



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-005 P&Z DATE 2/20/19 CC DATE 3/12/19 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☒ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ON

PLANNING & ZONING CASE NO.

SP2019-005

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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
☐ Final Plat (\$300.00 + \$20.00 Acre)¹
☐ Replat (\$300.00 + \$20.00 Acre)¹
☐ Amending or Minor Plat (\$150.00)
☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☒ Site Plan (\$250.00 + \$20.00 Acre)¹
☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision

Saddlestan South

Lot

Block

General Location

John King Blvd. / House of David Res Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

PD

Current Use

AG

Proposed Zoning

Proposed Use

Residential

Acreage

55.85 Ac.

Lots [Current]

Lots [Proposed]

- ☐ **Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

CITY OF ROCKWALL / 2017

☐ Applicant

Saddlestan Land Dev. LLC

Contact Person

PAT ATKINS

Contact Person

PAT ATKINS

Address

3074 HAYS LN.

Address

3074 HAYS LN.

City, State & Zip

Rockwall, TX 75087

City, State & Zip

Rockwall TX 75087

Phone

972-388-4383

Phone

972-388-4383

E-Mail

PATATKINS@rockwall.com

E-Mail

PATATKINS@rockwall.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared PAT ATKINS [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 1367.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of Feb, 20 19. 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 19 day of Feb., 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

My Commission Expires 02-28-2021



DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 2/19/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 02/22/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/26/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 2/26/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: SP2019-005
Project Name: Saddle Star South
Project Type: SITE PLAN
Applicant Name: SADDLE STAR LAND DEV. LLC
Owner Name: R, & R HANCE INVESTMENTS LP
Project Description:



RECEIPT

Project Number: SP2019-005
Job Address: JOHN KING BLVD

Receipt Number: B84029

Printed: 2/19/2019 1:09 pm

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$ 1,367.00

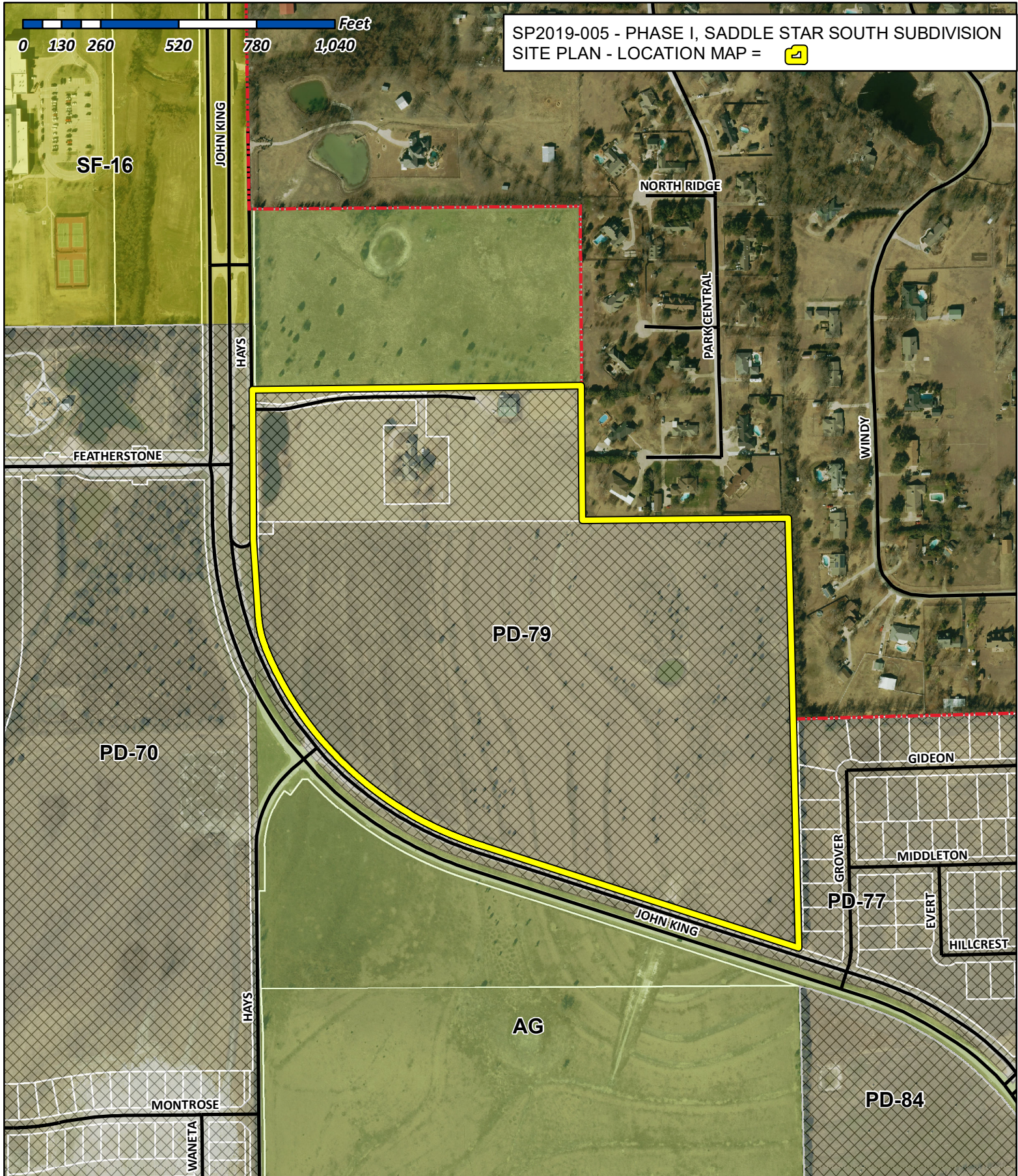
Total Fees Paid:**\$ 1,367.00**

Date Paid: 2/19/2019 12:00:00AM

Paid By: KPA CONSULTING INC

Pay Method: CHECK 1345

Received By: LM

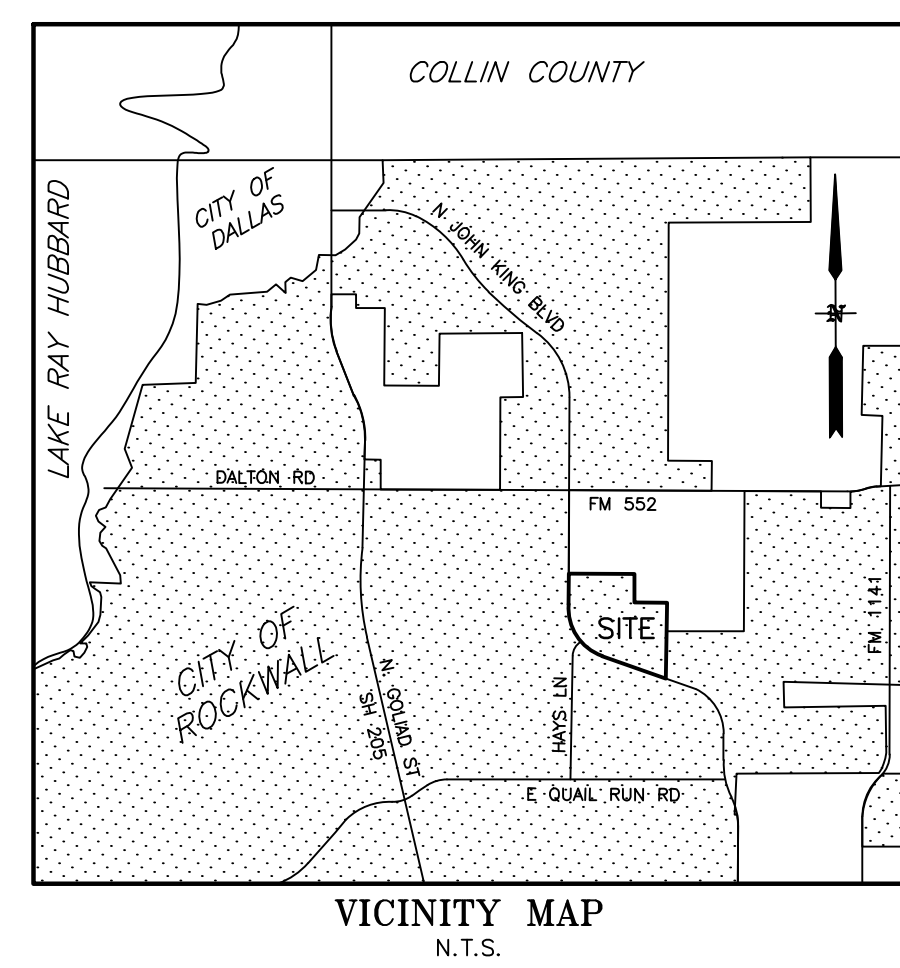
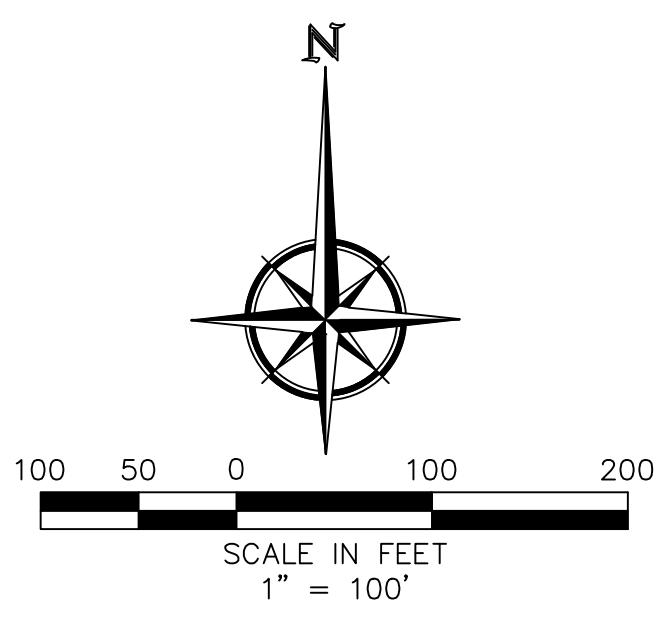
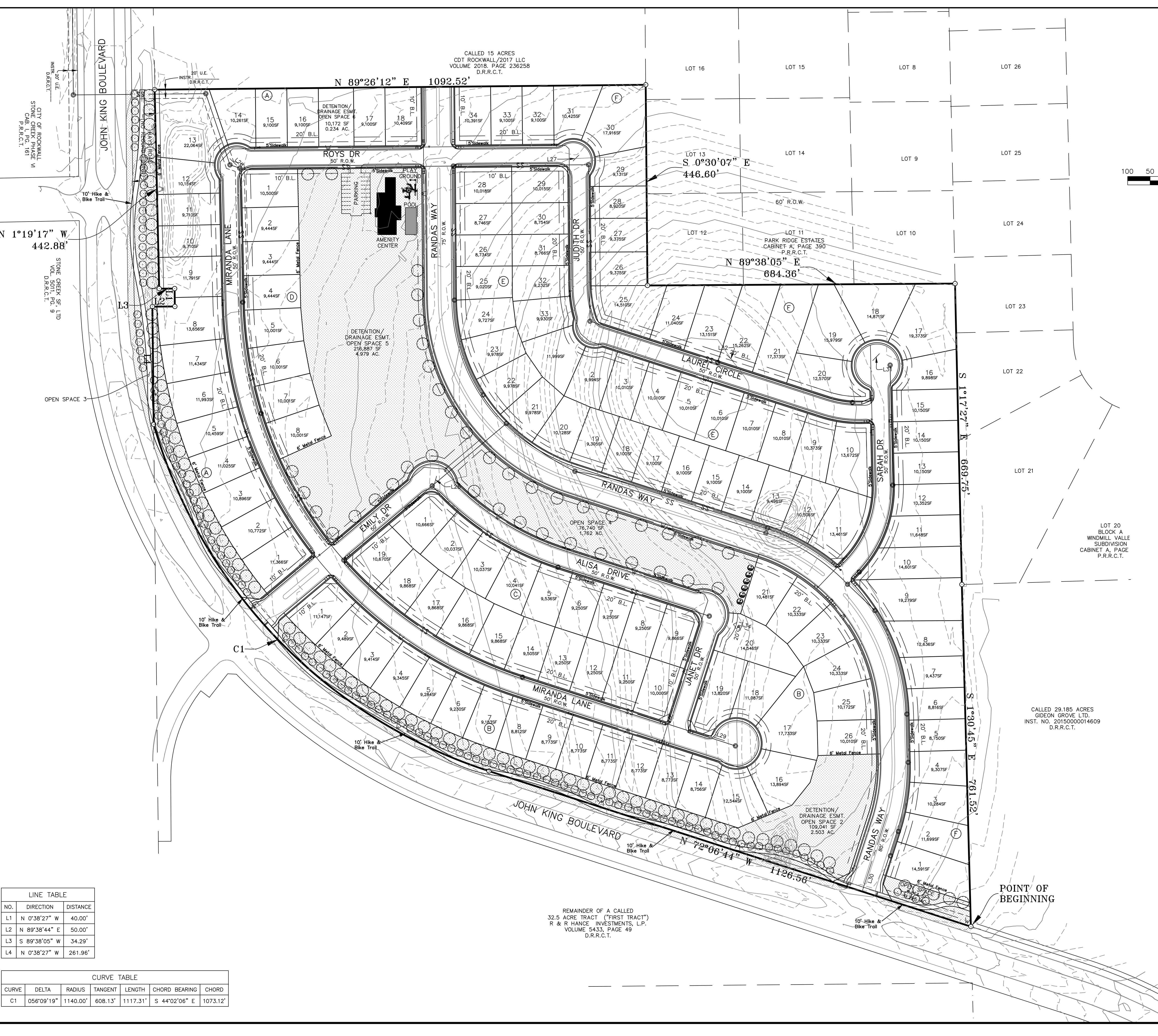


City of Rockwall

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

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





SADDLE STAR SOUTH
PLANT LEGEND

- 123 - 4" SHADE TREE
- 6 - 3" EASTERN RED CEDAR
- 126 - 2" ORNAMENTAL TREE
- BERMUDA GRASS

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 0°38'27" W	40.00'
L2	N 89°38'44" E	50.00'
L3	S 89°38'05" W	34.29'
L4	N 0°38'27" W	261.96'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	056°09'19"	1140.00'	608.13'	1117.31'	S 44°02'06" E	1073.12'

OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
SADDLE STAR DEVELOPMENT, LLC
3076 HAYS LANE
ROCKWALL, TX 75087

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

PD SITE PLAN
**SADDLE STAR
ESTATES SOUTH**
138 SINGLE FAMILY LOTS
6 COMMON AREA TRACTS
55.413 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDOO CIRCLE, SUITE 200, WYLLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: FEBRUARY 19, 2019

SADDLE STAR LAND DEVELOPMENT L.L.C.

3076 HAYS LN.-ROCKWALL,TEXAS 75087-PAT ATKINS-DIRECTOR

2-19-19

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

RE: SADDLE STAR SOUTH-55.413 ACRES –OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

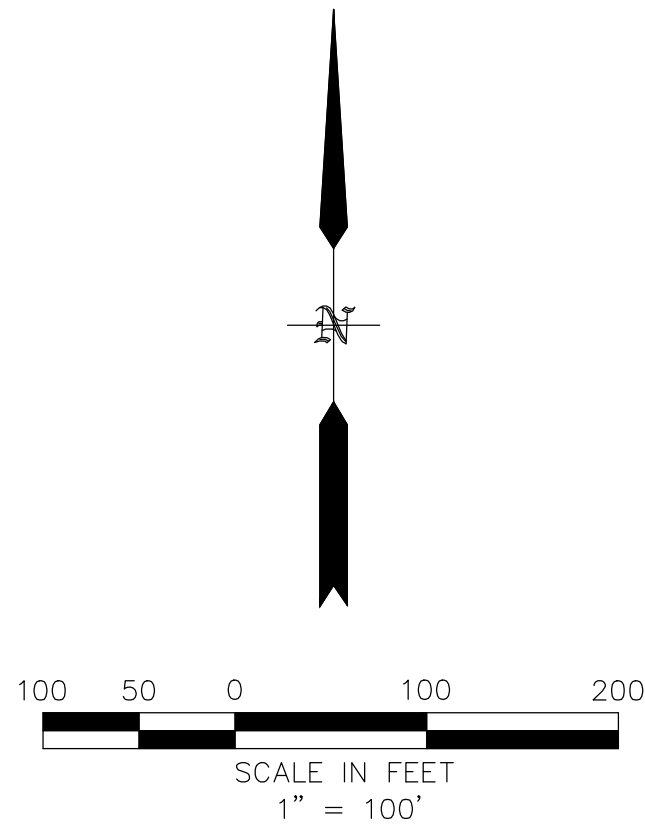
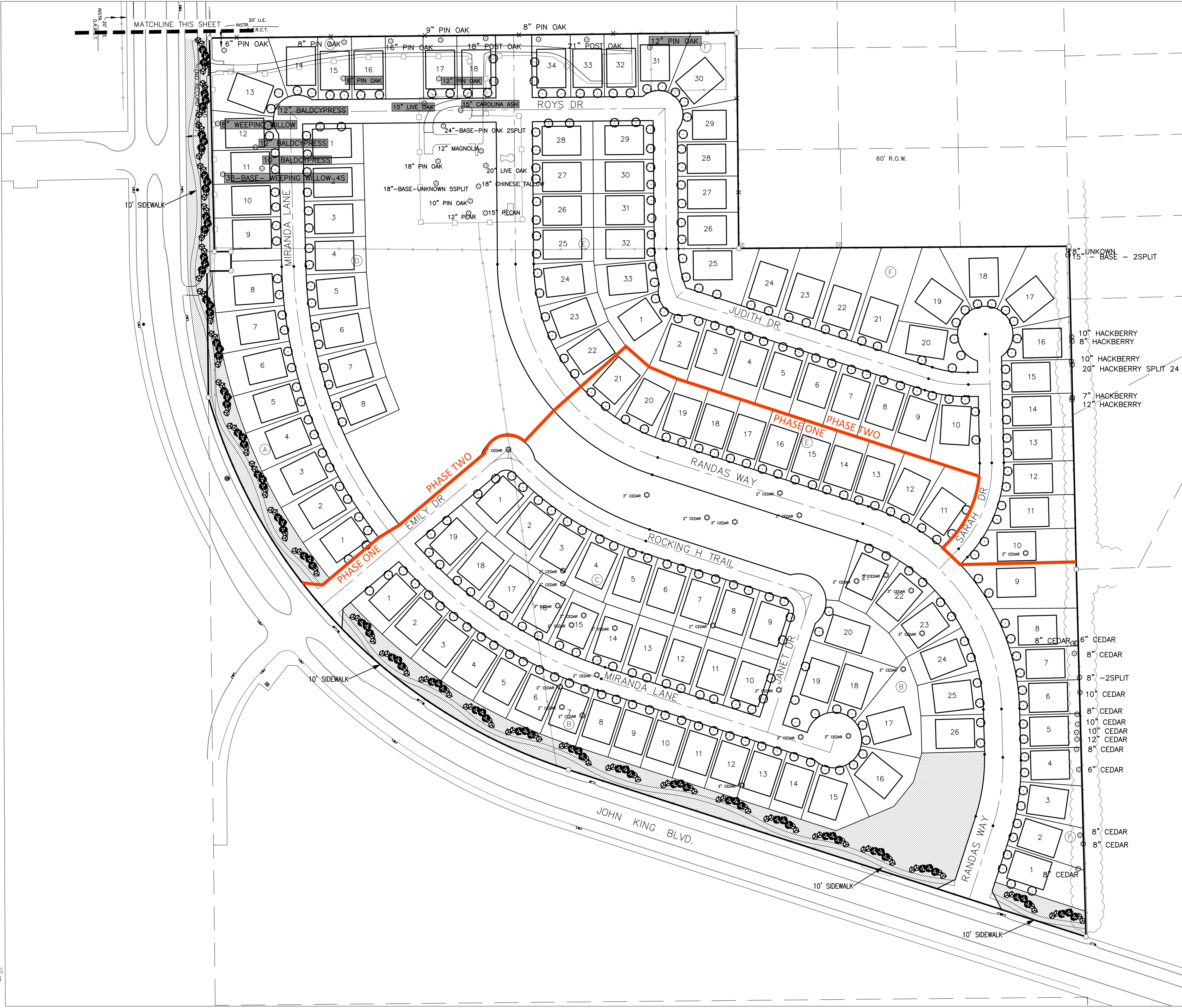
WE ARE THE SAID AUTHORIZED REPRESENTATIVES OF THE OWNERS OF THE 55.413 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C.,TO PURSUE APPROVAL OF OUR LANDSCAPE/TREE PLAN THE PLAN REPRESENTS REMOVAL OF 140” CALIPER EXISTING TREES AND PLANTING OF 1260” CALIPER OF NEW VEGETATION.

SINCERELY

Pat Atkins

PAT ATKINS-DIRECTOR-SADDLE STAR



LEGEND

- EXISTING TREE
- PROPOSED 4" CANOPY TREE
- PROPOSED 3" CANOPY TREE
- PROPOSED 6' ACCENT TREE

SADDLE STAR SOUTH TREES to be REPLACED

- 84 - 4" CANOPY TREE
- 308 - 3" CANOPY TREE
- 112 - 6' ACCENT TREE

1260 CALIPER INCHES

SADDLE STAR SOUTH TREES to be REMOVED

- 1 - 8" PIN OAK
- 2 - 12" PIN OAK
- 1 - 15" LIVE OAK
- 1 - 15" CAROLINA ASH
- 1 - 8" WEEPING WILLOW
- 1 - 36" WEEPING WILLOW
- 1 - 10" BALDCYPRESS
- 2 - 12" BALDCYPRESS

140 CALIPER INCHES

OWNER
SADDLE STAR
SOUTH HOLDINGS, LLC.
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201
DEVELOPER
SADDLE STAR
DEVELOPMENT, LLC.
3076 HAYS LANE
ROCKWALL, TX 75087

* ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-066-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF 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#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'

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 2/15/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812 TREESCAPE.DWG	

LANDSCAPE/TREE PLAN
SADDLE STAR SOUTH
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

GENERAL CONSTRUCTION NOTES

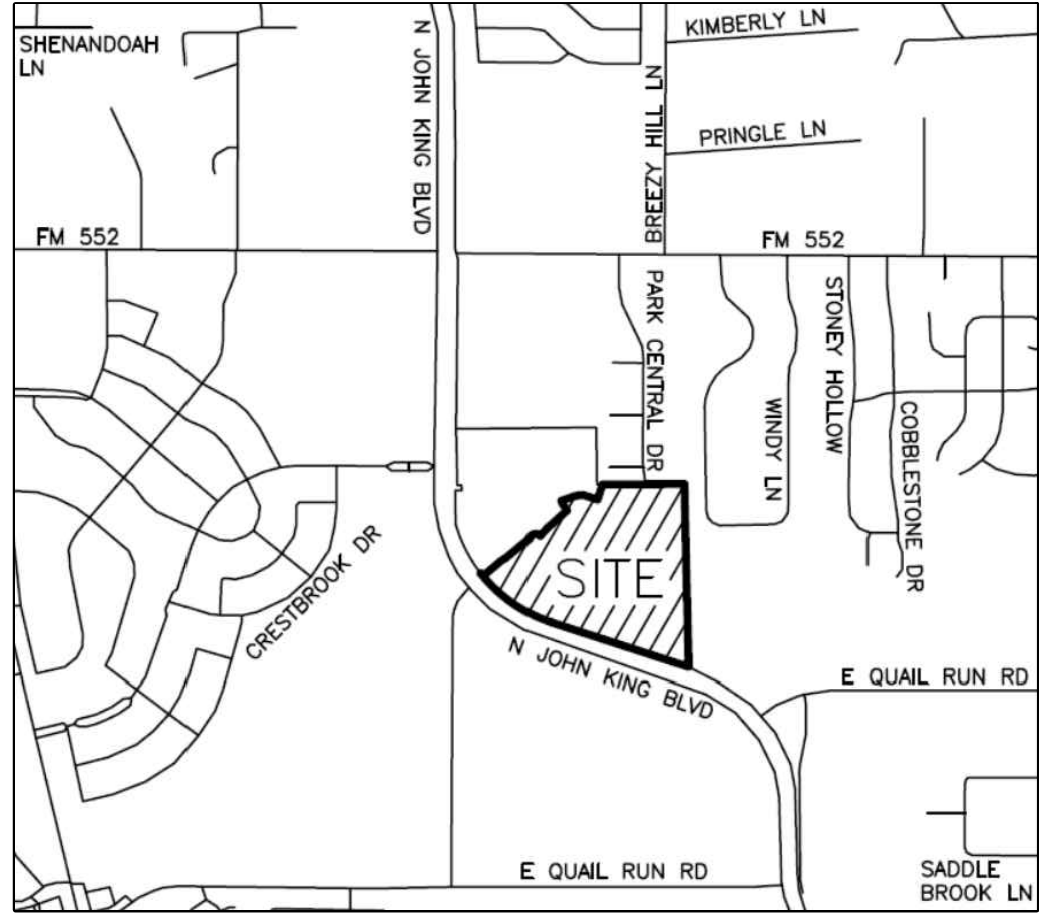
1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING 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 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 ESTATES SOUTH - PH1~

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: February 18, 2019



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
HS1	OVERALL LAYOUT PLAN
HS2-HS8	HARDSCAPE PLANS
HS9-HS12	HARDSCAPE DETAILS
L1-L4	LANDSCAPE PLANS
L5	LANDSCAPE DETAILS
IR1-IR4	IRRIGATION PLANS
IR5	IRRIGATION DETAILS

OWNER / DEVELOPER:

SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVENUE
SUITE 4200W
DALLAS, TEXAS 75201
PH. (972) 716-2900
CONTACT: JOSE CAMPOS

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI

GENERAL LANDSCAPE NOTES:

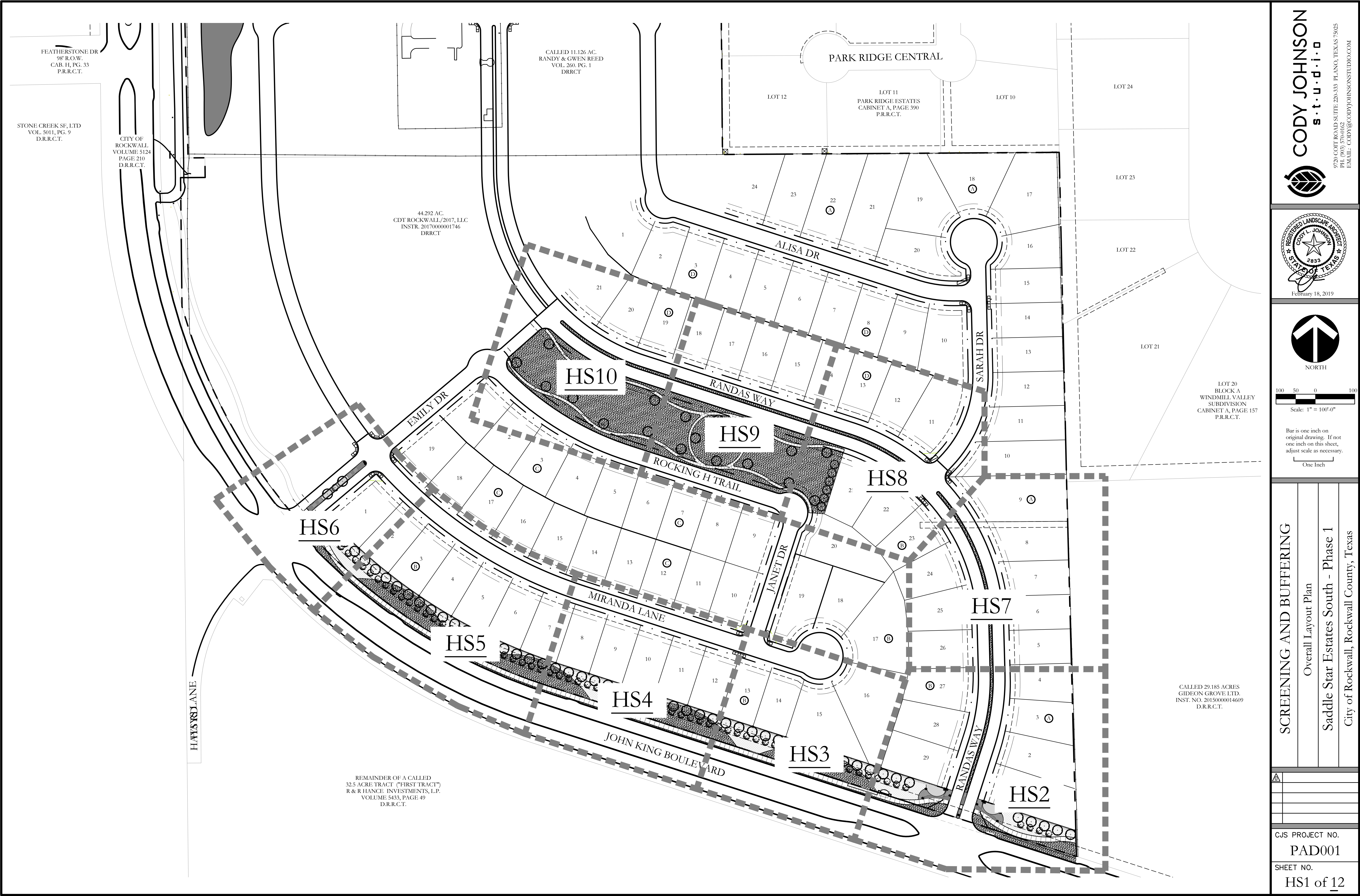
- INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
 2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED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

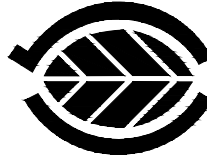
- LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
 2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. 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 FILLED 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 (5') 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.



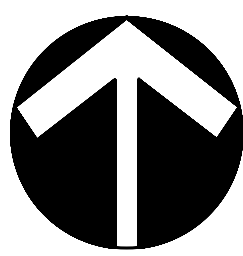


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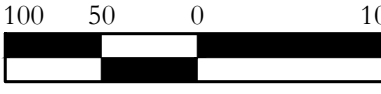
9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (909) 570-0162
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February 18, 2019



NORTH



Scale: 1" = 100'-0"

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

One Inch

SCREENING AND BUFFERING

Overall Layout Plan

Saddle Star Estates South - Phase 1

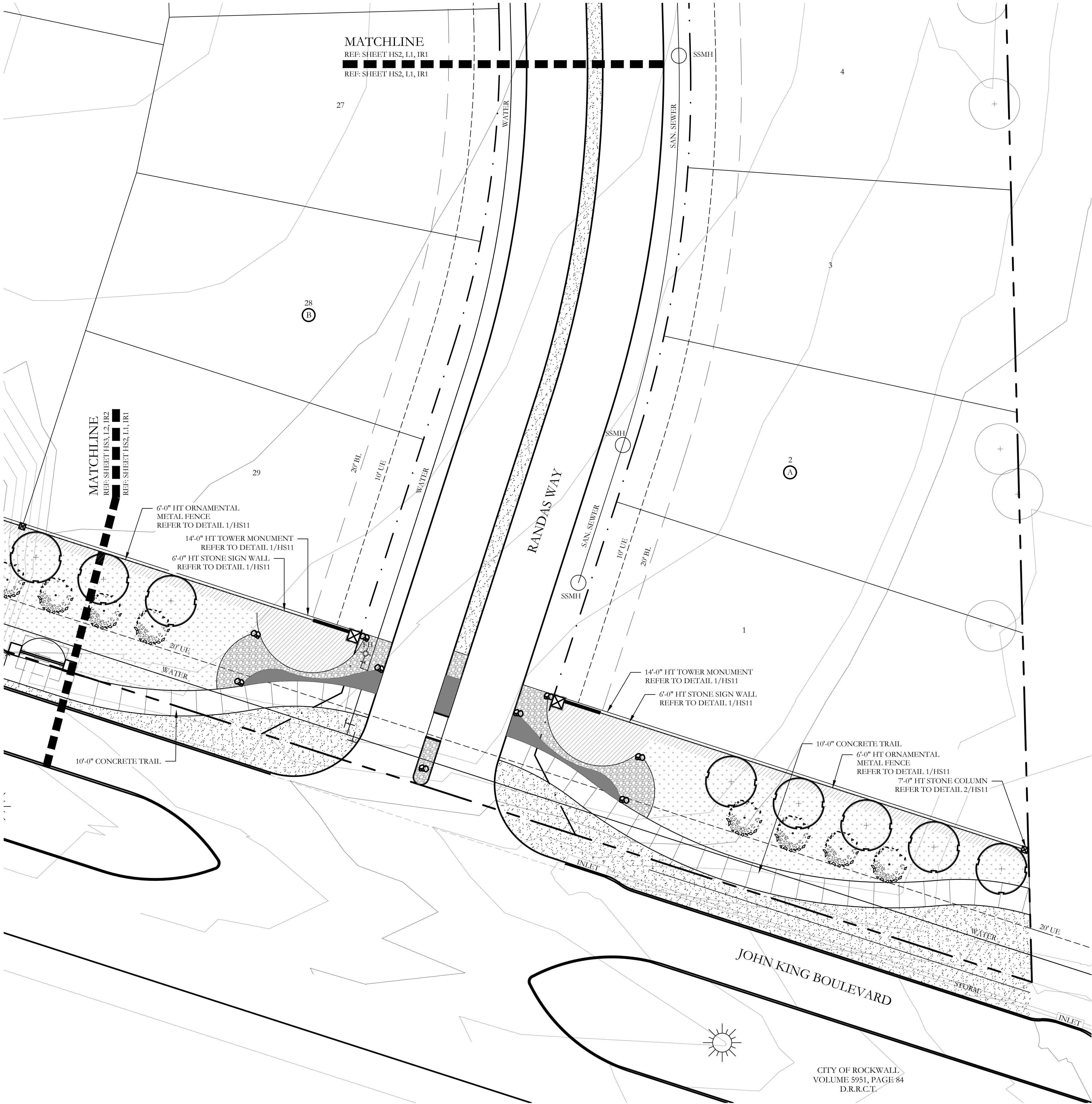
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS1 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2853
STATE OF TEXAS
February 18, 2019

NORTH

20 10 0 20
Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

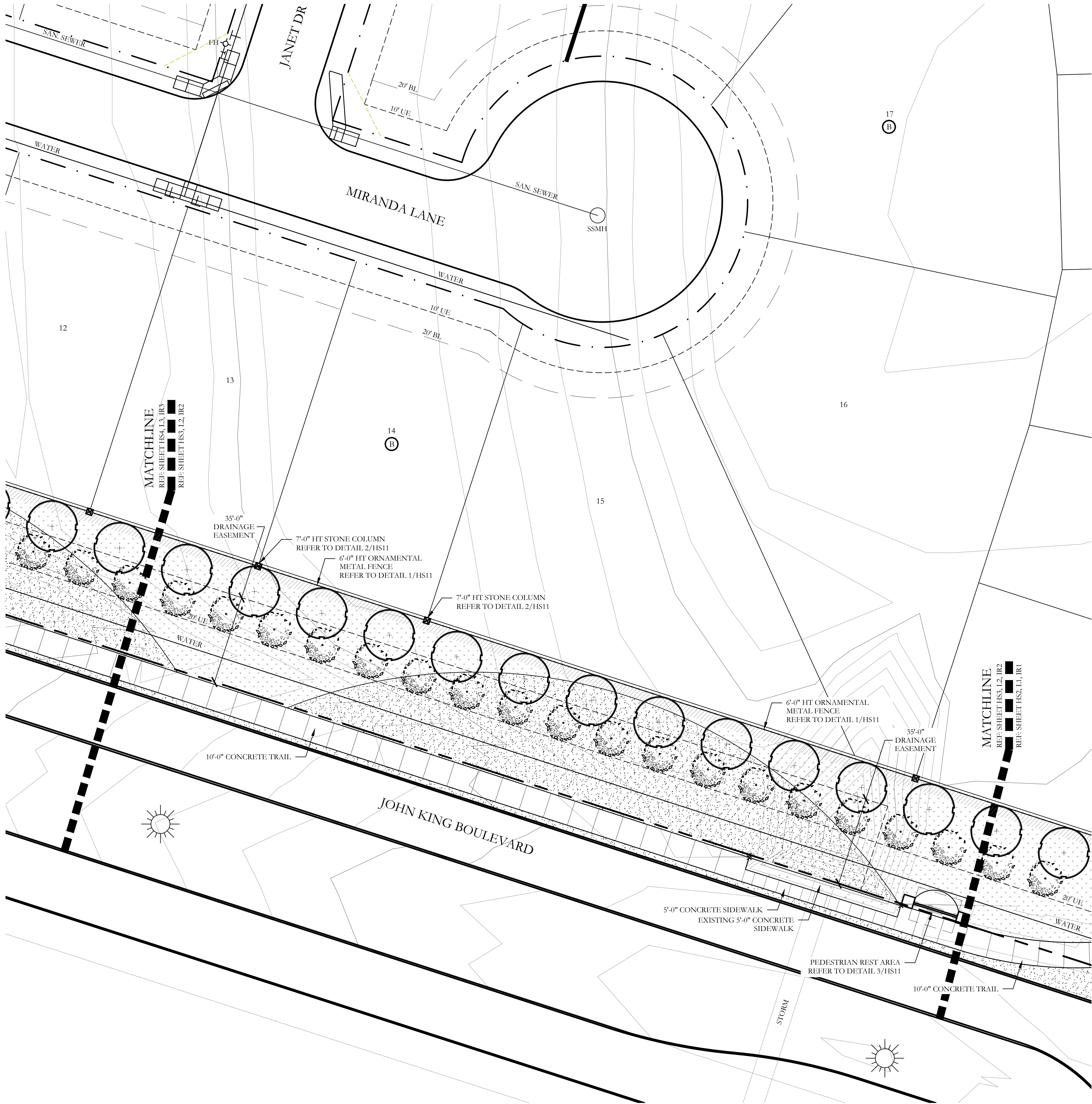
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS2 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2893
STATE OF TEXAS
February 18, 2019

NORTH

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One Inch

SCREENING AND BUFFERING

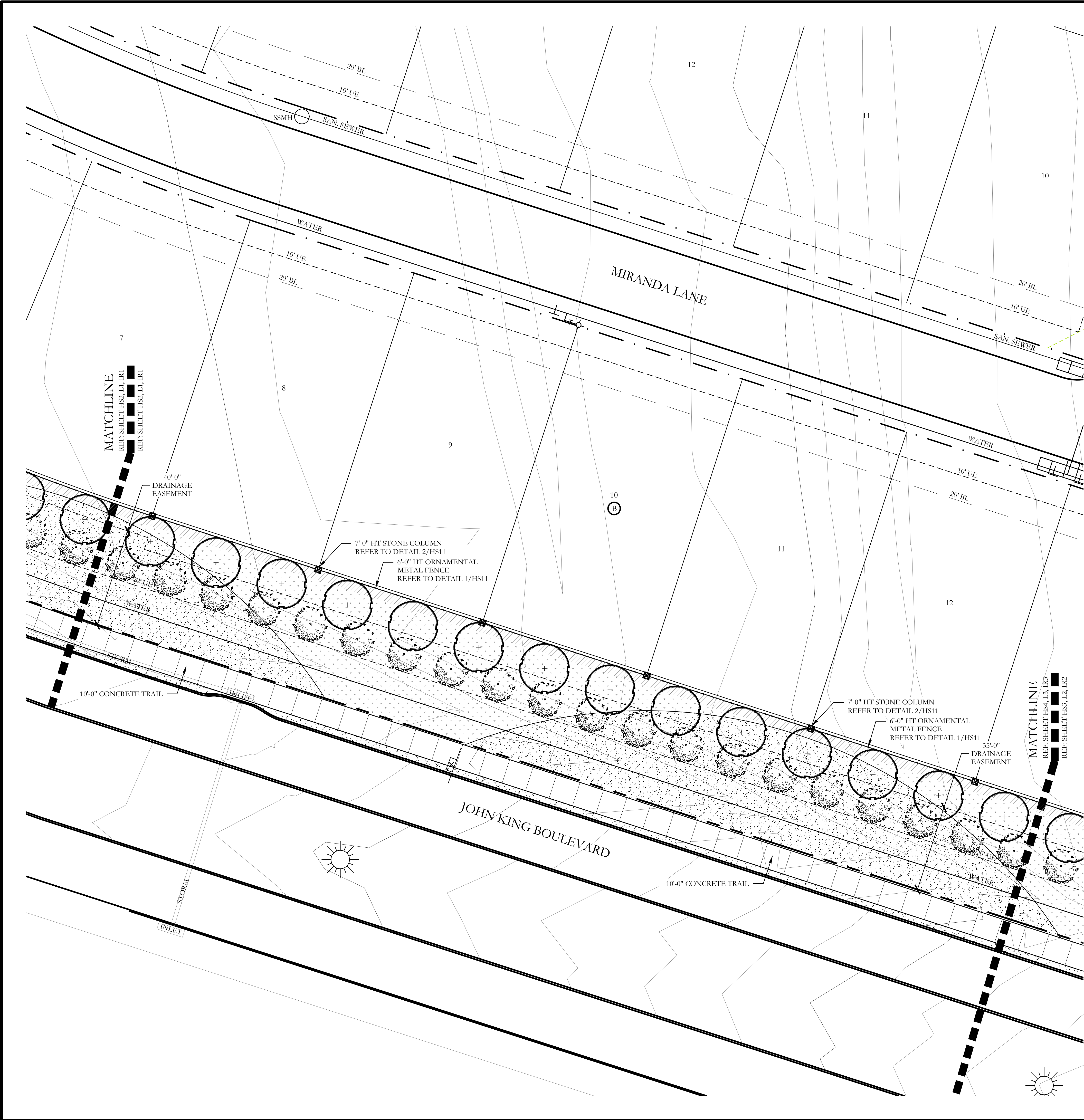
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS3 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" 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

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2893
STATE OF TEXAS
February 18, 2019

NORTH

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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

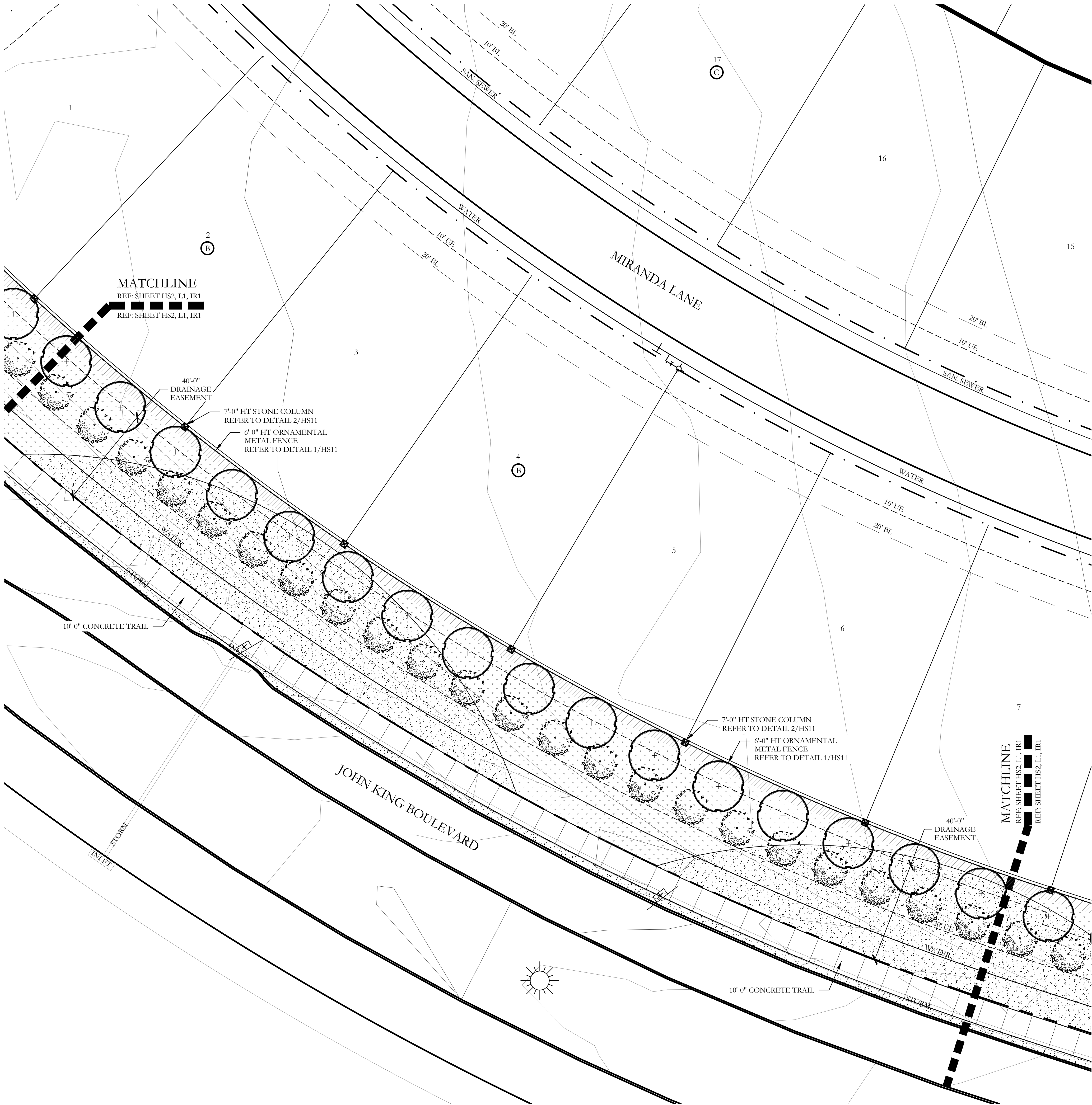
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS4 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
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	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2893
STATE OF TEXAS
February 18, 2019

NORTH

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One Inch

SCREENING AND BUFFERING

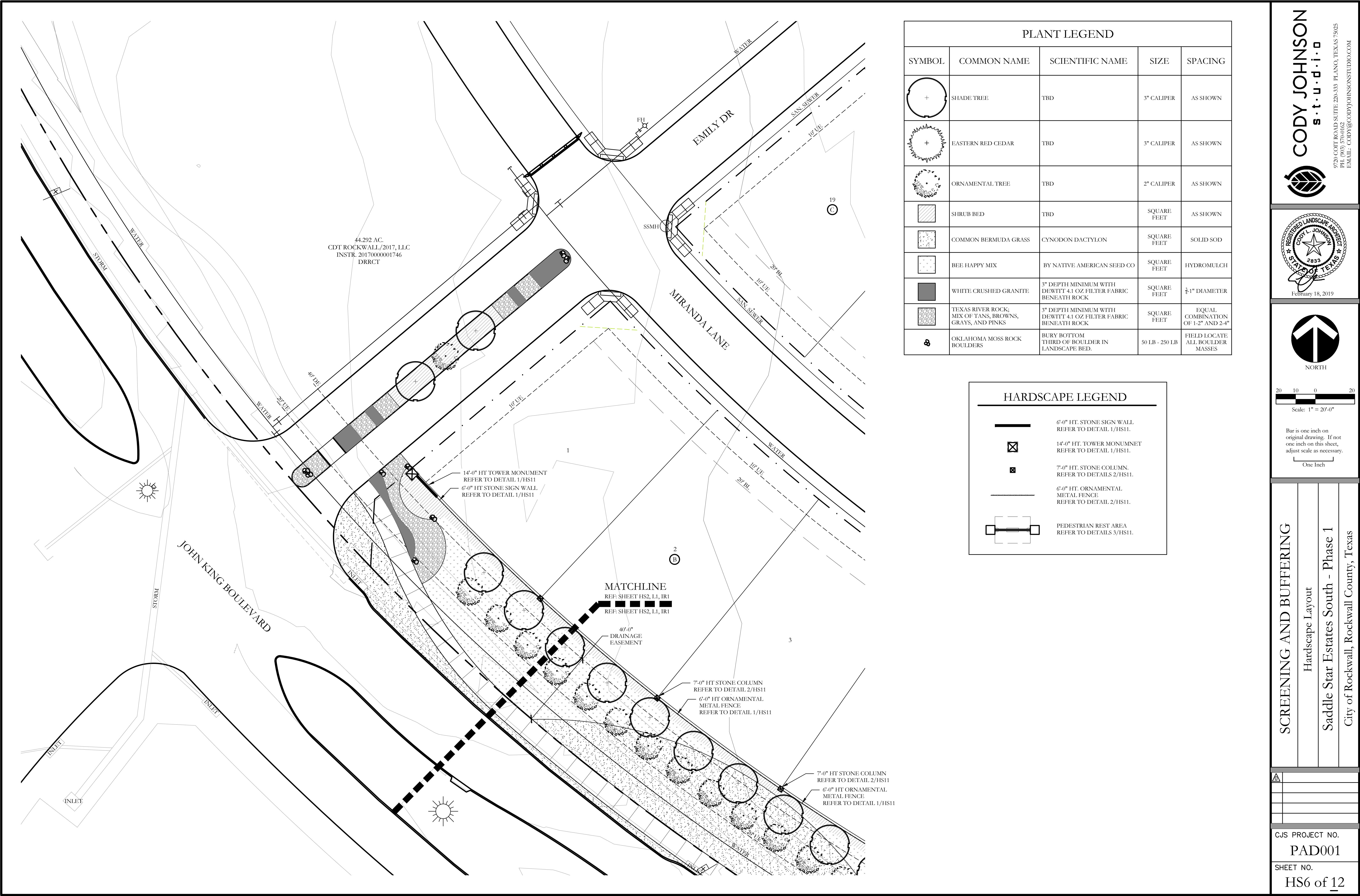
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS5 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

HARDSCAPE LEGEND	
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	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2853
STATE OF TEXAS

February 18, 2019

NORTH

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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

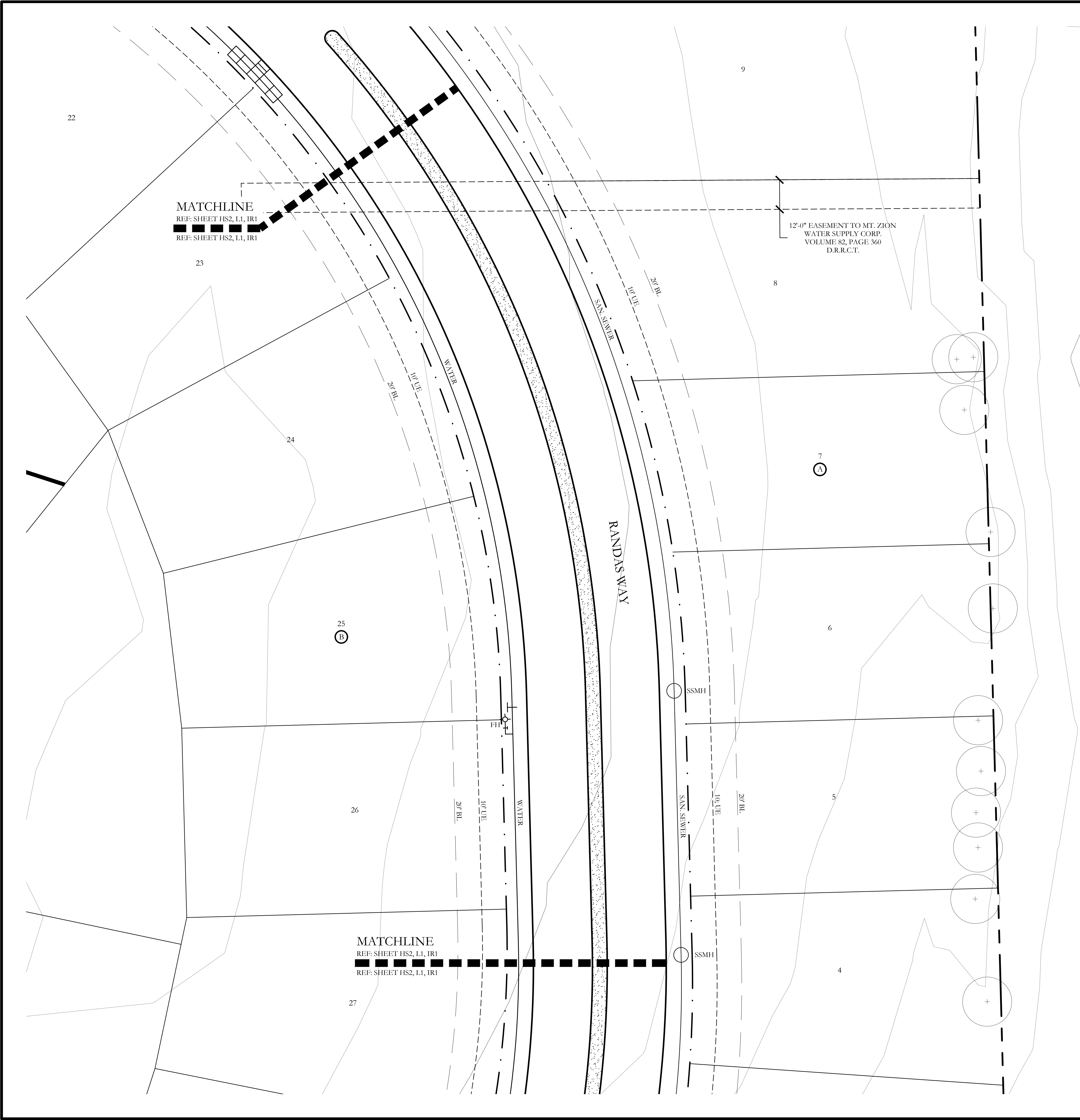
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CJS PROJECT NO.

PAD001

SHEET NO.

HS6 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

HARDSCAPE LEGEND	
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	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2893
STATE OF TEXAS

February 18, 2019

NORTH

20 10 0 20

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SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS7 of 12

16
D

15

14

13
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B

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B

MATCHLINE
REF: SHEET HS2, L1, IR1
REF: SHEET HS2, L1, IR1

MATCHLINE
REF: SHEET HS2, L1, IR1
REF: SHEET HS2, L1, IR1

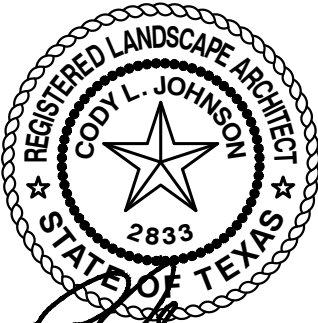
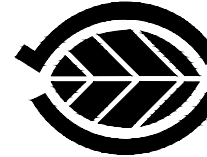
PLANT LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
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	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

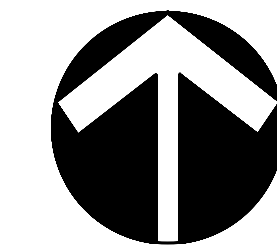
HARDSCAPE LEGEND

- 6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
- 14'-0" HT. TOWER MONUMNET. REFER TO DETAIL 1/HS11.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
- PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

CODY JOHNSON
s.t.u.d.i.o



February 18, 2019



20 10 0 20
Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

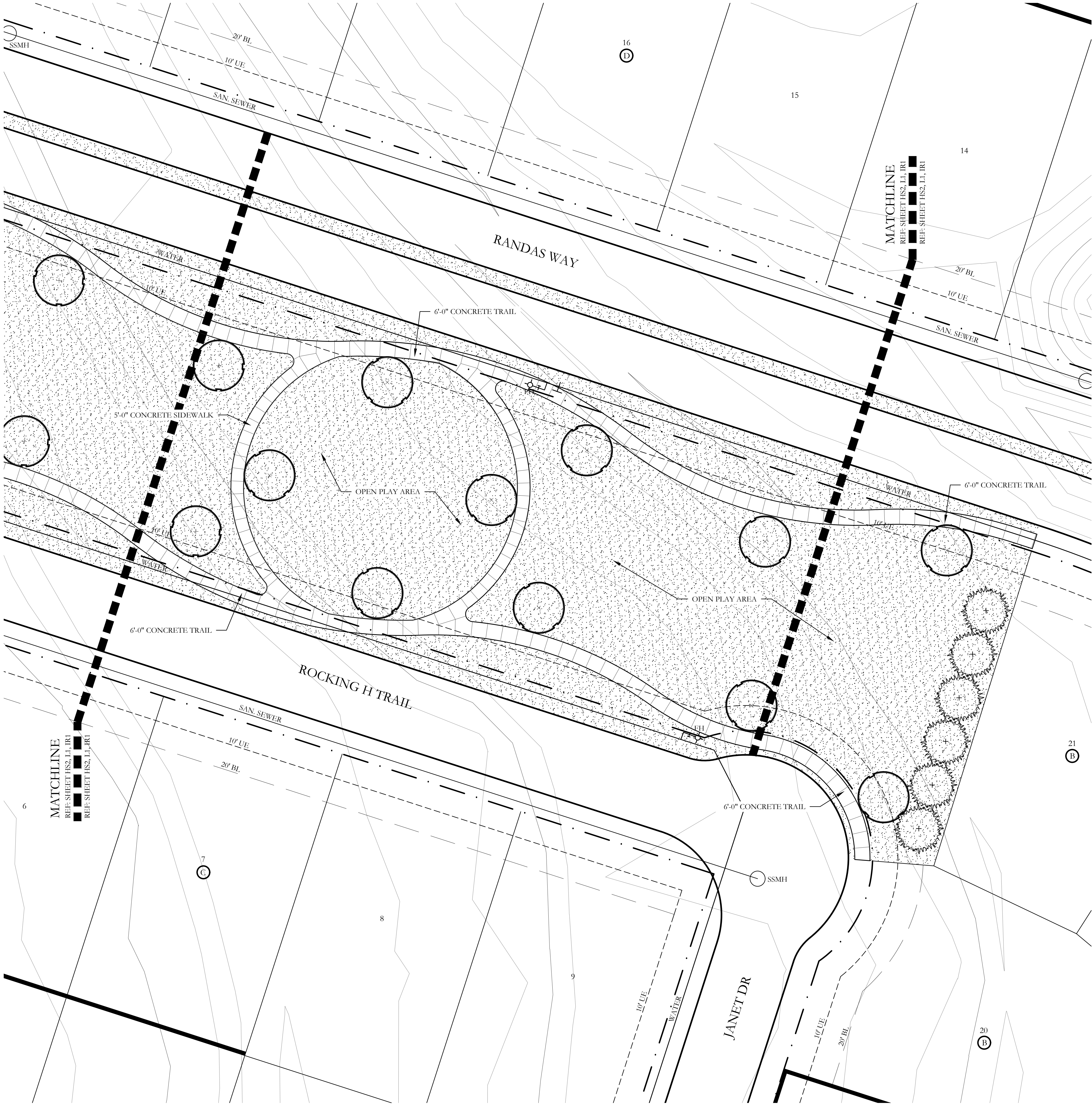
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS8 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

CODY JOHNSON
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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

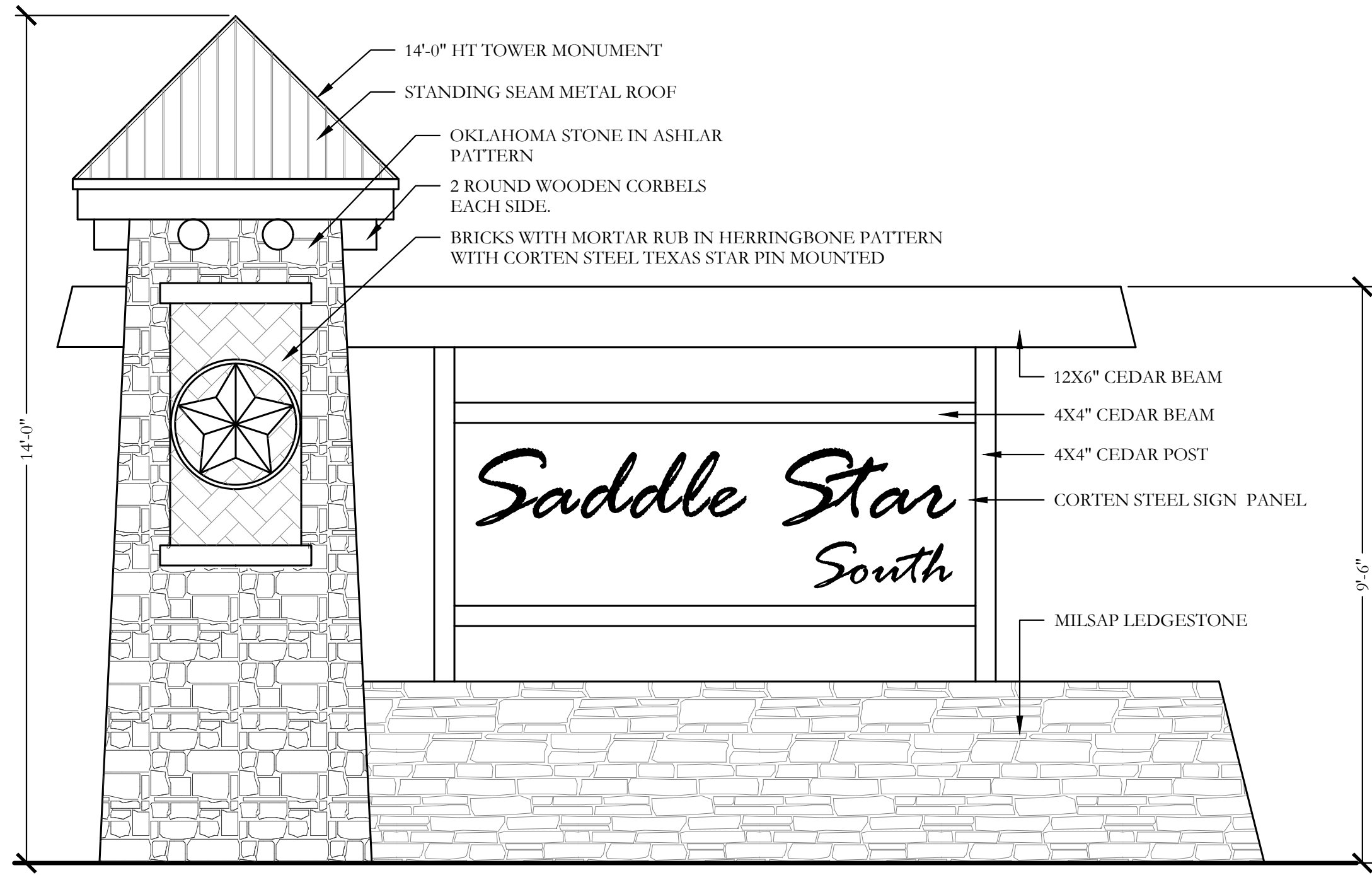
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

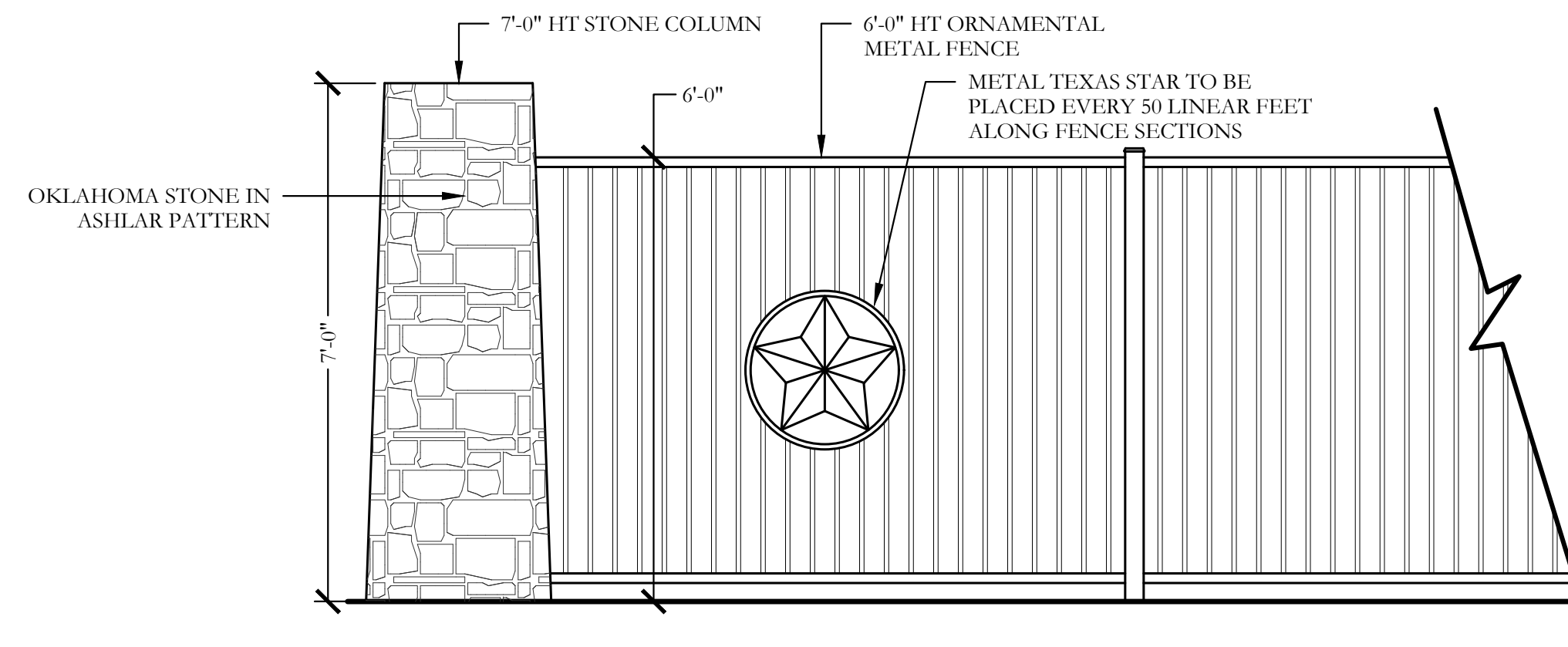
SHEET NO.

HS9 of 12



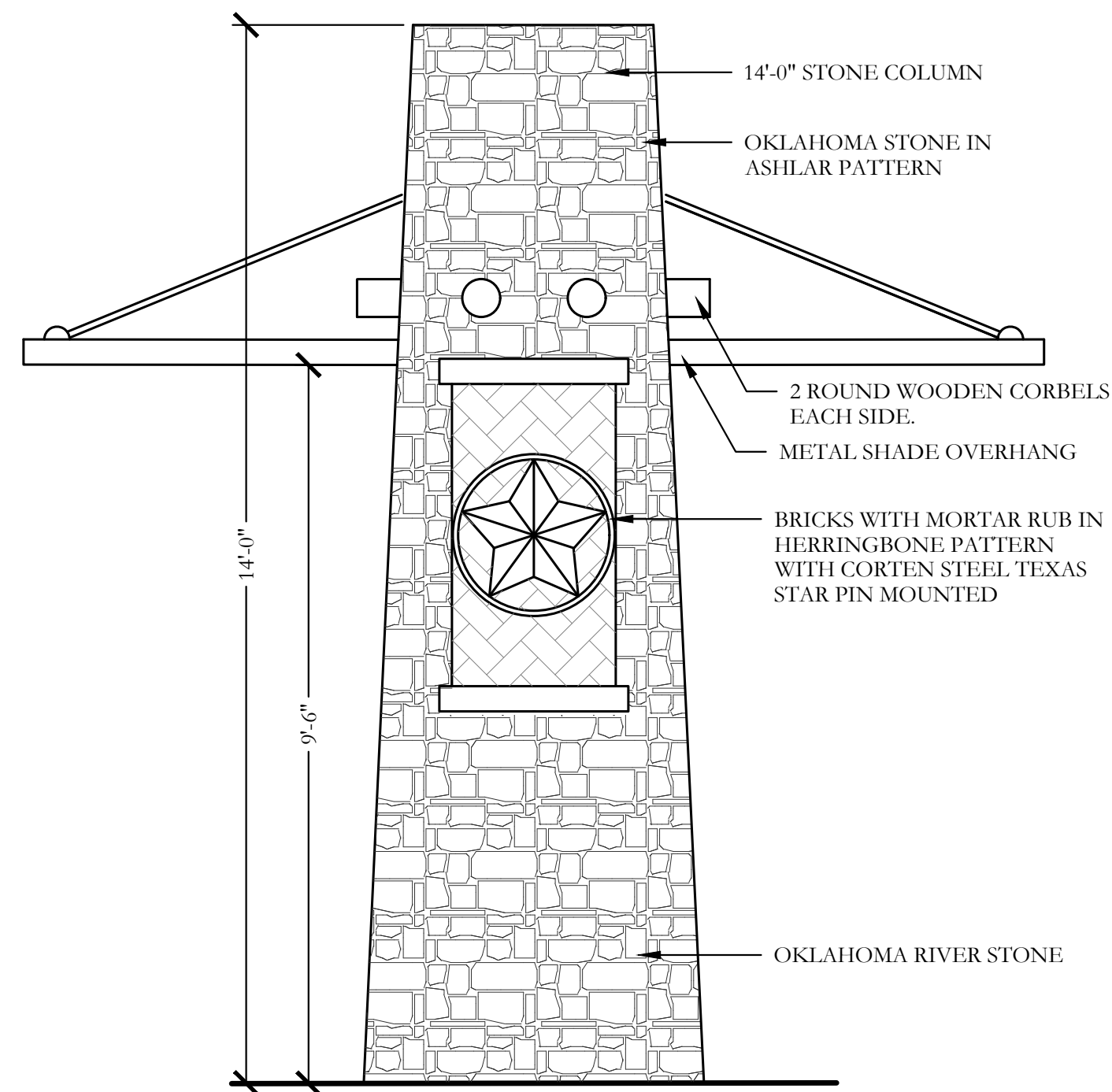
1 ENTRY SIGN PANEL
ELEVATION

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

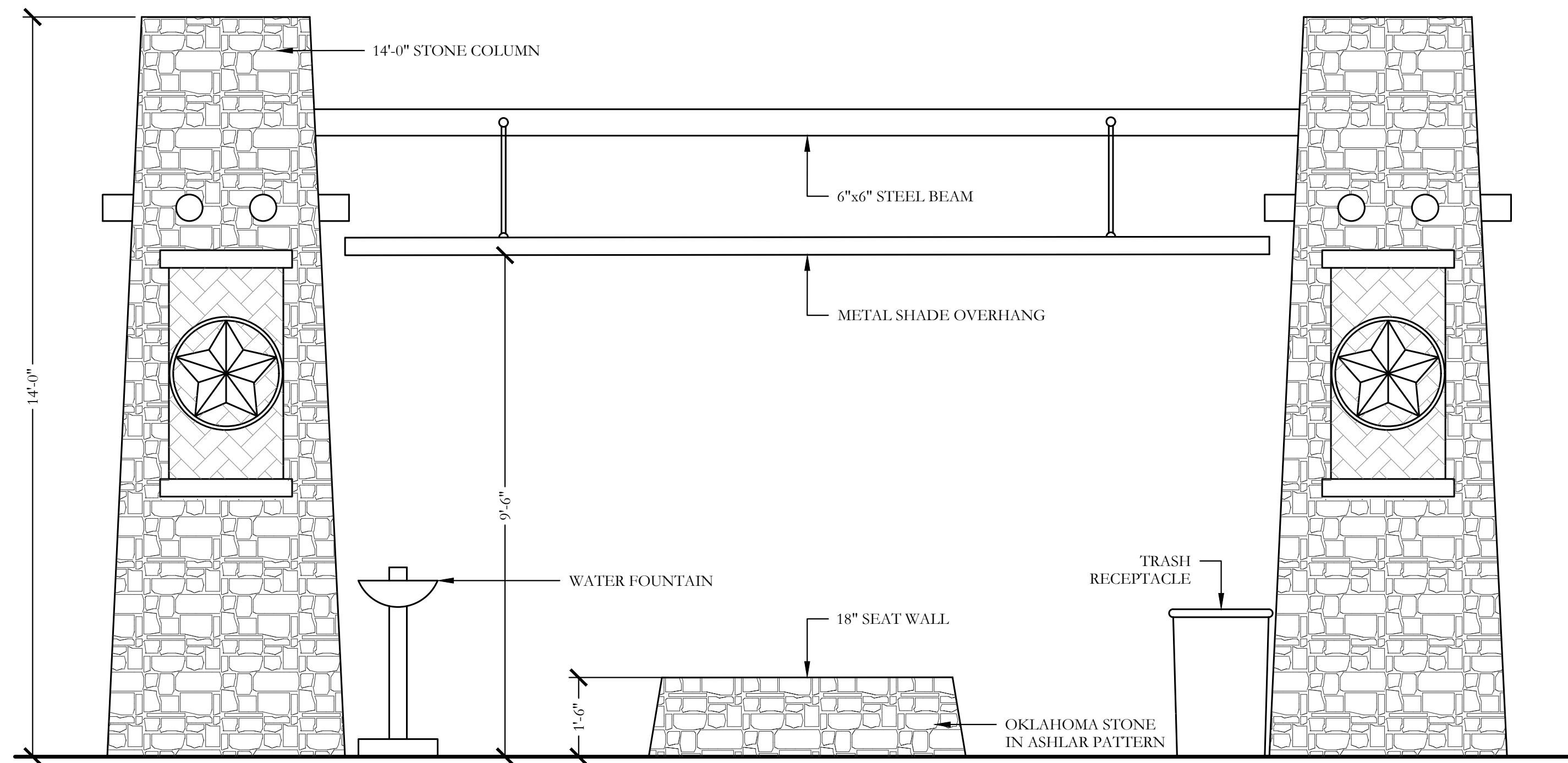


2 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE
ELEVATION

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



SIDE VIEW

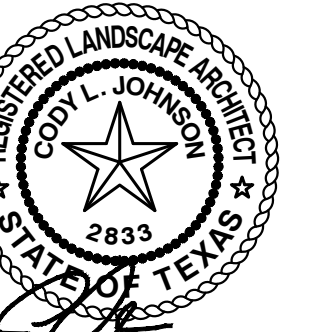


FRONT VIEW

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

3 PEDESTRIAN REST AREA
ELEVATION

CODY JOHNSON
s.t.u.d.i.o



February 18, 2019

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

One Inch

SCREENING AND BUFFERING

Hardscape Details

Saddle Star Estates South - Phase 1

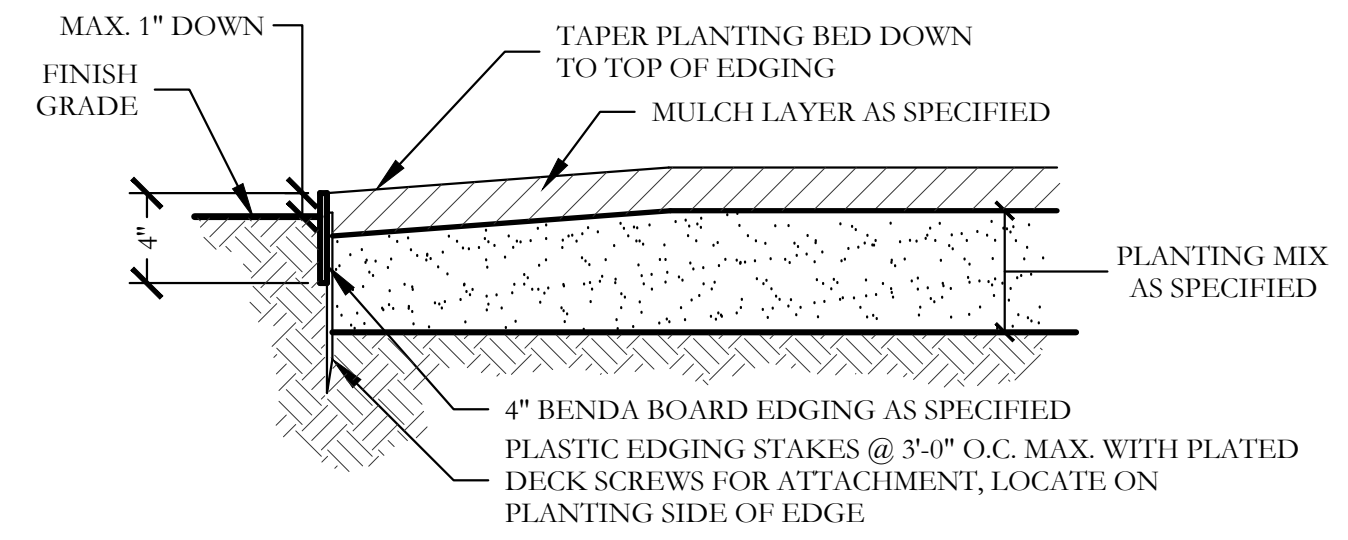
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

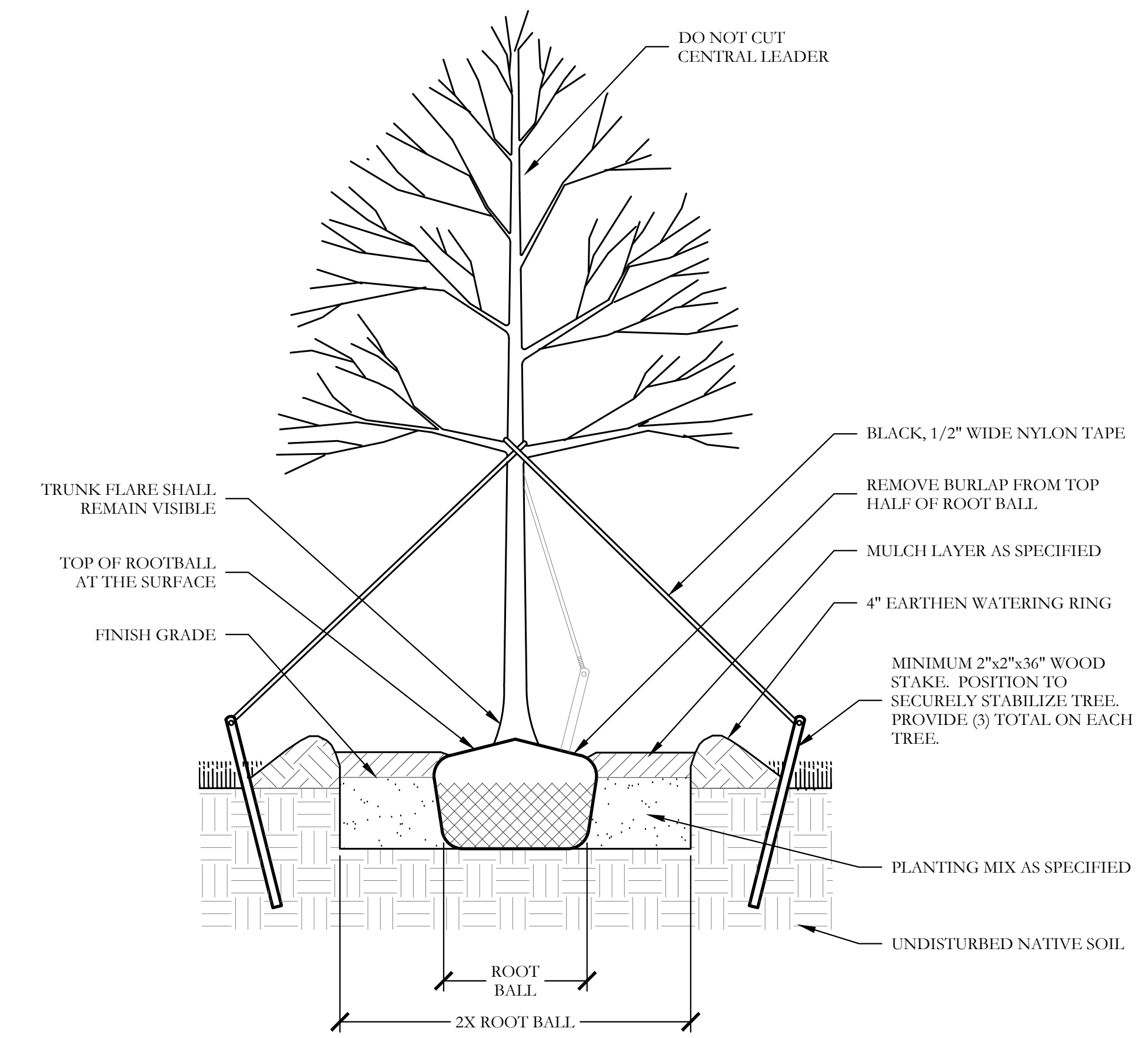
PAD001

SHEET NO.

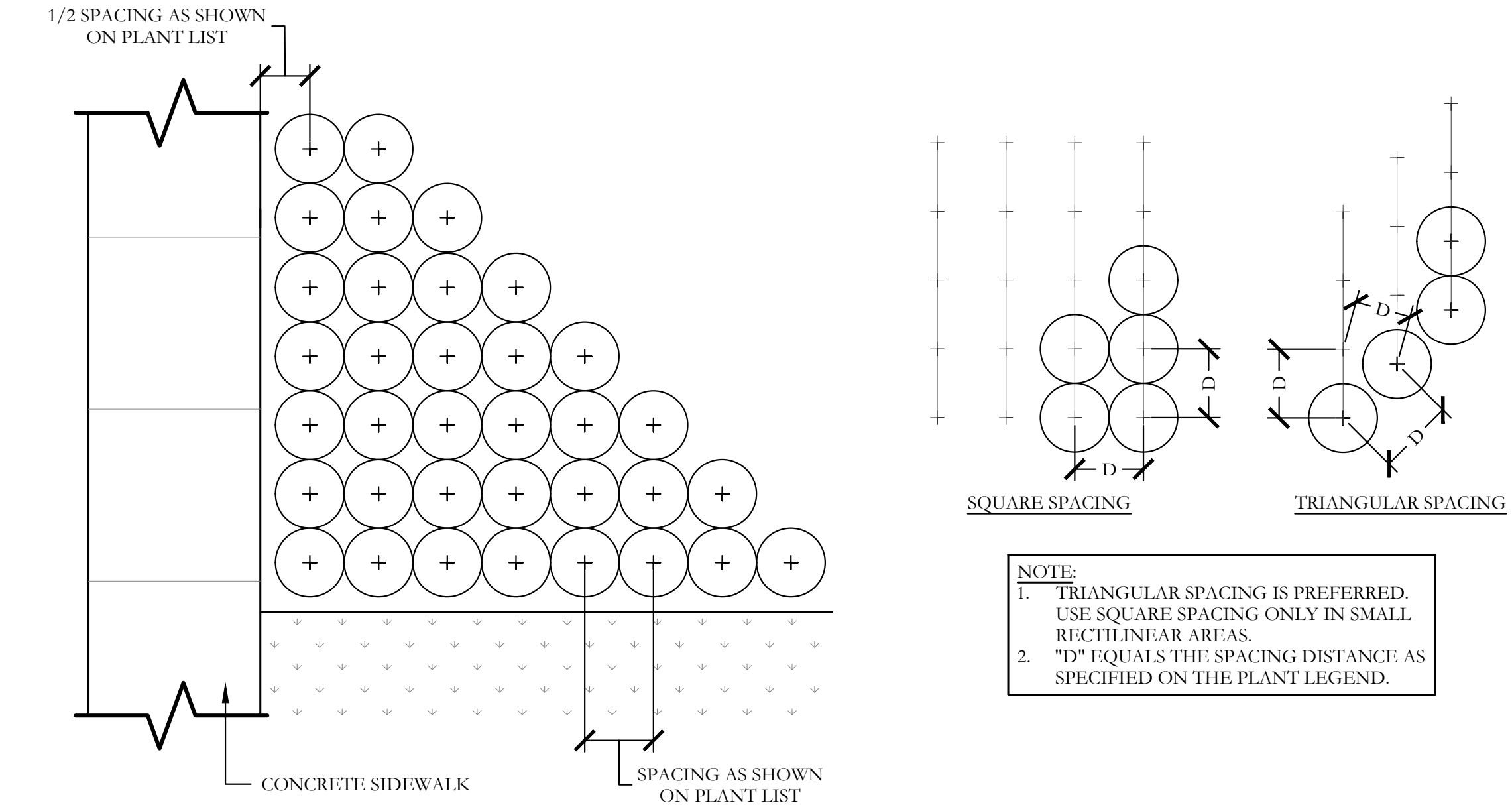
HS11 of 12



1 TYPICAL BED EDGING DETAIL
SECTION NOT TO SCALE



2 TYPICAL TREE PLANTING
SECTION NOT TO SCALE



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

PLANT LEGEND					
SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	68	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	6	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	69	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	8,295	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	129,290	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	27,210	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	1,080	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	3/4-1" DIAMETER
	2,535	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"
	3 TONS	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

GENERAL LANDSCAPE NOTES

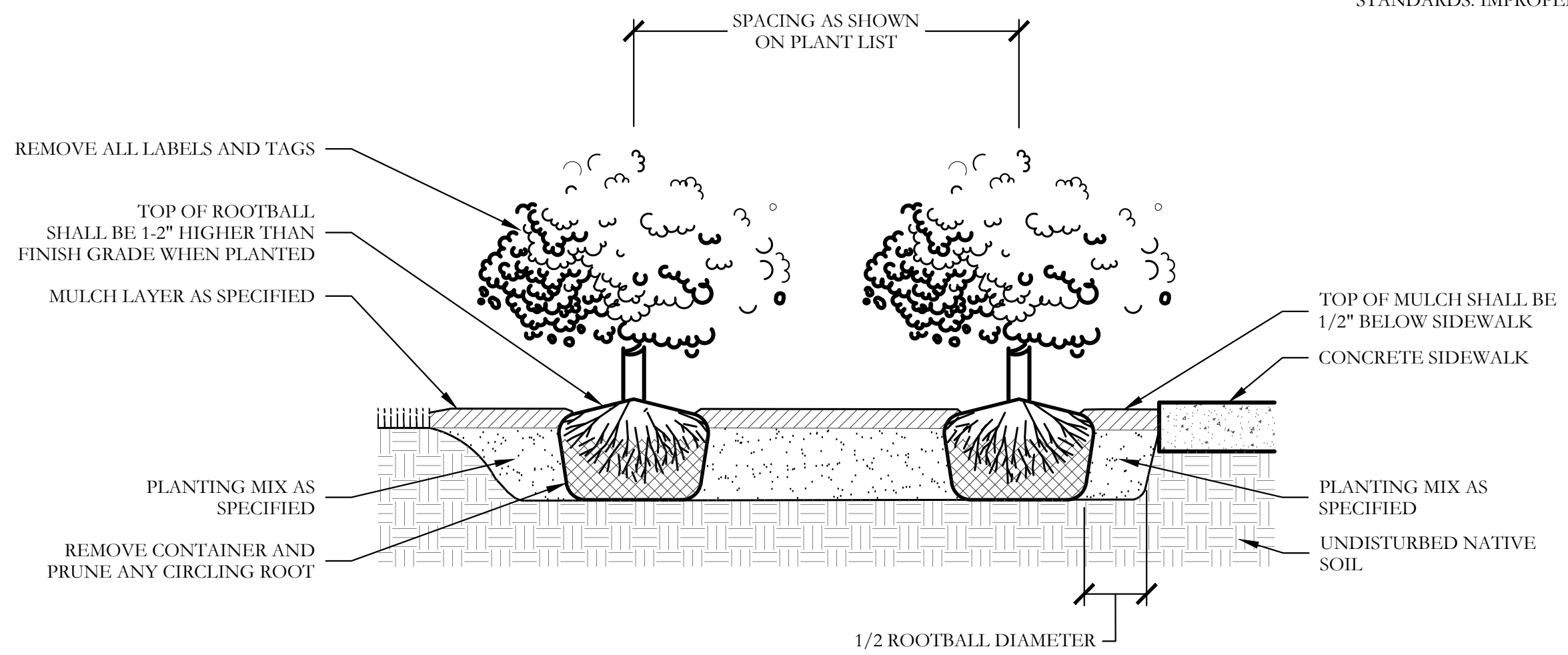
- INSPECTIONS:**
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED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

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

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

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

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



City of Rockwall

Project Plan Review History



Project Number	SP2019-005	Owner	R, & R HANCE INVESTMENTS LP	Applied	2/19/2019	LM
Project Name	Saddle Star South	Applicant	SADDLE STAR LAND DEV. LLC	Approved		
Type	SITE PLAN			Closed		
Subtype	PD			Expired		
Status	P&Z HEARING			Status	2/21/2019	DG

Site Address
JOHN KING BLVD

City, State Zip
,

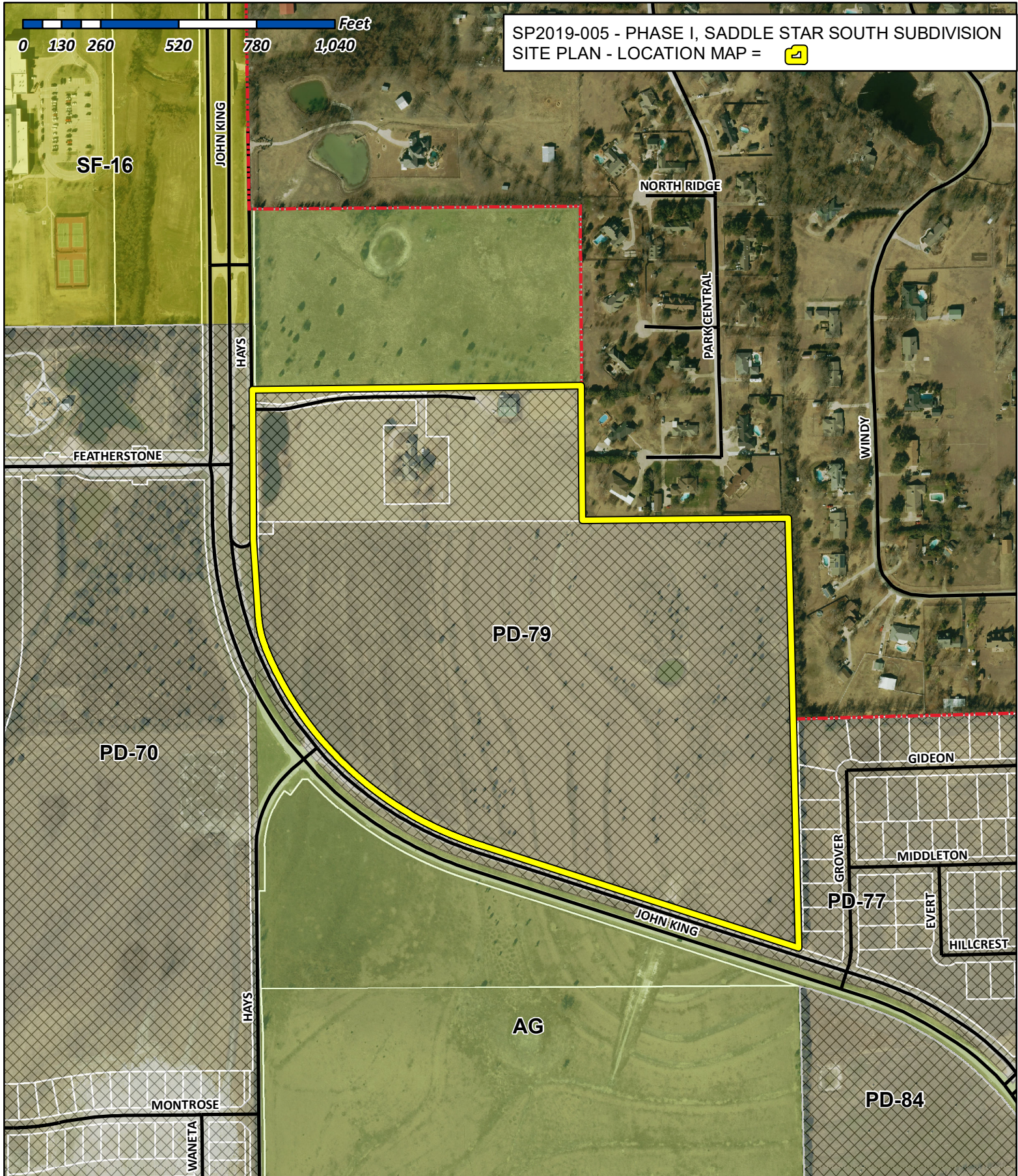
Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
GIDEON GROVE	2-03		2-03	0097-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/19/2019	2/26/2019				
ENGINEERING (2/22/2019 9:48 AM SH) Sheet HS12 - Add a note stating, "No trees within 5' of utilities." Show Emily Dr to have 65' ROW from John King to Miranda Ln.	Sarah Hager	2/19/2019	2/26/2019	2/22/2019	3	COMMENTS	See comments
FIRE (2/21/2019 5:53 PM AA) Fire lanes width will be measured face of curb to face of curb (FC-FC) and shall have a minimum width of 24 feet. To approve the use of the median, you must provide autoTURN details that exhibits the ability of the largest fire apparatus to navigate the turns into and out of the development in all directions. Contact the Fire Marshal for additional details. Dead-end fire lanes in excess of 150-feet shall be provided with an approved turnaround. Size, type and location of turnarounds are required to be approved by the Fire Marshal. Provide details on how dead-ends will be addressed during the phasing plan. Fire hydrants shall be so spaced such that all portions of the exterior of the building are within 600-feet as the hose lays. Fire hydrants shall be located at every street intersection. Fire hydrants shall be located 6 feet behind the edge of the pavement. Unless otherwise specifically approved.	Ariana Hargrove	2/19/2019	2/26/2019	2/21/2019	2	COMMENTS	comments
GIS (2/20/2019 11:42 AM LS) Please submit cad file (.dwg) of lot lines and road centerlines. Please submit street names for review so addressing can begin.	Lance Singleton	2/19/2019	2/26/2019	2/20/2019	1	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	2/19/2019	2/26/2019	2/21/2019	2 COMMENTS	See comments
Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.85-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary. The following staff comments are to be addressed and resubmitted no later than Tuesday, March 5, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff: ** Planning Department General Comments to be addressed: 1. Adherence to Engineering and Fire Department standards shall be required. 2. Label all revised site plan documents with "Case No. SP2019-005" at the lower right corner of each plan. 3. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department. ** Please address the following Planning Comments for each plan and resubmit revised plans by date requested above: Site Plan: 1. Label 50-ft landscape buffer along John King Blvd. 2. Indicate and label subdivision entry monumentation at Randas Way & Emily Drive. Additionally, entry signs must be on-site and not within any easements. 3. Indicate and label Trail Rest Area on site plan. 4. Include percentages for all "open space" areas and add the following note: All common area's/open space to be maintained by HOA. 5. Provide table/legend with all pertinent information which includes: a. Open Space % b. Total Acres of Site c. Number of Dwelling Units d. Zoning (PD-47) e. Subdivision Name f. Provide list of amenities within subdivision 6. Add to existing Saddle Star South Plan Legend: a. Provide tree list for all tree types within subdivision as per Ord. No. 16-39. b. Provide list of all other landscape materials being used. 7. Indicate all easements (i.e. ss, wtr, etc.) on PD Site Plan. 8. Trail system within open space area needs to meander and match the plans submitted for Hardscape/Landscape and Buffering. Additionally, the trail will need to be a minimum of 6-ft as indicated on hardscape/landscape & buffering plans. 9. Dimension and label right-of-way along John King Blvd. 10. Relabel 'metal' fence as "Wrought Iron" or "Tubular Steel" fence. 11. Provide location of light poles within subdivision - these are not to exceed 20-ft in overall height. Provide detail. 12. Will there be a berm along the 50-ft landscape buffer area? If not, provide shrubbery that is a minimum of 30-inches in height with a maximum height of 48-inches.						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
13. Are there any additional trees to be located within the open space area of Phase2? If so, provide on site plan.						
Hardscaped Plan [Screening and Buffering] Detail Plan:						
1. Provide an updated Plant Legend for all pages with specific tree types as approved in Ord No. 16-39.						
2. Is there a built up berm? If not, provide shrubbery that is a minimum of 30-inches in height with a maximum height of 48-inches.						
3. Fence detail needs to indicate wrought iron or tubular steel fencing materials Fence columns to be spaces at 45-ft O.C.						
4. Street names to match PD Site Plan. Names to be approved by the GIS Department (Lance Singleton, GIS Supervisor).						
Landscape/Treescape Plan:						
1. Update tree legend by providing a list of tree types that are approved in Ord No. 16.39						
2. Provide all other landscape materials (i.e. type, species, etc.) being used within development.						
3. Delineate and label 50-ft landscape buffer along John King Blvd						
4. Built-up berm or shrubs or both? Indicate on plan to match PD Site Plan						
5. Based on the number of inches being removed and the number of inches provided on site, the mitigation is considered to be satisfied pending approval of the Planning and Zoning Commission.						
** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Meeting Dates to Attend						
Planning - Work Session: February 26, 2019 (6:00p.m.) [Applicant to present case to P&Z for discussion]						
Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						



City of Rockwall

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

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



SADDLE STAR LAND DEVELOPMENT L.L.C.

3076 HAYS LN.-ROCKWALL,TEXAS 75087-PAT ATKINS-DIRECTOR

2-19-19

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

RE: SADDLE STAR SOUTH-55.413 ACRES –OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

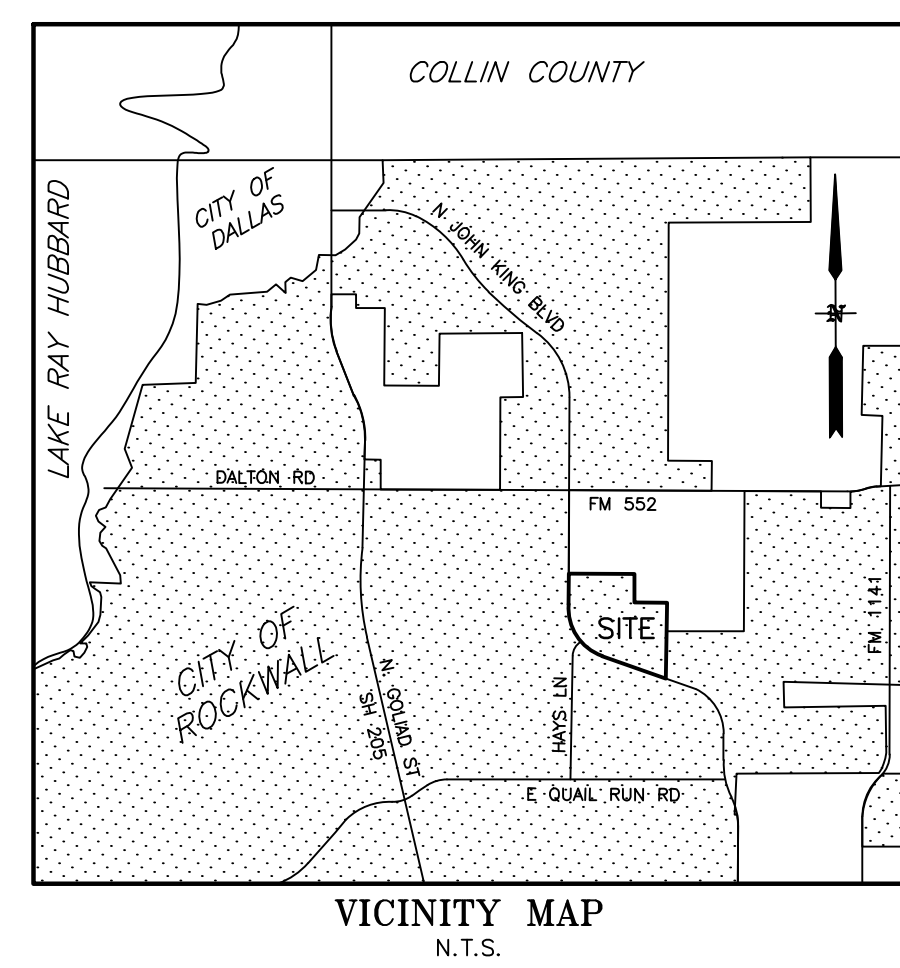
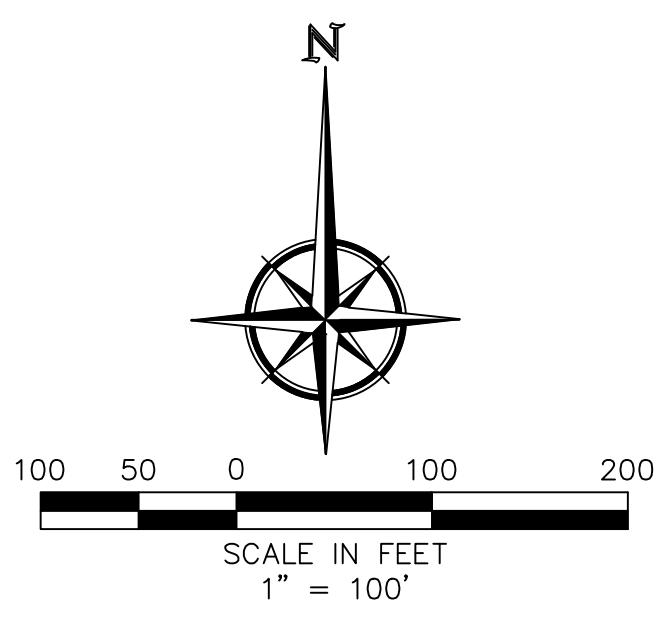
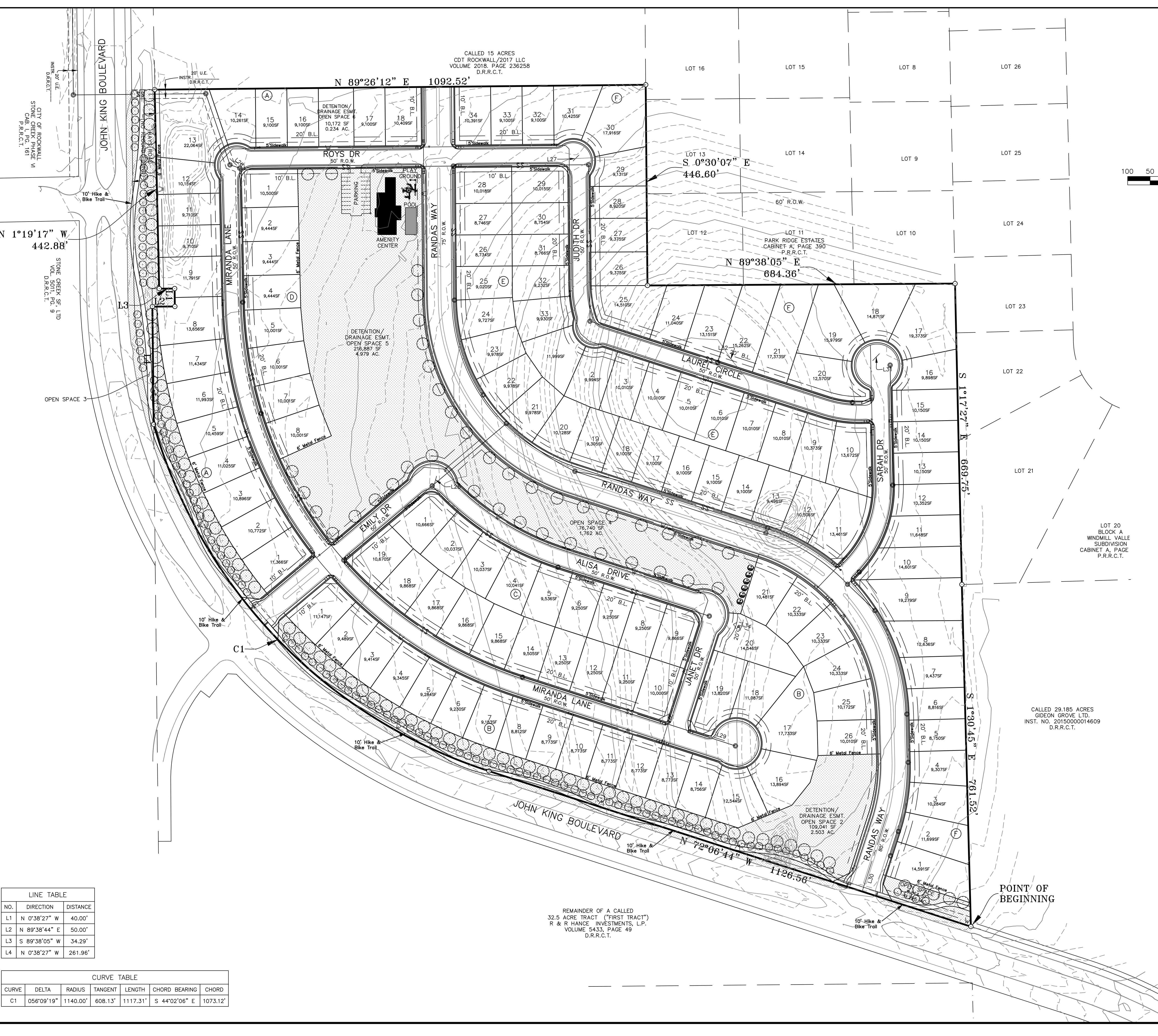
WE ARE THE SAID AUTHORIZED REPRESENTATIVES OF THE OWNERS OF THE 55.413 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C.,TO PURSUE APPROVAL OF OUR LANDSCAPE/TREE PLAN THE PLAN REPRESENTS REMOVAL OF 140" CALIPER EXISTING TREES AND PLANTING OF 1260" CALIPER OF NEW VEGETATION.

SINCERELY

Pat Atkins

PAT ATKINS-DIRECTOR-SADDLE STAR



SADDLE STAR SOUTH
PLANT LEGEND

- 123 - 4" SHADE TREE
- 6 - 3" EASTERN RED CEDAR
- 126 - 2" ORNAMENTAL TREE
- BERMUDA GRASS

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 0°38'27" W	40.00'
L2	N 89°38'44" E	50.00'
L3	S 89°38'05" W	34.29'
L4	N 0°38'27" W	261.96'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	056°09'19"	1140.00'	608.13'	1117.31'	S 44°02'06" E	1073.12'

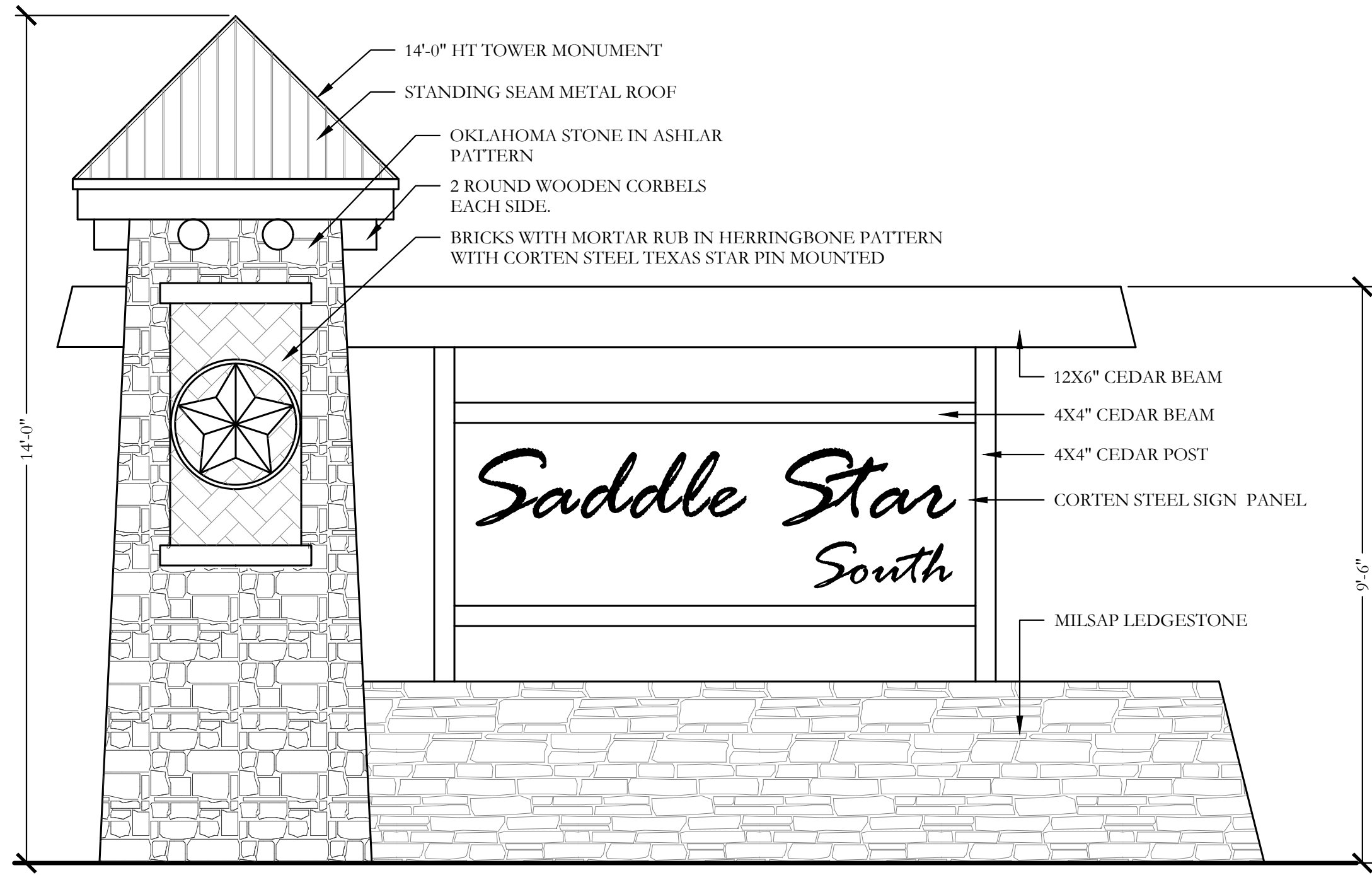
OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
SADDLE STAR DEVELOPMENT, LLC
3076 HAYS LANE
ROCKWALL, TX 75087

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

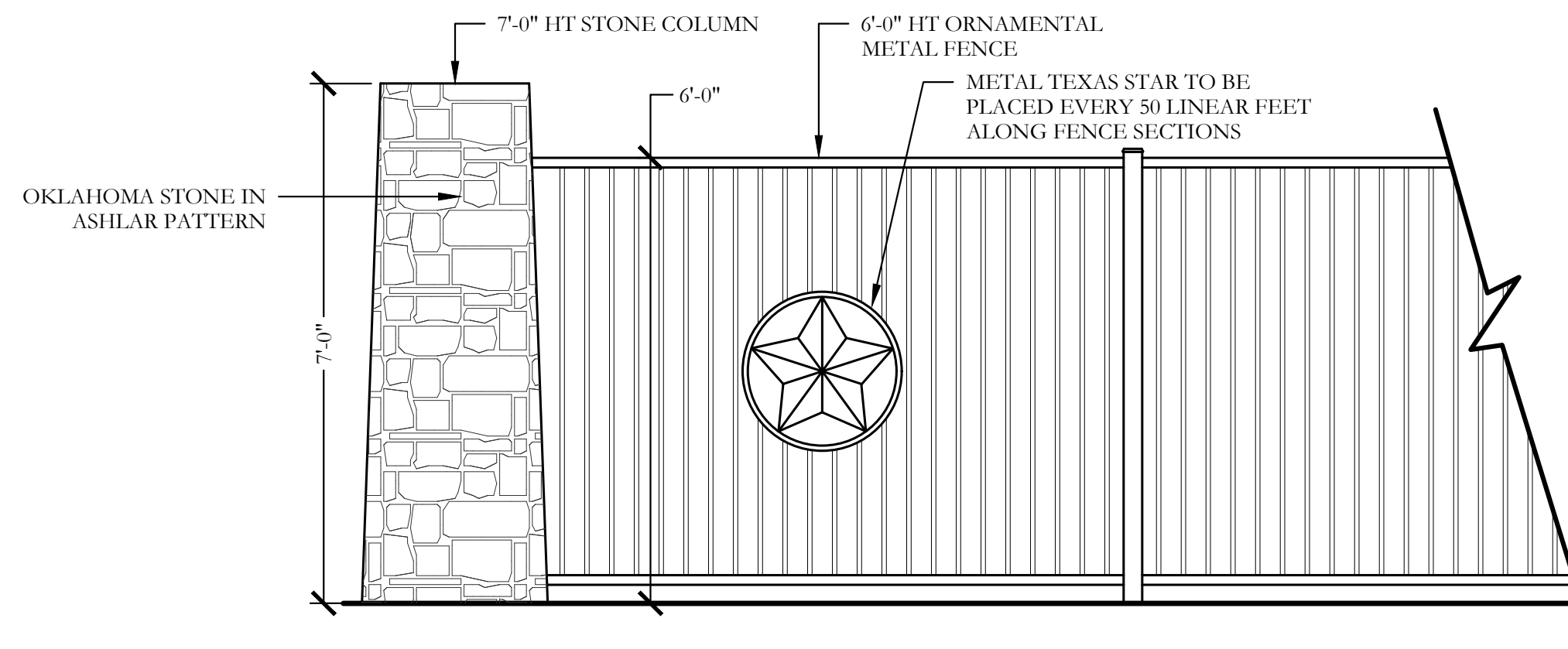
PD SITE PLAN
**SADDLE STAR
ESTATES SOUTH**
138 SINGLE FAMILY LOTS
6 COMMON AREA TRACTS
55.413 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDOO CIRCLE, SUITE 200, WYLLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: FEBRUARY 19, 2019



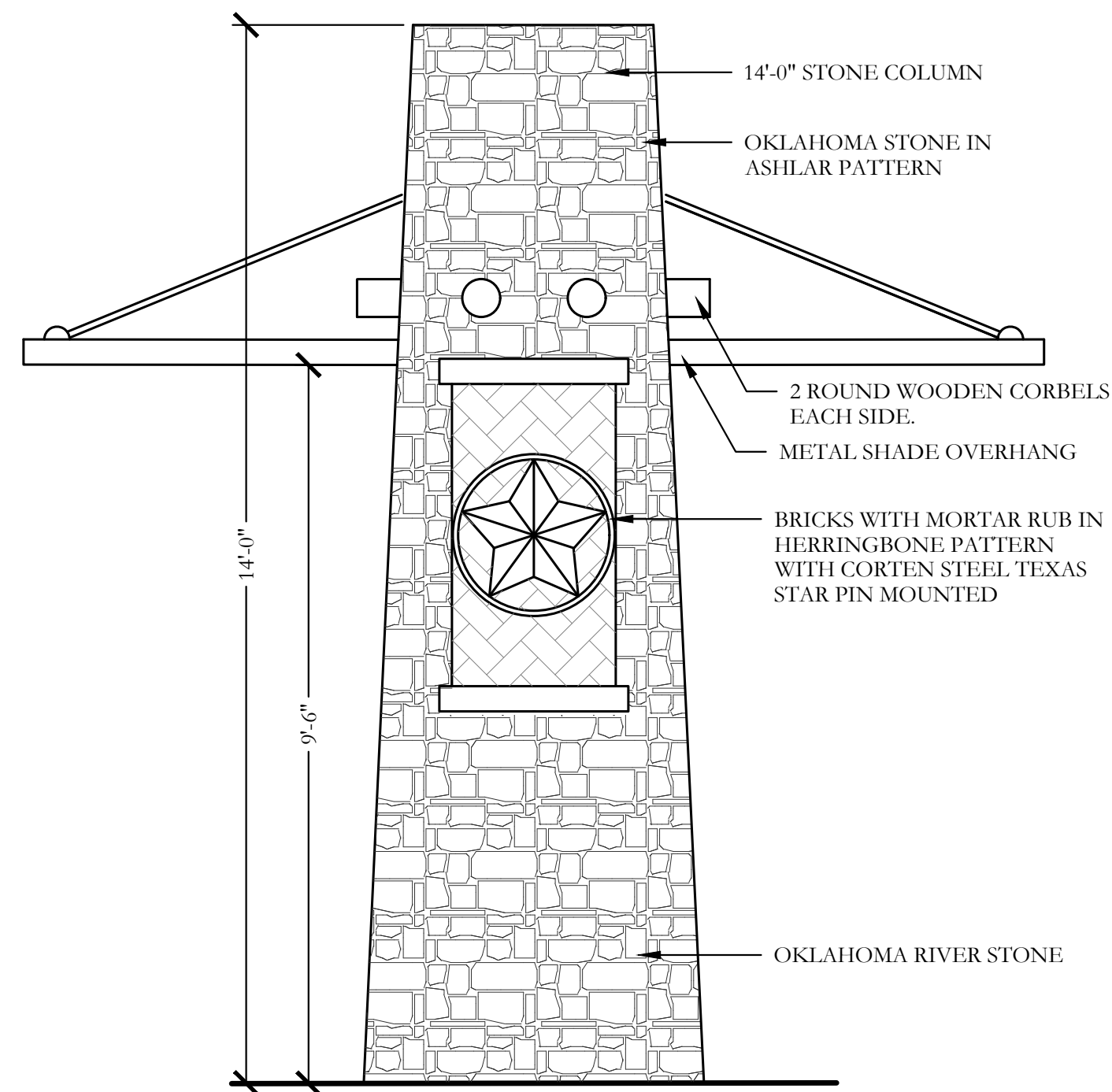
1 ENTRY SIGN PANEL
ELEVATION

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

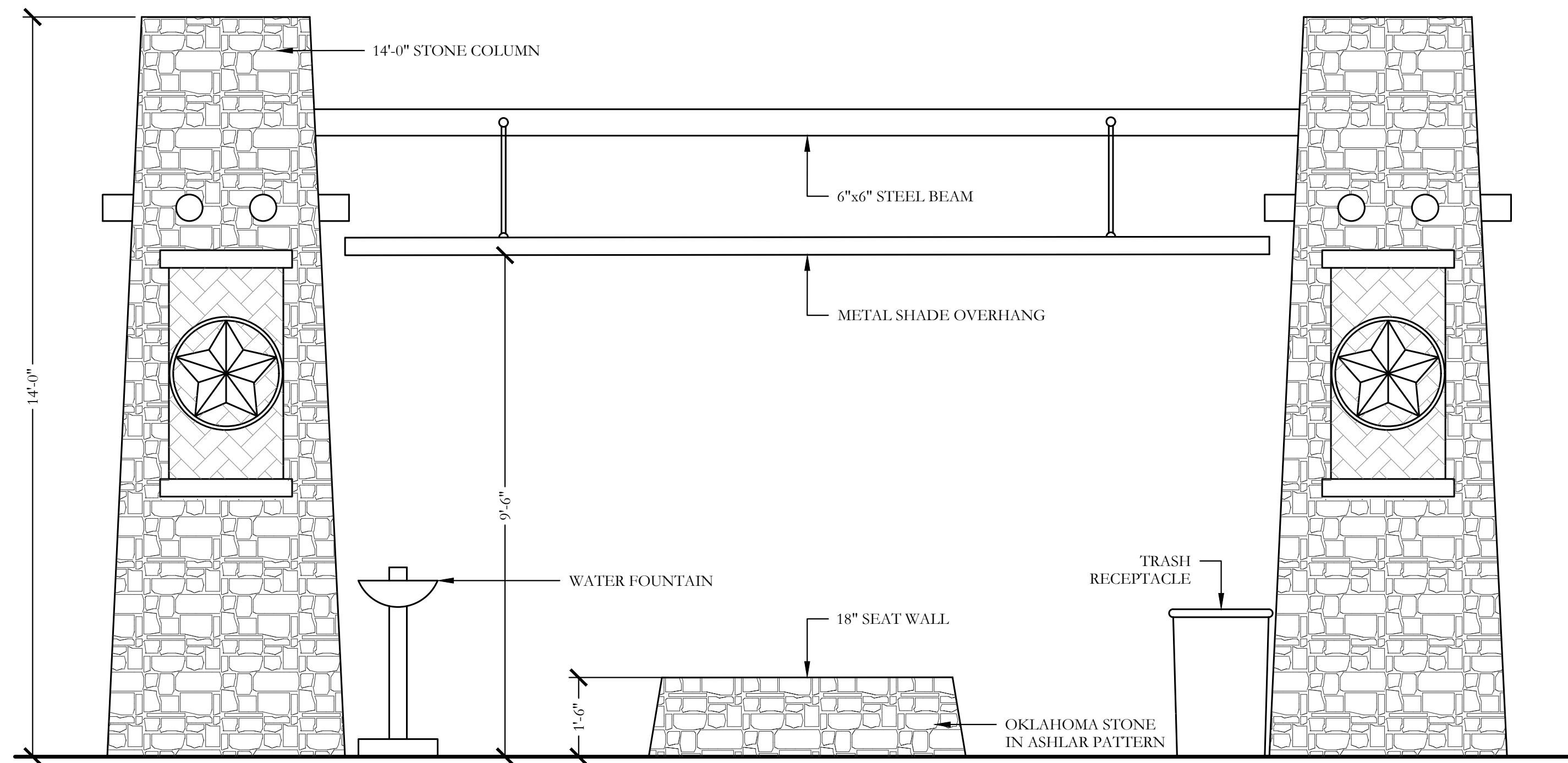


2 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE
ELEVATION

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



SIDE VIEW



FRONT VIEW

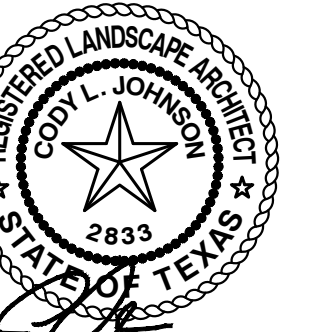
SCALE: 1/2" = 1'-0"

3 PEDESTRIAN REST AREA
ELEVATION

CODY JOHNSON
s.t.u.d.i.o



9720 COTT ROAD SUITE 220A33 PLANO, TEXAS 75025
PH: (909) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



February 18, 2019

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

One Inch

SCREENING AND BUFFERING

Hardscape Details

Saddle Star Estates South - Phase 1

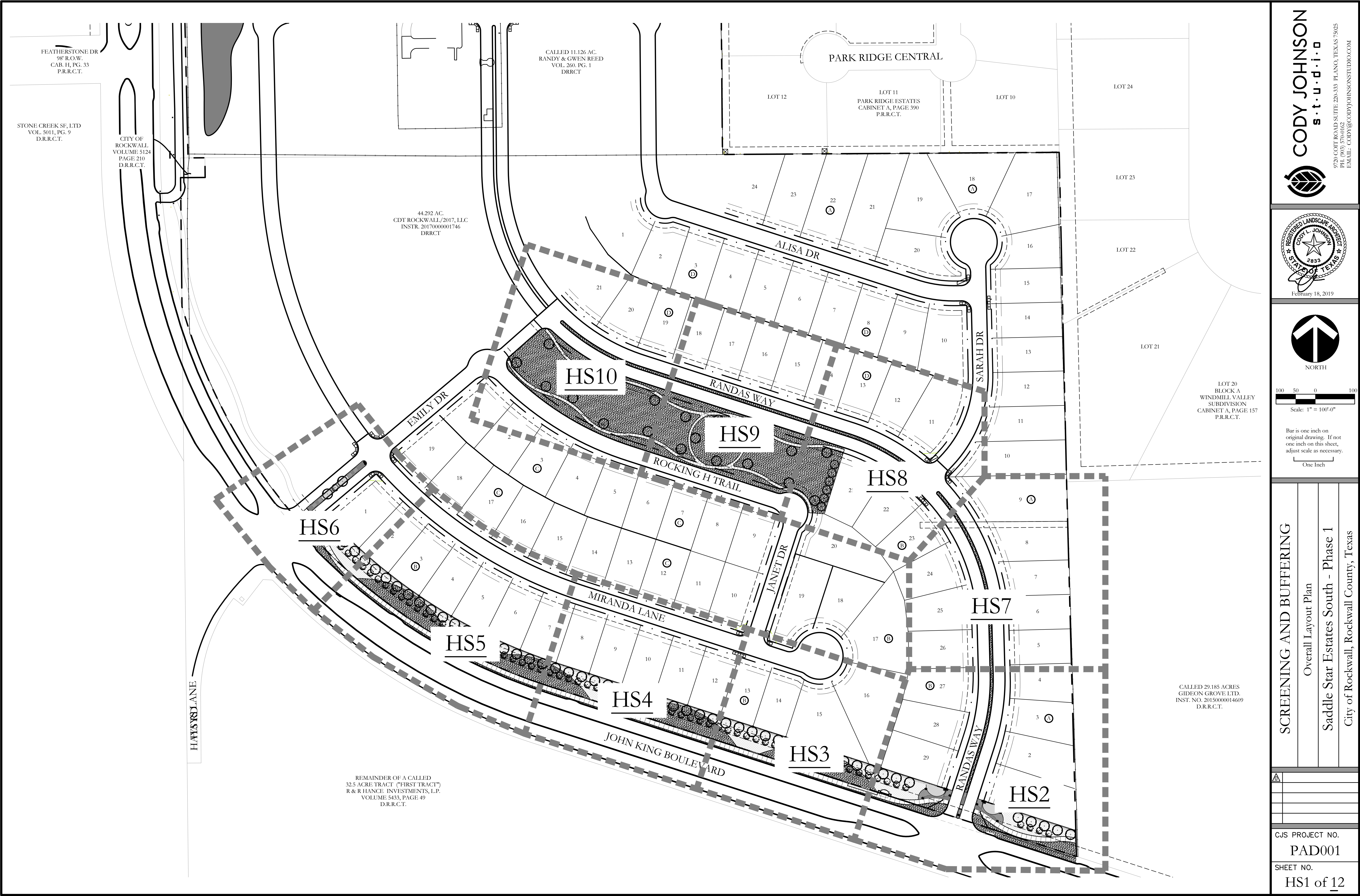
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS11 of 12



CODY JOHNSON
s.t.u.d.i.o.

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (909) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2893
STATE OF TEXAS
February 18, 2019

NORTH

Scale: 1" = 100'-0"

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

One Inch

SCREENING AND BUFFERING

Overall Layout Plan

Saddle Star Estates South - Phase 1

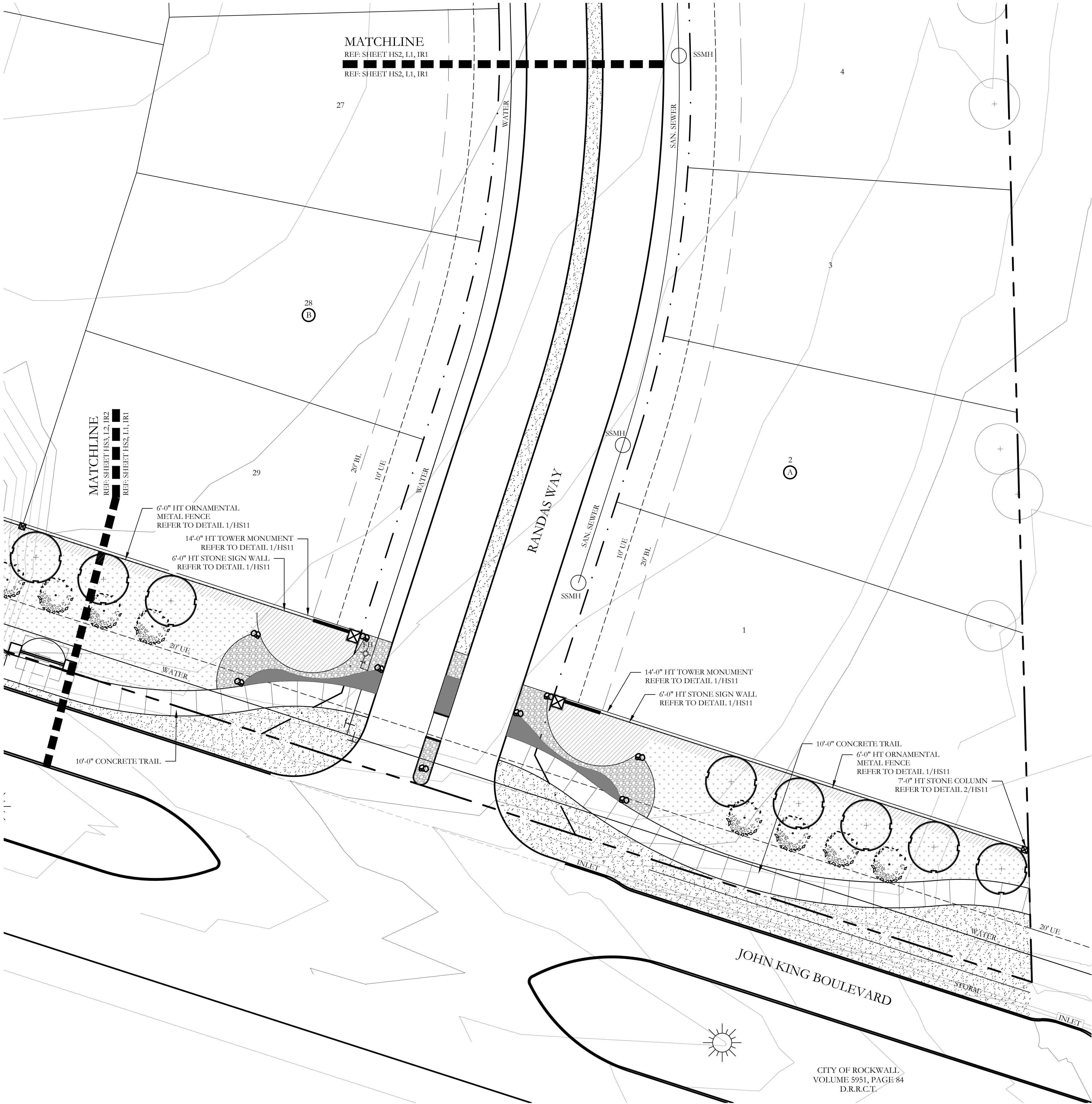
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS1 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

CODY JOHNSON
s.t.u.d.i.o

9720 COTT ROAD SUITE 220A33 PLANO, TEXAS 75025
PH: (909) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2893
STATE OF TEXAS
February 18, 2019

NORTH

20 10 0 20
Scale: 1" = 20'-0"

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

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

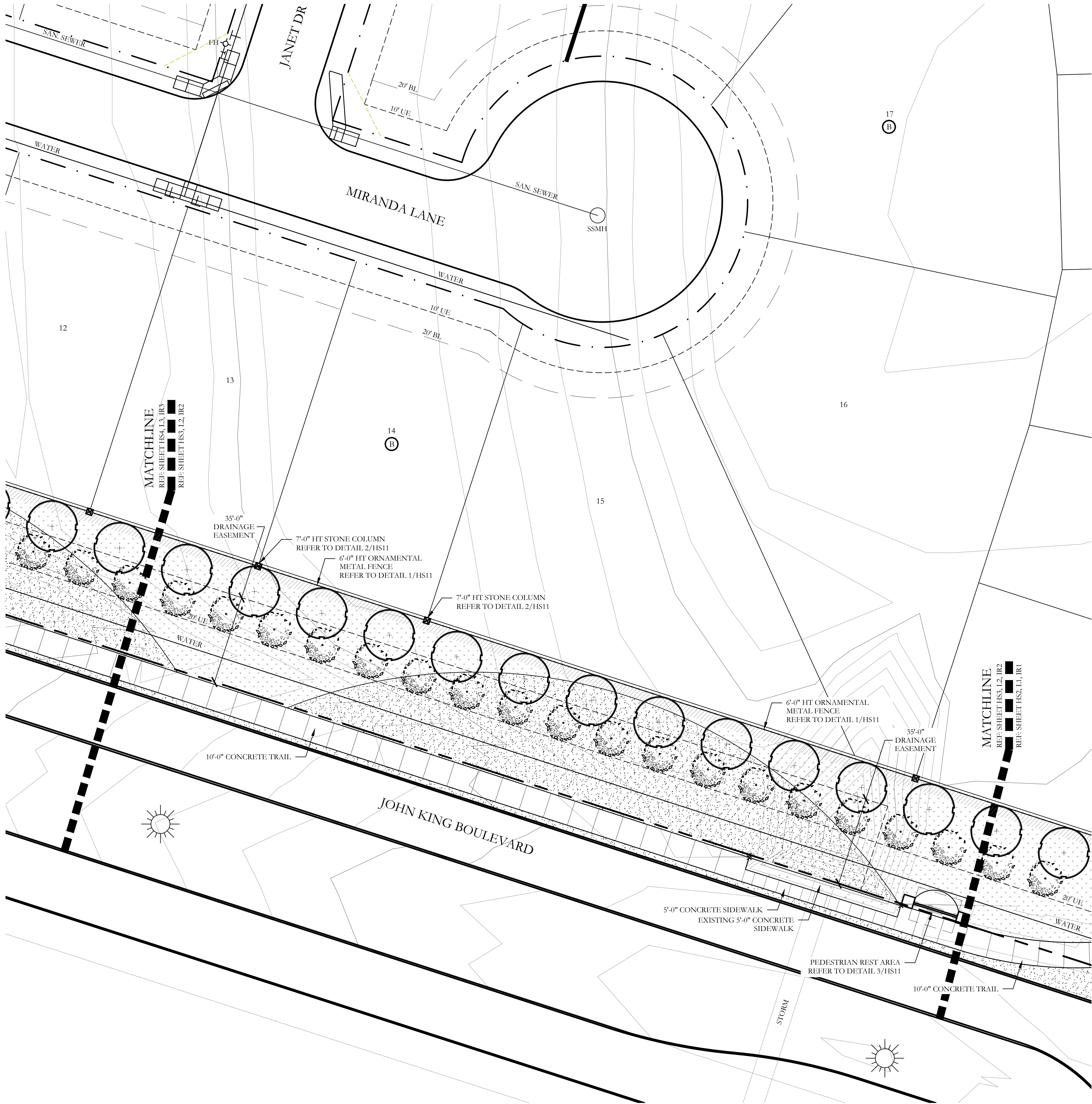
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS2 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2893
STATE OF TEXAS
February 18, 2019

NORTH

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One Inch

SCREENING AND BUFFERING

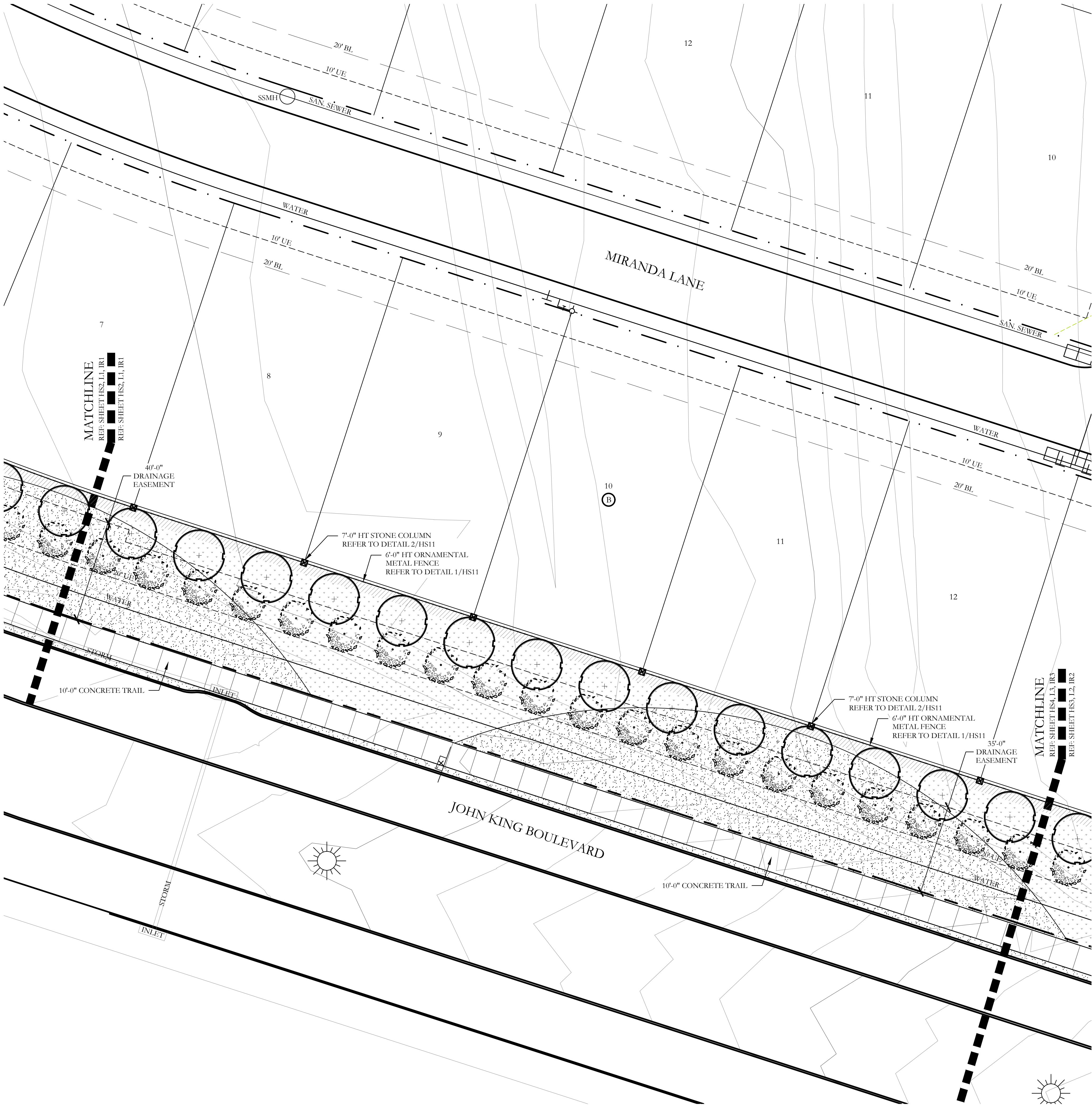
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

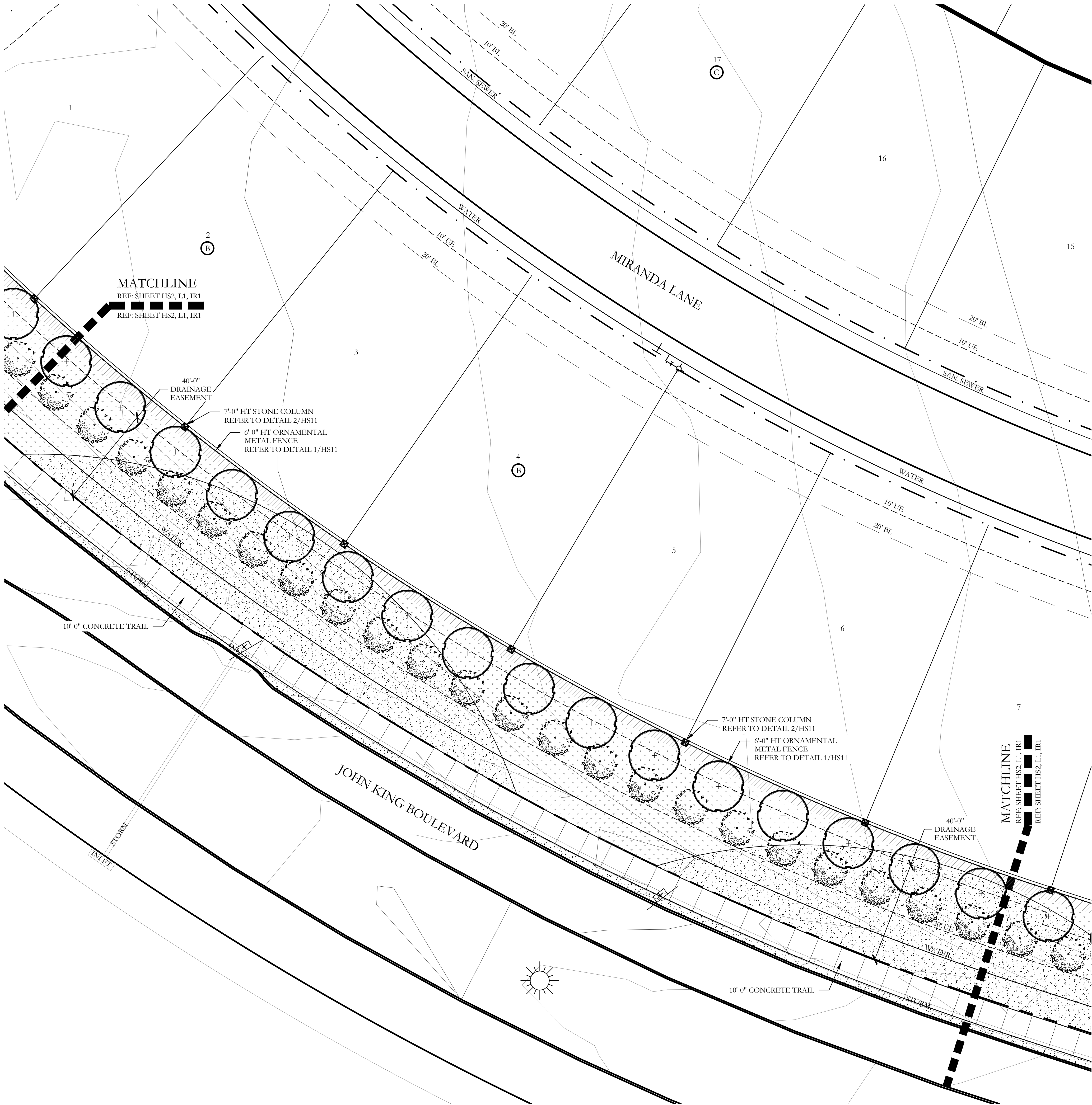
CJS PROJECT NO.
PAD001

SHEET NO.
HS3 of 12



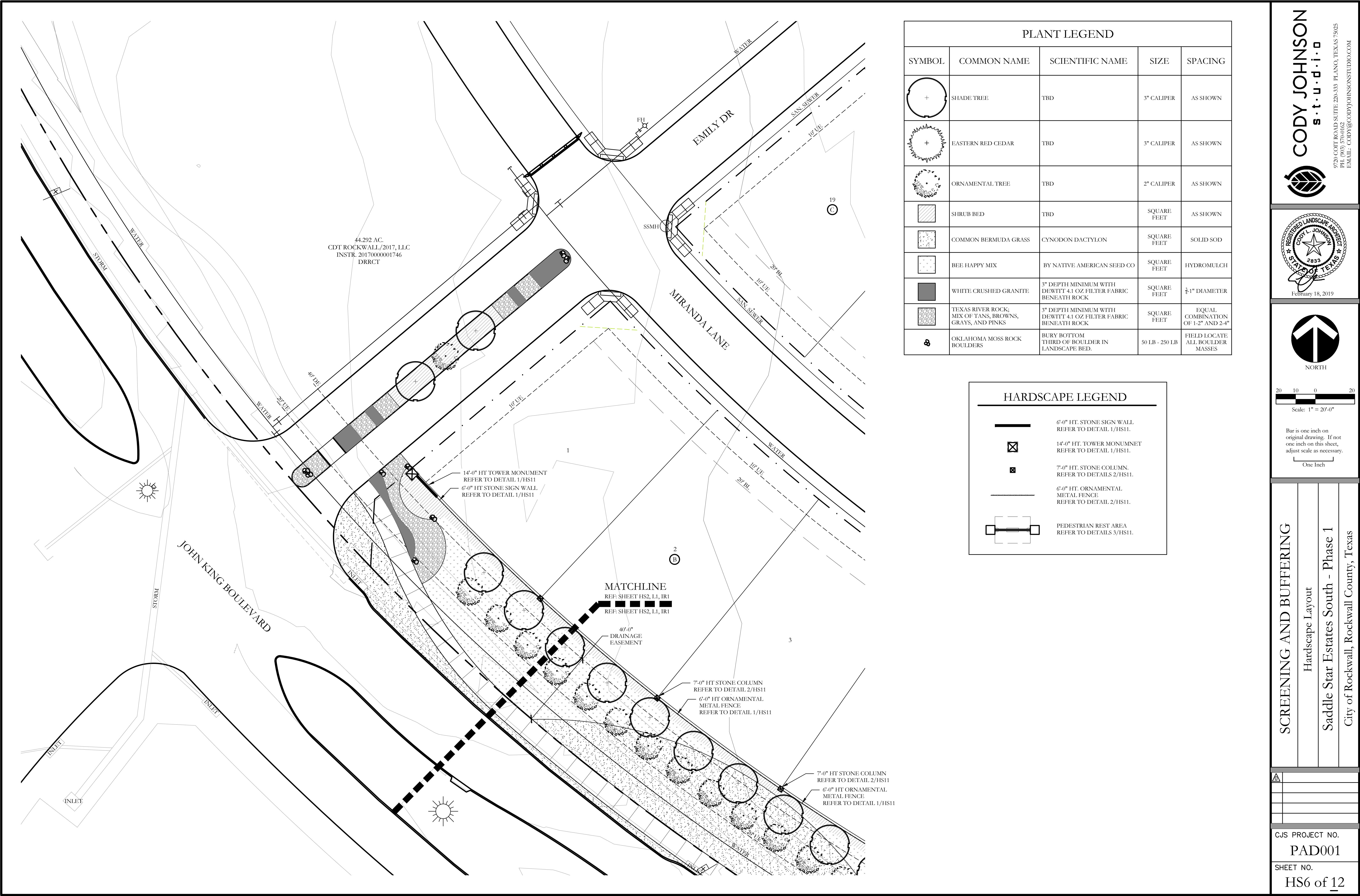
PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" 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

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
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	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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"
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	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.



PLANT LEGEND				
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	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
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	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
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	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

CODY JOHNSON
s.t.u.d.i.o

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NORTH

Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

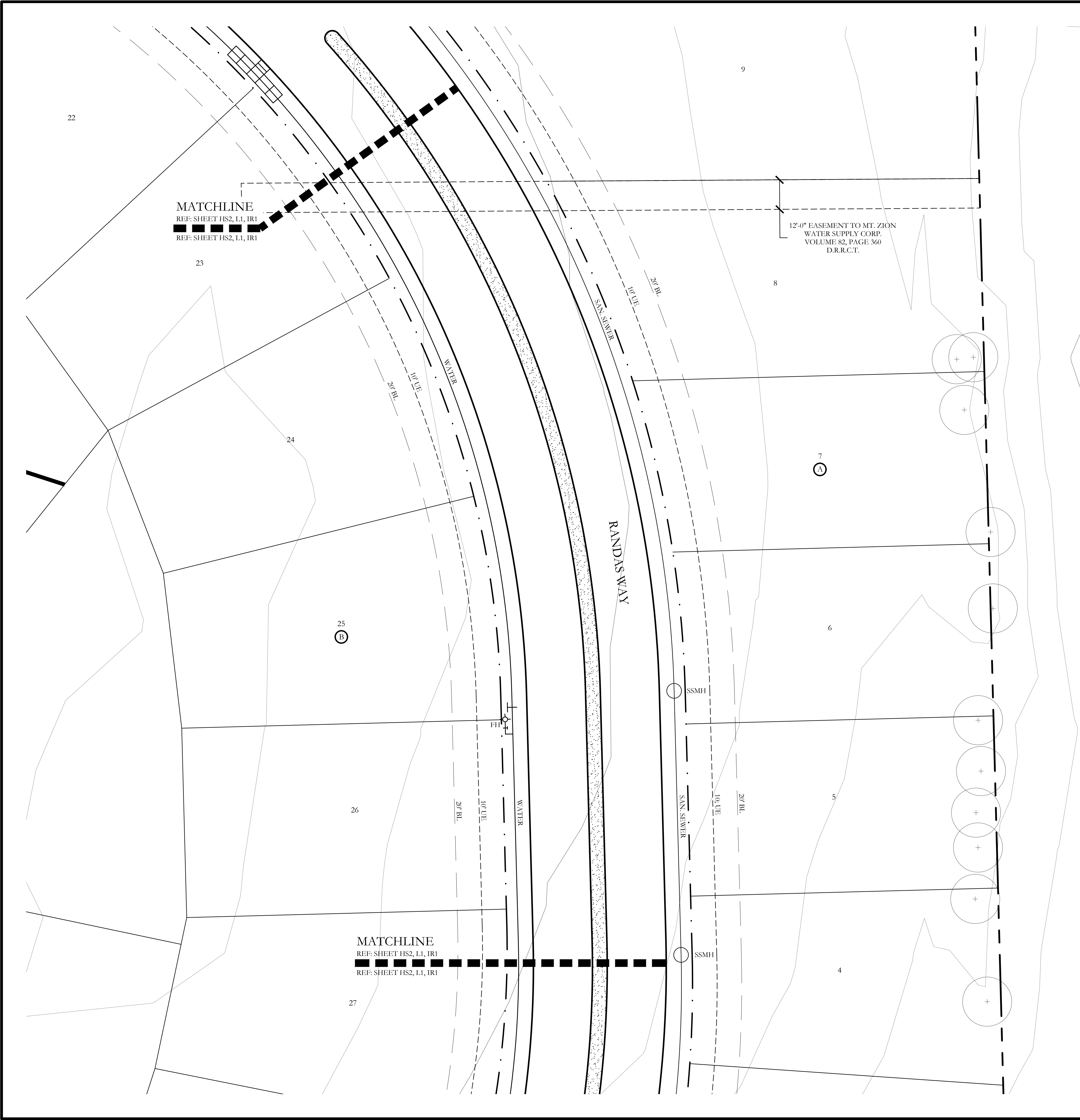
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS6 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

CODY JOHNSON
s.t.u.d.i.o

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PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2893
STATE OF TEXAS
February 18, 2019

NORTH

201020

Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

△

CJS PROJECT NO.
PAD001

SHEET NO.
HS7 of 12

16
D

15

14

13
D

12

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21
B

22

23

20
B

MATCHLINE
REF: SHEET HS2, L1, IR1
REF: SHEET HS2, L1, IR1

MATCHLINE
REF: SHEET HS2, L1, IR1
REF: SHEET HS2, L1, IR1

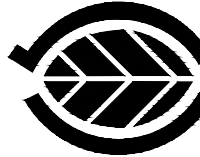
PLANT LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

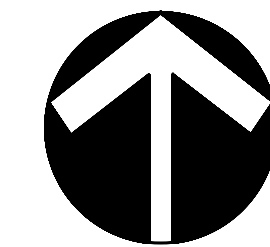
HARDSCAPE LEGEND

	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

CODY JOHNSON
s.t.u.d.i.o



February 18, 2019



20 10 0 20
Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

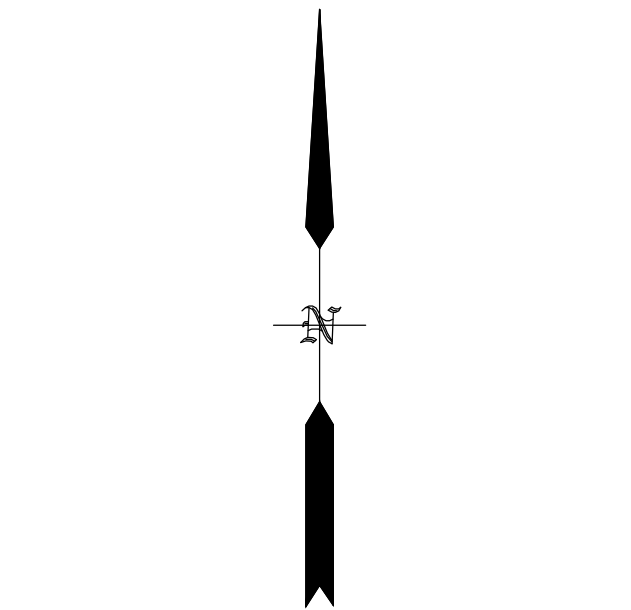
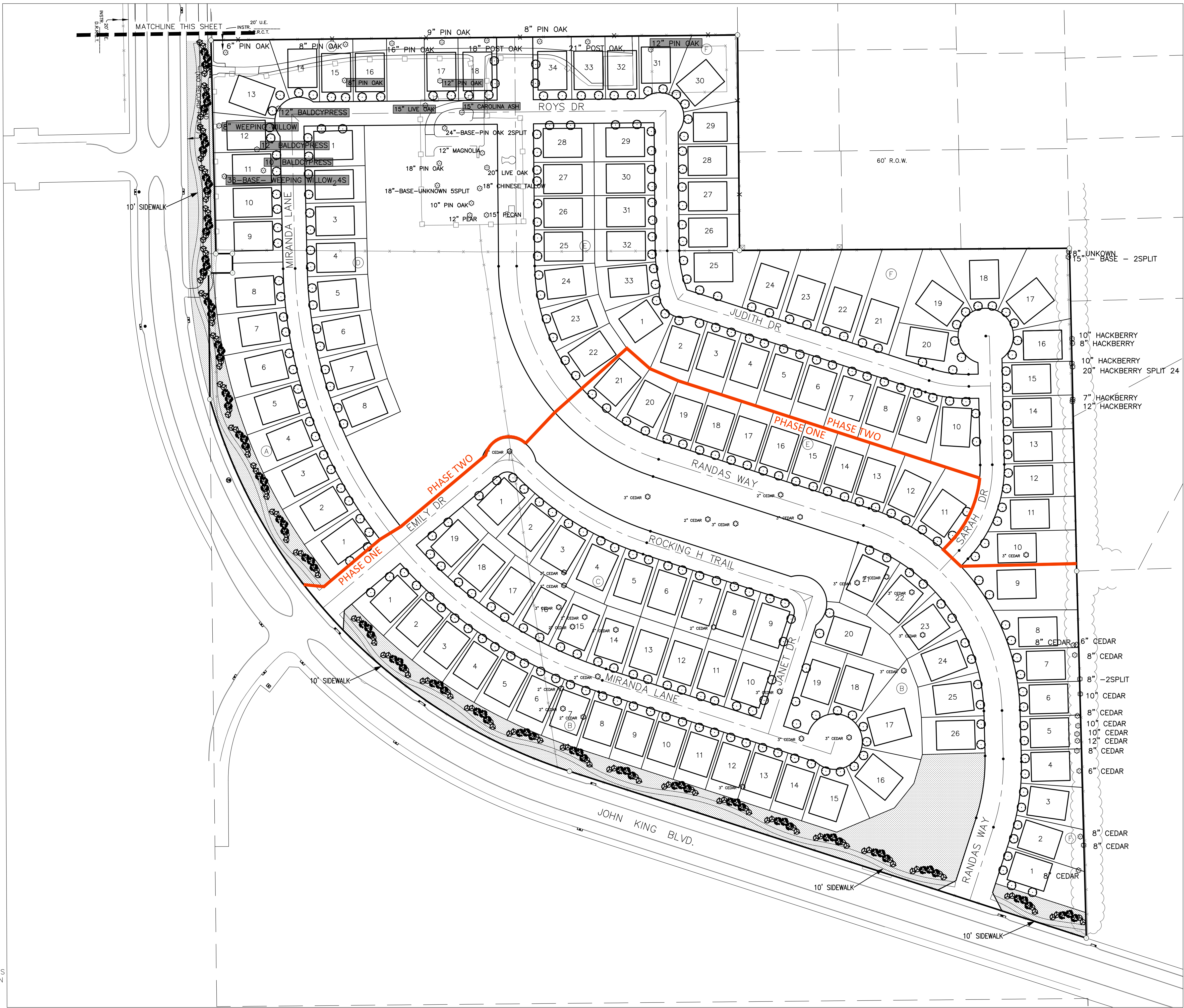
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS8 of 12



SCALE IN FEET
1" = 100'

LEGEND

- EXISTING TREE
- PROPOSED 4" CANOPY TREE
- PROPOSED 3" CANOPY TREE
- PROPOSED 6' ACCENT TREE

SADDLE STAR SOUTH TREES to be REPLACED

- 84 - 4" CANOPY TREE
- 308 - 3" CANOPY TREE
- 112 - 6' ACCENT TREE

1260 CALIPER INCHES

SADDLE STAR SOUTH TREES to be REMOVED

- 1 - 8" PIN OAK
- 2 - 12" PIN OAK
- 1 - 15" LIVE OAK
- 1 - 15" CAROLINA ASH
- 1 - 8" WEEPING WILLOW
- 1 - 36" WEEPING WILLOW
- 1 - 10" BALDCYPRESS
- 2 - 12" BALDCYPRESS

140 CALIPER INCHES

OWNER
SADDLE STAR
SOUTH HOLDINGS, LLC.
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201
DEVELOPER
SADDLE STAR
DEVELOPMENT, LLC.
3076 HAYS LANE
ROCKWALL, TX 75087

* ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-066-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF 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#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'



ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

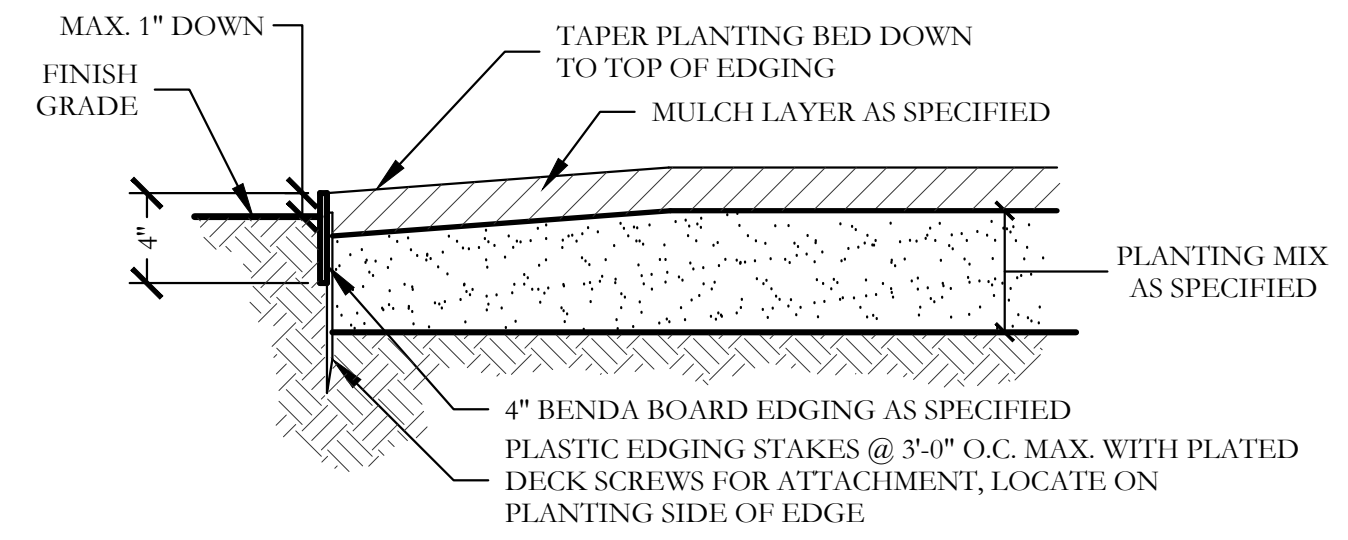
REVISIONS:	
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 2/15/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812 TREESCAPE.DWG	

LANDSCAPE/TREE PLAN

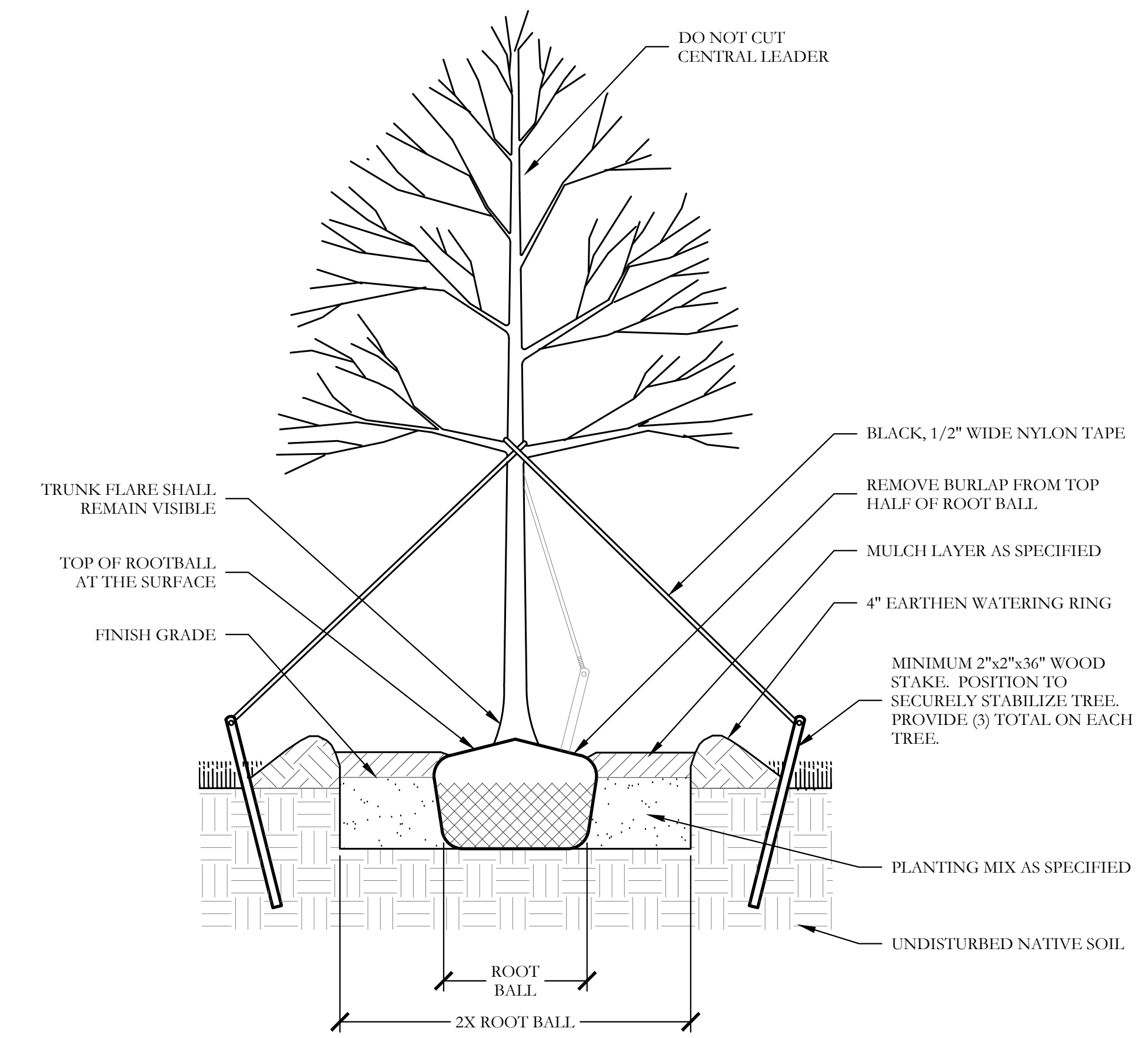
SADDLE STAR SOUTH
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET

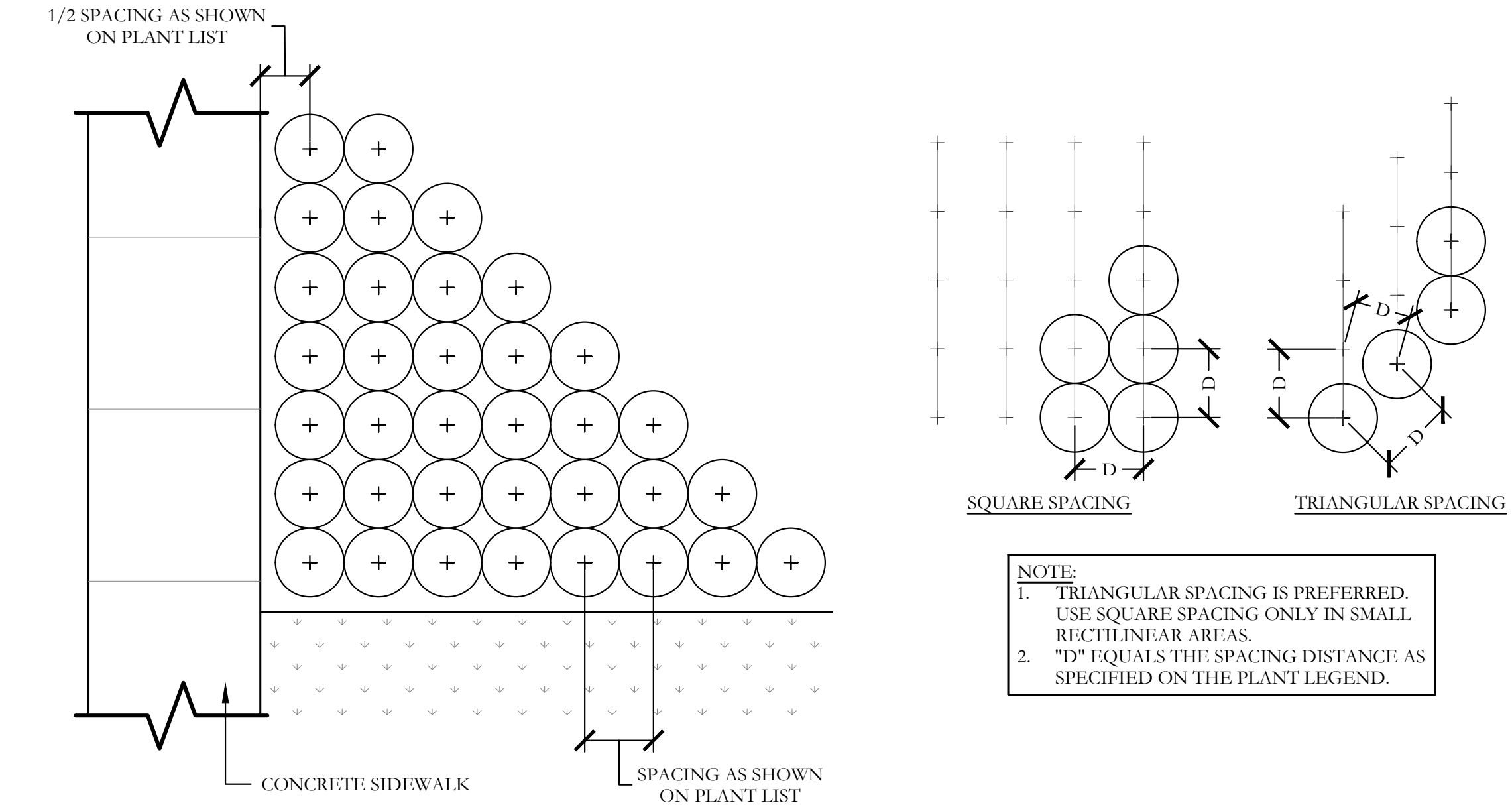
OF
46



1 TYPICAL BED EDGING DETAIL
SECTION NOT TO SCALE



2 TYPICAL TREE PLANTING
SECTION NOT TO SCALE



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

PLANT LEGEND					
SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	68	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	6	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	69	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	8,295	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	129,290	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	27,210	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	1,080	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	3/4-1" DIAMETER
	2,535	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"
	3 TONS	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

GENERAL LANDSCAPE NOTES

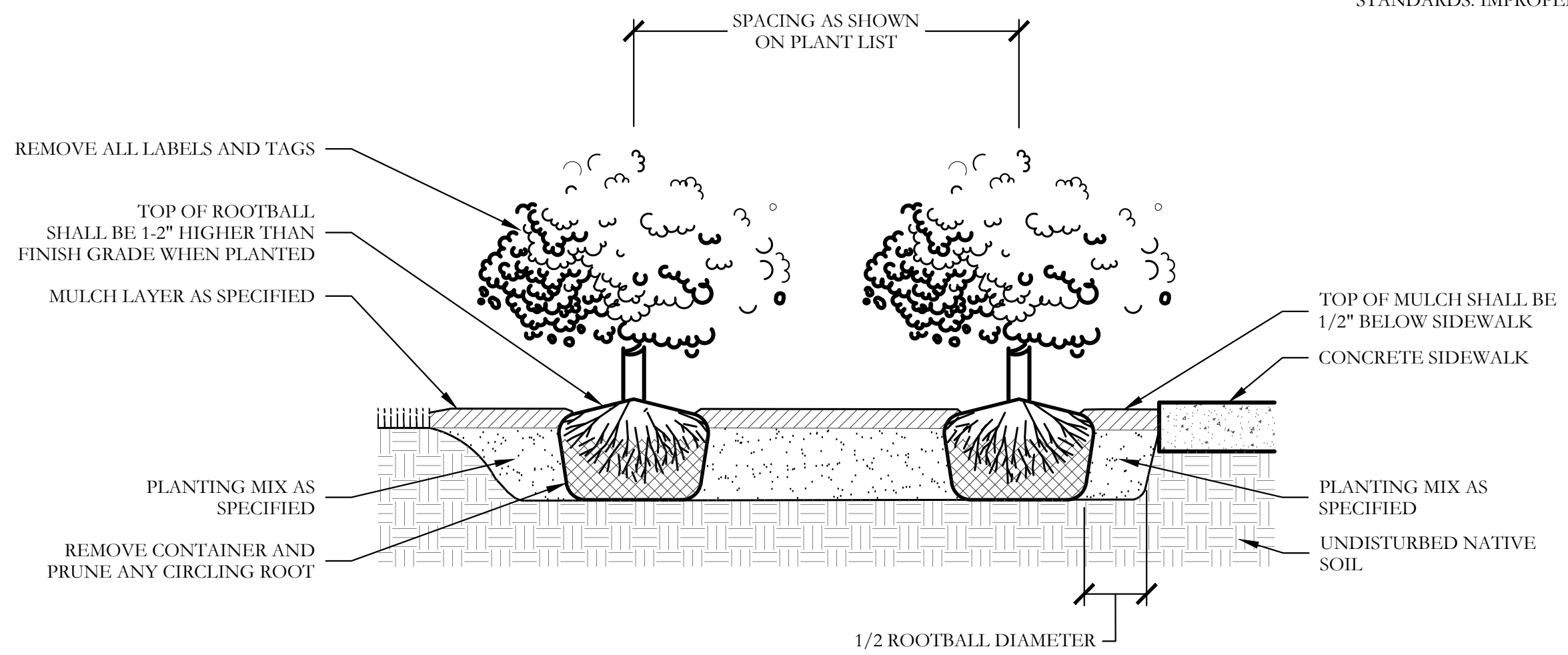
- INSPECTIONS:**
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED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

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

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

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

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





March 19, 2019

ATTN: PAT ATKINS
SADDLE STAR LAND DEV. LLC
3076 HAYS LANE,
ROCKWALL, TX 75087

RE: PD SITE PLAN (SP2019-005), Saddle Star South

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 03/12/2019. The following is a record of all recommendations, voting records and conditions of approval:

PLANNING AND ZONING COMMISSION:

On March 12, 2019, the Planning and Zoning Commission's motion to approve a request for a site plan for the Saddle Star South Addition with staff conditions passed by a vote of 4 to 0 with Commissioners Lyons, Logan, and Moeller absent.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning Manager
Planning & Zoning Department
City of Rockwall, TX