

LEGEND

PROPOSED PARKING COUNT PROPOSED DOMESTIC WATER METER BARRIER FREE RAMP PROPOSED IRRIGATION WATER METER HANDICAP PARKING SPACE 6'-0" HT. ORNAMENTAL METAL FENCE VAN ACCESSIBLE AS POOL FACILITY ENCLOSURE EXISTING FIRE HYDRANT 6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE EXISTING SANITARY SEWER MANHOLE 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE EXISTING WATER MAIN W/ VALVE 1 - 4'-0" WIDTH SELF LATCHING, EXISTING SANITARY SEWER SELF CLOSING METAL GATE EXISTING STORM 5'x5' SIDEWALK PASSING LANE AND/OR RAMP LANDING EXISTING CURB INLET HANDICAP PARKING SIGN -RIGHT-OF-WAY 10'x10' CEDAR DAYBED EXISTING CONTOUR INTERVAL 6'-0" PARK BENCH FFE 540.20 FINISHED FLOOR ELEVATION TRASH RECEPTACLE

LOT CA-4 SITE INFORMATION

ZONING: PD-79
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 34,078.00 S.F. OR 0.782 ACRES

 BUILDING AREA:
 1,909.00 SF

 BUILDING HEIGHT:
 21'-0" (1 STORY)

 FLOOR TO AREA:
 0.00057:1 [1,909/34,078]

 LOT COVERAGE:
 0.056%

PARKING REQUIRED: 10 SPACES

PARKING PROVIDED: 10 TOTAL (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

PROPOSED IMPERVIOUS COVERAGE: 11,515.50 SF PROPOSED IMPERVIOUS RATIO: 0.3379 OR 33.79%

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
 FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARALLEL PARKING SPACES SHALL BE A
 MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- ALL PARKING SPACES SHALL BE EXISTING AND ARE PROPOSED FOR CITY REVIEW UNDER THE PHASE TWO
- DEVELOPMENT PLANS.

 THE PERIMETER FENCING SHALL BE 6'-0" HT.
- ORNAMENTAL METAL FENCE.

 ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

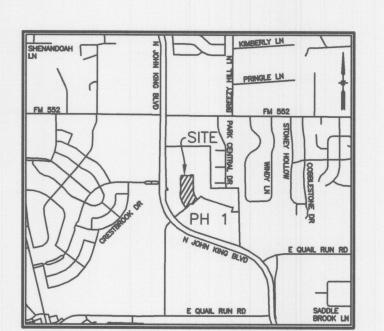
WATER METER SCHEDULE

METER	WATER	WATER	ME	SAN.	
ID NUMBER	SERVICE SIZE	METER SIZE	DOM.	IRR.	SERVICE SIZE
1>	1.5"	1.5"	X		6"
2	1.5"	1.5"		X	

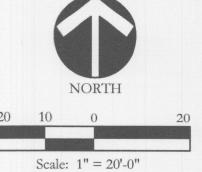
APPROVED:

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 [I//Y] day of [August], [2020].



LOCATION MAP
NOT TO SCALE





SITE PLAN SADDLE STAR ESTATES SOUTH PHASE TWO A LOT CA-4 ~AMENITY CENTER~

BEING 0.782 ACERS SITUATED IN THE P.B. HARRISON SURVEY, A-97 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

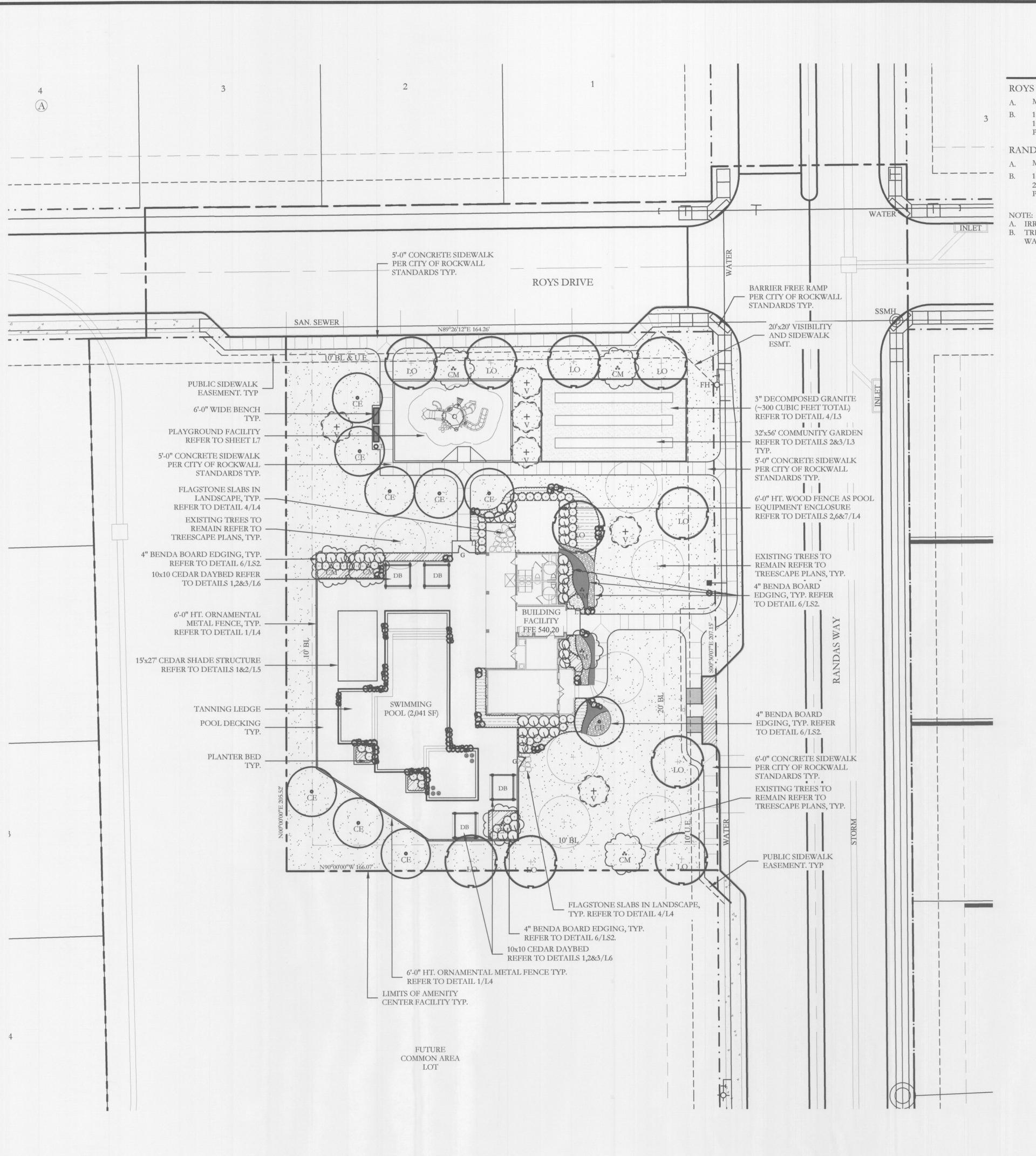
OWNER / DEVELOPER:

HINES
2200 ROSS AVENUE, SUITE 4200
DALLAS, TEXAS 75201
CONTACT: JOSE CAMPOS
PH. (214) 882-1750

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 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

SUBMITTAL DATE: August 11, 2020



LANDSCAPE PROVIDED

ROYS DRIVE

A. MINIMUM TEN (10) FOOT LANDSCAPE EDGE PROVIDED B. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE 164 LF OF FRONTAGE / 50 LF = 4 - 4" CAL. TREES REQUIRED. PROVIDED: 4 - 4" CALIPER CANOPY TREES PROVIDED

RANDAS WAY

- A. MINIMUM TEN (10) FOOT LANDSCAPE EDGE PROVIDED 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
 - 207 LF OF FRONTAGE / 50 LF = 5 4" CAL. TREES REQUIRED. PROVIDED: 4 - 4" CALIPER CANOPY TREES PROVIDED PLUS 3 EXISTING TREES REMAIN.

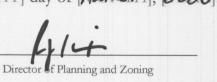
A. IRRIGATION DESIGN WILL MEET REQUIREMENTS OF UDC. B. TREES SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER AND STORM SEWER LINES.

CVA (DOI	TZTIXZ	CONTIONALIANT				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	
(LO)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	
ČE ČE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	
(+ \v	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	
(cm)	СМ	CRAPE MYRTLE 'NATCHEZ'	LAGERSTROEMIA INDICA 'NATCHEZ'	2" CALIPER	AS SHOWN	
0		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	
0	SUNSHINE LIGUSTRUM		LIGUSTRUM SINENSE 'SUNSHINE'	5 GALLON	36" O.C.	
		DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.	
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	3/4-1" DIAMETER	
		TEXAS RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"	
Œ		OKLAHOMA MOSS ROCK BOULDERS	1'-5' DIAMETER REFER TO DETAIL 1/LS2	TON	AS SHOWN	

APPROVED:

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WITNESS OUR HANDS, this [HAT] day of Husust , 2020.



LOT CA-4 SITE INFORMATION PD-79

ZONING: PROPOSED USE:

PRIVATE RECREATION CENTER LAND AREA: 34.078.00 S.F. OR 0.782 ACRES

BUILDING AREA: BUILDING HEIGHT: FLOOR TO AREA: LOT COVERAGE:

1,909.00 SF 21'-0" (1 STORY) 0.00057:1 [1,909/34,078]

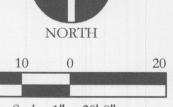
PARKING REQUIRED: 10 SPACES

PARKING PROVIDED: 10 TOTAL (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

PROPOSED IMPERVIOUS COVERAGE: 11,515.50 SF PROPOSED IMPERVIOUS RATIO: 0.3379 OR 33.79%





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

LANDSCAPE ARCHITECT:

DALLAS, TEXAS 75201

PH. (214) 882-1750

CONTACT: JOSE CAMPOS

OWNER / DEVELOPER:

HINES

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

LANDSCAPE PLAN

SADDLE STAR ESTATES

SOUTH PHASE TWO A

LOT CA-4

~AMENITY CENTER~

BEING 0.782 ACERS SITUATED IN THE

P.B. HARRISON SURVEY, A-97

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

2200 ROSS AVENUE, SUITE 4200

SUBMITTAL DATE: August 11, 2020 LS1 of 2

NOTE: FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR

LANDSCAPE ARCHITECT'S APPROVAL

BEFORE PROCEEDING WITH WORK.

TOTAL HT

DO NOT CUT CENTRAL LEADER -

TRUNK FLARE SHALL

TOP OF ROOTBALL

AT THE SURFACE

SECTION

1/2 SPACING AS SHOWN ON PLANT LIST

FINISH GRADE —

REMAIN VISIBLE

IF BURY LINE EXISTS

MATCH DEPTH OF SOIL

- FINISHED GRADE

ON ALL SIZES OF BOULDERS

- 2'-5' DIAMETER BOULDER

1'-2' DIAMETER BOULDER

240 135 220

- BLACK, 1/2" WIDE NYLON TAPE

REMOVE BURLAP FROM TOP

HALF OF ROOT BALL

— MULCH LAYER AS SPECIFIED

4" EARTHEN WATERING RING

MINIMUM 2"x2"x36" WOOD

PROVIDE (3) TOTAL ON EACH

- PLANTING MIX AS SPECIFIED

UNDISTURBED NATIVE SOIL

TRIANGULAR SPACING IS PREFERRED.

USE SQUARE SPACING ONLY IN SMALL

"D" EQUALS THE SPACING DISTANCE AS

SPECIFIED ON THE PLANT LEGEND.

RECTILINEAR AREAS.

SQUARE SPACING

NOT TO SCALE

TRIANGULAR SPACING

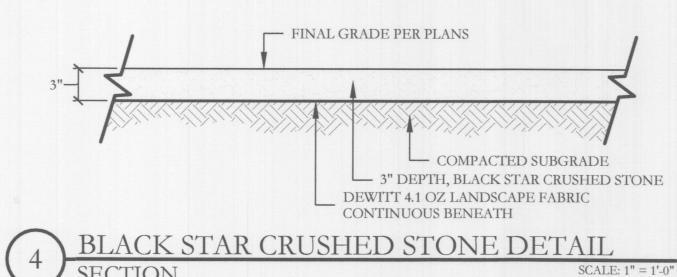
STAKE. POSITION TO

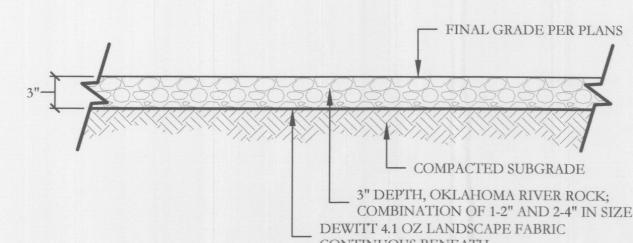
PLANT LIST ESTIMATED **COMMON NAME** SCIENTIFIC NAME SIZE SPACING REMARKS QUANTITY NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING 10 LIVE OAK QUERCUS VIRGINIANA 4" CALIPER AS SHOWN HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING CEDAR ELM ULMUS CRASSIFOLIA 4" CALIPER AS SHOWN HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" CHASTE TREE VITEX ANGUS-CASTUS 2" CALIPER AS SHOWN OVERALL HEIGHT. LAGERSTROEMIA INDICA NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" CRAPE MYRTLE 'NATCHEZ' 2" CALIPER AS SHOWN NATCHEZ' OVERALL HEIGHT. 38 TEXAS SAGE LEUCOPHYLLUM FRUTESCENS 7 GALLON 48" O.C. CONTAINER GROWN; FULL PLANT. SUNSHINE LIGISTRUM LIGUSTRUM SINENSE 'SUNSHINE' 5 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. MUHLENBERGIA CAPILLARIS **GULF MUHLY GRASS** 85 1 GALLON 24" O.C. CONTAINER GROWN; FULL PLANT. REGAL MIST' WEEPING LOVE GRASS ERAGROSTIS CURVULA CONTAINER GROWN; FULL PLANT. 1 GALLON 18" O.C. ANNUAL COLOR TO BE SELECTED BY OWNER 4" POT 8" O.C. CONTAINER GROWN; FULL PLANT. SQUARE 17,535 COMMON BERMUDA GRASS CYNODON DACTYLON SOLID SOD MINIMUM 100% COVERAGE ALL AREAS SHOWN FEET INSTALL AT 3" DEPTH MINIMUM BLACK STAR CRUSHED **SQUARE** MINIMUM 100% COVERAGE ALL AREAS SHOWN. REFER WITH DEWITT 4.0 OZ FILTER -1" DIAMETER STONE FEET TO DETAIL 4/L2. FABRIC BENEATH ROCK INSTALL AT 3" DEPTH MINIMUM TEXAS RIVER ROCK; COMBINATION | MINIMUM 100% COVERAGE ALL AREAS SHOWN. REFER SQUARE WITH DEWITT 4.0 OZ FILTER MIXTURE OF FEET OF 1-2" AND 2-4" | TO DETAIL 5/L2. FABRIC BENEATH ROCK DIAMETER FIELD LOCATE ALL BOULDER MASSES ON SITE AND OKLAHOMA MOSS ROCK MARK FOR LANDSCAPE ARCHITECT'S APPROVAL 50 LB TO 250 LB MAX SIZE TON AS SHOWN BEFORE PROCEEDING WITH WORK. BOULDERS

REFER TO DETAIL 1/L2.

SPACING AS SHOWN

ON PLANT LIST





CONTINUOUS BENEATH OKLAHOMA RIVER ROCK BED

REMOVE ALL LABELS AND TAGS —

TOP OF ROOTBALL SHALL BE 1-2" HIGHER THAN — FINISH GRADE WHEN PLANTED

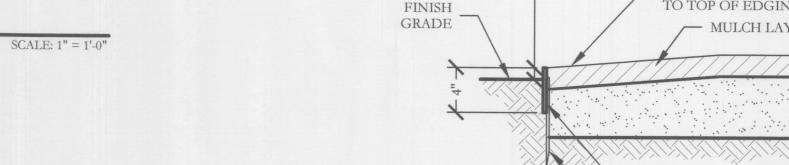
PLANTING MIX AS

REMOVE CONTAINER AND

PRUNE ANY CIRCLING ROOT

SPECIFIED

MULCH LAYER AS SPECIFIED —



TYPICAL BED EDGING DETAIL SECTION

TOP OF MULCH SHALL BE 1/2" BELOW SIDEWALK CONCRETE SIDEWALK PLANTING MIX AS SPECIFIED

1/2 ROOTBALL DIAMETER -

GENERAL LANDSCAPE NOTES

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.

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY

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

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

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:

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

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

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.

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).

TECHNIQUES ARE STRICTLY PROHIBITED.

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

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.

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. D USED FOR MULCH ON SITE OR HAULED OFF-SIT

10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING

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 Hugust], 2020]

PLANTING MIX LANDSCAPE DETAIL AS SPECIFIED

SADDLE STAR ESTATES SOUTH PHASE TWO A LOT CA-4 ~AMENITY CENTER~

BEING 0.782 ACERS SITUATED IN THE P.B. HARRISON SURVEY, A-97 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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LS2 of 2

lugust 11, 2020

NOT TO SCALE

TYPICAL SHRUB AND GROUNDCOVER PLANTING

SPACING AS SHOWN

ON PLANT LIST

ROOT

BALL

— 2X ROOT BALL —

TYPICAL TREE PLANTING

— CONCRETE SIDEWALK

PLAN/SECTION

NOT TO SCALE

- MULCH LAYER AS SPECIFIED

TAPER PLANTING BED DOWN

TO TOP OF EDGING

MAX. 1" DOWN

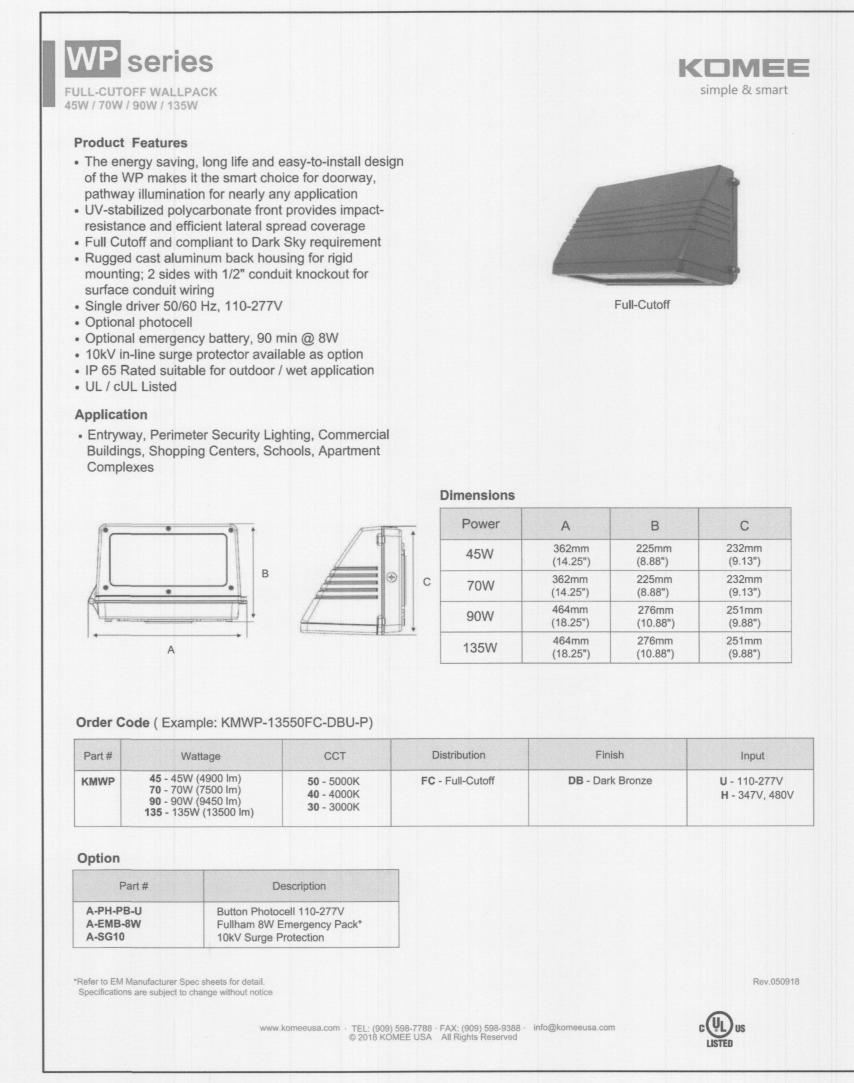
BENDA BOARD EDGING AS SPECIFIED PLASTIC EDGING STAKES @ 3'-0" O.C. MAX. WITH PLATED DECK SCREWS FOR ATTACHMENT, LOCATE ON PLANTING SIDE OF EDGE

UNDISTURBED NATIVE

SUBMITTAL DATE: August 11, 2020

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JITY PROJECT NO. SP2020-012	
- Designation	
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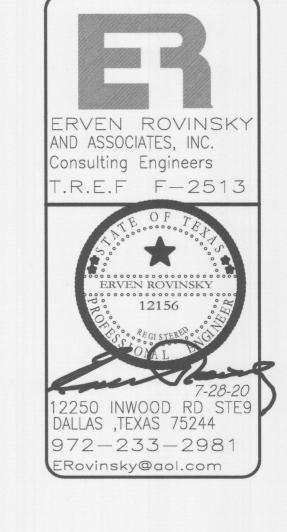
	by (§)igni	EDCC .fy				coForm small area light					
lum pro feat elim con	inaire. Ca file LED lu tures an in inating th trol syste	pable o minaire novativ e need ms avai	f delivering, EcoForm re retrofit to drill action for f	ng up to n offers arm kit, Iditional further e	26,400 lur a new leve simplifyin holes in m energy sav	mens or mel of custon g site con ost existin ings. Inclu	ance in an LED are ore in a compact, mer value. EcoFor versions to LED b ng poles. Integral des Service Tag, f the product.	low rm y		e: nps:	Oty:	
Ord	ering guid	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options Dimming controls	ex Motion sensing len		-S-64L-900-NW	J-G2-AR-5	-120-HIS-MO
ECF-S EcoFc site an area, small	rm 32 LEDs	700 700 mA 1A 1050 mA 1200 mA 1200 mA 1200 mA 1200 mA 1200 mA 1200 mA 1.2A 1200 mA 1.2A 1200 mA 1050 m		The following	Type 2 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270° Type 3 3-90 Rotated left 90° 3-270 Rotated right 270° Type 4 4-90 Rotated left 90° 4-270 Rotated left 90° 4-270 Rotated right 270° Type 5 5 Type 5 5 Type 5 5 Type 5 5 Type 5 SW Type 5W AFR Auto Front Row AFR-90 Auto Front Row, Rotated left 90° AFR-270 Auto Front Row, Rotated right 270°	HVU 347-480V (50/60Hz)	DD 0-10V External dimming (by others) 4 DCC Dual Circuit Control 4.5.6 FAWS Field Adjustable Wattage Selector 4.5 SW Interface module for SiteWise 4.6.7 LLC Integral wireless module 4.6.8.17 BL Bi-level functionality 4.6.17 DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours 4.8 CM50 Median 50% Dimming, 8 hours 4.8 CM30 Median 30% Dimming, 7 hours 4.8 CM30 Median 30% Dimming, 8 hours 4.8 hours 4.8	IMRI3 Integral with #3 lens 15 IMRI7 Integral with #7 lens 16	PCB Photocontrol Button **9 TLRD5 Twist Lock Receptacle 5 Pin **0 TLRD7 Twist Lock Receptacle 7 Pin **0 TLRPC Twist Lock Receptacle **/ Photocell ***/	Fusing F1 Single (120, 277, 347VAC)° F2 Double (208, 240, 480VAC)° Pole Mount Fusing F1 Single (120, 277, 347VAC)° FP2 Double (208, 240, 480VAC)° F93 Canadian Double Pull (208, 240, 480VAC)° Surge Protection (10kA standard) SP2 Increased 20k/	Square Pole Adapter included in standard product TB Terminal Block® RPA Round Pole Adapter (fits to 3"- 3.9" O.D. pole)® HIS Internal Housing Side Shield™	Textured BK Black WH White BZ Bronze DGY Dark Gray MGYMedium Gi Customer specified RAL Specify optional color or RA (ex: RAL/O CC Custom col (Must supp color chip for require factory que
2. Moi 3. Lim 4. Not 5. Not 6. Not	age is HVU (34° unts to a 4" rou ited to a maxim	7-480V) and pole with um of 45 de- other dimmi motion sens	grees aiming at ng control opti or.	ded for squar	9. Mu e poles. 10. Dir al. wit 11. No 12. No 13. No	th other contro ot available in 48 ot available with	t voltage. e connected to NEMA recept l options. OV. Order photocell separa	tely with TLRD5/7	15. Not ava 16. Not ava option	t available with Type ailable with DD, DCC ailable with DD, DCC s. pecify a motion sens	, and FAWS di , FAWS and LI	mming control



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 May day of Musus 4, 12020



PHOTOMETRIC PLAN
SADDLE STAR ESTATES
SOUTH PHASE TWO A
LOT CA-4
~AMENITY CENTER~

BEING 0.782 ACERS SITUATED IN THE P.B. HARRISON SURVEY, A-97 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

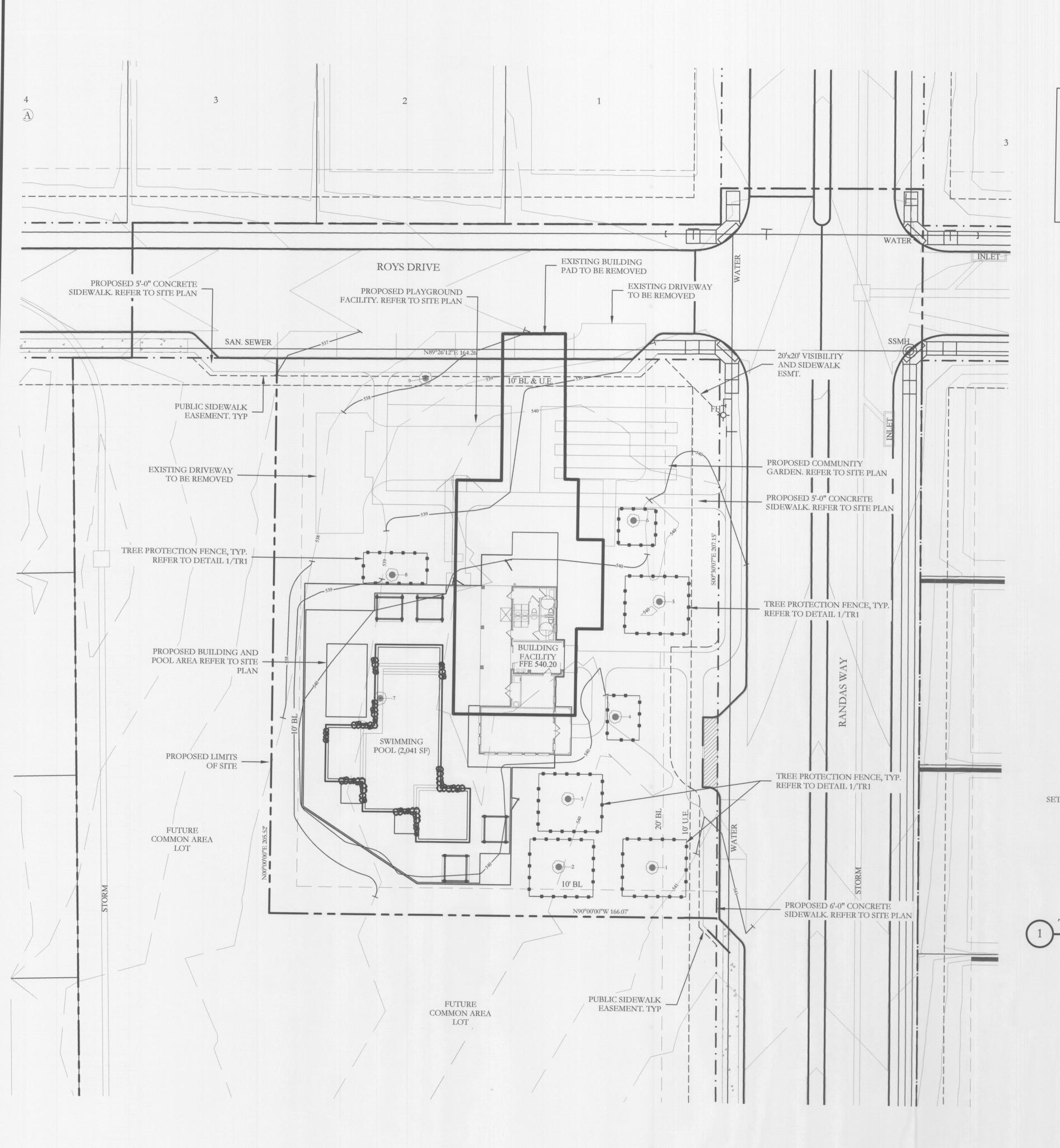
OWNER / DEVELOPER:

HINES
2200 ROSS AVENUE, SUITE 4200
DALLAS, TEXAS 75201
CONTACT: JOSE CAMPOS
PH. (214) 882-1750

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 EMAIL: CODY@CODYJOHNSONSTUDIO.COM







EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

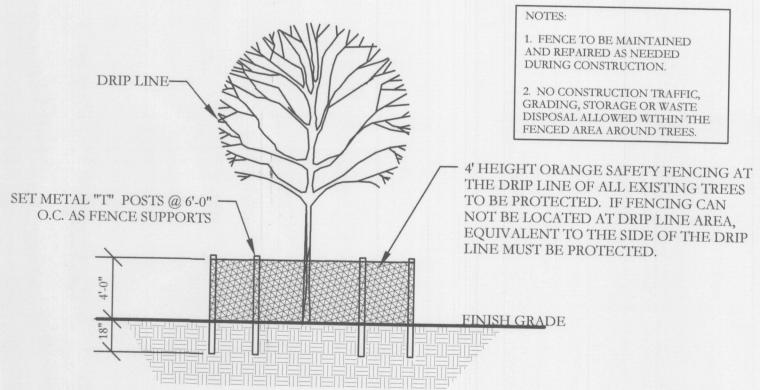
TREE PROTECTION FENCE

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

Tree ID Number	Tree Size DBH	Common Name	Scientific Name	Condition of Tree	Remove or Remain	Tree Location	Credit Ratio	Negative Mitigation	Positive Mitigation
1	15.0	Pecan	Carya illinoinensis	Healthy	Remain	Lot	1	Credit	Credit
2	12.0	Pear	Pyrus calleryana	Healthy	Remain	Lot	1	0.00	15.00
3	10.0	Pin Oak	Quercus palustris	Healthy	Remain	Lot	1	0.00	12.00
4	18.0	Chinese Tallow	Triadica sebifera	Healthy	Remain	Lot	1	0.00	10.00
5	20.0	Live Oak	Quercus virginiana	Healthy	Remain	Lot		0.00	18.00
6	12.0	Magnolia	Magnolia grandiflora	Healthy	Remain	Lot	1	0.00	20.00
7	18.0	Unknown	Unknown	Damaged	Remove	Lot	1	0.00	12.00
8	18.0	Pin Oak	Quercus palustris	Healthy	Remain	Lot	1	18.00	0.0
9	24.0	Pin Oak	Quercus palustris	Damaged	Remove	Easement	1	0.00	18.00
	147.00			The state of the s	Remove	Easement	1	24.00 42.00	0.0
	Total Tree Population							Total Negative Mitigation Credits,	Total Positive Mitigation Credits, caliper inches
						1	Total	Positive	63.00

TREE PROTECTION NOTES

- 1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- 2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE
- 3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- 4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING
- 5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED



TREE PROTECTION DETAIL

NOT TO SCALE

LOT CA-4 SITE INFORMATION

ZONING: PD-79 PROPOSED USE: PRIVATE RECREATION CENTER LAND AREA: 34,078.00 S.F. OR 0.782 ACRES

BUILDING AREA: 1,909.00 SF BUILDING HEIGHT: 21'-0" (1 STORY) FLOOR TO AREA: 0.00057:1 [1,909/34,078] LOT COVERAGE:

PARKING REQUIRED: 10 SPACES

PARKING PROVIDED: 10 TOTAL (WITH 1 HANDICAP)

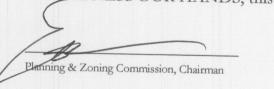
0.056%

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

PROPOSED IMPERVIOUS COVERAGE: 11,515.50 SF PROPOSED IMPERVIOUS RATIO: 0.3379 OR 33.79%

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 [4/2] day of [4/2].

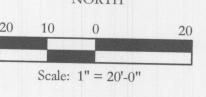


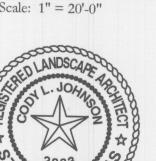
Credits (cal. In.)

TREESCAPE PLAN SADDLE STAR ESTATES SOUTH PHASE TWO A LOT CA-4 ~AMENITY CENTER~

BEING 0.782 ACERS SITUATED IN THE P.B. HARRISON SURVEY, A-97 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS







OWNER/DEVELOPER:

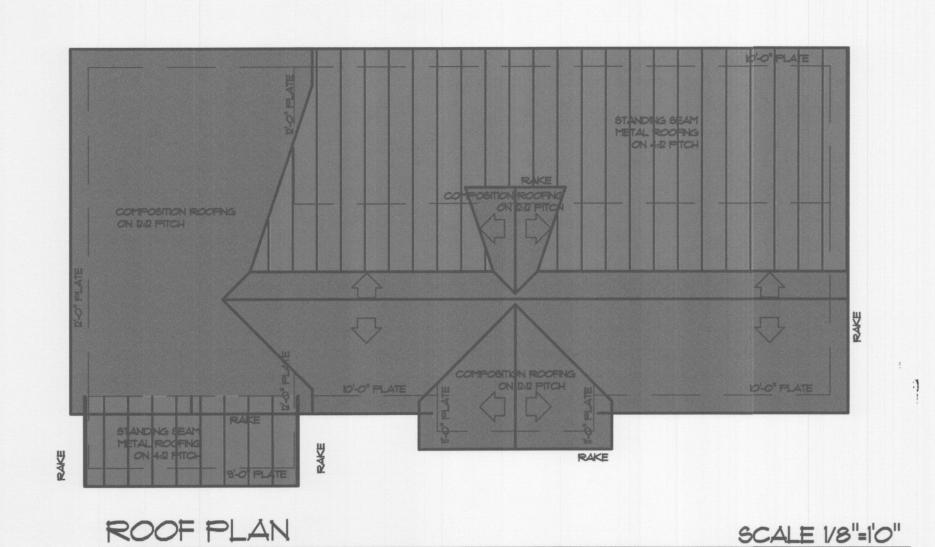
HINES 2200 ROSS AVENUE, SUITE 4200 DALLAS, TEXAS 75201 CONTACT: JOSE CAMPOS PH. (214) 882-1750

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 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

SUBMITTAL DATE: August 11, 2020



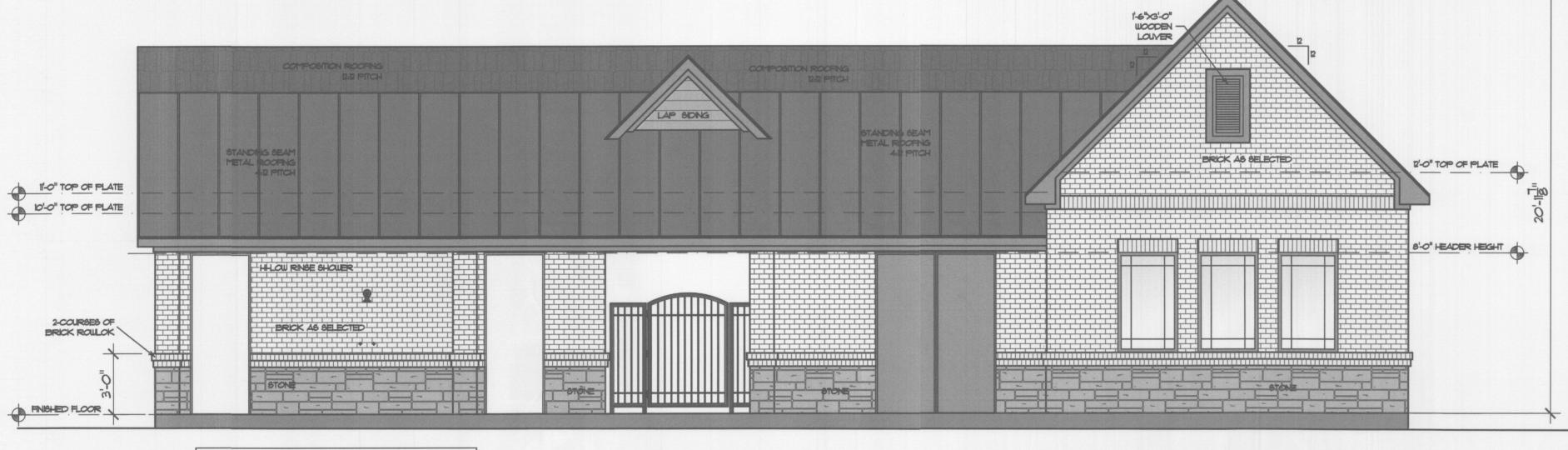


12'-0" TOP OF PLATE BOARD AND BATTEN 10'-0" TOP OF PLATE 9'-0" TOP OF PLATE 8'-0" HEADER HEIGHT 2-COURSES OF BRICK ROWLOK FINEHED FLOOR

RIGHT ELEVATION

SCALE 1/4"=1'0"

MATERIAL LIST BRICK 222 SQ. FT. 70.0% STONE 87 SQ. FT. 27.5% SIDING 8 SQ. FT. 2.5% NET TOTAL 311 SQ. FT. 100%



MATERIAL LIST BRICK 336 SQ. FT. TT.3% STONE 90 SQ. FT. 20.6% SIDING 9 SQ. FT. 2.1% NET TOTAL 435 SQ. FT. 100%

> BRICK 374 SQ. FT. 70.5% STONE 157 SQ. FT. 29.5%

NET TOTAL 531 SQ. FT. 100%

ROOFING MATERIAL AS SPECIFED 100% GUITTERED

REAR ELEVATION

SCALE 1/4"=1'0"



LEFT ELEVATION

BRICK AS SELECTED

SCALE 1/4"=1'0"

BRICK AS SELECTED

BOARD AND BATTEN

MATERIAL LIST BRICK 263 SQ. FT. 67.5% STONE 91 SQ. FT. 23.3% SIDING 36 SQ. FT. 9.2% NET TOTAL 390 SQ. FT. 100%

Approved: by the Planning and Zoning Commission on this day: August 11, 2020 OWNER OWNER / DEVELOPER:

Aanming and Zoning Chairman

HINES 2200 ROSS AVENUE, SUITE 4200 DALLAS, TEXAS 75201 CONTACT: JOSE CAMPOS PH. (214) 882-1750

LANDSCAPE ARCHITECT: CODY JOHNSON STUDIO, LLC 9720 COIT ROAD, SUITE 220-333 PLANO, TEXAS 75025 PH. (903) 570-0162

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BEING 0.782 ACERS SITUATED IN THE P.B.
HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BUILDING ELEVATIONS

SADDLE STAR ESTATES

SOUTH PHASE TWO A

LOT CA-4

~AMENITY CENTER~

12'-0" TOP OF PLATE

10'-0" TOP OF PLATE

2-COURSES OF BRICK ROWLOK

FINISHED FLOOR

SUBMITTAL DATE: April 17, 2020