

GENERAL CONSTRUCTION NOTES

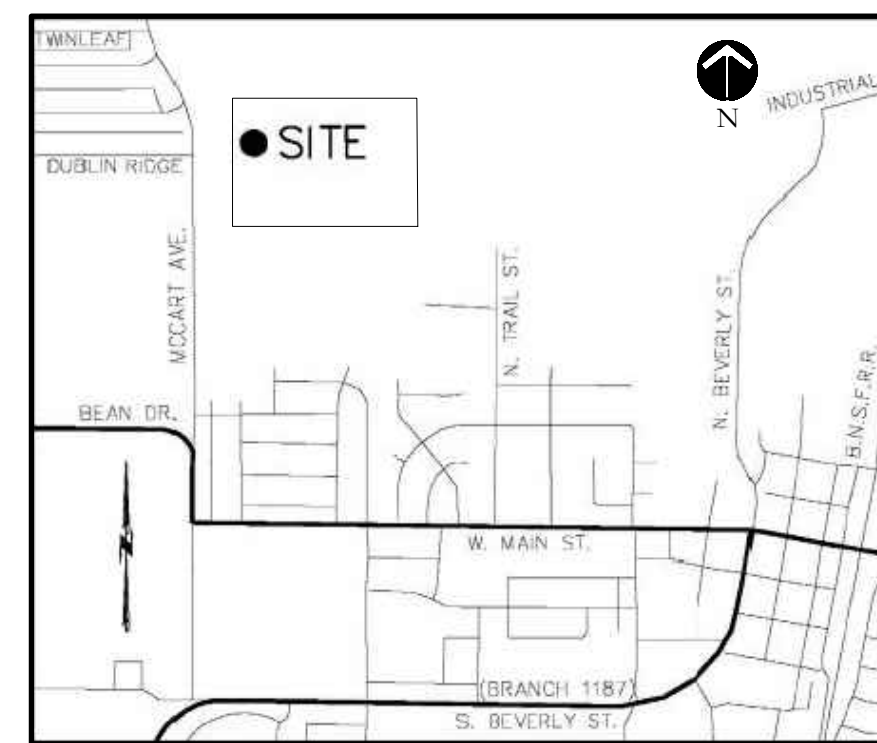
- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF FORT WORTH ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~ROSEMARY RIDGE PH. 5~

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

SUBMITTAL DATE: March 07, 2022



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
HS1	OVERALL LAYOUT PLAN
HS2-HS3	HARDSCAPE PLANS
HS4-HS5	HARDSCAPE DETAILS
EX1	ENTRY LIGHTING EXHIBIT
L1-L2	LANDSCAPE PLANS
L3	LANDSCAPE DETAILS
IR1-IR2	IRRIGATION PLANS
IR3	IRRIGATION DETAILS

OWNER / DEVELOPER:

LENNAR HOMES
1707 MARKETPLACE BLVD
SUITE 100
IRVING, TEXAS 75063
PH. (469) 587-5206
CONTACT: JUSTIN CHRIST

CIVIL ENGINEER:

METRO ENGINEERS, INC.
1101 WEST ABRAM
ARLINGTON, TEXAS 76013
PH. 817-860-1000

LANDSCAPE ARCHITECT:

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

GENERAL LANDSCAPE NOTES:

- INSPECTIONS:**
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

- LANDSCAPE STANDARDS:**
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS, UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 - ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

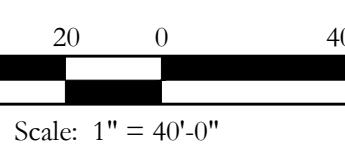
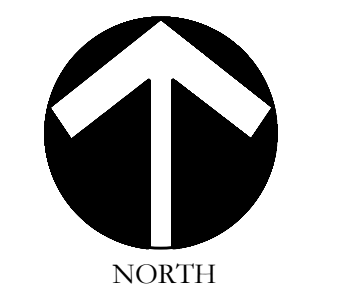
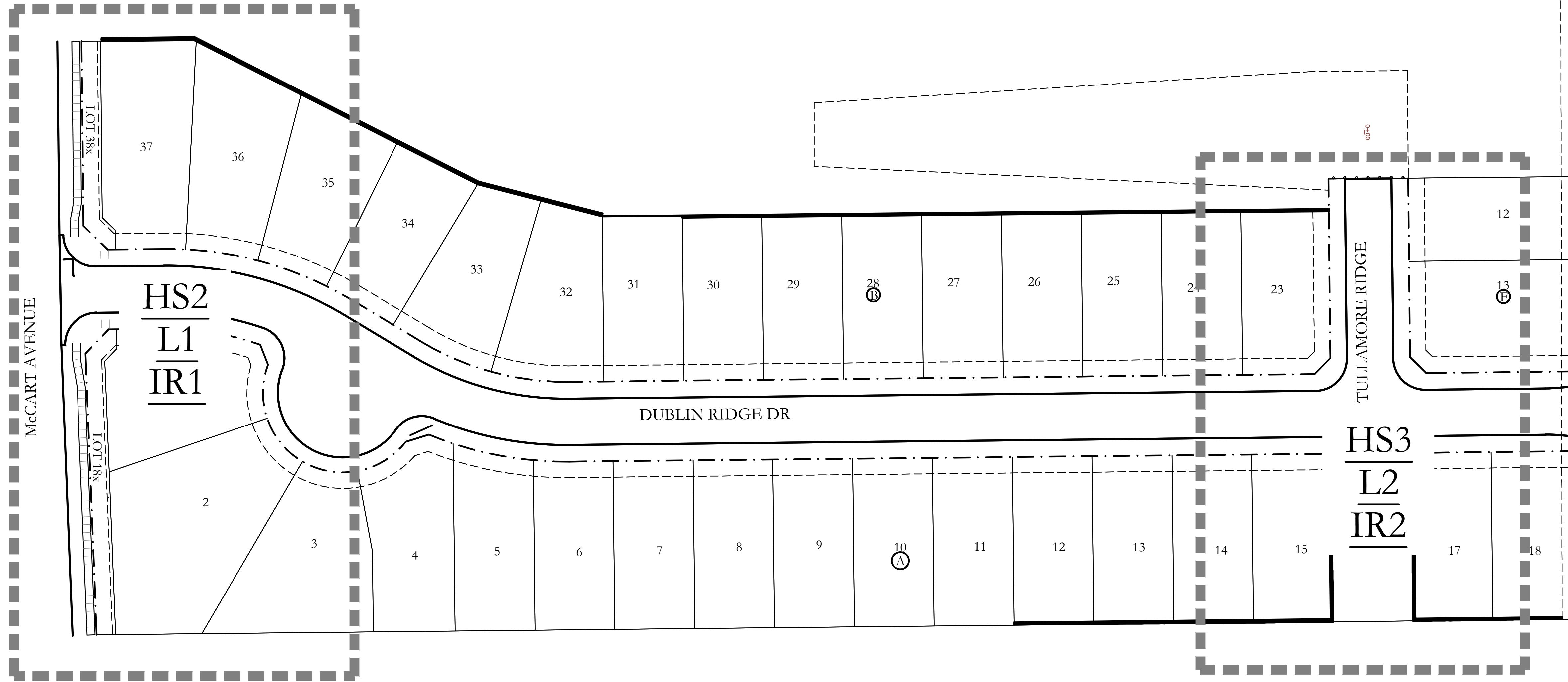
- IRRIGATION STANDARDS:**
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
 - CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

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

- TREE PROTECTION NOTES:**
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 - NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 - NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 - VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 - GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
 - NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 - ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

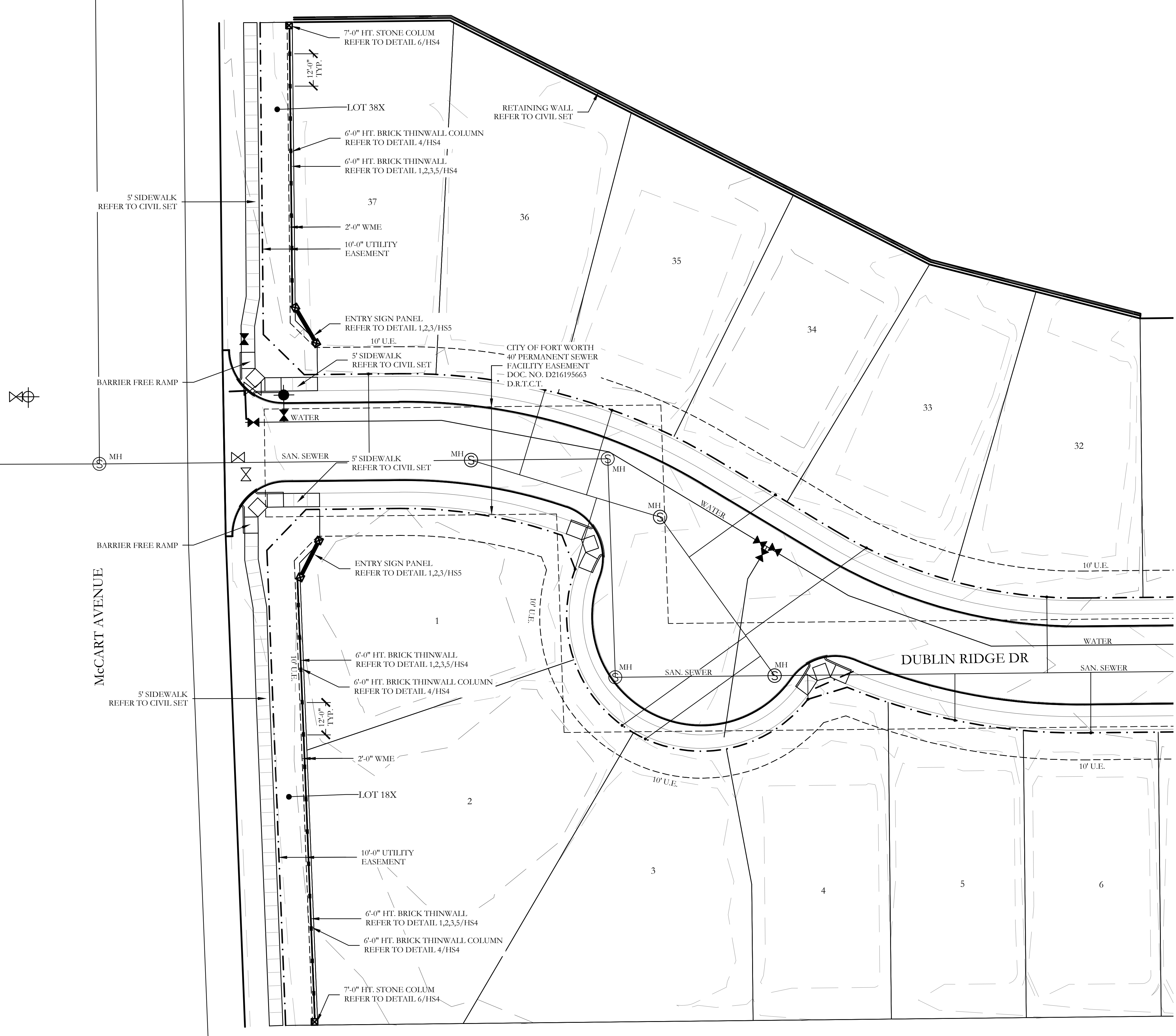


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Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
 One Inch

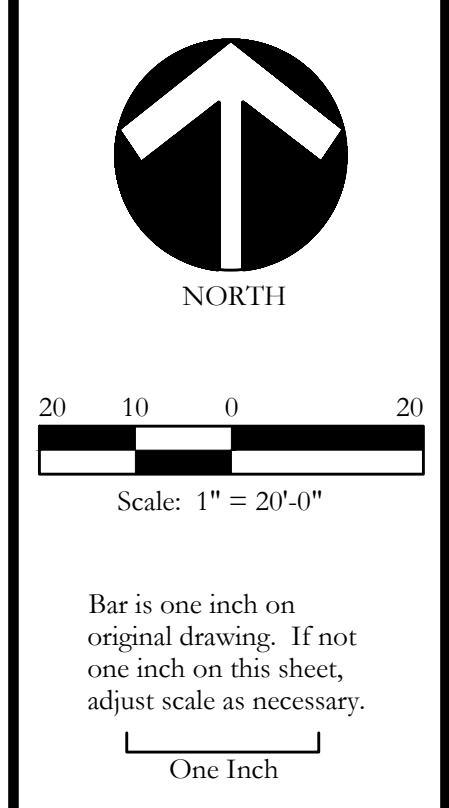
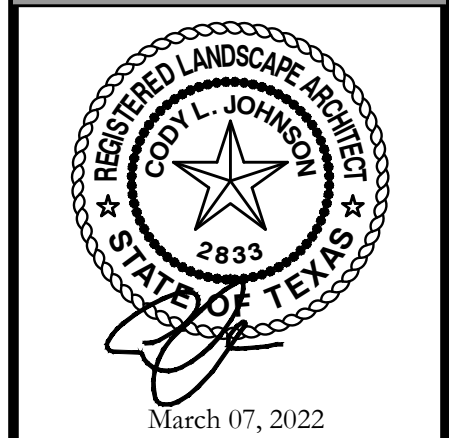
SCREENING AND BUFFERING
 Overall Layout Plan
 Rosemary Ridge Ph. 5
 City of Fort Worth, Tarrant County, Texas



HARDSCAPE LEGEND

	6'-0" HT. ENTRY SIGN PANEL. REFER TO DETAILS 1,2,3/HS5.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 6/HS4.
	6'-0" HT. BRICK THINWALL. REFER TO DETAILS 1,2,3,4&5/HS4.

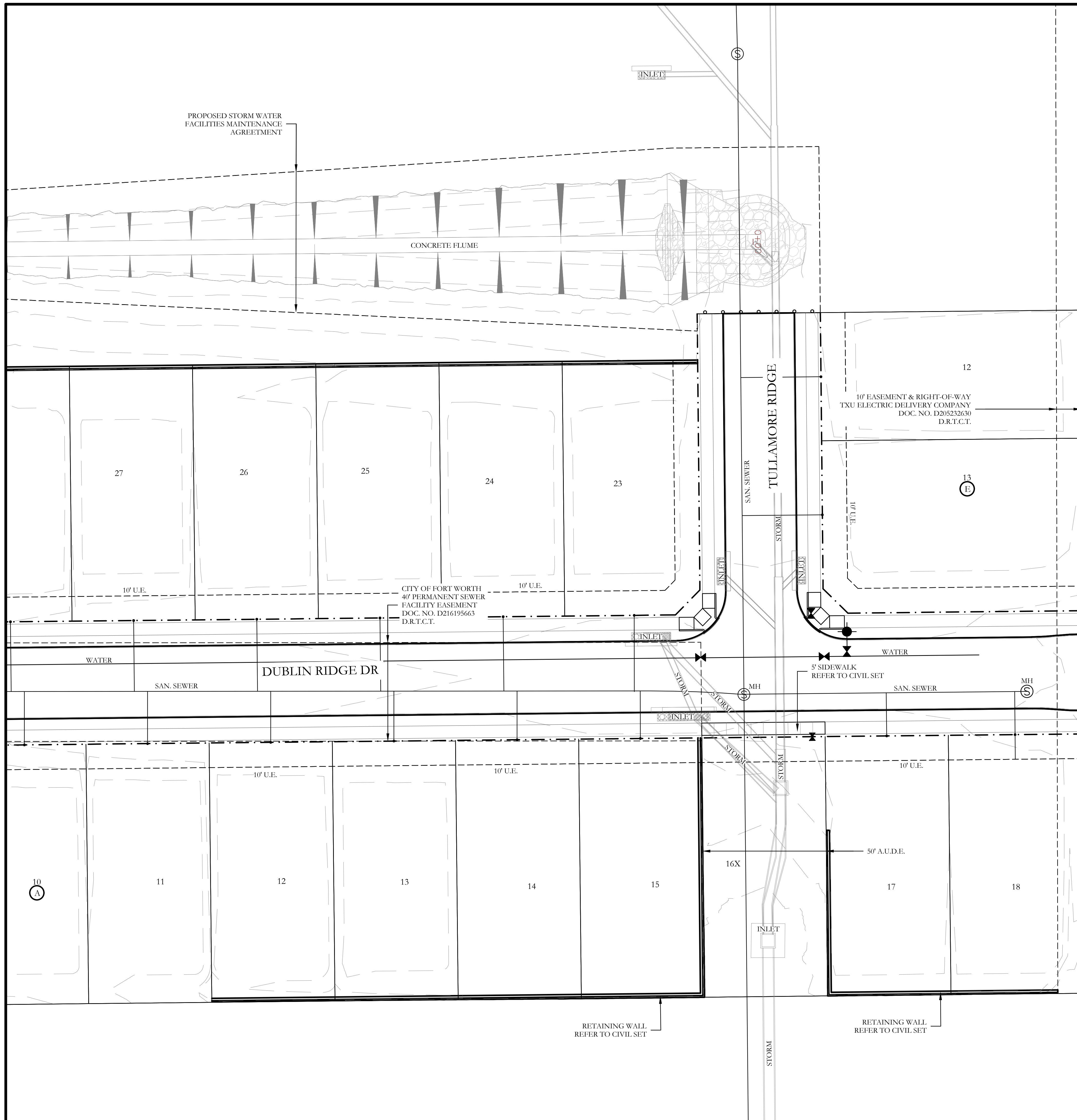
NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT, LAYOUT, AND CONSTRUCTION DETAILS.






SCREENING AND BUFFERING

Hardscape Plans
Rosemary Ridge Ph. 5
City of Fort Worth, Tarrant County, Texas

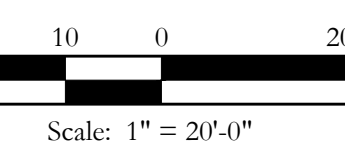
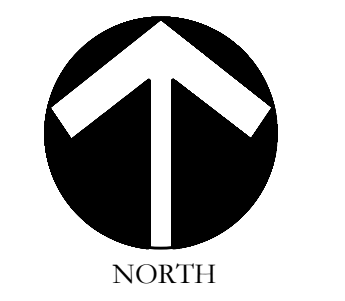
CJS PROJECT NO.	LEN053
SHEET NO.	HS2 of 5



HARDSCAPE LEGEND

	6-0" HT. ENTRY SIGN PANEL. REFER TO DETAILS 1,2,3/HS5.
	7-0" HT. STONE COLUMN. REFER TO DETAIL 6/HS4.
	6-0" HT. BRICK THINWALL. REFER TO DETAILS 1,2,3,4&5/HS4.

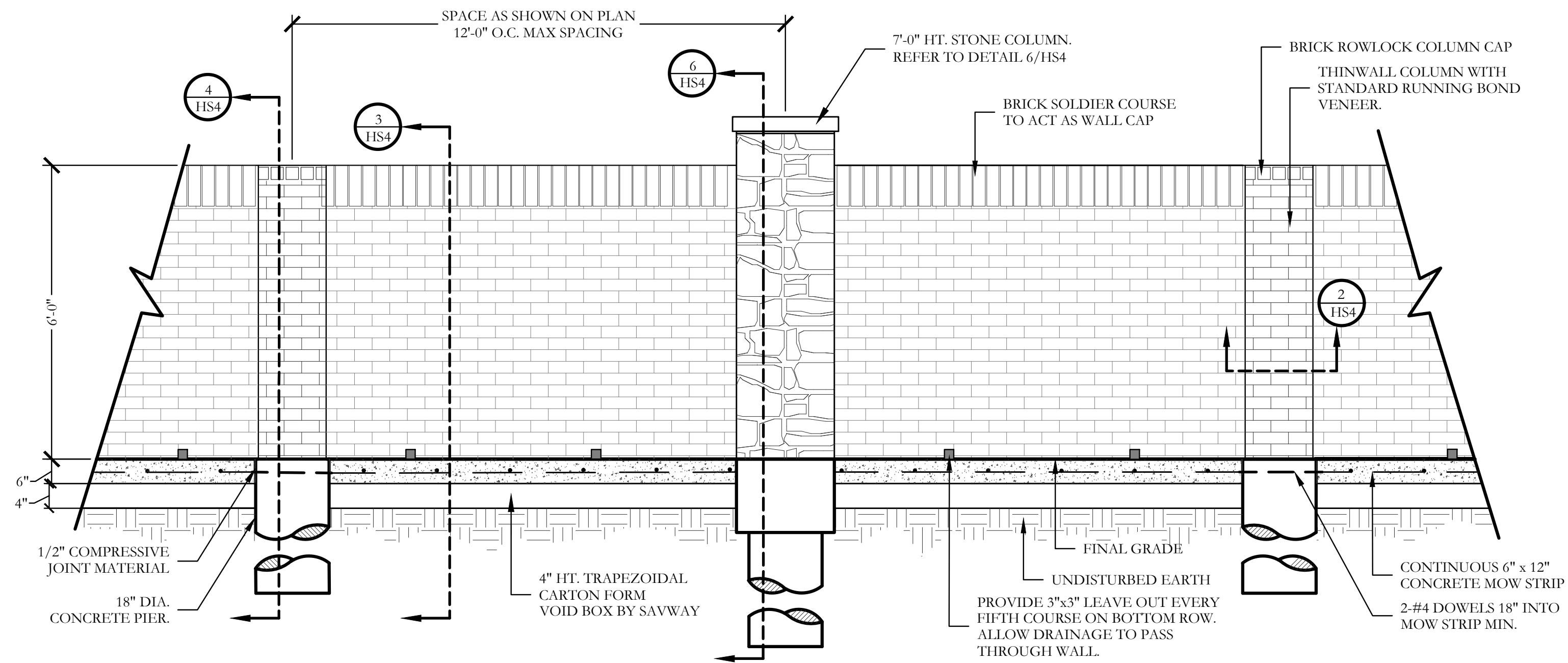
NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT, LAYOUT, AND CONSTRUCTION DETAILS.



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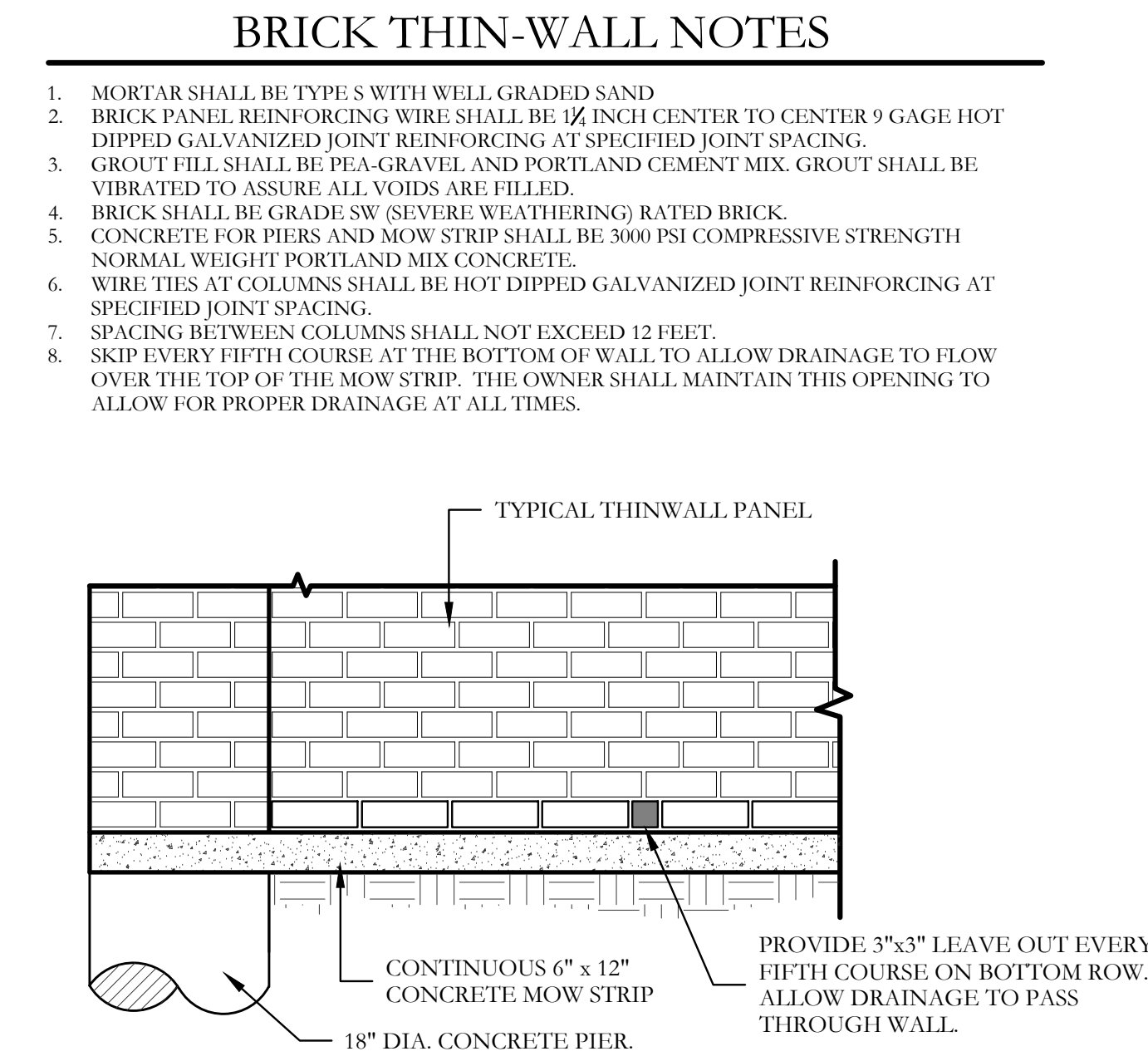
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SCREENING AND BUFFERING
 Hardscape Plans
Rosemary Ridge Ph. 5
 City of Fort Worth, Tarrant County, Texas

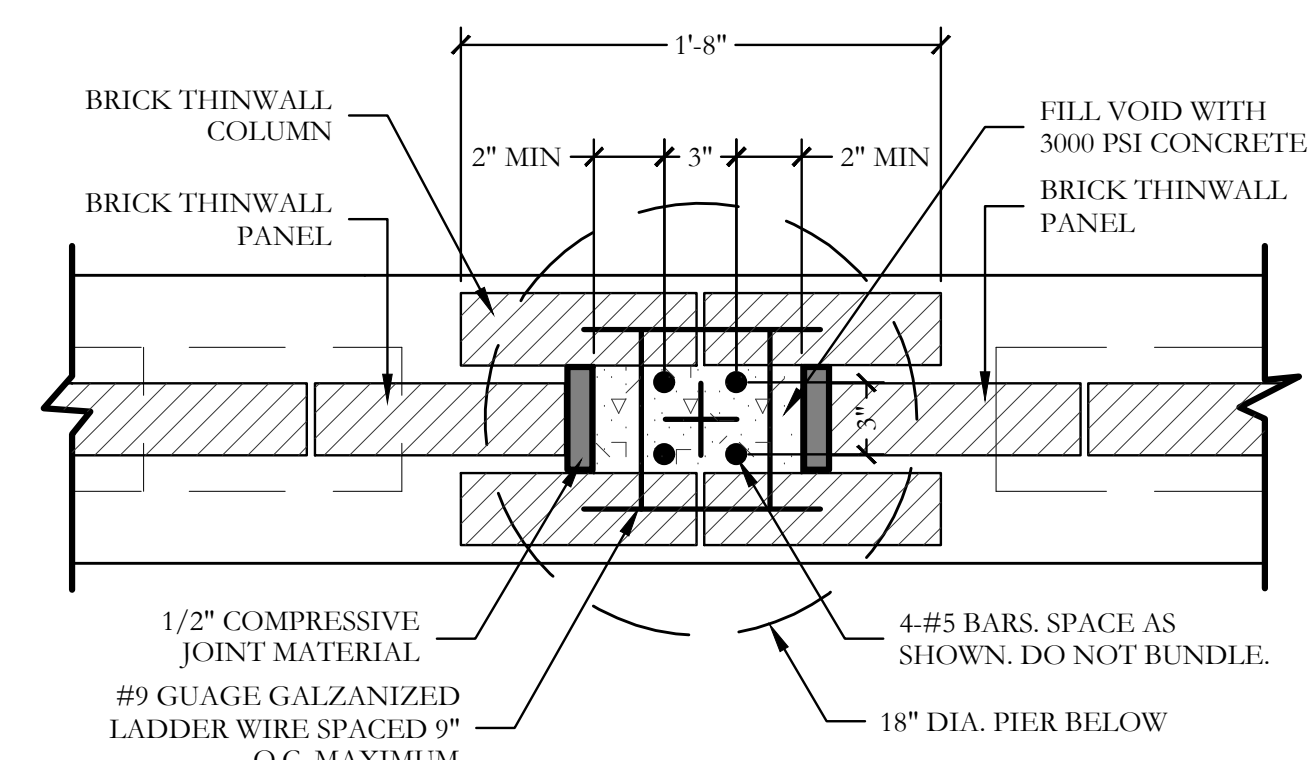


1 6'-0" HT. BRICK THINWALL WITH 7'-0" HT. STONE COLUMN
ELEVATION

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

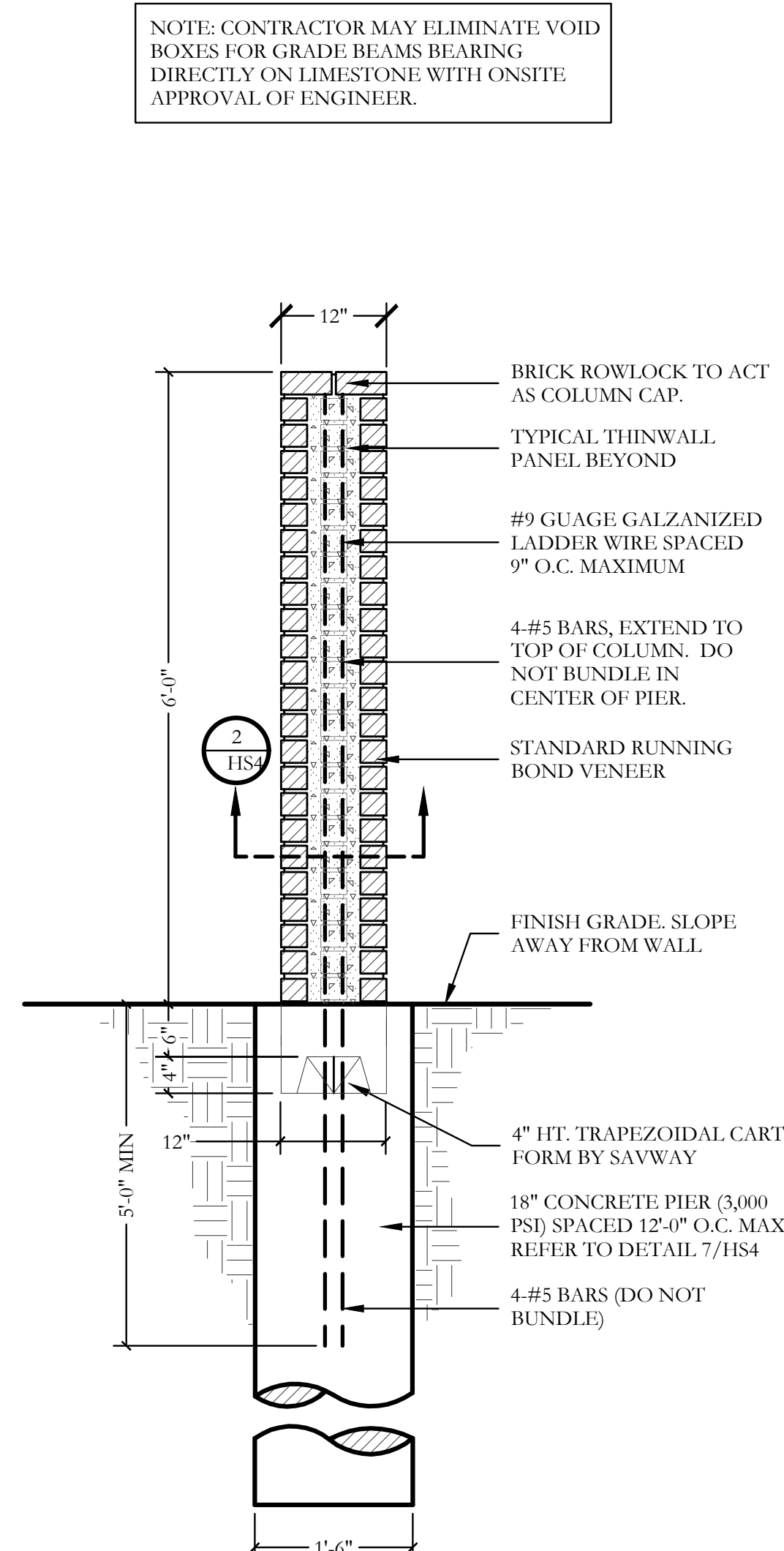


5 BOTTOM OF THINWALL PANEL
ELEVATION



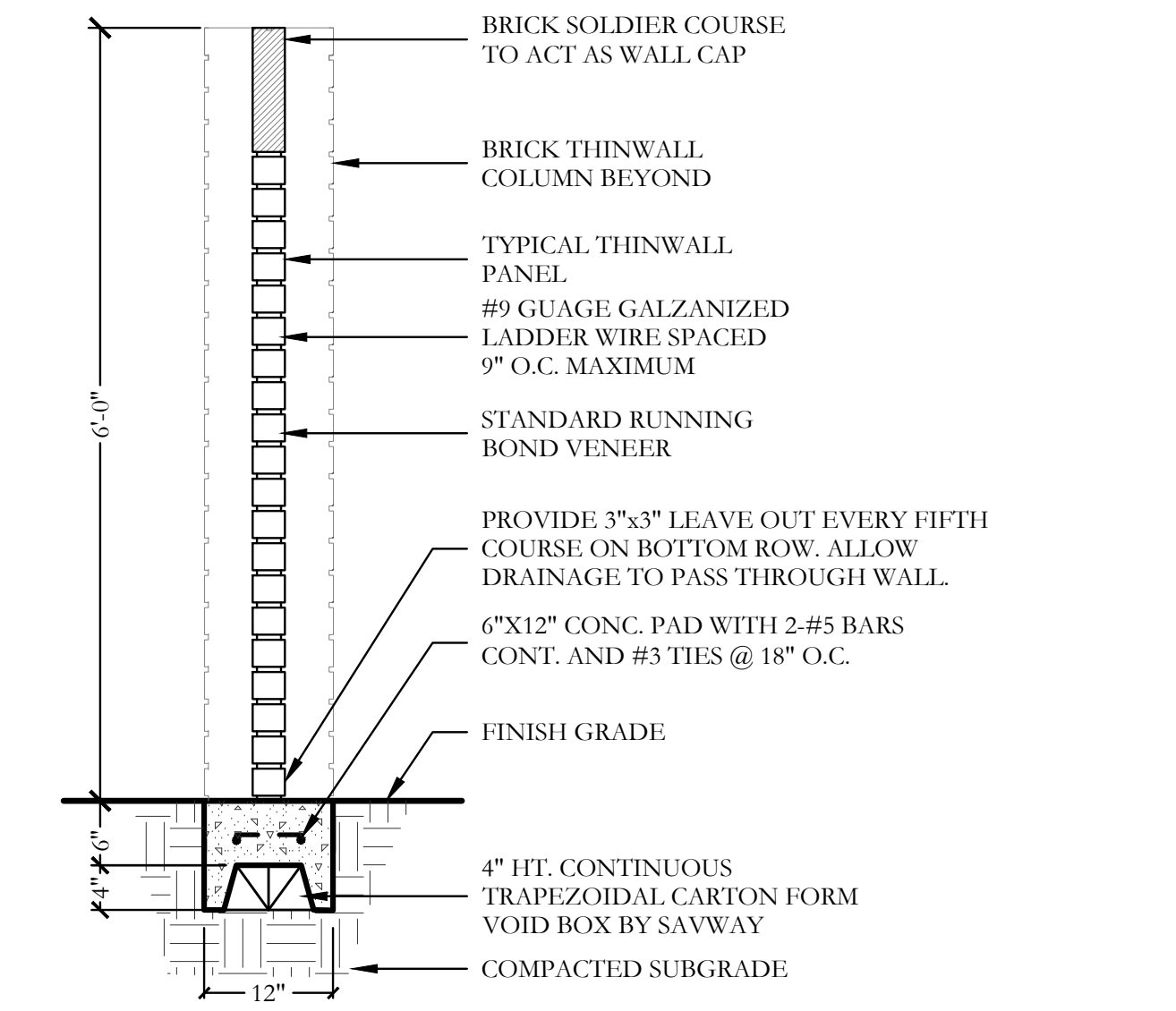
2 THINWALL COLUMN
PLAN/SECTION

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



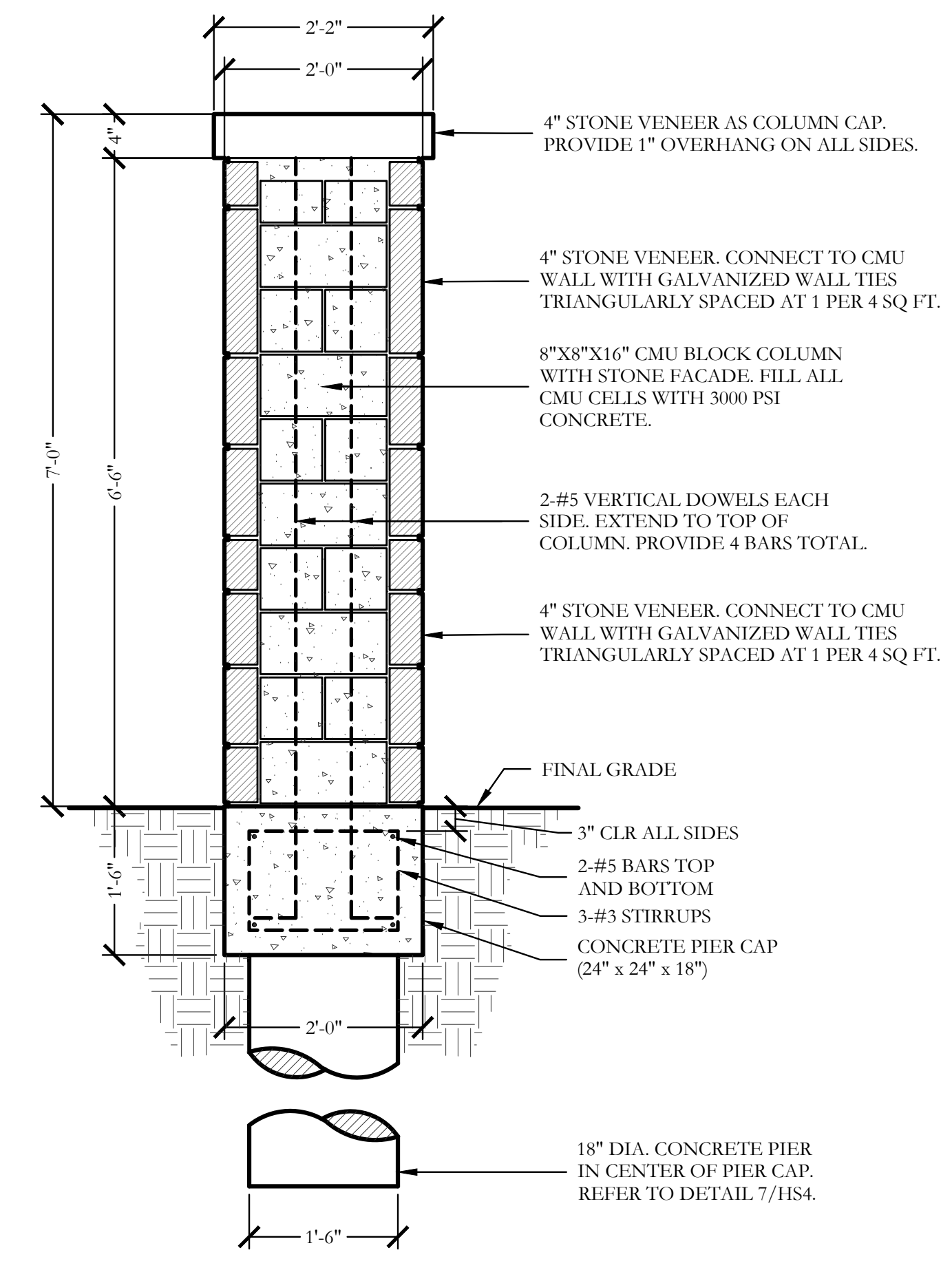
4 6'-0" HT. BRICK THINWALL COLUMN
SECTION

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



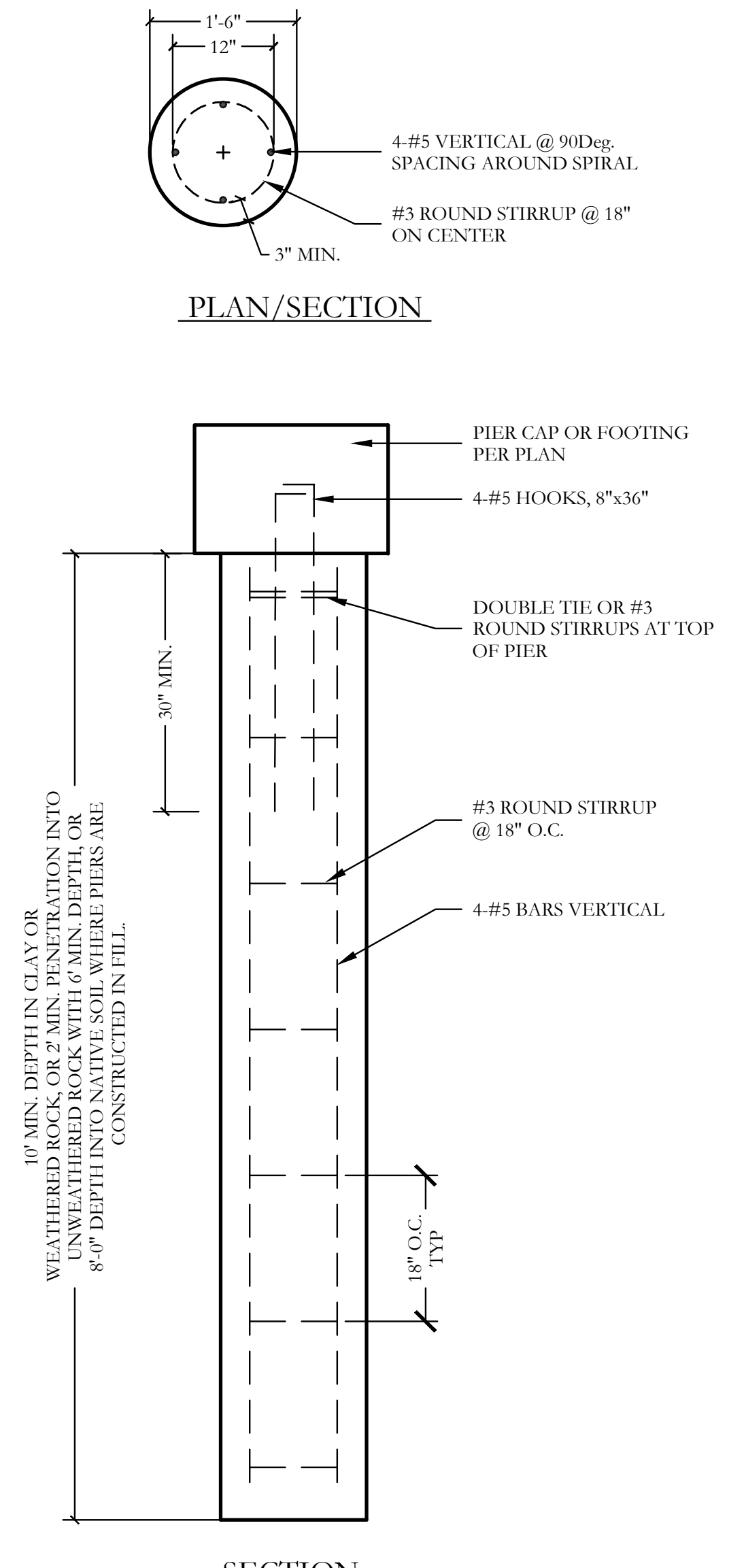
3 6'-0" HT. BRICK THINWALL PANEL
SECTION

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



6 7'-0" HT. STONE COLUMN
SECTION

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

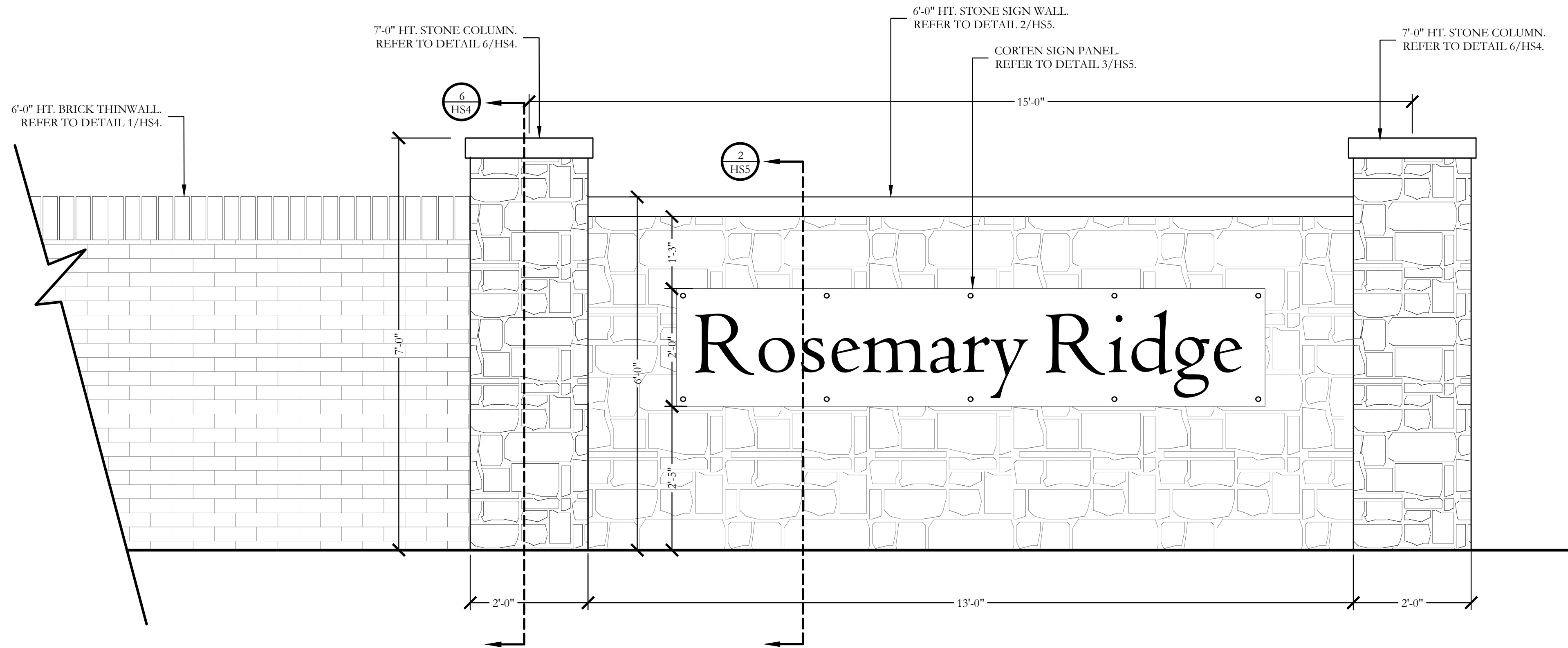


7 PIER (18" DIA.)
SECTION

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

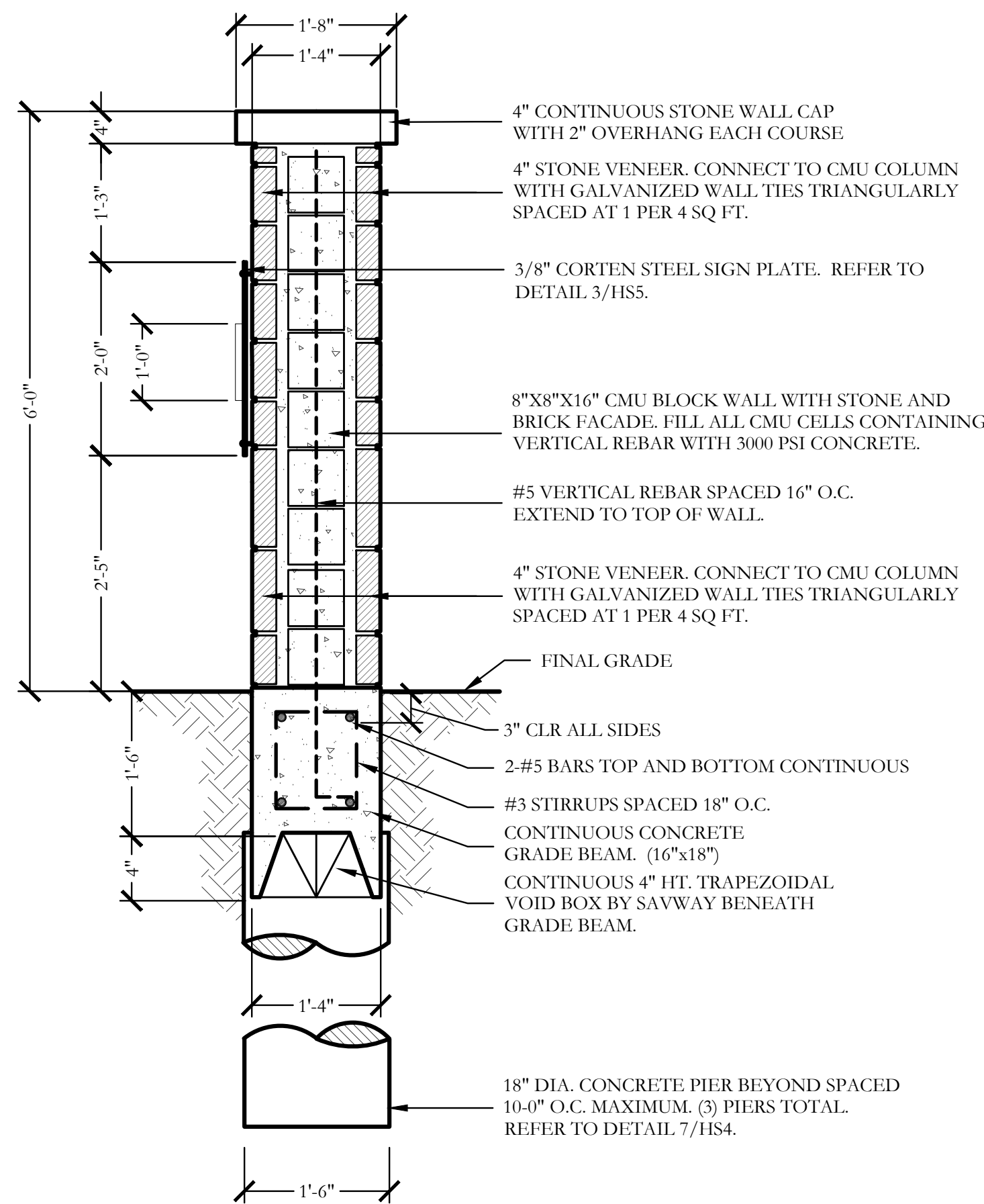
BRICK THIN-WALL NOTES

- MORTAR SHALL BE TYPE S WITH WELL GRADED SAND
- BRICK PANEL REINFORCING WIRE SHALL BE 1/4 INCH CENTER TO CENTER 9 GAGE HOT DIPPED GALVANIZED JOINT REINFORCING AT SPECIFIED JOINT SPACING.
- GROUT FILL SHALL BE PEA-GRAVEL AND PORTLAND CEMENT MIX. GROUT SHALL BE VIBRATED TO ASSURE ALL VOIDS ARE FILLED.
- BRICK SHALL BE GRADE SW (SEVERE WEATHERING) RATED BRICK.
- CONCRETE FOR PIERS AND MOW STRIP SHALL BE 3000 PSI COMPRESSIVE STRENGTH NORMAL WEIGHT PORTLAND MIX CONCRETE.
- WIRE TIES AT COLUMNS SHALL BE HOT DIPPED GALVANIZED JOINT REINFORCING AT SPECIFIED JOINT SPACING.
- SPACING BETWEEN COLUMNS SHALL NOT EXCEED 12 FEET.
- SKIP EVERY FIFTH COURSE AT THE BOTTOM OF WALL TO ALLOW DRAINAGE TO FLOW OVER THE TOP OF THE MOW STRIP. THE OWNER SHALL MAINTAIN THIS OPENING TO ALLOW FOR PROPER DRAINAGE AT ALL TIMES.



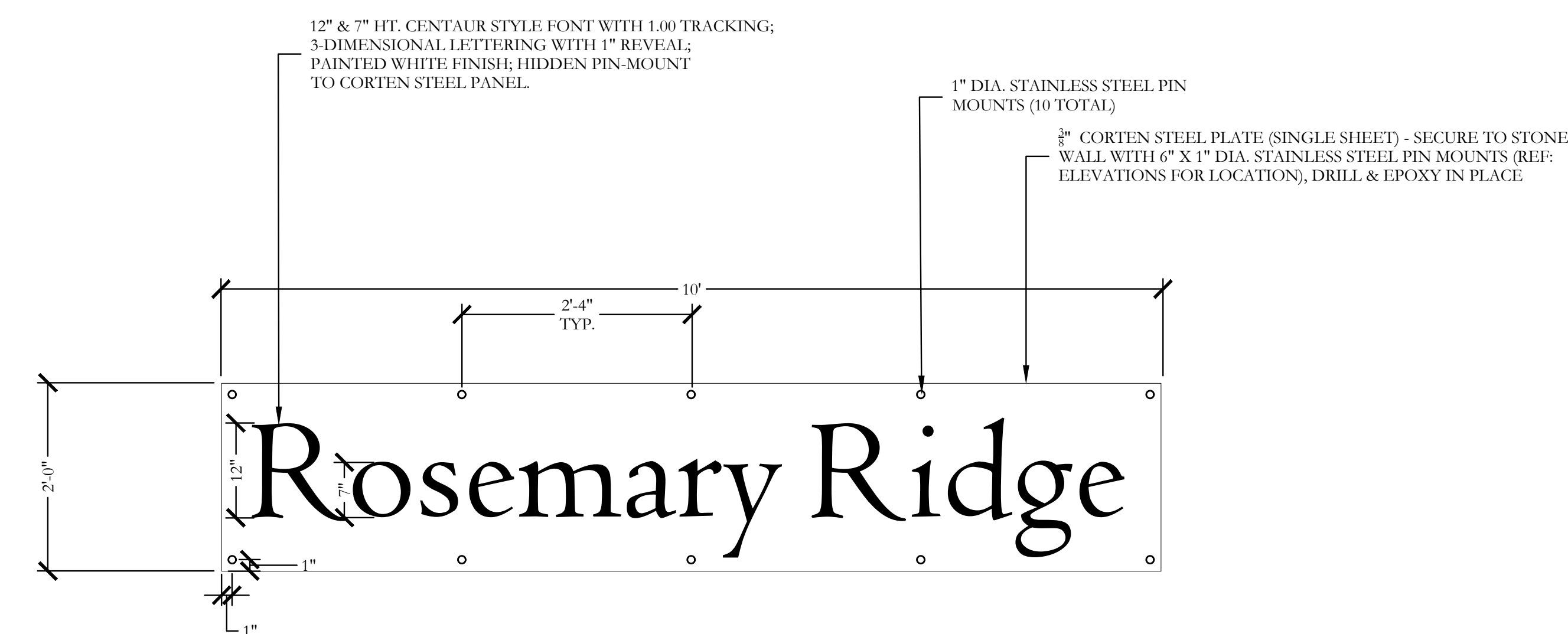
1 SECONDARY ENTRY SIGN PANEL
ELEVATION

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



2 6'-0" HT. ENTRY SIGN PANEL
SECTION

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



3 CORTEN STEEL SIGN PANEL
SECTION

SCALE: 1"=1'-0"

GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
- ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE I AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
 - ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
 - CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 - CHLORIDES SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE = 1".

- CONCRETE REINFORCING STEEL**
- ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE #8 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
 - PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
 - CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 5: 2 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
 - (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
 - BEAMS AND COLUMNS: 1-1/2 INCHES
 - SHELLS AND FOLDED PLATES
 - (A) BAR LARGER THAN NO. 5: 3/4 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1/2 INCHES
 - ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

- DRILLED PIERS**
- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 - PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 - STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
 - PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
 - PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

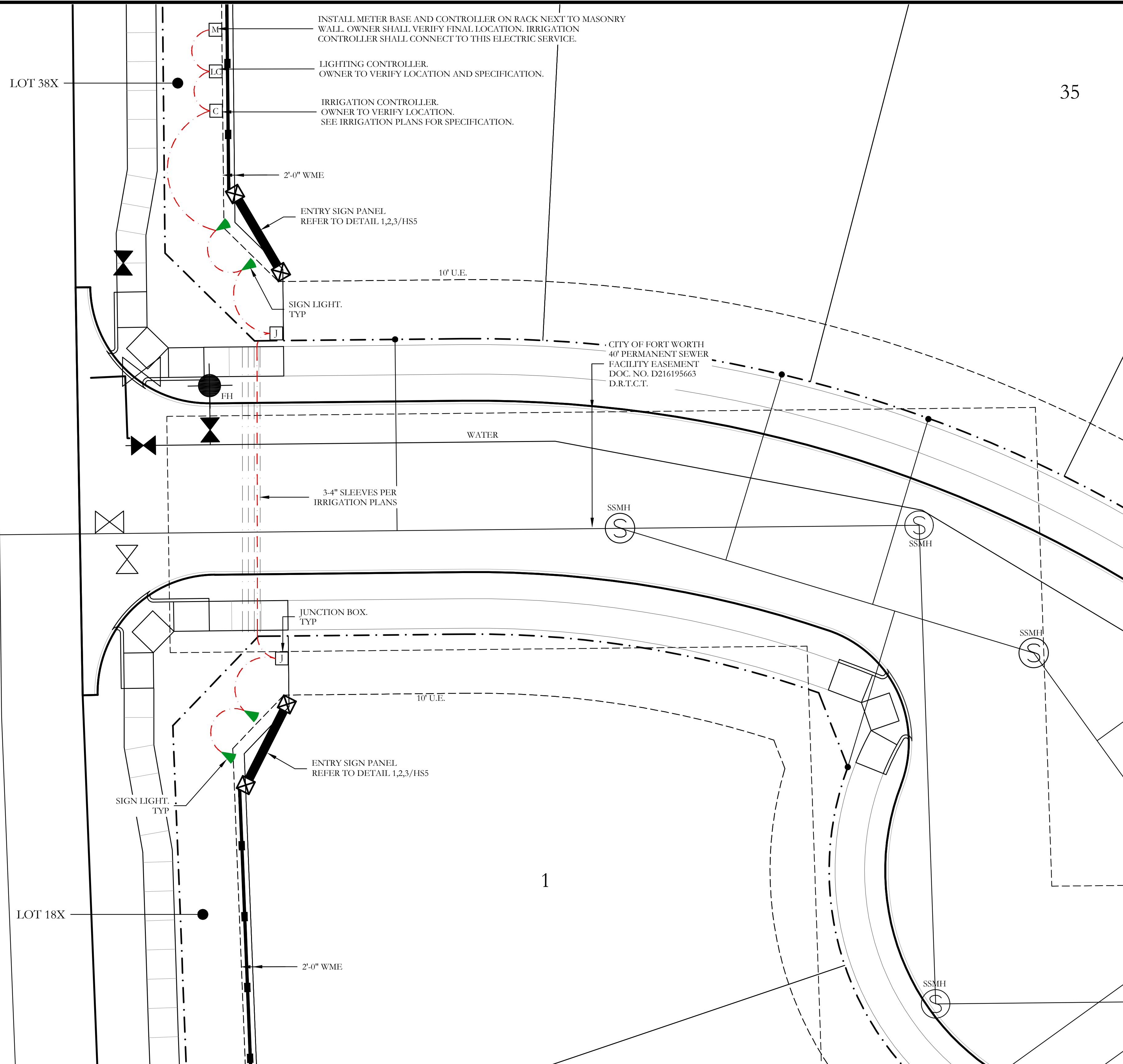
- STRUCTURAL CONCRETE MASONRY UNIT**
- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 - CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 - MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 - COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM G476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 - REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
 - HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 - JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 - LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
 - LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 - PLACE GROUT USING LOW-LIFT METHOD, 6-8" MAXIMUM LIFTS.

WALL NOTES

- THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
- ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
- PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
- ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
- CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
- REFER TO DETAILS FOR TYPE AND SIZE OF BRICK AND STONE WALL REINFORCING.
- ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
- ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
- STONE AND BRICK VENEER MATERIAL MATCH THE BUILDING FACADE.
- VERIFY ALL DIMENSIONS IN THE FIELD BEFORE MANUFACTURING CAST-STONE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
- LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
- CLEAN STONEMWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
- THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
- THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED. THE CITY OF FORT WORTH WILL REQUIRE A SEALED CERTIFICATION THAT THE WALL CONSTRUCTION WAS PERFORMED IN ACCORDANCE WITH THE DESIGN DRAWINGS.

MCCART AVENUE

MCCART AVENUE



35

1

LOT 18X

LOT 38X

LIGHTING LEGEND

SYMBOL	ITEM	QTY
M	PROPOSED METER BASE	1
LC	LIGHTING CONTROLLER AS SELECTED BY OWNER	1
C	IRRIGATION CONTROLLER SEE IRRIGATION PLANS FOR DETAILS	1
J	JUNCTION BOX, AS NECESSARY	2
▼	SIGN LIGHT	4

LIGHTING NOTES

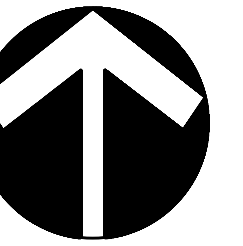
- COORDINATE ALL ELECTRIC UTILITY REQUIREMENTS WITH THE SERVICE PROVIDER IN THE AREA. COORDINATE EXACT TRANSFORMER LOCATION TO MAINTAIN REQUIRED CLEARANCES FROM BUILDING, EQUIPMENT, ETC. PRIOR TO INSTALLATION. POUR TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS.
- COORDINATE ALL TELEPHONE SERVICE REQUIREMENTS WITH LOCAL TELEPHONE UTILITY COMPANY AND PROVIDE ACCORDINGLY.
- LIGHTING TYPE AND SIZE SHALL BE SELECTED BY THE OWNER.
- LIGHTING AND ELECTRICAL CONNECTIONS SHALL COMPLY WITH TEXAS DEPARTMENT STATE HEALTH SERVICES AND MANUFACTURER RECOMMENDATIONS.
- COORDINATE ALL SLEEVE LOCATIONS WITH OTHER TRADES. INSTALL ADDITIONAL SLEEVES AS NECESSARY.
- THE ELECTRICAL CONTRACTOR SHALL REFER AND ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS, CUT SHEETS, SHOP DRAWINGS, NOTES, AND INSTALLATION PROCEDURES FOR ALL PRODUCTS SHOWN ON PLANS.
- THE CONTRACTOR SHALL DETERMINE WIRE SIZES AND RUN PATTERNS IN THE FIELD.
- REFER TO IRRIGATION PLANS AND COORDINATE WITH IRRIGATION CONTRACTOR FOR ALL SLEEVE LOCATIONS.
- THE LIGHTING EXHIBIT SHOWN HEREIN IS FOR GRAPHIC REFERENCE ONLY TO BE USED FOR BIDDING PURPOSES. FINAL DESIGN AND INSTALLATION SHALL BE PROVIDED BY A LICENSED ELECTRICIAN.



704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074
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 EMAIL: CODY.JOHNSON@JOHNSONVOLK.COM



March 07, 2022



NORTH



Scale: 1" = 10'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Entry Lighting Exhibit

Rosemary Ridge Ph. 5

City of Fort Worth, Tarrant County, Texas

CJS PROJECT NO.

LEN053

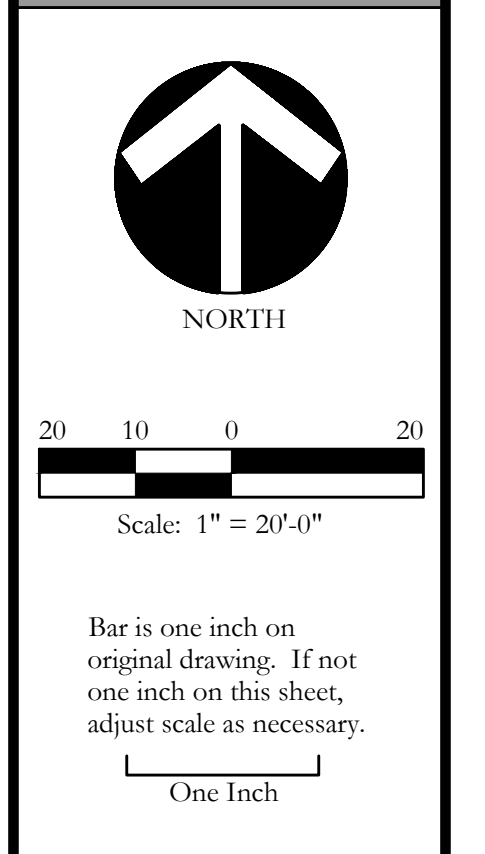
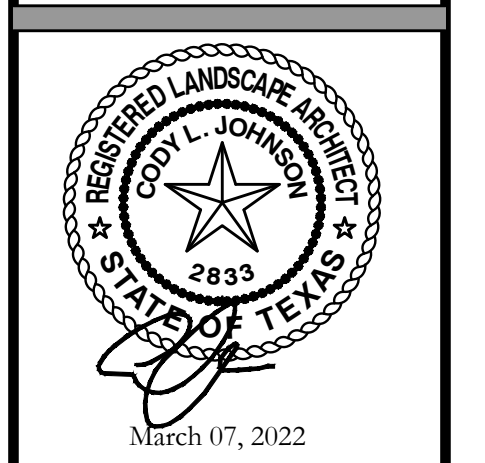
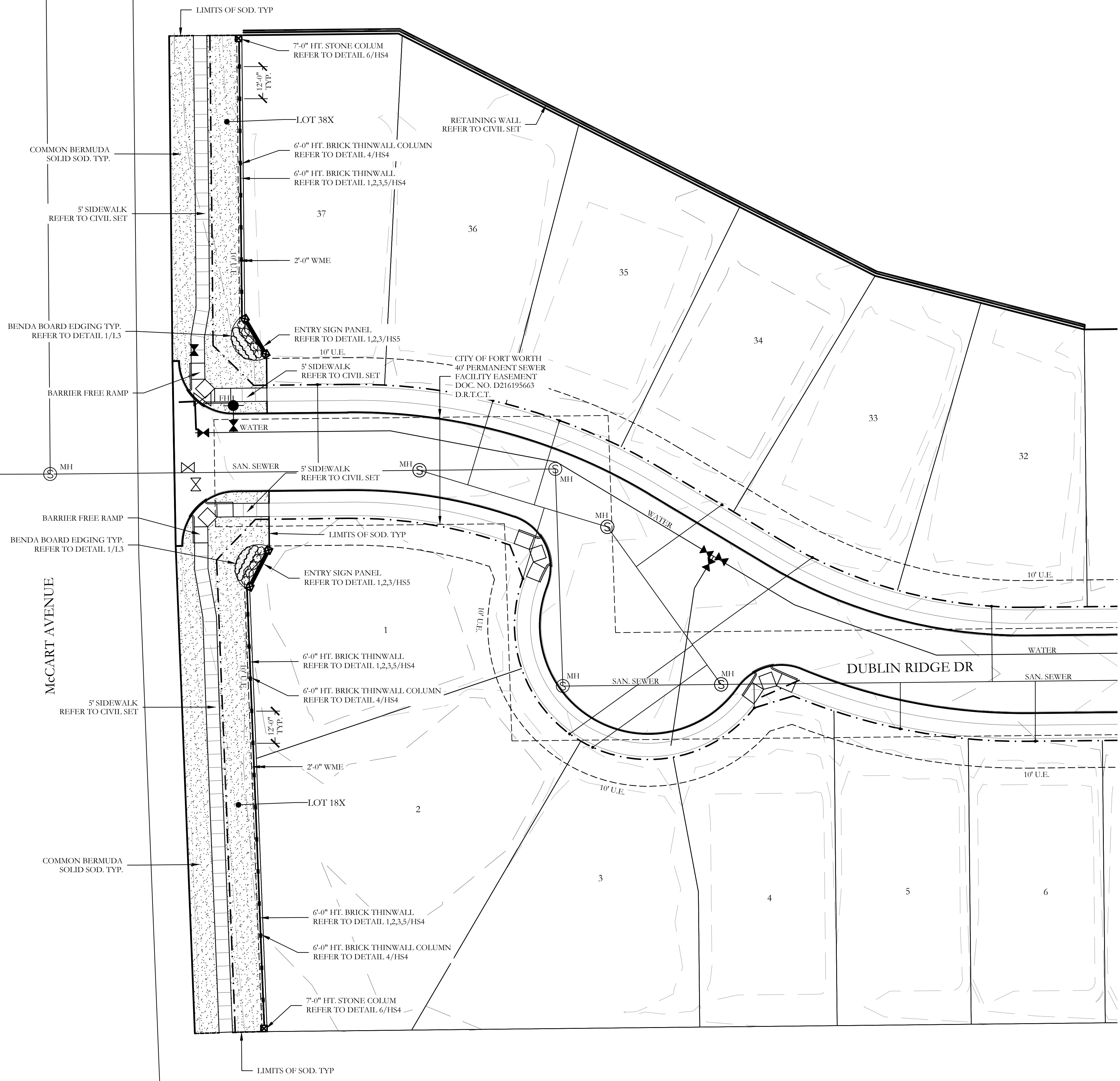
SHEET NO.

EX1 of 1

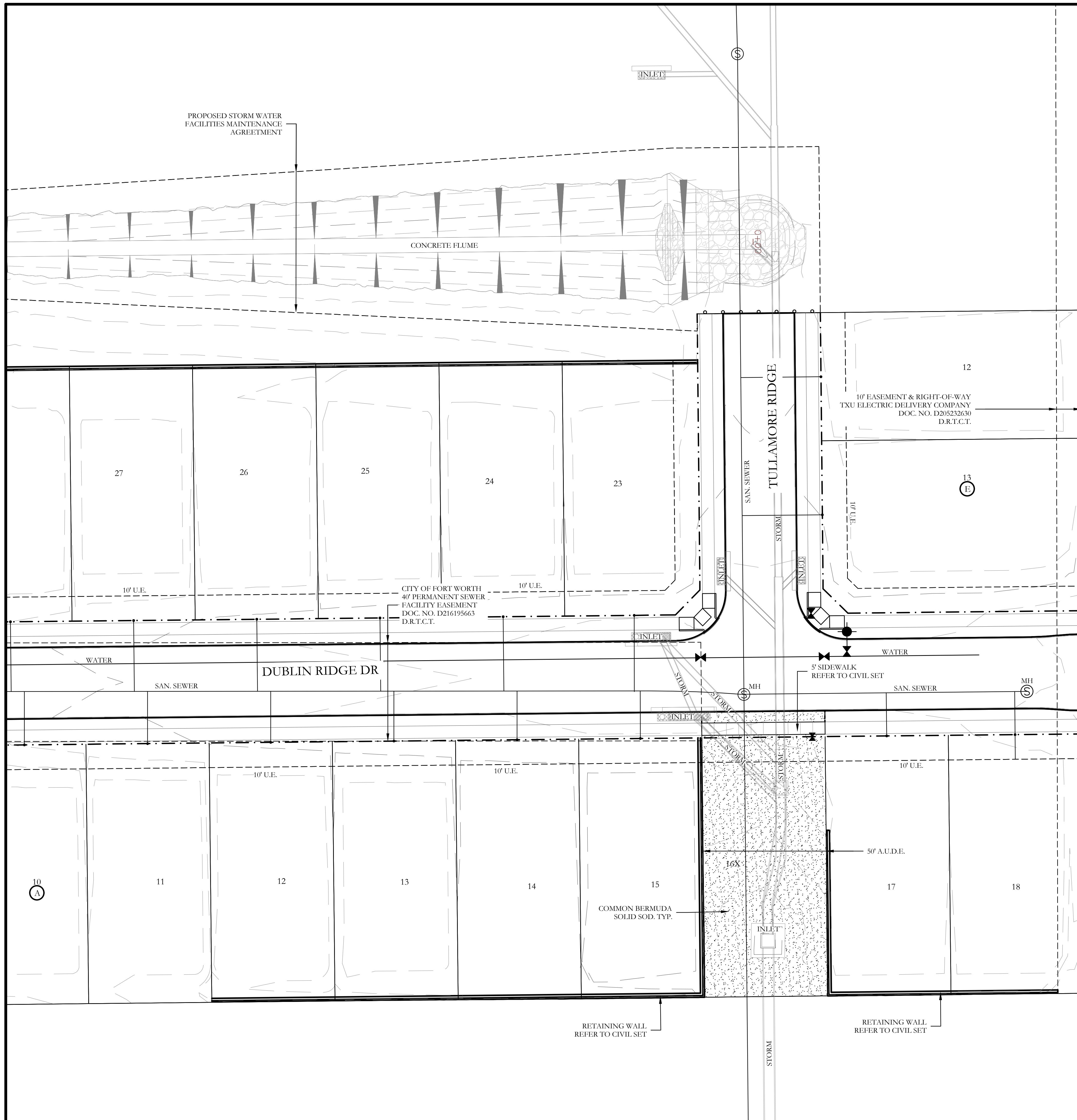
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

HARDSCAPE LEGEND	
	6'-0" HT. ENTRY SIGN PANEL. REFER TO DETAILS 1,2,3/HS5.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 6/HS4.
	6'-0" HT. BRICK THINWALL. REFER TO DETAILS 1,2,3,4&5/HS4.

NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT, LAYOUT, AND CONSTRUCTION DETAILS.



SCREENING AND BUFFERING
 Landscape Plan
Rosemary Ridge Ph. 5
 City of Fort Worth, Tarrant County, Texas



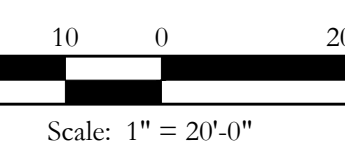
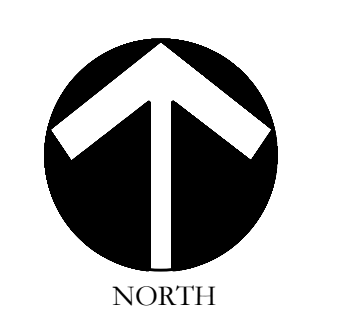
PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		PINKIE INDIAN HAWTHORN	RHAPHOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

HARDSCAPE LEGEND

	6'-0" HT. ENTRY SIGN PANEL. REFER TO DETAILS 1,2,3/HS5.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 6/HS4.
	6'-0" HT. BRICK THINWALL. REFER TO DETAILS 1,2,3,4&5/HS4.

NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT, LAYOUT, AND CONSTRUCTION DETAILS.



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PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
	10	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	34	DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELEN'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	114	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	12,350	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

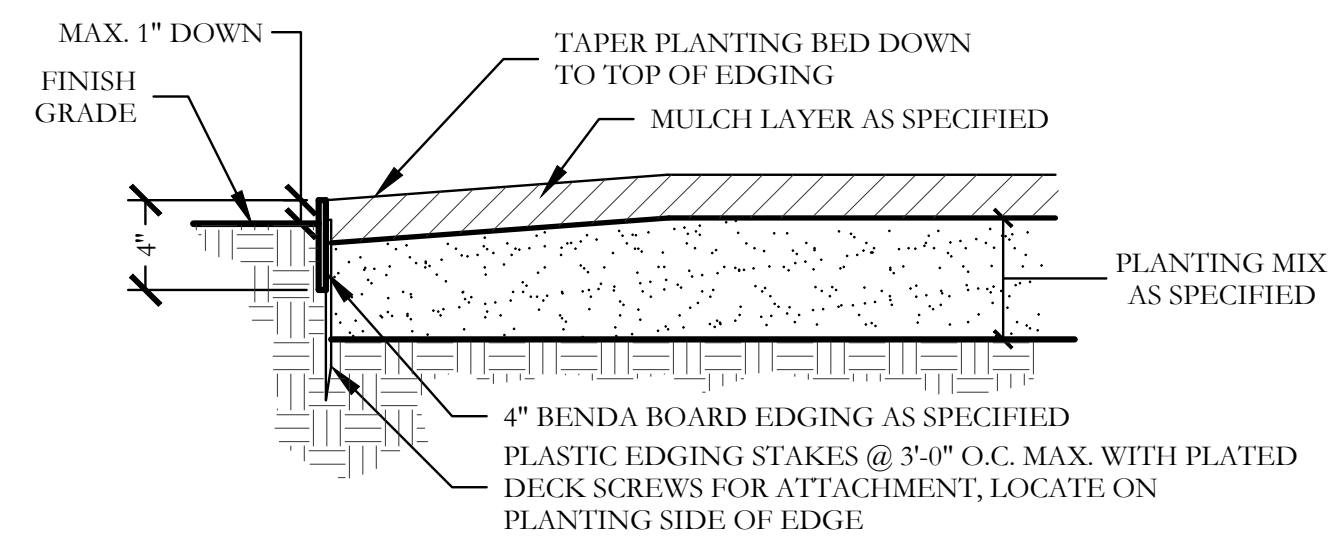
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

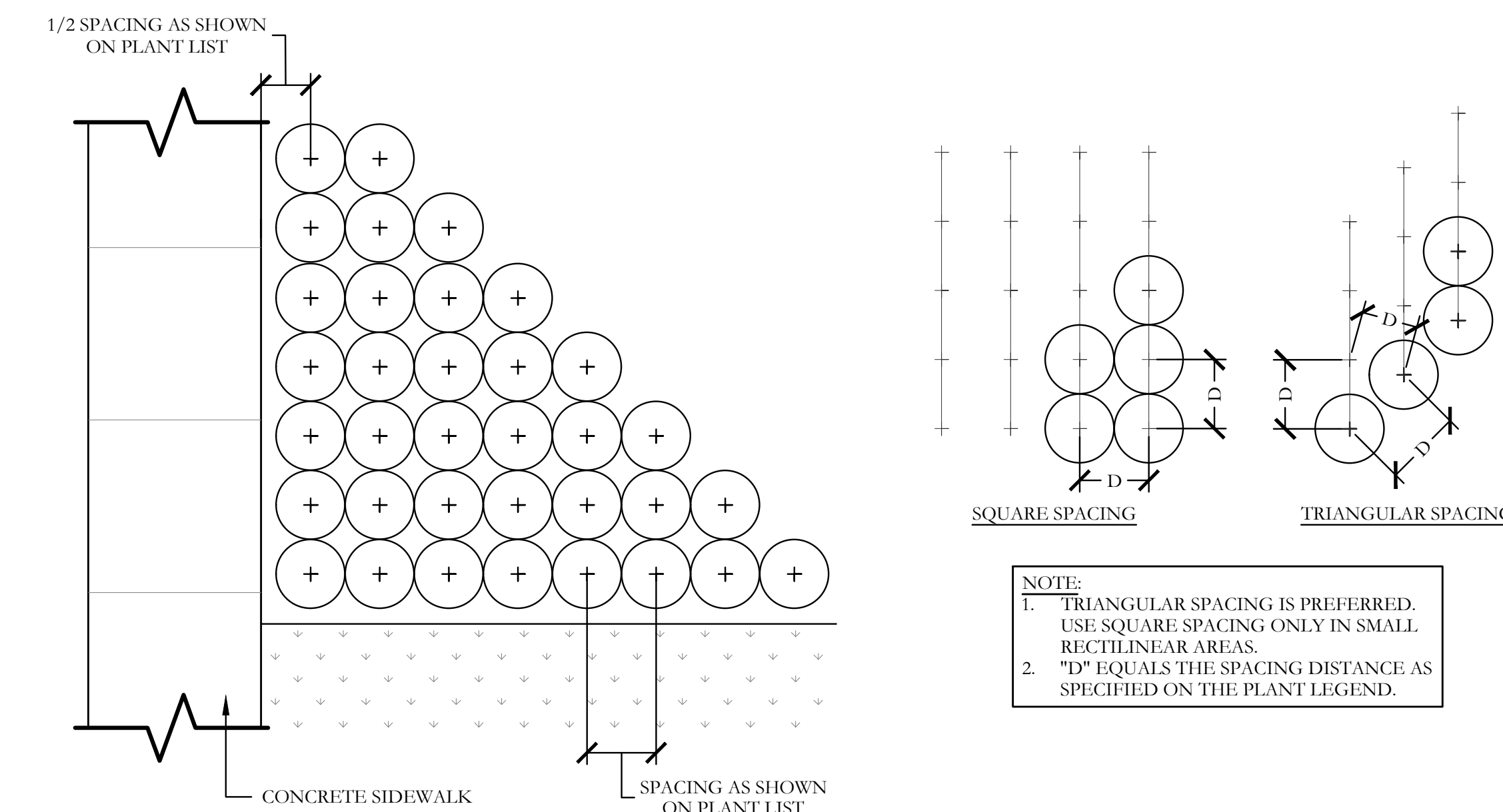
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON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

TREE PROTECTION NOTES:

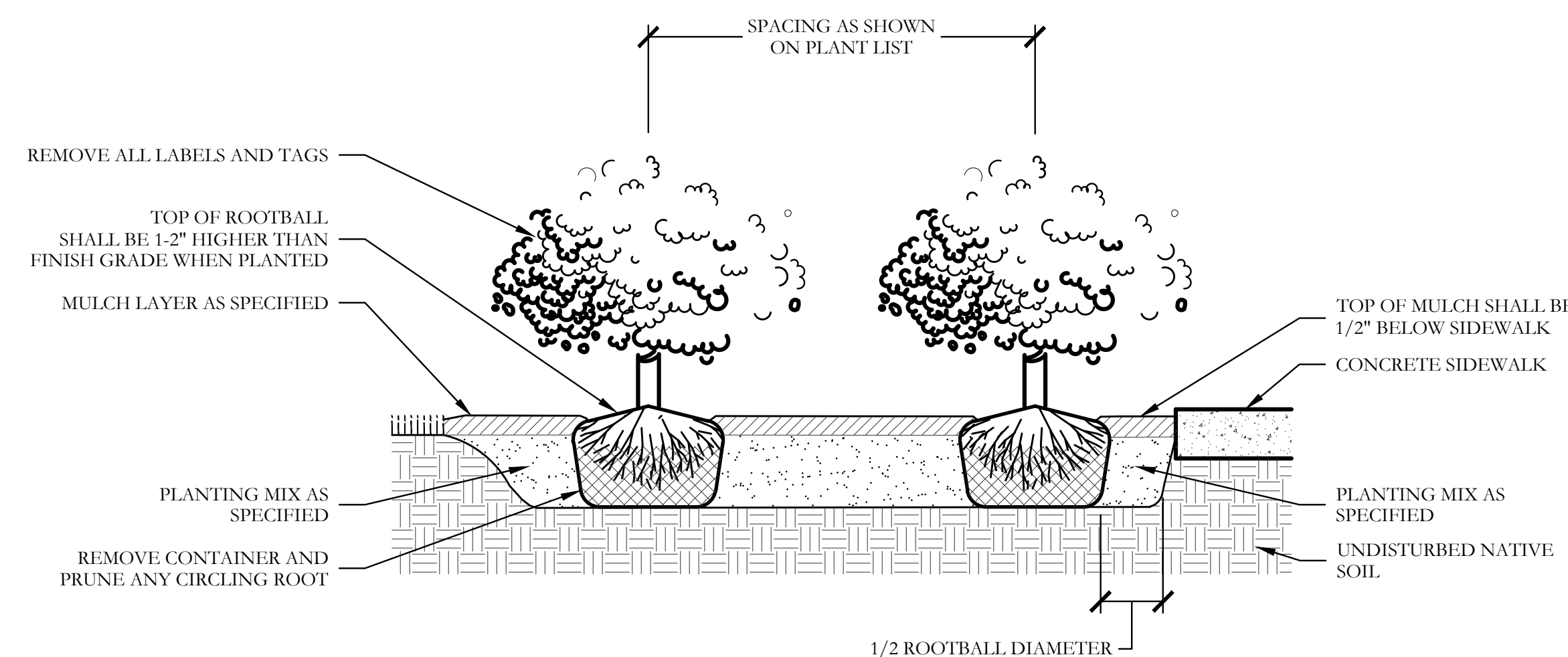
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



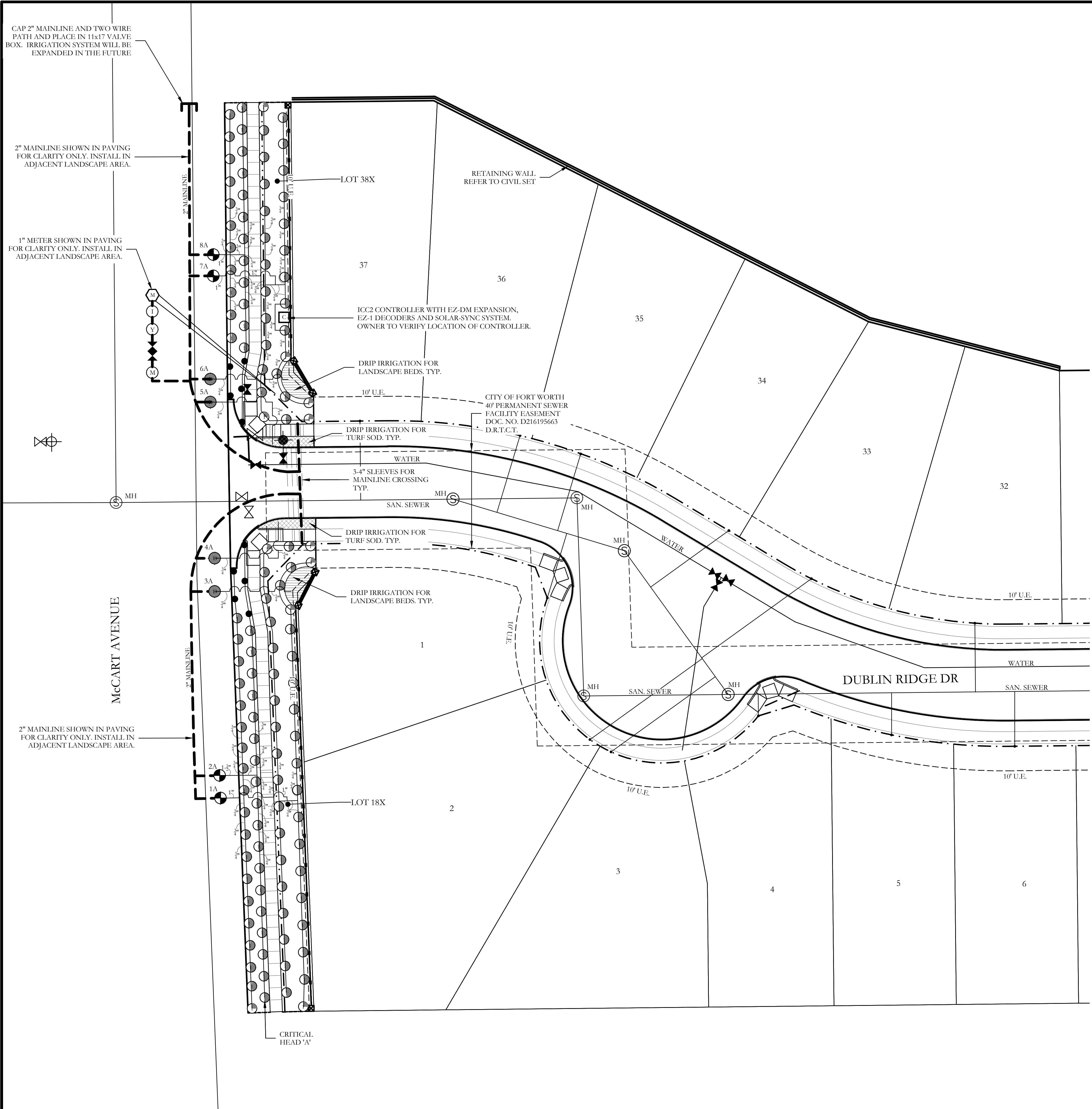
2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION NOT TO SCALE



NOT TO SCALE



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
 One Inch



IRRIGATION LEGEND AND SCHEDULE

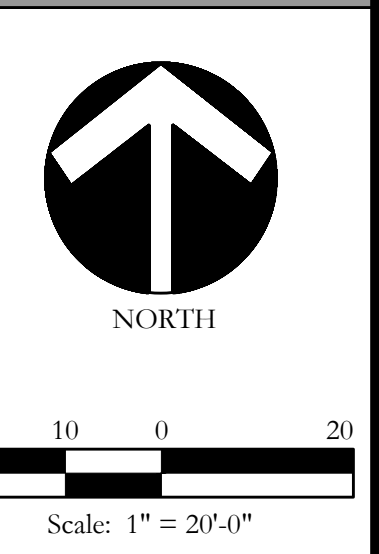
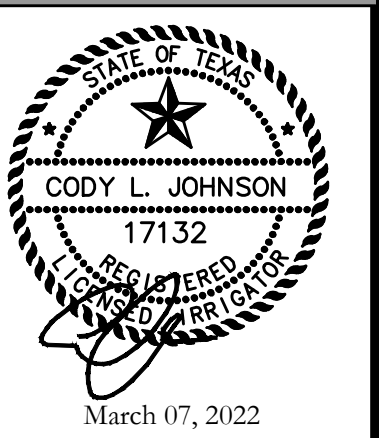
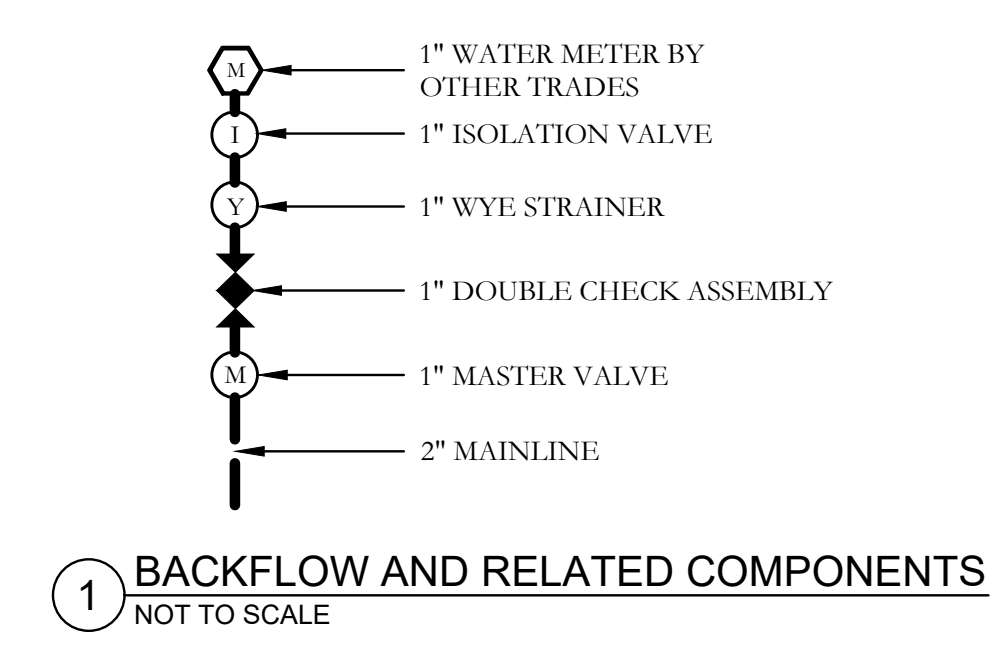
SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
[D]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[Hatched]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[Cross-hatched]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[Dotted]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[R]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[P]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[S]	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPLC515 IVORY MPCS515 COPPER MPS530 BROWN
[W]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D-CV]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Y]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[M]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[Sleeve]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[Main Line]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[Lateral Line]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

REFER TO SHEET IR3 FOR FULL IRRIGATION LEGEND AND SCHEDULE

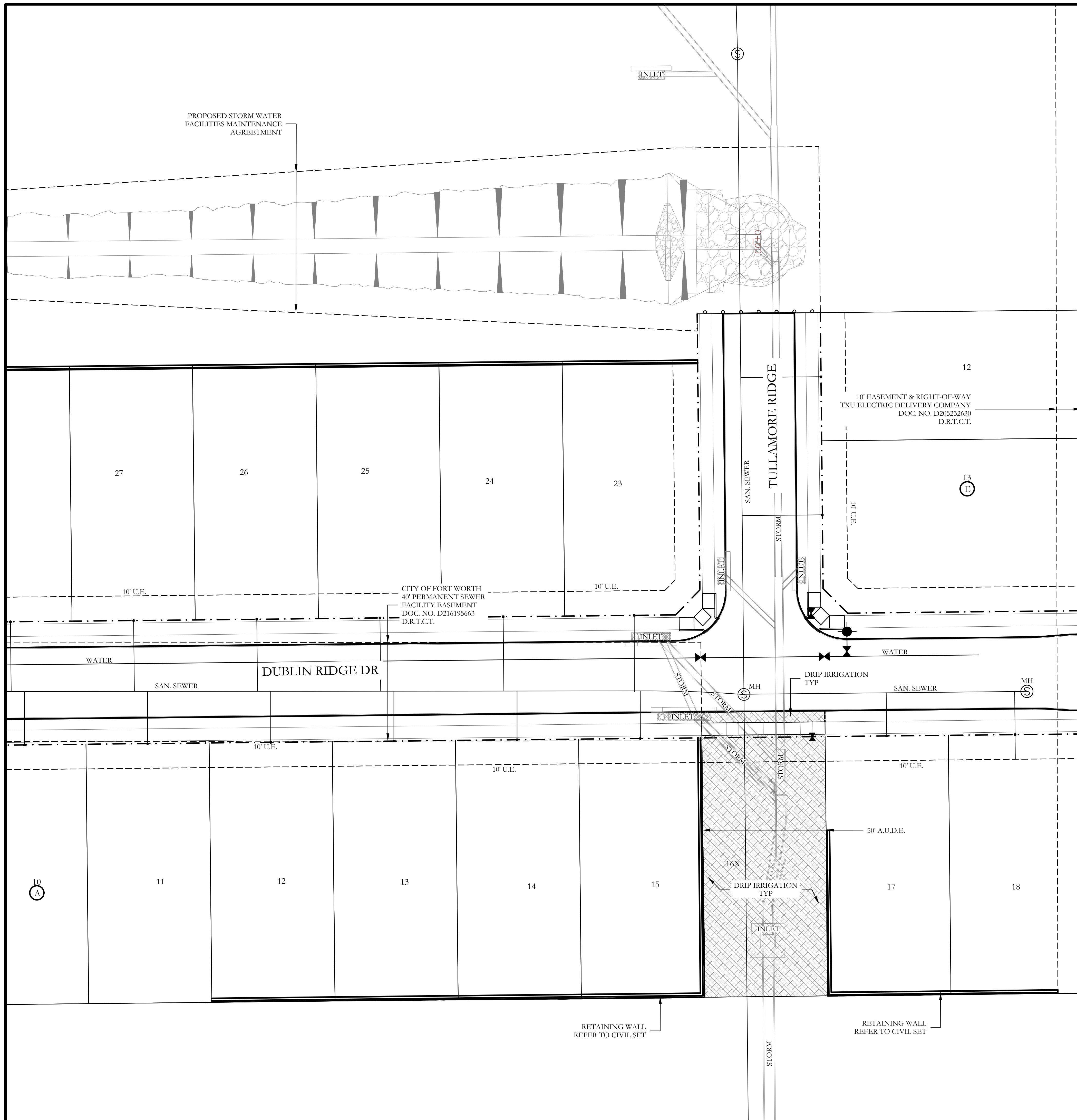
NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

VALVE LEGEND

1A	2A	3A	4A	5A	6A	7A	8A
1" V	1" V	DRIP	DRIP	DRIP	DRIP	1" V	1" V
15.33	17.09	1.80	2.05	2.05	1.80	10.71	11.42



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
 One Inch



IRRIGATION LEGEND AND SCHEDULE

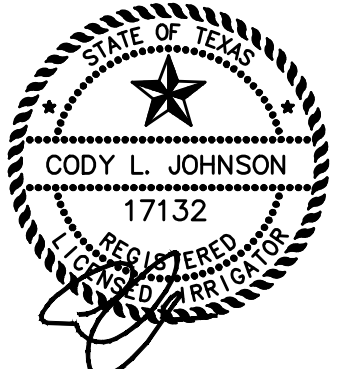
SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
ⓐ	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
ⓑ	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
▨	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
▩	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
▧	TEMPORARY IRRIGATION	N/A	N/A	N/A
⊕	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
Ⓜ	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
●	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPLC515 IVORY MPPCS515 COPPER MPPSS530 BROWN
Ⓜ	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
⚡	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
ⓐ	ISOLATION VALVE	NIBCO	9T-113	LINE SIZE
Ⓨ	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
Ⓜ	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
---	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
---	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
---	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

REFER TO SHEET IR3 FOR FULL IRRIGATION LEGEND AND SCHEDULE

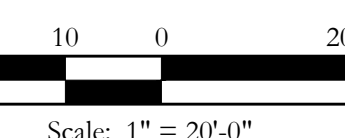
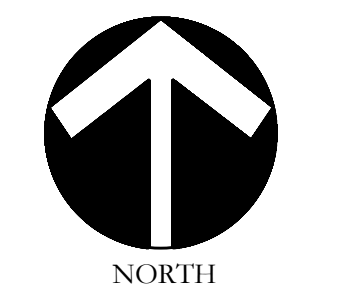
NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

VALVE LEGEND

1A	2A	3A	4A	5A	6A	7A	8A
1" V	1" V	DRIP	DRIP	DRIP	DRIP	1" V	1" V
15.33	17.09	1.80	2.05	2.05	1.80	10.71	11.42



March 07, 2022



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One Inch

SCREENING AND BUFFERING

Irrigation Plans

Rosemary Ridge Ph. 5

City of Fort Worth, Tarrant County, Texas

CJS PROJECT NO.

LEN053

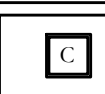
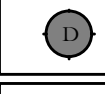
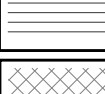

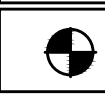
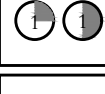


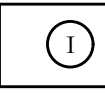
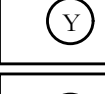
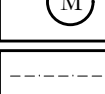
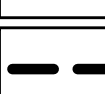
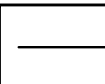
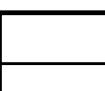
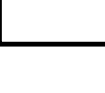
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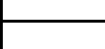

IR2 of 4

SINGLE-WIRE IRRIGATION NOTES

1. PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
2. ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
3. FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
5. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
 - 5.1. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
 - 5.2. SLEEVES INTENDED FOR THE 1" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
6. LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
7. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
8. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INTERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
9. THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIFLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
10. EXTEND ONE EXTRA CONTROL WIRE TO FARTHEST VALVE, ROUTED PARALLEL TO COMMON GROUND WIRE WITHIN INSTALLATION OF LEAD AND COMMON WIRES.
11. CONTROL WIRE SHALL BE DIRECT BURIAL, 24 VOLT, SINGLE CONDUCTOR, SOLID COPPER, PLASTIC INSULATED CABLE, RATED FOR DIRECT BURIAL APPLICATIONS, UF, UL APPROVED, 14 GAUGE MINIMUM LEAD AND COMMON GROUND RETURN WIRE UNLESS NOTED OTHERWISE ON PLANS. COLOR OF INSULATION AS FOLLOWS:
 - 11.1. LEAD WIRE: ANY COLOR (SAME COLOR), EXCEPT WHITE OR ORANGE
 - 11.2. COMMON GROUND WIRE: WHITE (COLOR)
 - 11.3. EXTRA CONTROL WIRE: ORANGE (COLOR)
12. WIRE SPLICES SHALL BE KING ONE-STEP #7 (TAN) OR 3M-DBY PERMANENT AND WATERPROOF. INSTALL ALL WIRE SPLICES IN 10" ROUND PENTEK VALVE BOXES.
13. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
14. CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
15. ALL PVC MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
 - 15.1. 18" MINIMUM COVER FOR MAIN LINES
 - 15.2. 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
 - 15.3. 12" MINIMUM COVER FOR LATERAL LINES
16. THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
17. THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
18. WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
19. ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
20. INSTALL QUICK COUPLING VALVES IN 12"x17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZED, O-RING SWING JOINTS PER DETAIL SHOWN, #1722-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #53DK-10 AND #SH-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
21. ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
22. ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
23. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.
24. INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY (1) AIR RELIEF AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
25. INCLUDE THE FOLLOWING ALLOWANCE FOR PROVIDING AND INSTALLING DRIP INDICATOR FOR THE DRIP SYSTEM. LOCATION OF DRIP INDICATOR SHOULD BE CENTERED IN DRIP ZONE.

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SSVC SYSTEM BY HUNTER.
	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A	
	TEMPORARY IRRIGATION	N/A	N/A	N/A	INSTALL PER MANUFACTURER'S STANDARDS. TO BE REMOVED ONCE AREA IS ESTABLISHED.
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON IPS FLEX PIPE ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPLCS15 IVORY MPRSS515 COPPER MPSS30 BROWN	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON IPS FLEX PIPE ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE	INSTALLED BY GENERAL CONTRACTOR
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE	18" INSTALLATION DEPTH.
	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

-  PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
-  VALVE SIZE IN INCHES
-  GALLONS PER MINUTE, PER VALVE

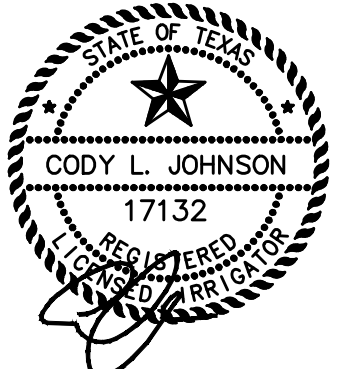
HYDRAULIC CALCULATION NOTES

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

HYDRAULIC CALCULATION			
ITEM	SIZE	PSI	NOTES
SERVICE	1"	2.09	TYPE "K" COPPER 20 L.N. FT. (17.09 GPM)
WATER METER	1"	1.80	(17.09 GPM)
BALL VALVE	1"	1.00	(17.09 GPM)
WYE FILTER	1"	0.50	(17.09 GPM)
BACKFLOW PREVENTER	1"	4.00	(17.09 GPM)
MASTER VALVE	1"	3.00	(17.09 GPM)
MAIN LINE	1"	0.56	200 LINEAR FEET (17.09 GPM)
ZONE VALVE (2A)	1"	3.00	(17.09 GPM)
LATERAL PIPING	N/A	3.95	
CRITICAL HEAD 'A'	N/A	40.00	
TOTAL LOSS		59.70	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-10.30	

JOHNSON VOLK CONSULTING

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



March 07, 2022

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

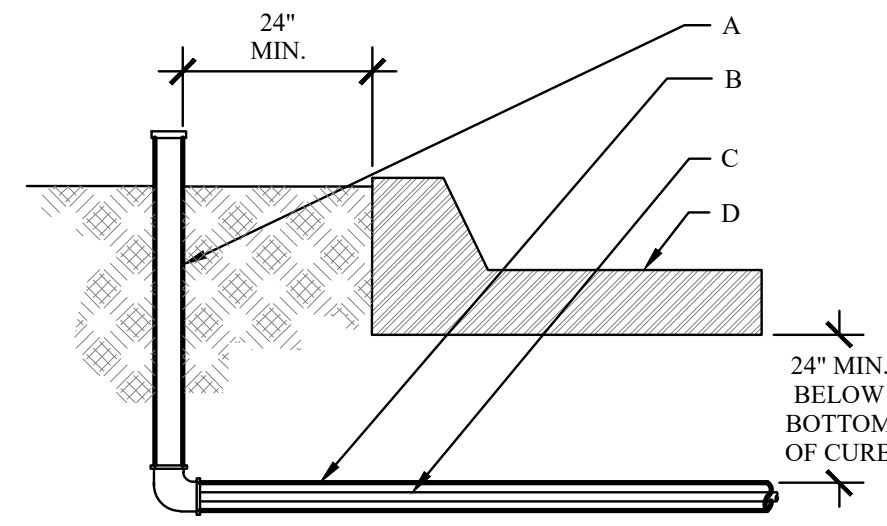
Irrigation Details

Rosemary Ridge Ph. 5

City of Fort Worth, Tarrant County, Texas

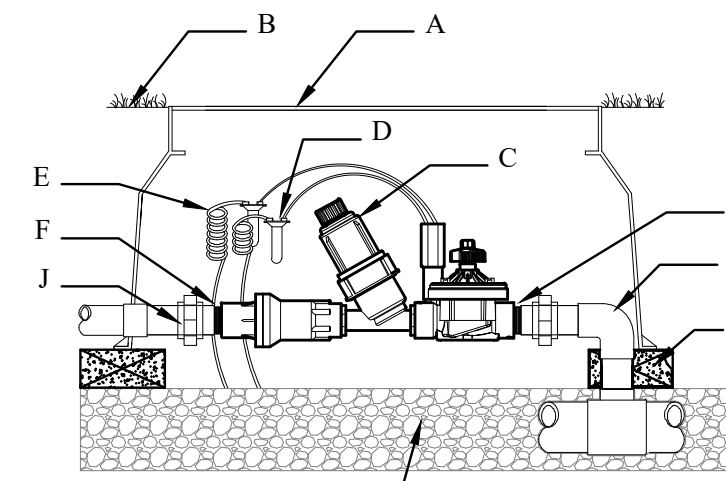
CJS PROJECT NO.
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SHEET NO.
IR3 of 4



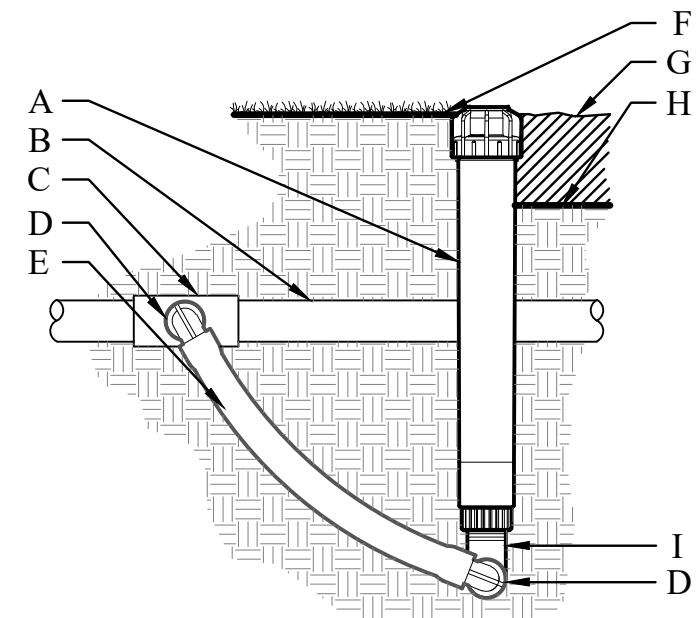
- GENERAL NOTES:**
- NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
 - MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW.
 - INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.
- CONSTRUCTION NOTES:**
- TEMPORARY RISER AND CAP.
 - SCH 40 PVC IRRIGATION SLEEVE - SEE PLAN.
 - PVC MAINLINE, LATERAL OR WIRING - SEE PLAN.
 - PAVING.

IRRIGATION SLEEVES
NOT TO SCALE



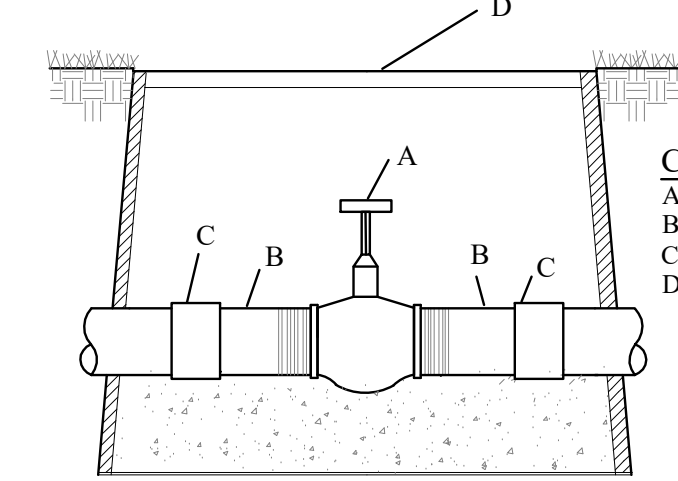
- CONSTRUCTION NOTES:**
- JUMBO VALVE BOX
 - FINISH GRADE
 - DRIP ZONE KIT, MODEL ICZ-101
 - WATERPROOF CONNECTORS (2)
 - 18-24" COILED WIRE
 - SCH. 80 T.O.W. NIPPLE
 - MAINLINE PIPING AND FITTINGS
 - BRICK SUPPORTS (4)
 - 3/4" MINUS WASHED GRAVEL
 - PVC SLIP UNIONS (2)

DRIP CONTROL ZONE
NOT TO SCALE



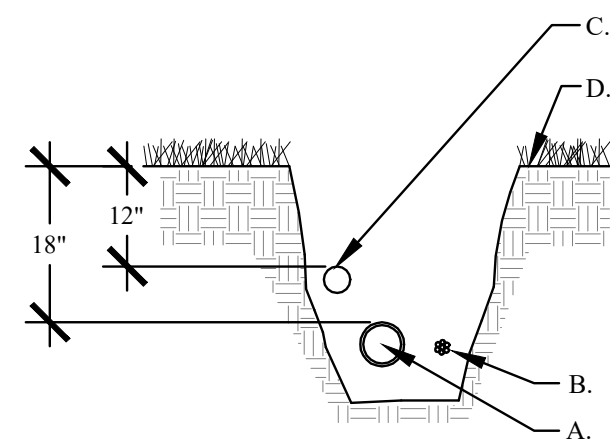
- CONSTRUCTION NOTES:**
- ECO INDICATOR - ECOID
 - LATERAL PIPE PER PLAN
 - FPT CONNECTION FROM LATERAL
 - SPIRAL BARB ELBOW - HSBE-XXX
 - FLEX TUBING - FLEXSG
 - FINISHED GRADE IN TURF
 - ADJACENT MULCH
 - FINISHED GRADE IN PLANTER BED
 - MARLEX STREET ELBOW

ECO INDICATOR WITH FLEX TUBING
NOT TO SCALE



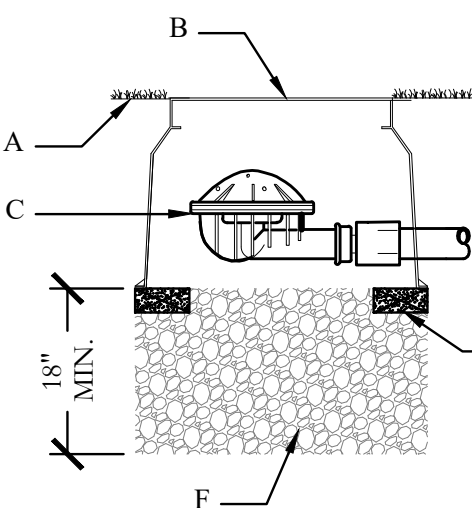
- CONSTRUCTION NOTES:**
- GATE VALVE
 - SCH 80 TOE NIPPLE
 - COUPLING
 - 12x17 VALVE BOX

GATE VALVE
NOT TO SCALE



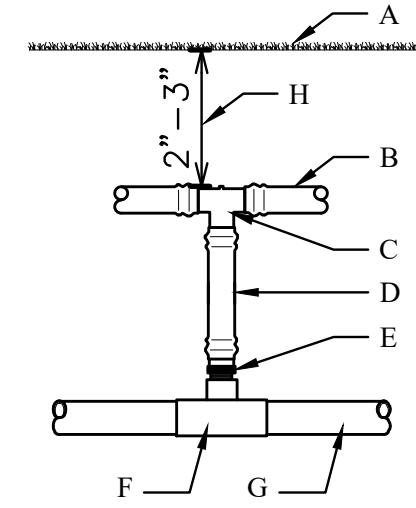
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.
- CONSTRUCTION NOTES:**
- MAINLINE PIPING - 18" MINIMUM COVER
 - WIRE BUNDLE - TAPE PER SPECIFICATIONS
 - LATERAL LINE PIPING - 12" MINIMUM COVER
 - FINISH GRADE

IRRIGATION TRENCH
NOT TO SCALE



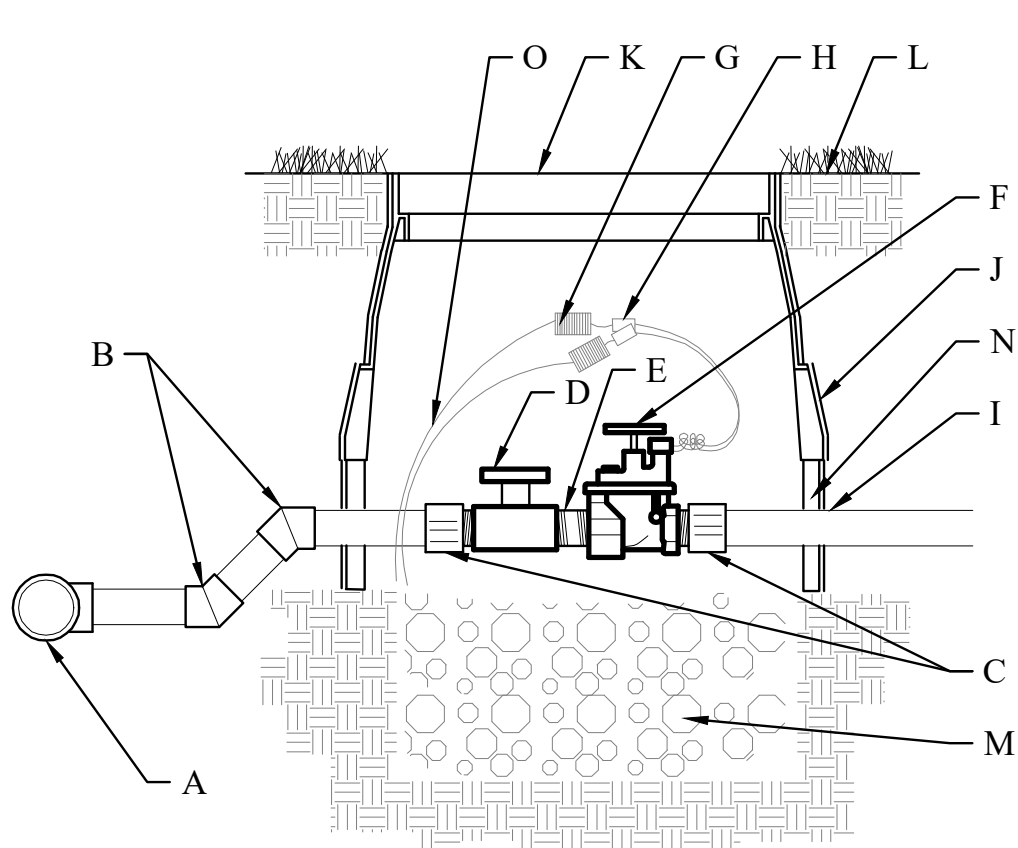
- CONSTRUCTION NOTES:**
- FINISH GRADE
 - 10" ROUND VALVE BOX
 - LINE FLUSHING VALVE
 - PLD-450 OR 12" FPT ADAPTER
 - BRICK SUPPORTS (3)
 - 3/4" GRAVEL SUMP

DRIP IRRIGATION - FLUSH VALVE
NOT TO SCALE



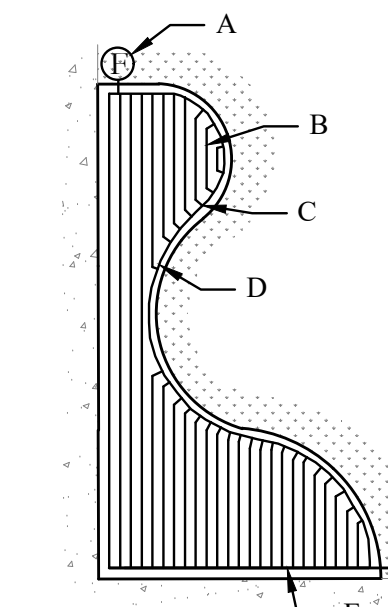
- CONSTRUCTION NOTES:**
- FINISH GRADE
 - HUNTER PLD 06-18
 - PLD-TEE 17MM BARB&BARB
 - PLD-BLNK
 - PLD-075 3/4" MPT&BARB
 - 3/4" MPT TEE
 - LATERAL PIPE
 - MINIMUM DRIPLINE DEPTH

BELOW GRADE START CONNECTION
NOT TO SCALE



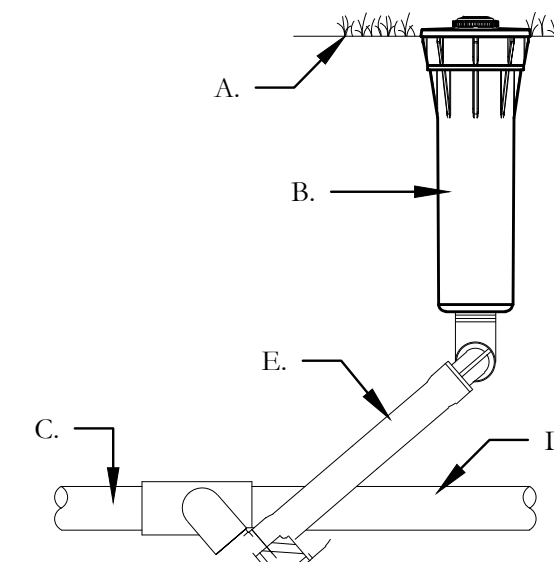
- GENERAL NOTES:**
- INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
 - MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
 - PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
 - CENTER VALVE ASSEMBLY IN VALVE BOX.
- CONSTRUCTION NOTES:**
- PVC SERVICE TEE
 - SCH 40 45° BEND
 - SCH 40 MALE ADAPTER
 - SCH 40 BALL VALVE
 - GRAY SCH 80 SHORT NIPPLE (TBE)
 - AUTOMATIC VALVE
 - WIRE COIL
 - WATERPROOF WIRE CONNECTORS
 - LATERAL PIPE
 - 10 ML BLACK PLASTIC
 - ARMOR 12" STANDARD VALVE BOX WITH COVER AND PENTAGON LOCK. ROUT AND PAINT VALVE NUMBER ON TOP OF LID. SET 1/4" ABOVE FINISH GRADE.
 - FINISH GRADE
 - WASHED PEA GRAVEL - 6" DEPTH MIN
 - 6" VALVE BOX EXTENSIONS AS REQUIRED
 - VALVE WIRING

ELECTRIC VALVE
NOT TO SCALE



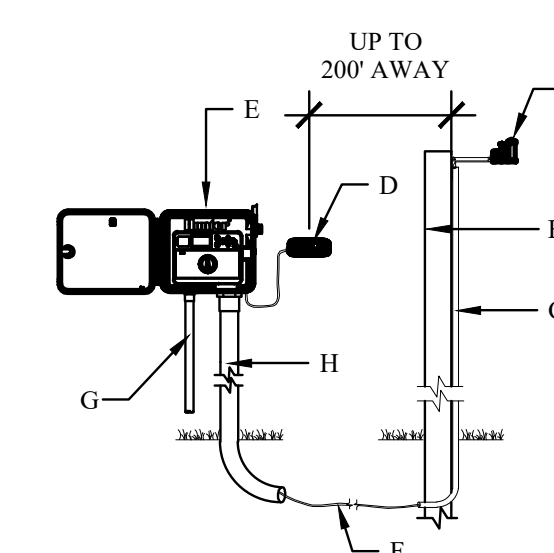
- CONSTRUCTION NOTES:**
- FLUSH VALVE
 - HUNTER PLD 06-18
 - HUNTER PLD TEE
 - TUBING STAKE
 - LATERAL TO PLD CONNECTION
 - DRIP CONTROL VALVE, MODEL ICZ-101
 - LATERAL PIPE TO PLANTING BED

DRIP IRRIGATION - BED
NOT TO SCALE



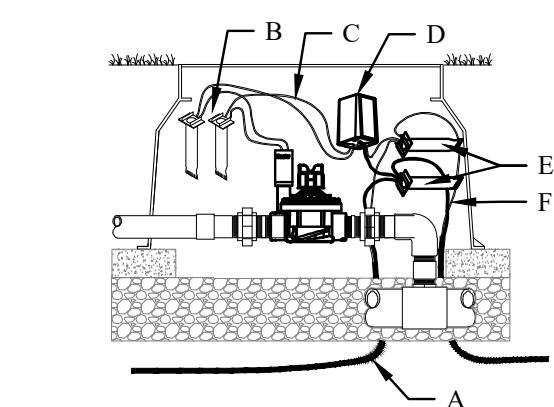
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.
- CONSTRUCTION NOTES:**
- FINISHED GRADE
 - ROTOR HEAD PER PLANS
 - LATERAL TEE OR ELL
 - LATERAL PIPE
 - IPS FLEX PIPE

PRS40-CV - MP ROTATOR SPRAY HEAD
NOT TO SCALE



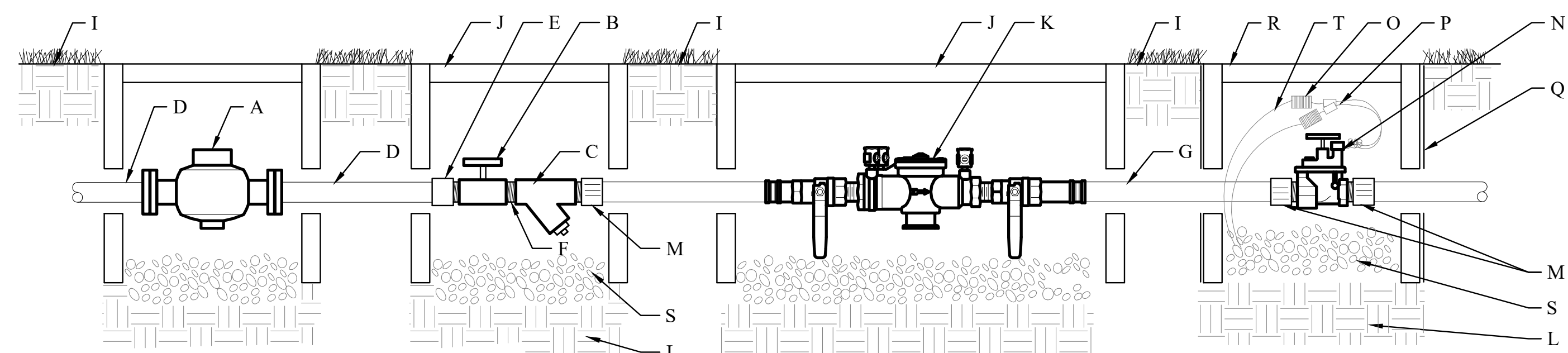
- CONSTRUCTION NOTES:**
- MODEL SOLAR SYNC SENSOR
 - SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN. IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN.
 - CONDUIT FROM SOLAR SYNC SENSOR TO CONTROLLER OR TO A POINT 12" BELOW GRADE
 - MODEL SOLAR SYNC MODULE. MOUNT LESS THAN 6" AWAY FROM CONTROLLER. MODULE CAN BE MOUNTED INTERNALLY WHEN PAIRED WITH THE PCC CONTROLLER.*
 - HUNTER ICC2 CONTROLLER
 - COMMUNICATION WIRE, 18-2 WIRE TYPE TO MEET INSTALLATION CODE REQUIREMENTS, FROM MODULE TO SENSOR. MAXIMUM TOTAL WIRE DISTANCE, 200 FEET.
 - POWER SOURCE
 - CONDUIT FOR VALVE CONTROL WIRE AND SOLAR SYNC COMMUNICATION WIRE

SOLAR SYNC SYSTEM (ICC2 CONTROLLER)
NOT TO SCALE



- CONSTRUCTION NOTES:**
- JACKETED ID WIRE PATH TWISTED TO NEXT DECODER
 - DBY-2
 - TWO BLACK WIRES TO VALVE SOLENOID/ UP TO 100 FT/30M
 - MODEL DUAL-1 DECODER DBY-45 (2)
 - JACKETED ID- WIRE PATH FROM CONTROLLER ALLOW 5 FT./1.5M SLACK PER DECODER/1/3 ON EITHER SIDE OF DECODER.

DUAL-1 DECODER
NOT TO SCALE

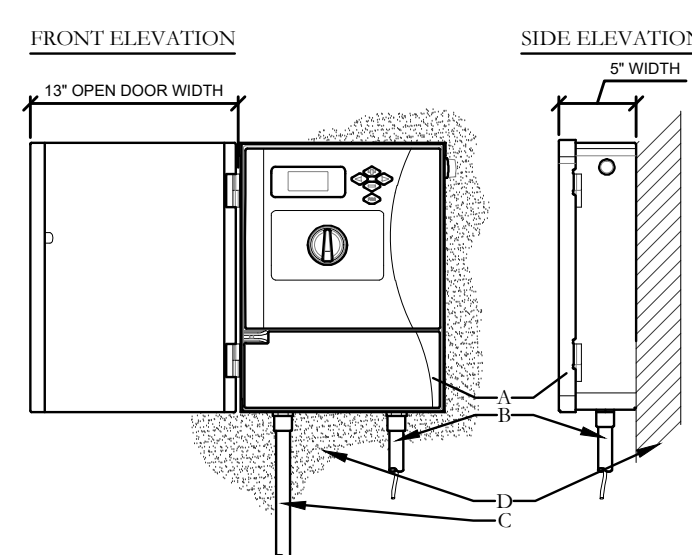


- CONSTRUCTION NOTES:**
- WATER METER (SIZE PER PLAN)
 - BALL VALVE (SIZE PER LINE)
 - WYE STRAINER (SIZE PER LINE)
 - TYPE "K" COPPER PIPE
 - COPPER SXT COUPLING
 - TBE NIPPLE
 - PIPE PER CITY CODE
 - COUPLING
 - FINISH GRADE
 - 12"x17" VALVE BOX. SET FLUSH WITH FINISH GRADE
 - DOUBLE CHECK VALVE ASSEMBLY
 - COMPACTED SUBGRADE
 - MALE ADAPTER
 - MASTER ELECTRIC VALVE
 - WIRE COIL
 - WATERPROOF WIRE CONNECTORS
 - 10 ML BLACK PLASTIC
 - 10" RD VALVE BOX. SET 1/4" ABOVE FINISH GRADE.
 - WASHED PEA GRAVEL - 6" DEPTH MIN
 - VALVE WIRING

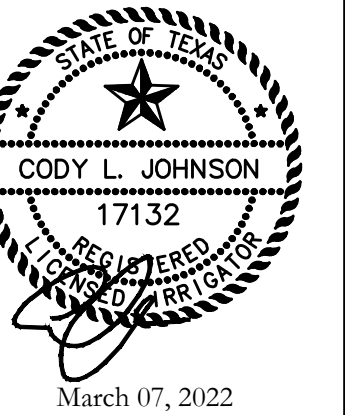
BACKFLOW PREVENTER CONNECTION
NOT TO SCALE

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

ICC2 CONTROLLER - WALL MOUNT
(NOT TO SCALE)



- CONSTRUCTION NOTES:**
- IRRIGATION CONTROLLER (12C-800-M) PER PLAN
 - IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
 - ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE. J-BOX INSIDE CONTROLLER
 - ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 - CONTROLLER ACCEPTS 120 VOLTS AC
 - SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS
 - ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION
 - MOUNT CONTROLLER 1 CD SCREEN EYE LEVEL. CONTROLLER SHALL BE HARD WIRE TO GROUNDED 110 VAC POWER SOURCE



March 07, 2022

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

SCREENING AND BUFFERING

Irrigation Details

Rosemary Ridge Ph. 5

City of Fort Worth, Tarrant County, Texas

CJS PROJECT NO.

LEN053

SHEET NO.

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