



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-033

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 BOX]:

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1608 N Goliad Street

SUBDIVISION Stone Creek Retail Addition

LOT 11 BLOCK A

GENERAL LOCATION Property ID: 108324 (NE Corner of SH 205 and Bordeaux)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70

CURRENT USE Vacant

PROPOSED ZONING PD-70

PROPOSED USE Drive Thru Restaurant

ACREAGE ±0.82

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Metroplex Acquisition Fund, LP

APPLICANT Jones|Carter

CONTACT PERSON Tim Thompson

CONTACT PERSON Aaron Hawkins

ADDRESS 12720 Hillcrest Road
Suite 650

ADDRESS 4500 Mercantile Plaza Drive
Suite 210

CITY, STATE & ZIP Dallas, Texas 75230

CITY, STATE & ZIP Fort Worth, Texas 76137

PHONE 214-365-4632

PHONE 682-268-2207

E-MAIL tthompson@crestviewcompanies.com

E-MAIL ahawkins@jonescarter.com

NOTARY VERIFICATION [REQUIRED]

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

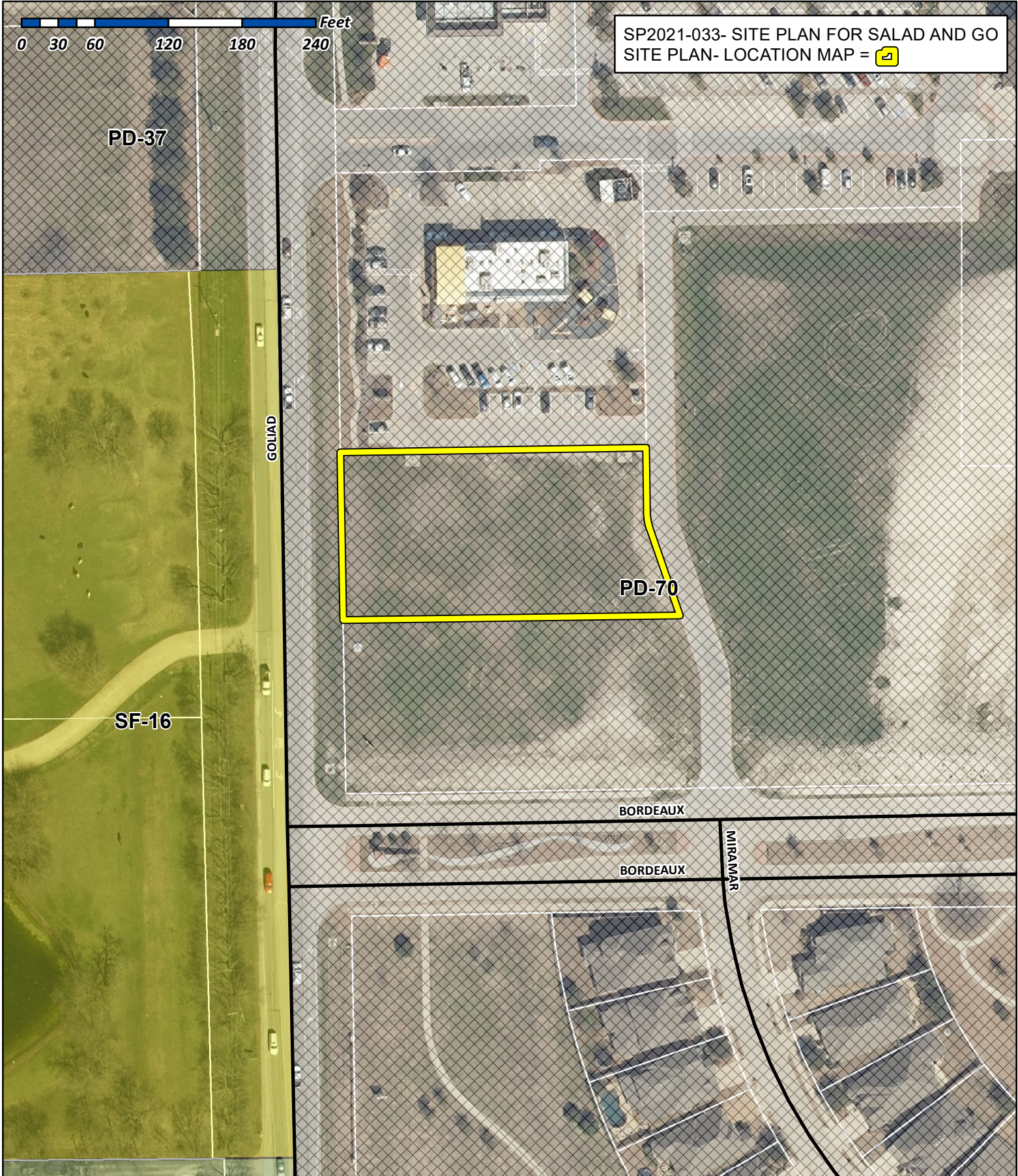
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF November, 2021.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





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.

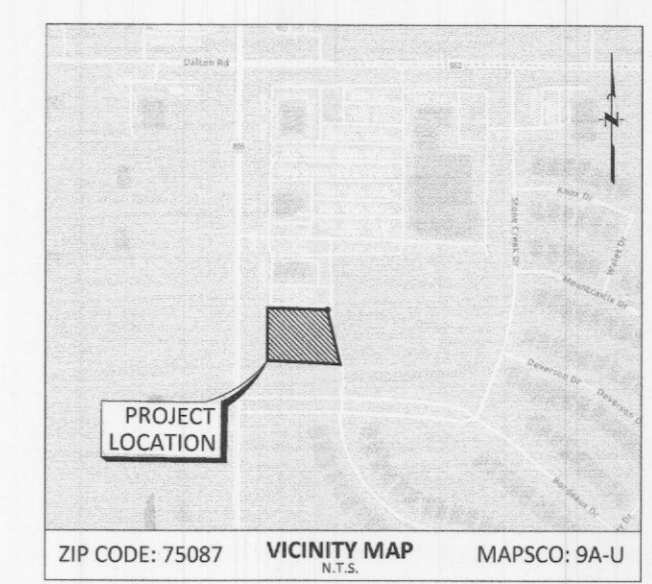
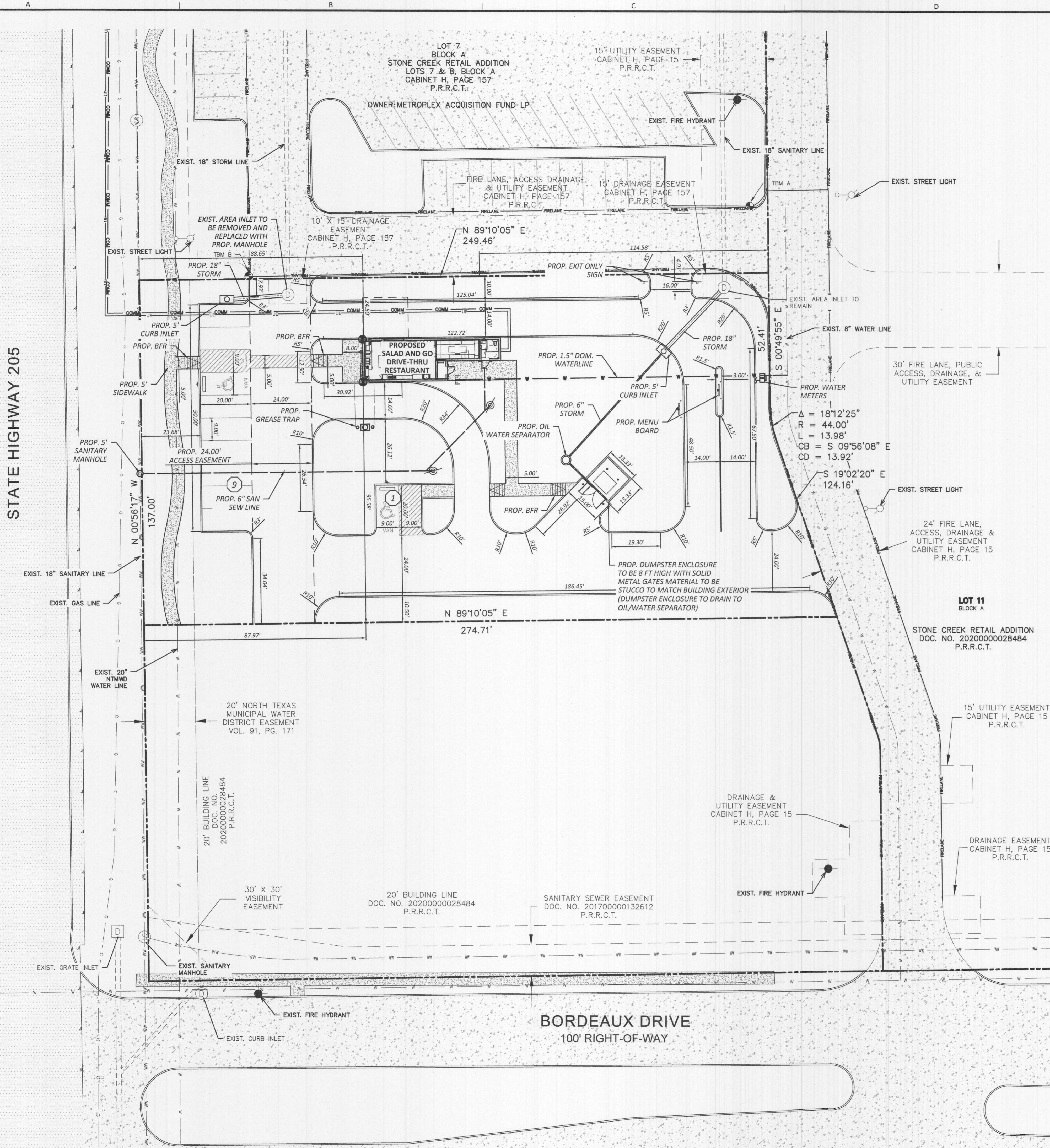
Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

A handwritten signature in blue ink that reads 'Aaron Hawkins'.

Aaron Hawkins, EIT

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

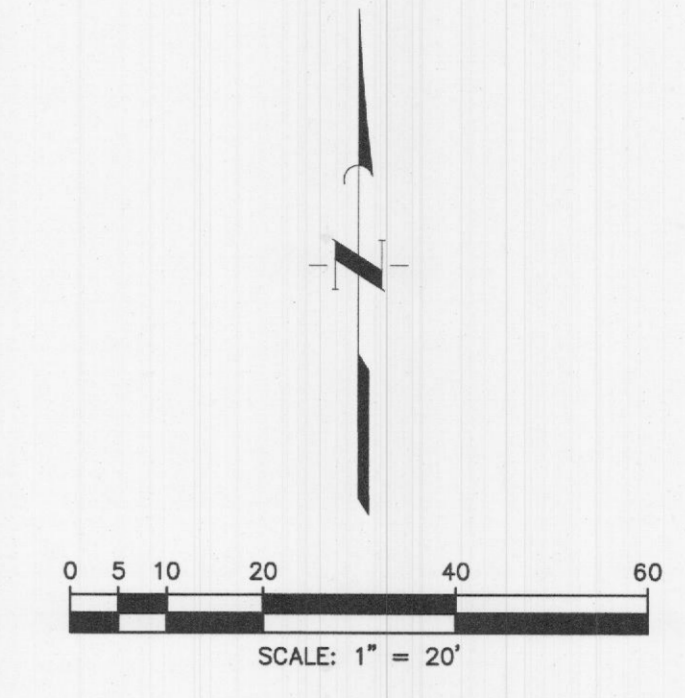


BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK: NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" ON THE EDGE OF PAVEMENT ABOVE THE NORTH EAST CORNER OF THE PROPERTY, APPROXIMATELY 7 FEET WEST AND 26.5 FEET NORTH FROM THE NORTH EAST PROPERTY CORNER. ELEVATION 554.23 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" ON THE SOUTHEAST CORNER OF THE FIRE LANE ALONG THE NORTH PROPERTY BOUNDARY, APPROXIMATELY 44 FEET EAST AND 1 FOOT NORTH FROM THE NORTH WEST PROPERTY CORNER. ELEVATION 552.42 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 48397C0030L, effective on 09/26/2008.



LEGEND

---	PROPERTY LINE
---	FIRELANE
○	PARKING COUNT
●	EXIST. FIRE HYDRANT TO REMAIN
□	BUILDING CORNERS
▭	EXIST. CONCRETE
▨	HEADLIGHT SCREENING TO BE PROVIDED IN LANDSCAPE PLANS
▩	PROP. CONCRETE SIDEWALK
○	EXIST. SANITARY SEWER MANHOLE
○	EXIST. STORM SEWER TABLETOP INLET AND MANHOLE
□	PROP. MENU BOARD
▭	PROP. BARRIER FREE RAMP

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT
3068 N GOLIAD ST
ROCKWALL, TEXAS 75087
STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	15 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING REQUIRED:	8 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	10 SPACES
ADA PARKING PROVIDED:	2 SPACES
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD):	9 SPACES
STACKING (MENU BOARD TO ENTRANCE):	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

DEVELOPER
SALAD AND GO CONCEPTS LLC
743 NORTH GILBERT ROAD
GILBERT, ARIZONA 85234
TEL (410) 371-1563
CONTACT: MATTHEW COPENHAVER

ENGINEER
JONES | CARTER, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TEXAS 76137
TEL (972) 265-7190
CONTACT: RYAN ALCALA, PE

OWNER
METROPLEX ACQUISITION FUND, LP
12720 HILLCREST RD.
SUITE 650
DALLAS TX, 75230
TEL (214) 365-4632
CONTACT: TIM THOMPSON

- NOTES**
- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
 - ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
 - SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPINGS OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
 - CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 - Fort Worth, Texas 76137 • 682.268.2200

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA, P.E.
P.E. Serial No.: 137823
Date: NOVEMBER 2021

SITE PLAN
LOT 11, BLOCK A
STONE CREEK RETAIL ADDITION
3068 N GOLIAD ST
ROCKWALL, TX 75087

REVISIONS

No.	Date	By

SCALE: AS SHOWN DESIGNED BY: MLD
DATE: SEPTEMBER 2021 CHECKED BY: RJA
JOB NO.: 17007-0037-00 DRAWN BY: ZTS

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST - ROCKWALL, TX 75087

SHEET NO. _____ OF _____



FAÇADE 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

REV	DATE	BY	DESCRIPTIONS

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

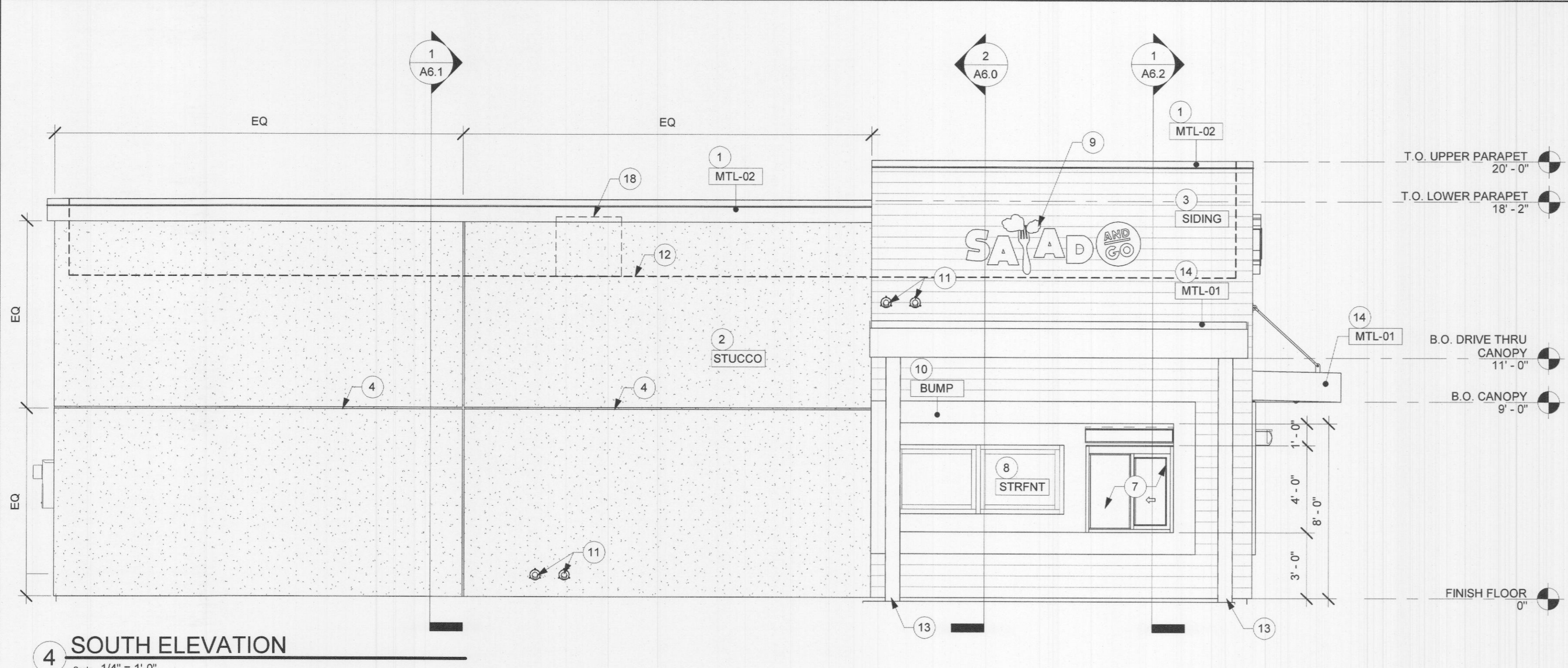
- A. CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE TERMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OR BE IN 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

1. 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.
3. 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.
9. 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.

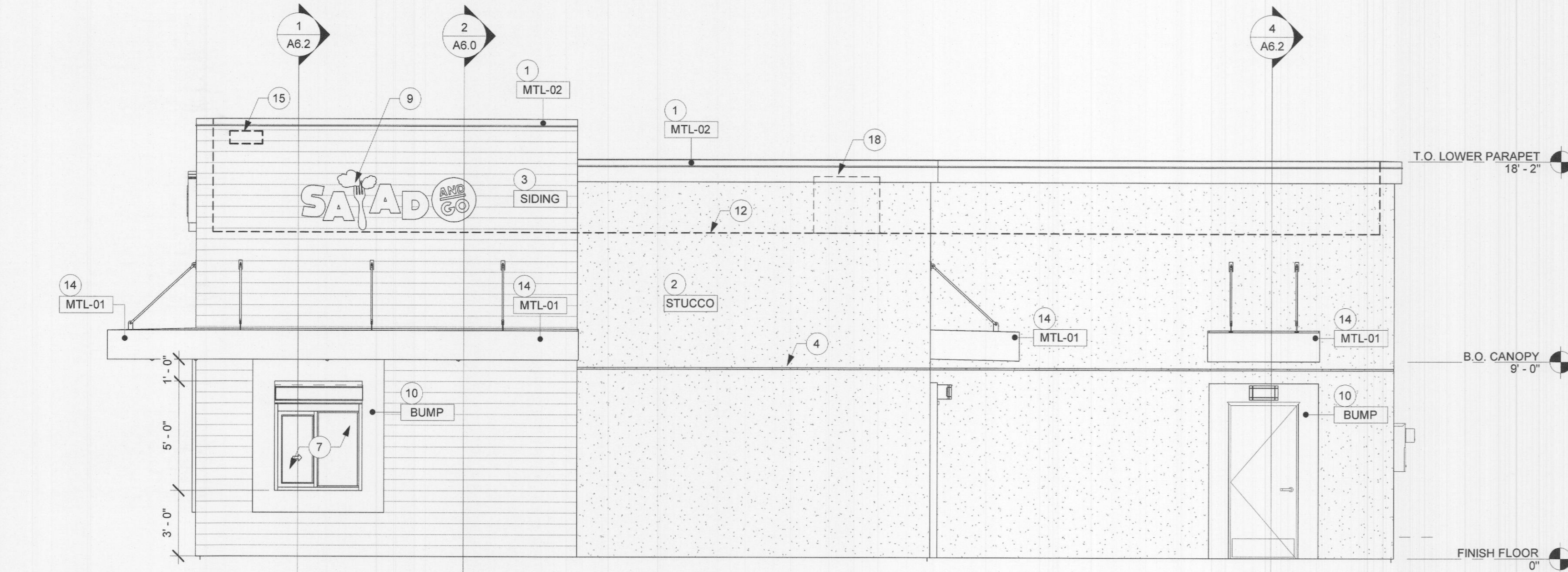
MATERIALS CALCULATION TABLE

DESCRIPTION	EAST		SOUTH		WEST		NORTH		GRAND TOTAL	
	(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	1.71
GLAZED DOORS AND WINDOWS	15.8	1.56	31.7	9.36	40.6	4.03	0	0	88.1	3.31
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	64.7
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



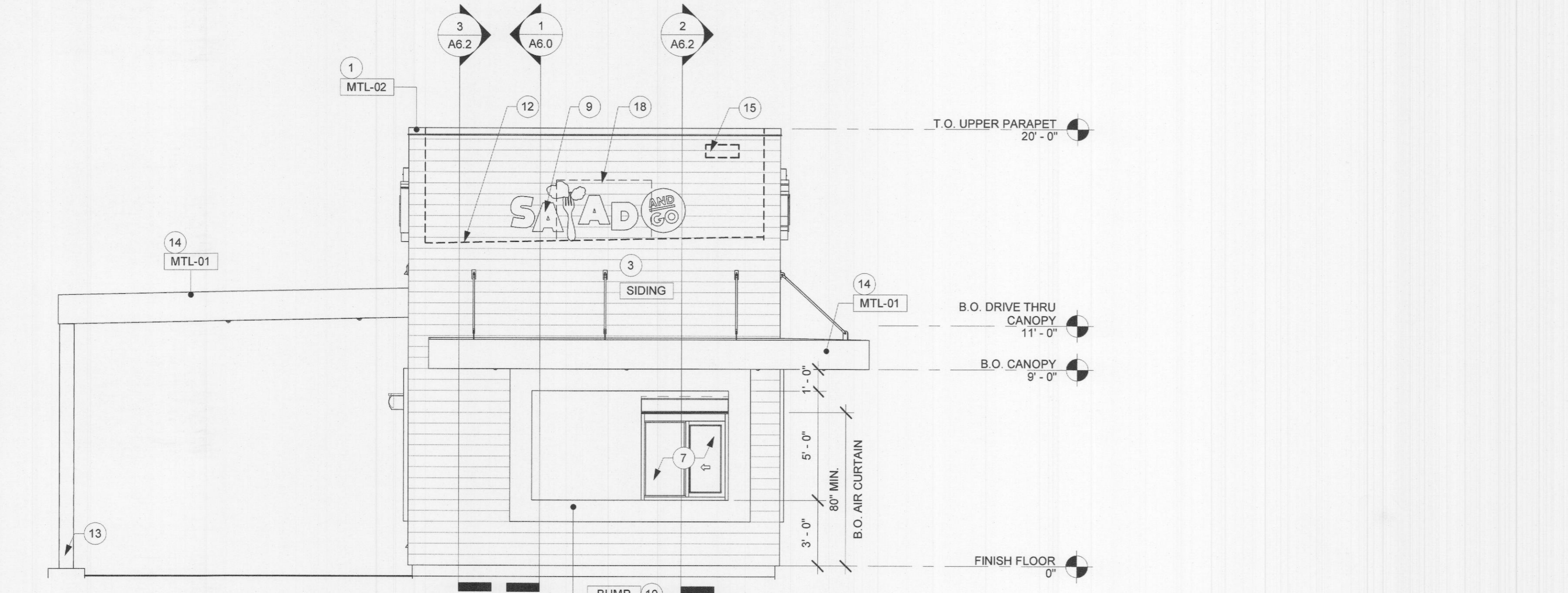
4 SOUTH ELEVATION

Scale: 1/4" = 1'-0"



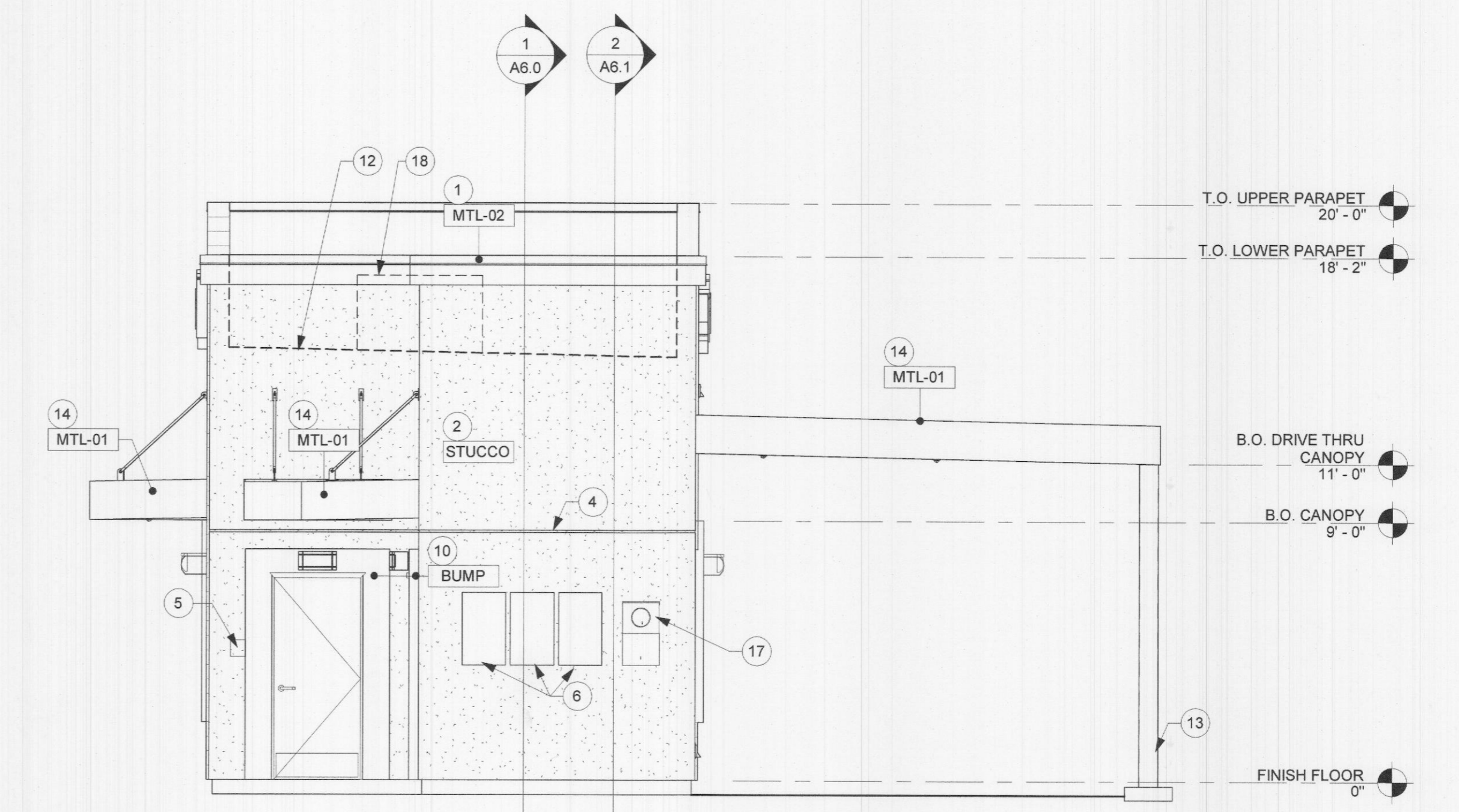
3 NORTH ELEVATION

Scale: 1/4" = 1'-0"



1 EAST ELEVATION

Scale: 1/4" = 1'-0"



2 WEST ELEVATION

Scale: 1/4" = 1'-0"

PROJECT #: 21-1098

ORIGINAL ISSUE DATE: 11/15/2021

PRODUCTION DESIGNER: S. CLARK

CHECKED BY: A. MORELAND

SHEET TITLE:

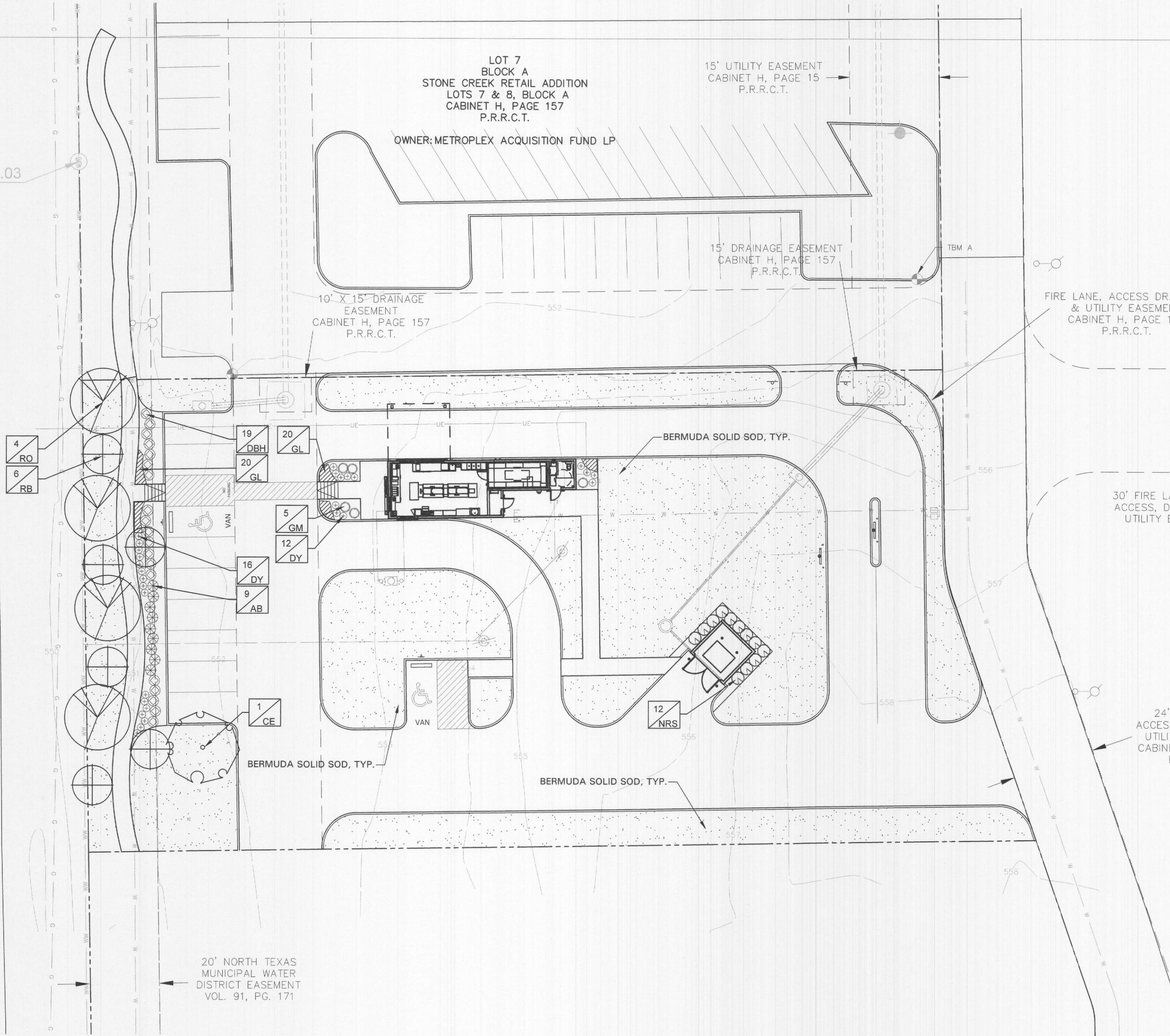
EXTERIOR ELEVATIONS

SHEET NUMBER:

A5.0

SSMH-RIM=550.03
 FL= 538.83 (E)
 FL= 527.45 (N)
 FL= 527.28 (S)

STATE HIGHWAY 205



- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
 - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION
 - 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 MAY OCCUR
 - 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" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOOLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY

- SOLID SOD:**
- 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
 - SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, 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
 - 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
 - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
 - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE, SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS
 - 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.

- HYDROMULCH:**
- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION
 - 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
 - FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL
 - 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
 - HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
 - USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY
 - IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH 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
 - AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS, WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION
 - ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE

- 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
 - 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
 - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED 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
 - LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE
 - 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
 - EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS
 - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING
 - 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 PER DETAILS
 - 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
 - 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
 - 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
 - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL
 - CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS

- IRRIGATION:**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR, SYSTEM SHALL ALSO HAVE AN ET WEIGHT BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR
- MAINTENANCE REQUIREMENTS:**
- 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
 - 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
 - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL
- MISCELLANEOUS MATERIALS:**
- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS

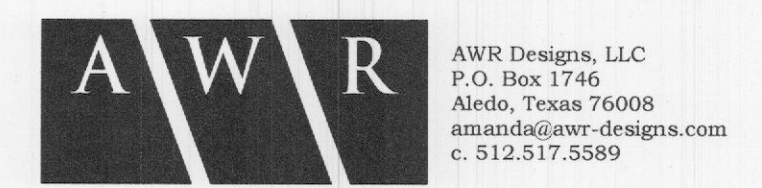
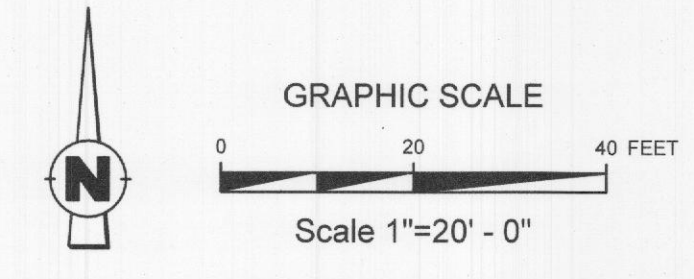
LANDSCAPE TABULATIONS
 ROCKWALL, TEXAS - SH205 Overlay

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.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
1	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
4	RO	Texas Red Oak	<i>Quercus texana</i>	3" cal.	12' ht., 4' spread, matching
ORNAMENTAL TREES					
6	RB	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	30 gal.	8' ht., 4' spread, 3 trunk min.
SHRUBS					
9	AB	Abelia 'Twist of Lime'	<i>Abelia x grandiflora 'Hopleys'</i>	3" ht.	full, 24" spread, 36" o.c.
19	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	3" ht.	full, 20" spread, 36" o.c.
28	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gal.	full, 24" sprd, 24" o.c.
5	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	3 gal.	full, 30" o.c.
12	NRS	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
GROUND COVER/VINES/GRASS					
40	GL	Giant Lirope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

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.



App. _____

REVISIONS

No.	Date

DESIGNED BY: _____

CHECKED BY: _____

DRAWN BY: _____

SCALE: AS SHOWN

DATE: OCTOBER 2021

JOB NO.: _____

JONES CARTER
 Texas Board of Professional Engineers Registration No. F-439
 4500 Mercantile Plaza Drive, Suite 210 - Fort Worth, Texas 76137 • 817.268.2200

AWR
 A Registered Landscape Architect
 AMANDA W. RICHARDS, AIA
 275A
 STATE OF TEXAS

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
 3068 N GOLIAD ST. ROCKWALL, TX 75087

LANDSCAPE PLAN

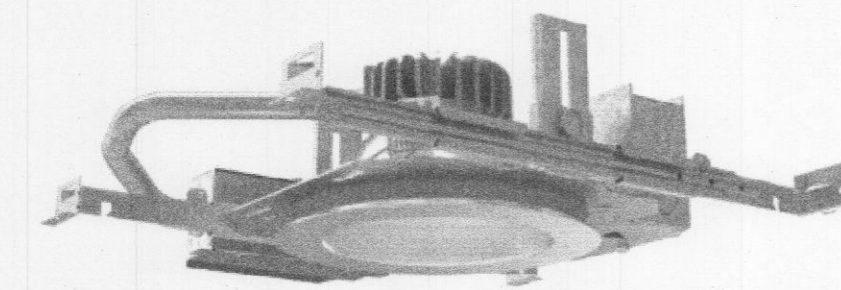
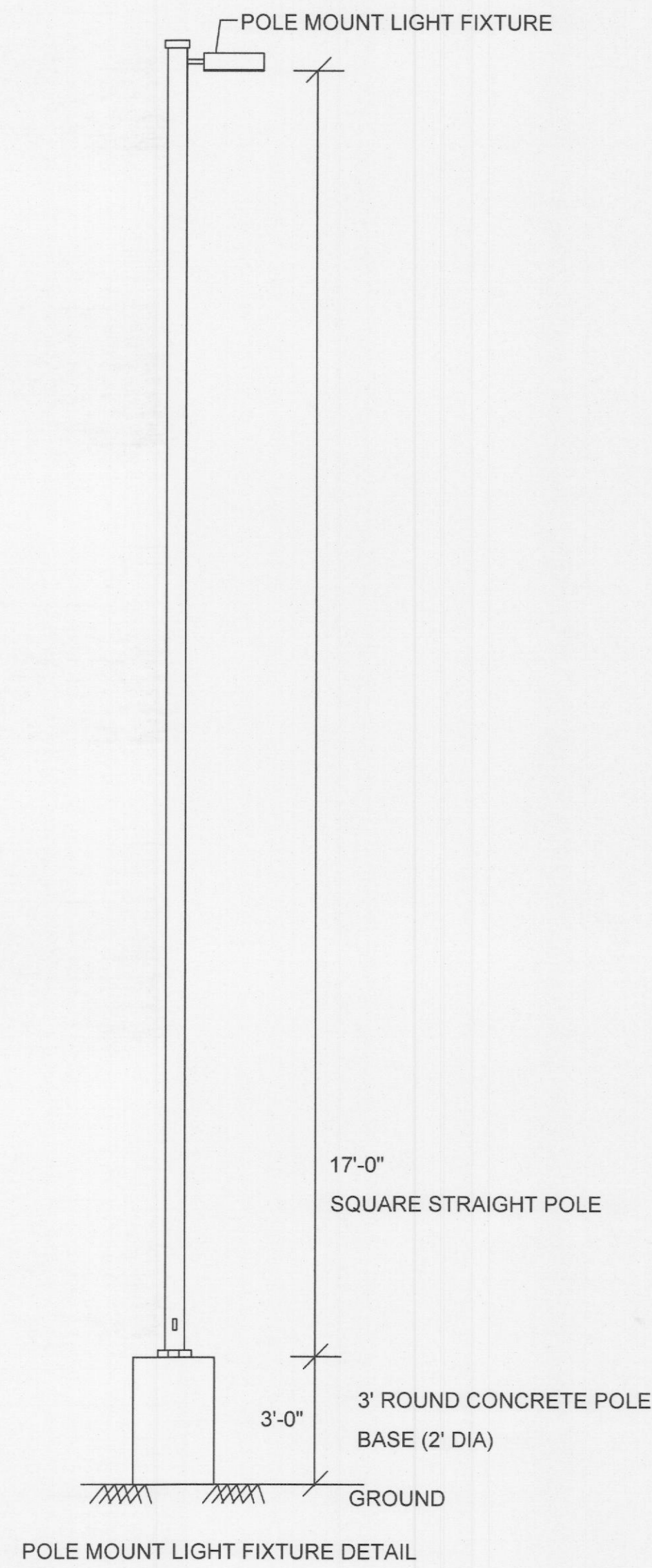
SHEET NO. _____

OF _____

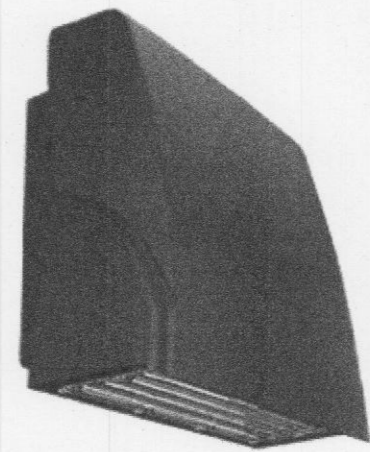
L1.01

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens	Wattage	Mounting Height
○	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'

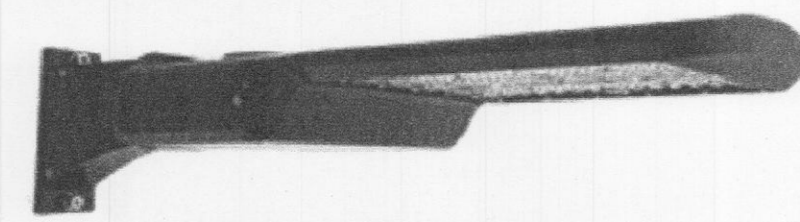
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADA Parking	⊗	1.6 fc	1.9 fc	1.4 fc	1.4:1	1.1:1
Drive Thru Lanes	⊗	2.0 fc	9.4 fc	0.4 fc	23.5:1	5.0:1
Dumpster	⊗	1.1 fc	1.2 fc	0.9 fc	1.3:1	1.2:1
Grade	+	1.8 fc	14.0 fc	0.2 fc	70.0:1	9.0:1
Parking Lot	⊗	2.7 fc	4.7 fc	1.7 fc	2.8:1	1.6:1
Property Line	+	0.9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



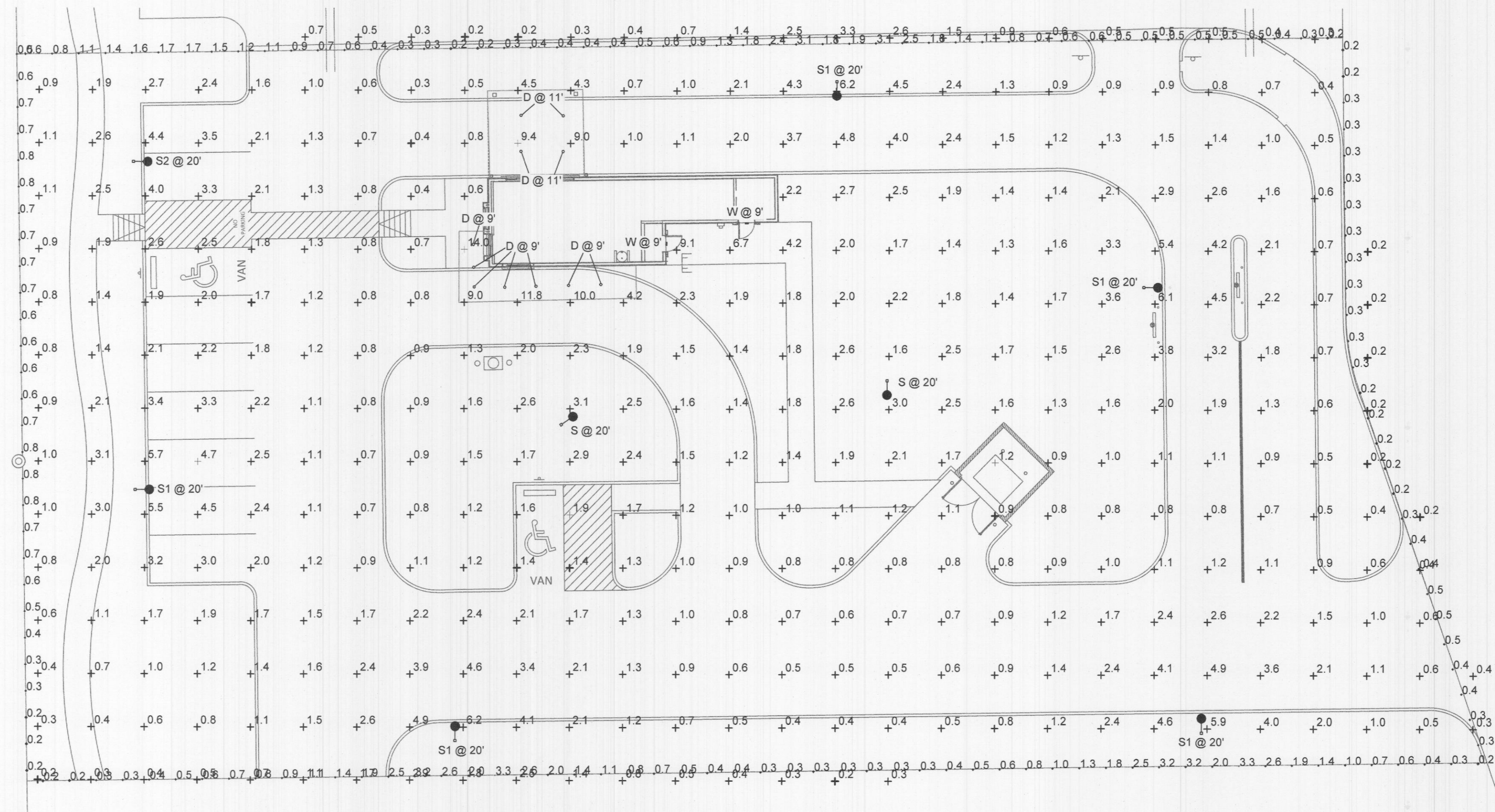
LITHONIA LIGHTING: LBR6
TYPE D



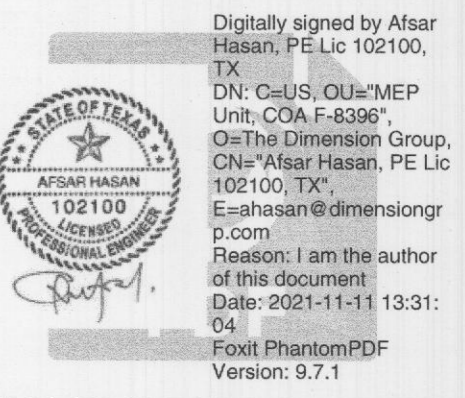
RAB LIGHTING: SLIM17
TYPE W



RAB LIGHTING: A17
TYPE S, S1, S2



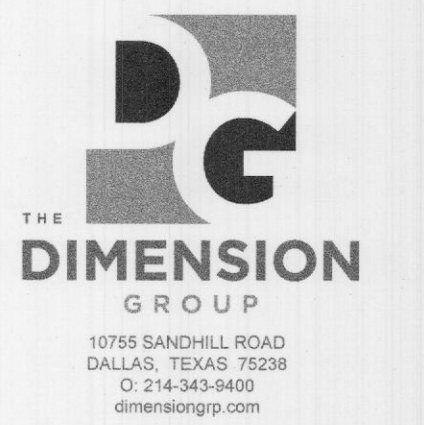
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433



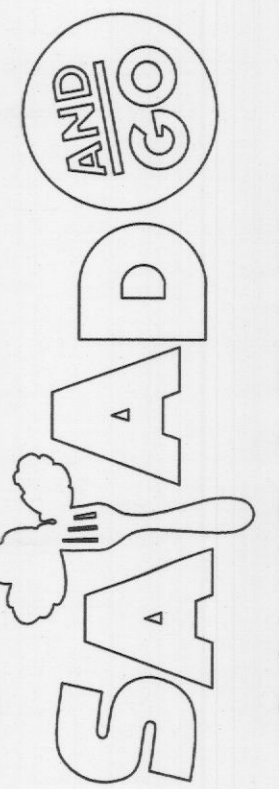
SITE PLAN SUBMITTAL: 11/15/2021

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.

REVISION SCHEDULE				
REV	DATE	BY	DESCRIPTIONS	



10765 SANDHILL ROAD
DALLAS, TEXAS 75238
D: 214-363-9800
dimensiongroup.com



GOLIAD & FM 522
3088 N. GOLIAD ST.
ROCKWALL, TX 75087

PROJECT #: 21-1098

ORIGINAL ISSUE DATE: 11/15/2021

PRODUCTION DESIGNER: JP

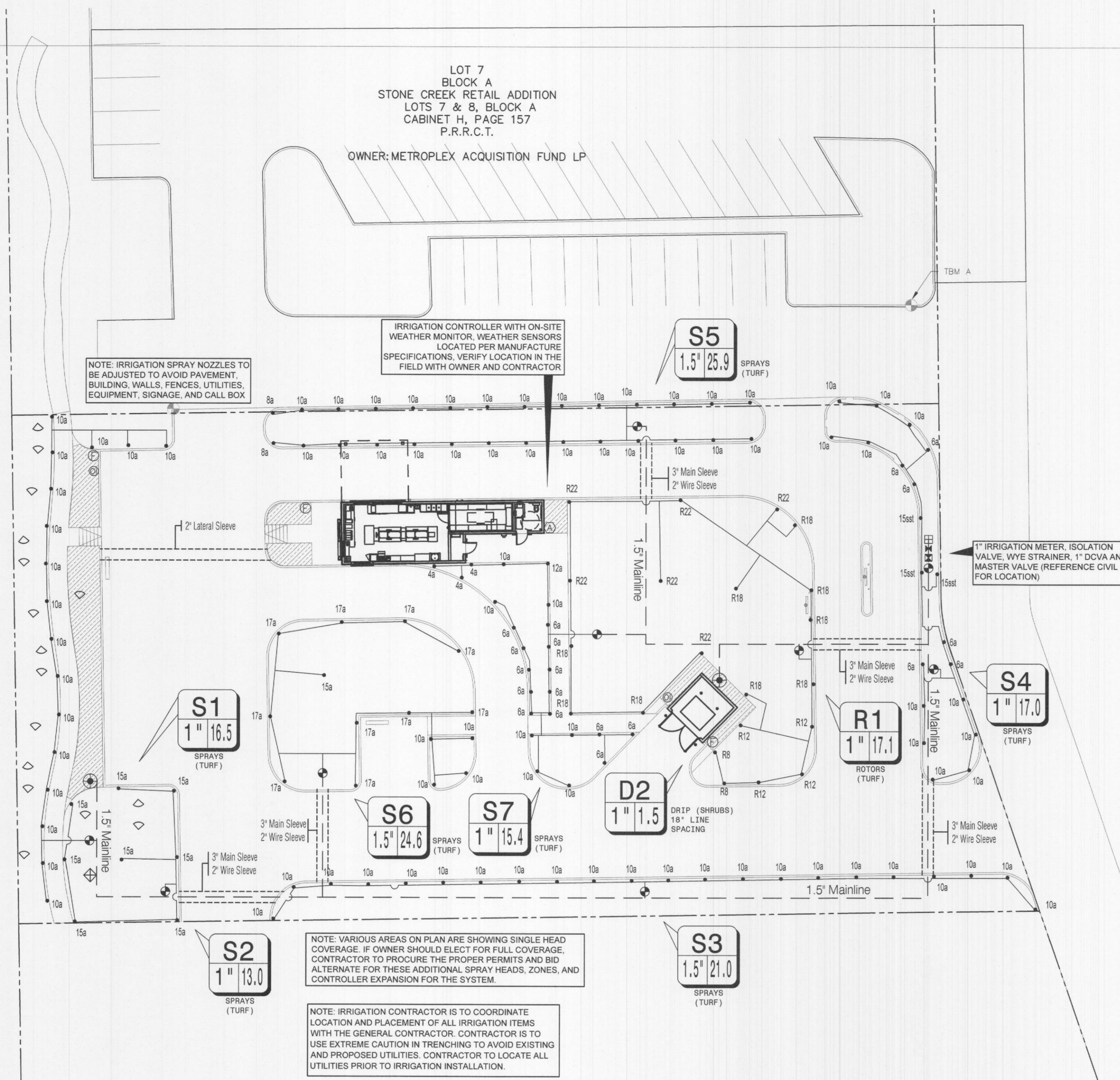
CHECKED BY: AH

SHEET TITLE:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

STATE HIGHWAY 205



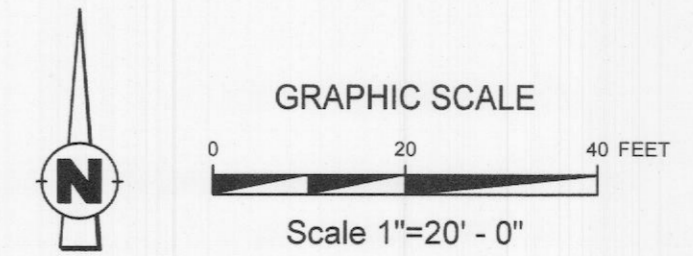
- SLEEVING NOTES**
1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
 2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
 3. INSTALLATION OF SLEEVES SHALL BE TWENTY-FOUR (24) BELOW TOP OF PAVEMENT OR FINISHED GRADE.
 4. SLEEVES SHALL EXTEND ONE (1) FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
 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") APART.
 7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND 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**
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. 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 BIDDING.
 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.
 7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
 9. 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 INDICATED ON PLAN. REFER TO SLEEVING NOTES.
 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 ACCORDINGLY.
 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 SURFACES.
 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 SPICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
 16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
 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 NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
 18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILT PLANS).
 19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL PANEL.
 20. IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-176 / PO BOX 13087 AUSTIN, TEXAS 78711-3087 WWW.TCEQ.STATE.TX.US.

- IRRIGATION PROJECT NOTES**
1. 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 FORESET 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 SPECIFIED.
 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.
 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 CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALVES, AND WIRING PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7383 WWW.HUNTERINDUSTRIES.COM
 9. SPRAY HEADS LOCATED IN TURF 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, MP3850, MP3950, AND MP4050 NOZZLES. RADIUS LESS THAN 12 FEET SHALL BE PRS30 AND PRS40 SPRAY BODIES WITH MP1000R, MP ROTATOR AREAS WITH LESS THAN 90 DEGREES SHALL BE MP CORNER NOZZLES.
 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 3/4" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
 14. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C-12 STATIONS - WITH RAIN AND FREEZE SENSORS. INSTALL PER MANUFACTURERS 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-08-12-CV.
 16. INSTALL DRIP TUBING/LINES PER MANUFACTURERS RECOMMENDATIONS. USE PLD-LOC FITTINGS PLD-LOC 075, PLD-LOC 090, PLD-LOC ELB, PLD-LOC CPL, PLD-LOC CAP, PLD-LOC TEE, PLD-LOC OF USE FHS BARE FITTING PLD-075, PLD-090, PLD-ELB, PLD-CPL, PLD-CAP, PLD-TEE, PLD-075-TBTEE, PLD-BV. USE ECO-INDICATOR ECO-ID. USE LINE FLUSHING VALVE HUNTER AFV-B.
 17. DRIP TUBING SHALL BE SPACED 18" APART IN SHRUB AREAS. REFER TO MANUFACTURERS RECOMMENDATIONS.
 18. ROOT BUBBLERS SHALL BE HUNTER RZWS-18-25.
 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, MANUFACTURERS SPECIFICATIONS AND ALL CITY CODES.
- COVERAGE:**
VARIOUS 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.
- NOTE:**
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 OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
- REFERENCE:**
REFERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
10a	SPRAYS WITH PRO ADJ. NOZZLES	HUNTER	PROS-04-PRS30
R20	MP ROTATORS	HUNTER	PROS-04-PRS40
25R	NOT USED		
◇	TREE ROOT BUBBLER SYSTEM	HUNTER	RZWS-18-25
⊕	REMOTE CONTROL VALVE	HUNTER	ICV
⊕	1" DOUBLE CHECK ASSEMBLY	FEBCO	850 SERIES
⊕	1" TREE CONTROL ZONE KIT	HUNTER	
▨	HDL DRILLING LINE	HUNTER	HDL-08-12-CV
⊕	LINE FLUSHING VALVE	HUNTER	AFV-B
⊕	PRESSURE OPERATOR INDICATOR	HUNTER	ECO-ID
⊕	DRIP CONTROL VALVE	HUNTER	ICZ-101-LF-40

SYMBOL	DESCRIPTION	REFER TO PLAN	CLASS
⊕	1" IRRIGATION METER		
⊕	HUNTER - PRO-C-12 STATIONS - WITH RAIN AND FREEZE SENSORS		
⊕	ISOLATION VALVE		
—	LATERAL PIPING	REFER TO PLAN	CLASS 200 PVC
—	MAINLINE PIPING	REFER TO PLAN	SCH. 40 PVC, SIZED AS SHOWN (INSTALL THRUST BLOCKS AS NECESSARY)
=====	IRRIGATION SLEEVE	SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE	
—	CONTROL WIRING SLEEVE	2" SCH. 40 PVC	

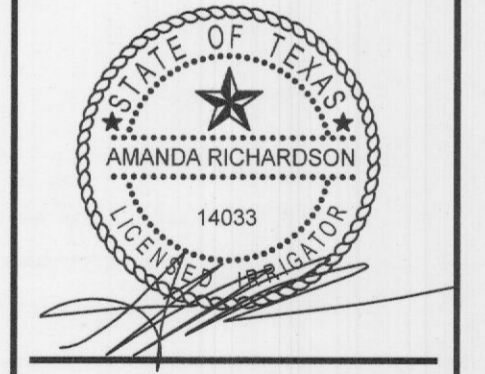
SYMBOL	DESCRIPTION
⊕	VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP)
⊕	VALVE SIZE
⊕	GPM



App.	Date	No.	REVISIONS

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Westcreek Plaza Drive, Suite 100 • Fort Worth, Texas 76137 • 817.388.2000

DESIGNED BY: _____
CHECKED BY: _____
DATE: OCTOBER 2021
JOB NO.: _____



SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST. ROCKWALL, TX 75087

IRRIGATION PLAN

