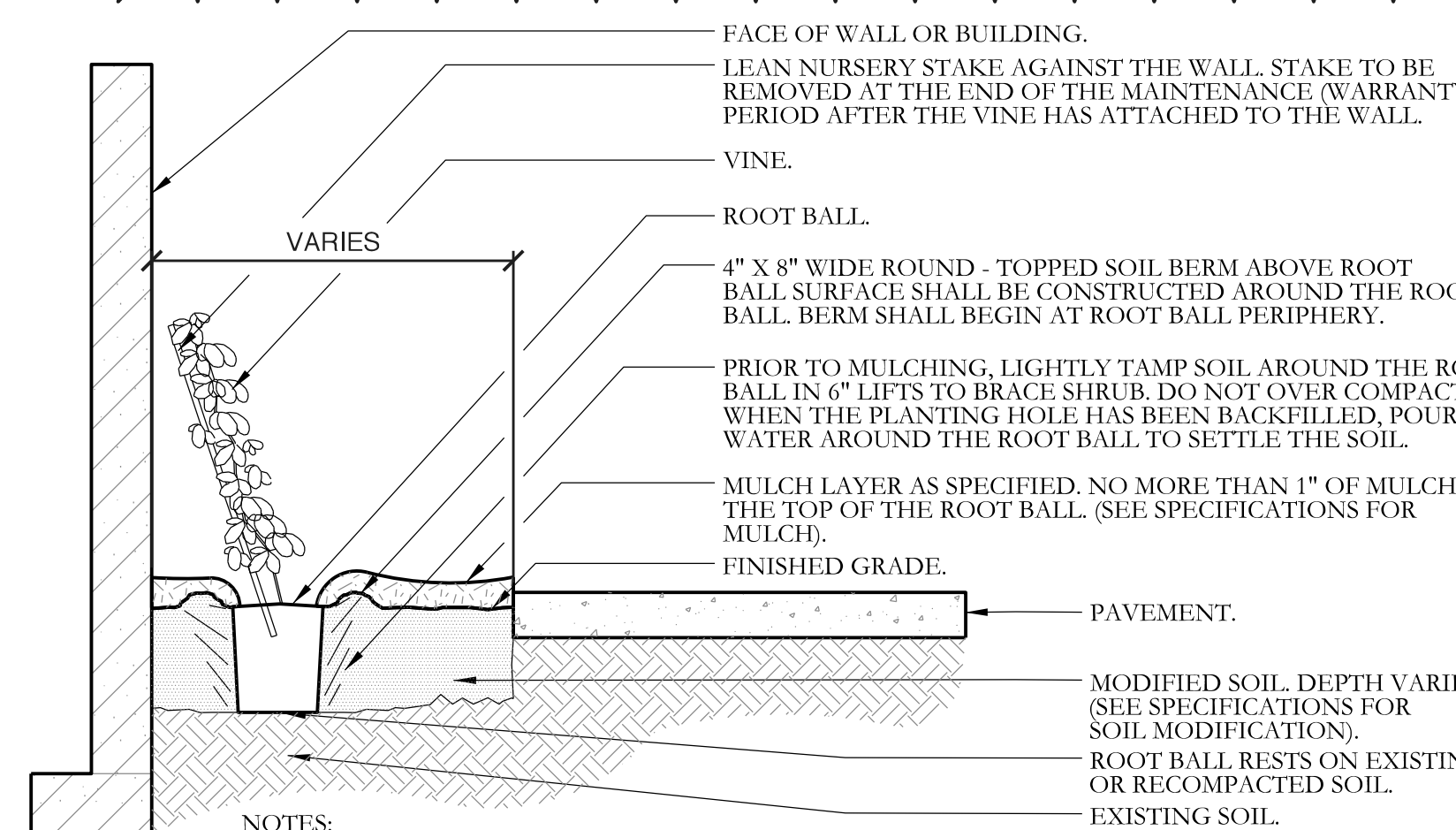
LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.

PLANTING NOTES & SPECIFICATIONS

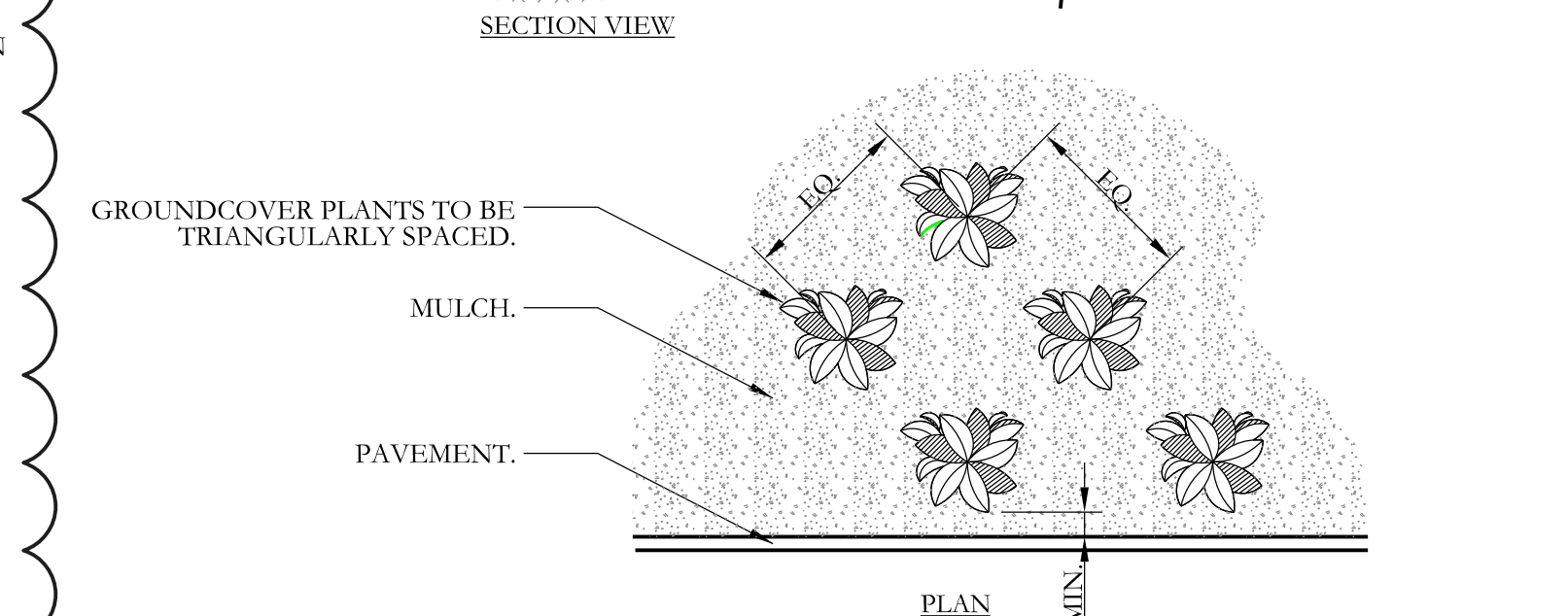
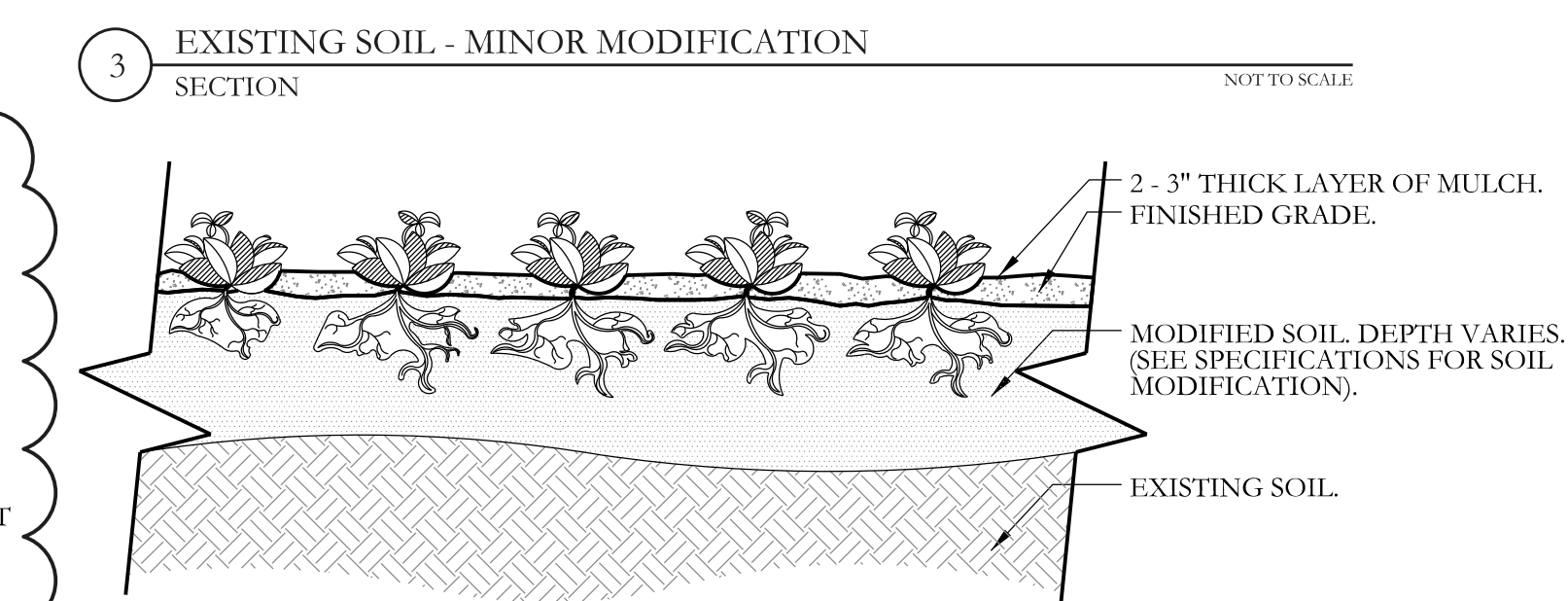
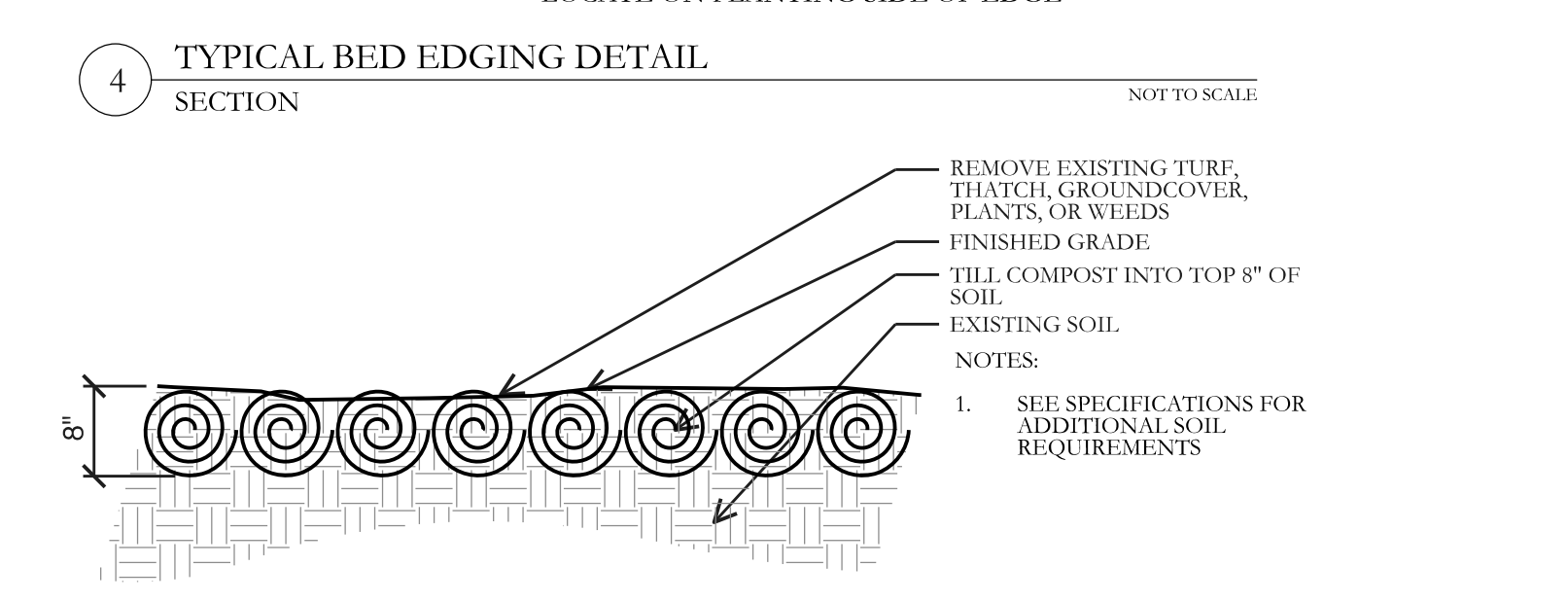
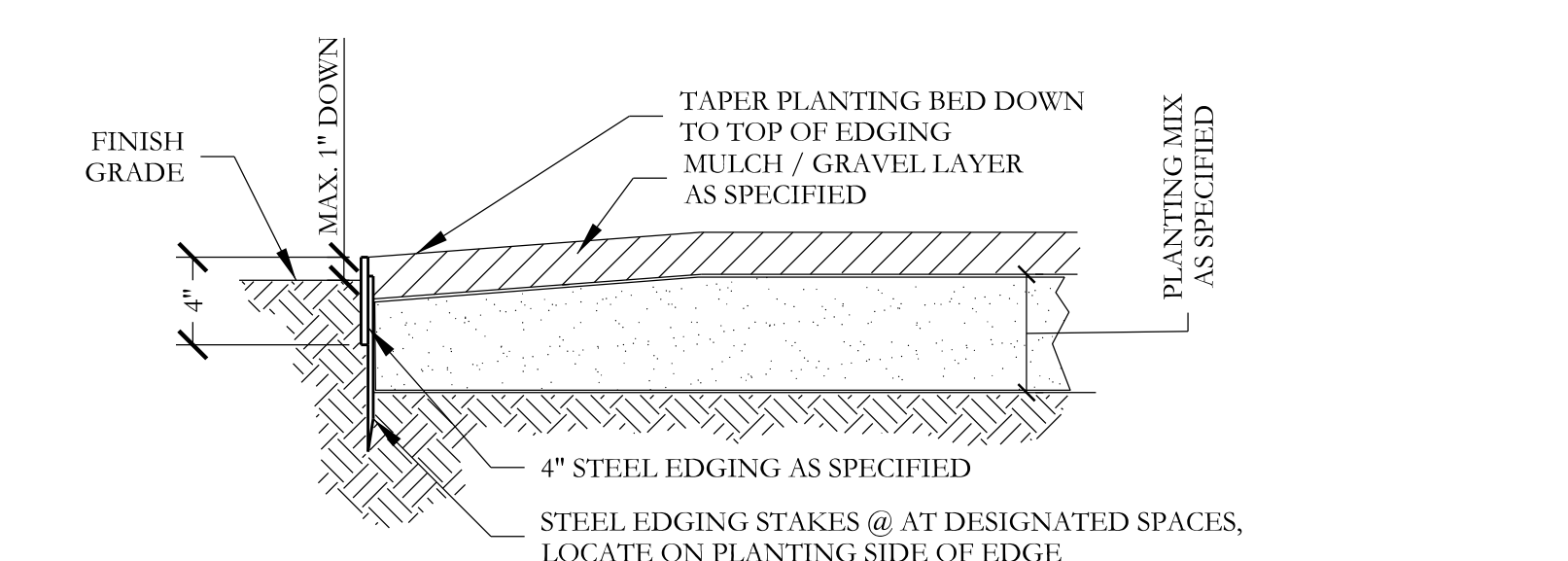
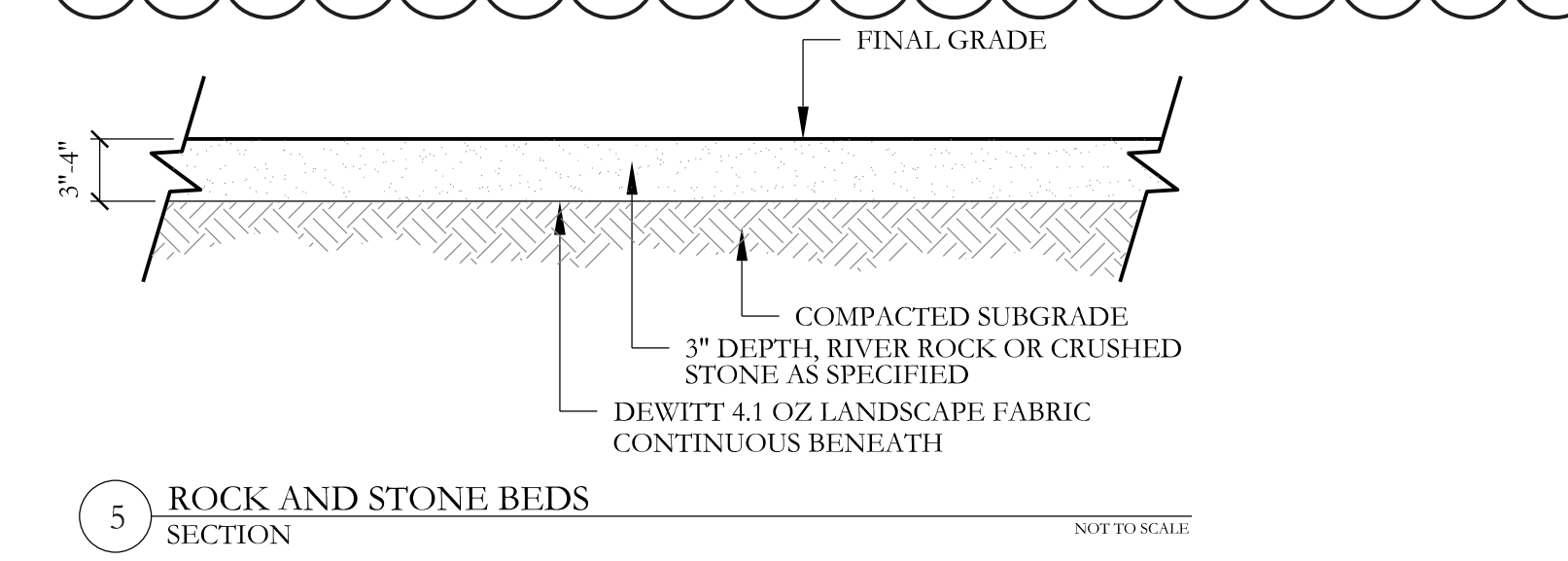
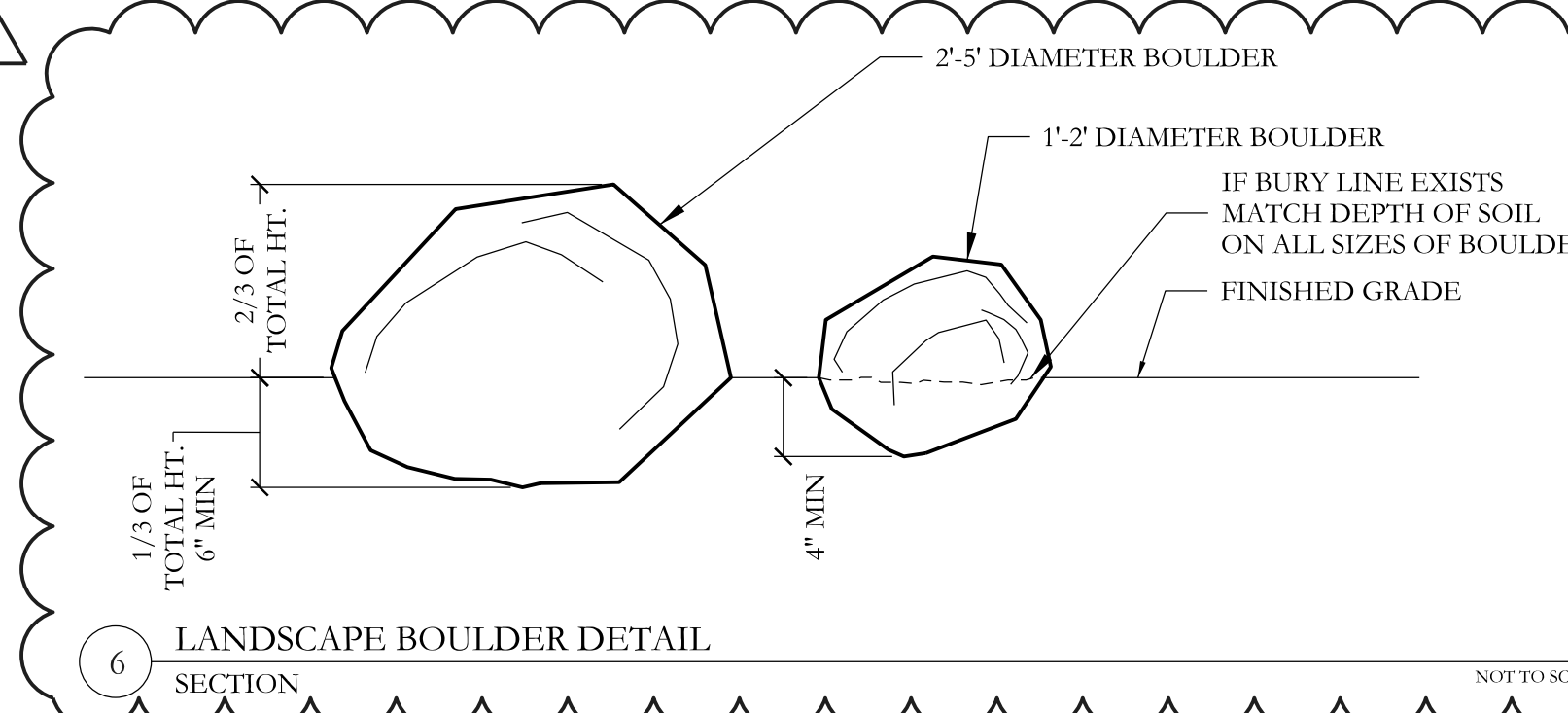
- GENERAL NOTES & SPECIFICATIONS:**
- NOTES PROVIDED HEREIN ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
 - CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIALS, LABOR, AND EQUIPMENT TO COMPLETE ALL LANDSCAPING WORK IN STRICT ACCORDANCE WITH THE PLANTING PLAN, PLANT LIST, AND ALL ITEMS DESCRIBED IN THESE SPECIFICATIONS UNLESS OTHERWISE NOTED. THIS INCLUDES BUT IS NOT LIMITED TO FERTILIZER, MULCH, STAKES, TIES, GUY WIRES, CABLES, AND ALL OTHER NECESSARY EQUIPMENT TO COMPLETE THIS WORK. IF THE PLANTING PLAN DOES NOT AGREE WITH THE PLANT LIST THE QUANTITIES INDICATED GRAPHICALLY ON THE PLANTING PLANS SHALL GOVERN.
 - IF THE PLANTING SCHEDULE DOES NOT AGREE WITH THE PLANT IDENTIFICATION TAG ON THE PLAN THE CONTRACTOR IS TO CALL THE LANDSCAPE ARCHITECT TO VERIFY PLANT IDENTIFICATION.
 - ALL SUBSTITUTIONS OR ALTERATIONS TO THE LANDSCAPE AND IRRIGATION PLANS OR SPECIFICATIONS MUST BE SUBMITTED, IN WRITING, TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

- LANDSCAPE STANDARDS:**
- CONTRACTOR SHALL LAY OUT PLANT MATERIAL, PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALITIES, GRADES, AND STANDARDS.
 - PLANT MATERIAL SHALL NOT BE INSTALLED IN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES, SUCH AS OVERHEAD POWER, BUILDINGS, PAVEMENTS AND UNDERGROUND UTILITY APPURTENANCES. NOTIFY THE GENERAL CONTRACTOR SHOULD CONFLICTS ARISE.
 - ALL SUBSTITUTIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITTEN FORM FOR APPROVAL PRIOR TO INSTALLATION.
 - ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
 - CONTRACTOR SHALL IMPORT COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL, FREE OF WEEDS, RHIZOMES, ROCKS, STICKS, AND OTHER DELETERIOUS MATERIAL. CONTRACTOR SHALL BRING TO FINISH GRADE WITH 3" MIN. OF TOPSOIL IN ALL LAWN AREAS AND 3" MIN. TOPSOIL IN ALL PLANTING BEDS AND TILL TO A DEPTH OF 8". FINE GRADING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.
 - CONTRACTOR SHALL LOOSEN COMPACTED SUBSOILS BY TILLING AND IMPORTING NEW TOPSOIL AS REQUIRED TO RESTORE GRADES AND MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES.
 - INSTALL 3" DEPTH HARD WOOD MULCH IN ALL PLANTER BEDS.
 - A 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 PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - 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.
 - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.
 - PLANTING EDGE AREAS SHALL BE SEPARATED WITH A V-TRENCHED EDGE NO WIDER THAN 6" AND NO DEEPER THAN 2".
 - EDGES ABUTTING A GRAVEL AREA SHALL BE SEPARATED WITH STEEL EDGING.
 - DECOMPOSED GRAVEL ABUTTING BULL ROCK GRAVEL SHALL BE SEPARATED WITH STEEL EDGING.
 - NO LANDSCAPE AND/OR IRRIGATION IS PERMITTED WITHIN PUBLIC RIGHT-OF-WAY.
 - NO TREES TO BE PLANTED WITHIN 5'-0" OF ANY UTILITY.

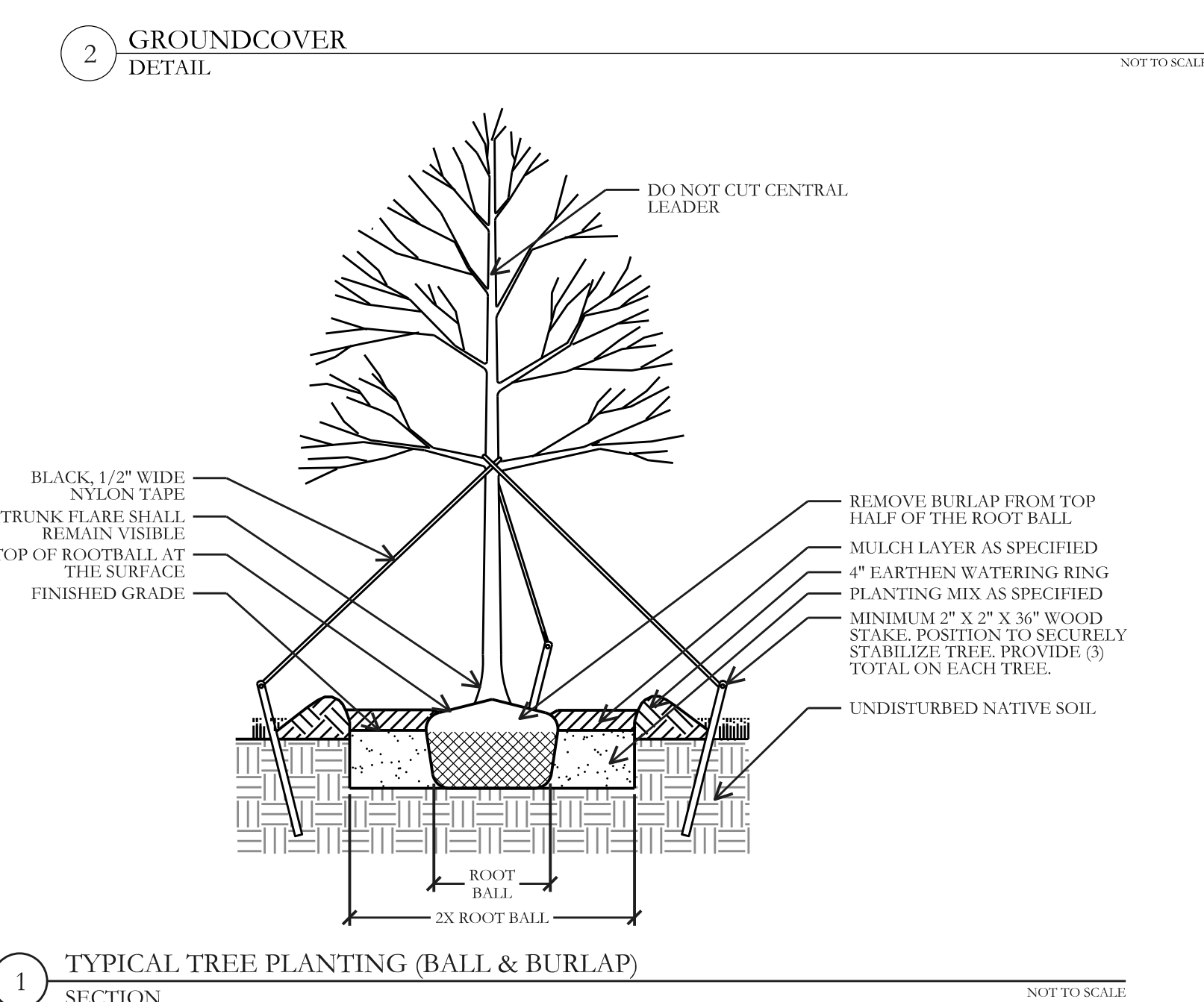
- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL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



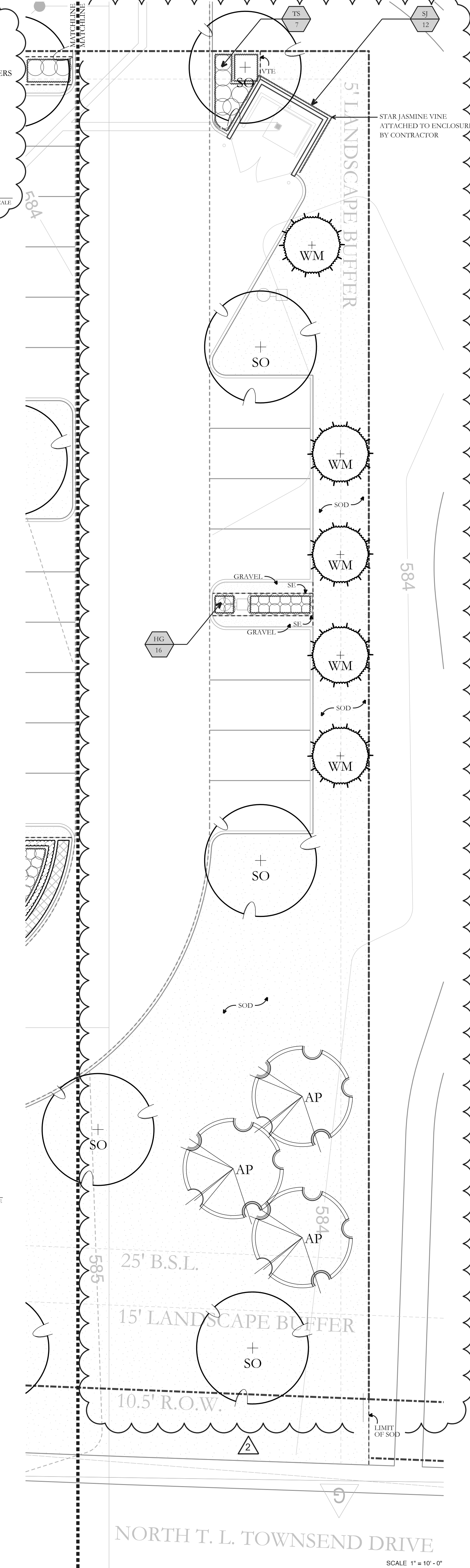
7 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION NOT TO SCALE



- NOTES:**
- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.
 - SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE. HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
 - SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.



1 TYPICAL TREE PLANTING (BALL & BURLAP) SECTION NOT TO SCALE



FSG GROUP ARCHITECTS

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Houston, Texas 77024
713.364.1752 Office
713.429.5864 Fax

BRUNO LAND DESIGN

1923 VICTORIA GARDEN DR. RICHMOND, TX 77468
KYLE@BRUNOLANDDESIGN.COM 409.382.0698

PROJECT NAME

Village Green
Alzheimer's Care Home
ROCKWALL, DALLAS

1192 T L TOWNSEND DRIVE
ROCKWALL, TEXAS 75087

ISSUED FOR PERMIT

REVISIONS

PERMIT REVISIONS	05-24-2019
PERMIT REVISIONS	01-29-2021

KEY PLAN

SHEET TITLE

PLANTING PLAN, SCHEDULE, NOTES & DETAILS

SCALE 1" = 10'-0"

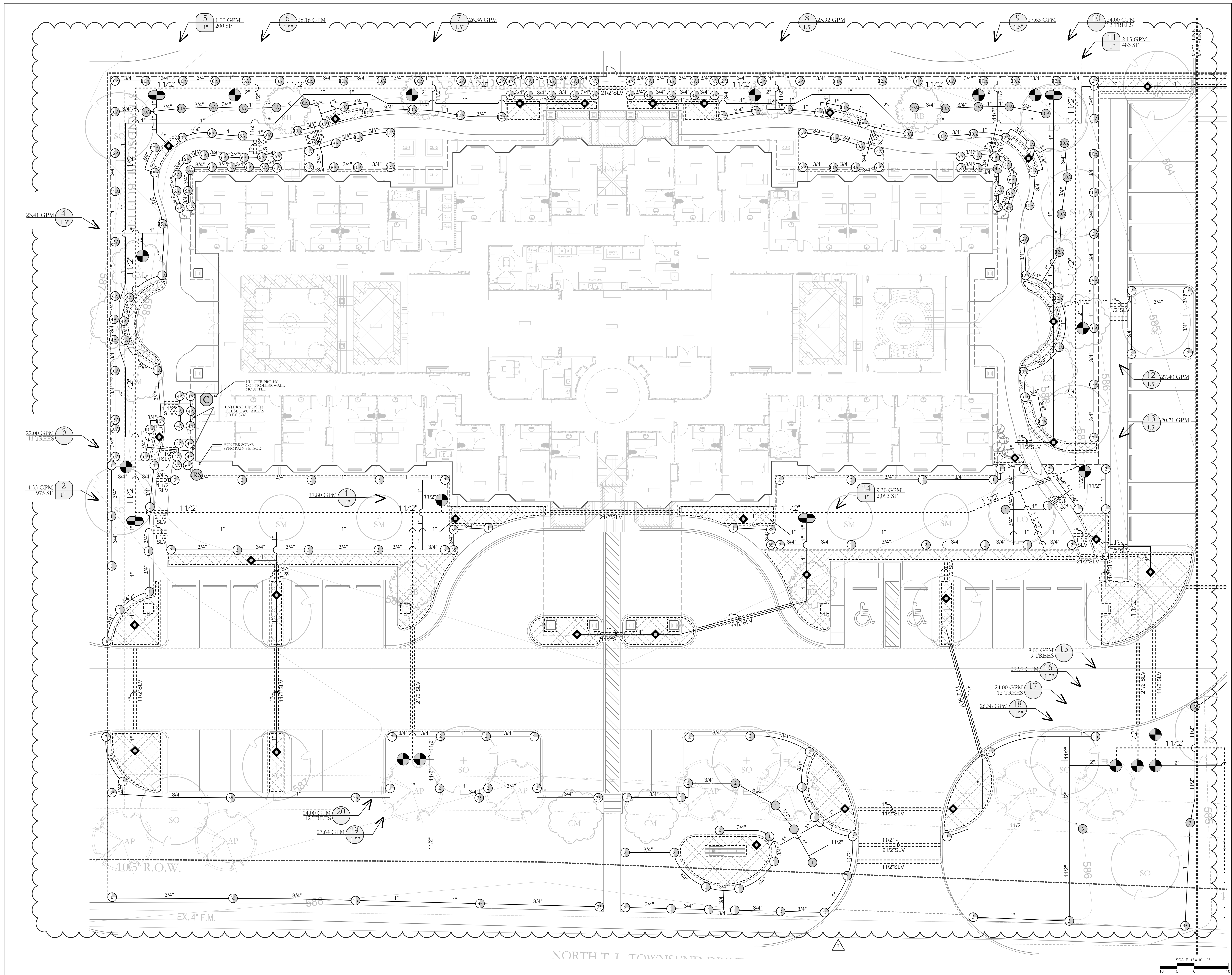
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JOB No A-1802-001

SHEET No

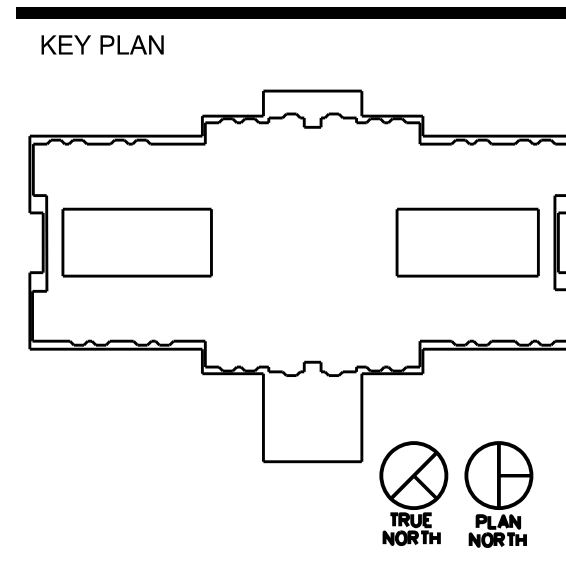
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ISSUED FOR PERMIT

REVISIONS	DATE
△ PERMIT REVISIONS	05-24-2019
△ PERMIT REVISIONS	01-29-2021



SHEET TITLE
IRRIGATION PLAN

SCALE 1" = 10'-0"
 DATE 03-15-2019
 JOB No A-1802-001
 SHEET No

L05.01

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IRRIGATION NOTES

- PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
- ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
- FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TRESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKSMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
 - 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.
 - SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
- LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKSMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIFTLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO ANY TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
- EXTEND ONE EXTRA CONTROL WIRE TO FARTHEST VALVE, ROUTED PARALLEL TO COMMON GROUND WIRE WITH INSTALLATION OF LEAD AND COMMON WIRES.
- 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:
 - LEAD WIRE: ANY COLOR (SAME COLOR), EXCEPT WHITE OR ORANGE
 - COMMON GROUND WIRE: WHITE (COLOR)
 - EXTRA CONTROL WIRE: ORANGE (COLOR)
- WIRE SPLICES SHALL BE KING ONE-STEP #7 TANN OR 3M-DBY PERMANENT AND WATERPROOF. INSTALL ALL WIRE SPLICES IN 10" ROUND PENTEK VALVE BOXES.
- 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.
- CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
- ALL P.V.C. MAINLINES, LATERAL LINES, DRIP LINES SHALL RECEIVE AS FOLLOWS:
 - 18" MINIMUM COVER FOR MAIN LINES
 - 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
 - 12" MINIMUM COVER FOR LATERAL LINES
 - 2-3" MINIMUM COVER FOR DRIFTLINE W/ MULCH AS PER SPECIFICATION.
- THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
- THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- 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 TREE. 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 TREE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REINFORCED IN THE ABOVE NOTES.
- 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.
- INSTALL QUICK COUPLING VALVES IN 12"x12" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNIFIED O-RING SWING JOINTS PER DETAIL SHOWN, #1722-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #3H-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.
- ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
- ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 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.

HYDRAULIC CALCULATION NOTES

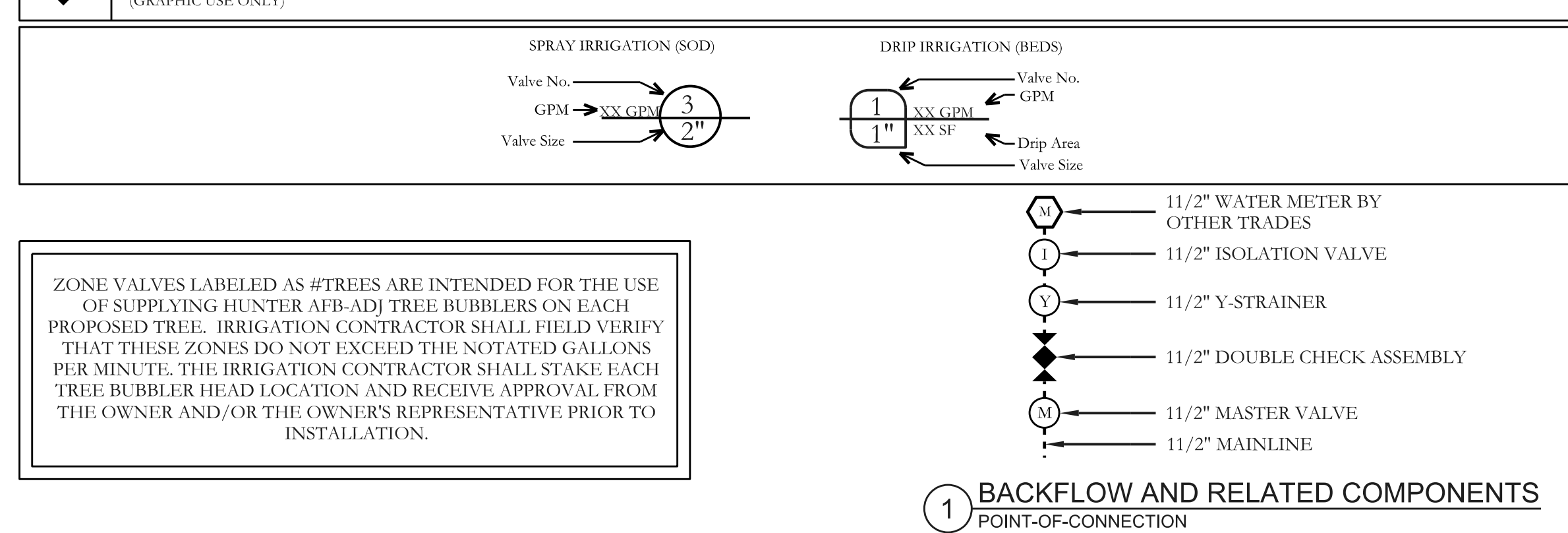
TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE OF 70 PSI. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE OF 70 PSI, DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

HYDRAULIC CALCULATION POINT-OF-CONNECTION (FARTHEST HEAD)

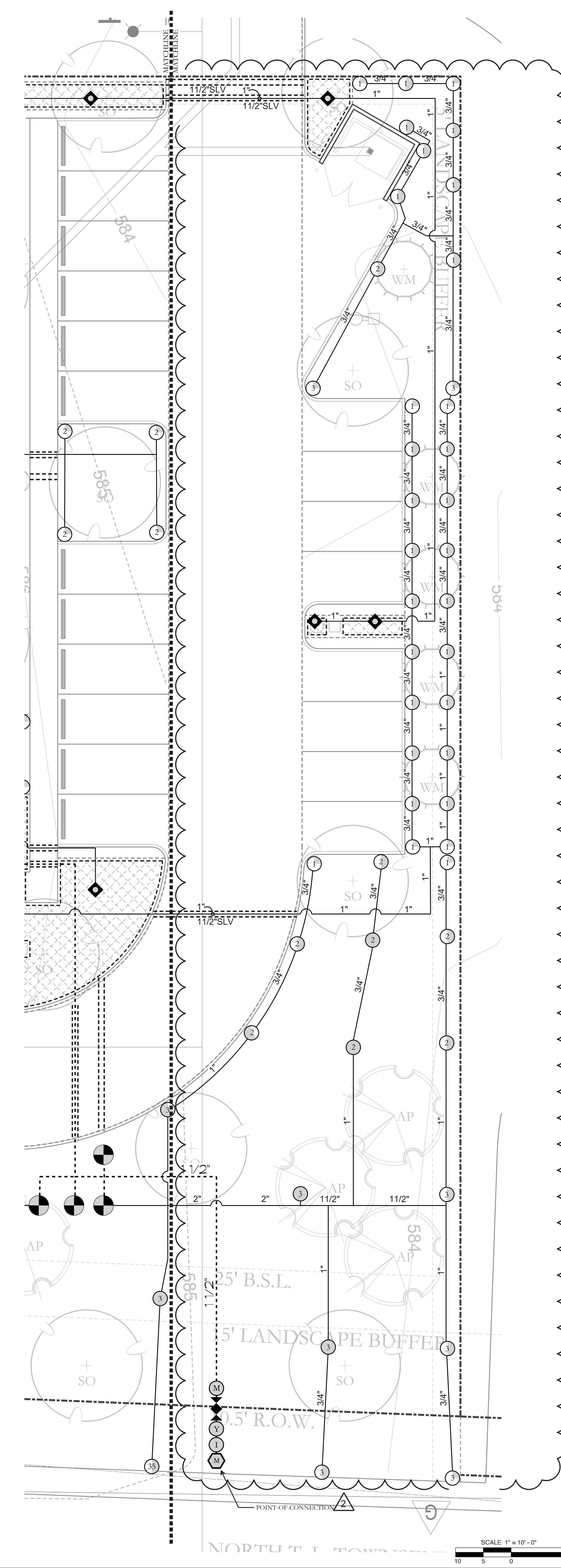
ITEM	SIZE	PSI	NOTES
SERVICE	11/2"	0.34	TYPE "K" COPPER 10 L.N. FT. (28.16 GPM)
WATER METER	11/2"	1.60	(28.16 GPM)
BALL VALVE	11/2"	1.00	(28.16 GPM)
Y-FILTER	11/2"	0.40	(28.16 GPM)
BACKFLOW PREVENTER	11/2"	6.00	(28.16 GPM)
MASTER VALVE	11/2"	1.50	(28.16 GPM)
MAIN LINE (LOOPED)	11/2"	3.01	791 LINEAR FEET (28.16 GPM)
MAIN LINE (UNLOOPED)	11/2"	3.54	166 LINEAR FEET (28.16 GPM)
ZONE VALVE (#6)	11/2"	1.50	(28.16 GPM)
LATERAL PIPING	3/4" - 2"	0.20	
CRITICAL HEAD	N/A	40.00	
TOTAL LOSS		(358.49)	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		(311.51)	

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
ⓐ	AUTOMATIC CONTROLLER	HUNTER	PRO-HC	N/A	INSTALL PER MANUFACTURER'S STANDARDS. CONTROLLER - PFG-2008.
ⓑ	RAIN SENSOR	HUNTER	SOLAR SYNC-SEN	N/A	INSTALL PER MANUFACTURER'S STANDARDS.
Ⓒ	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROU 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.
Ⓔ	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. ROU AND PAINT VALVE NUMBER ON LID.
ⓓ	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP15, MP80SR, MP100, MP200, MP300, MP350	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL LASCO P-1207 SWING JOINTS ON ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 OR 12" PROS-12 SPRAY BODIES.
ⓔ	PRO ADJ SPRAY	HUNTER	PRO ADJ SPRAY	4A, 6A	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL LASCO P-1207 SWING JOINTS ON ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 OR 12" PROS-12 SPRAY BODIES.
ⓖ	WATER METER	---	PER CITY	Refer to Plan for Size	INSTALLED BY GENERAL CONTRACTOR
ⓗ	DOUBLE CHECK VALVE	Felco	850-BV Series	Refer to Plan for Size	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
ⓓ	ISOLATION VALVE	Nibco	*T-113	Line Size	INSTALL PER DETAIL IN 12"x12" PENTEK VALVE BOX WITH BOLT DOWN LID.
ⓖ	Y-STRAINER	Felco	*LF650A	Refer to Plan for Size	INSTALL PER DETAIL IN 12"x12" PENTEK VALVE BOX WITH BOLT DOWN LID.
ⓓ	MASTER VALVE	Hunter	ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 12"x12" 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.
ⓓ	DRIP IRRIGATION INDICATOR (GRAPHIC USE ONLY)				

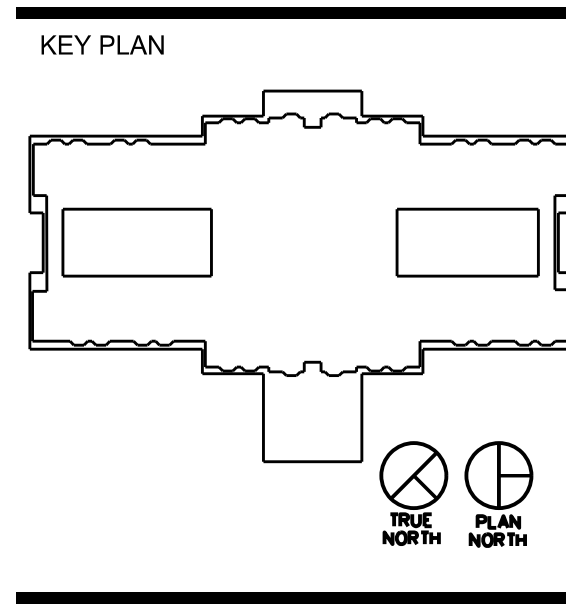


ZONE VALVES LABELED AS #TREES ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED THE NOTATED GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE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



ISSUED FOR PERMIT

REVISIONS		
⚠	PERMIT REVISIONS	05-24-2019
⚠	PERMIT REVISIONS	01-29-2021

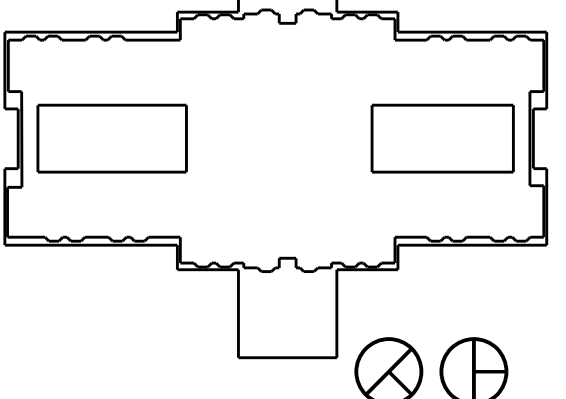


SHEET TITLE
IRRIGATION PLAN, SCHEDULE & NOTES

SCALE 1" = 10'-0"
 DATE 03-15-2019
 JOB No A-1802-001
 SHEET No

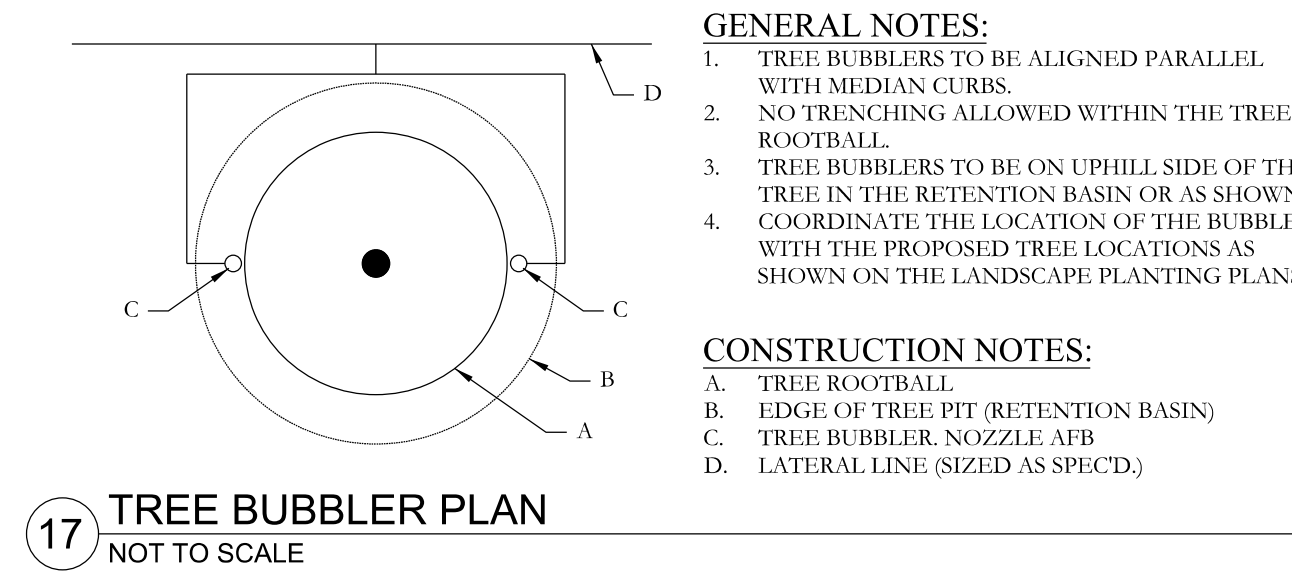
NOTE: ALTERATION, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED BY ANYONE OTHER THAN THE FS GROUP

△ PERMIT REVISIONS	05-24-2019
△ PERMIT REVISIONS	01-29-2021



13 DRIP IRRIGATION - FLUSH VALVE
NOT TO SCALE

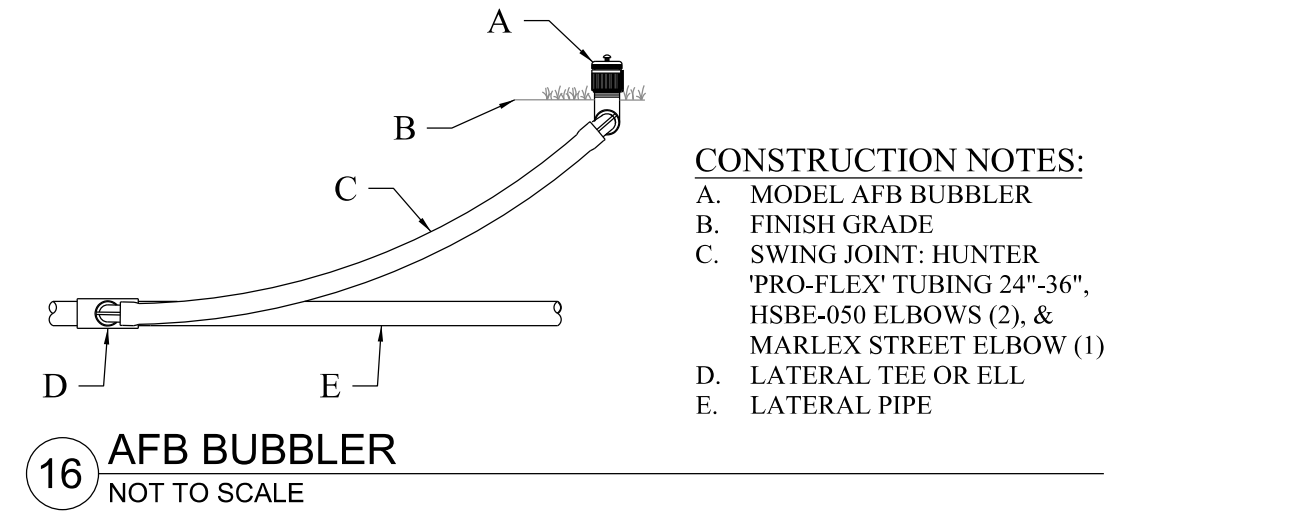
CONSTRUCTION NOTES:
A. FINISH GRADE
B. 10" ROUND VALVE BOX
C. LINE FLUSHING VALVE
D. PLD-650 OR 12" FPT ADAPTER
E. BRICK SUPPORTS (3)
F. 3/4" GRAVEL SUMP



17 TREE BUBBLER PLAN
NOT TO SCALE

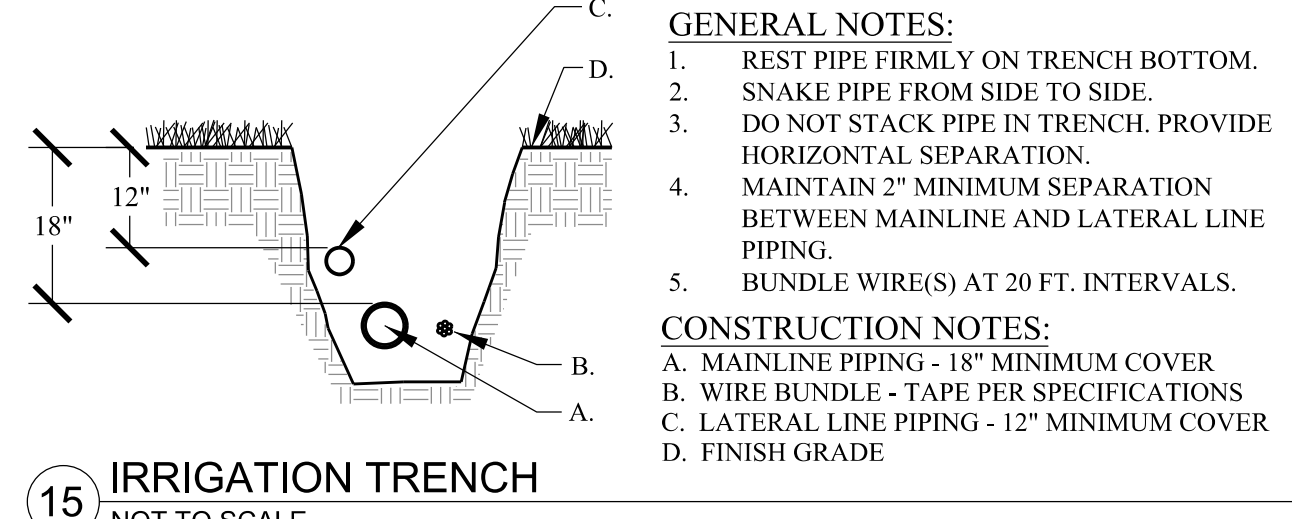
GENERAL NOTES:
1. TREE BUBBLERS TO BE ALIGNED PARALLEL WITH MEDIAN CURBS.
2. NO TRUNCHED ALLOWED WITHIN THE TREES ROOTBALL.
3. TREE BUBBLERS TO BE ON UPHILL SIDE OF THE TREE IN THE RETENTION BASIN OR AS SHOWN.
4. COORDINATE THE LOCATION OF THE BUBBLERS WITH THE PROPOSED TREE LOCATIONS AS SHOWN ON THE LANDSCAPE PLANTING PLANS.

CONSTRUCTION NOTES:
A. TREE ROOTBALL
B. EDGE OF TREE PIT (RETENTION BASIN)
C. TREE BUBBLER NOZZLE (AFB)
D. LATERAL LINE (SIZED AS SPEC'CD)



16 AFB BUBBLER
NOT TO SCALE

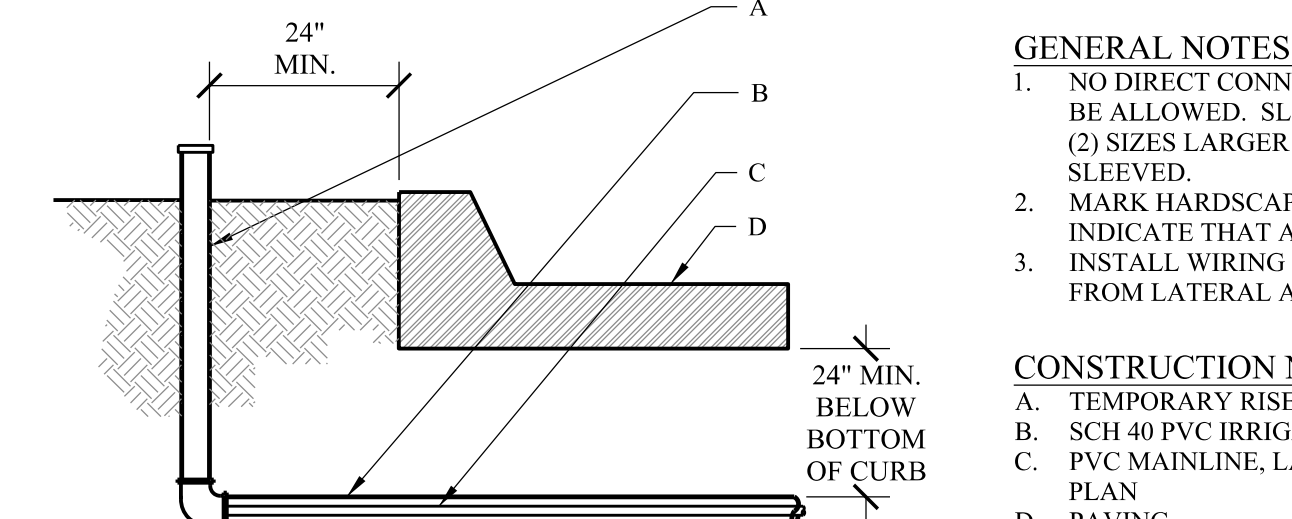
CONSTRUCTION NOTES:
A. MODEL AFB BUBBLER
B. FINISH GRADE
C. SWING JOINT: HUNTER PRO-FLEX TUBING 24"-36", HSBE-650 ELBOWS (2), & MARLEX STREET ELBOW (1)
D. LATERAL TEE OR ELL
E. LATERAL PIPE



15 IRRIGATION TRENCH
NOT TO SCALE

GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. 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.

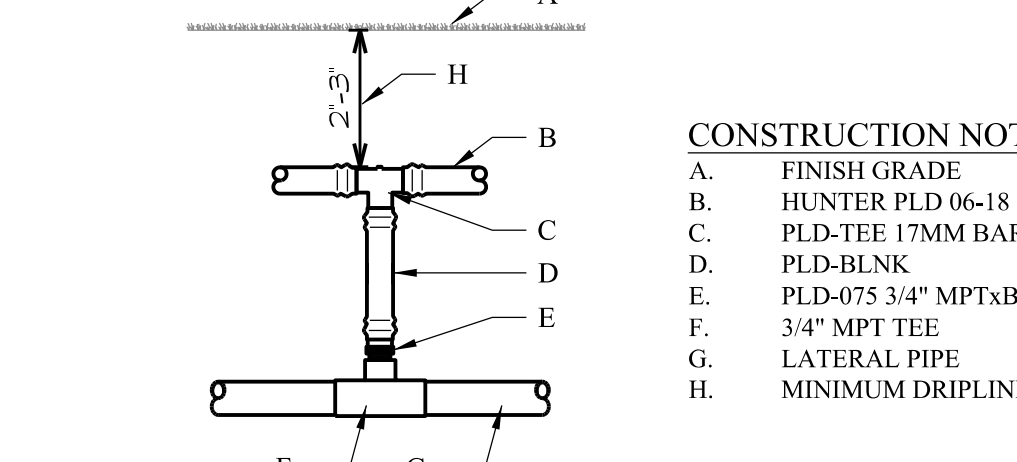
CONSTRUCTION NOTES:
A. MAINLINE PIPING - 18" MINIMUM COVER
B. WIRE BUNDLE - TAPE PER SPECIFICATIONS
C. LATERAL LINE PIPING - 12" MINIMUM COVER
D. FINISH GRADE



14 IRRIGATION SLEEVES
NOT TO SCALE

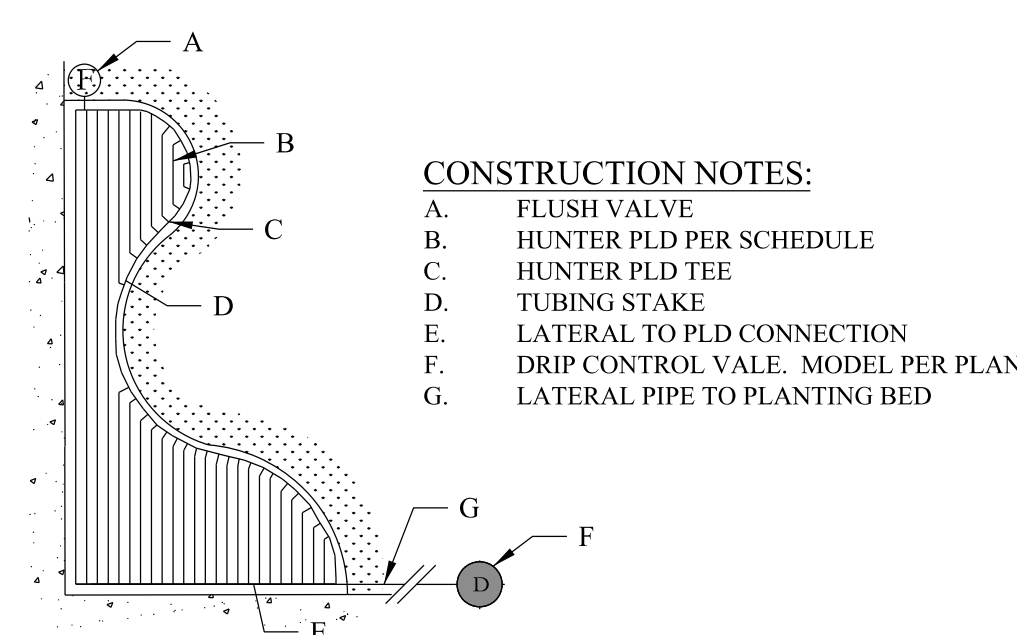
GENERAL NOTES:
1. NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
2. MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW.
3. INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.

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



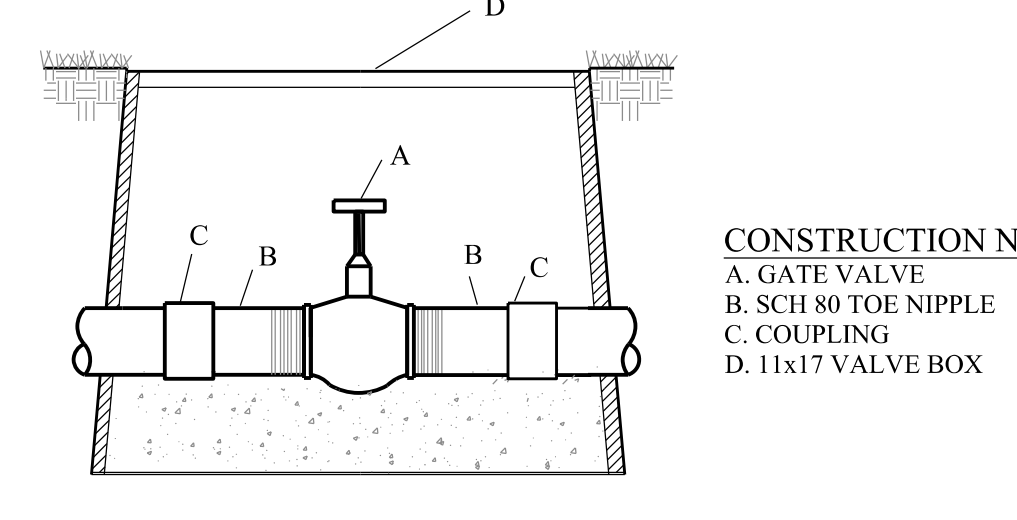
12 BELOW GRADE START CONNECTION
NOT TO SCALE

CONSTRUCTION NOTES:
A. FINISH GRADE
B. HUNTER PLD 06-18
C. PLD-TEE 17MM BARB/BARB
D. PLD-BLNK
E. PLD-475 3/4" MPT/BARB
F. 3/4" MPT TEE
G. LATERAL PIPE
H. MINIMUM DRIPLINE DEPTH



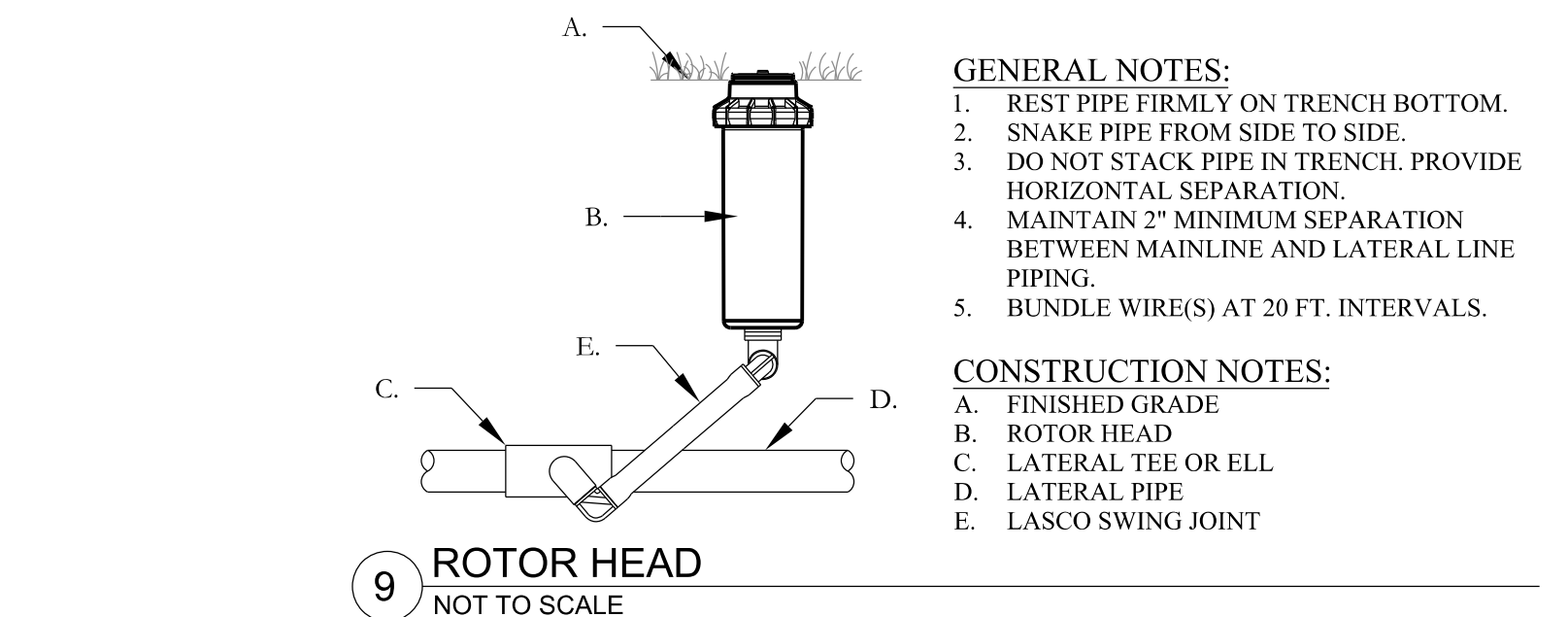
11 DRIP IRRIGATION - BED
NOT TO SCALE

CONSTRUCTION NOTES:
A. FLUSH VALVE
B. HUNTER PLD PER SCHEDULE
C. HUNTER PLD TEE
D. TUBING STAKE
E. LATERAL TO PLD CONNECTION
F. DRIP CONTROL VALVE, MODEL PER PLAN
G. LATERAL PIPE TO PLANTING BED



10 GATE VALVE
NOT TO SCALE

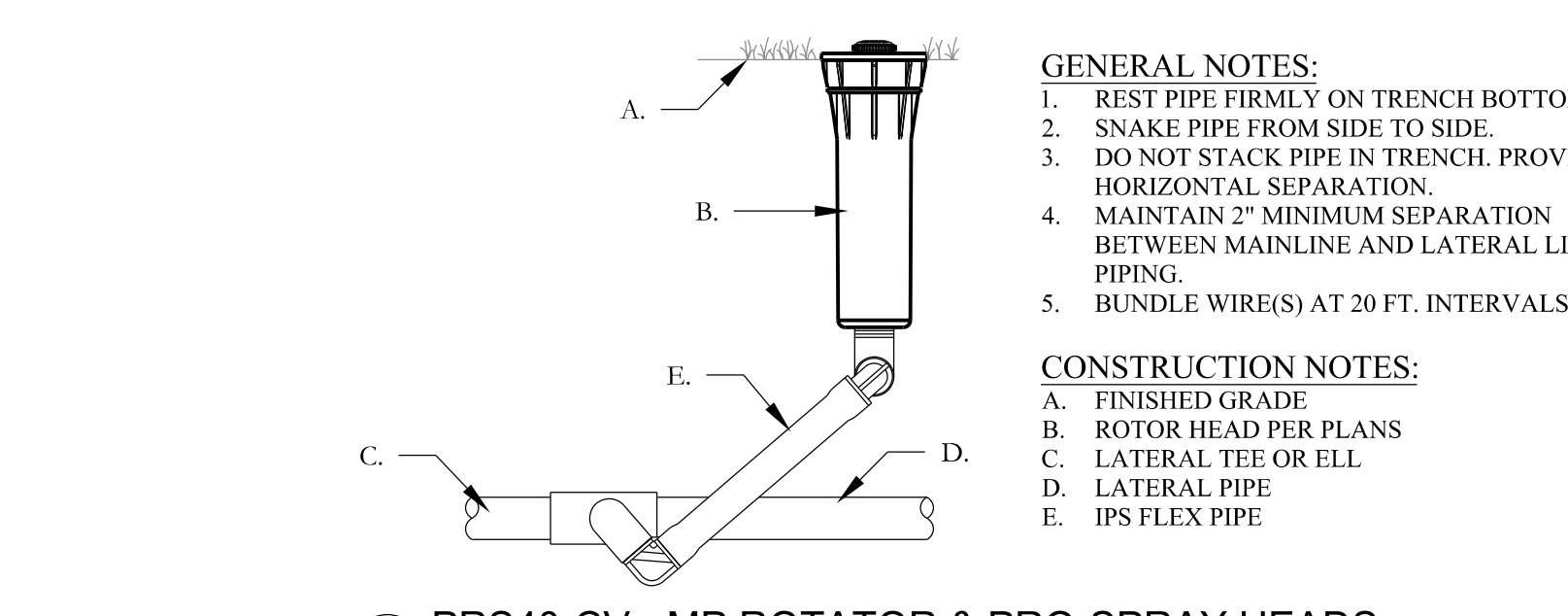
CONSTRUCTION NOTES:
A. GATE VALVE
B. SCH 80 TEE NIPPLE
C. COUPLING
D. 11x17 VALVE BOX



9 ROTOR HEAD
NOT TO SCALE

GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. 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.

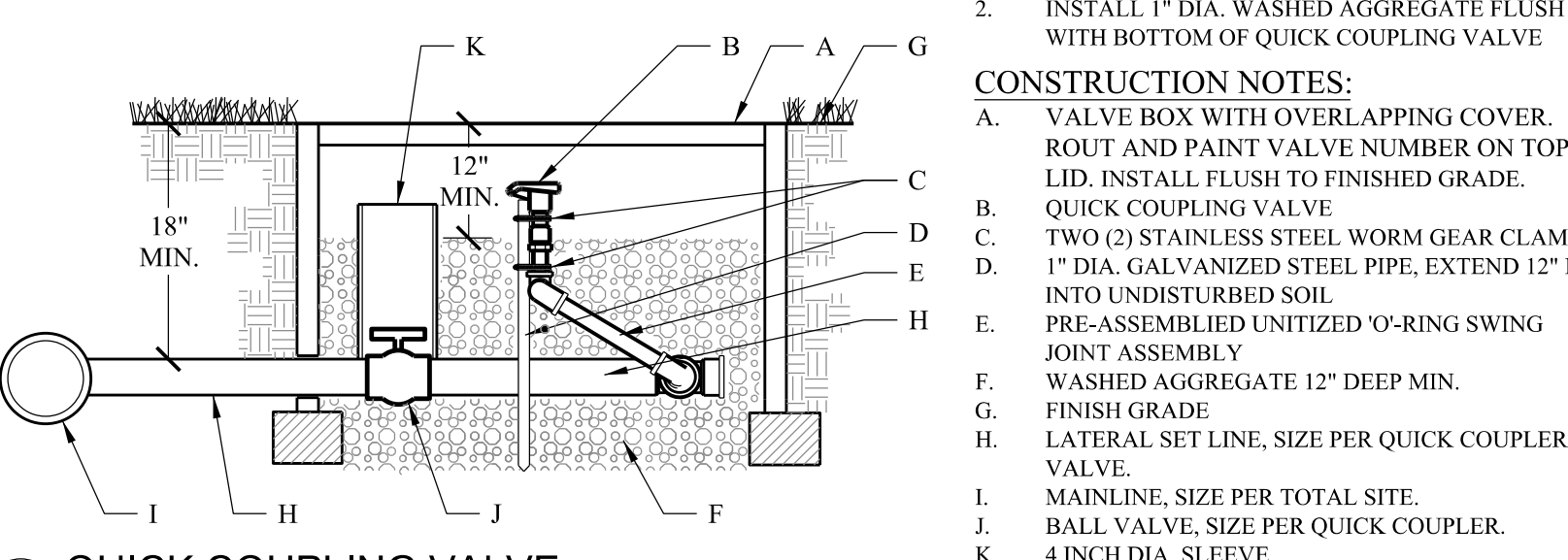
CONSTRUCTION NOTES:
A. FINISHED GRADE
B. ROTOR HEAD
C. LATERAL TEE OR ELL
D. LATERAL PIPE
E. LASCO SWING JOINT



8 PRS40-CV - MP ROTATOR & PRO-SPRAY HEADS
NOT TO SCALE

GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. 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.

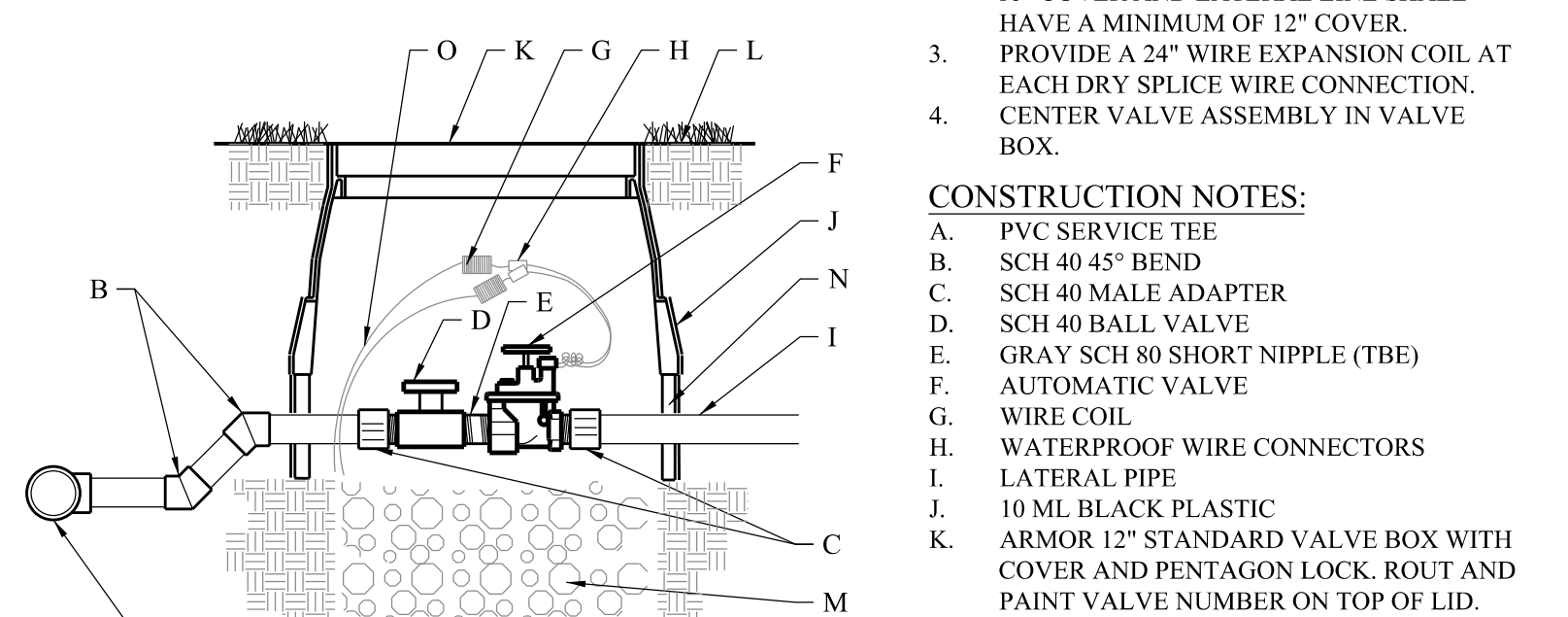
CONSTRUCTION NOTES:
A. FINISHED GRADE
B. ROTOR HEAD PER PLANS
C. LATERAL TEE OR ELL
D. LATERAL PIPE
E. IPS FLEX PIPE



7 QUICK COUPLING VALVE
NOT TO SCALE

GENERAL NOTES:
1. INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
2. INSTALL 1" DIA. WASHED AGGREGATE FLUSH WITH BOTTOM OF QUICK COUPLING VALVE.

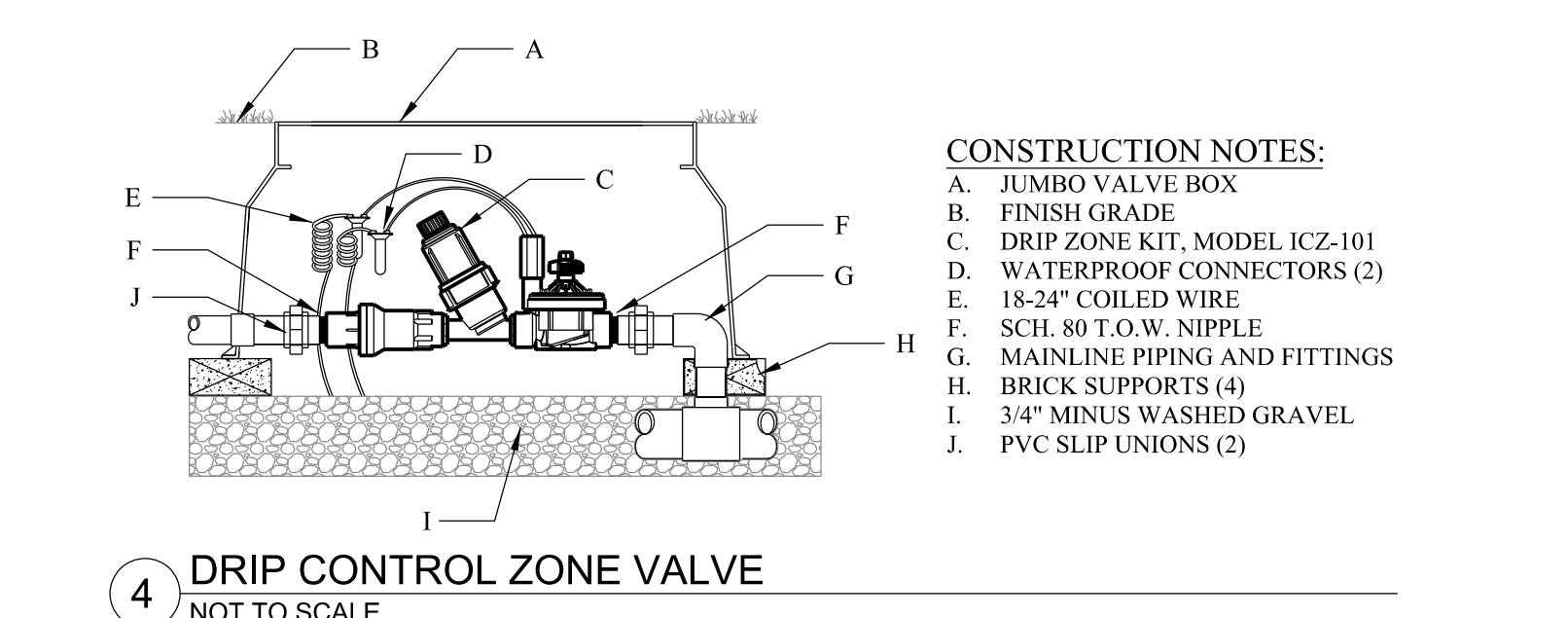
CONSTRUCTION NOTES:
A. VALVE BOX WITH OVERLAPPING COVER, ROUT AND PAINT VALVE NUMBER ON TOP OF LID. INSTALL FLUSH TO FINISHED GRADE.
B. QUICK COUPLING VALVE
C. TWO (2) STAINLESS STEEL WORM GEAR CLAMPS
D. 1" DIA. GALVANIZED STEEL PIPE, EXTEND 12" IN. INTO UNDISTURBED SOIL.
E. PRE-ASSEMBLED UNFITTED O-RING SWING JOINT ASSEMBLY
F. WASHED AGGREGATE 12" DEEP MIN.
G. FINISH GRADE
H. LATERAL SET LINE, SIZE PER QUICK COUPLER VALVE.
I. MAINLINE, SIZE PER TOTAL SITE.
J. BALL VALVE, SIZE PER QUICK COUPLER.
K. 4 INCH DIA. SLEEVE



6 ELECTRIC VALVE
NOT TO SCALE

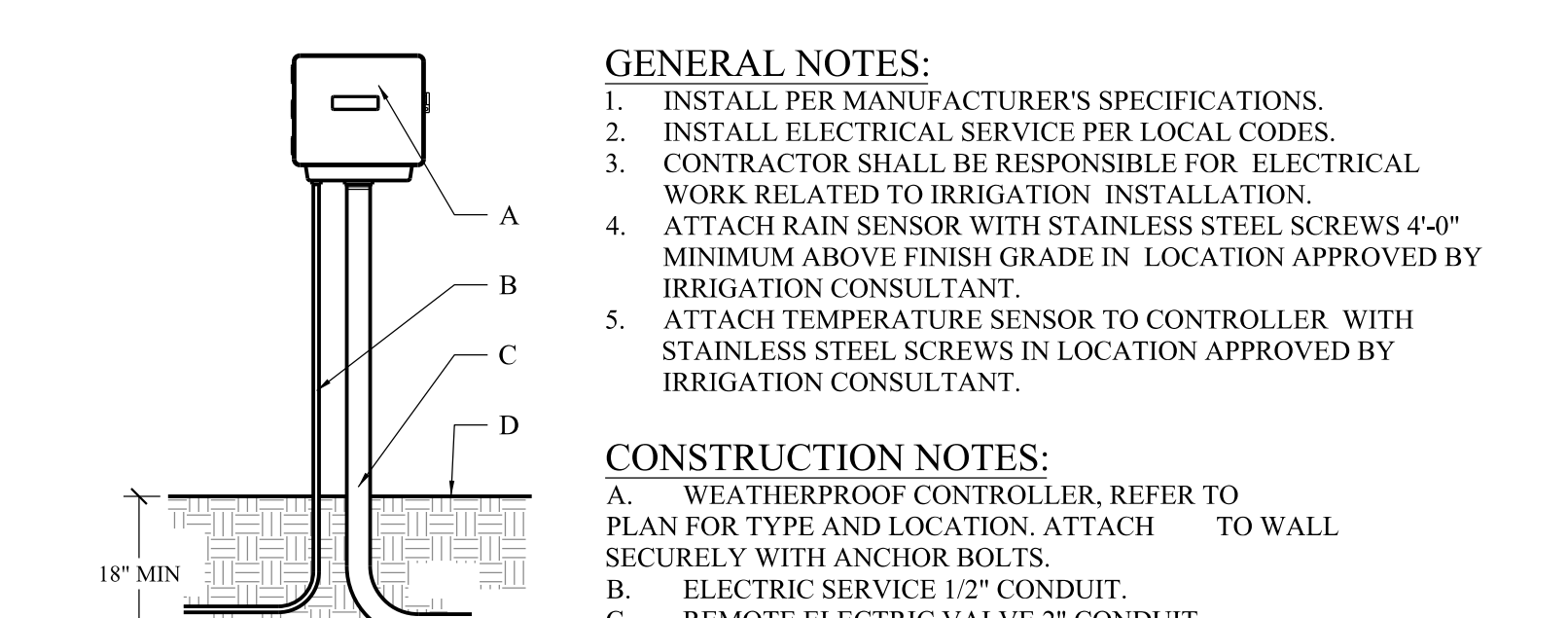
GENERAL NOTES:
1. INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
2. MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
3. PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
4. CENTER VALVE ASSEMBLY IN VALVE BOX.

CONSTRUCTION NOTES:
A. PVC SERVICE TEE
B. SCH 40 45° BEND
C. SCH 40 MALE ADAPTER
D. SCH 40 BALL VALVE
E. GRAY SCH 80 SHORT NIPPLE (TBE)
F. AUTOMATIC VALVE
G. WIRE COIL
H. WATERPROOF WIRE CONNECTORS
I. LATERAL PIPE
J. 10 ML BLACK PLASTIC
K. ARMOR 12" STANDARD VALVE BOX WITH COVER AND PENTAGON LOCK, ROUT AND PAINT VALVE NUMBER ON TOP OF LID. SET 1/2" ABOVE FINISH GRADE.
L. FINISH GRADE
M. WASHED PEA GRAVEL - 6" DEPTH MIN
N. 6" VALVE BOX EXTENSIONS AS REQUIRED
O. VALVE WIRING



4 DRIP CONTROL ZONE VALVE
NOT TO SCALE

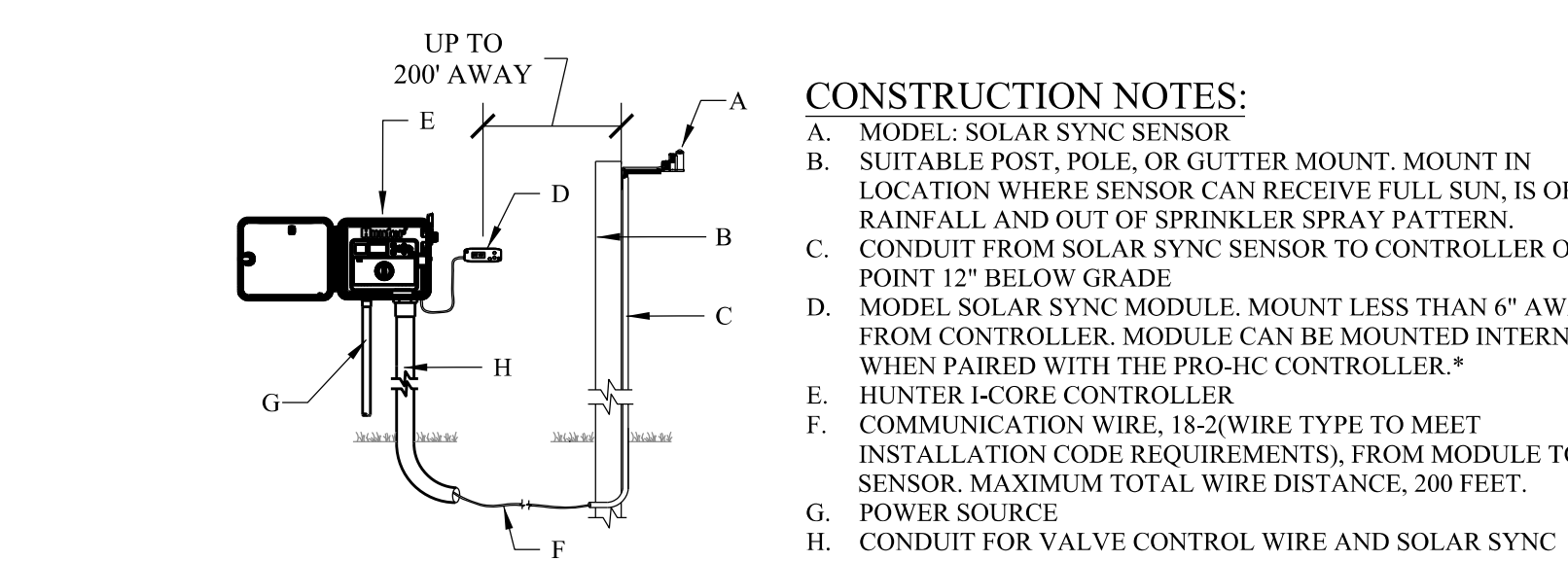
CONSTRUCTION NOTES:
A. JUMBO VALVE BOX
B. FINISH GRADE
C. DRIP ZONE KIT, MODEL ICZ-101
D. WATERPROOF CONNECTORS (2)
E. 18-24" COILED WIRE
F. SCH. 80 T.O.W. NIPPLE
G. MAINLINE PIPING AND FITTINGS
H. BRICK SUPPORTS (4)
I. 3/4" MINUS WASHED GRAVEL
J. PVC SLIP UNIONS (2)



3 WALL MOUNTED CONTROLLER
NOT TO SCALE

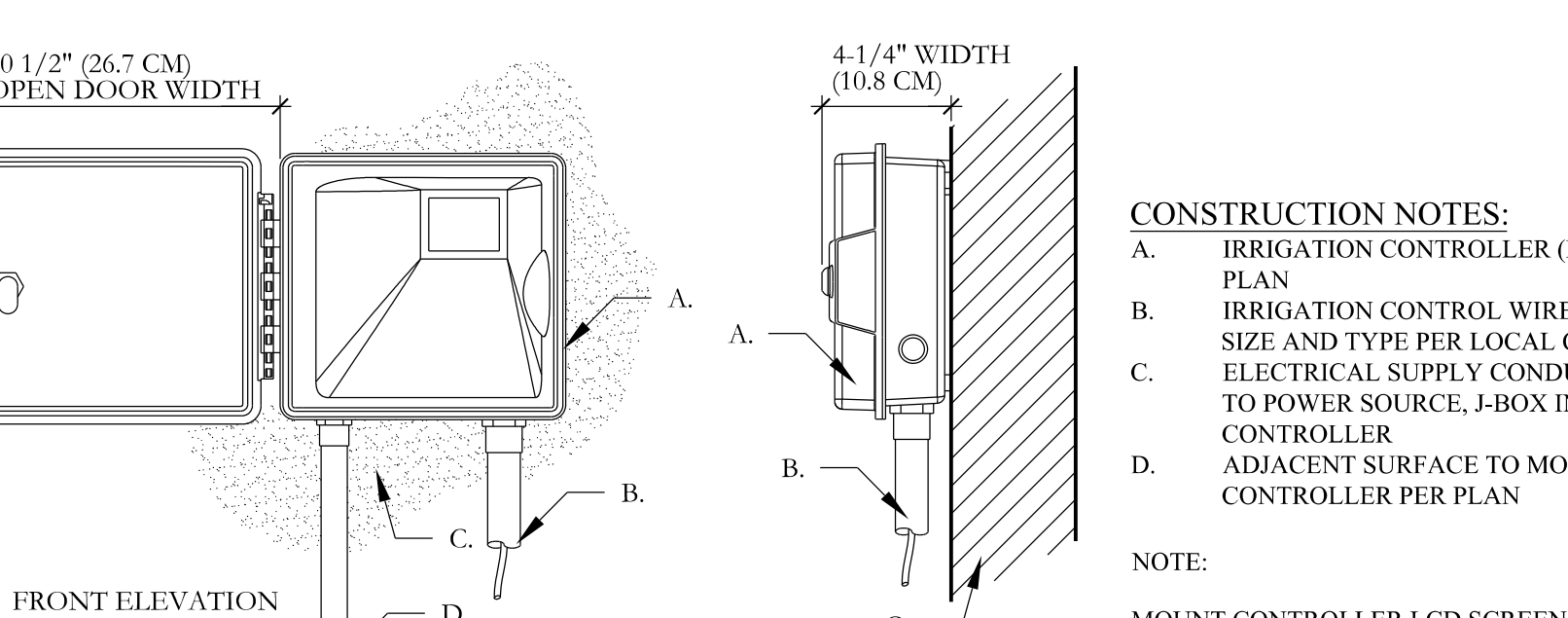
GENERAL NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL ELECTRICAL SERVICE PER LOCAL CODES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL WORK RELATED TO IRRIGATION INSTALLATION.
4. ATTACH RAIN SENSOR WITH STAINLESS STEEL SCREWS 4-0" MINIMUM ABOVE FINISH GRADE IN LOCATION APPROVED BY IRRIGATION CONSULTANT.
5. ATTACH TEMPERATURE SENSOR TO CONTROLLER WITH STAINLESS STEEL SCREWS IN LOCATION APPROVED BY IRRIGATION CONSULTANT.

CONSTRUCTION NOTES:
A. WEATHERPROOF CONTROLLER, REFER TO PLAN FOR TYPE AND LOCATION. ATTACH TO WALL SECURELY WITH ANCHOR BOLTS.
B. ELECTRIC SERVICE 1/2" CONDUIT.
C. REMOTE ELECTRIC VALVE 2" CONDUIT.
D. FINISH GRADE



2 SOLAR SYNC SYSTEM (PRO-HC CONTROLLER)
NOT TO SCALE

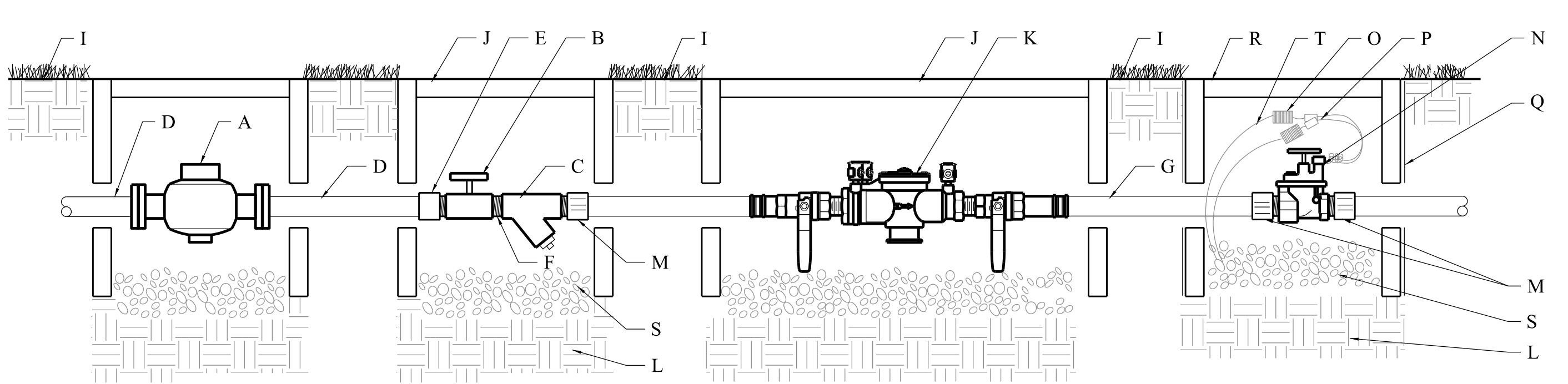
CONSTRUCTION NOTES:
A. MODEL SOLAR SYNC SENSOR
B. SUITABLE POST, POLE OR GLITTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN.
C. CONDUIT FROM SOLAR SYNC SENSOR TO CONTROLLER OR TO A POINT 12" BELOW GRADE
D. MODEL SOLAR SYNC MODULE. MOUNT LESS THAN 6" AWAY FROM CONTROLLER. MODULE CAN BE MOUNTED INTERNALLY WHEN PAIRED WITH THE PRO-HC CONTROLLER.*
E. HUNTER I-CORE CONTROLLER
F. COMMUNICATION WIRE, 18-24 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



1 PRO-HC CONTROLLER
NOT TO SCALE

CONSTRUCTION NOTES:
A. IRRIGATION CONTROLLER (PRO-HC) PER PLAN
B. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
C. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
D. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE:
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.



5 BACKFLOW PREVENTER CONNECTION
NOT TO SCALE

CONSTRUCTION NOTES:
A. WATER METER (SIZE PER PLAN)
B. BALL VALVE (SIZE PER LINE)
C. WYE STRAINER (SIZE PER LINE)
D. TYPE "K" COPPER PIPE
E. COPPER SST COUPLING
F. TBE NIPPLE
G. PIPE PER CITY CODE
H. COUPLING
I. FINISH GRADE
J. 12x17 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 1/2" ABOVE FINISH GRADE
S. WASHED PEA GRAVEL - 6" DEPTH MIN
T. VALVE WIRING

GENERAL NOTES:
1. 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 VALVE BOX.



DATE: March 5, 2021

TO: Steve Lamastra
2870 Peachtree Road
Atlanta, GA 30305

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75098

SUBJECT: SP2021-004; 810 N. Goliad Street (Amended Site Plan)

Steve Lamastra:

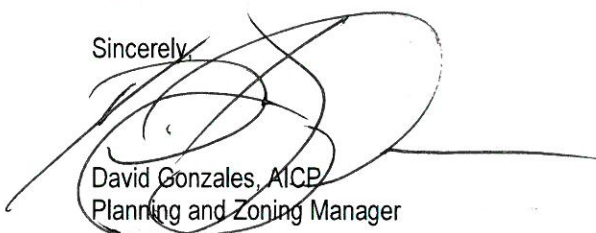
This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved administratively by City staff on 03/05/2021. The following is a record of all conditions of approval:

Conditions of Approval

- 1) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,


David Gonzales, AICP
Planning and Zoning Manager