# CASE COVER SHEET

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

**PLANNING & ZONING CASE NO.** SP2026-011

**PLANNING & ZONING FEE** $ 550.00

***PLATTING APPLICATION***
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

***SITE PLAN APPLICATION***
- ☑ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

***ZONING APPLICATION***
- ☐ ZONING CHANGE
- ☐ SPECIFIC USE PERMIT
- ☐ PD DEVELOPMENT PLAN

***OTHER APPLICATION***
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

## RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

On May 12, 2026, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 5-0, with Commissioner Hagaman recusing himself and Commissioner Brock absent.

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,

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

**NOTES**

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

***PLATTING APPLICATION FEES:***
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
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- ☐ 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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

***OTHER APPLICATION FEES:***
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

***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.
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: JOHN KING EAST / SOUTH FM552
SUBDIVISION: Saddle Star 3 LOT: BLOCK:
GENERAL LOCATION: EAST OF JOHN KING BLVD SOUTH 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD SF CURRENT USE: AG
PROPOSED ZONING: PROPOSED USE: Single Family
ACREAGE: 14.99AC LOTS [CURRENT]: 1 LOTS [PROPOSED]: 20

☐ ***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 | APPLICANT |
|---|---|---|
| ☐ / ☑ | Rockwall King 15 LLC | KPA Consulting |
| CONTACT PERSON | PAT ATKINS Manager | PAT ATKINS |
| ADDRESS | [redacted] | [redacted] |
| CITY, STATE & ZIP | [redacted] | [redacted] |
| PHONE | [redacted] | [redacted] |
| E-MAIL | [redacted] | [redacted] |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT ATKINS [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 $ 0, 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 16 DAY OF April, 2026

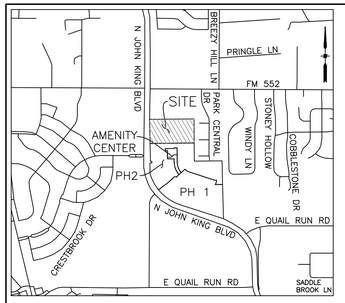
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

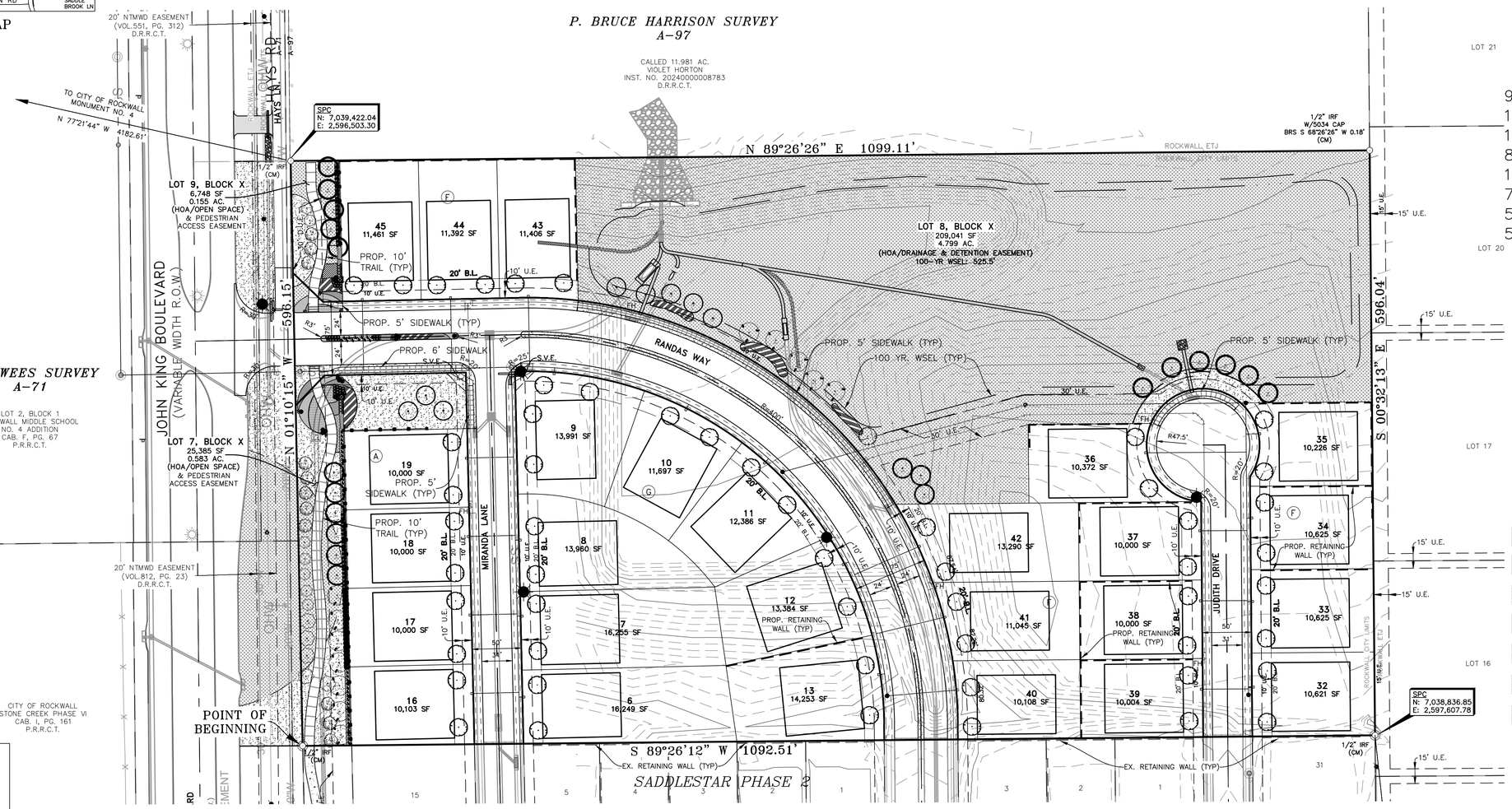
RACHEL MONTOYA
Notary Public, State of Texas
Comm. Expires 04-13-2027
Notary ID 134303993

MY COMMISSION EXPIRES

4/13/27




VICINITY MAP
N.T.S.




N

60 30 0 60 120
SCALE IN FEET
1" = 60'

## SADDLE STAR SOUTH PHASE 3 PLANT LEGEND

9 – 4" LIVE OAK
12 – 4" SHUMARD OAK
11 – 4" BUR OAK
8 – 4" CEDAR ELM
11 – 2" TEXAS REDBUD
7 – 2" CHASTE TREE
5 – 2" NATCHEZ CRAPE MYRTLE
54 – 3" CANOPY TREE (BY BUILDER)

### LEGEND

EXISTING TREE

PROPOSED 4" CANOPY TREE
(Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)

PROPOSED 3" CANOPY TREE
(Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)

PROPOSED 3" EASTERN RED CEDAR

PROPOSED 2" ORNAMENTAL TREE
(Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crape Myrtle, Texas Mountain Laurel and Desert Willow)

BERMUDA GRASS–38,465 SF
BLACK STAR CRUSHED GRANITE–710 SF
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WEEPING LOVE GRASS–350 GAL
TEXAS RIVER ROCK MIX–545 SF
LIRIOPAPE GRASS–140 GAL
GULF MUHLY GRASS–540 GAL
OKLAHOMA MOSS BOULDERS–4 TON

### LEGEND

| | |
|---|---|
| IRF | IRON ROD FOUND |
| B.L. | BUILDING SETBACK LINE |
| CM | CONTROL MONUMENT |
| D.E. | DRAINAGE EASEMENT |
| HOA | HOMEOWNERS ASSOCIATION |
| S.V.E. | 20'x20' SIDEWALK AND VISIBILITY EASEMENT |
| D.U.E. | DRAINAGE & UTILITY EASEMENT |
| U.E. | UTILITY EASEMENT |
| P.R.R.C.T. | PLAT RECORDS ROCKWALL COUNTY, TEXAS |
| D.R.R.C.T. | DEED RECORDS ROCKWALL COUNTY, TEXAS |

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIANOF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58
BM#2 (#104)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD AT THE TURN IN LANE FOR HAYS ROAD. THE MONUMENT #104 IS LOCATED 22' TO THE SOUTHWEST OF THE BEGINNING OF THE LEFT TURNING LANE ON JOHN KING BLVD. ELEVATION = 538.47
BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _day of_____, 2026.

WITNESS OUR HANDS, this__day of____, 2026.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

*SADDLE STAR PHASE 3 SITE PLAN DATA*

a. *14.995 Acres*
b. *PD-79 Zoning*
c. *26 Dwelling Units*
d. *5.537 Acres Open Space*
e. *All Common Areas/Open Space to be maintained by the H.O.A.*
f. *Denotes Street Lights 20' Maximum Height*
g. *Denotes Stop Sign & Street Names*

*NOTE:*
*IRRIGATION SHALL MEET THE REQUIREMENTS OF UDC.*

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
*ROCKWALL KING 15 LLC*
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
*R.C. MYERS SURVEYING, LLC*
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

SITE PLAN

# *SADDLE STAR ESTATES SOUTH PHASE THREE*

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
*P. BRUCE HARRISON SURVEY, A-97*
*CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS*

**PETITT - ECD**
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 3-25-2026 CASE #: SP20__-___ SP2021-034

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plots\03-24-2026 6828 Site Plan

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
**PLANNING & ZONING CASE NO.**

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## PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION: Saddle Star 3 LOT: BLOCK:
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| ☐ / ☑ | Rockwall King 15 LLC | KPA Consulting |
| CONTACT PERSON | PAT ATKINS Manager | PAT ATKINS |
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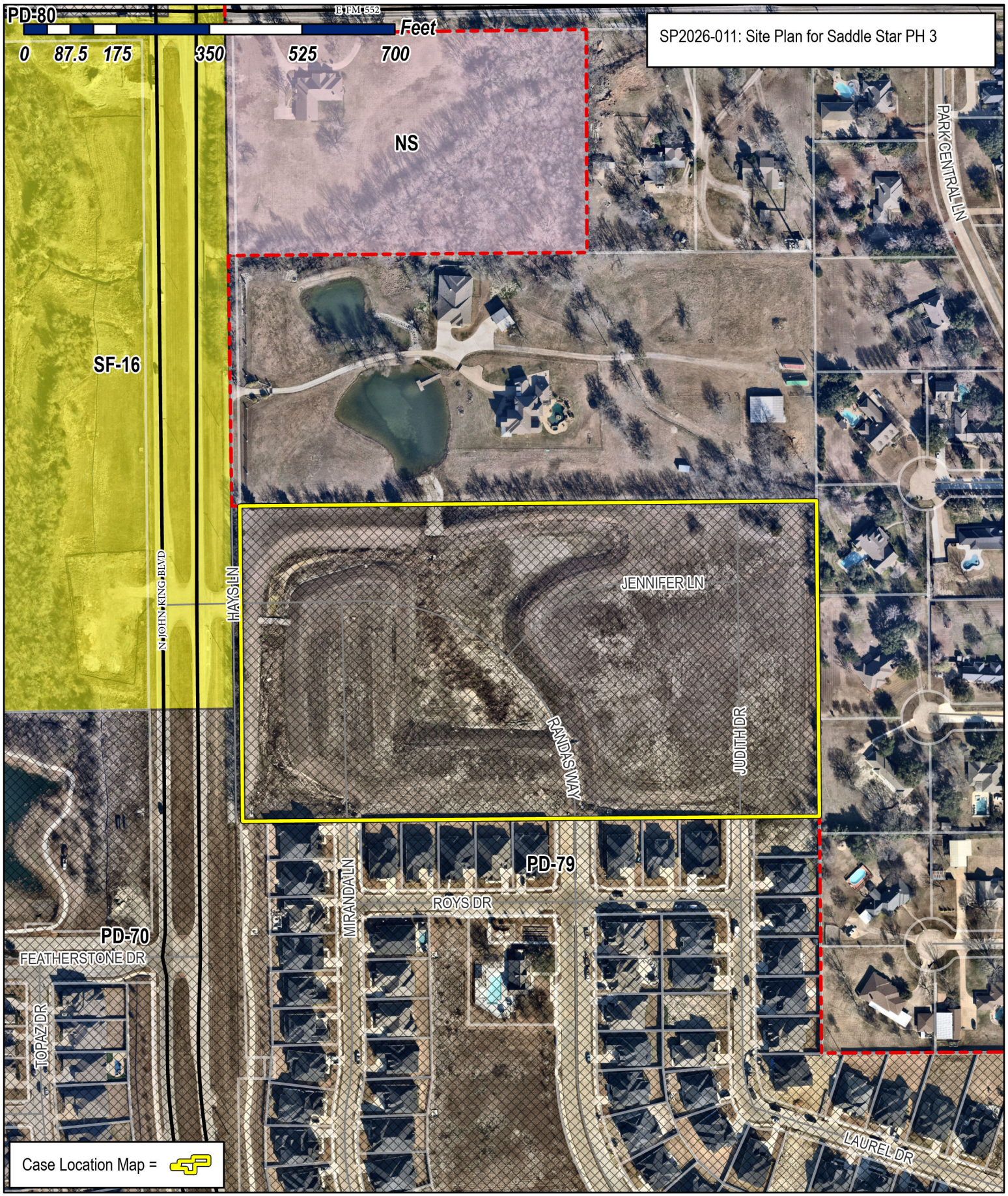
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RACHEL MONTOYA
Notary Public, State of Texas
Comm. Expires 04-13-2027
Notary ID 134303993

MY COMMISSION EXPIRES

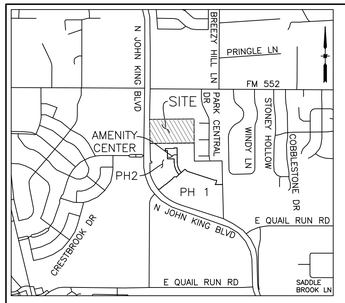
4/13/27



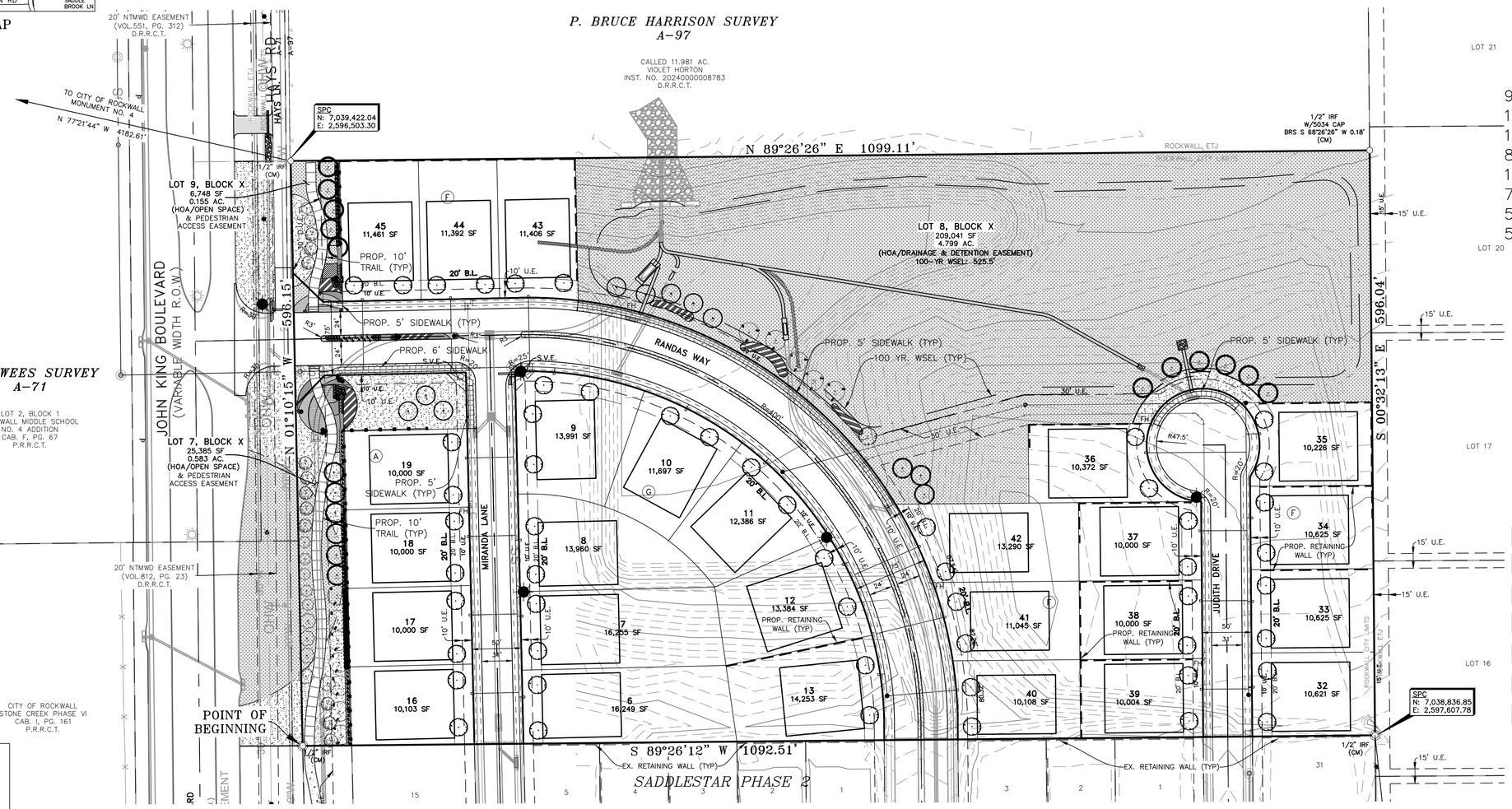

# City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.




VICINITY MAP
N.T.S.




N

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SCALE IN FEET
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### LEGEND

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SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _day of_____, 2026.

WITNESS OUR HANDS, this__day of____, 2026.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

*SADDLE STAR PHASE 3 SITE PLAN DATA*

a. *14.995 Acres*
b. *PD-79 Zoning*
c. *26 Dwelling Units*
d. *5.537 Acres Open Space*
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f. *Denotes Street Lights 20' Maximum Height*
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*NOTE:*
*IRRIGATION SHALL MEET THE REQUIREMENTS OF UDC.*

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
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614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
*R.C. MYERS SURVEYING, LLC*
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

SITE PLAN

# *SADDLE STAR ESTATES SOUTH PHASE THREE*

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
*P. BRUCE HARRISON SURVEY, A-97*
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1600 N COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 3-25-2026 CASE #: SP20__-___ SP2021-034

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plots\03-24-2026 6828 Site Plan

# PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 4/23/2026

PROJECT NUMBER: SP2026-011
PROJECT NAME: Site Plan for Saddle Star PH 3
SITE ADDRESS/LOCATIONS: John King East/ S FM 552

CASE CAPTION: Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Site Plan for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Henry Lee | 04/23/2026 | Needs Review |

04/23/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2026-011) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 79 (PD-79).

M.5 Landscape Plan:
(1) The grading lines shown on the landscape plans does not match the grading plans from the Civil plans. Specifically, not all of the berms are shown or labeled. (PD-79; Ordinance No. 20-35)
(2) The landscape plan for Phase 2 used Mexican Plum, Desert Willow, and Smoke Trees (vitex ended up being used here) as the accent trees along John King. In order to create a consistent frontage, could the Crape Myrtle and Redbud trees be swapped out for the Mexican Plum and Desert Willow?

M.6 Hardscape Plan:
(1) Please provide a fence plan that color codes the permitted fence type on each lot. (PD-79; Ordinance No. 20-35)

M.7 Please remove the irrigation plans. These are approved through a separate permit.

I.8 Please note that failure to address all comments provided by staff by 3:00 PM on May 5, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 5, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 13, 2026 Planning & Zoning Meeting.

I.10 Please note the scheduled meetings for this case:

1) Planning & Zoning Commission work session meeting will be held on April 28, 2026.
2) Parks Board meeting will be held on May 5, 2026.
3) Planning and Zoning Commission action meeting will be held on May 12, 2026.

I.11 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Price | 04/23/2026 | Approved w/ Comments |

04/23/2026: 1. Fire hydrant?
2. Won't work due to concrete noses
3. Show concrete median nose
4. Entire detention area to be irrigated

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 04/23/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 04/22/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 04/20/2026 | Approved |

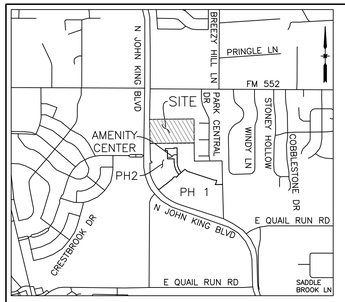
No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 04/20/2026 | Approved |

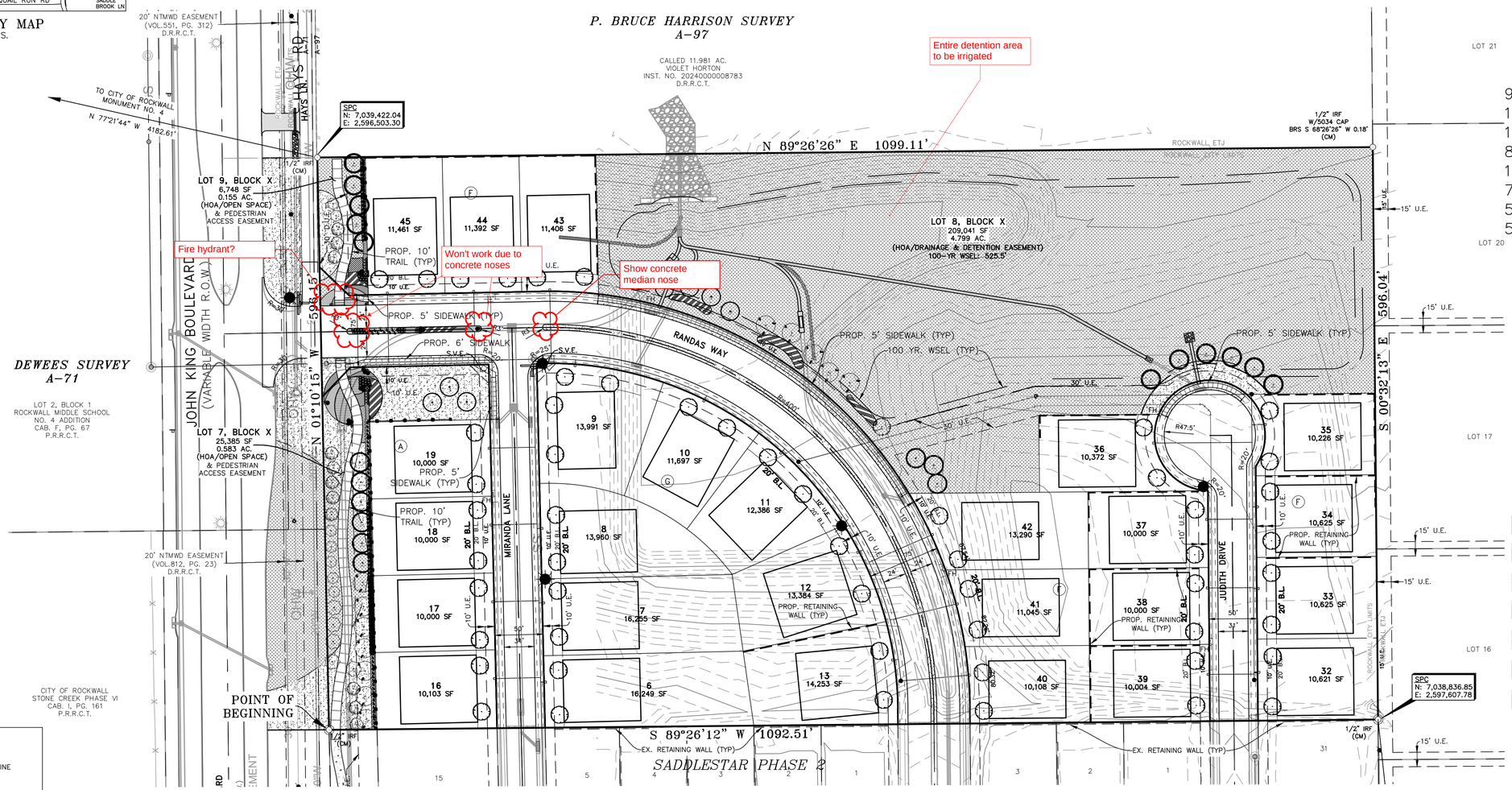
No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 04/20/2026 | Approved w/ Comments |

04/20/2026: In this case, the plan submitted by the applicant shows the location of the proposed trails and landscape that will be maintained by the Homeowners Association (HOA). A review regarding the trails and open spaces, staff finds that the trail system and sidewalk -- which will range in size from five (5) for sidewalks to eight (8) feet for trails -- will provide excellent connectivity throughout the neighborhood and the existing trails navigating throughout John King Blvd subdivisions. This Phase 3 also provides connectivity to Phase 1 and 2 where HOA has already provided full amenities. Staff recommends approval of the trail and sidewalk locations as submitted.




VICINITY MAP
N.T.S.




60 30 0 60 120
SCALE IN FEET
1" = 60'

## SADDLE STAR SOUTH PHASE 3 PLANT LEGEND

- 9 – 4" LIVE OAK
- 12 – 4" SHUMARD OAK
- 11 – 4" BUR OAK
- 8 – 4" CEDAR ELM
- 11 – 2" TEXAS REDBUD
- 7 – 2" CHASTE TREE
- 5 – 2" NATCHEZ CRAPE MYRTLE
- 54 – 3" CANOPY TREE (BY BUILDER)

### LEGEND

- EXISTING TREE
- PROPOSED 4" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" EASTERN RED CEDAR
- PROPOSED 2" ORNAMENTAL TREE (Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crape Myrtle, Texas Mountain Laurel and Desert Willow)

- BERMUDA GRASS–38,465 SF
- BLACK STAR CRUSHED GRANITE–710 SF
- BEE HAPPY MIX–222,335 SF
- WEEPING LOVE GRASS–350 GAL
- TEXAS RIVER ROCK MIX–545 SF
- LIRIOPAPE GRASS–140 GAL
- GULF MUHLY GRASS–540 GAL
- OKLAHOMA MOSS BOULDERS–4 TON

### LEGEND

| | |
|---|---|
| IRF | IRON ROD FOUND |
| B.L. | BUILDING SETBACK LINE |
| CM | CONTROL MONUMENT |
| D.E. | DRAINAGE EASEMENT |
| HOA | HOMEOWNERS ASSOCIATION |
| S.V.E. | 20'x20' SIDEWALK AND VISIBILITY EASEMENT |
| D.U.E. | DRAINAGE & UTILITY EASEMENT |
| U.E. | UTILITY EASEMENT |
| P.R.R.C.T. | PLAT RECORDS ROCKWALL COUNTY, TEXAS |
| D.R.R.C.T. | DEED RECORDS ROCKWALL COUNTY, TEXAS |

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIANOF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58
BM#2 (#104)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD AT THE TURN IN LANE FOR HAYS ROAD. THE MONUMENT #104 IS LOCATED 22' TO THE SOUTHWEST OF THE BEGINNING OF THE LEFT TURNING LANE ON JOHN KING BLVD. ELEVATION = 538.47
BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _day of_____, 2026.

WITNESS OUR HANDS, this__day of____, 2026.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

*SADDLE STAR PHASE 3 SITE PLAN DATA*

a. *14.995 Acres*
b. *PD-79 Zoning*
c. *26 Dwelling Units*
d. *5.537 Acres Open Space*
e. *All Common Areas/Open Space to be maintained by the H.O.A.*
f. *Denotes Street Lights 20' Maximum Height*
g. *Denotes Stop Sign & Street Names*

*NOTE:*
*IRRIGATION SHALL MEET THE REQUIREMENTS OF UDC.*

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
*ROCKWALL KING 15 LLC*
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
*R.C. MYERS SURVEYING, LLC*
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

SITE PLAN

# *SADDLE STAR ESTATES SOUTH PHASE THREE*

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
*P. BRUCE HARRISON SURVEY, A-97*
*CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS*

**PETITT - ECD**
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. 201 WINDCO CIR.
STE. 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941-8400

DATE: 3-25-2026 CASE #: SP20__-___ SP2021-034

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plots\03-24-2026 6828 Site Plan

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

***PLATTING APPLICATION FEES:***
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☑ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

***SITE PLAN APPLICATION FEES:***
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

***ZONING APPLICATION FEES:***
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

***OTHER APPLICATION FEES:***
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

***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.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: JOHN KING EAST / SOUTH FM552
SUBDIVISION: Saddle Star 3 LOT: BLOCK:
GENERAL LOCATION: EAST OF JOHN KING BLVD SOUTH 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD SF CURRENT USE: AG
PROPOSED ZONING: PROPOSED USE: Single Family
ACREAGE: 14.99AC LOTS [CURRENT]: 1 LOTS [PROPOSED]: 20

☐ ***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 | APPLICANT |
|---|---|---|
| ☐ / ☑ | Rockwall King 15 LLC | KPA Consulting |
| CONTACT PERSON | PAT ATKINS Manager | PAT ATKINS |
| ADDRESS | [redacted] | [redacted] |
| CITY, STATE & ZIP | [redacted] | [redacted] |
| PHONE | [redacted] | [redacted] |
| E-MAIL | [redacted] | [redacted] |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT ATKINS [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 $ 0, 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 16 DAY OF April, 2026

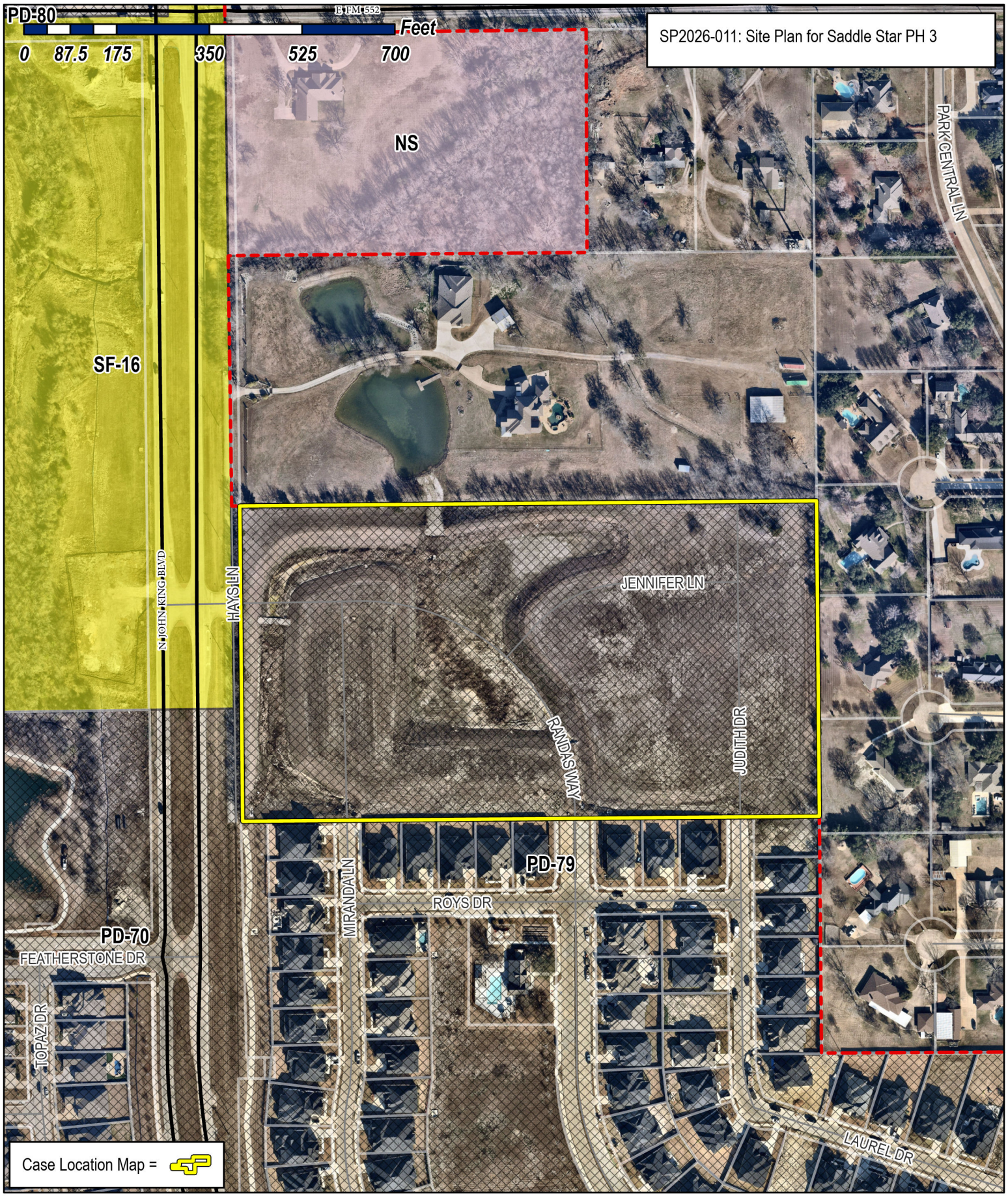
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RACHEL MONTOYA
Notary Public, State of Texas
Comm. Expires 04-13-2027
Notary ID 134303993

MY COMMISSION EXPIRES

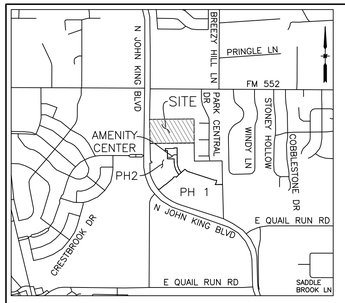
4/13/27



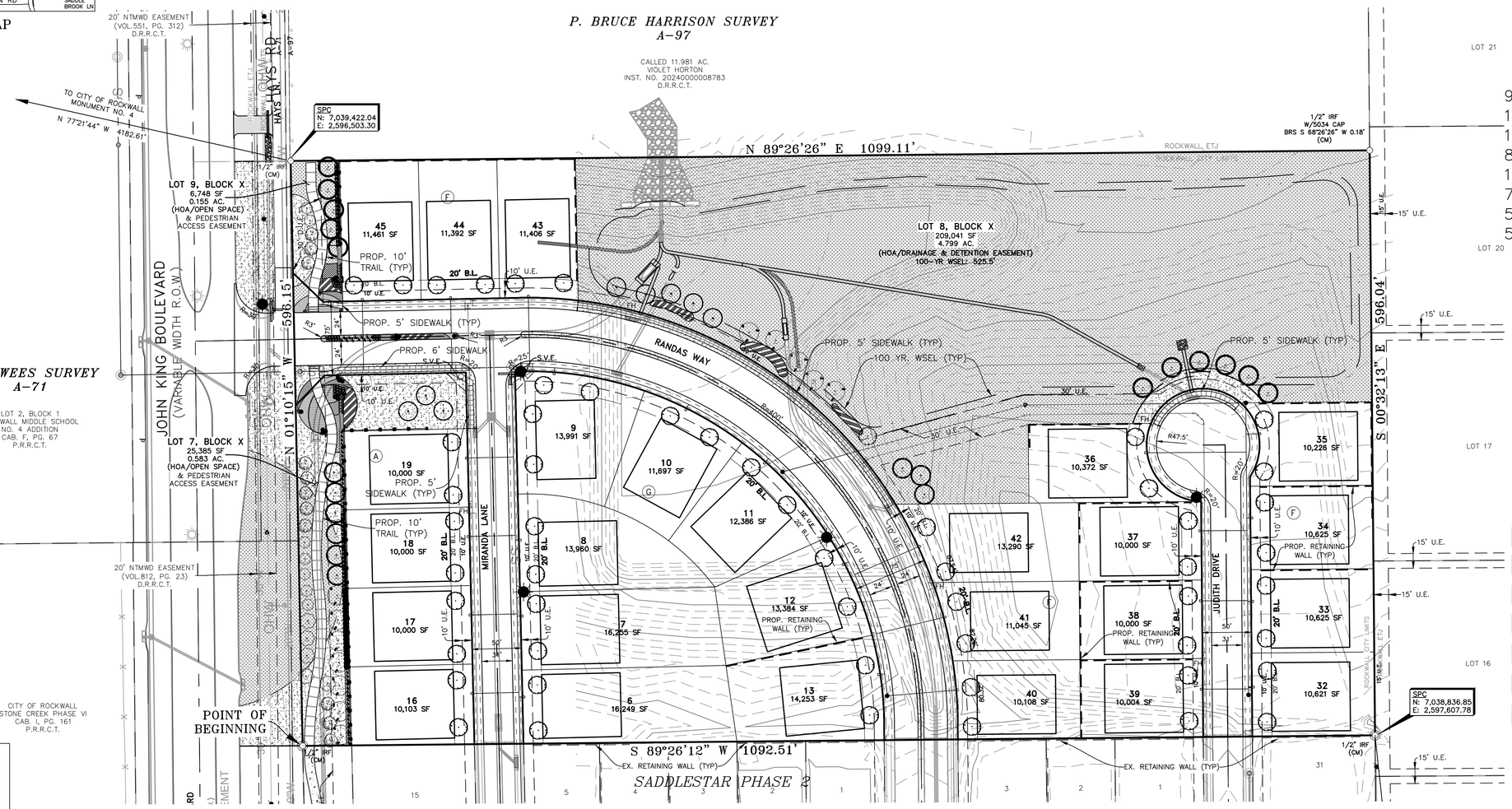

# City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.




VICINITY MAP
N.T.S.




N

60 30 0 60 120
SCALE IN FEET
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54 – 3" CANOPY TREE (BY BUILDER)

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| | |
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| IRF | IRON ROD FOUND |
| B.L. | BUILDING SETBACK LINE |
| CM | CONTROL MONUMENT |
| D.E. | DRAINAGE EASEMENT |
| HOA | HOMEOWNERS ASSOCIATION |
| S.V.E. | 20'x20' SIDEWALK AND VISIBILITY EASEMENT |
| D.U.E. | DRAINAGE & UTILITY EASEMENT |
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| P.R.R.C.T. | PLAT RECORDS ROCKWALL COUNTY, TEXAS |
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SITE PLAN SIGNATURE BLOCK

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I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _day of_____, 2026.

WITNESS OUR HANDS, this__day of____, 2026.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

*SADDLE STAR PHASE 3 SITE PLAN DATA*

a. *14.995 Acres*
b. *PD-79 Zoning*
c. *26 Dwelling Units*
d. *5.537 Acres Open Space*
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ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
*ROCKWALL KING 15 LLC*
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
*R.C. MYERS SURVEYING, LLC*
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

SITE PLAN

# *SADDLE STAR ESTATES SOUTH PHASE THREE*

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
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CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 3-25-2026 CASE #: SP20__-___ SP2021-034

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plots\03-24-2026 6828 Site Plan

## GENERAL CONSTRUCTION NOTES

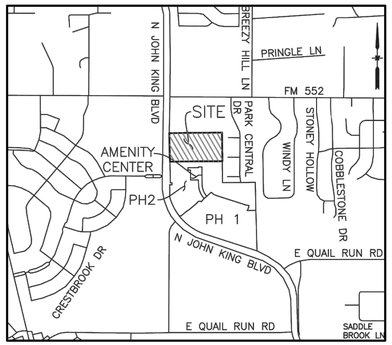
1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING 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.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. 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 ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. 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.
19. 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.
20. 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.
21. 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

## ~SADDLE STAR SOUTH -PHASE 3~

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: March 11, 2026




LOCATION MAP
NOT TO SCALE

| SHEET INDEX | |
|---|---|
| OVERALL | OVERALL LAYOUT PLAN |
| HS1-HS4 | HARDSCAPE PLANS |
| HS5-HS7 | HARDSCAPE DETAILS |
| EX1 | ENTRY LIGHTING EXHIBIT |
| L1-L5 | LANDSCAPE PLANS |
| L6 | LANDSCAPE SCHEDULE & DETAILS |
| IR1-IR5 | IRRIGATION PLANS |
| IR6-IR7 | IRRIGATION NOTES & DETAILS |

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

## GENERAL LANDSCAPE NOTES:

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. 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:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. 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.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. 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.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. 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.
8. 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.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. 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:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. 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.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. 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.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. 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.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. 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.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. 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).

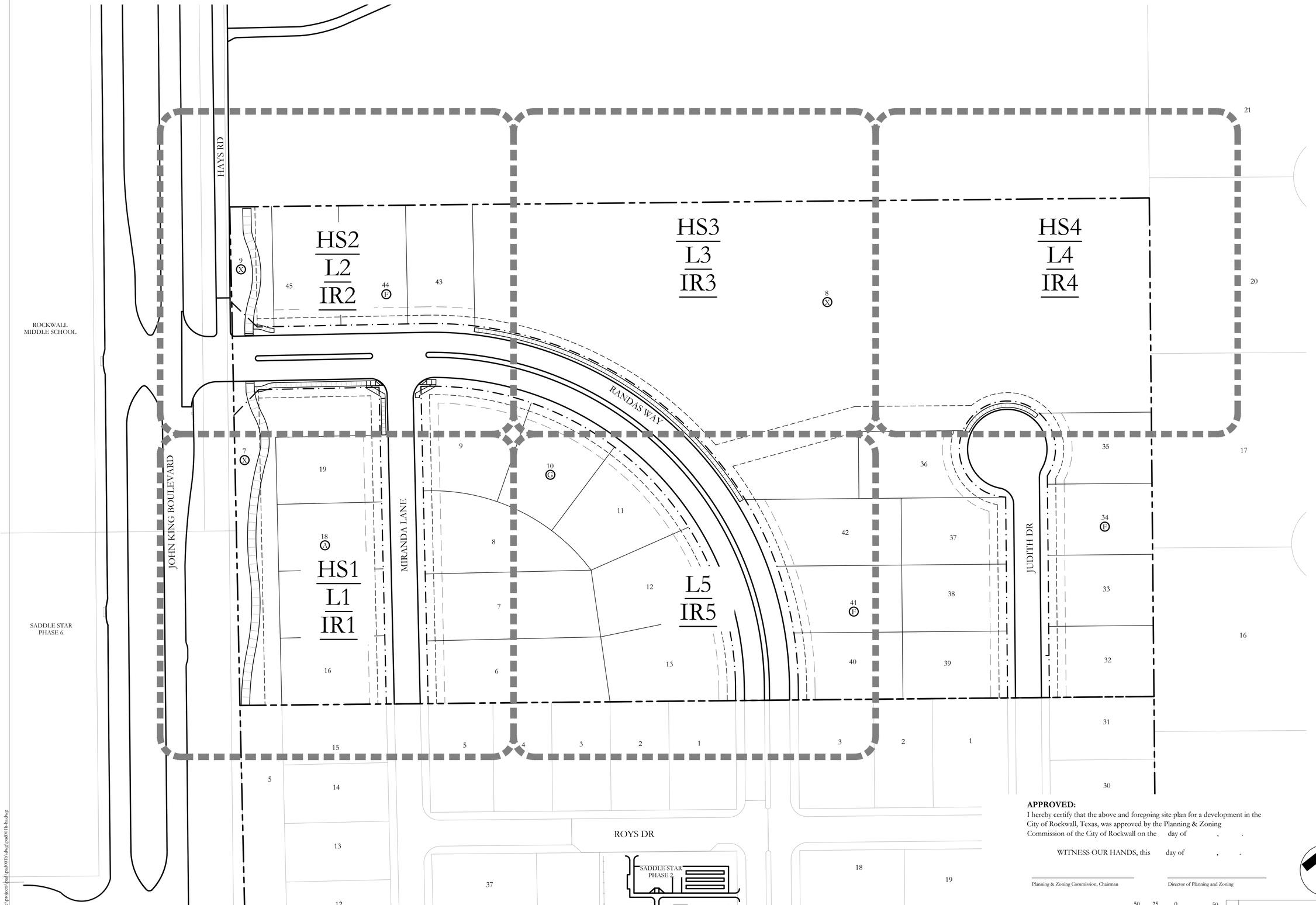
TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO 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.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. 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.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

**OWNER / DEVELOPER:**
KPA
2200 ROSS AVENUE, SUITE 4200W
DALLAS, TEXAS 75201
PH. 972-716-2900
CONTACT: PAT ATKINS

**CIVIL ENGINEER:**
ENGINEERING CONCEPTS & DESIGN, LP
201 WINDCO CIRCLE, SUITE 200
WYLIE, TEXAS 75098
PH. 972-941-8400
CONTACT: RYAN KING

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

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100




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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

50 25 0 50
SCALE 1" = 50'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 11, 2026

SCALE:
1" = 50'
One Inch

JVC No PAD001B

OVERALL

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MATCHLINE
REF: SHEET HS2, L2, IR2
REF: SHEET HS1, L1, IR1

JOHN KING BOULEVARD

MIRANDA LANE

19
18
17
16
15
14
9
8
7
6
5

6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS6.
7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
30'-0" D.U.E.
20'-0" NTMWD EASEMENT
10'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
30"-48" BERM
OVERHEAD POWERLINES, TYP.
CONNECT 10'-0" WIDTH CONCRETE TRAIL TO EXISTING 10'-0" WIDTH CONCRETE TRAIL. REFER TO CIVIL PLANS FOR DETAILS, TYP.
EXISTING 10'-0" CONCRETE TRAIL.
END WITH 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.

OHW
WATER
STORM
INLET
20' B.L.
10' U.E.
SAN. SEWER
FH
EX. STORM
SADDLE STAR PHASE 2.

## HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
- 14'-0" HT. STONE ENTRY TOWER REFER TO DETAILS 1&4/HS5.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAILS 1&2/HS6.
- 7'-0" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS7.

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Director of Planning and Zoning

N

20 10 0 20
SCALE 1" = 20'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 11, 2026

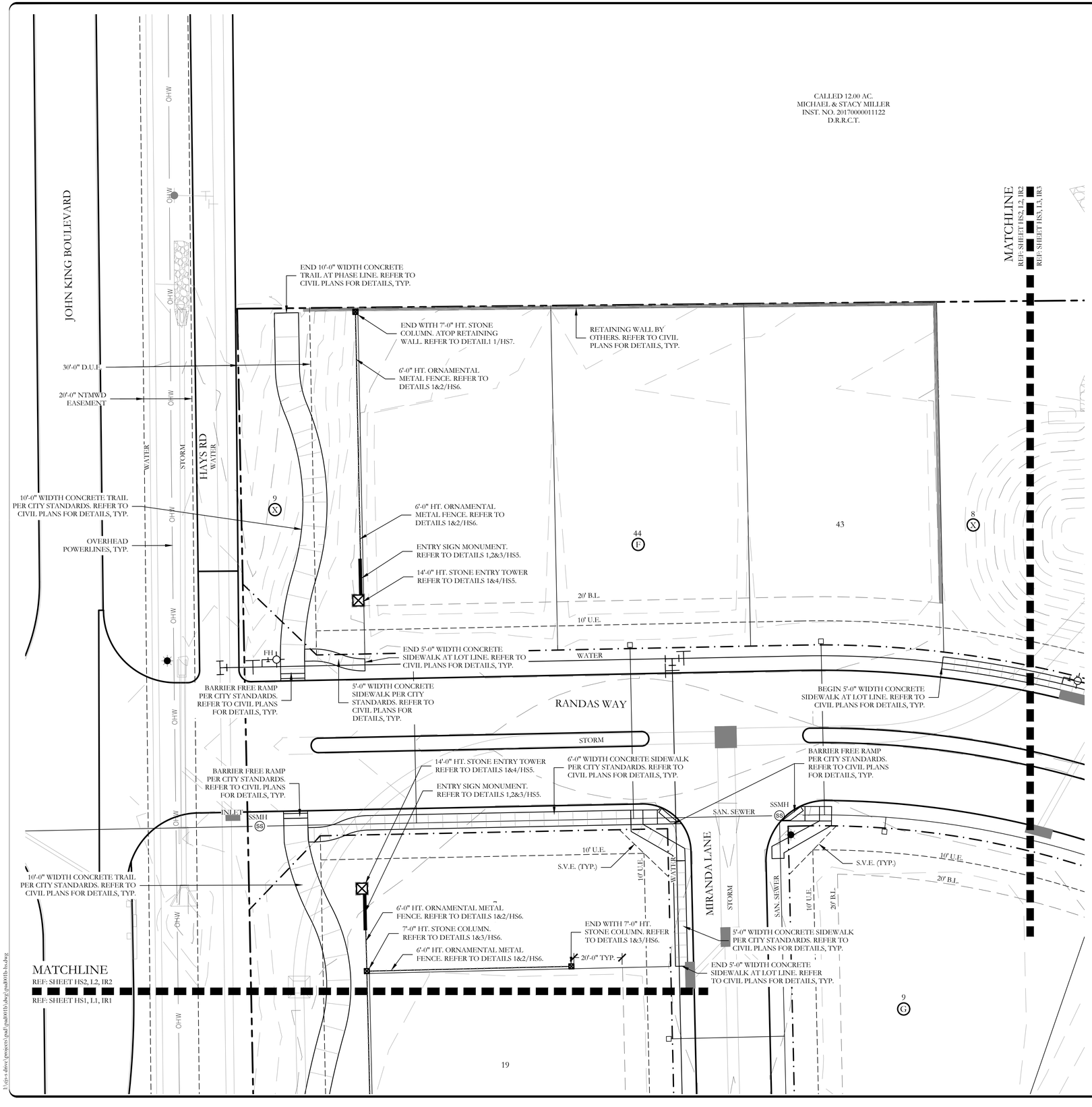
SCALE:
1" = 20'
One Inch
JVC No PAD001B

HS1 of 7

1 3/11/26

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## HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
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Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

HS2 of 7

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MATCHLINE
REF: SHEET HS2, L2, IR2
REF: SHEET HS3, L3, IR3

MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET HS4, L4, IR4

RIP RAP PER CIVIL PLANS

STORM

STORM INFLOW PER CIVIL PLANS, TYP.

STORM INFLOW PER CIVIL PLANS, TYP.

STORM

EH

INLET

10' U.E.

WATER

STORM INFLOW PER CIVIL PLANS, TYP.

STORM

INLET

RANDAS WAY

SAN. SEWER

10' U.E.

20' B.L.

5'-0" WIDTH CONCRETE SIDEWALK PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

30'-0" UTILITY EASEMENT

SSMH

SAN. SEWER

WATER

8
X

10
G

SSMH

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

INLET

STORM

10' U.E.

20' B.L.

11

MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET L5, IR5

42

## HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
- 14'-0" HT. STONE ENTRY TOWER REFER TO DETAILS 1&4/HS5.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
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Director of Planning and Zoning

N

20 10 0 20
SCALE 1" = 20'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 11, 2026

SCALE:
1" = 20'
One Inch

JVC No PAD001B

HS3 of 7

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MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET HS4, L4, IR4

## HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
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- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAILS 1&2/HS6.
- 7'-0" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS7.

5'-0" DRAINAGE EASEMENT

20

8

STORM

STORM INFLOW PER CIVIL PLANS, TYP.

30'-0" UTILITY EASEMENT

INLET

SSMH

SAN. SEWER

WATER

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

BEGIN 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

36

35

17

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

37

20' BL

10' U.E.

WATER

JUDITH DR

SAN. SEWER

10' U.E.

20' BL

34

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Director of Planning and Zoning

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20 10 0 20
SCALE 1" = 20'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

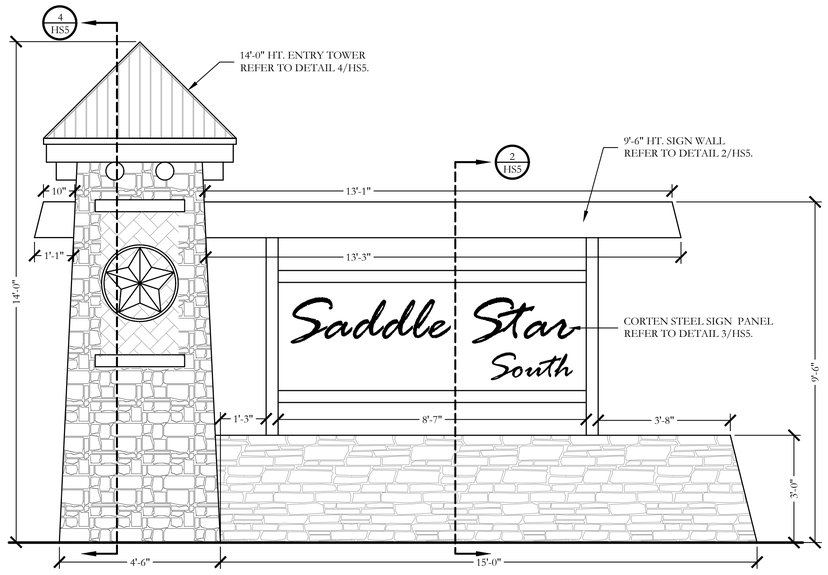
March 11, 2026

SCALE:
1" = 20'
One Inch

JVC No PAD001B

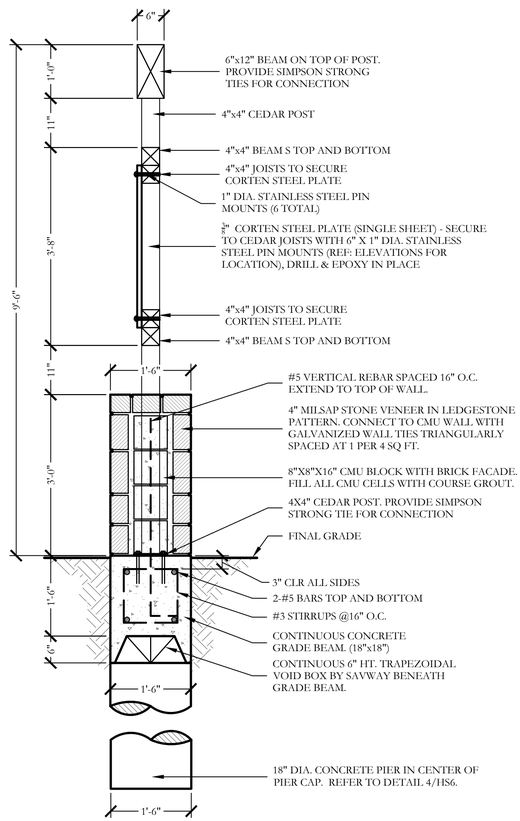
HS4 of 7

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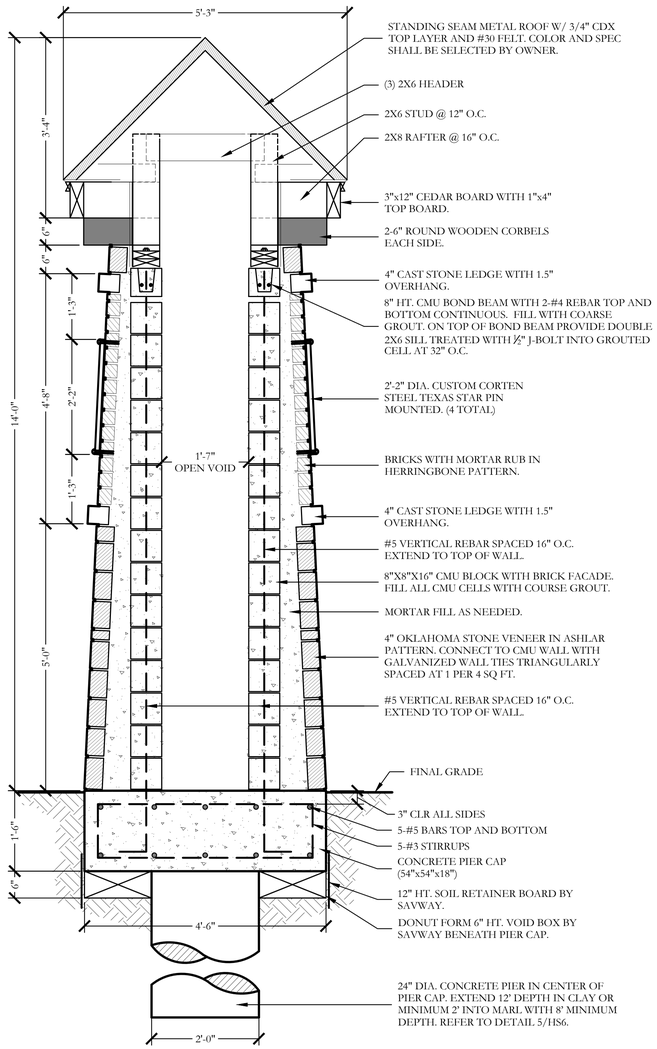

## 1 ENTRY SIGN MONUMENT
ELEVATION

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




## 2 9'-6" HT. SIGN WALL
ELEVATION

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



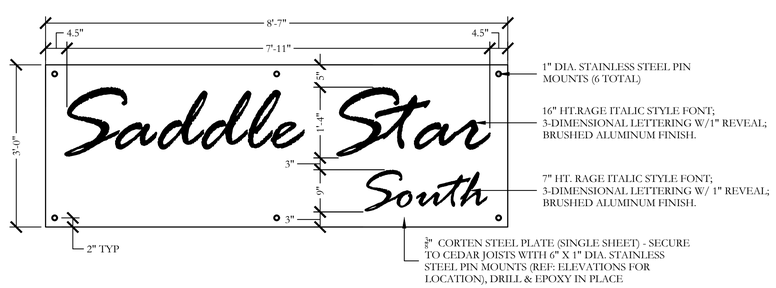

## 4 14'-0" HT. STONE ENTRY TOWER
SECTION

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

## WALL NOTES

1. 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.
2. 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.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. 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
6. 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.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. 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.
15. CLEAN STONEWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. 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.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

NOTE:
ALL 24" DIAMETER CONCRETE PIERS MUST BE LOCATED IN THE CENTER OF THE PIER CAP.




## 3 CORTEN STEEL SIGN PANEL
ELEVATION

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

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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

September 09, 2025

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|---|---|
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JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

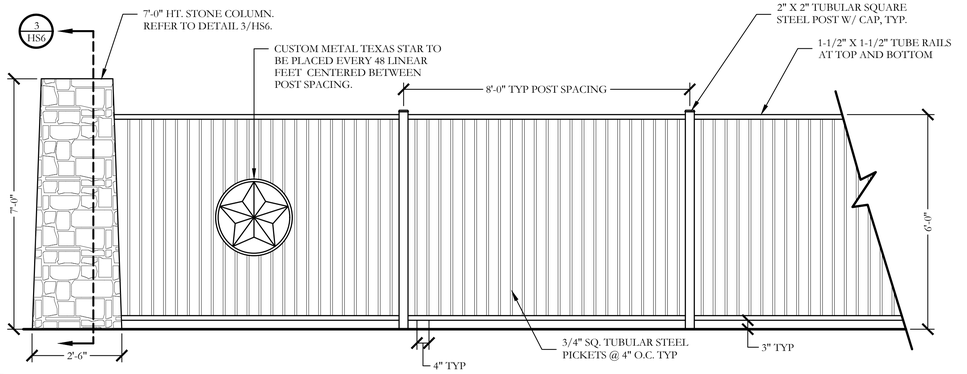
REAVES CONSULTING
Reaves Consulting
831 Arrowhead Drive
Prosper, Texas 75078
972-247-3908
richard@reavesconsulting.com
F-10826

SCALE:
REFER TO DETAILS
One Inch

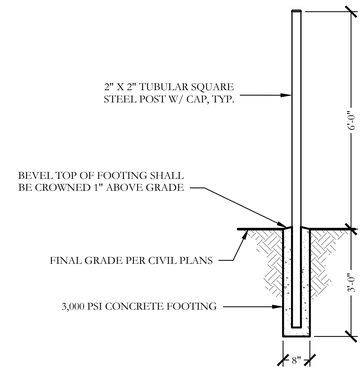
JVC No PAD001B

HS5 of 7

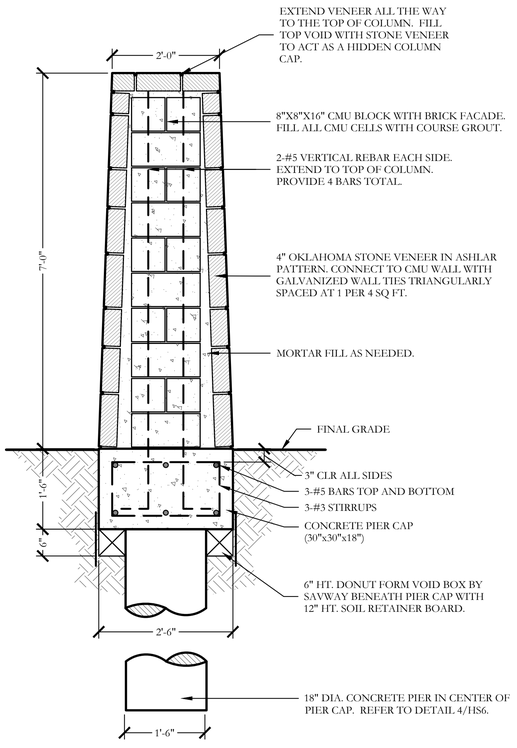
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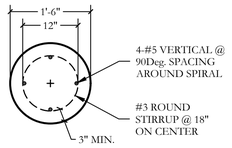

1 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE
ELEVATION
SCALE: 1/2" = 1'-0"



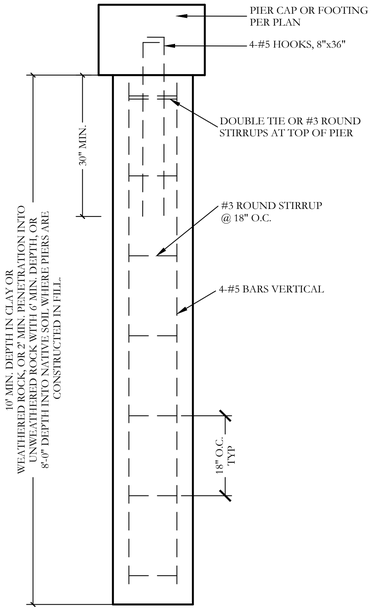

2 TYPICAL METAL POST FOOTING
SECTION
SCALE: 1/2"=1'-0"




3 7'-0" HT. STONE COLUMN
SECTION
SCALE: 3/4"=1'-0"

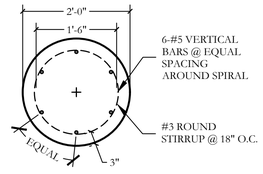



PLAN/SECTION

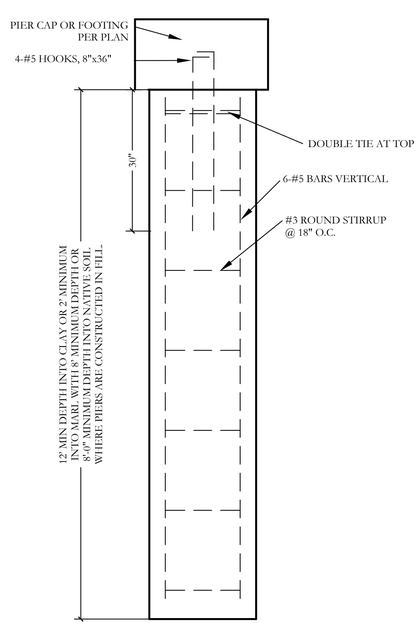



SECTION

4 PIER (18" DIA.)
SECTION
SCALE: 3/4" = 1'-0"




PLAN




SECTION

5 PIER (24" DIA.)
SECTION
SCALE: 3/4" = 1'-0"

## GENERAL NOTES - HARDSCAPE CONSTRUCTION

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

CONCRETE REINFORCING STEEL
1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
   - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
   - 2.2. CONCRETE EXPOSED TO EARTH OF WEATHER:
     - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
     - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
   - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - 2.3.1. SLABS, WALLS AND JOISTS
       - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
       - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
     - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
     - 2.3.3. SHELLS AND FOLDED PLATES
       - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
       - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

DRILLED PIERS
1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
3. 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.
4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
5. PROVIDE PIER TO GRADE BEAM REBAR 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
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH of 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF ⅜" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
8. LAP VERITCAL REINFORCING BARS AT 72 BAR DIAMETERS.
9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

## ORNAMENTAL METAL FENCE NOTES

1. 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.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
    - 10.1. PICKETS, 3/4" SQUARE 16 GA.
    - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
    - 10.3. POSTS, 2" SQUARE 11 GA.
    - 10.4. POSTS, 3" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

September 09, 2025

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HARDSCAPE DETAILS

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richard@reavesconsulting.com

F-10826

SCALE:
REFER TO DETAILS
One Inch

JVC No PAD001B

HS6 of 7

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## NOTES FOR SCREENING ATOP RETAINING WALLS:

10' MIN. PIER DEPTH BELOW BASE OF RETAINING WALL IN CLAY OR WEATHERED ROCK, OR 3' MIN. PENETRATION INTO UNWEATHERED ROCK WITH 6' MIN. DEPTH.

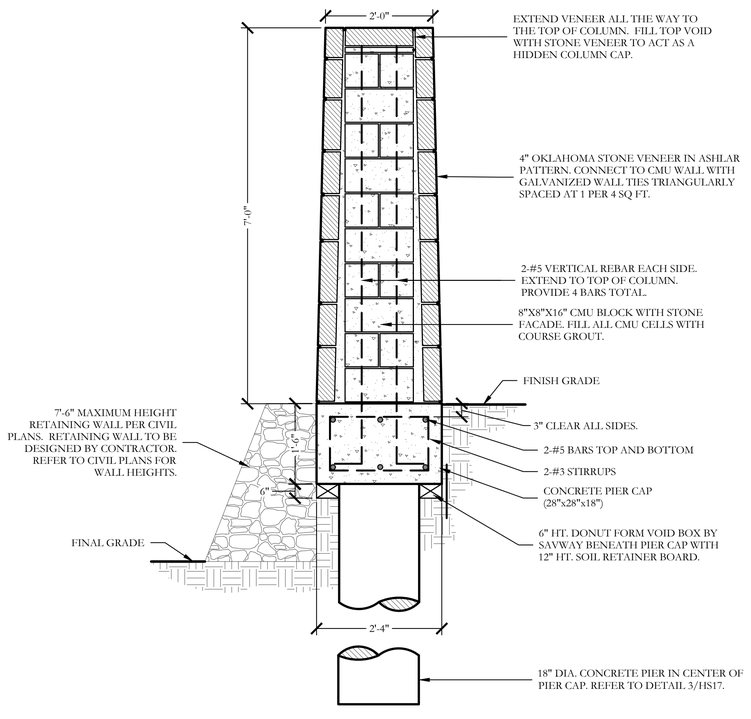
CONTRACTOR TO USE SONOTUBES FOR PIER SECTION TO BE POURED ABOVE BASE OF RETAINING WALL.

CONTRACTOR TO USE 6-#5 BARS (DO NOT BUNDLE) FOR PIERS INSTALLED WITHIN RETAINING WALLS ABOVE 4' IN HEIGHT.

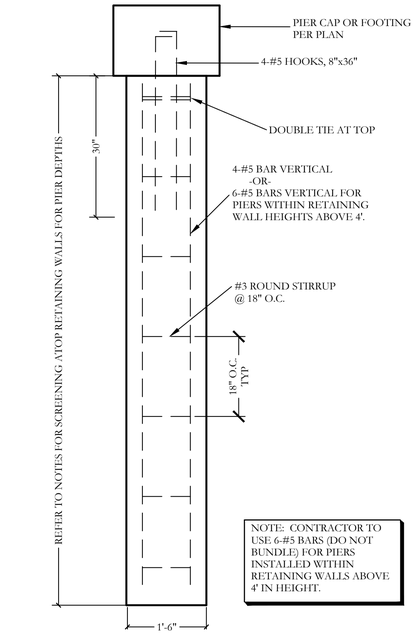
RETAINING WALL DESIGN TO BE SUBMITTED BY CONTRACTOR AND CONSTRUCTED PRIOR TO SCREEN WALL COLUMNS & PANELS.

SCREEN WALL DESIGNED TO BE SUPPORTED BY PIERS & COLUMNS. RETAINING WALLS ARE INDEPENDENT OF LOADING. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO REVIEW RETAINING WALL DESIGN.

SONOTUBES SHALL BE INSTALLED PRIOR TO RETAINING WALL CONSTRUCTION TAKING PLACE.




1 7'-0" HT. STONE COLUMN ATOP RETAINING WALL
SECTION
SCALE: 3/4"=1'-0"




NOTE: CONTRACTOR TO USE 6-#5 BARS (DO NOT BUNDLE) FOR PIERS INSTALLED WITHIN RETAINING WALLS ABOVE 4' IN HEIGHT.

2 PIER (18" DIA.)
SECTION
SCALE: 3/4" = 1'-0"

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

September 09, 2025

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SADDLE STAR SOUTH
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HARDSCAPE DETAILS

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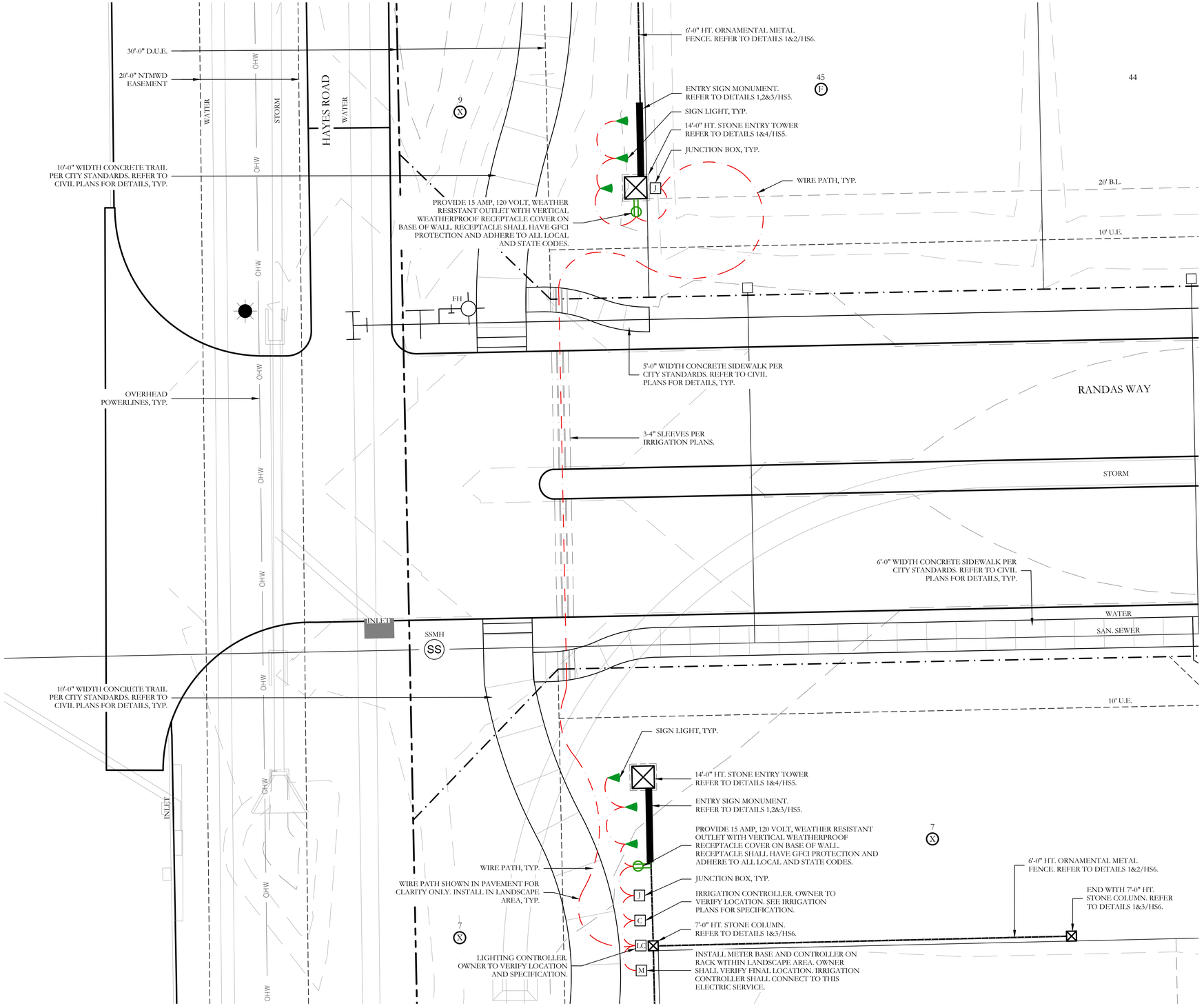
F-10826

SCALE:
REFER TO DETAILS
One Inch

JVC No PAD001B

HS7 of 7

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## 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 | 6 |
| | GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER | 2 |

## LIGHTING NOTES

1. 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.
2. COORDINATE ALL TELEPHONE SERVICE REQUIREMENTS WITH LOCAL TELEPHONE UTILITY COMPANY AND PROVIDE ACCORDINGLY.
3. LIGHTING TYPE AND SIZE SHALL BE SELECTED BY THE OWNER.
4. LIGHTING AND ELECTRICAL CONNECTIONS SHALL COMPLY WITH TEXAS DEPARTMENT STATE HEALTH SERVICES AND MANUFACTURER RECOMMENDATIONS.
5. COORDINATE ALL SLEEVE LOCATIONS WITH OTHER TRADES. INSTALL ADDITIONAL SLEEVES AS NECESSARY.
6. 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.
7. THE CONTRACTOR SHALL DETERMINE WIRE SIZES AND RUN PATTERNS IN THE FIELD.
8. REFER TO IRRIGATION PLANS AND COORDINATE WITH IRRIGATION CONTRACTOR FOR ALL SLEEVE LOCATIONS.
9. 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.

10 5 0 10
SCALE 1" = 10'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
ENTRY LIGHTING EXHIBIT

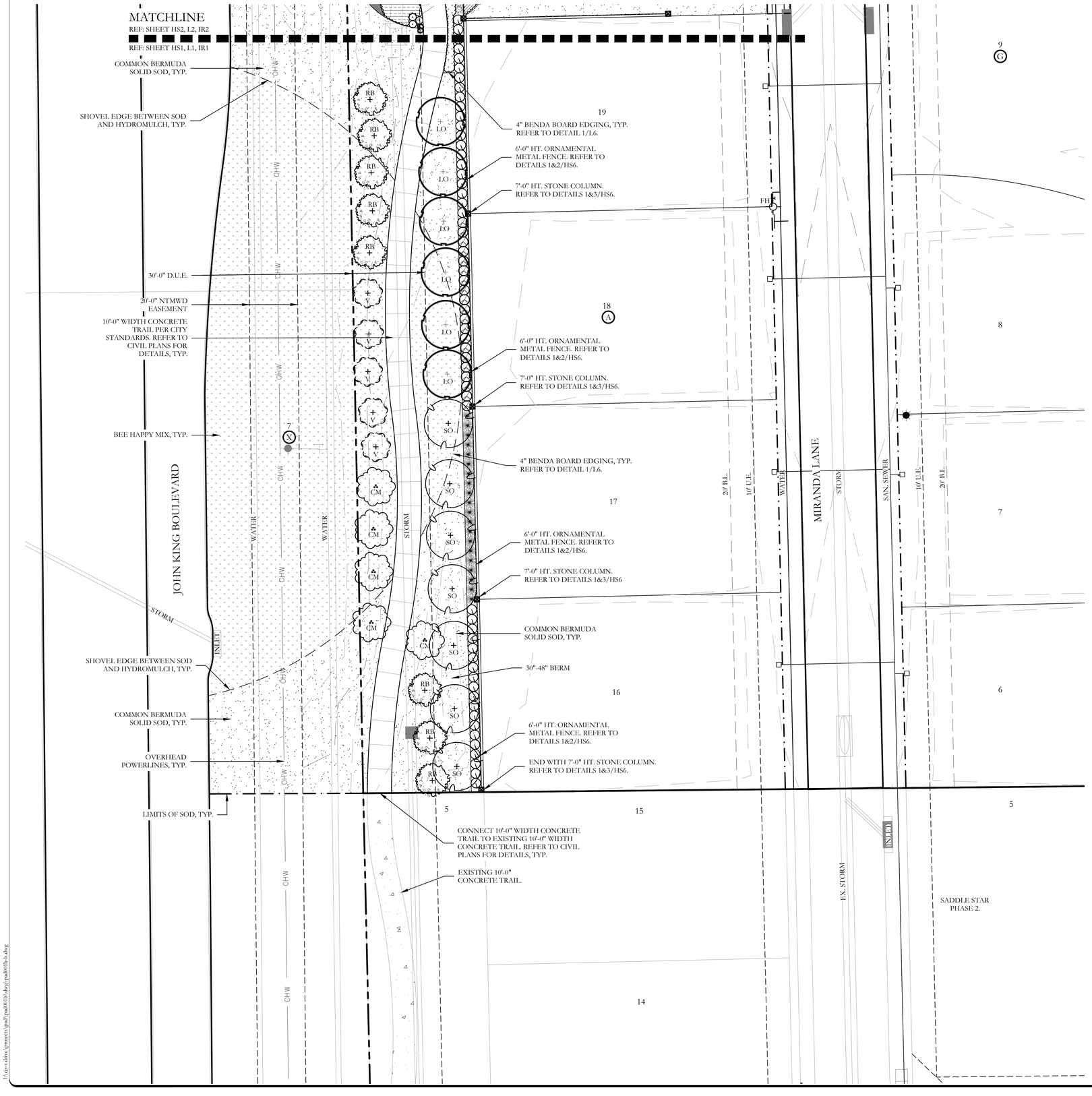
THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

March 11, 2026

SCALE:
1" = 10'
One Inch
JVC No PAD001B

EX1 of 1

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## PLANT LEGEND

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| LO | LO | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN |
| SO | SO | SHUMARD OAK | QUERCUS SHUMARDII | 4" CALIPER | AS SHOWN |
| BO | BO | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN |
| CE | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN |
| RB | RB | TEXAS REDBUD | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER | AS SHOWN |
| V | V | CHASTE TREE | VITEX AGNUS | 2" CALIPER | AS SHOWN |
| CM | CM | NATCHEZ CRAPE MYRTLE | LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' | 2" CALIPER | AS SHOWN |
| | | TEXAS SAGE | LEUCOPHYLLUM FRUTESCENS | 7 GALLON | 48" O.C. |
| | | EDWARD GOUCHER ABELIA | ABELIA GRANDIFLORA 'EDWARD GOUCHER' | 7 GALLON | 48" O.C. |
| | | STANDARD BURFORD HOLLY | ILEX CORNUTA 'BURFORDII' | 7 GALLON | 48" O.C. |
| | | INDIAN HAWTHORN 'SNOW' | RHAPHIOLEPIS INDICA 'SNOW' | 5 GALLON | 36" O.C. |
| | | AUTUMN SAGE | SALVIA GREGGII | 5 GALLON | 36" O.C. |
| | | RED YUCCA | HESPERALOE PARVIFLORA | 5 GALLON | 36" O.C. |
| | | UPRIGHT ROSEMARY | ROSMARINUS OFFICINALIS 'UPRIGHT' | 5 GALLON | 36" O.C. |
| | | ARTEMISIA | ARTEMISIA SCHMIDTIANA 'SILVER MOUND' | 5 GALLON | 36" O.C. |
| | | GULF MUHLY GRASS | MUHLENBERGIA CAPILLARIS 'REGAL MIST' | 5 GALLON | 36" O.C. |
| | | LIRIOPE GRASS | LIRIOPE MUSCARI | 1 GALLON | 18" O.C. |
| | | WEEPING LOVE GRASS | ERAGROSTIS CURVULA | 1 GALLON | 18" O.C. |
| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |
| | | BEE HAPPY MIX | BY NATIVE AMERICAN SEED CO | SQUARE FEET | HYDROMULCH |
| | | BLACK STAR CRUSHED GRANITE | 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK | SQUARE FEET | $\frac{3}{4}$-1" DIAMETER |
| | | TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS | 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK | SQUARE FEET | EQUAL COMBINATION OF 1-2" AND 2-4" |
| | | OKLAHOMA MOSS ROCK BOULDERS | BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. | 50 LB - 250 LB | FIELD LOCATE ALL BOULDER MASSES |

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

N

20 10 0 20
SCALE 1" = 20'

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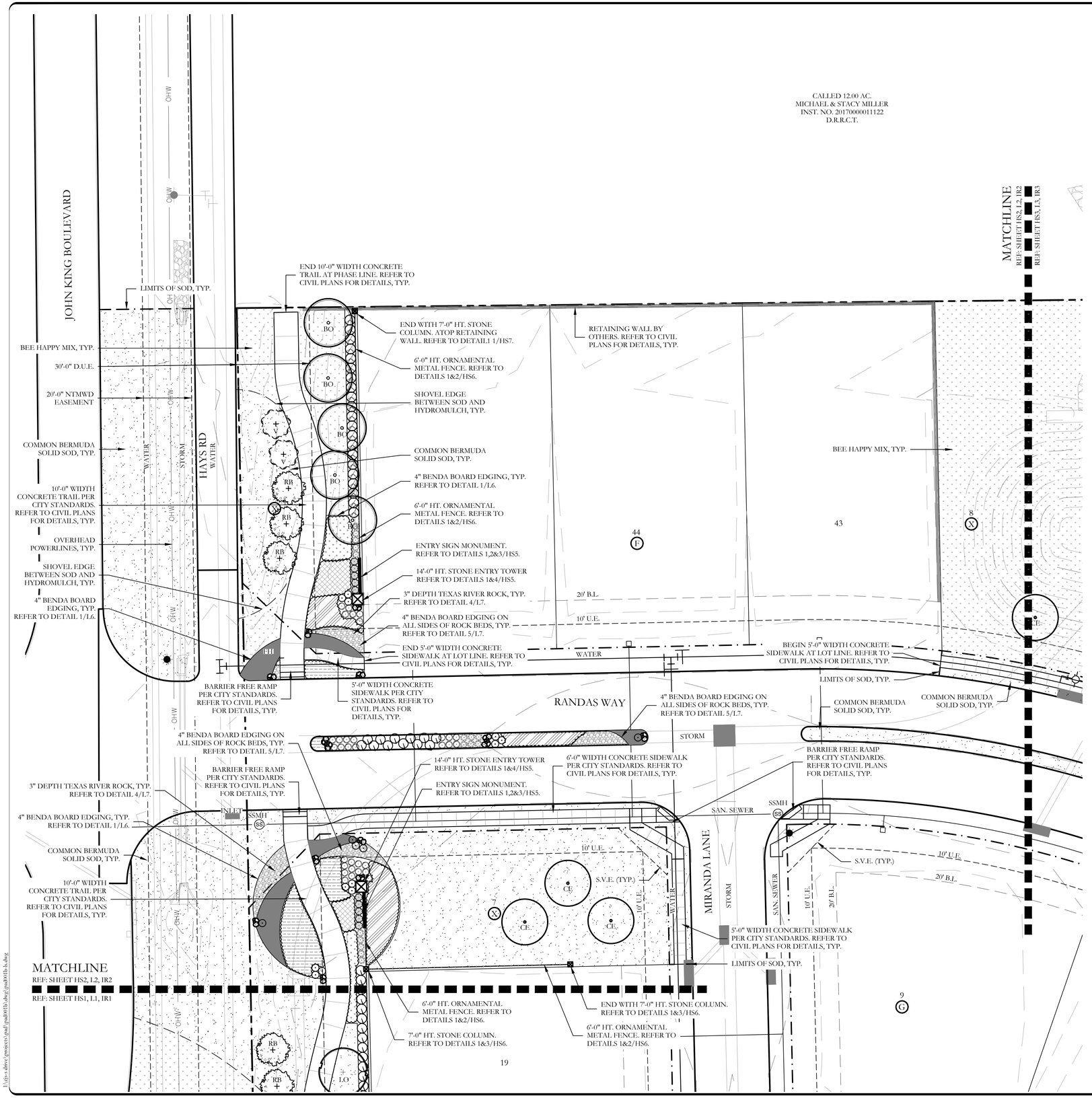
SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

L1 of 7

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| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |
| | | BEE HAPPY MIX | BY NATIVE AMERICAN SEED CO | SQUARE FEET | HYDROMULCH |
| | | BLACK STAR CRUSHED GRANITE | 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK | SQUARE FEET | $\frac{3}{4}$-1" DIAMETER |
| | | TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS | 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK | SQUARE FEET | EQUAL COMBINATION OF 1-2" AND 2-4" |
| | | OKLAHOMA MOSS ROCK BOULDERS | BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. | 50 LB - 250 LB | FIELD LOCATE ALL BOULDER MASSES |

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

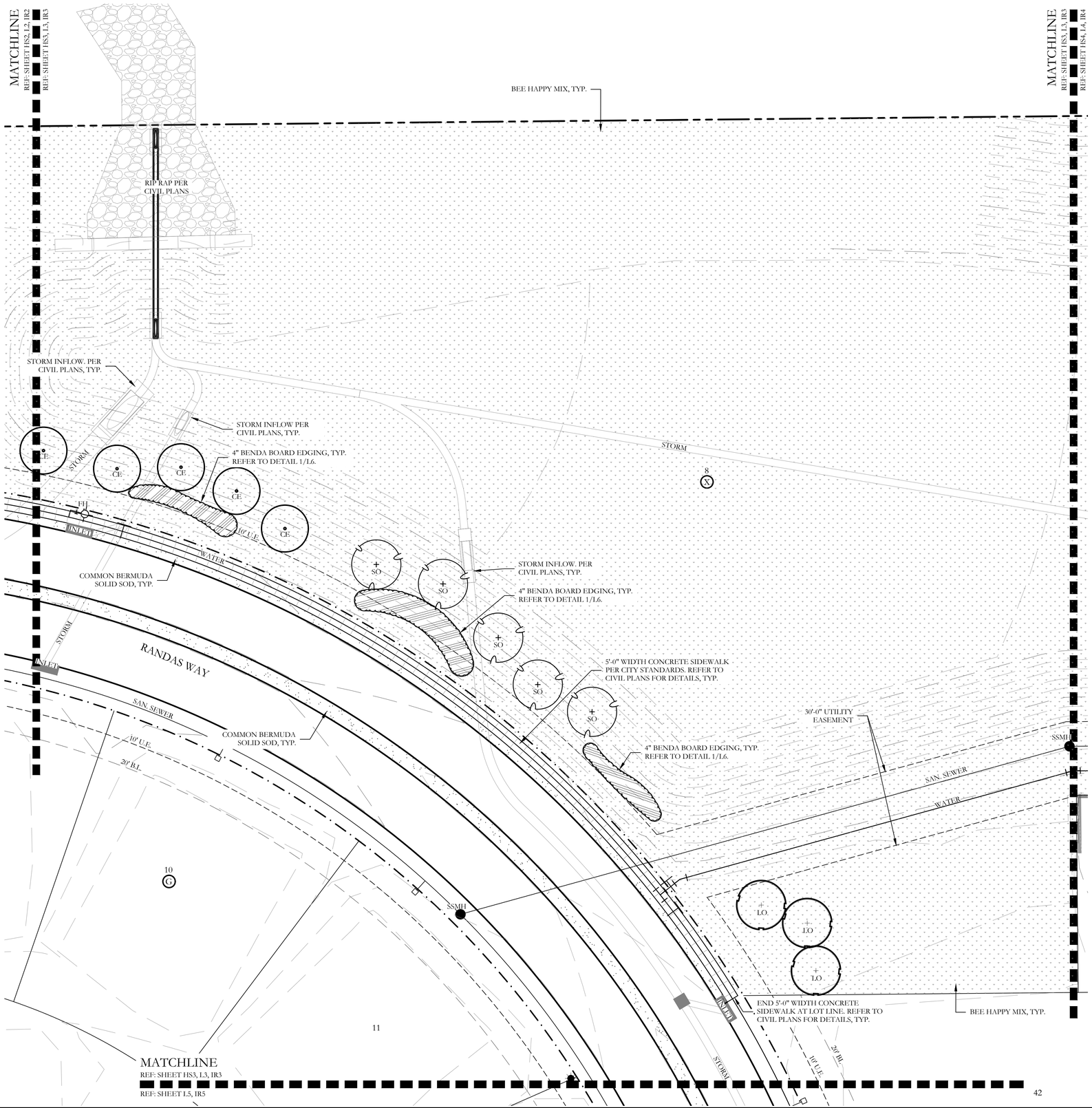
SCREENING AND BUFFERING
LANDSCAPE PLAN

CODY L. JOHNSON 2833 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

L2 of 7

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| PLANT LEGEND | | | | | |
|---|---|---|---|---|---|
| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
| LO | LO | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN |
| SO | SO | SHUMARD OAK | QUERCUS SHUMARDII | 4" CALIPER | AS SHOWN |
| BO | BO | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN |
| CE | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN |
| RB | RB | TEXAS REDBUD | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER | AS SHOWN |
| V | V | CHASTE TREE | VITEX AGNUS | 2" CALIPER | AS SHOWN |
| CM | CM | NATCHEZ CRAPE MYRTLE | LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' | 2" CALIPER | AS SHOWN |
| | | TEXAS SAGE | LEUCOPHYLLUM FRUTESCENS | 7 GALLON | 48" O.C. |
| | | EDWARD GOUCHER ABELIA | ABELIA GRANDIFLORA 'EDWARD GOUCHER' | 7 GALLON | 48" O.C. |
| | | STANDARD BURFORD HOLLY | ILEX CORNUTA 'BURFORDII' | 7 GALLON | 48" O.C. |
| | | INDIAN HAWTHORN 'SNOW' | RHAPHIOLEPIS INDICA 'SNOW' | 5 GALLON | 36" O.C. |
| | | AUTUMN SAGE | SALVIA GREGGII | 5 GALLON | 36" O.C. |
| | | RED YUCCA | HESPERALOE PARVIFLORA | 5 GALLON | 36" O.C. |
| | | UPRIGHT ROSEMARY | ROSMARINUS OFFICINALIS 'UPRIGHT' | 5 GALLON | 36" O.C. |
| | | ARTEMISIA | ARTEMISIA SCHMIDTIANA 'SILVER MOUND' | 5 GALLON | 36" O.C. |
| | | GULF MUHLY GRASS | MUHLENBERGIA CAPILLARIS 'REGAL MIST' | 5 GALLON | 36" O.C. |
| | | LIRIOPE GRASS | LIRIOPE MUSCARI | 1 GALLON | 18" O.C. |
| | | WEEPING LOVE GRASS | ERAGROSTIS CURVULA | 1 GALLON | 18" O.C. |
| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |
| | | BEE HAPPY MIX | BY NATIVE AMERICAN SEED CO | SQUARE FEET | HYDROMULCH |
| | | BLACK STAR CRUSHED GRANITE | 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK | SQUARE FEET | $\frac{1}{4}$-1" DIAMETER |
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| | | OKLAHOMA MOSS ROCK BOULDERS | BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. | 50 LB - 250 LB | FIELD LOCATE ALL BOULDER MASSES |

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

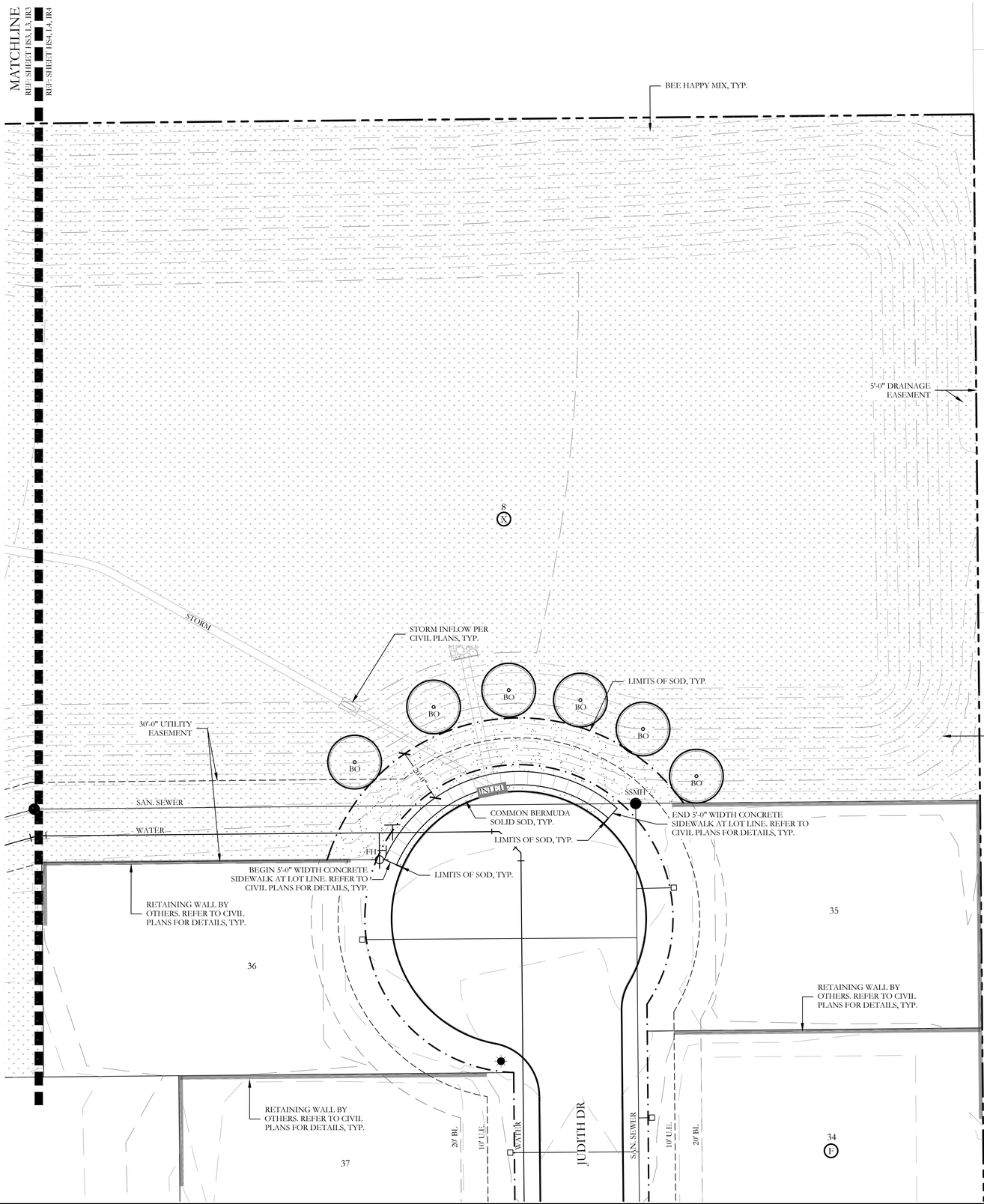
March 11, 2026

SCALE:
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One Inch

JVC No PAD001B

L3 of 7

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| PLANT LEGEND | | | | | |
|---|---|---|---|---|---|
| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
| LO | LO | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN |
| SO | SO | SHUMARD OAK | QUERCUS SHUMARDII | 4" CALIPER | AS SHOWN |
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| CE | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN |
| RB | RB | TEXAS REDBUD | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER | AS SHOWN |
| V | V | CHASTE TREE | VITEX AGNUS | 2" CALIPER | AS SHOWN |
| CM | CM | NATCHEZ CRAPE MYRTLE | LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' | 2" CALIPER | AS SHOWN |
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| | | INDIAN HAWTHORN 'SNOW' | RHAPHIOLEPIS INDICA 'SNOW' | 5 GALLON | 36" O.C. |
| | | AUTUMN SAGE | SALVIA GREGGII | 5 GALLON | 36" O.C. |
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| | | UPRIGHT ROSEMARY | ROSMARINUS OFFICINALIS 'UPRIGHT' | 5 GALLON | 36" O.C. |
| | | ARTEMISIA | ARTEMISIA SCHMIDTIANA 'SILVER MOUND' | 5 GALLON | 36" O.C. |
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| | | OKLAHOMA MOSS ROCK BOULDERS | BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. | 50 LB - 250 LB | FIELD LOCATE ALL BOULDER MASSES |

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LANDSCAPE PLAN

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CODY L. JOHNSON
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March 11, 2026

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L4 of 7

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## PLANT LEGEND

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| LO | LO | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN |
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CODY L. JOHNSON
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One Inch

JVC No PAD001B

L5 of 7

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## LANDSCAPE PROVIDED

JOHN KING BOULEVARD

A. MINIMUM TWENTY (50) FOOT LANDSCAPE EDGE PROVIDED

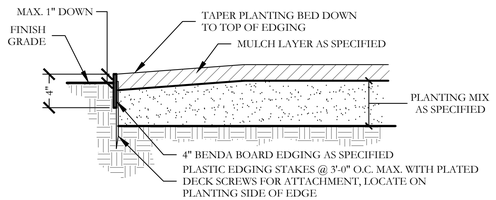
B. 10' SIDEWALK WITHIN LANDSCAPE BUFFER PROVIDED.

C. 3 - 4" CAL. CANOPY TREE & 4 ACCENT TREES / 100 LF OF LINEAR FRONTAGE
596 LF OF FRONTAGE / 100 LF = 18 - 4" CAL. TREES & 22 ACCENT TREES REQUIRED.
PROVIDED: 18 - 4" CALIPER CANOPY TREES & 23 ACCENT TREES PROVIDED

D. MIN 30" HT. SHRUBBERY PROVIDED ALONG LENGTH OF STREET FRONTAGE.

DETENTION AREA LOT CA8 BLOCK I

A. 1 SHRUB OR ORNAMENTAL GRASS PER 750 SF OF DRY DETENTION AREA.
210,312 SF OF DETENTION AREA / 750 SF = 281 - SHRUBS OR ORNAMENTAL GRASSES.
PROVIDED: 314 ORNAMENTAL GRASSES.




1 TYPICAL BED EDGING DETAIL
SECTION
NOT TO SCALE

## PLANT LIST

| KEY | ESTIMATED QUANTITY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|---|
| LO | 9 | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| SO | 12 | SHUMARD OAK | QUERCUS SHUMARDII | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| BO | 11 | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| CE | 8 | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| RB | 11 | TEXAS REDBUD | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
| V | 7 | CHASTE TREE | VITEX AGNUS-CASTUS | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
| CM | 5 | NATCHEZ WHITE CRAPE MYRTLE | LAGERSTROEMIA X 'NATCHEZ' | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
| | 52 | TEXAS SAGE | LEUCOPHYLLUM FRUTESCENS | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 41 | EDWARD GOUCHER ABELIA | ABELIA GRANDIFLORA 'EDWARD GOUCHER' | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 21 | STANDARD BURFORD HOLLY | ILEX CORNUTA 'BURFORDII' | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 10 | INDIAN HAWTHORN SNOW | RHAPHIOLEPIS INDICA 'SNOW' | 3 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 32 | AUTUMN SAGE | SALVIA GREGGII | 5 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 17 | RED YUCCA | HESPERALOE PARVIFLORA | 3 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 16 | UPRIGHT ROSEMARY | ROSMARINUS OFFICINALIS 'UPRIGHT' | 3 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 85 | ARTEMISIA | ARTEMISIA SCHMIDTIANA 'SILVER MOUND' | 1 GALLON | 24" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 540 | GULF MUHLY GRASS | MUHLENBERGIA CAPILLARIS 'REGAL MIST' | 1 GALLON | 24" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 140 | LIRIOPE GRASS | LIRIOPE MUSCARI | 1 GALLON | 18" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 350 | WEEPING LOVE GRASS | ERAGROSTIS CURVULA | 1 GALLON | 18" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 38,465 | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD | MINIMUM 100% COVERAGE ALL AREAS SHOWN |
| | 222,335 | BEE HAPPY MIX | BY NATIVE AMERICAN SEED CO. | SQUARE FEET | HYDROMULCH | MINIMUM 100% COVERAGE ALL AREAS SHOWN |
| | 710 | BLACK STAR CRUSHED STONE | N/A | SQUARE FEET | 100% COVERAGE | INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. STONE SHALL BE $\frac{3}{4}$" - 1" DIAMETER IN SIZE. |
| | 545 | TEXAS RIVER ROCK | N/A | SQUARE FEET | 100% COVERAGE | 3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE. |
| | 4 | OKLAHOMA MOSS ROCK BOULDERS | N/A | TON | AS SHOWN | 50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK. |

## GENERAL LANDSCAPE NOTES

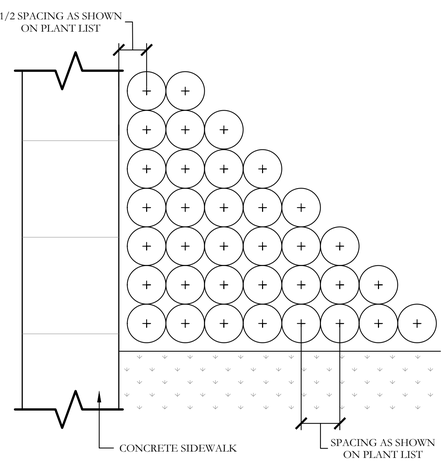
INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. 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.

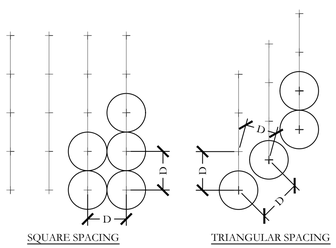
LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. 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.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. 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.
8. 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.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. 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:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. 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.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. 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.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

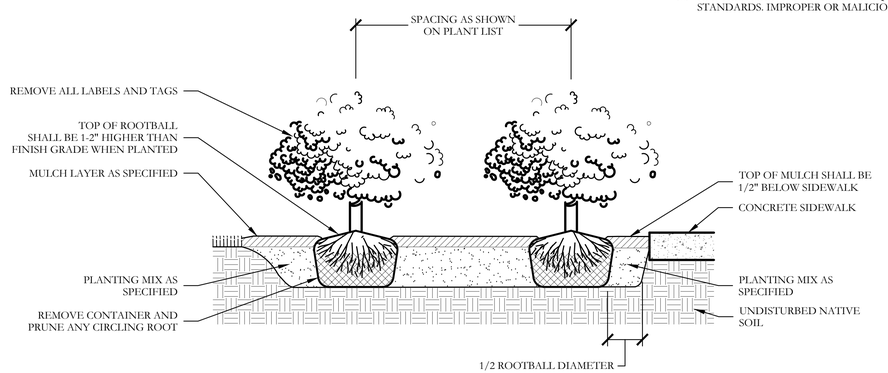
MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL 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.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. 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:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. 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.
3. 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.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. 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.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.




NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.




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

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

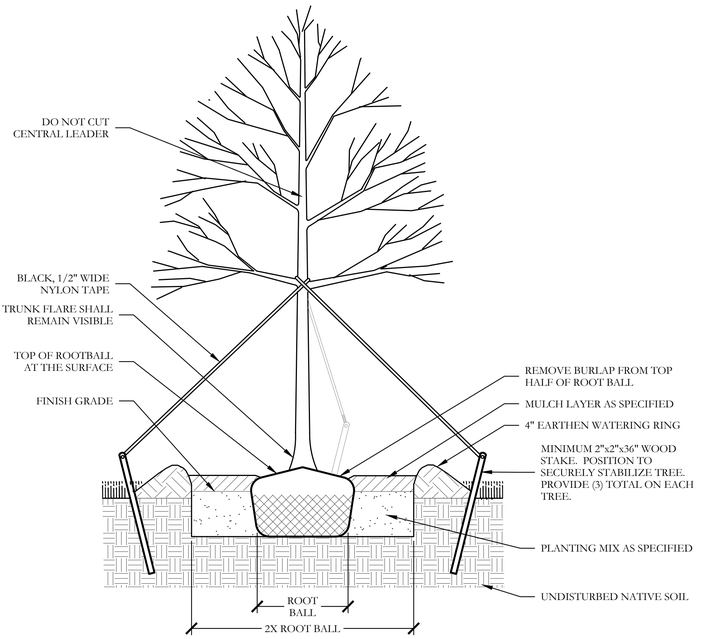
SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 11, 2026

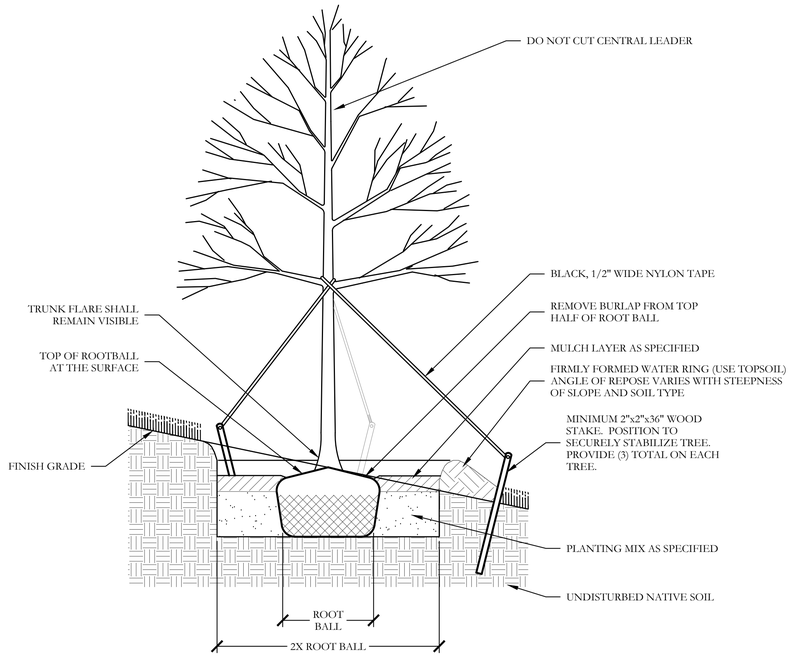
SCALE:
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One Inch
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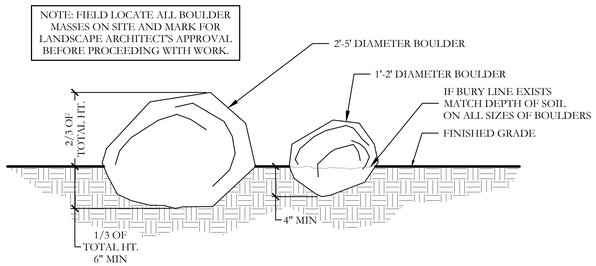
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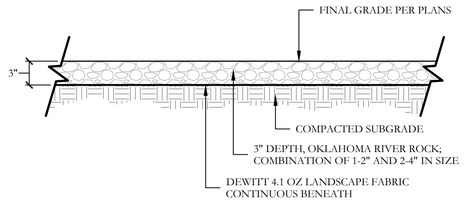

1 TYPICAL TREE PLANTING
SECTION
NOT TO SCALE



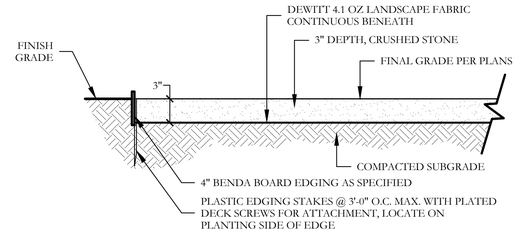

3 TYPICAL TREE PLANTING ON SLOPE
SECTION
NOT TO SCALE




2 LANDSCAPE BOULDER DETAIL
SECTION
NOT TO SCALE




4 TEXAS RIVER ROCK BED
SECTION
SCALE: 1" = 1'-0"




5 CRUSHED STONE DETAILS
SECTION
SCALE: 1" = 1'-0"

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CINDY L. JOHNSON
2833
STATE OF TEXAS

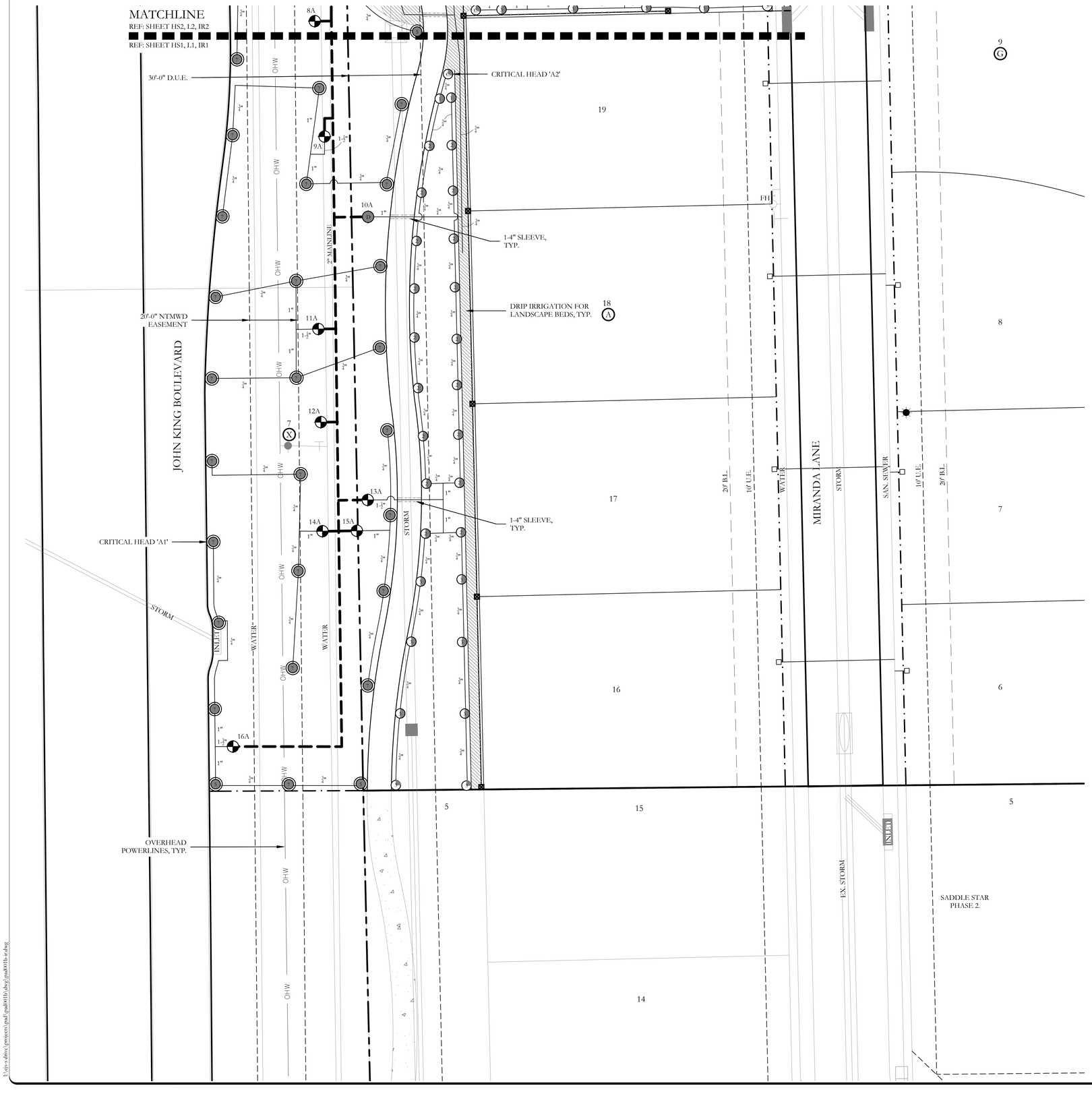
March 11, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No PAD001B

L7 of 7

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## 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" |
| | DRIP IRRIGATION (LANDSCAPE BEDS) | HUNTER | HDL-06-18 | N/A |
| | DRIP IRRIGATION (TURF BEDS) | HUNTER | HDL-06-12 | N/A |
| | TEMPORARY IRRIGATION | N/A | N/A | N/A |
| | DRIP IRRIGATION | HUNTER | AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER) | 1/2" |
| | REMOTE CONTROL VALVE | HUNTER | ICV-101G ICV-151G | REFER TO PLAN FOR SIZE |
| P H L S | LAWN MP ROTATOR | HUNTER | MP ROTATOR | MP1000, MP2000, MP3000 |
| | 4" POP UP MP ROTATOR CORNER STRIP | HUNTER | STRIP SERIES | MPLC515 IVORY MPRCS515 COPPER MPSS530 BROWN |
| CR | 4" POP UP MP ROTATOR CORNER | HUNTER | CORNER SERIES | MP CORNER SERIES ADJUSTABLE ARC 8'-15' |
| R | ROTOR HEAD | HUNTER | PGP SERIES | HALF AND/OR FULL NOZZLE |
| M | WATER METER | ---- | PER CITY | REFER TO PLAN FOR SIZE |
| | DOUBLE CHECK VALVE | FEBCO | 850-BV Series | REFER TO PLAN FOR SIZE |
| I | ISOLATION VALVE | NIBCO | "T-113 | LINE SIZE |
| Y | WYE STRAINER | FEBCO | 650a | REFER TO PLAN FOR SIZE |
| M | 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 |

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

REFER TO SHEET IR6 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

## VALVE LEGEND - METER A

| 5A | 6A | 7A | 8A | 9A | 10A | 11A | 12A | 13A | 14A |
|---|---|---|---|---|---|---|---|---|---|
| DRIP | 1.5" V | 1" V | OPEN | 1.5" V | DRIP | 1.5" V | OPEN | 1.5" V | 1" V |
| 5.29 | 34.67 | 17.00 | <20.00 | 20.40 | 12.25 | 20.40 | <20.00 | 27.53 | 13.60 |

| 15A | 16A | 17A | 18A | 19A | 20A | 21A |
|---|---|---|---|---|---|---|
| 1" V | 1.5" V | DRIP | 1" V | 1" V | OPEN | 1.5" V |
| 13.60 | 20.40 | 9.00 | 13.60 | 17.00 | <20.00 | 25.58 |

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.

20 10 0 20
SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

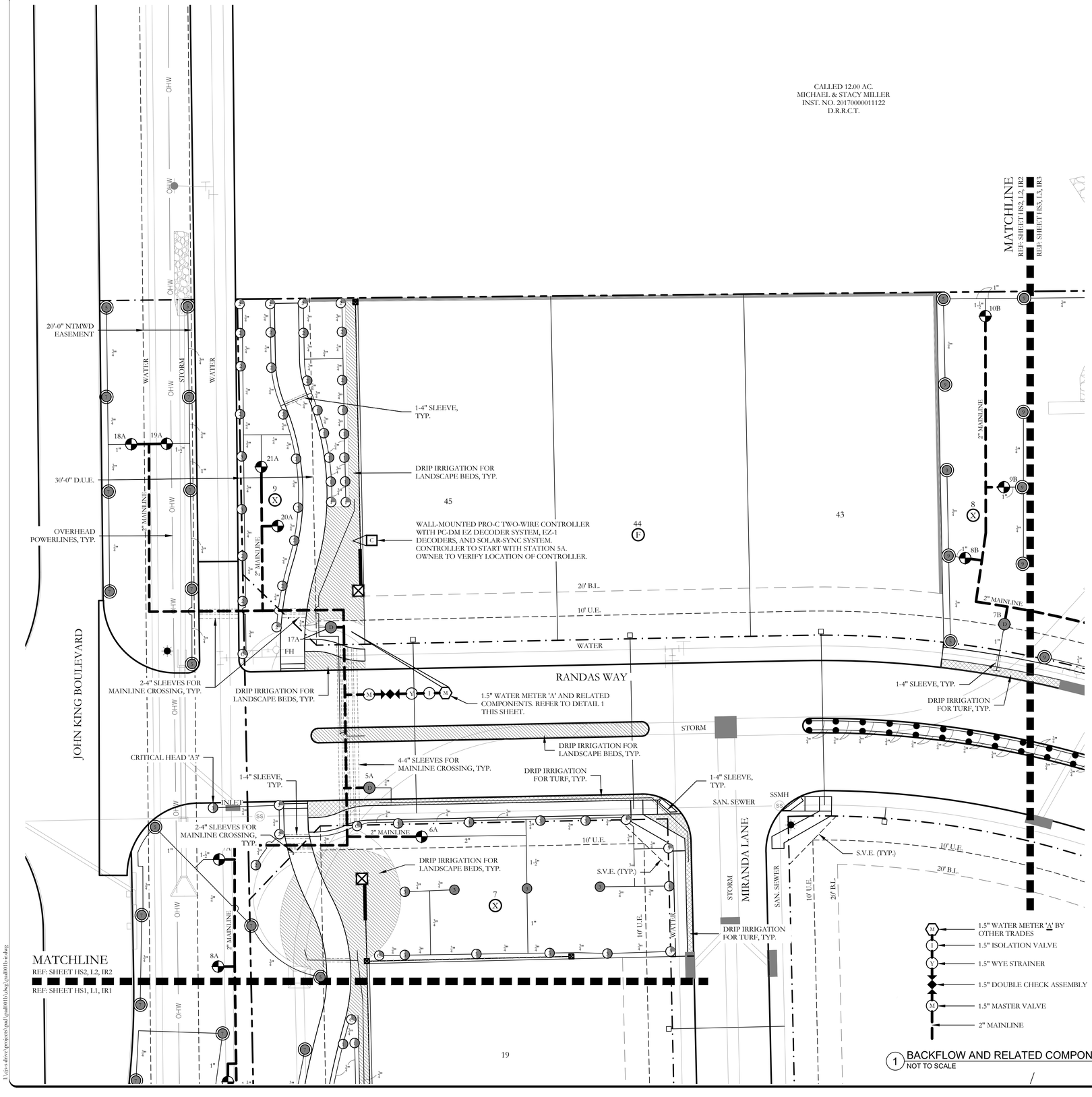
SCREENING AND BUFFERING
IRRIGATION PLAN

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LICENSED IRRIGATOR
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

IR1 of 8

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## 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" |
| | DRIP IRRIGATION (LANDSCAPE BEDS) | HUNTER | HDL-06-18 | N/A |
| | DRIP IRRIGATION (TURF BEDS) | HUNTER | HDL-06-12 | N/A |
| | TEMPORARY IRRIGATION | N/A | N/A | N/A |
| | DRIP IRRIGATION | HUNTER | AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER) | 1/2" |
| | REMOTE CONTROL VALVE | HUNTER | ICV-101G ICV-151G | REFER TO PLAN FOR SIZE |
| P H L S | LAWN MP ROTATOR | HUNTER | MP ROTATOR | MP1000, MP2000, MP3000 |
| | 4" POP UP MP ROTATOR CORNER STRIP | HUNTER | STRIP SERIES | MPLC515 IVORY MPRCS515 COPPER MPSS530 BROWN |
| CR | 4" POP UP MP ROTATOR CORNER | HUNTER | CORNER SERIES | MP CORNER SERIES ADJUSTABLE ARC 8'-15' |
| R | ROTOR HEAD | HUNTER | PGP SERIES | HALF AND/OR FULL NOZZLE |
| M | WATER METER | ---- | PER CITY | REFER TO PLAN FOR SIZE |
| | DOUBLE CHECK VALVE | FEBCO | 850-BV Series | REFER TO PLAN FOR SIZE |
| I | ISOLATION VALVE | NIBCO | "T-113 | LINE SIZE |
| Y | WYE STRAINER | FEBCO | 650a | REFER TO PLAN FOR SIZE |
| M | 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 |

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

REFER TO SHEET IR6 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

### VALVE LEGEND - METER A

| 5A | 6A | 7A | 8A | 9A | 10A | 11A | 12A | 13A | 14A |
|---|---|---|---|---|---|---|---|---|---|
| DRIP | 1.5" V | 1" V | OPEN | 1.5" V | DRIP | 1.5" V | OPEN | 1.5" V | 1" V |
| 5.29 | 34.67 | 17.00 | <20.00 | 20.40 | 12.25 | 20.40 | <20.00 | 27.53 | 13.60 |

| 15A | 16A | 17A | 18A | 19A | 20A | 21A |
|---|---|---|---|---|---|---|
| 1" V | 1.5" V | DRIP | 1" V | 1" V | OPEN | 1.5" V |
| 13.60 | 20.40 | 9.00 | 13.60 | 17.00 | <20.00 | 25.58 |

### VALVE LEGEND - METER B

| 1B | 2B | 3B | 4B | 5B | 6B | 7B | 8B | 9B | 10B |
|---|---|---|---|---|---|---|---|---|---|
| DRIP | 1.5" V | 1.5" V | OPEN | DRIP | 1.5" V | DRIP | 1.5" V | 1.5" V | 1.5" V |
| 10.89 | 20.80 | 20.80 | <20.00 | 5.29 | 20.80 | 10.89 | 1.69 | 15.60 | 20.80 |

| 11B | 12B | 13B | 14B | 15B | 16B | 17B | 18B | 19B | 20B |
|---|---|---|---|---|---|---|---|---|---|
| 1.5" V | 1.5" V | 1.5" V | 1.5" V | 1.5" V | 1.5" V | 1.5" V | DRIP | OPEN | 1.5" V |
| 20.80 | 20.80 | 20.80 | 20.80 | 20.80 | 20.80 | 20.80 | 1.96 | <20.00 | 25.28 |

| 21B | 22B | 23B | 24B | 25B | 26B | 27B | 28B | 29B | 30B |
|---|---|---|---|---|---|---|---|---|---|
| 1.5" V | 1.5" V | 1.5" V | 1.5" V | 1.5" V | 1.5" V | 1.5" V | 1.5" V | 1.5" V | 1.5" V |
| 20.80 | 20.80 | 20.80 | 20.80 | 20.80 | 20.80 | 20.80 | 20.80 | 20.80 | 20.80 |

| 31B | 32B | 33B | 34B | 35B | 36B |
|---|---|---|---|---|---|
| 1.5" V | 1.5" V | 1.5" V | 1.5" V | 1.5" V | 1.5" V |
| 20.80 | 20.80 | 20.80 | 20.80 | 21.66 | 22.42 |

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.

20 10 0 20
SCALE 1" = 20'

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TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
IRRIGATION PLAN

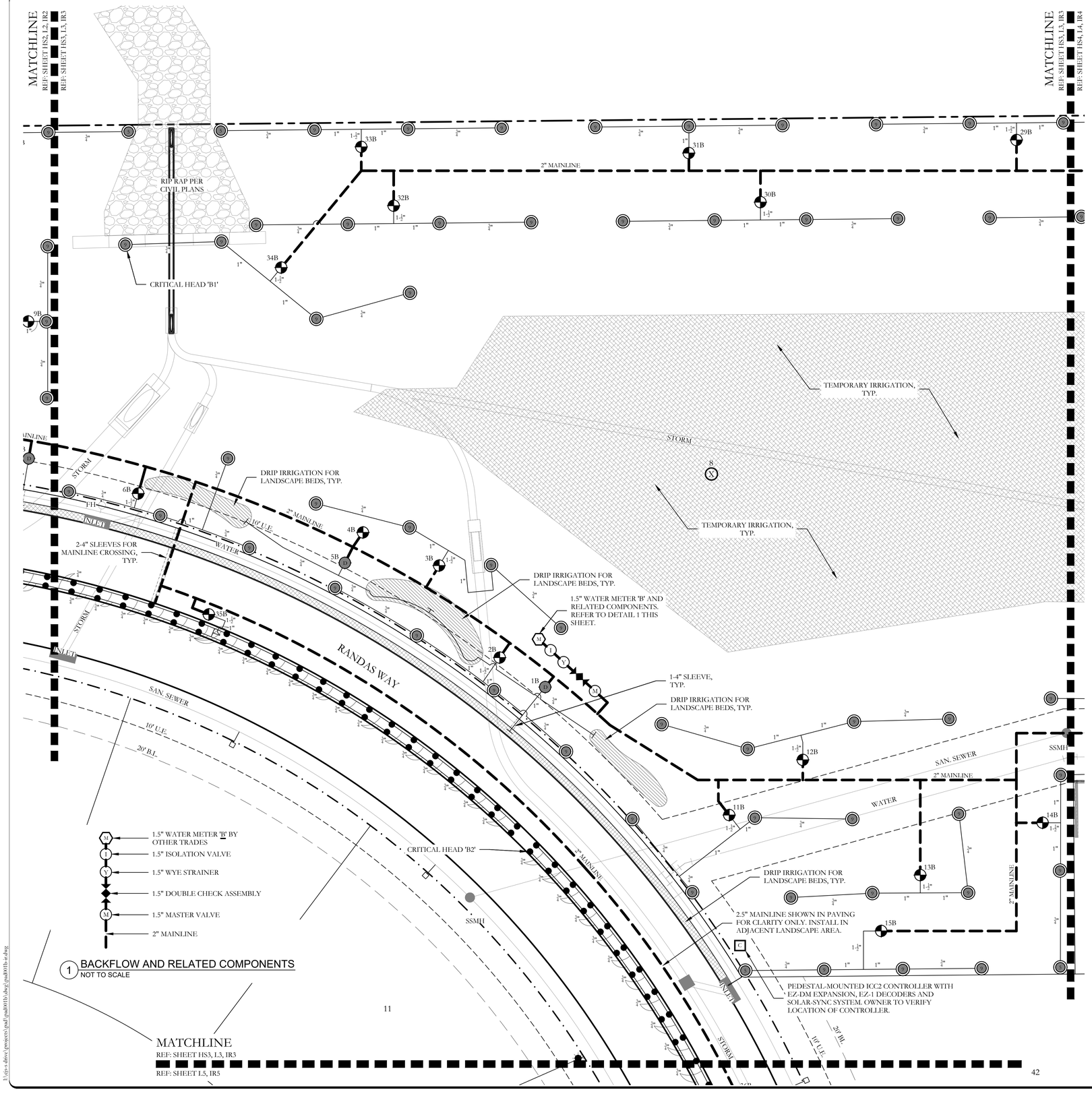
STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LICENSED IRRIGATION CONSULTANT
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

IR2 of 8



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## 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" |
| | DRIP IRRIGATION (LANDSCAPE BEDS) | HUNTER | HDL-06-18 | N/A |
| | DRIP IRRIGATION (TURF BEDS) | HUNTER | HDL-06-12 | N/A |
| | TEMPORARY IRRIGATION | N/A | N/A | N/A |
| | DRIP IRRIGATION | HUNTER | AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER) | 1/2" |
| | REMOTE CONTROL VALVE | HUNTER | ICV-101G ICV-151G | REFER TO PLAN FOR SIZE |
| P H L T | LAWN MP ROTATOR | HUNTER | MP ROTATOR | MP1000, MP2000, MP3000 |
| | 4" POP UP MP ROTATOR CORNER STRIP | HUNTER | STRIP SERIES | MPLC515 IVORY MPRCS515 COPPER MPSS530 BROWN |
| CR | 4" POP UP MP ROTATOR CORNER | HUNTER | CORNER SERIES | MP CORNER SERIES ADJUSTABLE ARC 8'-15' |
| R | ROTOR HEAD | HUNTER | PGP SERIES | HALF AND/OR FULL NOZZLE |
| M | WATER METER | ---- | PER CITY | REFER TO PLAN FOR SIZE |
| | DOUBLE CHECK VALVE | FEBCO | 850-BV Series | REFER TO PLAN FOR SIZE |
| I | ISOLATION VALVE | NIBCO | "T-113 | LINE SIZE |
| Y | WYE STRAINER | FEBCO | 650a | REFER TO PLAN FOR SIZE |
| M | 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 |

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

REFER TO SHEET IR6 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

### VALVE LEGEND - METER B

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1B<br>DRIP<br>10.89 | 2B<br>1.5" V<br>20.80 | 3B<br>1.5" V<br>20.80 | 4B<br>OPEN<br><20.00 | 5B<br>DRIP<br>5.29 | 6B<br>1.5" V<br>20.80 | 7B<br>DRIP<br>10.89 | 8B<br>1.5" V<br>1.69 | 9B<br>1.5" V<br>15.60 | 10B<br>1.5" V<br>20.80 |
| 11B<br>1.5" V<br>20.80 | 12B<br>1.5" V<br>20.80 | 13B<br>1.5" V<br>20.80 | 14B<br>1.5" V<br>20.80 | 15B<br>1.5" V<br>20.80 | 16B<br>1.5" V<br>20.80 | 17B<br>1.5" V<br>20.80 | 18B<br>DRIP<br>1.96 | 19B<br>OPEN<br><20.00 | 20B<br>1.5" V<br>25.28 |
| 21B<br>1.5" V<br>20.80 | 22B<br>1.5" V<br>20.80 | 23B<br>1.5" V<br>20.80 | 24B<br>1.5" V<br>20.80 | 25B<br>1.5" V<br>20.80 | 26B<br>1.5" V<br>20.80 | 27B<br>1.5" V<br>20.80 | 28B<br>1.5" V<br>20.80 | 29B<br>1.5" V<br>20.80 | 30B<br>1.5" V<br>20.80 |
| 31B<br>1.5" V<br>20.80 | 32B<br>1.5" V<br>20.80 | 33B<br>1.5" V<br>20.80 | 34B<br>1.5" V<br>20.80 | 35B<br>1.5" V<br>21.66 | 36B<br>1.5" V<br>22.42 | | | | |

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.

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

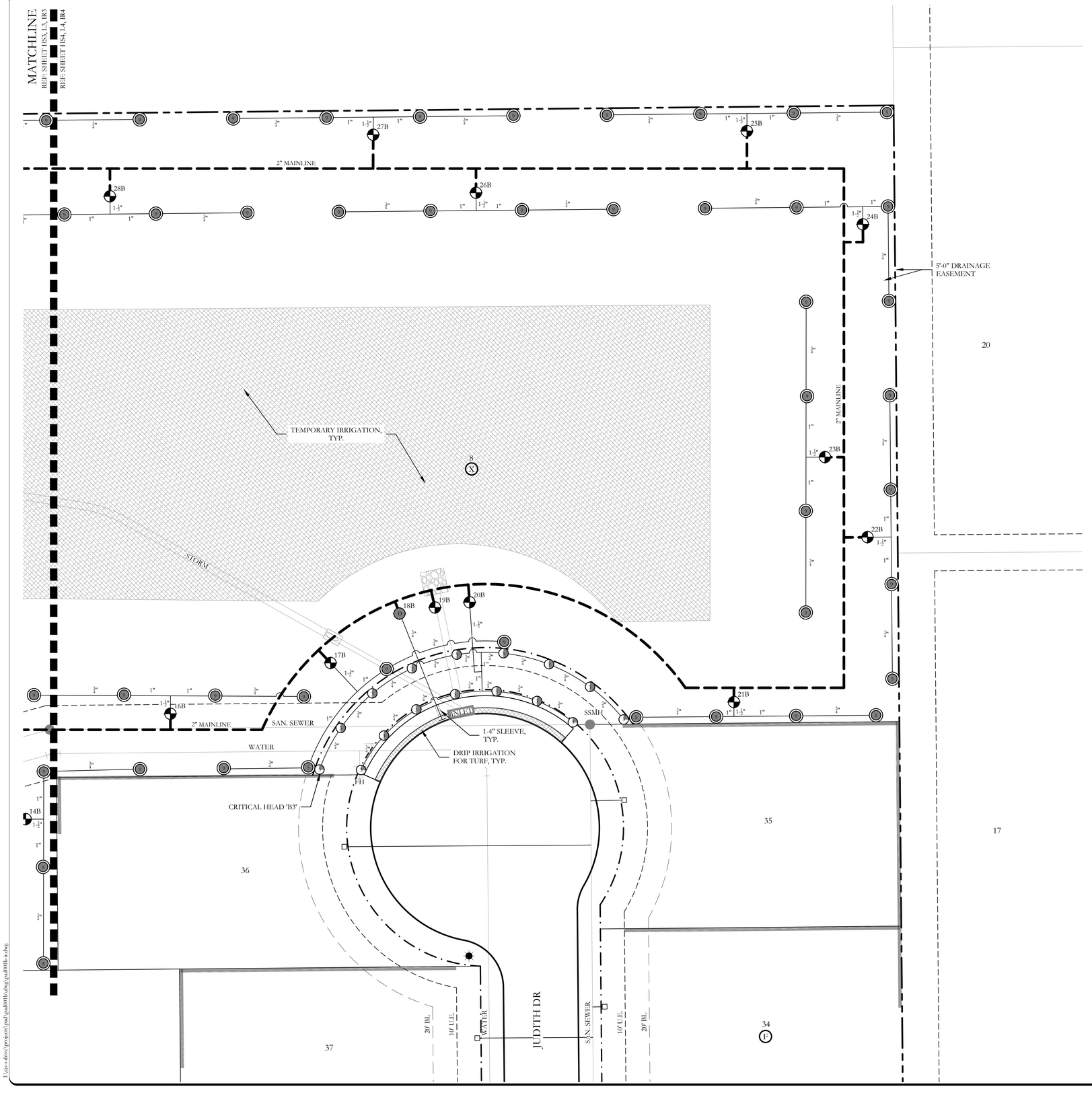
SCREENING AND BUFFERING
IRRIGATION PLAN

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED LICENSED IRRIGATOR
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

IR3 of 8

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## 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" |
| | DRIP IRRIGATION (LANDSCAPE BEDS) | HUNTER | HDL-06-18 | N/A |
| | DRIP IRRIGATION (TURF BEDS) | HUNTER | HDL-06-12 | N/A |
| | TEMPORARY IRRIGATION | N/A | N/A | N/A |
| | DRIP IRRIGATION | HUNTER | AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER) | 1/2" |
| | REMOTE CONTROL VALVE | HUNTER | ICV-101G ICV-151G | REFER TO PLAN FOR SIZE |
| P H L S | LAWN MP ROTATOR | HUNTER | MP ROTATOR | MP1000, MP2000, MP3000 |
| | 4" POP UP MP ROTATOR CORNER STRIP | HUNTER | STRIP SERIES | MPLC515 IVORY MPRCS515 COPPER MPSS530 BROWN |
| CR | 4" POP UP MP ROTATOR CORNER | HUNTER | CORNER SERIES | MP CORNER SERIES ADJUSTABLE ARC 8'-15' |
| P | ROTOR HEAD | HUNTER | PGP SERIES | HALF AND/OR FULL NOZZLE |
| M | WATER METER | ---- | PER CITY | REFER TO PLAN FOR SIZE |
| | DOUBLE CHECK VALVE | FEBCO | 850-BV Series | REFER TO PLAN FOR SIZE |
| I | ISOLATION VALVE | NIBCO | "T-113 | LINE SIZE |
| Y | WYE STRAINER | FEBCO | 650a | REFER TO PLAN FOR SIZE |
| M | 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 |

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

REFER TO SHEET IR6 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

## VALVE LEGEND - METER B

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1B<br>DRIP<br>10.89 | 2B<br>1.5" V<br>20.80 | 3B<br>1.5" V<br>20.80 | 4B<br>OPEN<br><20.00 | 5B<br>DRIP<br>5.29 | 6B<br>1.5" V<br>20.80 | 7B<br>DRIP<br>10.89 | 8B<br>1.5" V<br>1.69 | 9B<br>1.5" V<br>15.60 | 10B<br>1.5" V<br>20.80 |
| 11B<br>1.5" V<br>20.80 | 12B<br>1.5" V<br>20.80 | 13B<br>1.5" V<br>20.80 | 14B<br>1.5" V<br>20.80 | 15B<br>1.5" V<br>20.80 | 16B<br>1.5" V<br>20.80 | 17B<br>1.5" V<br>20.80 | 18B<br>DRIP<br>1.96 | 19B<br>OPEN<br><20.00 | 20B<br>1.5" V<br>25.28 |
| 21B<br>1.5" V<br>20.80 | 22B<br>1.5" V<br>20.80 | 23B<br>1.5" V<br>20.80 | 24B<br>1.5" V<br>20.80 | 25B<br>1.5" V<br>20.80 | 26B<br>1.5" V<br>20.80 | 27B<br>1.5" V<br>20.80 | 28B<br>1.5" V<br>20.80 | 29B<br>1.5" V<br>20.80 | 30B<br>1.5" V<br>20.80 |
| 31B<br>1.5" V<br>20.80 | 32B<br>1.5" V<br>20.80 | 33B<br>1.5" V<br>20.80 | 34B<br>1.5" V<br>20.80 | 35B<br>1.5" V<br>21.66 | 36B<br>1.5" V<br>22.42 | | | | |

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.

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SCALE 1" = 20'

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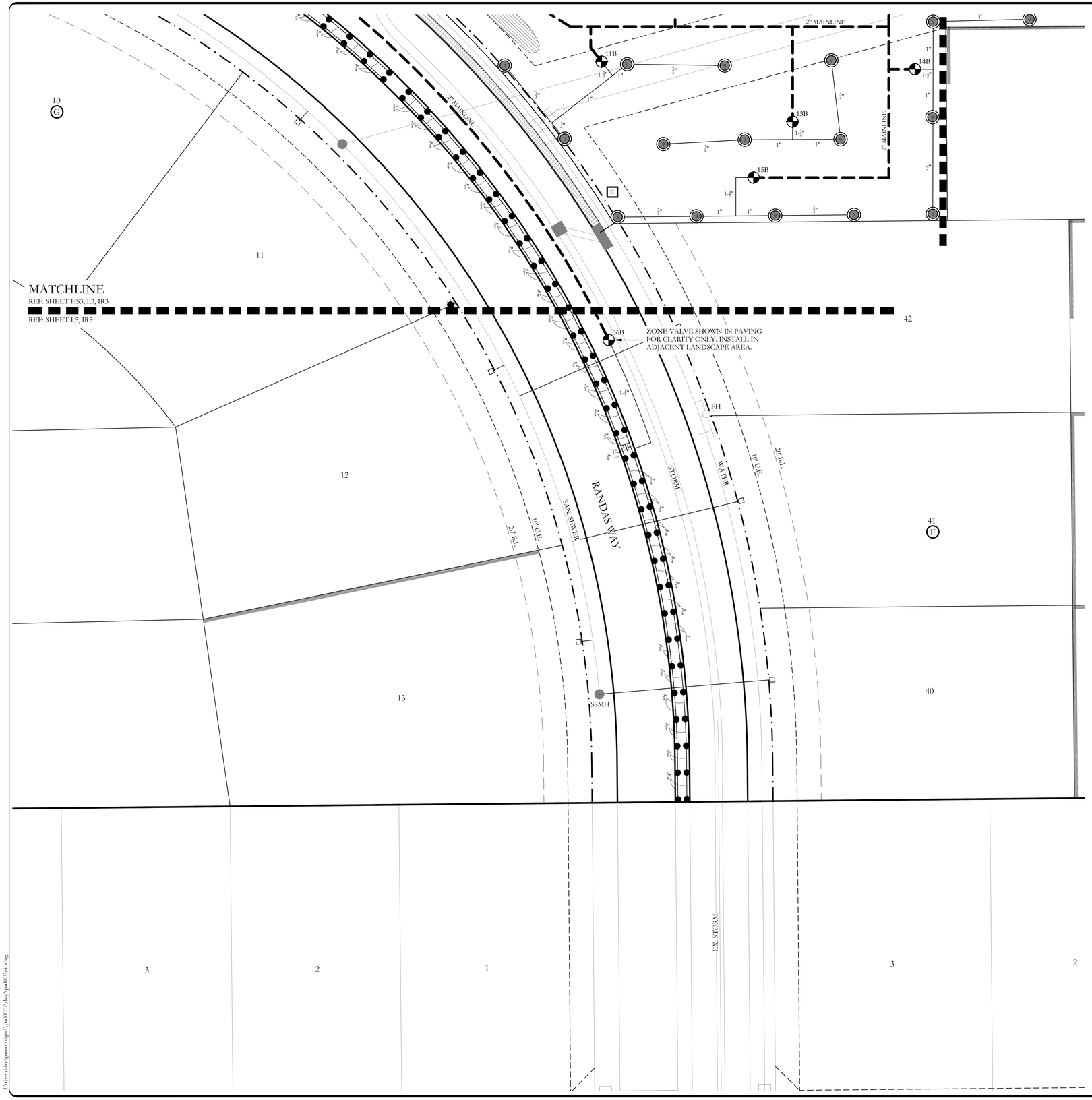
SCREENING AND BUFFERING
IRRIGATION PLAN

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED LICENSED IRRIGATOR
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

IR4 of 8

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## 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" |
| | DRIP IRRIGATION (LANDSCAPE BEDS) | HUNTER | HDL-06-18 | N/A |
| | DRIP IRRIGATION (TURF BEDS) | HUNTER | HDL-06-12 | N/A |
| | TEMPORARY IRRIGATION | N/A | N/A | N/A |
| | DRIP IRRIGATION | HUNTER | AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER) | 1/2" |
| | REMOTE CONTROL VALVE | HUNTER | ICV-101G ICV-151G | REFER TO PLAN FOR SIZE |
| P H L S | LAWN MP ROTATOR | HUNTER | MP ROTATOR | MP1000, MP2000, MP3000 |
| | 4" POP UP MP ROTATOR CORNER STRIP | HUNTER | STRIP SERIES | MPLC515 IVORY MPRCS515 COPPER MPSS530 BROWN |
| CR | 4" POP UP MP ROTATOR CORNER | HUNTER | CORNER SERIES | MP CORNER SERIES ADJUSTABLE ARC 8'-15' |
| R | ROTOR HEAD | HUNTER | PGP SERIES | HALF AND/OR FULL NOZZLE |
| M | WATER METER | ---- | PER CITY | REFER TO PLAN FOR SIZE |
| | DOUBLE CHECK VALVE | FEBCO | 850-BV Series | REFER TO PLAN FOR SIZE |
| I | ISOLATION VALVE | NIBCO | "T-113 | LINE SIZE |
| Y | WYE STRAINER | FEBCO | 650a | REFER TO PLAN FOR SIZE |
| M | 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 |

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

REFER TO SHEET IR6 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
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### VALVE LEGEND - METER B

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1B<br>DRIP<br>10.89 | 2B<br>1.5" V<br>20.80 | 3B<br>1.5" V<br>20.80 | 4B<br>OPEN<br><20.00 | 5B<br>DRIP<br>5.29 | 6B<br>1.5" V<br>20.80 | 7B<br>DRIP<br>10.89 | 8B<br>1.5" V<br>1.69 | 9B<br>1.5" V<br>15.60 | 10B<br>1.5" V<br>20.80 |
| 11B<br>1.5" V<br>20.80 | 12B<br>1.5" V<br>20.80 | 13B<br>1.5" V<br>20.80 | 14B<br>1.5" V<br>20.80 | 15B<br>1.5" V<br>20.80 | 16B<br>1.5" V<br>20.80 | 17B<br>1.5" V<br>20.80 | 18B<br>DRIP<br>1.96 | 19B<br>OPEN<br><20.00 | 20B<br>1.5" V<br>25.28 |
| 21B<br>1.5" V<br>20.80 | 22B<br>1.5" V<br>20.80 | 23B<br>1.5" V<br>20.80 | 24B<br>1.5" V<br>20.80 | 25B<br>1.5" V<br>20.80 | 26B<br>1.5" V<br>20.80 | 27B<br>1.5" V<br>20.80 | 28B<br>1.5" V<br>20.80 | 29B<br>1.5" V<br>20.80 | 30B<br>1.5" V<br>20.80 |
| 31B<br>1.5" V<br>20.80 | 32B<br>1.5" V<br>20.80 | 33B<br>1.5" V<br>20.80 | 34B<br>1.5" V<br>20.80 | 35B<br>1.5" V<br>21.66 | 36B<br>1.5" V<br>22.42 | | | | |

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.

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SCALE 1" = 20'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
IRRIGATION PLAN

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LICENSED IRRIGATOR
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

IR5 of 8

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# IRRIGATION LEGEND AND SCHEDULE

| SYM | DESCRIPTION | MANUFACTURER | MODEL | SIZE / NOZZLE | NOTES |
|---|---|---|---|---|---|
| C | AUTOMATIC CONTROLLER | HUNTER | REFER TO PLANS | N/A | INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC 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 | HDL-06-18 | N/A | INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE. |
| | DRIP IRRIGATION (TURF BEDS) | HUNTER | HDL-06-12 | N/A | INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE. |
| | TEMPORARY IRRIGATION | N/A | N/A | N/A | INSTALL PER MANUFACTURER'S STANDARDS. TO BE REMOVED ONCE AREA IS ESTABLISHED. |
| | DRIP IRRIGATION | HUNTER | AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER) | 1/2" | INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL 1.0 GPM/LARGE SHADE TREE AND 0.5 GPM/ORN. TREES INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS. |
| | 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. |
| P MP L M | LAWN MP ROTATOR | HUNTER | MP ROTATOR | MP1000, MP2000, MP3000 | 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 | MPLC515 IVORY MPRC5515 COPPER MPSS530 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. |
| MP | 4" POP UP MP ROTATOR CORNER | HUNTER | CORNER SERIES | MP CORNER SERIES ADJUSTABLE ARC 8'-15' | 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. |
| | ROTOR HEAD | HUNTER | PGP SERIES | HALF AND/OR FULL NOZZLE | INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO 1732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS. |
| M | 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. |
| I | ISOLATION VALVE | NIBCO | *T-113 | LINE SIZE | INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID. |
| Y | WYE STRAINER | FEBCO | *850 | REFER TO PLAN FOR SIZE | INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID. |
| M | 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

# TWO-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 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
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 INFERIOR 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 DRIPLINE 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 EXTRA WIRE AND MAINLINE PAST THE FARTHEST VALVE, ROUTED PARALLEL AND PLACE IN 12"X17" PENTEK VALVE BOX WERE NOTED ON PLANS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM AT A LATER DATE.
11. TWO WIRE PATH SHALL BE DIRECT BURIAL, 14 AWG OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW JACKET (IDIYLW), RATED FOR DIRECT BURIAL APPLICATIONS, UF., UL., APPROVED. HUNTER ICD DECODERS SHALL BE USED ON ALL ZONE VALVE CONNECTIONS TO TWO WIRE PATH. CONTRACTOR TO USE MANUFACTURERS RECOMMENDATIONS OF WIRE SPLICING AND BURIAL TECHNIQUES AS DETAILED AT WWW.HUNTERINDUSTRIES.COM.
12. 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.
13. CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
14. ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
   14.1. 18" MINIMUM COVER FOR MAIN LINES
   14.2. 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
   14.3. 12" MINIMUM COVER FOR LATERAL LINES
15. THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
16. THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
17. WHERE SERVICE TEES 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.
18. 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.
19. 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, #33DK-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.
20. ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
21. 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 OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
22. 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.

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING

IRRIGATION NOTES & DETAILS

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LANDSCAPE ARCHITECT

March 11, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No PAD001B



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# 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 METER 'A' (FARTHEST HEAD)

| ITEM | SIZE | PSI | NOTES |
|---|---|---|---|
| SERVICE | 1.5" | 0.69 | TYPE "K" COPPER 20 LN. FT. (27.53 GPM) |
| WATER METER | 1.5" | 1.60 | (27.53 GPM) |
| BALL VALVE | 1.5" | 1.00 | (27.53 GPM) |
| WYE FILTER | 1.5" | 0.30 | (27.53 GPM) |
| BACKFLOW PREVENTER | 1.5" | 4.00 | (27.53 GPM) |
| MASTER VALVE | 1.5" | 1.50 | (27.53 GPM) |
| MAIN LINE | 2" | 2.36 | 381.00 LINEAR FEET (27.53 GPM) |
| ZONE VALVE (13A) | 1.5" | 1.50 | (27.53 GPM) |
| LATERAL PIPING | N/A | 2.42 | |
| CRITICAL HEAD 'A2' | N/A | 40.00 | |
| | | | |
| TOTAL LOSS | | 55.37 | |
| ASSUMED STATIC PRESSURE | | 70.00 | |
| PRESSURE DIFFERENTIAL | | -14.63 | |

## HYDRAULIC CALCULATION METER 'A' (LARGEST ZONE)

| ITEM | SIZE | PSI | NOTES |
|---|---|---|---|
| SERVICE | 1.5" | 1.09 | TYPE "K" COPPER 20 LN. FT. (34.67 GPM) |
| WATER METER | 1.5" | 2.70 | (34.67 GPM) |
| BALL VALVE | 1.5" | 1.00 | (34.67 GPM) |
| WYE FILTER | 1.5" | 0.30 | (34.67 GPM) |
| BACKFLOW PREVENTER | 1.5" | 4.00 | (34.67 GPM) |
| MASTER VALVE | 1.5" | 1.70 | (34.67 GPM) |
| MAIN LINE | 2" | 0.99 | 100.00 LINEAR FEET (34.67 GPM) |
| ZONE VALVE (6A) | 1.5" | 1.50 | (34.67 GPM) |
| LATERAL PIPING | N/A | 1.77 | |
| CRITICAL HEAD 'A3' | N/A | 40.00 | |
| | | | |
| TOTAL LOSS | | 55.05 | |
| ASSUMED STATIC PRESSURE | | 70.00 | |
| PRESSURE DIFFERENTIAL | | -14.95 | |

## HYDRAULIC CALCULATION METER 'A' (FARTHEST AND LARGEST ROTOR ZONE)

| ITEM | SIZE | PSI | NOTES |
|---|---|---|---|
| SERVICE | 1.5" | 0.44 | TYPE "K" COPPER 20 LN. FT. (20.40 GPM) |
| WATER METER | 1.5" | 1.00 | (20.40 GPM) |
| BALL VALVE | 1.5" | 1.00 | (20.40 GPM) |
| WYE FILTER | 1.5" | 0.30 | (20.40 GPM) |
| BACKFLOW PREVENTER | 1.5" | 4.00 | (20.40 GPM) |
| MASTER VALVE | 1.5" | 1.50 | (20.40 GPM) |
| MAIN LINE | 2" | 2.06 | 516.00 LINEAR FEET (20.40 GPM) |
| ZONE VALVE (16A) | 1.5" | 1.50 | (20.40 GPM) |
| LATERAL PIPING | N/A | 1.75 | |
| CRITICAL HEAD 'A1' | N/A | 40.00 | |
| | | | |
| TOTAL LOSS | | 53.55 | |
| ASSUMED STATIC PRESSURE | | 70.00 | |
| PRESSURE DIFFERENTIAL | | -16.45 | |

## HYDRAULIC CALCULATION METER 'B' (FARTHEST ZONE)

| ITEM | SIZE | PSI | NOTES |
|---|---|---|---|
| SERVICE | 1.5" | 0.52 | TYPE "K" COPPER 20 LN. FT. (22.42 GPM) |
| WATER METER | 1.5" | 1.20 | (22.42 GPM) |
| BALL VALVE | 1.5" | 1.00 | (22.42 GPM) |
| WYE FILTER | 1.5" | 0.30 | (22.42 GPM) |
| BACKFLOW PREVENTER | 1.5" | 4.00 | (22.42 GPM) |
| MASTER VALVE | 1.5" | 1.50 | (22.42 GPM) |
| MAIN LINE | 2" | 2.73 | 580 LINEAR FEET (22.42 GPM) |
| ZONE VALVE (36B) | 1.5" | 1.50 | (22.42 GPM) |
| LATERAL PIPING | N/A | 1.57 | |
| CRITICAL HEAD 'A' | N/A | 40.00 | |
| | | | |
| TOTAL LOSS | | 54.32 | |
| ASSUMED STATIC PRESSURE | | 70.00 | |
| PRESSURE DIFFERENTIAL | | -15.68 | |

## HYDRAULIC CALCULATION METER 'B' (LARGEST ZONE)

| ITEM | SIZE | PSI | NOTES |
|---|---|---|---|
| SERVICE | 1.5" | 0.60 | TYPE "K" COPPER 20 LN. FT. (25.28 GPM) |
| WATER METER | 1.5" | 1.40 | (25.28 GPM) |
| BALL VALVE | 1.5" | 1.50 | (25.28 GPM) |
| WYE FILTER | 1.5" | 0.30 | (25.28 GPM) |
| BACKFLOW PREVENTER | 1.5" | 4.00 | (25.28 GPM) |
| MASTER VALVE | 1.5" | 1.50 | (25.28 GPM) |
| MAIN LINE | 2" | 2.38 | 442.00 LINEAR FEET (25.28 GPM) |
| ZONE VALVE (20B) | 1.5" | 1.50 | (25.28 GPM) |
| LATERAL PIPING | N/A | 0.00 | |
| CRITICAL HEAD 'A' | N/A | 40.00 | |
| | | | |
| TOTAL LOSS | | 53.18 | |
| ASSUMED STATIC PRESSURE | | 70.00 | |
| PRESSURE DIFFERENTIAL | | -16.82 | |

## HYDRAULIC CALCULATION METER 'B' (FARTHEST AND LARGEST ROTOR HEAD)

| ITEM | SIZE | PSI | NOTES |
|---|---|---|---|
| SERVICE | 1.5" | 0.44 | TYPE "K" COPPER 20 LN. FT. (20.80 GPM) |
| WATER METER | 1.5" | 1.00 | (20.80 GPM) |
| BALL VALVE | 1.5" | 1.50 | (20.80 GPM) |
| WYE FILTER | 1.5" | 0.30 | (20.80 GPM) |
| BACKFLOW PREVENTER | 1.5" | 4.00 | (20.80 GPM) |
| MASTER VALVE | 1.5" | 1.50 | (20.80 GPM) |
| MAIN LINE | 2" | 5.98 | 1,495.00 LINEAR FEET (20.80 GPM) |
| ZONE VALVE (34B) | 1.5" | 1.50 | (20.80 GPM) |
| LATERAL PIPING | N/A | 1.33 | |
| CRITICAL HEAD 'A' | N/A | 40.00 | |
| | | | |
| TOTAL LOSS | | 57.55 | |
| ASSUMED STATIC PRESSURE | | 70.00 | |
| PRESSURE DIFFERENTIAL | | -12.45 | |

JOHNSON VOLK CONSULTING
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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
IRRIGATION DETAILS

STATE OF TEXAS
CODY L. JOHNSON
17132
LICENSED
IRRIGATION
REGISTERED

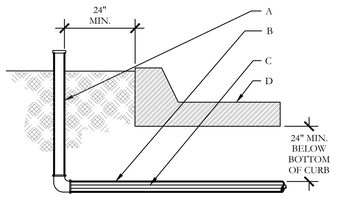
March 11, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No PAD001B

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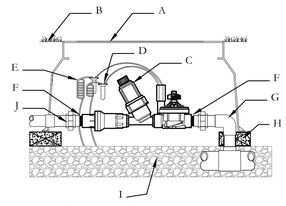
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GENERAL NOTES:
1. NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
2. MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW.
3. INSTALL WIRING IN SEPARATE SLEEVE FROM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

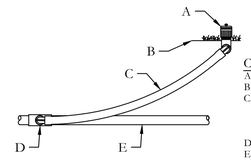
CONSTRUCTION NOTES:
A. TEMPORARY RISER AND CAP.
B. SCH 40 PVC IRRIGATION SLEEVE - SEE PLAN.
C. PVC MAINLINE, LATERAL OR WIRING - SEE PLAN
D. PAVING

## IRRIGATION SLEEVES
NOT TO SCALE



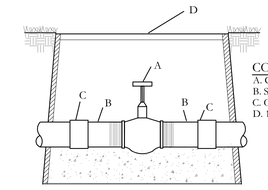

CONSTRUCTION NOTES:
A. JUMBO VALVE BOX
B. FINISH GRADE
C. DRIP ZONE KIT, MODEL ICZ-101
D. WATERPROOF CONNECTORS (2)
E. 18-24" COILED WIRE
F. SCH. 80 T.O.W. NIPPLE
G. MAINLINE PIPING AND FITTINGS
H. BRICK SUPPORTS (4)
I. 3/4" MINUS WASHED GRAVEL
J. PVC SLIP UNIONS (2)

## DRIP CONTROL ZONE
NOT TO SCALE



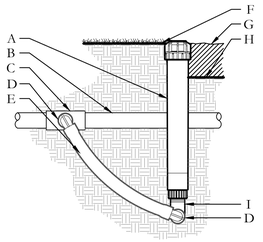

CONSTRUCTION NOTES:
A. MODEL AFB BUBBLER
B. FINISH GRADE
C. SWING JOINT: HUNTER 'PRO-FLEX' TUBING 24"-36", HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)
D. LATERAL TEE OR ELL
E. LATERAL PIPE

## AFB BUBBLER
NOT TO SCALE



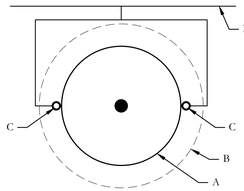

CONSTRUCTION NOTES:
A. GATE VALVE
B. SCH 80 TOE NIPPLE
C. COUPLING
D. 11x17 VALVE BOX

## GATE VALVE
NOT TO SCALE




CONSTRUCTION NOTES:
A. ECO INDICATOR - ECOID
B. LATERAL PIPE PER PLAN
C. FPT CONNECTION FROM LATERAL
D. SPIRAL BARB ELBOW - HSBE-XXX
E. FLEX$_{ON}$ TUBING - FLEXSG
F. FINISHED GRADE IN TURF
G. ADJACENT MULCH
H. FINISHED GRADE IN PLANTER BED
I. MARLEX STREET ELBOW

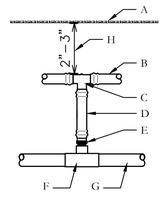
## ECO INDICATOR WITH FLEX TUBING
NOT TO SCALE




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

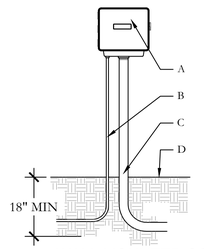
CONSTRUCTION NOTES:
A. TREE ROOTBALL
B. EDGE OF TREE PIT (RETENTION BASIN)
C. TREE BUBBLER. NOZZLE AFB
D. LATERAL LINE (SIZED AS SPECD.)

## TREE BUBBLER PLAN
NOT TO SCALE




CONSTRUCTION NOTES:
A. FINISH GRADE.
B. HUNTER PLD 06-18
C. PLD-TEE 17MM BARBxBARB
D. PLD-BLNK
E. PLD-075 3/4" MPTxBARB
F. 3/4" MPT TEE
G. LATERAL PIPE
H. MINIMUM DRIPLINE DEPTH

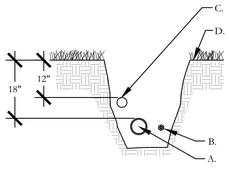
## BELOW GRADE START CONNECTION
NOT TO SCALE




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

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

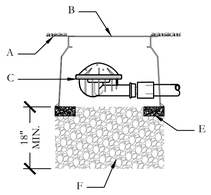
## WALL MOUNTED CONTROLLER
NOT TO SCALE




GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
5. BUNDLE WIRE(S) AT 20 FT. INTERVALS.

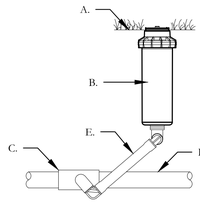
CONSTRUCTION NOTES:
A. MAINLINE PIPING - 18" MINIMUM COVER
B. WIRE BUNDLE - TAPE PER SPECIFICATIONS
C. LATERAL LINE PIPING - 12" MINIMUM COVER
D. FINISH GRADE

## IRRIGATION TRENCH
NOT TO SCALE




CONSTRUCTION NOTES:
A. FINISH GRADE
B. 10" ROUND VALVE BOX
C. LINE FLUSHING VALVE
D. PLD-050 OR 1/2" FPT ADAPTER
E. BRICK SUPPORTS (3)
F. 3/4" GRAVEL SUMP

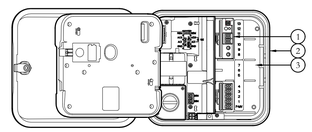
## DRIP IRRIGATION - FLUSH VALVE
NOT TO SCALE




GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
5. BUNDLE WIRE(S) AT 20 FT. INTERVALS.

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

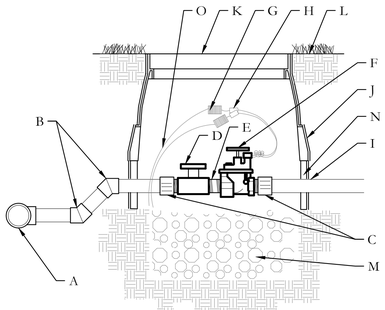
## ROTOR HEAD
NOT TO SCALE




CONSTRUCTION NOTES:
1. PC-DM MODULE
2. HUNTER PRO-C CONTROLLER
3. CONTROLLER WIRING COMPARTMENT

GENERAL NOTES:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
B. CONTROLLER ACCEPTS 120 VOLTS A.C, OR 230 VOLTS A.C.
C. SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS.
D. ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION

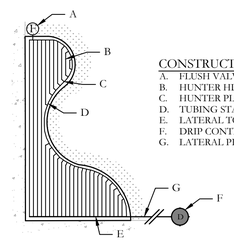
## TWO-WIRE PRO-C CONTROLLER
NOT TO SCALE




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

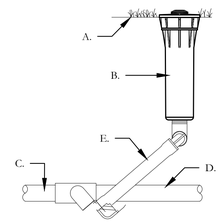
CONSTRUCTION NOTES:
A. PVC SERVICE TEE
B. SCH 40 45° BEND
C. SCH 40 MALE ADAPTER
D. SCH 40 BALL VALVE
E. GRAY SCH 80 SHORT NIPPLE (TBE)
F. AUTOMATIC VALVE
G. WIRE COIL
H. WATERPROOF WIRE CONNECTORS
I. LATERAL PIPE
J. 10 ML BLACK PLASTIC
K. ARMOR 12" STANDARD VALVE BOX WITH COVER AND PENTAGON LOCK. ROUT AND PAINT VALVE NUMBER ON TOP OF LID. SET ½" ABOVE FINISH GRADE.
L. FINISH GRADE
M. WASHED PEA GRAVEL - 6" DEPTH MIN
N. 6" VALVE BOX EXTENSIONS AS REQUIRED
O. VALVE WIRING

## ELECTRIC VALVE
NOT TO SCALE




CONSTRUCTION NOTES:
A. FLUSH VALVE
B. HUNTER HDL 06-18 OR HDL 06-12
C. HUNTER PLD TEE
D. TUBING STAKE
E. LATERAL TO PLD CONNECTION
F. DRIP CONTROL VALVE. MODEL ICZ-101
G. LATERAL PIPE TO PLANTING BED

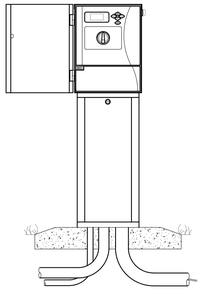
## DRIP IRRIGATION - BED
NOT TO SCALE




GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
5. BUNDLE WIRE(S) AT 20 FT. INTERVALS.

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

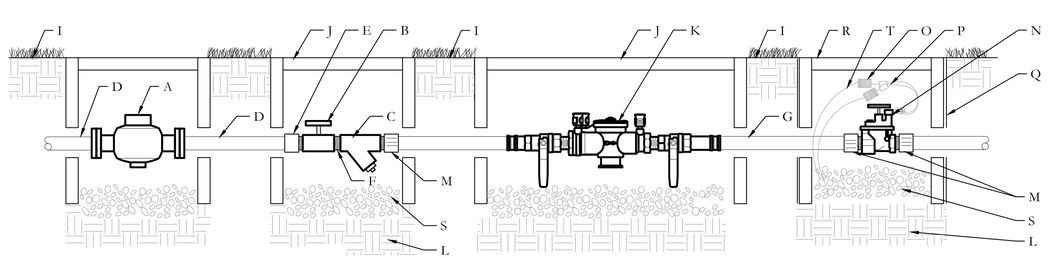
## PRS40-CV - MP ROTATOR SPRAY HEAD
NOT TO SCALE



CONSTRUCTION NOTES:
A. IRRIGATION CONTROLLER (ICC-PED) PER PLAN
B. ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
C. GROUND WIRE CODUIT GROUND PER ASIC GUIDELINES
D. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
E. PEDESTAL BASE PER PLAN, ENSURE POSITIVE DRAINAGE AWAY FROM PEDESTAL

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
2. SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS
3. ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION
4. CONTROLLER SHALL BE HARD WIRE TO GROUNDED 110 VAC POWER SOURCE

## ICC2 CONTROLLER - PEDESTAL MOUNT
(NOT TO SCALE)




CONSTRUCTION NOTES:
A. WATER METER (SIZE PER PLAN)
B. BALL VALVE (SIZE PER LINE)
C. WYE STRAINER (SIZE PER LINE)
D. TYPE "K" COPPER PIPE
E. COPPER SxT COUPLING
F. TBE NIPPLE
G. PIPE PER CITY CODE
H. COUPLING
I. FINISH GRADE
J. 12"x17" VALVE BOX. SET FLUSH WITH FINISH GRADE
K. DOUBLE CHECK VALVE ASSEMBLY
L. COMPACTED SUBGRADE
M. MALE ADAPTER
N. MASTER ELECTRIC VALVE
O. WIRE COIL
P. WATERPROOF WIRE CONNECTORS
Q. 10 ML BLACK PLASTIC
R. 10" RD VALVE BOX. SET ½" ABOVE FINISH GRADE.
S. WASHED PEA GRAVEL - 6" DEPTH MIN
T. VALVE WIRING

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

## BACKFLOW PREVENTER CONNECTION
NOT TO SCALE

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING

IRRIGATION DETAILS

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LANDSCAPE ARCHITECT
March 11, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No PAD001B

IR8 of 8

J:\jvc-s drive\projects\pad\pad001b\dwg\pad001b-ir.dwg

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

**PLANNING AND ZONING DEPARTMENT**
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **FROM:** | Henry Lee, *Senior Planner* |
| **DATE:** | May 12, 2026 |
| **SUBJECT:** | SP2026-011; *PD Site Plan for Phase 3 of the Saddle Star Estates South Subdivision* |

The applicant -- *Pat Atkins of KPA Consulting* -- is requesting the approval of a *Site Plan* for Phase 3 of the Saddle Star Estates South Subdivision. The subject property is a 14.995-acre tract of land (*i.e. Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97*) generally located northeast of the intersection of Featherstone Drive and John King Boulevard. Concurrently with this site plan, the applicant has submitted a final plat [*Case No. P2026-015*] for Phase 3 of the subdivision.

The subject property is zoned Planned Development District 79 (PD-79) [*Ordinance No. 20-35*] for Single Family 8.4 (SF-8.4) District land uses. Based on this Planned Development District, the Saddle Star Estates South Subdivision will consist of 176 single-family, residential lots that will consist of two (2) lot types (*i.e. [Type A Lots] 143, 70' x 125' lots; [Type B Lots] 33, 80' x 125' lots*). Concurrently with this *Site Plan*, the applicant has submitted a final plat [*Case No. P2026-015*] for 26 single-family, residential lots for Phase 3 of the subdivision. Below are the density and dimensional requirements that the Saddle Star Estates South Subdivision is subject to per *Ordinance No. 20-35*:

*TABLE 1: LOT DIMENSIONAL REQUIREMENTS*

| *LOT TYPE (SEE CONCEPT PLAN)* ▶ | ***A*** | ***B*** |
|---|---|---|
| *Minimum Lot Width* [1] | 70' | 80' |
| *Minimum Lot Depth* | 125' | 125' |
| *Minimum Lot Area (SF)* | 8,750 SF | 10,000 SF |
| *Minimum Front Yard Setback* [2] & [5] | 20' | 20' |
| *Minimum Side Yard Setback* | 5' | 5' |
| *Minimum Side Yard Setback (Adjacent to A Street)* [2] & [5] | 10' | 10' |
| *Minimum Length of Driveway Pavement* | 25' | 25' |
| *Maximum Height* [3] | 30' | 30' |
| *Minimum Rear Yard Setback* [4] | 20' | 20' |
| *Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]* | 2,700 SF | 2,700 SF |
| *Maximum Lot Coverage* | 65% | 65% |
| *Permitted Encroachment into Required Setback* [5] | Allowed | Allowed |

*GENERAL NOTES:*

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [a Sunroom is an enclosed room no more than 15- feet in width that has glass on at least 50% of each of the encroaching faces].*

In accordance with the *PD Site Plan* requirements outlined within *Ordinance No. 20-35*, the applicant has submitted a site plan, landscape plan, and hardscape plan. The proposed site plan and landscape plan appear to conform to all requirements stipulated by *Ordinance No. 20-35*. In addition, the *Hardscape Plan* shows the required sidewalks, fence exhibit, and monument signage, all of which conform to the requirements stipulated by *Ordinance No. 20-35*. Since the request generally

conforms to the requirements of Planned Development District 79 (PD-79) [*Ordinance No. 20.35*] and the Unified Development Code (UDC), this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *May 12, 2026* Planning and Zoning Commission meeting.

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

***PLATTING APPLICATION FEES:***
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☑ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

***SITE PLAN APPLICATION FEES:***
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

***ZONING APPLICATION FEES:***
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

***OTHER APPLICATION FEES:***
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

***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.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: JOHN KING EAST / SOUTH FM552
SUBDIVISION: Saddle Star 3 LOT: BLOCK:
GENERAL LOCATION: EAST OF JOHN KING BLVD SOUTH 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD SF CURRENT USE: AG
PROPOSED ZONING: PROPOSED USE: Single Family
ACREAGE: 14.99AC LOTS [CURRENT]: 1 LOTS [PROPOSED]: 20

☐ ***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 | APPLICANT |
|---|---|---|
| ☐ / ☑ | Rockwall King 15 LLC | KPA Consulting |
| CONTACT PERSON | PAT ATKINS Manager | PAT ATKINS |
| ADDRESS | [redacted] | [redacted] |
| CITY, STATE & ZIP | [redacted] | [redacted] |
| PHONE | [redacted] | [redacted] |
| E-MAIL | [redacted] | [redacted] |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT ATKINS [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 $ 0, 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 16 DAY OF April, 2026

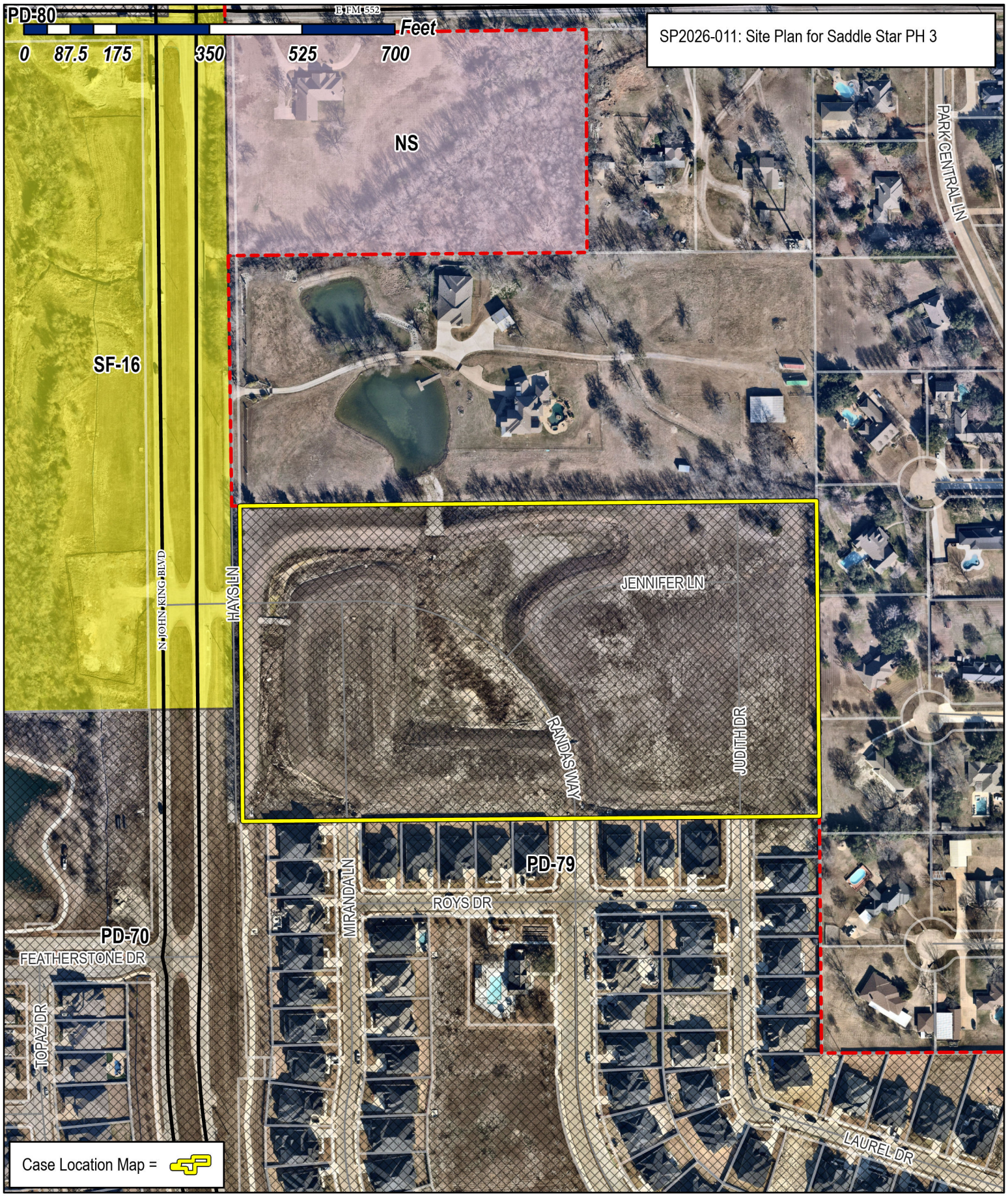
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RACHEL MONTOYA
Notary Public, State of Texas
Comm. Expires 04-13-2027
Notary ID 134303993

MY COMMISSION EXPIRES

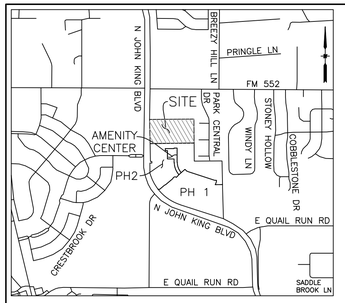
4/13/27



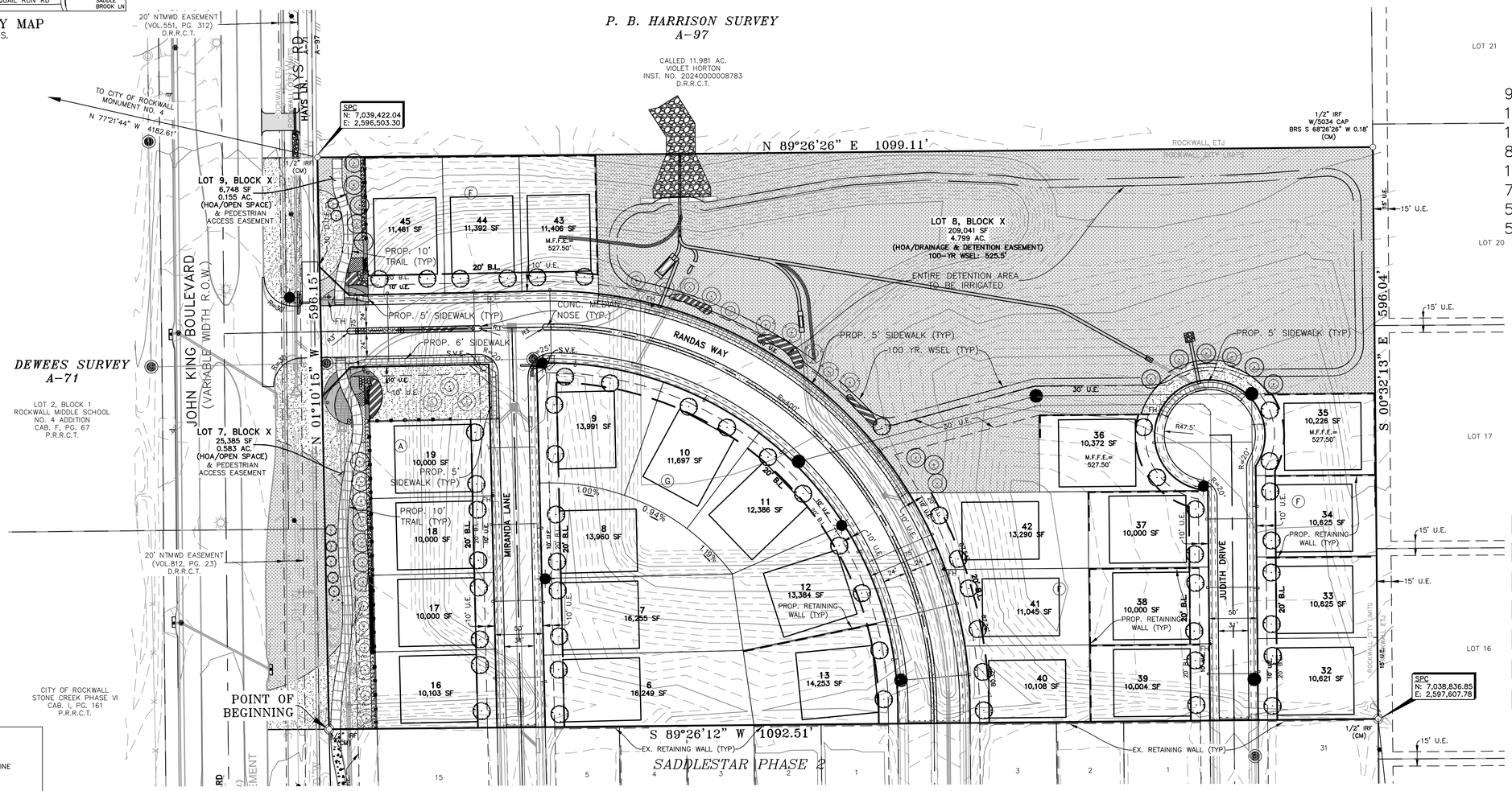

# City of Rockwall

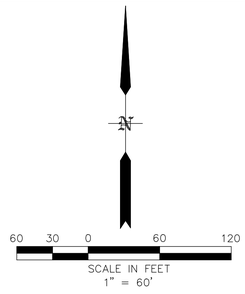
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.




VICINITY MAP
N.T.S.




## SADDLE STAR SOUTH PHASE 3 PLANT LEGEND

- 9 – 4" LIVE OAK
- 12 – 4" SHUMARD OAK
- 11 – 4" BUR OAK
- 8 – 4" CEDAR ELM
- 11 – 2" TEXAS REDBUD
- 7 – 2" CHASTE TREE
- 5 – 2" NATCHEZ CRAPE MYRTLE
- 54 – 3" CANOPY TREE (BY BUILDER)

## LEGEND

EXISTING TREE

PROPOSED 4" CANOPY TREE
(Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)

PROPOSED 3" CANOPY TREE
(Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)

PROPOSED 3" EASTERN RED CEDAR

PROPOSED 2" ORNAMENTAL TREE
(Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel and Desert Willow)

- BERMUDA GRASS–38,465 SF
- BLACK STAR CRUSHED GRANITE–710 SF
- BEE HAPPY MIX–222,335 SF
- WEEPING LOVE GRASS–350 GAL
- TEXAS RIVER ROCK MIX–545 SF
- LIRIOPAPE GRASS–140 GAL
- GULF MUHLY GRASS–540 GAL
- OKLAHOMA MOSS BOULDERS–4 TON

## LEGEND

| | |
|---|---|
| IRF | IRON ROD FOUND |
| B.L. | BUILDING SETBACK LINE |
| CM | CONTROL MONUMENT |
| D.E. | DRAINAGE EASEMENT |
| HOA | HOMEOWNERS ASSOCIATION |
| S.V.E. | 20'x20' SIDEWALK AND VISIBILITY EASEMENT |
| D.U.E. | DRAINAGE & UTILITY EASEMENT |
| U.E. | UTILITY EASEMENT |
| P.R.R.C.T. | PLAT RECORDS ROCKWALL COUNTY, TEXAS |
| D.R.R.C.T. | DEED RECORDS ROCKWALL COUNTY, TEXAS |

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIANOF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58
BM#2 (#104)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD AT THE TURN IN LANE FOR HAYS ROAD. THE MONUMENT #104 IS LOCATED 22' TO THE SOUTHWEST OF THE BEGINNING OF THE LEFT TURNING LANE ON JOHN KING BLVD. ELEVATION = 538.47
BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the_day of_____, 2026.

WITNESS OUR HANDS, this__day of____, 2026.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

*SADDLE STAR PHASE 3 SITE PLAN DATA*

a. *14.995 Acres*
b. *PD-79 Zoning*
c. *26 Dwelling Units*
d. *5.537 Acres Open Space*
e. *All Common Areas/Open Space to be maintained by the H.O.A.*
f. *Denotes Street Lights 20' Maximum Height*
g. *Denotes Stop Sign & Street Names*

*NOTE:*
*IRRIGATION SHALL MEET THE REQUIREMENTS OF UDC.*

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
*ROCKWALL KING 15 LLC*
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
*R.C. MYERS SURVEYING, LLC*
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

SITE PLAN

# *SADDLE STAR ESTATES SOUTH PHASE THREE*

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
*P. BRUCE HARRISON SURVEY, A-97*
*CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS*

**PETITT - ECD**
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 3-25-2026 CASE #: SP2026-011

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plats\03-24-2026 6828 Site Plan

## GENERAL CONSTRUCTION NOTES

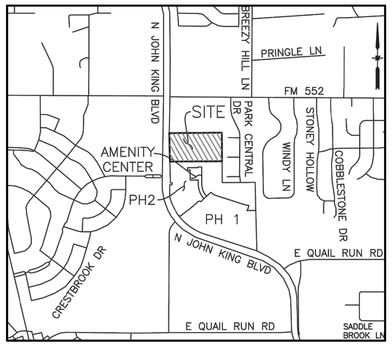
1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING 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.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. 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 ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. 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.
19. 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.
20. 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.
21. 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

## ~SADDLE STAR SOUTH -PHASE 3~

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

RESUBMITTAL DATE: April 29, 2026




LOCATION MAP
NOT TO SCALE

## SHEET INDEX


| | |
|---|---|
| OVERALL | OVERALL LAYOUT PLAN |
| HS1-HS4 | HARDSCAPE PLANS |
| HS5-HS7 | HARDSCAPE DETAILS |
| EX1 | ENTRY LIGHTING EXHIBIT |
| FE1 | OVERALL FENCE EXHIBIT |
| L1-L5 | LANDSCAPE PLANS |
| L6 | LANDSCAPE SCHEDULE & DETAILS |


**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

## GENERAL LANDSCAPE NOTES:

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. 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:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. 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.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. 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.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. 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.
8. 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.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. 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:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. 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.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. 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.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. 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.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. 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.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. 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:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. 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.
3. 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.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. 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.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

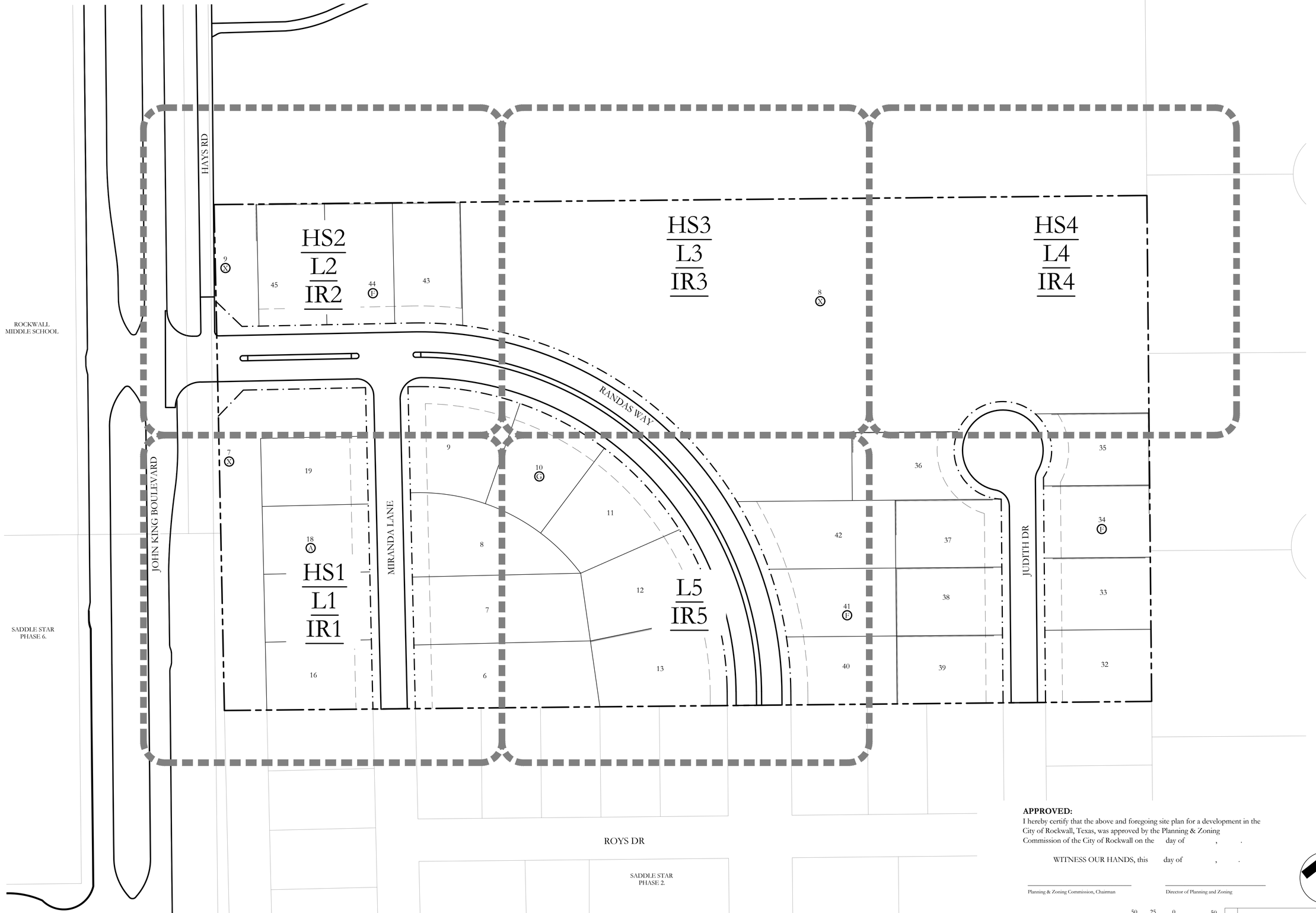

**OWNER / DEVELOPER:**
KPA
2200 ROSS AVENUE, SUITE 4200W
DALLAS, TEXAS 75201
PH. 972-716-2900
CONTACT: PAT ATKINS

**CIVIL ENGINEER:**
ENGINEERING CONCEPTS & DESIGN, LP
201 WINDCO CIRCLE, SUITE 200
WYLIE, TEXAS 75098
PH. 972-941-8400
CONTACT: RYAN KING

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

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100


CITY PROJECT NO. SP2026-011




**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

N

50 25 0 50
SCALE 1" = 50'

JOHNSON VOLK CONSULTING
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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
1" = 50'
One Inch
JVC No PAD001B

OVERALL

CITY PROJECT NO. SP2026-011

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MATCHLINE
REF: SHEET HS2, L2, IR2
REF: SHEET HS1, L1, IR1

JOHN KING BOULEVARD

MIRANDA LANE

19
18
17
16
9
8
7
6

6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS6.
7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
30'-0" D.U.E.
20'-0" NTMWD EASEMENT
10'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
30"-48" BERM
6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS6.
7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS6.
7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6
30"-48" BERM
6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS6.
END WITH 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
OVERHEAD POWERLINES, TYP.
CONNECT 10'-0" WIDTH CONCRETE TRAIL TO EXISTING 10'-0" WIDTH CONCRETE TRAIL. REFER TO CIVIL PLANS FOR DETAILS, TYP.
EXISTING 10'-0" CONCRETE TRAIL.

OHW
WATER
STORM
INLET
20' B.L.
10' U.E.
SAN. SEWER
FH
EX. STORM
SADDLE STAR PHASE 2.

## HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
- 14'-0" HT. STONE ENTRY TOWER REFER TO DETAILS 1&4/HS5.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAILS 1&2/HS6.
- 7'-0" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS7.

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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

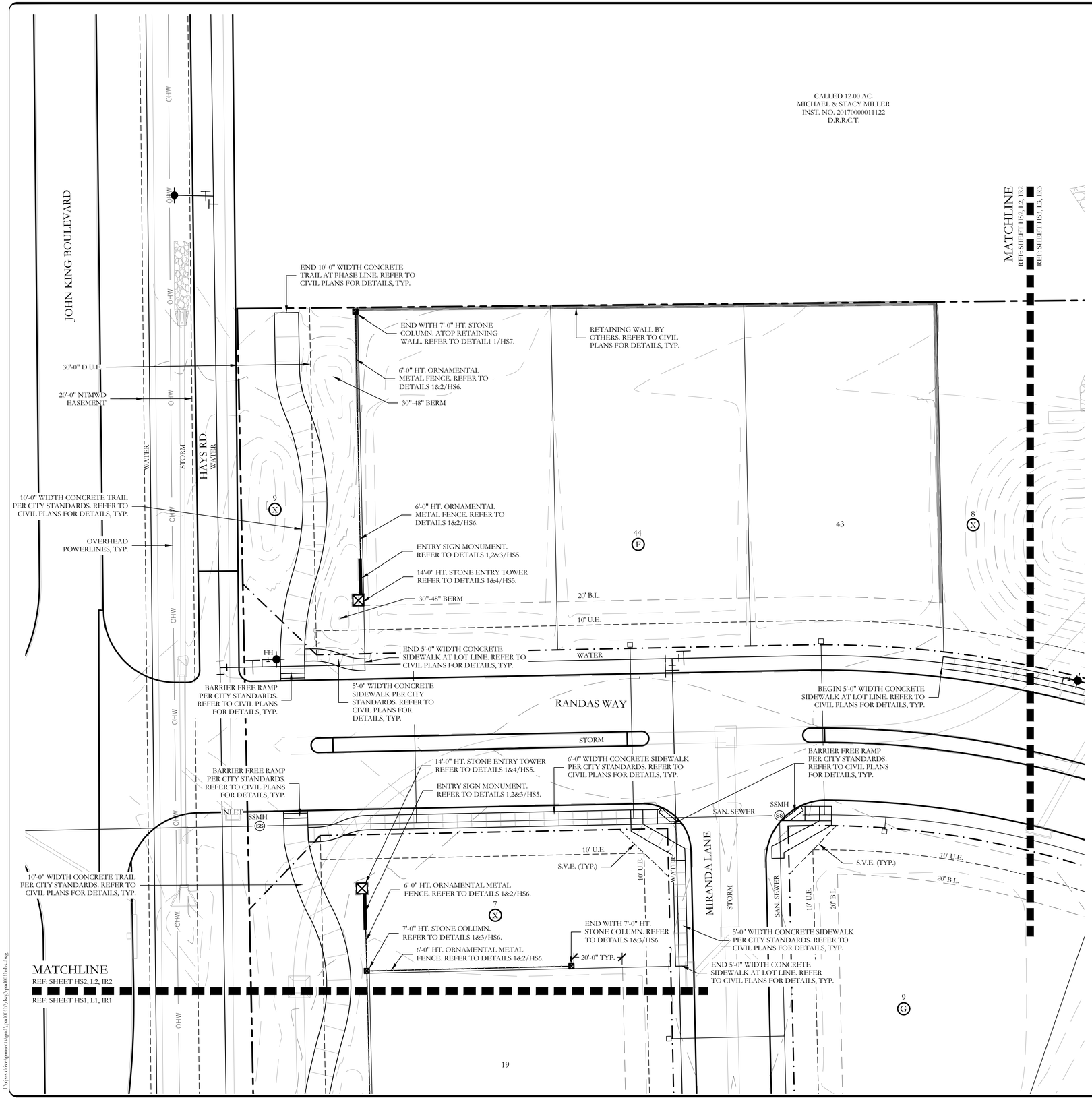
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

HS1 of 7

CITY PROJECT NO. SP2026-011

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## HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
- 14'-0" HT. STONE ENTRY TOWER. REFER TO DETAILS 1&4/HS5.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS6.
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Director of Planning and Zoning

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SCALE 1" = 20'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

HS2 of 7

CITY PROJECT NO. SP2026-011

I:\civ-s-dfw\projects\pad\pad001b\dwg\pad001b-hs.dwg

MATCHLINE
REF: SHEET HS2, L2, IR2
REF: SHEET HS3, L3, IR3

MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET HS4, L4, IR4

RIP RAP PER
CIVIL PLANS

STORM

STORM INFLOW PER
CIVIL PLANS, TYP.

STORM INFLOW PER
CIVIL PLANS, TYP.

STORM

FH

INLET

10' U.E.

WATER

STORM

STORM INFLOW PER
CIVIL PLANS, TYP.

INLET

RANDAS WAY

SAN. SEWER

10' U.E.

20' B.L.

5'-0" WIDTH CONCRETE SIDEWALK
PER CITY STANDARDS. REFER TO
CIVIL PLANS FOR DETAILS, TYP.

8
X

30'-0" UTILITY
EASEMENT

SSMH

SAN. SEWER

WATER

10
G

SSMH

END 5'-0" WIDTH CONCRETE
SIDEWALK AT LOT LINE. REFER TO
CIVIL PLANS FOR DETAILS, TYP.

INLET

11

STORM

10' U.E.

20' B.L.

MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET L5, IR5

42

## HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL
  REFER TO DETAILS 1,2&3/HS5.
- 14'-0" HT. STONE ENTRY TOWER
  REFER TO DETAILS 1&4/HS5.
- 7'-0" HT. STONE COLUMN.
  REFER TO DETAILS 1&3/HS6.
- 6'-0" HT. ORNAMENTAL METAL FENCE
  REFER TO DETAILS 1&2/HS6.
- 7'-0" HT. STONE COLUMN
  ATOP RETAINING WALL.
  REFER TO DETAIL 1/HS7.

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Director of Planning and Zoning

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SCALE 1" = 20'

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TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 29, 2026

SCALE:
1" = 20'
One Inch

JVC No PAD001B

HS3 of 7

CITY PROJECT NO. SP2026-011

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MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET HS4, L4, IR4

5'-0" DRAINAGE EASEMENT

8

STORM

STORM INFLOW PER CIVIL PLANS, TYP.

30'-0" UTILITY EASEMENT

INLET

SSMH

SAN. SEWER

WATER

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

BEGIN 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

35

36

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

37

20' BL.

10' U.E.

WATER

JUDITH DR

SAN. SEWER

10' U.E.

20' BL.

34

## HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
- 14'-0" HT. STONE ENTRY TOWER REFER TO DETAILS 1&4/HS5.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
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- 7'-0" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS7.

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 29, 2026

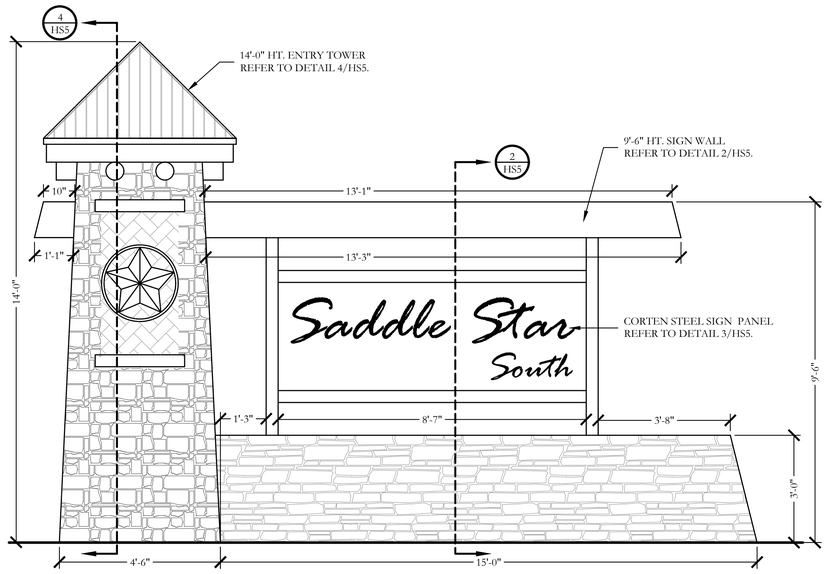
SCALE:
1" = 20'
One Inch

JVC No PAD001B

HS4 of 7

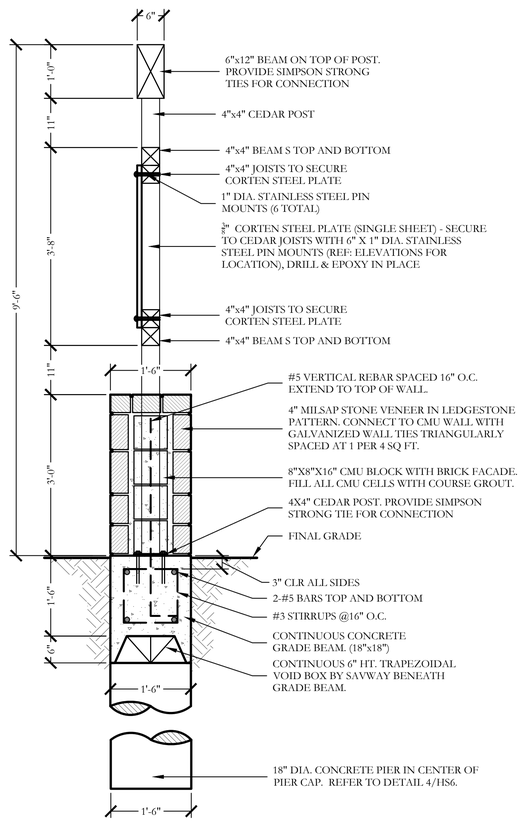
CITY PROJECT NO. SP2026-011

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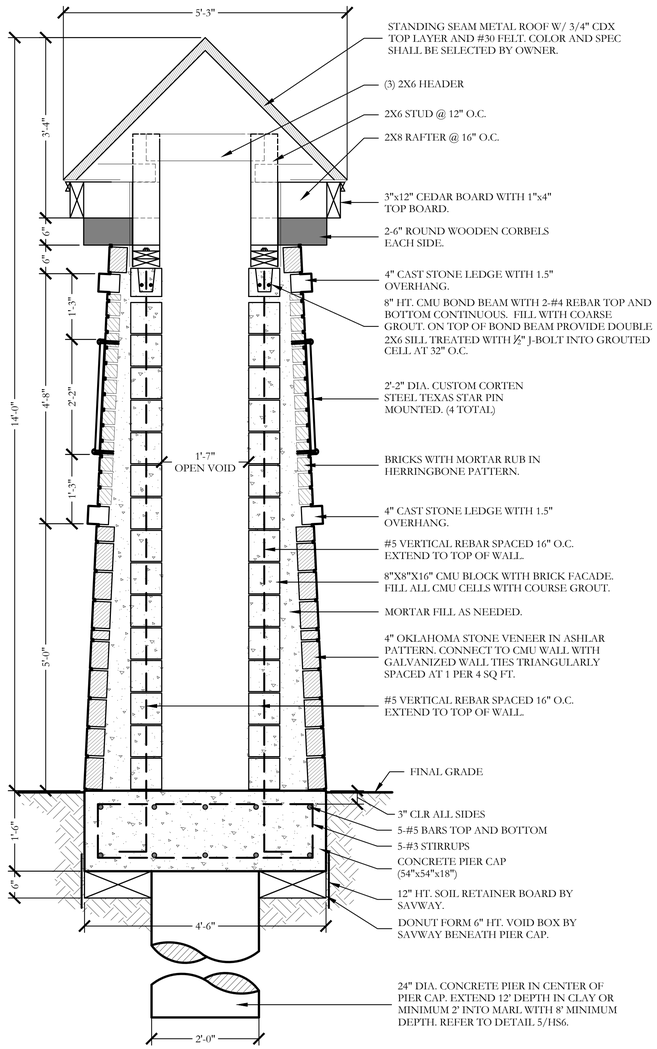

## 1 ENTRY SIGN MONUMENT
ELEVATION

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




## 2 9'-6" HT. SIGN WALL
ELEVATION

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



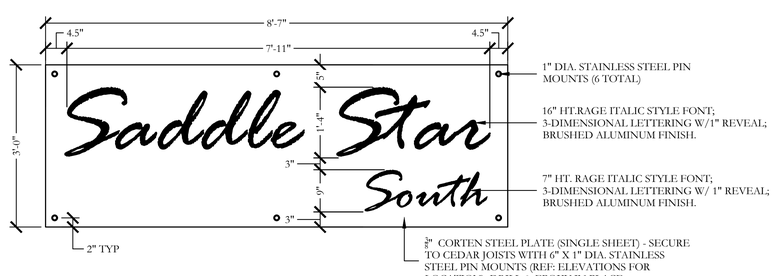

## 4 14'-0" HT. STONE ENTRY TOWER
SECTION

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

## WALL NOTES

1. 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.
2. 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.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. 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
6. 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.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. 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.
15. CLEAN STONEWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. 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.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

NOTE:
ALL 24" DIAMETER CONCRETE PIERS MUST BE LOCATED IN THE CENTER OF THE PIER CAP.




## 3 CORTEN STEEL SIGN PANEL
ELEVATION

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

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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

September 09, 2025

| | |
|---|---|
| 1 | |

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REAVES CONSULTING
Reaves Consulting
831 Arrowhead Drive
Prosper, Texas 75078
972-247-3908
richard@reavesconsulting.com

F-10826

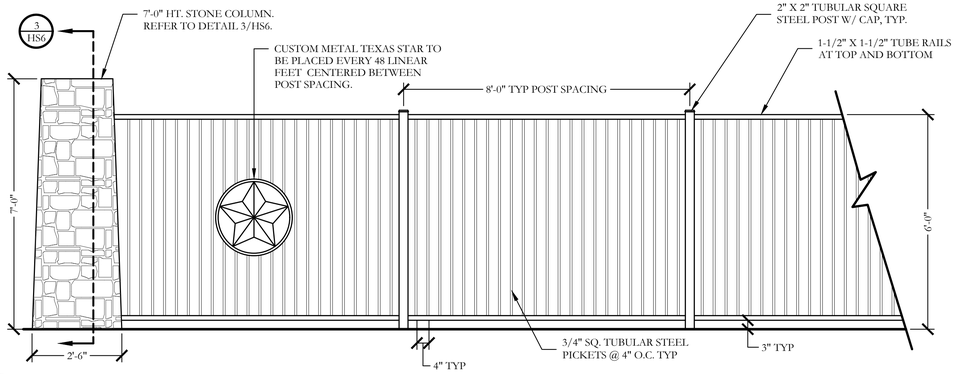
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REFER TO DETAILS
One Inch

JVC No PAD001B

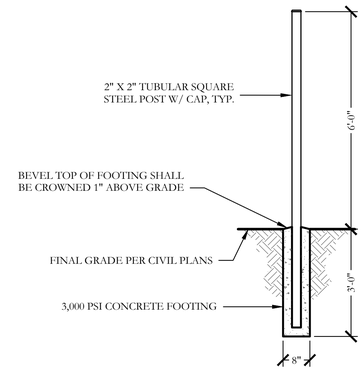
HS5 of 7

CITY PROJECT NO. SP2026-011

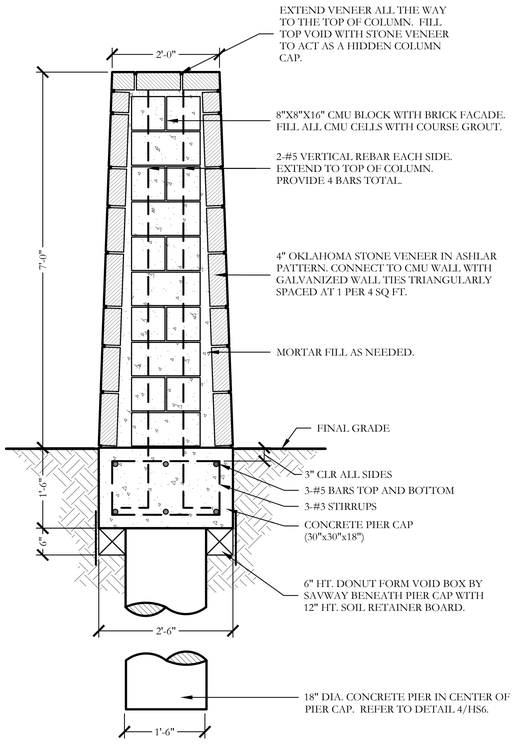
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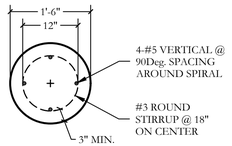

1 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE
ELEVATION
SCALE: 1/2" = 1'-0"



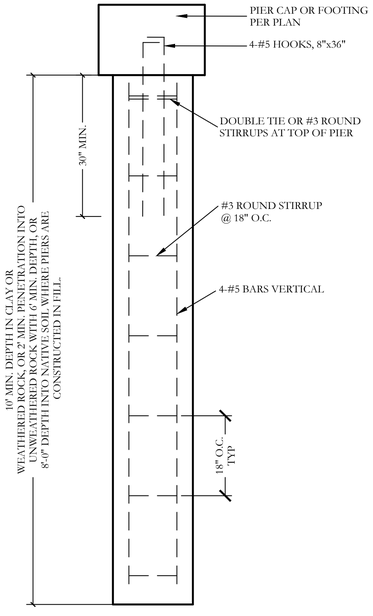

2 TYPICAL METAL POST FOOTING
SECTION
SCALE: 1/2"=1'-0"




3 7'-0" HT. STONE COLUMN
SECTION
SCALE: 3/4"=1'-0"

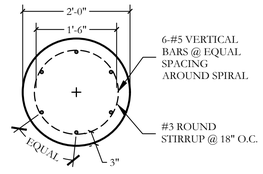



PLAN/SECTION

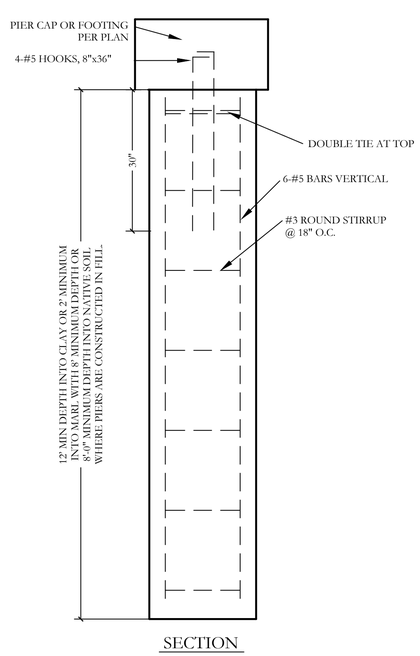



SECTION

4 PIER (18" DIA.)
SECTION
SCALE: 3/4" = 1'-0"




PLAN




SECTION

5 PIER (24" DIA.)
SECTION
SCALE: 3/4" = 1'-0"

## GENERAL NOTES - HARDSCAPE CONSTRUCTION

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

CONCRETE REINFORCING STEEL
1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
   - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
   - 2.2. CONCRETE EXPOSED TO EARTH OF WEATHER:
     - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
     - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
   - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - 2.3.1. SLABS, WALLS AND JOISTS
       - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
       - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
     - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
     - 2.3.3. SHELLS AND FOLDED PLATES
       - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
       - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

DRILLED PIERS
1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
3. 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.
4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
5. PROVIDE PIER TO GRADE BEAM REBAR 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
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH of 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF ½" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
8. LAP VERITCAL REINFORCING BARS AT 72 BAR DIAMETERS.
9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

## ORNAMENTAL METAL FENCE NOTES

1. 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.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
    - 10.1. PICKETS, 3/4" SQUARE 16 GA.
    - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
    - 10.3. POSTS, 2" SQUARE 11 GA.
    - 10.4. POSTS, 3" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

September 09, 2025

| | |
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| 2 | |
| 3 | |
| 4 | |
| 5 | |

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REAVES CONSULTING
831 ARROWHEAD DRIVE
PROSPER, TEXAS 75078
972.247.3928
RICHARD@REAVESCONSULTING.LLC.COM

F-10826

SCALE:
REFER TO DETAILS
One Inch
JVC No PAD001B

HS6 of 7

CITY PROJECT NO. SP2026-011

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## NOTES FOR SCREENING ATOP RETAINING WALLS:

10' MIN. PIER DEPTH BELOW BASE OF RETAINING WALL IN CLAY OR WEATHERED ROCK, OR 3' MIN. PENETRATION INTO UNWEATHERED ROCK WITH 6' MIN. DEPTH.

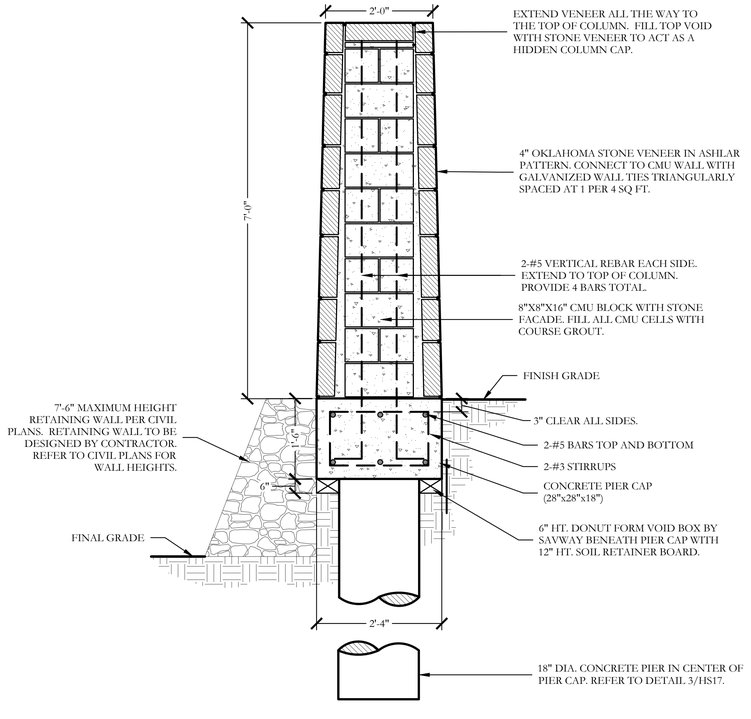
CONTRACTOR TO USE SONOTUBES FOR PIER SECTION TO BE POURED ABOVE BASE OF RETAINING WALL.

CONTRACTOR TO USE 6-#5 BARS (DO NOT BUNDLE) FOR PIERS INSTALLED WITHIN RETAINING WALLS ABOVE 4' IN HEIGHT.

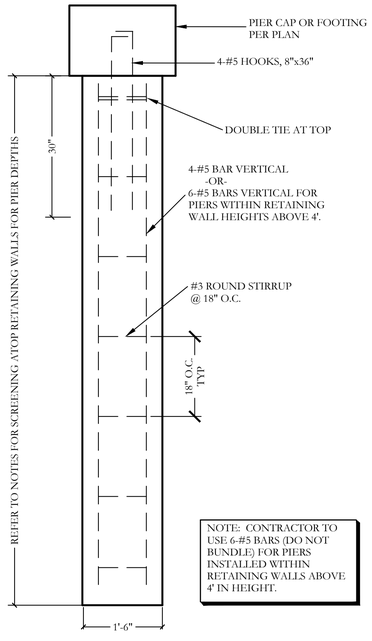
RETAINING WALL DESIGN TO BE SUBMITTED BY CONTRACTOR AND CONSTRUCTED PRIOR TO SCREEN WALL COLUMNS & PANELS.

SCREEN WALL DESIGNED TO BE SUPPORTED BY PIERS & COLUMNS. RETAINING WALLS ARE INDEPENDENT OF LOADING. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO REVIEW RETAINING WALL DESIGN.

SONOTUBES SHALL BE INSTALLED PRIOR TO RETAINING WALL CONSTRUCTION TAKING PLACE.




1 7'-0" HT. STONE COLUMN ATOP RETAINING WALL
SECTION
SCALE: 3/4"=1'-0"




NOTE: CONTRACTOR TO USE 6-#5 BARS (DO NOT BUNDLE) FOR PIERS INSTALLED WITHIN RETAINING WALLS ABOVE 4' IN HEIGHT.

2 PIER (18" DIA.)
SECTION
SCALE: 3/4" = 1'-0"

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

September 09, 2025

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

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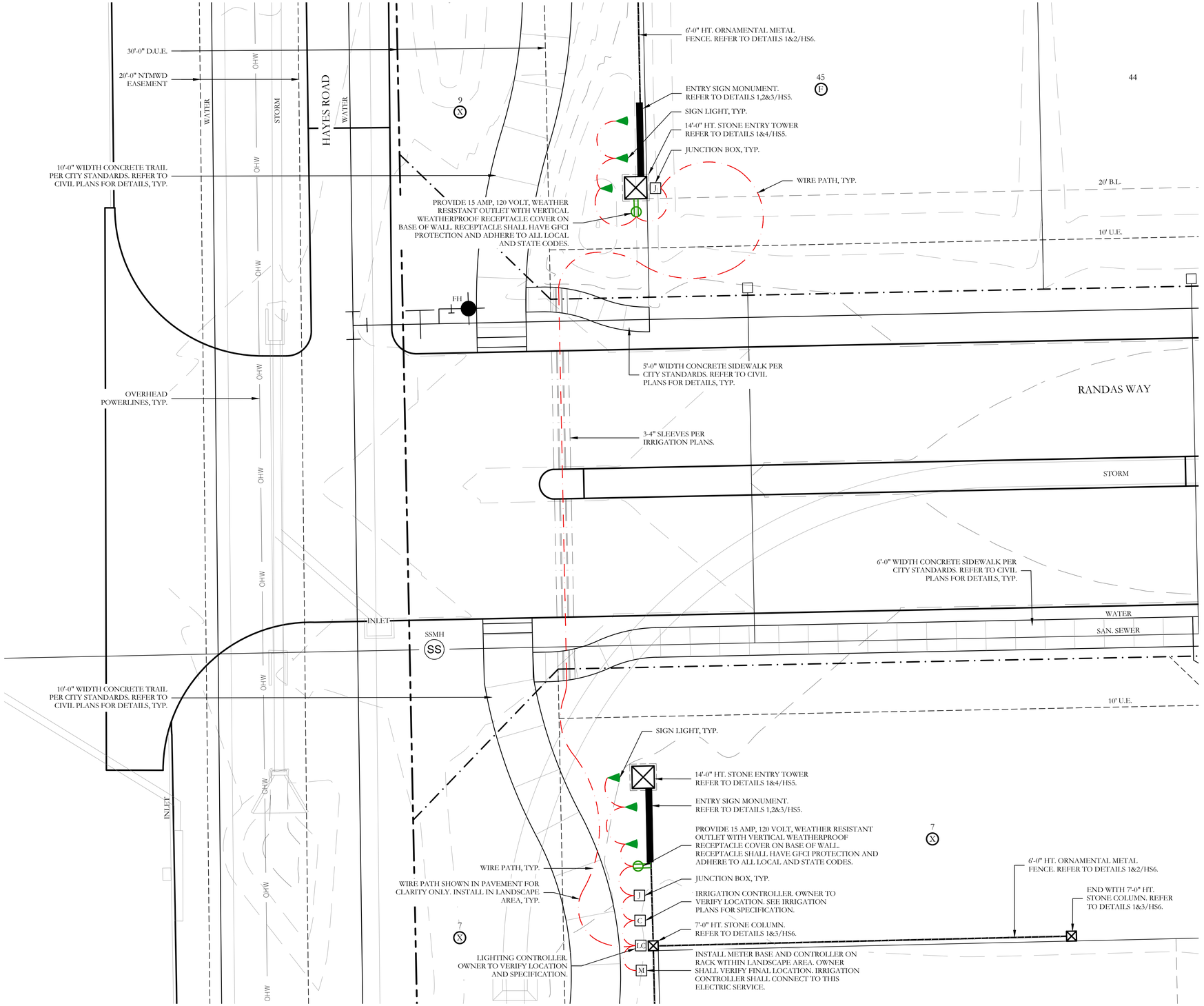
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REFER TO DETAILS
One Inch

JVC No PAD001B

HS7 of 7

CITY PROJECT NO. SP2026-011

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## 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 | 6 |
| | GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER | 2 |

## LIGHTING NOTES

1. 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.
2. COORDINATE ALL TELEPHONE SERVICE REQUIREMENTS WITH LOCAL TELEPHONE UTILITY COMPANY AND PROVIDE ACCORDINGLY.
3. LIGHTING TYPE AND SIZE SHALL BE SELECTED BY THE OWNER.
4. LIGHTING AND ELECTRICAL CONNECTIONS SHALL COMPLY WITH TEXAS DEPARTMENT STATE HEALTH SERVICES AND MANUFACTURER RECOMMENDATIONS.
5. COORDINATE ALL SLEEVE LOCATIONS WITH OTHER TRADES. INSTALL ADDITIONAL SLEEVES AS NECESSARY.
6. 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.
7. THE CONTRACTOR SHALL DETERMINE WIRE SIZES AND RUN PATTERNS IN THE FIELD.
8. REFER TO IRRIGATION PLANS AND COORDINATE WITH IRRIGATION CONTRACTOR FOR ALL SLEEVE LOCATIONS.
9. 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.

10 5 0 10
SCALE 1" = 10'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
ENTRY LIGHTING EXHIBIT

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

April 27, 2026

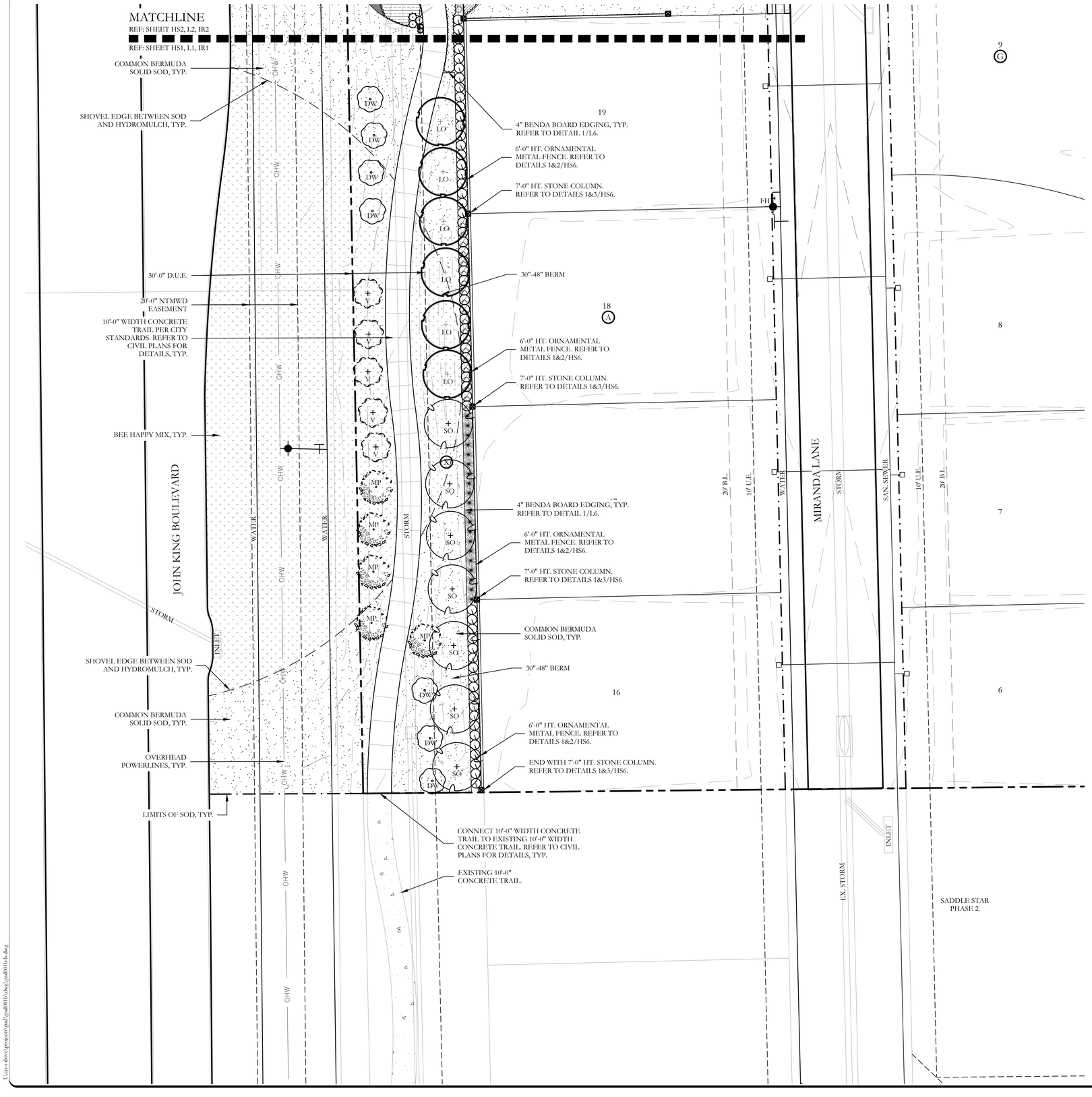
SCALE:
1" = 10'
One Inch

JVC No PAD001B

EX1 of 1

CITY PROJECT NO. SP2026-011

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## PLANT LEGEND

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| LO | LO | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN |
| SO | SO | SHUMARD OAK | QUERCUS SHUMARDII | 4" CALIPER | AS SHOWN |
| BO | BO | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN |
| CE | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN |
| DW | DW | DESERT WILLOW | CHILOPSIS LINEARIS | 2" CALIPER | AS SHOWN |
| V | V | CHASTE TREE | VITEX AGNUS | 2" CALIPER | AS SHOWN |
| MP | MP | MEXICAN PLUM | PRUNUS MEXICANA | 2" CALIPER | AS SHOWN |
| | | TEXAS SAGE | LEUCOPHYLLUM FRUTESCENS | 7 GALLON | 48" O.C. |
| | | EDWARD GOUCHER ABELIA | ABELIA GRANDIFLORA 'EDWARD GOUCHER' | 7 GALLON | 48" O.C. |
| | | STANDARD BURFORD HOLLY | ILEX CORNUTA 'BURFORDII' | 7 GALLON | 48" O.C. |
| | | INDIAN HAWTHORN 'SNOW' | RHAPHIOLEPIS INDICA 'SNOW' | 5 GALLON | 36" O.C. |
| | | AUTUMN SAGE | SALVIA GREGGII | 5 GALLON | 36" O.C. |
| | | RED YUCCA | HESPERALOE PARVIFLORA | 5 GALLON | 36" O.C. |
| | | UPRIGHT ROSEMARY | ROSMARINUS OFFICINALIS 'UPRIGHT' | 5 GALLON | 36" O.C. |
| | | ARTEMISIA | ARTEMISIA SCHMIDTIANA 'SILVER MOUND' | 5 GALLON | 36" O.C. |
| | | GULF MUHLY GRASS | MUHLENBERGIA CAPILLARIS 'REGAL MIST' | 5 GALLON | 36" O.C. |
| | | LIRIOPE GRASS | LIRIOPE MUSCARI | 1 GALLON | 18" O.C. |
| | | WEEPING LOVE GRASS | ERAGROSTIS CURVULA | 1 GALLON | 18" O.C. |
| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |
| | | BEE HAPPY MIX | BY NATIVE AMERICAN SEED CO | SQUARE FEET | HYDROMULCH |
| | | BLACK STAR CRUSHED GRANITE | 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK | SQUARE FEET | $\frac{3}{4}$-1" DIAMETER |
| | | TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS | 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK | SQUARE FEET | EQUAL COMBINATION OF 1-2" AND 2-4" |
| | | OKLAHOMA MOSS ROCK BOULDERS | BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. | 50 LB - 250 LB | FIELD LOCATE ALL BOULDER MASSES |

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

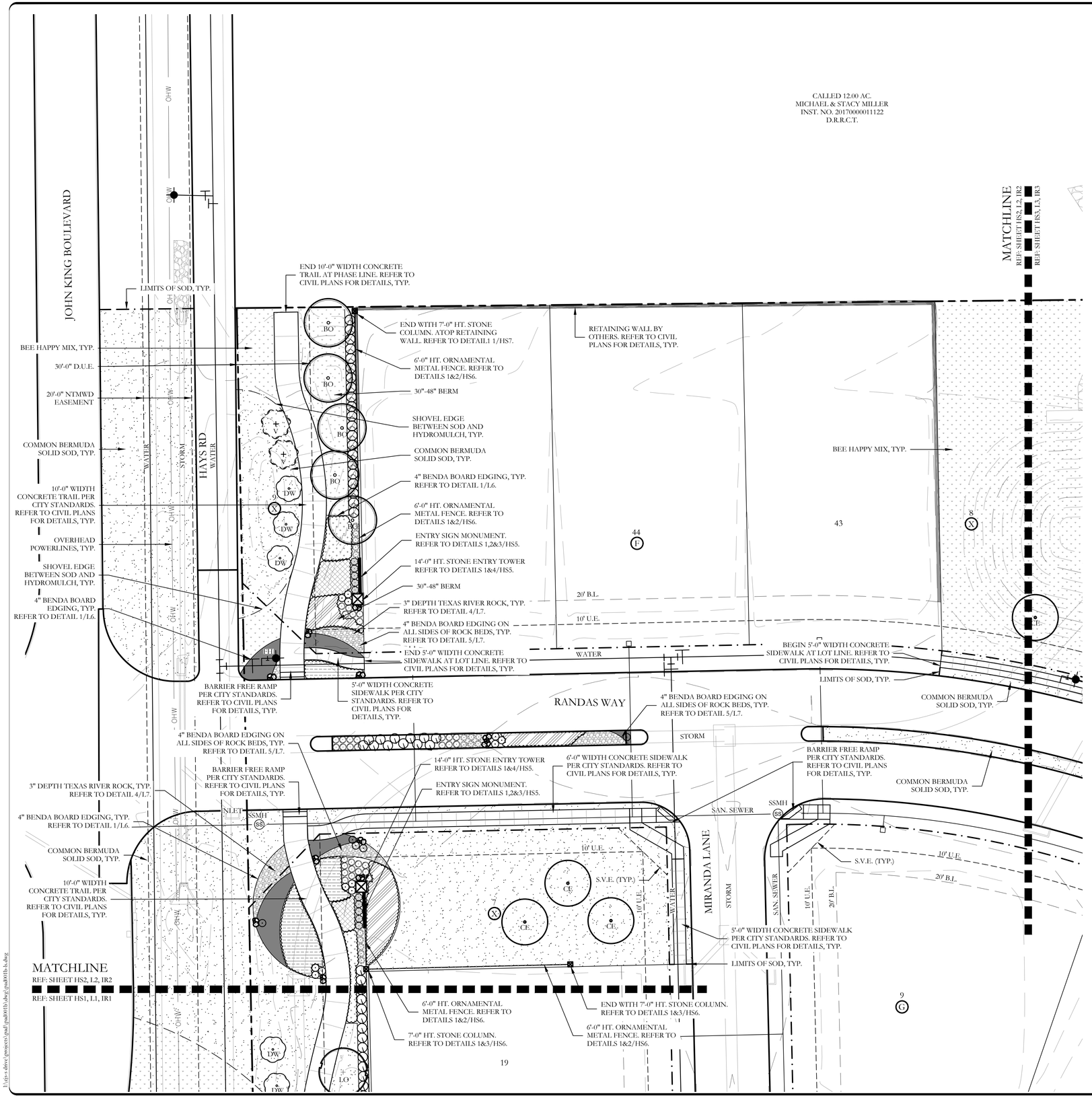
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

L1 of 7

CITY PROJECT NO. SP2020-011

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## PLANT LEGEND

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
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| | | OKLAHOMA MOSS ROCK BOULDERS | BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. | 50 LB - 250 LB | FIELD LOCATE ALL BOULDER MASSES |

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

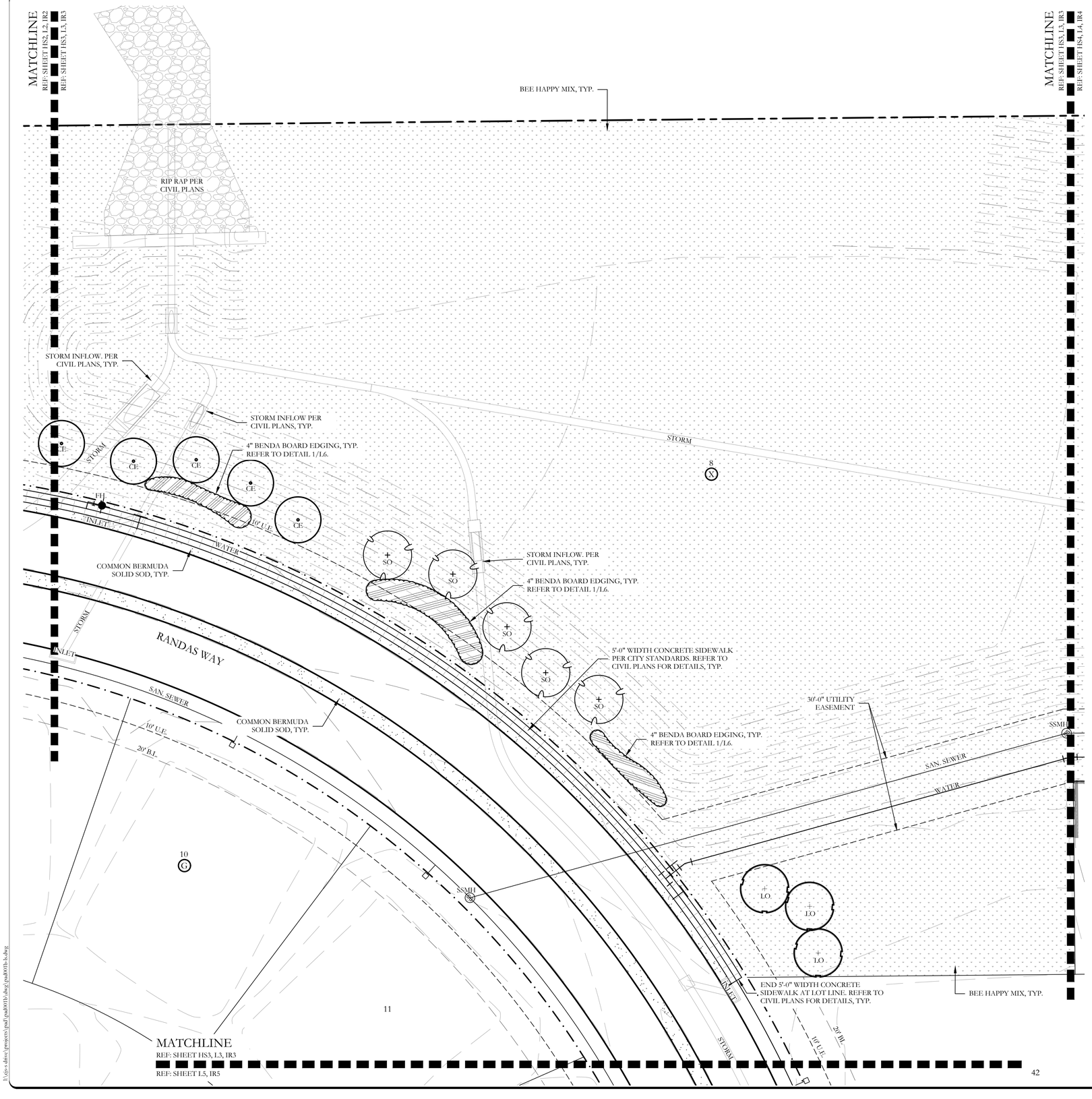
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

L2 of 7

CITY PROJECT NO. SP2020-011

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| PLANT LEGEND | | | | | |
|---|---|---|---|---|---|
| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
| LO | LO | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN |
| SO | SO | SHUMARD OAK | QUERCUS SHUMARDII | 4" CALIPER | AS SHOWN |
| BO | BO | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN |
| CE | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN |
| DW | DW | DESERT WILLOW | CHILOPSIS LINEARIS | 2" CALIPER | AS SHOWN |
| V | V | CHASTE TREE | VITEX AGNUS | 2" CALIPER | AS SHOWN |
| MP | MP | MEXICAN PLUM | PRUNUS MEXICANA | 2" CALIPER | AS SHOWN |
| | | TEXAS SAGE | LEUCOPHYLLUM FRUTESCENS | 7 GALLON | 48" O.C. |
| | | EDWARD GOUCHER ABELIA | ABELIA GRANDIFLORA 'EDWARD GOUCHER' | 7 GALLON | 48" O.C. |
| | | STANDARD BURFORD HOLLY | ILEX CORNUTA 'BURFORDII' | 7 GALLON | 48" O.C. |
| | | INDIAN HAWTHORN 'SNOW' | RHAPHIOLEPIS INDICA 'SNOW' | 5 GALLON | 36" O.C. |
| | | AUTUMN SAGE | SALVIA GREGGII | 5 GALLON | 36" O.C. |
| | | RED YUCCA | HESPERALOE PARVIFLORA | 5 GALLON | 36" O.C. |
| | | UPRIGHT ROSEMARY | ROSMARINUS OFFICINALIS 'UPRIGHT' | 5 GALLON | 36" O.C. |
| | | ARTEMISIA | ARTEMISIA SCHMIDTIANA 'SILVER MOUND' | 5 GALLON | 36" O.C. |
| | | GULF MUHLY GRASS | MUHLENBERGIA CAPILLARIS 'REGAL MIST' | 5 GALLON | 36" O.C. |
| | | LIRIOPE GRASS | LIRIOPE MUSCARI | 1 GALLON | 18" O.C. |
| | | WEEPING LOVE GRASS | ERAGROSTIS CURVULA | 1 GALLON | 18" O.C. |
| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |
| | | BEE HAPPY MIX | BY NATIVE AMERICAN SEED CO | SQUARE FEET | HYDROMULCH |
| | | BLACK STAR CRUSHED GRANITE | 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK | SQUARE FEET | $\frac{1}{4}$-1" DIAMETER |
| | | TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS | 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK | SQUARE FEET | EQUAL COMBINATION OF 1-2" AND 2-4" |
| | | OKLAHOMA MOSS ROCK BOULDERS | BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. | 50 LB - 250 LB | FIELD LOCATE ALL BOULDER MASSES |

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SADDLE STAR SOUTH
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SCREENING AND BUFFERING
LANDSCAPE PLAN

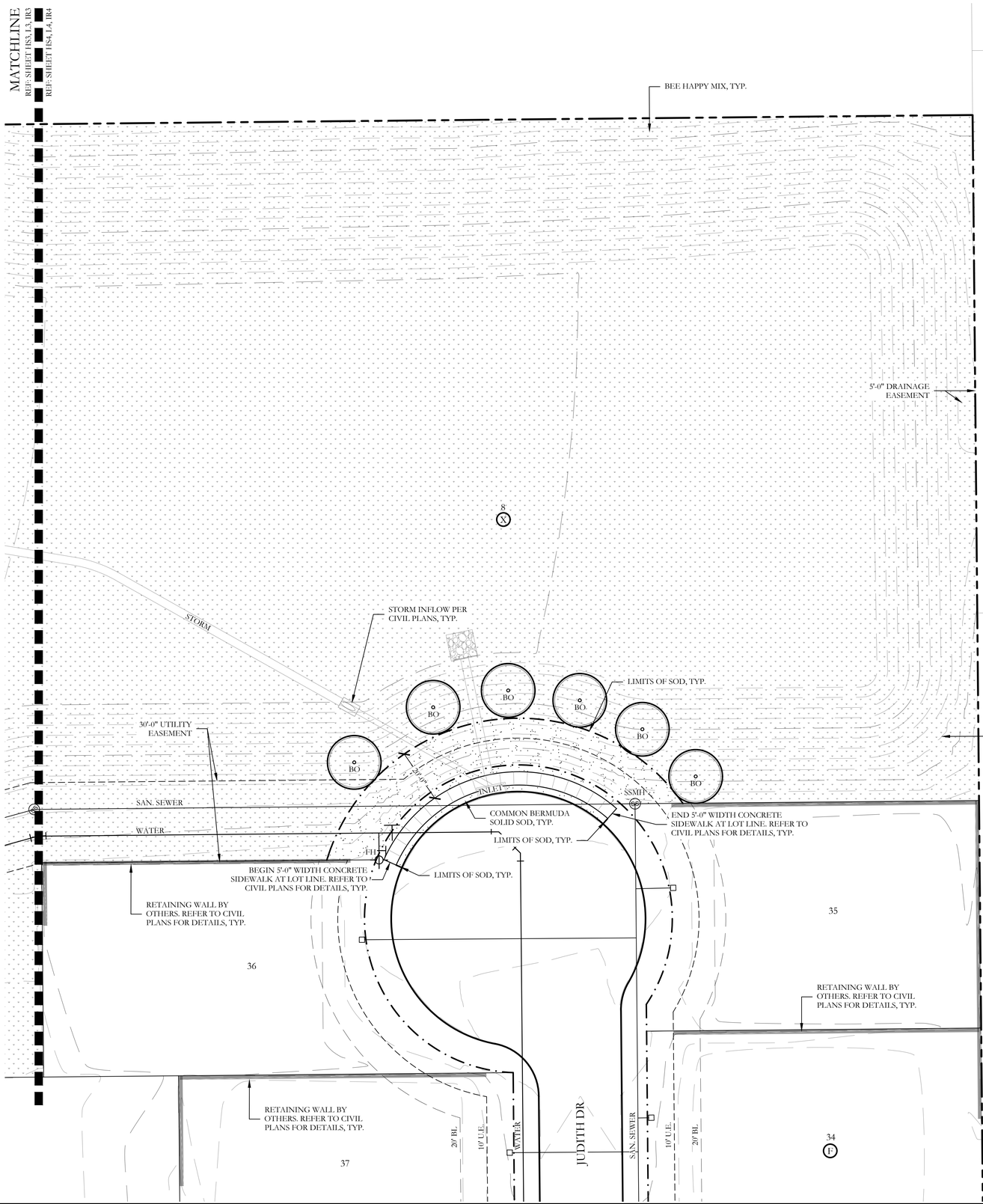
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
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One Inch
JVC No PAD001B

L3 of 7

CITY PROJECT NO. SP2026-011

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| PLANT LEGEND | | | | | |
|---|---|---|---|---|---|
| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
| LO | LO | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN |
| SO | SO | SHUMARD OAK | QUERCUS SHUMARDII | 4" CALIPER | AS SHOWN |
| BO | BO | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN |
| CE | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN |
| DW | DW | DESERT WILLOW | CHILOPSIS LINEARIS | 2" CALIPER | AS SHOWN |
| V | V | CHASTE TREE | VITEX AGNUS | 2" CALIPER | AS SHOWN |
| MP | MP | MEXICAN PLUM | PRUNUS MEXICANA | 2" CALIPER | AS SHOWN |
| | | TEXAS SAGE | LEUCOPHYLLUM FRUTESCENS | 7 GALLON | 48" O.C. |
| | | EDWARD GOUCHER ABELIA | ABELIA GRANDIFLORA 'EDWARD GOUCHER' | 7 GALLON | 48" O.C. |
| | | STANDARD BURFORD HOLLY | ILEX CORNUTA 'BURFORDII' | 7 GALLON | 48" O.C. |
| | | INDIAN HAWTHORN 'SNOW' | RHAPHIOLEPIS INDICA 'SNOW' | 5 GALLON | 36" O.C. |
| | | AUTUMN SAGE | SALVIA GREGGII | 5 GALLON | 36" O.C. |
| | | RED YUCCA | HESPERALOE PARVIFLORA | 5 GALLON | 36" O.C. |
| | | UPRIGHT ROSEMARY | ROSMARINUS OFFICINALIS 'UPRIGHT' | 5 GALLON | 36" O.C. |
| | | ARTEMISIA | ARTEMISIA SCHMIDTIANA 'SILVER MOUND' | 5 GALLON | 36" O.C. |
| | | GULF MUHLY GRASS | MUHLENBERGIA CAPILLARIS 'REGAL MIST' | 5 GALLON | 36" O.C. |
| | | LIRIOPE GRASS | LIRIOPE MUSCARI | 1 GALLON | 18" O.C. |
| | | WEEPING LOVE GRASS | ERAGROSTIS CURVULA | 1 GALLON | 18" O.C. |
| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |
| | | BEE HAPPY MIX | BY NATIVE AMERICAN SEED CO | SQUARE FEET | HYDROMULCH |
| | | BLACK STAR CRUSHED GRANITE | 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK | SQUARE FEET | $\frac{3}{4}$-1" DIAMETER |
| | | TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS | 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK | SQUARE FEET | EQUAL COMBINATION OF 1-2" AND 2-4" |
| | | OKLAHOMA MOSS ROCK BOULDERS | BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. | 50 LB - 250 LB | FIELD LOCATE ALL BOULDER MASSES |

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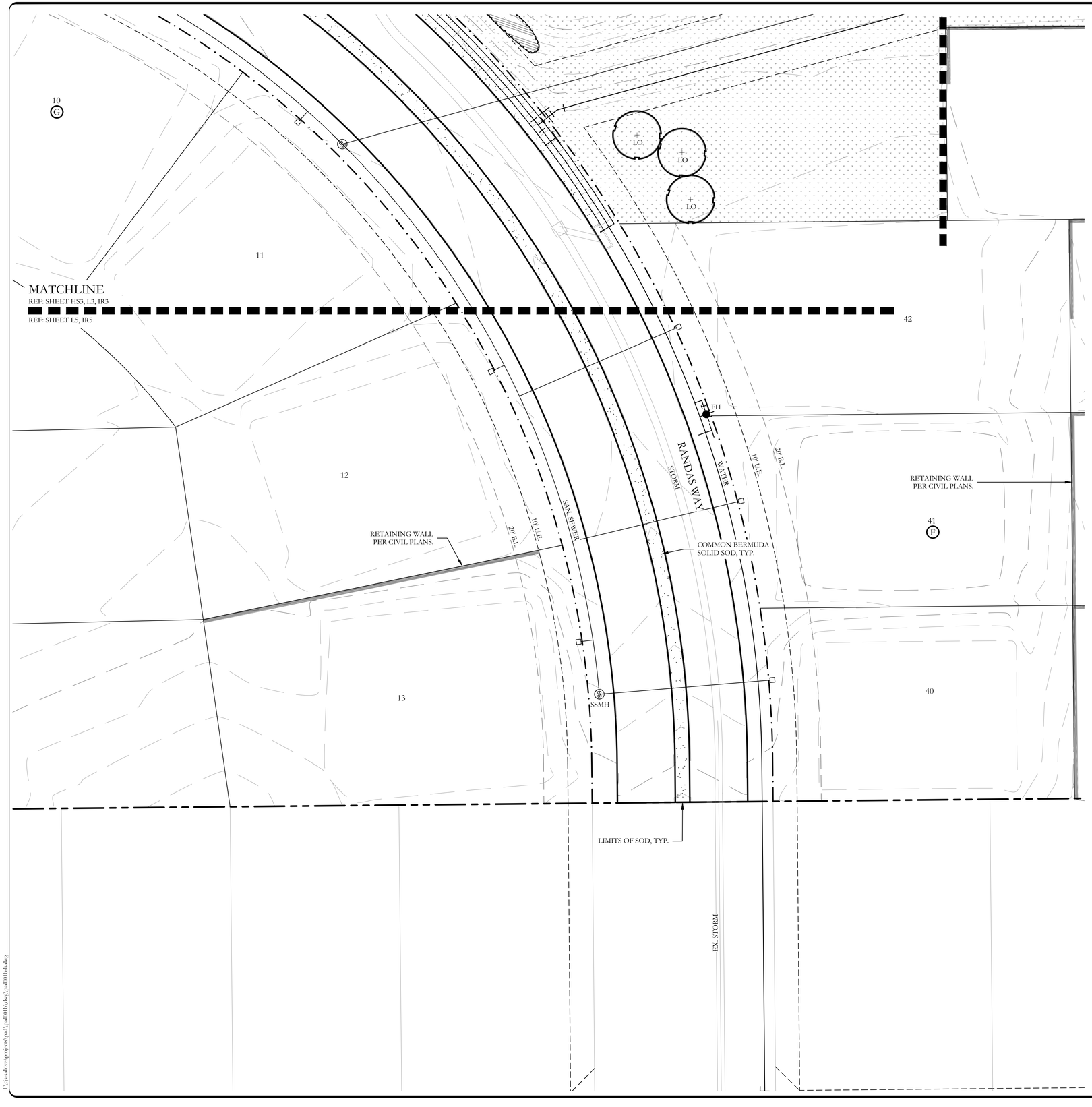
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CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

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L4 of 7

CITY PROJECT NO. SP2026-011

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| PLANT LEGEND | | | | | |
|---|---|---|---|---|---|
| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
| LO | LO | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN |
| SO | SO | SHUMARD OAK | QUERCUS SHUMARDII | 4" CALIPER | AS SHOWN |
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| CE | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN |
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| V | V | CHASTE TREE | VITEX AGNUS | 2" CALIPER | AS SHOWN |
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| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |
| | | BEE HAPPY MIX | BY NATIVE AMERICAN SEED CO | SQUARE FEET | HYDROMULCH |
| | | BLACK STAR CRUSHED GRANITE | 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK | SQUARE FEET | ¾-1" DIAMETER |
| | | TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS | 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK | SQUARE FEET | EQUAL COMBINATION OF 1-2" AND 2-4" |
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L5 of 7

CITY PROJECT NO. SP2026-011

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## LANDSCAPE PROVIDED

JOHN KING BOULEVARD

A. MINIMUM TWENTY (50) FOOT LANDSCAPE EDGE PROVIDED

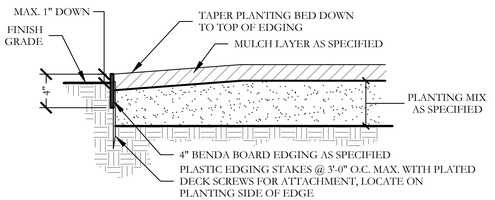
B. 10' SIDEWALK WITHIN LANDSCAPE BUFFER PROVIDED.

C. 3 - 4" CAL. CANOPY TREE & 4 ACCENT TREES / 100 LF OF LINEAR FRONTAGE
596 LF OF FRONTAGE / 100 LF = 18 - 4" CAL. TREES & 22 ACCENT TREES REQUIRED.
PROVIDED: 18 - 4" CALIPER CANOPY TREES & 23 ACCENT TREES PROVIDED

D. MIN 30" HT. SHRUBBERY PROVIDED ALONG LENGTH OF STREET FRONTAGE.

DETENTION AREA LOT CA8 BLOCK I

A. 1 SHRUB OR ORNAMENTAL GRASS PER 750 SF OF DRY DETENTION AREA.
210,312 SF OF DETENTION AREA / 750 SF = 281 - SHRUBS OR ORNAMENTAL GRASSES.
PROVIDED: 314 ORNAMENTAL GRASSES.




1 TYPICAL BED EDGING DETAIL
SECTION — NOT TO SCALE

## PLANT LIST

| KEY | ESTIMATED QUANTITY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|---|
| LO | 9 | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| SO | 12 | SHUMARD OAK | QUERCUS SHUMARDII | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| BO | 11 | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| CE | 8 | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| DW | 10 | DESERT WILLOW | CHILOPSIS LINEARIS | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
| V | 7 | CHASTE TREE | VITEX AGNUS-CASTUS | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
| MP | 5 | MEXICAN PLUM | PRUNUS MEXICANA | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
| | 52 | TEXAS SAGE | LEUCOPHYLLUM FRUTESCENS | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 41 | EDWARD GOUCHER ABELIA | ABELIA GRANDIFLORA 'EDWARD GOUCHER' | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 21 | STANDARD BURFORD HOLLY | ILEX CORNUTA 'BURFORDII' | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 10 | INDIAN HAWTHORN SNOW | RHAPHIOLEPIS INDICA 'SNOW' | 3 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 32 | AUTUMN SAGE | SALVIA GREGGII | 5 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 17 | RED YUCCA | HESPERALOE PARVIFLORA | 3 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 16 | UPRIGHT ROSEMARY | ROSMARINUS OFFICINALIS 'UPRIGHT' | 3 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 85 | ARTEMISIA | ARTEMISIA SCHMIDTIANA 'SILVER MOUND' | 1 GALLON | 24" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 540 | GULF MUHLY GRASS | MUHLENBERGIA CAPILLARIS 'REGAL MIST' | 1 GALLON | 24" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 140 | LIRIOPE GRASS | LIRIOPE MUSCARI | 1 GALLON | 18" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 330 | WEEPING LOVE GRASS | ERAGROSTIS CURVULA | 1 GALLON | 18" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 38,465 | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD | MINIMUM 100% COVERAGE ALL AREAS SHOWN |
| | 222,335 | BEE HAPPY MIX | BY NATIVE AMERICAN SEED CO. | SQUARE FEET | HYDROMULCH | MINIMUM 100% COVERAGE ALL AREAS SHOWN |
| | 710 | BLACK STAR CRUSHED STONE | N/A | SQUARE FEET | 100% COVERAGE | INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. STONE SHALL BE $\frac{3}{4}$" - 1" DIAMETER IN SIZE. |
| | 545 | TEXAS RIVER ROCK | N/A | SQUARE FEET | 100% COVERAGE | 3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE. |
| | 4 | OKLAHOMA MOSS ROCK BOULDERS | N/A | TON | AS SHOWN | 50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK. |

## GENERAL LANDSCAPE NOTES

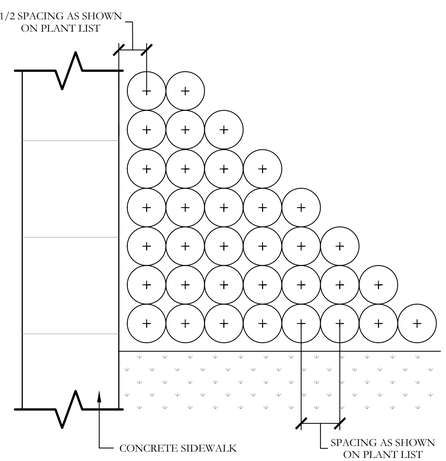
INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. 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.

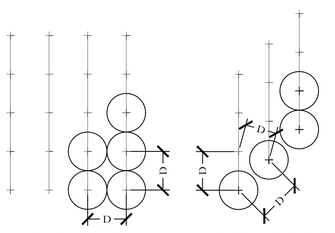
LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. 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.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. 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.
8. 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.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. 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:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. 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.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. 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.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

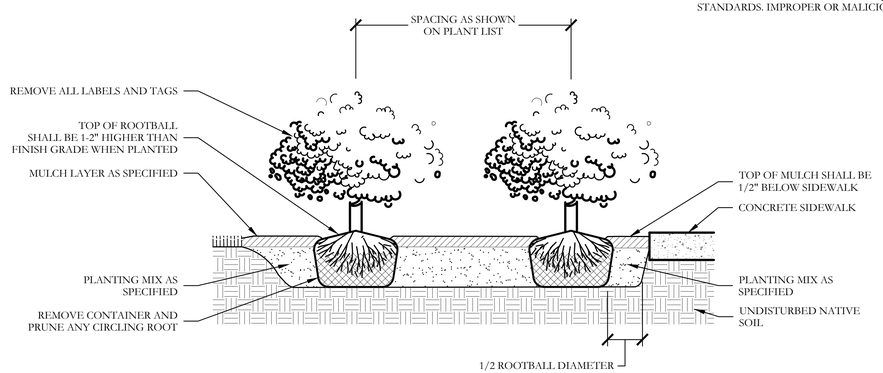
MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL 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.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. 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:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. 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.
3. 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.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. 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.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.




NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.




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

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS

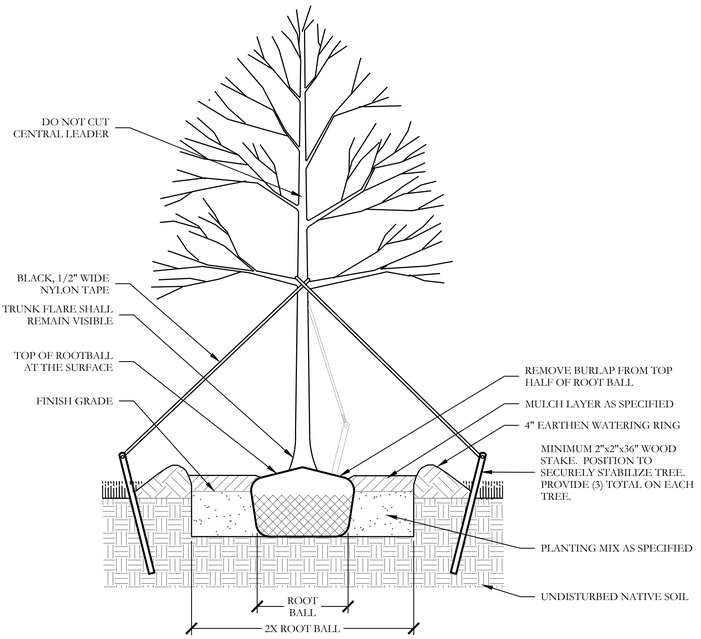
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No PAD001B

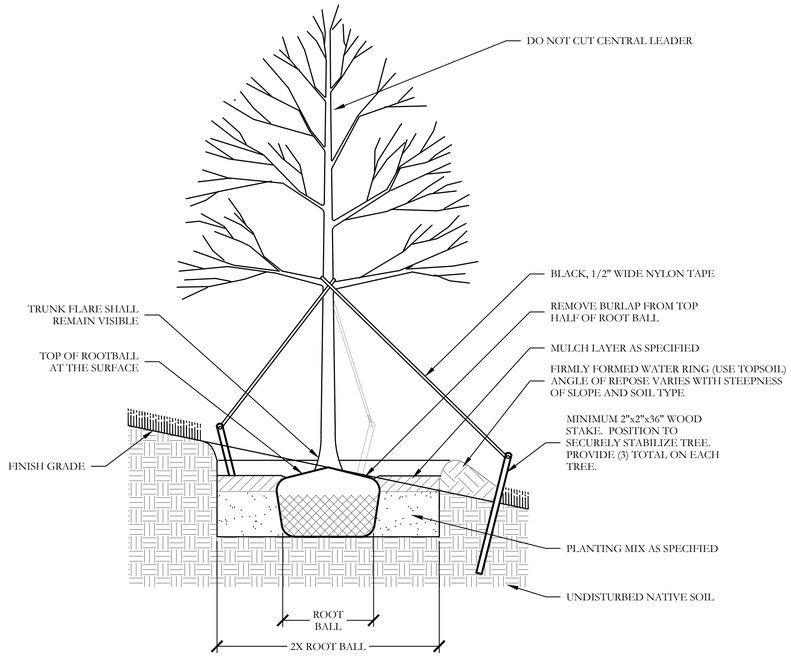
L6 of 7

CITY PROJECT NO. SP2026-011

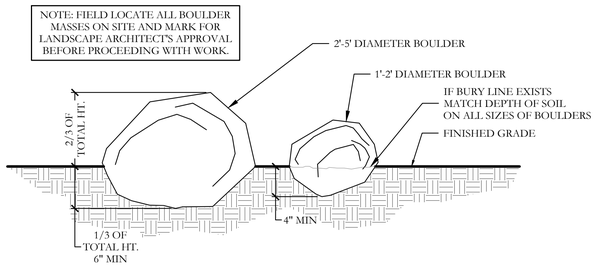
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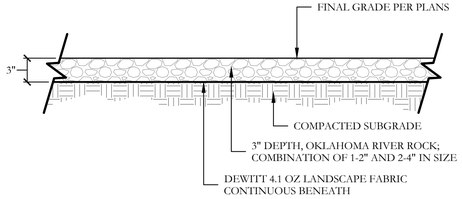

1 TYPICAL TREE PLANTING
SECTION
NOT TO SCALE



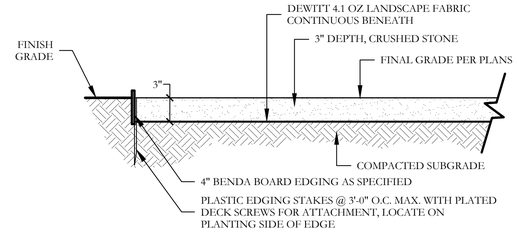

3 TYPICAL TREE PLANTING ON SLOPE
SECTION
NOT TO SCALE




2 LANDSCAPE BOULDER DETAIL
SECTION
NOT TO SCALE




4 TEXAS RIVER ROCK BED
SECTION
SCALE: 1" = 1'-0"




5 CRUSHED STONE DETAILS
SECTION
SCALE: 1" = 1'-0"

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE DETAILS

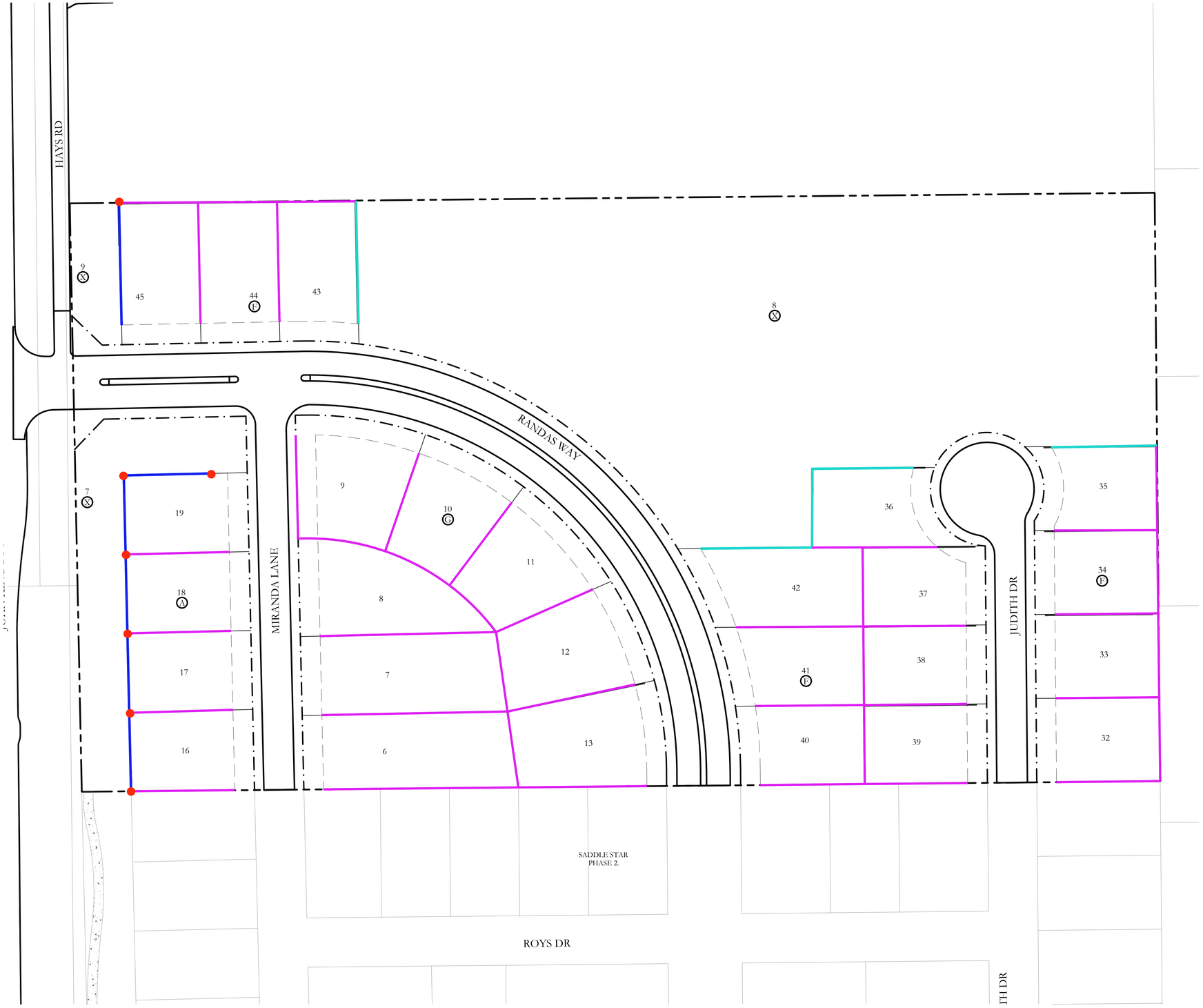
REGISTERED LANDSCAPE ARCHITECT
CINDY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No PAD001B

L7 of 7

CITY PROJECT NO. SP2026-011

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## FENCE LEGEND

- 6'-0" HT. ORNAMENTAL METAL FENCE; BY DEVELOPER.
- STONE COLUMN; BY DEVELOPER.
- 6'-0" HT. ORNAMENTAL METAL FENCE; BY BUILDER.
- 6'-0" HT. CEDAR FENCE; BY BUILDER.

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

N

50 25 0 50

SCALE 1" = 50'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL FENCE EXHIBIT

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 29, 2026

SCALE:
1" = 50'
One Inch

JVC No PAD001B

FE1 of 1

CITY PROJECT NO. SP2026-011

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DATE: June 3, 2026

TO: Pat Atkins
Rockwall King 15, LLC
614 Summer Oaks Drive
Rockwall, TX 75087

FROM: Henry Lee, *AICP*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2026-011; *Site Plan for Phase 3 of the Saddle Star Estates South Subdivision*

Pat Atkins,

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on May 12, 2026. The following is a record of all recommendations, voting records:

*Conditions of Approval*:
(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,

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

*Planning and Zoning Commission*
On May 12, 2026, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 5-0, with Commissioner Hagaman recusing himself and Commissioner Brock absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6434.

Sincerely,

Henry Lee, *AICP*, *Senior Planner*
City of Rockwall Planning and Zoning Department