

DEVELOPMENT APPLICATION

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

STAF	F USE	ONLY	
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PLANNING & ZONING CASE NO. 5 (2021 - 033

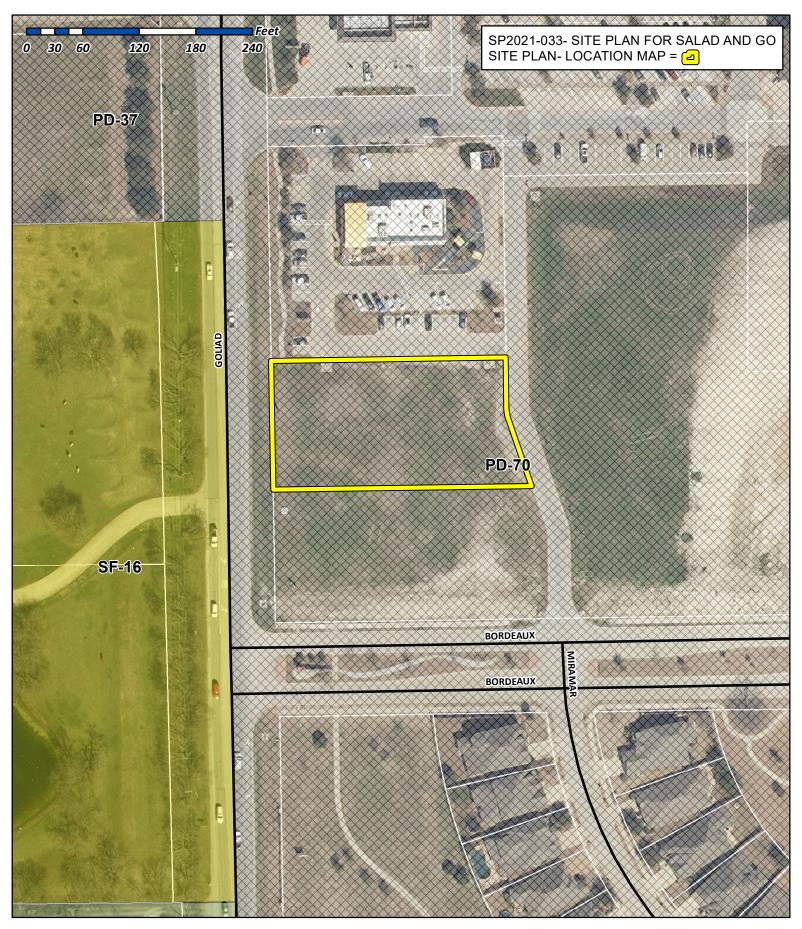
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BO)	PLEASE CHECK THE	E APPROPRIATE BOX BEI	OW TO INDICATE THE T	TYPE OF DEVELOPME	NT REQUEST	ISELECT ONLY ONE BO
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☐ PRELIMINARY ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.) ☐ AMENDING OR	CATION FEES: (\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 800.00 + \$20.00 ACRE) 1 800 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)		☐ ZONING CH☐ SPECIFIC U	OVAL (\$75.00)	+\$15.00 ACRE 00.00 +\$15.00 6 (\$200.00 +\$15	ACRE) 1	
	CATION FEES: 50.00 + \$20.00 ACRE) 1 E PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		NOTES: 1: IN DETERMINIMULTIPLYING BY ACRE, ROUND UP	ING THE FEE, I	PLEASE USE TH MOUNT. FOR RE	HE EXACT ACRE	EAGE WHEN S THAN ONE
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PROPOSED ZONING	PD-70		PROPOSED USE	Drive Th	ru Restau	ırant	
ACREAG	±0.82 LOTS [CURREN	m 1		LO ⁻	rs [PROPOSED	1	
REGARD TO ITS	D <u>PLATS</u> : BY CHECKING THIS BOX YOU ACKNOWLEDGE APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OI DENIAL OF YOUR CASE.	THAT [DUE TO THE PASSA F'S COMMENTS BY	AGE OF <u>HB3167</u> THE DATE PROV	THE CITY NO LO	ONGER HAS FLI EVELOPMENT C	EXIBILITY WITH ALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/O			TACT/ORIGINAL	SIGNATURES AR	RE REQUIRED]	
☐ OWNER	Metroplex Acquisition Fund, LP		APPLICANT	Jones Ca	arter		
CONTACT PERSON	Tim Thompson	CON	TACT PERSON	Aaron Ha	awkins		
ADDRESS	12720 Hillcrest Road		ADDRESS	4500 Me	rcantile Pl	laza Drive	
	Suite 650			Suite 21	0		
CITY, STATE & ZIP	Dallas, Texas 75230	CIT	Y, STATE & ZIP	Fort Wor	th, Texas	76137	
PHONE	214-365-4632		PHONE	682-268-	2207		
E-MAIL	tthompson@crestviewcompanies.com	1	E-MAIL	ahawkins	@jonesca	arter.com	
BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAR ION ON THIS APPLICATION TO BE TRUE AND CERTIFIED TH		im The	ompoo	OWNER	₹ THE UNDER	SIGNED, WHO
5	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; TO COVER THE COST OF THIS APPLICATION, I BY SIGNING THIS APPLICATION, I AGI WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY I	IAS BEE	N PAID TO THE CITY	OF ROCKWALL O	N THIS THE		DAY OF
NFORMATION CONTAINE SUBMITTED IN CONJUNCT	ED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY INTO WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASS	S ALSO SOCIATE	O AUTHORIZED AND ED OR IN RESPONSE	PERMITTED TO TO A REQUEST R	REPRODUCE AN	ECOPURIGHTED	INFORMATION
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE DAY OF NO	Ver	mber 2021	Para Para Para Para Para Para Para Para	S A	SULC	
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS The Da D	ىوىر	an	MY ODA	IMISGIO NEXOTR	27.5	-2024
DEVELOPME	ENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOI	IAD ST	REET • ROCKWALL,	, TX 75087 • [P]	(510 EXP7795	5-702 mil	7727





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.





4500 Mercantile Plaza Drive, Suite 210 Fort Worth, Texas 76137 Tel: 682.268.2200

Fax: 972.488.3882 www.jonescarter.com

November 16, 2021 Planning and Zoning City of Rockwall 385 S Goliad St Rockwall, TX 75087

> Salad and Go – Rockwall – Goliad and FM 522 Letter of Explanation

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Site Plan submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 750 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~750 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices.

The operation of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

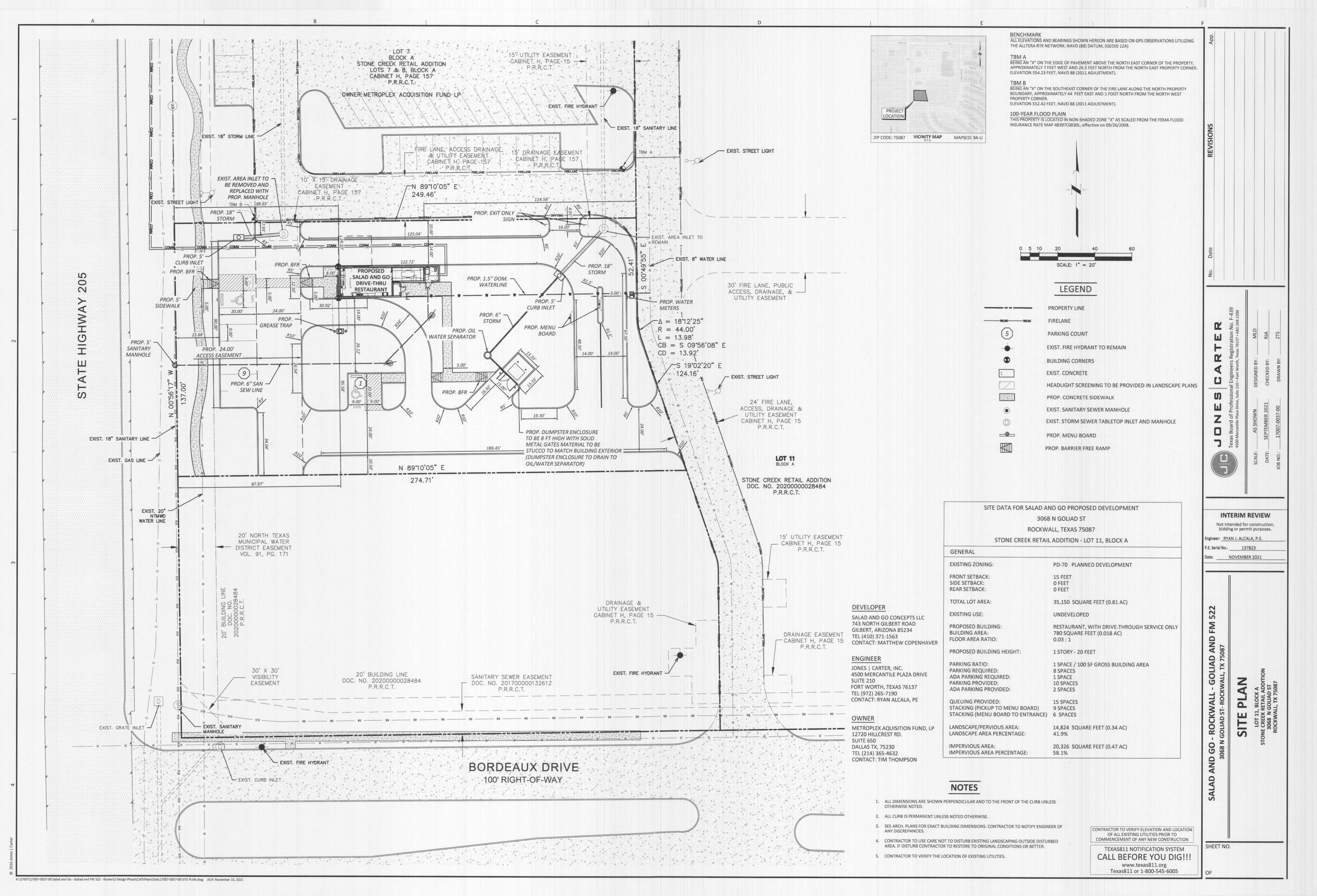
Overall, we believe this development will be a beneficial and exciting addition to the community.

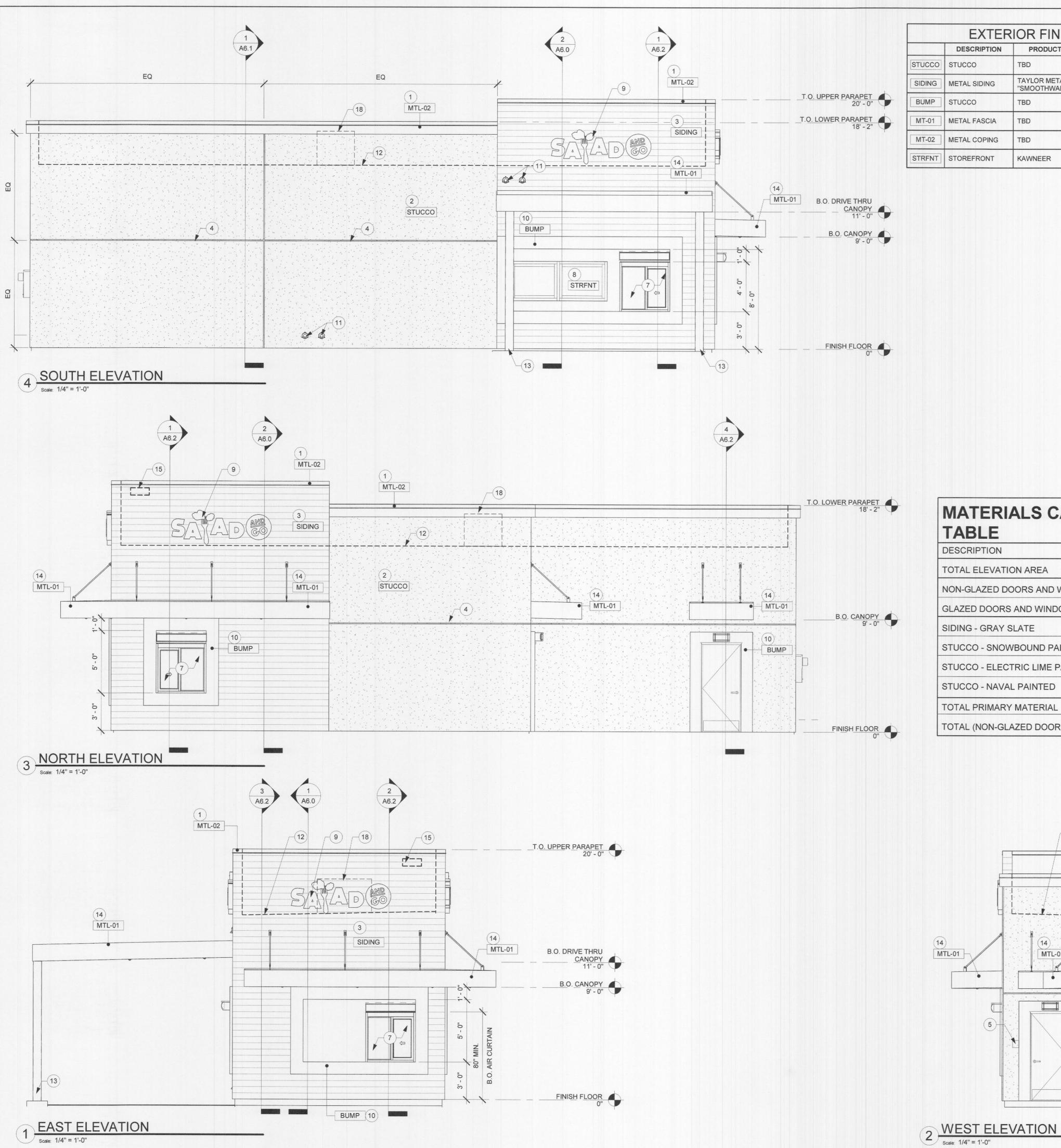
Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications





	DESCRIPTION	PRODUCT	FINISH	COLOR
STUCCO	STUCCO	TBD	PAINTED	SW 7004 256-C2 'SNOWBOUND'
SIDING	METAL SIDING	TAYLOR METAL PRODUCTS "SMOOTHWALL", FLAT PAN	POWDER COATED	SLATE GRAY
BUMP	STUCCO	TBD	PAINTED	SW 6921 146-C3 'ELECTRIC LIME
MT-01	METAL FASCIA	TBD	PAINTED	SW 6887 116-C5 'NAVEL'
MT-02	METAL COPING	TBD	PAINTED	SW 6887 116-C5 'NAVEL'
STRFNT	STOREFRONT	KAWNEER	CLEAR ANODIZED	

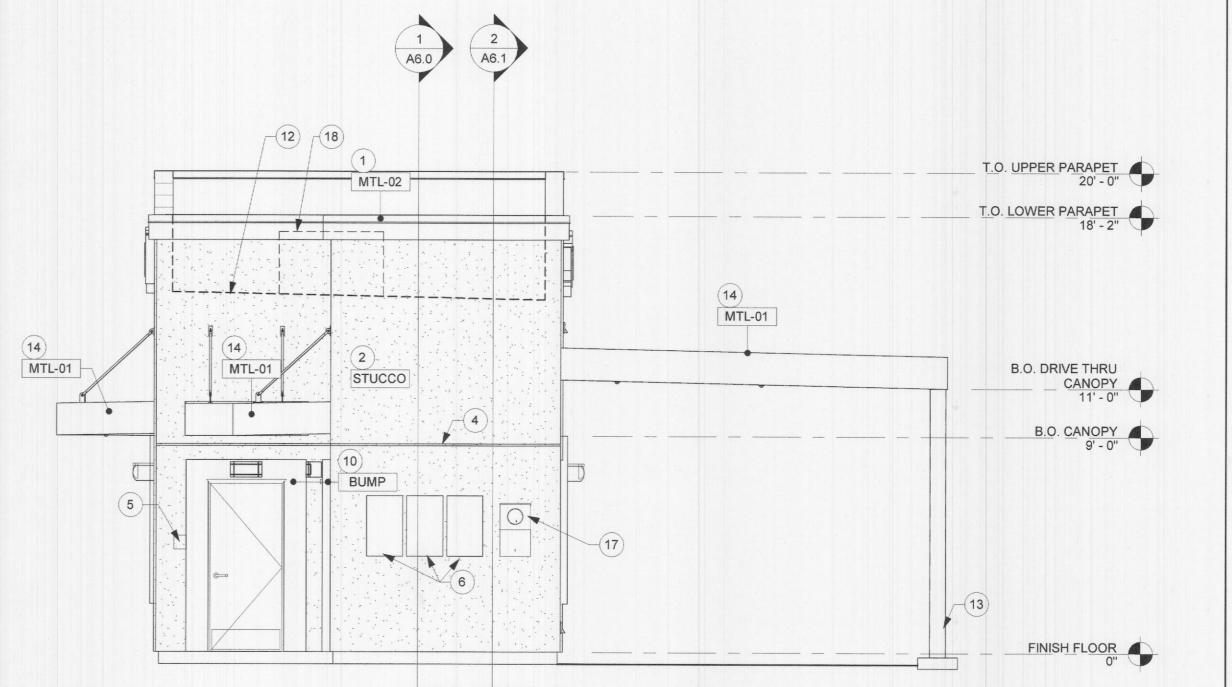
GENERAL NOTES

- A. CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE ITEMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OR BE IN DOUBT AS TO THE INTENT THEREOF, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING A PROPOSAL FOR WORK.
- B. WATERPROOFING MEMBRANE TO BE TWO LAYERS TYVEK COMMERCIAL WRAP WITH TAPED SEAMS, INSTALLED PER MANUFACTURER SPECIFICATIONS.
- C. FLASHING TO BE 24 GAUGE GALVANIZED STEEL, UNO.

EXTERIOR ELEVATION KEYNOTES

- METAL PARAPET CAP PAINTED SW 7004 256-C2 "SNOWBOUND". AT METAL SIDING LOCATION, MATCH THE PARAPET CAP WITH METAL SIDING.
- 2. WESTERN ONEKOTE PAINTED SAND FINISH SYSTEM.
- METAL SIDING. TAYLOR METAL PRODUCTS "SMOOTHWALL", FLAT PAN, SLATE GRAY.
- 4. STUCCO CONTROL JOINTS.
- 5. FIRE DEPARTMENT KNOX BOX.
- 6. ELECTRICAL PANELS; REF: ELECTRICAL
- 7. SLIDER WINDOW WITH DOUBLE INSULATED GLASS.
- 8. FIXED WINDOW WITH DOUBLE INSULATED GLASS.
- BUILDING SIGNAGE SHOWN FOR PLACEMENT AND SCALE ONLY. SIGNAGE UNDER SEPARATE PERMIT. GC TO PROVIDE BLOCKING AS REQUIRED.
- 10. POP-OUT.
- 11. ROOF DRAIN.
- 12. ROOF LINE, BEHIND.
- 13. PAINTED STEEL COLUMN.
- 14. PAINTED C-CHANNEL CANOPY.
- 15. BUILDING NUMBER.
- 16. DISPLAY KIOSK WITH SLIDING GLASS DOORS.
- 17. ELECTRICAL METER.
- 18. RTU, REF: ELECTRICAL

MATERIALS CALCULATION										
TABLE	EAS	Γ	SOU	TH	WEST		NORTH		GRAND T	ΓΟΤΑΙ
DESCRIPTION	(S.F.)	%	(S.F.)	%	(S.F.)	%	(S.F.)	%	(S.F.)	%
TOTAL ELEVATION AREA	1013.2	100	338.5	100	1008.5	100	299.3	100	2659.5	100
NON-GLAZED DOORS AND WINDOWS	22.7	2.24	0	0	0	0	22.7	7.58	45.4	1.7
GLAZED DOORS AND WINDOWS	15.8	1.56	31.7	9.36	40.6	4.03	0	0	88.1	3.3
SIDING - GRAY SLATE	305	30.1	261.3	77.2	238.2	23.6	0	0	804.5	30.3
STUCCO - SNOWBOUND PAINTED	599	59.1	0	0	640.4	63.5	247.5	82.7	1486.9	55.9
STUCCO - ELECTRIC LIME PAINTED	44.6	4.4	45.5	13.4	63.2	6.27	17	5.68	170.3	6.4
STUCCO - NAVAL PAINTED	26.1	2.58	0	0	26.1	2.59	12.1	4.04	64.3	2.42
TOTAL PRIMARY MATERIAL	669.7	66.1	45.5	13.4	729.7	73.4	276.6	92.4	1721.5	64.
TOTAL (NON-GLAZED DOORS AND WINDOWS)	38.5	3.8	31.7	9.36	40.6	4.03	22.7	7.58	133.5	5





513 MAIN STREET, SUITE 300 FORT WORTH, TEXAS 76102 (817) 820-0433



FACADE PLAN: 11/12/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS
AND DIMENSIONS AT THE JOB SITE AND
NOTIFY THE ARCHITECT OF ANY DIMENSIONAL
ERRORS, OMISSIONS OR DISCREPANCIES
BEFORE BEGINNING OR FABRICATING ANY
WORK. DO NOT SCALE DRAWINGS.

	REVISION SCHEDULE		
EV	DATE	BY	DESCRIPTIONS



PROJECT #:

21-1098

AL ISSUE DATE: 11/15/2021

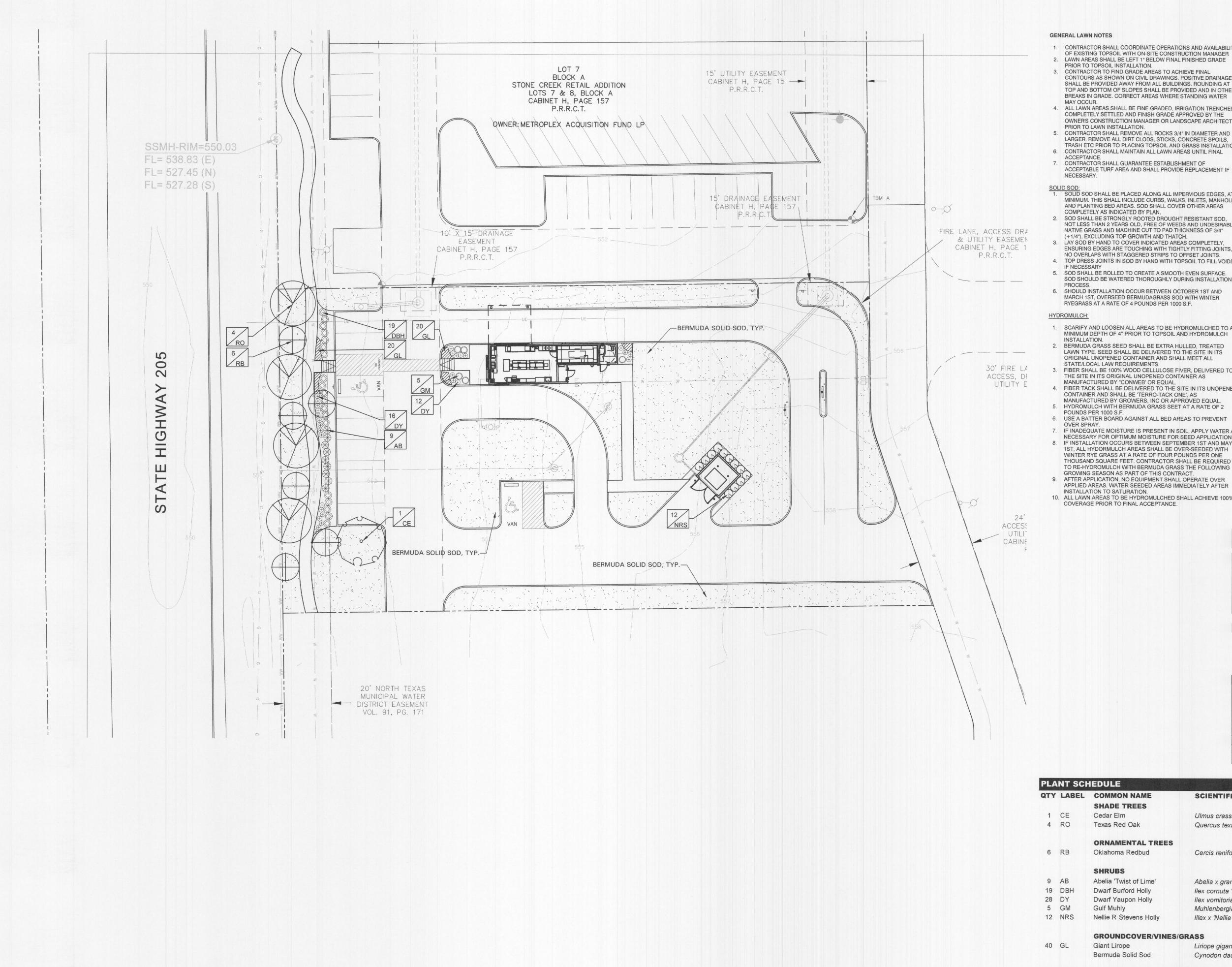
CHECKED BY: A. MORELAND

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A5.0



- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER 2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE
- PRIOR TO TOPSOIL INSTALLATION. 3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER
- 4. 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
- LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF
- SOLID SOD:

 1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
- 3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS. 4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS
- 5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION
- 6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.
- 1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH
- 2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- 3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL. 4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED
- CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL. 5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
- 7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- 8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- 9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION. 10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100%

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED
- BY OTHERS 2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING
- NEAR UNDERGROUND UTILITIES. 3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- 4. 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.
- 5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM
- 6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- 7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT
- INTERSECTS WALKS AND/OR CURBS. 8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF
- SIDEWALKS AND CURBING 9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY, THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED
- 10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- 11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
- 13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR
- APPROVED EQUAL 14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

AND IRRIGATION PERMITS.

- MAINTENANCE REQUIREMENTS:

 1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE
- REPLACED BY A SIMILAR VARIETY AND SIZE. 2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE
- ACCEPTS AND ASSUMES REGULAR MAINTENANCE. 3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON

LANDSCAPE TABULATIONS ROCKWALL, TEXAS - SH205 Overlay

General

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a

maximum height of 48". 2. Three canopy trees along with four accent trees are required per 100 feet of the SH-205 r.o.w. SH205 = 137 l.f.

REQUIRED PROVIDED 20' wide buffer 20' wide buffer berm and/or shrubs shrubs 36" ht. 4 canopy trees, 4" cal. 4 canopy trees, 4" cal.

6 accent trees, 4' ht. 6 accent trees, 4' ht. Parking Lot Landscape

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (9 parking spaces)

REQUIRED	PROVIDED	
36" screen	36" screen	
1 canopy trees, 4" cal.	1 canopy trees, 4" cal.	

- L-A	MI SCF	IEDULE			
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
1	CE	Cedar Elm	Ulmus crassifolia	3" cal.	12' ht., 4' spread, matching
4	RO	Texas Red Oak	Quercus texana	3" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
6	RB	Oklahoma Redbud	Cercis reniformis 'Oklahoma'	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
9	AB	Abelia 'Twist of Lime'	Abelia x grandiflora 'Hopley's'	3' ht.	full, 24" spread, 36" o.c.
19	DBH	Dwarf Burford Holly	llex cornuta ' Burford Nana'	3' ht.	full, 20" spread, 36" o.c.
28	DY	Dwarf Yaupon Holly	llex vomitoria 'Nana'	5 gal.	full, 24" sprd, 24" o.c.
5	GM	Gulf Muhly	Muhlenbergia capillaris	3 gal.	full, 30" o.c.
12	NRS	Nellie R Stevens Holly	Illex x 'Nellie R. Stevens'	7 gal.	full, 40" o.c.
		GROUNDCOVER/VINES	/GRASS		
40	GL	Giant Lirope	Liriope gigantea	1 gal.	full, 18" o.c.
		D 1 0 1110 1			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

Cynodon dactylon



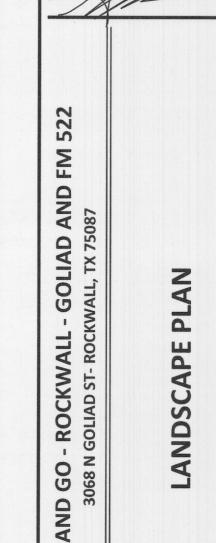
GRAPHIC SCALE Scale 1"=20' - 0"



Aledo, Texas 76008 amanda@awr-designs.com

SHEET NO.

L1.01



1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING
- 1.2 REFERENCE DOCUMENTS A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS
- 1.3 SCOPE OF WORK / DESCRIPTION OF WORK A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH AL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN
- CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
- PLANTING (TREES, SHRUBS, GRASSES) BED PREP AND FERTILIZATION
- NOTIFICATION OF SOURCES 4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
- GUARANTEE B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE AWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN
- SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL JNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK
- 1.4 REFERENCES
- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN: 27 OCTOBER 1980, EDITION: BY AMERICAN NATIONAL STANDARDS INSTUTUTE (Z60.1) - PLANT MATERIAL B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942
- EDITION OF STANDARDIZED PLANT NAMES. C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.
- 1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO
- LANDSCAPE CONTRACTOR BEGINNING WORK C. 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.
- 1.7 SEQUENCING A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS. THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

SECTIONS

SET TREE IN PLANTING PIT

TREE PLANTING

PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT

ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF

CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
- B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
- GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE

- SEE DETAIL A

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF

PLANTING HOLE

— U-BRACKET

TREE ROOT BAL - ROOT ANCHOR TREE TRUNK

- SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE. E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE
- EXPIRATION OF THE WARRANTY PERIOD. F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY
- G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED. J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
- K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- L. REAPPLY MULCH TO BARE AND THIN AREAS. M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL,
- HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER. N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH
- EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL
- ACCEPTANCE. c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING HYDROMULCHED AREAS SHALL SHOW ACTIVE. HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

- A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
- B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE
- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
- D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF
- THIS SECTION. E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY
- PERIODS F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE
- G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE

1.9 QUALITY ASSURANCE

TIGHTENING STRAP

DRIVE ROD

- ANCHOR

DETAIL A

DRIVE ANCHOR STRAIGHT DOWN INTO

SEE CHART FOR RECOMMENDED DEPTHS

Phone: 281-778-1400

Mobile: 903-676-6143

Fax: 281-778-1425

UNDISTURBED SUBBASE SOIL

PER TREE SIZE

TREE STAKE SOLUTIONS, LLC.

9973 FM 521 Road

Rosharon, Texas 77583

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

39 Gallon or 22" root ball 18 - 24" Minimum Dept

REMOVE DRIVE ROD

REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS

PLACE "S" HOOK OVER THE END OF THE U-BRACKET

STRAP TO ADJUST TREE, IF NECESSARY

 PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED

POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE

 PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF

TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING

- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR
- EXCEED PROJECT SPECIFICATIONS. E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
- F. AT THE TIME BIDS ARE SUBMITTED. THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS
- G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

B. DELIVERY

1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE 2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

- 1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER, PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE. 2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE
- 3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
- 4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES. 5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING 6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE. 7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO

PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

- INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.
- C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FUL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.
- D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.
- E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS. F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY
- THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE. G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE
- PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF
- ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING

TOP OF MULCH SHOULD B

AT MINIMUM, 1/2" BELOV

CURB OR SIDEWALK NO STEEL EDGIN

ALONG WALK, TYP

WALK OR CURBING

SHRUB PLANTING

STEEL EDGING DETAIL

- ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED
- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR\INSECT DAMAGE WILL BE REJECTED. M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE
- AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AN INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT,
- MEASURED FROM THE TOP OF THE ROOT BALL. O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- 2.2 SOIL PREPARATION MATERIALS A. SANDY LOAM: 1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS
 - MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED. 2. PHYSICAL PROPERTIES AS FOLLOWS:
 - a. CLAY BETWEEN 7-27% b. SILT – BETWEEN 15-25%
 - c. SAND LESS THAN 52%
 - 3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY 4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN
- APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS. B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80%
- VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY
- LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED FOUAL
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY
- DECOMPOSED, DARK BROWN. F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED
- STATEMENT OF ANALYSIS. G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS
- MICRONUTRIENTS. H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC

2.3 MISCELLANEOUS MATERIALS

REF. LANDSCAP

PLAN FOR SPACING

SHRUBS AND GROUNDCOVER

PREPARED SOIL MIX

PER SPECIFICATIONS

- MULCH PER SPECIFICATIONS

REFER TO PLANS FOR PLANT TYPES

3/16" X 4" X 16" STEEL EDGING WITH

NOTE: NO STEEL EDGING TO BE INSTALLED ALONG

SIDEWALKS

- A. STEEL EDGING SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.
- B. TREE STAKING TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS. C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.
- AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)
- D. SAND UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND. E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5" F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF
- GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN
- DIAMETER. H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING

SHRUBS OR GROUNDCOVER AS

LAYER OF MULCH

SETTLED THICKNESS SHOULD BE 2" MIN.

ROOT BALL, DO NOT

EXISTING SOIL, EXCLUDING LARGE

CLODS AND ROCKS.

UNDISTURBED SUBGRADE / NATIVE SOIL

SPECIFIED ON PLAN

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC

DRNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT

HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING

TH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND

RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL

2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING

TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM

LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED

1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED

JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS

AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, THE JOINTS

BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL

AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE

UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY

BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL

HIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY

PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH

CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALI

BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND

THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM

TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND

PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND

SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE

CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE

FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF

GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED,

INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL

AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION

REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER

THREE-QUARTER $({\cal Y}_4")$ INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO

MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL

PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK,

TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY

SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE

BURLAP FROM THE TOP 1/3 OF THE BALL, AS WELL AS ALL NYLON

PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE

ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1

A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24")

AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED

WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN

WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE

INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED

GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A

FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S

IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

PART 3 - EXECUTION

3.2 INSTALLATION

ACCOMPLISHED.

PER PLAN.

NEVER SLICK OR GLAZED

'ROOT SCORING'

DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

3.1 PREPARATION

- M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
- N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE. O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY
- TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF

- THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM
- SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR Q. OBSTRUCTION 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 THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN HREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES
 - R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE

REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE

OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE

REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUN

- S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION
- 1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE
- BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED. ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC
- MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED N PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
- ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE. 4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR
- CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

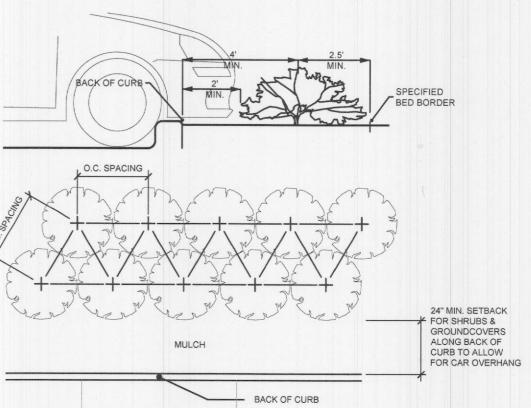
3.3 CLEANUP AND ACCEPTANCE A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT

- 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.
- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES. C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
- D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE
- AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS. F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL

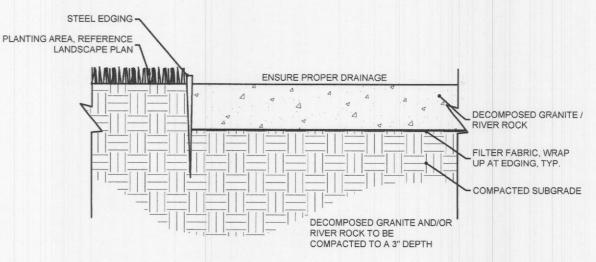
ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND

GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



SHRUB SPACING AND PLANTING AT B.O.C.



DECOMPOSED GRANITE / RIVER ROCK

P.O. Box 1746 Aledo, Texas 76008 amanda@awr-designs.com

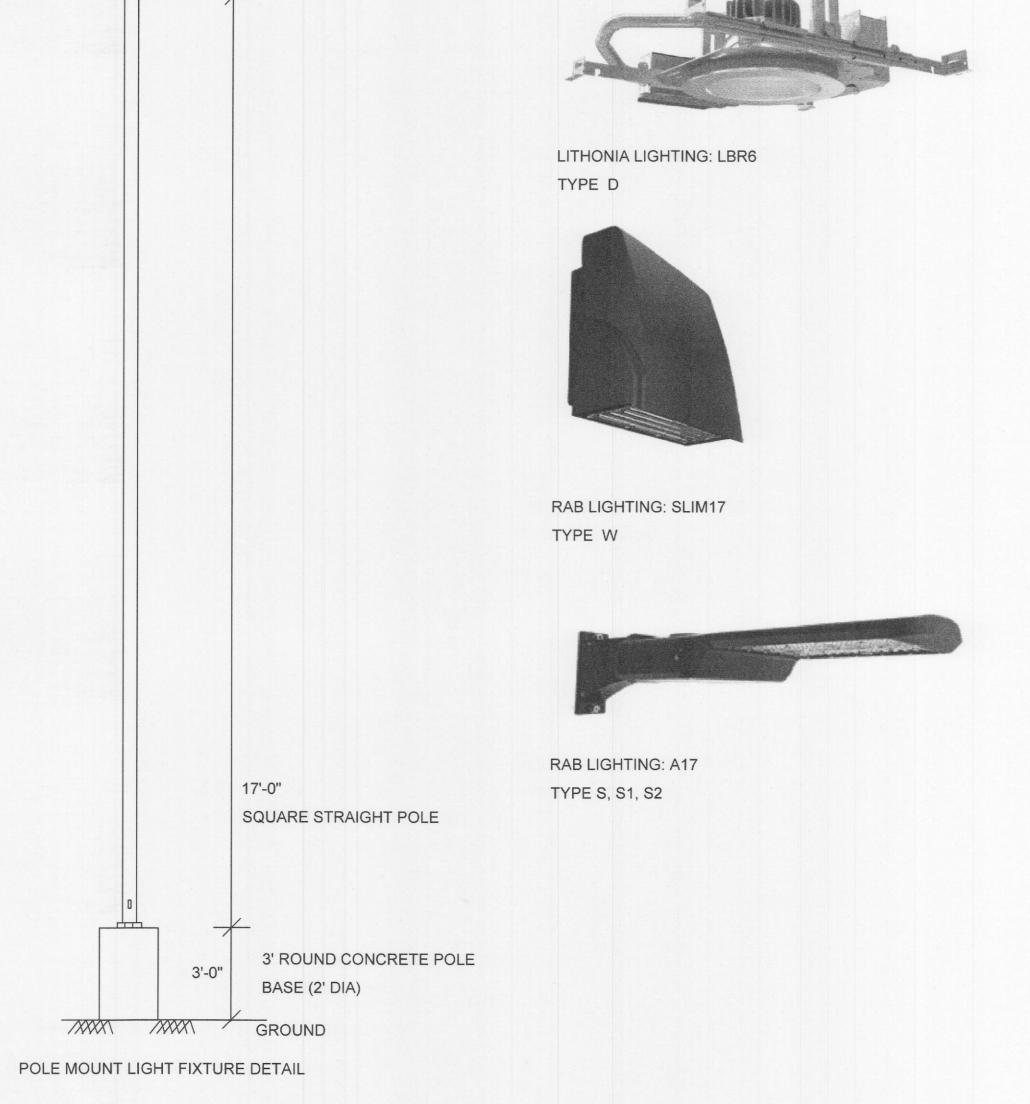
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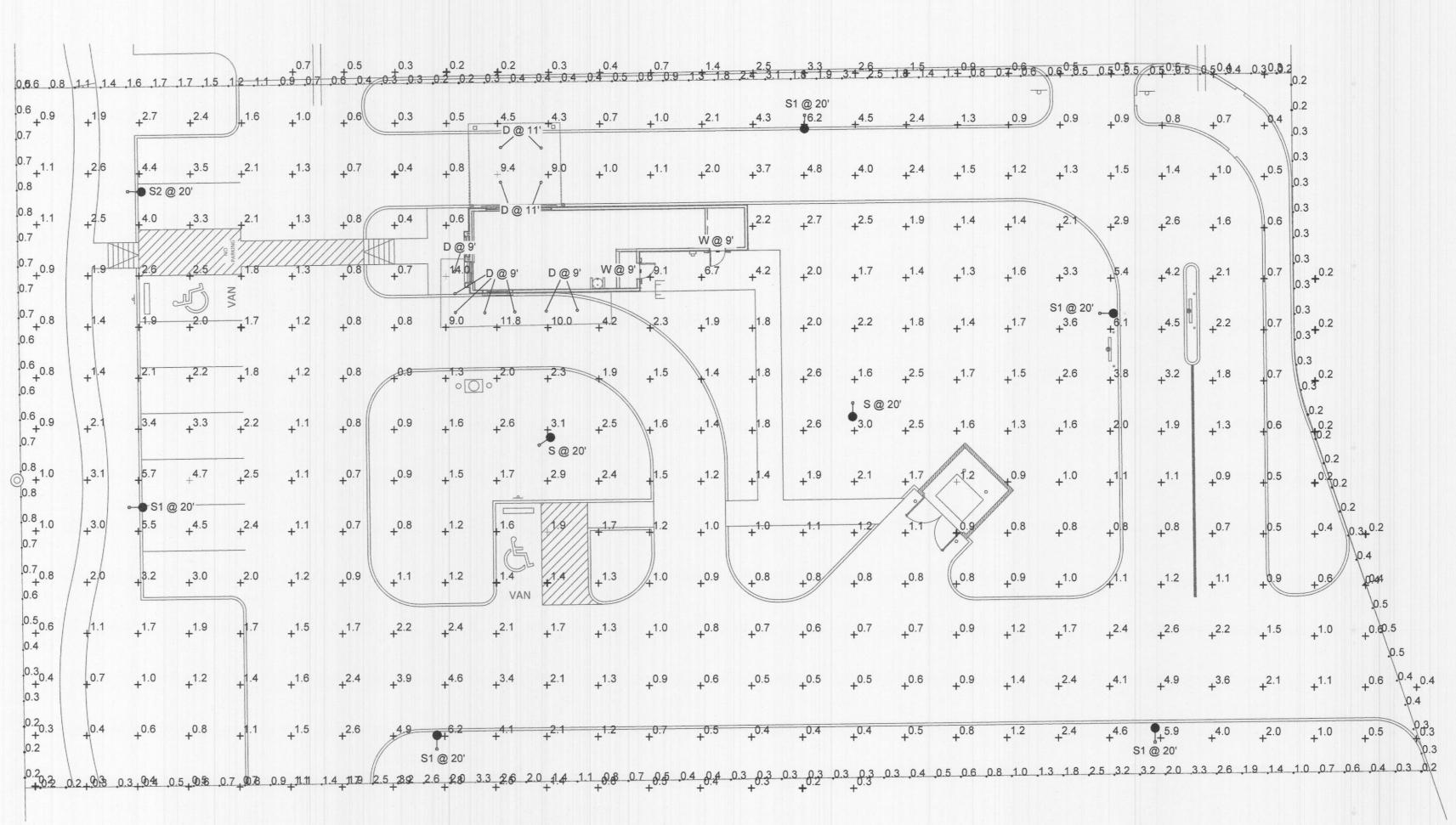
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Schedule		T				1		
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens	Wattage	Mounting Height
0	D	11	Lithonia Lighting	LBR6 ALO1 (750LM) SWW1 (3000K) AR LSS WD 80CRI	6 INCH LBR DOWNLIGHT 750LM 3000K CLEAR SEMI-SPECULAR WIDE 80 CRI	813	8.89	9' Recessed in Canopy 10' Recessed in Drive Thru Canopy
	W	2	RAB Lighting Inc.	SLIM17FA15ADJ_4K	ARCHITECTURAL LED WALL PACK, 4000K	1904	13.98	9'
	S	2	RAB Lighting Inc.	A17-5T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 5 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	9385	70.81	Base: 3' Pole: 17' Total: 20'
•	S1	5	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10148	69.84	Base: 3' Pole: 17' Total: 20'
•	S2	1	RAB Lighting Inc.	A17-4T70	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 4 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10055	70.82	Base: 3' Pole: 17' Total: 20'

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADA Parking	X	1.6 fc	1.9 fc	1.4 fc	1.4:1	1.1:1
Drive Thru Lanes	Ж	2.0 fc	9.4 fc	0.4 fc	23.5:1	5.0:1
Dumpster	Ж	1.1 fc	1.2 fc	0.9 fc	1.3:1	1.2:1
Grade	+	1.8 fc	14.0 fc	0.2 fc	70.0:1	9.0:1
Parking Lot	Ж	2.7 fc	4.7 fc	1.7 fc	2.8:1	1.6:1
Property Line	+	0.9 fc	3.3 fc	0.2 fc	16.5:1	4.5:1



POLE MOUNT LIGHT FIXTURE



ARCHITECT OF RECORD



513 MAIN STREET, SUITE 300 FORT WORTH, TEXAS 76102 (817) 820-0433



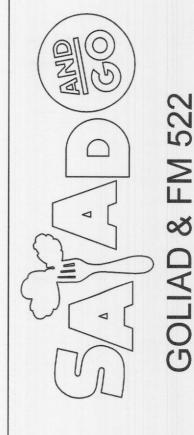
TX DN: C=US, OU="MEP Unit, COA F-8396", O=The Dimension Group, CN="Afsar Hasan, PE Lic 102100, TX", E=ahasan@dimensiongr Reason: I am the author Date: 2021-11-11 13:31:

Version: 9.7.1 SITE PLAN SUBMITTAL: 11/15/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REV DATE BY DESCRIPT	IONS
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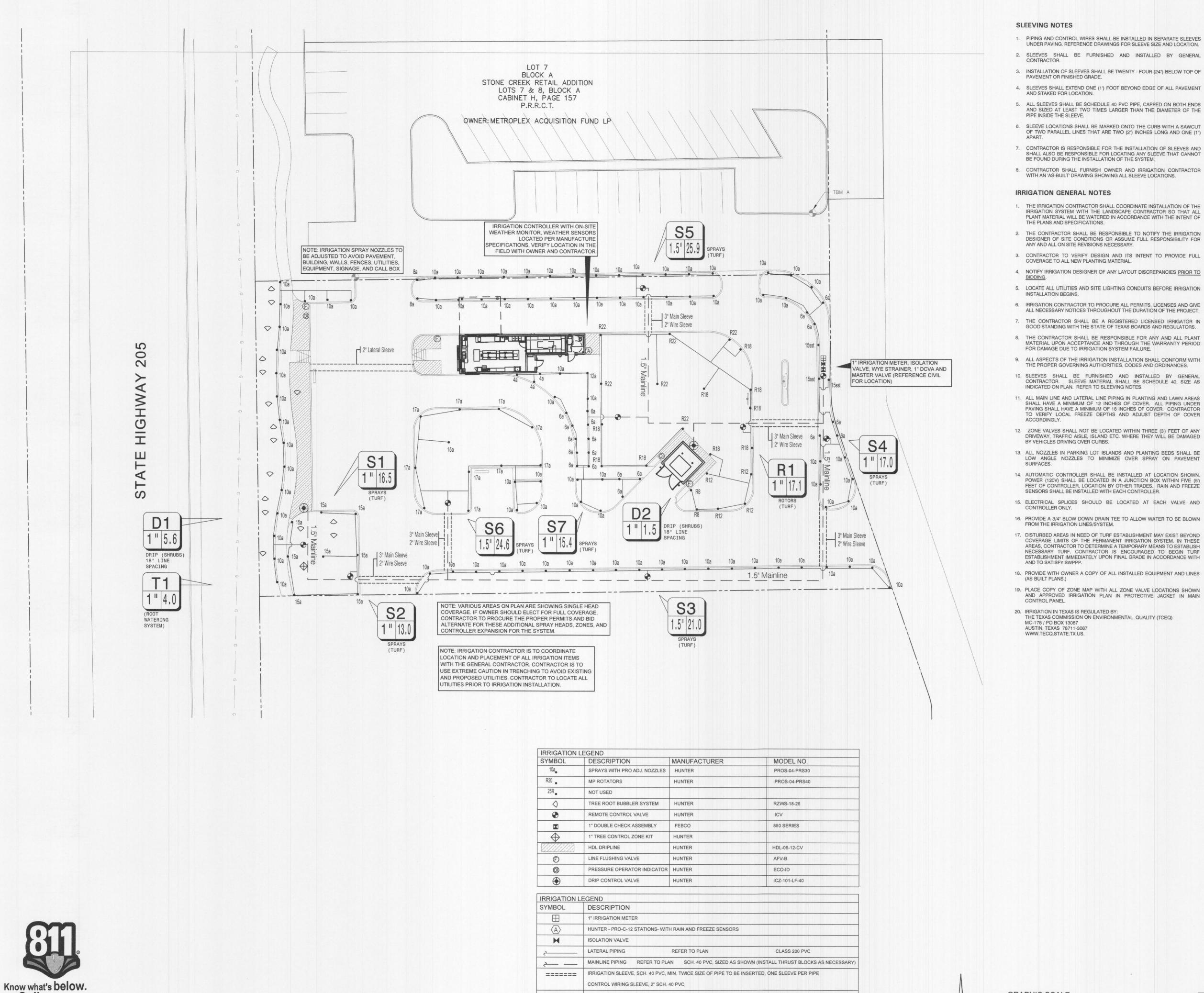
PROJECT #:

21-1098 ORIGINAL ISSUE DATE: 11/15/2021 PRODUCTION DESIGNER: JP

CHECKED BY: SHEET TITLE:

> PHOTOMETRIC SITE PLAN

SHEET NUMBER:



VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP)

VALVE SIZE

GPM

SLEEVING NOTES

- 1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
- 2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
- 3. INSTALLATION OF SLEEVES SHALL BE TWENTY FOUR (24") BELOW TOP OF PAVEMENT OR FINISHED GRADE.
- 4. SLEEVES SHALL EXTEND ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT
- 5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE
- PIPE INSIDE THE SLEEVE. 6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT
- OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1")
- SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
- 8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

- THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALI PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
- 3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
- 4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO
- 5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
- 6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE
- ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
- GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT
- FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.
- 10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS
- 11. 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
- 12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3') FEET OF ANY DRIVEWAY, TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
- 13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT
- 14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER, LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
- 15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
- 16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN
- 17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH
- 18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES
- 19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN
- 20. IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / PO BOX 13087

IRRIGATION PROJECT NOTES

- THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN **PERVIOUS** AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS
- 2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
- 3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF SIXTY (60 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
- 4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
- 5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
- 6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE

WATER METER AND BACK FLOW DEVICE.

SHALL BE MP CORNER NOZZLES.

- 7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND EQUIPMENT INFORMATION PROVIDED BY HUNTER. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS.
- 8. REFERENCE HUNTER GUIDELINES AND SPECIFICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENTS FOR CONTROLLER. WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS. DECODERS, VALUES, AND WIRING PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7383. WWW.HUNTERINDUSTRIES.COM
- 9. SPRAY HEADS LOCATED IN TURE AREAS SHALL BE HUNTER PROS-04-PRS30 SPRAY BODIES WITH PRO ADJUSTABLE NOZZLES, FIXED ARC NOZZLES, AND STRIP PATTERN NOZZLES RATE AND AS INDICATED ON THE PLAN.
- 10. MP ROTATOR HEADS SHALL BE PROS-04-PRS40 SPRAY BODIES WITH MP1000, MP2000, MP3000, MP3500, MPRSS530, MPRCS515, AND MPLCS515 NOZZLES. RADIUS LESS THAN 12 FEET SHALL BE PRS30 AND PRS40 SPRAY BODIES WITH MP800SR. MP ROTATOR AREAS WITH LESS THAN 90 DEGREES
- 11. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" AND/OR 1.5" HUNTER ICV AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
- 12. SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION. OWNERS MAY ELECT LOCKING BOXES ON A PROJECT BY PROJECT BASIS.
- 13. QUICK COUPLING VALVES SHALL BE HUNTER INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING 3/2" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS
- 14. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C-12 STATIONS - WITH RAIN AND FREEZE SENSORS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONFIRM WIRING, GROUNDING AND SURGE PROTECTION REQUIREMENTS BEFORE INSTALLING.
- 15. DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE HUNTER ICZ-101-LF-40 AS INDICATED. DRIP TUBING SHALL BE HUNTER HDL-06-12-CV.
- 16. INSTALL DRIP TUBING/LINES PER MANUFACTURERS RECOMMENDATIONS. USE PLD-LOC FITTINGS PLD-LOC 075, PLD-LOC 050, PLD-LOC ELB, PLD-LOC CPL, PLD-LOC CAP, PLD-LOC TEE, PLD-LOC OR USE FHS BARB FITTINGS PLD-075, PLD-050, PLD-ELB, PLD-CPL, PLD-CAP, PLD-TEE, PLD-075-TBTEE PLD-BV. USE ECO-INDICATOR ECO-ID. USE LINE FLUSHING VALVE HUNTER
- 17. DRIP TUBING SHALL BE SPACED 18" APART IN SHRUB AREAS, REFER TO MANUFACTURERS RECOMMENDATIONS.
- 19. ALL VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN AN APPROVED BOX.

NOTE TO CONTRACTOR:
ENTIRE SYSTEM SHALL BE INSTALLED PER TCEQ STANDARDS, MANUFACTURER'S SPECIFICATIONS AND ALL CITY CODES.

RIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE. IF OWNER SHOULD ELECT TO COVER TO THE CURB LINE, CONTRACTOR TO PROCURE THE PROPER PERMITS AND BID ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

FERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.

GRAPHIC SCALE Scale 1"=20' - 0"



AWR Designs, LLC P.O. Box 1746 Aledo, Texas 76008 amanda@awr-designs.com . 512.517.5589

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AMANDA RICHARDSON

14033

Call before you dig.

PART 1 - GENERAL 1.1 DESCRIPTION

> A. PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS

1.2 RELATED WORK

 A. SECTION 32 8424 - IRRIGATION SYSTEM. 1.3 REFERENCE STANDARDS

BEFORE APPLYING SOLVENT.

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

PART 2 - MATERIALS 2.1 GENERAL

A. POLYVINYL CHLORIDE PIPE (PVC) - SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES.

B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED

PART 3 - EXECUTION 3.1 INSTALLATION

A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE.

B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.

3.2 BACKFILL

A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE. B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL 1.1 DESCRIPTION

A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:

- a. TRENCHING
- b. BACKFILL c. AUTOMATIC CONTROLLED SYSTEM

WYE STRAINER

FROM WATER METER

DOUBLE CHECK ASSEMBLY

EDGE OF PAVING

MODEL AND PROS-04-PRS30

PROS-04-PRS40 SPRAY BODY MIN.

OR FACE OF WALL

MP ROTATOR USE

FOR SHORT RADIUS.

MP-800SR = 6' - 12'

MP-1000 = 8' - 15'

MP-2000 = 13' - 21'

MP-3000 = 22' - 30'

LABELED AS: RXX

LABELED AS: XXR

(WHERE XX = DISTANCE OF

(48") IN LENGTH OR WIDTH.

ROTORS USE PGP ULTRA

PGP-04-PRB MODEL W/ MPR-25, -30, OR -35 NOZZELS

MP STRIPS

MP CORNERS

ROTATOR NOZZLES ARE

SPECIFIED AS FOLLOWS

ISOLATION VALVE 7

- d. AS BUILT DRAWINGS
- B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.
- METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

1.2 RELATED WORK

C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE

D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.

> DOUBLE CHECK VALVE ASSEMBL (REFERENCE PLAN FOR SIZE & TYPE)

> > FINISH GRADE/

TOP OF MULCH

(REF. PLAN FOR SIZE)

METER BOX

1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH

DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION, PRIOR

TO BACKFLOW PREVENTER, INSTALL A NOMINALLY SIZED ISOLATION VALVE.

SCHEDULE 40. BRASS

AS REQUIRED

4" THICK LAYER OF GRAVEL

- SET HEAD FLUSH WITH

PVC STREET ELL OR

1. MAY NOT BE USED IN LANDSCAPE AREAS LESS THAN FORTY-EIGHT INCHES

POP-UP SPRAY BODY OR POP-UP ROTOR

MALE BARBED ELBOW

FINISH GRADE

PVC FLEX HOSE OR SWING PIPE

LATERAL LINE WITH

PVC TEE OR ELL

PVC STREET ELL OR

MALE BARBED ELBOW

MODEL: PROS-04-PRS30

W/ PRO ADJUSTABLE

NOZZLES (10a) OR STRIP

PATTERN NOZZLES AS

INDICATED ON PLAN. *

OR GALVANIZED NIPPLE

- E. SECTION 32 9300 LANDSCAPE
- F. SECTION 32-8423 UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS
- 1.3 REFERENCE STANDARDS
- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) LATEST EDITION.
- 1.4 QUALITY ASSURANCE AND REQUIREMENTS A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY
- PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED. B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND
- C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.
- D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

1.5 SCHEDULE OF MATERIALS

- A. MATERIALS LIST:
- a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.
- b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK, SUBMITTAL SHOULD INCLUDE ALL MANUFACTURERS' SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.
- e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.
- f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

1.4 RECORD AND AS BUILT DRAWINGS/SUBMITTALS

- A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF PRINTS.
- B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.

HUNTER REMOTE CONTROL

VALVE (ICV) WITH FLOW CONTROL

WATERPROOF

CONNECTORS (2

18"-24" COILED WIRE -

SCH. 80 CLOSE NIPPLE,

SIZE PER RCV

BRICK SUPPORTS (4) ~

WATERPROOF

CONNECTORS (2)

18"-24" COILED WIRE -

FILTER FABRIC - WRAP TWICE

AROUND BRICK SUPPORTS

3/4" WASHED GRAVEL - 4" MIN. DEPTH-

DRIP CONTROL ZONE KIT W/ ISOLATION VALVE

SCH. 80 CLOSE NIPPLE,

MATCH SIZE TO VALVE

PVC SLIP X MPT ADAPTOR ¬

IRRIGATION LATERAL

BRICK SUPPORTS (4) ~

TO CONTROLLER

FILTER FABRIC - WRAP TWICE _

AROUND BRICK SUPPORTS

3/4" WASHED GRAVEL - 4" MIN. DEPTH-

IN-LINE VALVE (ICV) WITH ISOLATION VALVE

PVC SLIP X FPT ADAPTOR

IRRIGATION LATERAL -

TO CONTROLLER

- C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:
- a. CONNECTION TO EXISTING WATER LINES
- b. CONNECTION TO ELECTRICAL POWER c. GATE VALVES
- d. ROUTING OF SPRINKLER PRESSURE LINES

- e. SPRINKLER CONTROL VALVES
- f. QUICK COUPLING VALVES
- g. OTHER RELATED EQUIPMENT
- D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.
- E. EQUIPMENT TO BE FURNISHED:
- a. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS: i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED

OWNER AT THE CONCLUSION OF THE PROJECT.

- USING BRASS REDUCER. ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER
- F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATION.

b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE

- 1.5 MAINTENANCE AND GUARANTEE A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR
- ONE (1) YEAR AFTER FINAL ACCEPTANCE. B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE
- HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION. C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.

1.6 TESTING

- A. PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR
- B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERTY, IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED

1.7 COORDINATION

- A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.
- B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.
- COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.
- D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS.

PART 2 - PRODUCTS

- 2.1 MATERIALS
- B. REFER TO CONSTRUCTION DRAWINGS AND NOTES.
- C. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN
- D. PVC PIPE: CLASS 200 SPR 21
- E. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"
- F. 24V WIRE SIZE 14, TYPE UF
- G. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON
- H. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION -COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION

IRRIGATION VALVE BOX: HEAT STAMP

ISOLATION VALVE

FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)

LID WITH 'RCV' IN 2" LETTERS

/ SCH. 80 CLOSE NIPPLE,

SIZE PER RCV

- MAINLINE AND FITTINGS

HUNTER REMOTE CONTROL VALVE

LID WITH 'RCV' IN 2" LETTERS

SCH. 80 CLOSE NIPPLE,

MATCH SIZE TO VALVE

IRRIGATION VALVE BOX: HEAT STAMP

FINISH GRADE AT ADJACENT

SURFACE (TURF OR MULCH)

ISOLATION VALVE

PVC SLIP X MPT ADAPTOR

MAINLINE AND FITTINGS

(ICZ) WITH FILTER REGULATOR

3.1 INSPECTION:

- A. SITE CONDITIONS: a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.
- b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLECT.
- c. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

3.2 PREPARATION A. PHYSICAL LAYOUT:

- a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.
- b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS. c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR
- OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. B. WATER SUPPLY:
- a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS. b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS, CONTRACTOR SHALL VERIFY IN FIELD AND BE

RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE

CONDITIONS. 3.3 INSTALLATION

- A. TRENCHING a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF
- b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.
- c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL
- PRESSURE SUPPLY LINES. d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL
- NON-PRESSURE LINES. e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.
- f. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.

B. BACKFILL

STANDARD VALVE BOX DIMENSIONS

BOTTOM -

18.72"

MAXIMUM

BUBBLER: HUNTER 0.25 -

GPM (INCLUDED)

4-INCH BASKET WEAVE

TREE ROOT WATERING SYSTEM

LATERAL PIPE

CANISTER (INCLUDED)

STANDARD VALVE BOXES

- a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS. FREE FROM LARGE CLODS, STONES OR STICKS.
- b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER

5.87" 2 PLACES

ROOT WATERING SYSTEM

- LIMITS OF HOLE

4-INCH GRATE (INCLUDED)

(INCLUDES 0.25 GPM

1/2-INCH PVC NIPPLE

✓ 1/2-INCH MALE NPT

PVC TEE OR EL

INLET (INCLUDED)

12-INCH SWING ASSEMBLY

(INCLUDED)

ELBOW (INCLUDED)

(INCLUDED)

- OPTIONAL PEA GRAVEL OR RWS

SAND SOCK FOR SANDY SOILS

ROOT WATERING SYSTEM:

HUNTER RZWS-18-25 or -36-25

BUBBLER WITH RISER, GRATE

SWING ASSEMBLY, 1/2" MALE

-1/2-INCH 90-DEGREE

NPT INLET, AND CANISTER)

(SEE BELOW)

- CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.
- TRENCHING AND BACKFILL UNDER PAVING: a. ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.

D. ASSEMBLIES

- a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.
- b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED BEFORE APPLYING
- c. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLON TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.
- E. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OTHER.
- F. WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONTROLLER TO ALL THE VALVES. A SEPARATE WIRE IS REQUIRED TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EACH CONTROL TO EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND TAPE THEM TOGETHER AT TEN FOOT INTERVALS. EXPANSION COILS OF TEN INCHES SHALL BE INSTALLED APPROXIMATELY EVERY 100 FEET. MAKE ALL SPLICES WATERPROOF.
- G. AUTOMATIC CONTROLLER: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.
- H. REMOTE CONTROL VALVES: a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING TO THE DRAWINGS.
- b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.
- c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES BETWEEN VALVES. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR PAINT.

FLUSHING OF SYSTEM:

- a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.
- b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.

PAVEMENT

FINISH GRADE

18" MAX

PVC CAP

SPRINKLER HEADS:

DITCH

--- PVC CAP (TYPICAL)

- PERMANENT MARKER

1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.

SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.

3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER

5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH

A SAWCUT OF TWO PARALLEL LINES THAT ARE 2" LONG AND 1" APART.

2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT

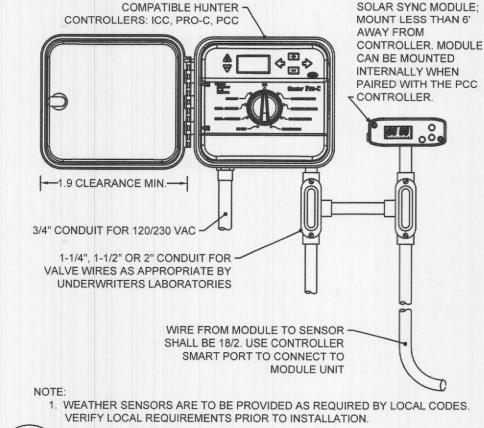
4. MECHANICALLY TAMP TO 95% PROCTOR.

- a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD
- b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM

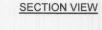
- RECOMMENDED BY THE MANUFACTURER.
 - c. ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE CONNECTORS. REFERENCE DETAILS ON DRAWINGS.

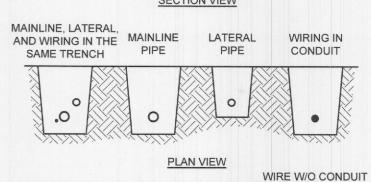
3.4 TESTING

- A. THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.
- B. A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILLING MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY OF THE LINE UNDER THE PRESSURE OF BACKFILL, IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD OF TEST.
- C. WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.
- D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.



PRO-C CONTROLLER W/SOLAR SYNC SYSTEM





RUN WIRING BENEATH ALL SOLVENT WELD - TIE A 24-INCH LOOP IN ALL WIRING AND BESIDE MAINLINE. PLASTIC PIPING TO AT CHANGES OF DIRECTION OF 30°

TAPE AND BUNDLE AT

10-FOOT INTERVALS. TRENCH AS SHOWN. CONNECTIONS HAVE BEEN MADE. 1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN. 2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS. MINIMUM - 12"

BE SNAKED IN OR GREATER. UNTIE AFTER ALL

- MULCH PER

AS REQUIRED

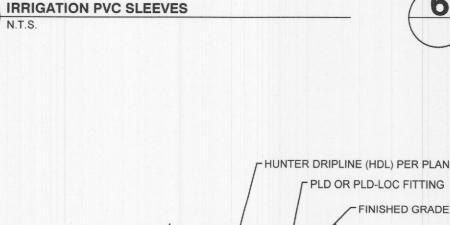
LANDSCAPE PLAN

- HDL RISER - LENGTH

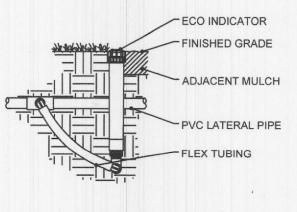
PLD OR PLD-LOC FITTING

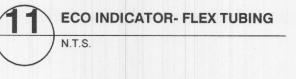
PIPE AND WIRING TRENCHING

3. BACKFILL AND COMPACT TRENCHES TO ORIGINAL GRADE.



PVC SUPPLY HEADER HUNTER DRIPLINE CONNECTION W/DRIPLINE AND ELBOW





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L2.02