



SP2016-006- SERVICE KING  
SITE PLAN - LOCATION MAP =



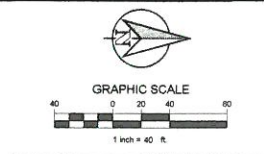
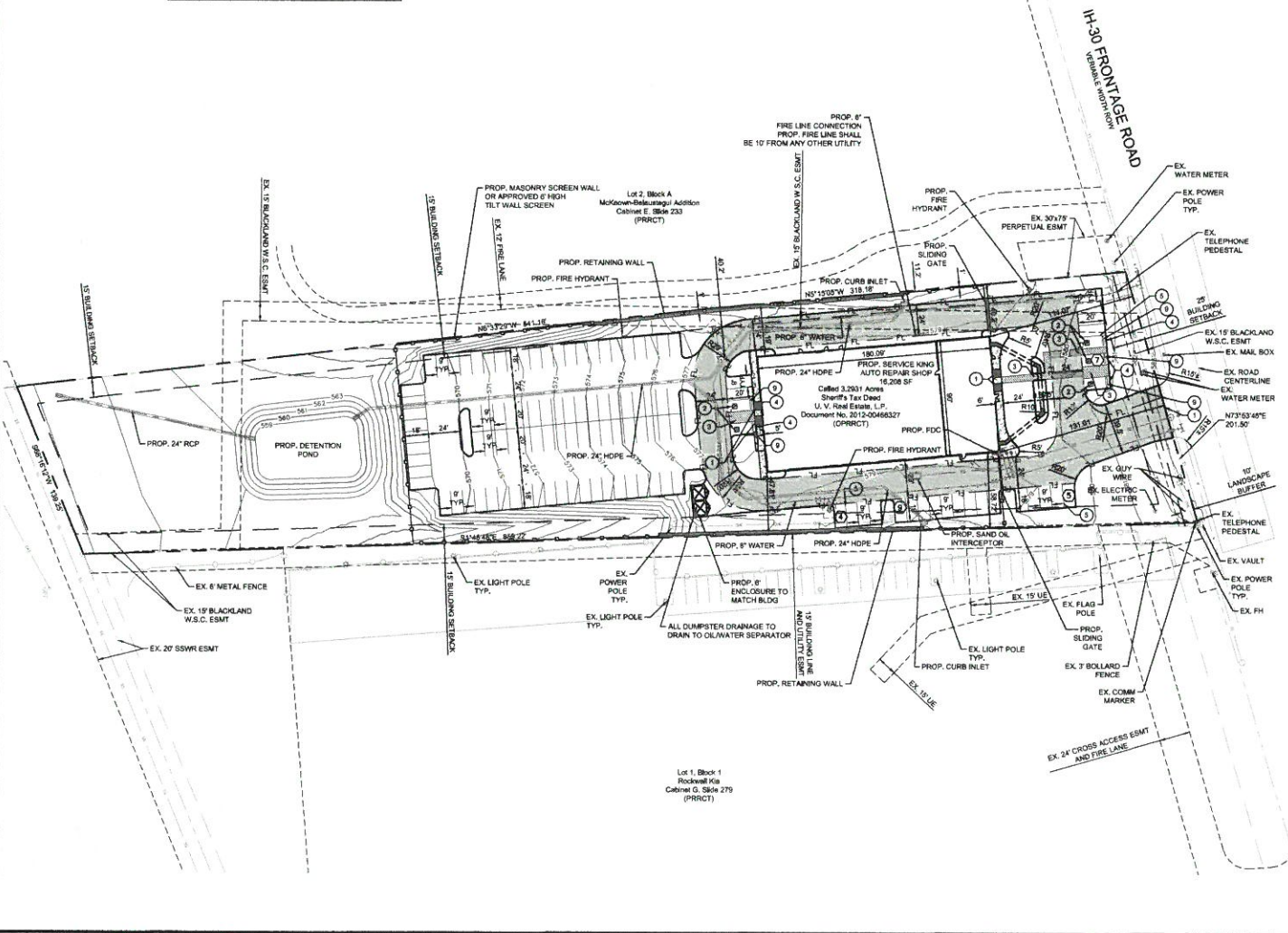
# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



PARKING TABLE		SITE DATA TABLE	
PARKING REQUIREMENTS	2 SPACES / EACH SERVICE BAY	SITE AREA	3.29 ACRES (143,447.42 SF)
PARKING REQUIRED	18 SPACES (1 ADA) 8 SERVICE BAYS	ZONING	LIGHT INDUSTRIAL
PARKING PROVIDED	18 SPACES (5 ADA)	PROPOSED USE	AUTO REPAIR GARAGE, MAJOR
		BUILDING SIZE	16,208 SF
		LOT COVERAGE	11.3 %
		FLOOR TO AREA RATIO	0.11 : 1
		BUILDING HEIGHT	1 STORY



VICINITY MAP  
N.T.S.

LEGEND	
[Symbol]	5" STANDARD DUTY CONCRETE
[Symbol]	FIRE LANE (8" CONCRETE)
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	FULL DEPTH SAWCUT
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED FIRE LANE
[Symbol]	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	SAW CUT
②	HANDICAP SYMBOL
③	PAVEMENT STRIPING
④	HANDICAP SIGN
⑤	4" PARKING STALL
⑥	SIDEWALK
⑦	PROPOSED DUMPSTER AREA AND ENCLOSURE
⑧	HANDICAP RAMPS
⑨	CURB STOP

NOTE  
A SEPARATE SIGNADE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.

SERVICE KING ROCKWALL - I.H. 30	
LEGAL DESCRIPTION AND OR ADDRESS: SHERIFF'S TAX DEED U.V. REAL ESTATE, LP DOCUMENT NO. 2012-00466327 3.293 AC	
OWNER: U.V. REAL ESTATE L.P. 8131 LYNDON B JOHNSON FREDWAY SUITE 710 DALLAS, TEXAS 75251	APPLICANT: CLAYMORE ENGINEERING, INC. 100 CENTRAL DRIVE, SUITE #408 BEDFORD, TX 76021 PH: 817.281.0572
CASE NUMBER	DESIGN: [Blank] CHECKED: [Blank] DATE: 4/15/2018 SHEET: [Blank]



PRELIMINARY  
FOR REVIEW ONLY  
Not for construction purposes.  
CLAYMORE ENGINEERING  
Engineering and Planning  
JONAS TAYLOR  
DALLAS, TEXAS  
P. No. 1008902 Date: 4/15/2018

SERVICE KING  
I.H. 30  
ROCKWALL, TEXAS

SITE PLAN

SP-1

PLOTTED BY: DREW DOMSKY, P.E.  
 LOCATION: 2 / PROJECTS/PROJECTS/2018-147 SERVICE KING ROCKWALL/CLAYMORE/SP-1 SITE PLAN.DWG  
 LAST SAVED: 4/17/2018 11:33 PM

NO.	DATE	REVISION

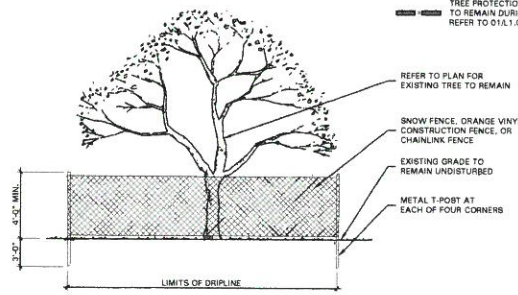
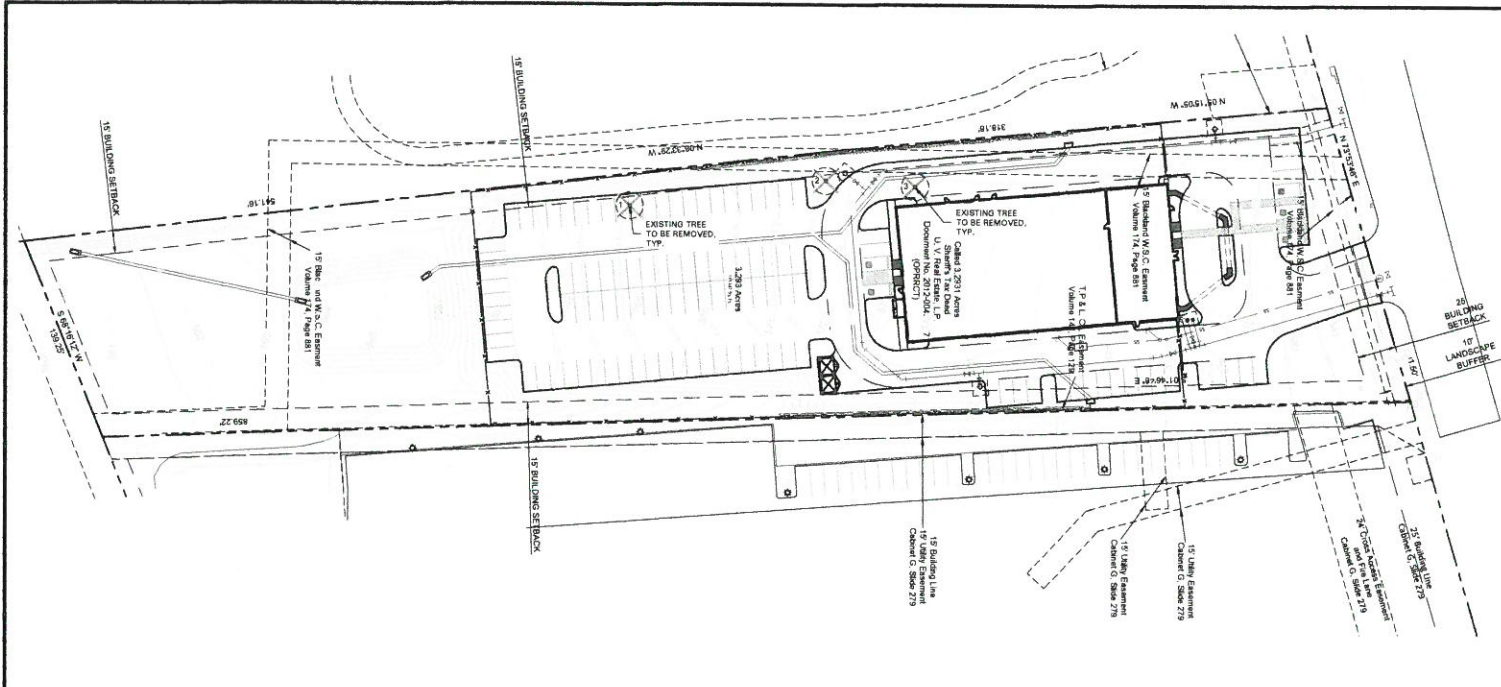
**TREE PRESERVATION NOTES**

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

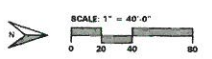
**EXISTING TREE LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO D1.L1.01

TREE SURVEY FIELD DATA				
No.	Dist. (feet)	Species (common name)	Status	Remarks
1	12	WILLOW	TO BE REMOVED	
2	5.5	CEDAR	TO BE REMOVED	
3	3	CEDAR	TO BE REMOVED	
Total Caliper Inches on Site				28.5
Total Caliper Inches Removed				29.5



**01 TREE PROTECTIVE FENCING**  
NOT TO SCALE



4245 North Central Expy  
 Suite 501  
 Dallas, Texas 75205  
 214.865.7192

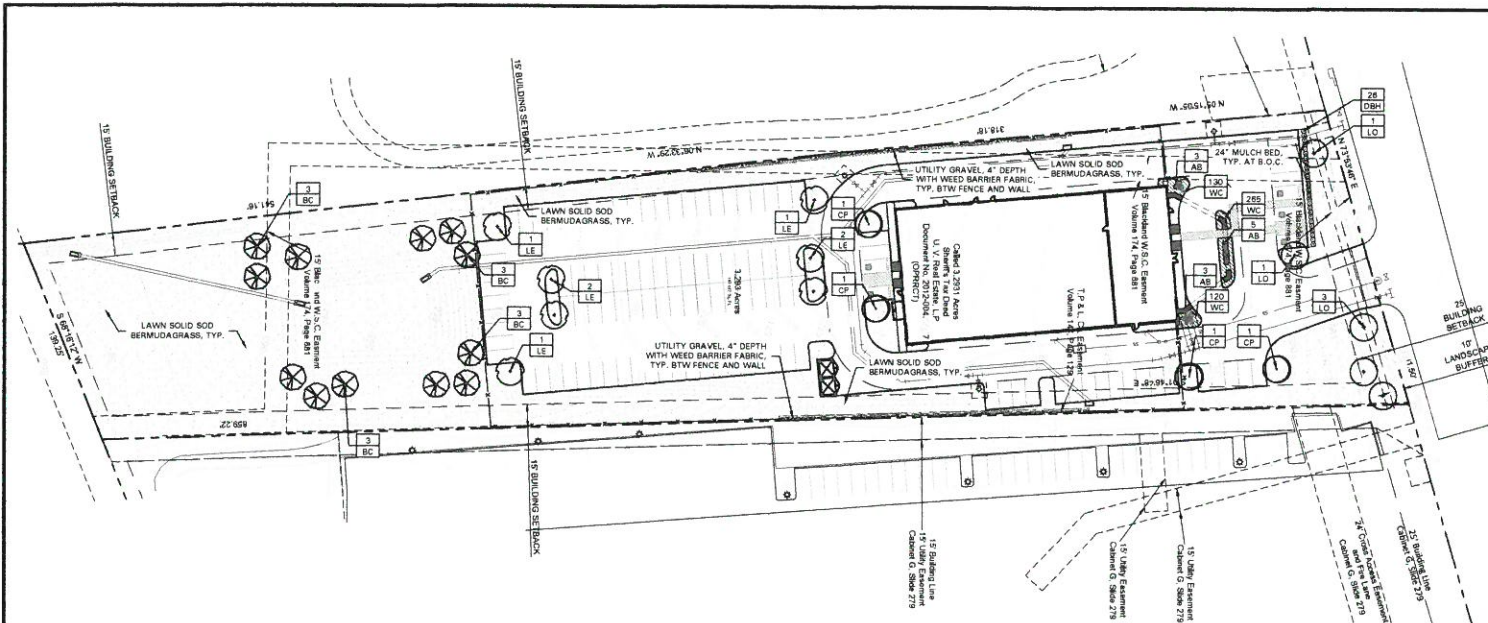
**SERVICE KING ROCKWALL**

LEGAL DESCRIPTION AND OR ADDRESS:  
 SHERIFF'S TAX DEED  
 U.V. REAL ESTATE, LP.  
 DOCUMENT NO. 2012-00466327  
 3.293 AC

OWNER:  
 U.V. REAL ESTATE, LP.  
 8131 LYNDON B JOHNSON FREEWAY  
 SUITE 770  
 DALLAS, TEXAS 75251

APPLICANT:  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PH: 817 281 0077

CASE NUMBER



**LANDSCAPE TABULATIONS**  
THE CITY OF ROCKWALL, TEXAS

**SITE LANDSCAPING - LIGHT INDUSTRIAL**  
1. 10% of the total site shall be landscaped.

Total site = 143,447 s.f.	
Required 14,345 s.f. (10%)	Provided 85,485 s.f. (46%)

**STREET LANDSCAPING**

- 10' wide landscape buffer with one tree per 50 l.f.
- INTERSTATE 30 FRONTAGE ROAD - 201 l.f.
- |                            |                            |
|----------------------------|----------------------------|
| Required 14 trees, 3" cal. | Provided 14 trees, 3" cal. |
|----------------------------|----------------------------|

**PARKING LOT LANDSCAPING**

- 5% of the interior parking lot shall be landscaped.
- If parking area exceeds 20,000 s.f., one (1) large canopy tree for every ten (10) required parking spaces.

Total interior parking lot area = 40,024 s.f.	
Total parking spaces = 117 spaces	
Required 2,001 s.f. (5%)	Provided 3,845 s.f. (8%)
(12) trees, 3" cal.	(12) trees, 3" cal.

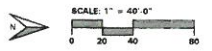
**DETENTION BASINS**

- One (1) large tree per 750 s.f. of dry land area.
- DETENTION POND - 8,765 s.f.
- |                              |                              |
|------------------------------|------------------------------|
| Required (12) trees, 3" cal. | Provided (12) trees, 3" cal. |
|------------------------------|------------------------------|

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
<b>TREES</b>					
BC	<i>Taxodium distichum</i>	Bald Cypress	12	3" cal.	container grown, 12" ht., 4" spread, 4' branching ht., matching
CP	<i>Pistacia chinensis</i>	Chinese Pistache	4	3" cal.	container grown, 12" ht., 4" spread, 4' branching ht., matching
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Live Oak	7	3" cal.	container grown, 12" ht., 4" spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	5	3" cal.	container grown, 12" ht., 4" spread, 4' branching ht., matching
<b>SHRUBS/GROUNDCOVER</b>					
AB	<i>Abelia grandiflora 'Edward Goucher'</i>	Dwarf Abelia 'Edward Goucher'	11	5 gal.	container full, 24" spread, 30" o.c.
DBH	<i>Ilex cornuta 'Burfordii Nana'</i>	Dwarf Burford Holly	20	5 gal.	container full, 24" spread, 30" o.c.
WC	<i>Euryonymus fortunei 'Coloratus'</i>	Wintercreeper	515	4" pots	container (3) 12" runners min., 12" o.c.
	<i>Cymodon dactylon</i>	Common Bermudagrass			refer to notes

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



**GENERAL LAWN NOTES**

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

**SOLID SOD NOTES**

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

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

**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

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

NO TREES WITHIN 5'-0" OF ANY UTILITIES

**SERVICE KING ROCKWALL**

LEGAL DESCRIPTION AND OR ADDRESS:  
SHERIFF'S TAX DEED  
U.V. REAL ESTATE, L.P.  
DOCUMENT NO. 2012-00468327  
3.293 AC

OWNER:  
U.V. REAL ESTATE, L.P.  
8131 LYNDON B JOHNSON FREEWAY  
SUITE 770  
DALLAS, TEXAS 75251

APPLICANT:  
CLAYMOORE ENGINEERING, INC.  
1803 CENTRAL DRIVE, SUITE 4008  
BEDFORD, TX 76021  
PH 817.281.0272

CASE NUMBER

CLAYMOORE ENGINEERING

1803 CENTRAL DRIVE, SUITE 4008  
BEDFORD, TEXAS 76021  
PH 817.281.0272



SERVICE KING  
I.R.30  
ROCKWALL, TEXAS

DESIGN	KMH
DRAWN	MJA
CHECKED	KMH
DATE	03/26/2012

**LANDSCAPE PLAN**

SHEET  
**L2.01**

SECTION 32 0000 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCE DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, specifications and schedule for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work includes: Furnish all supplies, labor, materials, services, equipment and appliances required to complete the work covered in this section. The Contractor shall be responsible for all costs associated with these specifications and landscaping plans, including:
1. Planting trees, shrubs and grasses
2. Bed preparation and fertilization
3. Notification of equities
4. Water and maintenance until final acceptance
5. Guarantees

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1990, Edition by American National Standards Institute, Inc. (ANSI) - plant material
B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
C. Texas Association of Nurserymen, Grades and Standards
D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of each item and include: hardy annuals, perennials, grasses, shrubs, trees, and other plants to be used on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following items: Prior to Landscape Contractor installing any portion of landscape installation. General Contractor shall leave planting bed areas three (3) inches below final finish grade of sidewalk, driveway and curb as shown on the drawing. All lawn areas to receive solid top soil shall be left one (1) inch below the final finish grade of sidewalk, driveway and curb. All construction areas shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

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

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

2. Plants used for replacement shall be of the same size and kind as those originally planned and shall be planted in the same manner as the plants to be replaced. All work necessary for labor and equipment used in replacement shall carry a twelve (12) month warranty. Plants to be replaced shall be planted in the same manner as the plants to be replaced. Plants to be replaced shall be planted in the same manner as the plants to be replaced.

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

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with supplier immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and/or exceed project specifications.
2. Substitutes: Do not make plant material substitutions, if the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposed list of equivalent material. At the time bids are submitted, the Contractor is required to include the maintenance necessary to complete the job as specified.

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

4. Measurements: Measure trees with branches and trunk or canopy in their normal position. Do not trim to obtain required sizes. Take exterior measurements on trees above ground for trees up to and including 4" outer size, and measure inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions.

5. Owner's Authorized Representative shall inspect all plant material for compliance with requirements for species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect and re-select plants at any time during the process work. Remove rejected specimens immediately from site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be replaced.

7. Owner's Authorized Representative may request that the Contractor provide a list of all plants to be used in the project at the time of final acceptance, shall be reviewed by the Landscape Architect at an additional cost to the Owner.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Label and Burlap (BAB) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, stems and foliage development.
2. Container Closure: Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from discoloration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless advance storage planning features are available on job site.

3. Protect root balls by heeling in with straw or other plant material or otherwise protect material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or destruction of leaves. Keep plants moist at all times. Owner's Authorized Representative will be advised of job site.

5. Remove rejected plant material immediately from job site.
6. To avoid damage or stress, do not lift, move, adjust or handle, or otherwise manipulate plants by trunk or stems.

F. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Using Earth Technology products or approved equal.

G. Organic Fertilizer: Ferrik-B, Maxx, or Green Source or equal as recommended by required application. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

H. Post: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

I. Shrub Edging: All steel edging shall be 3/16" thick x 4" deep x 12' long and weigh per section, plus back at the factory as manufactured by The J.D. Bewell Company and under its name using the "Bewell Heavy Duty" design.

J. Sinking Material for Shrub Trees: Refer to detail.
K. Cover: Washed native pea gravel, graded 1 inch to 1 1/2 inch.
L. Fiber Fabric: Megal Membrane by Mull Construction Products available at Lane Star Products, Inc. (409) 522-0444 or approved equal.

M. River Rock: "Colorado" or native river rock, 2" - 4" dia.

specified at no additional cost to the Owner.
E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Bole shall be firm, meet, slightly tapered and well tapered in bole. Any tree loose on the ball or with a broken root ball at time of planting will be rejected. Bole shall be 100% inches in diameter for each one (1) inch of trunk diameter, measured at 40' inches above soil. (Measurement conforms to the customary nursery usage. For clarification, the term "trunk diameter" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at an additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Fertilite, fertilite, dark loamy soil, free of clay lumps, sediment and other extraneous material and reasonably free of weeds and foreign germs. Loam containing Deltagreen or Nalgene shall be rejected.
2. Physical properties as follows:
a. Clay - between 7-27 percent
b. Silt - between 10-20 percent
c. Sand - less than 5 percent
3. Organic matter shall be 3%-10% of total dry weight.

4. If requested, Landscape Contractor shall provide a certified soil analysis, conducted by an approved and testing laboratory which amply shows the blocks of soil to be free of weeds and free of insect material.
B. Organic Material: Compost with a minimum of 80% vegetable matter and 20% animal waste. Supplied shall be a mix of coarse and fine incured material.

C. Promised Bedding: Topsoil as indicated by Vial Earth Resources, Oldsmar, Texas. Regulated Bedding Soil as specified by Vial Earth Technology, Dallas, Texas or Equal (Bio Municipal) as specified by Soil Binding Systems, Dallas, Texas or approved equal.
D. Sharp Sand: Sharp sand must be free of weeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Using Earth Technology products or approved equal.

F. Organic Fertilizer: Ferrik-B, Maxx, or Green Source or equal as recommended by required application. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Post: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

H. Shrub Edging: All steel edging shall be 3/16" thick x 4" deep x 12' long and weigh per section, plus back at the factory as manufactured by The J.D. Bewell Company and under its name using the "Bewell Heavy Duty" design.

I. Sinking Material for Shrub Trees: Refer to detail.
K. Cover: Washed native pea gravel, graded 1 inch to 1 1/2 inch.
L. Fiber Fabric: Megal Membrane by Mull Construction Products available at Lane Star Products, Inc. (409) 522-0444 or approved equal.

M. River Rock: "Colorado" or native river rock, 2" - 4" dia.

F. Decomposed Organic: Base material shall consist of a natural material mix of granite aggregate not to exceed 1" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by stripping away existing grass and weeds as necessary. Till existing soil to a depth of six (6) inches prior to planting compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6) inches of compost and topsoil to a depth of six (6) inches of the topsoil. Apply organic fertilizer such as Stearns or Green Source at the rate of twenty (20) pounds per one thousand (1,000) square feet.

2. All planting areas shall receive a two (2) inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site less imported topsoil as needed; free from lumps, clumps, rocks, debris, catsoil, subsoil, etc., placed in one (6) inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (jagged joints) after fertilizing the ground level. Soil areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are widely gaped, then watered thoroughly.

2. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily completed.
3. Plant materials shall be delivered to the site only after the beds are prepared and ready for planting. All shipments of nursery materials shall be thoroughly protected from the driving winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and bales of straw or 8' B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

4. Position the trees and shrubs in their intended location as per plan. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
5. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be eight inches wider than the diameter of the tree ball and six (6) inches deeper than 1/2" vertical diameter. Remove and haul from site all rocks and stumps over three-quarter (3/4) inch in diameter. Plants should be thoroughly moist before removing containers.

6. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The hole of the hole should be rough and jagged, never slick or smooth.
7. Shrub and tree pits shall be not less than twenty-four (24) inches wider than the lateral dimension of the tree ball and six (6) inches deeper than 1/2" vertical diameter. Remove and haul from site all rocks and stumps over three-quarter (3/4) inch in diameter. Plants should be thoroughly moist before removing containers.

8. Dig the hole, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The hole of the hole should be rough and jagged, never slick or smooth.
9. Shrub and tree pits shall be not less than twenty-four (24) inches wider than the lateral dimension of the tree ball and six (6) inches deeper than 1/2" vertical diameter. Remove and haul from site all rocks and stumps over three-quarter (3/4) inch in diameter. Plants should be thoroughly moist before removing containers.

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tree planting detail as approved by the Landscape Architect if the protection level fails.
B. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Certify settle by watering to prevent air pockets. Remove backfill from the top 2" of the ball, as well as all iron, plastic string and wire. Container trees will usually be not balled, if so follow standard nursery practices of "root watering."
C. Do not wrap trees.
D. K. Do not over prune.
E. Match the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the trunk of the ball and mulch with at least two (2) inches of specified mulch.
F. All plant beds and trees to be mulched with a minimum settled thickness of two (2) inches over the entire bed to pit.

7. Observation below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under the section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstruction shall be removed to a depth of not less than three (3) feet below grade and no less than six (6) inches below the bottom of ball when plants in properly set at the required grade. The work of this section shall include the removal from the site of each rock or underground obstruction encountered at the cost of the Landscape Contractor.

8. Tree and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
9. Pruning and Making: Pruning shall be directed by the Landscape Architect and shall be done in accordance with standard horticultural practices following the law. Pruning: Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, limbs and lightly loaded branches shall be removed. General topping of the branches is not permitted. Do not cut toward the trunk.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after pruning operations are completed, all tree pits shall be covered with a layer of organic material two (2) inches in depth. The ball of the organic material for trees shall be the diameter of the plant or pit.
4. Stake Cutting Installation:
1. Cutting shall be aligned as indicated on plans. Stake out limbs at stake cutting and obtain Owner approval prior to installation.
2. All steel cutting shall be free of kink and sharp bumps.
3. Top of cutting shall be 2" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the cutting, as approved by the Owner.
5. Do not install edging along sidewalk or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE
A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

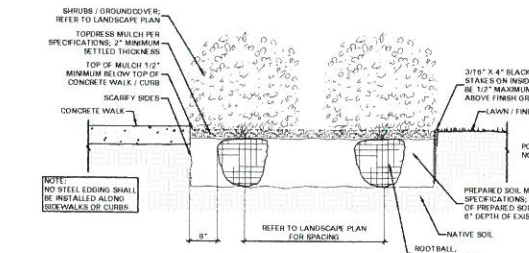
END OF SECTION



01 TREE PLANTING DETAIL NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREES SHALL CONFORM WITH LATEST AMERICAN STANDARDS FOR NURSERY STOCK. www.ansp.org
B. TREE PIT WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TRIN IN HOLE & BEST ROOT BALL ON UNDISTURBED NATIVE SOIL.
C. ROOT BALL REMOVE TOP X BURLAP AND ANY OTHER FOREIGN OBJECTS. CONTAINERS GROWN STOCK TO BE INSPECTED FOR GROUND ROOTS.
D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREE SHALL BE RECTED WHEN GROWING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PRACTICE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
F. U" BRACKET.
G. MAIL BRACKET: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet; FINISH WITH UNDISTURBED GROUND. DRIVE NAIL BRACKES FLUSH WITH "Y" BRACKET ADJACENT TO ROOTBALL (DO NOT CUTTURE ROOTBALL).
H. BACKFILL USE EXISTING NATIVE SOIL FOR ANNUAL AND WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, 2 INCH SETTLED THICKNESS, WITH 2" HT WATERING RING. ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
J. TREE STAKES: TREE STAKE SOLUTIONS "SAFETY STAKE" BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions, ATTN: Jeff Libby, (800) 878-6742, www.treesolutions.com
OR APPROVED EQUAL. TREES SHALL BE REPLACED WITH MANUFACTURER'S GUIDELINES FOR SIZING. PRACTICE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADVISE TO MANUFACTURER'S INSTALLATION AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE

CLAYMOORE ENGINEERING logo and contact information.



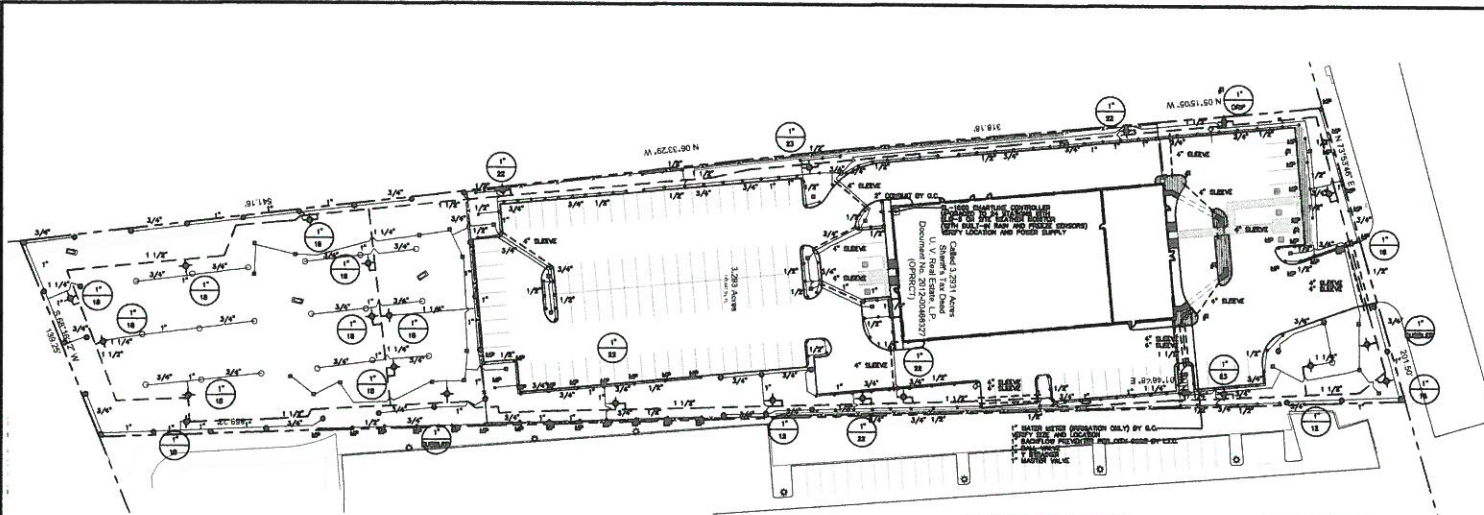
04.18.18

SERVICE KING I.H. 30 ROCKWALL, TEXAS

LANDSCAPE SPECIFICATIONS AND DETAILS

SERVICE KING ROCKWALL project information, legal description, and contact details.

Revision table with columns for NO., DATE, REVISION, and BY.



**SMARTLINE CERTIFIED DESIGN**

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

**SLEEVING NOTES**

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

**IRRIGATION LEGEND**

- WEATHERMATIC LX-4 POP-UP LAWN HEAD
- HUNTER MP ROTATOR NOZZLE
- WEATHERMATIC TURBO ROTARY FC
- WEATHERMATIC TURBO ROTARY PC
- ⊗ WEATHERMATIC 106'S BUBBLER (2 PER TREE, TYP.)
- ⚡ WEATHERMATIC 11000 SERIES ELECTRIC VALVE
- ▲ WEATHERMATIC QV75 QUICK COUPLER
- CONTROLLER, SIZE AS INDICATED
- WATER METER, SIZE AS INDICATED
- WITH D.C.A., SIZE AS INDICATED
- PVC SCHEDULE 40 SLEEVING
- PVC CLASS 200 MAINLINE
- PVC CLASS 200 LATERAL LINE
- VALVE SIZE
- GPM
- NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED. INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED. INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- NETAFIM DISC FILTER #DF100-080 NETAFIM PRESSURE REGULATOR #PRV15025 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

**BUBBLER PIPING CHART**

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



**BELLE FIRMA**

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

**IRRIGATION NOTES**

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE WEATHERMATIC EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN (10) DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 85 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
4. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
5. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
6. LAWN SPRAY HEADS SHALL BE WEATHERMATIC LX-4 INSTALLED PER DETAIL SHOWN.
7. ROTOR HEADS SHALL BE WEATHERMATIC TURBO INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
8. NOZZLES SHALL BE WEATHERMATIC 6600 SERIES, UNLESS OTHERWISE NOTED. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
9. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
10. ELECTRIC CONTROL VALVES SHALL BE WEATHERMATIC 11000 SERIES INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION. REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
11. QUICK COUPLING VALVES SHALL BE WEATHERMATIC QV75 INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING 3/4" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ENDS AS PART OF THIS CONTRACT.
12. ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPICES ARE TO BE PERMANENT AND WATERPROOF.
13. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITH FIVE (5) FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
14. THE DESIGN PRESSURE IS 65 PSI.
15. ELECTRICAL SPICES AT EACH VALVE AND CONTROLLER ONLY.
16. IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). MC-178 / PO BOX 13087 AUSTIN, TEXAS 78711-3087
17. TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.

<b>SERVICE KING ROCKWALL</b>	
LEGAL DESCRIPTION AND OR ADDRESS SHERIFF'S TAX DEED U.V. REAL ESTATE, L.P. DOCUMENT NO. 2012-00466327 3.293 AC	
OWNER U.V. REAL ESTATE, L.P. 8131 LYNDON B JOHNSON FREEWAY SUITE 770 DALLAS, TEXAS 75251	
APPLICANT CLAYMOORE ENGINEERING INC 1803 CENTRAL DRIVE, SUITE #408 BEDFORD, TX 75021 PH 817 311 0272	
CASE NUMBER	

CLAYMOORE ENGINEERING



SERVICE KING I.R.#0 ROCKWALL, TEXAS

DESIGN	JWW
DRAWN	JWW
CHECKED	JWW
DATE	03/26/2016

IRRIGATION PLAN

SHEET  
**I.3.01**

**SECTION 32 8423 - UNDERGROUND IRRIGATION ELEVATOR AND UTILITY CONDUITS**

- PART 1 - GENERAL**
- 1.1 DESCRIPTION
- Provide underground irrigation elevator as indicated on the drawings.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE
- Section 32 8424 - Irrigation System
- 1.3 REFERENCED STANDARDS
- American Society for Testing and Materials:
    - ASTM - D2461 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR 19)
    - ASTM - D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 40
    - ASTM - D2584 Solvent Cement for Poly (Vinyl Chloride) Plastic Pipe and Fittings

Installation of the irrigation system as indicated by the drawings. All cover enclosures shall be installed including fees for testing and inspection of the system components and the responsibility of the installer of the irrigation system.

2. Work includes but is not limited to:
- Trenching and backfill
  - Installation of automatic control system
  - Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical wiring to valves, and specifically the exact location of automatic valves
- C. All elevators as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE
- Refer to Irrigation Plans for controller, head, and valve location.
- B. Section 32 8423 - Underground Irrigation Sleeves and Utility Conduits
- Section 32 9300 - Landscape
- D. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

**PART 2 - MATERIALS**

- 2.1 DEFINITIONS
- Sluvice - A pipe within which another pipe is placed for carrying waste or other liquids to be treated.
  - Wire Sleeves - A pipe used to carry low-voltage irrigation wires for operation of the electric solenoid valve.
- 2.2 GENERAL
- Polyvinyl Chloride Pipe (PVC) - Manufactured in accordance with standard noted herein.
- Making and Identification - Permanently marked with SDR number, ASTM standard number, and the NSF (National Sanitation Foundation) seal.
  - Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

**PART 3 - EXECUTION**

- 3.1 INSTALLATION
- Coverage - Provide twenty-four (24") minimum cover over top of elevators in final grade.
  - Sleeve Extensions - Extend sleeves one foot (1') past edge of pavement or concrete walk. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above final grade by twelve inches (12"). Cap pipe ends using duct tape.
- 3.2 BACKFILL
- Compaction - Place backfill over elevators in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 95% Standard Proctor.
  - Damage - Repair any damage resulting from improper compaction including pavement repair and replacement.

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  - Damage - Repair any damage resulting from improper compaction including pavement repair and replacement.

**SECTION 32 8424 - IRRIGATION SYSTEM**

**PART 1 - GENERAL**

- 1.1 SCOPE
- Provide complete sprinkler installation as detailed and specified herein, including all labor, material, tools, equipment, and related items for the complete and proper

**PART 2 - PRODUCTS**

- 2.1 GENERAL
- Material: Materials are the piping from water source to operating valves to sprinkler heads. The portion of piping is considered a part of sprinkler main.
- 2.2 POLYVINYL CHLORIDE (PVC) PIPE
- PVC pipe shall be manufactured in accordance with commercial standards noted herein.
  - Making and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material. SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.
- 2.3 COPPER TUBING
- Hard, straight lengths of domestic manufacture only. Do not use copper tubes of foreign origin in any so-called irrigation tubing (don't use).
- 2.4 COPPER TUBE FITTINGS
- Cast brass or wrought copper, sweat - solder type.
- 2.5 WIRE
- Type UF with 4047 heat waterproof insulation which is Underwriters' Laboratory approved for direct underground burial when used in a National Electrical Code Class II Circuit (50 volts AC or less).
  - Wire Connectors: Waterproof splice kit connectors. Type EBY by 3M.
- 2.6 SCHEDULE 80 PVC NIPPLES
- Composed of Standard Schedule 40 PVC Fittings and PVC

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

- 1.8 TESTING
- Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.
  - Water Pressure: The irrigation system has been designed to operate with a maximum static water pressure indicated on each water meter prior to beginning construction. Control Valves: Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.
- 1.9 COORDINATION
- Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.
  - Coordinate to ensure that electrical power sources in site.
  - Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly wetted in accordance with latest shown on drawings.

meeting noted standards. No flame or wires may be used. Nipples to heads and shall remain to be nominal one-half inch (1/2") diameter by eight (8") inches long, unless applicable.

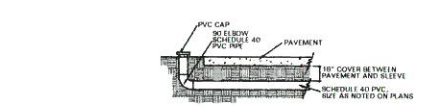
- 3.5 POP-UP SPRAY HEADS
- Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with 2-1/2" flexible polyethylene nipple not less than three (3") inches in length with an (8") inch cap.
- 3.6 VALVES
- Supply valves in accordance with materials list and detail according to drawings. Install valves in a level position in accordance with manufacturer's specifications. See plan for typical installation of electric valve and valve box.
- 3.7 WIRING
- Supply wire from the automatic sprinkler control to the valves. No conduit will be required for UF wire unless otherwise noted on the plan. Wire shall be tucked under the paving.
  - A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.
  - Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10') inch extension coils at not more than one hundred (100') foot intervals. Make splice waterproof.

**PART 3 - EXECUTION**

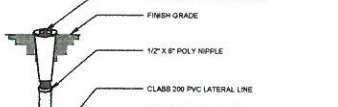
- 3.1 INSTALLATION - GENERAL
- Staking: Before installation is started, place a stake where each sprinkler is to be located in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.
  - Excavations: Excavations are controlled and include earth, rock, rock in any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods, rocks, or debris, etc. Sufficient backfill specifications, if furnished take preference over the general specification.
  - Backfill: Flood or hand tamp to prevent after setting. Hand tamp twelve (12) inches and adjoining area to leave grade in as good or better condition than before installation.
  - Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plants. Do not dig within ball of newly planted trees or shrubs, or areas where existing trees are present. Trenches shall be adapted on-site to provide a minimum clearance of four (4) feet between the dip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned clearance in trench routing from that shown on the drawings.
- 3.2 PIPE INSTALLATION
- Sprinkler Meters: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.
  - Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves. If no cover, use less than twelve (12") of cover.
  - Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wading or flooding of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before setting, and keep piping clean by approved means during and after laying of pipe.

**PART 3 - EXECUTION**

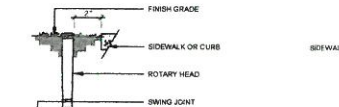
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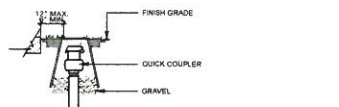
**01 SLEEVE DETAIL**  
NOT TO SCALE



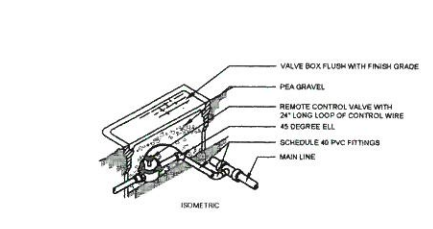
**02 POP-UP LAWN SPRAY ASSEMBLY**  
NOT TO SCALE



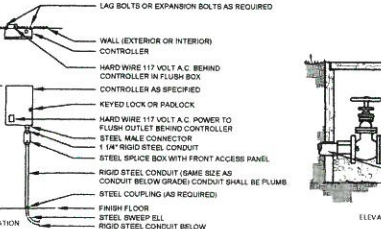
**03 ROTARY HEAD**  
NOT TO SCALE



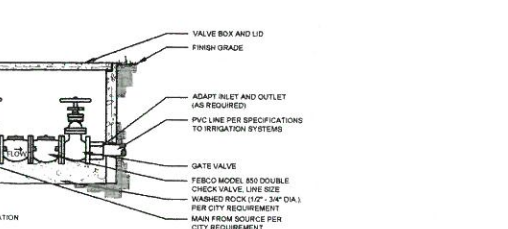
**04 QUICK COUPLER**  
NOT TO SCALE



**05 REMOTE CONTROL VALVE**  
NOT TO SCALE



**06 WALL MOUNTED CONTROLLER**  
NOT TO SCALE



**07 BACKFLOW PREVENTER**  
NOT TO SCALE

**BELLE FIRMA**

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

**SERVICE KING ROCKWALL**

LEGAL DESCRIPTION AND ADDRESS  
SHERIFF'S TAX DEED  
U.V. REAL ESTATE, L.P.  
DOCUMENT NO. 2012-00466327  
3,293 AC.

OWNED BY  
U.V. REAL ESTATE, L.P.  
8131 LYNDON B. JOHNSON FREWAY  
SUITE 770  
DALLAS, TEXAS 75261

APPLICANT:  
CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE 4008  
BEDFORD, TX 76021  
PH: 817.351.0272

CASE NUMBER

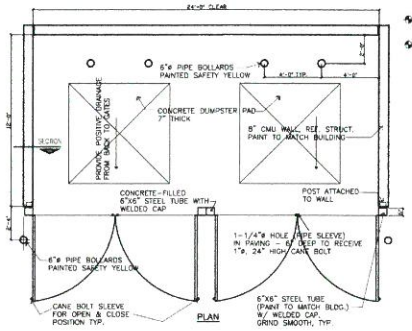
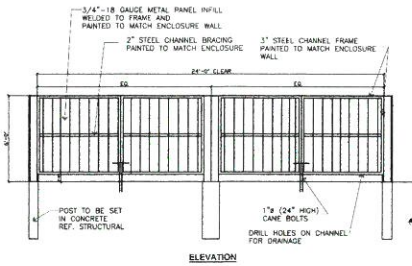
**CLAYMOORE ENGINEERING**

1903 CENTRAL DRIVE, SUITE 4008  
BEDFORD, TEXAS 76021  
PH: 817.351.0272

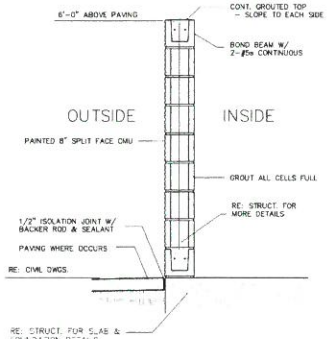
**SERVICE KING**  
I.R. 30  
ROCKWALL, TEXAS

NO.	DATE	REVISION

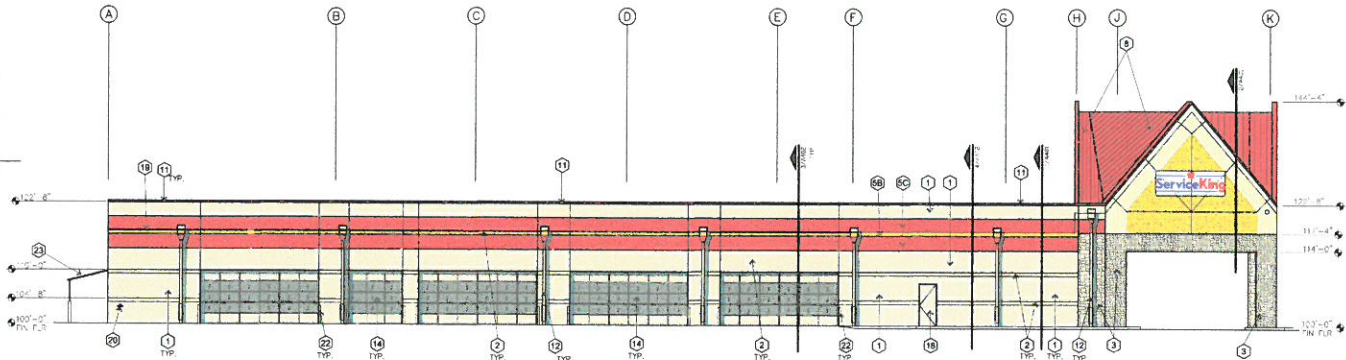
**IRRIGATION SYSTEMS AND DETAILS**



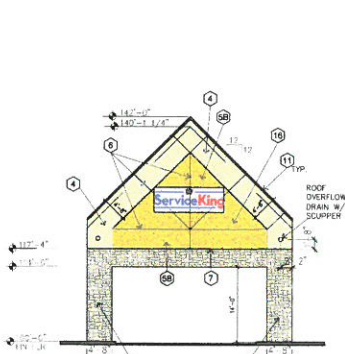
**4 DUMPSTER ENCLOSURE DETAIL**  
SCALE: 1/4"=1'-0"



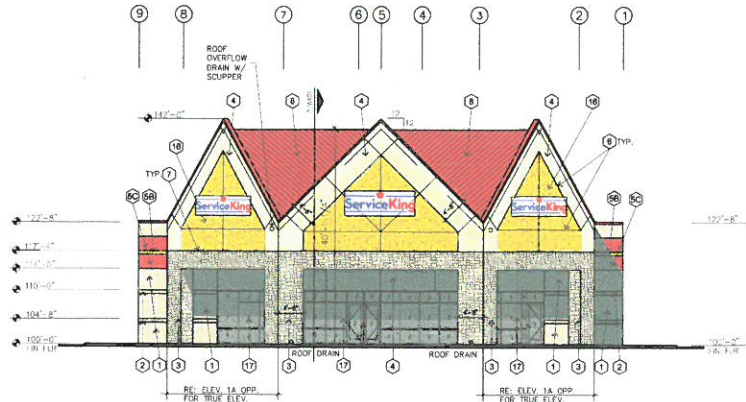
**3 DUMPSTER WALL SECTION**  
SCALE: 3/4"=1'-0"



**2 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"  
100% CMU BLOCK MASONRY



**1A TRUE SIDE ELEVATION  
@ COVERED ENTRY**  
SCALE: 3/32" = 1'-0"



**1 SOUTH (FRONT) ELEVATION**  
SCALE: 3/32" = 1'-0"  
100% MASONRY  
24.6% STONE  
63.6% STUCCO  
11.8% CMU BLOCK

EXTERIOR ELEVATION KEYNOTES	
1	5/8" x 4/8" CMU INTERNAL COLOR
2	CMU BURNISHED FACE INTERNAL COLOR
3	STONE
4	1/2" LATH & PLASTER WALL FINISH
5	NOT USED
6	2000 PSI FRESH CMU PAINTED COLOR AS REQ. COLOR
7	2000 PSI FRESH CMU PAINTED COLOR AS REQ. COLOR
8	PLASTER CONTROL/JUNCTION JOINT EXPANSION JOINT, 1/2" MIN. STONE AND PLASTER WALL FINISH
9	PROTECTED STANDING SEAM METAL ROOF
10	PRE-FINISHED METAL SIDING
11	ROOF ALUMINUM FINISH, PAINTED
12	PRE-FINISHED METAL SIDING
13	ROOF OVERFLOW DRAIN W/ SCUPPER (DRAWING)
14	PAINT BUSHY SEMI GLOSS
15	OVERHEAD GLASS DOOR & TRACK
16	OVERHEAD SECTIONAL METAL DOOR
17	1/2" LATH & PLASTER WALL - HIGH PAINTED AS YELLOW COLOR
18	2000 PSI FRESH CMU PAINTED COLOR AS REQ. COLOR
19	EXPANSION JOINT METAL JOINT & PLASTER FINISH SEE DET. 1-18 3/32
20	FINISH - NO BLEND
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100	FINISH - NO BLEND

CORPORATE INFO	
1	Service King Collision Repair Center
2	2600 N. Central Expwy.
3	Suite 400
4	Richardson, Texas
5	75080
6	75080
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**SERVICE KING**  
COLLISION REPAIR CENTER  
1780 East Interstate 30  
Rockwall, Texas

SERVICE KING  
COLLISION REPAIR  
CENTER  
2600 N. CENTRAL EXPWY.  
SUITE 400  
RICHARDSON, TEXAS  
75080

CARROLL architects  
2010 Interstate 30  
Suite 110  
Rockwall, TX 75087  
F: 972-712-8038

**EXTERIOR ELEVATIONS & DETAILS**

DATE: 05.01.2018 SHEET NO:  
PROJECT NO: 2018001 **A501**  
DRAWN BY: GW  
CHECKED BY: JC



