



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-055

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N JOHN KING BLVD, ROCKWALL, TX 75097

SUBDIVISION SADDLE STAR ESTATES 2

LOT

BLOCK

GENERAL LOCATION JOHN KING BLVD AND FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-79

CURRENT USE AG

PROPOSED ZONING PD-79

PROPOSED USE SINGLE FAMILY

ACREAGE 26.827

LOTS [CURRENT] 77

LOTS [PROPOSED] 77

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

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

OWNER SADDLE STAR SOUTH HOLDINGS

APPLICANT ECDLP

CONTACT PERSON JOSE CAMPOS

CONTACT PERSON RYAN KING

ADDRESS 2200 ROSS AVE. STE 4200W

ADDRESS 1600 N COLLINS BLVD

CITY, STATE & ZIP DALLAS, TX 75201

CITY, STATE & ZIP RICHARDSON, TX 75080

PHONE 214-716-2900

PHONE 205-718-4328

E-MAIL JOSE.CAMPOS@HINES.COM

E-MAIL RYAN@ECDLP.COM

NOTARY VERIFICATION [REQUIRED]

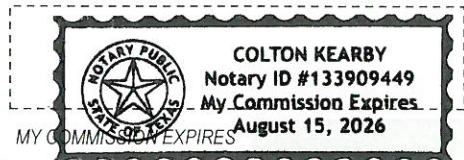
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jose Campos [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

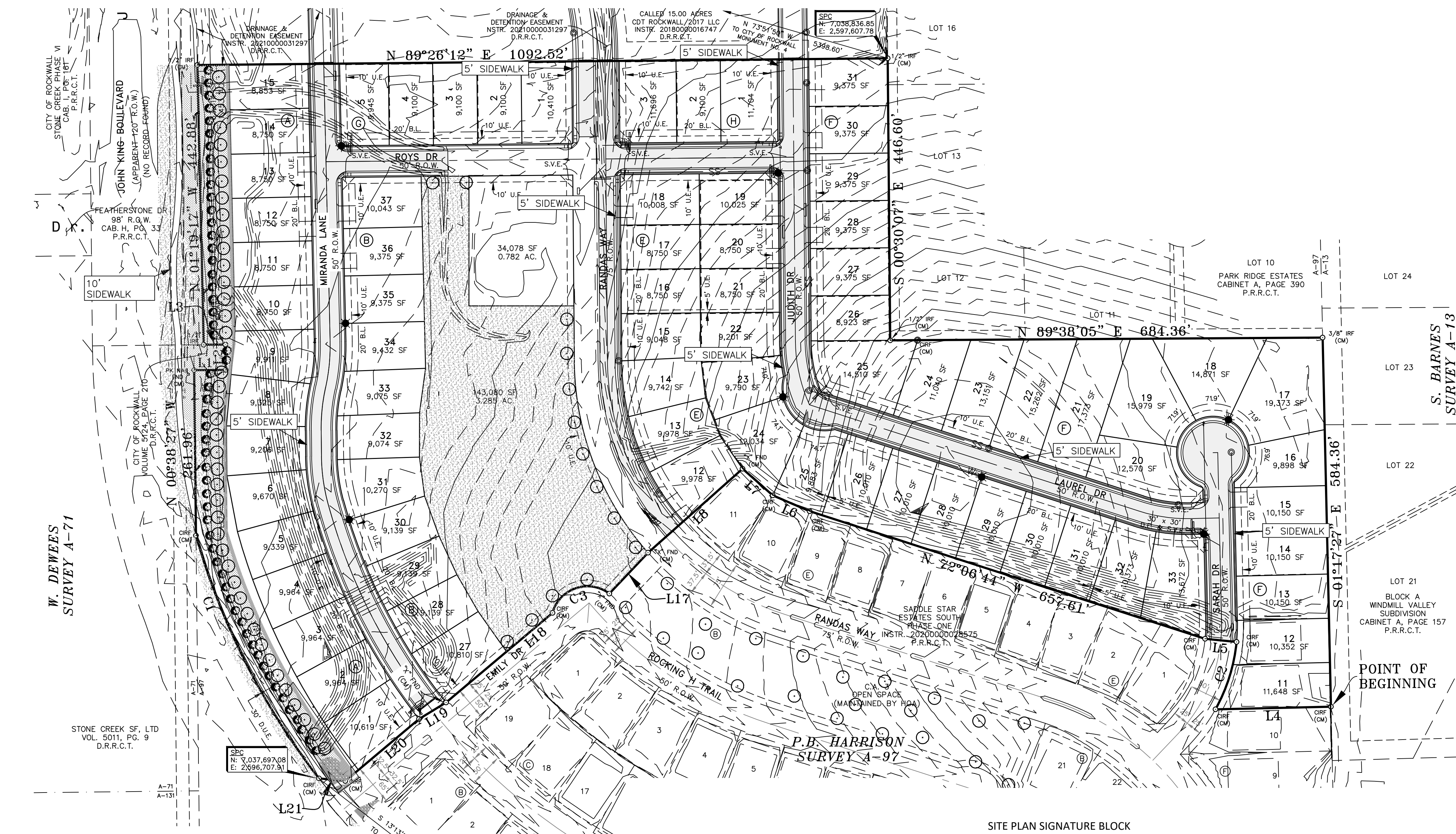
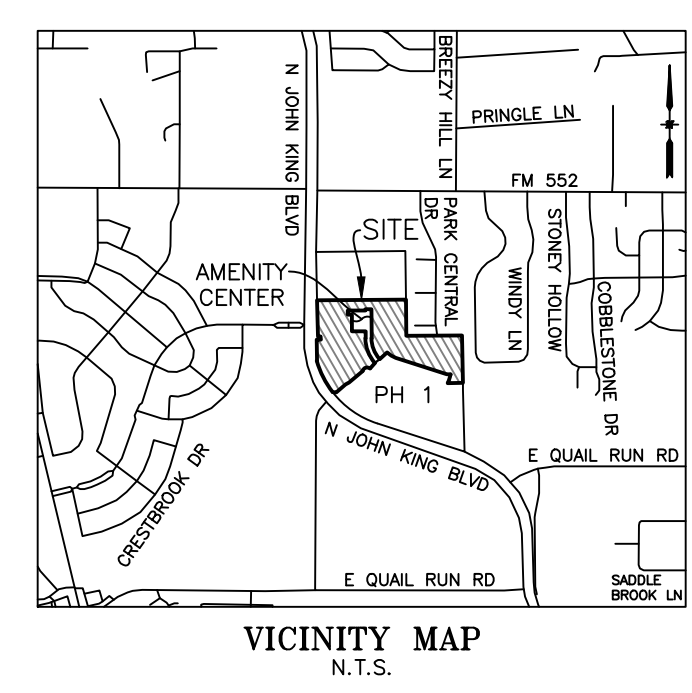
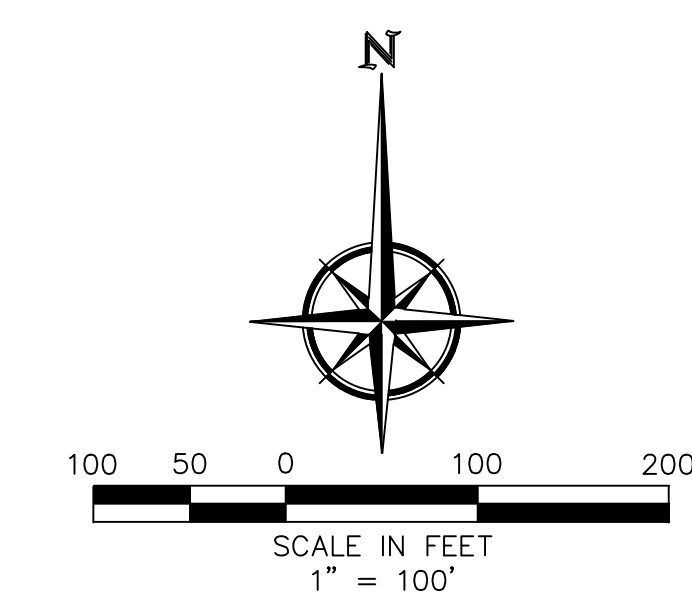
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 786.54 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF SEPTEMBER 2022. BY SIGNING THIS APPLICATION, 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 14th DAY OF October, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





LEGEND

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

LEGEND

- STREET SIGN
- STOP SIGN
- STREET & STOP SIGN
- STREET LIGHT

[Pattern]	BERMUDA GRASS - 179,852 SF
[Pattern]	SHRUB BED - 6,113 SF
[Pattern]	BEE HAPPY MIX - 36,384 SF
[Pattern]	WHITE CRUSHED GRANITE - 556 SF
[Pattern]	TEXAS RIVER ROCK MIX - 692 SF

NAME	QUANTITY
LIVE OAK	15
SHUMARD OAK	18
BUR OAK	13
CEDAR ELM	23
MEXICAN PLUM	18
CHASTE TREE	11
SMOKE TREE	18

SADDLE STAR ESTATES PHASE 2 SITE PLAN DATA

- A. 26.827 ACRES
- B. PD-79 ZONING
- C. 77 LOTS
- D. AREA OPEN SPACE 211,805 SF
- E. ALL COMMON AREAS/OPEN SPACE TO BE MAINTAINED BY THE H.O.A

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
[Symbol]	LD	LIVE OAK	QUERCUS VERGECIANA	4" CALIPER	AS SHOWN
[Symbol]	SD	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
[Symbol]	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
[Symbol]	CE	CEDAR ELM	ELAEUS GRASSIFOLIA	4" CALIPER	AS SHOWN
[Symbol]	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
[Symbol]	V	CHASTE TREE	VITEX AGASTIS CASTIS	2" CALIPER	AS SHOWN
[Symbol]	ST	SMOKE TREE	COTYLEDON COGONIA	2" CALIPER	AS SHOWN

SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2022.

WITNESS OUR HANDS, this ___ day of ___, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LEGEND

- CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 396.3"
- CIRF 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 396.3"
- IRF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- CM CONTROL MONUMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- INDICATES CHANGE IN STREET NAME

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 SOUTHWEST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHWEST OF THE SOUTHWEST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT. ELEVATION = 557.33'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	21°47'11"	1140.00'	219.39'	433.48'	N 26°51'02" W	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 00°38'27" W	40.00'
L3	S 89°38'05" W	34.30'
L4	S 88°42'33" W	182.77'
L5	N 84°20'49" W	50.00'
L6	N 66°47'40" W	63.38'
L7	N 48°35'07" W	63.78'
L8	S 48°23'33" W	200.00'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'

OWNERS
SADDLE STAR SOUTH CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
DALLAS, TX 75201
(214) 716-2900

ENGINEERING, PROJECT MANAGEMENT/CONSTRUCTION SERVICES
ENGINEERING CONCEPTS & DESIGN, L.P.
201 WINDCO CIRCLE, SUITE 200, WILEY TEXAS 75098
(972) 941-8400 FAX (972) 941-8401
DATE September 16, 2022 2022-9-15 SITE PLAN REVISED.DWG

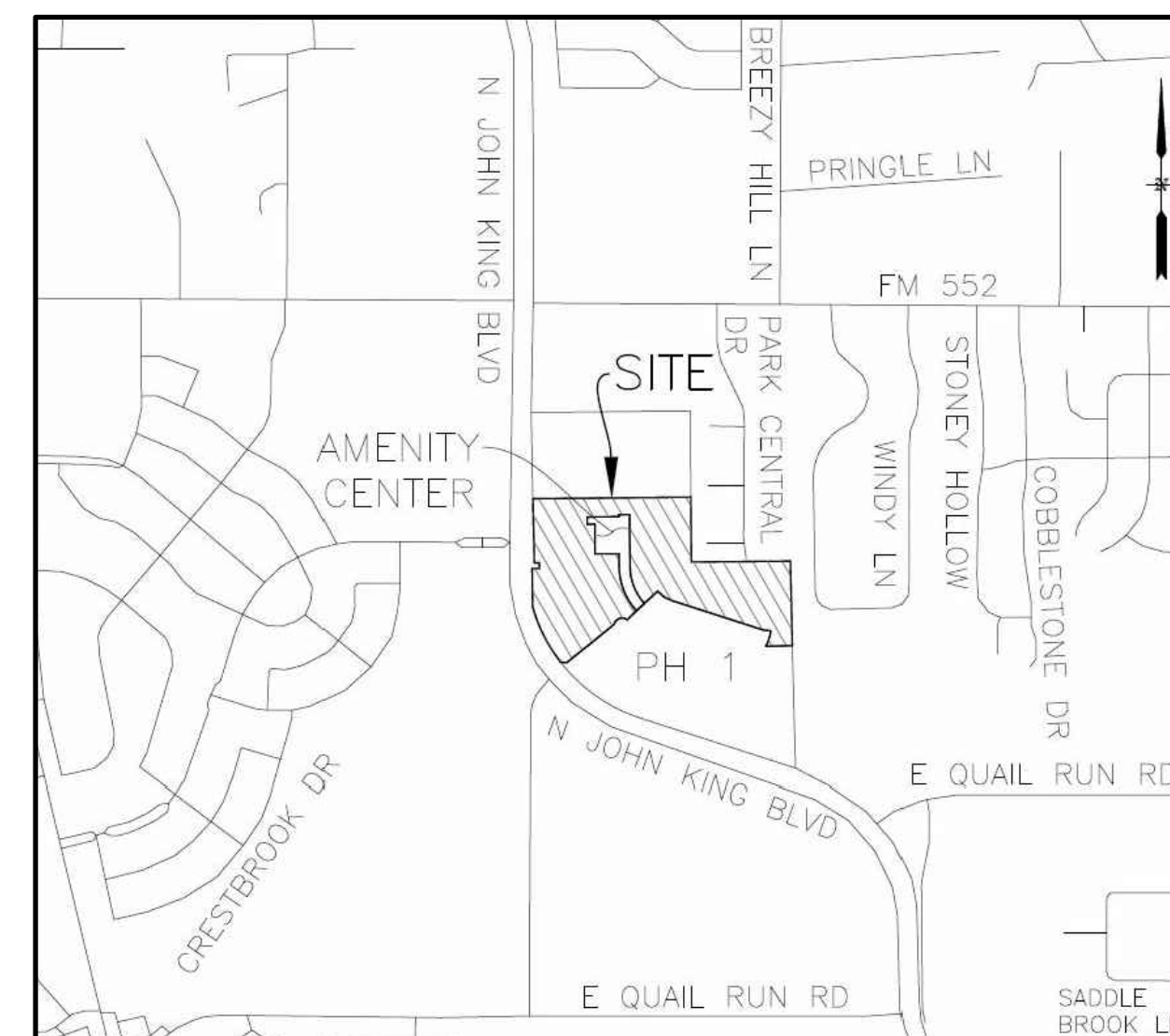
GENERAL CONSTRUCTION NOTES

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

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~SADDLE STAR SOUTH - PH2~
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: September 22, 2021



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
HS1	OVERALL LAYOUT PLAN
HS2-HS4	HARDSCAPE PLANS
HS5-HS6	HARDSCAPE DETAILS
L1-L6	LANDSCAPE PLANS
L7-L8	LANDSCAPE DETAILS
IR1-IR6	IRRIGATION PLANS
IR7-IR8	IRRIGATION DETAILS

GENERAL LANDSCAPE NOTES:

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

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

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

- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO 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).

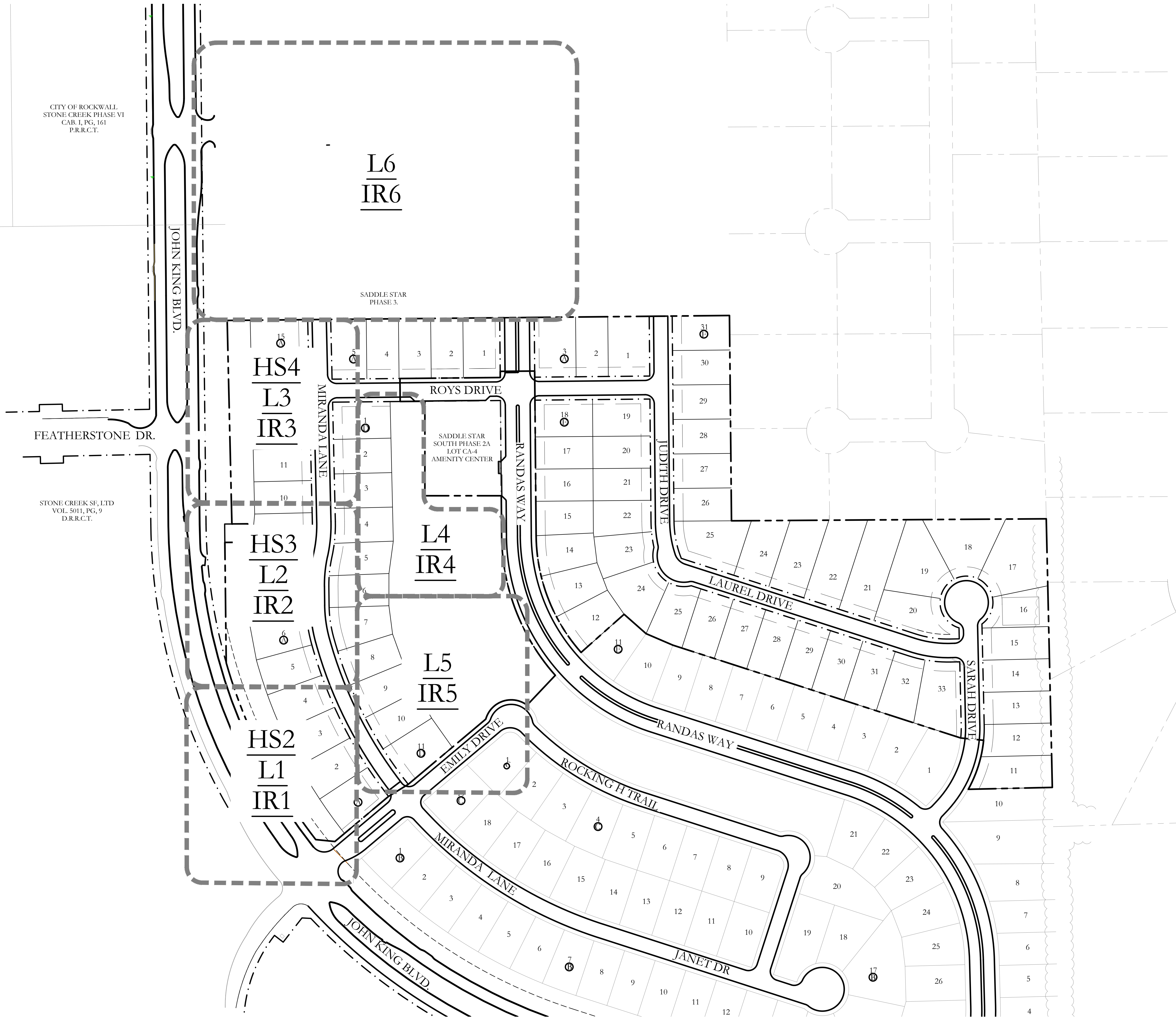
- TREE PROTECTION NOTES:**
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR 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.

OWNER / DEVELOPER:
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVENUE
SUITE 4200W
DALLAS, TEXAS 75201
PH. (972) 716-2900
CONTACT: PAT ATKINS

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

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

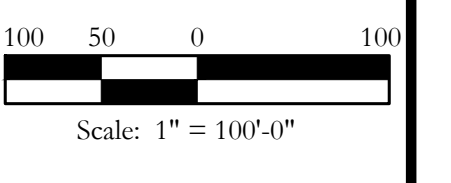
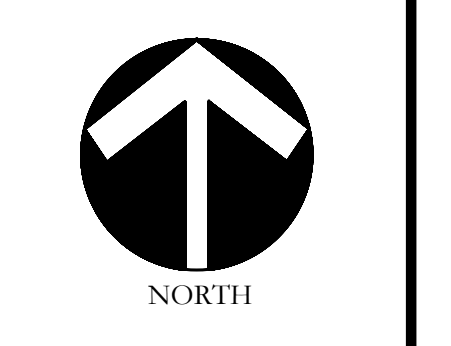
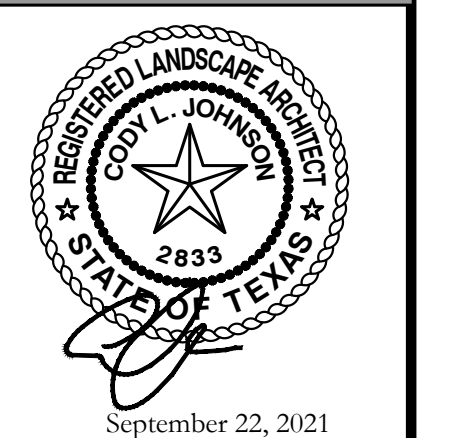




CITY OF ROCKWALL
STONE CREEK PHASE VI
CAB. I, PG. 161
P.R.R.C.T.

FEATHERSTONE DR.

STONE CREEK SF, LTD
VOL. 5011, PG. 9
D.R.R.C.T.



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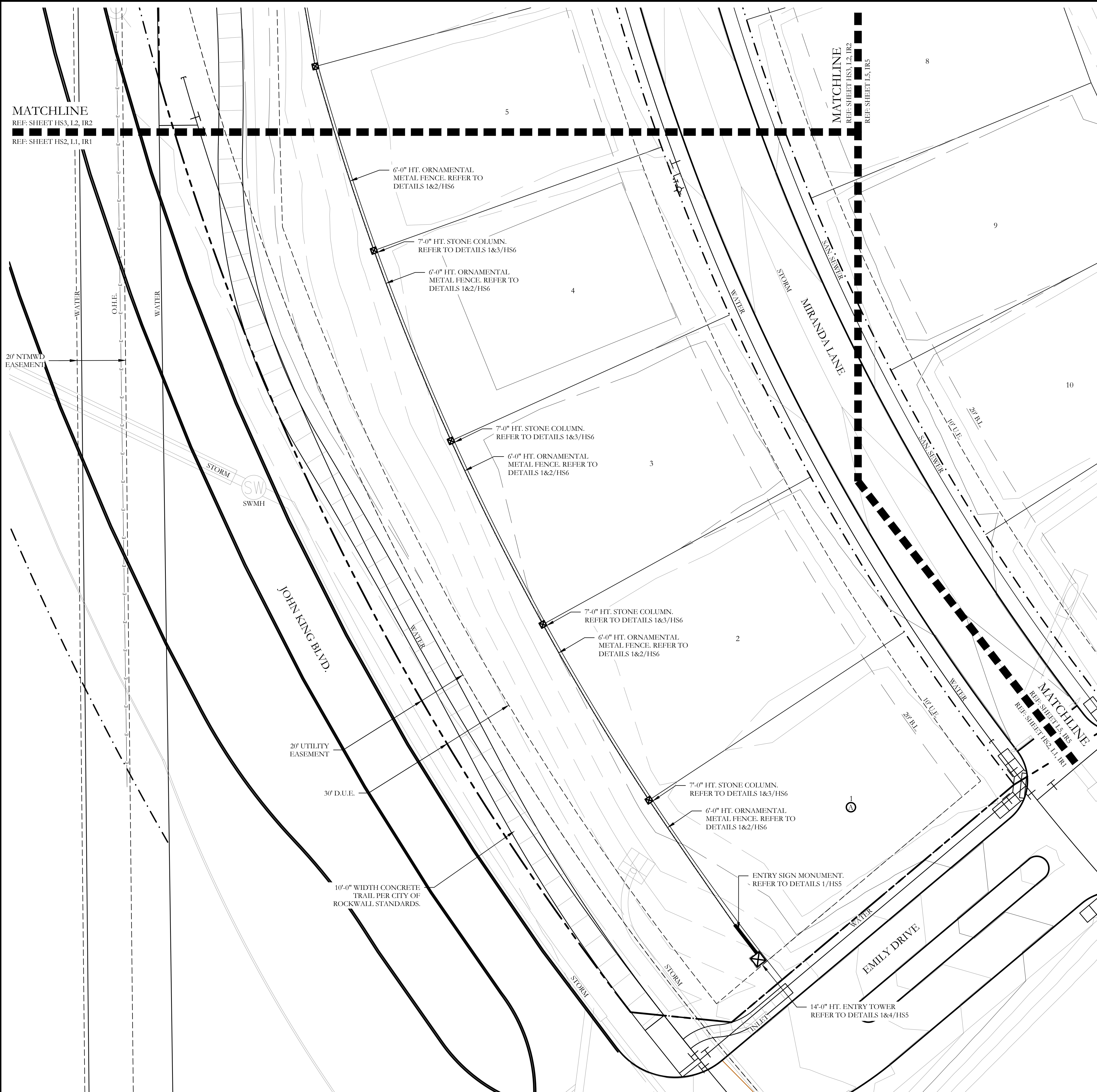
One Inch

SCREENING AND BUFFERING

Overall Layout Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas



HARDSCAPE LEGEND	
	6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/H55.
	14'-0" HT. STONE ENTRY TOWER REFER TO DETAILS 1&4/H55.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/H56.
	6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAILS 1&2/H56.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
STATE OF TEXAS
2833

September 22, 2021

NORTH

20 10 0 10 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
Landscape Plans
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
HS2 of 6

MATCHLINE
REF: SHEET HS4, L3, IR3
REF: SHEET HS3, L2, IR2

MATCHLINE
REF: SHEET HS3, L2, IR2
REF: SHEET L4, IR4

MATCHLINE
REF: SHEET L4, IR4
REF: SHEET L5, IR5

MATCHLINE
REF: SHEET HS3, L2, IR2
REF: SHEET HS2, L1, IR1

HARDSCAPE LEGEND

-
-
-
-

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REGISTERED LANDSCAPE ARCHITECT
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STATE OF TEXAS

September 22, 2021

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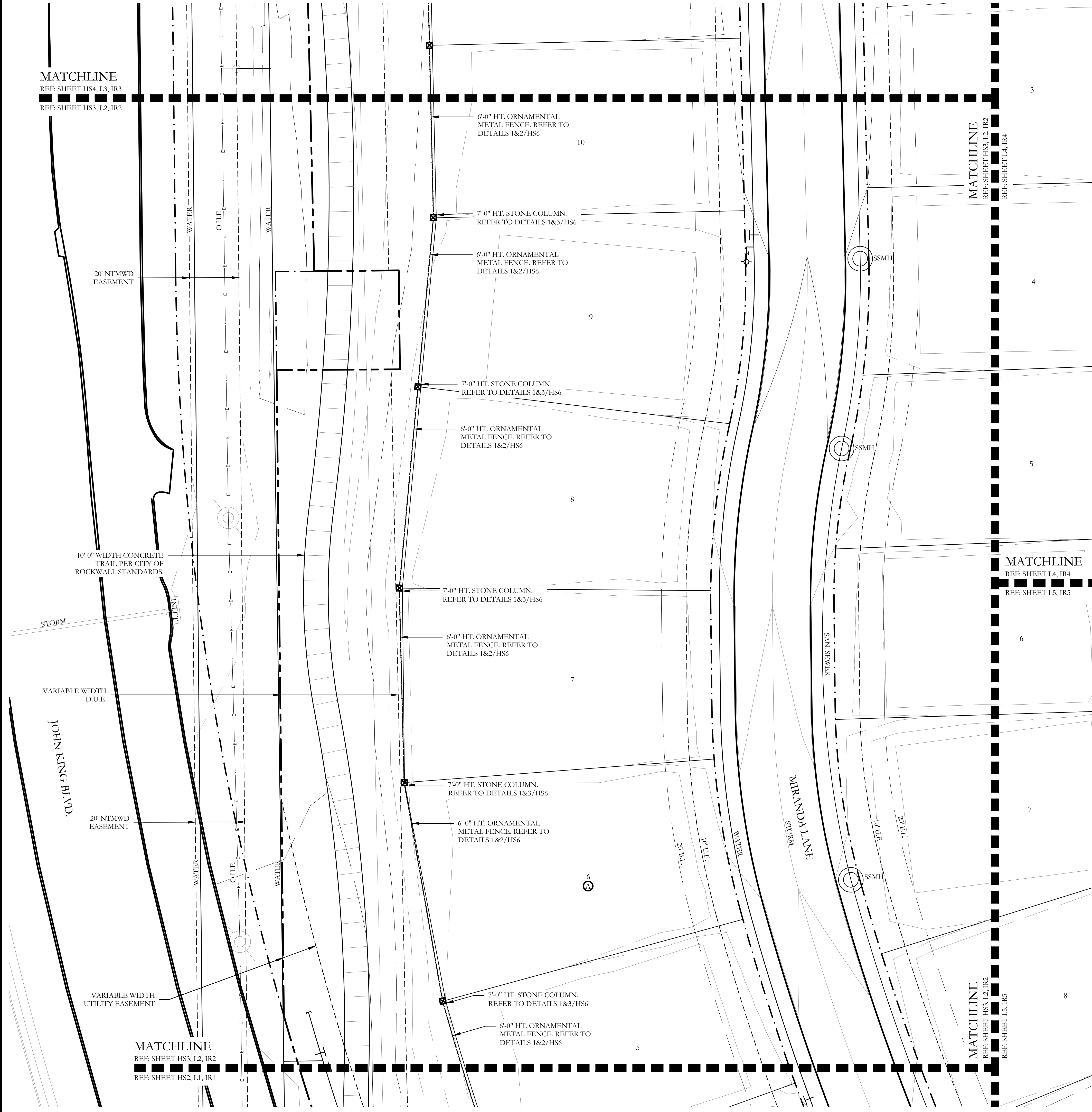
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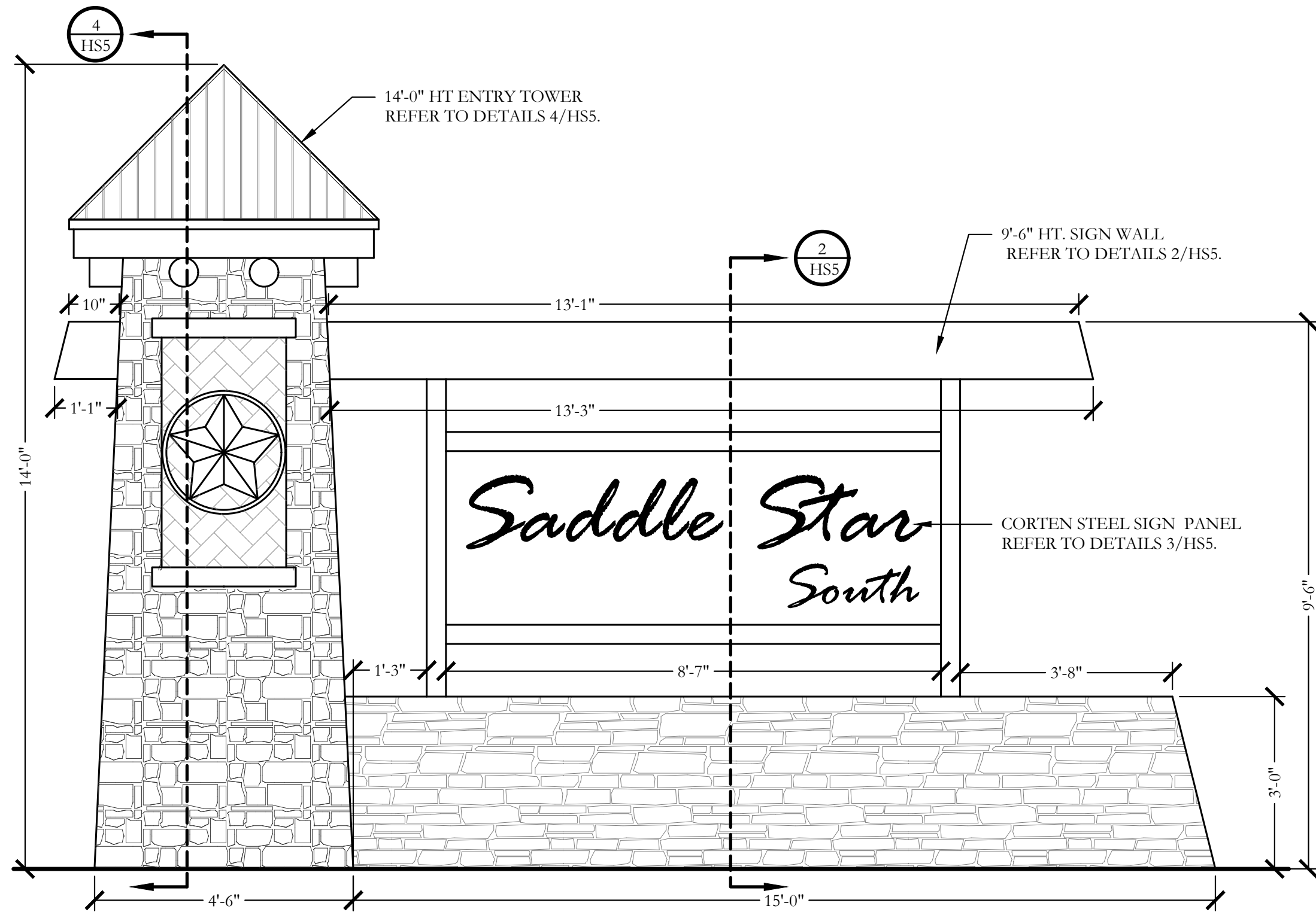
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SCREENING AND BUFFERING
Hardscape Plans
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

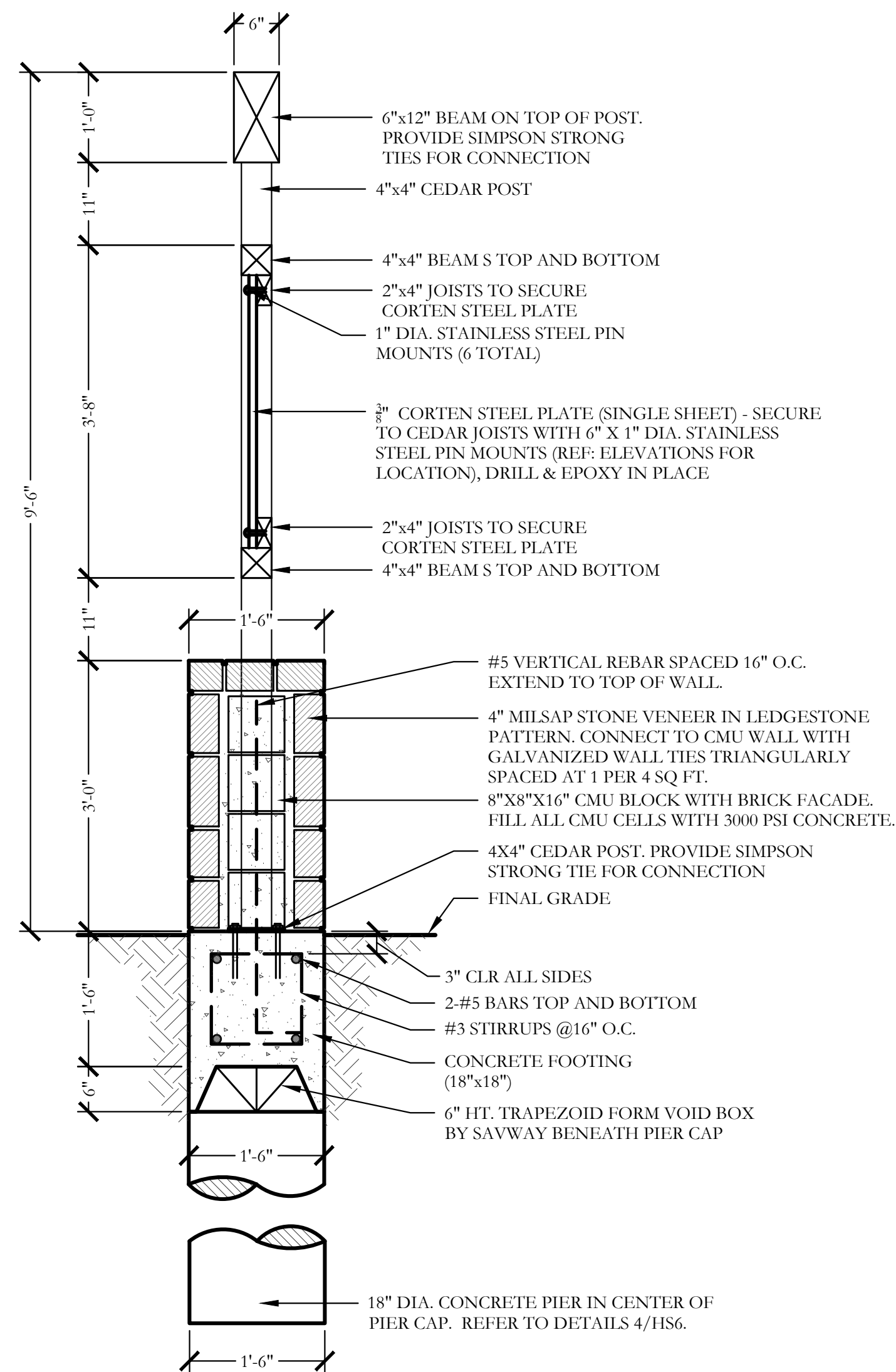
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PAD001C
SHEET NO.
HS3 of 6





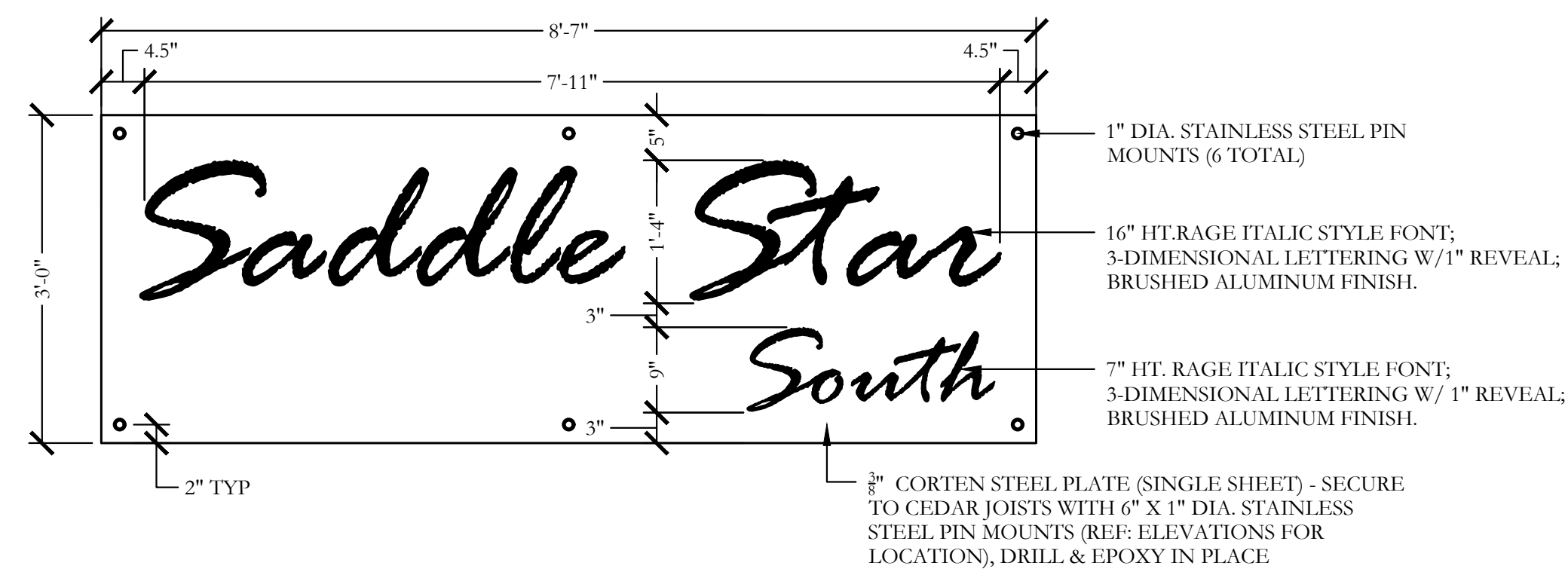
1 ENTRY SIGN MONUMENT
ELEVATION

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



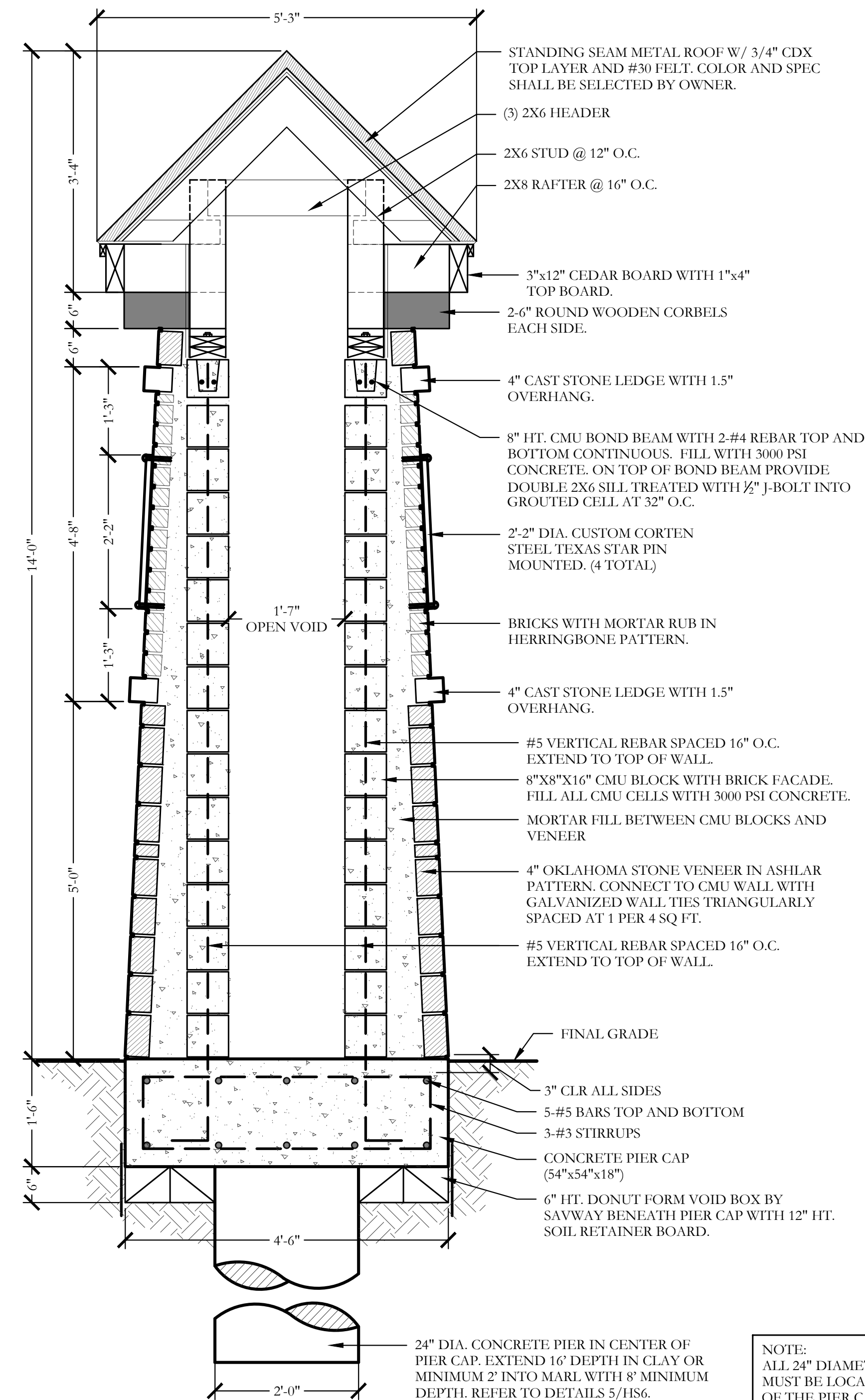
2 9'-6" HT. SIGN WALL
ELEVATION

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



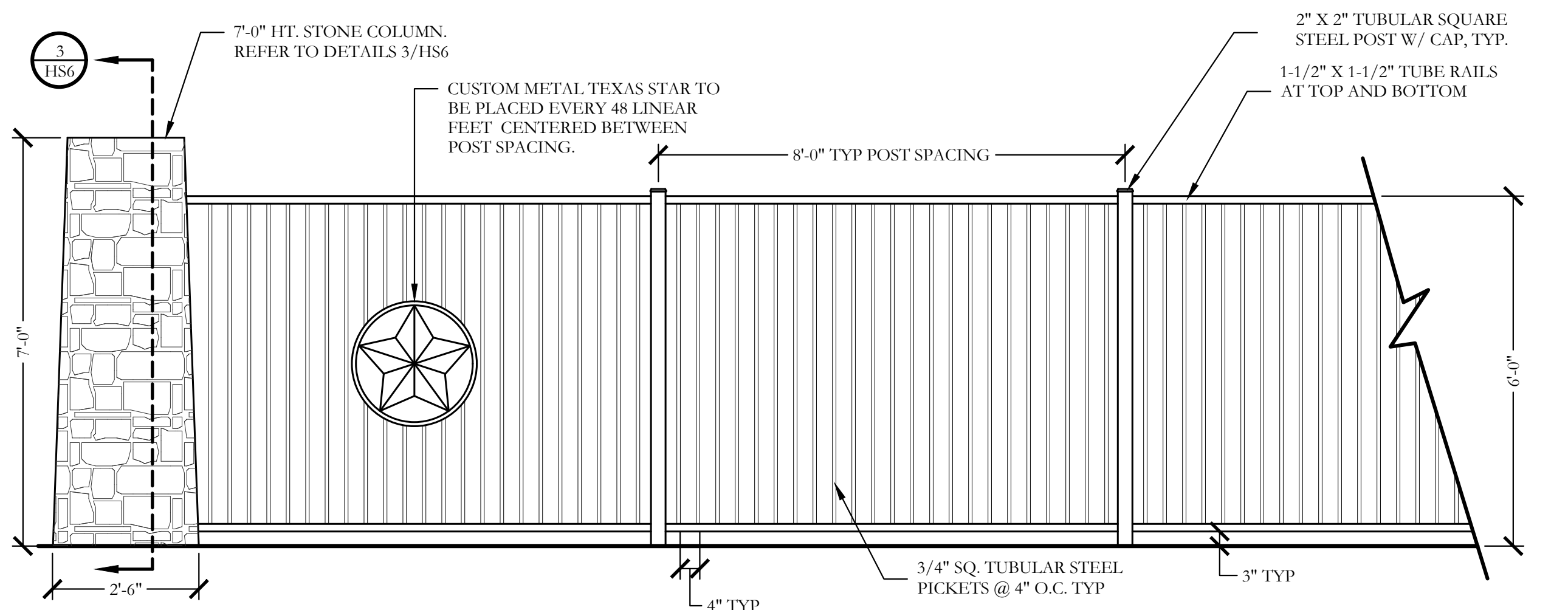
3 CORTEN STEEL SIGN PANEL
ELEVATION

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

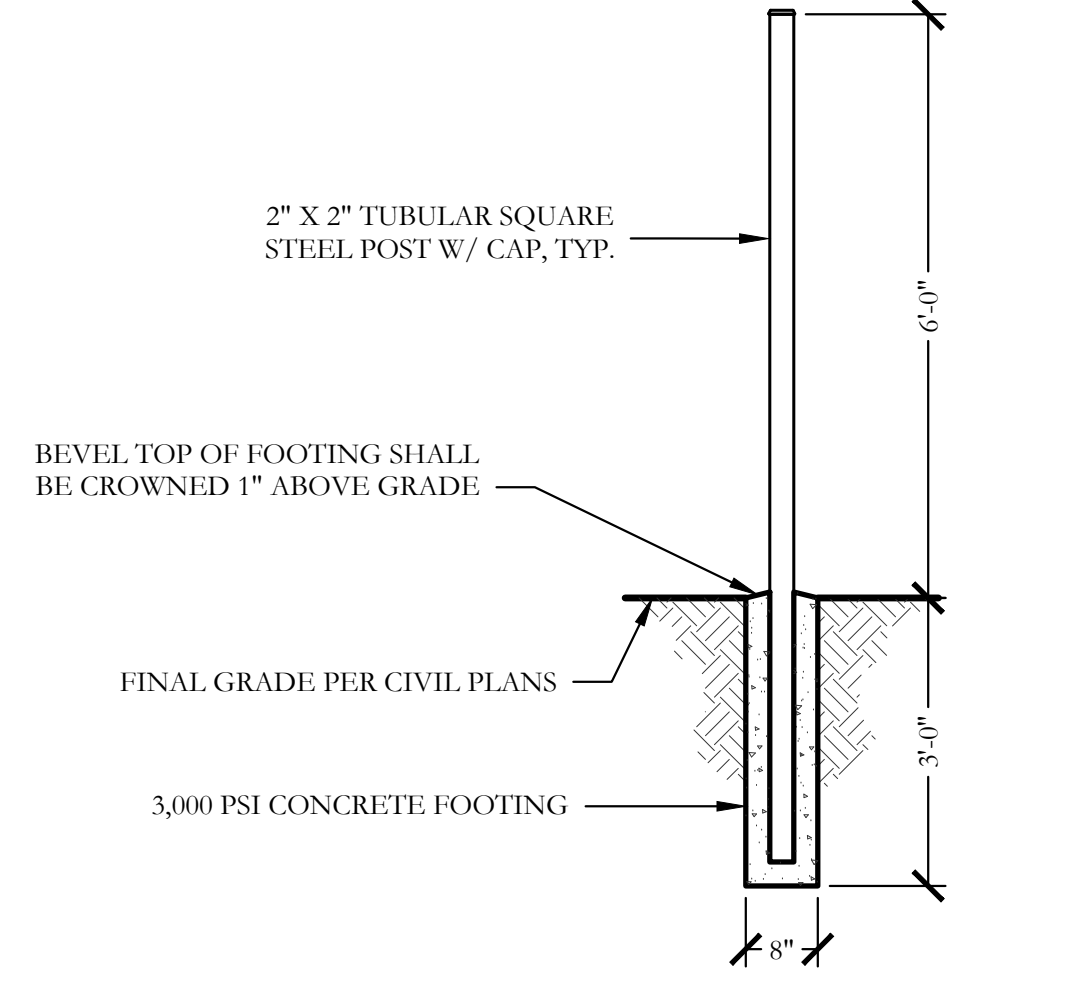


4 14'-0" HT. STONE ENTRY TOWER
SECTION

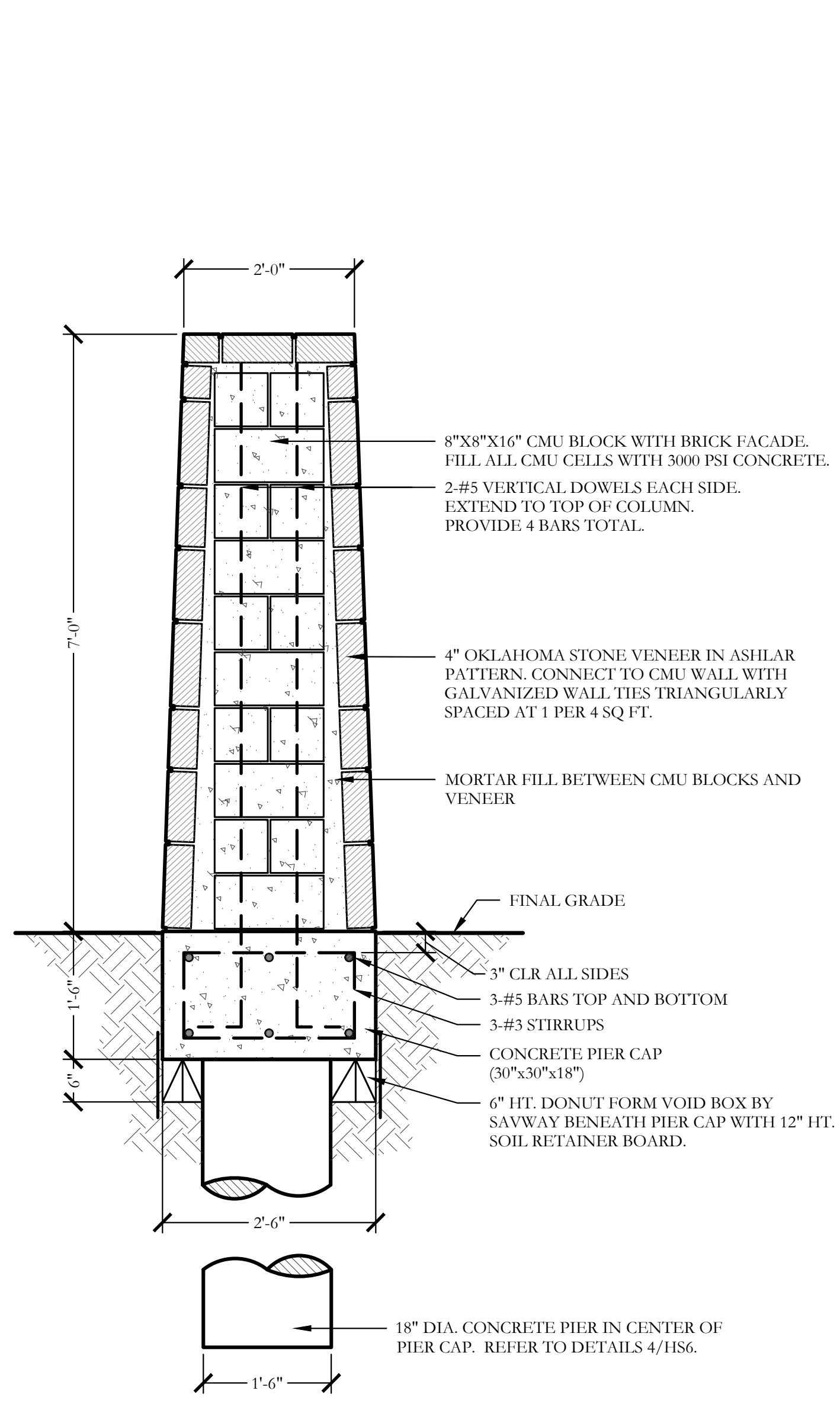
NOTE:
ALL 24" DIAMETER CONCRETE PIERS
MUST BE LOCATED IN THE CENTER
OF THE PIER CAP.



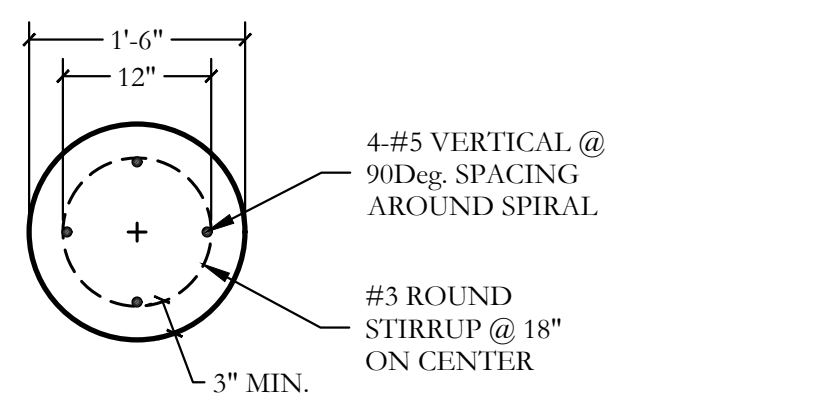
1 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE ELEVATION SCALE: 1/2" = 1'-0"



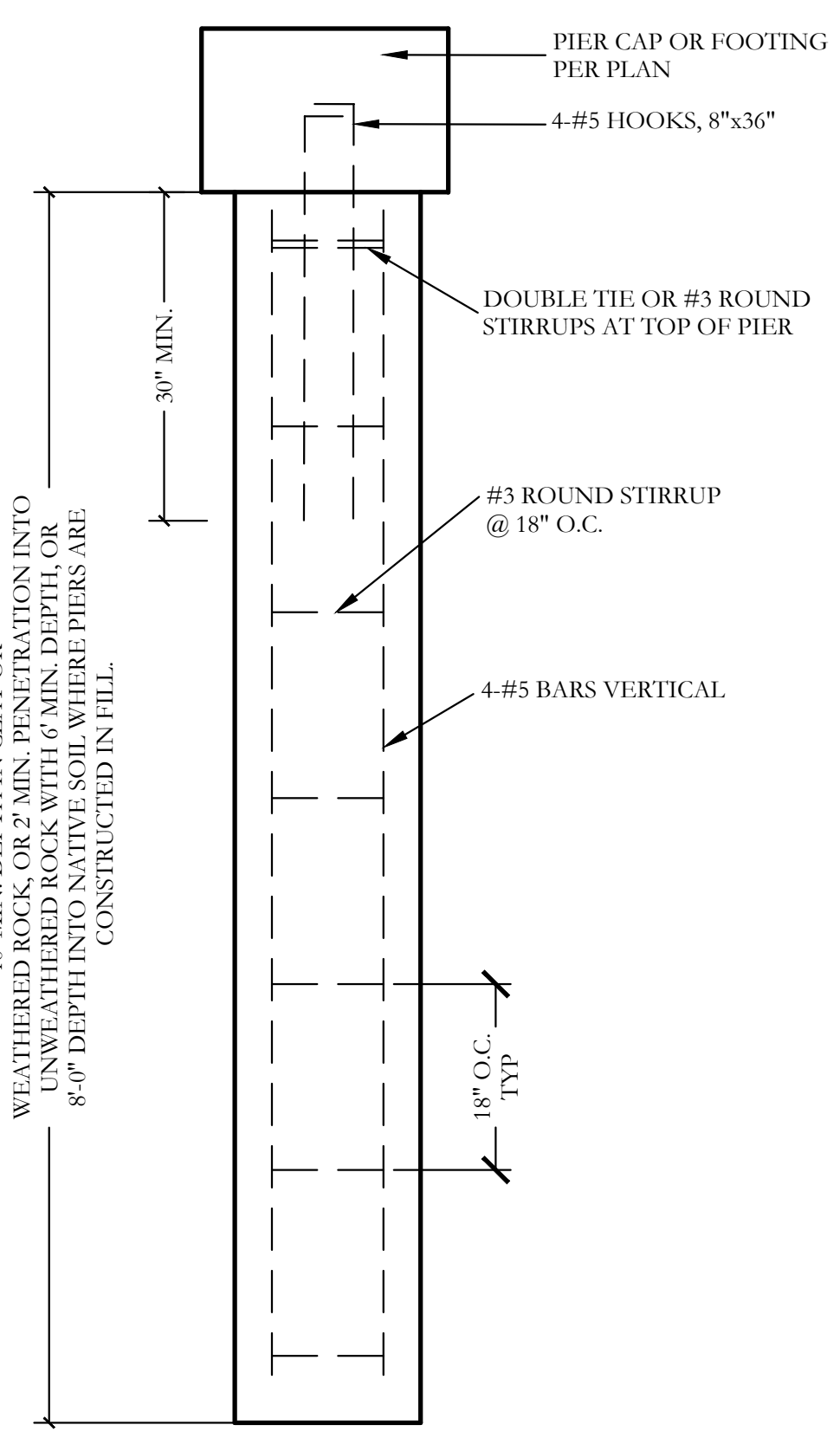
2 TYPICAL METAL POST FOOTING SECTION SCALE: 1/2" = 1'-0"



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

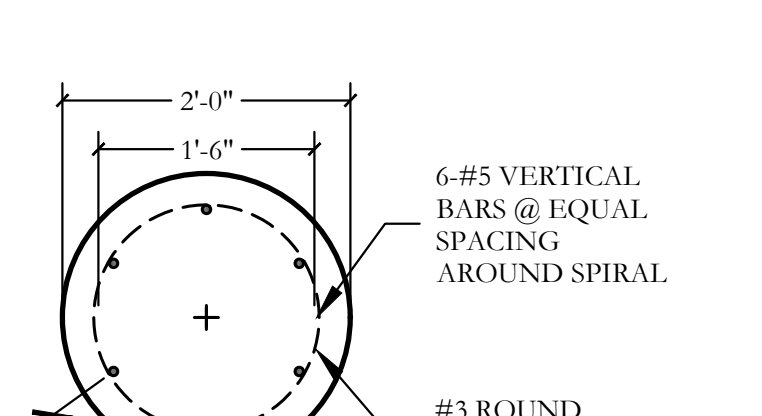


PLAN/SECTION

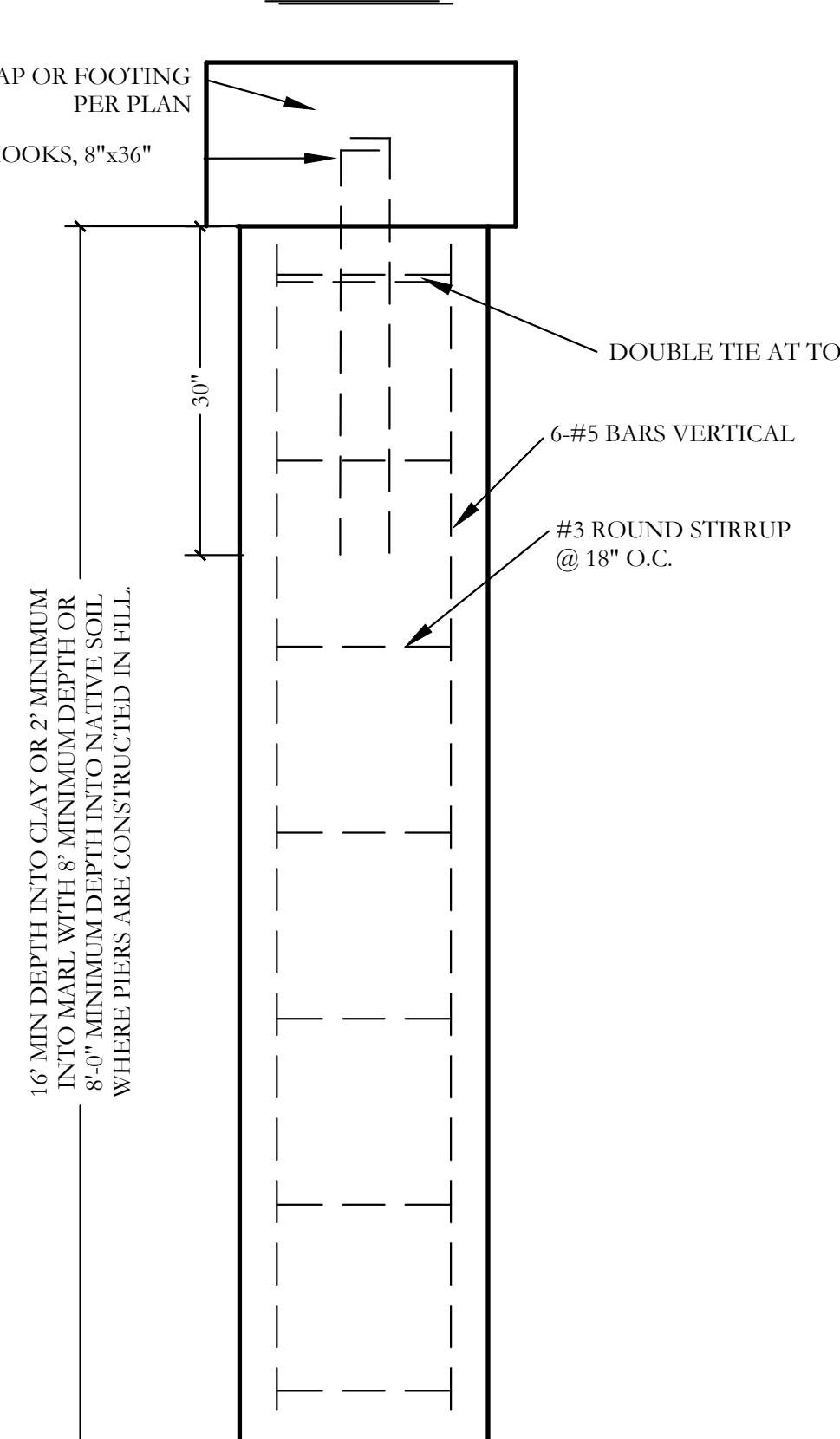


SECTION

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



PLAN



SECTION

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

GENERAL NOTES - HARDSCAPE CONSTRUCTION

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

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

DRILLED PIERS
 1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
 4. PROVIDE 60 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
 5. PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

STRUCTURAL CONCRETE MASONRY UNIT
 1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
 6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 8. LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
 9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

WALL NOTES

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

ORNAMENTAL METAL FENCE NOTES

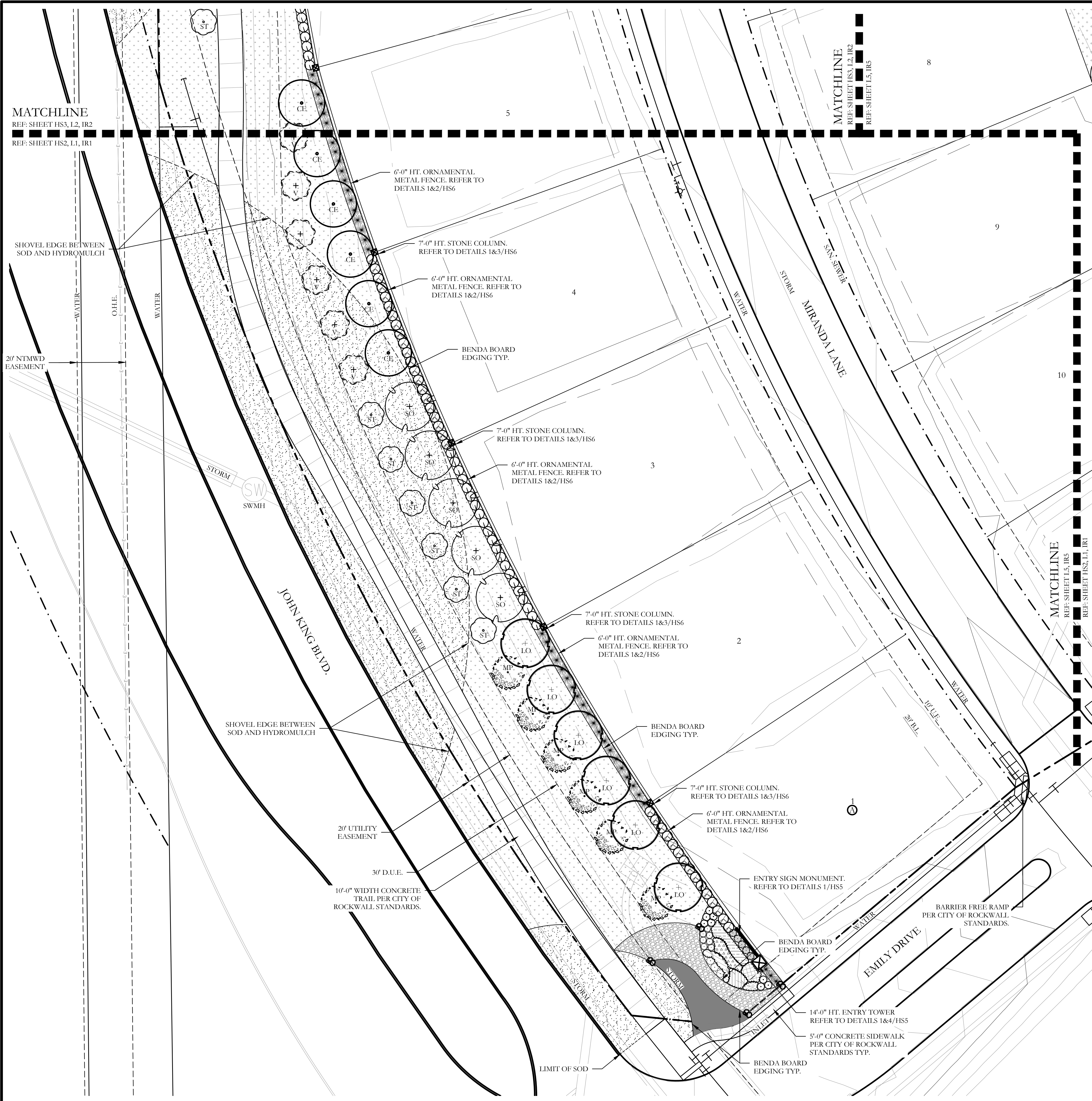
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- ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
- ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE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

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

September 22, 2021

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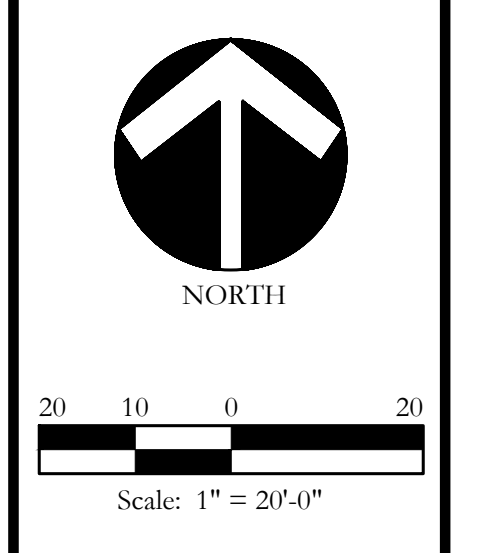
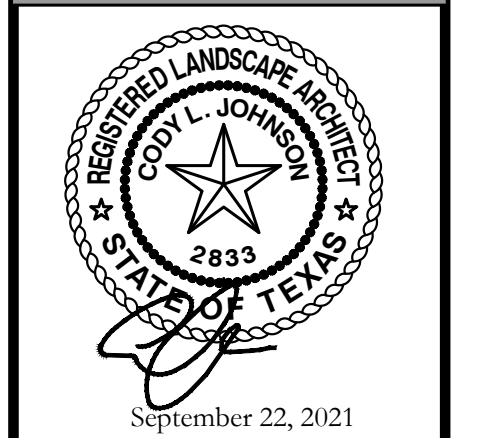
SCREENING AND BUFFERING
 Hardscape Details
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS CASTUS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
	T	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
	A	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
	B	'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
	S	INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
	R	'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
	Y	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
	Q	QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	3 GALLON	36" O.C.
	M	MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
	J	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
	L	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
	D	DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
	C	LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
	G	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	H	COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
	BEE	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	G	BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
	R	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"
	B	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

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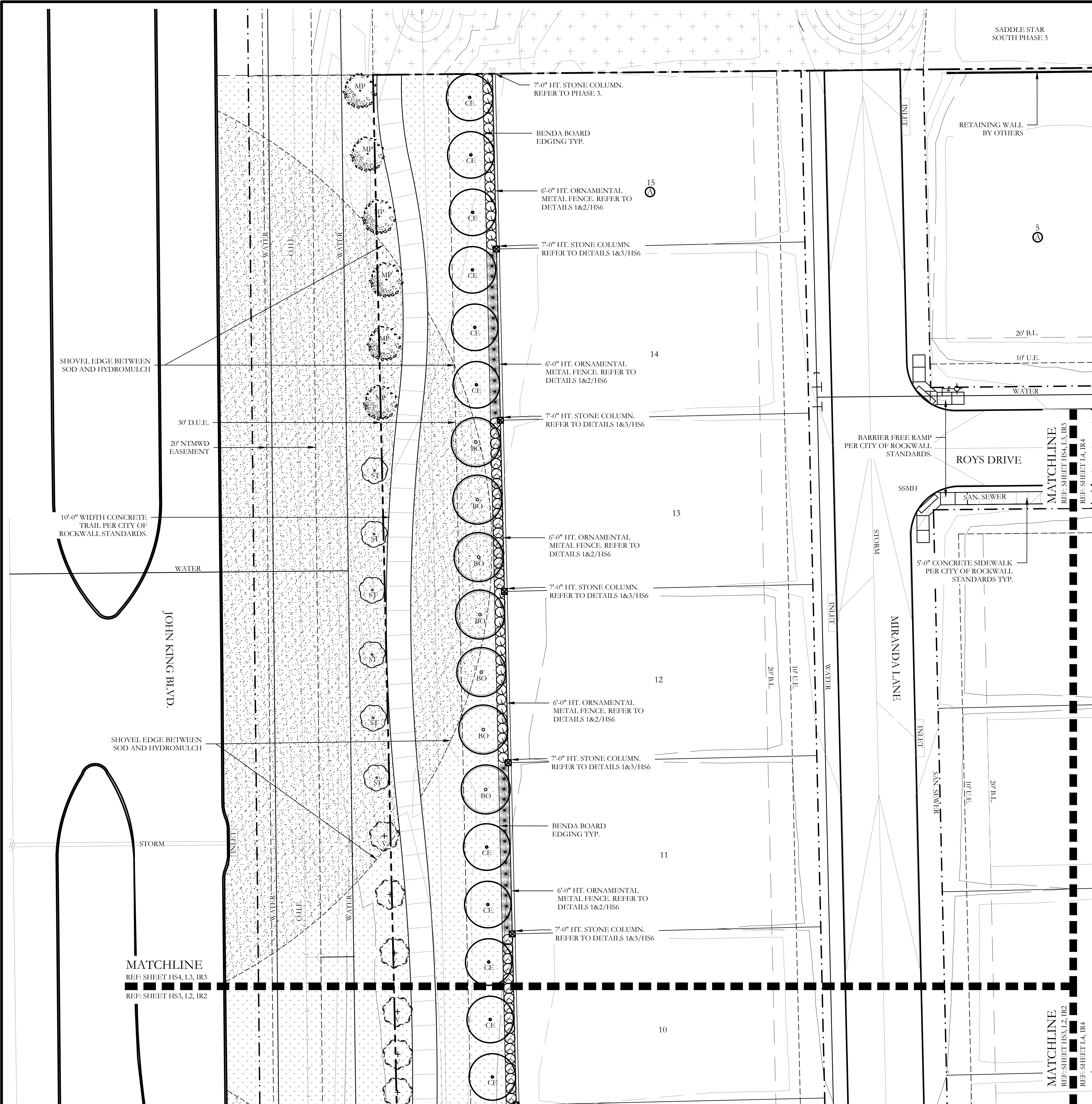
SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.	PAD001C
SHEET NO.	L1 of 8



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
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		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
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STATE OF TEXAS
September 22, 2021

NORTH

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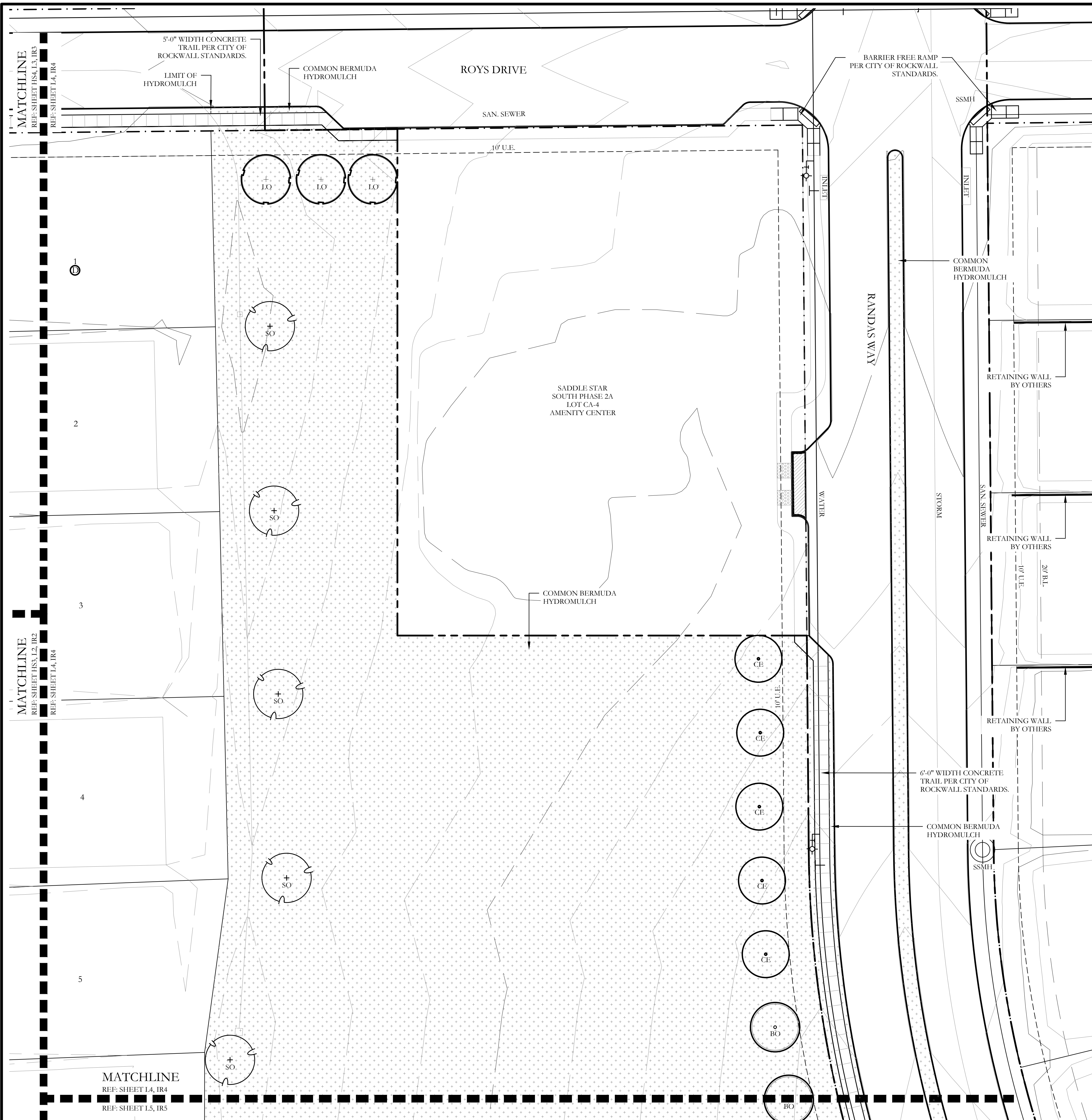
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SCREENING AND BUFFERING

Landscape Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C

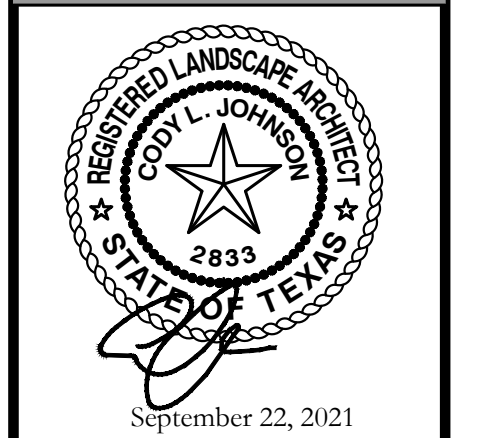
SHEET NO.
L3 of 8



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS CASTUS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	3 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

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NORTH

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One Inch

SCREENING AND BUFFERING

Landscape Plan

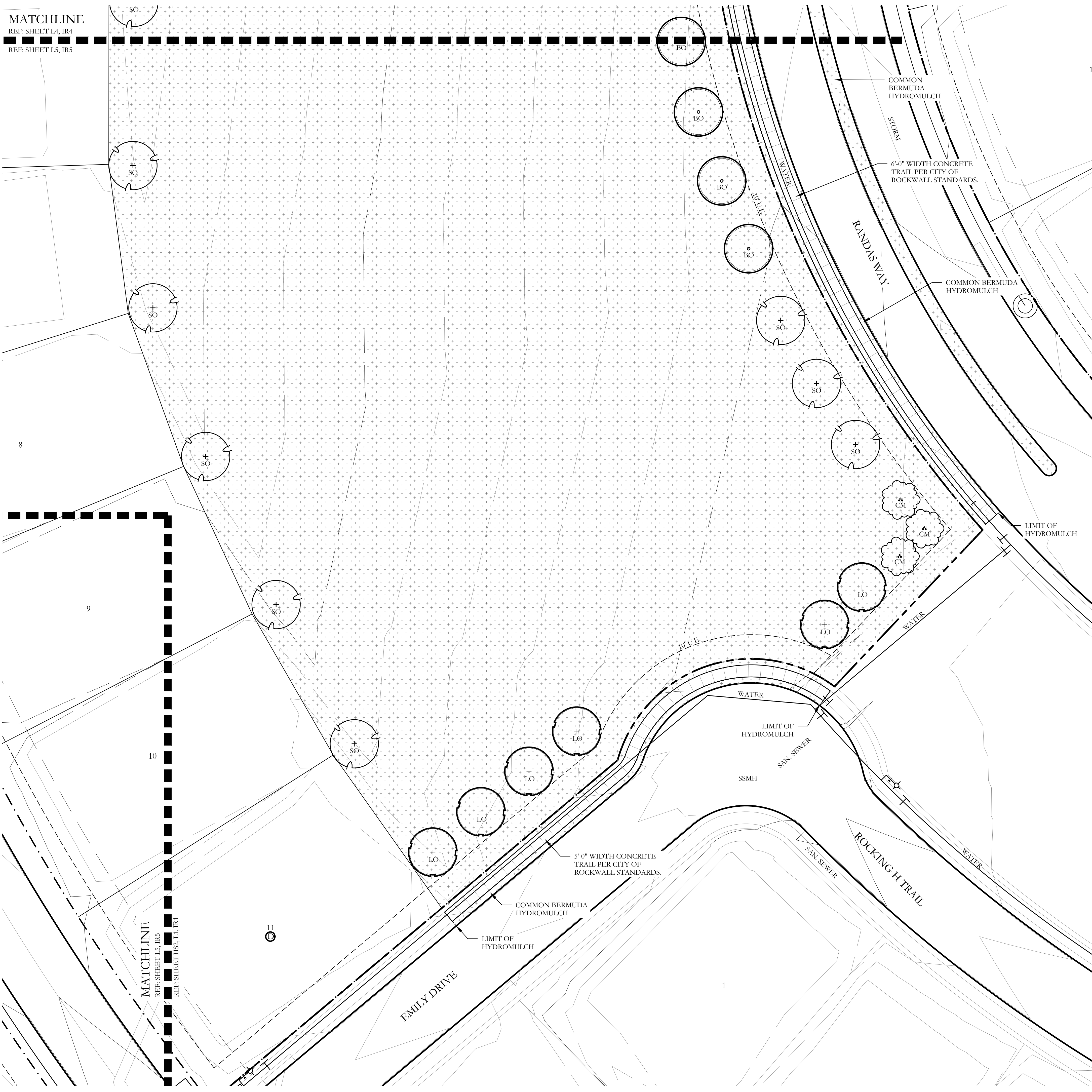
Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
L4 of 8

MATCHLINE
 REF: SHEET L4, IR4
 REF: SHEET L5, IR5

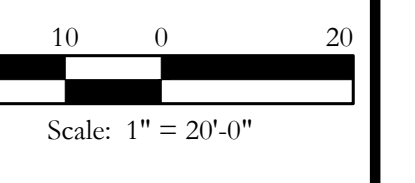
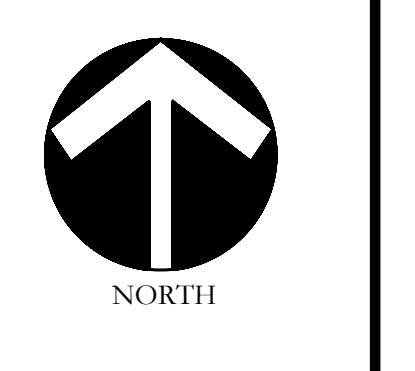
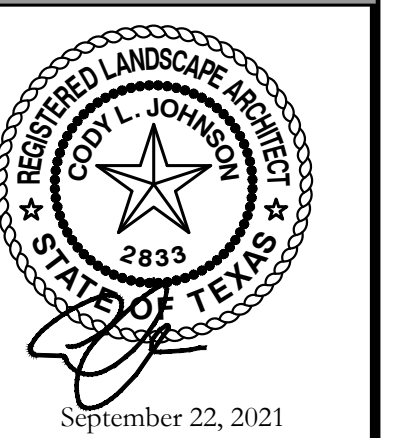


PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS CASTUS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAER REGINAE	3 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
		WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

CODY JOHNSON
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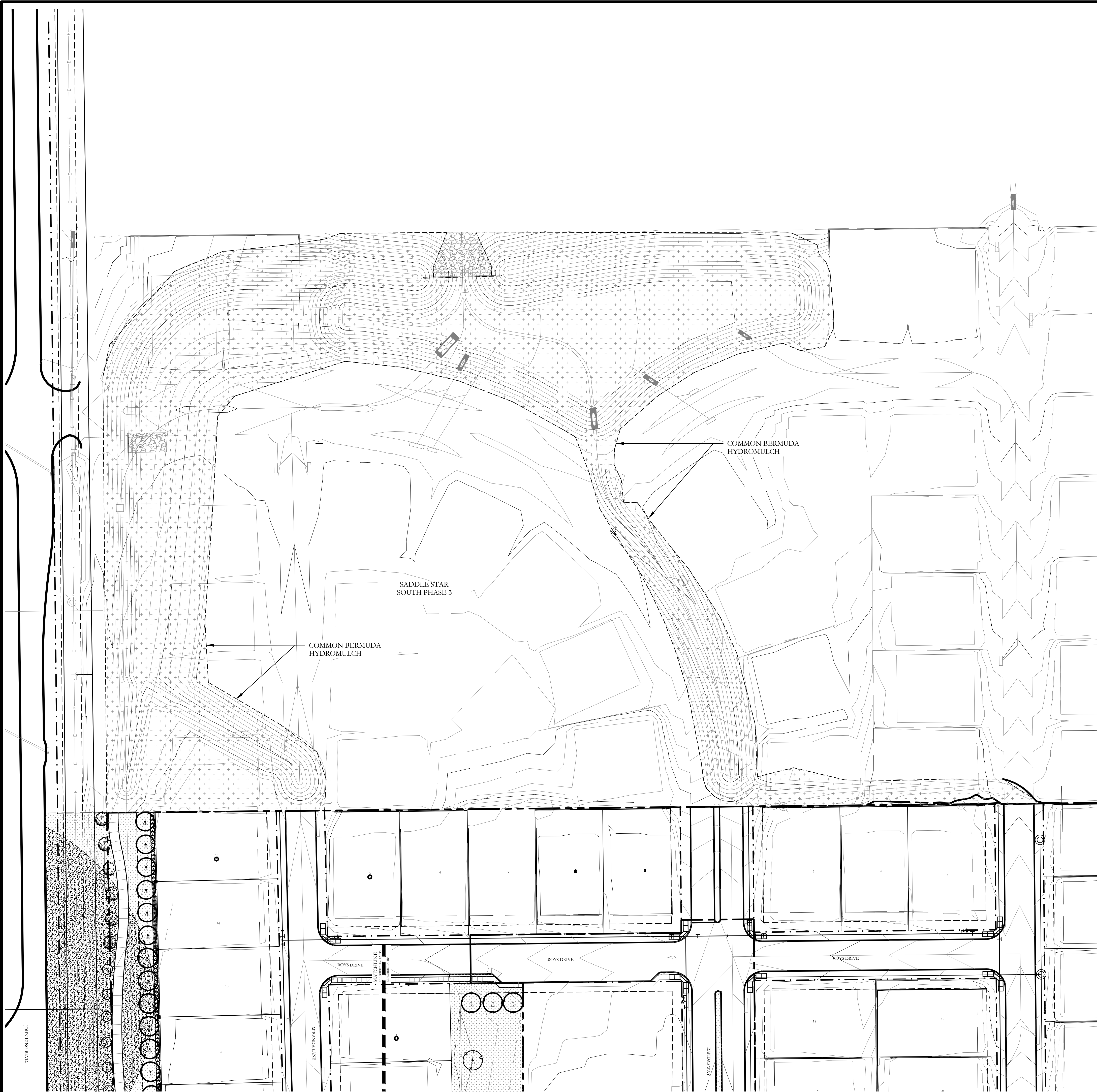
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SCREENING AND BUFFERING
 Landscape Plan
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
 SHEET NO.
L5 of 8



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS CASTUS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
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		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	3 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
		WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

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SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001C

SHEET NO.

L6 of 8

LANDSCAPE PROVIDED

JOHN KING BOULEVARD
 MINIMUM TWENTY (50) FOOT LANDSCAPE EDGE PROVIDED
 10' SIDEWALK WITHIN LANDSCAPE BUFFER PROVIDED.
 3 - 4" CAL. CANOPY TREE & 4 ACCENT TREES / 100 LF OF LINEAR FRONTAGE
 1,200 LF OF FRONTAGE / 100 LF = 36 - 4" CAL. TREES & 48 ACCENT TREES REQUIRED.
 PROVIDED: 36 - 4" CALIPER CANOPY TREES & 48 ACCENT TREES PROVIDED
 MIN 30" HT. SHRUBBERY PROVIDED ALONG LENGTH OF STREET FRONTAGE.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	15	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	18	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	12	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	23	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
MP	18	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	12	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
ST	18	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	97	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	89	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	93	DALLAS BLUE SWTICHGRASS	PANUCUM VERGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	5	INDIAN HAWTHORN SNOW	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	7	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	8	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	3	QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	12	MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	8	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCOFOLIA'	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	43	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	13	DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	5	LAVENDER COTTOM	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	56,340	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	342,209	COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	36,384	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	556	BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	692	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"	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	4	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM 1/3RD OF BOULDER IN LANDSCAPE BED.	TONS	FIELD LOCATE	50 LB - 250 LB PER BOULDER

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

IRRIGATION STANDARDS:

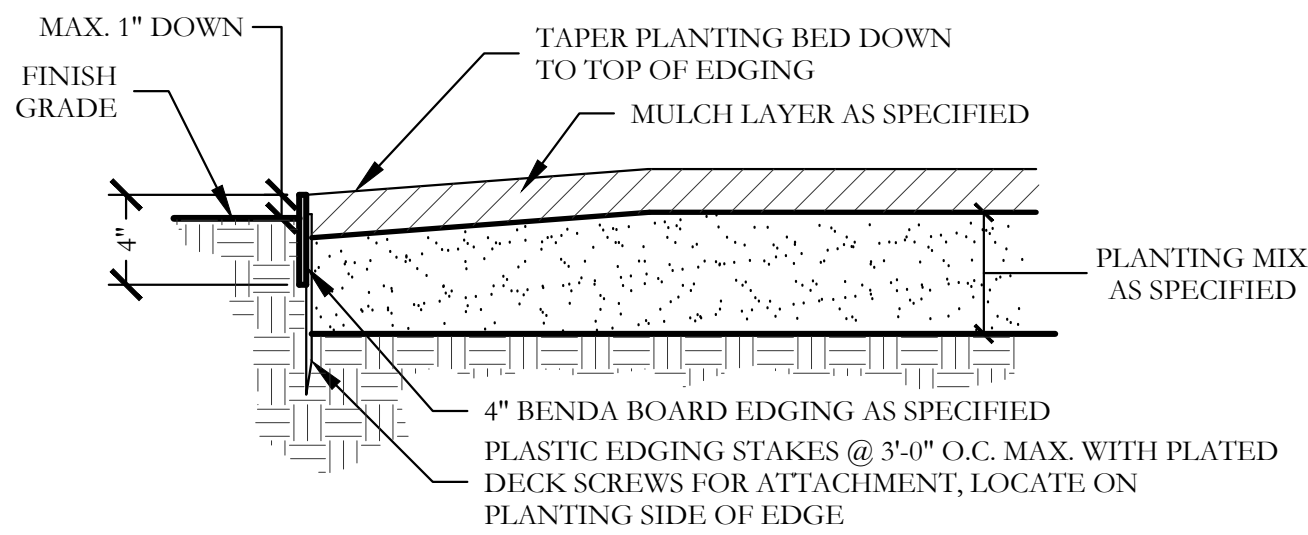
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED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

MAINTENANCE STANDARDS:

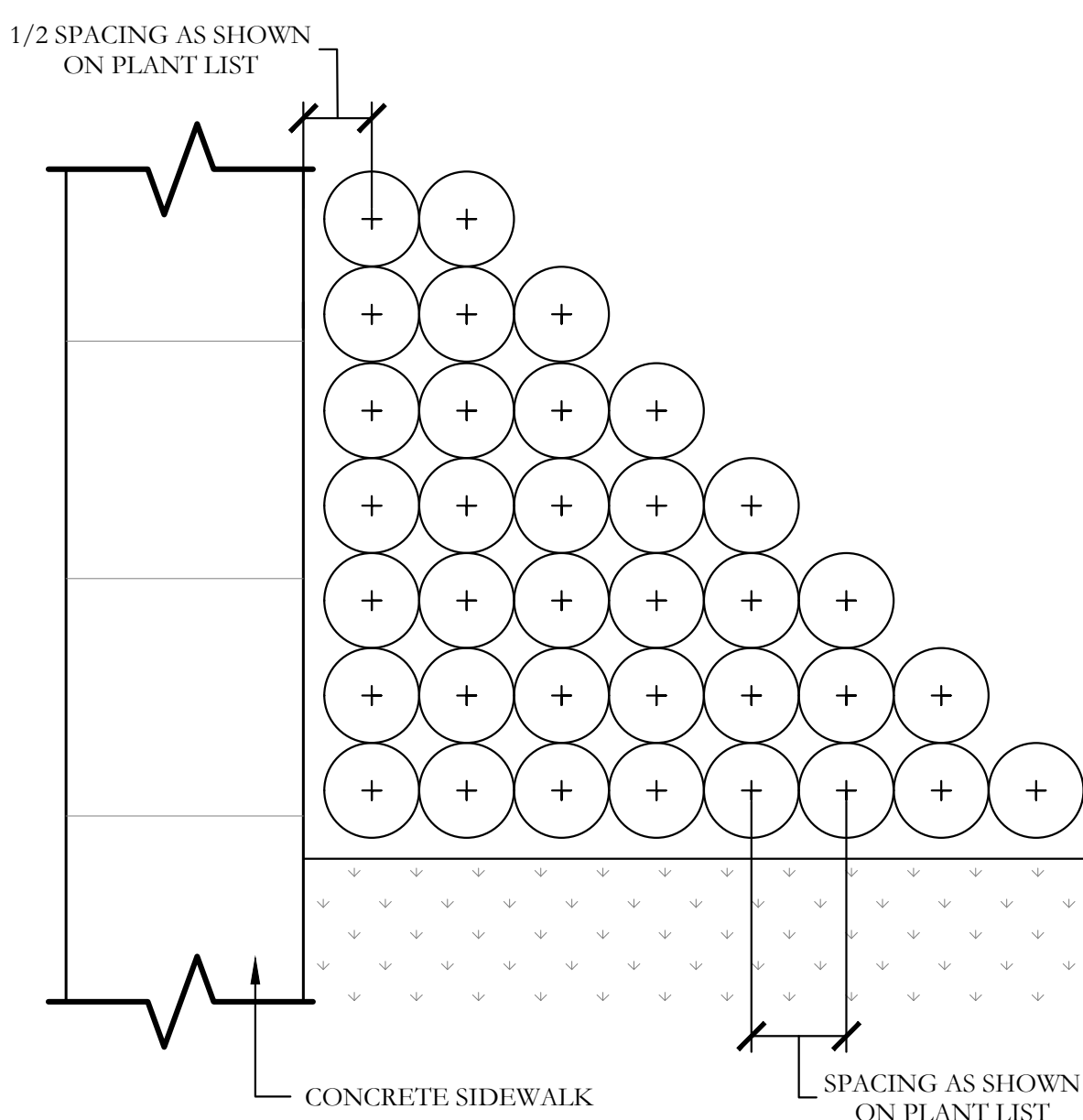
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRONCH ON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

TREE PROTECTION NOTES:

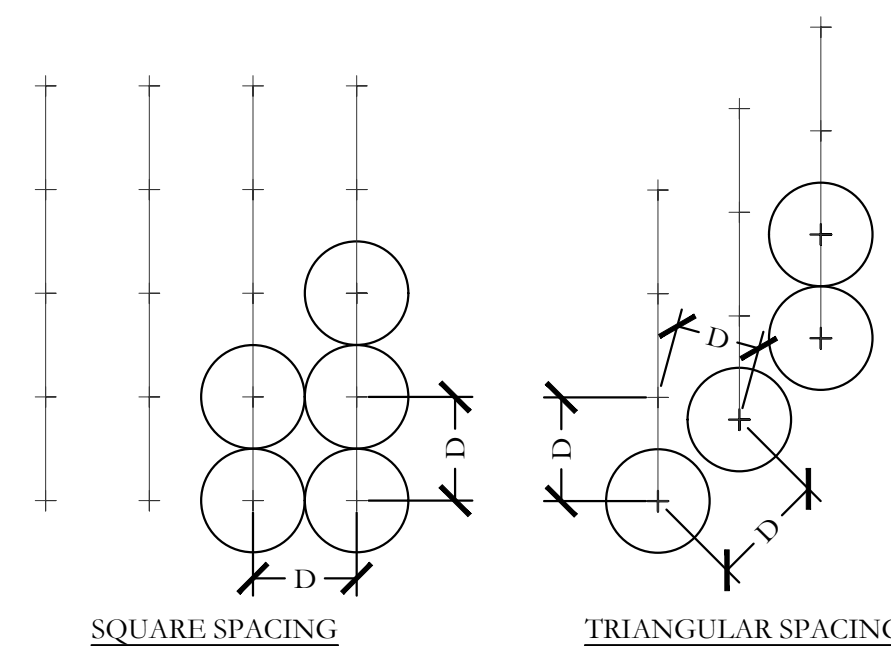
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING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



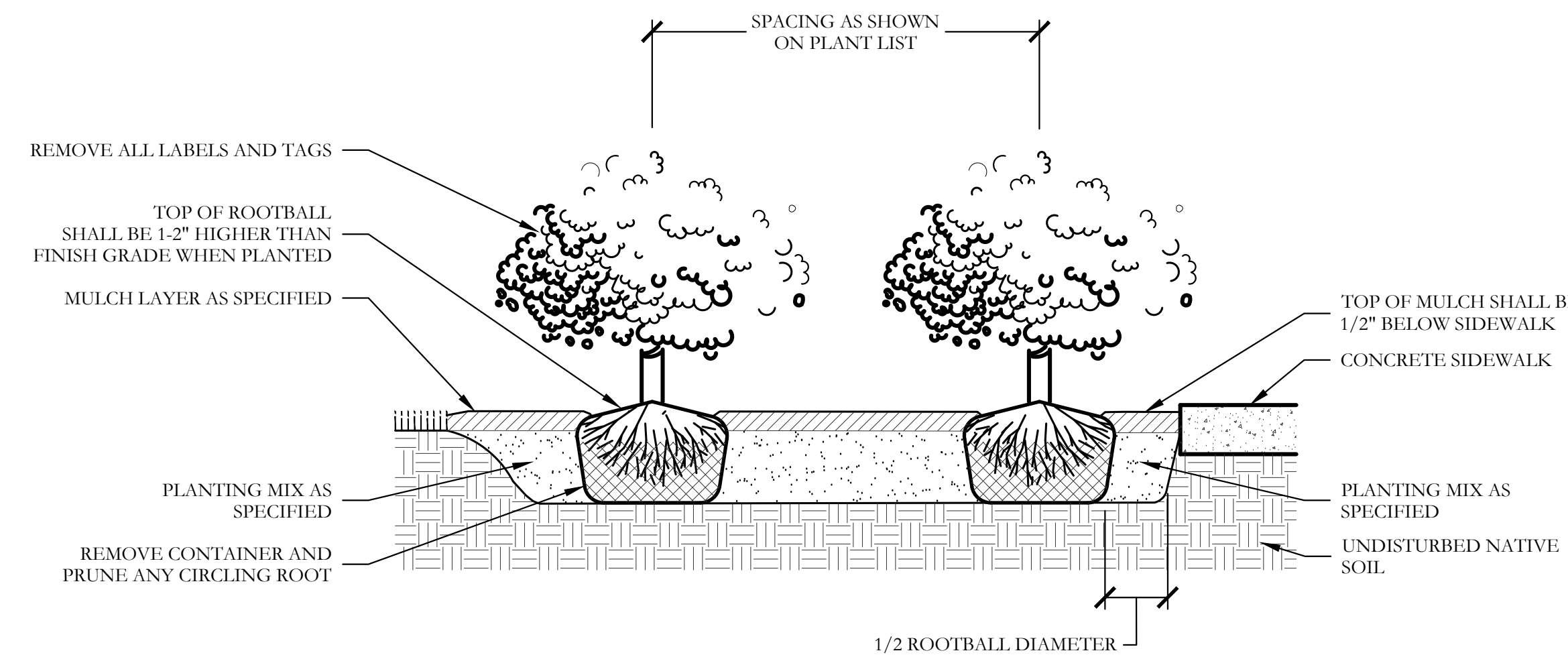
1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE

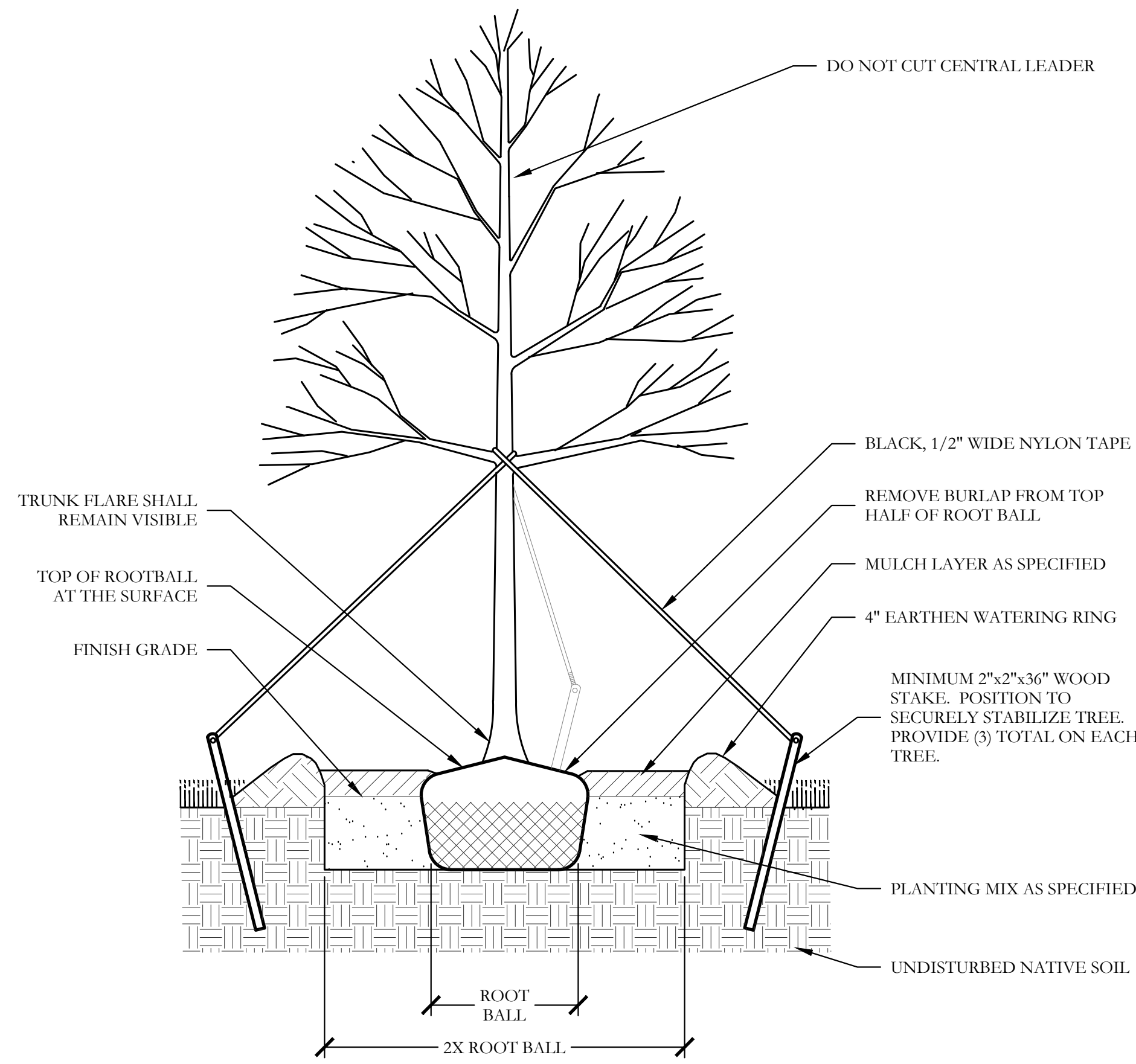


2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE

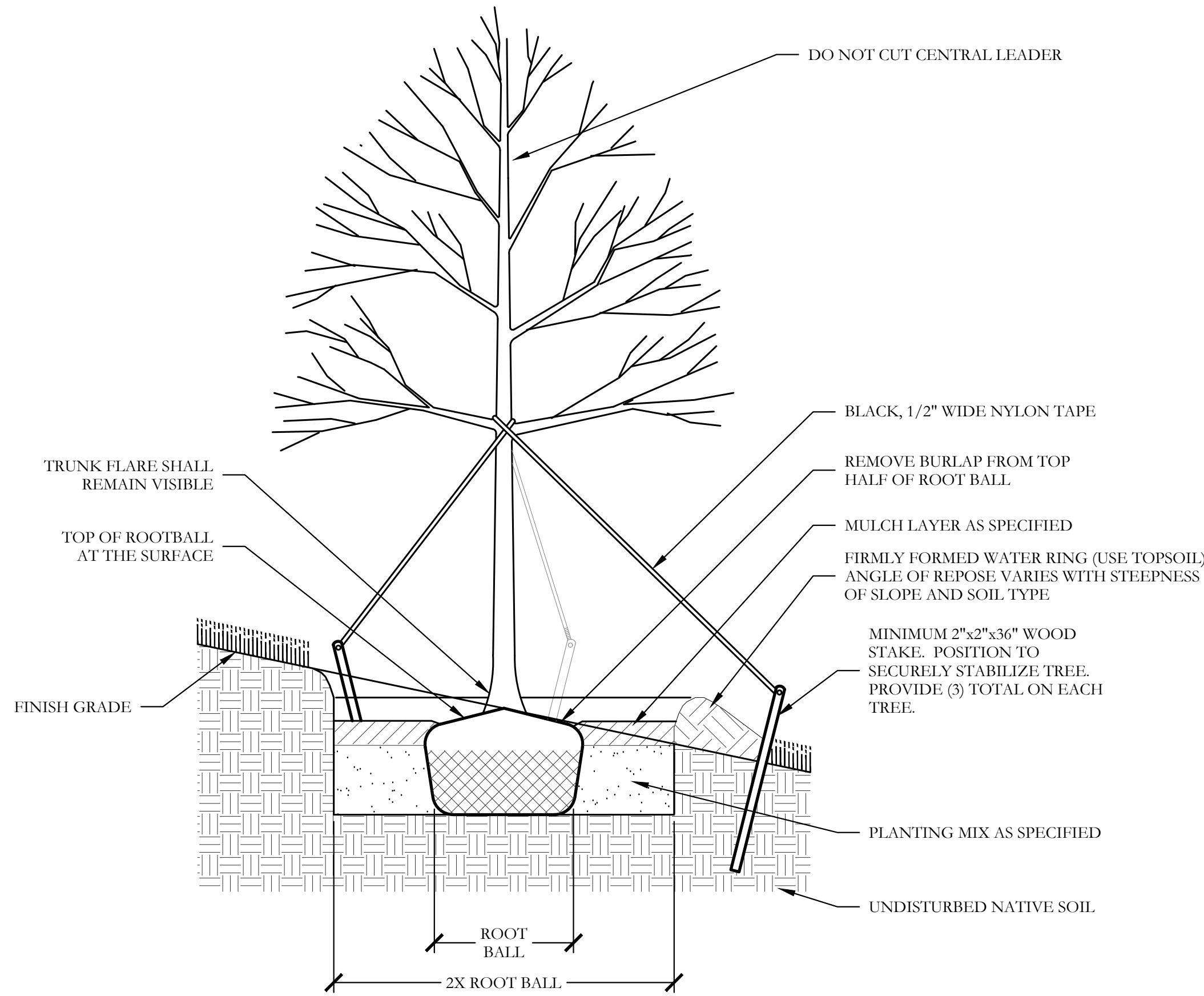


NOTE:
 1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
 2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.

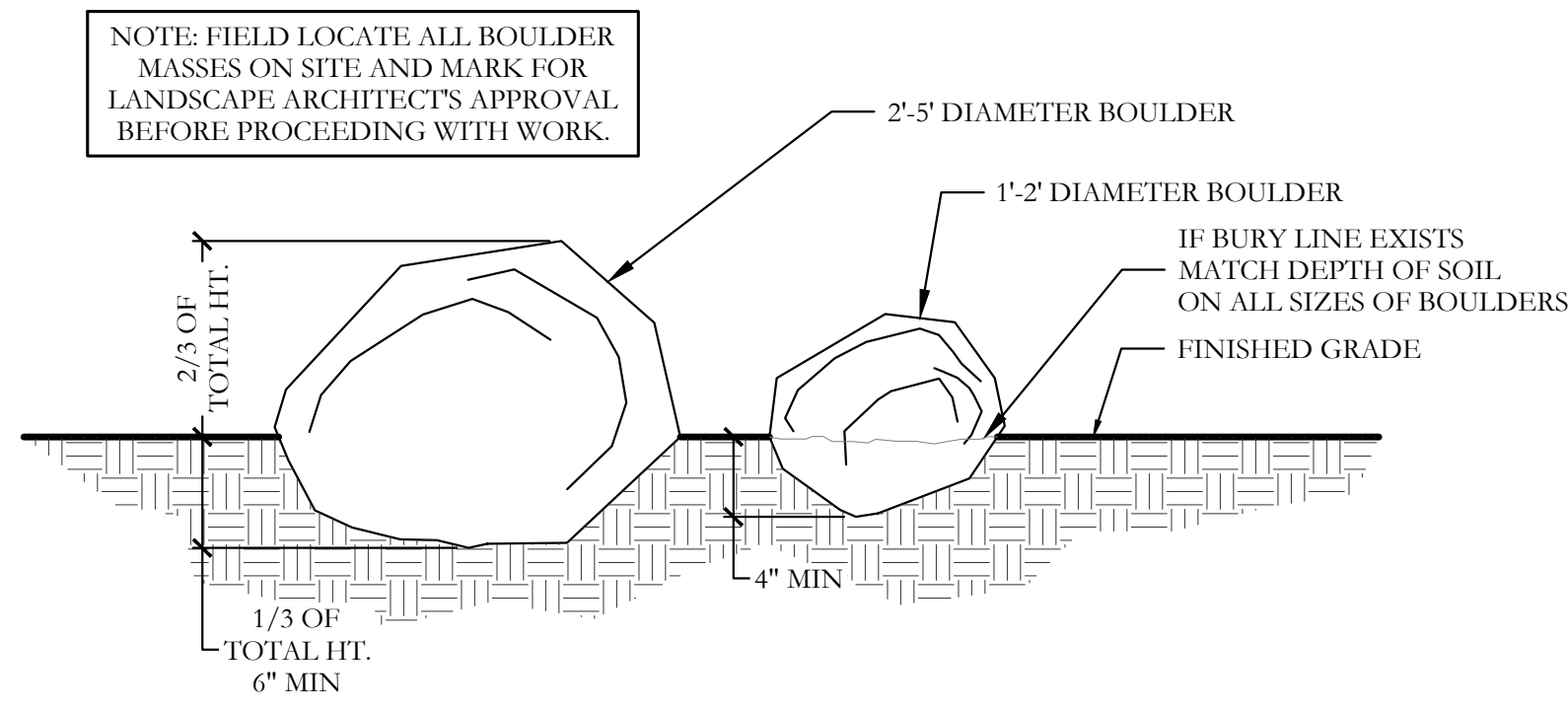




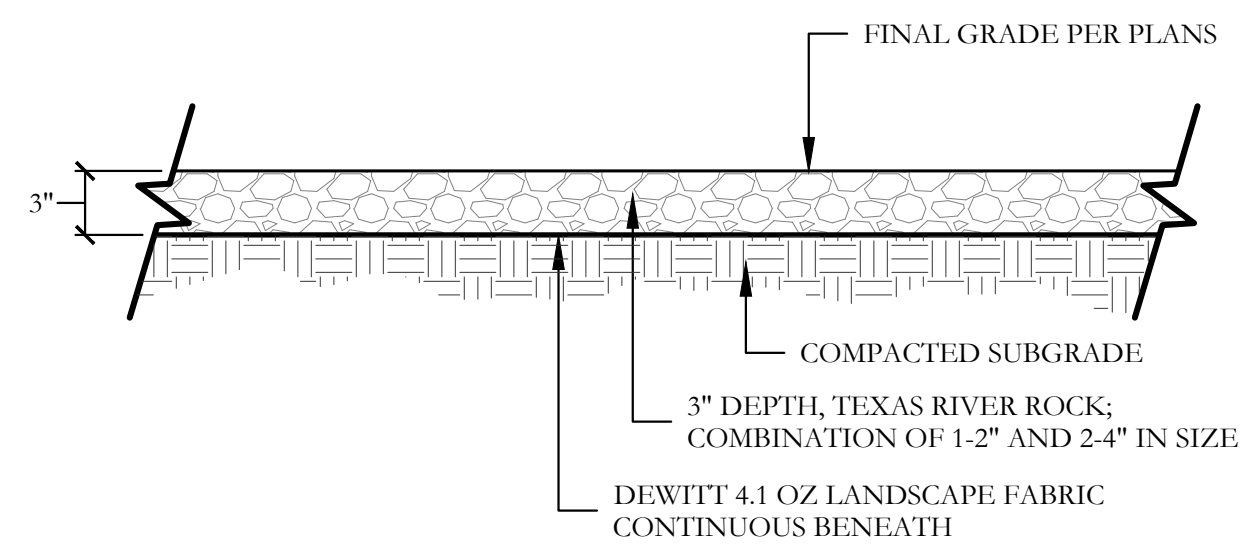
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



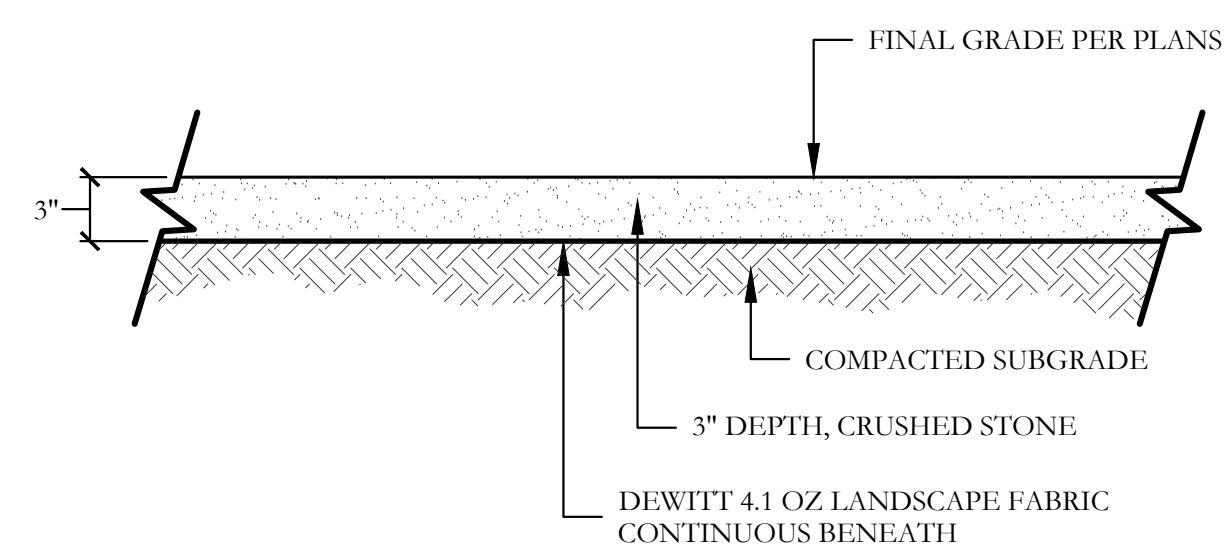
3 TYPICAL TREE PLANTING ON SLOPE SECTION NOT TO SCALE



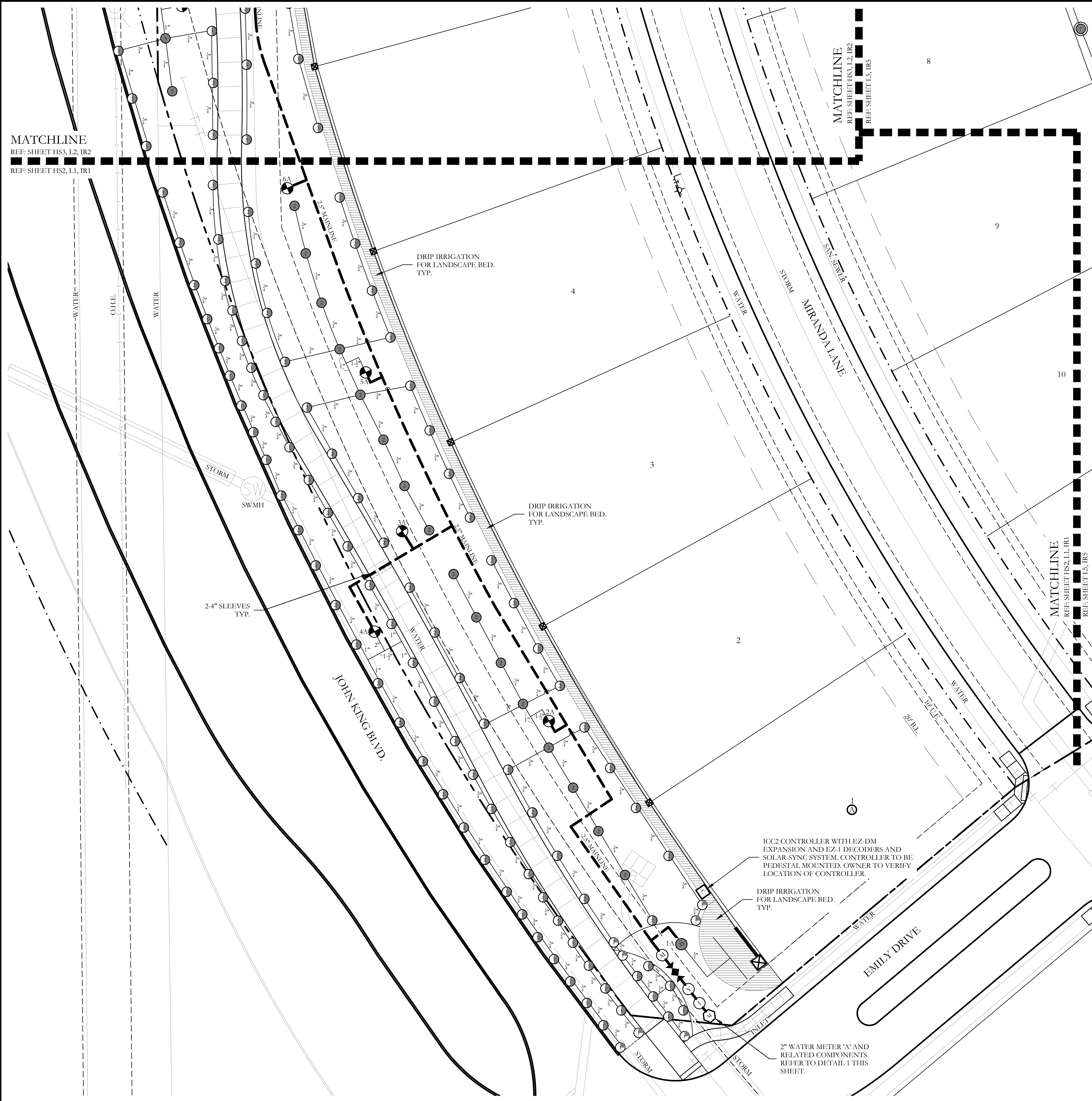
2 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE



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



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



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
CV	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
PLD-06-18	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
PLD-06-12	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
---	TEMPORARY IRRIGATION	N/A	N/A	N/A
AB-ADJ	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
ICV-101G	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
MP ROTATOR	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
PGP SERIES	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
PGP SERIES	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
DCV	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
YS	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
---	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
---	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
---	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

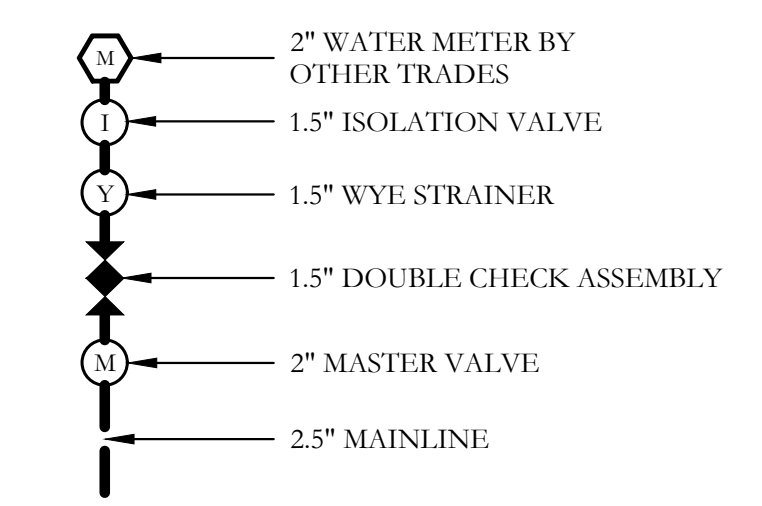
REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND A

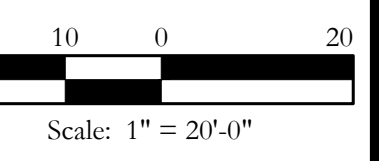
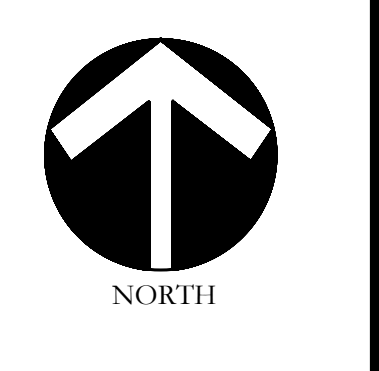
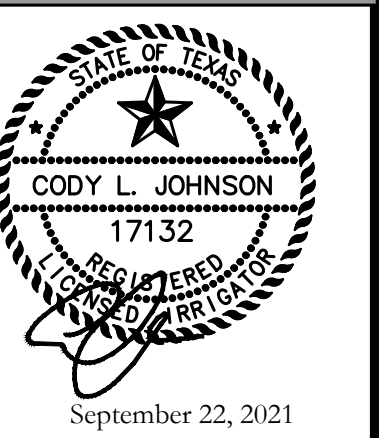
1A DRIP 2.56	2A 1.5" V 28.72	3A OPEN <20.00	4A 1.5" V 35.00	5A 1.5" V 24.16	6A OPEN <20.00
7A 1.5" V 35.62	8A 1.5" V 23.80	9A 1.5" V 28.96	10A DRIP 19.36	11A OPEN <20.00	12A 1.5" V 21.40
13A 1.5" V 36.40	14A 1.5" V 28.80	15A OPEN <20.00	16A 1.5" V 27.20	17A 2" V 41.76	18A OPEN <20.00
19A 1.5" V 26.60					



1 BACKFLOW AND RELATED COMPONENTS NOT TO SCALE

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

One Inch

SCREENING AND BUFFERING

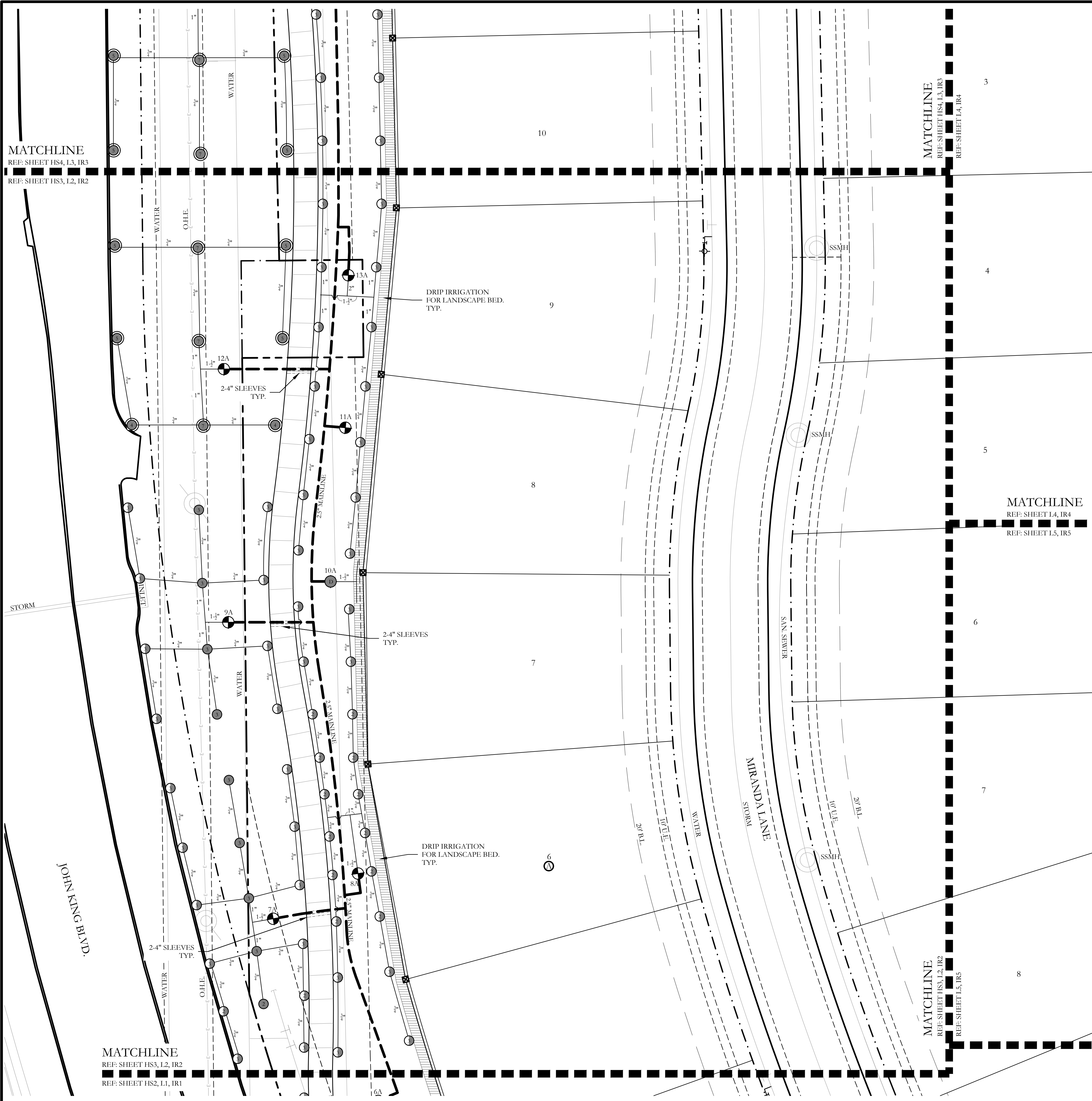
Irrigation Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
IR1 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
PLD-06-18	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
PLD-06-12	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
---	TEMPORARY IRRIGATION	N/A	N/A	N/A
B	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
ICV-101G, ICV-151G	REMOTE CONTROL VALVE	HUNTER	ICV-101G, ICV-151G	REFER TO PLAN FOR SIZE
MP ROTATOR	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
PGP SERIES	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
PGP SERIES	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
850-BV Series	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
*T-113	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
*850	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
ICV-101G, ICV-151G	MASTER VALVE	HUNTER	ICV-101G, ICV-151G	REFER TO PLAN FOR SIZE
---	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
---	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
---	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

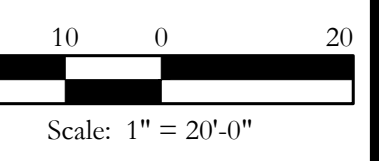
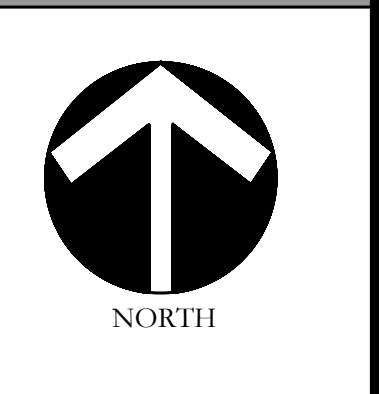
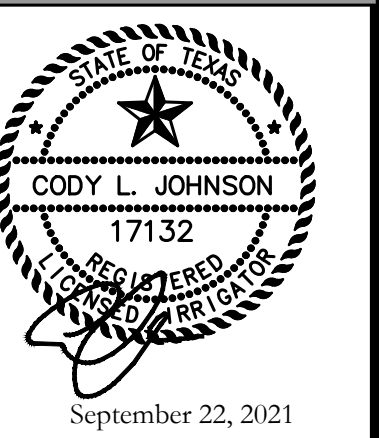
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VALVE LEGEND A

1A DRIP 2.56	2A 1.5" V 28.72	3A OPEN <20.00	4A 1.5" V 35.00	5A 1.5" V 24.16	6A OPEN <20.00
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13A 1.5" V 36.40	14A 1.5" V 28.80	15A OPEN <20.00	16A 1.5" V 27.20	17A 2" V 41.76	18A OPEN <20.00
19A 1.5" V 26.60					

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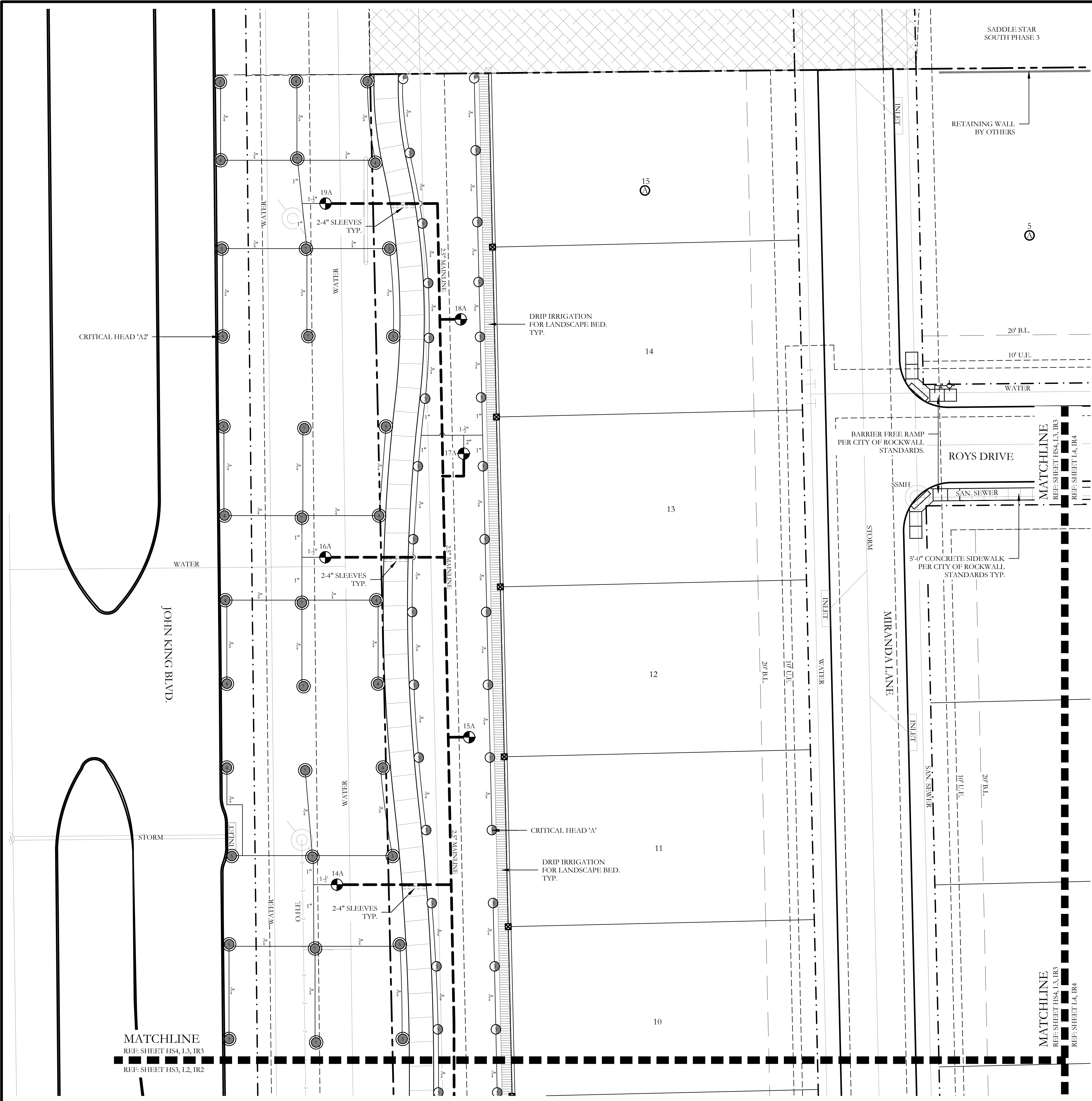


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One Inch

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR2 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
E	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
F	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
G	TEMPORARY IRRIGATION	N/A	N/A	N/A
H	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
I	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
J	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
K	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
L	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
N	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
O	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
P	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
Q	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
R	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
S	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
T	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

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STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LANDSCAPE ARCHITECT

September 22, 2021

NORTH

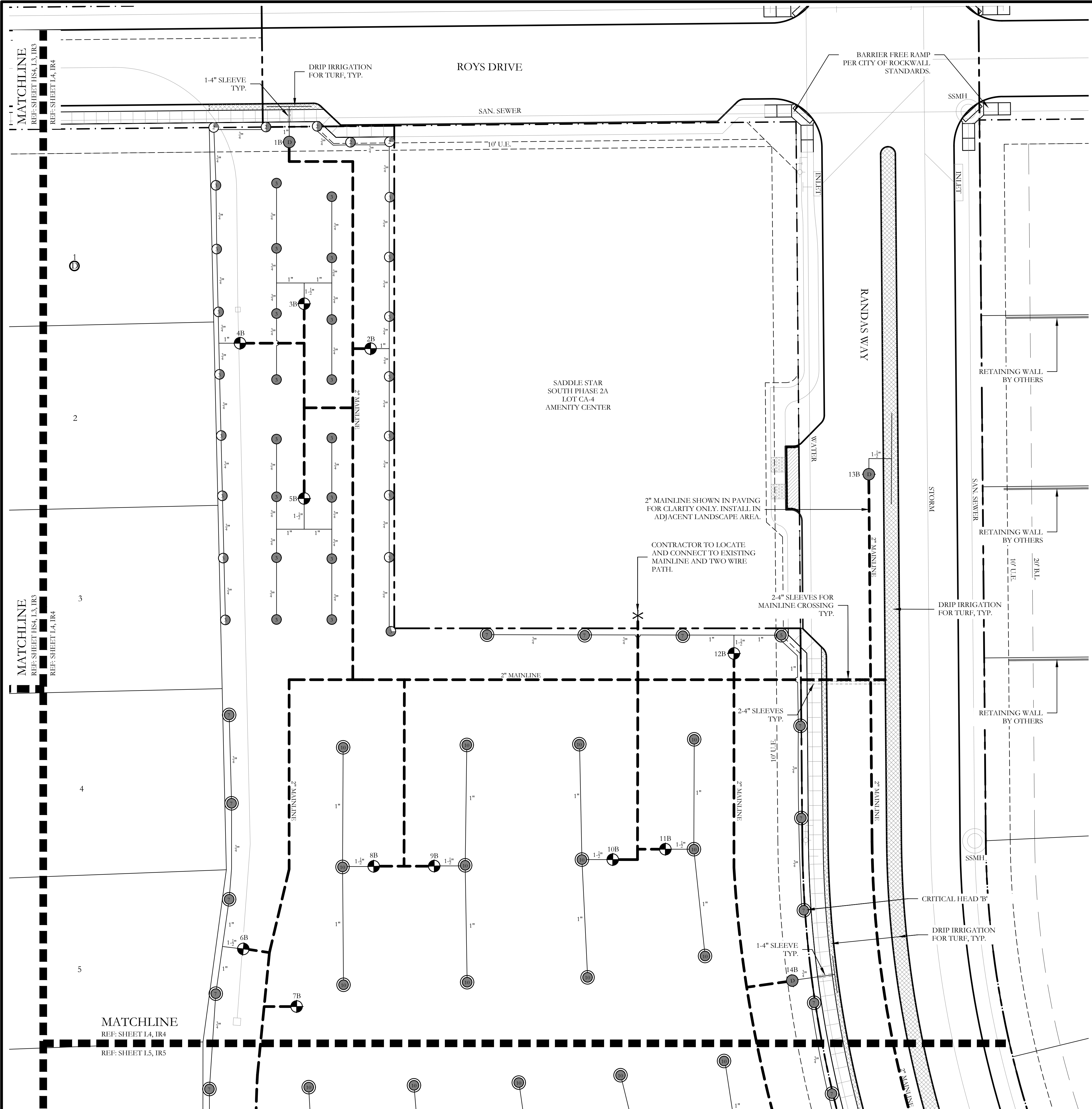
Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR3 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
[V]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[TR]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[RV]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[MP]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[RH1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[RH2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Y]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[MV]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[S]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[ML]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[LL]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
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ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND B

1B DRIP 1.05	2B 1" V 17.44	3B 1.5" V 21.84	4B 1" V 15.76	5B 1.5" V 21.84	6B 1.5" V 20.40	7B OPEN <20.00	8B 1.5" V 20.40
9B 1.5" V 20.40	10B 1.5" V 20.40	11B 1.5" V 20.40	12B 2" V 22.40	13B DRIP 19.89	14B DRIP 8.80	15B DRIP 19.89	16B DRIP 20.40
17B 1.5" V 20.40	18B 1.5" V 20.40	19B 1.5" V 20.40	20B OPEN <20.00	21B 1.5" V 20.40	22B 1.5" V 20.40	23B 1.5" V 21.00	24B 1.5" V 20.40
25B 1.5" V 20.40	26B 1.5" V 20.40	27B DRIP 5.38	28B 1.5" V 19.00	29B 1.5" V 20.40	30B 1.5" V 20.40	31B 1.5" V 20.40	32B 1.5" V 20.40

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STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
CODY L. JOHNSON
17132
September 22, 2021

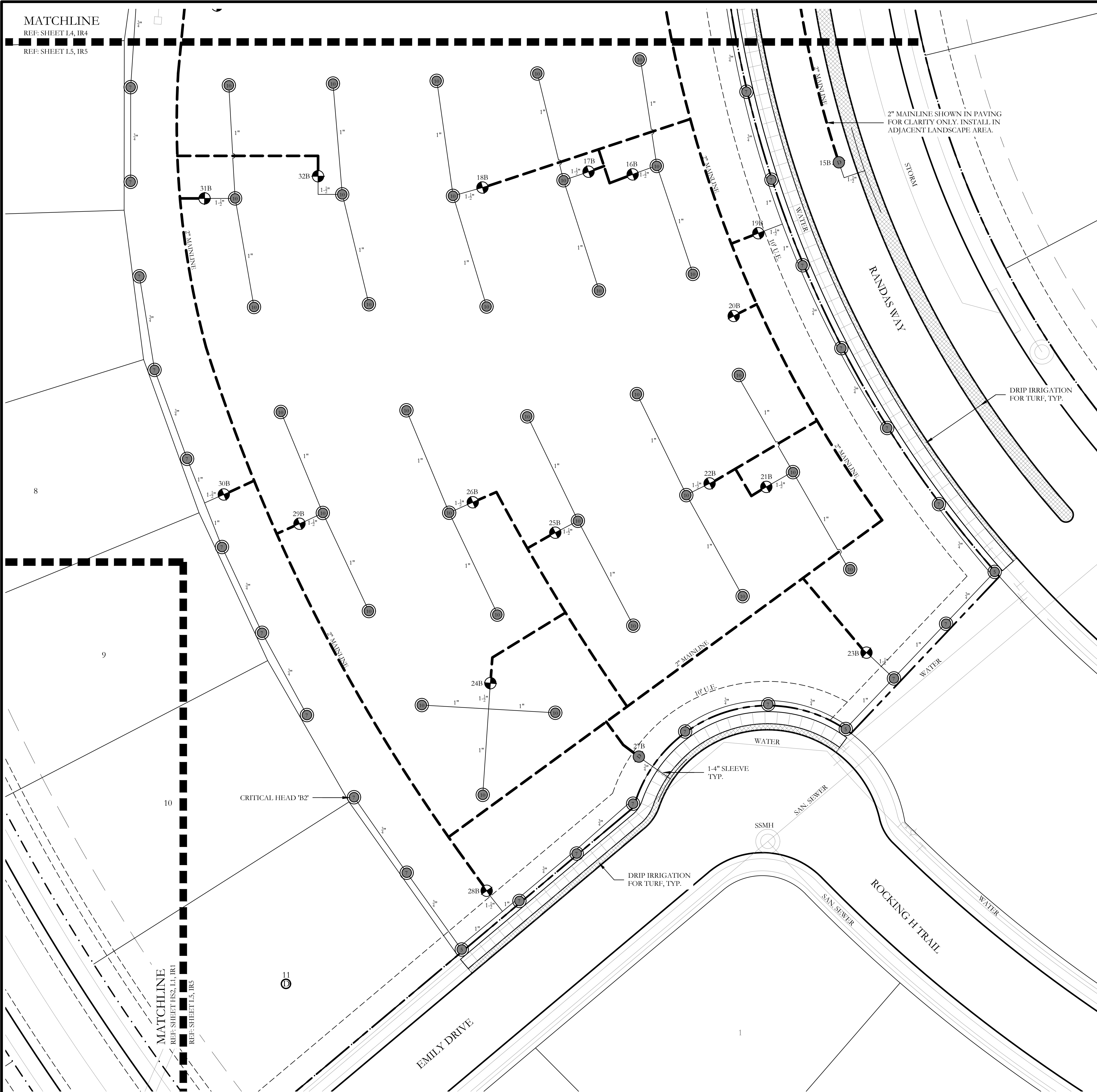
NORTH

20 10 0 20
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One Inch

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR4 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	ICZ2 (TWO-WIRE)	N/A
[V]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[TR]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[RV]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[R]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[RH1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[RH2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Y]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[MV]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[S]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[ML]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[LL]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

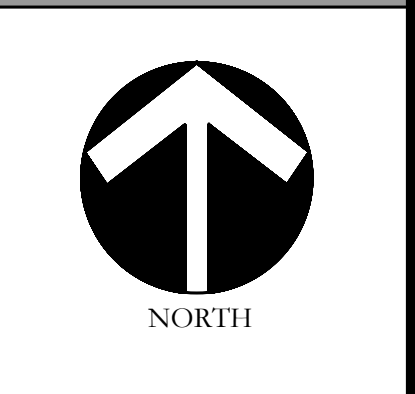
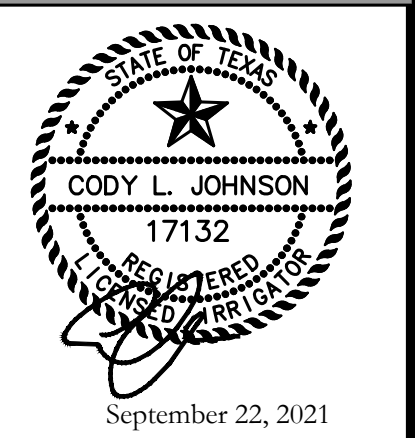
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VALVE LEGEND B

1B DRIP 1.05	2B 1" V 17.44	3B 1.5" V 21.84	4B 1" V 15.76	5B 1.5" V 21.84	6B 1.5" V 20.40	7B OPEN <20.00	8B 1.5" V 20.40
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One Inch

SCREENING AND BUFFERING

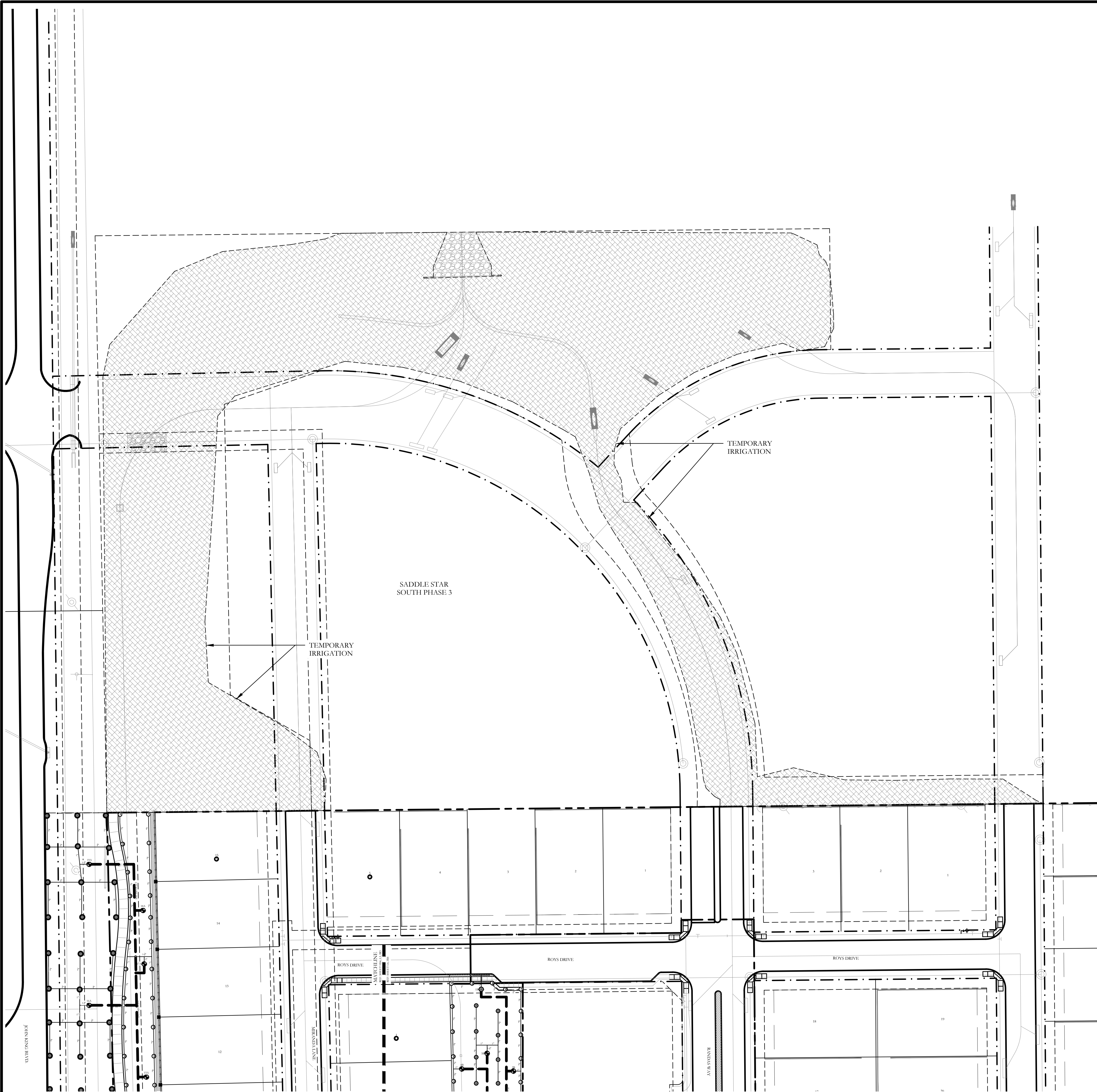
Irrigation Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
IR5 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
[V]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[X]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[R]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[MP]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[RH1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[RH2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Y]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[MV]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[S]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[ML]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[LL]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

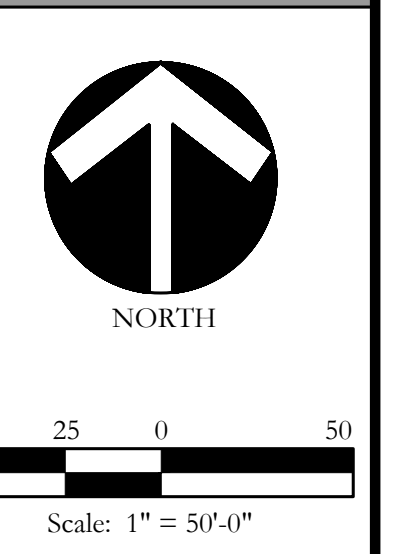
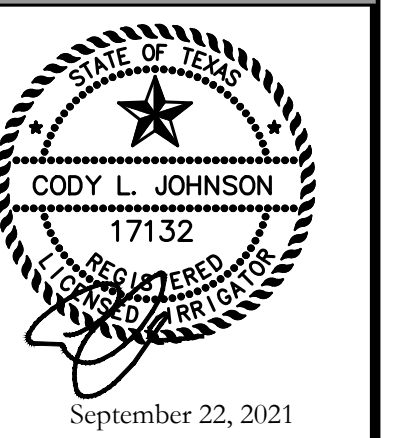
ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND B

1B	2B	3B	4B	5B	6B	7B	8B
DRIP	1" V	1.5" V	1" V	1.5" V	1.5" V	OPEN	1.5" V
1.05	17.44	21.84	15.76	21.84	20.40	<20.00	20.40
9B	10B	11B	12B	13B	14B	15B	16B
1.5" V	1.5" V	1.5" V	2" V	DRIP	DRIP	DRIP	1.5" V
20.40	20.40	20.40	22.40	19.89	8.80	19.89	20.40
17B	18B	19B	20B	21B	22B	23B	24B
1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	20.40	<20.00	20.40	20.40	21.00	20.40
25B	26B	27B	28B	29B	30B	31B	32B
1.5" V	1.5" V	DRIP	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	5.38	19.00	20.40	20.40	20.40	20.40

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

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR6 of 8

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HUNTER.
	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	TEMPORARY IRRIGATION	N/A	N/A	N/A	INSTALL PER MANUFACTURER'S STANDARDS. TO BE REMOVED ONCE AREA IS ESTABLISHED.
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL 1.0 GPM/LARGE SHADE TREE AND 0.5 GPM/ORN. TREES. INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS.
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON IPS FLEX PIPE ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 NOZZLE HALF #7 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE	INSTALLED BY GENERAL CONTRACTOR
	DOUBLE CHECK VALVE	FERCO	850-BV Series	REFER TO PLAN FOR SIZE	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	WYE STRAINER	FERCO	*850	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE	18" INSTALLATION DEPTH
	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

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

HYDRAULIC CALCULATION NOTES

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

ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.37	TYPE "K" COPPER 20 LN. FT. (41.76 GPM)
WATER METER	2"	1.40	(41.76 GPM)
BALL VALVE	1.5"	1.00	(41.76 GPM)
WYE FILTER	1.5"	0.30	(41.76 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(41.76 GPM)
MASTER VALVE	2"	0.80	(41.76 GPM)
MAIN LINE	2.5"	6.25	1,117 LINEAR FEET (41.76 GPM)
ZONE VALVE (17A)	2"	1.20	(41.76 GPM)
LATERAL PIPING	N/A	3.27	
CRITICAL HEAD 'A'	N/A	40.00	
TOTAL LOSS		58.59	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-11.41	

ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.17	TYPE "K" COPPER 20 LN. FT. (26.60 GPM)
WATER METER	2"	0.70	(26.60 GPM)
BALL VALVE	1.5"	1.00	(26.60 GPM)
WYE FILTER	1.5"	0.30	(26.60 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(26.60 GPM)
MASTER VALVE	2"	0.80	(26.60 GPM)
MAIN LINE	2.5"	2.97	1,146 LINEAR FEET (26.60 GPM)
ZONE VALVE (19A)	1.5"	1.80	(26.60 GPM)
LATERAL PIPING	N/A	0.91	
CRITICAL HEAD 'A2'	N/A	50.00	
TOTAL LOSS		62.65	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-7.35	

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.51	TYPE "K" COPPER 20 LN. FT. (22.40 GPM)
WATER METER	1.5"	1.20	(22.40 GPM)
BALL VALVE	1.5"	1.00	(22.40 GPM)
WYE FILTER	1.5"	0.30	(22.40 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(22.40 GPM)
MASTER VALVE	1.5"	1.50	(22.40 GPM)
MAIN LINE	2"	0.91	194 LINEAR FEET (22.40 GPM)
MAIN LINE LOOPED	2"	0.05	40 LINEAR FEET (11.20 GPM)
ZONE VALVE (12B)	1.5"	1.60	(22.40 GPM)
LATERAL PIPING	N/A	1.90	
CRITICAL HEAD 'B'	N/A	50.00	
TOTAL LOSS		62.97	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-7.03	

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.36	TYPE "K" COPPER 20 LN. FT. (19.00 GPM)
WATER METER	1.5"	0.70	(19.00 GPM)
BALL VALVE	1.5"	1.00	(19.00 GPM)
WYE FILTER	1.5"	0.30	(19.00 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(19.00 GPM)
MASTER VALVE	1.5"	1.50	(19.00 GPM)
MAIN LINE	2"	0.60	184 LINEAR FEET (19.00 GPM)
MAIN LINE LOOPED	2"	0.56	628 LINEAR FEET (9.50 GPM)
ZONE VALVE (28B)	1.5"	1.40	(19.00 GPM)
LATERAL PIPING	N/A	1.28	
CRITICAL HEAD 'B2'	N/A	50.00	
TOTAL LOSS		61.70	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-8.30	

TWO-WIRE IRRIGATION NOTES

- PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
- ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
- FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
- COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
 - SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
 - SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
- LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
- EXTEND EXTRA WIRE AND MAINLINE PAST THE FARTHEST VALVE, ROUTED PARALLEL AND PLACE IN 12"x17" PENTEK VALVE BOX WERE NOTED ON PLANS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM AT A LATER DATE.
- TWO WIRE PATH SHALL BE DIRECT BURIAL, 14 AWG OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW JACKET (DIYLW), RATED FOR DIRECT BURIAL APPLICATIONS, UF, UL, APPROVED. HUNTER ICD DECODERS SHALL BE USED ON ALL ZONE VALVE CONNECTIONS TO TWO WIRE PATH. CONTRACTOR TO USE MANUFACTURERS RECOMMENDATIONS OF WIRE SPLICING AND BURIAL TECHNIQUES AS DETAILED AT WWW.HUNTERINDUSTRIES.COM.
- THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 FEET OF CONTROLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
- CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
- ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
 - 18" MINIMUM COVER FOR MAIN LINES
 - 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
 - 12" MINIMUM COVER FOR LATERAL LINES
- THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
- THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
- ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
- INSTALL QUICK COUPLING VALVES IN 12"x17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZED, O-RING SWING JOINTS PER DETAIL SHOWN, #1722-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #SH-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
- ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
- ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.
- INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY (1) AIR RELIEF AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
- INCLUDE THE FOLLOWING ALLOWANCE FOR PROVIDING AND INSTALLING DRIP INDICATOR FOR THE DRIP SYSTEM. LOCATION OF DRIP INDICATOR SHOULD BE CENTERED IN DRIP ZONE.

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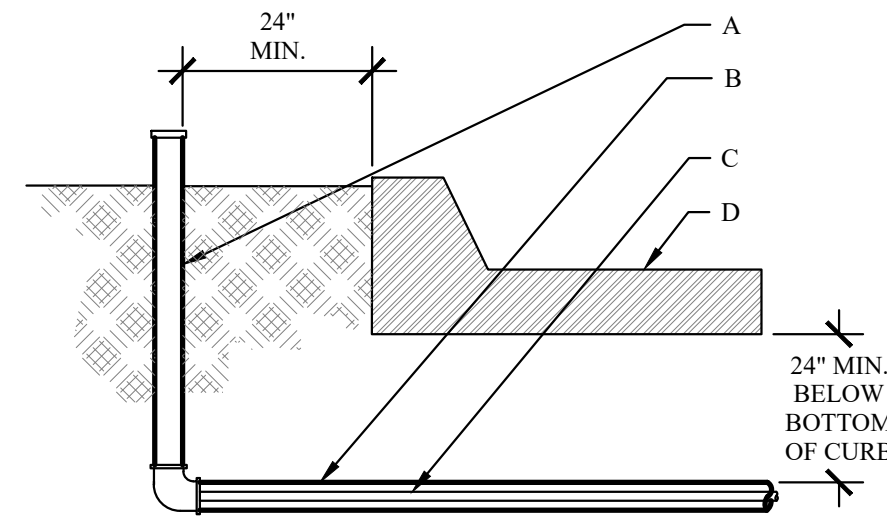
September 22, 2021

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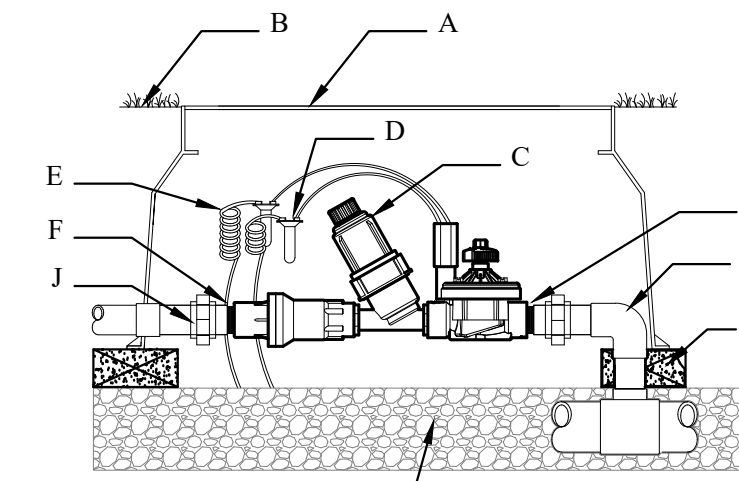
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IR7 of 8



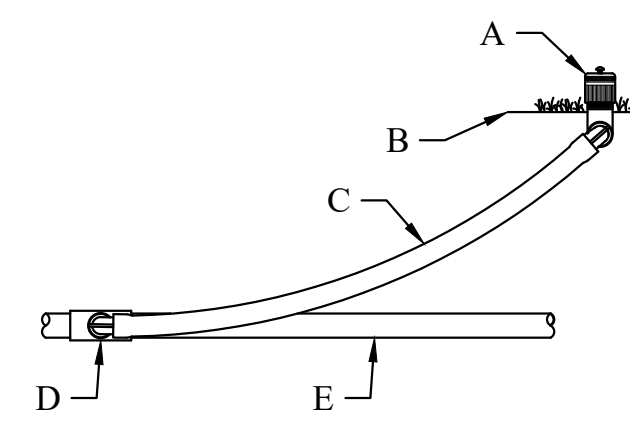
- GENERAL NOTES:**
- NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
 - MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW.
 - INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.
- CONSTRUCTION NOTES:**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

IRRIGATION SLEEVES
NOT TO SCALE



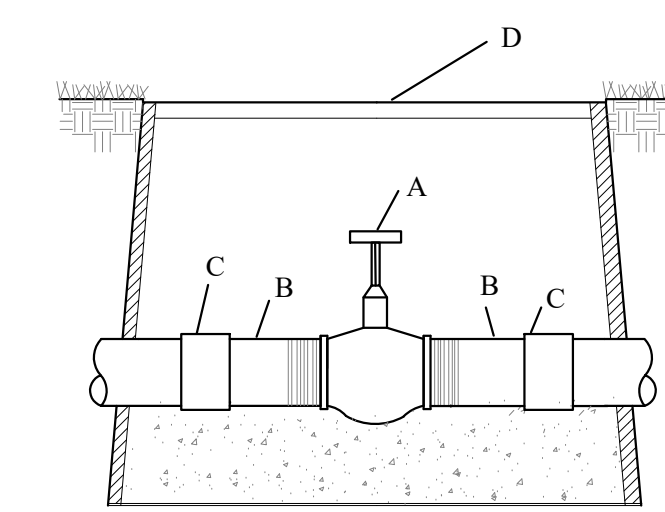
- CONSTRUCTION NOTES:**
- JUMBO VALVE BOX
 - FINISH GRADE
 - DRIP ZONE KIT, MODEL ICZ-101
 - WATERPROOF CONNECTORS (2)
 - 18-24" COILED WIRE
 - SCH. 80 T.O.W. NIPPLE
 - MAINLINE PIPING AND FITTINGS
 - BRICK SUPPORTS (4)
 - 3/4" MINUS WASHED GRAVEL
 - PVC SLIP UNIONS (2)

DRIP CONTROL ZONE
NOT TO SCALE



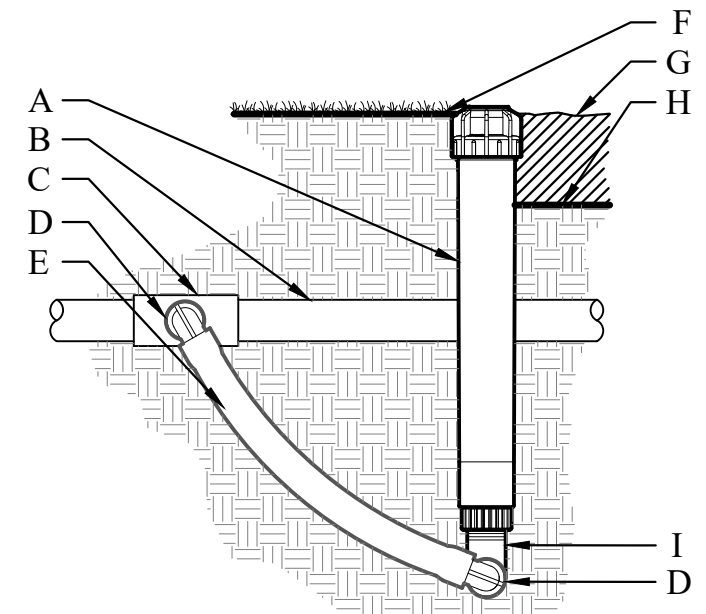
- CONSTRUCTION NOTES:**
- MODEL AFB BUBBLER
 - FINISH GRADE
 - SWING JOINT: HUNTER "PRO-FLEX" TUBING 24"-36", HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)
 - LATERAL TEE OR ELL
 - LATERAL PIPE

AFB BUBBLER
NOT TO SCALE



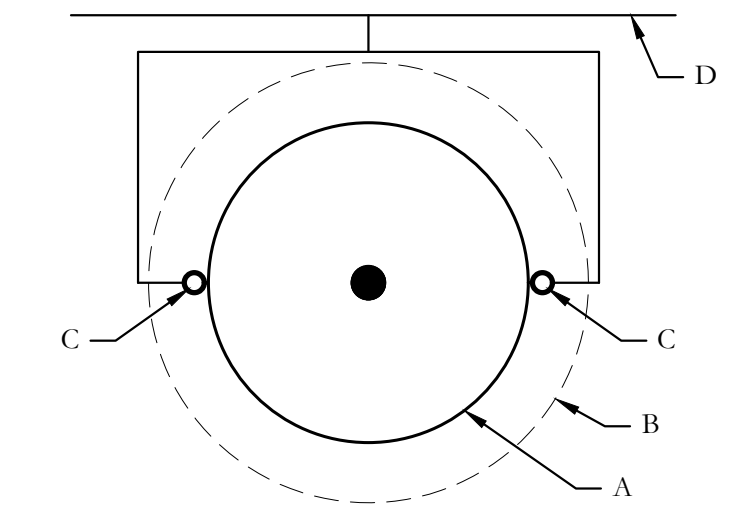
- CONSTRUCTION NOTES:**
- GATE VALVE
 - SCH 80 TOE NIPPLE
 - COUPLING
 - 11x17 VALVE BOX

GATE VALVE
NOT TO SCALE



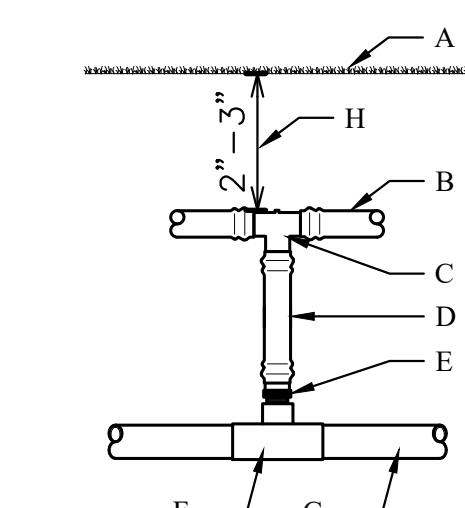
- CONSTRUCTION NOTES:**
- ECO INDICATOR - ECOID
 - LATERAL PIPE PER PLAN
 - FPT CONNECTIONS FROM LATERAL
 - SPIRAL BARB ELBOW - HSBE-XXX
 - FLEX-TUBING - FLEXG
 - FINISHED GRADE IN TURF
 - ADJACENT MULCH
 - FINISHED GRADE IN PLANTER BED
 - MARLEX STREET ELBOW

ECO INDICATOR WITH FLEX TUBING
NOT TO SCALE



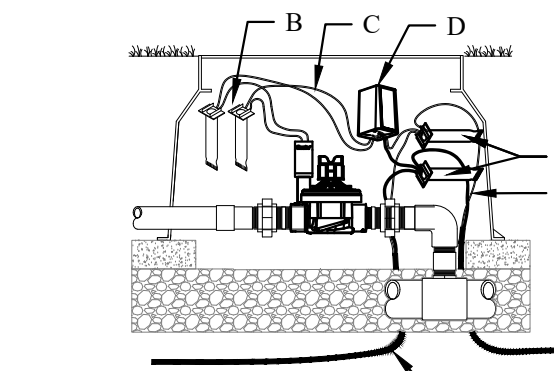
- GENERAL NOTES:**
- TREE BUBBLERS TO BE ALIGNED PARALLEL WITH MEDIAN CURBS.
 - NO TRENCHING ALLOWED WITHIN THE TREE'S ROOTBALL.
 - TREE BUBBLERS TO BE ON UPHILL SIDE OF THE TREE IN THE RETENTION BASIN OR AS SHOWN.
 - COORDINATE THE LOCATION OF THE BUBBLERS WITH THE PROPOSED TREE LOCATIONS AS SHOWN ON THE LANDSCAPE PLANTING PLANS.
- CONSTRUCTION NOTES:**
- TREE ROOTBALL
 - EDGE OF TREE PFT (RETENTION BASIN)
 - TREE BUBBLER, NOZZLE AFB
 - LATERAL LINE (SIZED AS SPEC'D.)

TREE BUBBLER PLAN
NOT TO SCALE



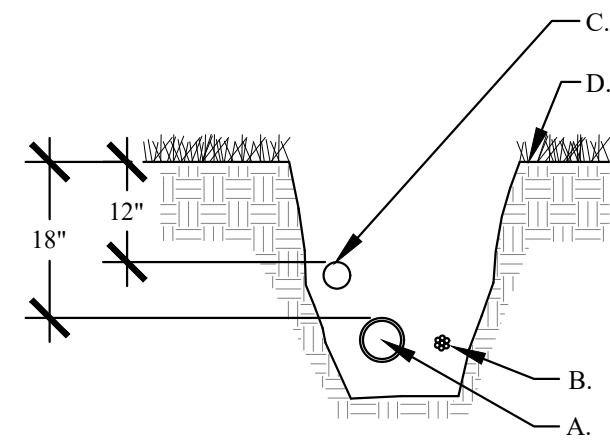
- CONSTRUCTION NOTES:**
- FINISH GRADE
 - HUNTER PLD 06-18
 - PLD-TEE 17MM BARB&BARB
 - PLD-BLNK
 - PLD-075 3/4" MPT&BARB
 - 3/4" MPT TEE
 - LATERAL PIPE
 - MINIMUM DRIPLINE DEPTH

BELOW GRADE START CONNECTION
NOT TO SCALE



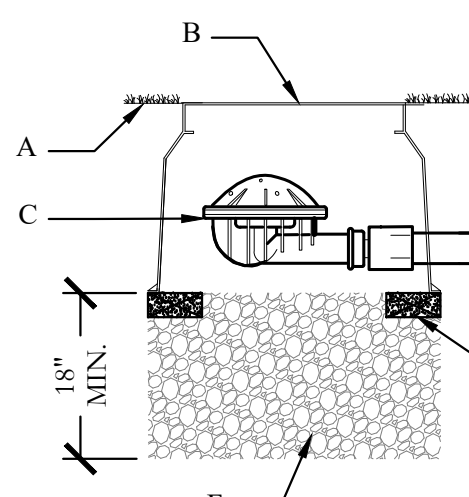
- CONSTRUCTION NOTES:**
- JACKETED ID WIRE PATH TWISTED TO NEXT DECODER
 - DBY-2
 - TWO BLACK WIRES TO VALVE SOLENOID/ UP TO 100 FT/30M
 - MODEL DUAL-1 DECODER
 - DBR(T-6 (2)
 - JACKETED ID: WIRE PATH FROM CONTROLLER ALLOW 5 FT/1.5M SLACK PER DECODER/1/3 ON EITHER SIDE OF DECODER.

DUAL-1 DECODER
NOT TO SCALE



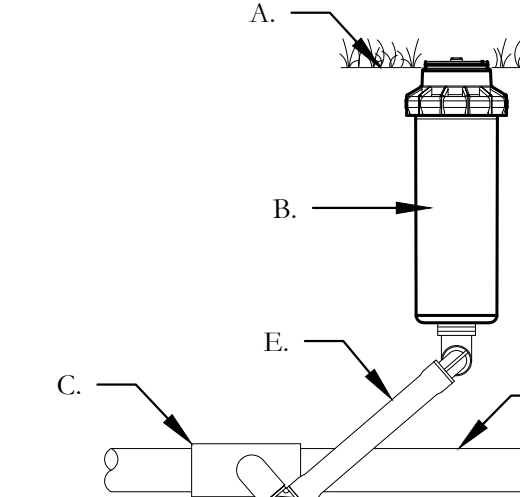
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.
- CONSTRUCTION NOTES:**
- MAINLINE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

IRRIGATION TRENCH
NOT TO SCALE



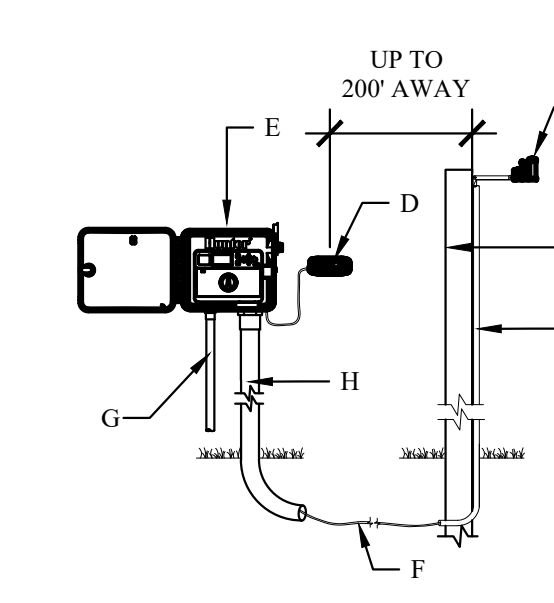
- CONSTRUCTION NOTES:**
- FINISH GRADE
 - 10" ROUND VALVE BOX
 - LINE FLUSHING VALVE
 - PLD-050 OR 1/2" FPT ADAPTER
 - BRICK SUPPORTS (3)
 - 3/4" GRAVEL SUMP

DRIP IRRIGATION - FLUSH VALVE
NOT TO SCALE



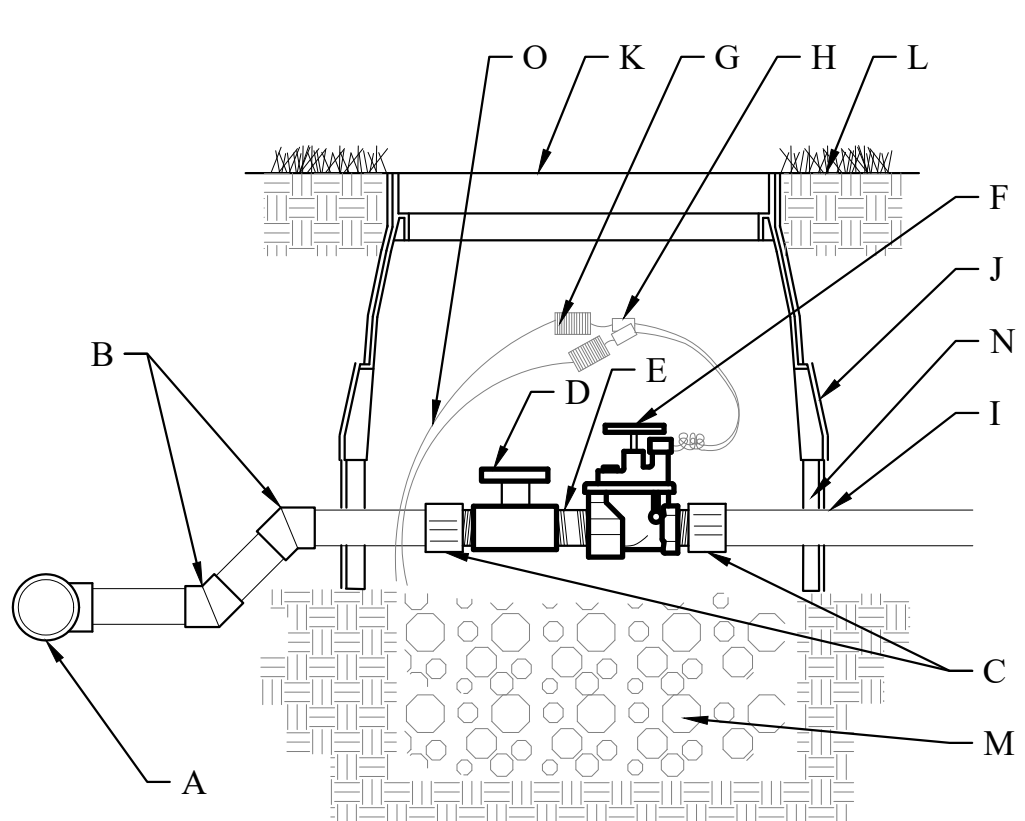
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.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

ROTOR HEAD
NOT TO SCALE



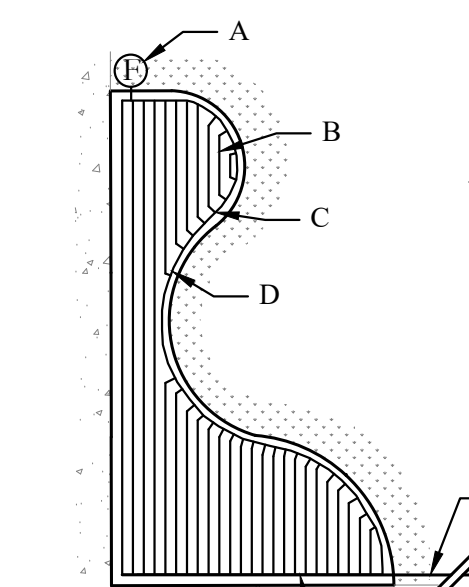
- CONSTRUCTION NOTES:**
- MODEL: SOLAR SYNC SENSOR
 - SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
 - CONDUIT FROM SOLAR SYNC SENSOR TO CONTROLLER OR TO A POINT 12" BELOW GRADE
 - MODEL SOLAR SYNC MODULE.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

SOLAR SYNC SYSTEM (ICC2 CONTROLLER)
NOT TO SCALE



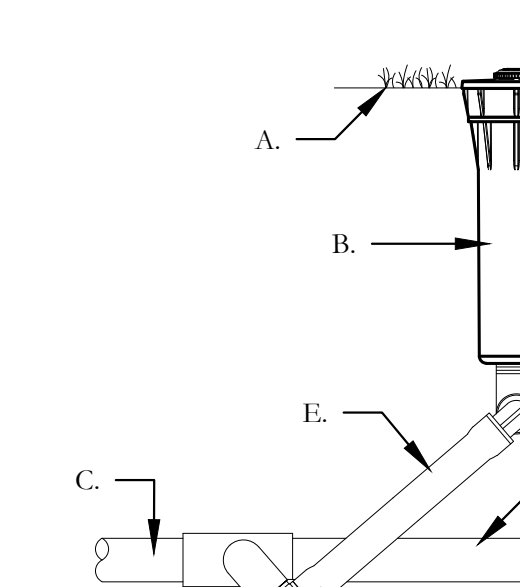
- GENERAL NOTES:**
- INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
 - MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
 - PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
 - CENTER VALVE ASSEMBLY IN VALVE BOX.
- CONSTRUCTION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

ELECTRIC VALVE
NOT TO SCALE



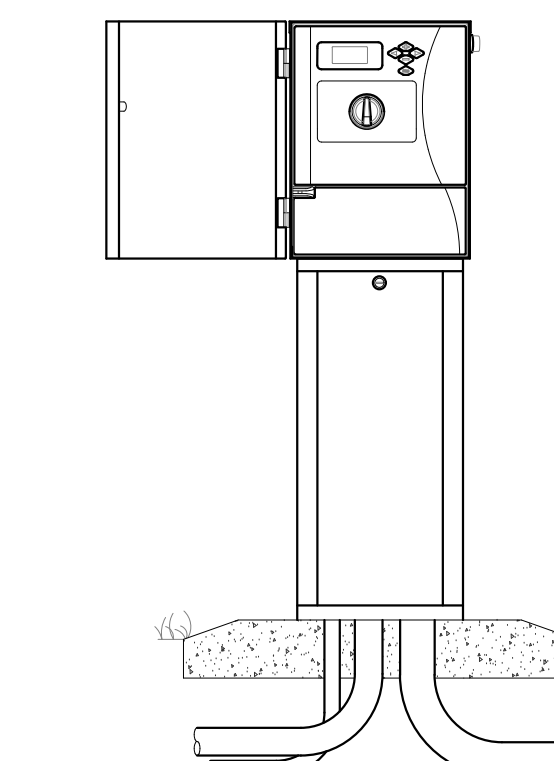
- CONSTRUCTION NOTES:**
- FLUSH VALVE
 - HUNTER PLD 06-18
 - HUNTER PLD TEE
 - TUBING STAKE
 - LATERAL TO PLD CONNECTION
 - DRIP CONTROL VALVE, MODEL ICZ-101
 - LATERAL PIPE TO PLANTING BED

DRIP IRRIGATION - BED
NOT TO SCALE



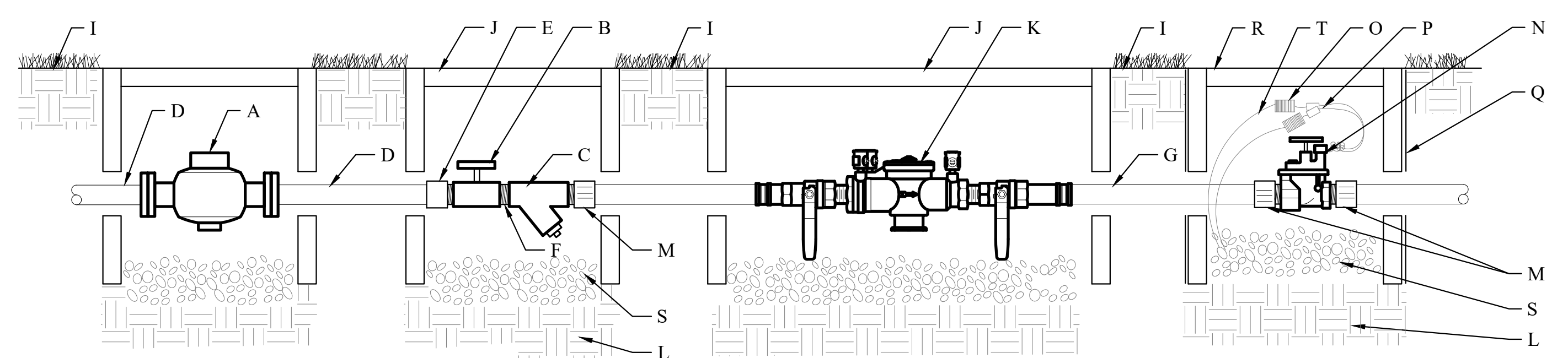
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.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

PRS40-CV - MP ROTATOR SPRAY HEAD
NOT TO SCALE



- CONSTRUCTION NOTES:**
- IRRIGATION CONTROLLER (ICC-PED) PER PLAN
 - ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
 - GROUND WIRE CONDUIT GROUND PER ASIC GUIDELINES
 - IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
 - PEDESTAL BASE PER PLAN, ENSURE POSITIVE DRAINAGE AWAY FROM PEDESTAL
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 - SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS
 - ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION
 - CONTROLLER SHALL BE HARD WIRE TO GROUNDED 110 VAC POWER SOURCE

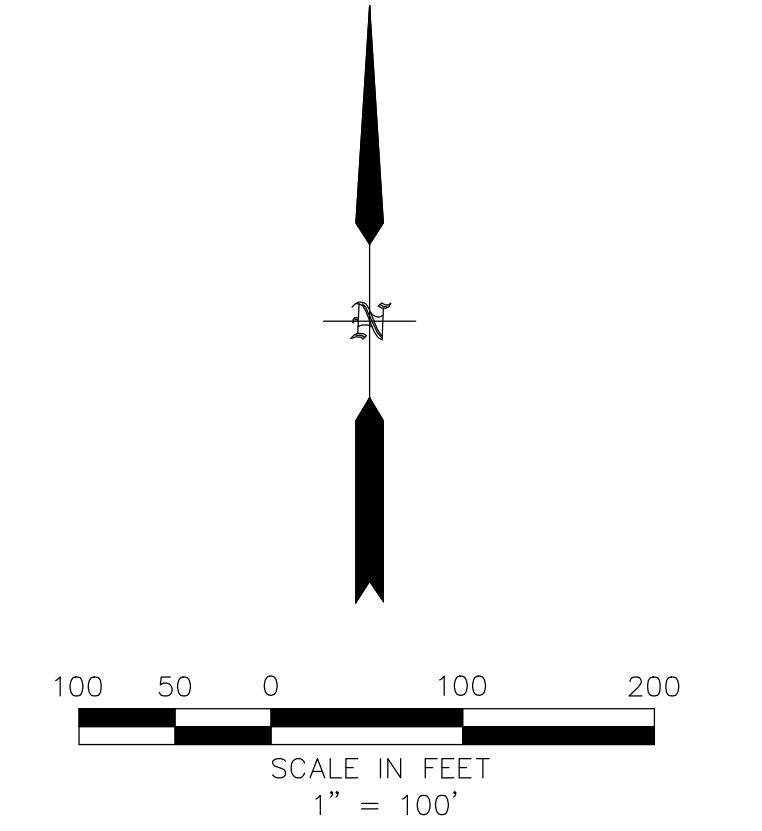
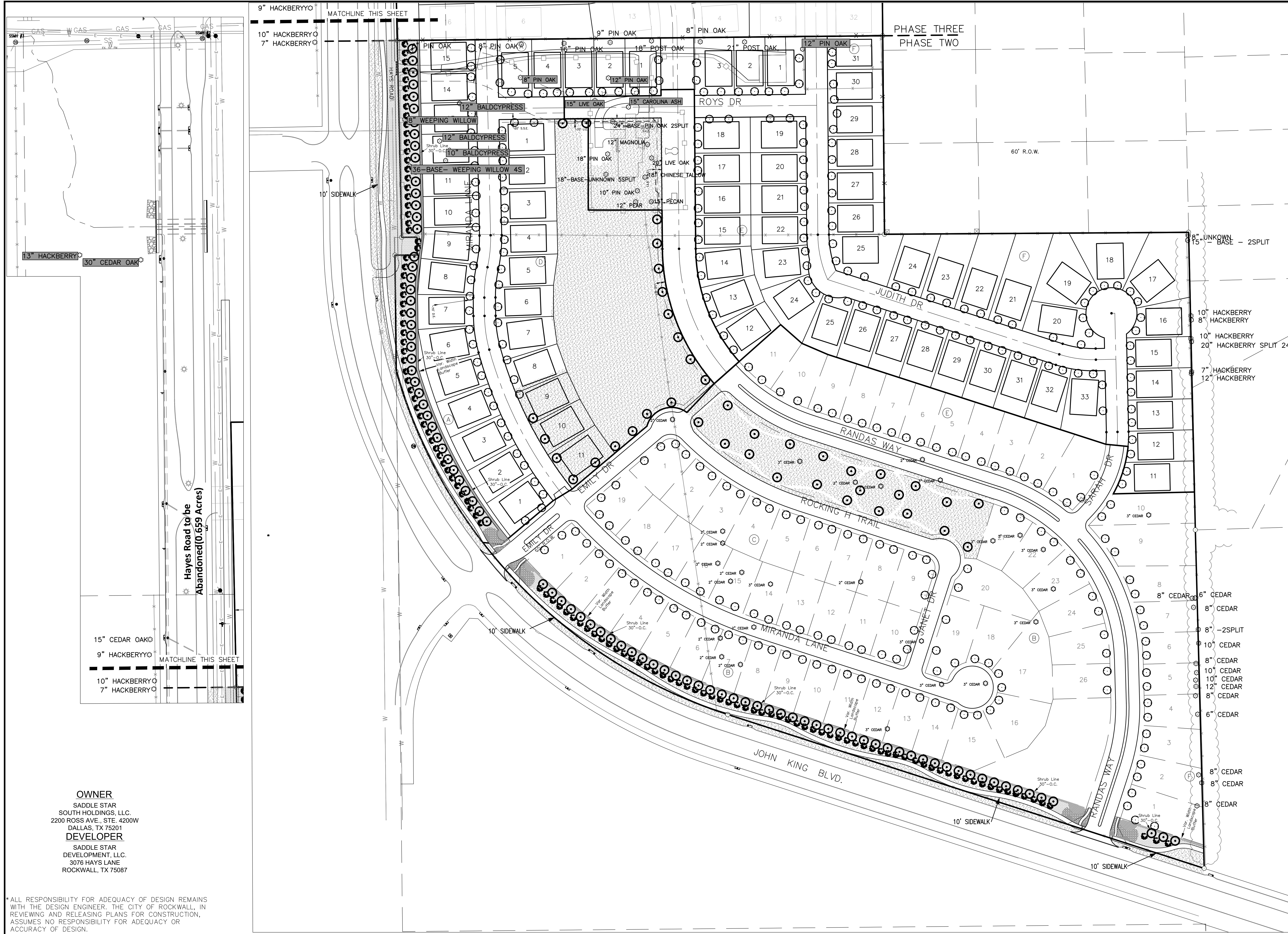
ICC2 CONTROLLER - PEDESTAL MOUNT
(NOT TO SCALE)



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

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

BACKFLOW PREVENTER CONNECTION
NOT TO SCALE



LEGEND

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

- BERMUDA GRASS
- SHRUB BED
- BEE HAPPY MIX
- WHITE CRUSHED GRANITE
- TEXAS RIVER ROCK MIX

SADDLE STAR SOUTH TREES to be REPLACED

82 - 4" CANOPY TREE
 316 - 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
1	-	30" CEDAR ELM
1	-	13" HACKBERRY

183 CALIPER INCHES

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

DEVELOPER
 SADDLE STAR DEVELOPMENT, L.L.C.
 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-DIG-TRESS 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:

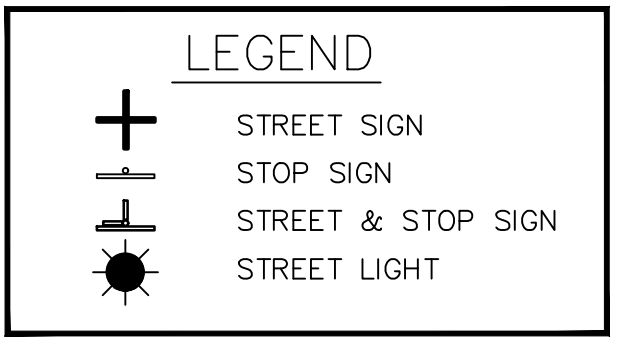
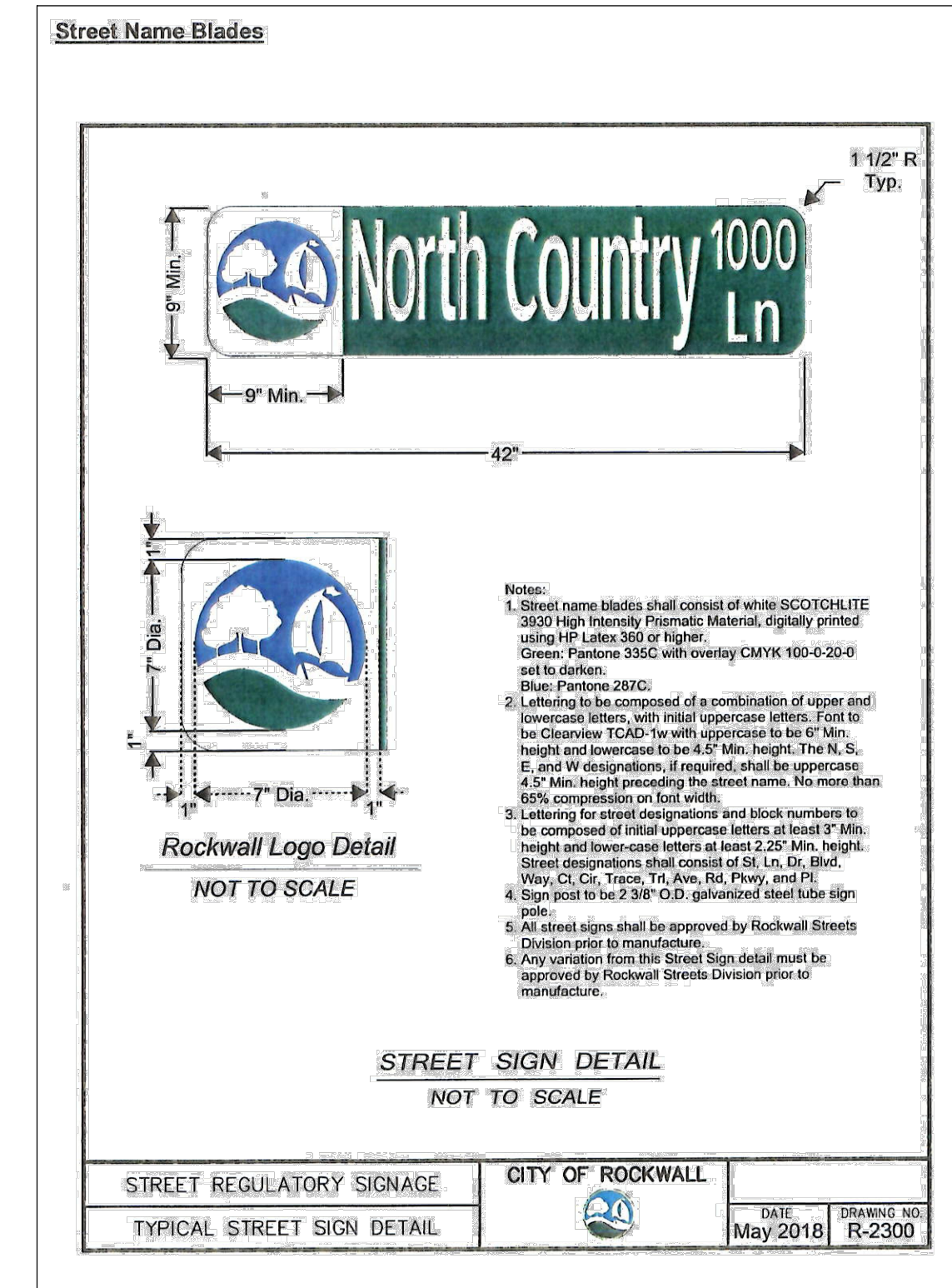
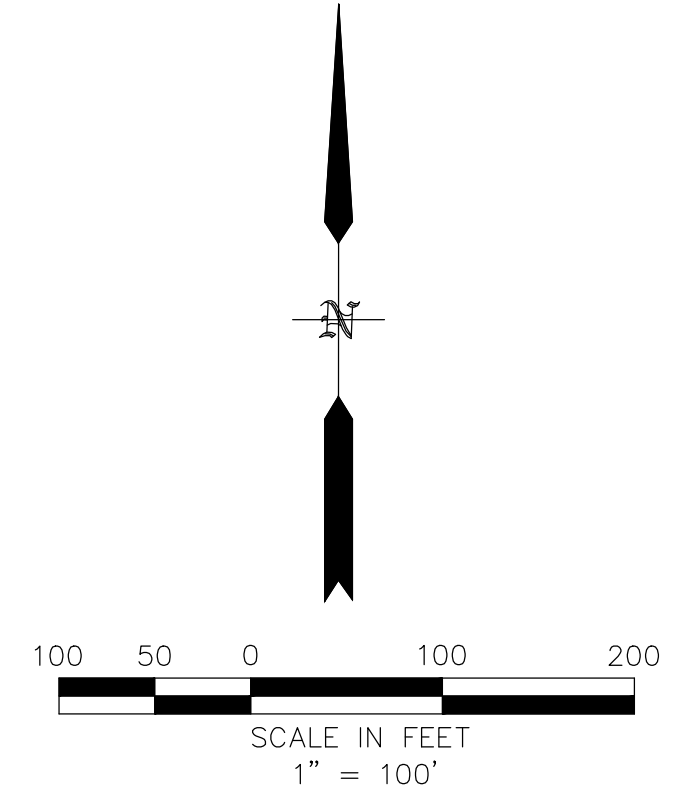
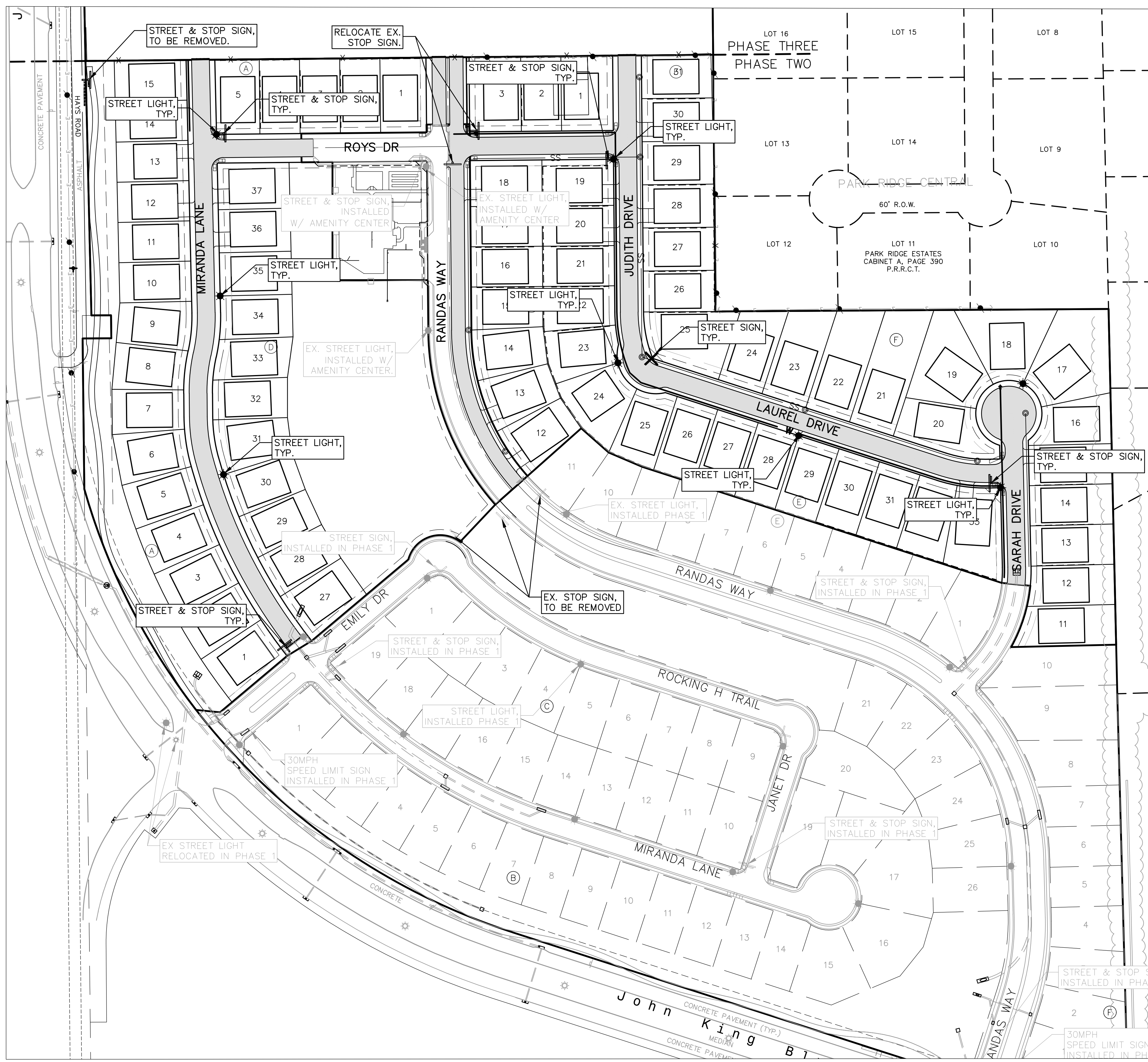
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 03/10/2021
PROJECT NO.: 06824	
DWG FILE NAME: 06824-2 TREESCAPE.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RYAN C. KING, P.E. (123635) ON 03/10/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

LANDSCAPE/TREE PLAN

SADDLE STAR SOUTH
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET **46** OF **27**



Street Sign Blade Submittal and Final Inspection Prior to Acceptance

(Submittal Example)

- A sample production street sign blade shall be submitted for review and approval. The sample blade shall be directed to the attention of Technical Operations Supervisor, Streets Division, City of Rockwall Service Center, 1600 Airport Road, Rockwall Texas 75087. The sample sign must be submitted for review at least 10 days prior to the scheduled installation date.
- All street and regulatory signage shall be installed, inspected and approved, prior to final acceptance of the project. This inspection typically takes place as part of the engineering department's final walkover. Any sign related issue/issues will be noted on the projects final punch list.

Standard Street Sign - Pole and Fixtures (Maintained By the City of Rockwall)

- Standard Street Sign Post - shall be 12' long - minimum (2-3/8") galvanized steel round post with a minimum of 60 mil wall thickness.
- Standard Post Installation Depth - sign post shall be installed into solid ground to a minimum depth of 24-inches and anchored with a minimum of 60lbs of concrete.
- Standard Post Bracket - shall be (18") cast aluminum round post bracket street sign mount for bottom street blade.
- Standard Top Crossing Bracket - shall be (12") cast aluminum top crossing street sign bracket mount for top street blade.
- Standard Mounting Bracket Assemblies - shall be (2-2/8") diameter aluminum round post interlocking bracket x 2 per pole.

A SAMPLE SIGN MUST BE SUBMITTED FOR APPROVAL BY THE CITY PRIOR TO FABRICATION OF ALL STREET SIGNS.

NOTE:
 IF THE DEVELOPER ELECTS TO INSTALL DECORATIVE SIGN POLES AND FIXTURES:
 -HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL CARE AND MAINTENANCE FOR ANY DECORATIVE SIGN POLES INSTALLED.
 -PLAT SHALL HAVE ITEM NOTE "HOA MUST MAINTAIN, REPAIR, AND REPLACE ALL NON-STANDARD STREET AND REGULATORY SIGN POLES AND FIXTURES OR OTHER APPROVED NON-STANDARD ITEMS."
 -THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE TO STORE OR HANDLE AND DECORATIVE SIGN POST OR FIXTURES.
 -THE CITY OF ROCKWALL RESERVES THE RIGHT TO APPROVE OR DISAPPROVE ANY DECORATIVE NON-STANDARD STREET SIGN AND REGULATES SIGN POLES/POSTS AND FIXTURES.
 -STANDARD STREET AND REGULATORY 2' x 8" GALVANIZED STEEL ROUND POST WITH ASSOCIATED FIXTURES TO BE USED.

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CAUTION! EXISTING UTILITIES
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CAUTION! EXISTING UTILITIES
 THE CONTRACTOR SHALL CONTACT NTRWD LINE LOCATES AT (469) 626-4569 AT LEAST 72 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTRWD FACILITIES.

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'.
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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: MJH	DATE:
CHECKED: RCK	DATE: 8/22/2022
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2.SL.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW UNDER THE AUTHORITY OF RYAN C. KING, P.E. (123635) ON 8/22/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

STREET LIGHT AND SIGNAGE PLAN
SADDLE STAR SOUTH PHASE 2
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
33
 OF
46



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-055

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N JOHN KING BLVD, ROCKWALL, TX 75097

SUBDIVISION SADDLE STAR ESTATES 2 LOT BLOCK

GENERAL LOCATION JOHN KING BLVD AND FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-79 CURRENT USE AG

PROPOSED ZONING PD-79 PROPOSED USE SINGLE FAMILY

ACREAGE 26.827 LOTS [CURRENT] 77 LOTS [PROPOSED] 77

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

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

OWNER SADDLE STAR SOUTH HOLDINGS APPLICANT ECDLP

CONTACT PERSON JOSE CAMPOS CONTACT PERSON RYAN KING

ADDRESS 2200 ROSS AVE. STE 4200W ADDRESS 1600 N COLLINS BLVD

CITY, STATE & ZIP DALLAS, TX 75201 CITY, STATE & ZIP RICHARDSON, TX 75080

PHONE 214-716-2900 PHONE 205-718-4328

E-MAIL JOSE.CAMPOS@HINES.COM E-MAIL RYAN@ECDLP.COM

NOTARY VERIFICATION [REQUIRED]

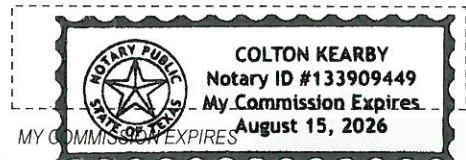
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jose Campos [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

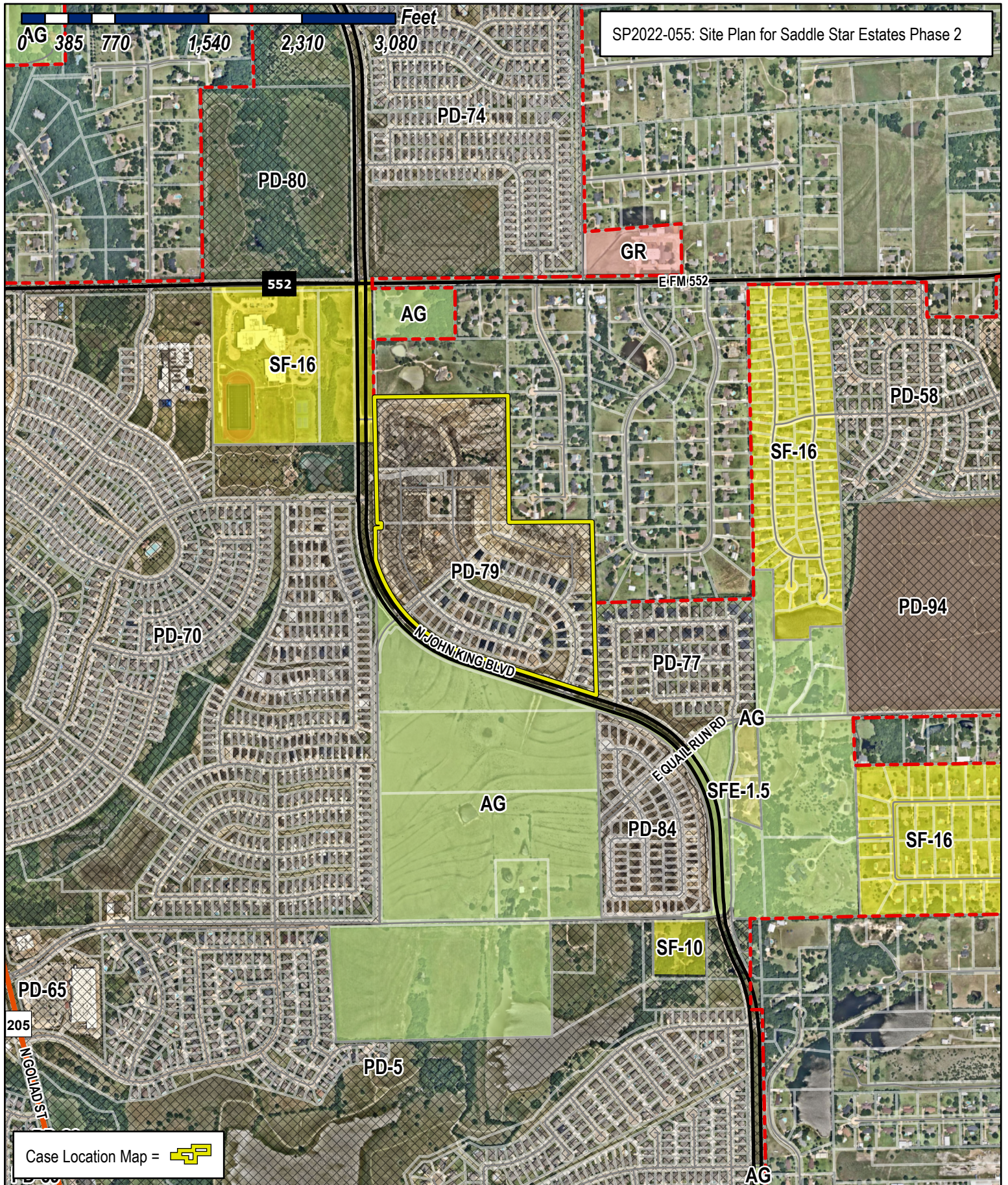
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 786.54 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF October 2022. BY SIGNING THIS APPLICATION, 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 14th DAY OF October, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



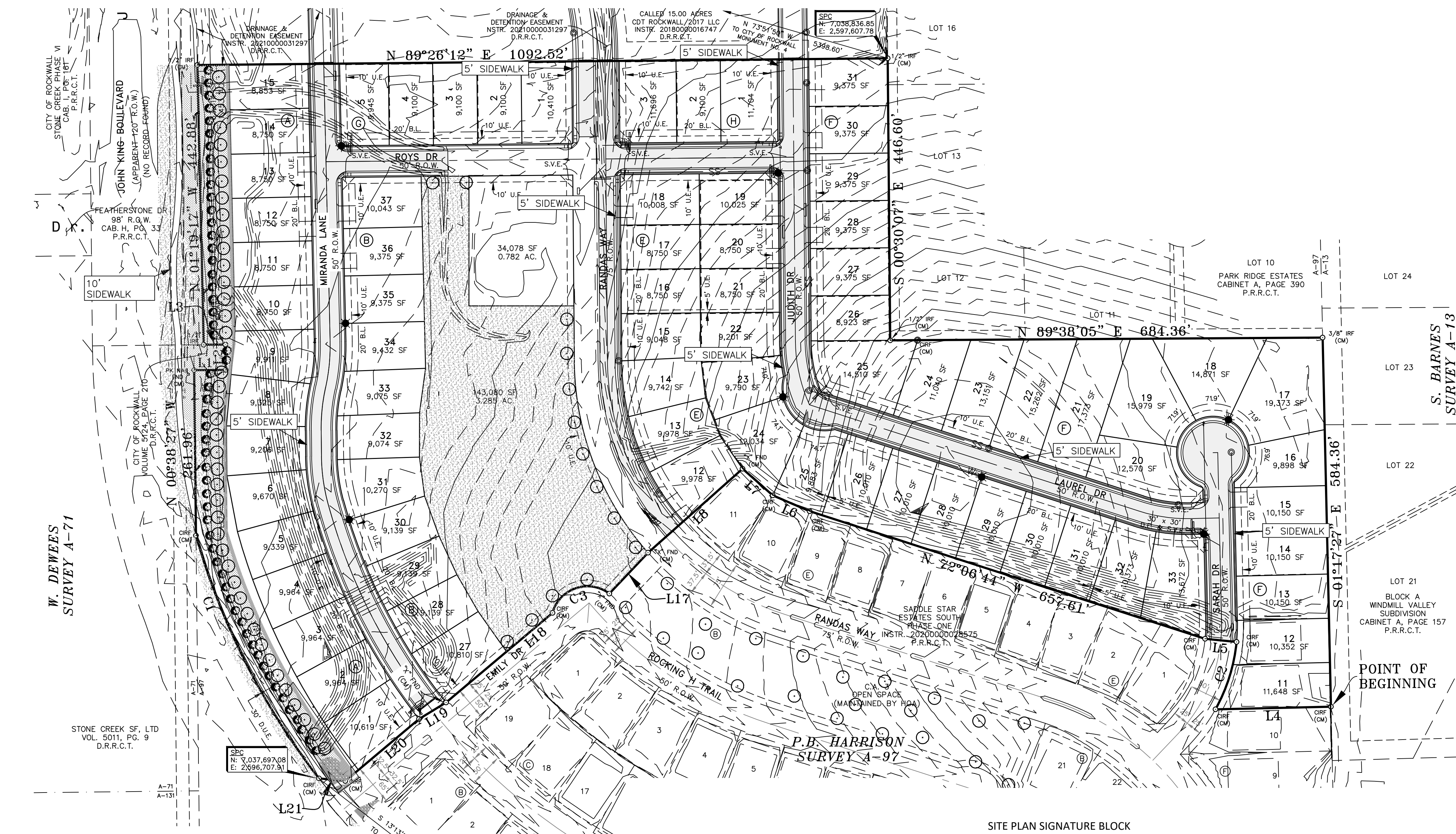
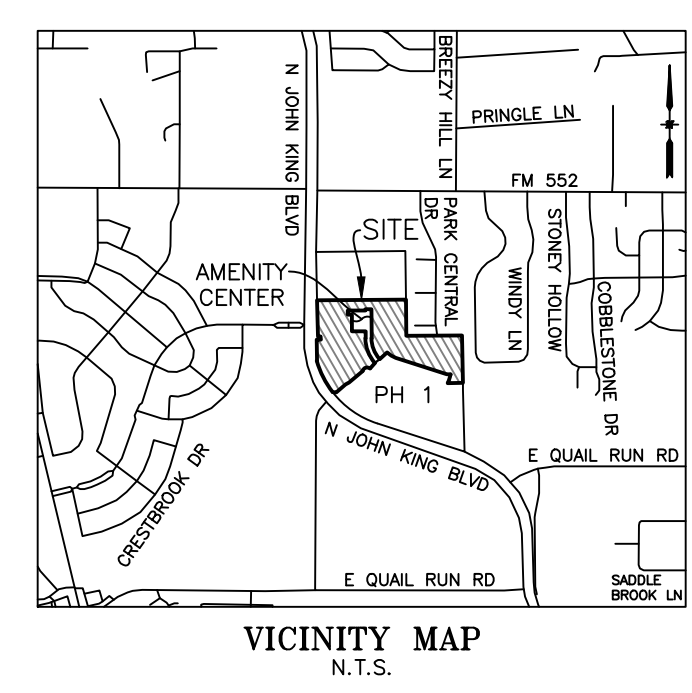
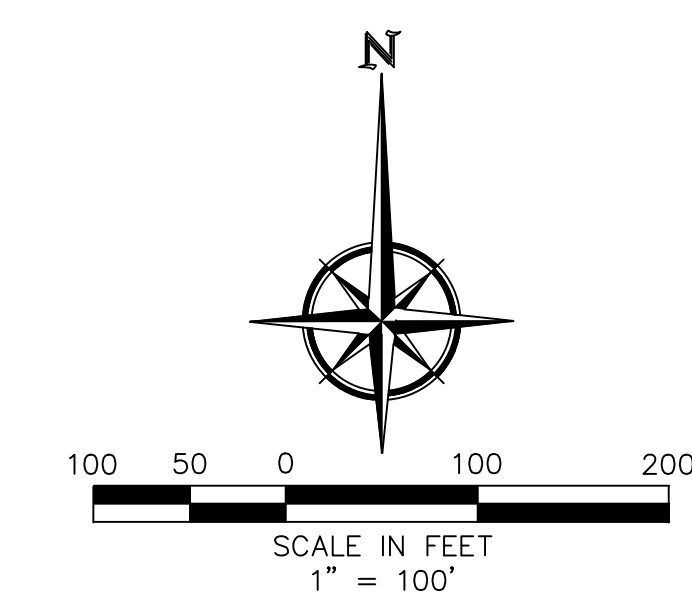


City of Rockwall

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

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LEGEND

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

LEGEND

- STREET SIGN
- STOP SIGN
- STREET & STOP SIGN
- STREET LIGHT

	BERMUDA GRASS - 179,852 SF
	SHRUB BED - 6,113 SF
	BEE HAPPY MIX - 36,384 SF
	WHITE CRUSHED GRANITE - 556 SF
	TEXAS RIVER ROCK MIX - 692 SF

NAME	QUANTITY
LIVE OAK	15
SHUMARD OAK	18
BUR OAK	13
CEDAR ELM	23
MEXICAN PLUM	18
CHASTE TREE	11
SMOKE TREE	18

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VERGECIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BURR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	CT	CHASTE TREE	VITEX AGASTIS CASTIS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGONIGARA	2" CALIPER	AS SHOWN

SADDLE STAR ESTATES PHASE 2 SITE PLAN DATA

- A. 26.827 ACRES
- B. PD-79 ZONING
- C. 77 LOTS
- D. AREA OPEN SPACE 211,805 SF
- E. ALL COMMON AREAS/OPEN SPACE TO BE MAINTAINED BY THE H.O.A

SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2022.

WITNESS OUR HANDS, this ___ day of ___, 2022.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

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 SOUTHWEST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHWEST OF THE SOUTHWEST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT. ELEVATION = 557.33'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	21°47'11"	1140.00'	219.39'	433.48'	N 26°51'02" W	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'

LEGEND

- CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 396.3"
- CIRF 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 396.3"
- IRF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- CM CONTROL MONUMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- ◆ INDICATES CHANGE IN STREET NAME

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 00°38'27" W	40.00'
L3	S 89°38'05" W	34.30'
L4	S 88°42'33" W	182.77'
L5	N 84°20'49" W	50.00'
L6	N 66°47'40" W	63.38'
L7	N 48°35'07" W	63.78'
L8	S 48°23'33" W	200.00'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'

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

OWNERS
SADDLE STAR SOUTH CITY OF ROCKWALL HOLDINGS, LLC
 2200 ROSS AVE., STE. 4200W
 DALLAS, TX 75201

DEVELOPER
HINES
 2200 ROSS AVE., SUITE 4200W
 DALLAS, TX 75201
 (214) 716-2900

PD SITE PLAN
SADDLE STAR ESTATES SOUTH, PHASE TWO
 26.827 ACRES
 77 SINGLE FAMILY LOTS
 3 COMMON AREA TRACT
 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 WINDCO CIRCLE, SUITE 200, WILEY TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401
 DATE September 16, 2022 2022-9-15 SITE PLAN REVISED.DWG

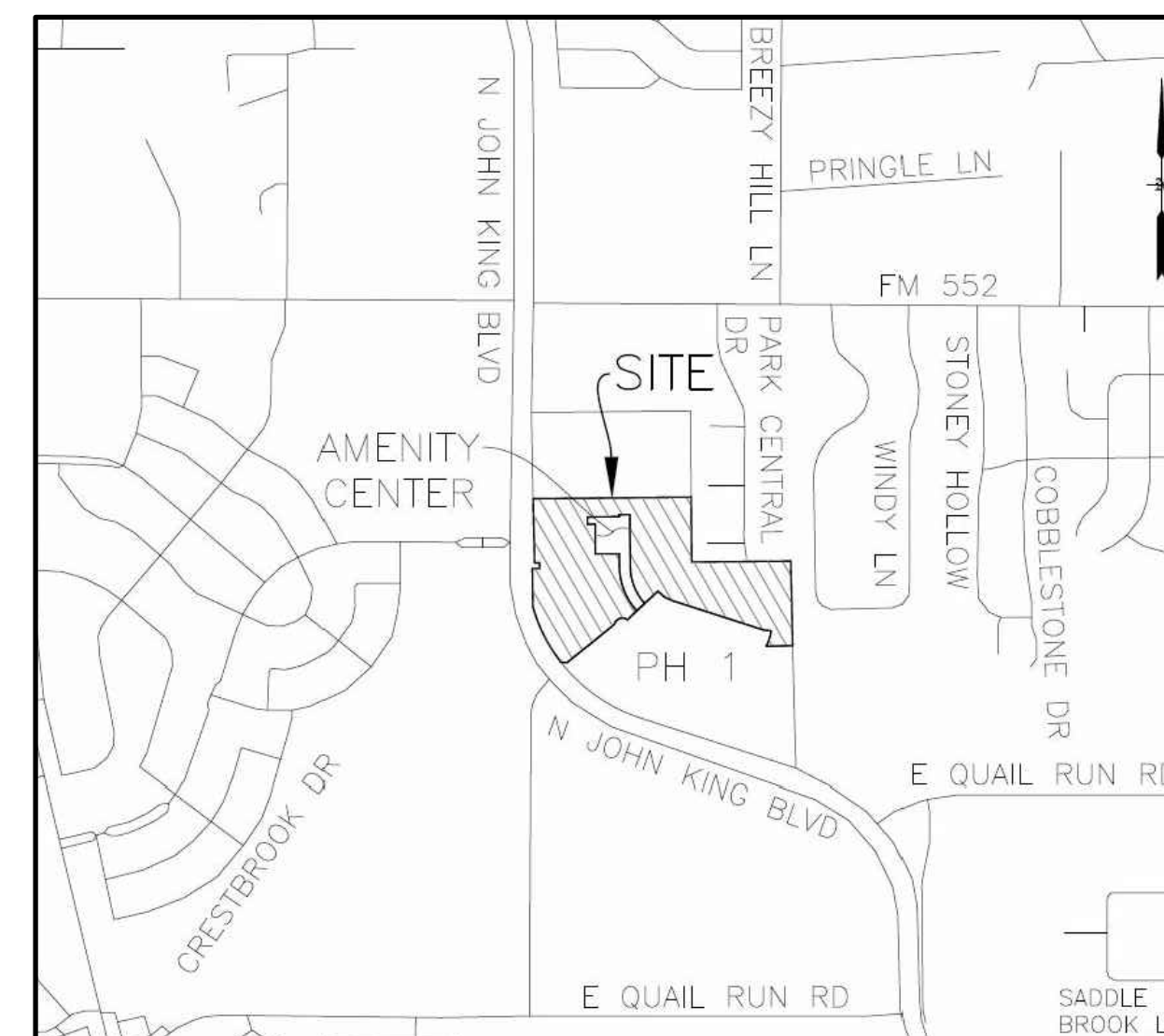
GENERAL CONSTRUCTION NOTES

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

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~SADDLE STAR SOUTH - PH2~
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: September 22, 2021



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
HS1	OVERALL LAYOUT PLAN
HS2-HS4	HARDSCAPE PLANS
HS5-HS6	HARDSCAPE DETAILS
L1-L6	LANDSCAPE PLANS
L7-L8	LANDSCAPE DETAILS
IR1-IR6	IRRIGATION PLANS
IR7-IR8	IRRIGATION DETAILS

GENERAL LANDSCAPE NOTES:

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

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

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

- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO 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.

OWNER / DEVELOPER:
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVENUE
SUITE 4200W
DALLAS, TEXAS 75201
PH. (972) 716-2900
CONTACT: PAT ATKINS

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

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



CITY OF ROCKWALL
STONE CREEK PHASE VI
CAB. I, PG. 161
P.R.R.C.T.

FEATHERSTONE DR.

STONE CREEK SF, LTD
VOL. 5011, PG. 9
D.R.R.C.T.

JOHN KING BLVD.

L6
IR6

SADDLE STAR
PHASE 3.

HS4
L3
IR3

MIRANDA LANE

ROYS DRIVE

L4
IR4

SADDLE STAR
SOUTH PHASE 2A
LOT CA-4
AMENITY CENTER

RANDAS WAY

HS3
L2
IR2

L5
IR5

HS2
L1
IR1

EMILY DRIVE

ROCKING H TRAIL

MIRANDA LANE

JOHN KING BLVD.

JANET DR

1 2 3 4 5

1 2 3

30 31

15

11 10

6 5

4 3 2

3 2

2 1

2 3 4 5 6 7 8 9 10

2

18 17 16 15 14 13 12 11 10

2 3 4 5 6 7 8 9 10 11 12

18 19

17 20

16 21

15 22

14 23

13 24

12 25

11 26

10 27

9 28

29 28 27 26

25 24 23 22 21 20

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

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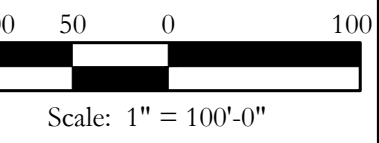
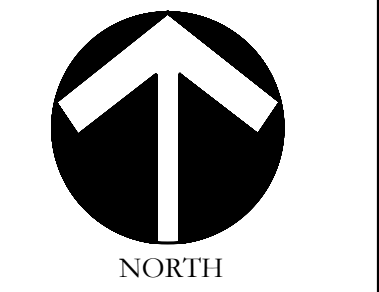
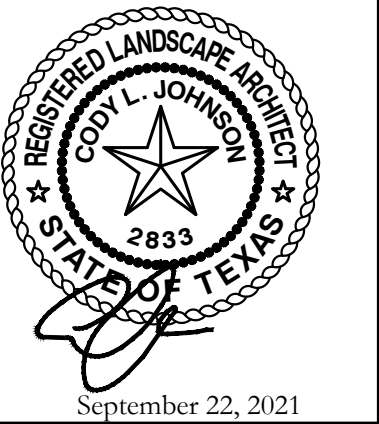
17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

LAUREL DRIVE

RANDAS WAY

SARAH DRIVE



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

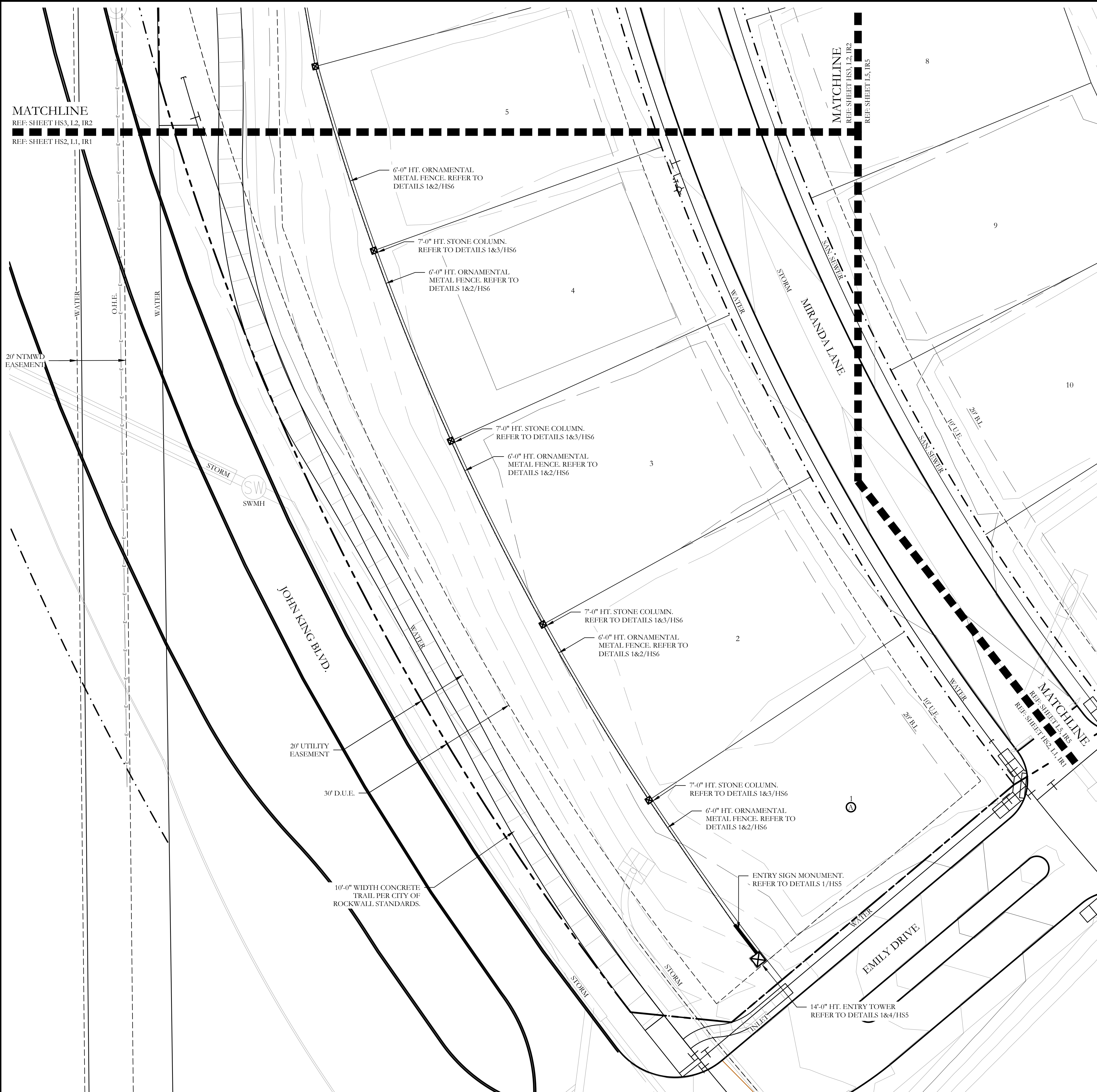
SCREENING AND BUFFERING

Overall Layout Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
HS1 of 6



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

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

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH. (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
STATE OF TEXAS
2833
September 22, 2021

NORTH

20 10 0 10 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
Landscape Plans
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
HS2 of 6





MATCHLINE
REF: SHEET HS4, L3, IR3
REF: SHEET HS3, L2, IR2

MATCHLINE
REF: SHEET HS3, L2, IR2
REF: SHEET L4, IR4

MATCHLINE
REF: SHEET L4, IR4
REF: SHEET L5, IR5

MATCHLINE
REF: SHEET HS3, L2, IR2
REF: SHEET HS2, L1, IR1

HARDSCAPE LEGEND

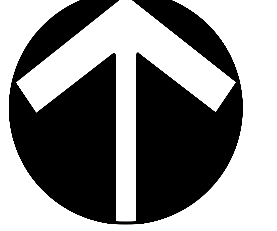
-  6'-0" HT. ENTRY SIGN WALL.
REFER TO DETAILS 1,2&3/HS5.
-  14'-0" HT. STONE ENTRY TOWER
REFER TO DETAILS 1&4/HS5.
-  7'-0" HT. STONE COLUMN.
REFER TO DETAILS 1&3/HS6.
-  6'-0" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&2/HS6.

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

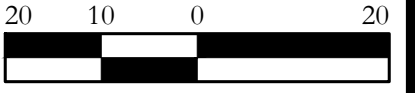
9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
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EMAIL: CODY@CODYJOHNSONSTUDIO.COM




September 22, 2021



NORTH



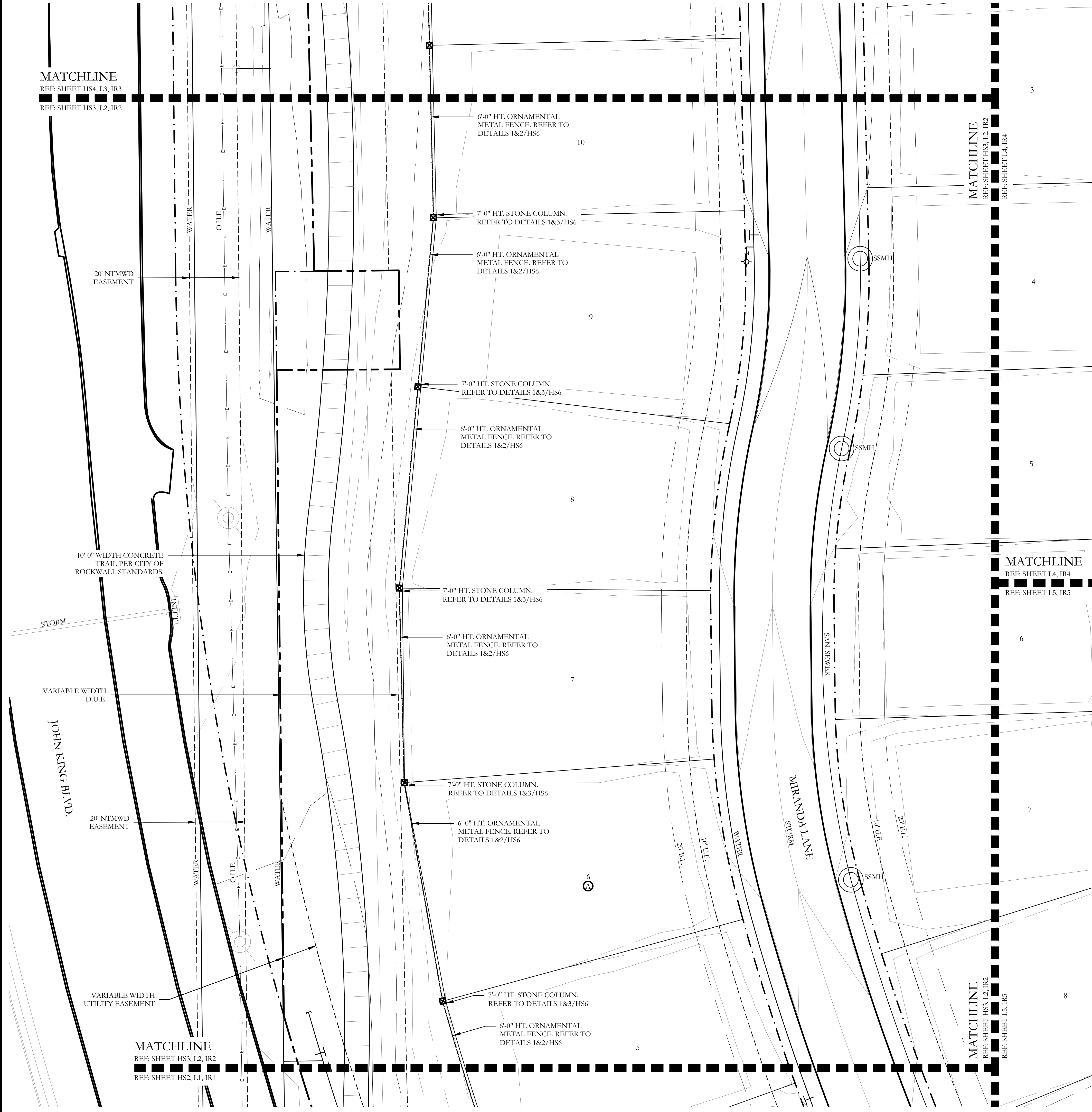
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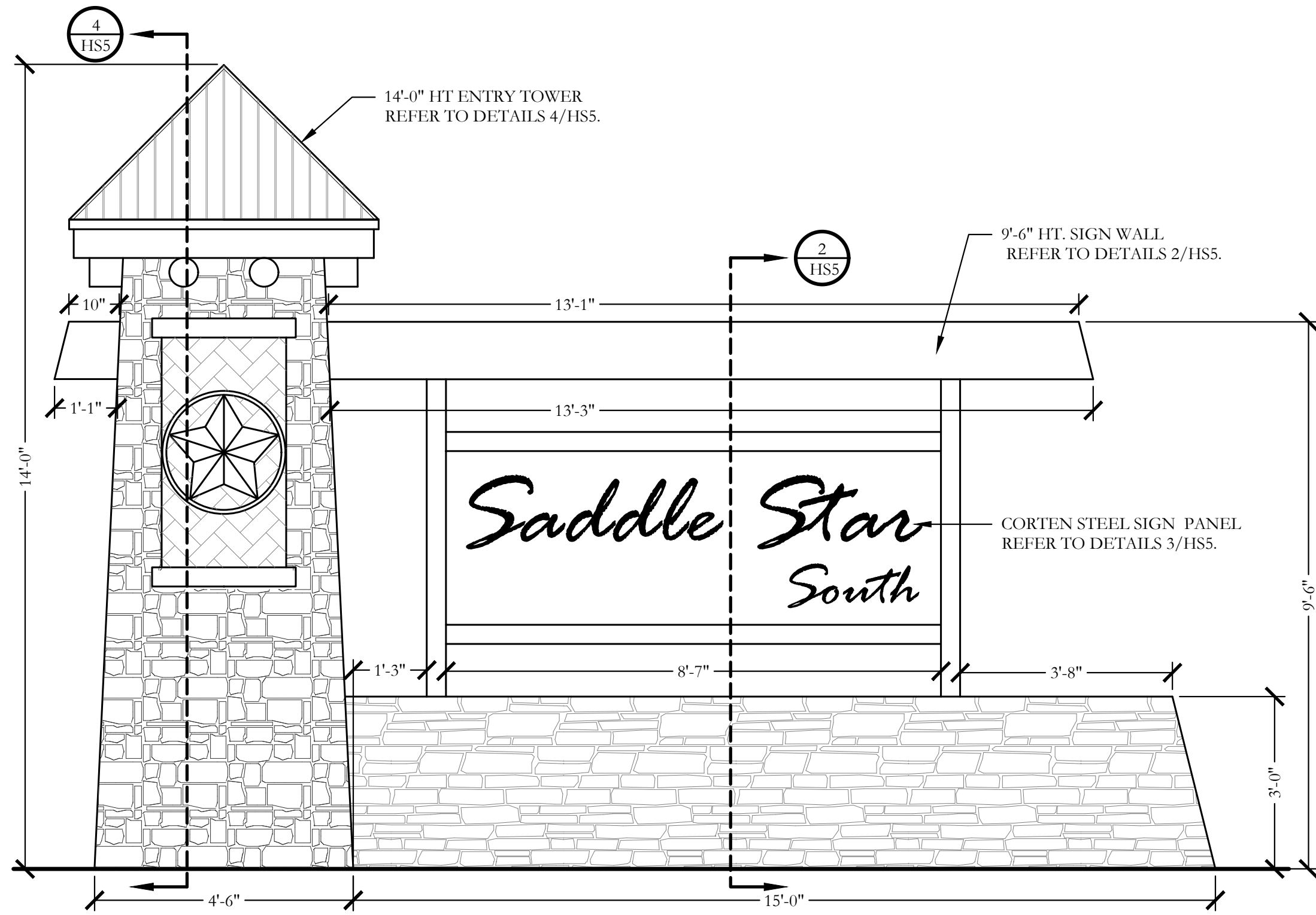
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One Inch

SCREENING AND BUFFERING
Hardscape Plans
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

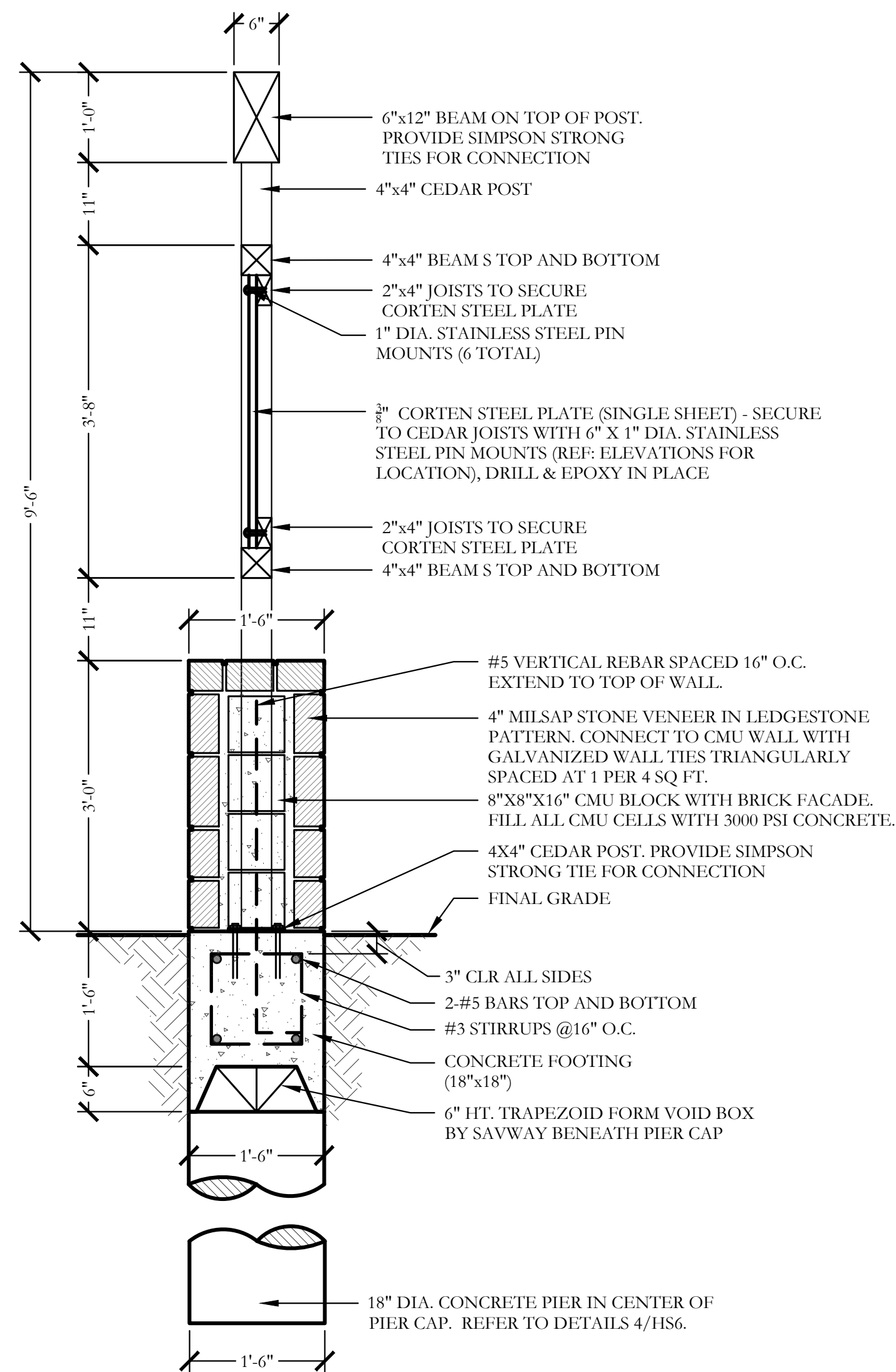
CJS PROJECT NO.
PAD001C
SHEET NO.
HS3 of 6





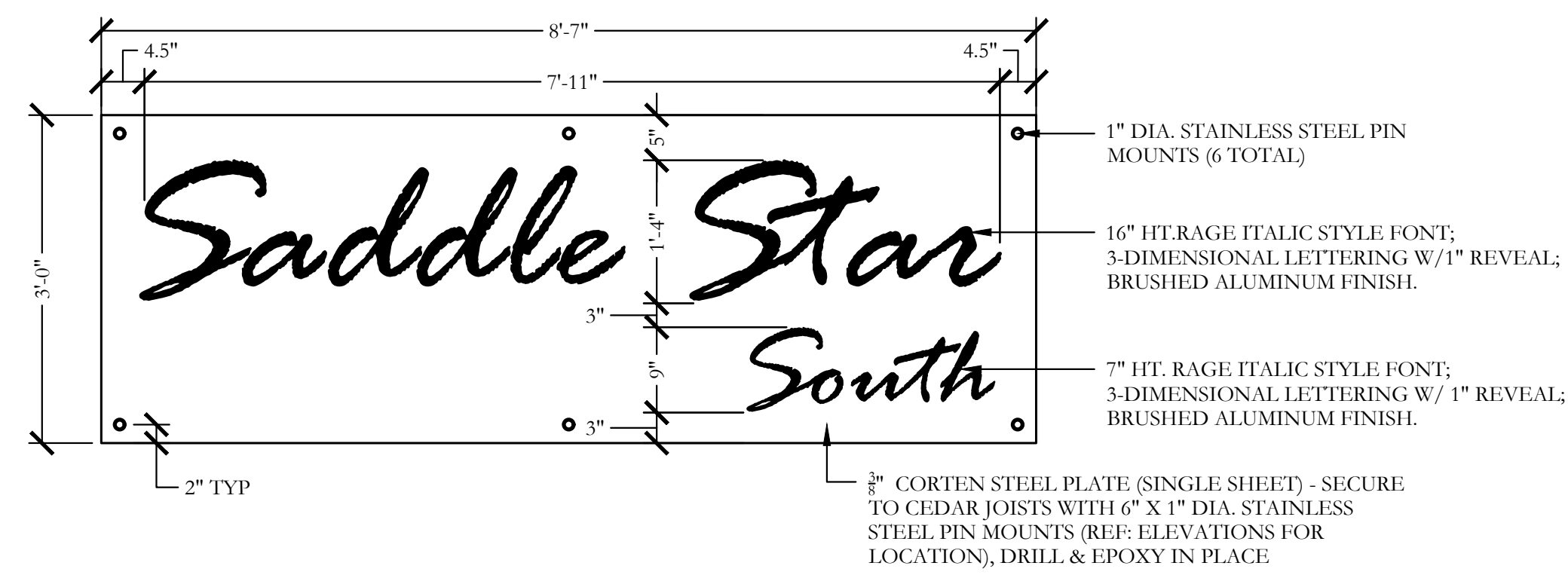
1 ENTRY SIGN MONUMENT
ELEVATION

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



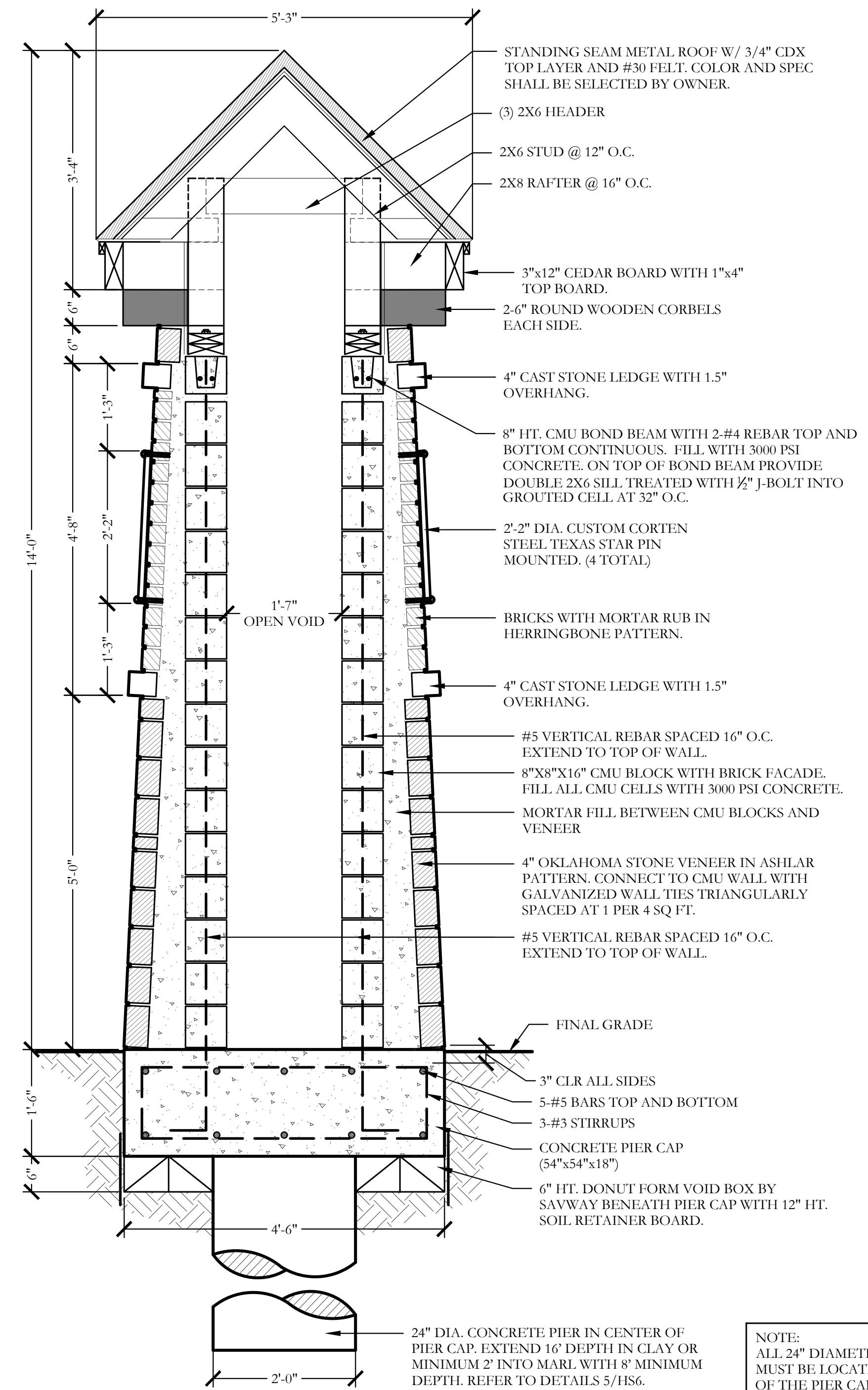
2 9'-6" HT. SIGN WALL
ELEVATION

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



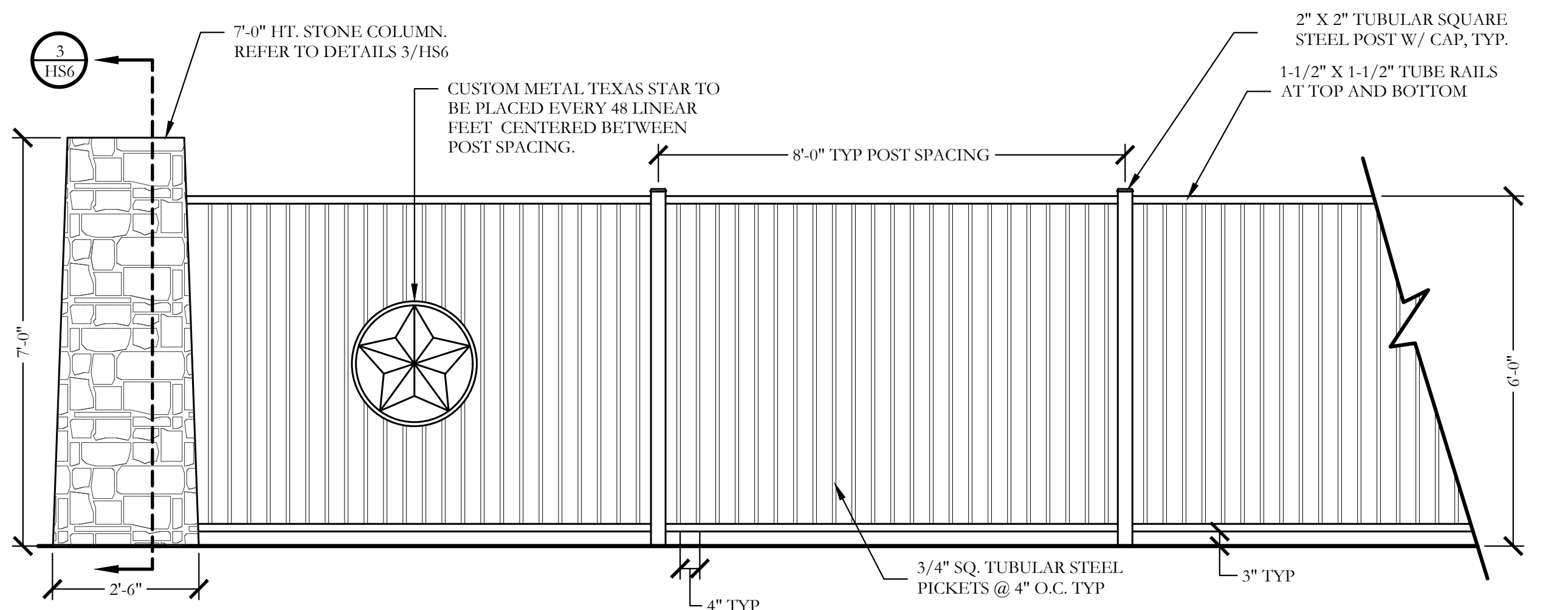
3 CORTEN STEEL SIGN PANEL
ELEVATION

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

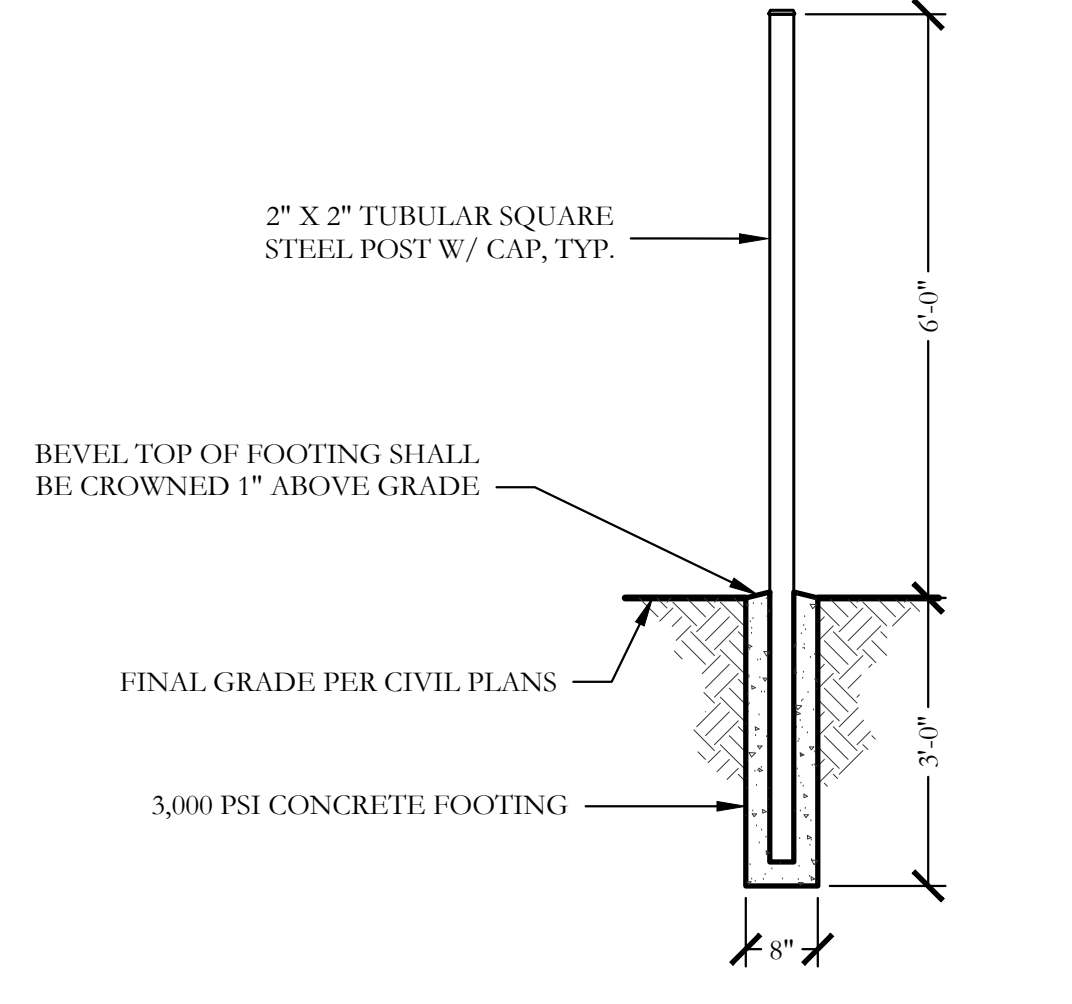


4 14'-0" HT. STONE ENTRY TOWER
SECTION

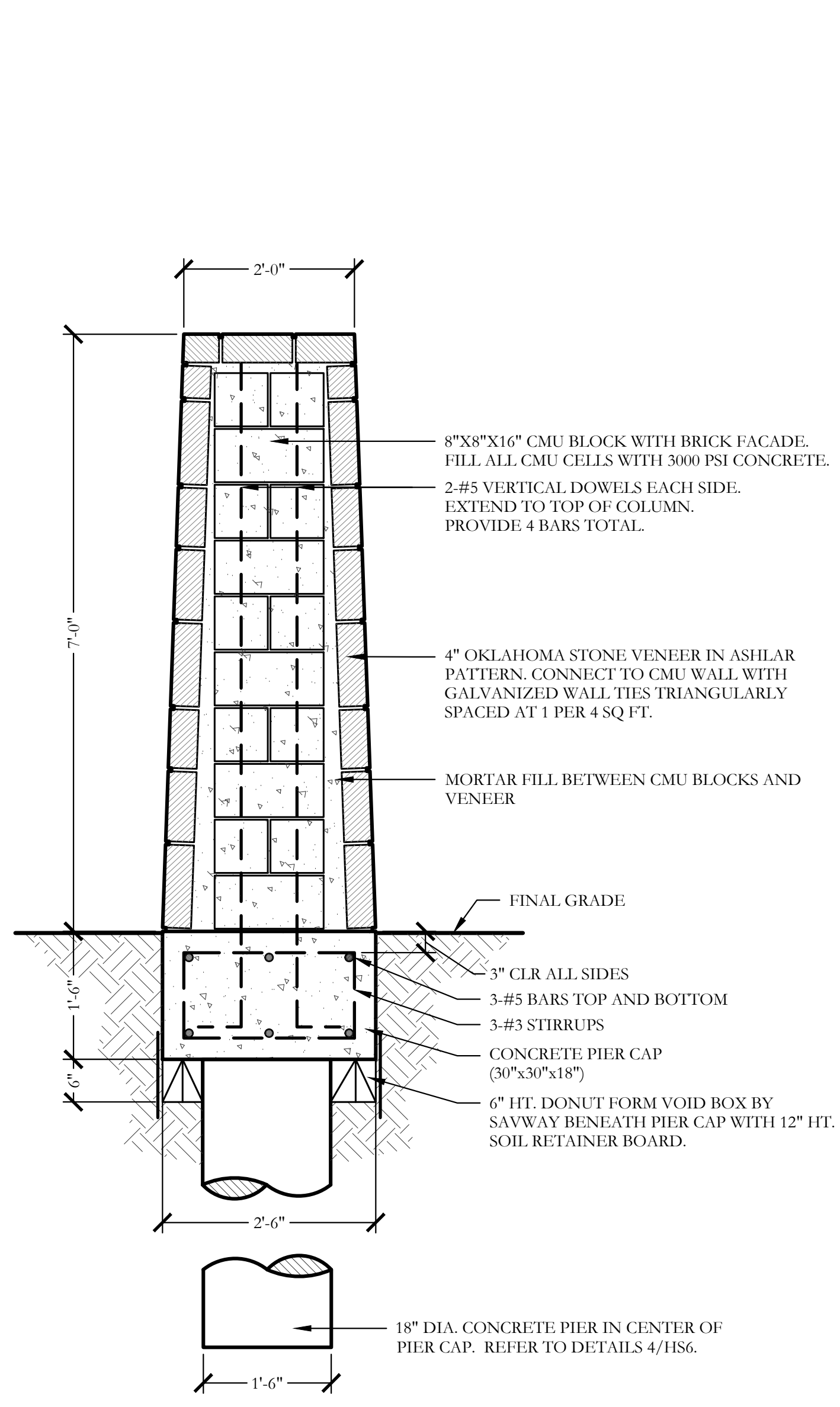
NOTE: ALL 24" DIAMETER CONCRETE PIERS MUST BE LOCATED IN THE CENTER OF THE PIER CAP.



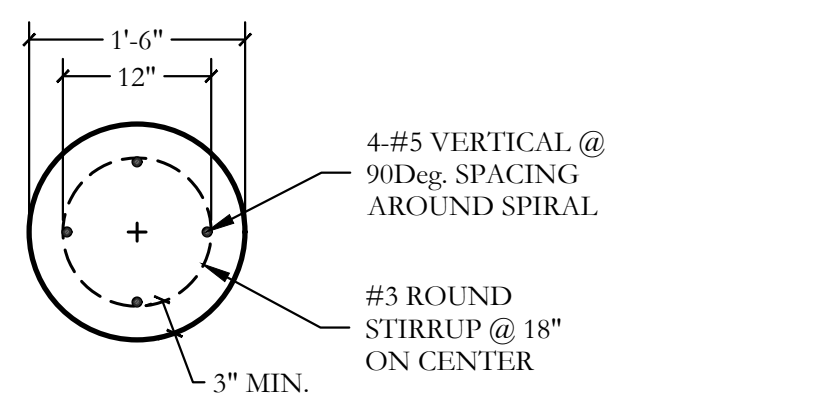
1 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE ELEVATION SCALE: 1/2" = 1'-0"



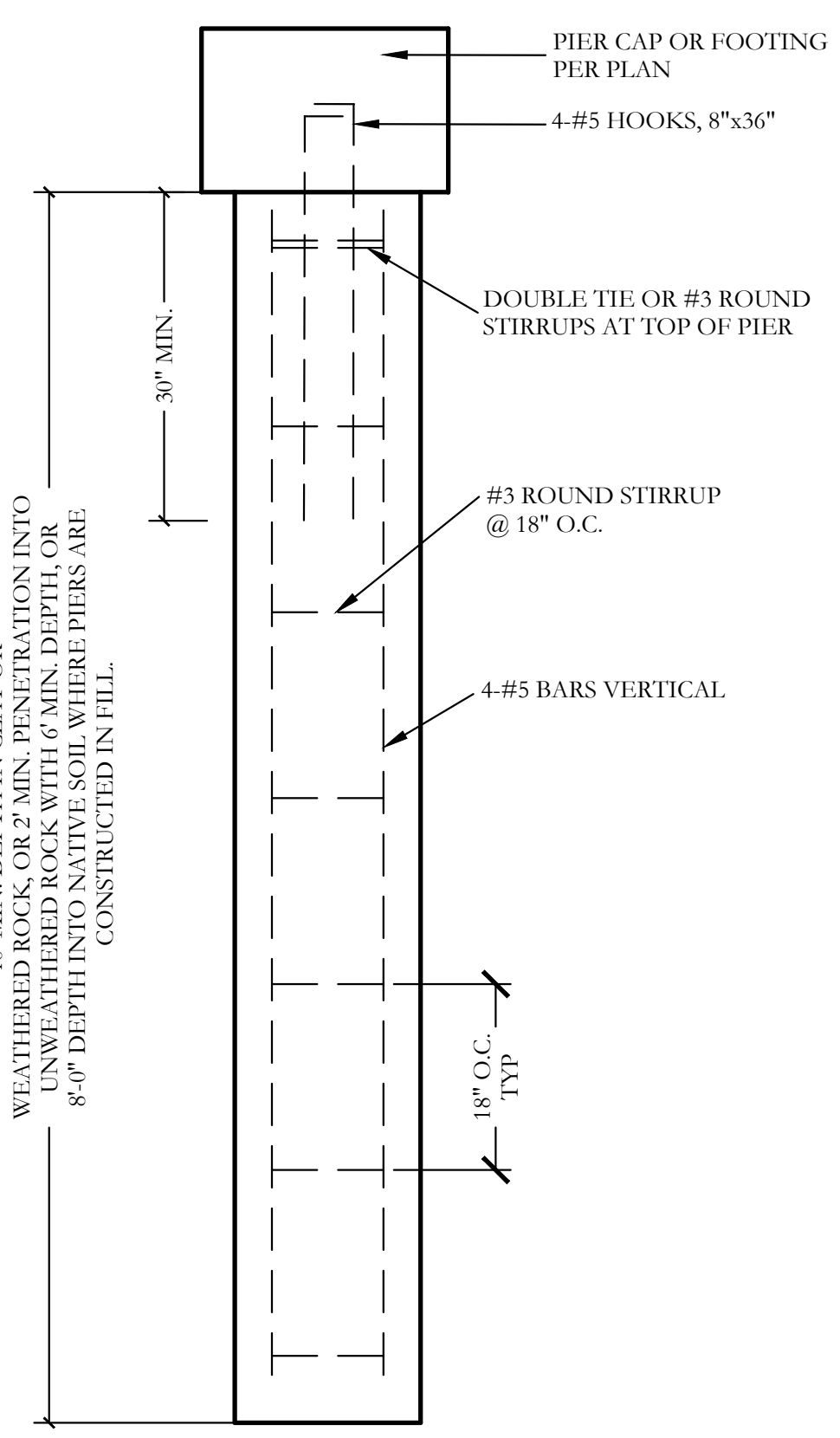
2 TYPICAL METAL POST FOOTING SECTION SCALE: 1/2" = 1'-0"



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

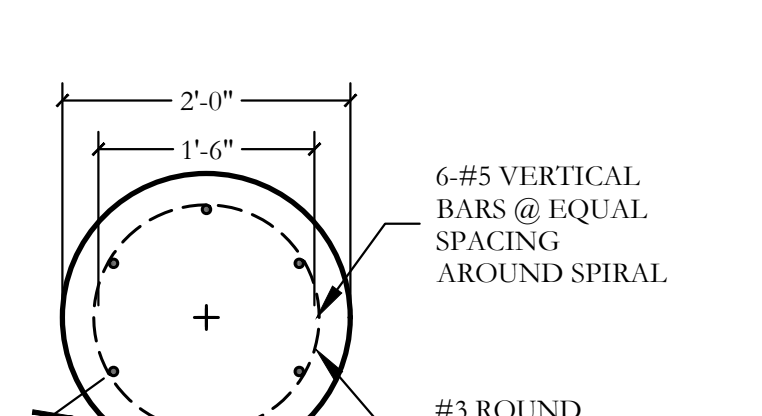


PLAN/SECTION

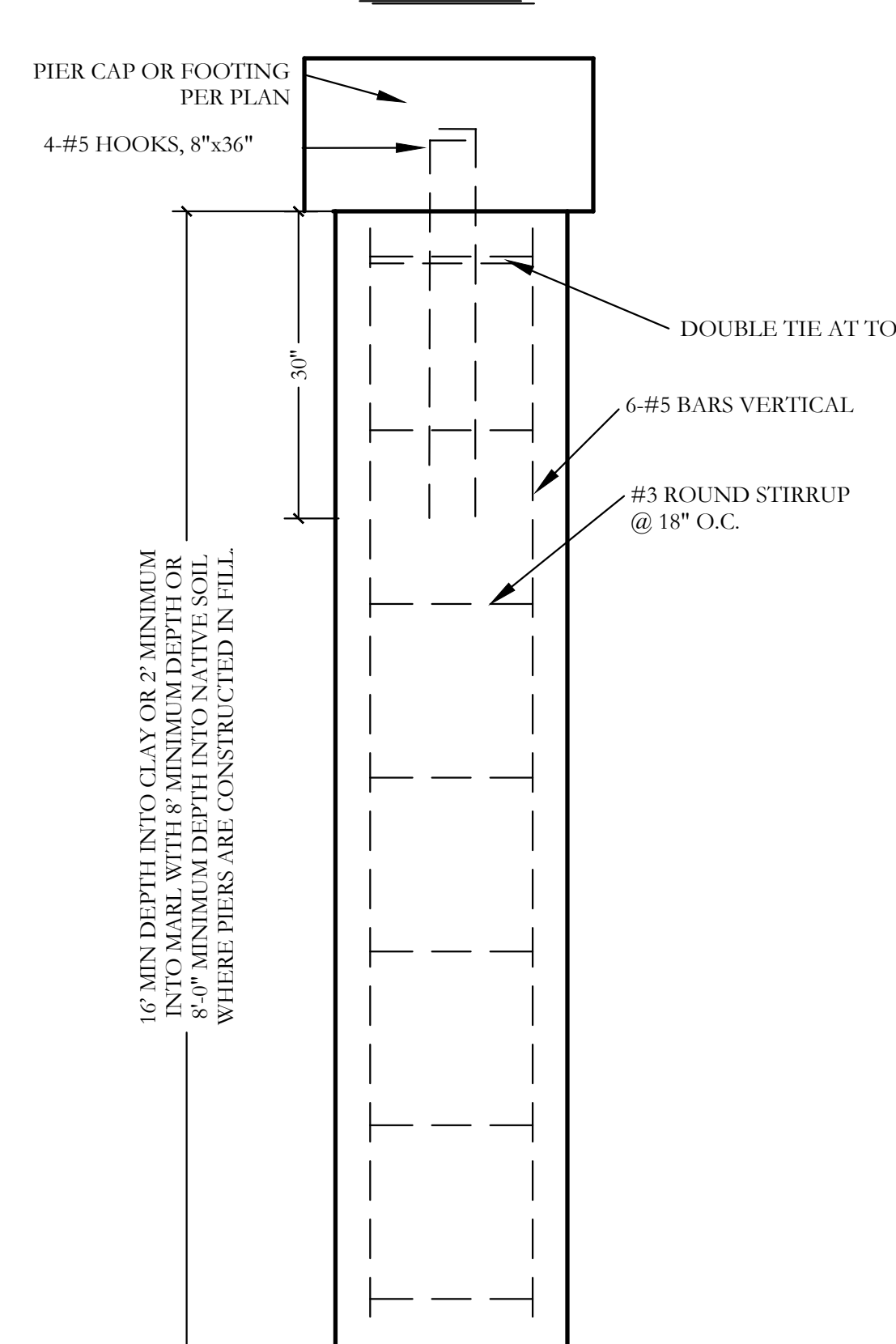


SECTION

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



PLAN



SECTION

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

GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
- ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE I AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
 - ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
 - CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 - CHLORIDES SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE = 1".
- CONCRETE REINFORCING STEEL**
- ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
 - PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
 - CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 5: 2 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - 2.3.1. SLABS, WALLS AND JOISTS
 - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
 - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
 - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
 - 2.3.3. SHELLS AND FOLDED PLATES
 - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES
 - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES
 - ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.
- DRILLED PIERS**
- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 - PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 - STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
 - PROVIDE 6# BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
 - PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.
- STRUCTURAL CONCRETE MASONRY UNIT**
- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 - CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 - MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 - COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 - REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
 - HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 - JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 - LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
 - LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 - PLACE GROUT USING LOW-LIFT METHOD, 6" MAXIMUM LIFTS.

WALL NOTES

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

ORNAMENTAL METAL FENCE NOTES

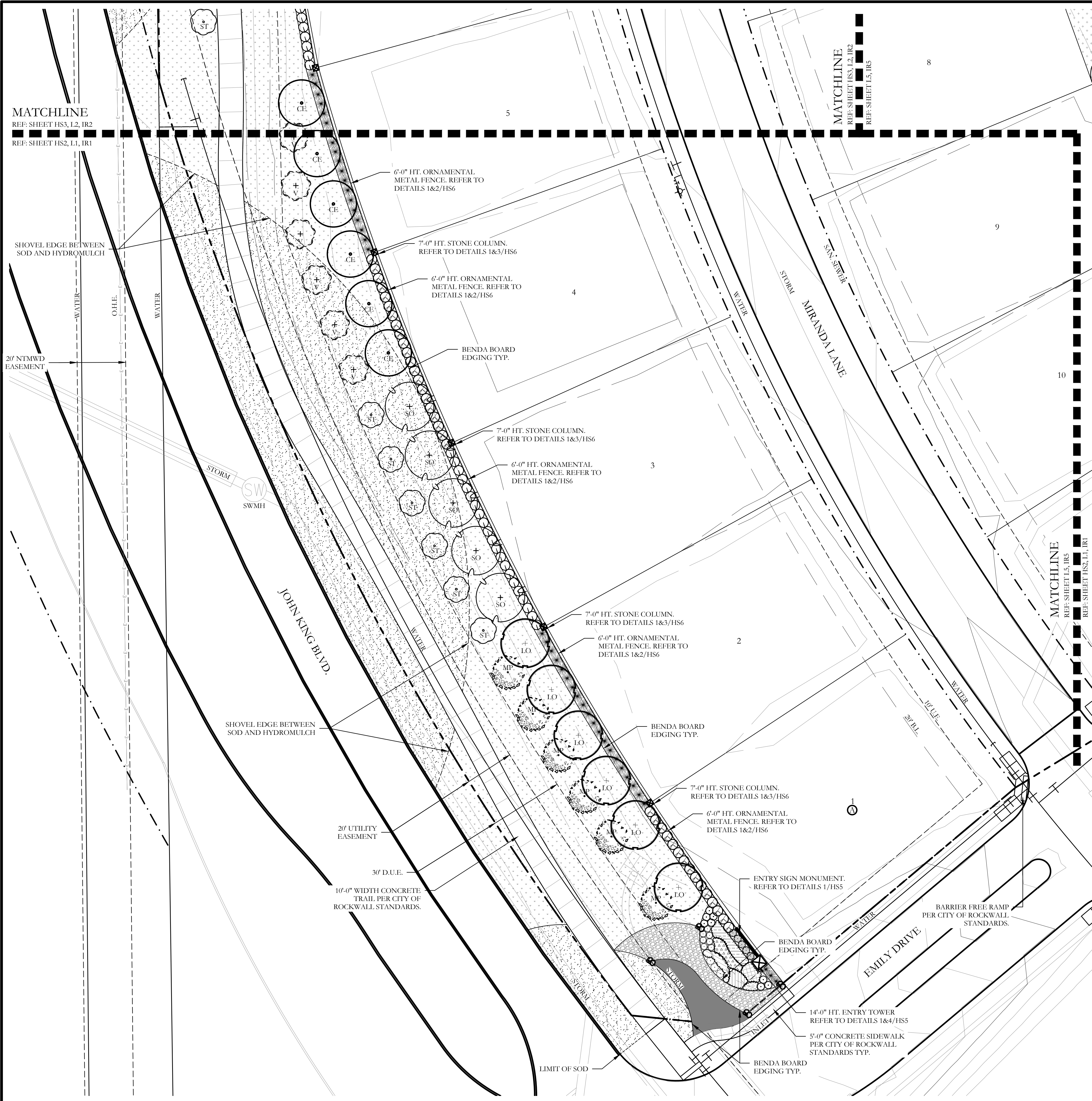
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- ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
- ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE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

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

September 22, 2021

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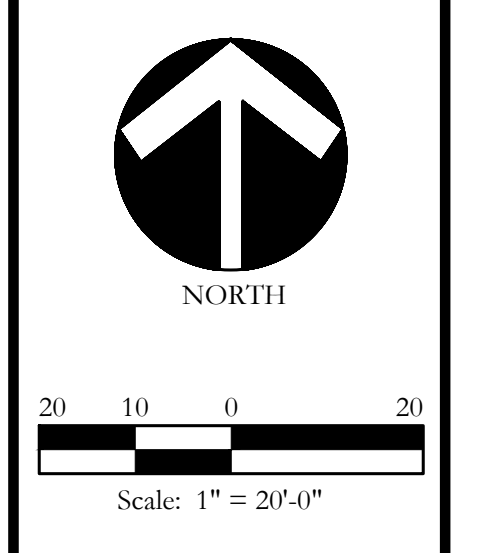
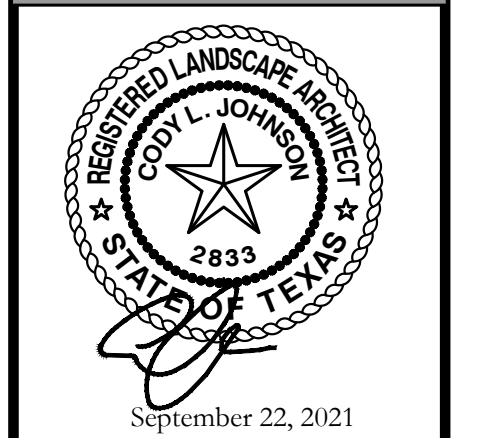
SCREENING AND BUFFERING
Hardscape Details
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS CASTUS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
	T	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
	A	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
	I	INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
	S	'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
	Y	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
	Q	QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	3 GALLON	36" O.C.
	M	MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
	J	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
	W	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
	D	DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
	L	LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
	G	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	H	COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
	B	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	G	BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
	R	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"
	O	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

CODY JOHNSON
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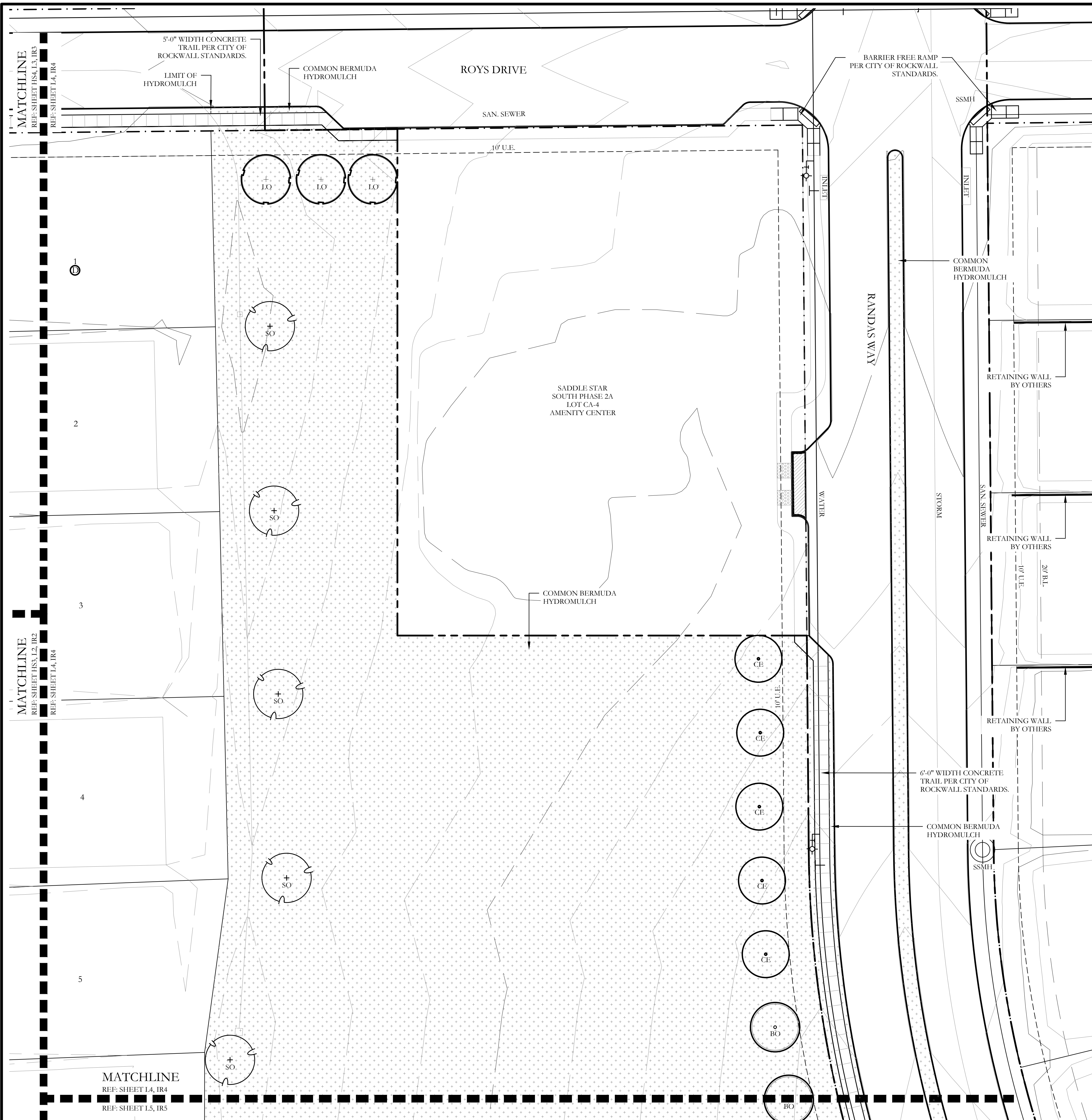
SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.	PAD001C
SHEET NO.	L1 of 8



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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2835
STATE OF TEXAS
September 22, 2021

NORTH

20 10 0 20
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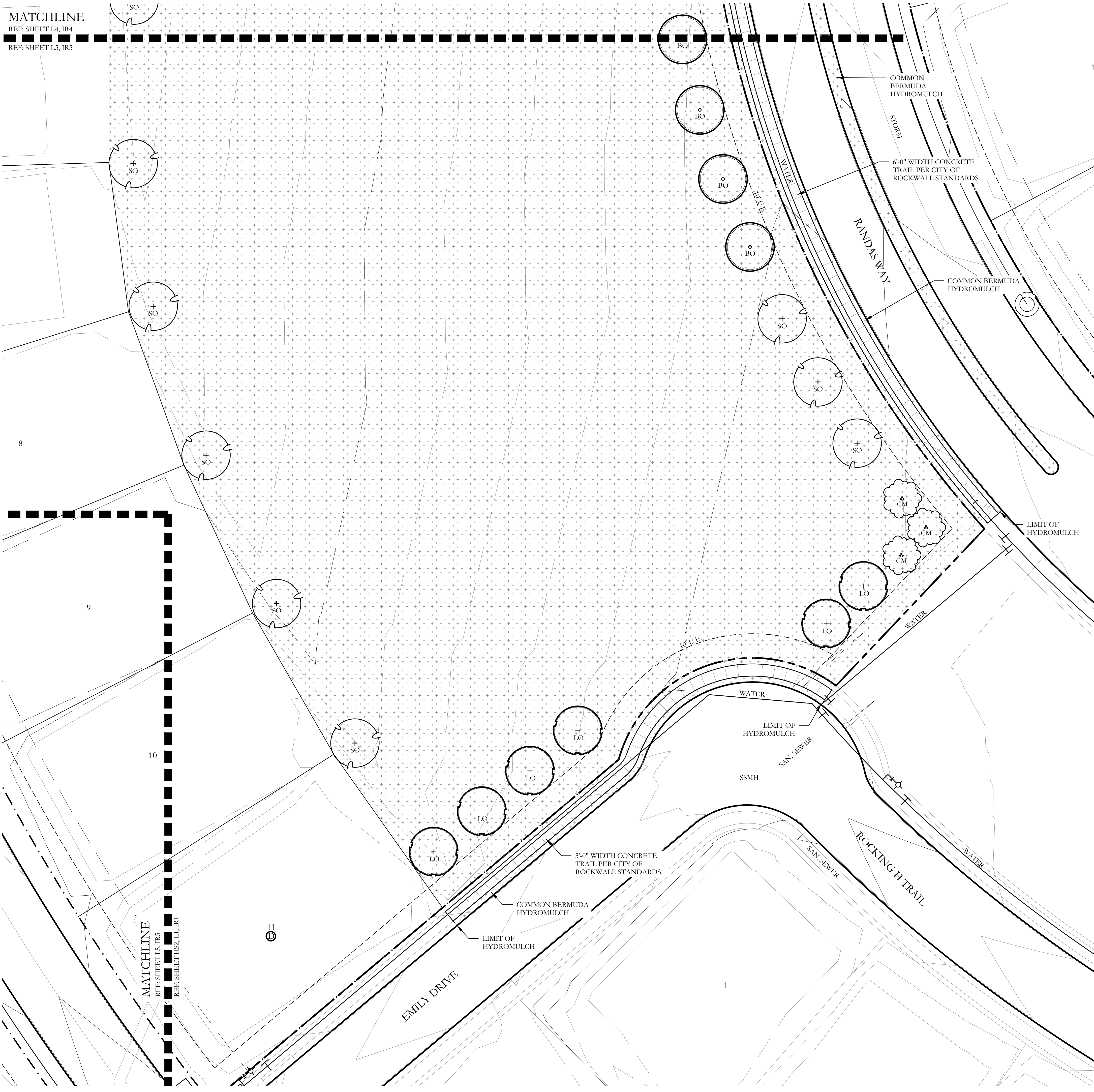
SCREENING AND BUFFERING

Landscape Plan
Saddle Star South - Phase 2
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
L4 of 8

MATCHLINE
 REF: SHEET L4, IR4
 REF: SHEET L5, IR5

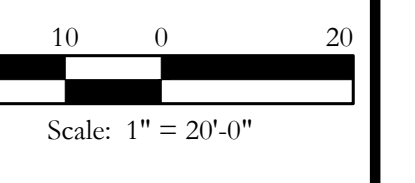
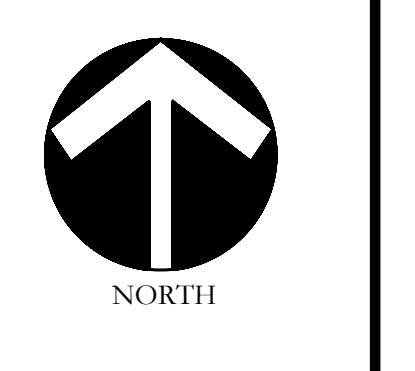
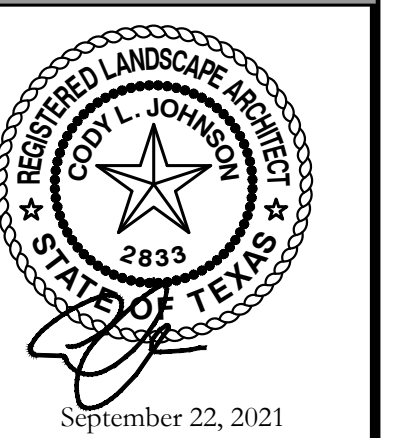


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		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

CODY JOHNSON
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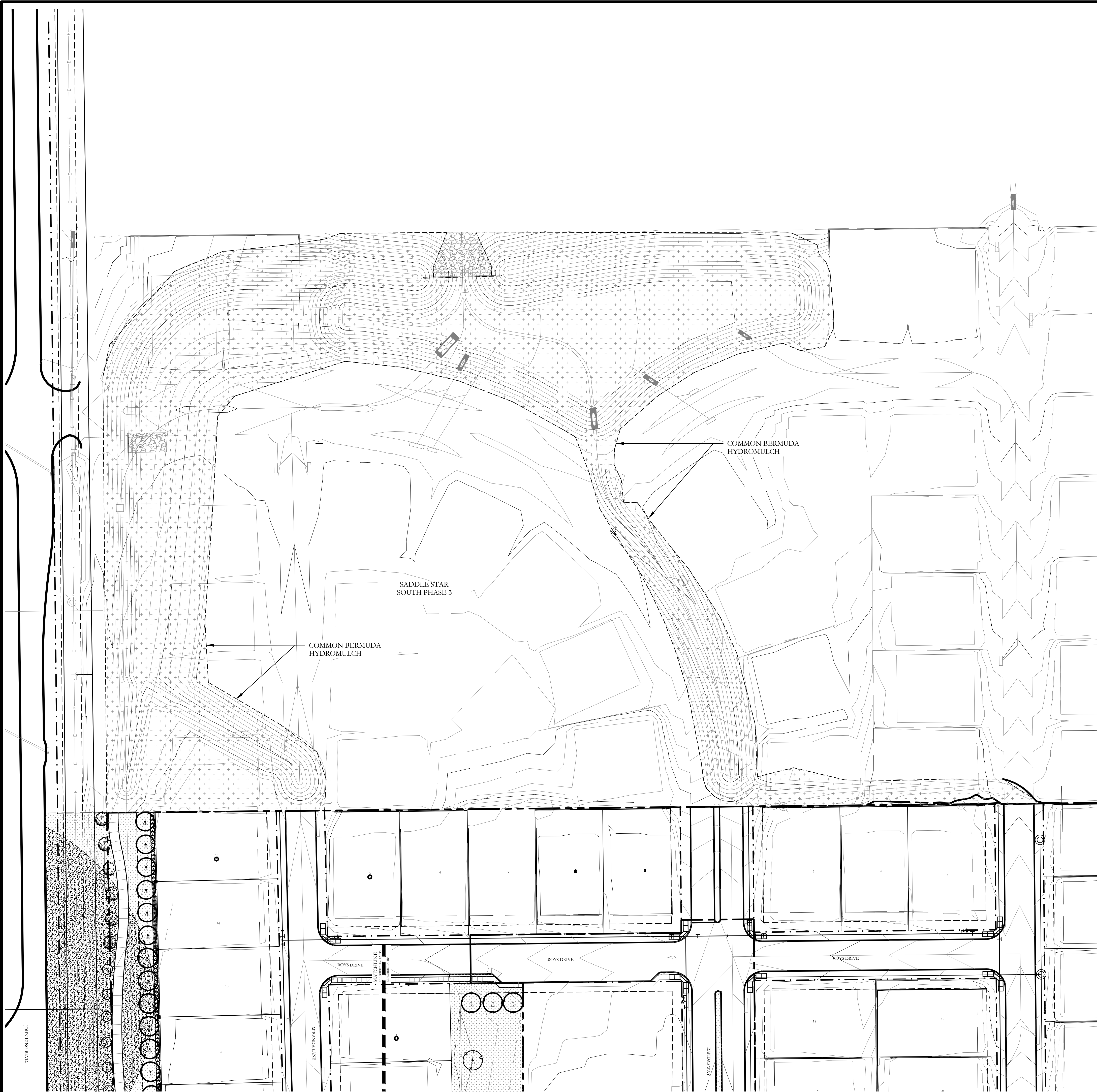


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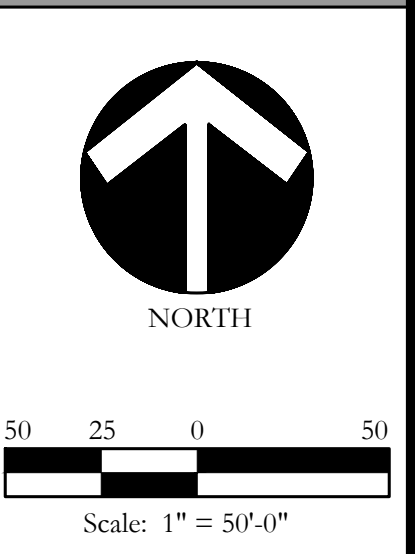
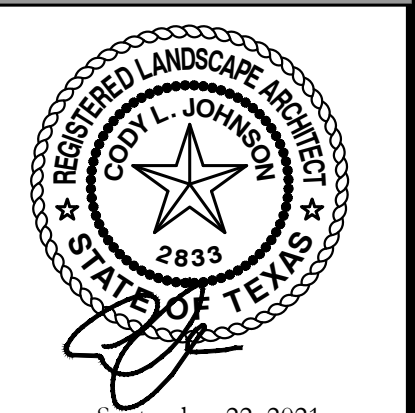
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SCREENING AND BUFFERING
 Landscape Plan
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
 SHEET NO.
L5 of 8



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS CASTUS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAER REGINAE	3 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
		WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	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



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One Inch

SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

LANDSCAPE PROVIDED

JOHN KING BOULEVARD
 MINIMUM TWENTY (50) FOOT LANDSCAPE EDGE PROVIDED
 10' SIDEWALK WITHIN LANDSCAPE BUFFER PROVIDED.
 3 - 4" CAL. CANOPY TREE & 4 ACCENT TREES / 100 LF OF LINEAR FRONTAGE
 1,200 LF OF FRONTAGE / 100 LF = 36 - 4" CAL. TREES & 48 ACCENT TREES REQUIRED.
 PROVIDED: 36 - 4" CALIPER CANOPY TREES & 48 ACCENT TREES PROVIDED
 MIN 30" HT. SHRUBBERY PROVIDED ALONG LENGTH OF STREET FRONTAGE.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	15	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	18	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	12	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	23	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
MP	18	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	12	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
ST	18	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	97	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	89	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	93	DALLAS BLUE SWITCHGRASS	PANICUM VERGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	5	INDIAN HAWTHORN SNOW	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	7	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	8	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	3	QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	12	MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	8	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCOFOLIA'	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	43	WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	13	DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	5	LAVENDER COTTOM	SANTOLINA CHAMAECPYRARISSUS	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	56,340	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	342,209	COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	36,384	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	556	BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	692	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"	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	4	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM 1/3RD OF BOULDER IN LANDSCAPE BED.	TONS	FIELD LOCATE	50 LB - 250 LB PER BOULDER

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

IRRIGATION STANDARDS:

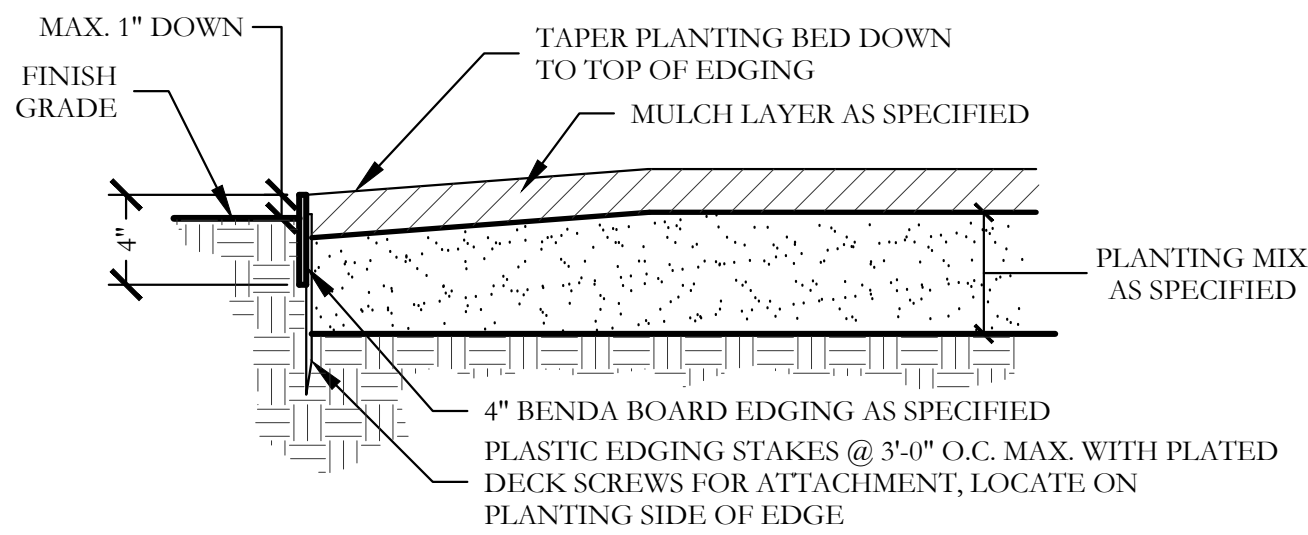
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED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

MAINTENANCE STANDARDS:

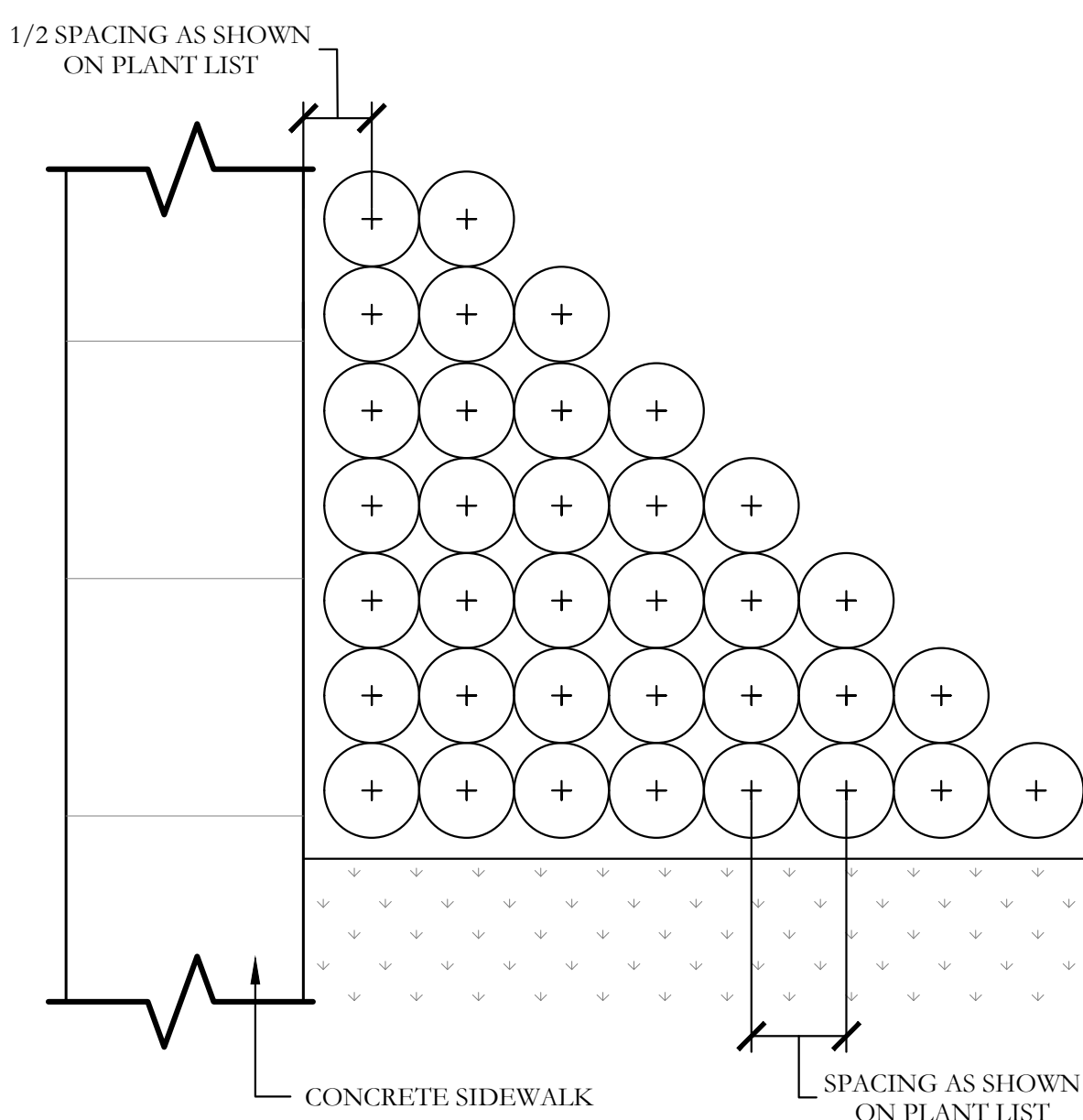
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRONCH ON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

TREE PROTECTION NOTES:

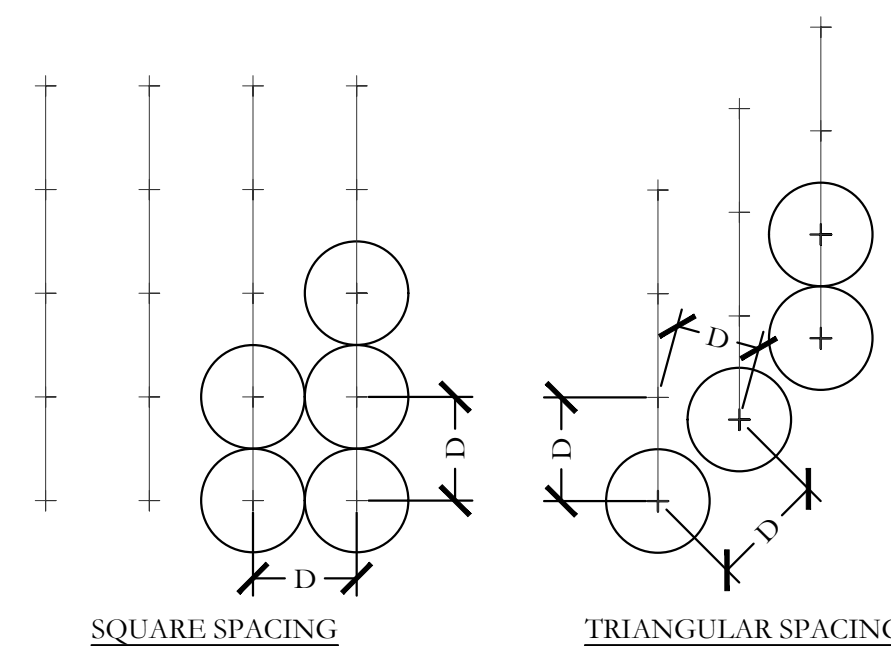
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING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



1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION



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

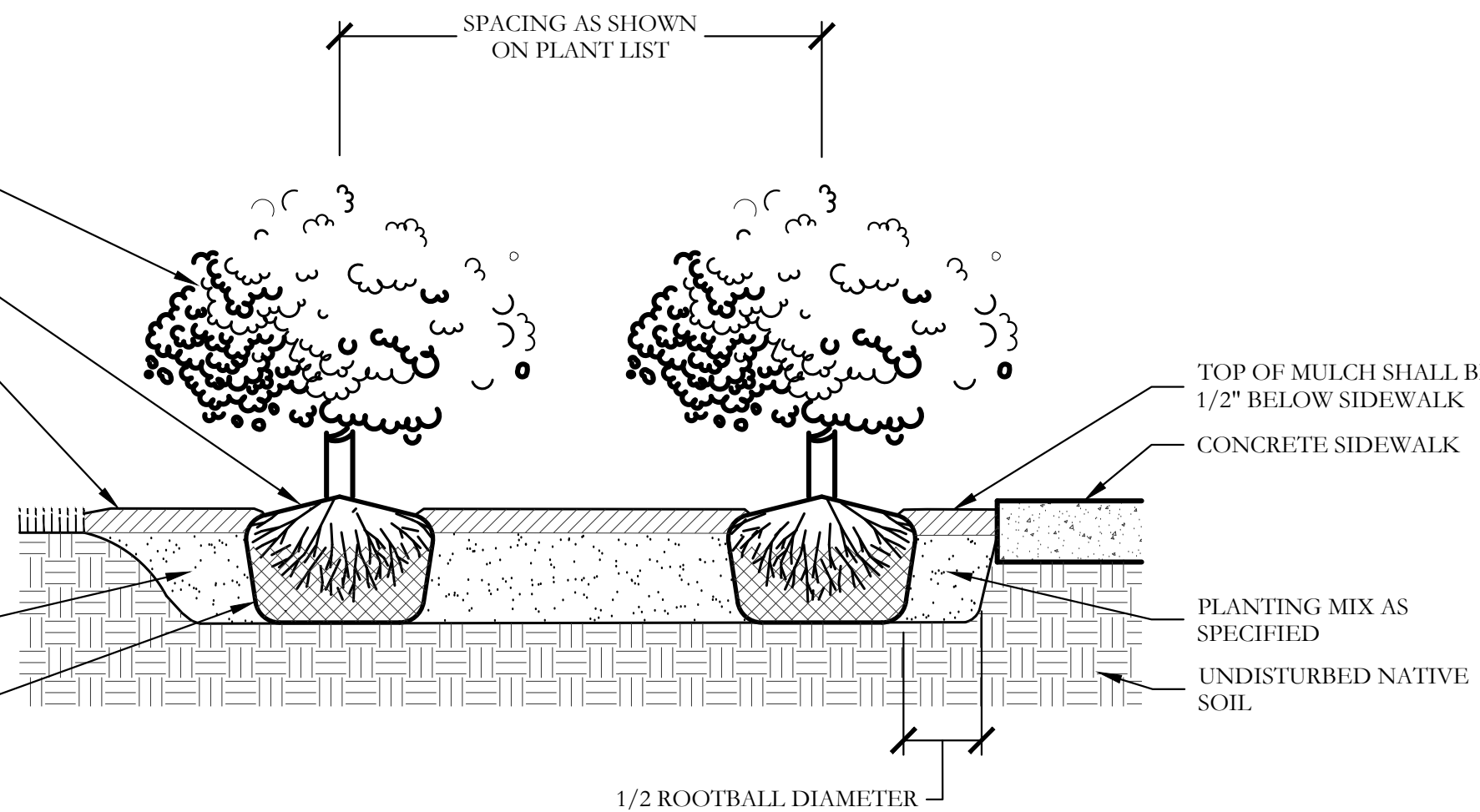
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TOP OF ROOTBALL SHALL BE 1-2" HIGHER THAN FINISH GRADE WHEN PLANTED

MULCH LAYER AS SPECIFIED

PLANTING MIX AS SPECIFIED

REMOVE CONTAINER AND PRUNE ANY CIRCLING ROOT



NOT TO SCALE

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



September 22, 2021

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 One Inch

SCREENING AND BUFFERING

Landscape Details

Saddle Star South - Phase 2

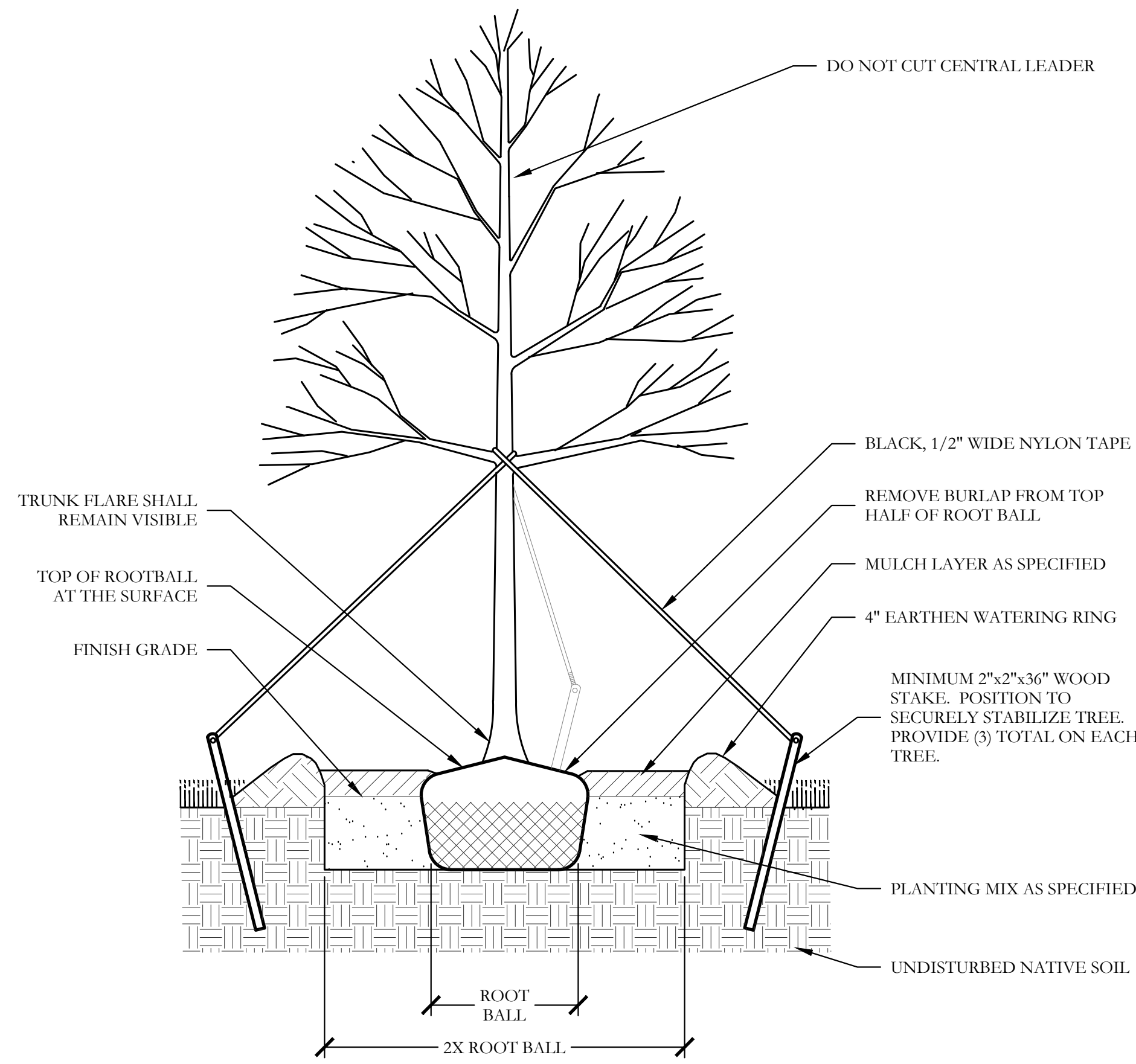
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.

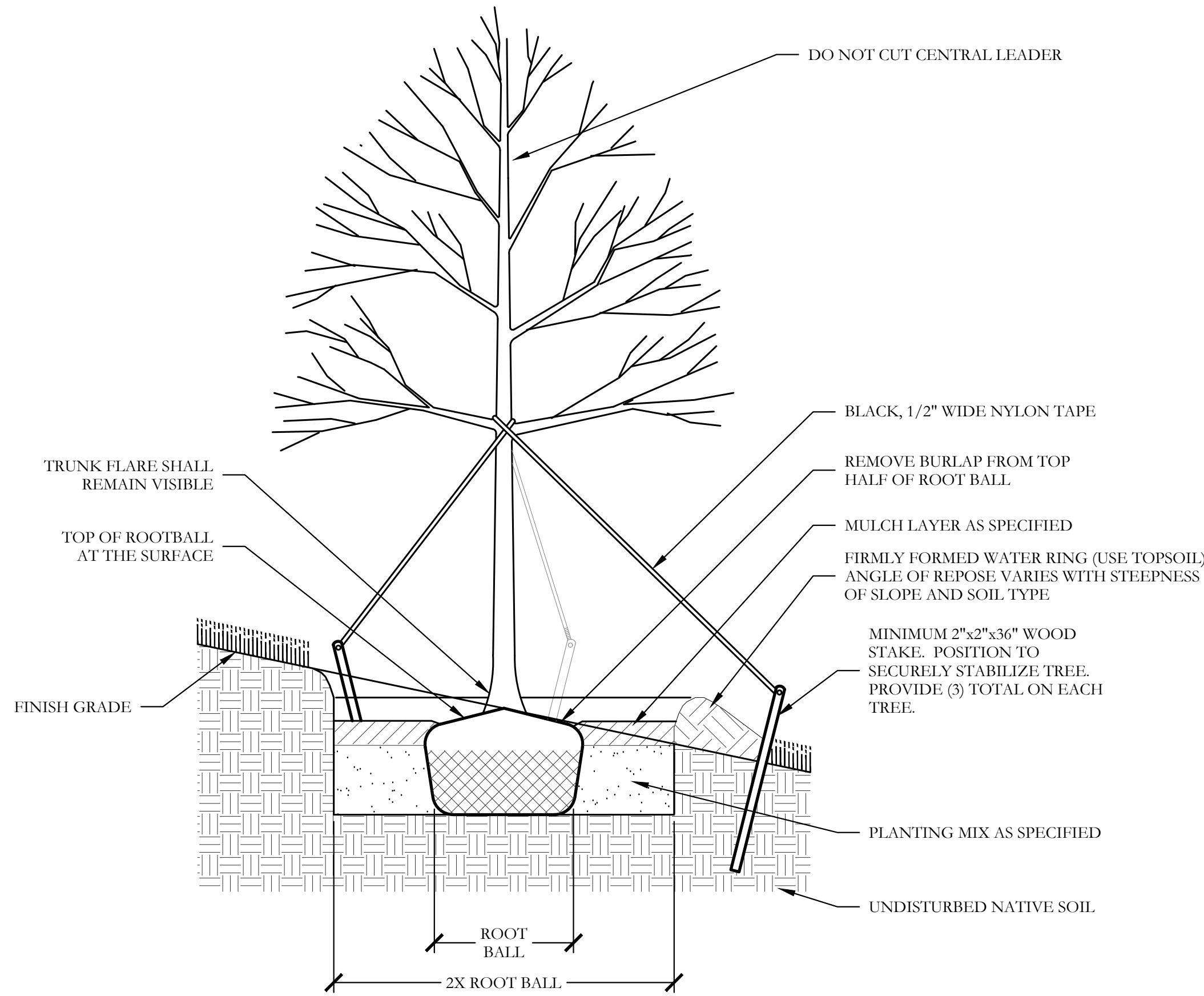
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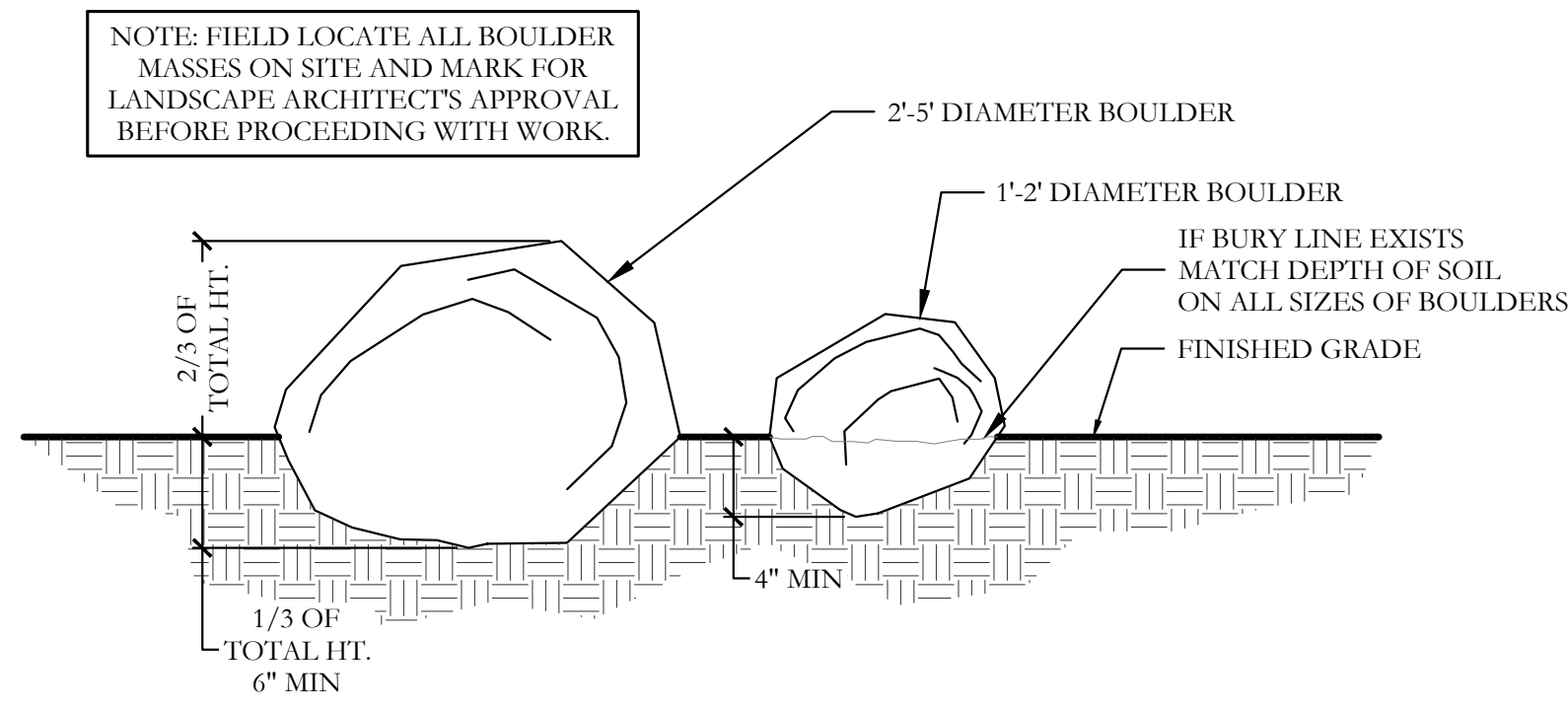
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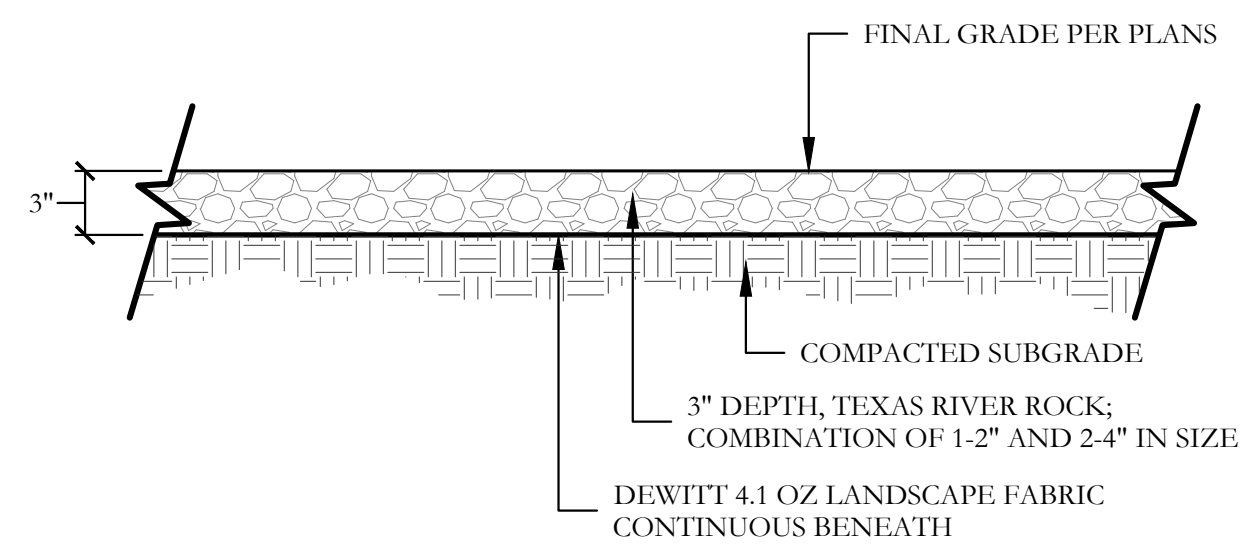
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



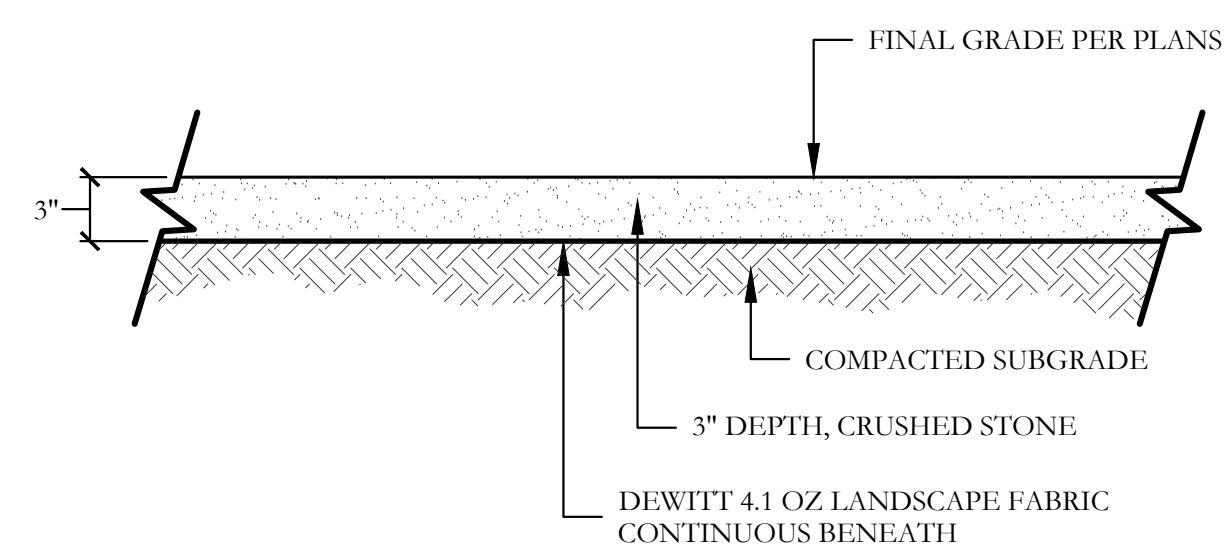
3 TYPICAL TREE PLANTING ON SLOPE SECTION NOT TO SCALE



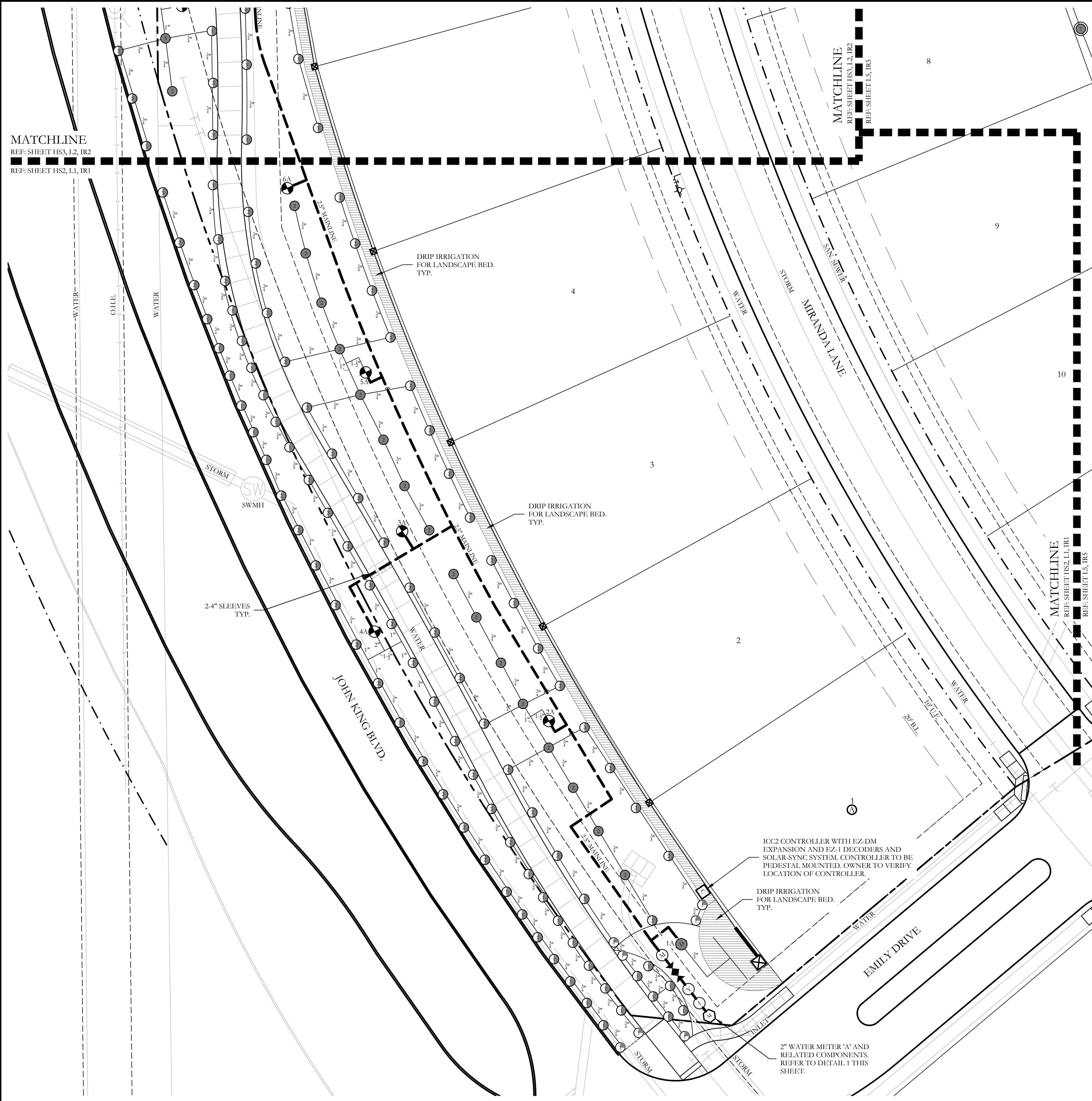
2 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE



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



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



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
CV	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
PLD-06-18	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
PLD-06-12	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
---	TEMPORARY IRRIGATION	N/A	N/A	N/A
AB-ADJ	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
ICV-101G	REMOTE CONTROL VALVE	HUNTER	ICV-101G	REFER TO PLAN FOR SIZE
ICV-151G	REMOTE CONTROL VALVE	HUNTER	ICV-151G	REFER TO PLAN FOR SIZE
MP1000, MP2000, MP3000, MP3500	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
PGP SERIES	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
PGP SERIES	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
850-BV Series	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
*T-113	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
*850	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
ICV-101G, ICV-151G	MASTER VALVE	HUNTER	ICV-101G, ICV-151G	REFER TO PLAN FOR SIZE
---	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
---	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
---	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND A

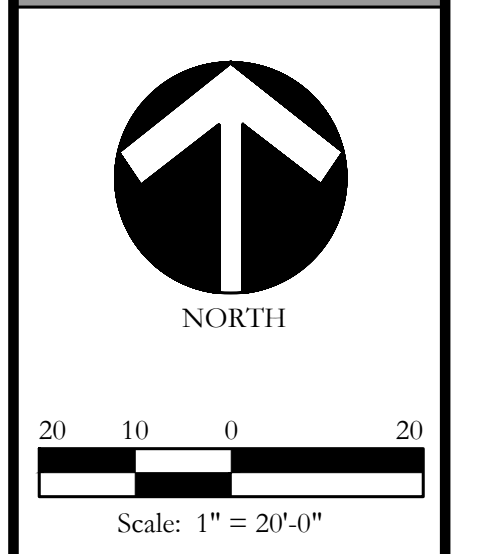
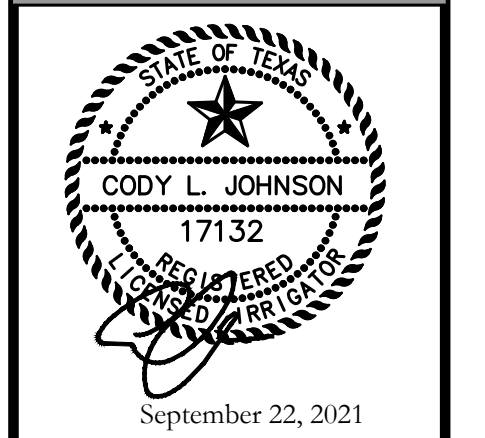
1A DRIP 2.56	2A 1.5" V 28.72	3A OPEN <20.00	4A 1.5" V 35.00	5A 1.5" V 24.16	6A OPEN <20.00
7A 1.5" V 35.62	8A 1.5" V 23.80	9A 1.5" V 28.96	10A DRIP 19.36	11A OPEN <20.00	12A 1.5" V 21.40
13A 1.5" V 36.40	14A 1.5" V 28.80	15A OPEN <20.00	16A 1.5" V 27.20	17A 2" V 41.76	18A OPEN <20.00
19A 1.5" V 26.60					

- M → 2" WATER METER BY OTHER TRADES
- I → 1.5" ISOLATION VALVE
- Y → 1.5" WYE STRAINER
- DC → 1.5" DOUBLE CHECK ASSEMBLY
- M → 2" MASTER VALVE
- ML → 2.5" MAINLINE

1 BACKFLOW AND RELATED COMPONENTS NOT TO SCALE

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

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EMAIL: CODY@CODYJOHNSONSTUDIO.COM



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One Inch

SCREENING AND BUFFERING

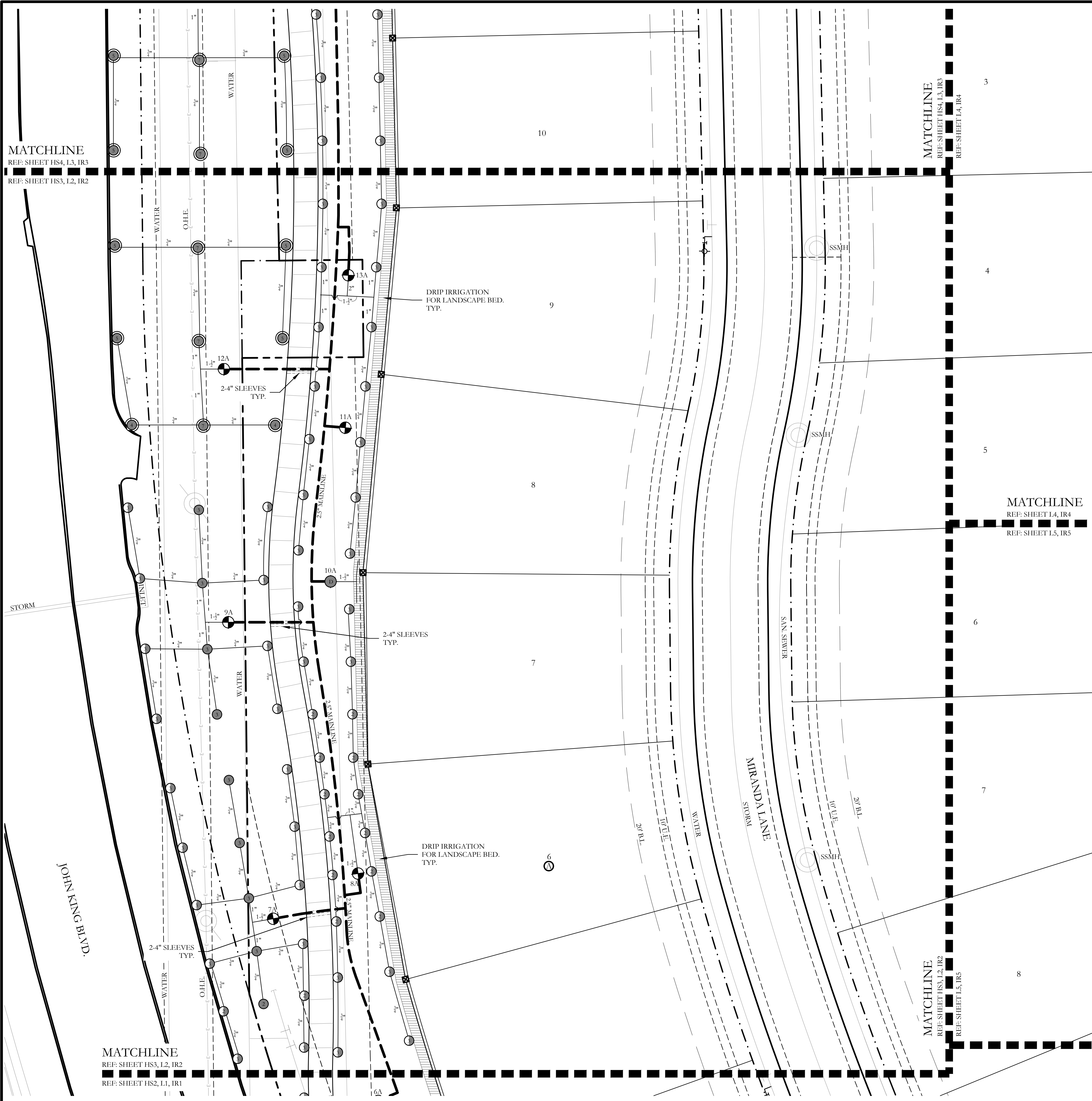
Irrigation Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
IR1 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
E	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
F	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
G	TEMPORARY IRRIGATION	N/A	N/A	N/A
H	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
I	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
J	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
K	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
L	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
N	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
O	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
P	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
Q	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
R	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
S	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
T	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

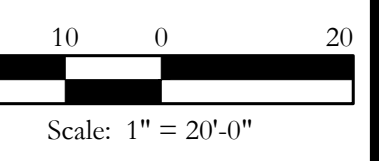
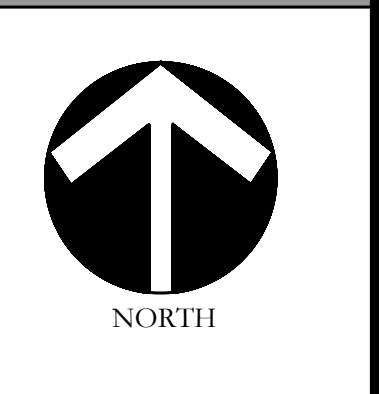
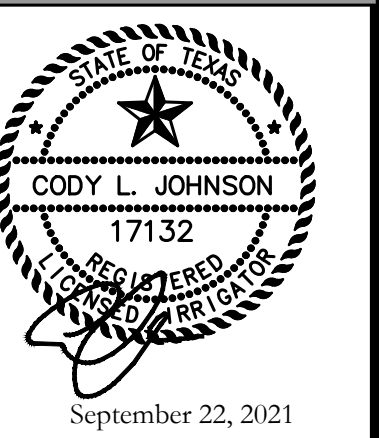
ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND A

1A DRIP 2.56	2A 1.5" V 28.72	3A OPEN <20.00	4A 1.5" V 35.00	5A 1.5" V 24.16	6A OPEN <20.00
7A 1.5" V 35.62	8A 1.5" V 23.80	9A 1.5" V 28.96	10A DRIP 19.36	11A OPEN <20.00	12A 1.5" V 21.40
13A 1.5" V 36.40	14A 1.5" V 28.80	15A OPEN <20.00	16A 1.5" V 27.20	17A 2" V 41.76	18A OPEN <20.00
19A 1.5" V 26.60					

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

One Inch

SCREENING AND BUFFERING

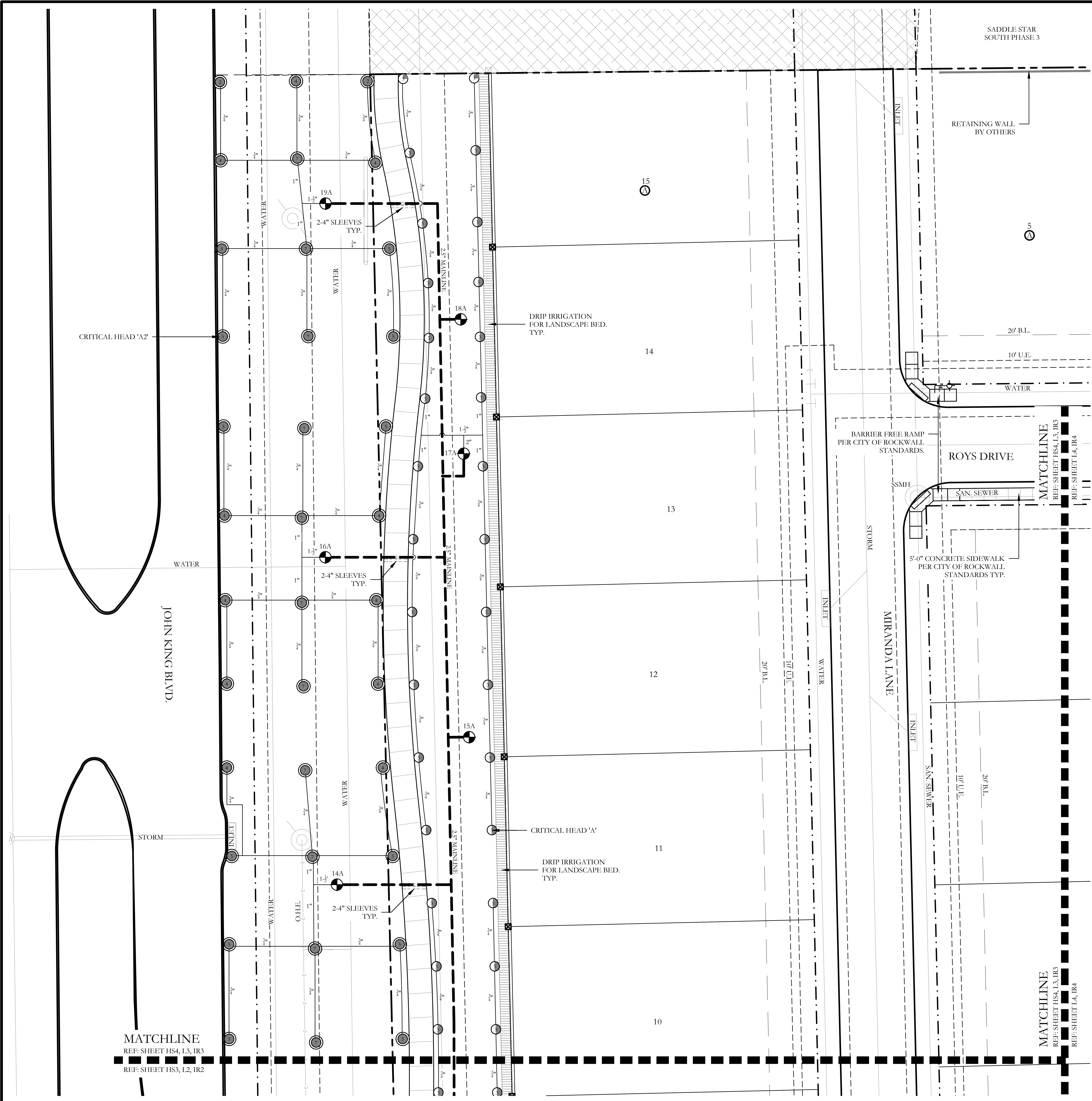
Irrigation Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
IR2 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
E	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
F	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
G	TEMPORARY IRRIGATION	N/A	N/A	N/A
H	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
I	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
J	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
K	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
L	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
N	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
O	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
P	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
Q	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
R	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
S	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
T	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND A

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19A 1.5" V 26.60					

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STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LANDSCAPE ARCHITECT
September 22, 2021

NORTH

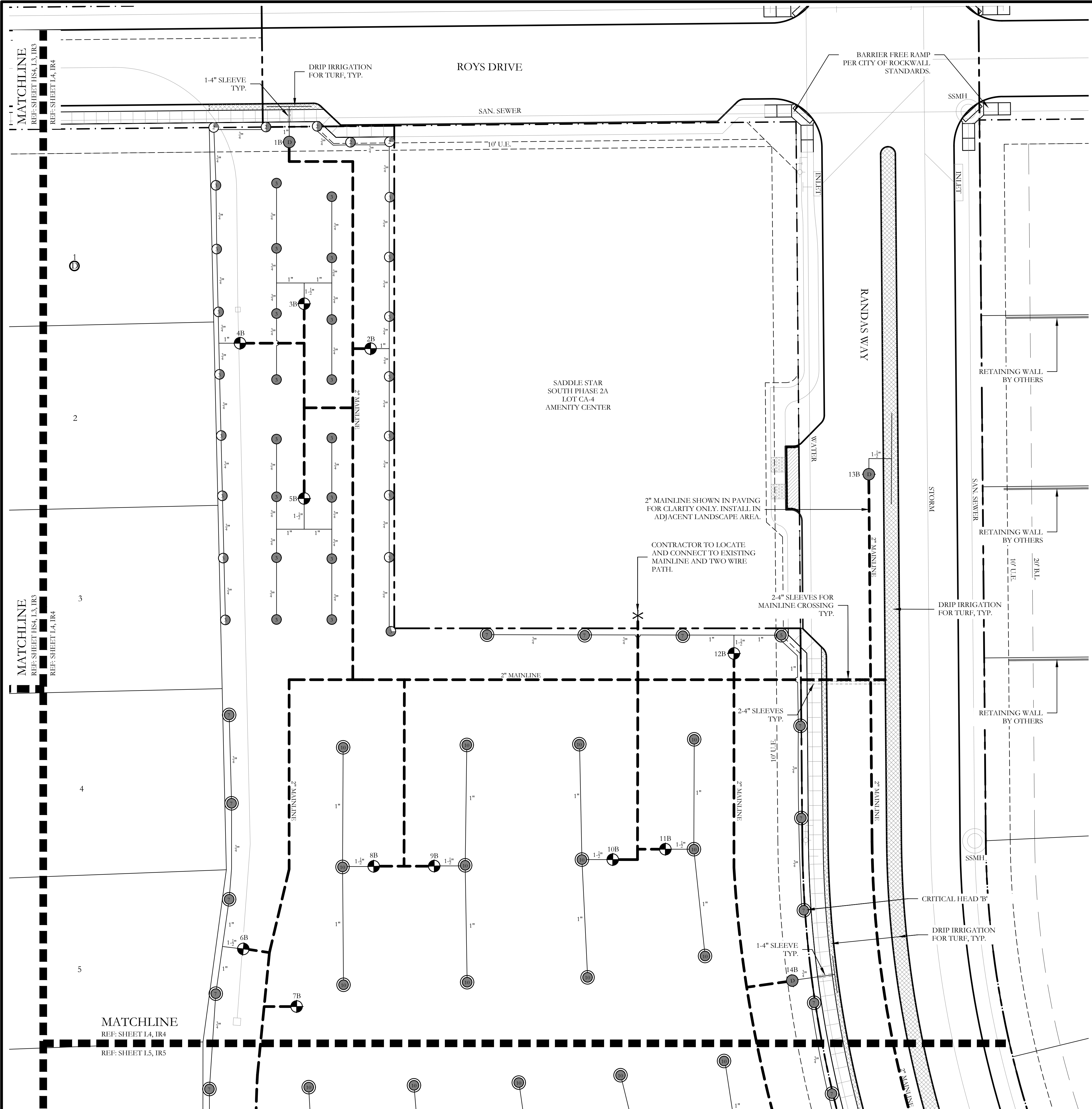
Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR3 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
[V]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[TR]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[RV]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[R]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[RH1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[RH2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Y]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[MV]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[S]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[ML]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[LL]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

- [C] PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
- [V] VALVE SIZE IN INCHES
- [R] GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND B

1B	2B	3B	4B	5B	6B	7B	8B
DRIP	1" V	1.5" V	1" V	1.5" V	1.5" V	OPEN	1.5" V
1.05	17.44	21.84	15.76	21.84	20.40	<20.00	20.40
9B	10B	11B	12B	13B	14B	15B	16B
1.5" V	1.5" V	1.5" V	2" V	DRIP	DRIP	DRIP	1.5" V
20.40	20.40	20.40	22.40	19.89	8.80	19.89	20.40
17B	18B	19B	20B	21B	22B	23B	24B
1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	20.40	<20.00	20.40	20.40	21.00	20.40
25B	26B	27B	28B	29B	30B	31B	32B
1.5" V	1.5" V	DRIP	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	5.38	19.00	20.40	20.40	20.40	20.40

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STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
CODY L. JOHNSON
17132
September 22, 2021

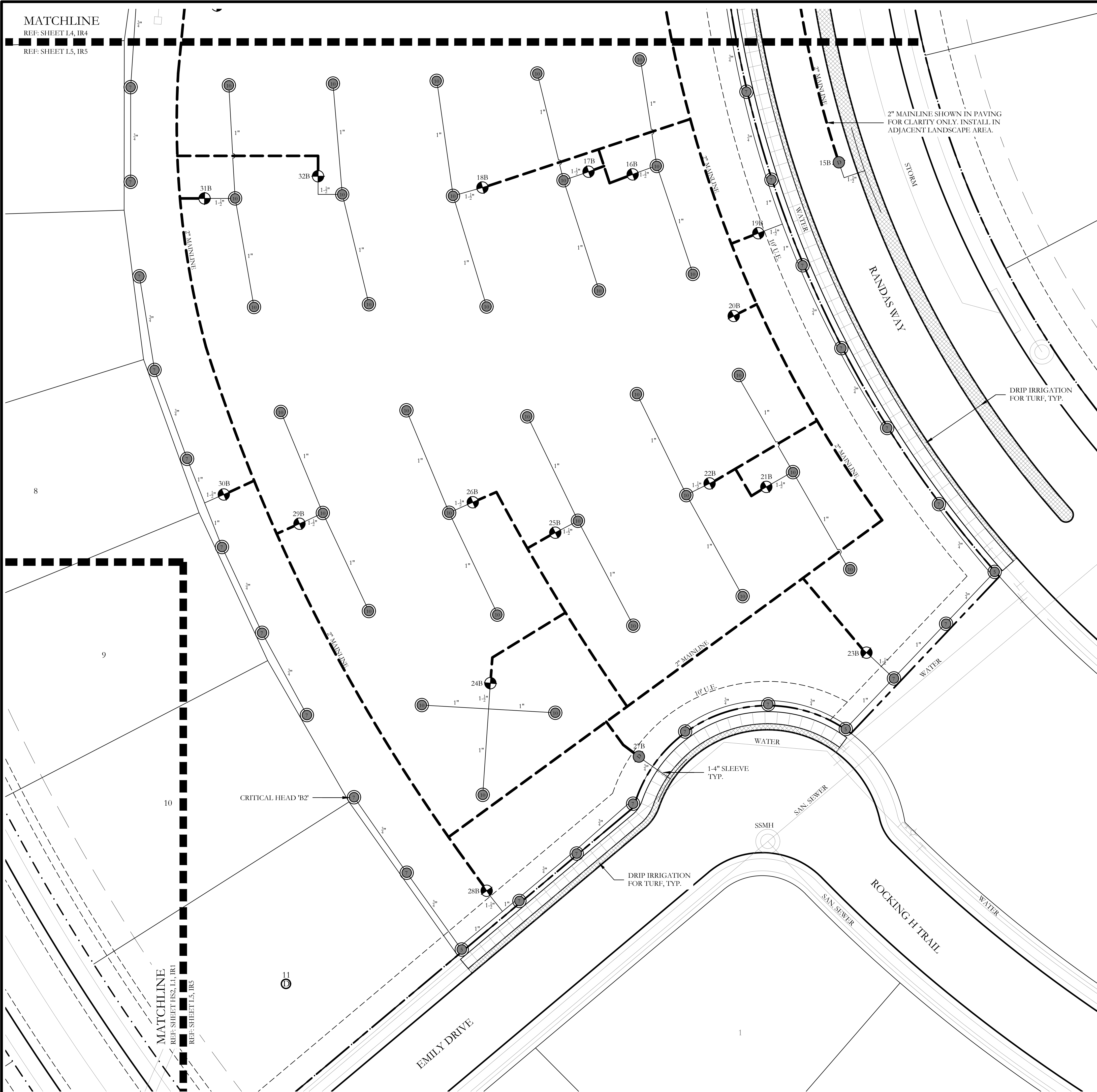
NORTH

20 10 0 20
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One Inch

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR4 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	ICZ2 (TWO-WIRE)	N/A
[V]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[TR]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[RV]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[MP]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[RH1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[RH2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Y]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[MV]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[S]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[ML]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[LL]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

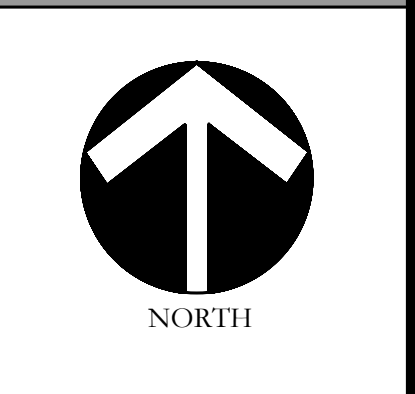
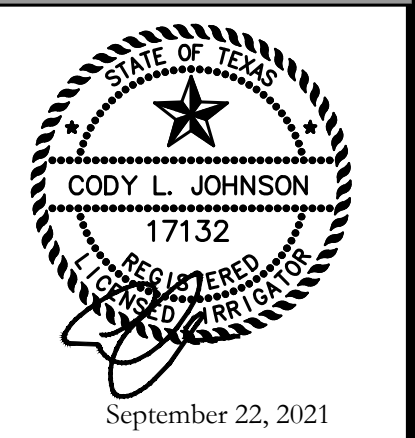
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VALVE LEGEND B

1B DRIP 1.05	2B 1" V 17.44	3B 1.5" V 21.84	4B 1" V 15.76	5B 1.5" V 21.84	6B 1.5" V 20.40	7B OPEN <20.00	8B 1.5" V 20.40
9B 1.5" V 20.40	10B 1.5" V 20.40	11B 1.5" V 20.40	12B 2" V 22.40	13B DRIP 19.89	14B DRIP 8.80	15B DRIP 19.89	16B 1.5" V 20.40
17B 1.5" V 20.40	18B 1.5" V 20.40	19B 1.5" V 20.40	20B OPEN <20.00	21B 1.5" V 20.40	22B 1.5" V 20.40	23B 1.5" V 21.00	24B 1.5" V 20.40
25B 1.5" V 20.40	26B 1.5" V 20.40	27B DRIP 5.38	28B 1.5" V 19.00	29B 1.5" V 20.40	30B 1.5" V 20.40	31B 1.5" V 20.40	32B 1.5" V 20.40

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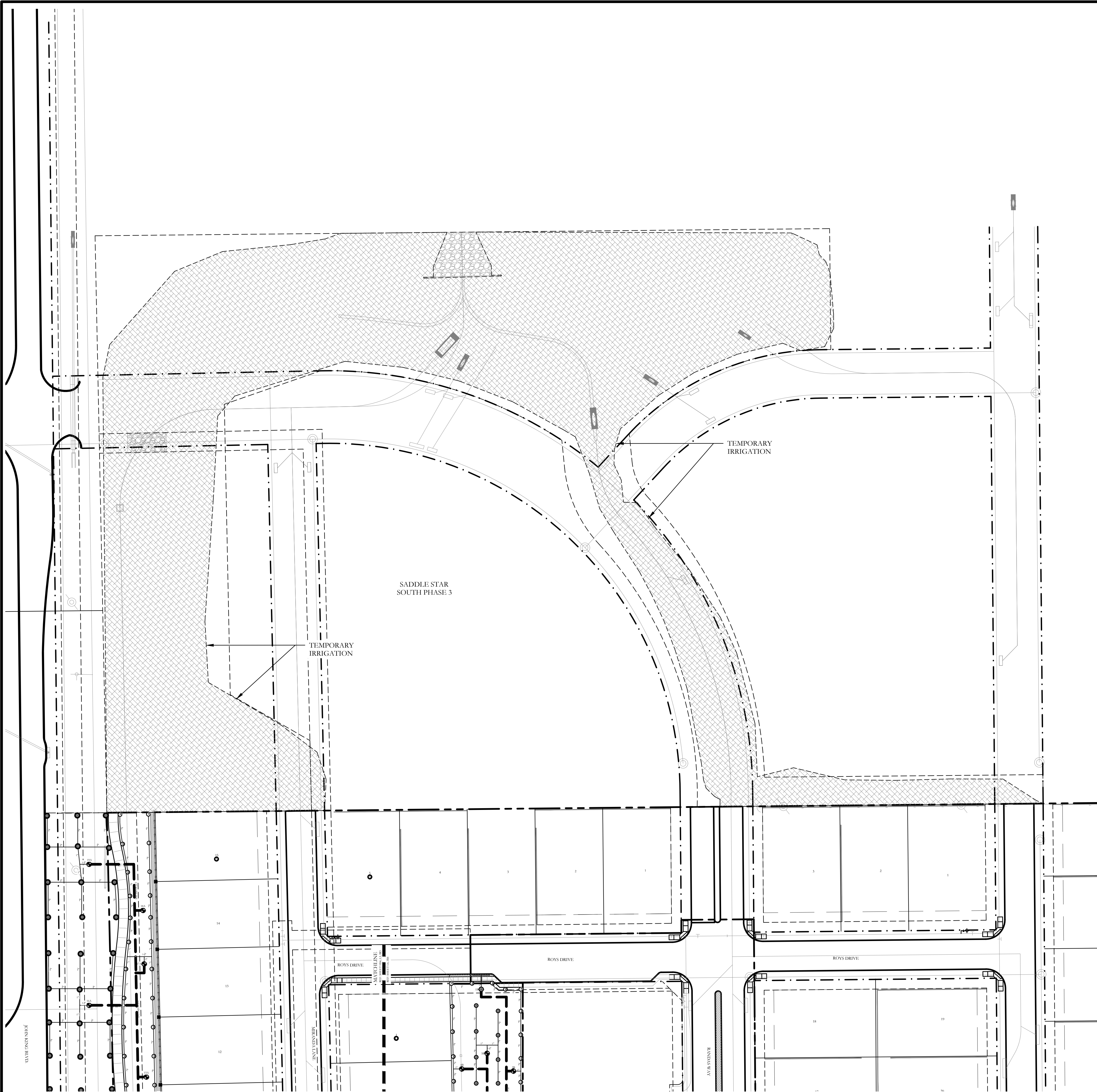
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SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR5 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
[V]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[X]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[R]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[MP]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[RH1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[RH2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Y]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[MV]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[S]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[ML]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[LL]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
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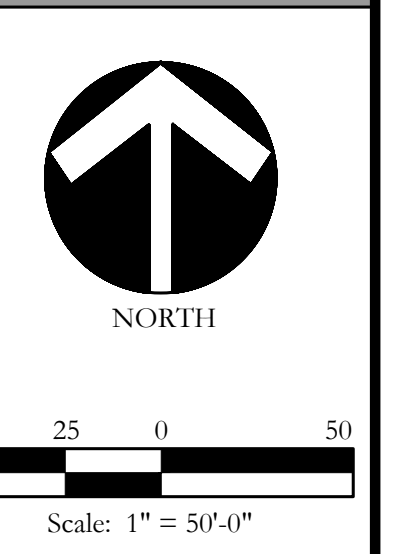
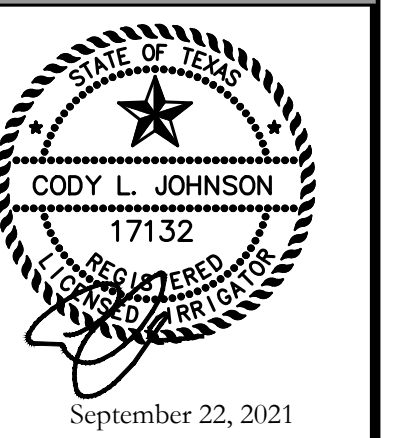
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VALVE LEGEND B

1B	2B	3B	4B	5B	6B	7B	8B
DRIP	1" V	1.5" V	1" V	1.5" V	1.5" V	OPEN	1.5" V
1.05	17.44	21.84	15.76	21.84	20.40	<20.00	20.40
9B	10B	11B	12B	13B	14B	15B	16B
1.5" V	1.5" V	1.5" V	2" V	DRIP	DRIP	DRIP	1.5" V
20.40	20.40	20.40	22.40	19.89	8.80	19.89	20.40
17B	18B	19B	20B	21B	22B	23B	24B
1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	20.40	<20.00	20.40	20.40	21.00	20.40
25B	26B	27B	28B	29B	30B	31B	32B
1.5" V	1.5" V	DRIP	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	5.38	19.00	20.40	20.40	20.40	20.40

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s.t.u.d.i.o

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SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR6 of 8

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HUNTER.
	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	TEMPORARY IRRIGATION	N/A	N/A	N/A	INSTALL PER MANUFACTURER'S STANDARDS. TO BE REMOVED ONCE AREA IS ESTABLISHED.
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL 1.0 GPM/LARGE SHADE TREE AND 0.5 GPM/ORN. TREES. INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS.
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON IPS FLEX PIPE ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 NOZZLE HALF #7 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE	INSTALLED BY GENERAL CONTRACTOR
	DOUBLE CHECK VALVE	FERCO	850-BV Series	REFER TO PLAN FOR SIZE	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	WYE STRAINER	FERCO	*850	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE	18" INSTALLATION DEPTH
	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

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

HYDRAULIC CALCULATION NOTES

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

ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.37	TYPE "K" COPPER 20 LN. FT. (41.76 GPM)
WATER METER	2"	1.40	(41.76 GPM)
BALL VALVE	1.5"	1.00	(41.76 GPM)
WYE FILTER	1.5"	0.30	(41.76 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(41.76 GPM)
MASTER VALVE	2"	0.80	(41.76 GPM)
MAIN LINE	2.5"	6.25	1,117 LINEAR FEET (41.76 GPM)
ZONE VALVE (17A)	2"	1.20	(41.76 GPM)
LATERAL PIPING	N/A	3.27	
CRITICAL HEAD 'A'	N/A	40.00	
TOTAL LOSS		58.59	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-11.41	

ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.17	TYPE "K" COPPER 20 LN. FT. (26.60 GPM)
WATER METER	2"	0.70	(26.60 GPM)
BALL VALVE	1.5"	1.00	(26.60 GPM)
WYE FILTER	1.5"	0.30	(26.60 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(26.60 GPM)
MASTER VALVE	2"	0.80	(26.60 GPM)
MAIN LINE	2.5"	2.97	1,146 LINEAR FEET (26.60 GPM)
ZONE VALVE (19A)	1.5"	1.80	(26.60 GPM)
LATERAL PIPING	N/A	0.91	
CRITICAL HEAD 'A2'	N/A	50.00	
TOTAL LOSS		62.65	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-7.35	

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.51	TYPE "K" COPPER 20 LN. FT. (22.40 GPM)
WATER METER	1.5"	1.20	(22.40 GPM)
BALL VALVE	1.5"	1.00	(22.40 GPM)
WYE FILTER	1.5"	0.30	(22.40 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(22.40 GPM)
MASTER VALVE	1.5"	1.50	(22.40 GPM)
MAIN LINE	2"	0.91	194 LINEAR FEET (22.40 GPM)
MAIN LINE LOOPED	2"	0.05	40 LINEAR FEET (11.20 GPM)
ZONE VALVE (12B)	1.5"	1.60	(22.40 GPM)
LATERAL PIPING	N/A	1.90	
CRITICAL HEAD 'B'	N/A	50.00	
TOTAL LOSS		62.97	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-7.03	

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.36	TYPE "K" COPPER 20 LN. FT. (19.00 GPM)
WATER METER	1.5"	0.70	(19.00 GPM)
BALL VALVE	1.5"	1.00	(19.00 GPM)
WYE FILTER	1.5"	0.30	(19.00 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(19.00 GPM)
MASTER VALVE	1.5"	1.50	(19.00 GPM)
MAIN LINE	2"	0.60	184 LINEAR FEET (19.00 GPM)
MAIN LINE LOOPED	2"	0.56	628 LINEAR FEET (9.50 GPM)
ZONE VALVE (28B)	1.5"	1.40	(19.00 GPM)
LATERAL PIPING	N/A	1.28	
CRITICAL HEAD 'B2'	N/A	50.00	
TOTAL LOSS		61.70	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-8.30	

TWO-WIRE IRRIGATION NOTES

- PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
- ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
- FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
- COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
 - SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
 - SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
- LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
- EXTEND EXTRA WIRE AND MAINLINE PAST THE FARTHEST VALVE, ROUTED PARALLEL AND PLACE IN 12"x17" PENTEK VALVE BOX WERE NOTED ON PLANS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM AT A LATER DATE.
- TWO WIRE PATH SHALL BE DIRECT BURIAL, 14 AWG OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW JACKET (DIYLW), RATED FOR DIRECT BURIAL APPLICATIONS, UF, UL, APPROVED. HUNTER ICD DECODERS SHALL BE USED ON ALL ZONE VALVE CONNECTIONS TO TWO WIRE PATH. CONTRACTOR TO USE MANUFACTURERS RECOMMENDATIONS OF WIRE SPLICING AND BURIAL TECHNIQUES AS DETAILED AT WWW.HUNTERINDUSTRIES.COM.
- THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
- CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
- ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
 - 18" MINIMUM COVER FOR MAIN LINES
 - 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
 - 12" MINIMUM COVER FOR LATERAL LINES
- THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
- THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
- ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
- INSTALL QUICK COUPLING VALVES IN 12"x17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZED, O-RING SWING JOINTS PER DETAIL SHOWN, #1722-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #SH-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
- ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
- ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.
- INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY (1) AIR RELIEF AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
- INCLUDE THE FOLLOWING ALLOWANCE FOR PROVIDING AND INSTALLING DRIP INDICATOR FOR THE DRIP SYSTEM. LOCATION OF DRIP INDICATOR SHOULD BE CENTERED IN DRIP ZONE.

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

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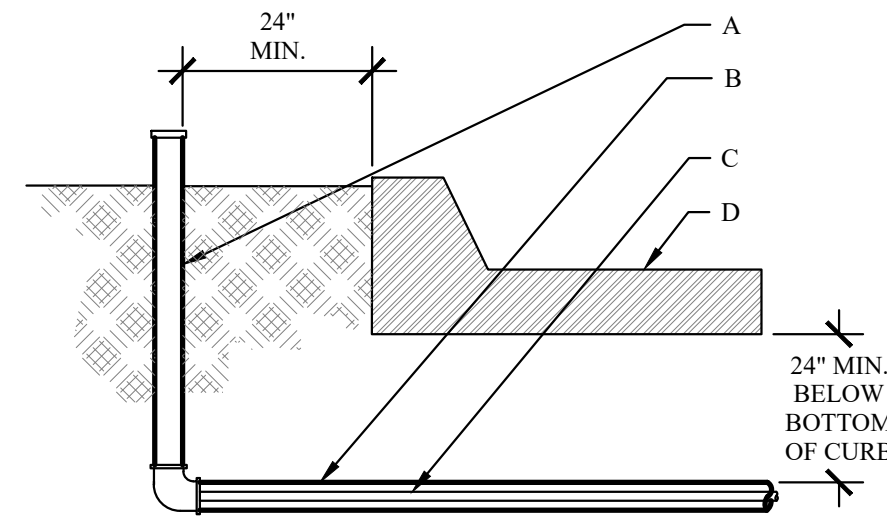
September 22, 2021

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

One Inch

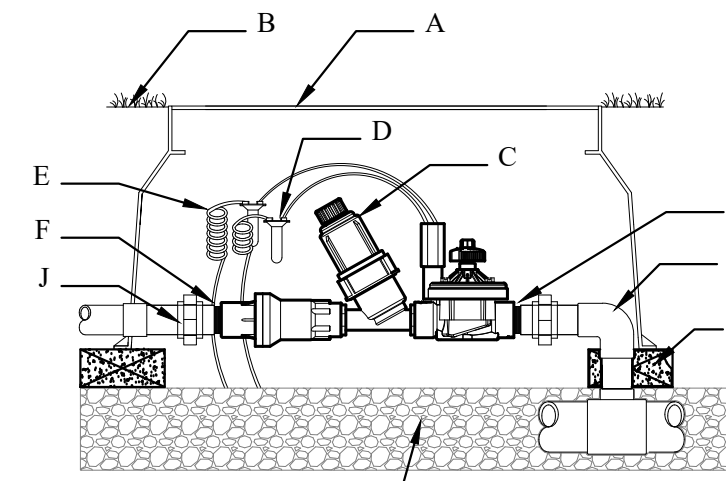
SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR7 of 8



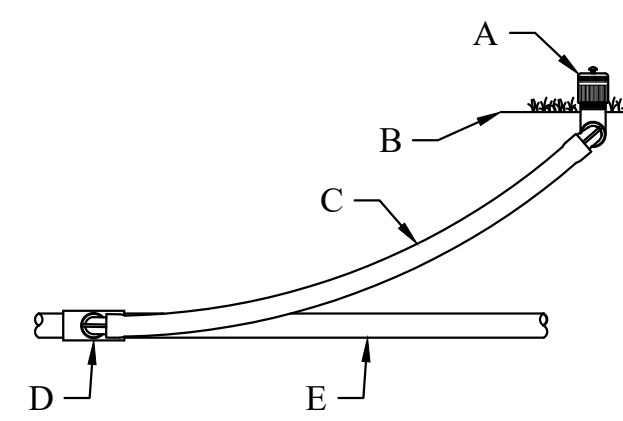
- GENERAL NOTES:**
- NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
 - MARK HARDSCAPE WITH SYMBOL "SS" TO INDICATE THAT A SLEEVE IS BELOW.
 - INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.
- CONSTRUCTION NOTES:**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

IRRIGATION SLEEVES
NOT TO SCALE



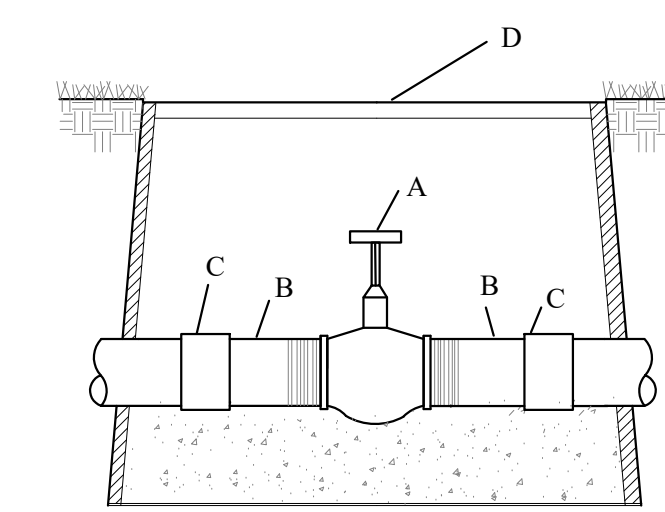
- CONSTRUCTION NOTES:**
- JUMBO VALVE BOX
 - FINISH GRADE
 - DRIP ZONE KIT, MODEL ICZ-101
 - WATERPROOF CONNECTORS (2)
 - 18-24" COILED WIRE
 - SCH. 80 T.O.W. NIPPLE
 - MAINLINE PIPING AND FITTINGS
 - BRICK SUPPORTS (4)
 - 3/4" MINUS WASHED GRAVEL
 - PVC SLIP UNIONS (2)

DRIP CONTROL ZONE
NOT TO SCALE



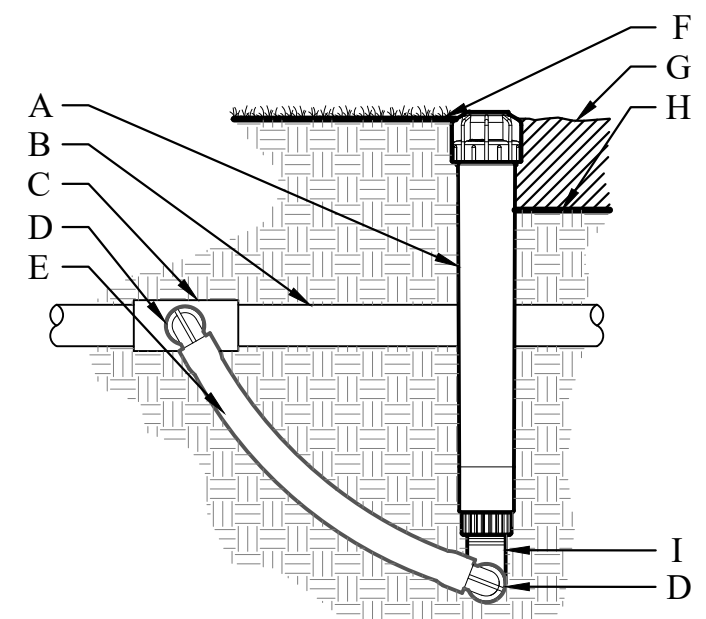
- CONSTRUCTION NOTES:**
- MODEL AFB BUBBLER
 - FINISH GRADE
 - SWING JOINT: HUNTER "PRO-FLEX" TUBING 24"-36", HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)
 - LATERAL TEE OR ELL
 - LATERAL PIPE

AFB BUBBLER
NOT TO SCALE



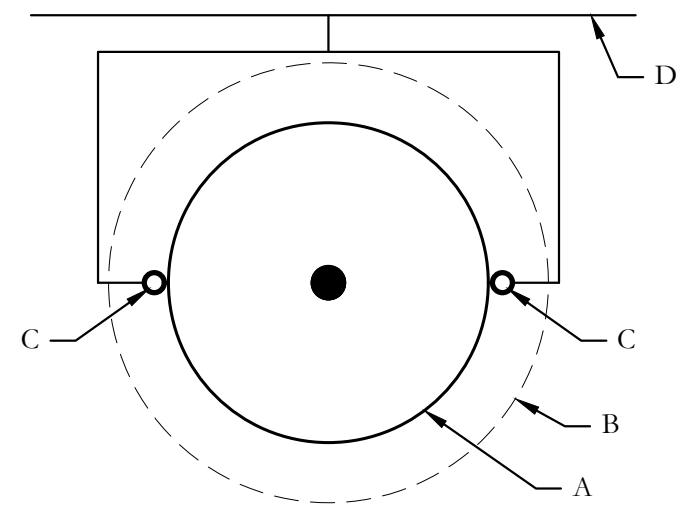
- CONSTRUCTION NOTES:**
- GATE VALVE
 - SCH 80 TOE NIPPLE
 - COUPLING
 - 11x17 VALVE BOX

GATE VALVE
NOT TO SCALE



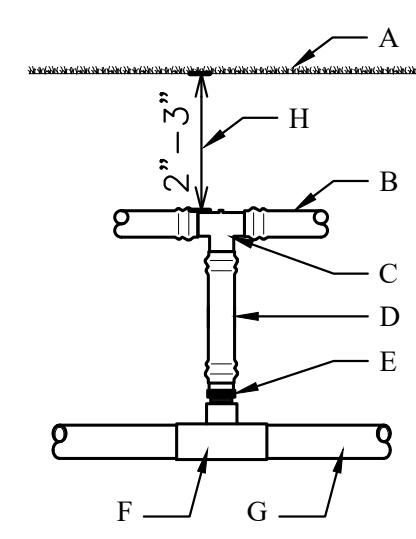
- CONSTRUCTION NOTES:**
- ECO INDICATOR - ECOID
 - LATERAL PIPE PER PLAN
 - FPT CONNECTIONS FROM LATERAL
 - SPIRAL BARB ELBOW - HSBE-XXX
 - FLEX-TUBING - FLEXG
 - FINISHED GRADE IN TURF
 - ADJACENT MULCH
 - FINISHED GRADE IN PLANTER BED
 - MARLEX STREET ELBOW

ECO INDICATOR WITH FLEX TUBING
NOT TO SCALE



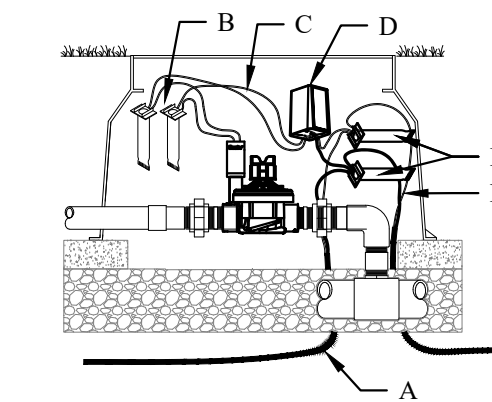
- GENERAL NOTES:**
- TREE BUBBLERS TO BE ALIGNED PARALLEL WITH MEDIAN CURBS.
 - NO TRENCHING ALLOWED WITHIN THE TREE'S ROOTBALL.
 - TREE BUBBLERS TO BE ON UPHILL SIDE OF THE TREE IN THE RETENTION BASIN OR AS SHOWN.
 - COORDINATE THE LOCATION OF THE BUBBLERS WITH THE PROPOSED TREE LOCATIONS AS SHOWN ON THE LANDSCAPE PLANTING PLANS.
- CONSTRUCTION NOTES:**
- TREE ROOTBALL
 - EDGE OF TREE: PFT (RETENTION BASIN)
 - TREE BUBBLER, NOZZLE: AFB
 - LATERAL LINE (SIZED AS SPEC'D.)

TREE BUBBLER PLAN
NOT TO SCALE



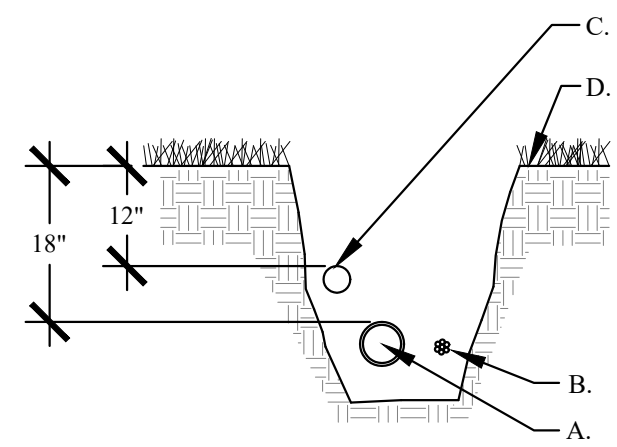
- CONSTRUCTION NOTES:**
- FINISH GRADE
 - HUNTER PLD 06-18
 - PLD-TEE 17MM BARB&BARB
 - PLD-BLANK
 - PLD-075 3/4" MPT&BARB
 - 3/4" MPT TEE
 - LATERAL PIPE
 - MINIMUM DRIPLINE DEPTH

BELOW GRADE START CONNECTION
NOT TO SCALE



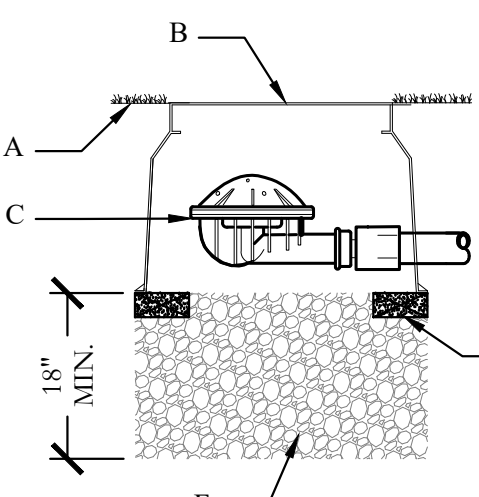
- CONSTRUCTION NOTES:**
- JACKETED ID WIRE PATH TWISTED TO NEXT DECODER
 - DBY-2
 - TWO BLACK WIRES TO VALVE SOLENOID/ UP TO 100 FT/30M
 - MODEL DUAL-1 DECODER
 - DBR(T-6 (2)
 - JACKETED ID: WIRE PATH FROM CONTROLLER ALLOW 5 FT/1.5M SLACK PER DECODER/1/3 ON EITHER SIDE OF DECODER.

DUAL-1 DECODER
NOT TO SCALE



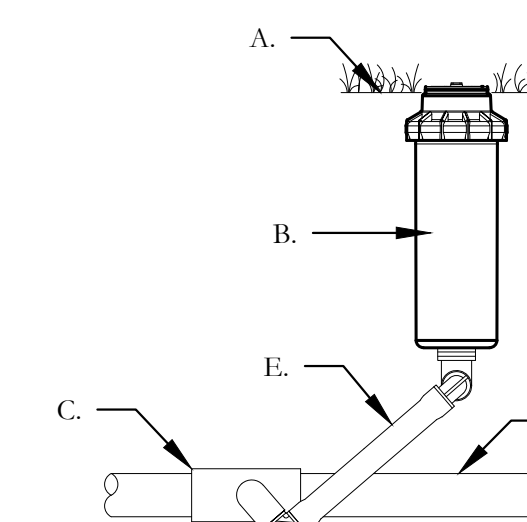
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.
- CONSTRUCTION NOTES:**
- MAINLINE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

IRRIGATION TRENCH
NOT TO SCALE



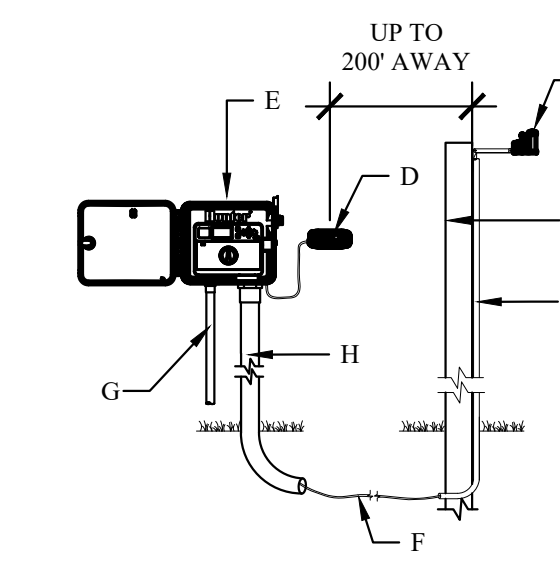
- CONSTRUCTION NOTES:**
- FINISH GRADE
 - 10" ROUND VALVE BOX
 - LINE FLUSHING VALVE
 - PLD-050 OR 1/2" FPT ADAPTER
 - BRICK SUPPORTS (3)
 - 3/4" GRAVEL SUMP

DRIP IRRIGATION - FLUSH VALVE
NOT TO SCALE



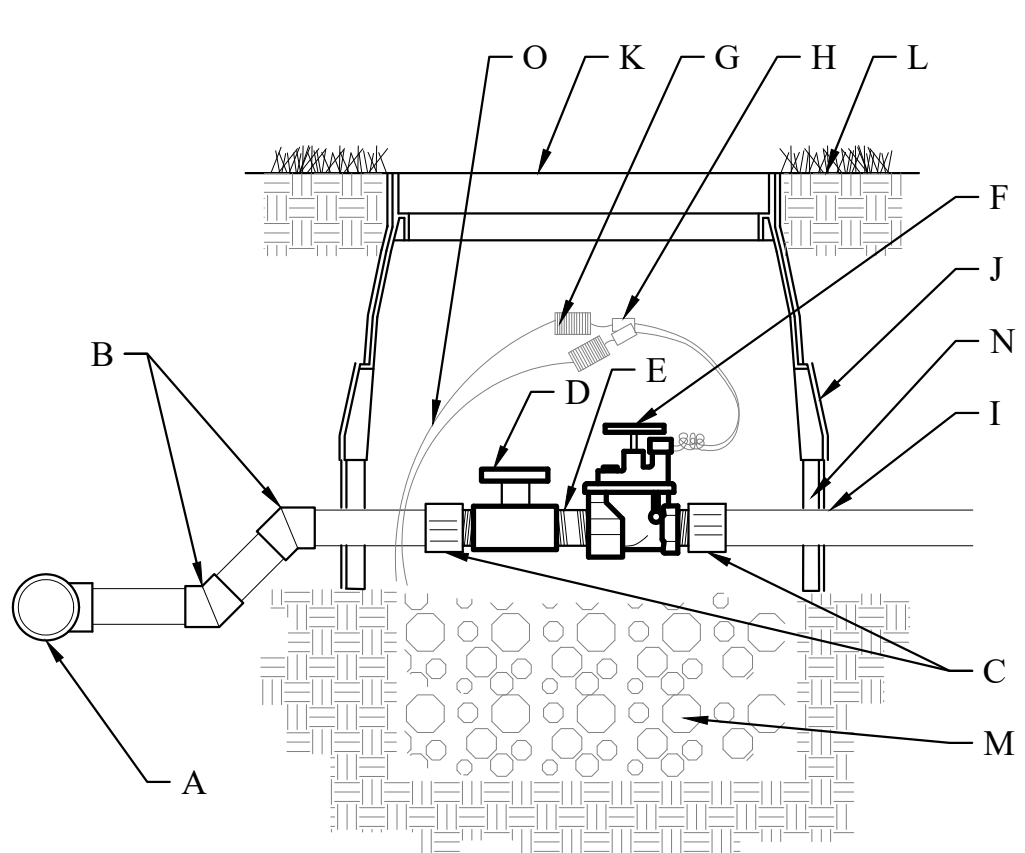
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.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

ROTOR HEAD
NOT TO SCALE



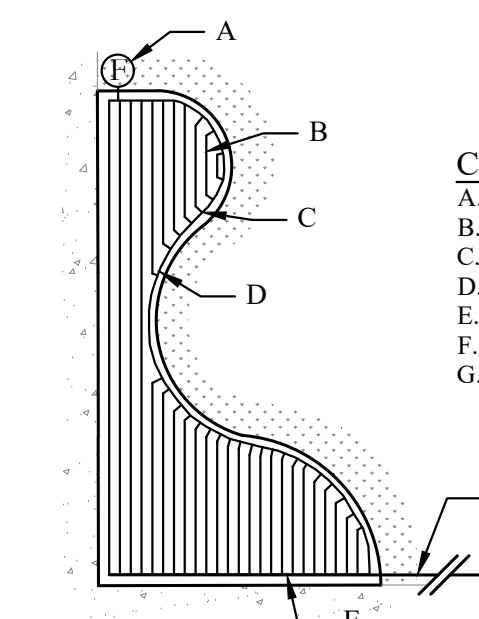
- CONSTRUCTION NOTES:**
- MODEL: SOLAR SYNC SENSOR
 - SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
 - CONDUIT FROM SOLAR SYNC SENSOR TO CONTROLLER OR TO A POINT 12" BELOW GRADE
 - MODEL SOLAR SYNC MODULE.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

SOLAR SYNC SYSTEM (ICC2 CONTROLLER)
NOT TO SCALE



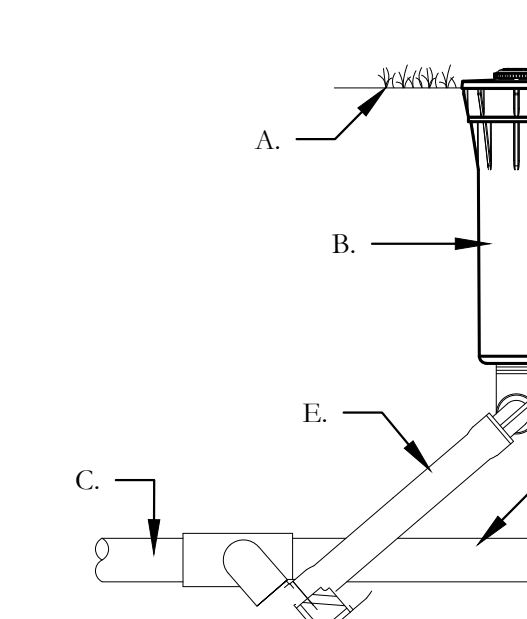
- GENERAL NOTES:**
- INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
 - MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
 - PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
 - CENTER VALVE ASSEMBLY IN VALVE BOX.
- CONSTRUCTION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

ELECTRIC VALVE
NOT TO SCALE



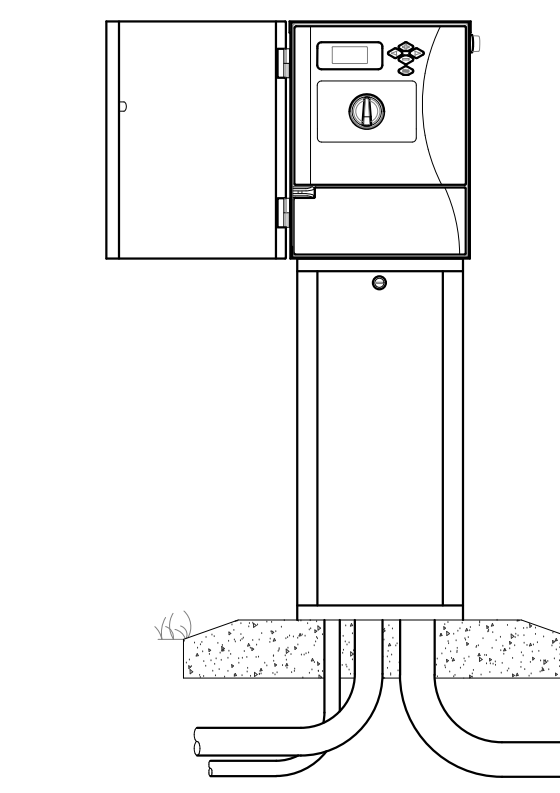
- CONSTRUCTION NOTES:**
- FLUSH VALVE
 - HUNTER PLD 06-18
 - HUNTER PLD TEE
 - TUBING STAKE
 - LATERAL TO PLD CONNECTION
 - DRIP CONTROL VALVE, MODEL ICZ-101
 - LATERAL PIPE TO PLANTING BED

DRIP IRRIGATION - BED
NOT TO SCALE



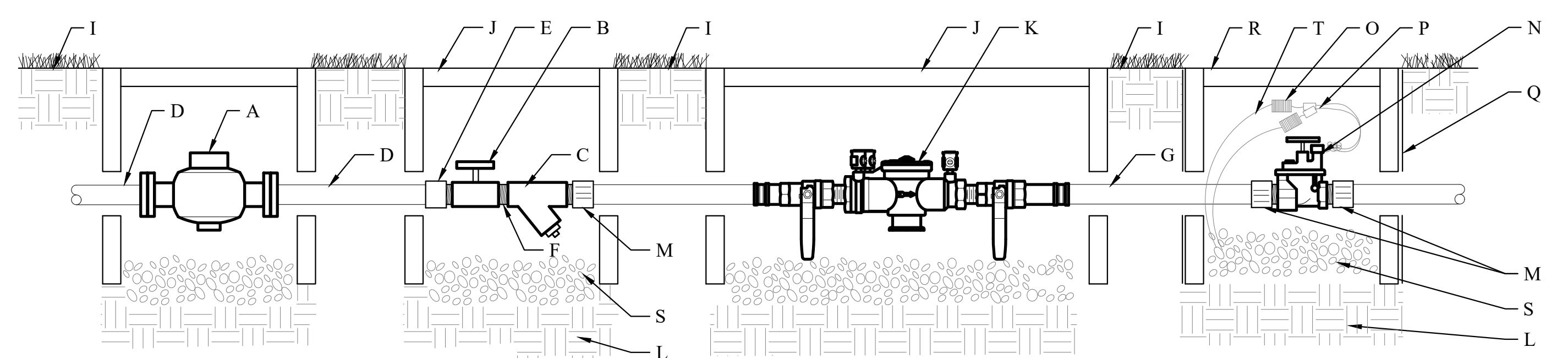
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.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

PRS40-CV - MP ROTATOR SPRAY HEAD
NOT TO SCALE



- CONSTRUCTION NOTES:**
- IRRIGATION CONTROLLER (ICC-PED) PER PLAN
 - ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
 - GROUND WIRE CONDUIT GROUND PER ASIC GUIDELINES
 - IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
 - PEDESTAL BASE PER PLAN, ENSURE POSITIVE DRAINAGE AWAY FROM PEDESTAL
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 - SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS
 - ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION
 - CONTROLLER SHALL BE HARD WIRE TO GROUNDED 110 VAC POWER SOURCE

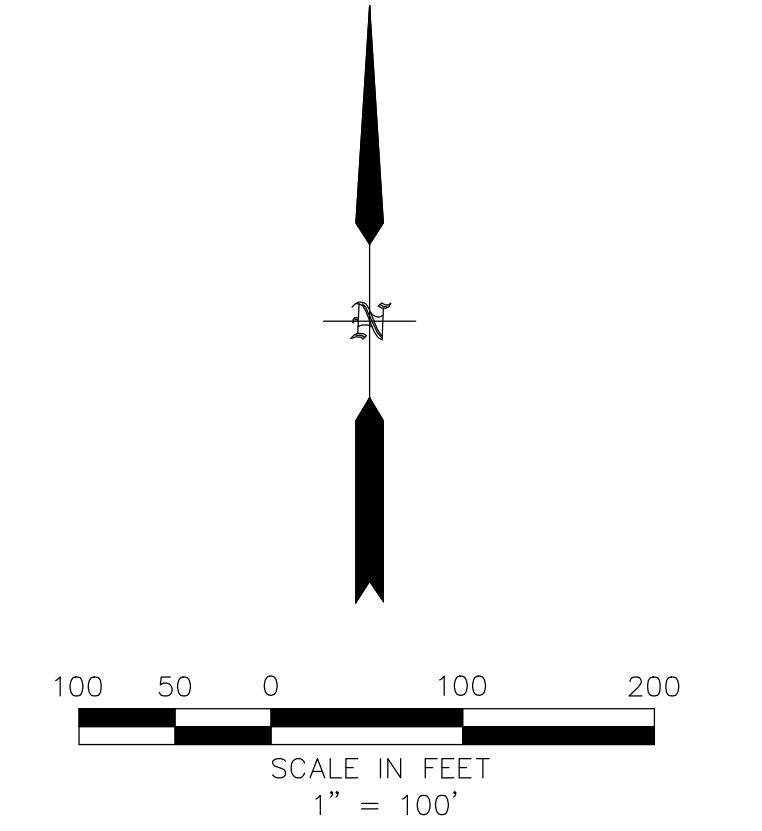
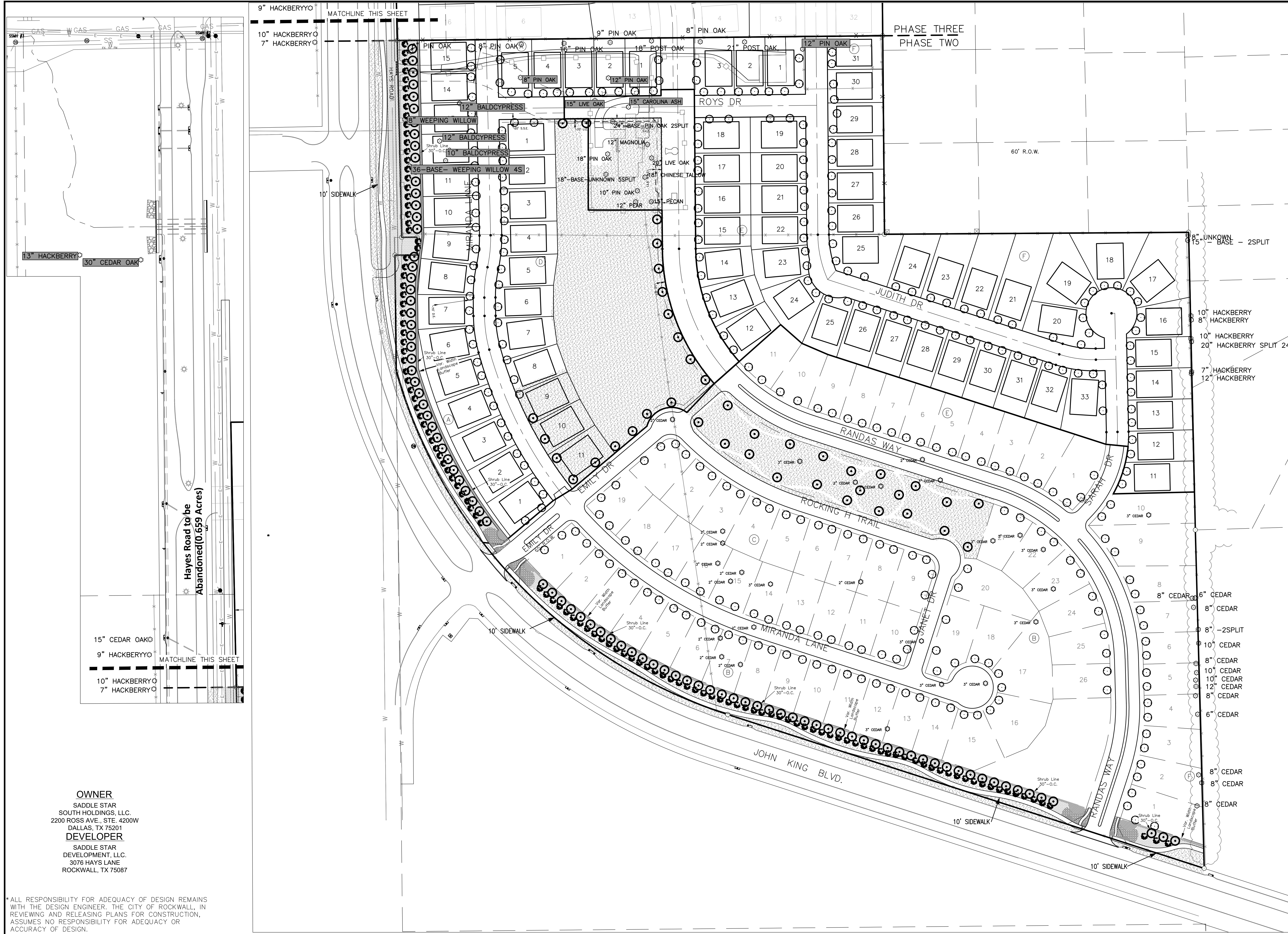
ICC2 CONTROLLER - PEDESTAL MOUNT
(NOT TO SCALE)



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

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

BACKFLOW PREVENTER CONNECTION
NOT TO SCALE



LEGEND

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

- BERMUDA GRASS
- SHRUB BED
- BEE HAPPY MIX
- WHITE CRUSHED GRANITE
- TEXAS RIVER ROCK MIX

SADDLE STAR SOUTH TREES to be REPLACED

82 - 4" CANOPY TREE
 316 - 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
1	-	30" CEDAR ELM
1	-	13" HACKBERRY

183 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-DIG-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:

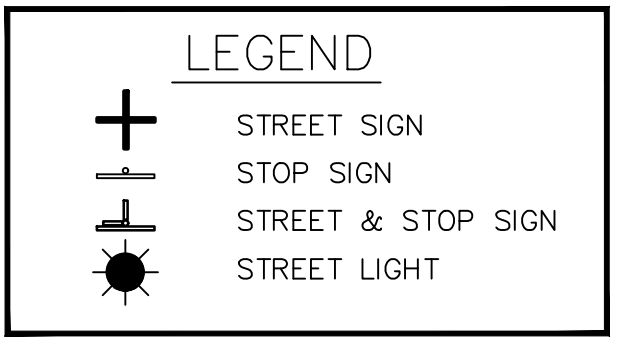
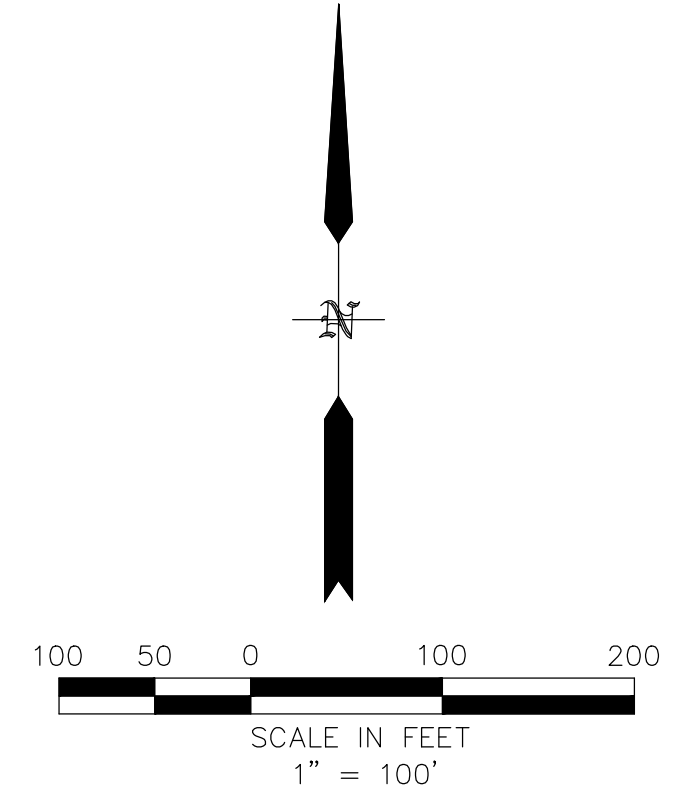
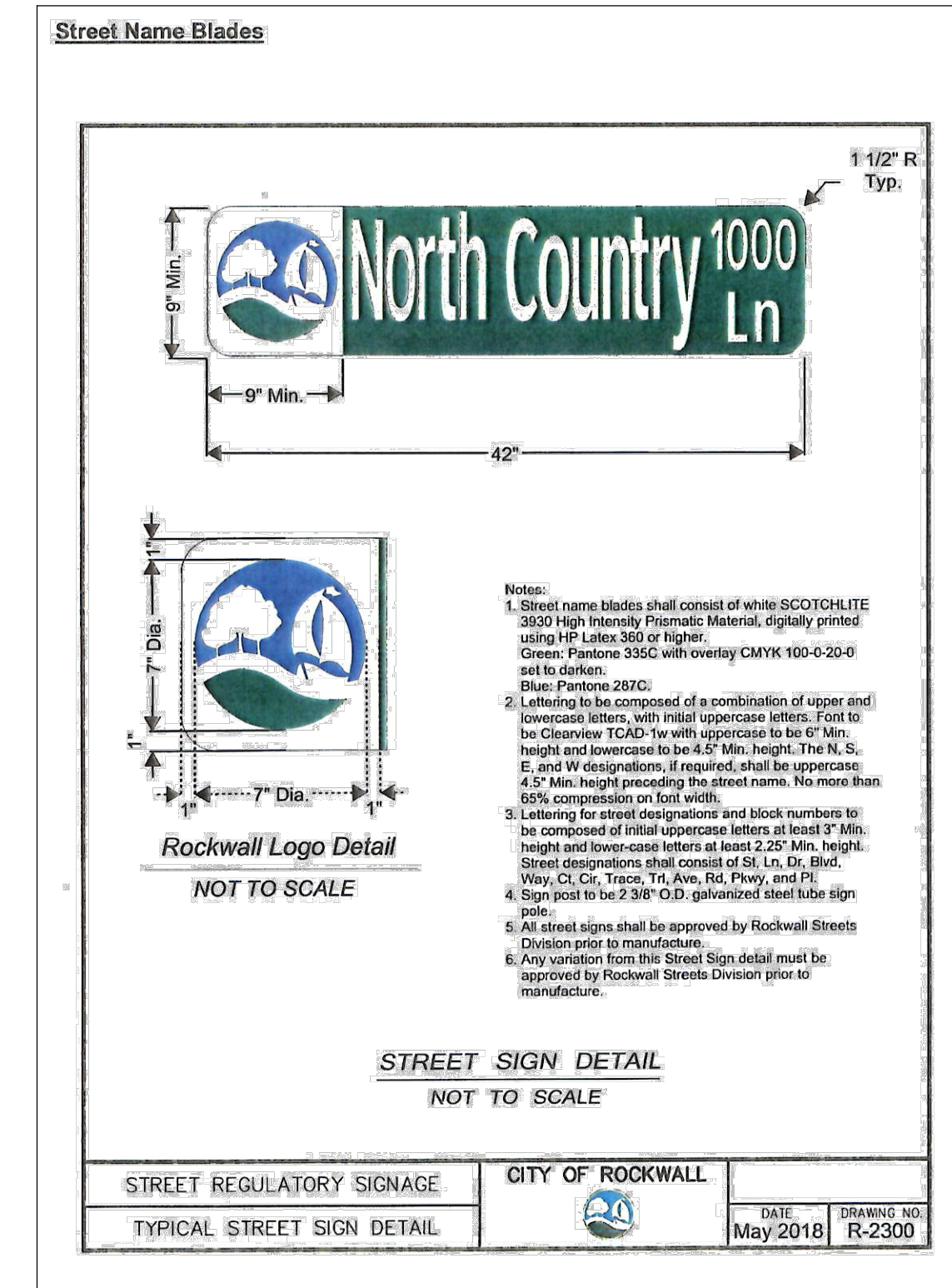
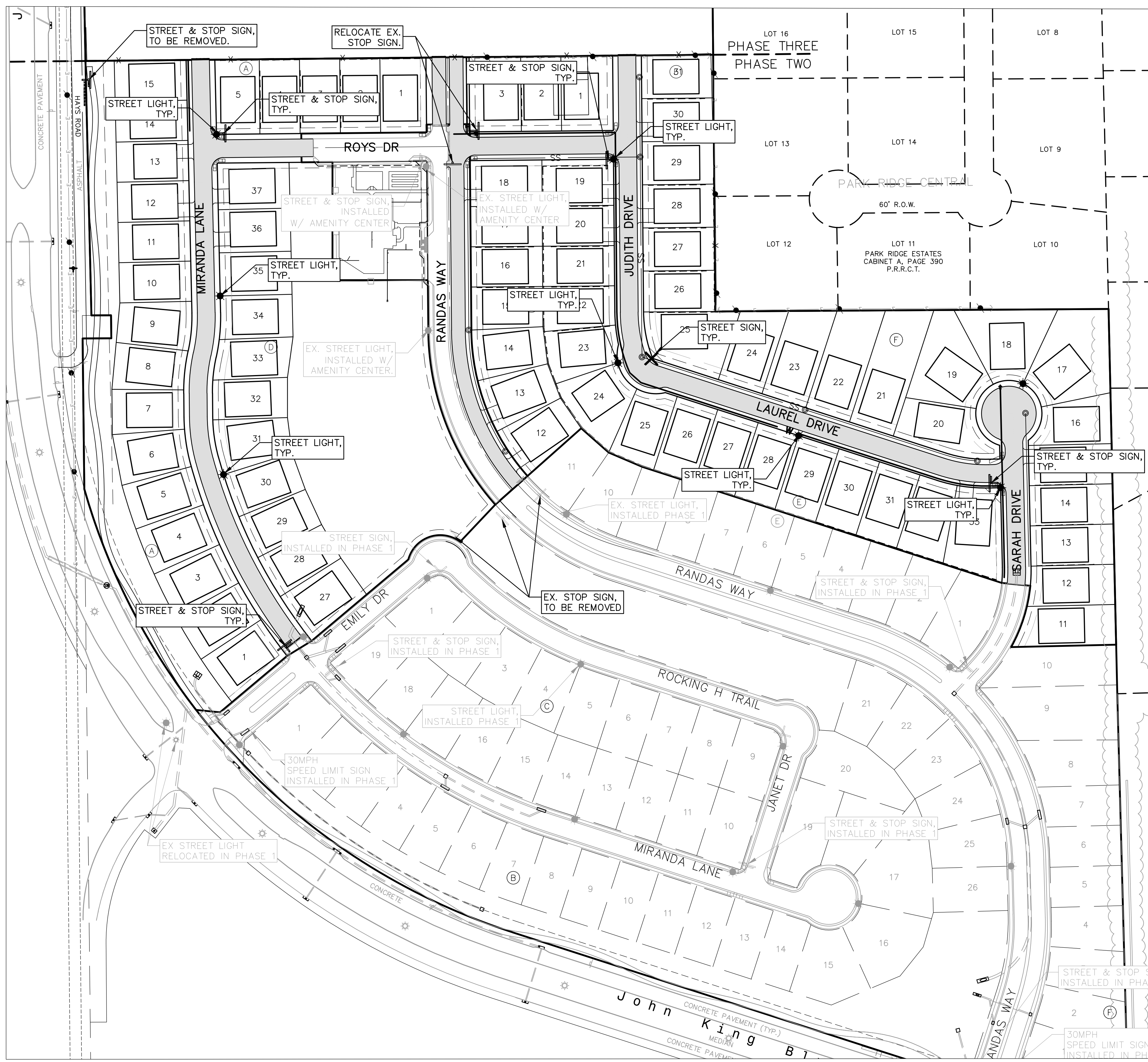
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 03/10/2021
PROJECT NO.: 06824	
DWG FILE NAME: 06824-2 TREESCAPE.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RYAN C. KING, P.E. (123635) ON 03/10/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

LANDSCAPE/TREE PLAN

SADDLE STAR SOUTH
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET **46** OF **27**



Street Sign Blade Submittal and Final Inspection Prior to Acceptance

(Submittal Example)

- A sample production street sign blade shall be submitted for review and approval. The sample blade shall be directed to the attention of Technical Operations Supervisor, Streets Division, City of Rockwall Service Center, 1600 Airport Road, Rockwall Texas 75087. The sample sign must be submitted for review at least 10 days prior to the scheduled installation date.
- All street and regulatory signage shall be installed, inspected and approved, prior to final acceptance of the project. This inspection typically takes place as part of the engineering department's final walkover. Any sign related issue/issues will be noted on the projects final punch list.

Standard Street Sign - Pole and Fixtures (Maintained By the City of Rockwall)

- Standard Street Sign Post - shall be 12' long - minimum (2-3/8") galvanized steel round post with a minimum of 60 mil wall thickness.
- Standard Post Installation Depth - sign post shall be installed into solid ground to a minimum depth of 24-inches and anchored with a minimum of 60lbs of concrete.
- Standard Post Bracket - shall be (18") cast aluminum round post bracket street sign mount for bottom street blade.
- Standard Top Crossing Bracket - shall be (12") cast aluminum top crossing street sign bracket mount for top street blade.
- Standard Mounting Bracket Assemblies - shall be (2-2/8") diameter aluminum round post interlocking bracket x 2 per pole.

A SAMPLE SIGN MUST BE SUBMITTED FOR APPROVAL BY THE CITY PRIOR TO FABRICATION OF ALL STREET SIGNS.

NOTE:
 IF THE DEVELOPER ELECTS TO INSTALL DECORATIVE SIGN POLES AND FIXTURES:
 -HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL CARE AND MAINTENANCE FOR ANY DECORATIVE SIGN POLES INSTALLED.
 -PLAT SHALL HAVE ITEM NOTE "HOA MUST MAINTAIN, REPAIR, AND REPLACE ALL NON-STANDARD STREET AND REGULATORY SIGN POLES AND FIXTURES OR OTHER APPROVED NON-STANDARD ITEMS."
 -THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE TO STORE OR HANDLE AND DECORATIVE SIGN POST OR FIXTURES.
 -THE CITY OF ROCKWALL RESERVES THE RIGHT TO APPROVE OR DISAPPROVE ANY DECORATIVE NON-STANDARD STREET SIGN AND REGULATES SIGN POLES/POSTS AND FIXTURES.
 -STANDARD STREET AND REGULATORY 2' x 8" GALVANIZED STEEL ROUND POST WITH ASSOCIATED FIXTURES TO BE USED.

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CAUTION! EXISTING UTILITIES
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CAUTION! EXISTING UTILITIES
 THE CONTRACTOR SHALL CONTACT NTRWD LINE LOCATES AT (469) 626-4569 AT LEAST 72 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTRWD FACILITIES.

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'.
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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: MJH	DATE:
CHECKED: RCK	DATE: 8/22/2022
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2.SL.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW UNDER THE AUTHORITY OF RYAN C. KING, P.E. (123635) ON 8/22/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

STREET LIGHT AND SIGNAGE PLAN

SADDLE STAR SOUTH PHASE 2
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT COMMENTS



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

DATE: 10/20/2022

PROJECT NUMBER: SP2022-055
PROJECT NAME: Site Plan for Saddle Star Estates Phase 2
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Ryan King of ECDLP on behalf of Jose Campos of Saddle Star Holdings for the approval of a Site Plan for Phase 2 of the Saddle Star Subdivision being a 26.827-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (Ordinance No. 20-35), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/20/2022	Approved w/ Comments

10/20/2022: SP2022-055; PD Site Plan for Phase 2 of the Saddle Star Estates Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Site Plan for Phase 2 of the Saddle Star Subdivision being a 26.827-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (Ordinance No. 20-35), situated within the SH-205 By-Pass (SH-205 BY OV) District, and generally located east of the intersection of Featherstone Drive and N. John King Boulevard.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2022-055) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 79 (PD-79).
- M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

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

WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Site Plan:

- (1) Remove all landscape plan and Treescape plan information.
- (2) Please show the footprint of the amenity center.

M.7 Landscape Plan:

- (1) The Chaste Tree is not permitted within landscape buffers; consider the Desert Willow as a viable alternative. (Section 03, Tree Planting Guidelines and Requirements, of

Appendix C, Landscaping Guidelines and Requirements, of the UDC)

- (2) Accent trees must be a minimum of 4-feet in height, and shrubs must be a minimum of 5-gallon. (Subsection 06.02, E., Landscape Standards, of Article 05, District Development Standards, of the UDC)
- (3) Show the berm within the landscape buffer. The berm must be generally continuous along the frontage and undulate. (Subsection 06.02, E., Landscape Standards, of Article 05, District Development Standards, of the UDC)
- (4) Each lot must have two (2) lot trees in the front yards, and corner lots must have four (4). Please add a note to the Landscape Plan indicating conformance to this requirement. (Planned Development District 79 [PD-79])

M.8 Hardscape Plan:

- (1) Provide an exhibit of a typical wood fence.
- (2) Please provide an exhibit that depicts what type of fence each lot shall have in the front, rear, and side yard. This can be done by taking the site plan and color coding the lot lines to depict the fencing types for each lot. This is done to show conformance with the fencing standards established within the Planned Development District ordinance.

M.9 Treescap Plan:

- (1) Please remove the trees that are to be planted.
- (2) Please provide a table showing what trees are to be removed. This should include the species, health, size, and mitigation required. Refer to Section 05 of Article 09 for the tree mitigation requirements.

M.10 This will require to be platted to establish a pedestrian easement along N. John King Boulevard.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on November 1, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 1, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 15, 2022 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on October 25, 2022.
- 2) Planning & Zoning meeting/public hearing meeting will be held on November 15, 2022.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/19/2022	Needs Review

- 10/19/2022: - No trees within 10' of the 20" water line.
- Trees to be 10' from 20" water line.
- Irrigation done by separate building permit. Not approved with site plan submittal.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

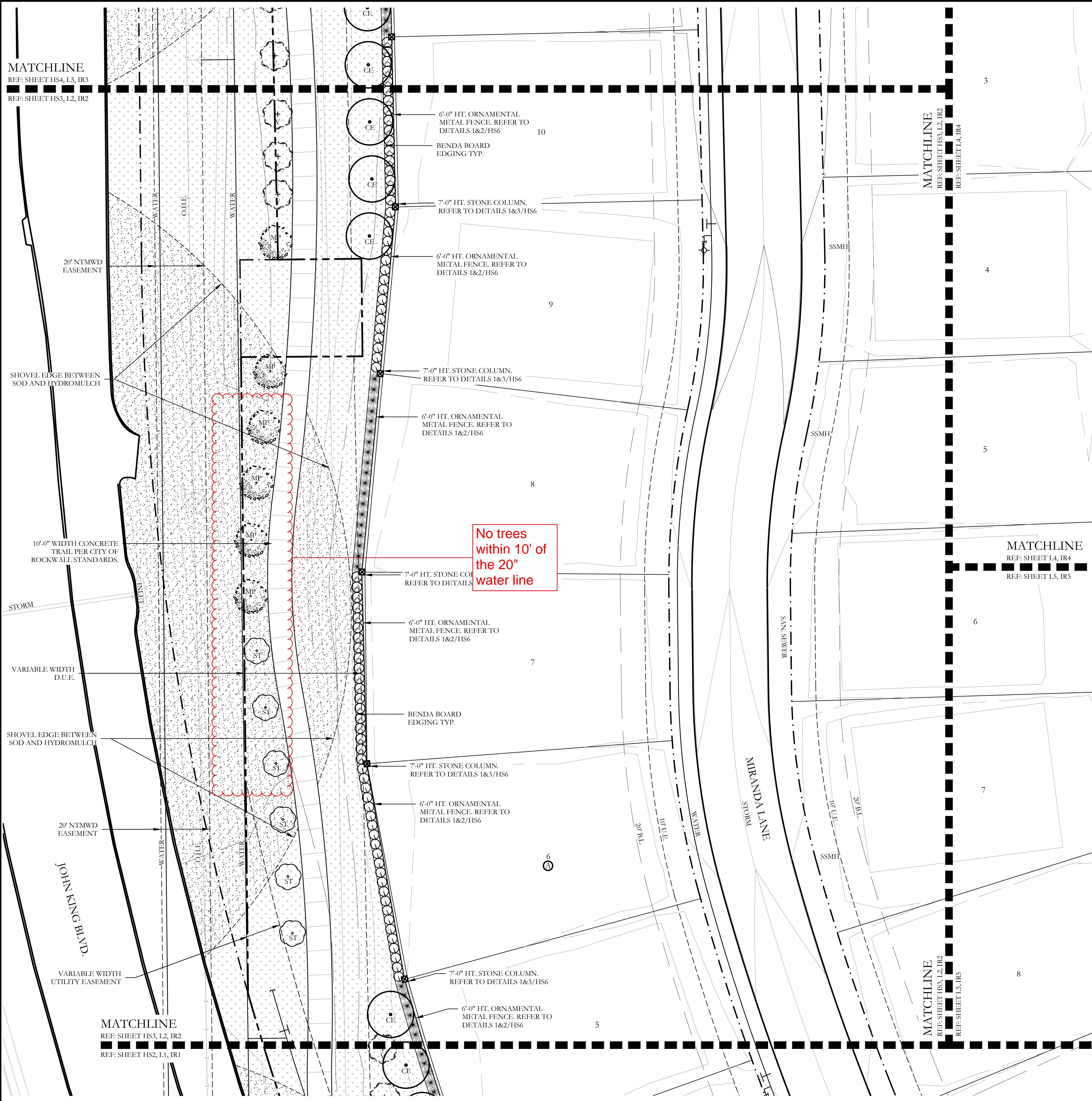
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

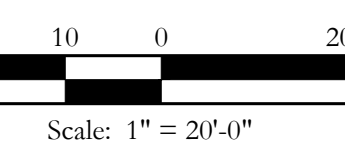
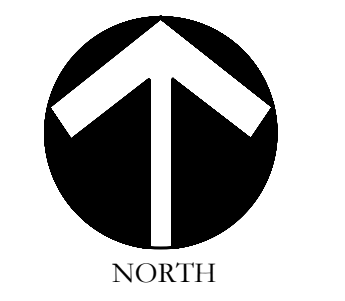
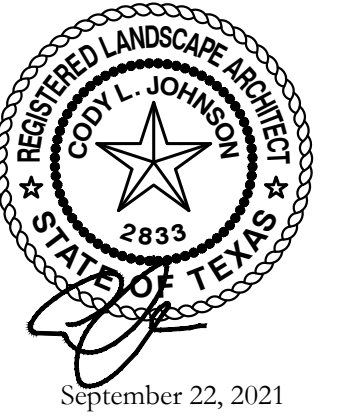
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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GIS	Lance Singleton	10/17/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved
No Comments			



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS CASTUS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	3 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	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



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

One Inch



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-055

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N JOHN KING BLVD, ROCKWALL, TX 75097

SUBDIVISION SADDLE STAR ESTATES 2 LOT BLOCK

GENERAL LOCATION JOHN KING BLVD AND FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-79 CURRENT USE AG

PROPOSED ZONING PD-79 PROPOSED USE SINGLE FAMILY

ACREAGE 26.827 LOTS [CURRENT] 77 LOTS [PROPOSED] 77

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

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

OWNER SADDLE STAR SOUTH HOLDINGS APPLICANT ECDLP

CONTACT PERSON JOSE CAMPOS CONTACT PERSON RYAN KING

ADDRESS 2200 ROSS AVE. STE 4200W ADDRESS 1600 N COLLINS BLVD

CITY, STATE & ZIP DALLAS, TX 75201 CITY, STATE & ZIP RICHARDSON, TX 75080

PHONE 214-716-2900 PHONE 205-718-4328

E-MAIL JOSE.CAMPOS@HINES.COM E-MAIL RYAN@ECDLP.COM

NOTARY VERIFICATION [REQUIRED]

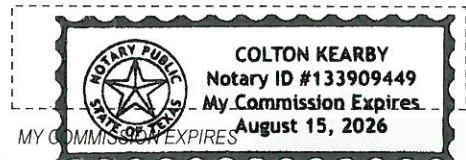
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jose Campos [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

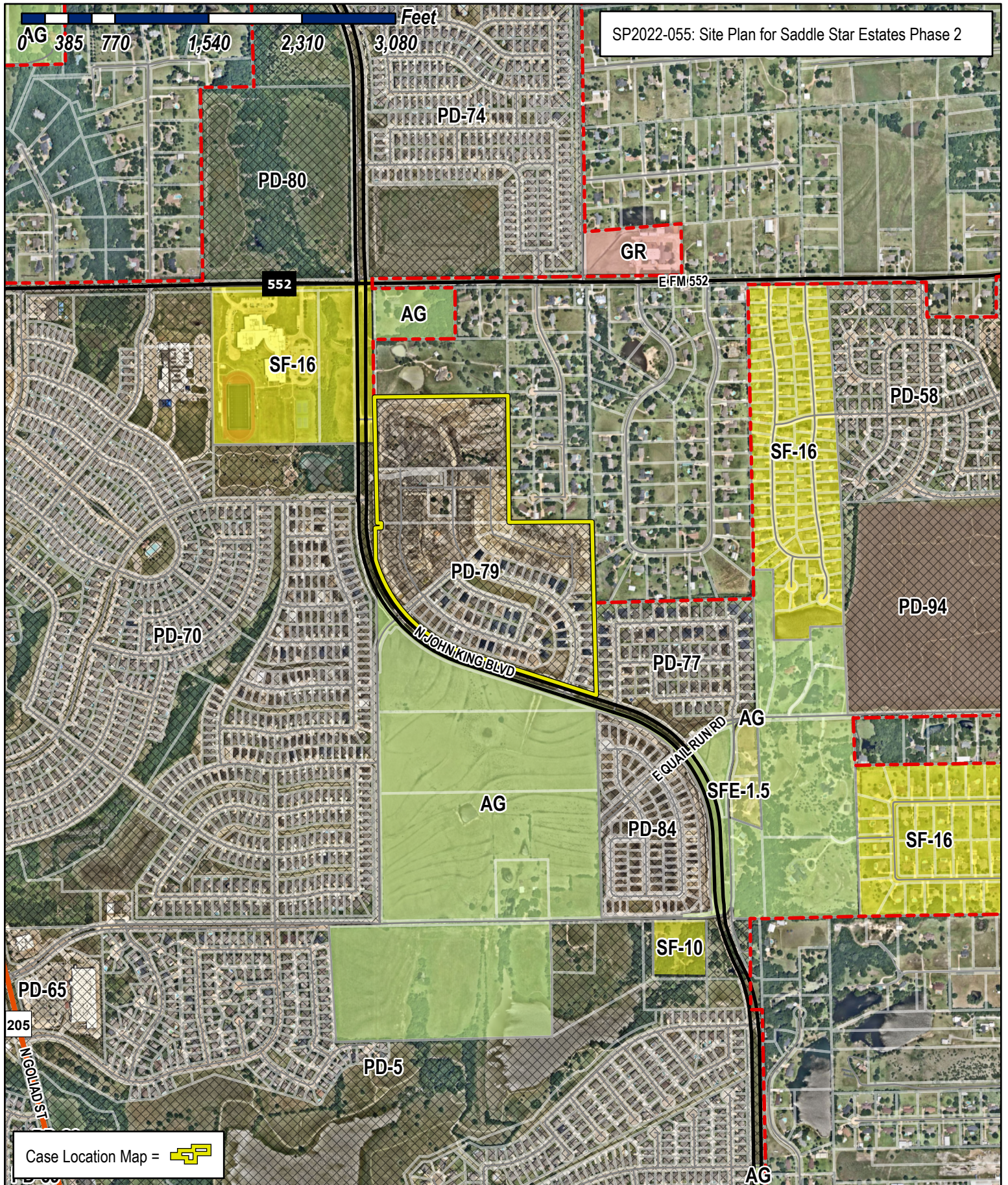
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 786.54 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF SEPTEMBER, 2022. BY SIGNING THIS APPLICATION, 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 14th DAY OF October, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



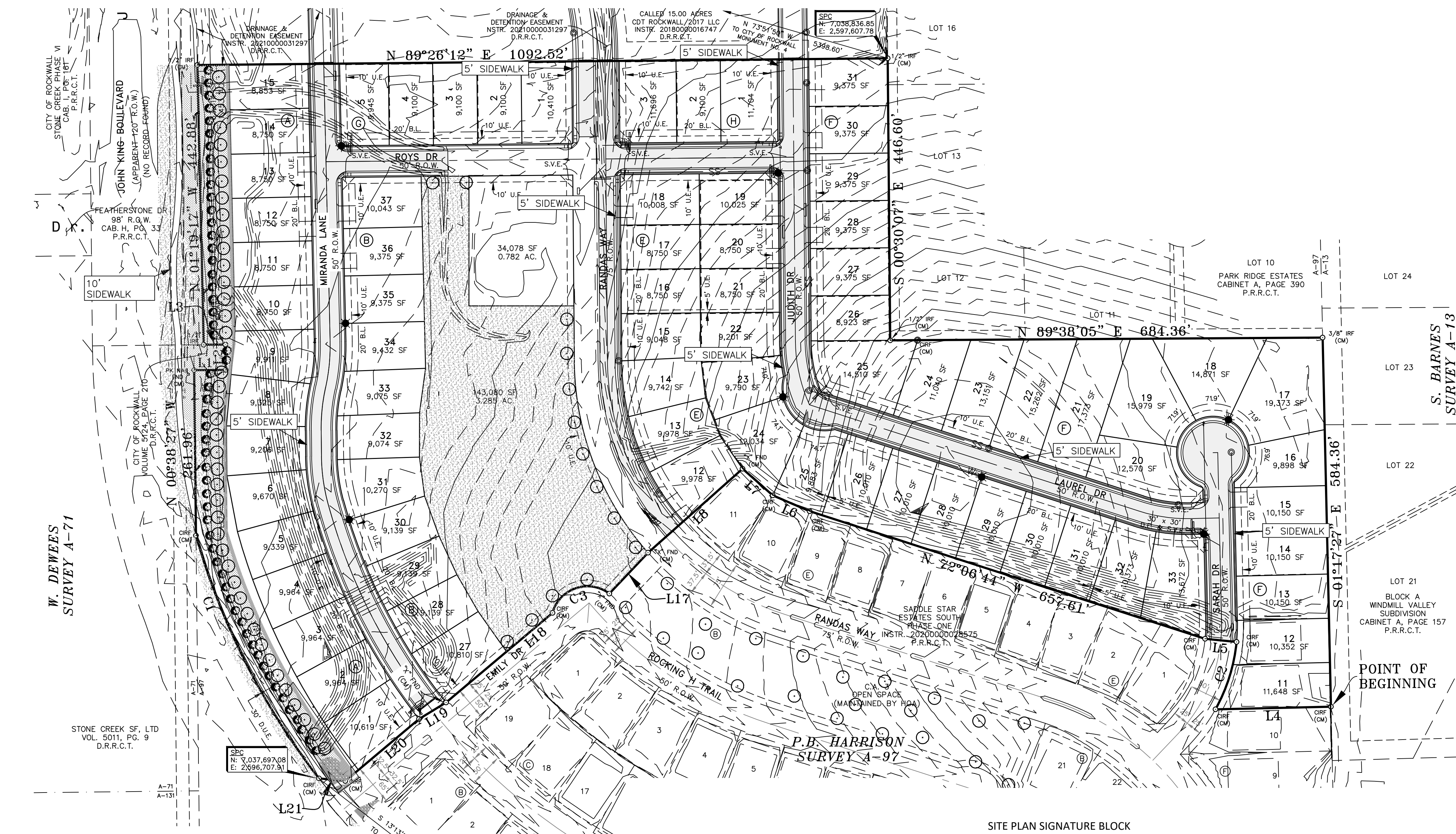
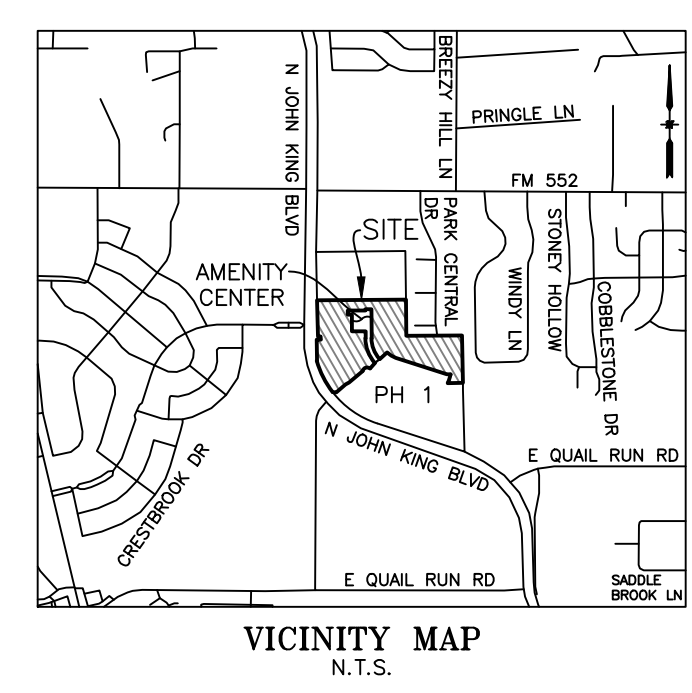
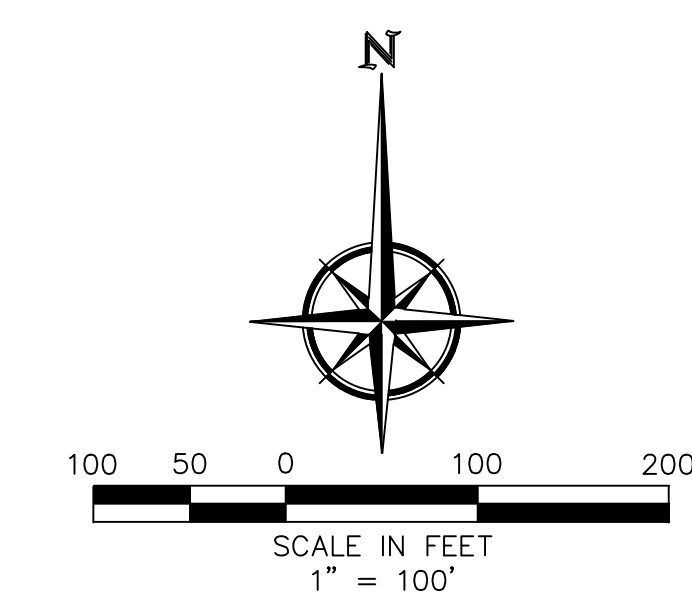


City of Rockwall

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.





LEGEND

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

LEGEND

- STREET SIGN
- STOP SIGN
- STREET & STOP SIGN
- STREET LIGHT

[Pattern]	BERMUDA GRASS - 179,852 SF
[Pattern]	SHRUB BED - 6,113 SF
[Pattern]	BEE HAPPY MIX - 36,384 SF
[Pattern]	WHITE CRUSHED GRANITE - 556 SF
[Pattern]	TEXAS RIVER ROCK MIX - 692 SF

NAME	QUANTITY
LIVE OAK	15
SHUMARD OAK	18
BUR OAK	13
CEDAR ELM	23
MEXICAN PLUM	18
CHASTE TREE	11
SMOKE TREE	18

SADDLE STAR ESTATES PHASE 2 SITE PLAN DATA

- A. 26.827 ACRES
- B. PD-79 ZONING
- C. 77 LOTS
- D. AREA OPEN SPACE 211,805 SF
- E. ALL COMMON AREAS/OPEN SPACE TO BE MAINTAINED BY THE H.O.A

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
[Symbol]	LD	LIVE OAK	QUERCUS VERGECIANA	4" CALIPER	AS SHOWN
[Symbol]	SD	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
[Symbol]	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
[Symbol]	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
[Symbol]	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
[Symbol]	VT	VITEX TREE	VITEX AGASTIS CAERTS	2" CALIPER	AS SHOWN
[Symbol]	ST	SMOKE TREE	COTYLEDON COGONIA	2" CALIPER	AS SHOWN

SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2022.

WITNESS OUR HANDS, this ___ day of ___, 2022.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

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 SOUTHWEST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHWEST OF THE SOUTHWEST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT. ELEVATION = 557.33'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	21°47'11"	1140.00'	219.39'	433.48'	N 26°51'02" W	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'

LEGEND

- CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 396.3"
- CIRF 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 396.3"
- IRF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- CM CONTROL MONUMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- E.E. DRAINAGE EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- ◆ INDICATES CHANGE IN STREET NAME

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 00°38'27" W	40.00'
L3	S 89°38'05" W	34.30'
L4	S 88°42'33" W	182.77'
L5	N 84°20'49" W	50.00'
L6	N 66°47'40" W	63.38'
L7	N 48°35'07" W	63.78'
L8	S 48°23'33" W	200.00'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'

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

OWNERS
SADDLE STAR SOUTH CITY OF ROCKWALL HOLDINGS, LLC
 2200 ROSS AVE., STE. 4200W
 DALLAS, TX 75201

DEVELOPER
HINES
 2200 ROSS AVE., SUITE 4200W
 DALLAS, TX 75201
 (214) 716-2900

PD SITE PLAN
SADDLE STAR ESTATES SOUTH, PHASE TWO
 26.827 ACRES
 77 SINGLE FAMILY LOTS
 3 COMMON AREA TRACT
 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 WINDCO CIRCLE, SUITE 200, WILEY TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401
 DATE September 16, 2022 2022-9-15 SITE PLAN REVISED.DWG

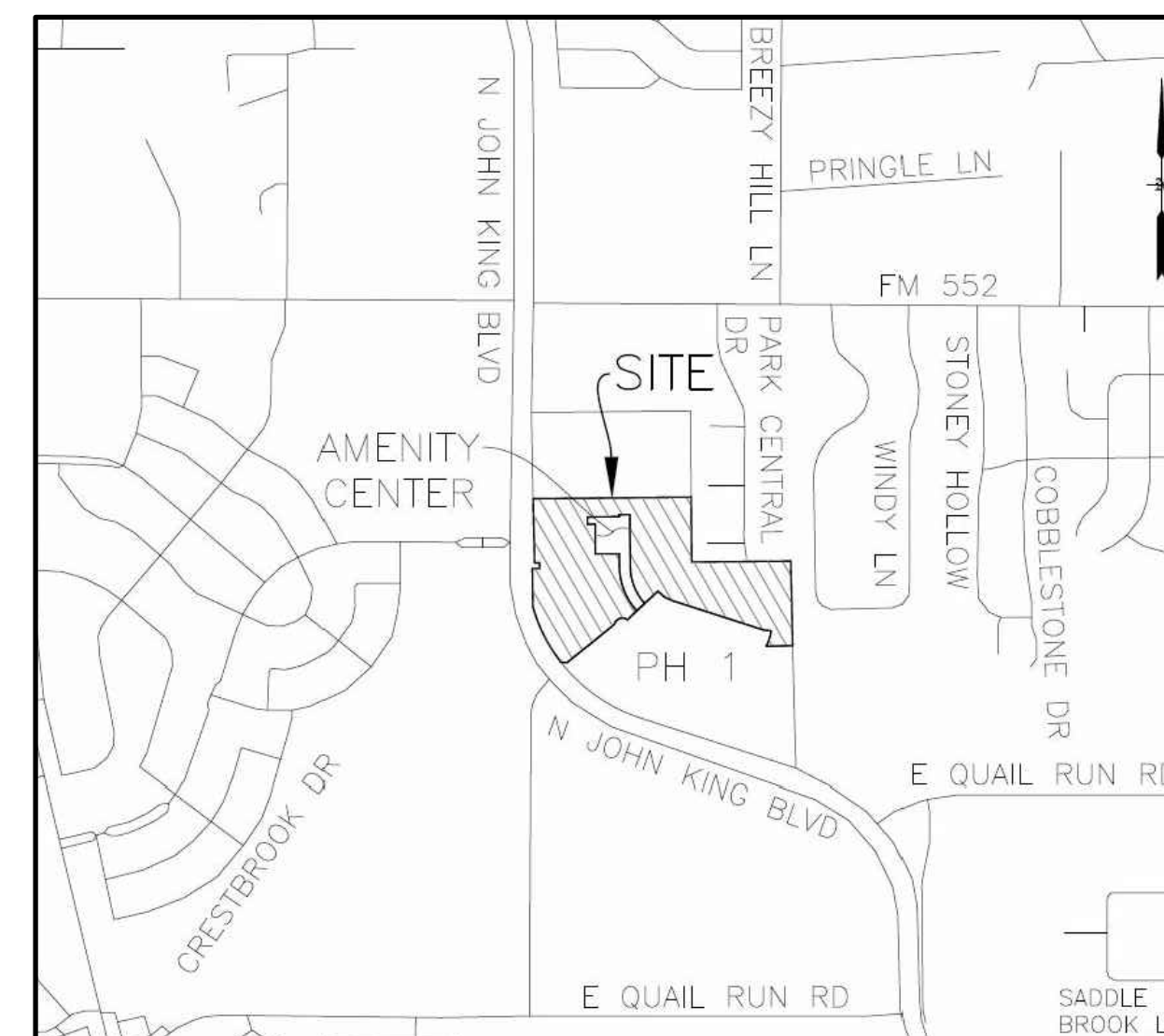
GENERAL CONSTRUCTION NOTES

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

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~SADDLE STAR SOUTH - PH2~
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: September 22, 2021



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
HS1	OVERALL LAYOUT PLAN
HS2-HS4	HARDSCAPE PLANS
HS5-HS6	HARDSCAPE DETAILS
L1-L6	LANDSCAPE PLANS
L7-L8	LANDSCAPE DETAILS
IR1-IR6	IRRIGATION PLANS
IR7-IR8	IRRIGATION DETAILS

GENERAL LANDSCAPE NOTES:

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

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

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

- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO 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.

OWNER / DEVELOPER:
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVENUE
SUITE 4200W
DALLAS, TEXAS 75201
PH. (972) 716-2900
CONTACT: PAT ATKINS

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

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



CITY OF ROCKWALL
STONE CREEK PHASE VI
CAB. I, PG. 161
P.R.R.C.T.

FEATHERSTONE DR.

STONE CREEK SF, LTD
VOL. 5011, PG. 9
D.R.R.C.T.

JOHN KING BLVD.

L6
IR6

SADDLE STAR
PHASE 3.

HS4
L3
IR3

MIRANDA LANE

ROYS DRIVE

L4
IR4

SADDLE STAR
SOUTH PHASE 2A
LOT CA-4
AMENITY CENTER

RANDAS WAY

HS3
L2
IR2

L5
IR5

HS2
L1
IR1

EMILY DRIVE

ROCKING H TRAIL

MIRANDA LANE

JOHN KING BLVD.

JANET DR

RANDAS WAY

LAUREL DRIVE



RANDAS WAY

JUDITH DRIVE

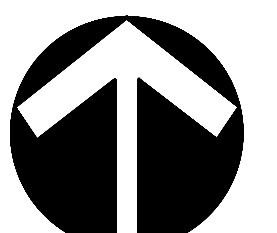
SARAH DRIVE

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


9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH. (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

September 22, 2021



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

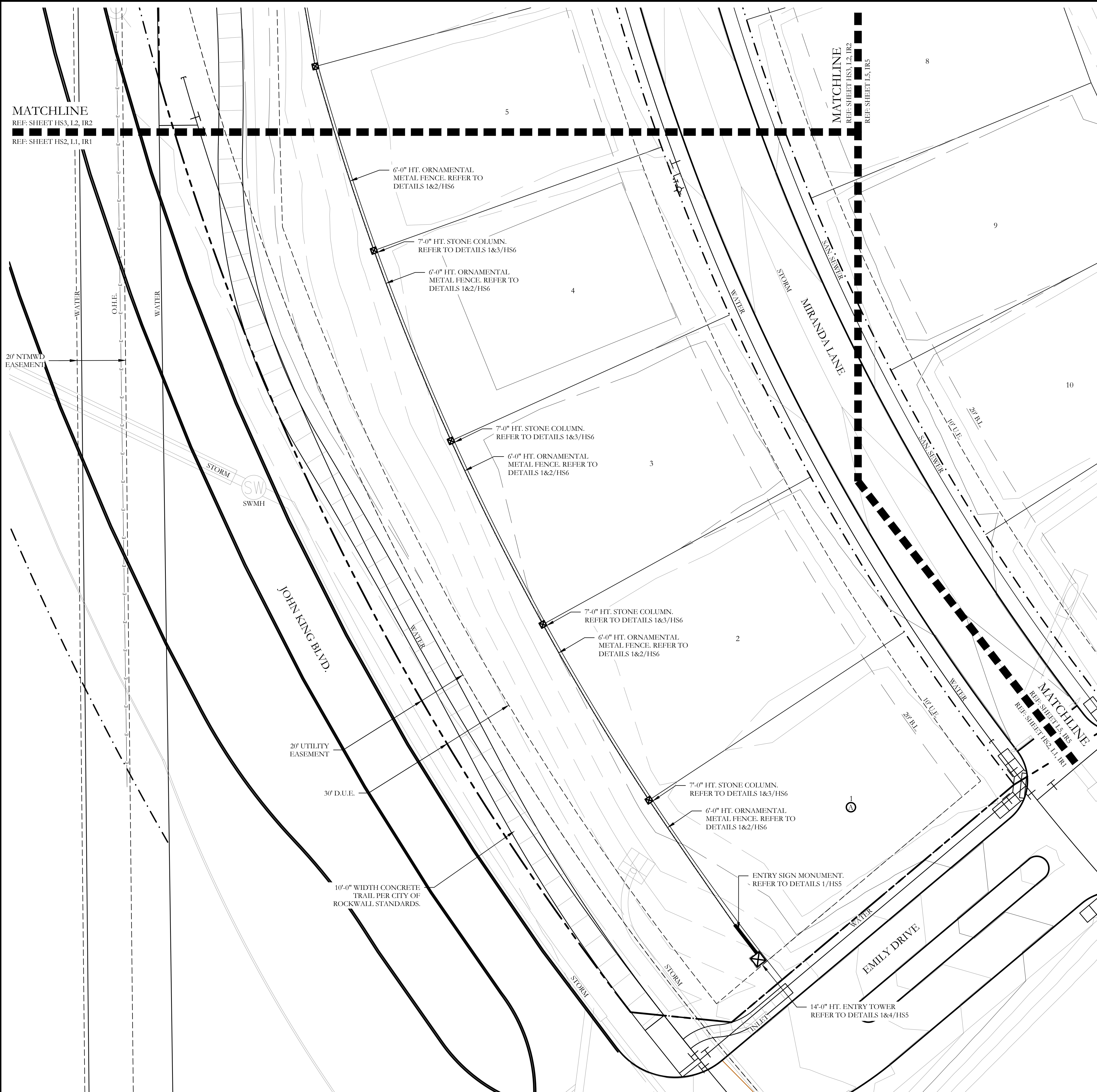
Overall Layout Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
HS1 of 6



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

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
STATE OF TEXAS
2833
September 22, 2021

NORTH

20 10 0 10 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
Landscape Plans
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
HS2 of 6





MATCHLINE
REF: SHEET HS4, L3, IR3
REF: SHEET HS3, L2, IR2

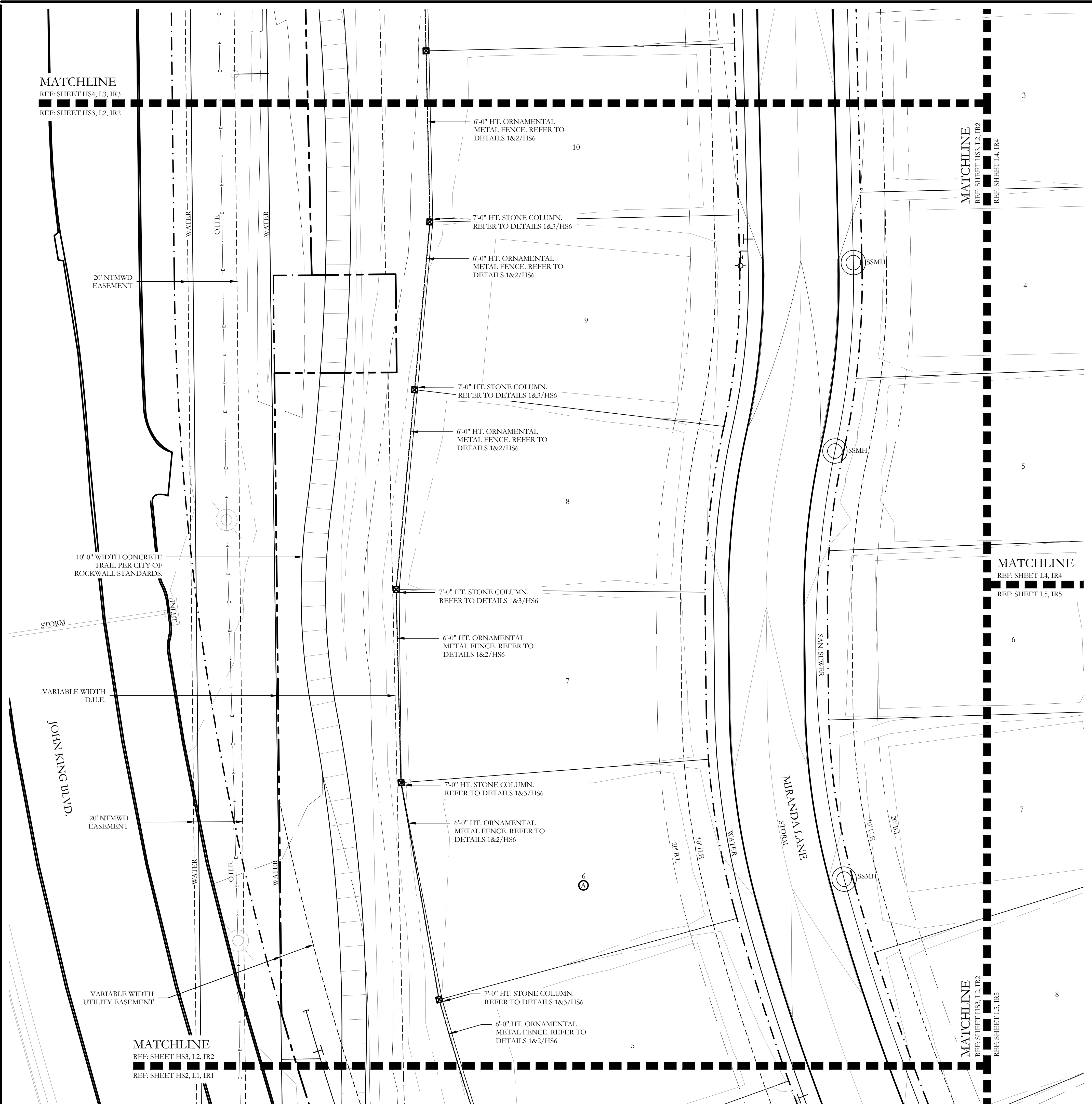
MATCHLINE
REF: SHEET HS3, L2, IR2
REF: SHEET L4, IR4

MATCHLINE
REF: SHEET L4, IR4
REF: SHEET L5, IR5

MATCHLINE
REF: SHEET HS3, L2, IR2
REF: SHEET HS2, L1, IR1

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September 22, 2021

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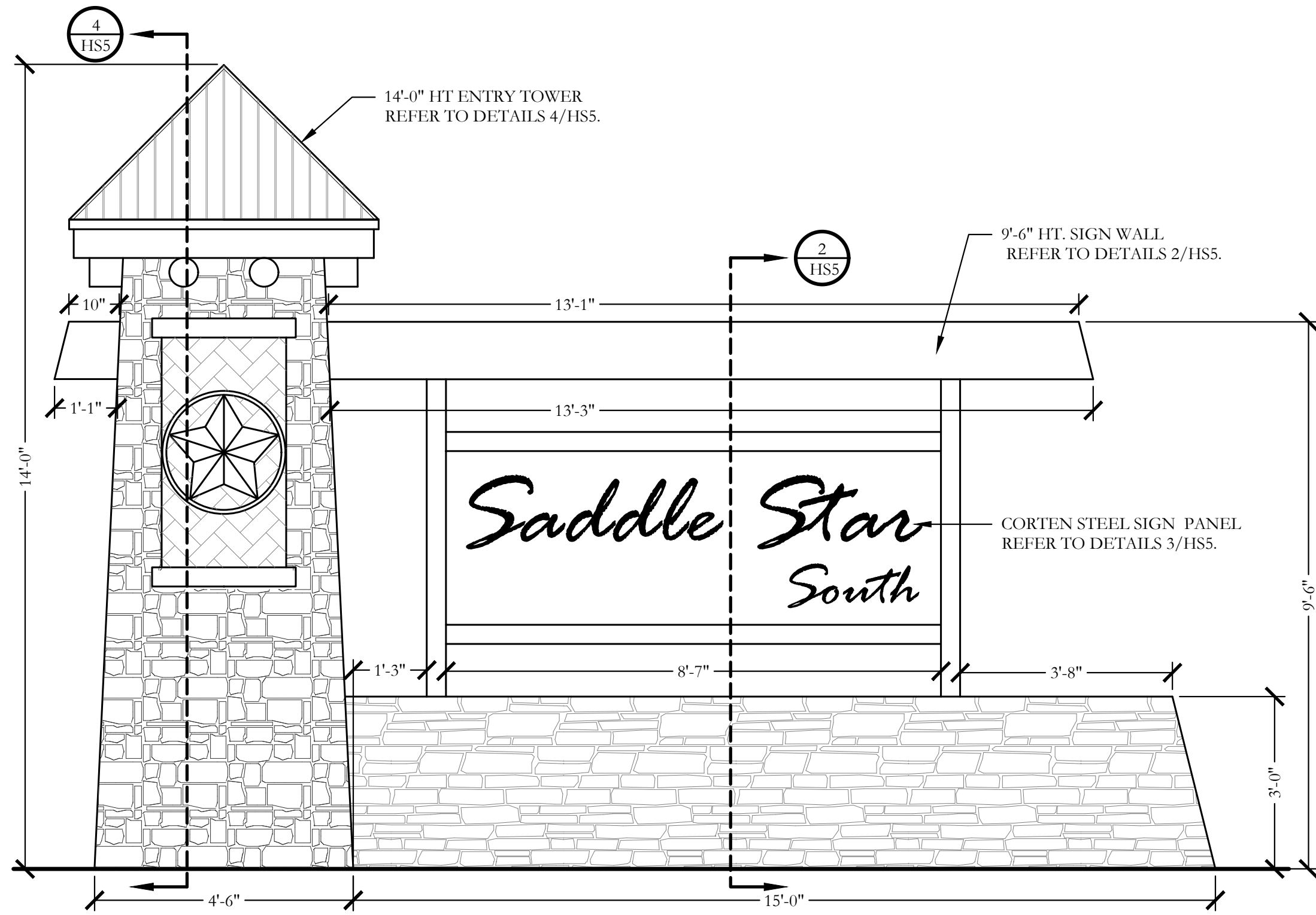
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SCREENING AND BUFFERING
Hardscape Plans
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

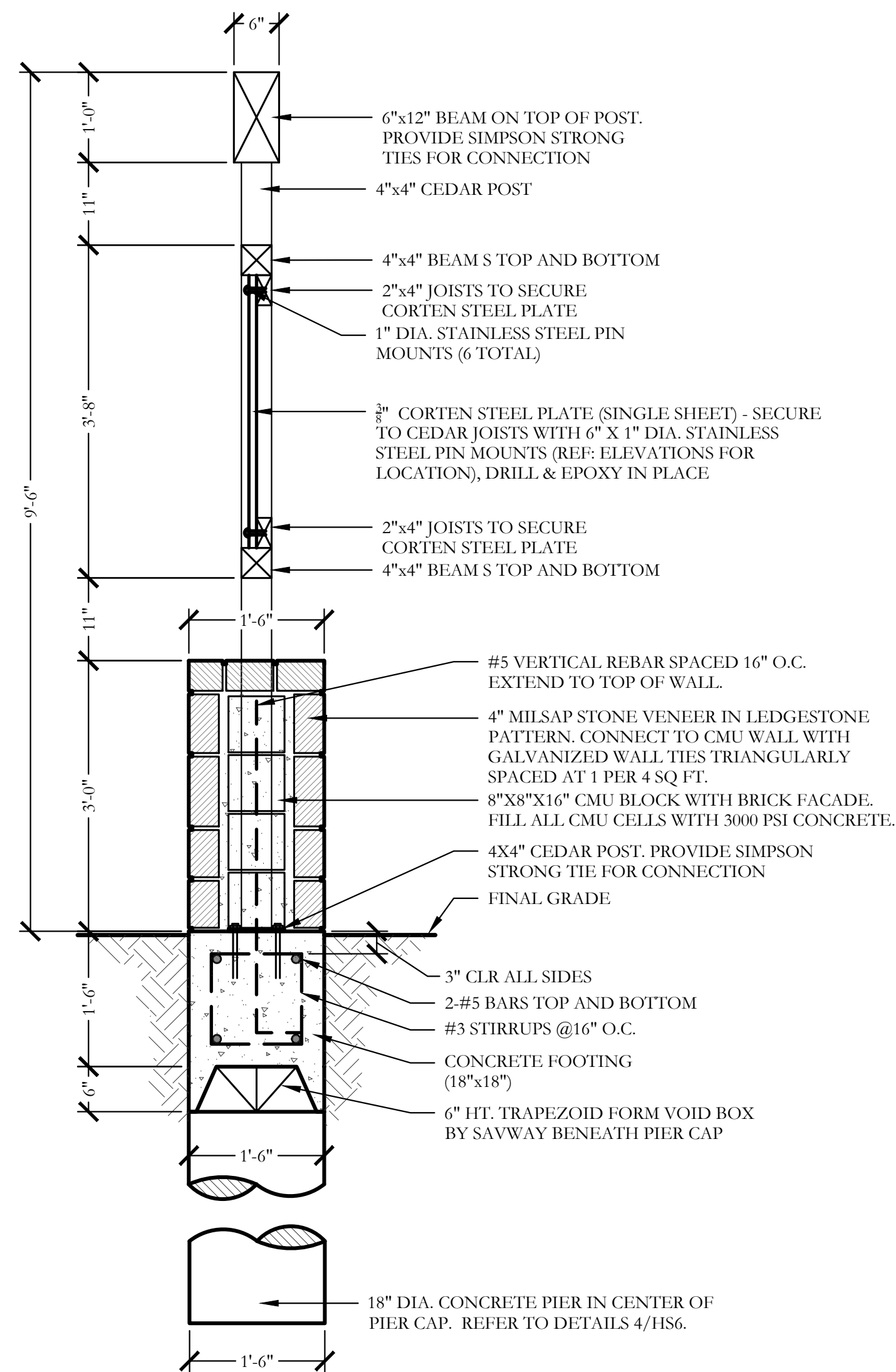
CJS PROJECT NO.
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SHEET NO.
HS3 of 6



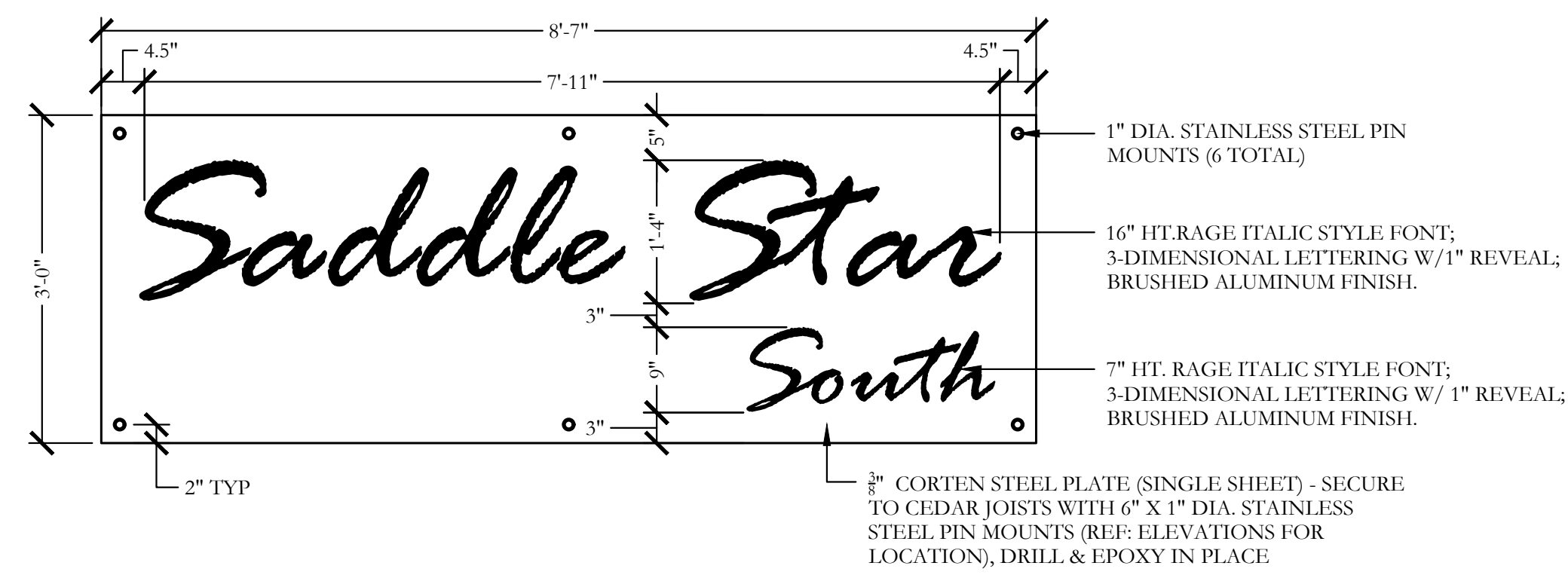
1 ENTRY SIGN MONUMENT
ELEVATION

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



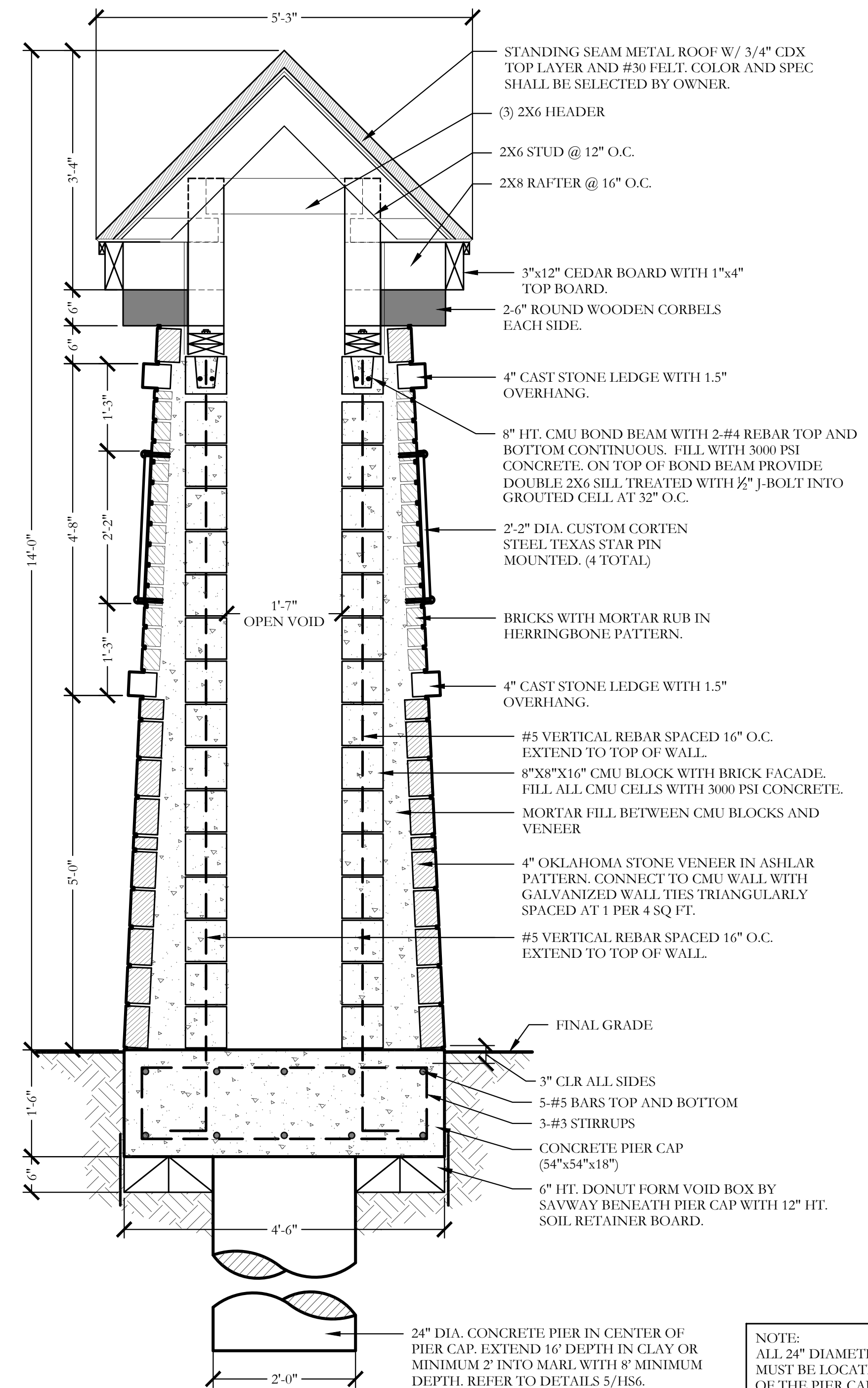
2 9'-6" HT. SIGN WALL
ELEVATION

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



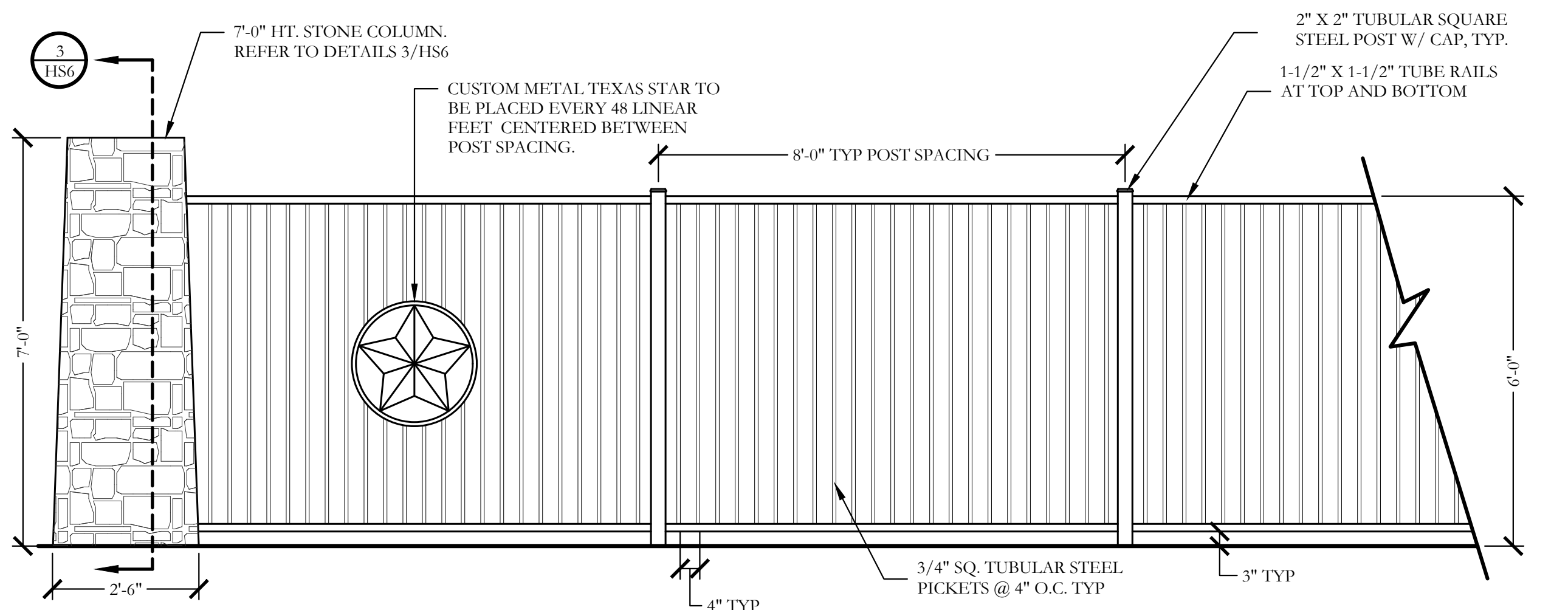
3 CORTEN STEEL SIGN PANEL
ELEVATION

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

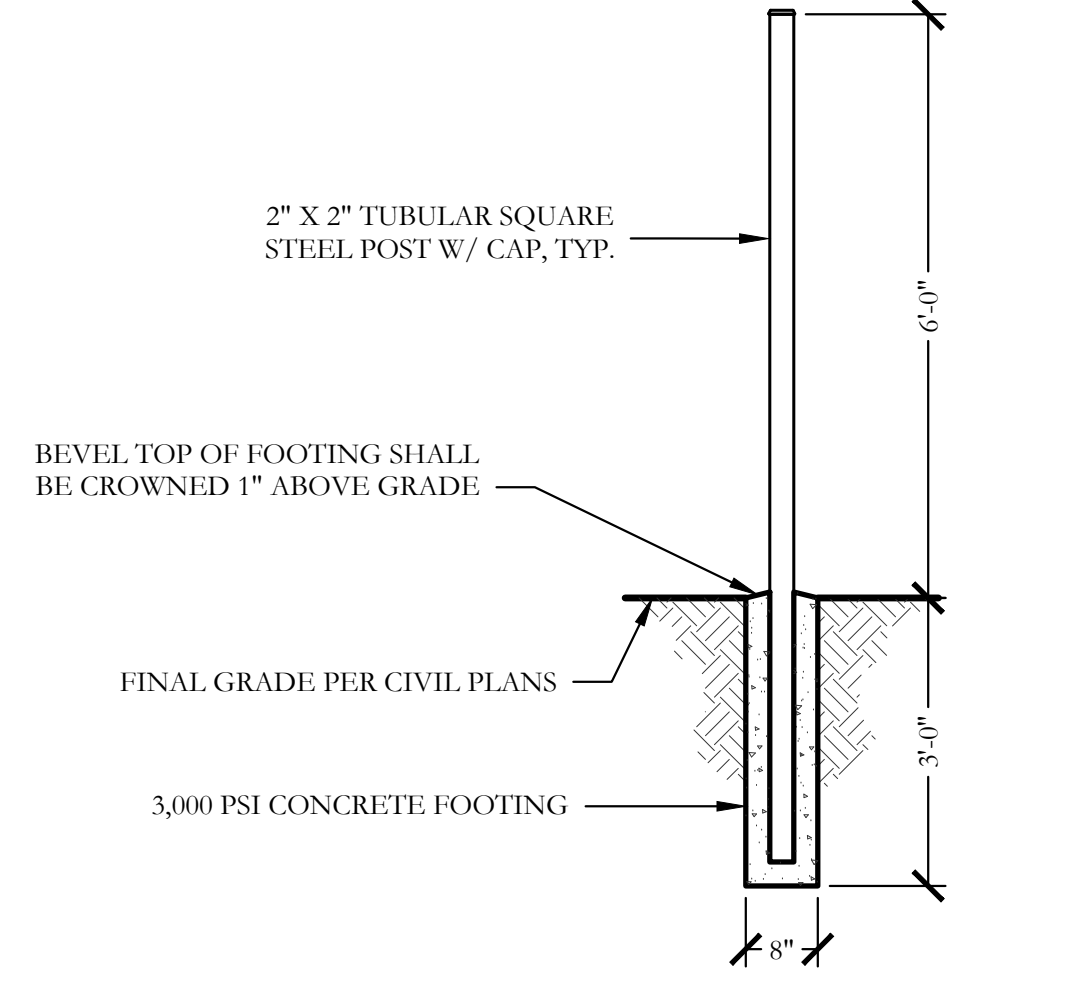


4 14'-0" HT. STONE ENTRY TOWER
SECTION

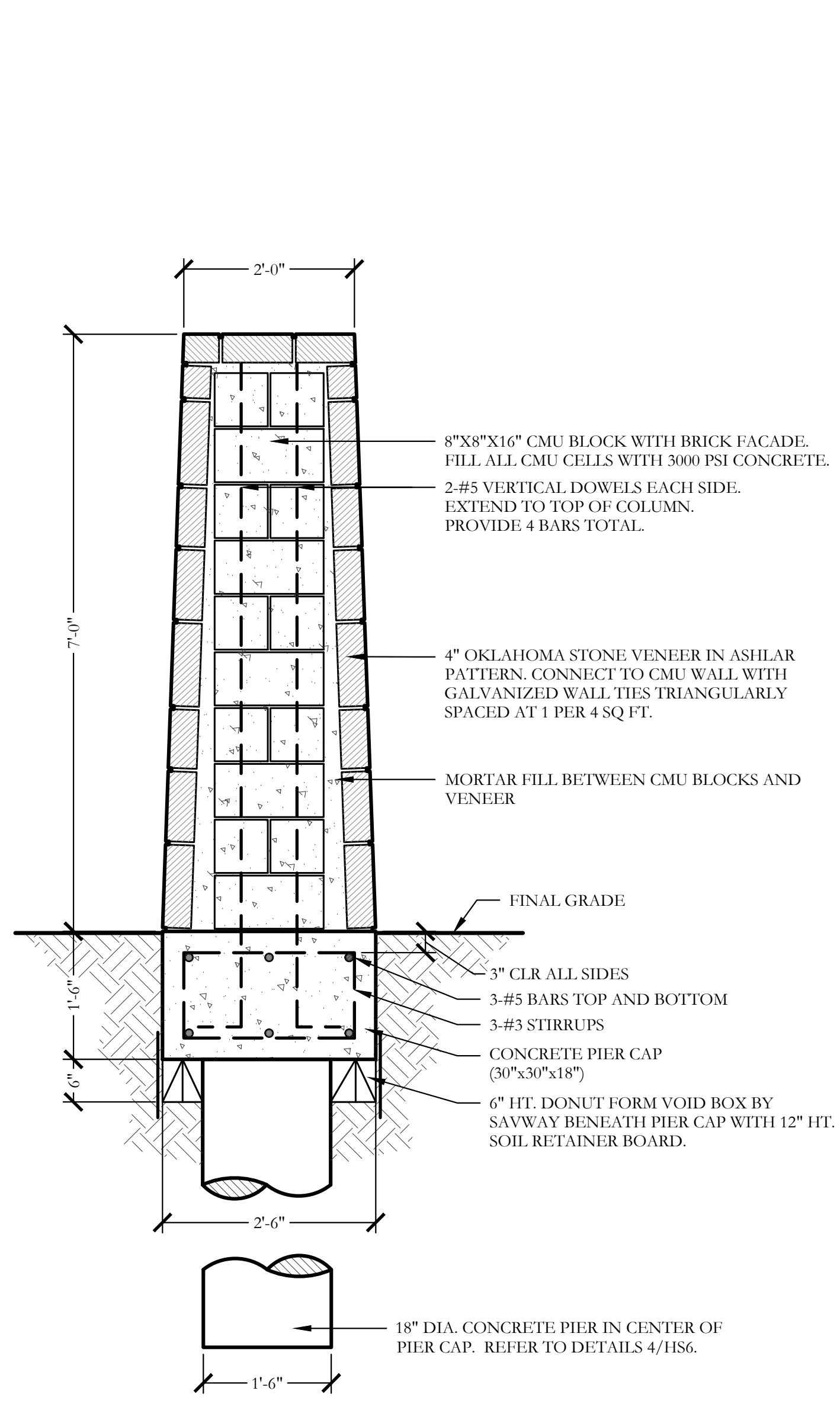
SCALE: 3/4" = 1'-0"



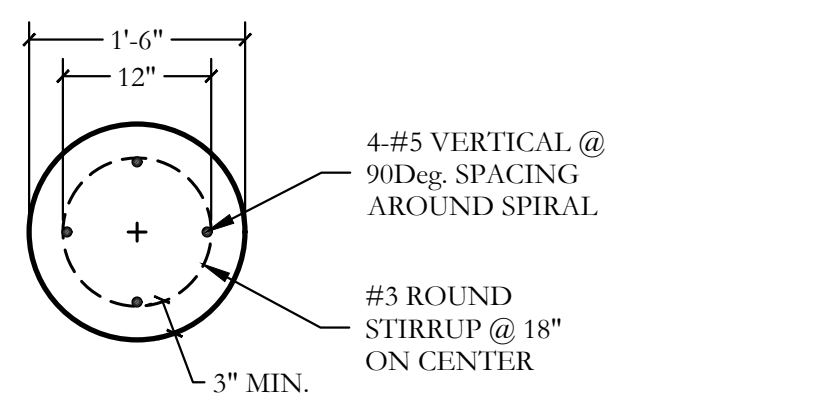
1 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE ELEVATION SCALE: 1/2" = 1'-0"



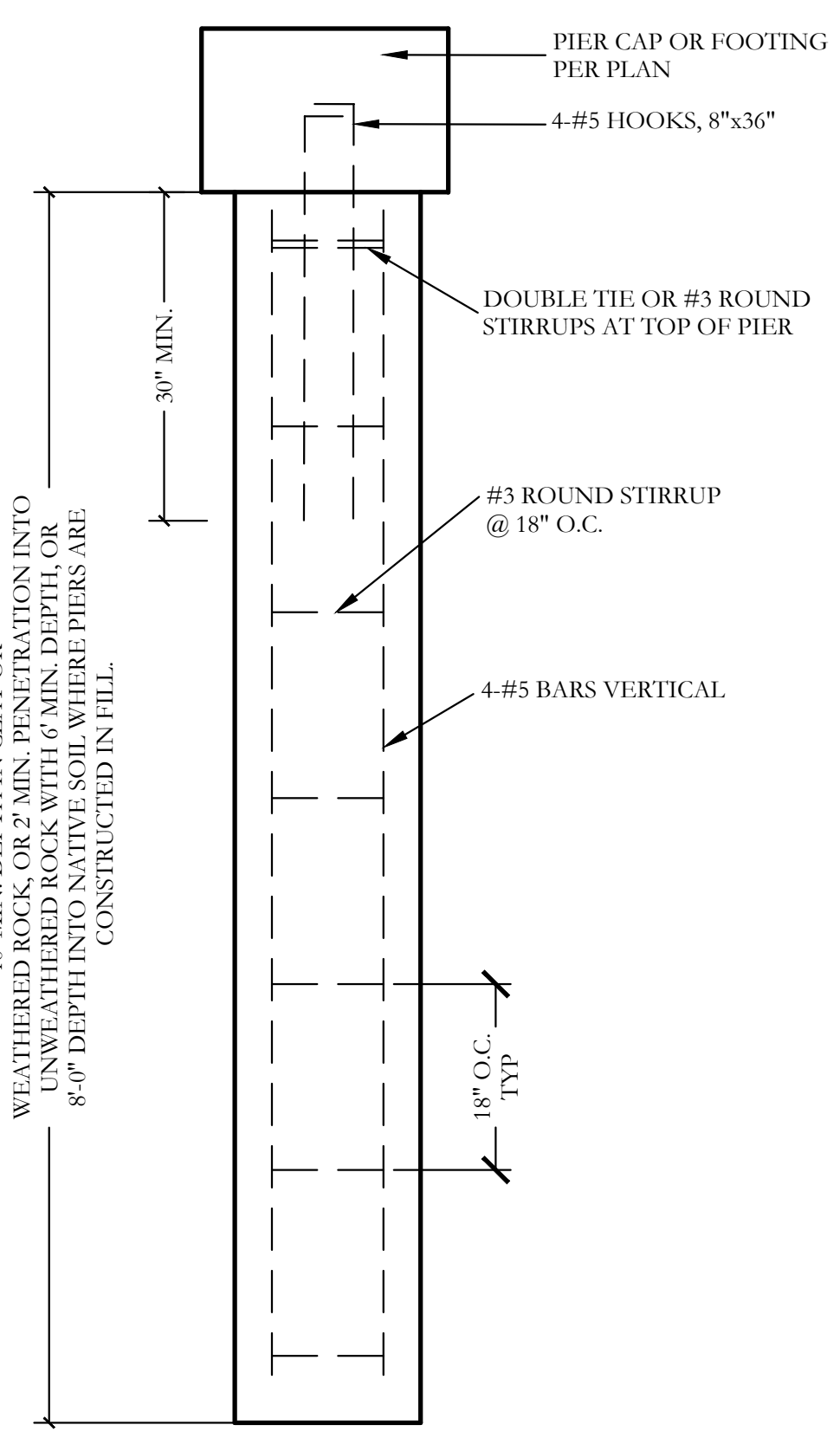
2 TYPICAL METAL POST FOOTING SECTION SCALE: 1/2" = 1'-0"



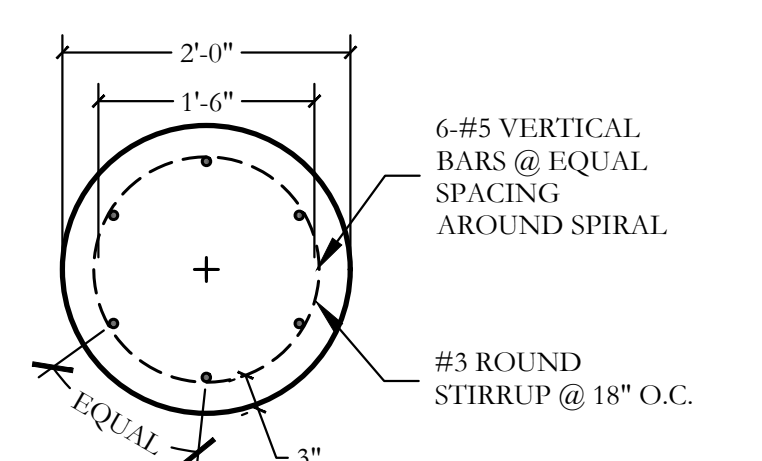
3 7'-0" HT. STONE COLUMN SECTION SCALE: 3/4" = 1'-0"



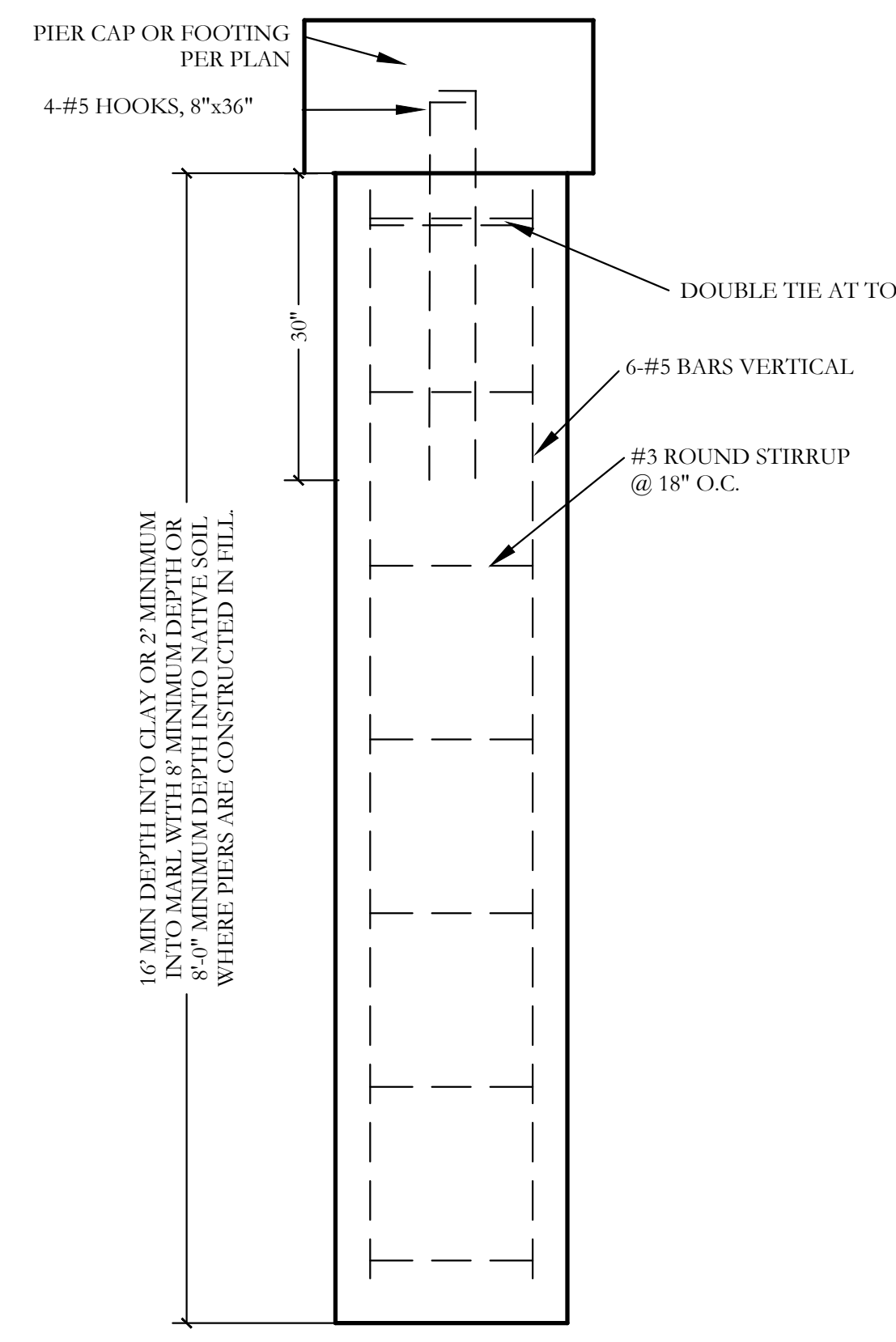
PLAN/SECTION



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



PLAN



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

GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
- ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE I AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
 - ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
 - CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 - CHLORIDES SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE = 1".
- CONCRETE REINFORCING STEEL**
- ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
 - PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
 - CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 5: 2 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 11: 1-1/2 INCHES
 - (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
 - BEAMS AND COLUMNS: 1-1/2 INCHES
 - SHELLS AND FOLDED PLATES
 - (A) BAR LARGER THAN NO. 5: 3/4 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1/2 INCHES
 - ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.
- DRILLED PIERS**
- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 - PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 - STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
 - PROVIDE 60 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
 - PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.
- STRUCTURAL CONCRETE MASONRY UNIT**
- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 - CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 - MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 - COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 - REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
 - HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 - JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 - LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
 - LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 - PLACE GROUT USING LOW-LIFT METHOD, 6" MAXIMUM LIFTS.

WALL NOTES

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

ORNAMENTAL METAL FENCE NOTES

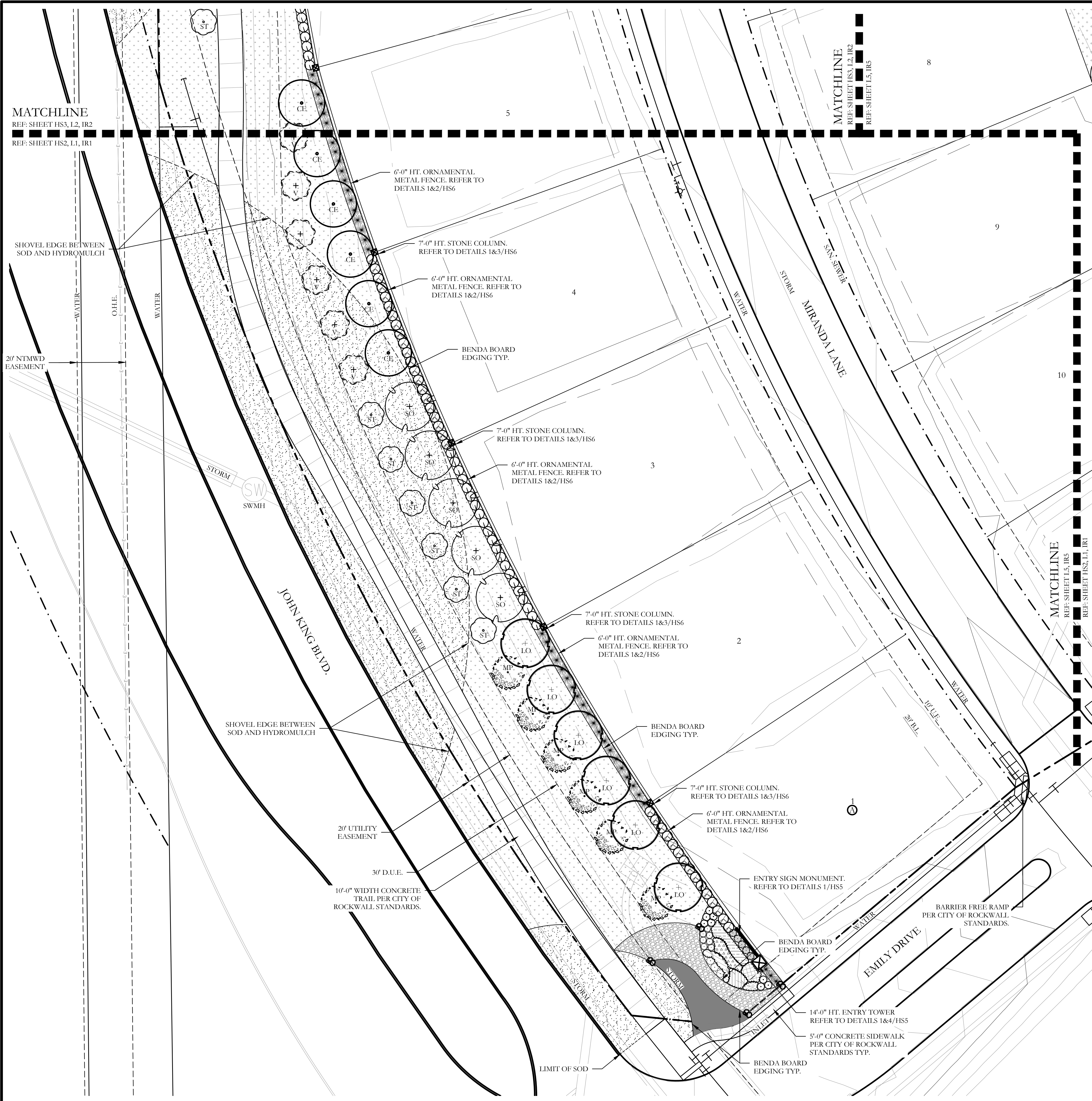
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- ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
- ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE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

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

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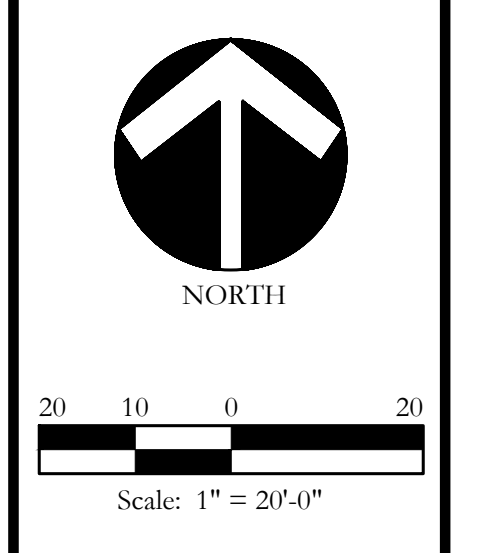
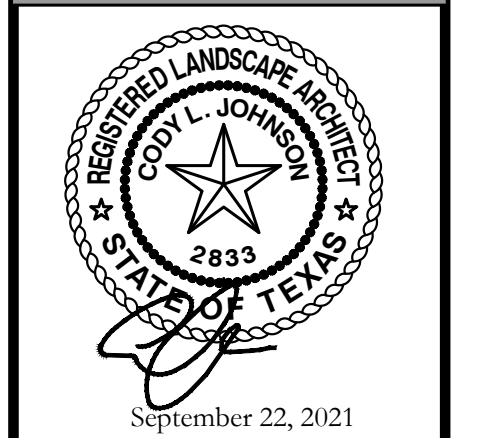
SCREENING AND BUFFERING
Hardscape Details
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS CASTUS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	3 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

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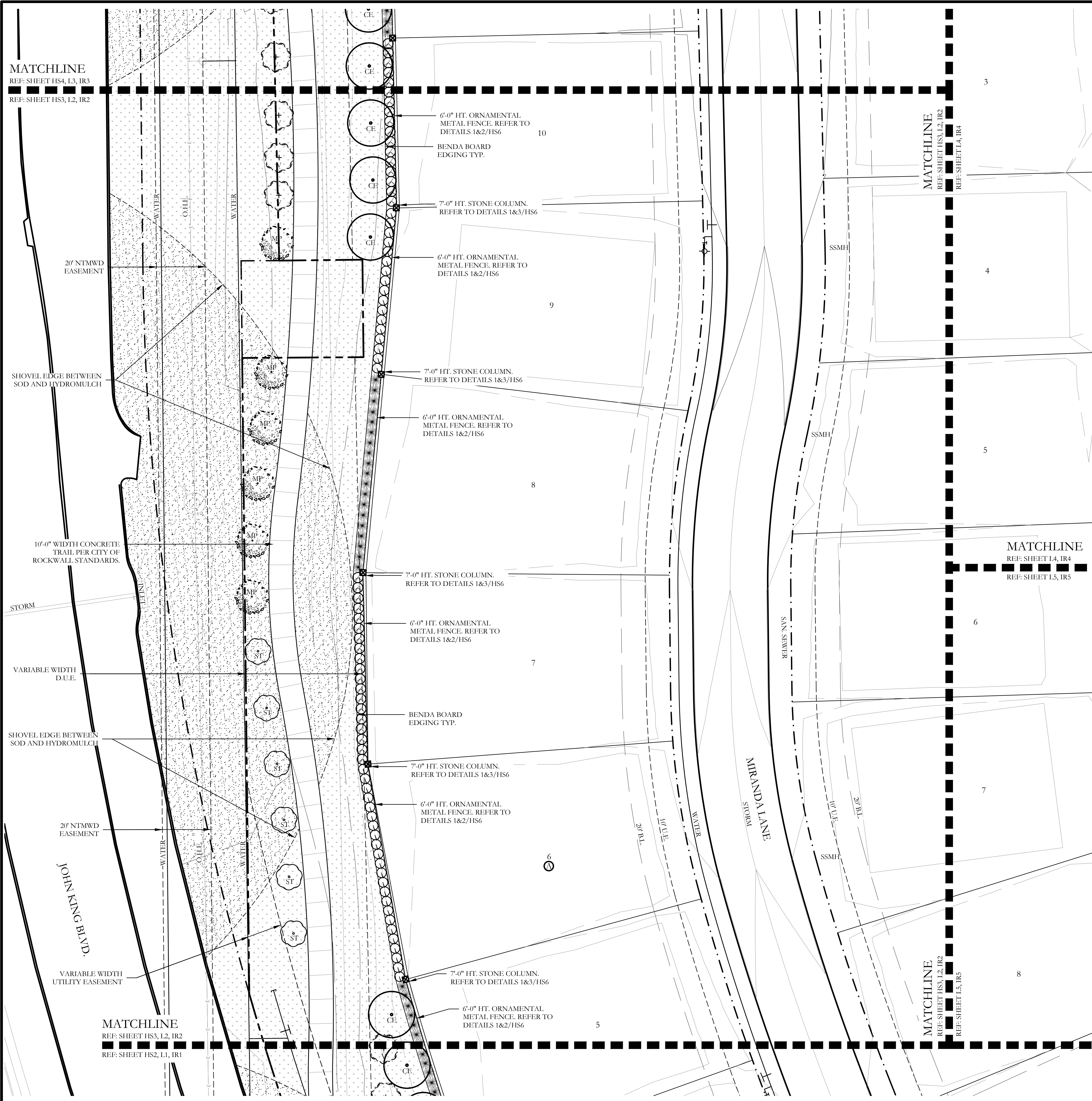
SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.	PAD001C
SHEET NO.	L1 of 8



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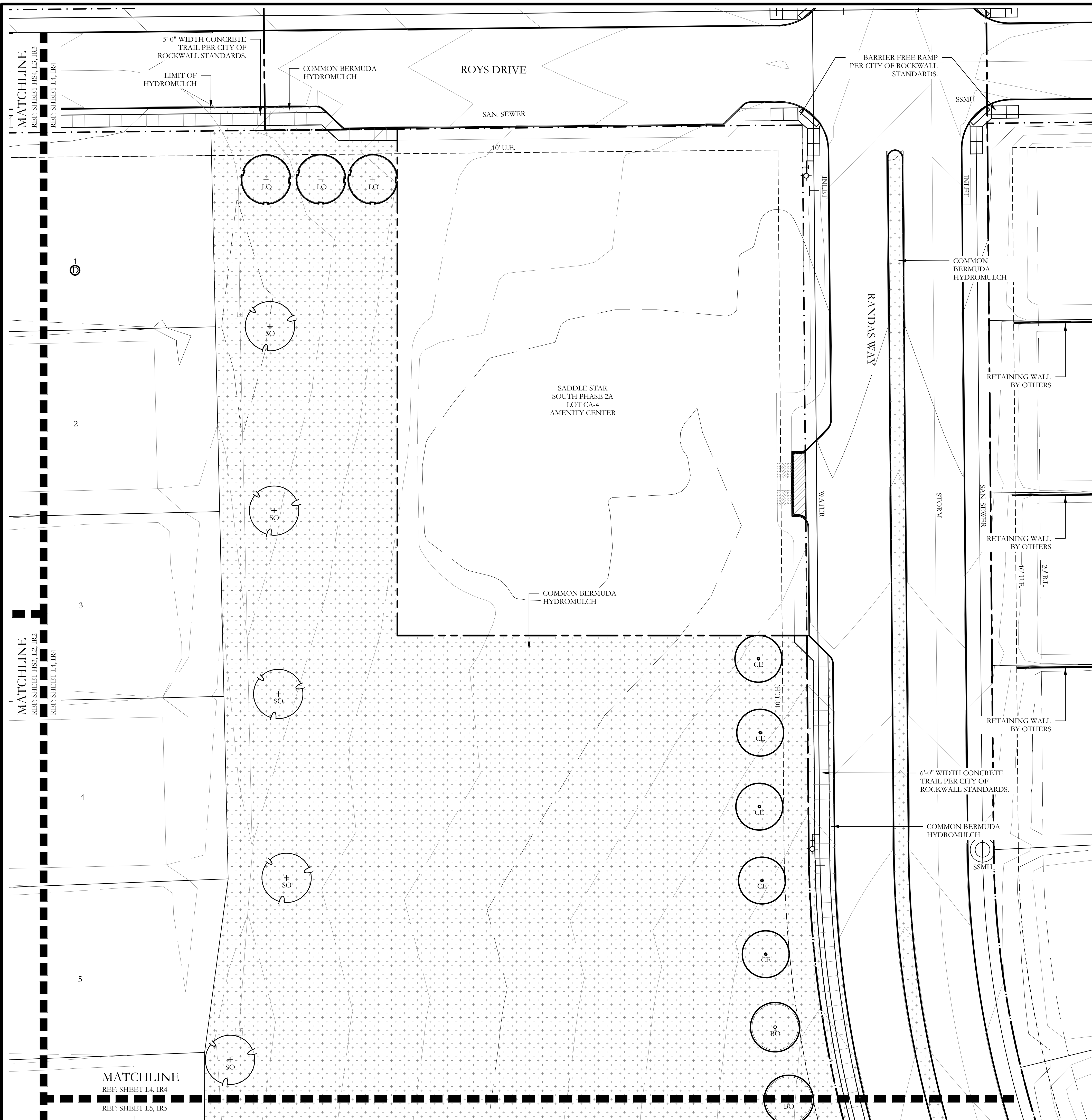
Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
L2 of 8



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		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	3 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

CODY JOHNSON
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EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2835
STATE OF TEXAS
September 22, 2021

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

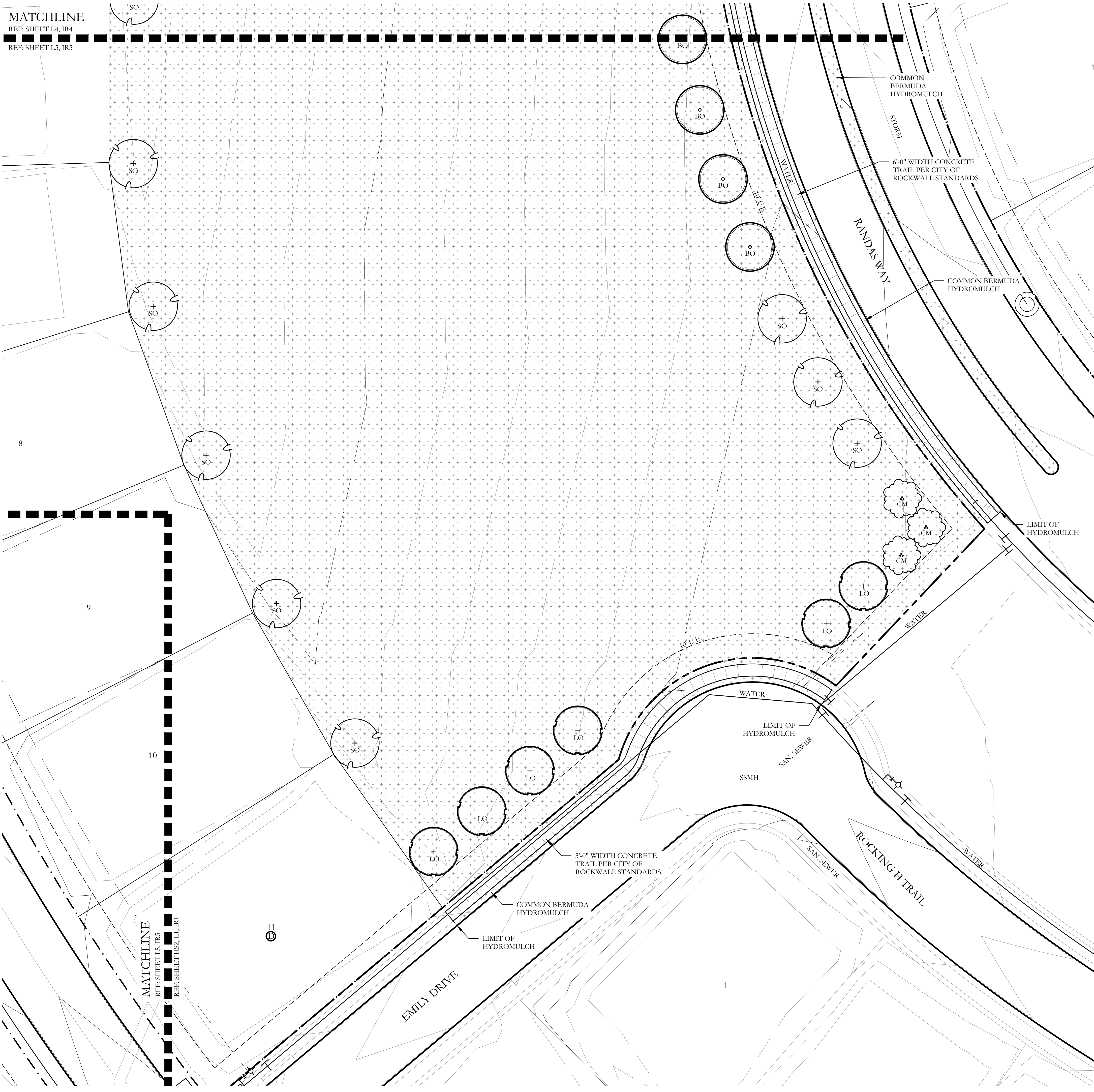
SCREENING AND BUFFERING

Landscape Plan
Saddle Star South - Phase 2
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
L4 of 8

MATCHLINE
 REF: SHEET L4, IR4
 REF: SHEET L5, IR5

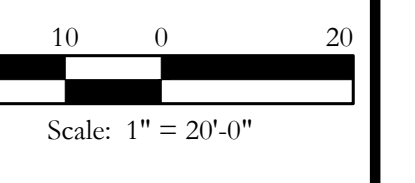
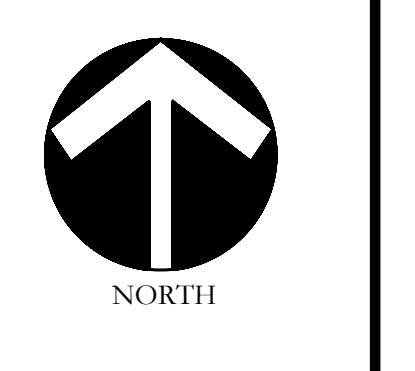
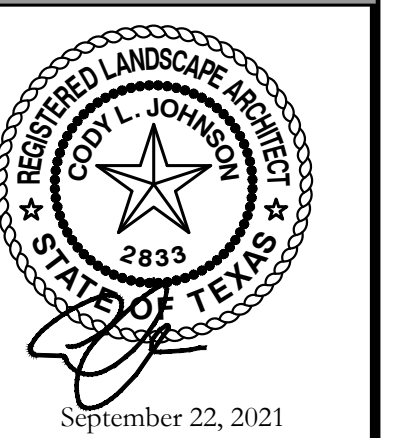


PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS CASTUS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	3 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

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

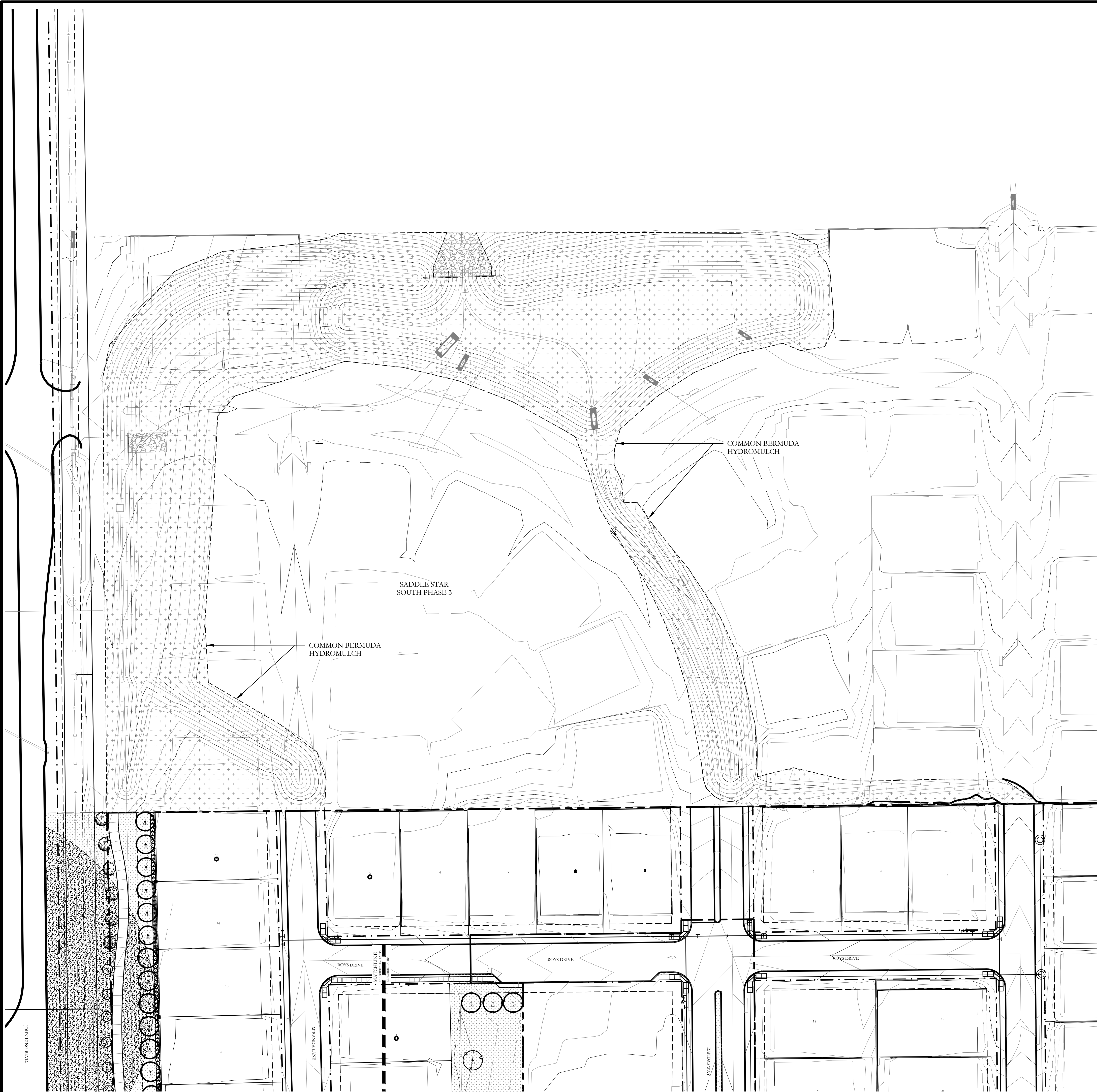
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 One Inch

SCREENING AND BUFFERING
 Landscape Plan
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

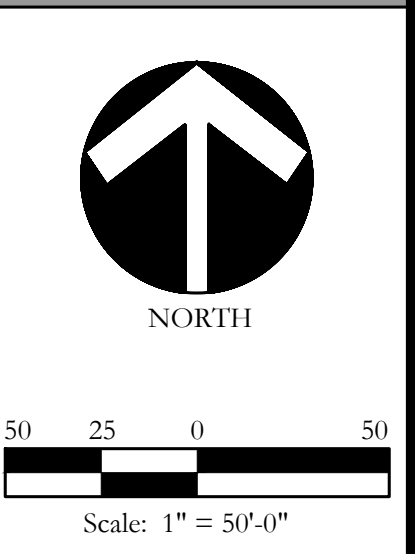
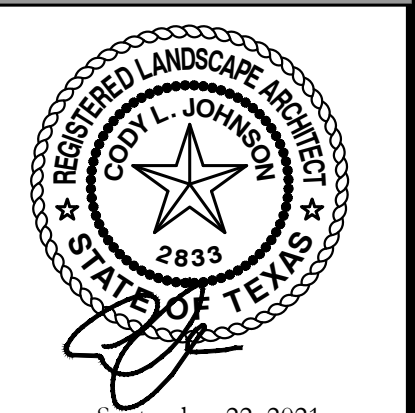
CJS PROJECT NO.
PAD001C
 SHEET NO.
L5 of 8



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
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	A	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
	B	'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
	I	INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
	R	'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
	Y	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
	Q	QUEEN VICTORIA AGAVE	AGAVE VICTORIAER REGINAE	3 GALLON	36" O.C.
	M	MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
	J	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
	W	WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
	D	DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
	L	LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
	C	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	H	COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
	N	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	G	BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
	T2	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"
	O	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

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One Inch

SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
L6 of 8

LANDSCAPE PROVIDED

JOHN KING BOULEVARD
 MINIMUM TWENTY (50) FOOT LANDSCAPE EDGE PROVIDED
 10' SIDEWALK WITHIN LANDSCAPE BUFFER PROVIDED.
 3 - 4" CAL. CANOPY TREE & 4 ACCENT TREES / 100 LF OF LINEAR FRONTAGE
 1,200 LF OF FRONTAGE / 100 LF = 36 - 4" CAL. TREES & 48 ACCENT TREES REQUIRED.
 PROVIDED: 36 - 4" CALIPER CANOPY TREES & 48 ACCENT TREES PROVIDED
 MIN 30" HT. SHRUBBERY PROVIDED ALONG LENGTH OF STREET FRONTAGE.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	15	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	18	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	12	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	23	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
MP	18	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	12	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
ST	18	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	97	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	89	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	93	DALLAS BLUE SWITCHGRASS	PANICUM VERGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	5	INDIAN HAWTHORN SNOW	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	7	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	8	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	3	QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	12	MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	8	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCOFOLIA'	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	43	WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	13	DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	5	LAVENDER COTTOM	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	56,340	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	342,209	COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	36,384	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	556	BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2" DIAMETER	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	692	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"	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	4	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM 1/3RD OF BOULDER IN LANDSCAPE BED.	TONS	FIELD LOCATE	50 LB - 250 LB PER BOULDER

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

IRRIGATION STANDARDS:

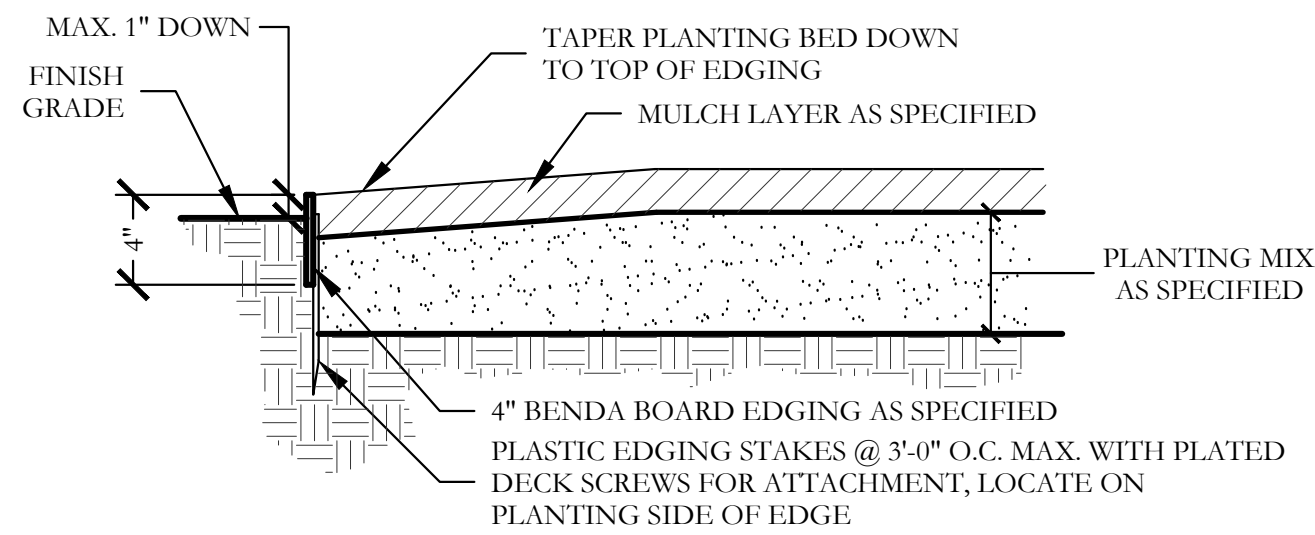
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED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

MAINTENANCE STANDARDS:

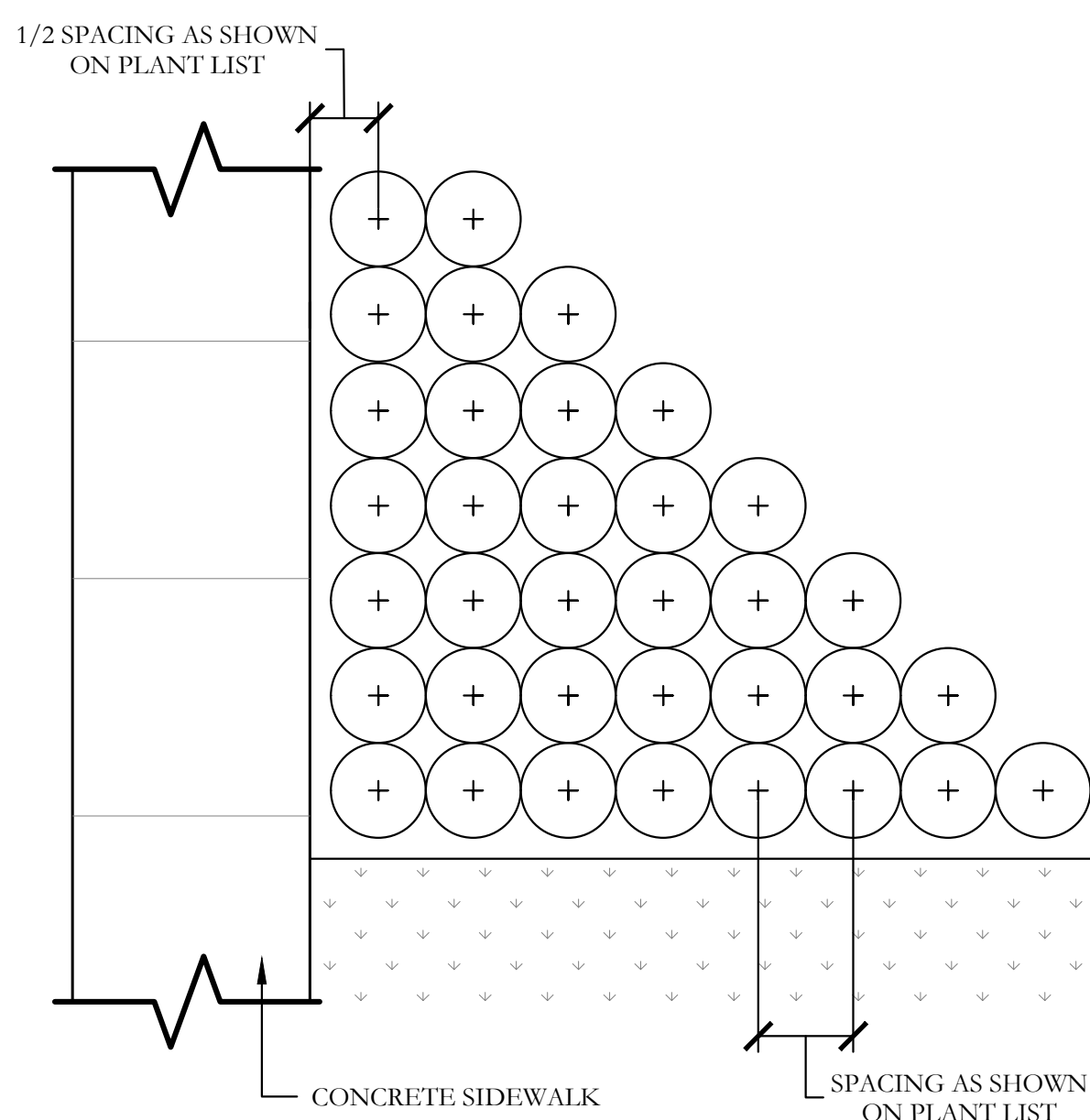
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRONCH ON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

TREE PROTECTION NOTES:

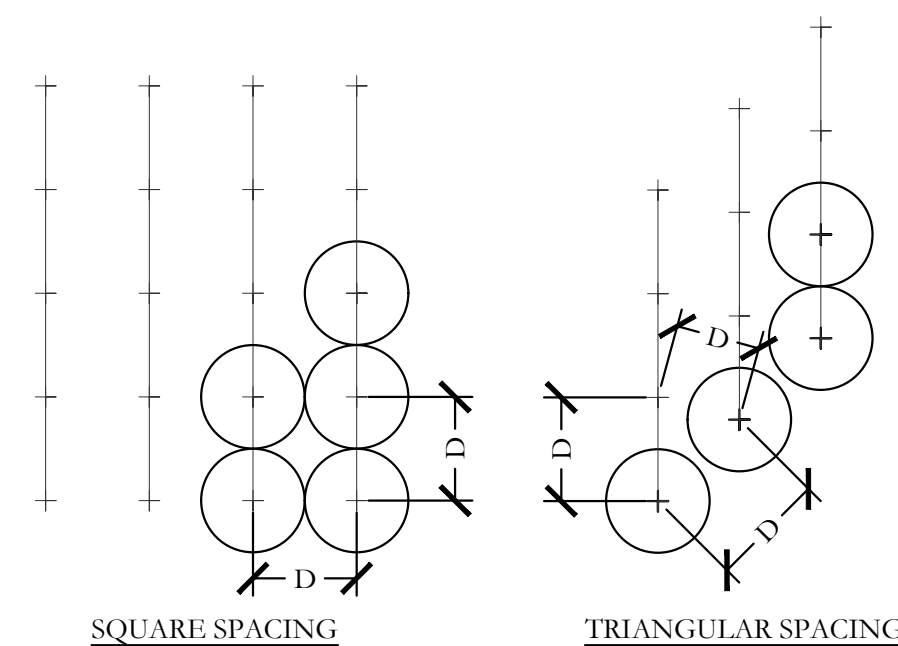
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING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



1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



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



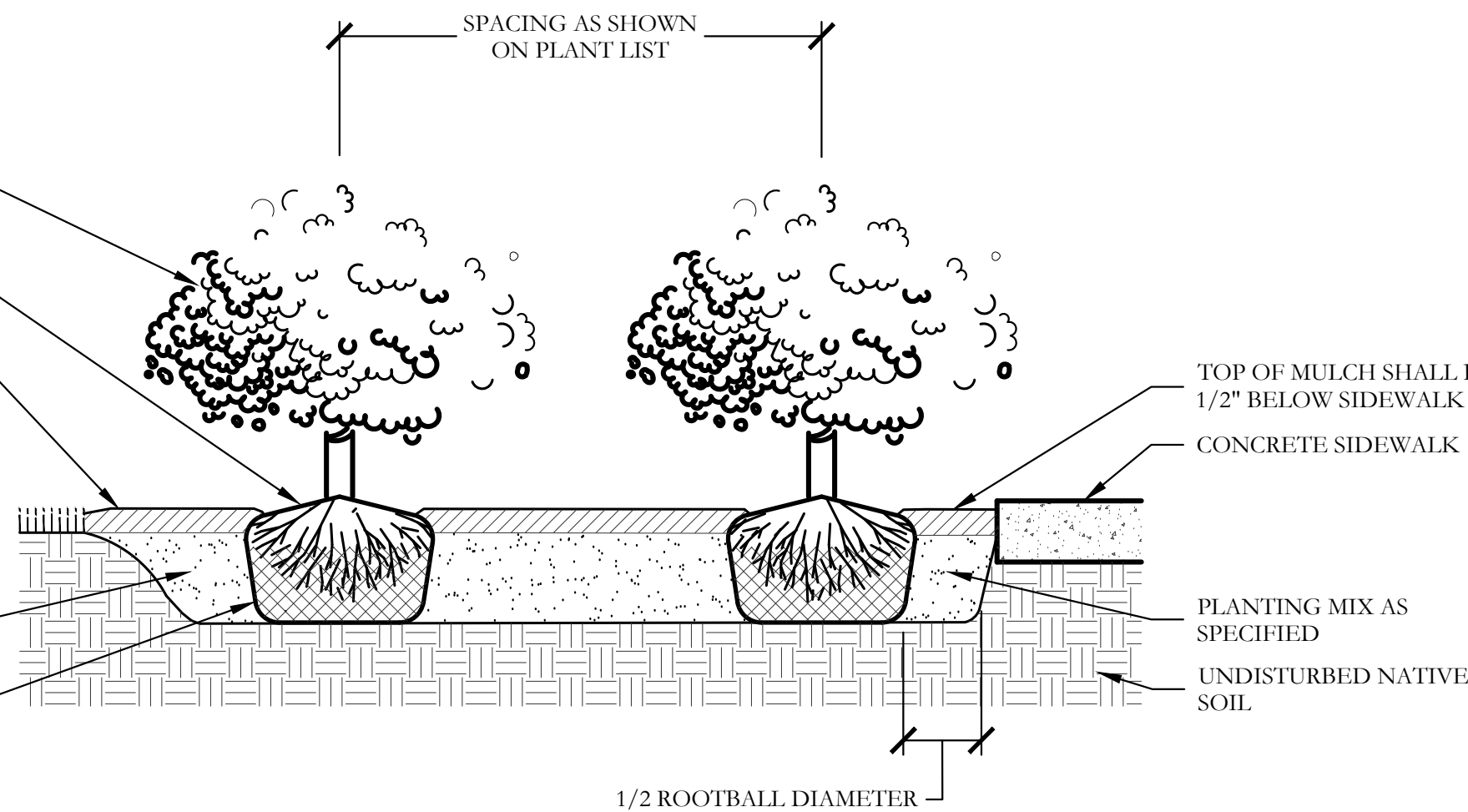
REMOVE ALL LABELS AND TAGS

TOP OF ROOTBALL SHALL BE 1-2\"/>

MULCH LAYER AS SPECIFIED

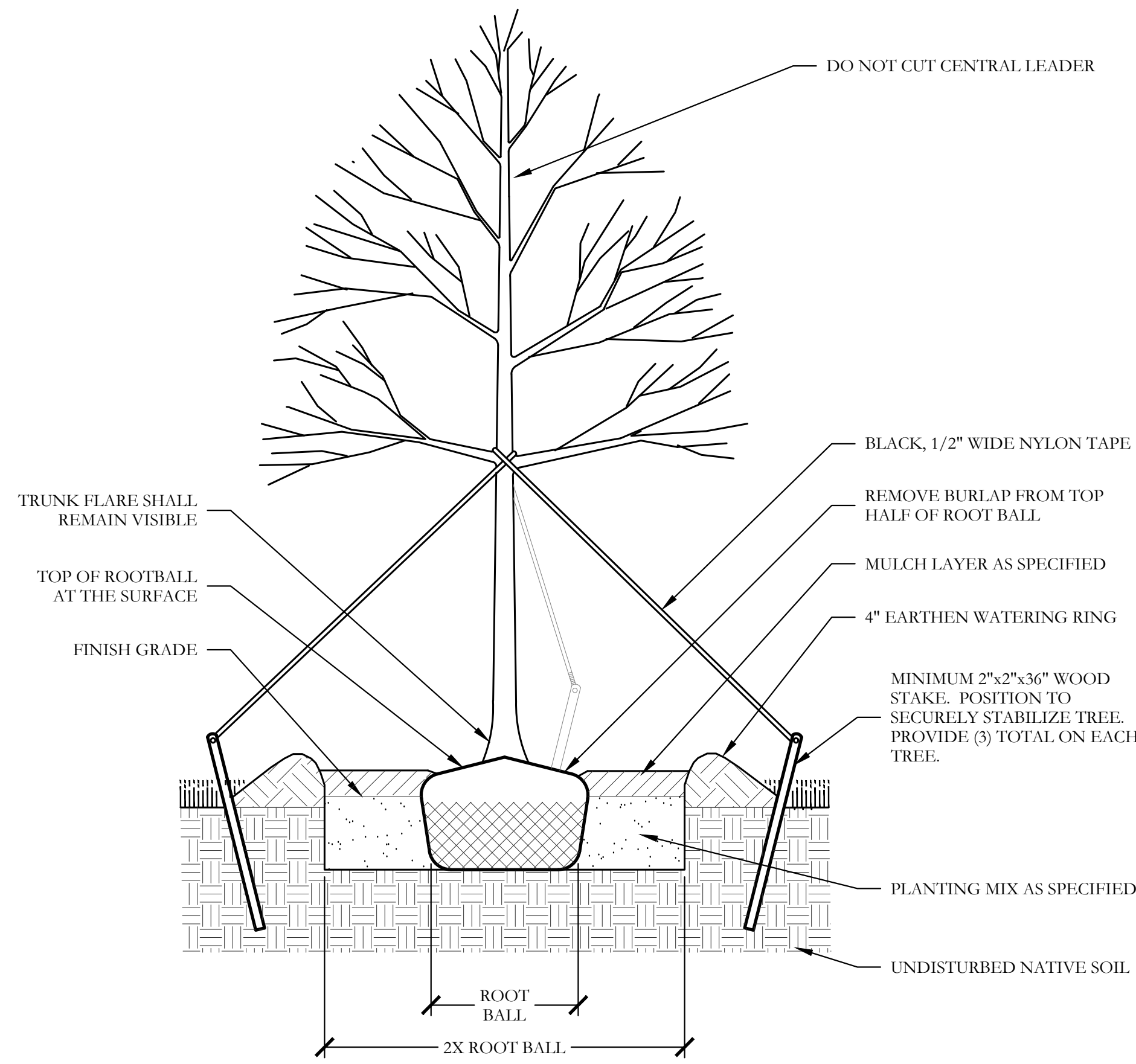
PLANTING MIX AS SPECIFIED

REMOVE CONTAINER AND PRUNE ANY CIRCLING ROOT

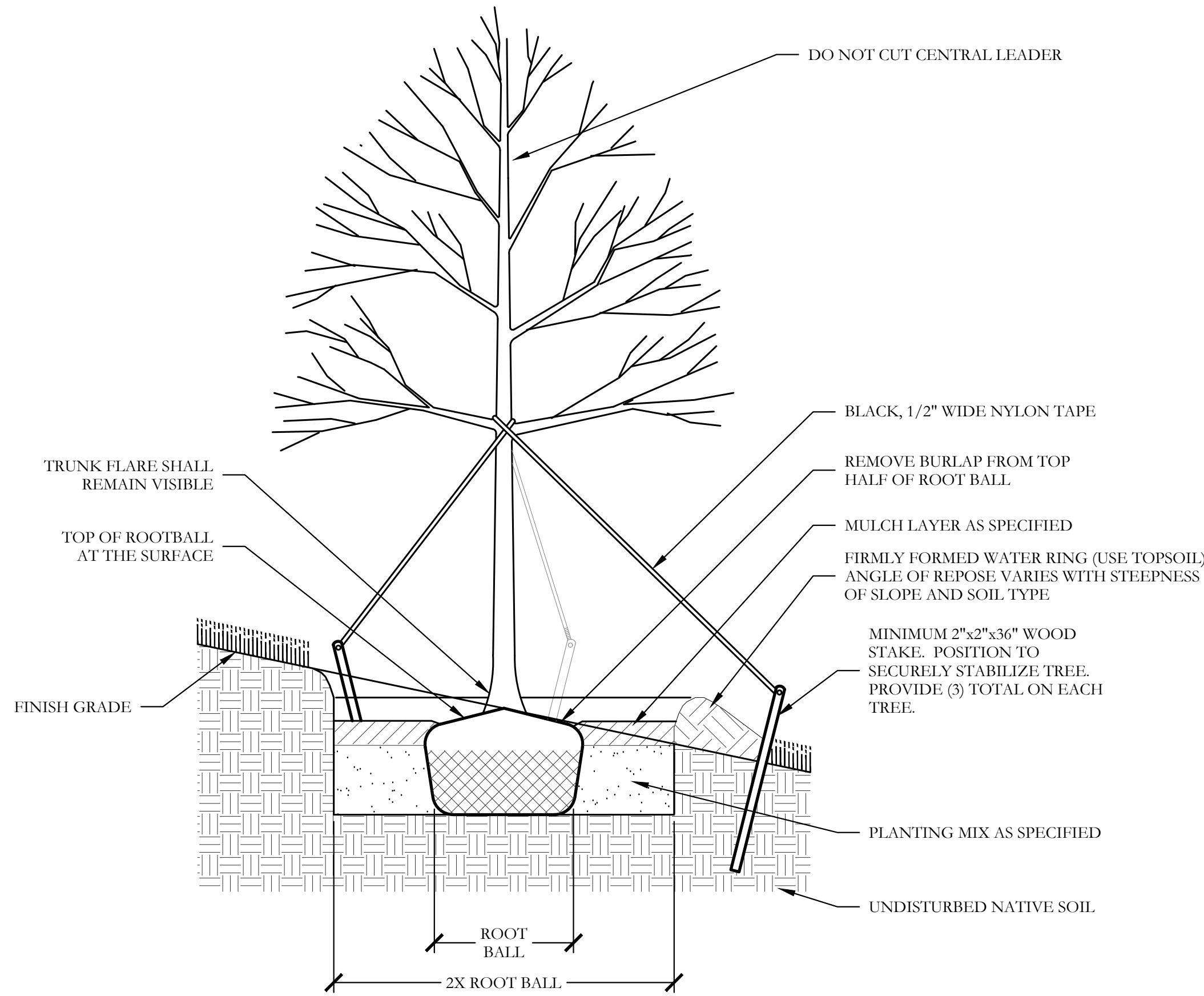


NOT TO SCALE

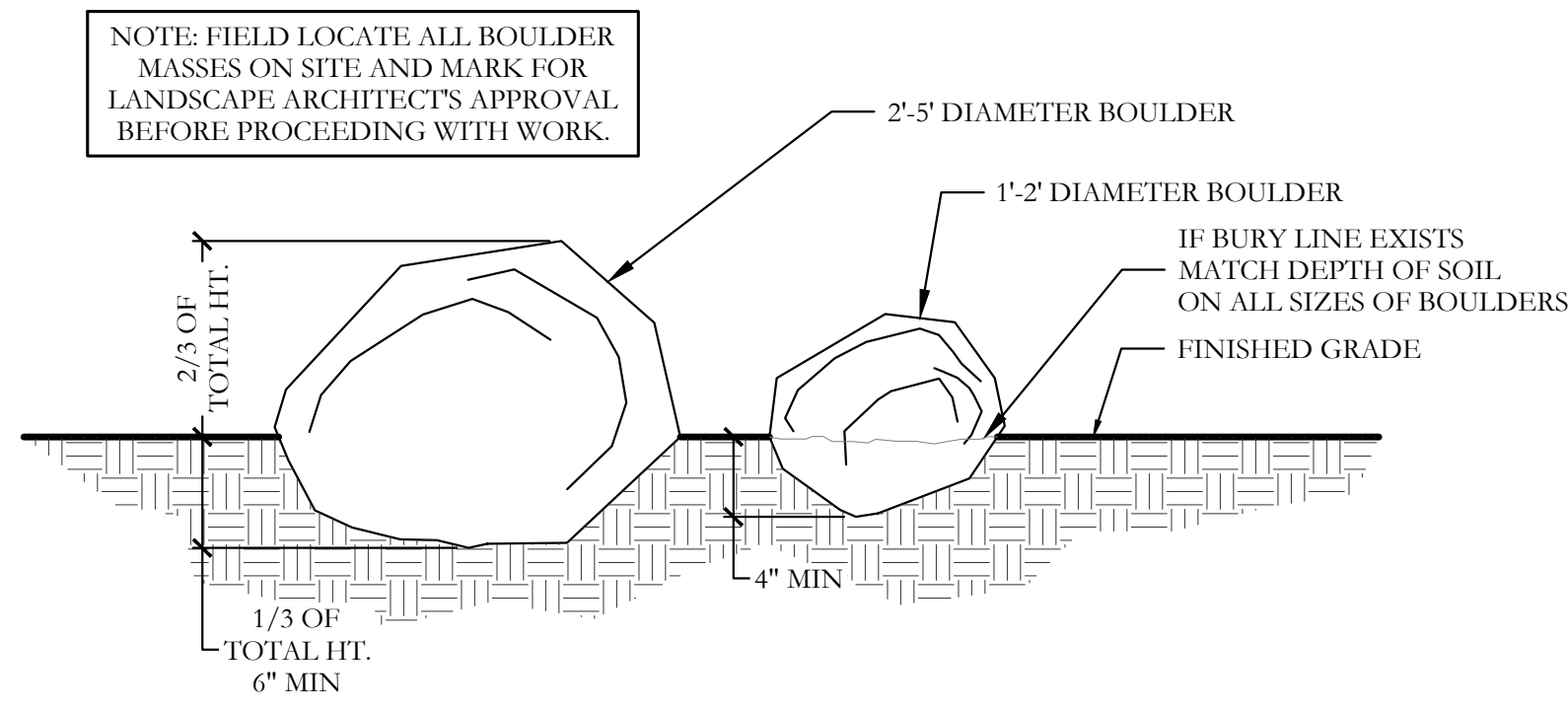
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 One Inch



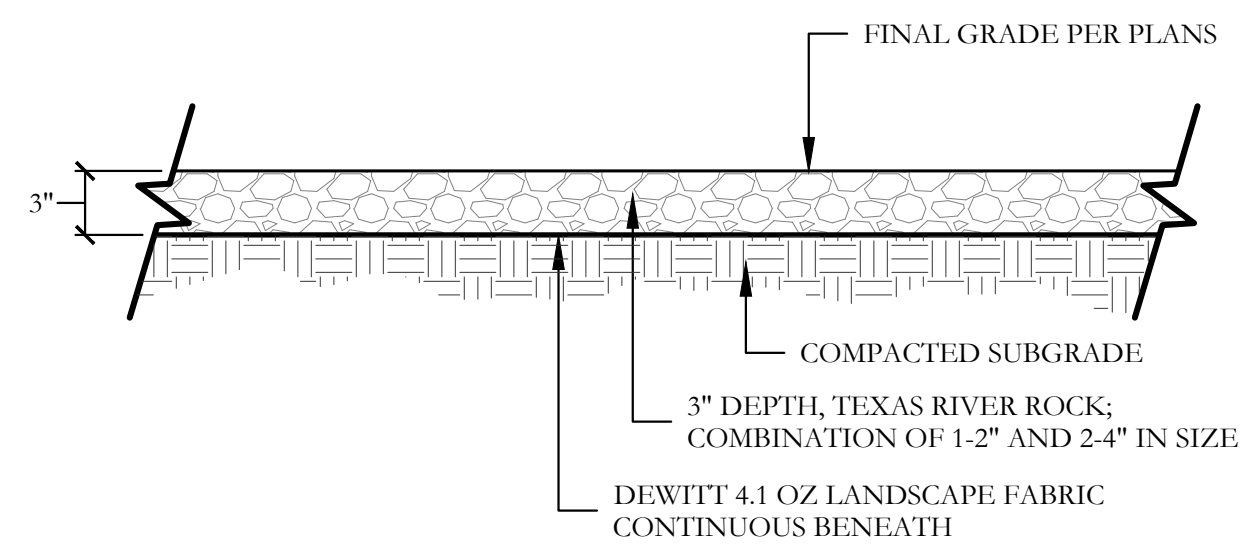
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



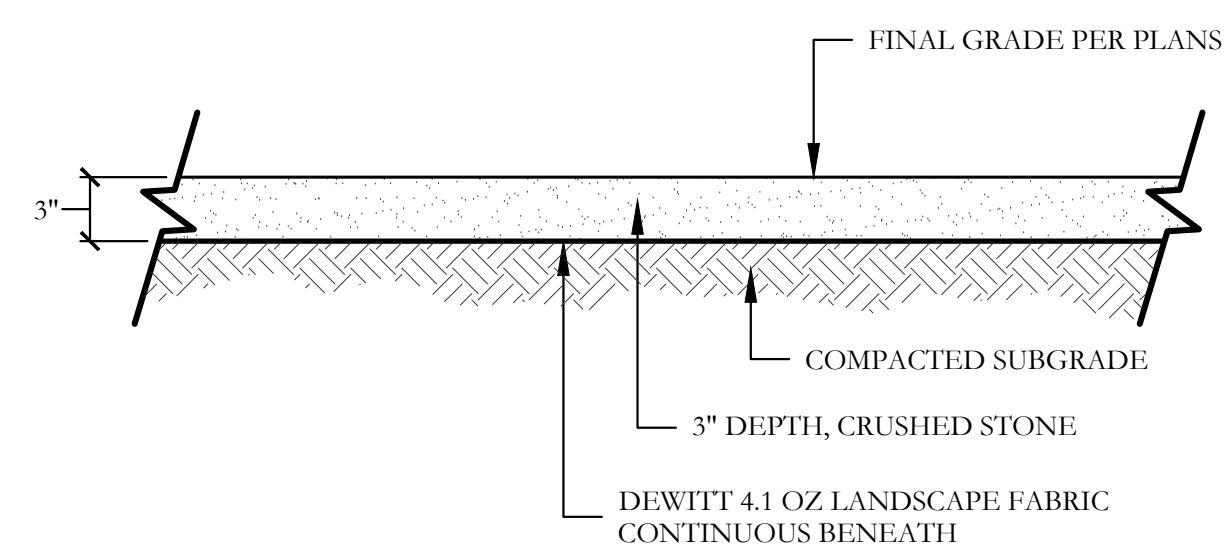
3 TYPICAL TREE PLANTING ON SLOPE SECTION NOT TO SCALE



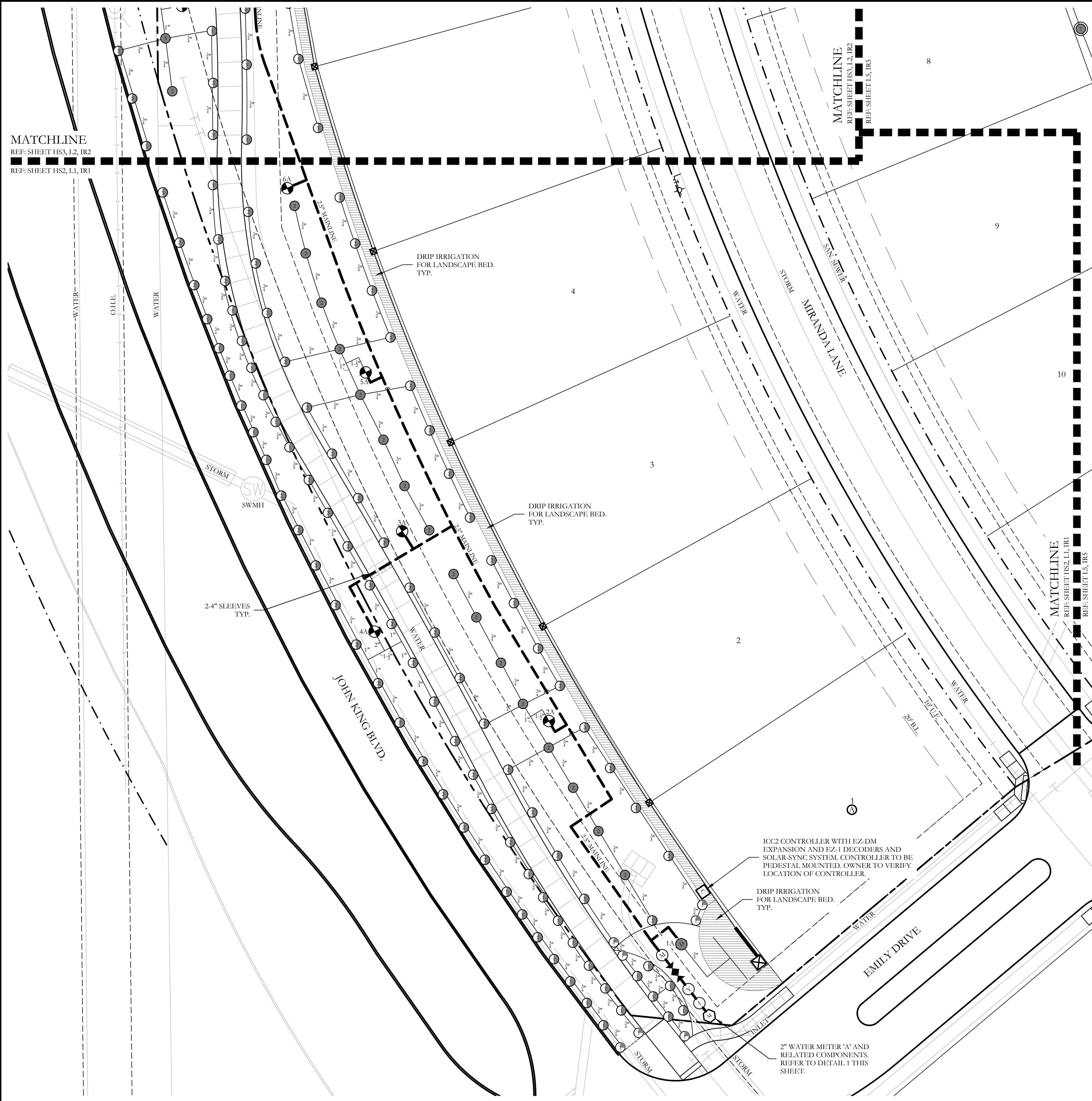
2 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE



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



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



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
CV	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
PLD-06-18	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
PLD-06-12	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
TEMP	TEMPORARY IRRIGATION	N/A	N/A	N/A
AB-ADJ	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
ICV-101G	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
MP	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
PGP-#5	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
PGP-#2	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
DCV	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
YS	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
ISL	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
ML	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
LL	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND A

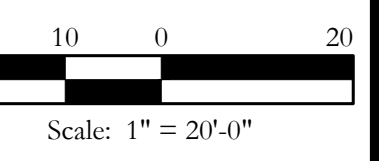
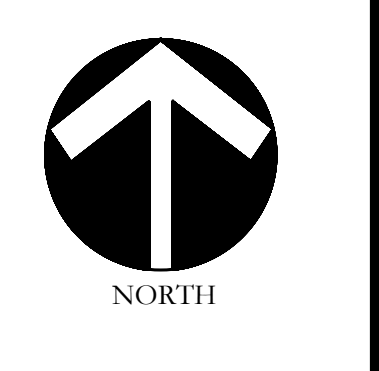
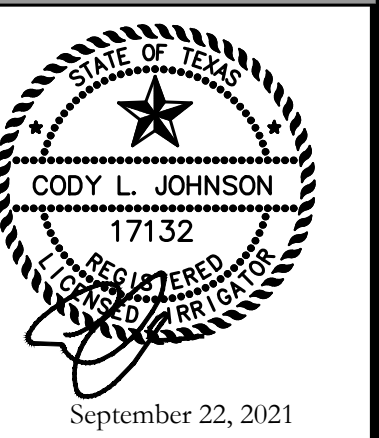
1A DRIP 2.56	2A 1.5" V 28.72	3A OPEN <20.00	4A 1.5" V 35.00	5A 1.5" V 24.16	6A OPEN <20.00
7A 1.5" V 35.62	8A 1.5" V 23.80	9A 1.5" V 28.96	10A DRIP 19.36	11A OPEN <20.00	12A 1.5" V 21.40
13A 1.5" V 36.40	14A 1.5" V 28.80	15A OPEN <20.00	16A 1.5" V 27.20	17A 2" V 41.76	18A OPEN <20.00
19A 1.5" V 26.60					

- ← 2" WATER METER BY OTHER TRADES
- ← 1.5" ISOLATION VALVE
- ← 1.5" WYE STRAINER
- ← 1.5" DOUBLE CHECK ASSEMBLY
- ← 2" MASTER VALVE
- ← 2.5" MAINLINE

1 BACKFLOW AND RELATED COMPONENTS NOT TO SCALE

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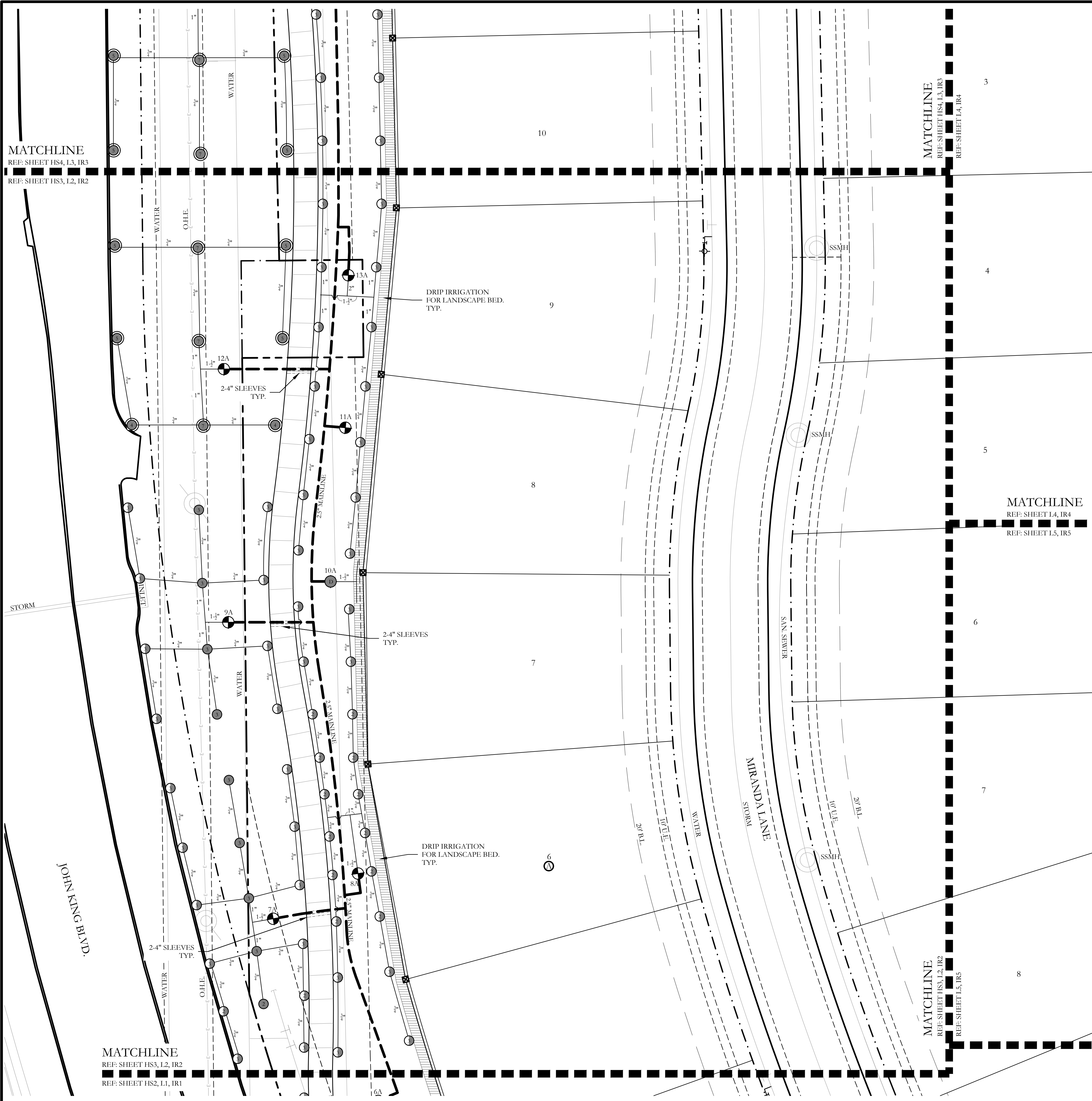


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One Inch

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR1 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
[V]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[TR]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[RV]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[R]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[RH1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[RH2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[S]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[MV]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[SL]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[ML]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[LL]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

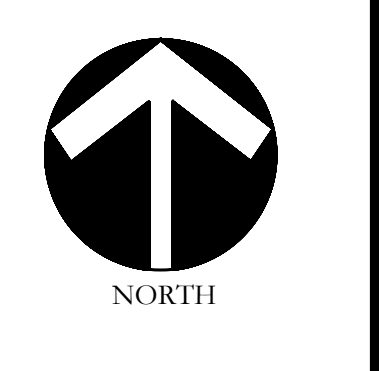
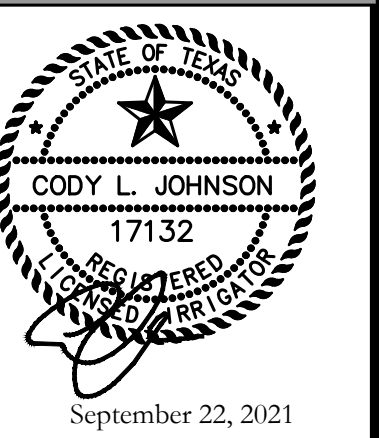
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VALVE LEGEND A

1A DRIP 2.56	2A 1.5" V 28.72	3A OPEN <20.00	4A 1.5" V 35.00	5A 1.5" V 24.16	6A OPEN <20.00
7A 1.5" V 35.62	8A 1.5" V 23.80	9A 1.5" V 28.96	10A DRIP 19.36	11A OPEN <20.00	12A 1.5" V 21.40
13A 1.5" V 36.40	14A 1.5" V 28.80	15A OPEN <20.00	16A 1.5" V 27.20	17A 2" V 41.76	18A OPEN <20.00
19A 1.5" V 26.60					

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Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

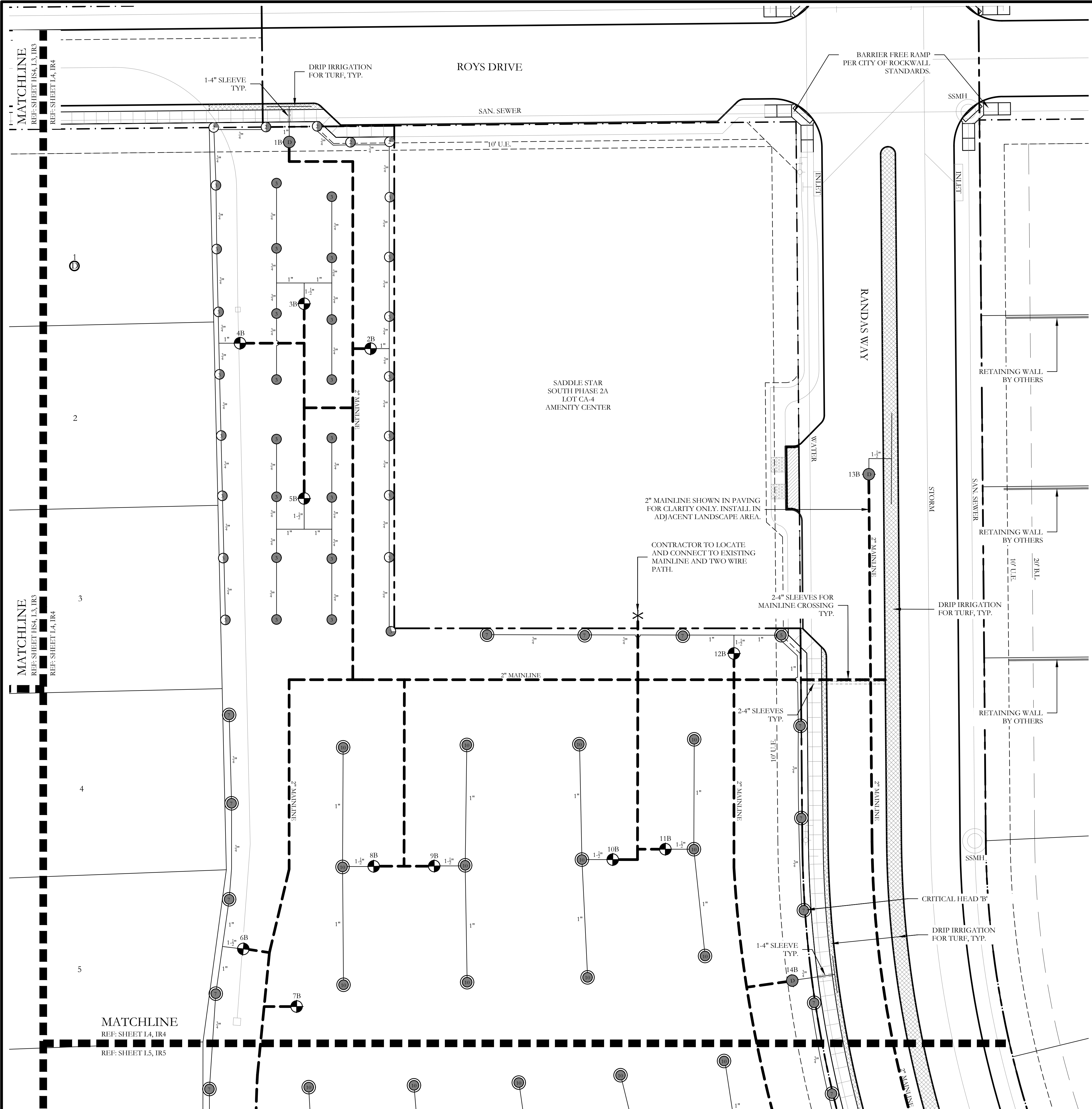
Irrigation Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
IR2 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
[V]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[TR]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[R]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[MP]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[RH1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[RH2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Y]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[MV]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[S]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[ML]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[LL]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND B

1B DRIP 1.05	2B 1" V 17.44	3B 1.5" V 21.84	4B 1" V 15.76	5B 1.5" V 21.84	6B 1.5" V 20.40	7B OPEN <20.00	8B 1.5" V 20.40
9B 1.5" V 20.40	10B 1.5" V 20.40	11B 1.5" V 20.40	12B 2" V 22.40	13B DRIP 19.89	14B DRIP 8.80	15B DRIP 19.89	16B DRIP 20.40
17B 1.5" V 20.40	18B 1.5" V 20.40	19B 1.5" V 20.40	20B OPEN <20.00	21B 1.5" V 20.40	22B 1.5" V 20.40	23B 1.5" V 21.00	24B 1.5" V 20.40
25B 1.5" V 20.40	26B 1.5" V 20.40	27B DRIP 5.38	28B 1.5" V 19.00	29B 1.5" V 20.40	30B 1.5" V 20.40	31B 1.5" V 20.40	32B 1.5" V 20.40

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STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
CODY L. JOHNSON
17132
September 22, 2021

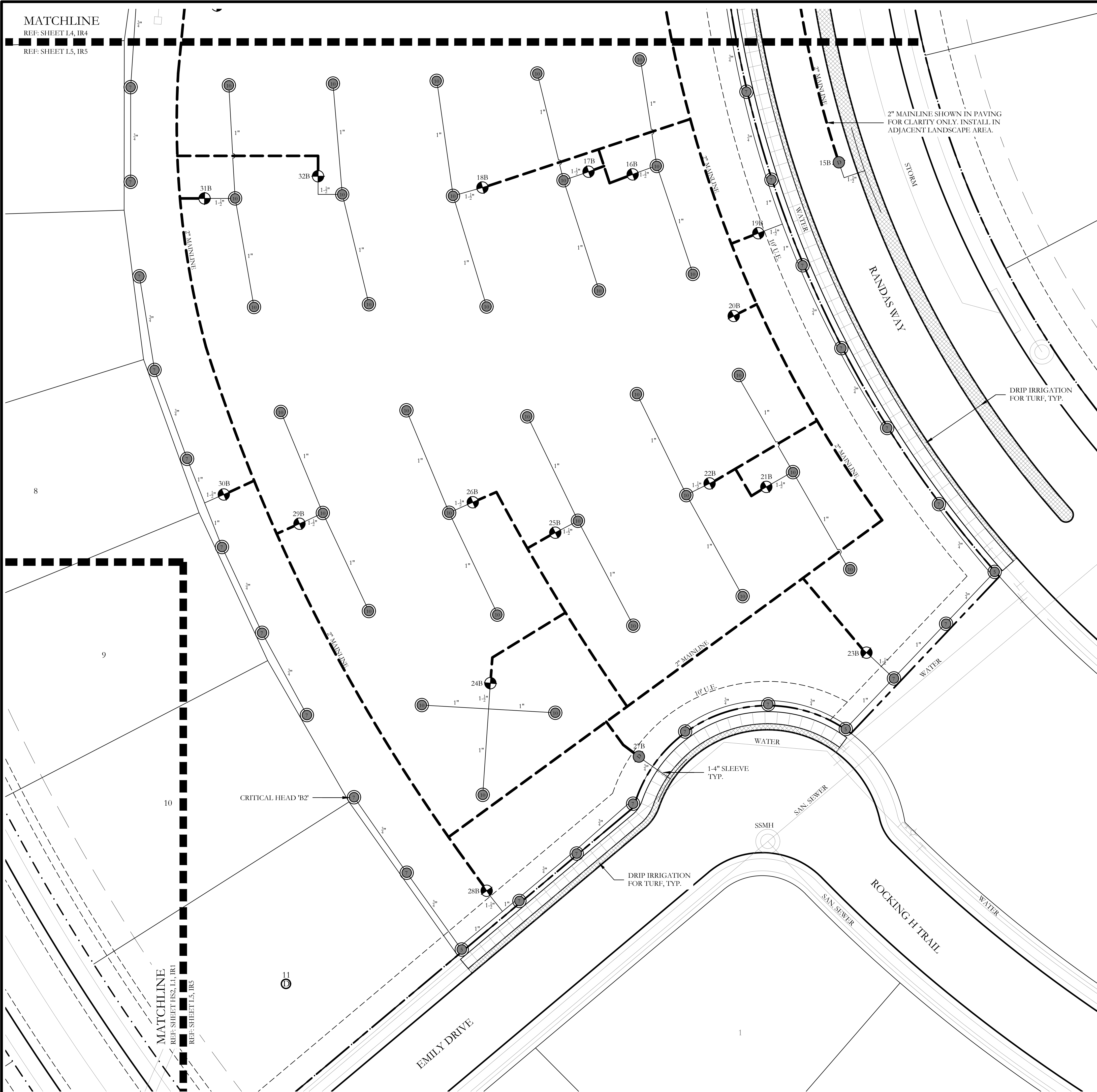
NORTH

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

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One Inch

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR4 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	ICZ2 (TWO-WIRE)	N/A
[V]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[TR]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[RV]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[R]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[RH1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[RH2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Y]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[MV]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[S]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[ML]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[LL]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

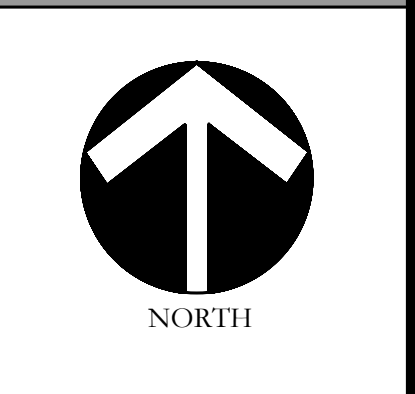
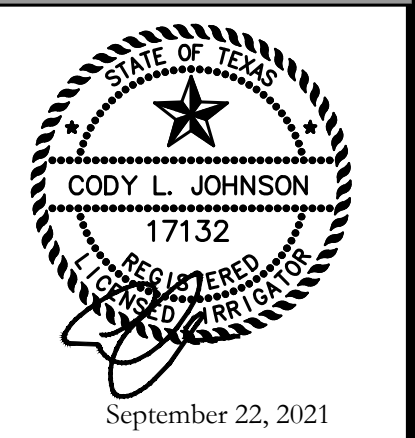
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VALVE LEGEND B

1B DRIP 1.05	2B 1" V 17.44	3B 1.5" V 21.84	4B 1" V 15.76	5B 1.5" V 21.84	6B 1.5" V 20.40	7B OPEN <20.00	8B 1.5" V 20.40
9B 1.5" V 20.40	10B 1.5" V 20.40	11B 1.5" V 20.40	12B 2" V 22.40	13B DRIP 19.89	14B DRIP 8.80	15B DRIP 19.89	16B 1.5" V 20.40
17B 1.5" V 20.40	18B 1.5" V 20.40	19B 1.5" V 20.40	20B OPEN <20.00	21B 1.5" V 20.40	22B 1.5" V 20.40	23B 1.5" V 21.00	24B 1.5" V 20.40
25B 1.5" V 20.40	26B 1.5" V 20.40	27B DRIP 5.38	28B 1.5" V 19.00	29B 1.5" V 20.40	30B 1.5" V 20.40	31B 1.5" V 20.40	32B 1.5" V 20.40

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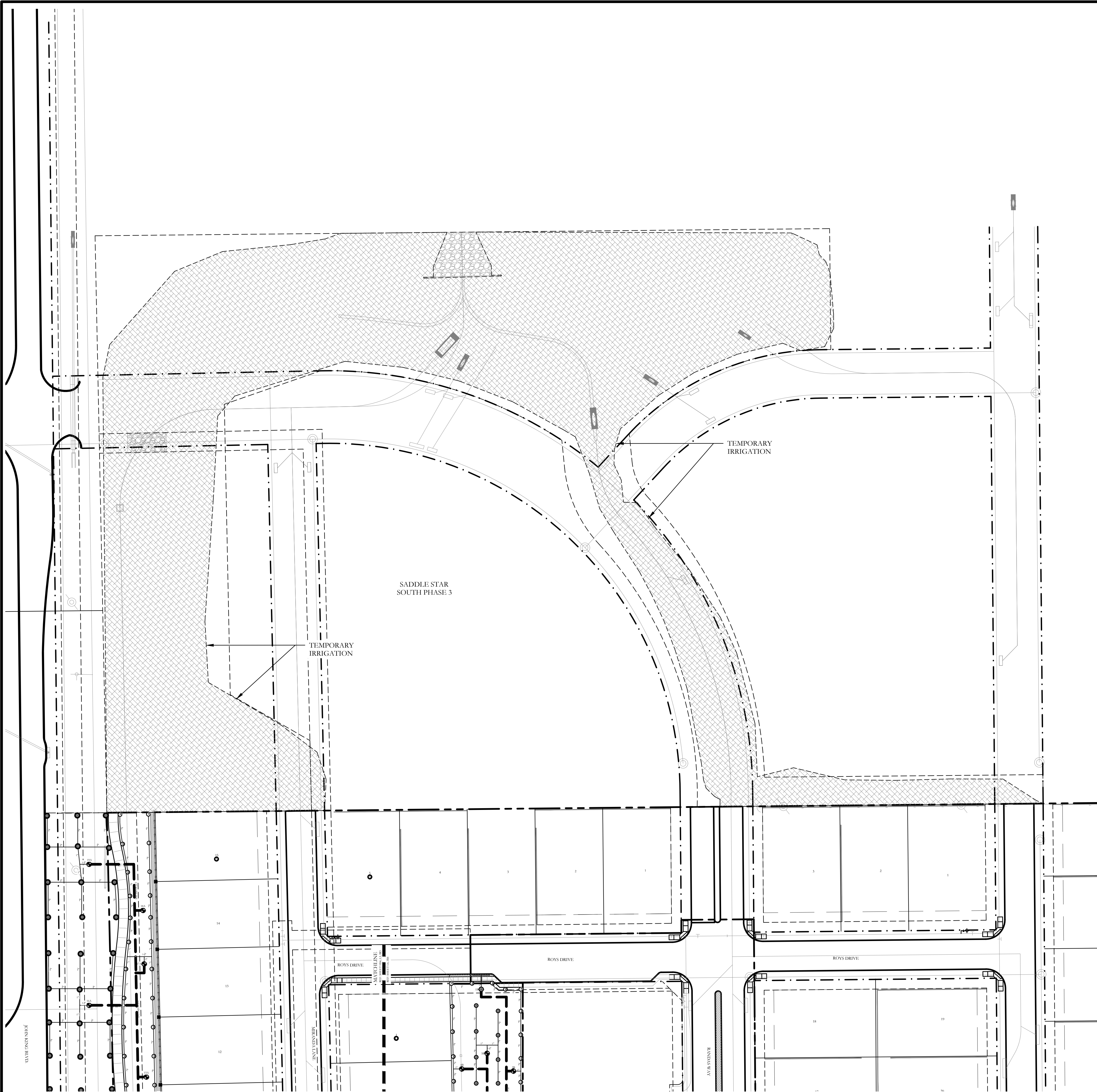


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SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR5 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
[V]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[X]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[R]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[MP]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[RH1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[RH2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Y]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[MV]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[S]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[ML]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[LL]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND B

1B	2B	3B	4B	5B	6B	7B	8B
DRIP	1" V	1.5" V	1" V	1.5" V	1.5" V	OPEN	1.5" V
1.05	17.44	21.84	15.76	21.84	20.40	<20.00	20.40
9B	10B	11B	12B	13B	14B	15B	16B
1.5" V	1.5" V	1.5" V	2" V	DRIP	DRIP	DRIP	1.5" V
20.40	20.40	20.40	22.40	19.89	8.80	19.89	20.40
17B	18B	19B	20B	21B	22B	23B	24B
1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	20.40	<20.00	20.40	20.40	21.00	20.40
25B	26B	27B	28B	29B	30B	31B	32B
1.5" V	1.5" V	DRIP	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	5.38	19.00	20.40	20.40	20.40	20.40

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STATE OF TEXAS
CODY L. JOHNSON
REGISTERED
LANDSCAPE ARCHITECT
17132
September 22, 2021

NORTH

50 25 0 50
Scale: 1" = 50'-0"

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

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR6 of 8

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HUNTER.
	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	TEMPORARY IRRIGATION	N/A	N/A	N/A	INSTALL PER MANUFACTURER'S STANDARDS. TO BE REMOVED ONCE AREA IS ESTABLISHED.
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL 1.0 GPM/LARGE SHADE TREE AND 0.5 GPM/ORN. TREES. INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS.
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON IPS FLEX PIPE ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 NOZZLE HALF #7 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE	INSTALLED BY GENERAL CONTRACTOR
	DOUBLE CHECK VALVE	FERCO	850-BV Series	REFER TO PLAN FOR SIZE	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	WYE STRAINER	FERCO	*850	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE	18" INSTALLATION DEPTH
	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

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

HYDRAULIC CALCULATION NOTES

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

ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.37	TYPE "K" COPPER 20 LN. FT. (41.76 GPM)
WATER METER	2"	1.40	(41.76 GPM)
BALL VALVE	1.5"	1.00	(41.76 GPM)
WYE FILTER	1.5"	0.30	(41.76 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(41.76 GPM)
MASTER VALVE	2"	0.80	(41.76 GPM)
MAIN LINE	2.5"	6.25	1,117 LINEAR FEET (41.76 GPM)
ZONE VALVE (17A)	2"	1.20	(41.76 GPM)
LATERAL PIPING	N/A	3.27	
CRITICAL HEAD 'A'	N/A	40.00	
TOTAL LOSS		58.59	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-11.41	

ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.17	TYPE "K" COPPER 20 LN. FT. (26.60 GPM)
WATER METER	2"	0.70	(26.60 GPM)
BALL VALVE	1.5"	1.00	(26.60 GPM)
WYE FILTER	1.5"	0.30	(26.60 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(26.60 GPM)
MASTER VALVE	2"	0.80	(26.60 GPM)
MAIN LINE	2.5"	2.97	1,146 LINEAR FEET (26.60 GPM)
ZONE VALVE (19A)	1.5"	1.80	(26.60 GPM)
LATERAL PIPING	N/A	0.91	
CRITICAL HEAD 'A2'	N/A	50.00	
TOTAL LOSS		62.65	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-7.35	

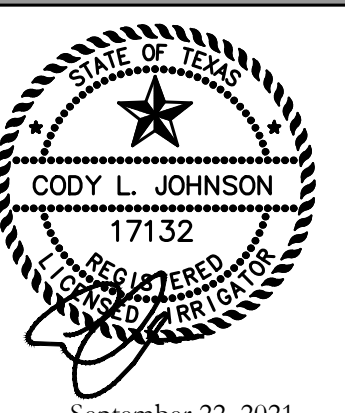
ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.51	TYPE "K" COPPER 20 LN. FT. (22.40 GPM)
WATER METER	1.5"	1.20	(22.40 GPM)
BALL VALVE	1.5"	1.00	(22.40 GPM)
WYE FILTER	1.5"	0.30	(22.40 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(22.40 GPM)
MASTER VALVE	1.5"	1.50	(22.40 GPM)
MAIN LINE	2"	0.91	194 LINEAR FEET (22.40 GPM)
MAIN LINE LOOPED	2"	0.05	40 LINEAR FEET (11.20 GPM)
ZONE VALVE (12B)	1.5"	1.60	(22.40 GPM)
LATERAL PIPING	N/A	1.90	
CRITICAL HEAD 'B'	N/A	50.00	
TOTAL LOSS		62.97	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-7.03	

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.36	TYPE "K" COPPER 20 LN. FT. (19.00 GPM)
WATER METER	1.5"	0.70	(19.00 GPM)
BALL VALVE	1.5"	1.00	(19.00 GPM)
WYE FILTER	1.5"	0.30	(19.00 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(19.00 GPM)
MASTER VALVE	1.5"	1.50	(19.00 GPM)
MAIN LINE	2"	0.60	184 LINEAR FEET (19.00 GPM)
MAIN LINE LOOPED	2"	0.56	628 LINEAR FEET (9.50 GPM)
ZONE VALVE (28B)	1.5"	1.40	(19.00 GPM)
LATERAL PIPING	N/A	1.28	
CRITICAL HEAD 'B2'	N/A	50.00	
TOTAL LOSS		61.70	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-8.30	

TWO-WIRE IRRIGATION NOTES

- PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
- ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
- FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
- COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
 - SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
 - SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
- LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
- EXTEND EXTRA WIRE AND MAINLINE PAST THE FARTHEST VALVE, ROUTED PARALLEL AND PLACE IN 12"x17" PENTEK VALVE BOX WERE NOTED ON PLANS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM AT A LATER DATE.
- TWO WIRE PATH SHALL BE DIRECT BURIAL, 14 AWG OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW JACKET (DIYILW), RATED FOR DIRECT BURIAL APPLICATIONS, UF, UL, APPROVED. HUNTER ICD DECODERS SHALL BE USED ON ALL ZONE VALVE CONNECTIONS TO TWO WIRE PATH. CONTRACTOR TO USE MANUFACTURERS RECOMMENDATIONS OF WIRE SPLICING AND BURIAL TECHNIQUES AS DETAILED AT WWW.HUNTERINDUSTRIES.COM.
- THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 FEET OF CONTROLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
- CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
- ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
 - 18" MINIMUM COVER FOR MAIN LINES
 - 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
 - 12" MINIMUM COVER FOR LATERAL LINES
- THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
- THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
- ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
- INSTALL QUICK COUPLING VALVES IN 12"x17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZED, O-RING SWING JOINTS PER DETAIL SHOWN, #1722-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #SH-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
- ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
- ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.
- INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY (1) AIR RELIEF AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
- INCLUDE THE FOLLOWING ALLOWANCE FOR PROVIDING AND INSTALLING DRIP INDICATOR FOR THE DRIP SYSTEM. LOCATION OF DRIP INDICATOR SHOULD BE CENTERED IN DRIP ZONE.

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

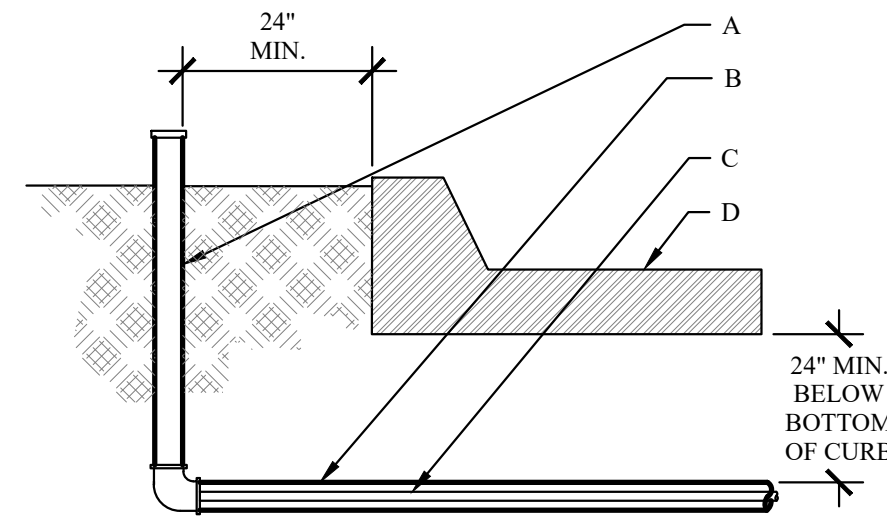


September 22, 2021

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

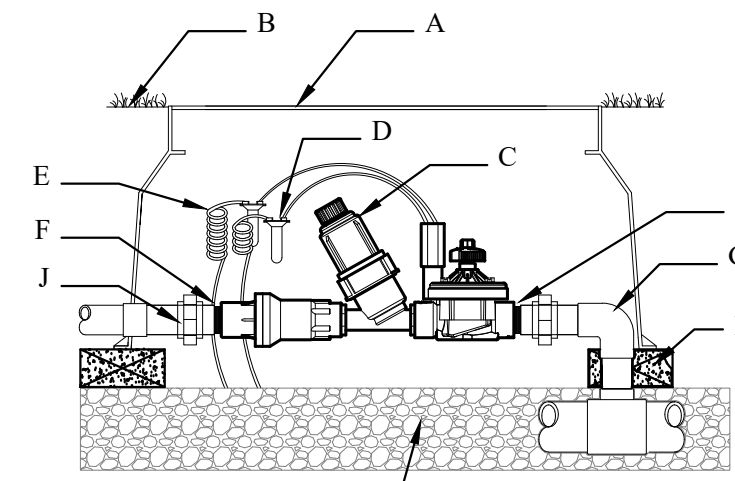
SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR7 of 8



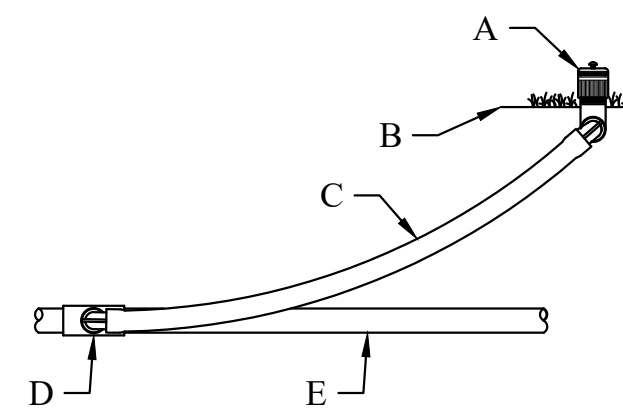
- GENERAL NOTES:**
- NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
 - MARK HARDSCAPE WITH SYMBOL "SS" TO INDICATE THAT A SLEEVE IS BELOW.
 - INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.
- CONSTRUCTION NOTES:**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

IRRIGATION SLEEVES
NOT TO SCALE



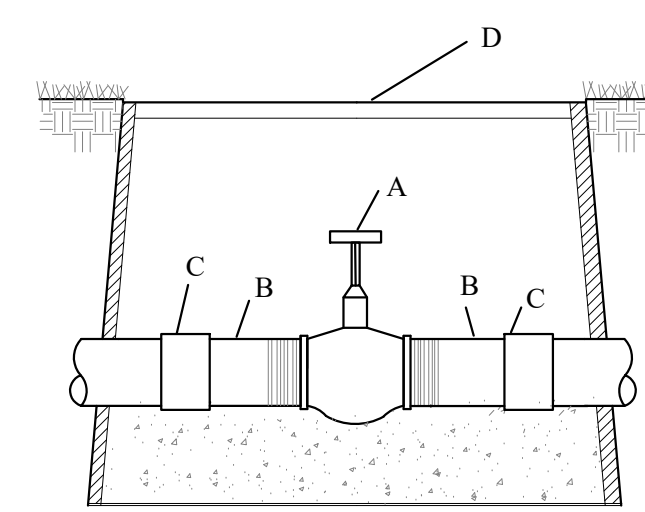
- CONSTRUCTION NOTES:**
- JUMBO VALVE BOX
 - FINISH GRADE
 - DRIP ZONE KIT, MODEL ICZ-101
 - WATERPROOF CONNECTORS (2)
 - 18-24" COILED WIRE
 - SCH. 80 T.O.W. NIPPLE
 - MAINLINE PIPING AND FITTINGS
 - BRICK SUPPORTS (4)
 - 3/4" MINUS WASHED GRAVEL
 - PVC SLIP UNIONS (2)

DRIP CONTROL ZONE
NOT TO SCALE



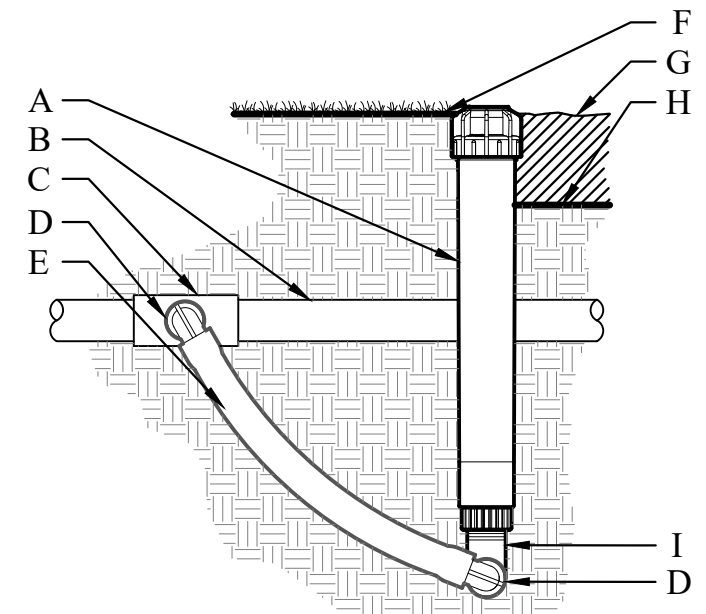
- CONSTRUCTION NOTES:**
- MODEL AFB BUBBLER
 - FINISH GRADE
 - SWING JOINT: HUNTER "PRO-FLEX" TUBING 24"-36", HSBRE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)
 - LATERAL TEE OR ELL
 - LATERAL PIPE

AFB BUBBLER
NOT TO SCALE



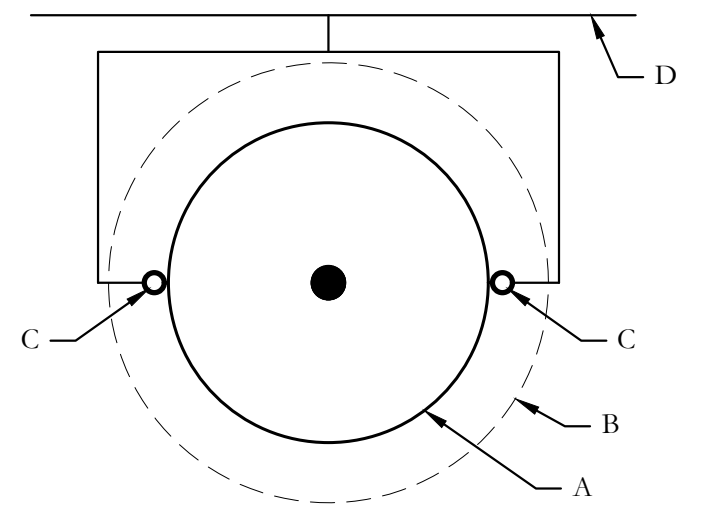
- CONSTRUCTION NOTES:**
- GATE VALVE
 - SCH 80 TOE NIPPLE
 - COUPLING
 - 11x17 VALVE BOX

GATE VALVE
NOT TO SCALE



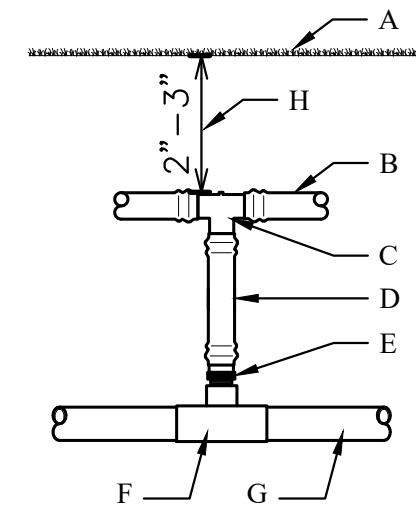
- CONSTRUCTION NOTES:**
- ECO INDICATOR - ECOID
 - LATERAL PIPE PER PLAN
 - FPT CONNECTIONS FROM LATERAL
 - SPIRAL BARB ELBOW - HSBRE-XXX
 - FLEX-TUBING - FLEXSG
 - FINISHED GRADE IN TURF
 - ADJACENT MULCH
 - FINISHED GRADE IN PLANTER BED
 - MARLEX STREET ELBOW

ECO INDICATOR WITH FLEX TUBING
NOT TO SCALE



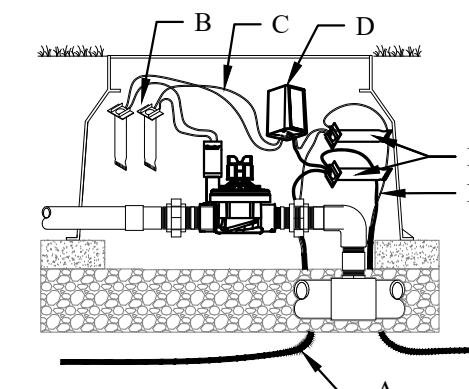
- GENERAL NOTES:**
- TREE BUBBLERS TO BE ALIGNED PARALLEL WITH MEDIAN CURBS.
 - NO TRENCHING ALLOWED WITHIN THE TREE'S ROOTBALL.
 - TREE BUBBLERS TO BE ON UPHILL SIDE OF THE TREE IN THE RETENTION BASIN OR AS SHOWN.
 - COORDINATE THE LOCATION OF THE BUBBLERS WITH THE PROPOSED TREE LOCATIONS AS SHOWN ON THE LANDSCAPE PLANTING PLANS.
- CONSTRUCTION NOTES:**
- TREE ROOTBALL
 - EDGE OF TREE: PFT (RETENTION BASIN)
 - TREE BUBBLER, NOZZLE: AFB
 - LATERAL LINE (SIZED AS SPEC'D.)

TREE BUBBLER PLAN
NOT TO SCALE



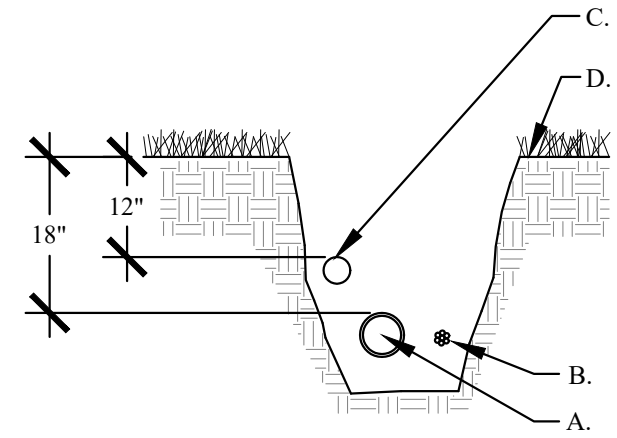
- CONSTRUCTION NOTES:**
- FINISH GRADE
 - HUNTER PLD 06-18
 - PLD-TEE 17MM BARB&BARB
 - PLD-BLANK
 - PLD-075 3/4" MPT&BARB
 - 3/4" MPT TEE
 - LATERAL PIPE
 - MINIMUM DRIPLINE DEPTH

BELOW GRADE START CONNECTION
NOT TO SCALE



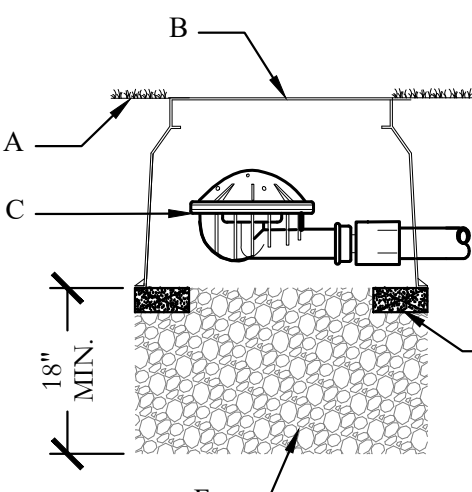
- CONSTRUCTION NOTES:**
- JACKETED ID WIRE PATH TWISTED TO NEXT DECODER
 - DBY-2
 - TWO BLACK WIRES TO VALVE SOLENOID/ UP TO 100 FT/30M
 - MODEL DUAL-1 DECODER
 - DBR(T-6 (2)
 - JACKETED ID: WIRE PATH FROM CONTROLLER ALLOW 5 FT/1.5M SLACK PER DECODER/1/3 ON EITHER SIDE OF DECODER.

DUAL-1 DECODER
NOT TO SCALE



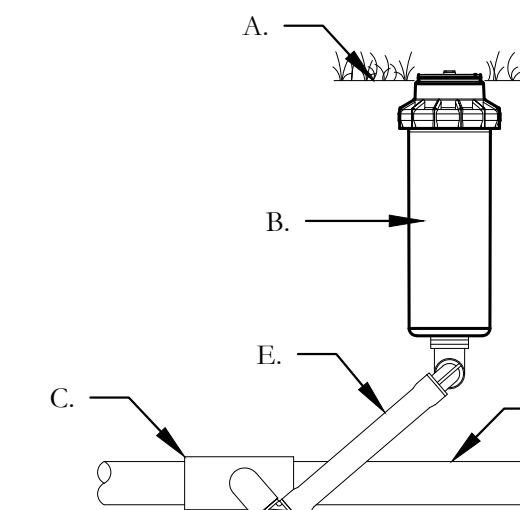
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.
- CONSTRUCTION NOTES:**
- MAINLINE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

IRRIGATION TRENCH
NOT TO SCALE



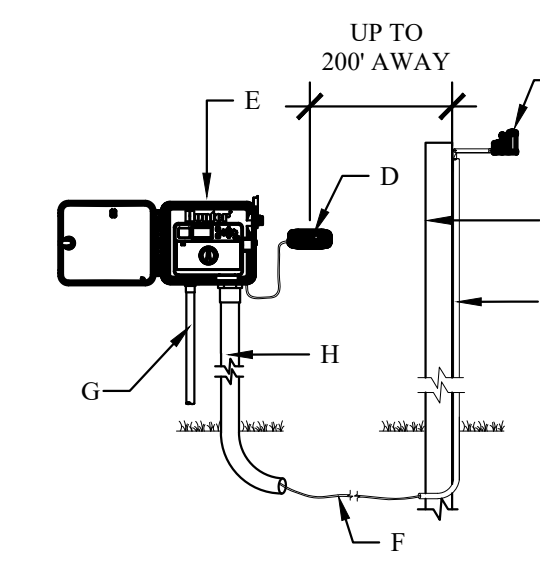
- CONSTRUCTION NOTES:**
- FINISH GRADE
 - 10" ROUND VALVE BOX
 - LINE FLUSHING VALVE
 - PLD-050 OR 1/2" FPT ADAPTER
 - BRICK SUPPORTS (3)
 - 3/4" GRAVEL SUMP

DRIP IRRIGATION - FLUSH VALVE
NOT TO SCALE



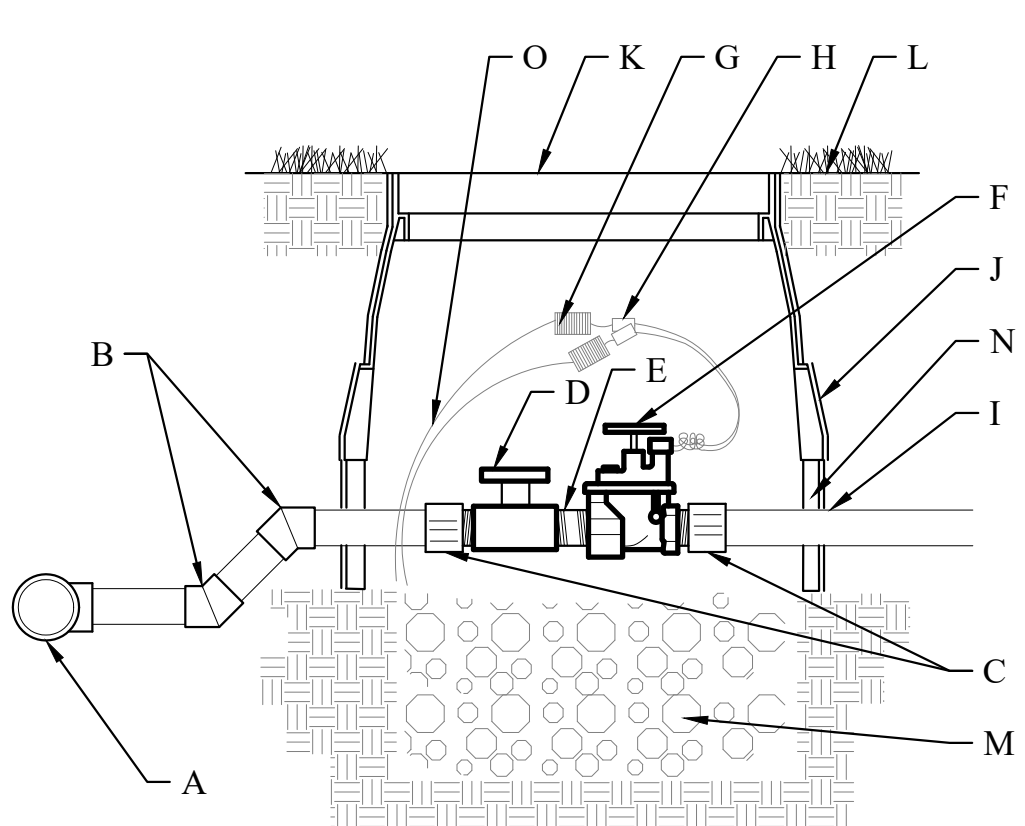
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.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

ROTOR HEAD
NOT TO SCALE



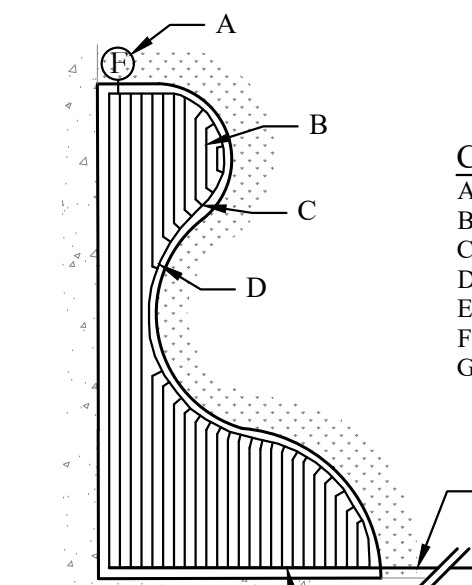
- CONSTRUCTION NOTES:**
- MODEL: SOLAR SYNC SENSOR
 - SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
 - CONDUIT FROM SOLAR SYNC SENSOR TO CONTROLLER OR TO A POINT 12" BELOW GRADE
 - MODEL SOLAR SYNC MODULE.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

SOLAR SYNC SYSTEM (ICC2 CONTROLLER)
NOT TO SCALE



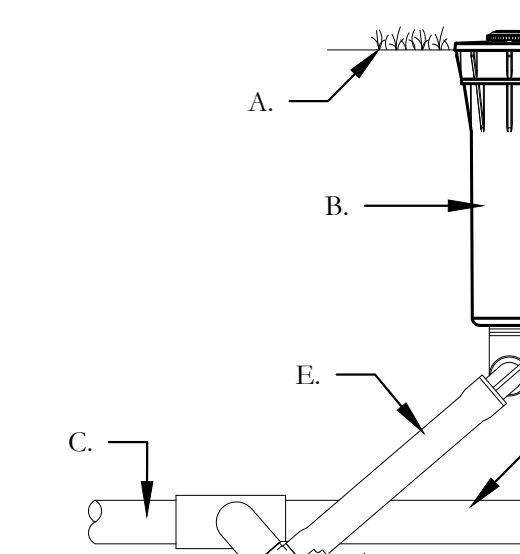
- GENERAL NOTES:**
- INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
 - MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
 - PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
 - CENTER VALVE ASSEMBLY IN VALVE BOX.
- CONSTRUCTION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

ELECTRIC VALVE
NOT TO SCALE



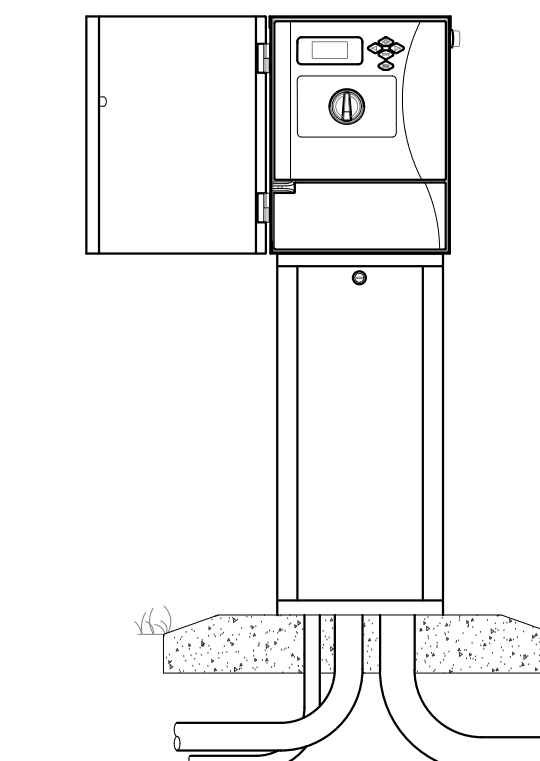
- CONSTRUCTION NOTES:**
- FLUSH VALVE
 - HUNTER PLD 06-18
 - C. HUNTER PLD TEE
 - TUBING STAKE
 - LATERAL TO PLD CONNECTION
 - DRIP CONTROL VALVE, MODEL ICZ-101
 - LATERAL PIPE TO PLANTING BED

DRIP IRRIGATION - BED
NOT TO SCALE



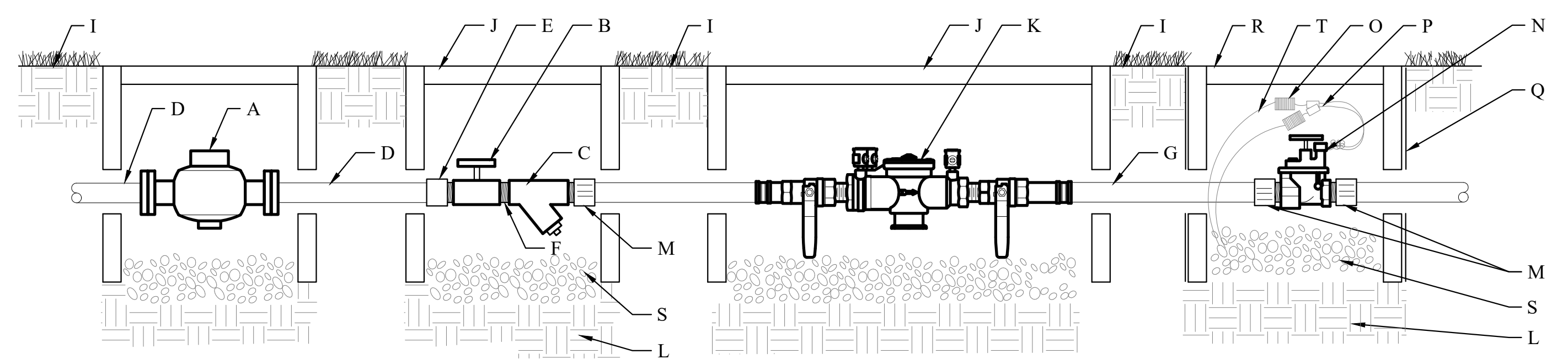
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.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

PRS40-CV - MP ROTATOR SPRAY HEAD
NOT TO SCALE



- CONSTRUCTION NOTES:**
- IRRIGATION CONTROLLER (ICC-PED) PER PLAN
 - ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
 - GROUND WIRE CONDUIT GROUND PER ASIC GUIDELINES
 - IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
 - PEDESTAL BASE PER PLAN, ENSURE POSITIVE DRAINAGE AWAY FROM PEDESTAL
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 - SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS
 - ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION
 - CONTROLLER SHALL BE HARD WIRE TO GROUNDED 110 VAC POWER SOURCE

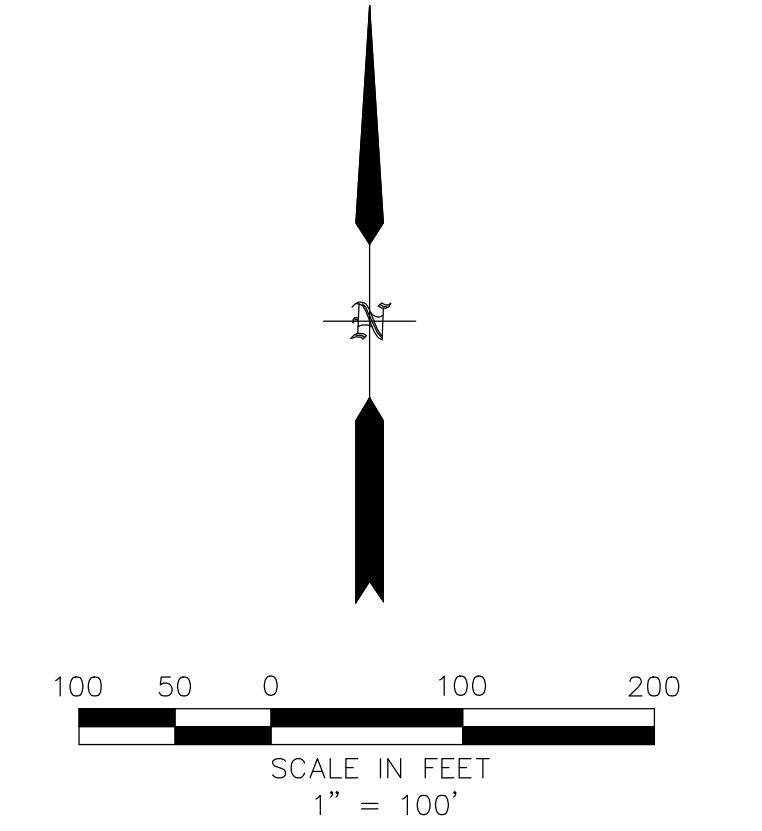
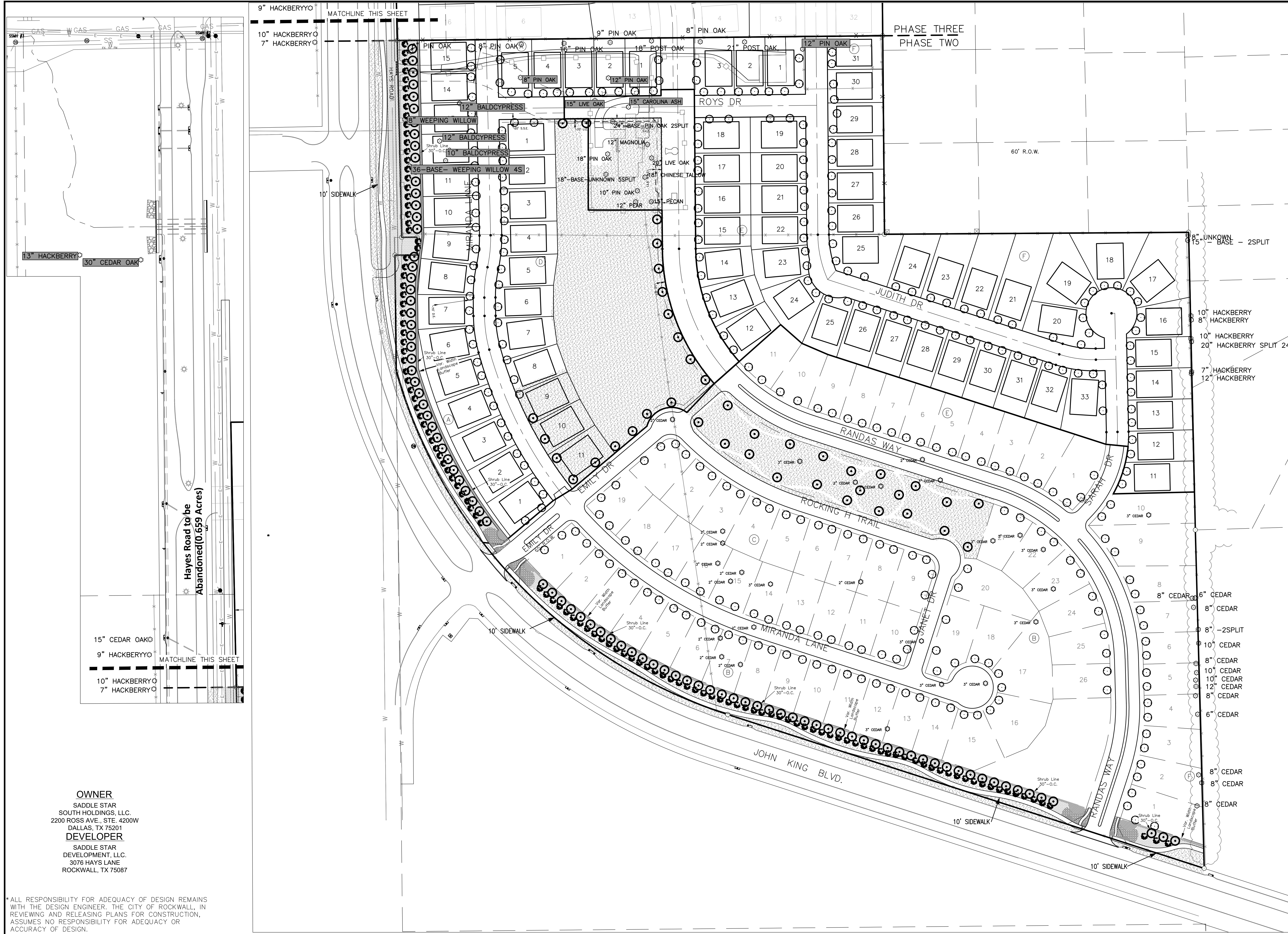
ICC2 CONTROLLER - PEDESTAL MOUNT
(NOT TO SCALE)



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

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

BACKFLOW PREVENTER CONNECTION
NOT TO SCALE



LEGEND

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

- BERMUDA GRASS
- SHRUB BED
- BEE HAPPY MIX
- WHITE CRUSHED GRANITE
- TEXAS RIVER ROCK MIX

SADDLE STAR SOUTH TREES to be REPLACED

82 - 4" CANOPY TREE
 316 - 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
1	-	30" CEDAR ELM
1	-	13" HACKBERRY

183 CALIPER INCHES

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

DEVELOPER
 SADDLE STAR DEVELOPMENT, L.L.C.
 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-DIG-TRESS 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:

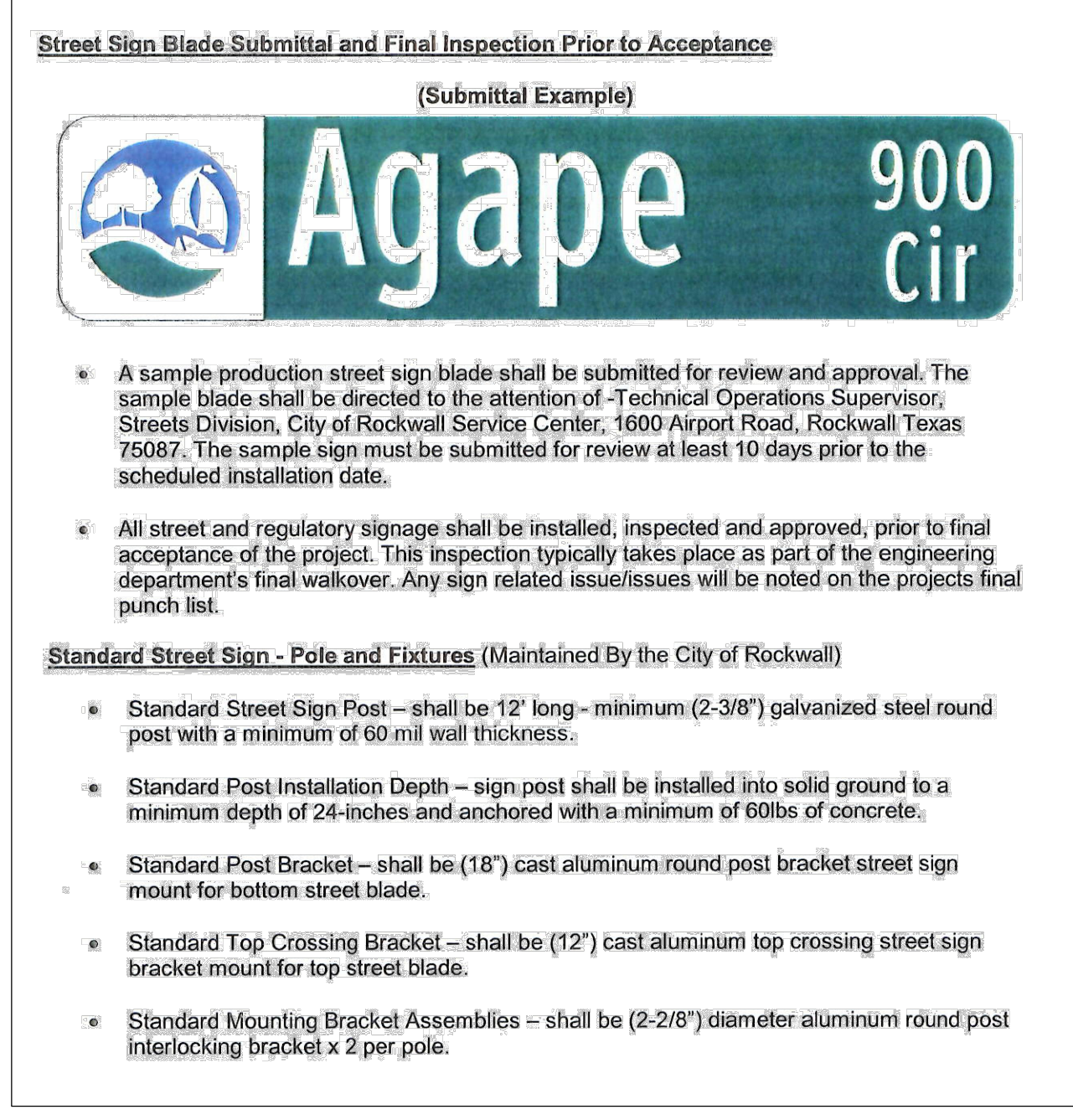
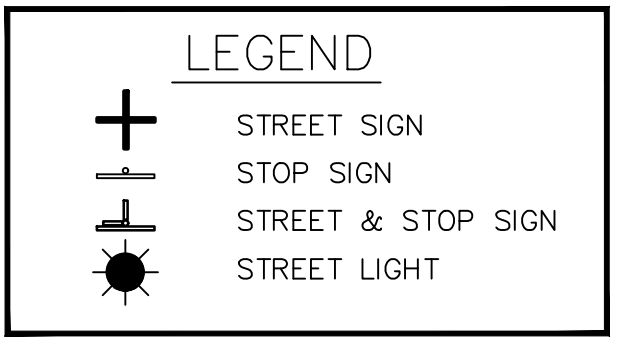
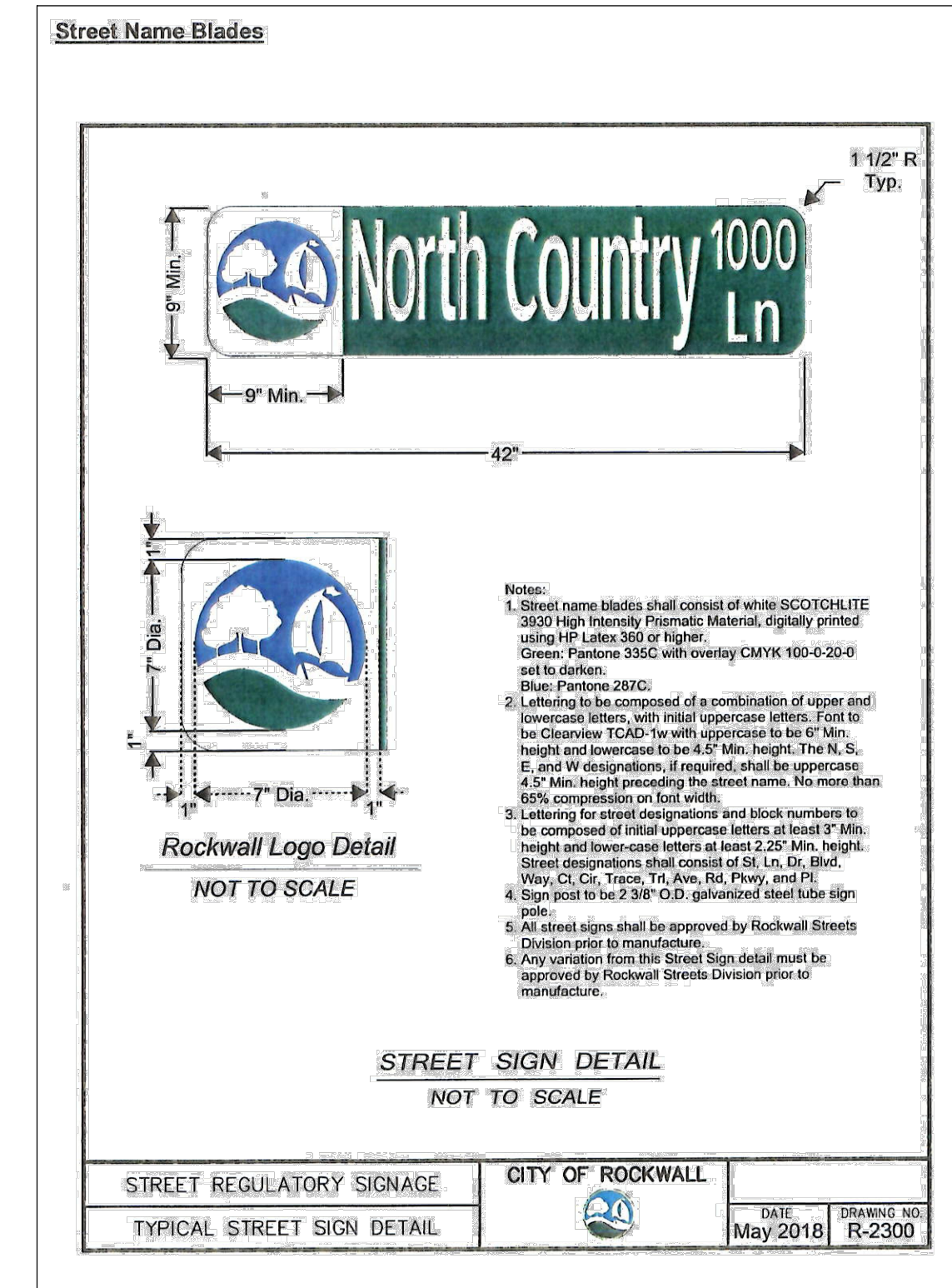
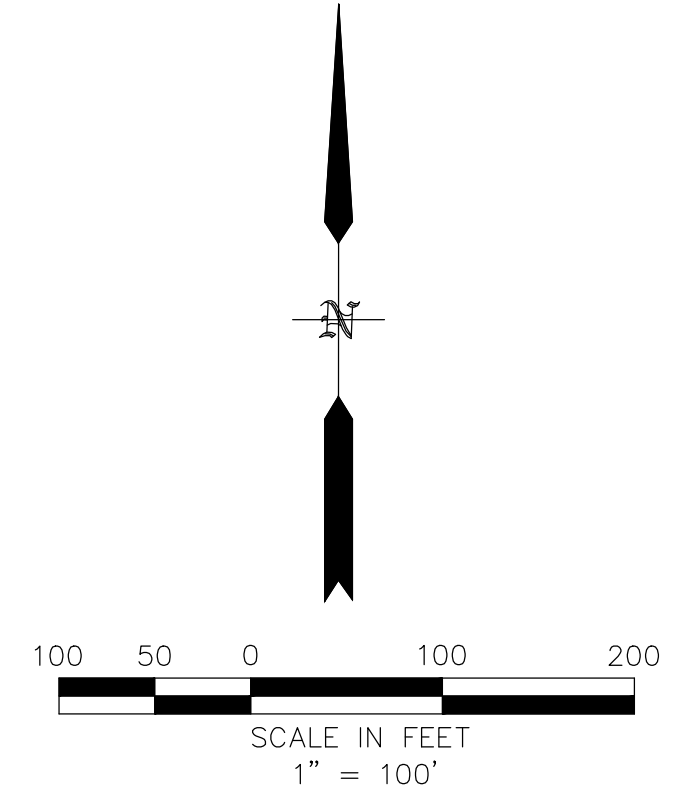
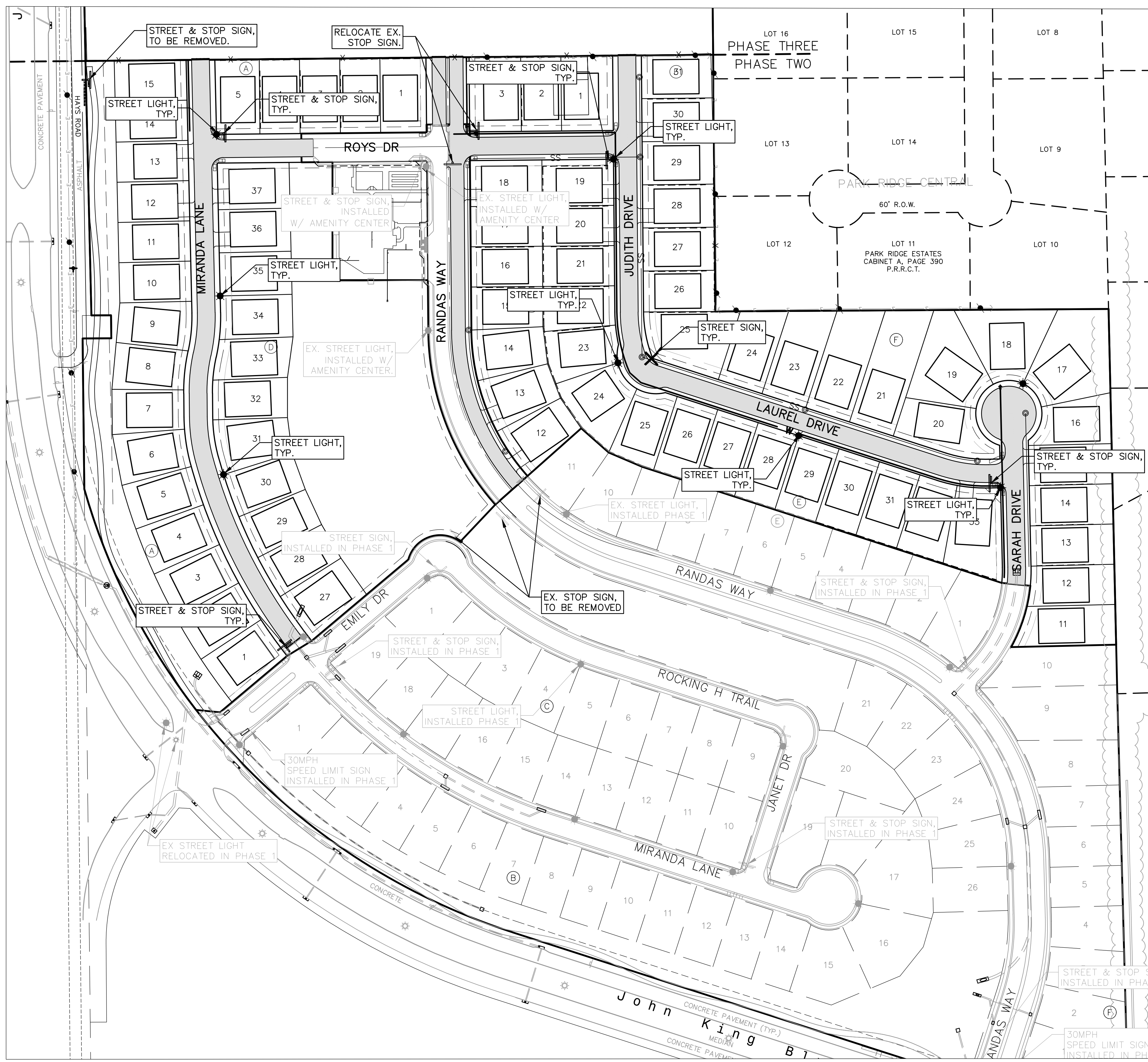
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 03/10/2021
PROJECT NO.: 06824	
DWG FILE NAME: 06824-2 TREESCAPE.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RYAN C. KING, P.E. (123635) ON 03/10/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

LANDSCAPE/TREE PLAN

SADDLE STAR SOUTH
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET **46** OF **27**



A SAMPLE SIGN MUST BE SUBMITTED FOR APPROVAL BY THE CITY PRIOR TO FABRICATION OF ALL STREET SIGNS.

NOTE:
IF THE DEVELOPER ELECTS TO INSTALL DECORATIVE SIGN POLES AND FIXTURES:
-HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL CARE AND MAINTENANCE FOR ANY DECORATIVE SIGN POLES INSTALLED.
-PLAT SHALL HAVE ITEM NOTE "HOA MUST MAINTAIN, REPAIR, AND REPLACE ALL NON-STANDARD STREET AND REGULATORY SIGN POLES AND FIXTURES OR OTHER APPROVED NON-STANDARD ITEMS."
-THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE TO STORE OR HANDLE AND DECORATIVE SIGN POST OR FIXTURES.
-THE CITY OF ROCKWALL RESERVES THE RIGHT TO APPROVE OR DISAPPROVE ANY DECORATIVE NON-STANDARD STREET SIGN AND REGULATES SIGN POLES/POSTS AND FIXTURES.
-STANDARD STREET AND REGULATORY 2' x 8" GALVANIZED STEEL ROUND POST WITH ASSOCIATED FIXTURES TO BE USED.

*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-HIG-TESTS 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.

CAUTION! EXISTING UTILITIES
THE CONTRACTOR SHALL CONTACT NTRWD LINE LOCATES AT (469) 626-4569 AT LEAST 72 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTRWD FACILITIES.

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: MJH	DATE:
CHECKED: RCK	DATE: 8/22/2022
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2.SL.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW UNDER THE AUTHORITY OF RYAN C. KING, P.E. (123635) ON 8/22/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

STREET LIGHT AND SIGNAGE PLAN

SADDLE STAR SOUTH PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
33
OF
46



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
FROM: Henry Lee, *Planner*
DATE: November 15, 2022
SUBJECT: SP2022-055; *Site Plan for Phase 2 of the Saddle Star Estates Subdivision*

The applicant, Ryan King of ECDLP, is requesting the approval of a site plan for Phase 2 of the Saddle Star Estates Subdivision. The subject property is a 26.827-acre tract of land (*i.e. s Tracts 1, 1-05, 2-03, & 2-07, P. B. Harrison Survey, Abstract No. 97*) generally located north of the intersection of N. John Kind Boulevard and Hays Road. The Saddle Star Estates, Phase 2 Subdivision has been approved for a *Final Plat* [Case No. P2021-055], in accordance with the submittal schedule contained in the Planned Development District. As part of this site plan application the applicant has submitted a site plan, landscape plan, treescape plan, and hardscape plan.

The site plan indicates that 77 single-family residential lots and three (3) open space lots will be provided in accordance with the requirements of Planned Development District 79 (PD-79). The landscape plan shows that three (3) canopy and four (4) accent trees will be provided per 100 linear feet of frontage along N. John King Boulevard, and two (2) canopy trees will be planted in the front yard of each residential lot. The treescape plan provided by the applicant indicates that the mitigation balance is satisfied by landscape plan. The hardscape plan details the location of all the require sidewalks and trails, and the fence type for each lot (*i.e. wrought iron fence, wood fence, and a wrought iron fence with masonry columns*) as required throughout the subdivision by the Planned Development District ordinance. The submitted site plan conforms to all the applicable technical requirements of Planned Development District 79 (PD-79) and the Unified Development Code (UDC), and -- *based on the case being in compliance* -- the case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the November 15, 2022 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-055

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N JOHN KING BLVD, ROCKWALL, TX 75097

SUBDIVISION SADDLE STAR ESTATES 2 LOT BLOCK

GENERAL LOCATION JOHN KING BLVD AND FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-79 CURRENT USE AG

PROPOSED ZONING PD-79 PROPOSED USE SINGLE FAMILY

ACREAGE 26.827 LOTS [CURRENT] 77 LOTS [PROPOSED] 77

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

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

OWNER SADDLE STAR SOUTH HOLDINGS APPLICANT ECDLP

CONTACT PERSON JOSE CAMPOS

CONTACT PERSON RYAN KING

ADDRESS 2200 ROSS AVE. STE 4200W

ADDRESS 1600 N COLLINS BLVD

CITY, STATE & ZIP DALLAS, TX 75201

CITY, STATE & ZIP RICHARDSON, TX 75080

PHONE 214-716-2900

PHONE 205-718-4328

E-MAIL JOSE.CAMPOS@HINES.COM

E-MAIL RYAN@ECDLP.COM

NOTARY VERIFICATION [REQUIRED]

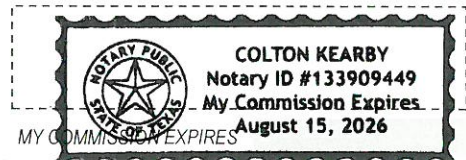
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jose Campos [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

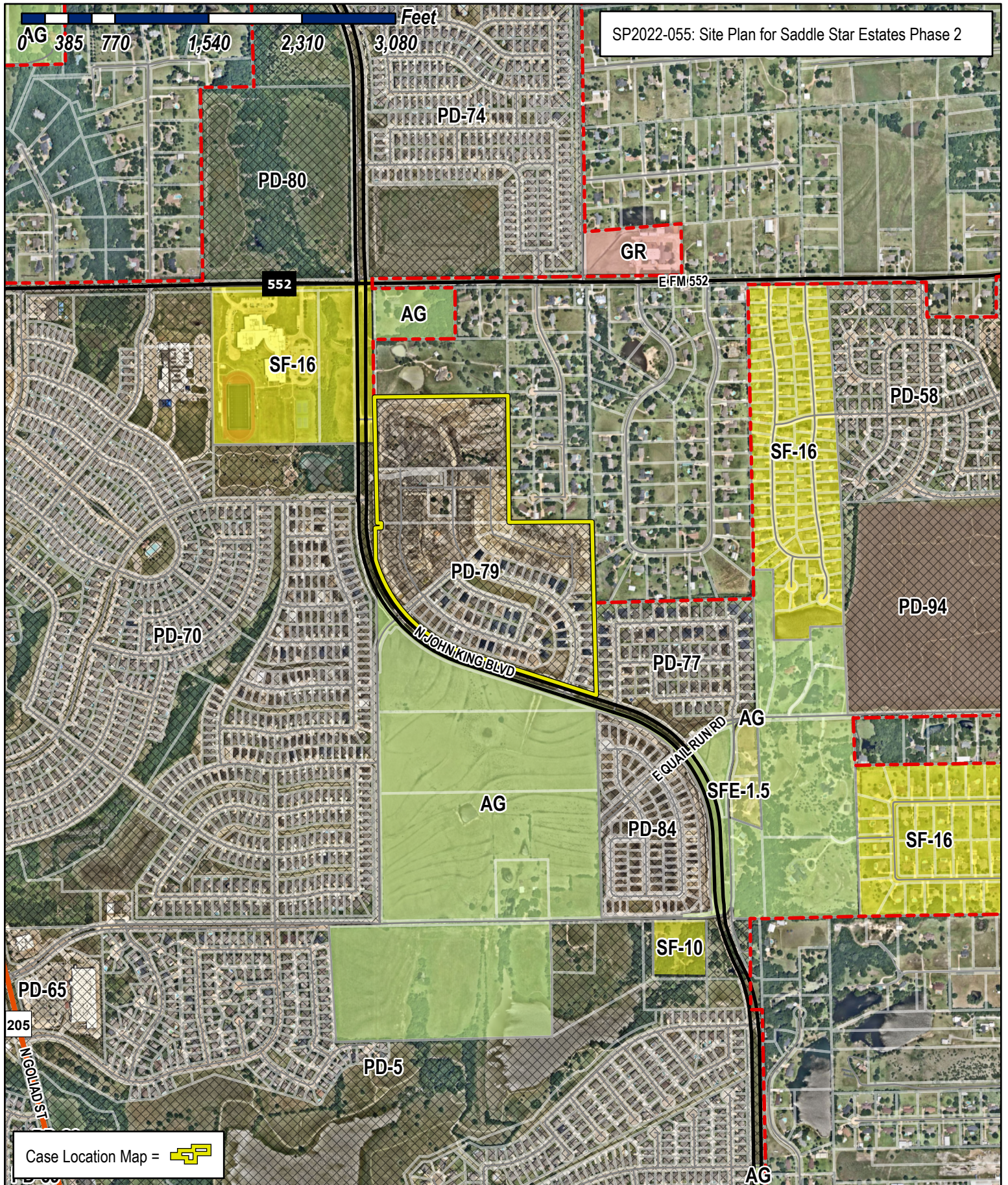
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 786.54 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF SEPTEMBER, 2022. BY SIGNING THIS APPLICATION, 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 14th DAY OF October, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



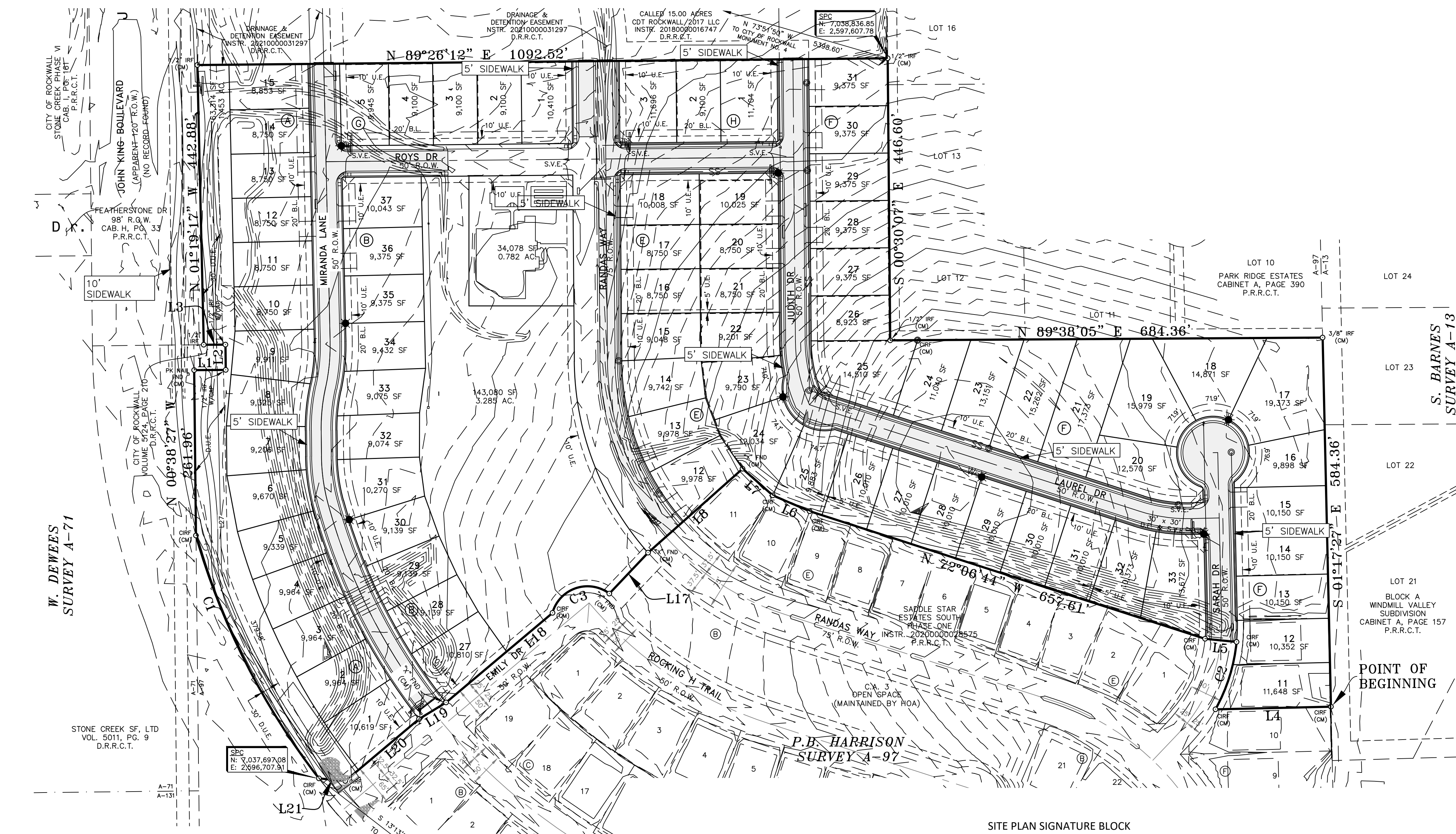
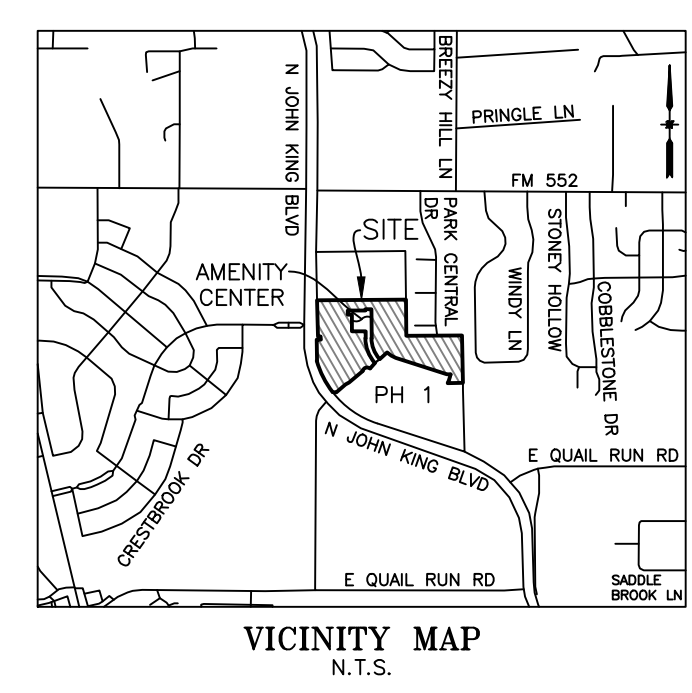
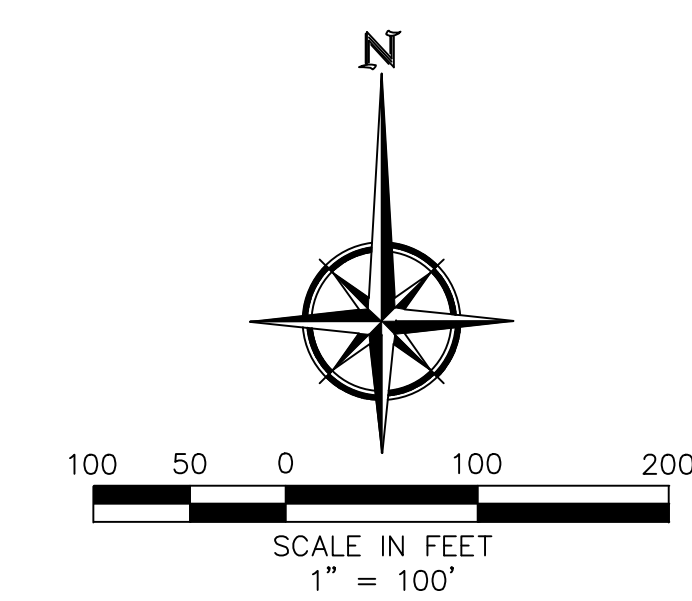


City of Rockwall

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.





LEGEND

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

LEGEND

- STREET SIGN
- STOP SIGN
- STREET & STOP SIGN
- STREET LIGHT

[Pattern]	BERMUDA GRASS - 179,852 SF
[Pattern]	SHRUB BED - 6,113 SF
[Pattern]	BEE HAPPY MIX - 36,384 SF
[Pattern]	WHITE CRUSHED GRANITE - 556 SF
[Pattern]	TEXAS RIVER ROCK MIX - 692 SF

NAME	QUANTITY
LIVE OAK	15
SHUMARD OAK	18
BUR OAK	13
CEDAR ELM	23
MEXICAN PLUM	18
CHASTE TREE	11
SMOKE TREE	18

SADDLE STAR ESTATES PHASE 2 SITE PLAN DATA

A. 26.827 ACRES
 B. PD-79 ZONING
 C. 77 LOTS
 D. AREA OPEN SPACE 211,805 SF
 E. ALL COMMON AREAS/OPEN SPACE TO BE MAINTAINED BY THE H.O.A

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
[Symbol]	LD	LIVE OAK	QUERCUS VERGECIANA	4" CALIPER	AS SHOWN
[Symbol]	SD	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
[Symbol]	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
[Symbol]	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
[Symbol]	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
[Symbol]	VT	CHASTE TREE	VITEX AGASTIS CAERTII	2" CALIPER	AS SHOWN
[Symbol]	ST	SMOKE TREE	COTYNE COGONOGARA	2" CALIPER	AS SHOWN

SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2022.

WITNESS OUR HANDS, this ___ day of ___, 2022.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

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 SOUTHWEST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHWEST OF THE SOUTHWEST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	21°47'11"	1140.00'	219.39'	433.48'	N 26°51'02" W	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'

LEGEND

- CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 396.3"
- CIRF 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 396.3"
- IRF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- CM CONTROL MONUMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- ◆ INDICATES CHANGE IN STREET NAME

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 00°38'27" W	40.00'
L3	S 89°38'05" W	34.30'
L4	S 88°42'33" W	182.77'
L5	N 84°20'49" W	50.00'
L6	N 66°47'40" W	63.38'
L7	N 48°35'07" W	63.78'
L8	S 48°23'33" W	200.00'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'

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

OWNERS
SADDLE STAR SOUTH CITY OF ROCKWALL HOLDINGS, LLC
 2200 ROSS AVE., STE. 4200W
 DALLAS, TX 75201

DEVELOPER
HINES
 2200 ROSS AVE., SUITE 4200W
 DALLAS, TX 75201
 (214) 716-2900

PD SITE PLAN
 SP2022-055

SADDLE STAR ESTATES SOUTH, PHASE TWO
 26.827 ACRES
 77 SINGLE FAMILY LOTS
 3 COMMON AREA TRACT
 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 WINDCO CIRCLE, SUITE 200, WILEY TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401
 DATE: October 26, 2022

GENERAL CONSTRUCTION NOTES

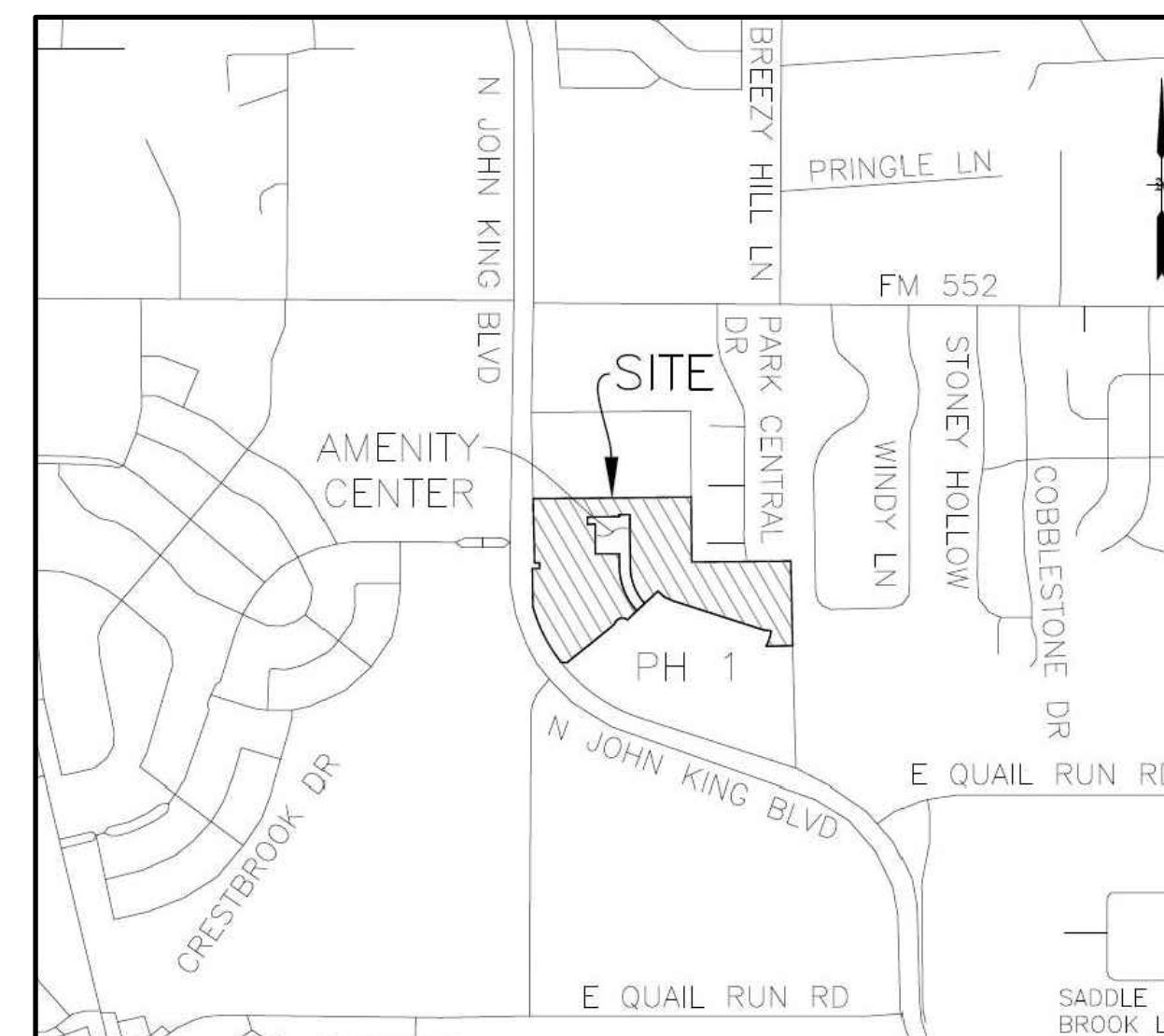
- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUTTABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-3377) 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~SADDLE STAR SOUTH - PH2~

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: August 24, 2022



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
HS1	OVERALL LAYOUT PLAN
HS2-HS4	HARDSCAPE PLANS
HS5-HS6	HARDSCAPE DETAILS
EX1	BUILDER FENCE EXHIBIT
L1-L6	LANDSCAPE PLANS
L7-L8	LANDSCAPE DETAILS
IR1-IR6	IRRIGATION PLANS
IR7-IR8	IRRIGATION DETAILS

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 Z601-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PTS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 - ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

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

- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND PROTECTION 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 ENCR OACH 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.

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

Planning & Zoning Commission, Chairman Director of Planning and Zoning

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:

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

CITY OF ROCKWALL
STONE CREEK PHASE VI
CAB. I, PG. 161
P.R.R.C.T.

FEATHERSTONE DR.

STONE CREEK SF, LTD
VOL. 5011, PG. 9
D.R.R.C.T.

L6
IR6

SADDLE STAR
PHASE 3.

HS4
L3
IR3

HS3
L2
IR2

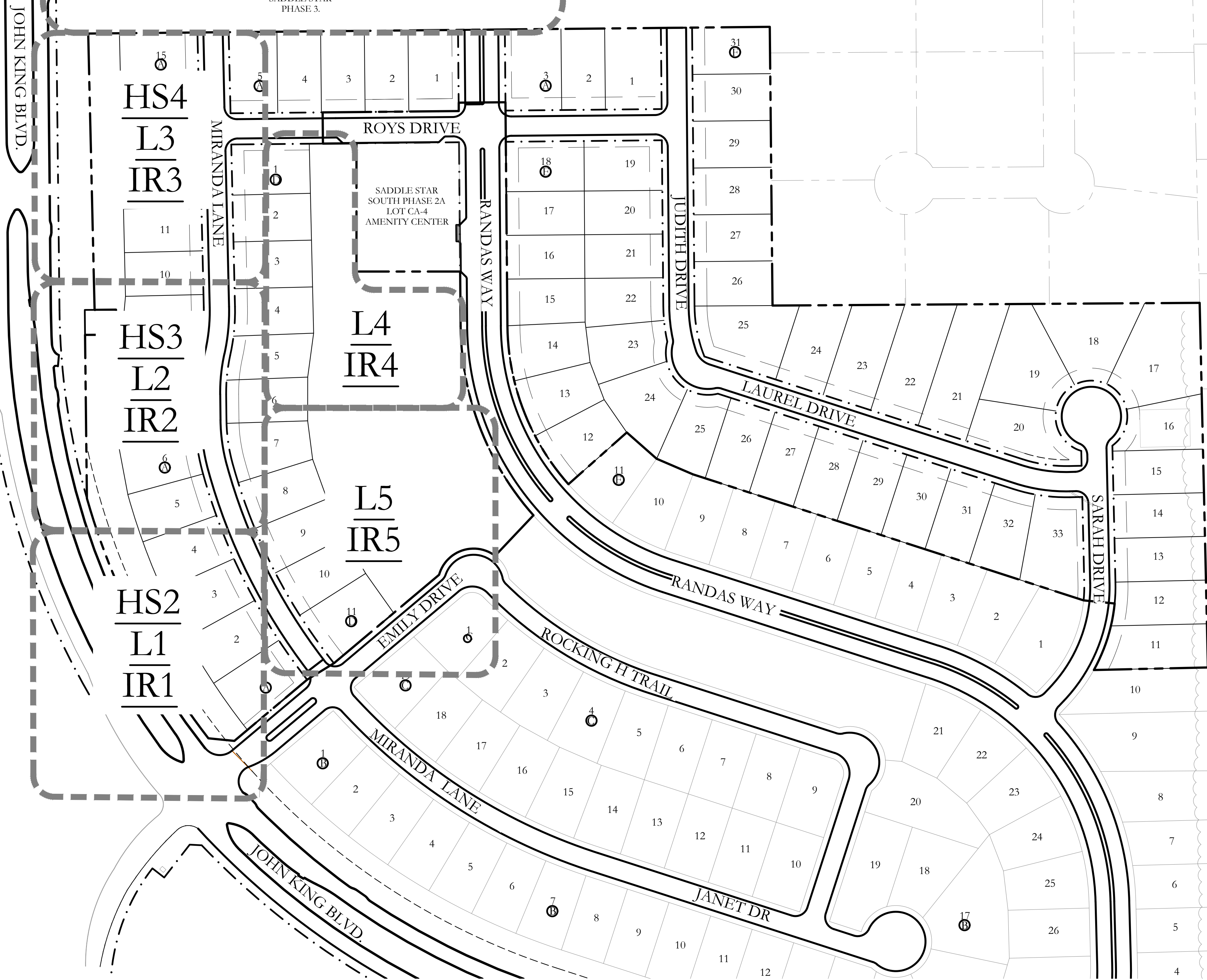
HS2
L1
IR1

L4
IR4

L5
IR5

SADDLE STAR
SOUTH PHASE 2A
LOT CA-4
AMENITY CENTER

L5
IR5



Scale: 1" = 100'-0"

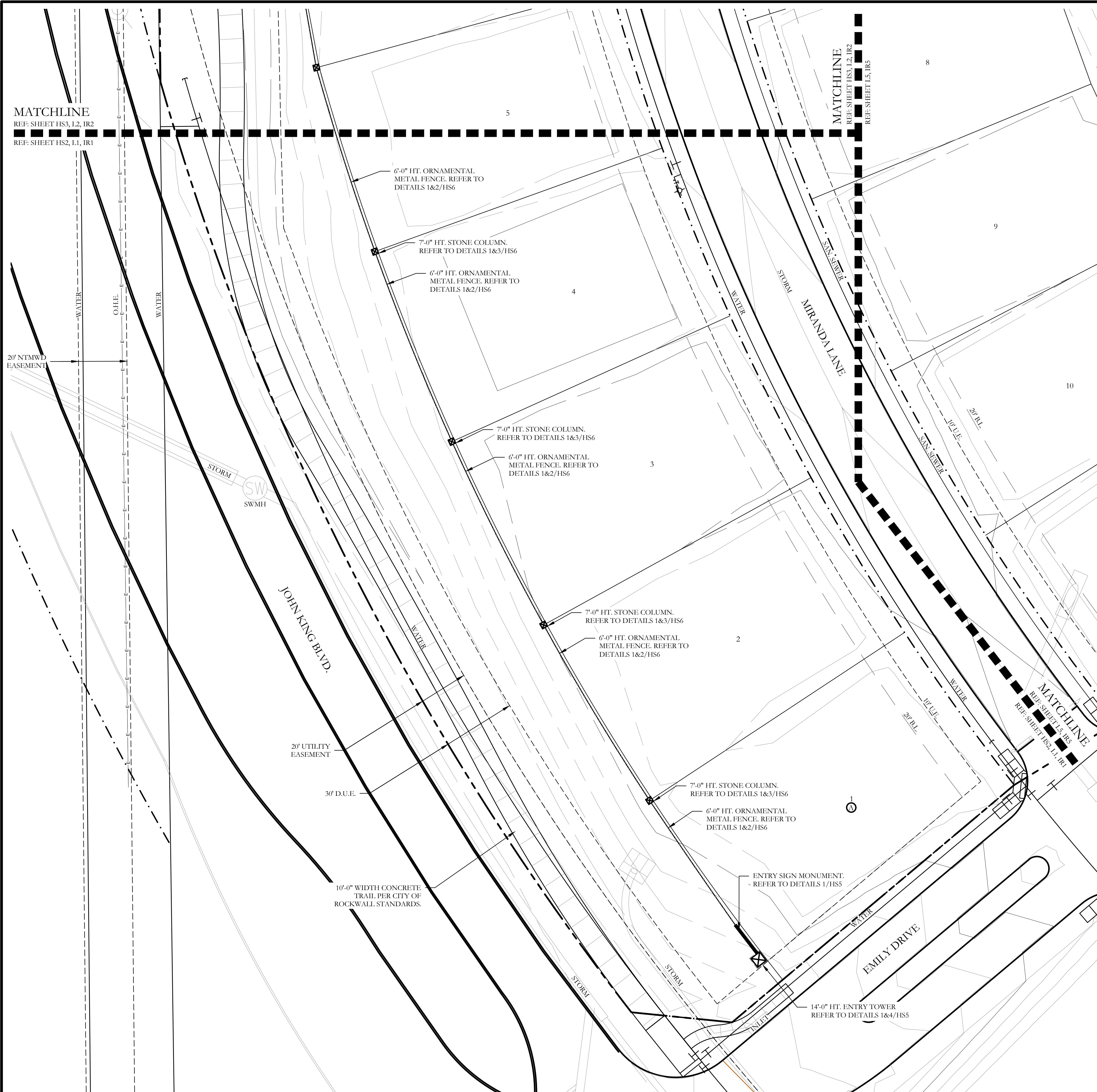
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SCREENING AND BUFFERING
Overall Layout Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

APPROVED:
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on the ____ day of _____,
WITNESS OUR HANDS, this ____ day of _____,

Planning & Zoning Commission, Chairman Director of Planning and Zoning

CJS PROJECT NO.
PAD001C
SHEET NO.
HS1 of 6



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

JOHNSON VOLK CONSULTING
 TBP&LS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 701 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

REGISTERED LANDSCAPE ARCHITECT
 CODY L. JOHNSON
 STATE OF TEXAS
 2833
 August 24, 2022

NORTH

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 Plans
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

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 WITNESS OUR HANDS, this ____ day of _____, _____.
 Planning & Zoning Commission, Chairman Director of Planning and Zoning

CJS PROJECT NO.
PAD001C

SHEET NO.
HS2 of 6





MATCHLINE
REF: SHEET HS4, L3, IR3
REF: SHEET HS3, L2, IR2

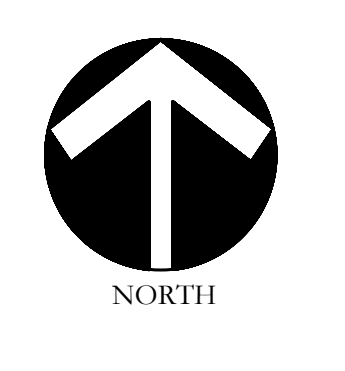
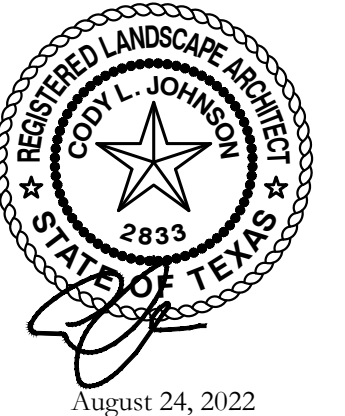
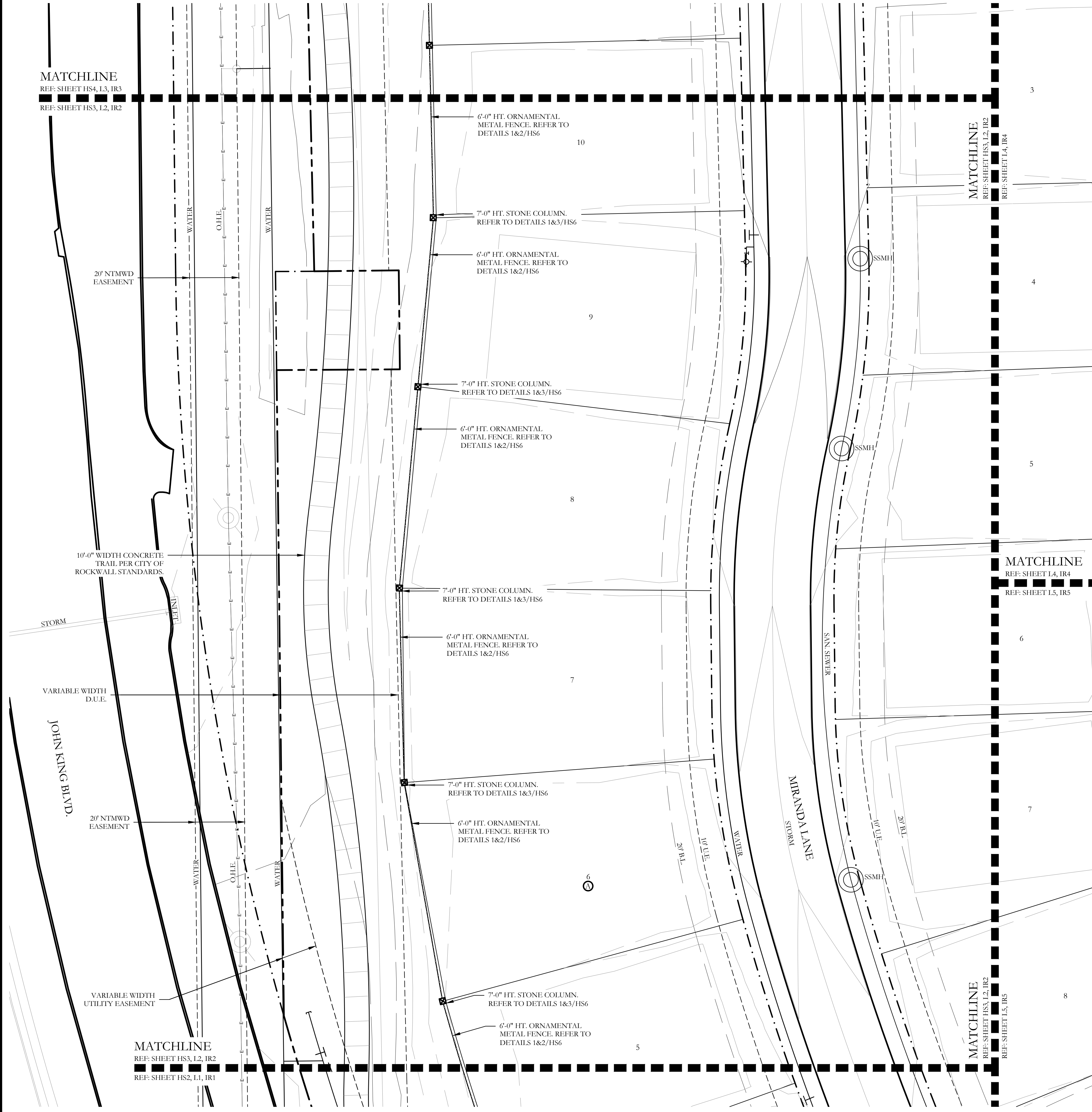
MATCHLINE
REF: SHEET HS3, L2, IR2
REF: SHEET L4, IR4

MATCHLINE
REF: SHEET L4, IR4
REF: SHEET L5, IR5

MATCHLINE
REF: SHEET HS3, L2, IR2
REF: SHEET HS2, L1, IR1

HARDSCAPE LEGEND

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



Scale: 1" = 20'-0"

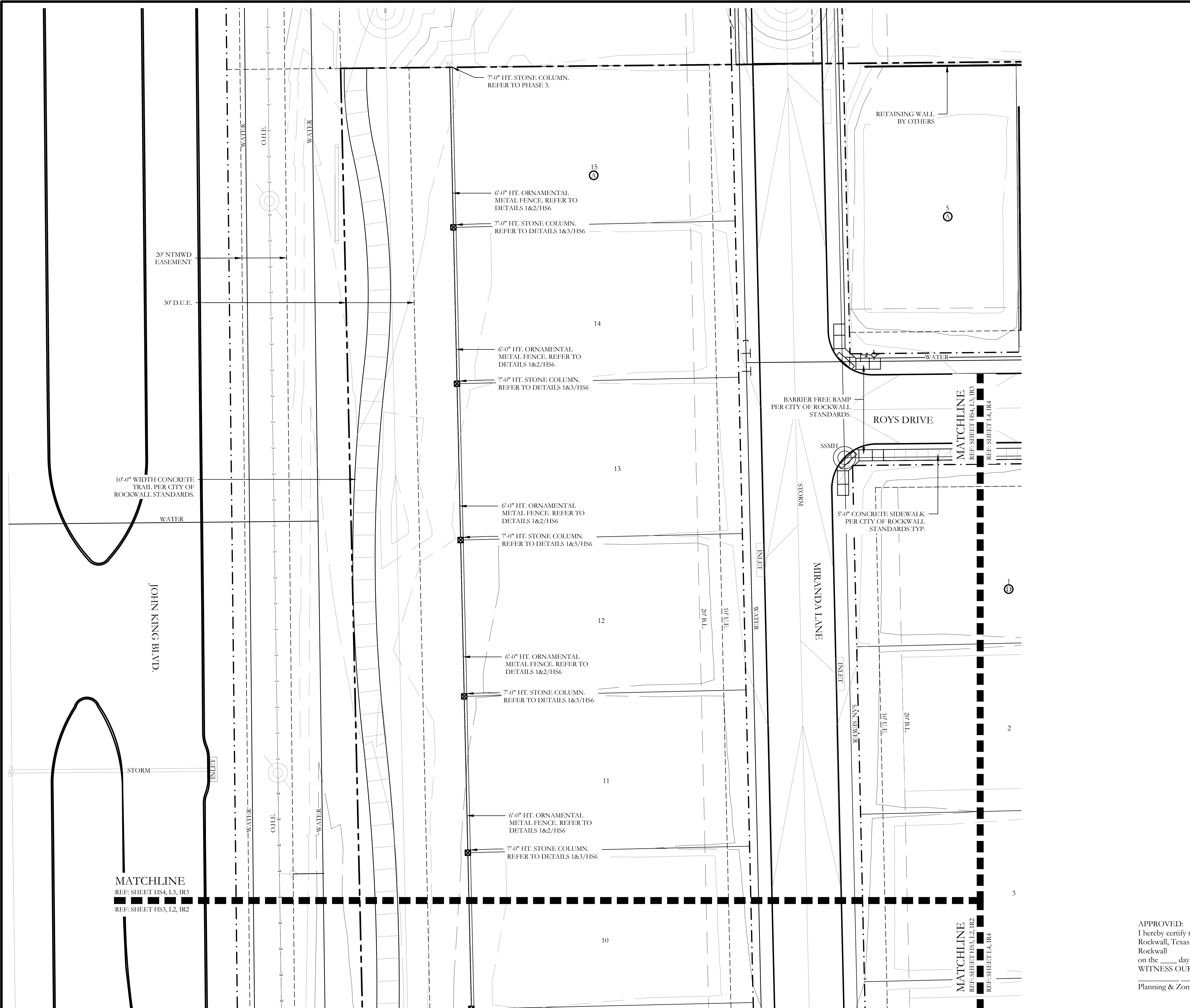
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SCREENING AND BUFFERING
Hardscape Plans
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

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WITNESS OUR HANDS, this ____ day of _____, _____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

CJS PROJECT NO.
PAD001C
SHEET NO.
HS3 of 6



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

JOHNSON VOLK CONSULTING
 TBP&LS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 701 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

REGISTERED LANDSCAPE ARCHITECT
 CODY L. JOHNSON
 2833
 STATE OF TEXAS
 August 24, 2022

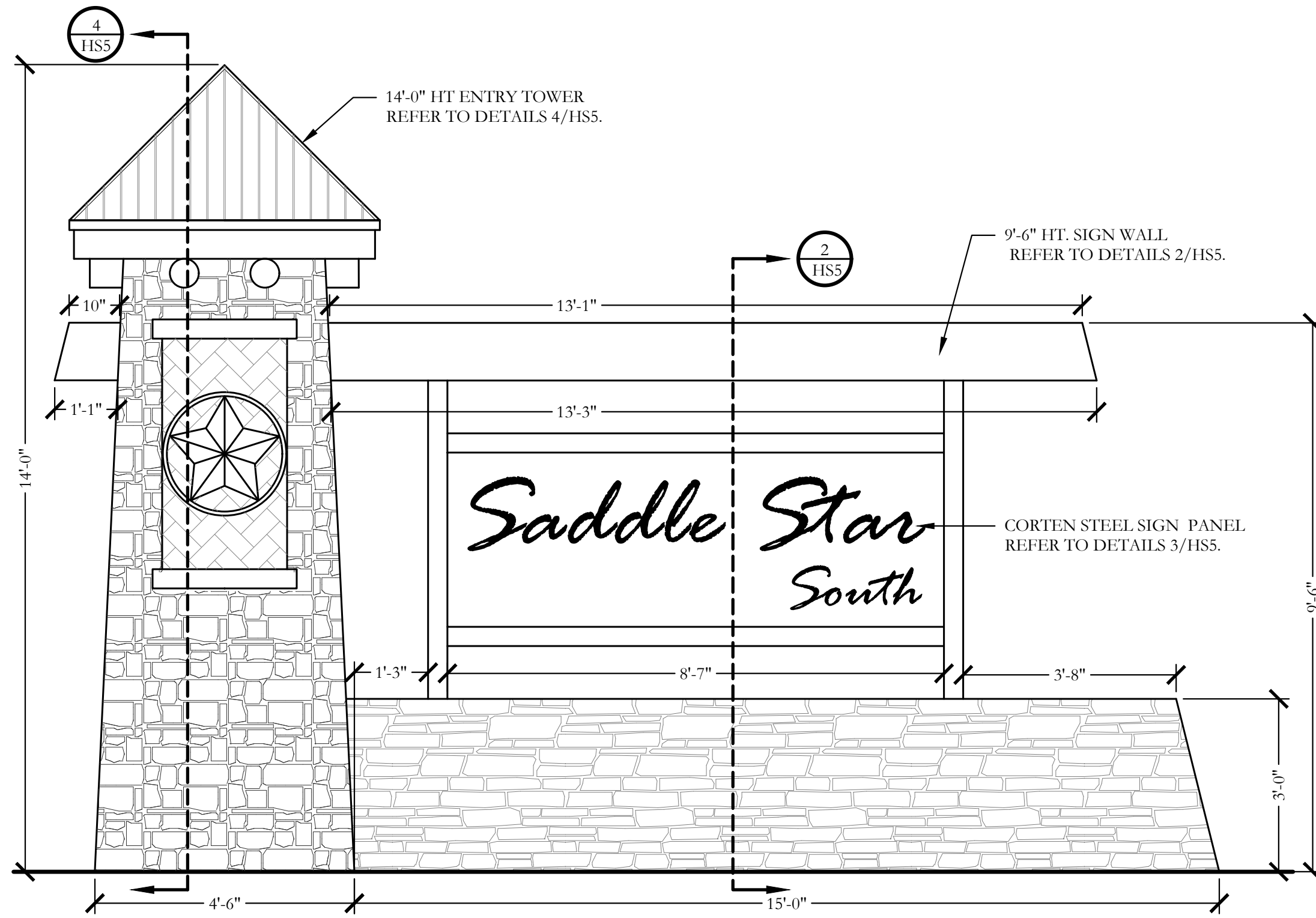
NORTH
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 Scale: 1" = 20'-0"

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 One Inch

SCREENING AND BUFFERING
 Hardscape Plans
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

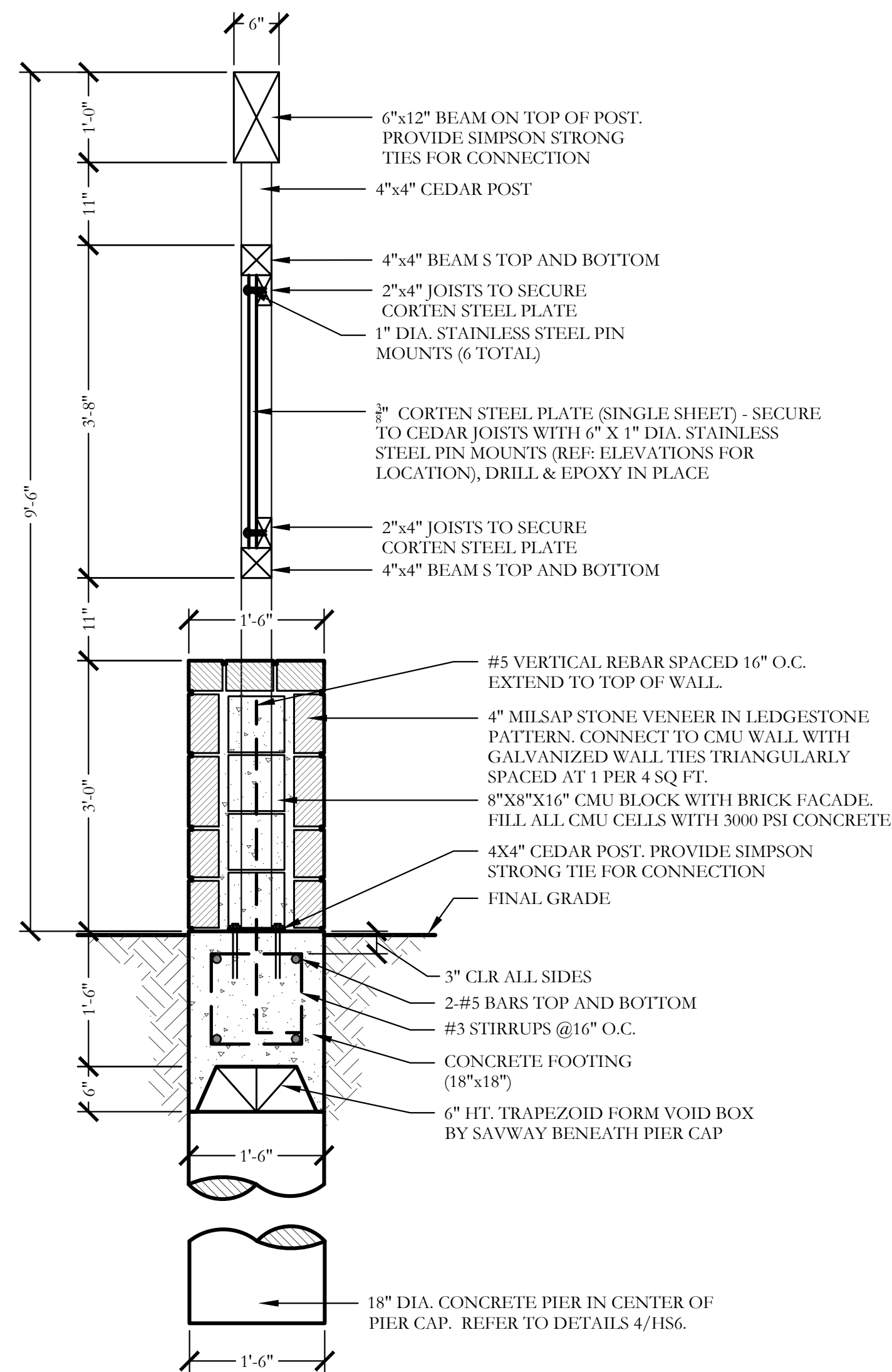
CJS PROJECT NO.
PAD001C
 SHEET NO.
HS4 of 6

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 Planning & Zoning Commission, Chairman Director of Planning and Zoning



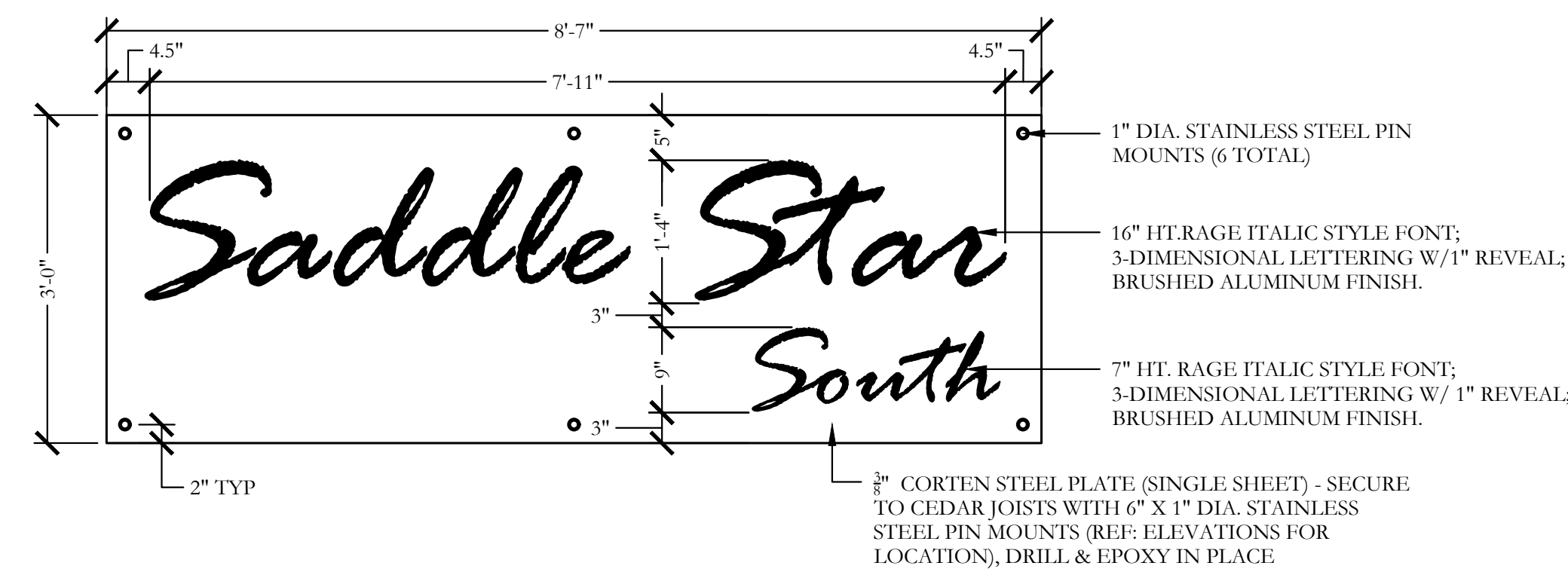
1 ENTRY SIGN MONUMENT
ELEVATION

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



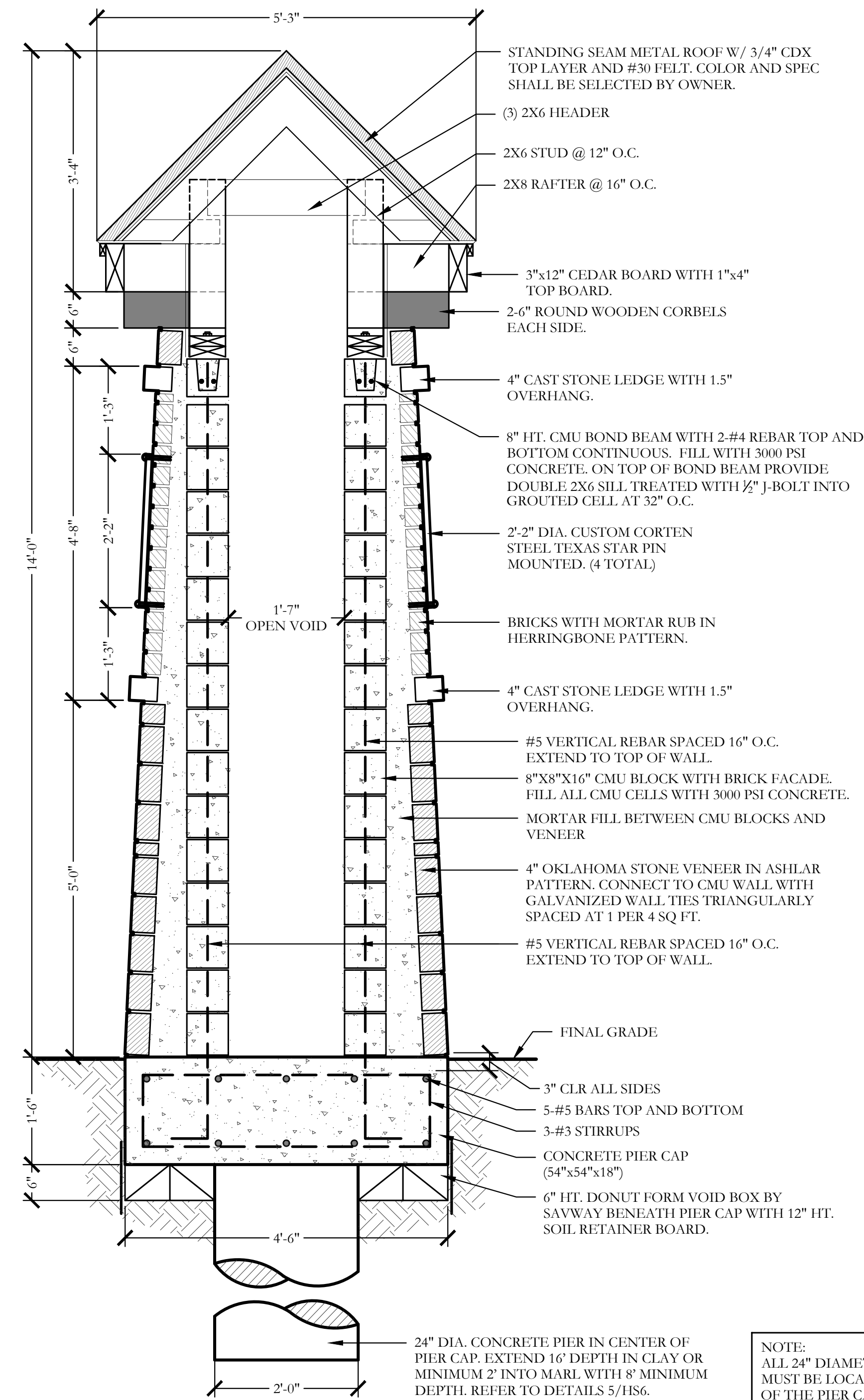
2 9'-6" HT. SIGN WALL
ELEVATION

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



3 CORTEN STEEL SIGN PANEL
ELEVATION

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



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

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

APPROVED:
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WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

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

August 24, 2022

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 South - Phase 2

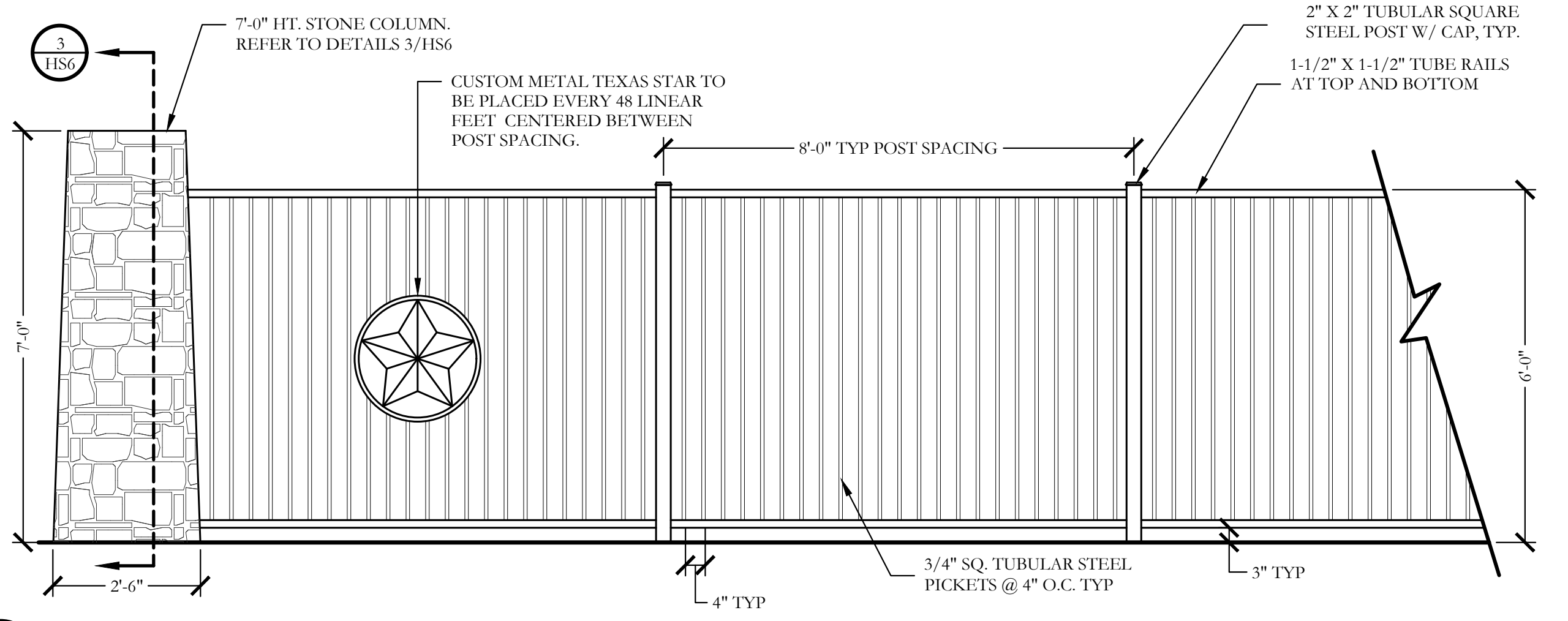
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

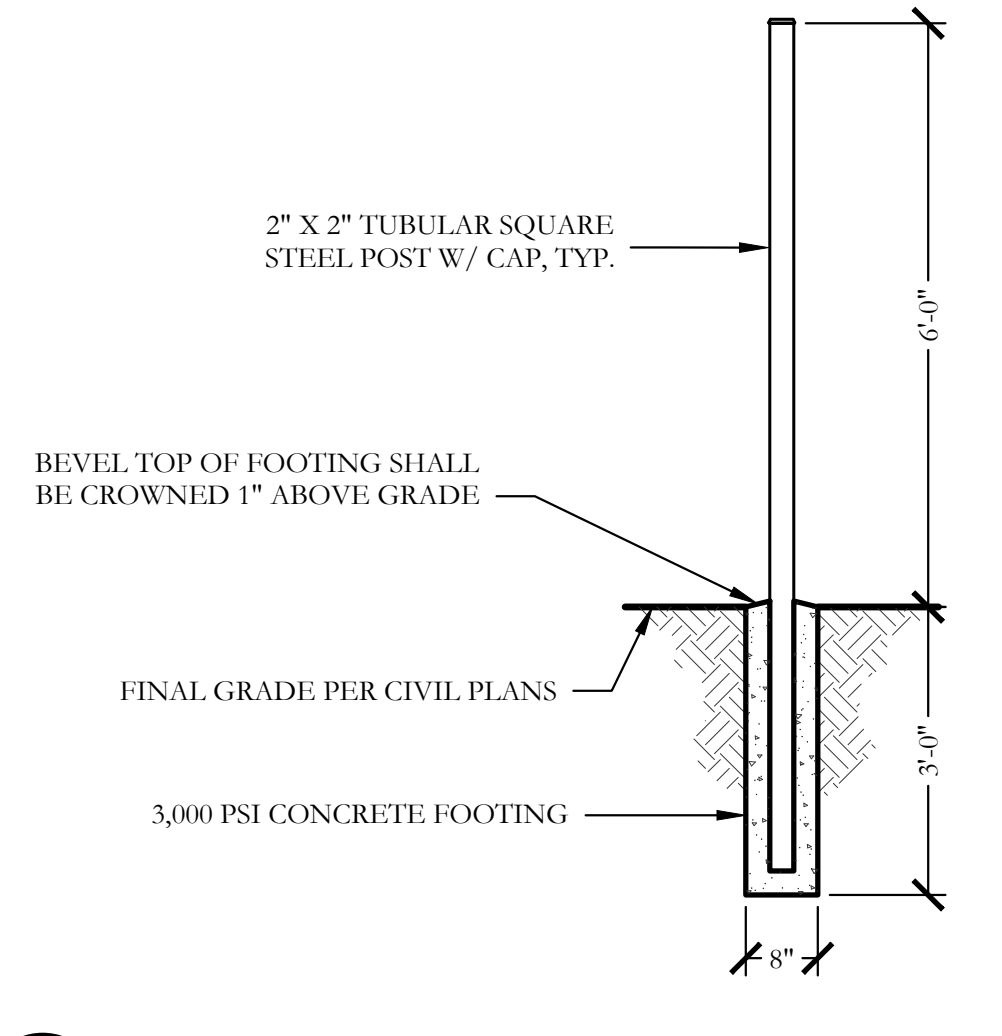
PAD001C

SHEET NO.

HS5 of 6



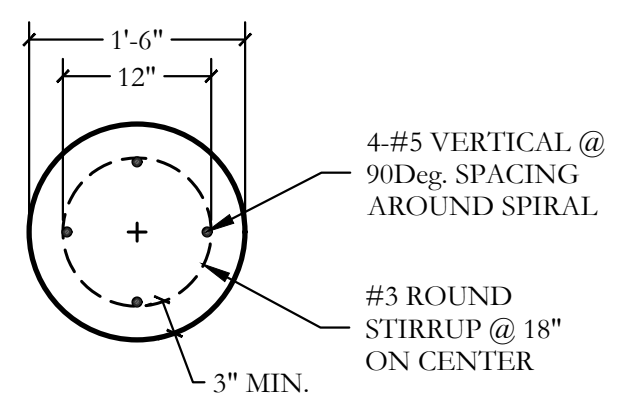
1 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE ELEVATION SCALE: 1/2" = 1'-0"



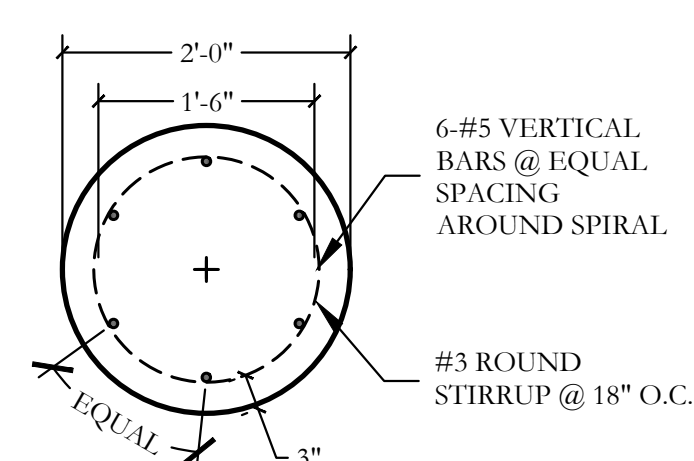
2 TYPICAL METAL POST FOOTING SECTION SCALE: 1/2" = 1'-0"

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 _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.

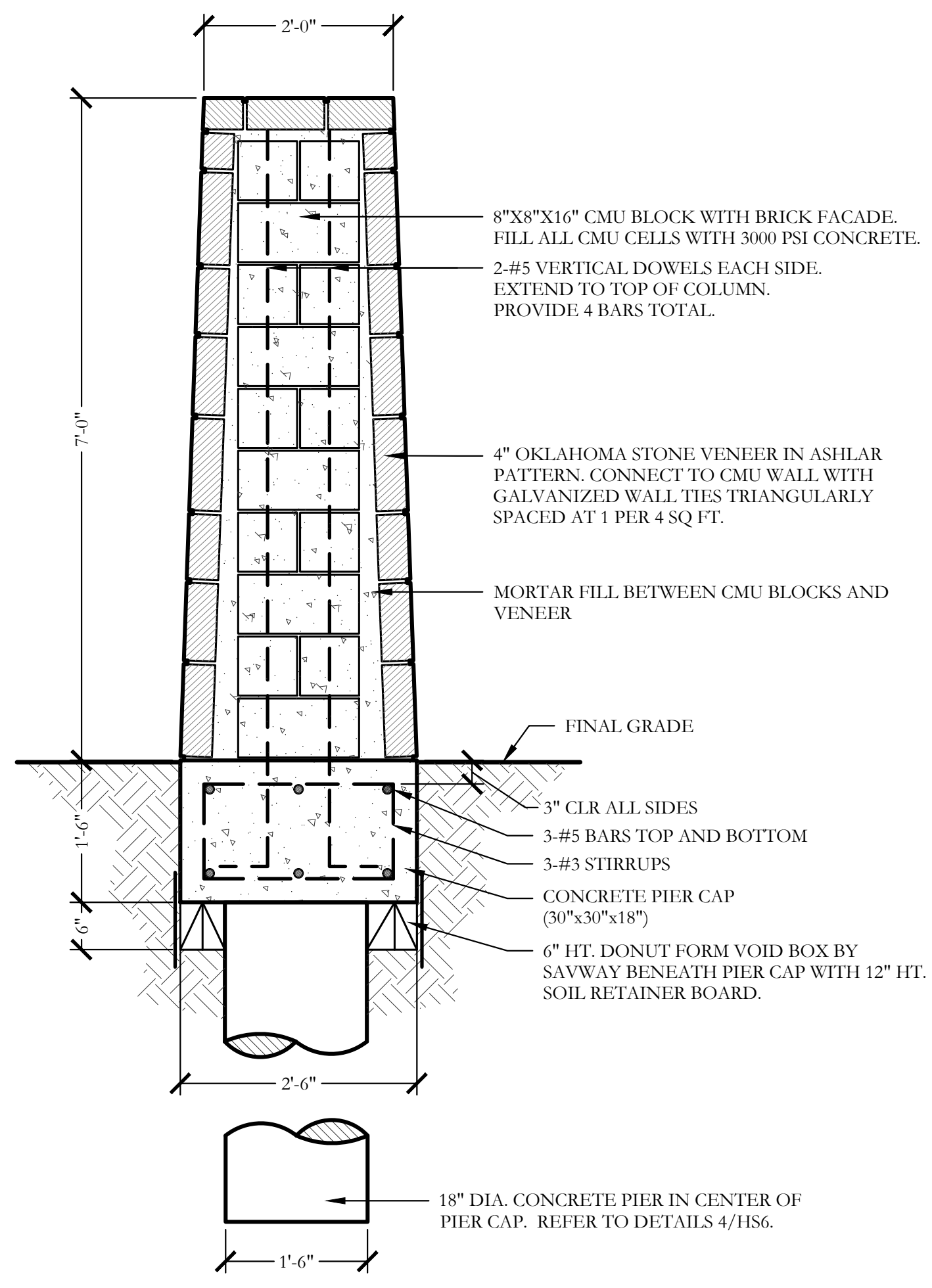
Planning & Zoning Commission, Chairman Director of Planning and Zoning



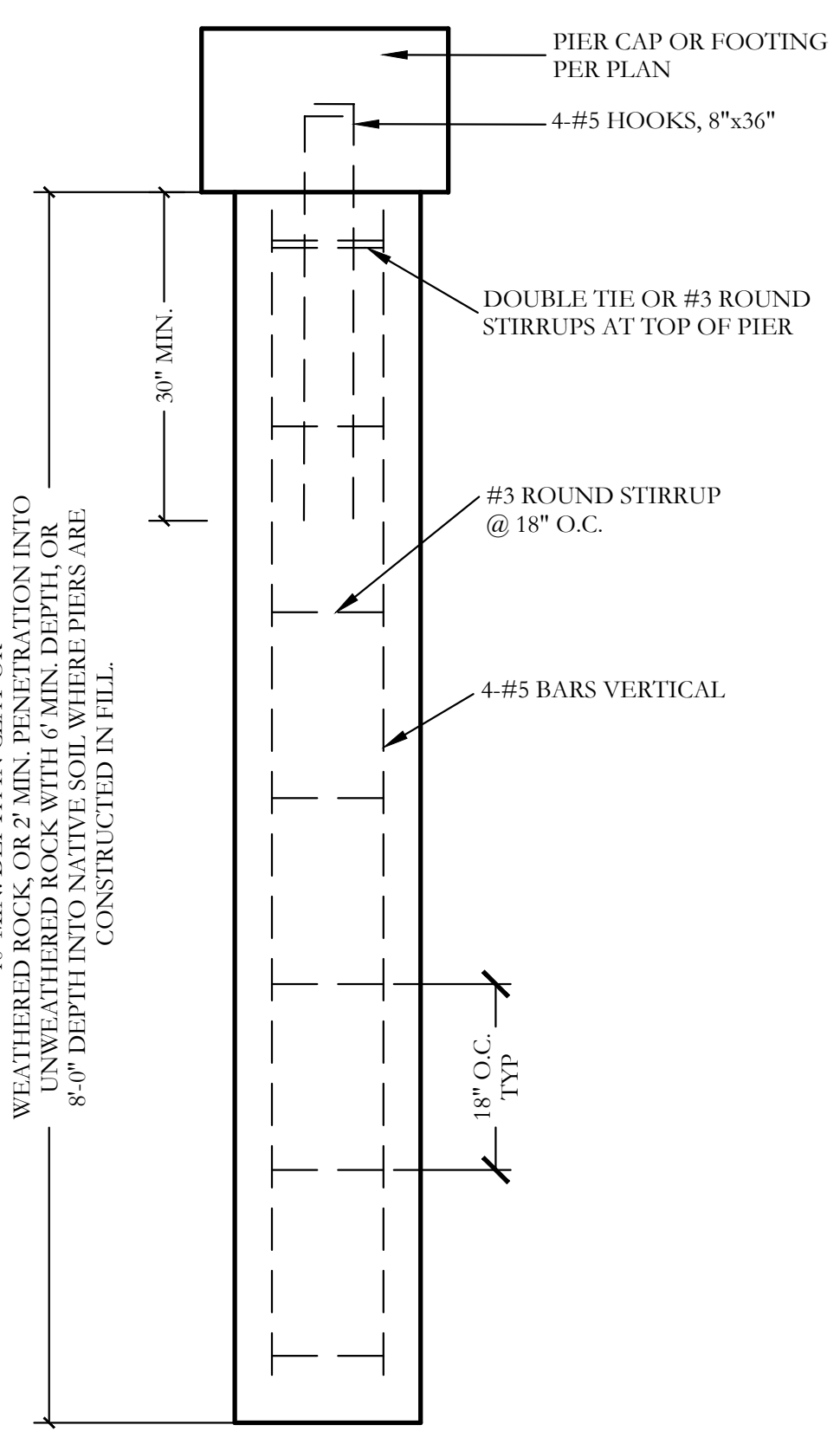
PLAN/SECTION



PLAN

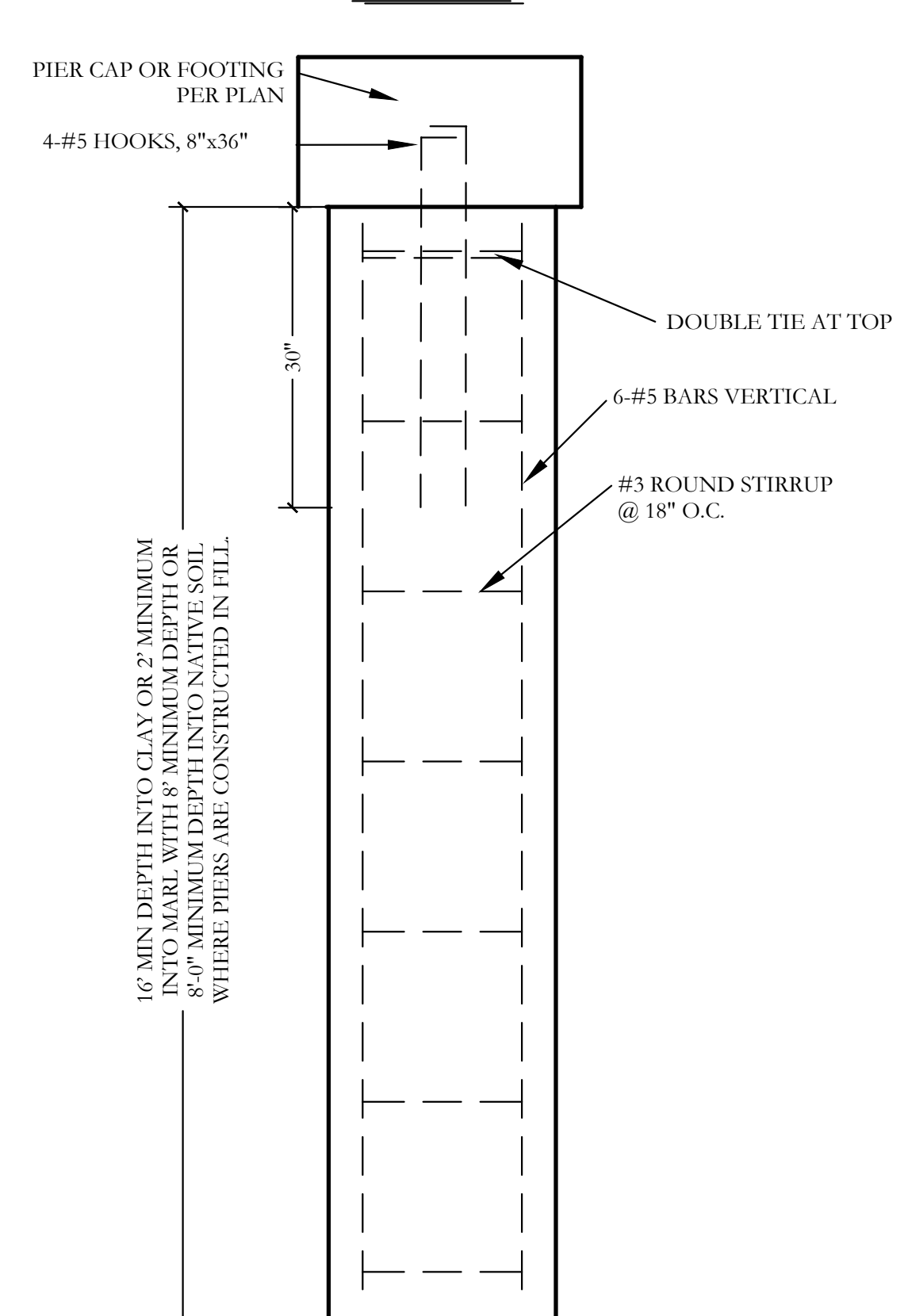


3 7'-0" HT. STONE COLUMN SECTION SCALE: 3/4" = 1'-0"



SECTION

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



SECTION

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

GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
- ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE I AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
 - ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
 - CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 - CHLORIDES SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE = 1".
- CONCRETE REINFORCING STEEL**
- ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
 - PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
 - CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 5: 2 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - 2.3.1.1. SLABS, WALLS AND JOISTS
 - (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
 - (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
 - 2.3.1.2. BEAMS AND COLUMNS: 1-1/2 INCHES
 - 2.3.1.3. SHELLS AND FOLDED PLATES
 - (A) BAR LARGER THAN NO. 5: 3/4 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1/2 INCHES
 - ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.
- DRILLED PIERS**
- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 - PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 - STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
 - PROVIDE 60 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
 - PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.
- STRUCTURAL CONCRETE MASONRY UNIT**
- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 - CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 - MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 - COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 - REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
 - HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 - JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 - LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
 - LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 - PLACE GROUT USING LOW-LIFT METHOD, 6-8" MAXIMUM LIFTS.

WALL NOTES

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

ORNAMENTAL METAL FENCE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
- ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
- ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES, AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
- PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
- GRIND SMOOTH ALL WELDS.
- ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
- ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
- FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - 10.1. PICKETS, 3/4" SQUARE 16 GA.
 - 10.2. RAILS, 1-1/2" X 1/2" SQUARE 16 GA.
 - 10.3. POSTS, 2" SQUARE 11 GA.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
- CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS.
- POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
- FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

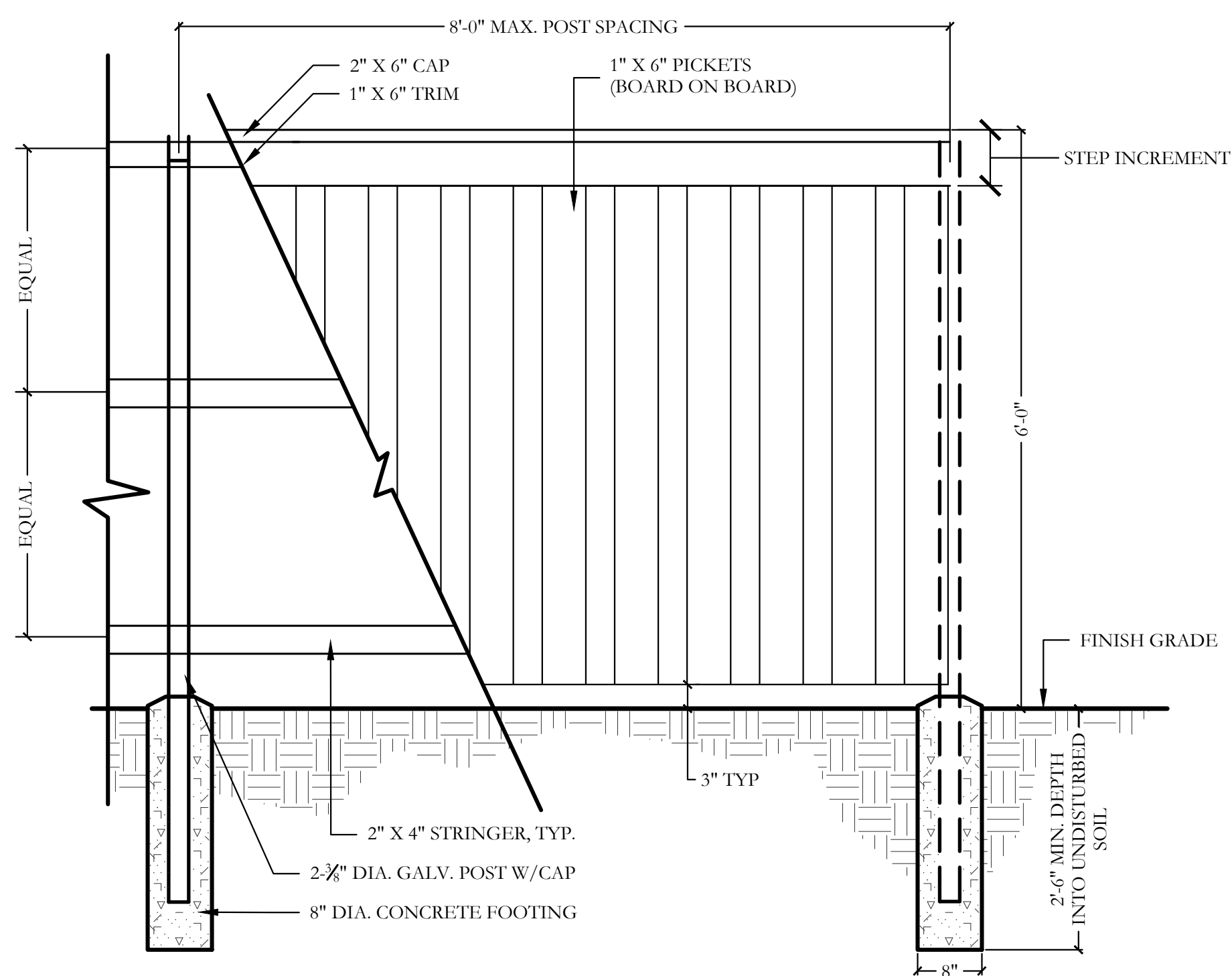
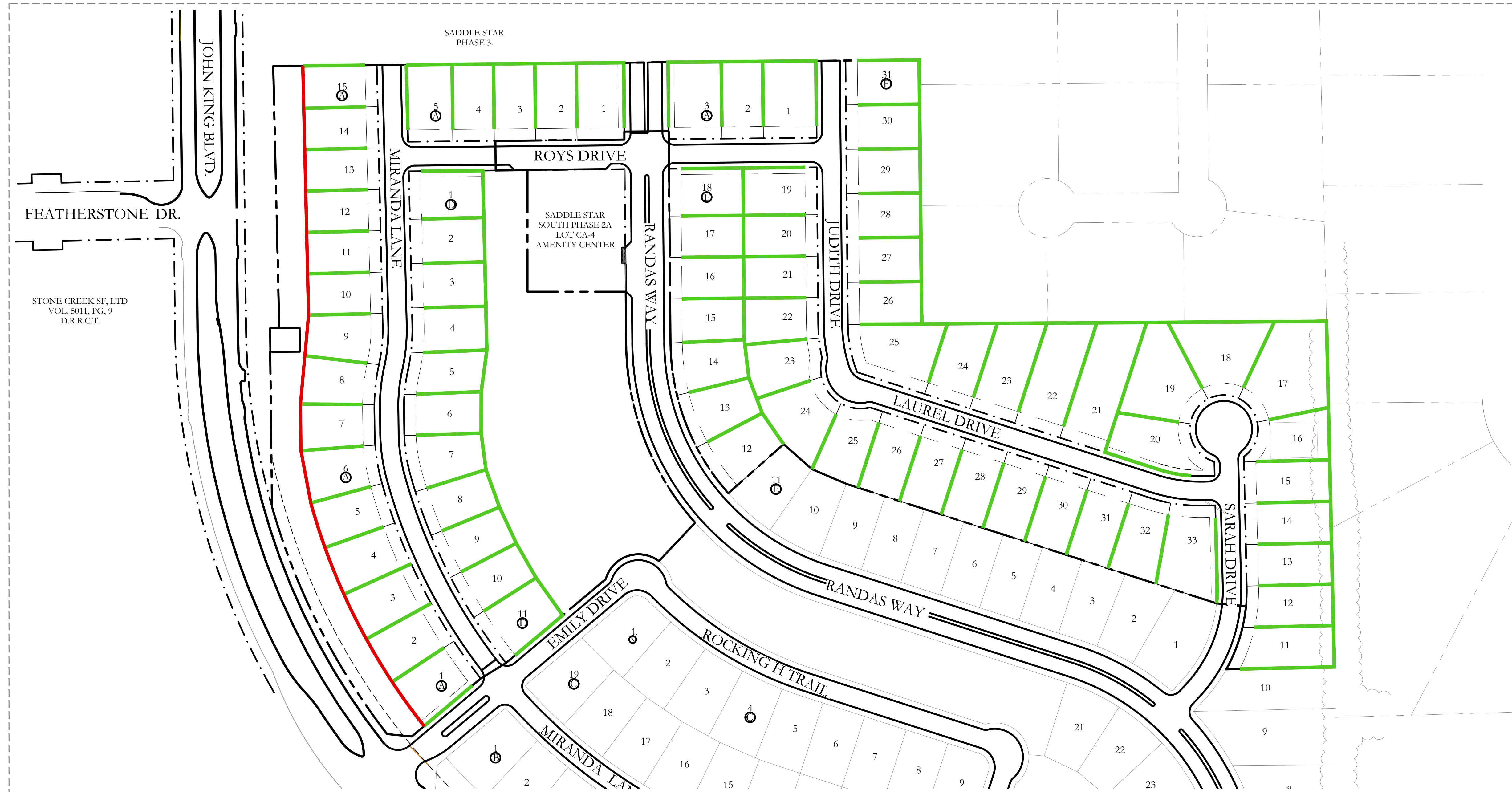
THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

August 24, 2022

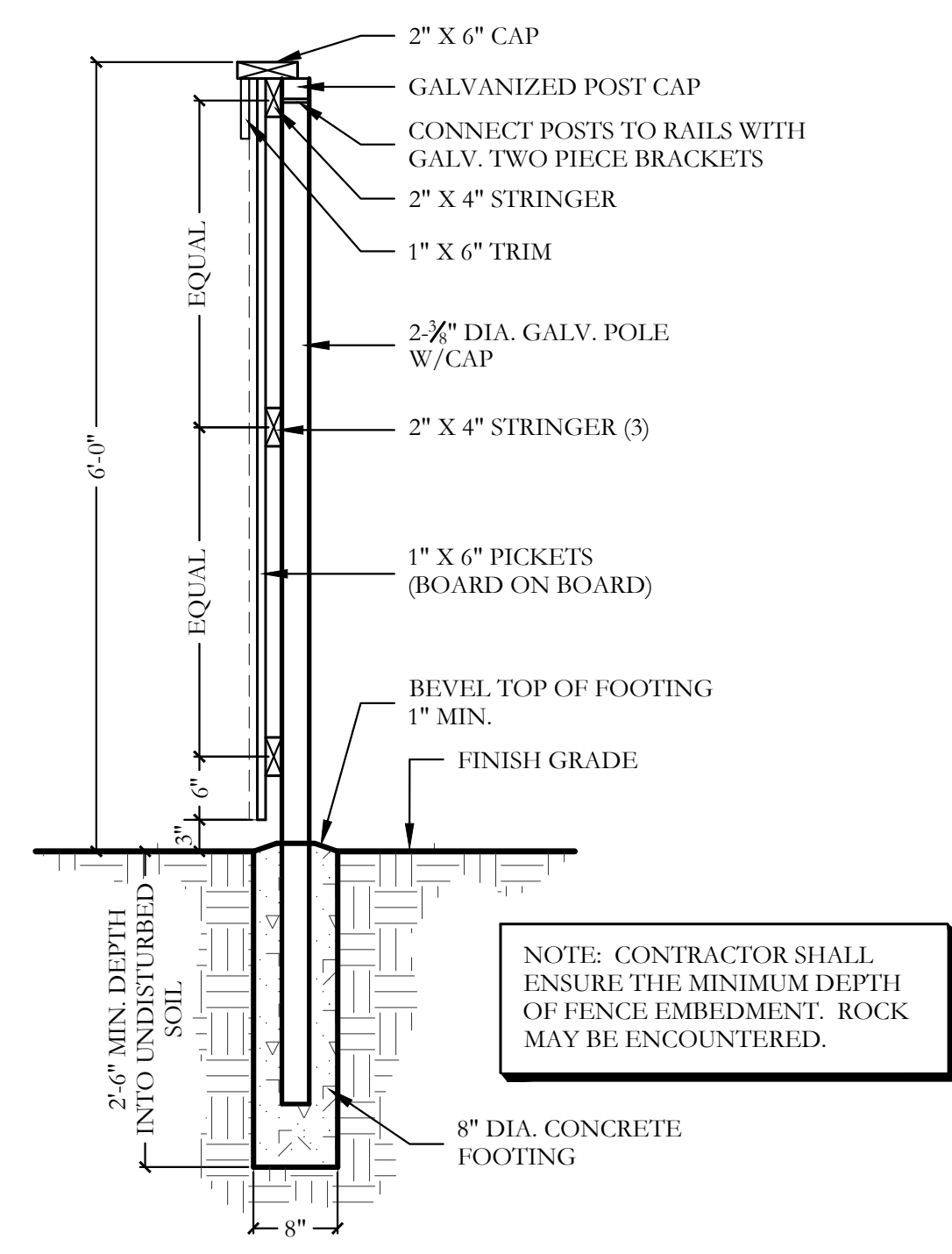
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

CALLOUTS LEGEND:

- 6'-0" HT. ORNAMENTAL METAL FENCE AND COLUMNS BY DEVELOPER.
- 6'-0" HT. WOOD FENCE BY HOME BUILDER.



1 PARTIAL 6'-0" HT. WOOD FENCE ELEVATION
SCALE: 3/4"=1'-0"



NOTE: CONTRACTOR SHALL ENSURE THE MINIMUM DEPTH OF FENCE EMBEDMENT. ROCK MAY BE ENCOUNTERED.

2 6'-0" HT. WOOD FENCE SECTION
SCALE: 3/4"=1'-0"

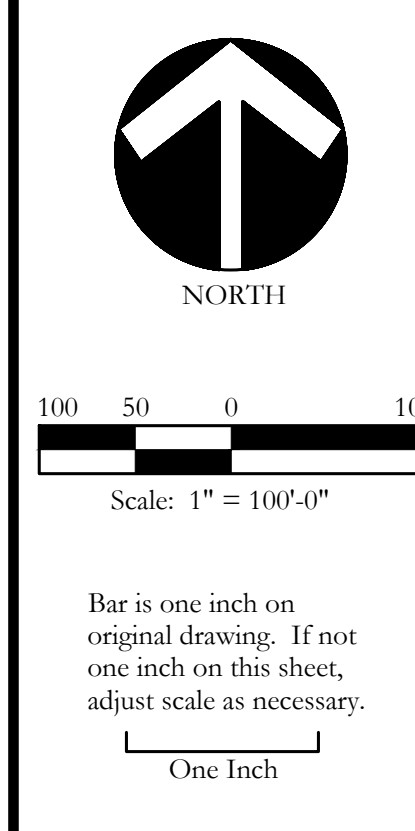
WOOD FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE:
 - 4.1. STRINGERS-CEDAR, #2 GRADE OR BETTER.
 - 4.2. PICKETS-CEDAR, #2 GRADE OR BETTER.
 - 4.3. CAPS-CEDAR, #2 GRADE OR BETTER.
5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC. ARE TO BE HOT DIPPED GALVANIZED.
7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS, STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS; DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
11. ALL WOOD FENCE MEMBERS TO RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR TO BE SELECTED BY OWNER.
12. WHERE REQUIRED BY GRADE THE FENCE SHALL BE STEPPED IN INCREMENTS EQUAL TO THE FINISH DIMENSION OF THE TOP TRIM AND CAP.

NOTE: FENCES IN THE REAR LOTS OF YARDS NOT ADJACENT TO OPEN SPACE OR RIGHT OF WAY CAN ELIMINATE THE TOP CAP.

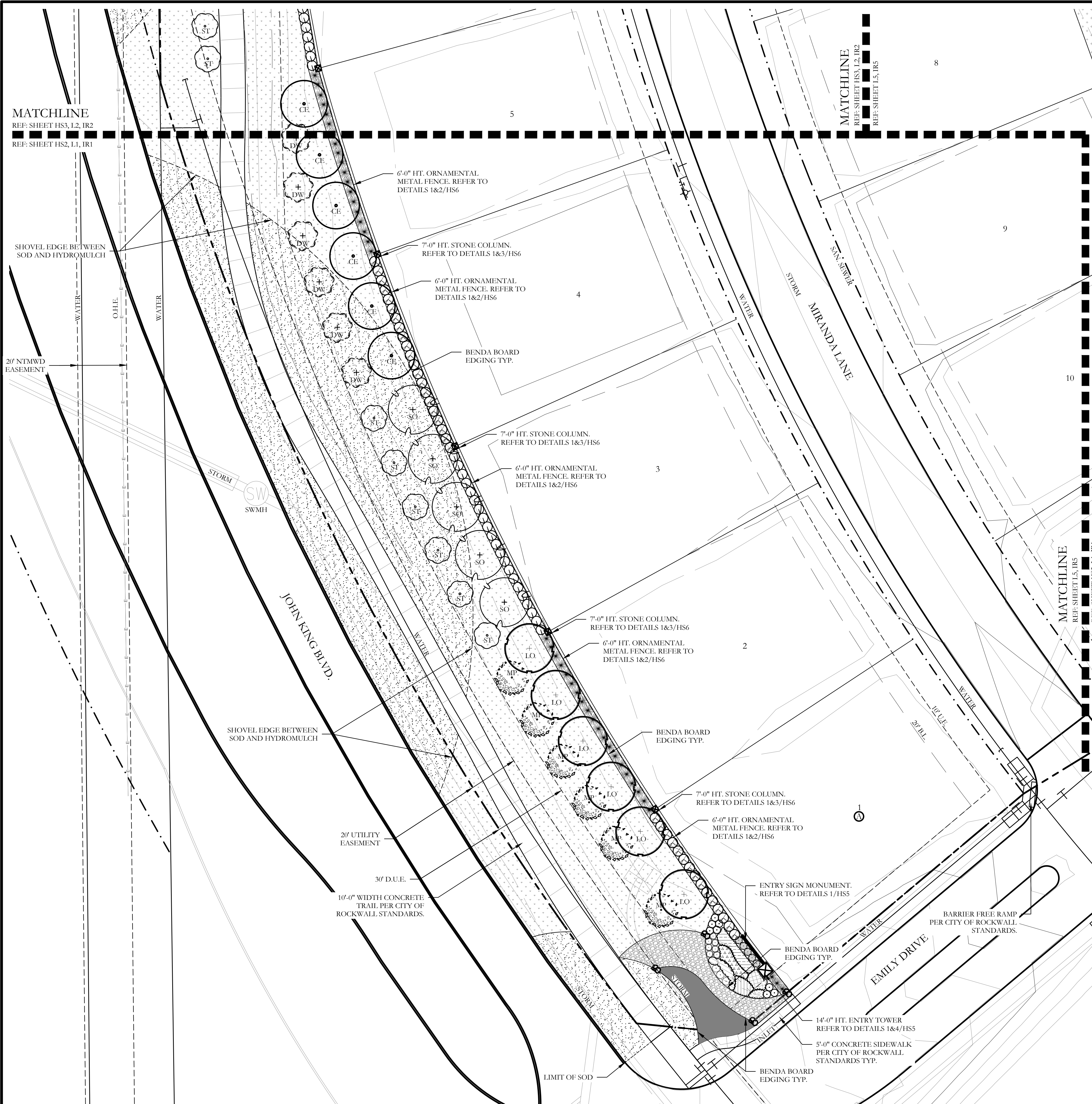
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.
WITNESS OUR HANDS, this ____ day of _____, _____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning



SCREENING AND BUFFERING
Builder Fence Exhibit
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
EX1 of 6



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.
		EDWARD GOUCHER ABELLA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	5 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	5 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	5 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	5 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	5 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

NOTE:
REFER TO CIVIL GRADING PLANS FOR THE PROPOSED BERM HEIGHTS ALONG JOHN KING BOULEVARD.

APPROVED:
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WITNESS OUR HANDS, this ____ day of _____, _____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

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

August 24, 2022

NORTH

Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Landscape Plan

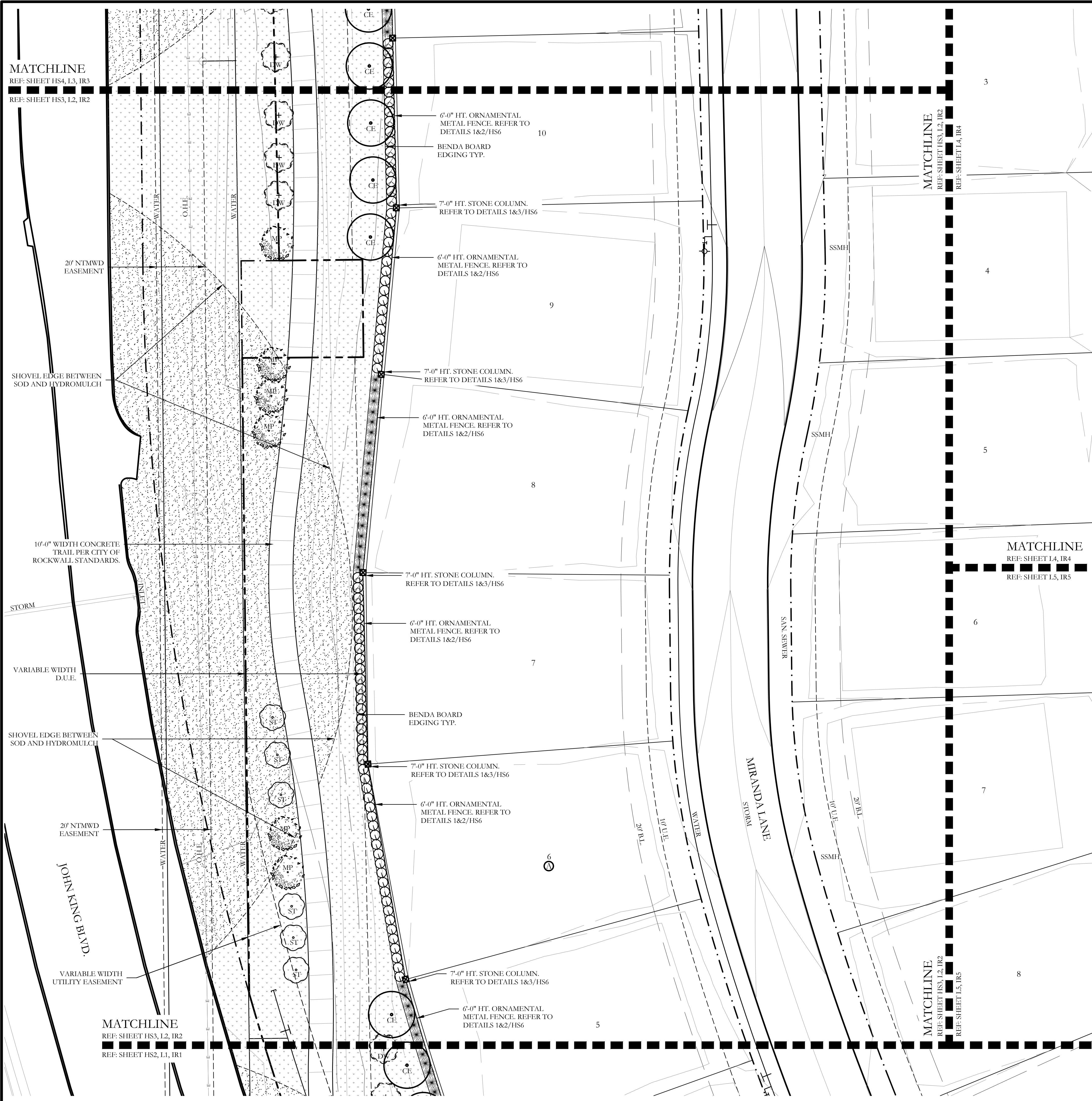
Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. PAD001C

SHEET NO. L1 of 8

CITY PROJECT NO. SP2022-055



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
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		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
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JOHNSON VOLK CONSULTING
TBEPLS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
700 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
August 24, 2022

NORTH

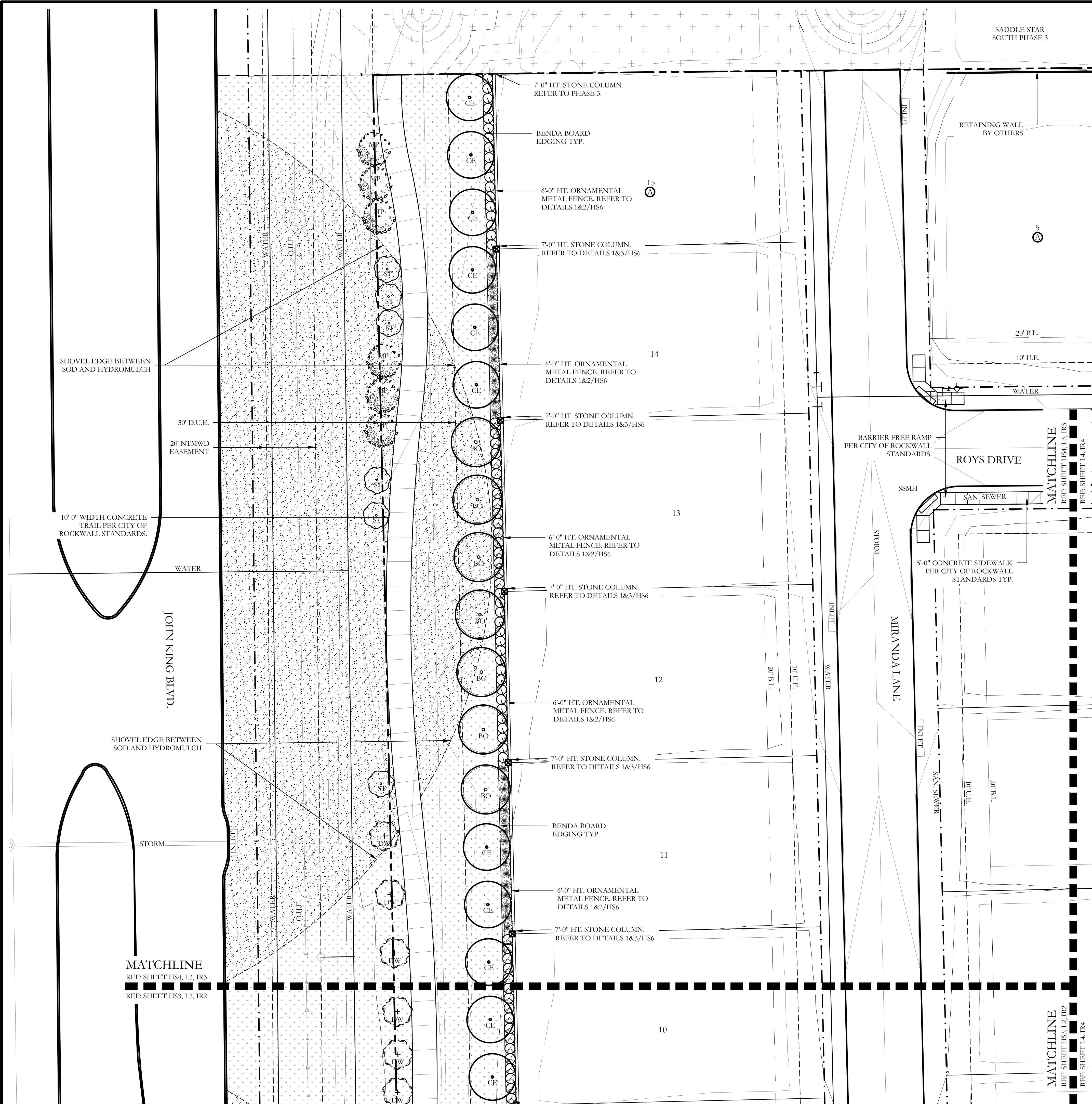
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One Inch

SCREENING AND BUFFERING
Landscape Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. PAD001C
SHEET NO. L2 of 8

CITY PROJECT NO. SP2022-055



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.
		EDWARD GOUCHER ABELLA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	5 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	5 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	5 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	5 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	5 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

NOTE:
REFER TO CIVIL GRADING PLANS FOR THE PROPOSED BERM HEIGHTS ALONG JOHN KING BOULEVARD.

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 _____, 2022.
WITNESS OUR HANDS, this ____ day of _____, 2022.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

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

August 24, 2022

NORTH

Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Landscape Plan

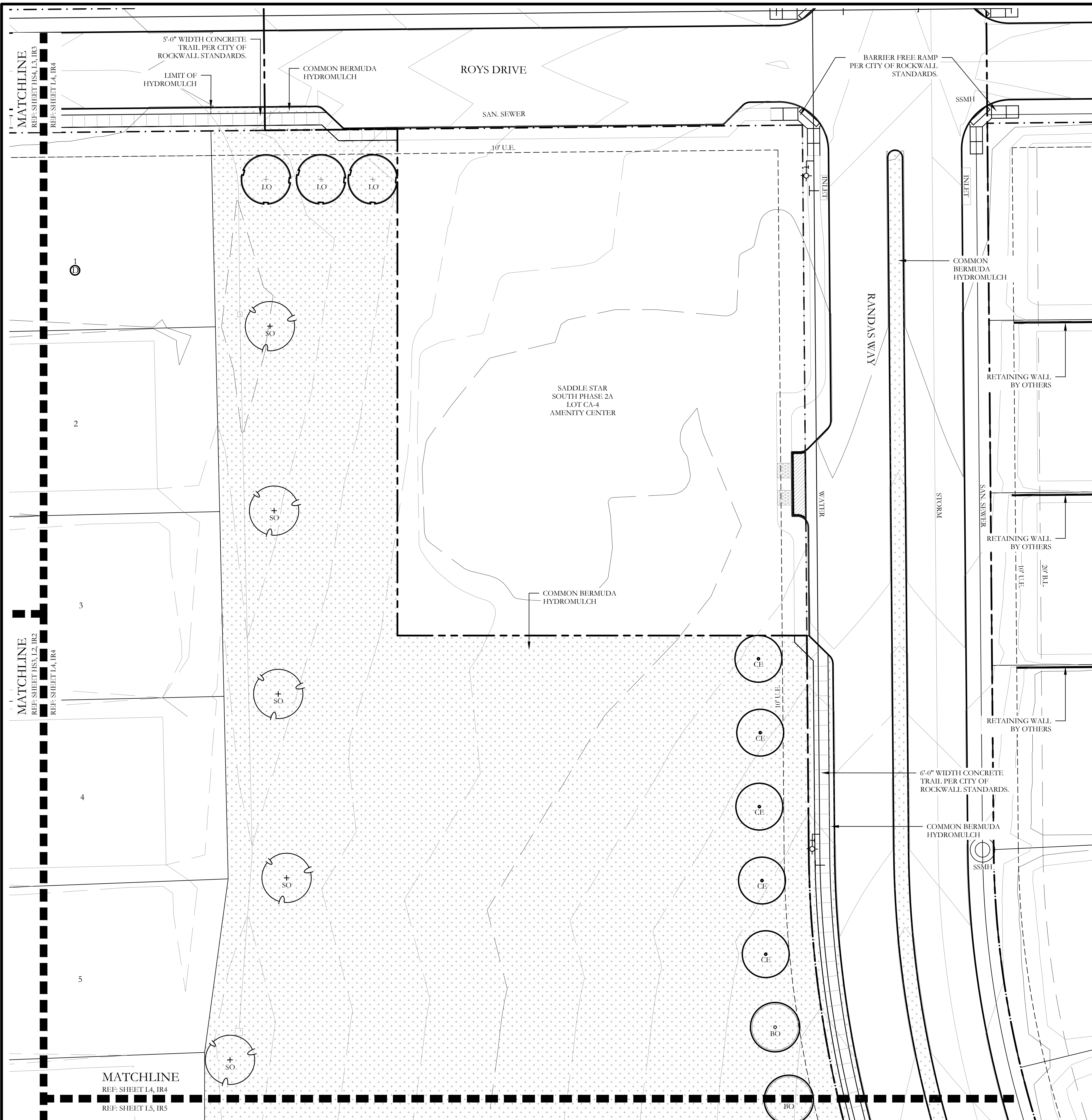
Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. PAD001C

SHEET NO. L3 of 8

CITY PROJECT NO. SP2022-055



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	5 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	5 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	5 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	5 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	5 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

NOTE:
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Planning & Zoning Commission, Chairman Director of Planning and Zoning

JOHNSON VOLK CONSULTING
TBP&LS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
701 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2893
STATE OF TEXAS
August 24, 2022

NORTH

Scale: 1" = 20'-0"

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SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. PAD001C

SHEET NO. L4 of 8

CITY PROJECT NO. SP2022-055

MATCHLINE
 REF: SHEET L4, IR4
 REF: SHEET L5, IR5



PLANT LEGEND

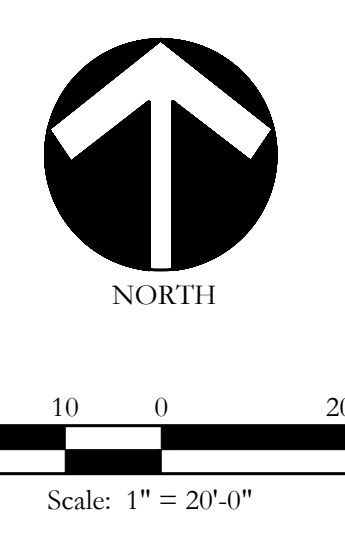
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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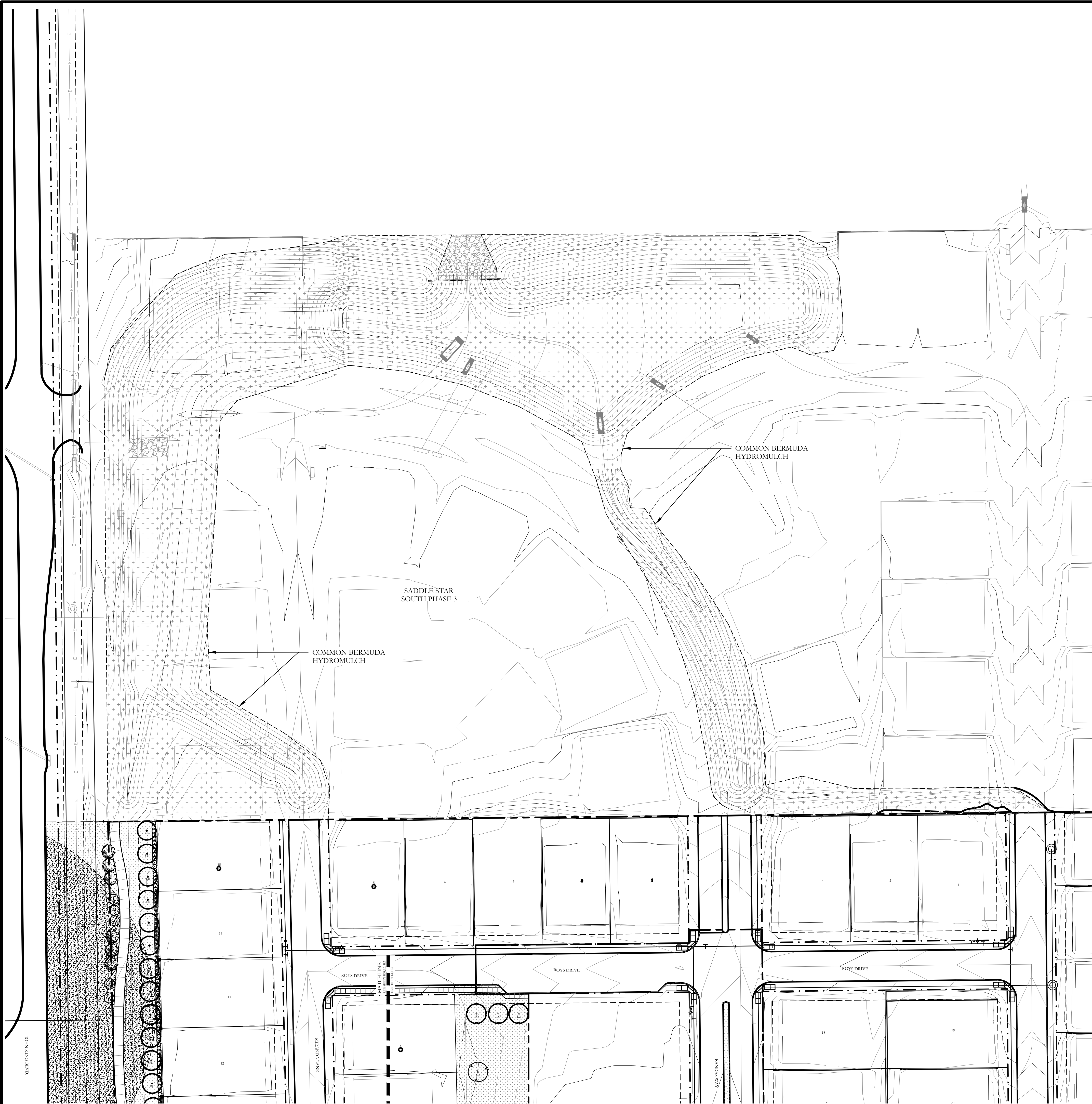
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SCREENING AND BUFFERING
 Landscape Plan
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
 SHEET NO.
L5 of 8

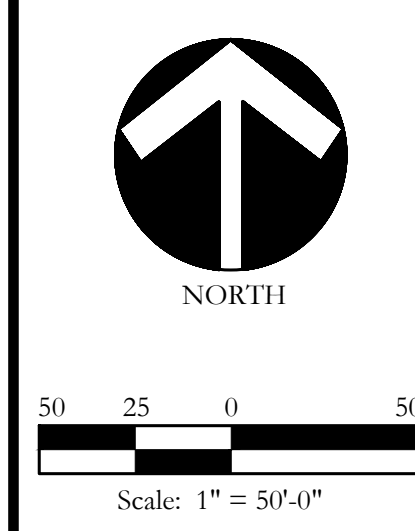
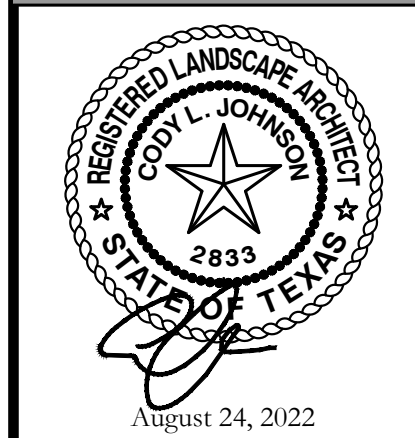


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		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
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		OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

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SCREENING AND BUFFERING
 Landscape Plan
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

LANDSCAPE PROVIDED

JOHN KING BOULEVARD

MINIMUM TWENTY (50) FOOT LANDSCAPE EDGE PROVIDED
 10' SIDEWALK WITHIN LANDSCAPE BUFFER PROVIDED.
 3 - 4" CAL. CANOPY TREE & 4 ACCENT TREES / 100 LF OF LINEAR FRONTAGE
 1,200 LF OF FRONTAGE / 100 LF = 36 - 4" CAL. TREES & 48 ACCENT TREES REQUIRED.
 PROVIDED: 36 - 4" CALIPER CANOPY TREES & 48 ACCENT TREES PROVIDED
 MIN 30" HT. SHRUBBERY PROVIDED ALONG LENGTH OF STREET FRONTAGE.

PRIVATE LOTS

PER PD-79, EACH PRIVATE LOT MUST HAVE TWO LOT TREES IN THE FRONT YARD, AND CORNER LOTS MUST HAVE FOUR LOT TREES.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	15	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	18	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	12	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	23	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
MP	18	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.
DW	12	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.
ST	18	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.
	97	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	89	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	5 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	93	DALLAS BLUE SWITCHGRASS	PANICUM VERGATUM 'DALLAS BLUES'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	5	INDIAN HAWTHORN SNOW	RHAPHIOLEPIS INDICA 'SNOW'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	7	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	8	RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	3	QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	12	MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	8	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCOFOLIA'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	43	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	13	DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	5	LAVENDER COTTOM	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	56,340	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	342,209	COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	36,384	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	556	BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	3/4" DIAMETER	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	692	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"	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	4	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM 1/3RD OF BOULDER IN LANDSCAPE BED.	TONS	FIELD LOCATE	50 LB - 250 LB PER BOULDER

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

IRRIGATION STANDARDS:

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

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRONCH 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:

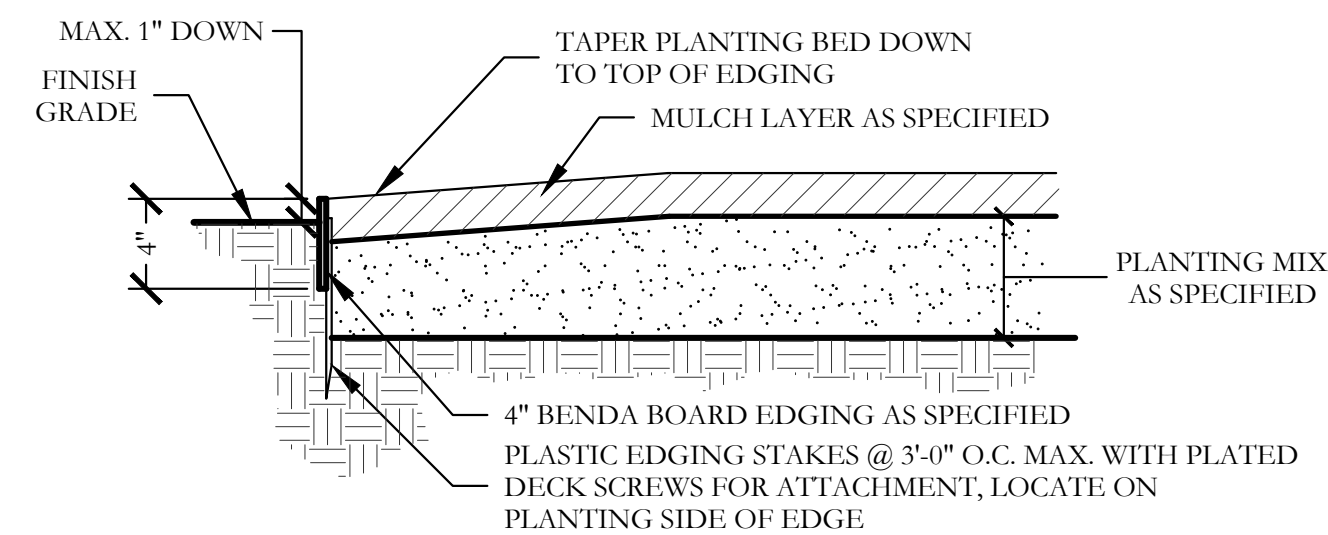
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING 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.

APPROVED:

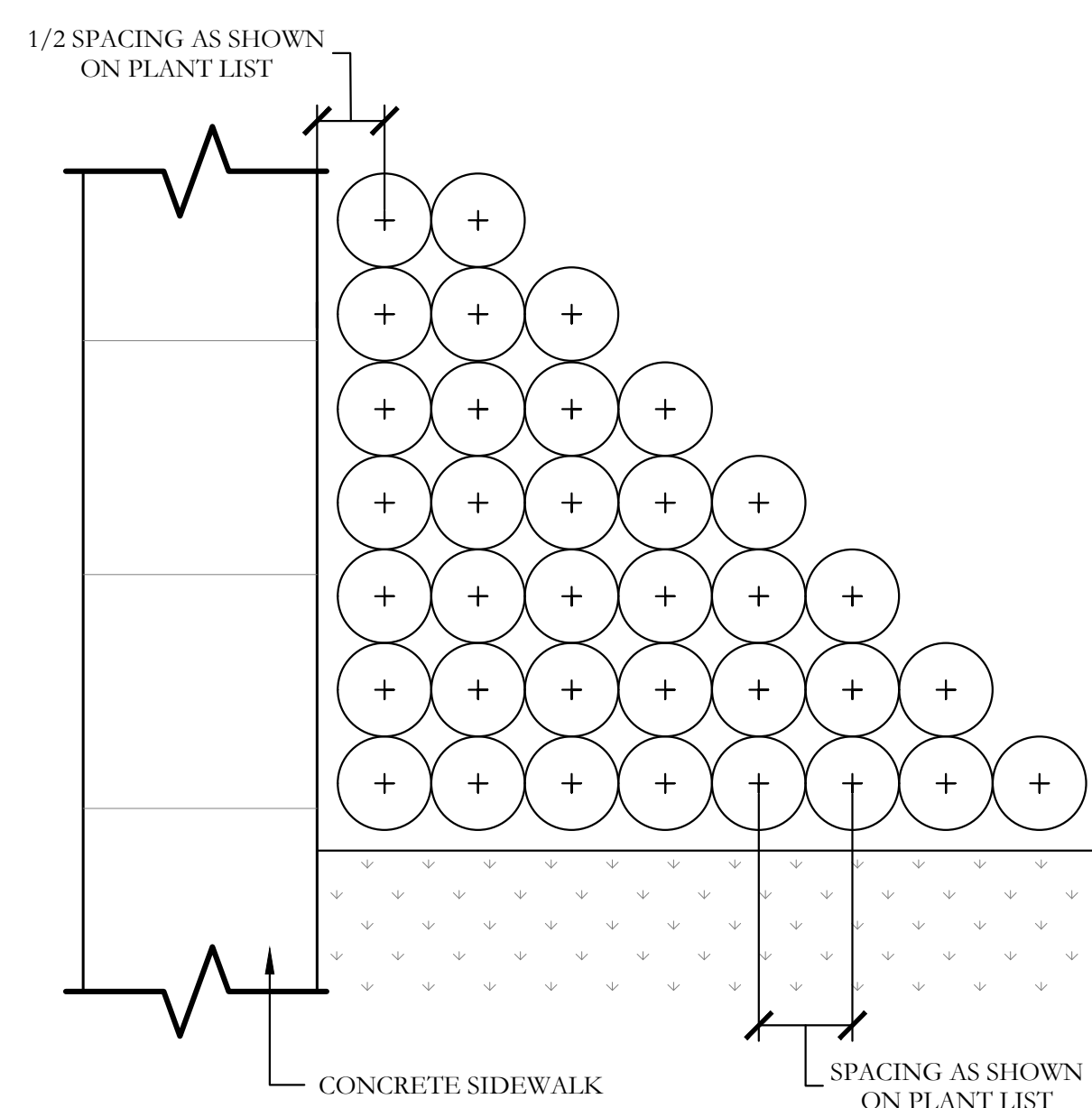
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 20__.

WITNESS OUR HANDS, this ___ day of ___, 20__.

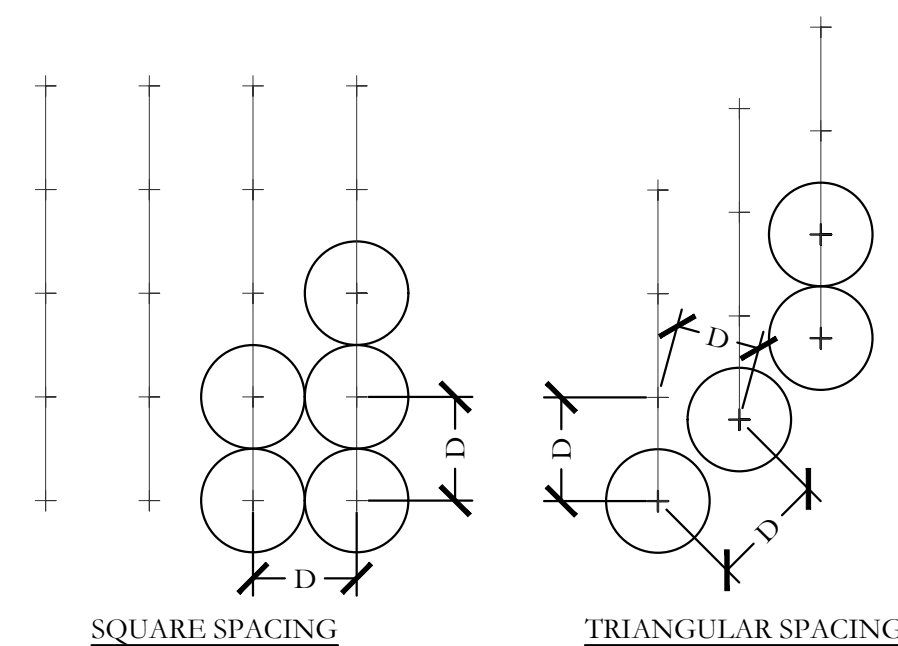
 Planning & Zoning Commission, Chairman Director of Planning and Zoning



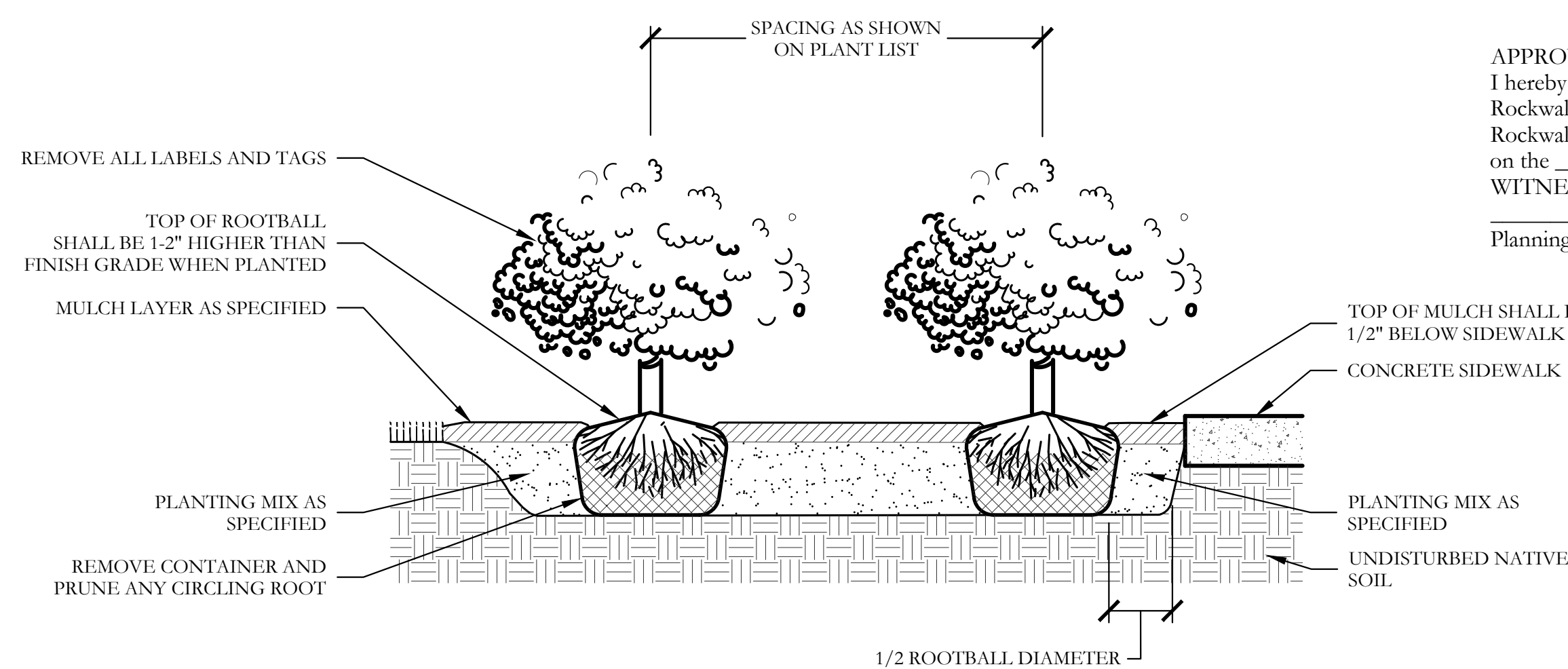
1 TYPICAL BED EDGING DETAIL SECTION
 NOT TO SCALE



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

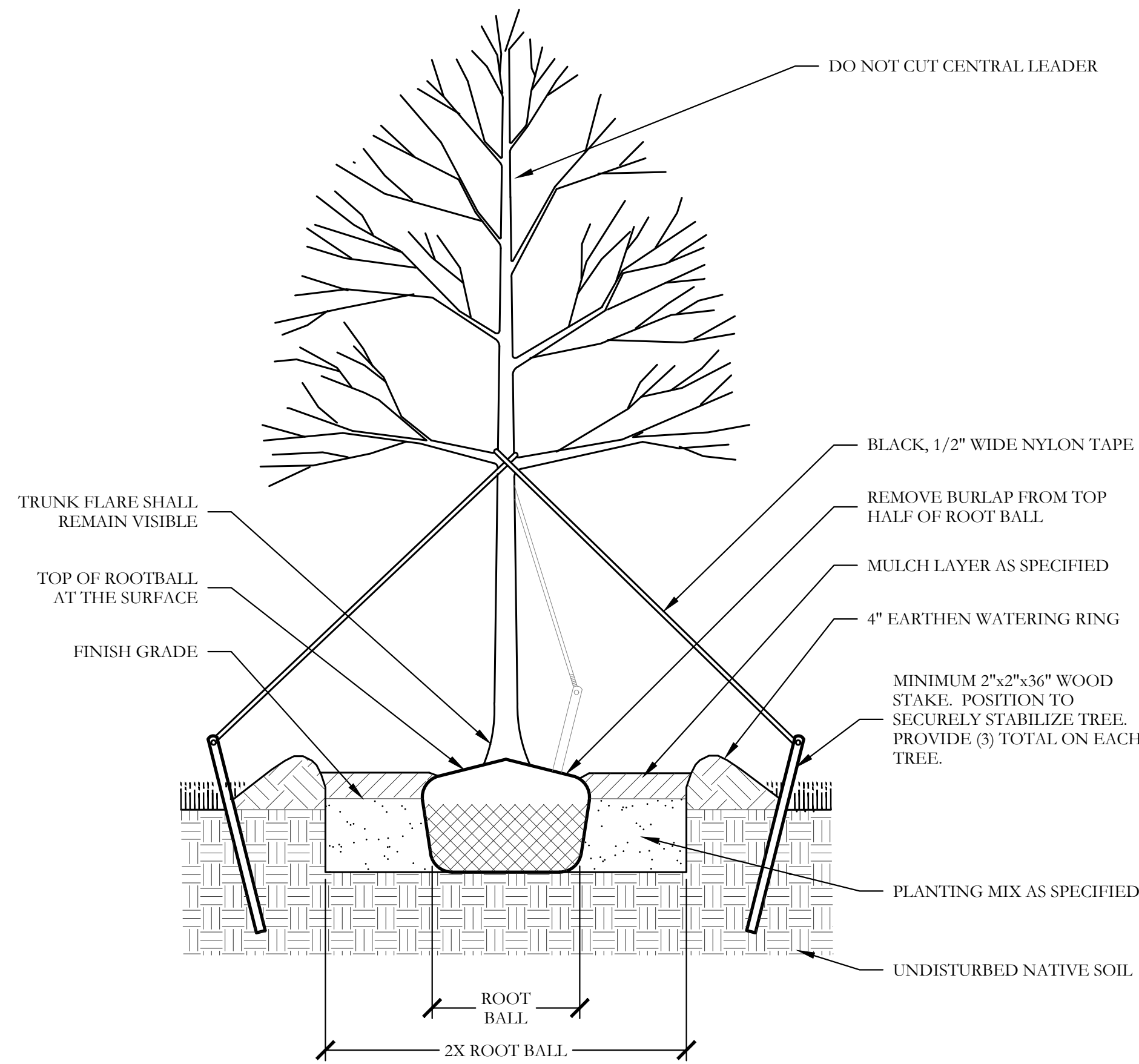


NOTE:
 1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
 2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.

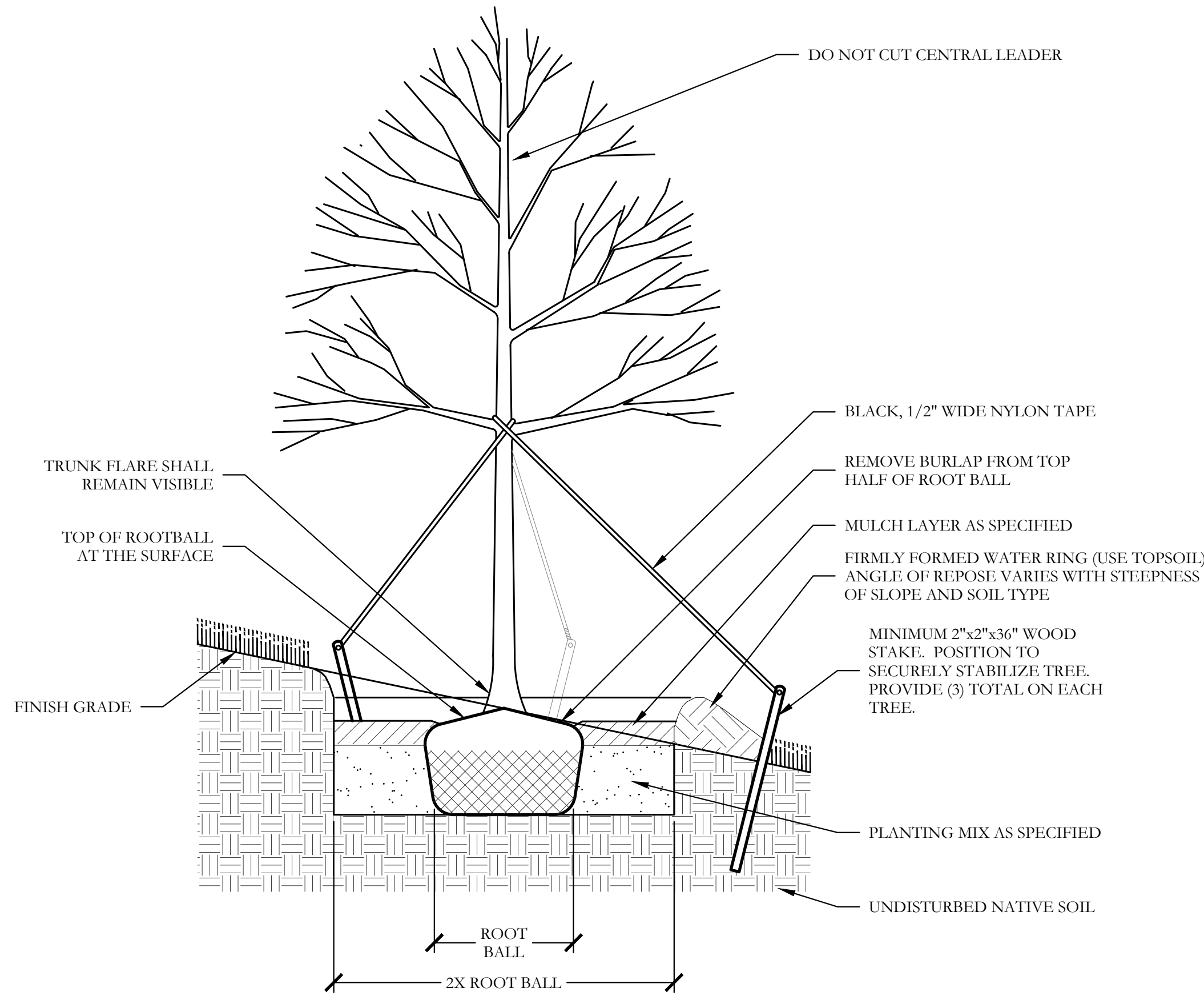


NOT TO SCALE

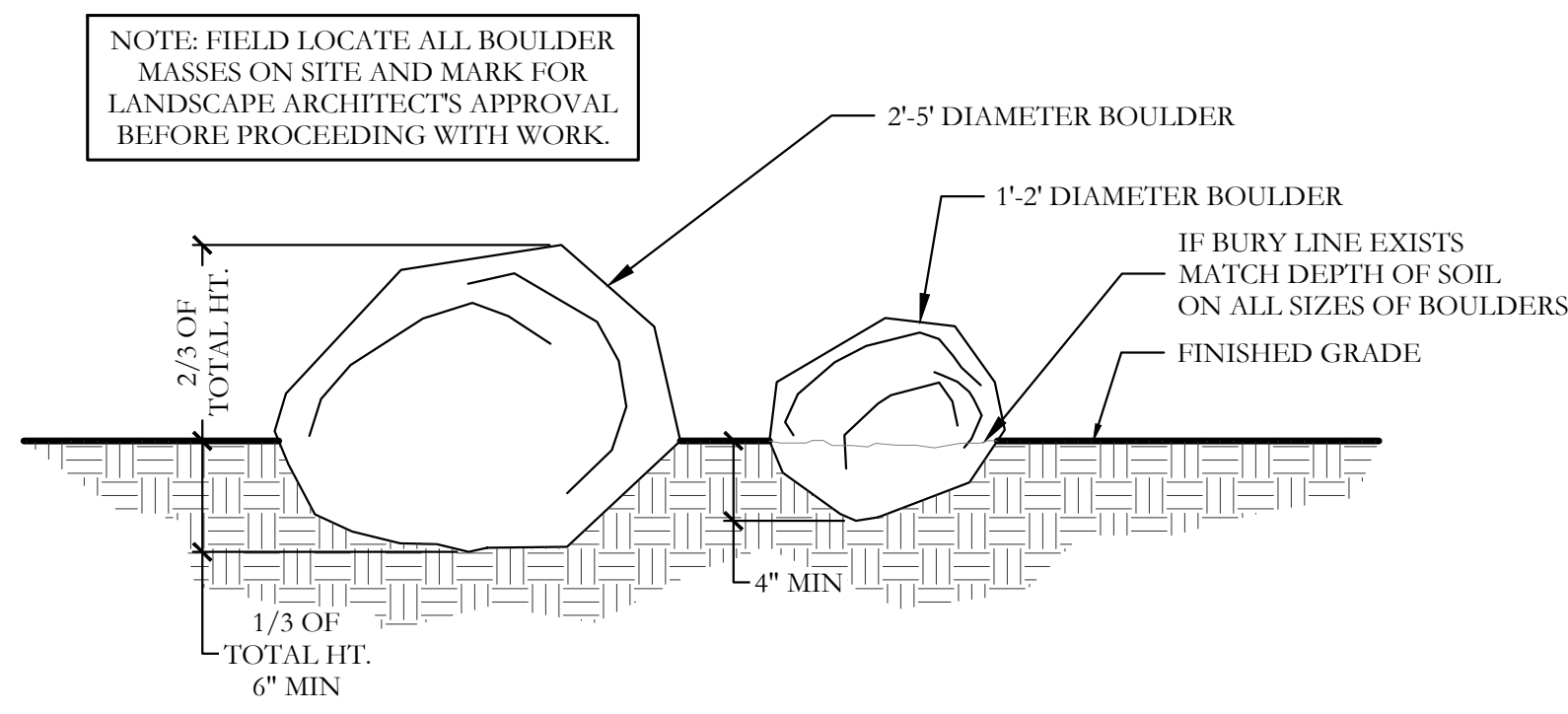
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 One Inch



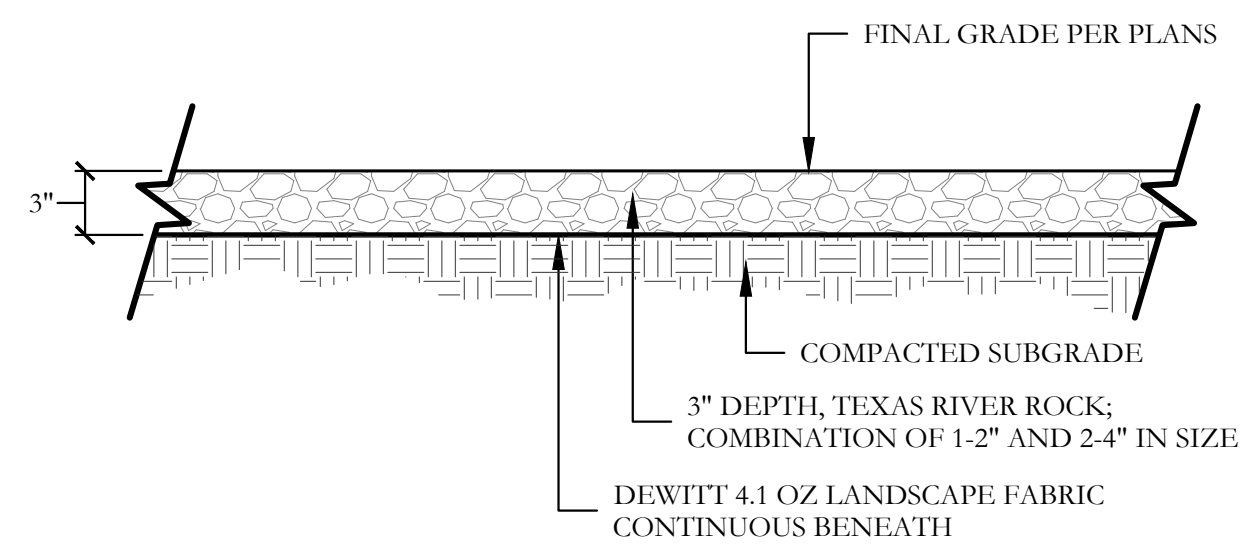
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



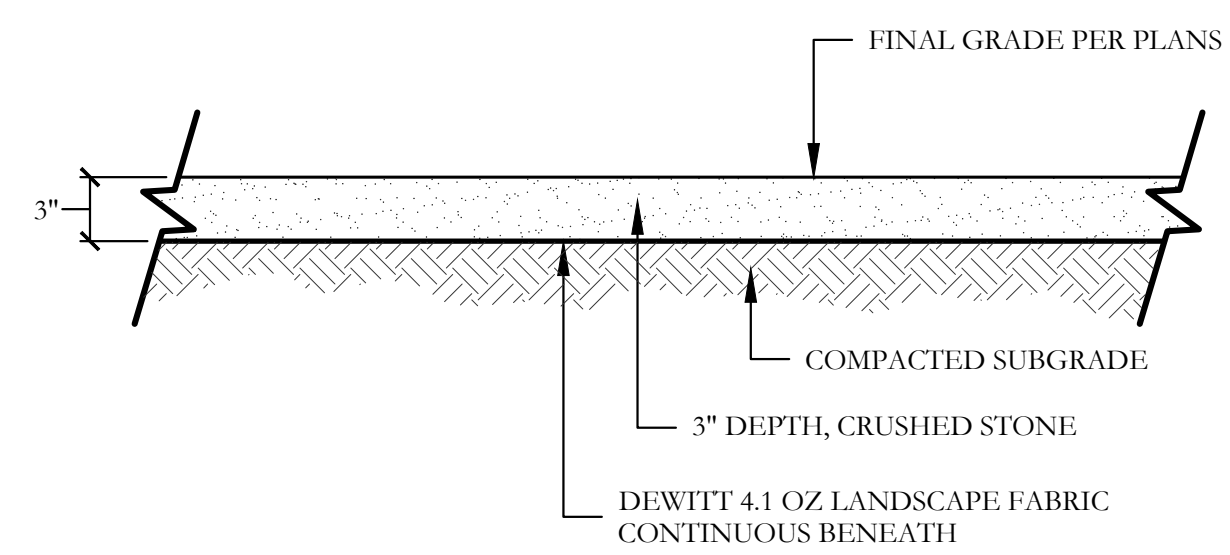
3 TYPICAL TREE PLANTING ON SLOPE SECTION NOT TO SCALE



2 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE



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



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

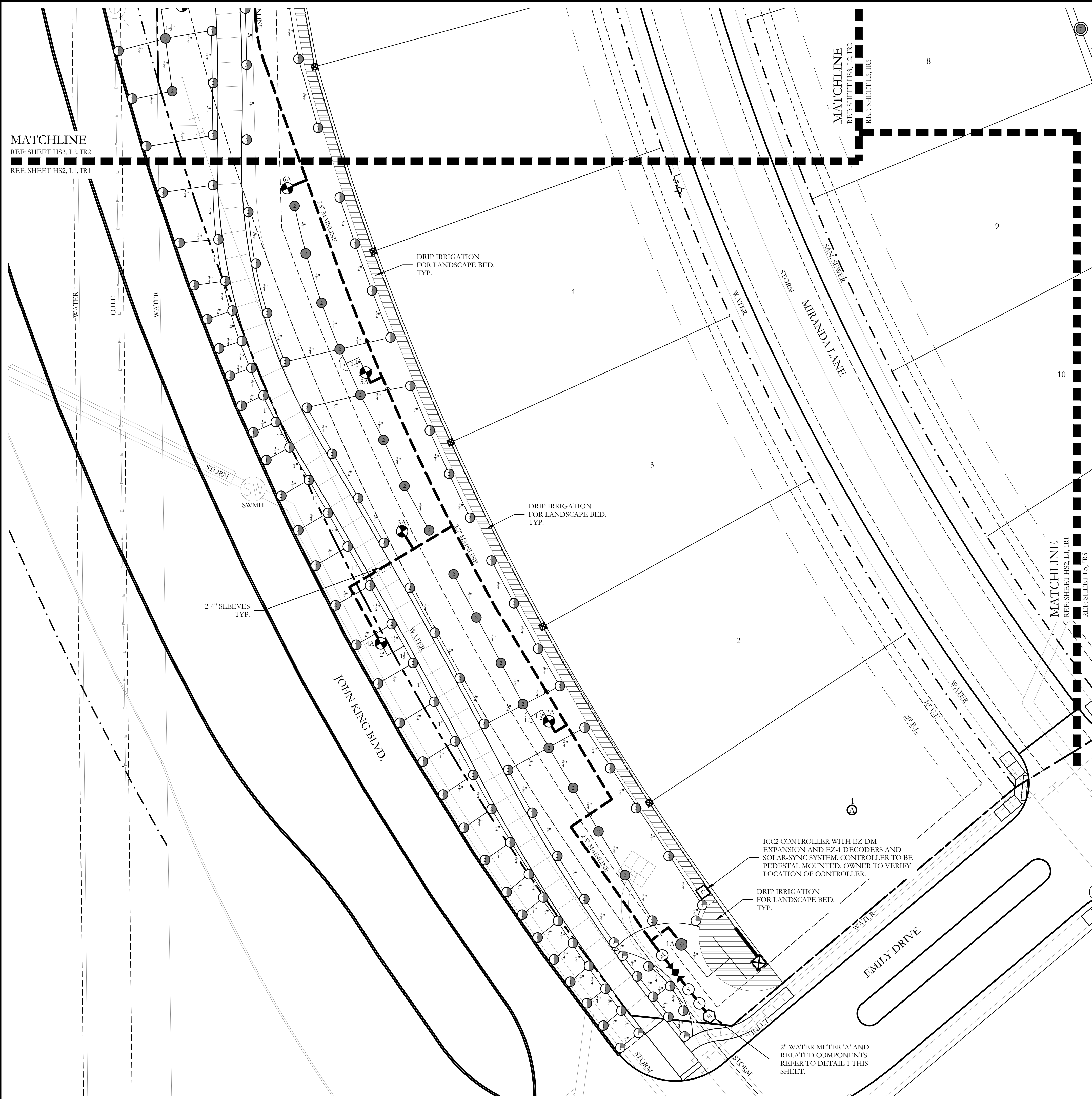
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 One Inch

SCREENING AND BUFFERING
 Landscape Details
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

APPROVED:
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 WITNESS OUR HANDS, this ____ day of _____, _____.

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

CJS PROJECT NO.
PAD001C
 SHEET NO.
L8 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
CV	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
PLD-06-18	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
PLD-06-12	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
AFB-ADJ	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
ICV-101G / ICV-151G	REMOTE CONTROL VALVE	HUNTER	ICV-101G / ICV-151G	REFER TO PLAN FOR SIZE
MP ROTATOR	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
PGP SERIES	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
PGP SERIES	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
FEBCO	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
NIBCO	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
FEBCO	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
HUNTER	MASTER VALVE	HUNTER	ICV-101G / ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

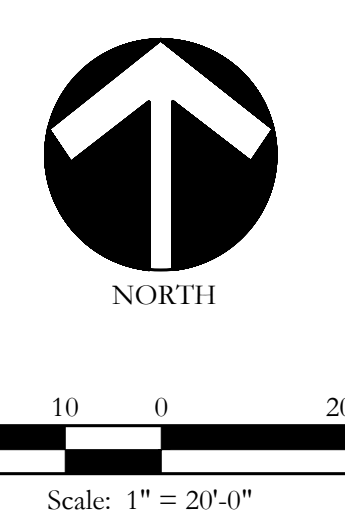
VALVE LEGEND A

1A	2A	3A	4A	5A	6A
DRIP	1.5" V	OPEN	1.5" V	1.5" V	OPEN
2.56	28.72	<20.00	35.00	24.16	<20.00
7A	8A	9A	10A	11A	12A
1.5" V	1.5" V	1.5" V	DRIP	OPEN	1.5" V
35.62	23.80	28.96	19.36	<20.00	21.40
13A	14A	15A	16A	17A	18A
1.5" V	1.5" V	OPEN	1.5" V	2" V	OPEN
36.40	28.80	<20.00	27.20	41.76	<20.00
19A					
1.5" V					
26.60					

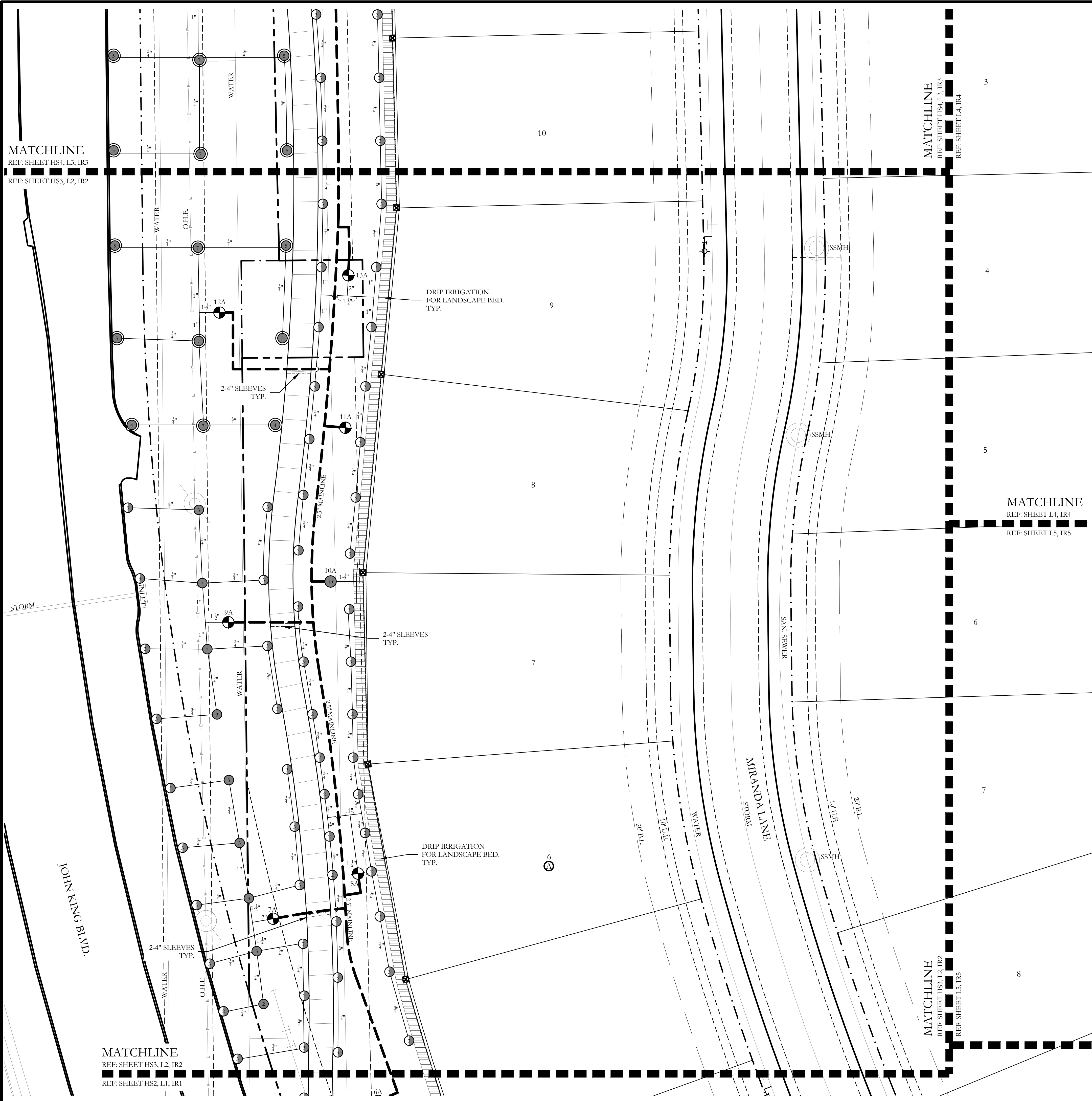
- ← 2" WATER METER BY OTHER TRADES
- ← 1.5" ISOLATION VALVE
- ← 1.5" WYE STRAINER
- ← 1.5" DOUBLE CHECK ASSEMBLY
- ← 2" MASTER VALVE
- ← 2.5" MAINLINE

1 BACKFLOW AND RELATED COMPONENTS NOT TO SCALE

APPROVED:
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WITNESS OUR HANDS, this ____ day of _____, _____.
Planning & Zoning Commission, Chairman Director of Planning and Zoning



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One Inch



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
[D]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[TR]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[R]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[P]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[R1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[R2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D2]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Y]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[M2]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[S]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[M3]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[L2]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

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VALVE LEGEND A

1A DRIP 2.56	2A 1.5" V 28.72	3A OPEN <20.00	4A 1.5" V 35.00	5A 1.5" V 24.16	6A OPEN <20.00
7A 1.5" V 35.62	8A 1.5" V 23.80	9A 1.5" V 28.96	10A DRIP 19.36	11A OPEN <20.00	12A 1.5" V 21.40
13A 1.5" V 36.40	14A 1.5" V 28.80	15A OPEN <20.00	16A 1.5" V 27.20	17A 2" V 41.76	18A OPEN <20.00
19A 1.5" V 26.60					

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WITNESS OUR HANDS, this ____ day of _____, _____.
Planning & Zoning Commission, Chairman Director of Planning and Zoning

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

STATE OF TEXAS
CODY L. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
August 24, 2022

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

Irrigation Plan

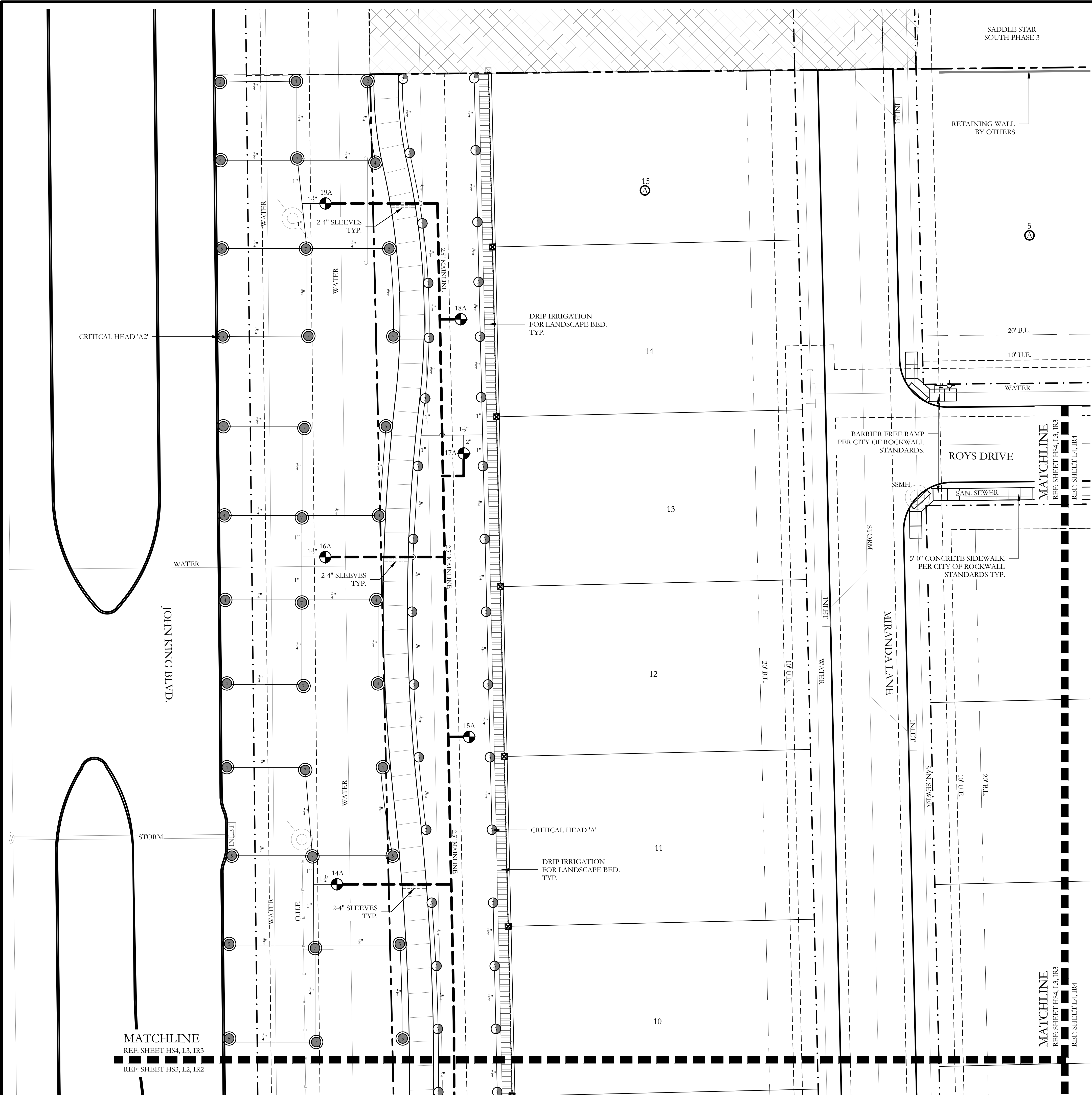
Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. PAD001C

SHEET NO. IR2 of 8

CITY PROJECT NO. SP2022-055



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
⊕	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
▨	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
▨	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
▨	TEMPORARY IRRIGATION	N/A	N/A	N/A
⊙	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
⊕	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
⊕	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
⊕	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
⊕	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
⊕	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
---	IRRIGATION SLEEVE	---	SCH 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
---	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
---	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
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ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND A

1A DRIP 2.56	2A 1.5" V 28.72	3A OPEN <20.00	4A 1.5" V 35.00	5A 1.5" V 24.16	6A OPEN <20.00
7A 1.5" V 35.62	8A 1.5" V 23.80	9A 1.5" V 28.96	10A DRIP 19.36	11A OPEN <20.00	12A 1.5" V 21.40
13A 1.5" V 36.40	14A 1.5" V 28.80	15A OPEN <20.00	16A 1.5" V 27.20	17A 2" V 41.76	18A OPEN <20.00
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Planning & Zoning Commission, Chairman Director of Planning and Zoning

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

CODY L. JOHNSON
17132
REGISTERED PROFESSIONAL ENGINEER
August 24, 2022

NORTH

Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Irrigation Plan

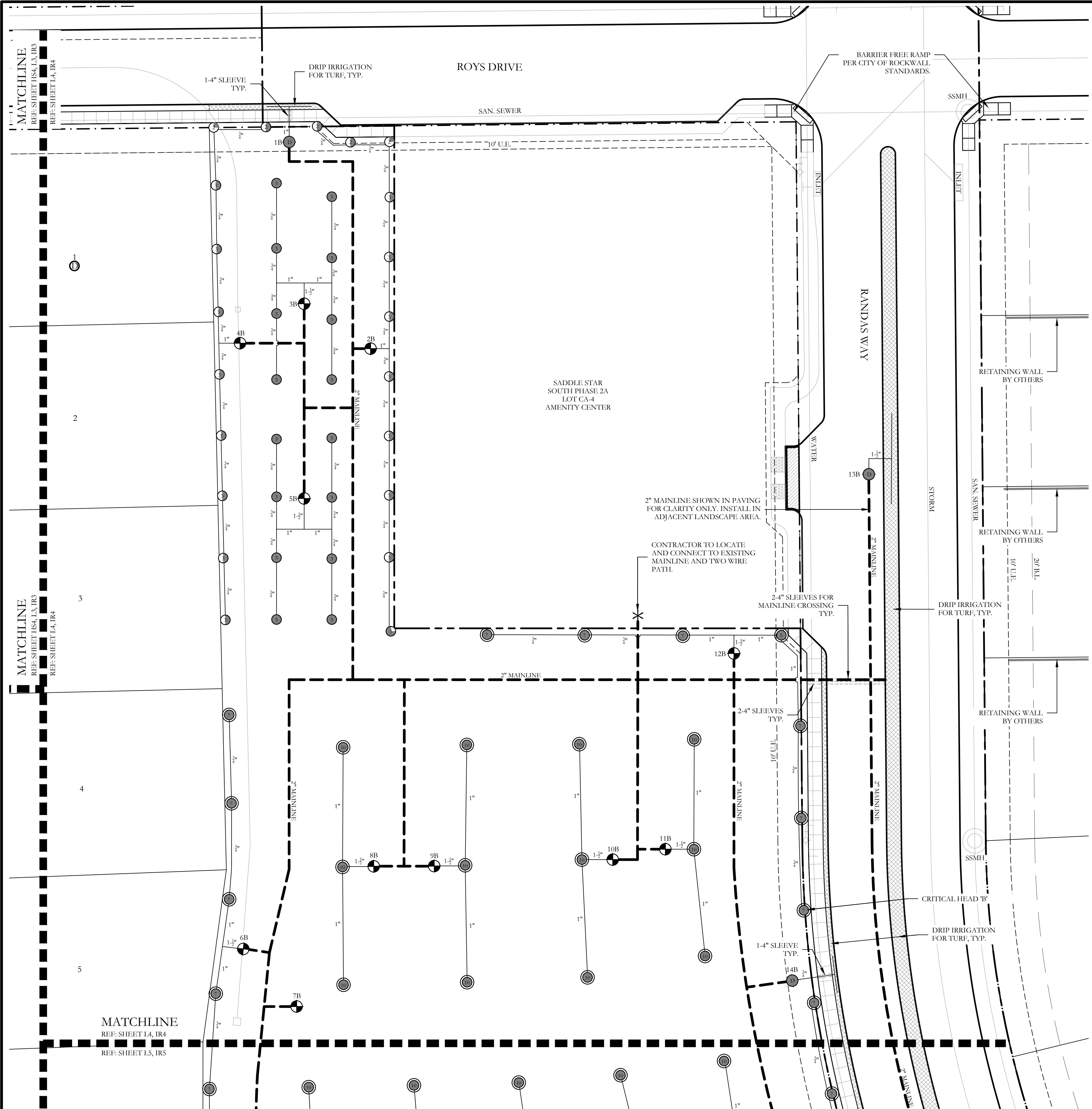
Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. PAD001C

SHEET NO. IR3 of 8

CITY PROJECT NO. SP2022-055



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
[V]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[TR]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[RV]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[R]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[RH1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[RH2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Y]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[MV]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[S]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[ML]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[LL]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

- [C] PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
- [V] VALVE SIZE IN INCHES
- [R] GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

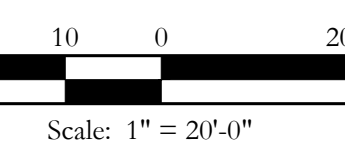
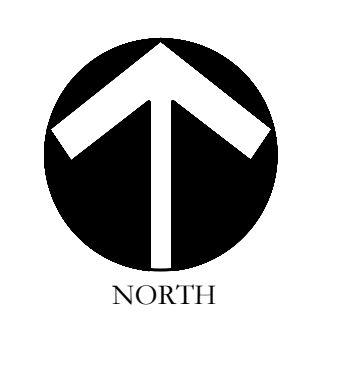
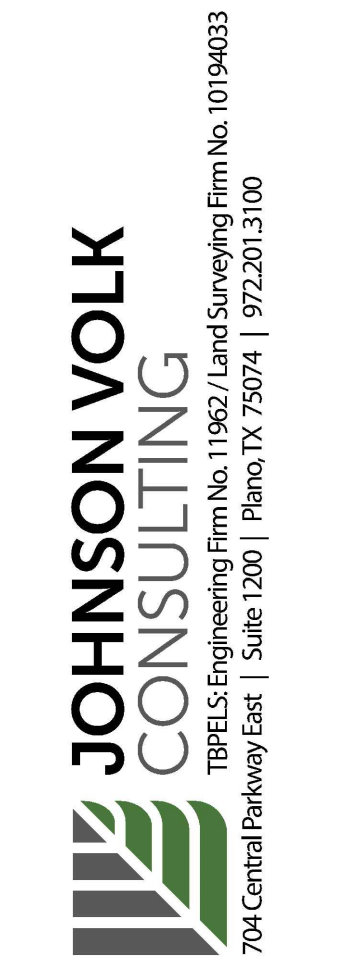
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VALVE LEGEND B

1B DRIP 1.05	2B 1" V 17.44	3B 1.5" V 21.84	4B 1" V 15.76	5B 1.5" V 21.84	6B 1.5" V 20.40	7B OPEN <20.00	8B 1.5" V 20.40
9B 1.5" V 20.40	10B 1.5" V 20.40	11B 1.5" V 20.40	12B 2" V 22.40	13B DRIP 19.89	14B DRIP 8.80	15B DRIP 19.89	16B 1.5" V 20.40
17B 1.5" V 20.40	18B 1.5" V 20.40	19B 1.5" V 20.40	20B OPEN <20.00	21B 1.5" V 20.40	22B 1.5" V 20.40	23B 1.5" V 21.00	24B 1.5" V 20.40
25B 1.5" V 20.40	26B 1.5" V 20.40	27B DRIP 5.38	28B 1.5" V 19.00	29B 1.5" V 20.40	30B 1.5" V 20.40	31B 1.5" V 20.40	32B 1.5" V 20.40

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WITNESS OUR HANDS, this ____ day of _____, _____.

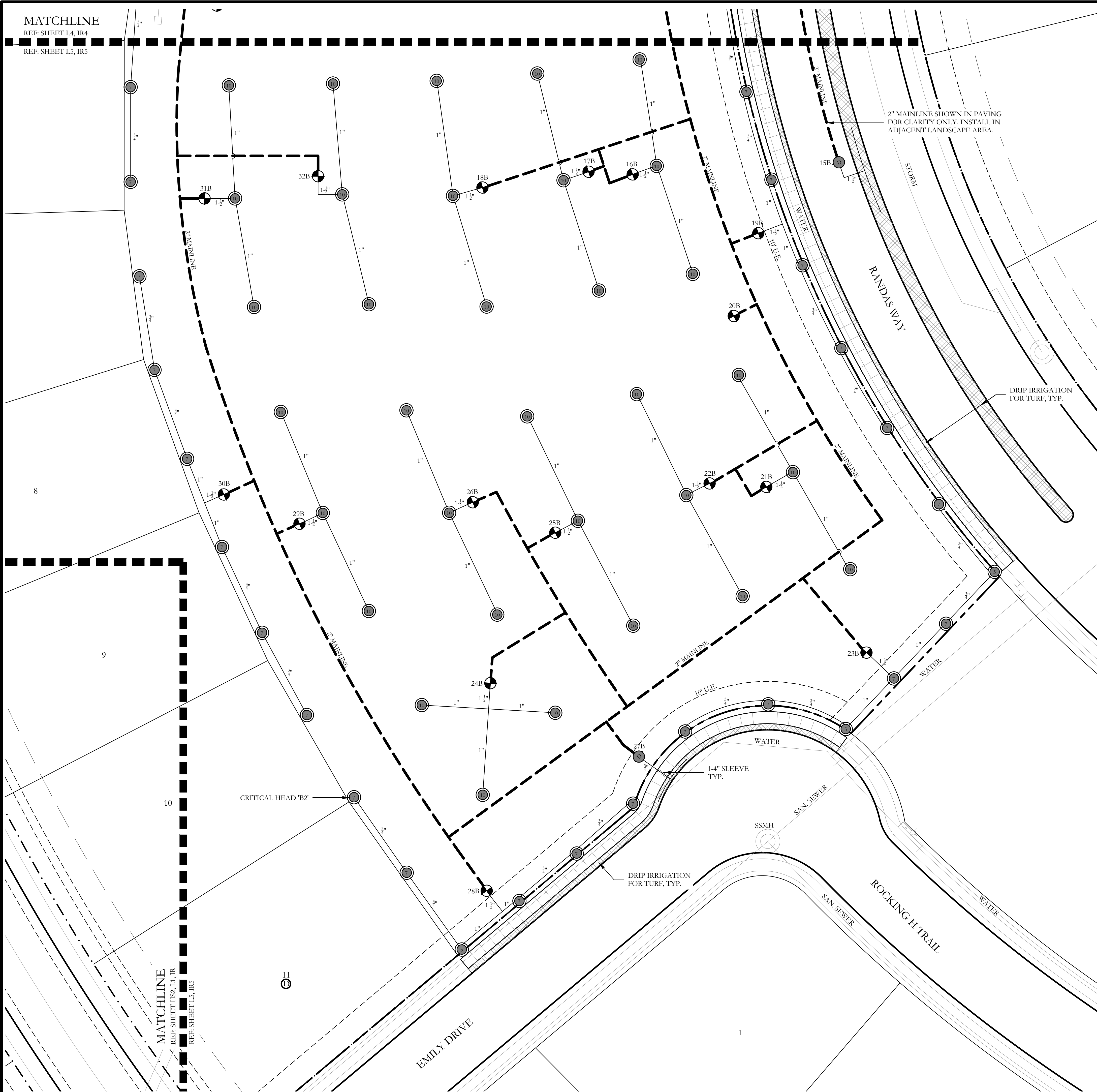
Planning & Zoning Commission, Chairman Director of Planning and Zoning



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One Inch

SCREENING AND BUFFERING
 Irrigation Plan
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
 SHEET NO.
IR4 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	ICZ2 (TWO-WIRE)	N/A
[D]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[TR]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[RV]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[MP]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[RH1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[RH2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[DVC]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[IV]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[YS]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[MV]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[S]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[ML]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[LL]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND B

1B DRIP 1.05	2B 1" V 17.44	3B 1.5" V 21.84	4B 1" V 15.76	5B 1.5" V 21.84	6B 1.5" V 20.40	7B OPEN <20.00	8B 1.5" V 20.40
9B 1.5" V 20.40	10B 1.5" V 20.40	11B 1.5" V 20.40	12B 2" V 22.40	13B DRIP 19.89	14B DRIP 8.80	15B DRIP 19.89	16B 1.5" V 20.40
17B 1.5" V 20.40	18B 1.5" V 20.40	19B 1.5" V 20.40	20B OPEN <20.00	21B 1.5" V 20.40	22B 1.5" V 20.40	23B 1.5" V 21.00	24B 1.5" V 20.40
25B 1.5" V 20.40	26B 1.5" V 20.40	27B DRIP 5.38	28B 1.5" V 19.00	29B 1.5" V 20.40	30B 1.5" V 20.40	31B 1.5" V 20.40	32B 1.5" V 20.40

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

Planning & Zoning Commission, Chairman Director of Planning and Zoning

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

STATE OF TEXAS
 CODY L. JOHNSON
 17132
 REGISTERED LAND SURVEYOR
 August 24, 2022

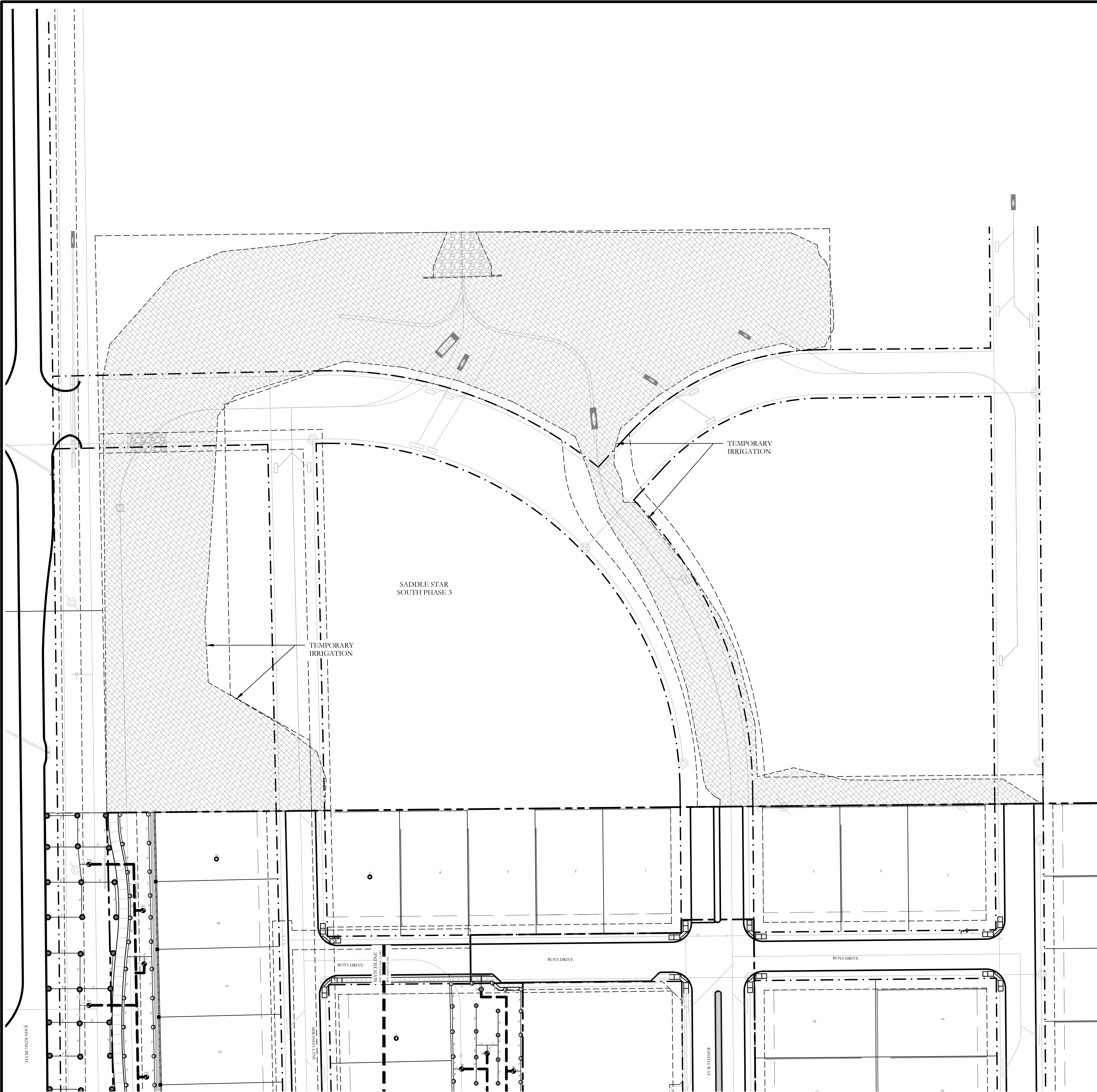
NORTH

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
 Irrigation Plan
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
 SHEET NO.
IR5 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[C]	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
[D]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[L]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[T]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[Hatched]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[B]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[R]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[M]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[R1]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[R2]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[M]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[D]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[I]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Y]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[M]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[S]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[M]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[L]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

- [C] PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
- [D] VALVE SIZE IN INCHES
- [M] GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

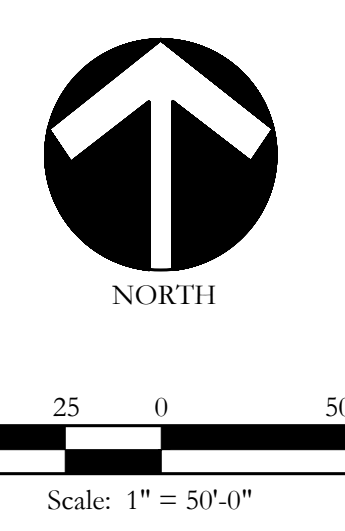
ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND B

1B	2B	3B	4B	5B	6B	7B	8B
DRIP	1" V	1.5" V	1" V	1.5" V	1.5" V	OPEN	1.5" V
1.05	17.44	21.84	15.76	21.84	20.40	<20.00	20.40
9B	10B	11B	12B	13B	14B	15B	16B
1.5" V	1.5" V	1.5" V	2" V	DRIP	DRIP	DRIP	1.5" V
20.40	20.40	20.40	22.40	19.89	8.80	19.89	20.40
17B	18B	19B	20B	21B	22B	23B	24B
1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	20.40	<20.00	20.40	20.40	21.00	20.40
25B	26B	27B	28B	29B	30B	31B	32B
1.5" V	1.5" V	DRIP	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	5.38	19.00	20.40	20.40	20.40	20.40

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

Planning & Zoning Commission, Chairman Director of Planning and Zoning



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

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HUNTER.
	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	TEMPORARY IRRIGATION	N/A	N/A	N/A	INSTALL PER MANUFACTURER'S STANDARDS. TO BE REMOVED ONCE AREA IS ESTABLISHED.
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL 1.0 GPM/LARGE SHADE TREE AND 0.5 GPM/ORN. TREES. INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS.
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON IPS FLEX PIPE ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 NOZZLE HALF #7 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE	INSTALLED BY GENERAL CONTRACTOR
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE	18" INSTALLATION DEPTH
	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

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

TWO-WIRE IRRIGATION NOTES

- PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
- ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
- FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
- COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
 - SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
 - SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
- LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
- EXTEND EXTRA WIRE AND MAINLINE PAST THE FARTHEST VALVE, ROUTED PARALLEL AND PLACE IN 12"x17" PENTEK VALVE BOX WERE NOTED ON PLANS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM AT A LATER DATE.
- TWO WIRE PATH SHALL BE DIRECT BURIAL, 14 AWG OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW JACKET (DY1LW), RATED FOR DIRECT BURIAL APPLICATIONS, UF, UL, APPROVED. HUNTER ICD DECODERS SHALL BE USED ON ALL ZONE VALVE CONNECTIONS TO TWO WIRE PATH. CONTRACTOR TO USE MANUFACTURER'S RECOMMENDATIONS OF WIRE SPLICING AND BURIAL TECHNIQUES AS DETAILED AT WWW.HUNTERINDUSTRIES.COM.
- THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
- CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
- ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
 - 18" MINIMUM COVER FOR MAIN LINES
 - 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
 - 12" MINIMUM COVER FOR LATERAL LINES
- THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
- THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
- ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
- INSTALL QUICK COUPLING VALVES IN 12"x17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZED, O-RING SWING JOINTS PER DETAIL SHOWN, #1722-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #SH-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
- ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
- ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.
- INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY (1) AIR RELIEF AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
- INCLUDE THE FOLLOWING ALLOWANCE FOR PROVIDING AND INSTALLING DRIP INDICATOR FOR THE DRIP SYSTEM. LOCATION OF DRIP INDICATOR SHOULD BE CENTERED IN DRIP ZONE.

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

STATE OF TEXAS
 CODY L. JOHNSON
 17132
 REGISTERED LAND SURVEYOR
 August 24, 2022

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

HYDRAULIC CALCULATION NOTES

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

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

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.37	TYPE "K" COPPER 20 LN. FT. (41.76 GPM)
WATER METER	2"	1.40	(41.76 GPM)
BALL VALVE	1.5"	1.00	(41.76 GPM)
WYE FILTER	1.5"	0.30	(41.76 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(41.76 GPM)
MASTER VALVE	2"	0.80	(41.76 GPM)
MAIN LINE	2.5"	6.25	1,117 LINEAR FEET (41.76 GPM)
ZONE VALVE (17A)	2"	1.20	(41.76 GPM)
LATERAL PIPING	N/A	3.27	
CRITICAL HEAD 'A'	N/A	40.00	
TOTAL LOSS		58.59	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-11.41	

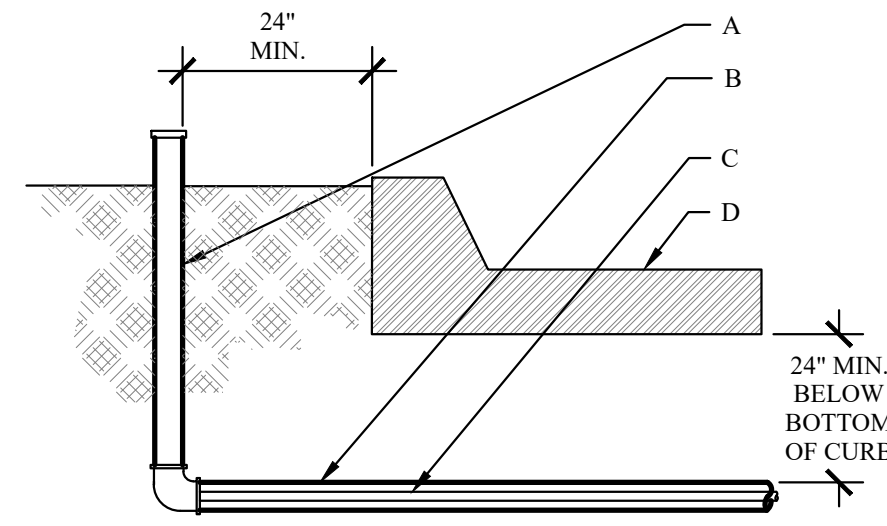
ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.17	TYPE "K" COPPER 20 LN. FT. (26.60 GPM)
WATER METER	2"	0.70	(26.60 GPM)
BALL VALVE	1.5"	1.00	(26.60 GPM)
WYE FILTER	1.5"	0.30	(26.60 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(26.60 GPM)
MASTER VALVE	2"	0.80	(26.60 GPM)
MAIN LINE	2.5"	2.97	1,146 LINEAR FEET (26.60 GPM)
ZONE VALVE (19A)	1.5"	1.80	(26.60 GPM)
LATERAL PIPING	N/A	0.91	
CRITICAL HEAD 'A2'	N/A	50.00	
TOTAL LOSS		62.65	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-7.35	

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.51	TYPE "K" COPPER 20 LN. FT. (22.40 GPM)
WATER METER	1.5"	1.20	(22.40 GPM)
BALL VALVE	1.5"	1.00	(22.40 GPM)
WYE FILTER	1.5"	0.30	(22.40 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(22.40 GPM)
MASTER VALVE	1.5"	1.50	(22.40 GPM)
MAIN LINE	2"	0.91	194 LINEAR FEET (22.40 GPM)
MAIN LINE LOOPED	2"	0.05	40 LINEAR FEET (11.20 GPM)
ZONE VALVE (12B)	1.5"	1.60	(22.40 GPM)
LATERAL PIPING	N/A	1.90	
CRITICAL HEAD 'B'	N/A	50.00	
TOTAL LOSS		62.97	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-7.03	

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.36	TYPE "K" COPPER 20 LN. FT. (19.00 GPM)
WATER METER	1.5"	0.70	(19.00 GPM)
BALL VALVE	1.5"	1.00	(19.00 GPM)
WYE FILTER	1.5"	0.30	(19.00 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(19.00 GPM)
MASTER VALVE	1.5"	1.50	(19.00 GPM)
MAIN LINE	2"	0.60	184 LINEAR FEET (19.00 GPM)
MAIN LINE LOOPED	2"	0.56	628 LINEAR FEET (9.50 GPM)
ZONE VALVE (28B)	1.5"	1.40	(19.00 GPM)
LATERAL PIPING	N/A	1.28	
CRITICAL HEAD 'B2'	N/A	50.00	
TOTAL LOSS		61.70	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-8.30	

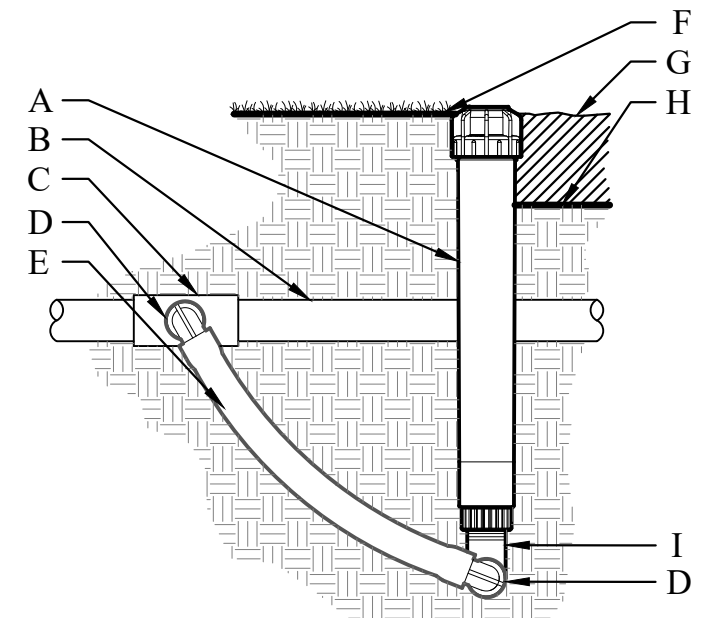
SCREENING AND BUFFERING
 Irrigation Plan
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
 SHEET NO.
IR7 of 8



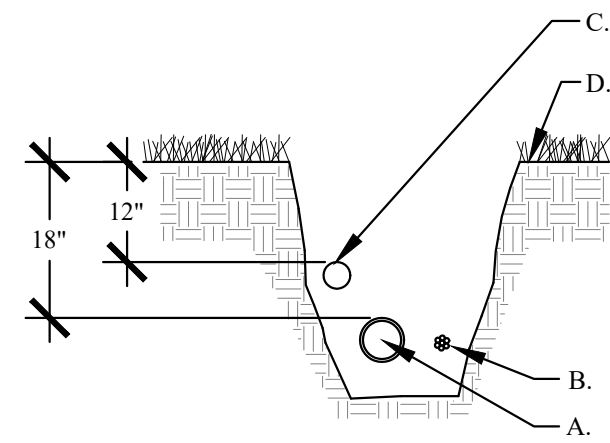
- GENERAL NOTES:**
- NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
 - MARK HARDSCAPE WITH SYMBOL "SS" TO INDICATE THAT A SLEEVE IS BELOW.
 - INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.
- CONSTRUCTION NOTES:**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

IRRIGATION SLEEVES
NOT TO SCALE



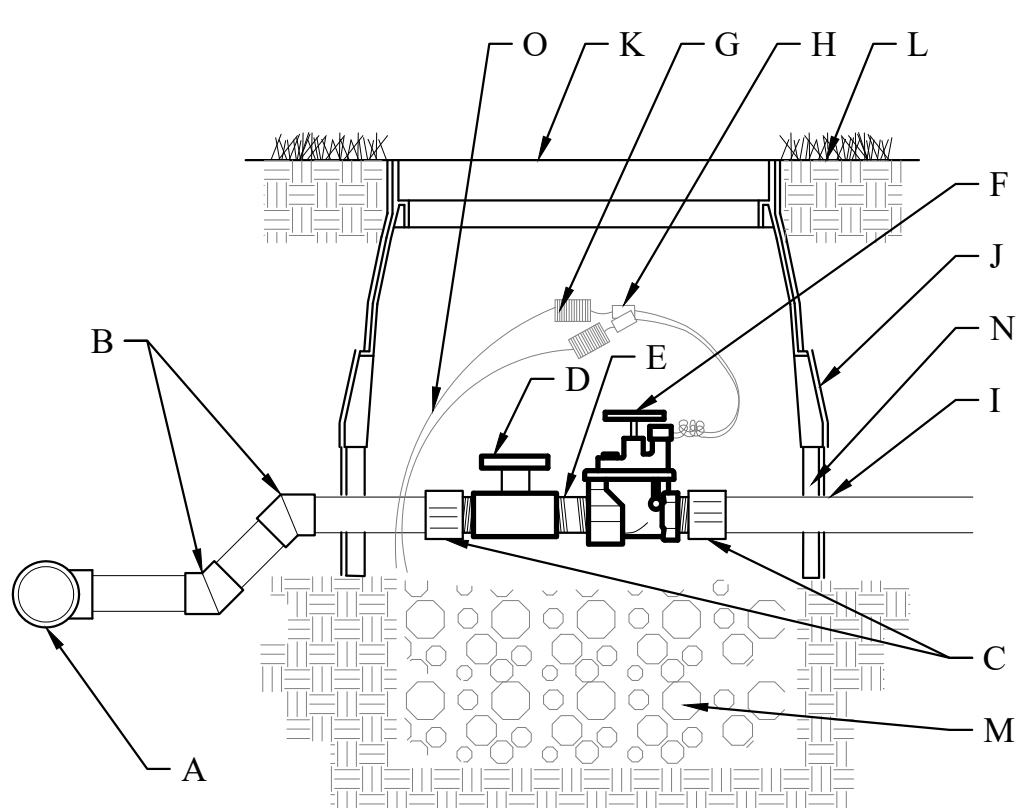
- CONSTRUCTION NOTES:**
- ECO INDICATOR - ECOID
 - LATERAL PIPE PER PLAN
 - FPT CONNECTIONS FROM LATERAL
 - SPIRAL BARB ELBOW - HSBE-XXX
 - FLEX-TUBING - FLEXSG
 - FINISHED GRADE IN TURF
 - ADJACENT MULCH
 - FINISHED GRADE IN PLANTER BED
 - MARLEX STREET ELBOW

ECO INDICATOR WITH FLEX TUBING
NOT TO SCALE



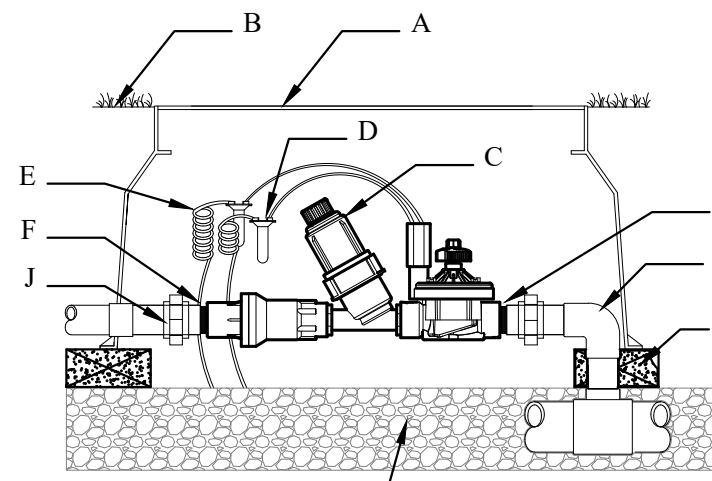
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.
- CONSTRUCTION NOTES:**
- MAINLINE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

IRRIGATION TRENCH
NOT TO SCALE



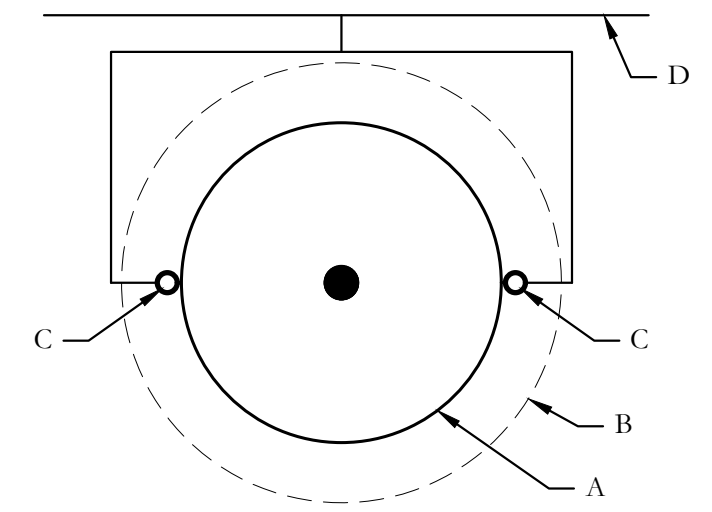
- GENERAL NOTES:**
- INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
 - MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
 - PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
 - CENTER VALVE ASSEMBLY IN VALVE BOX.
- CONSTRUCTION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

ELECTRIC VALVE
NOT TO SCALE



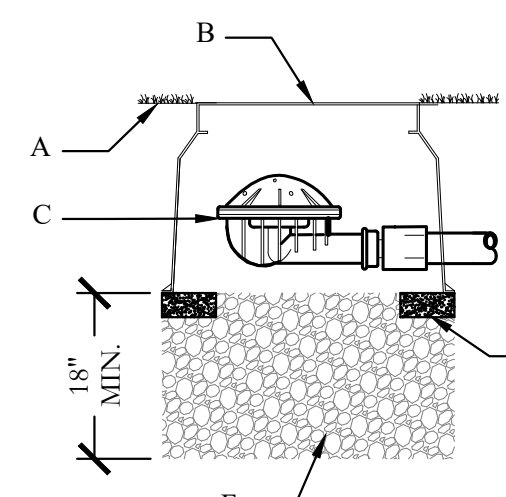
- CONSTRUCTION NOTES:**
- JUMBO VALVE BOX
 - FINISH GRADE
 - DRIP ZONE KIT, MODEL ICZ-101
 - WATERPROOF CONNECTORS (2)
 - 18-24" COILED WIRE
 - SCH. 80 T.O.W. NIPPLE
 - MAINLINE PIPING AND FITTINGS
 - BRICK SUPPORTS (4)
 - 3/4" MINUS WASHED GRAVEL
 - PVC SLIP UNIONS (2)

DRIP CONTROL ZONE
NOT TO SCALE



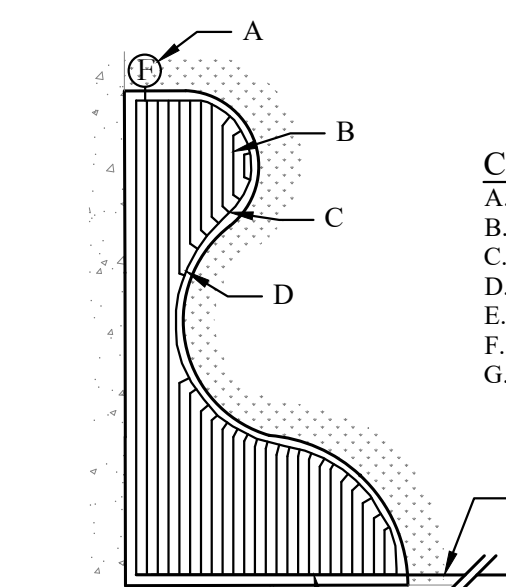
- GENERAL NOTES:**
- TREE BUBBLERS TO BE ALIGNED PARALLEL WITH MEDIAN CURBS.
 - NO TRENCHING ALLOWED WITHIN THE TREE'S ROOTBALL.
 - TREE BUBBLERS TO BE ON UPHILL SIDE OF THE TREE IN THE RETENTION BASIN OR AS SHOWN.
 - COORDINATE THE LOCATION OF THE BUBBLERS WITH THE PROPOSED TREE LOCATIONS AS SHOWN ON THE LANDSCAPE PLANTING PLANS.
- CONSTRUCTION NOTES:**
- TREE ROOTBALL
 - EDGE OF TREE PFT (RETENTION BASIN)
 - TREE BUBBLER, NOZZLE AFB
 - LATERAL LINE (SIZED AS SPEC'D.)

TREE BUBBLER PLAN
NOT TO SCALE



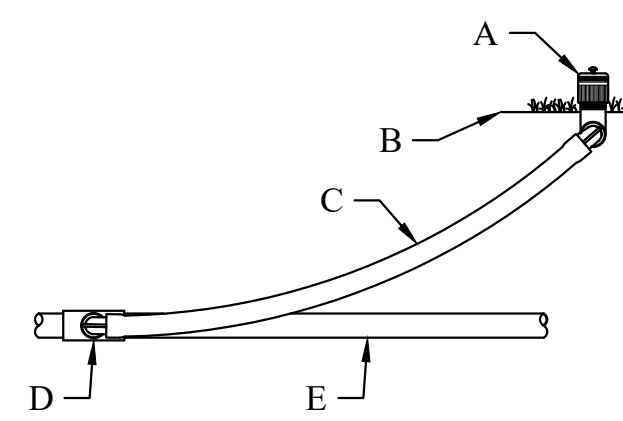
- CONSTRUCTION NOTES:**
- FINISH GRADE
 - 10" ROUND VALVE BOX
 - LINE FLUSHING VALVE
 - PLD-450 OR 1/2" FPT ADAPTER
 - BRICK SUPPORTS (3)
 - 3/4" GRAVEL SUMP

DRIP IRRIGATION - FLUSH VALVE
NOT TO SCALE



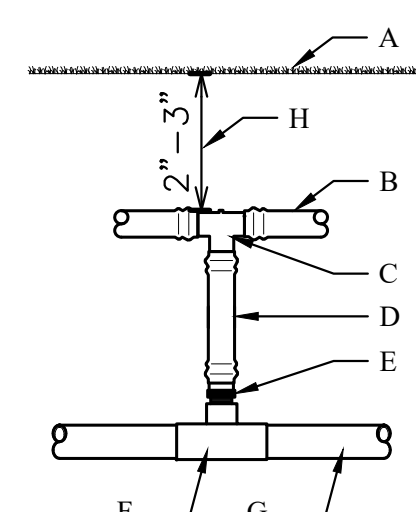
- CONSTRUCTION NOTES:**
- FLUSH VALVE
 - HUNTER PLD 06-18
 - HUNTER PLD TEE
 - TUBING STAKE
 - LATERAL TO PLD CONNECTION
 - DRIP CONTROL VALVE, MODEL ICZ-101
 - LATERAL PIPE TO PLANTING BED

DRIP IRRIGATION - BED
NOT TO SCALE



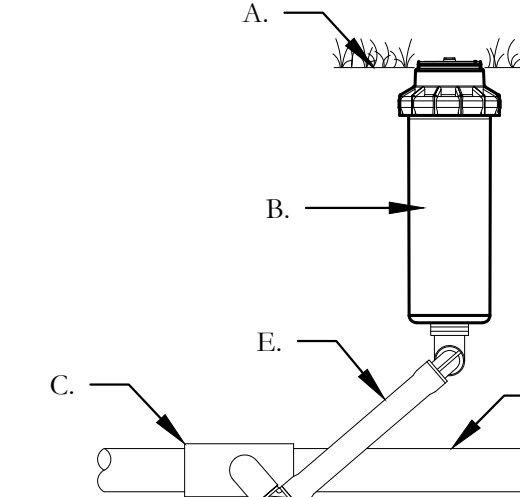
- CONSTRUCTION NOTES:**
- MODEL AFB BUBBLER
 - FINISH GRADE
 - SWING JOINT: HUNTER "PRO-FLEX" TUBING 24"-36", HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)
 - LATERAL TEE OR ELL
 - LATERAL PIPE

AFB BUBBLER
NOT TO SCALE



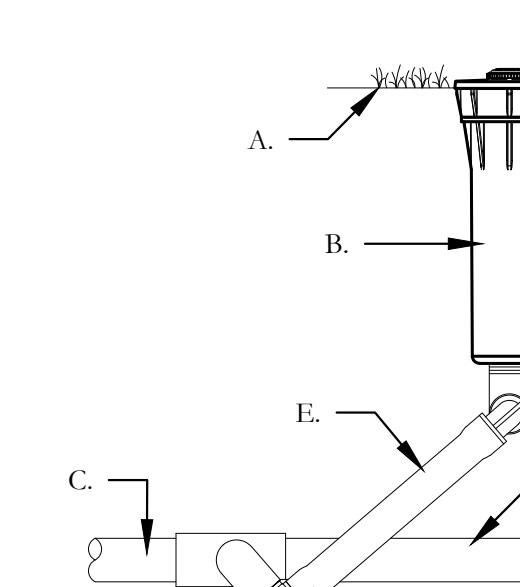
- CONSTRUCTION NOTES:**
- FINISH GRADE
 - HUNTER PLD 06-18
 - PLD-TEE 1/2" BARB&BARB
 - PLD-BLANK
 - PLD-075 3/4" MPT&BARB
 - 3/4" MPT TEE
 - LATERAL PIPE
 - MINIMUM DRIPLINE DEPTH

BELOW GRADE START CONNECTION
NOT TO SCALE



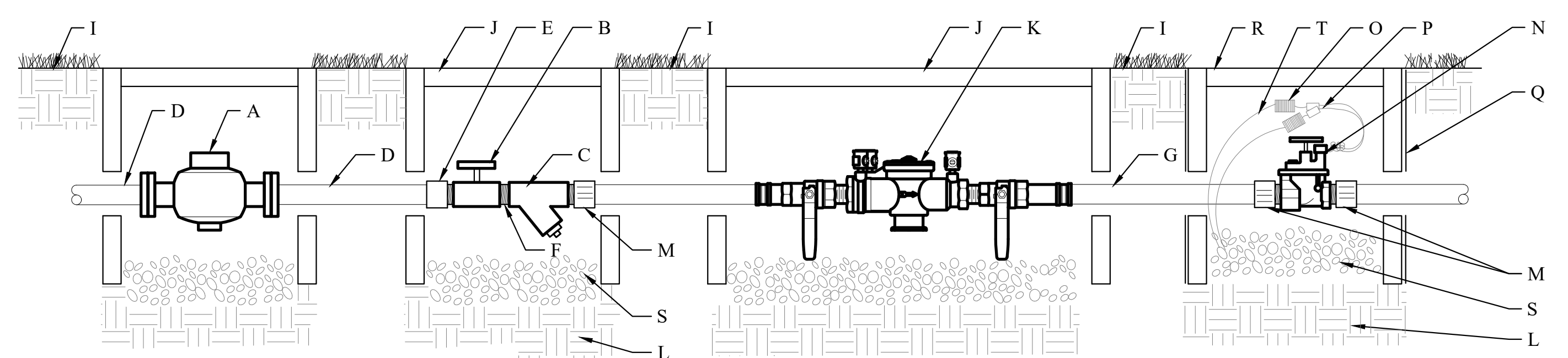
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.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

ROTOR HEAD
NOT TO SCALE



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

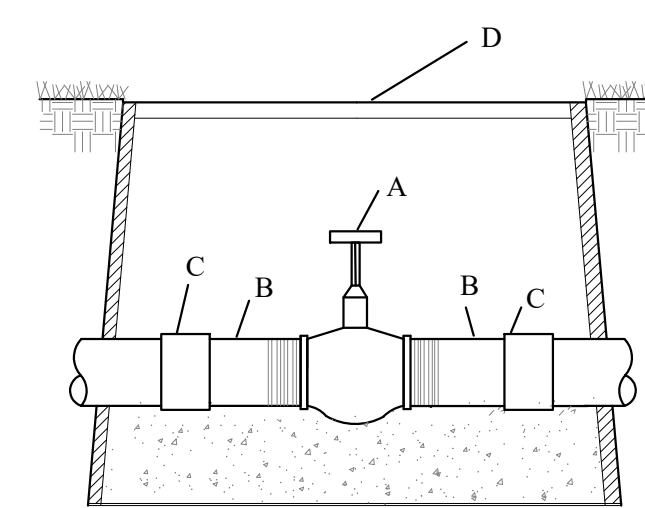
PRS40-CV - MP ROTATOR SPRAY HEAD
NOT TO SCALE



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

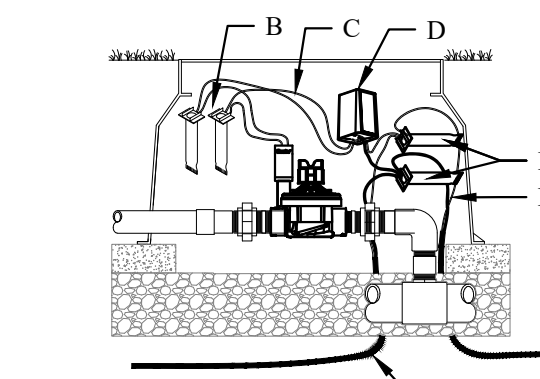
- GENERAL NOTES:**
- INSTALL WASHED PEA GRAVEL BELOW DCA TO ALLOW ACCESS TO TEST COCKS AND OPERATION OF BALL VALVES.
 - INSTALL PEA GRAVEL FLUSH WITH ELECTRIC VALVE.
 - PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
 - CENTER VALVE ASSEMBLY IN VALVE BOX.

BACKFLOW PREVENTER CONNECTION
NOT TO SCALE



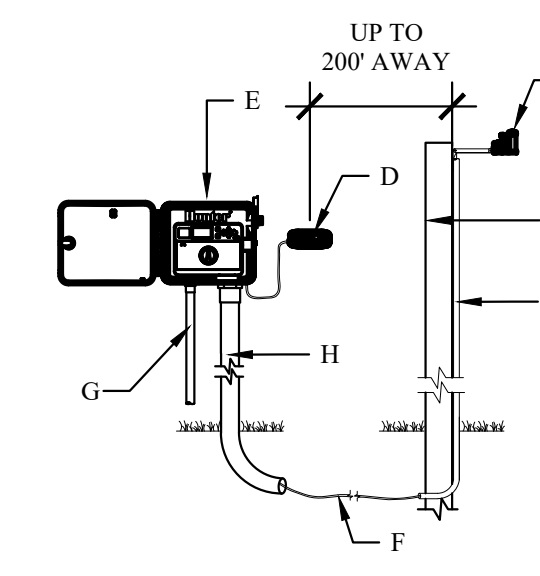
- CONSTRUCTION NOTES:**
- GATE VALVE
 - SCH 80 TOE NIPPLE
 - COUPLING
 - 11x17 VALVE BOX

GATE VALVE
NOT TO SCALE



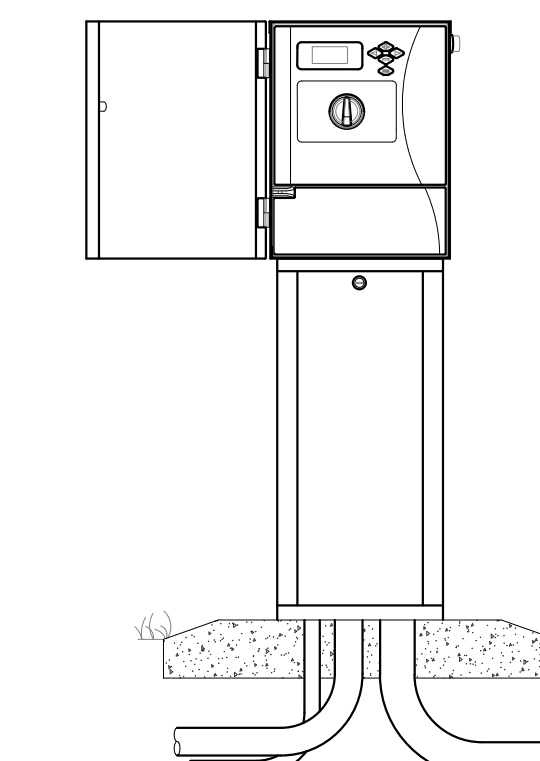
- CONSTRUCTION NOTES:**
- JACKETED ID WIRE PATH TWISTED TO NEXT DECODER
 - DBY-2
 - TWO BLACK WIRES TO VALVE SOLENOID/ UP TO 100 FT/30M
 - MODEL DUAL-1 DECODER
 - DBRT-6 (2)
 - JACKETED ID: WIRE PATH FROM CONTROLLER ALLOW 5 FT/1.5M SLACK PER DECODER/1/3 ON EITHER SIDE OF DECODER.

DUAL-1 DECODER
NOT TO SCALE



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

SOLAR SYNC SYSTEM (ICC2 CONTROLLER)
NOT TO SCALE



- CONSTRUCTION NOTES:**
- IRRIGATION CONTROLLER (ICC-PED) PER PLAN
 - ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
 - GROUND WIRE CONDUIT GROUND PER ASIC GUIDELINES
 - IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
 - PEDESTAL BASE PER PLAN, ENSURE POSITIVE DRAINAGE AWAY FROM PEDESTAL
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 - SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS
 - ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION
 - CONTROLLER SHALL BE HARD WIRE TO GROUNDED 110 VAC POWER SOURCE

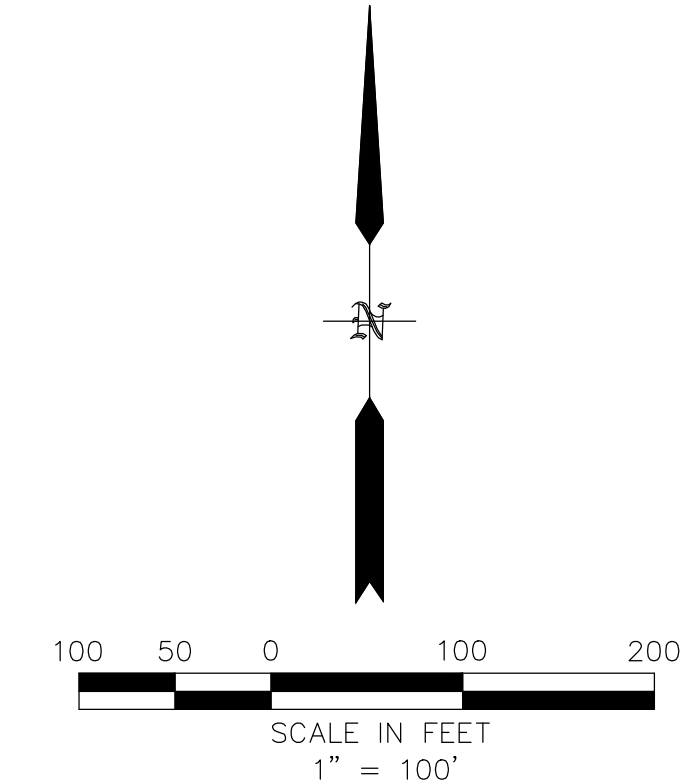
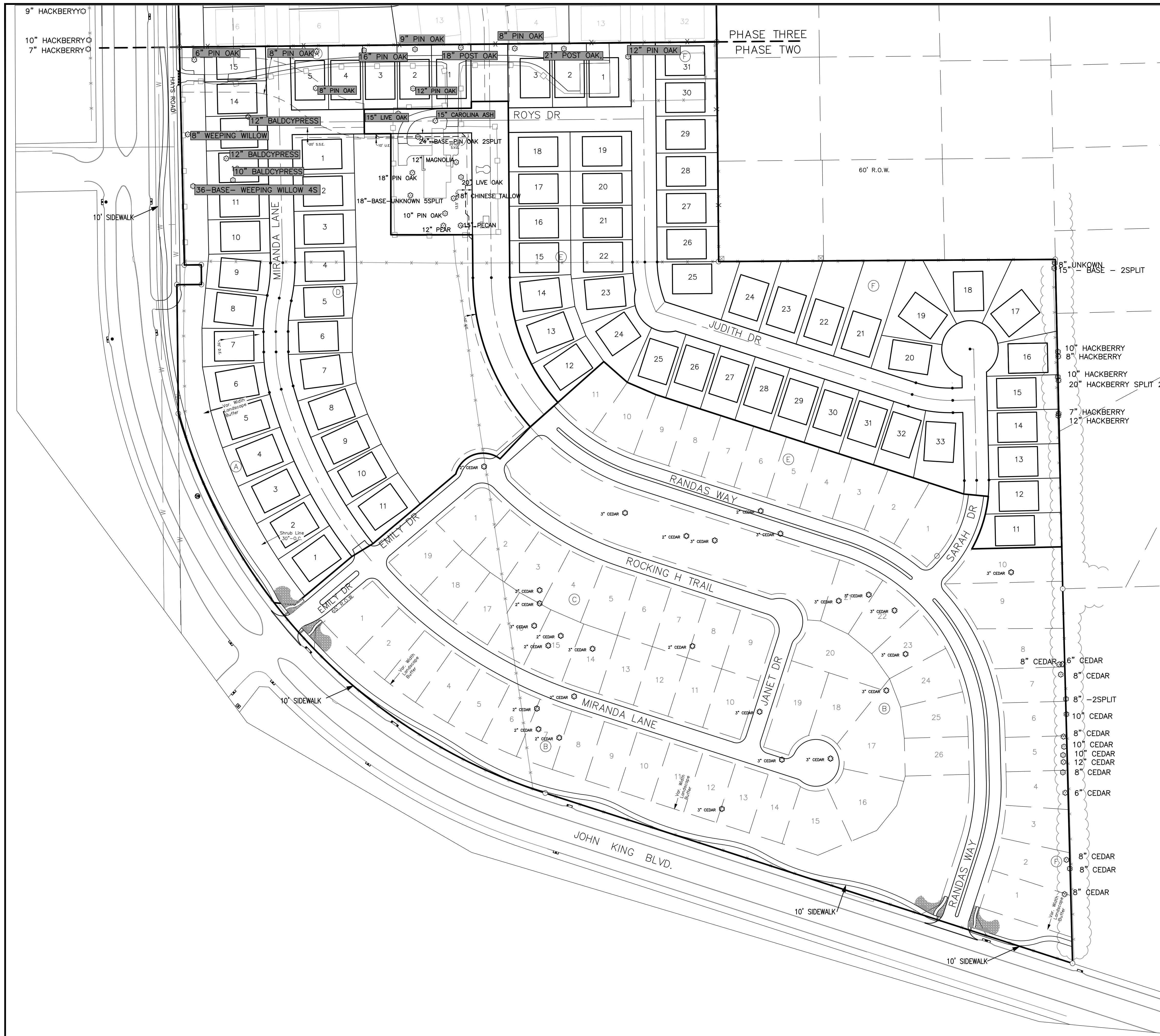
ICC2 CONTROLLER - PEDESTAL MOUNT
(NOT TO SCALE)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR8 of 8



LEGEND	
	EXISTING TREE
	TREE TO BE REMOVED

SADDLE STAR SOUTH TREES to be REPLACED

- 82 - 4" CANOPY TREE
 - 316 - 3" CANOPY TREE
 - 112 - 6' ACCENT TREE
- 1260 CALIPER INCHES

SADDLE STAR SOUTH TREES to be REMOVED

#	TYPE	Health	Mitigation
1	6" PIN OAK	Healthy	6"
3	8" PIN OAK	Healthy	24"
1	9" PIN OAK	Healthy	9"
2	12" PIN OAK	Healthy	24"
1	16" PIN OAK	Healthy	16"
1	15" LIVE OAK	Healthy	15"
1	18" POST OAK	Healthy	18"
1	21" POST OAK	Healthy	21"
1	15" CAROLINA ASH	Healthy	15"
1	8" WEEPING WILLOW	Healthy	NONE
1	36" WEEPING WILLOW	Healthy	NONE
1	10" BALDCYPRESS	Healthy	10"
2	12" BALDCYPRESS	Healthy	24"

TOTAL 182"

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2022.

WITNESS OUR HANDS, this ___ day of ___, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

SP2022-055

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-DIG-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

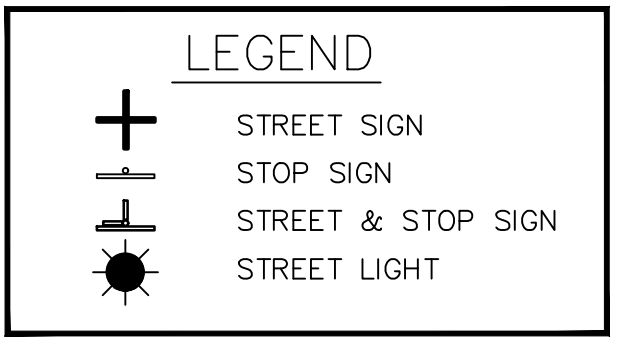
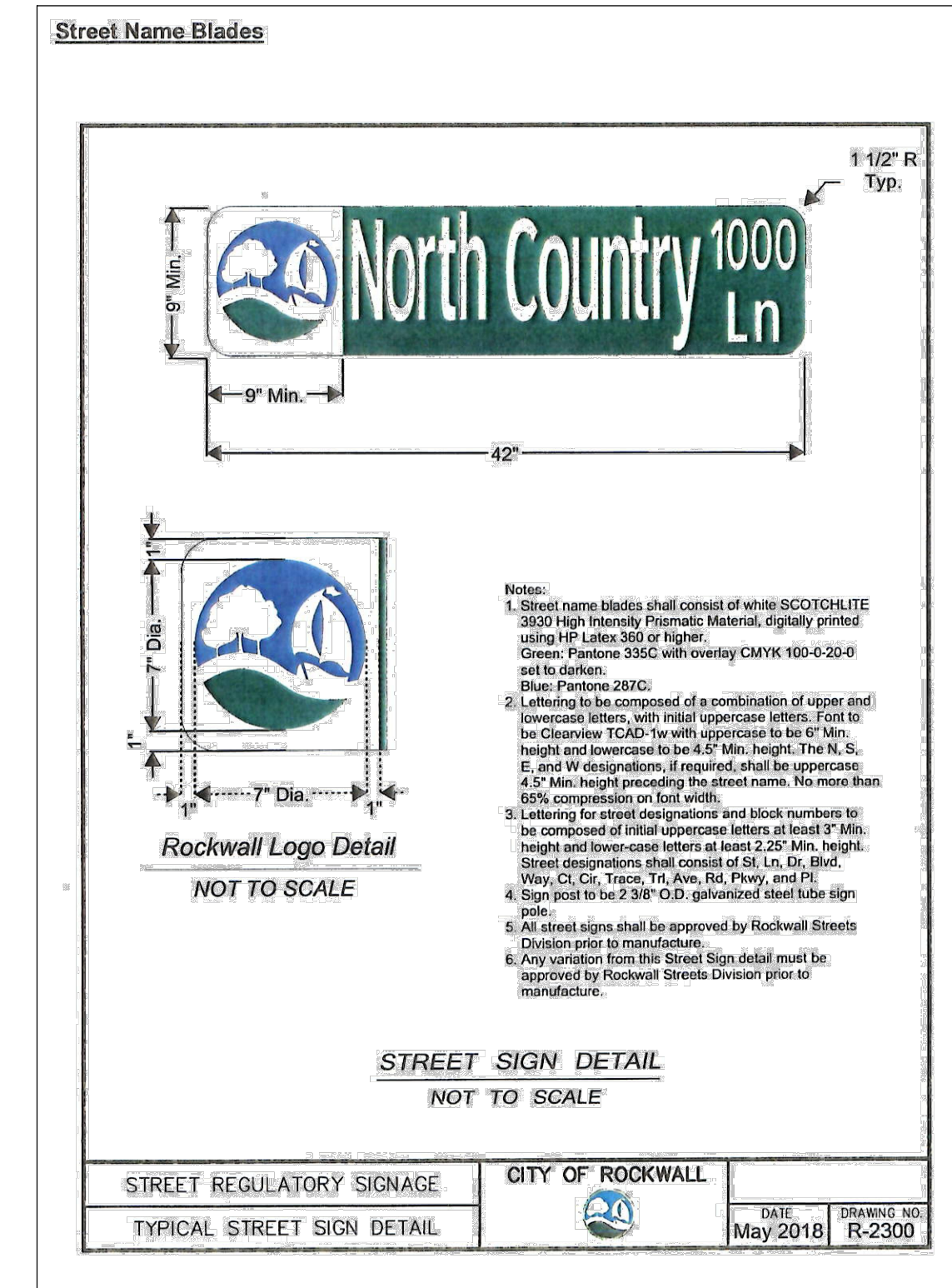
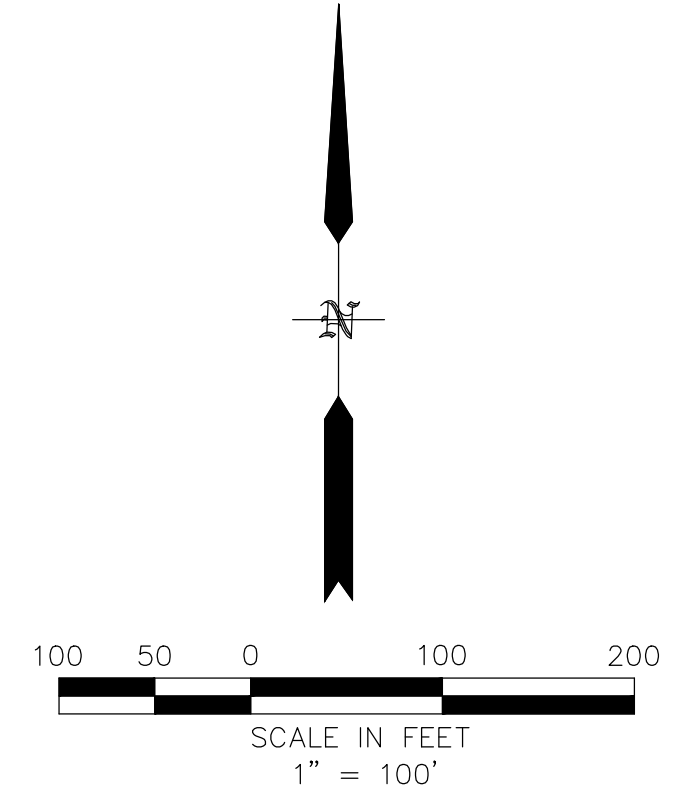
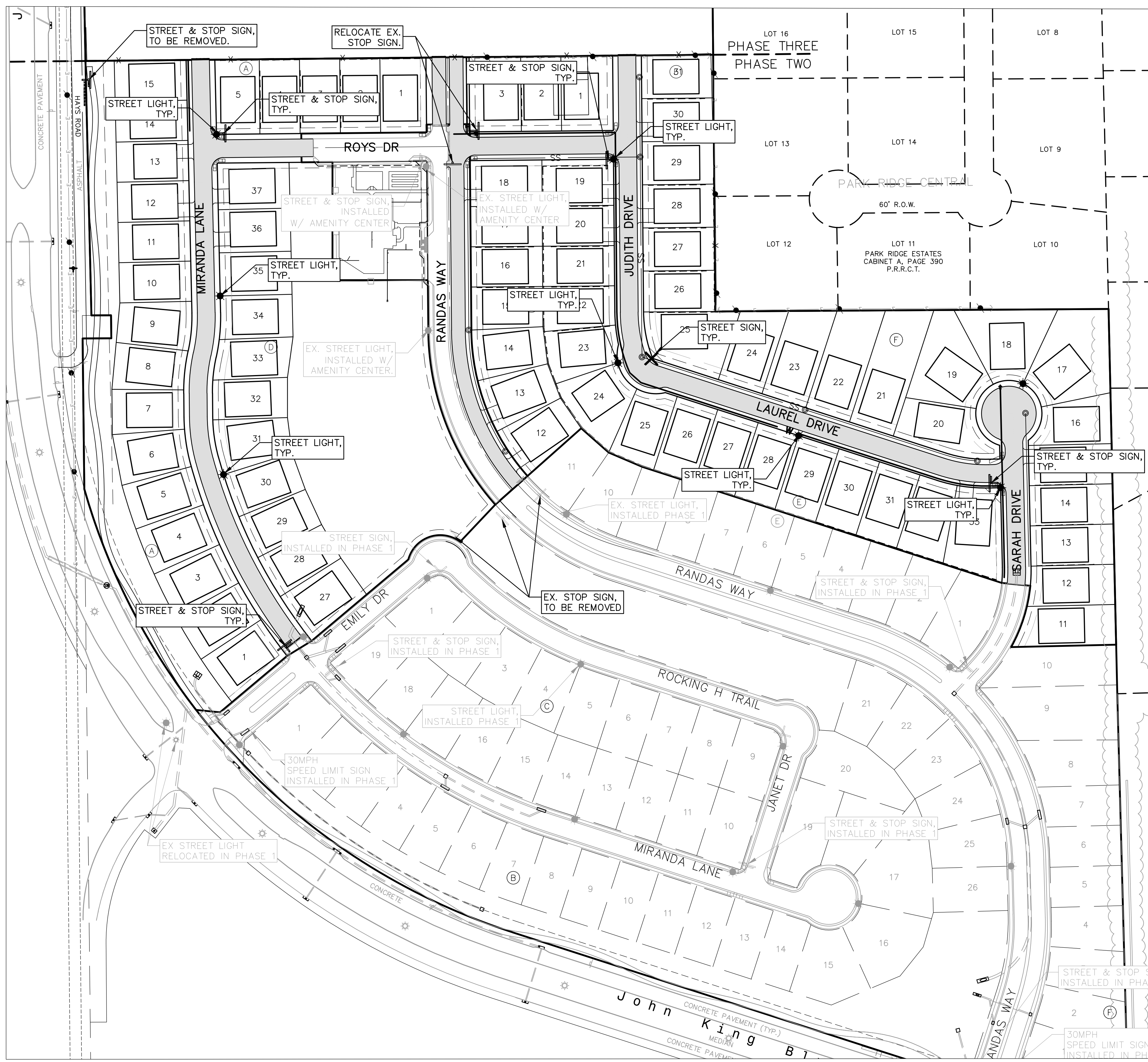
REVISIONS:	
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 10/26/2022
PROJECT NO.: 06824-2	
DWG FILE NAME: SADDLE STAR PHASE 2 TREESCAPE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RYAN C. KING, P.E. (123635) ON 10/26/2022. IT IS NOT TO BE USED FOR CONSTRUCTION.

TREE PLAN

SADDLE STAR SOUTH
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
1
OF
1



Street Sign Blade Submittal and Final Inspection Prior to Acceptance

(Submittal Example)

- A sample production street sign blade shall be submitted for review and approval. The sample blade shall be directed to the attention of Technical Operations Supervisor, Streets Division, City of Rockwall Service Center, 1600 Airport Road, Rockwall Texas 75087. The sample sign must be submitted for review at least 10 days prior to the scheduled installation date.
- All street and regulatory signage shall be installed, inspected and approved, prior to final acceptance of the project. This inspection typically takes place as part of the engineering department's final walkover. Any sign related issue/issues will be noted on the projects final punch list.

Standard Street Sign - Pole and Fixtures (Maintained By the City of Rockwall)

- Standard Street Sign Post - shall be 12' long - minimum (2-3/8") galvanized steel round post with a minimum of 60 mil wall thickness.
- Standard Post Installation Depth - sign post shall be installed into solid ground to a minimum depth of 24-inches and anchored with a minimum of 60lbs of concrete.
- Standard Post Bracket - shall be (18") cast aluminum round post bracket street sign mount for bottom street blade.
- Standard Top Crossing Bracket - shall be (12") cast aluminum top crossing street sign bracket mount for top street blade.
- Standard Mounting Bracket Assemblies - shall be (2-2/8") diameter aluminum round post interlocking bracket x 2 per pole.

A SAMPLE SIGN MUST BE SUBMITTED FOR APPROVAL BY THE CITY PRIOR TO FABRICATION OF ALL STREET SIGNS.

NOTE:
 IF THE DEVELOPER ELECTS TO INSTALL DECORATIVE SIGN POLES AND FIXTURES:
 -HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL CARE AND MAINTENANCE FOR ANY DECORATIVE SIGN POLES INSTALLED.
 -PLAT SHALL HAVE ITEM NOTE "HOA MUST MAINTAIN, REPAIR, AND REPLACE ALL NON-STANDARD STREET AND REGULATORY SIGN POLES AND FIXTURES OR OTHER APPROVED NON-STANDARD ITEMS."
 -THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE TO STORE OR HANDLE AND DECORATIVE SIGN POST OR FIXTURES.
 -THE CITY OF ROCKWALL RESERVES THE RIGHT TO APPROVE OR DISAPPROVE ANY DECORATIVE NON-STANDARD STREET SIGN AND REGULATES SIGN POLES/POSTS AND FIXTURES.
 -STANDARD STREET AND REGULATORY 2' x 8" GALVANIZED STEEL ROUND POST WITH ASSOCIATED FIXTURES TO BE USED.

*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-HIG-TESTS 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.

CAUTION! EXISTING UTILITIES
 THE CONTRACTOR SHALL CONTACT NTRWD LINE LOCATES AT (469) 626-4569 AT LEAST 72 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTRWD FACILITIES.

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: MJH	DATE:
CHECKED: RCK	DATE: 8/22/2022
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2.SL.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW UNDER THE AUTHORITY OF RYAN C. KING, P.E. (123635) ON 8/22/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

STREET LIGHT AND SIGNAGE PLAN
SADDLE STAR SOUTH PHASE 2
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
33
 OF
46

Lee, Henry

From: Miller, Ryan
Sent: Thursday, October 20, 2022 2:02 PM
To: 'ryan@ECDLP.com'
Cc: 'Campos, Jose'; Lee, Henry
Subject: Project Comments: SP2022-055
Attachments: Enigneering Markups (10.20.2022).pdf; Project Comments (10.20.2022).pdf

Mr. King,

Attached are the project comments and engineering markups for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session Meeting: October 25, 2022

Planning and Zoning Commission Meeting: November 15, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let me know. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6441 OFFICE

RMILLER@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES

1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD



December 1, 2022

TO: Ryan King
ECDLP
1600 N. Collins Boulevard
Richardson, TX 75080

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

SUBJECT: SP2022-055; *PD Site Plan for Phase 2 of the Saddle Star Subdivision*

Ryan King:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on November 15, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

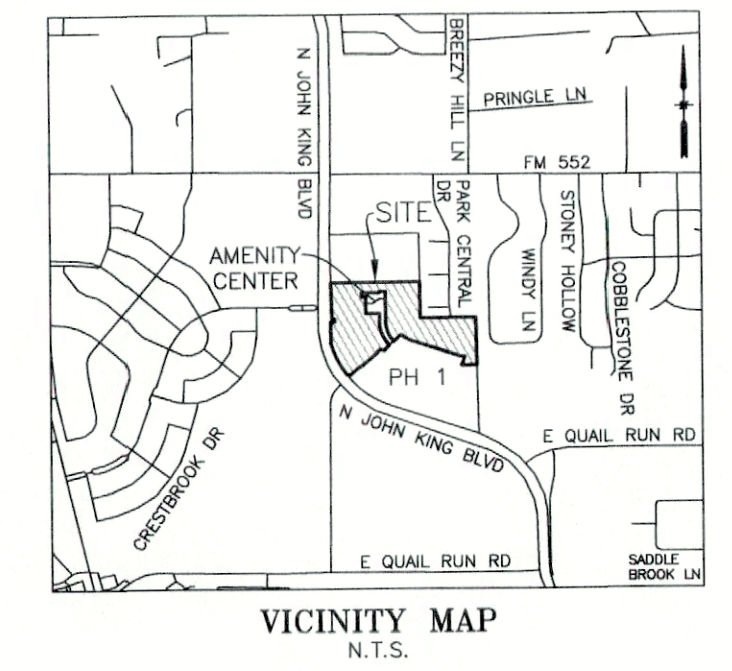
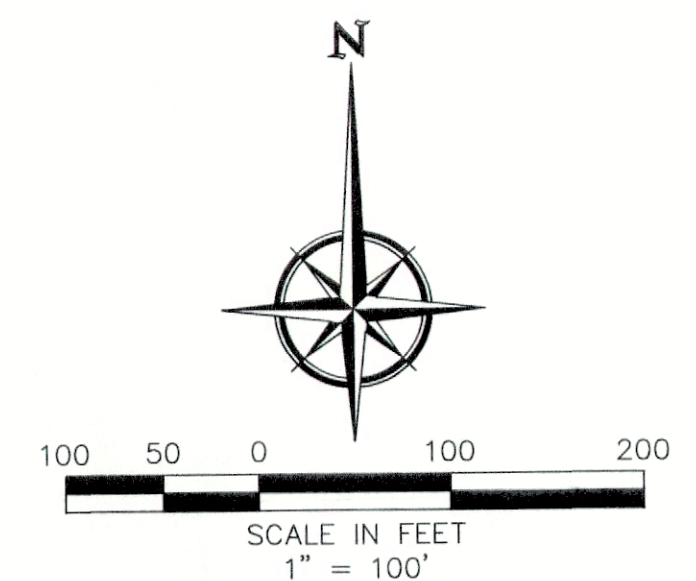
On November 15, 2022, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 5-0, with Commissioners Llewellyn and Conway absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

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



LEGEND

- CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
- CIRF 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
- IRF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- CM CONTROL MONUMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- INDICATES CHANGE IN STREET NAME

LINE TABLE

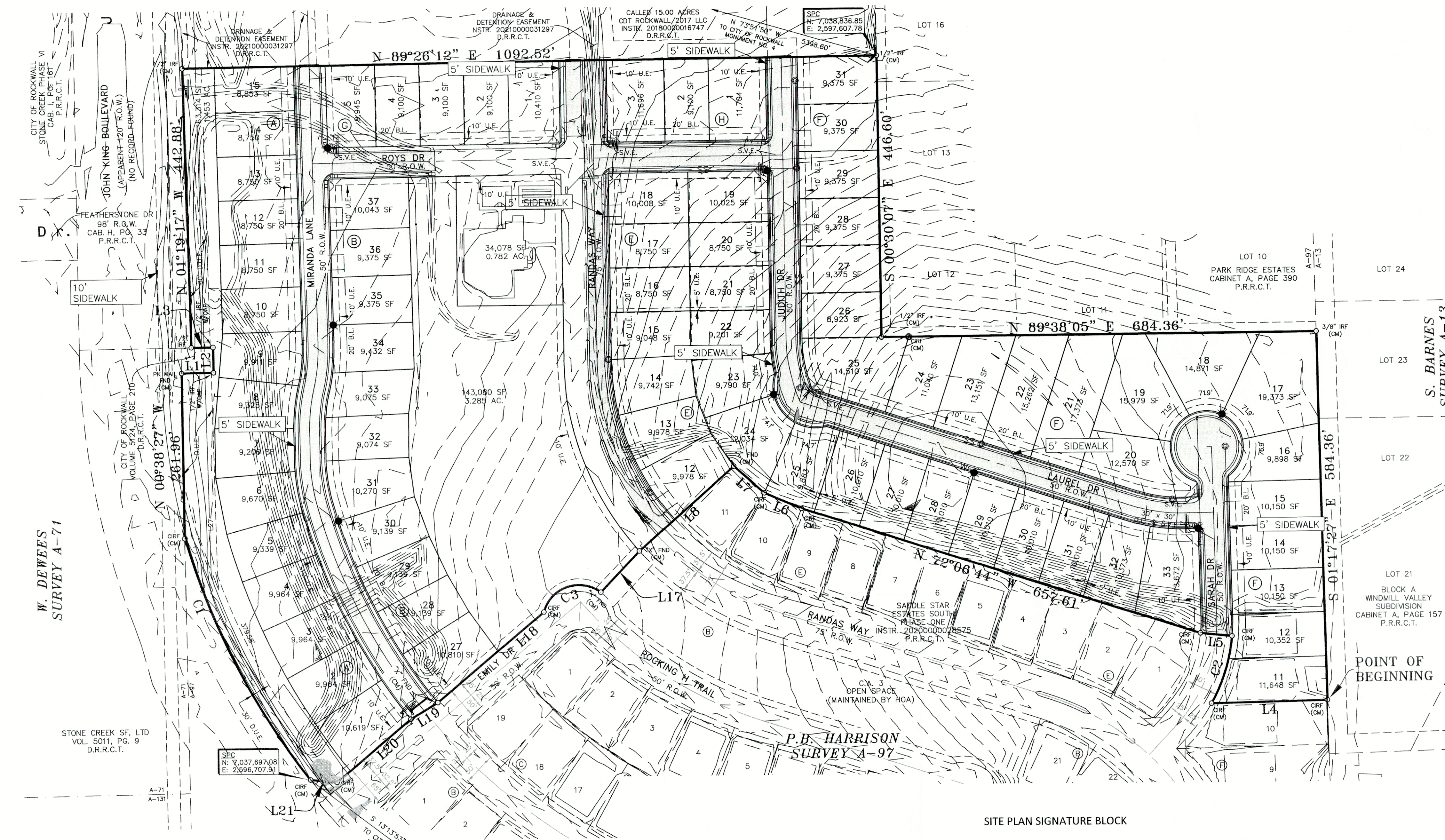
NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 00°38'27" W	40.00'
L3	S 89°38'05" W	34.30'
L4	S 88°42'33" W	182.77'
L5	N 84°20'49" W	50.00'
L6	N 66°47'40" W	63.38'
L7	N 48°35'07" W	63.78'
L8	S 48°23'33" W	200.00'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'

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'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	21°47'11"	1140.00'	219.39'	433.48'	N 26°51'02" W	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'



LEGEND

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

LEGEND

- STREET SIGN
- STOP SIGN
- STREET & STOP SIGN
- STREET LIGHT

[Pattern]	BERMUDA GRASS - 179,852 SF
[Pattern]	SHRUB BED - 6,113 SF
[Pattern]	BEE HAPPY MIX - 36,384 SF
[Pattern]	WHITE CRUSHED GRANITE - 556 SF
[Pattern]	TEXAS RIVER ROCK MIX - 692 SF

NAME	QUANTITY
LIVE OAK	15
SHUMARD OAK	18
BUR OAK	13
CEDAR ELM	23
MEXICAN PLUM	18
CHASTE TREE	11
SMOKE TREE	18

SADDLE STAR ESTATES PHASE 2 SITE PLAN DATA

- A. 26.827 ACRES
- B. PD-79 ZONING
- C. 77 LOTS
- D. AREA OPEN SPACE 211,805 SF
- E. ALL COMMON AREAS/OPEN SPACE TO BE MAINTAINED BY THE H.O.A

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
[Symbol]	LO	LIVE OAK	QUERCUS TORREANUA	4" CALIPER	AS SHOWN
[Symbol]	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
[Symbol]	BO	BUR OAK	QUERCUS BUREAUANA	4" CALIPER	AS SHOWN
[Symbol]	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
[Symbol]	MP	MEXICAN PLUM	FRAXINUS MEXICANA	2" CALIPER	AS SHOWN
[Symbol]	CT	CHASTE TREE	TRISTEMIA CANARIENSIS	2" CALIPER	AS SHOWN
[Symbol]	ST	SMOKE TREE	COTYLEDON COQUINGHAMI	2" CALIPER	AS SHOWN

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of November, 2022.

WITNESS OUR HANDS, this 15 day of November, 2022.

[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

PD SITE PLAN
 SP2022-055

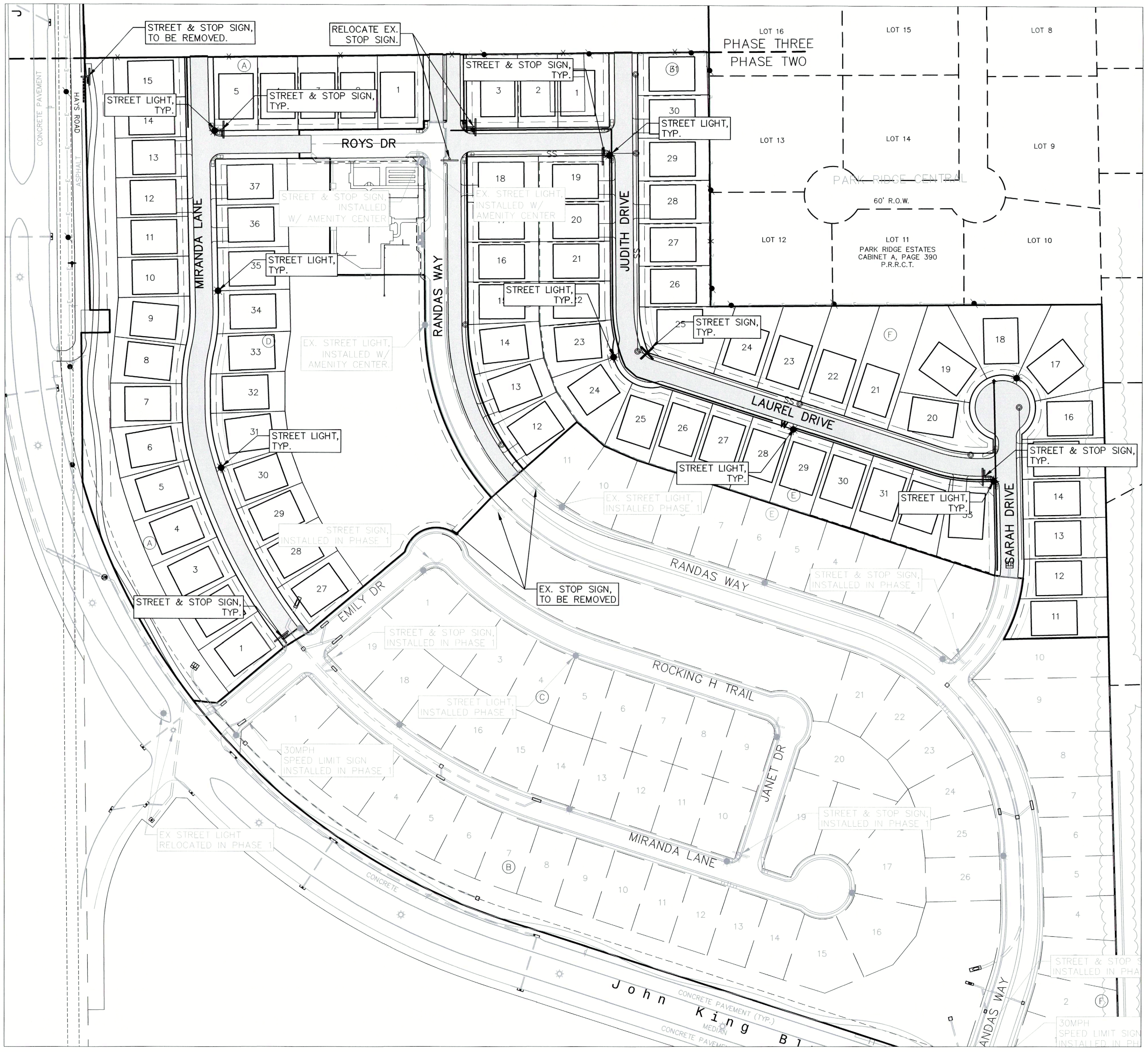
SADDLE STAR ESTATES SOUTH, PHASE TWO
 26.827 ACRES
 77 SINGLE FAMILY LOTS
 3 COMMON AREA TRACT
 SITUATED IN THE
 P.B. HARRISON SURVEY, A-97
 SADDLE STAR SOUTH CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
HOLDINGS, LLC
 2200 ROSS AVE., STE. 4200W
 DALLAS, TX 75201

ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 TEXAS FIRM REG. NO. 001148
 201 WINCO CIRCLE, SUITE 2000 #718 TEXAS 75089
 (972) 941-8400 FAX (972) 941-8401
 DATE: October 26, 2022

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

DEVELOPER
HINES
 2200 ROSS AVE, SUITE 4200W
 DALLAS, TX 75201
 (214) 716-2900



NOTE:
 IF THE DEVELOPER ELECTS TO INSTALL DECORATIVE SIGN POLES AND FIXTURES:
 -HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL CARE AND MAINTENANCE FOR ANY DECORATIVE SIGN POLES INSTALLED.
 -PLAT SHALL HAVE ITEM NOTE "HOA MUST MAINTAIN, REPAIR, AND REPLACE ALL NON-STANDARD STREET AND REGULATORY SIGN POLES AND FIXTURES OR OTHER APPROVED NON-STANDARD ITEMS."
 -THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE TO STORE OR HANDLE AND DECORATIVE SIGN POST OR FIXTURES.
 -THE CITY OF ROCKWALL RESERVES THE RIGHT TO APPROVE OR DISAPPROVE ANY DECORATIVE NON-STANDARD STREET SIGN AND REGULATES SIGN POLES/POSTS AND FIXTURES.
 -STANDARD STREET AND REGULATORY 2' x 8" GALVANIZED STEEL ROUND POST WITH ASSOCIATED FIXTURES TO BE USED.

*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 1-800-368-5888 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.

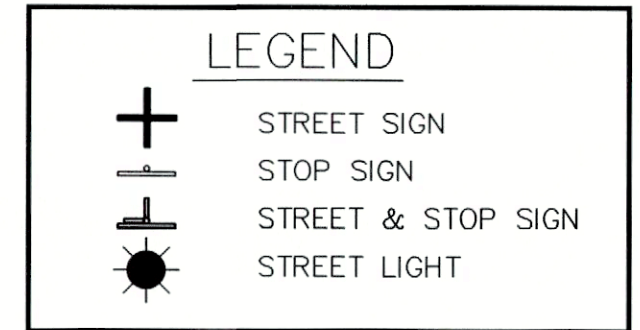
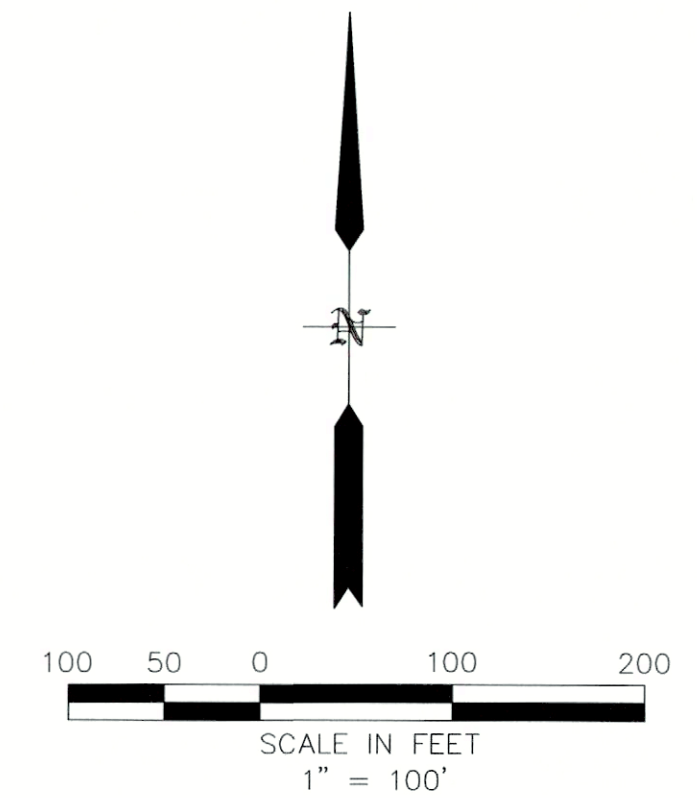
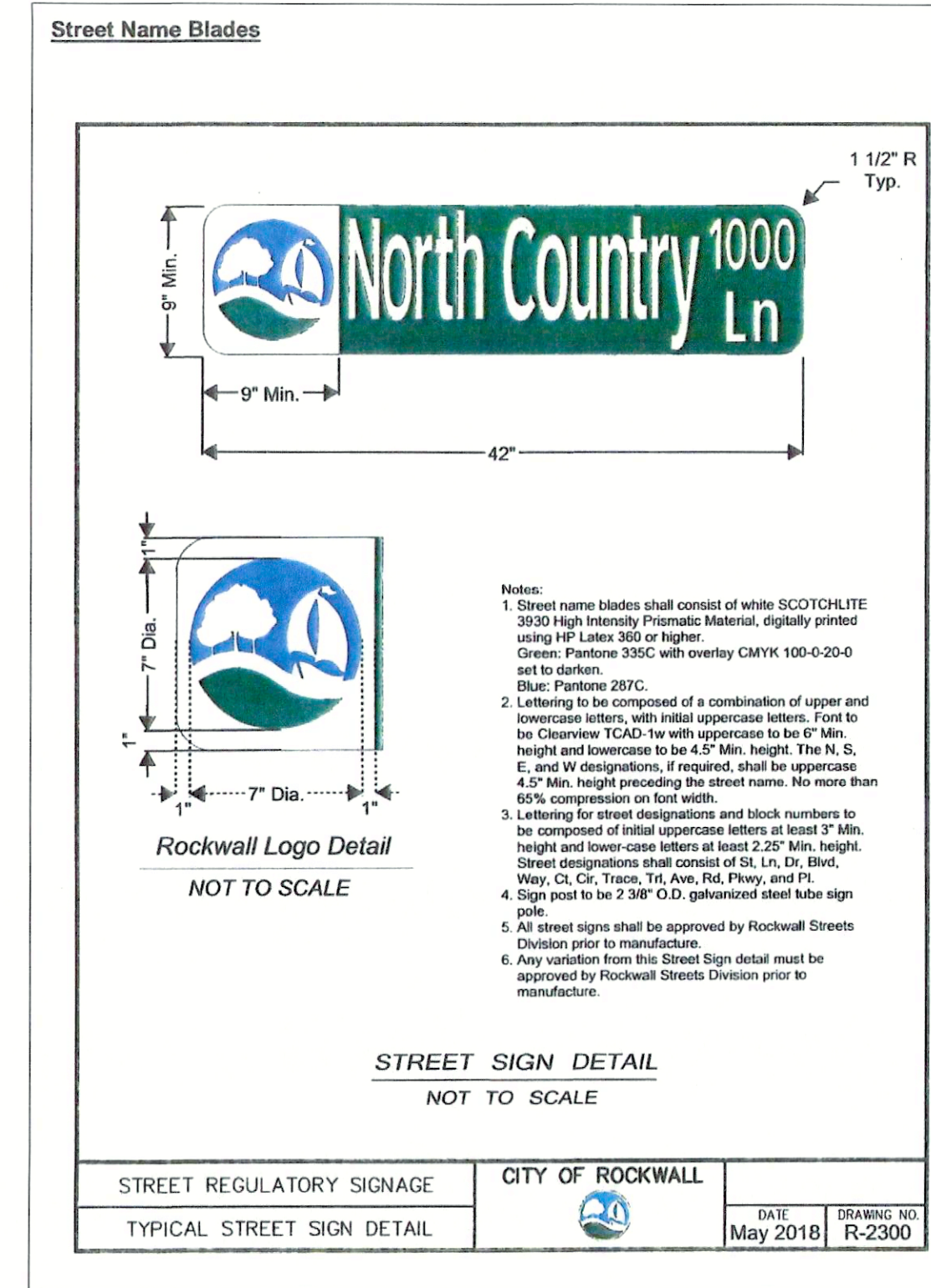
CAUTION! EXISTING UTILITIES
 THE CONTRACTOR SHALL CONTACT NTMD LINE LOCATES AT (469) 626-4569 AT LEAST 72 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMD FACILITIES.

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 CONCEPTS & 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:	DATE:
CHECKED: RCK	DATE: 10/26/2022
PROJECT NO: 06824-2	
DWG FILE NAME: SADDLE STAR PHASE 2 STREET LIGHT PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF RYAN K. KING, P.E. (123635) ON 10/26/2022. IT IS NOT TO BE USED FOR CONSTRUCTION.



Street Sign Blade Submittal and Final Inspection Prior to Acceptance

(Submittal Example)



- A sample production street sign blade shall be submitted for review and approval. The sample blade shall be directed to the attention of Technical Operations Supervisor, Streets Division, City of Rockwall Service Center, 1600 Airport Road, Rockwall Texas 75087. The sample sign must be submitted for review at least 10 days prior to the scheduled installation date.
- All street and regulatory signage shall be installed, inspected and approved, prior to final acceptance of the project. This inspection typically takes place as part of the engineering department's final walkover. Any sign related issue/issues will be noted on the projects final punch list.

Standard Street Sign - Pole and Fixtures (Maintained By the City of Rockwall)

- Standard Street Sign Post - shall be 12' long - minimum (2-3/8") galvanized steel round post with a minimum of 60 mil wall thickness.
- Standard Post Installation Depth - sign post shall be installed into solid ground to a minimum depth of 24-inches and anchored with a minimum of 60lbs of concrete.
- Standard Post Bracket - shall be (18") cast aluminum round post bracket street sign mount for bottom street blade.
- Standard Top Crossing Bracket - shall be (12") cast aluminum top crossing street sign bracket mount for top street blade.
- Standard Mounting Bracket Assemblies - shall be (2-2/8") diameter aluminum round post interlocking bracket x 2 per pole.

A SAMPLE SIGN MUST BE SUBMITTED FOR APPROVAL BY THE CITY PRIOR TO FABRICATION OF ALL STREET SIGNS.

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of November, 2022.

WITNESS OUR HANDS, this 15 day of November, 2022.

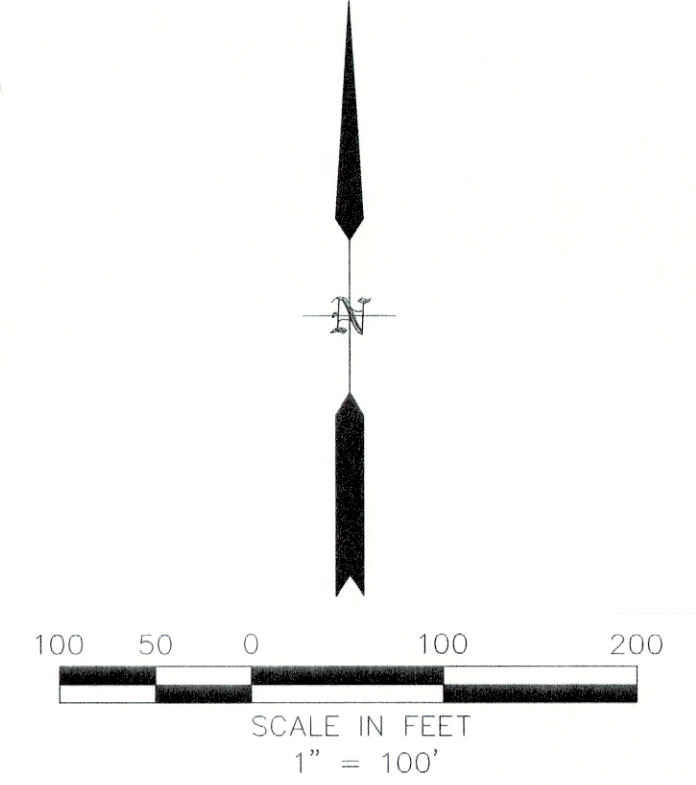
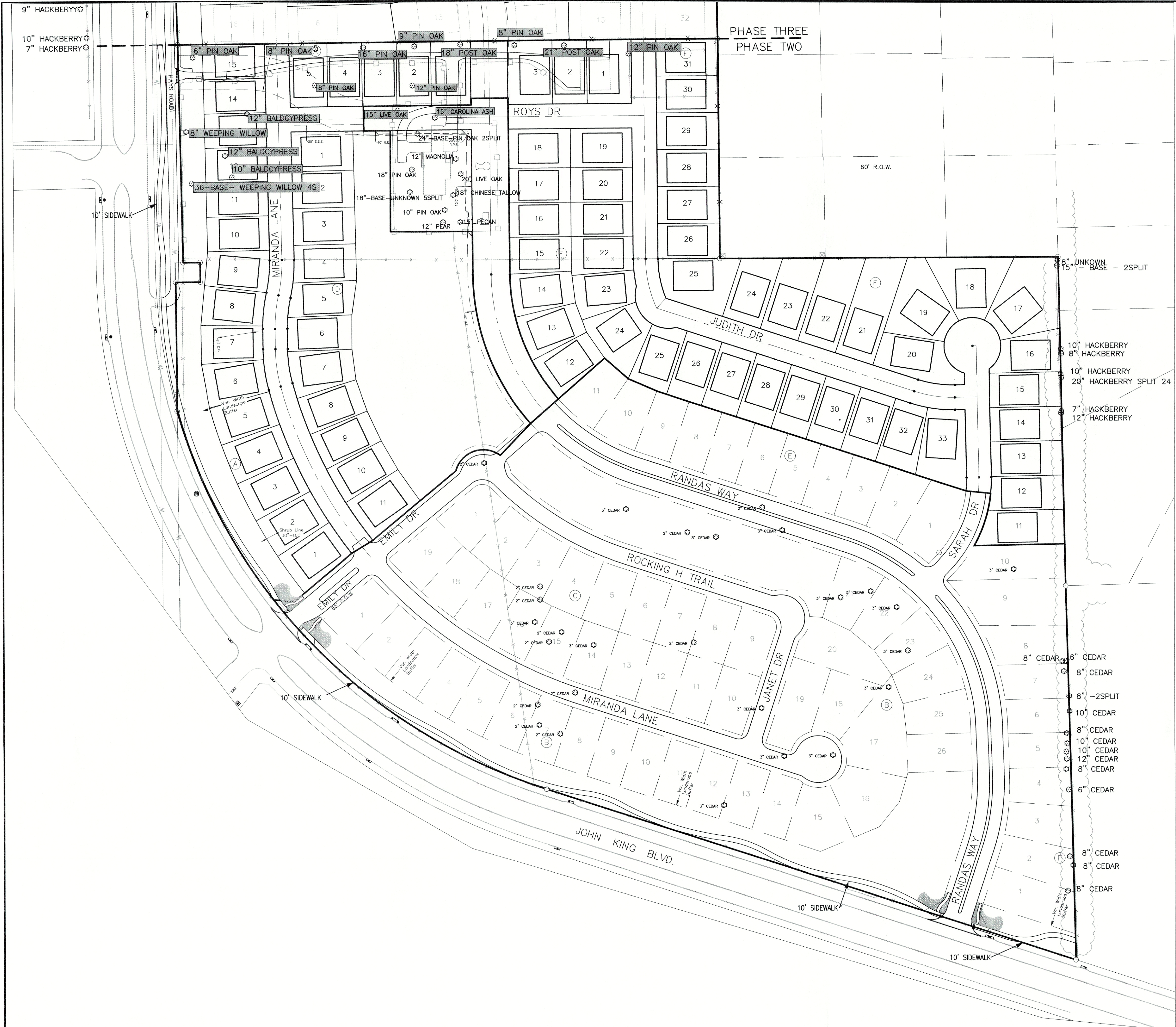
[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

STREET LIGHT AND SIGNAGE PLAN EXHIBIT
SADDLE STAR SOUTH PHASE 2
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1

SP2022-055



LEGEND	
	EXISTING TREE
	TREE TO BE REMOVED

SADDLE STAR SOUTH TREES to be REPLACED

82 - 4" CANOPY TREE
 316 - 3" CANOPY TREE
 112 - 6' ACCENT TREE
 1260 CALIPER INCHES

SADDLE STAR SOUTH TREES to be REMOVED

#	TYPE	Health	Mitigation
1	6" PIN OAK	Healthy	6"
3	8" PIN OAK	Healthy	24"
1	9" PIN OAK	Healthy	9"
2	12" PIN OAK	Healthy	24"
1	16" PIN OAK	Healthy	16"
1	15" LIVE OAK	Healthy	15"
1	18" POST OAK	Healthy	18"
1	21" POST OAK	Healthy	21"
1	15" CAROLINA ASH	Healthy	15"
1	8" WEeping WILLOW	Healthy	NONE
1	36" WEeping WILLOW	Healthy	NONE
1	10" BALDCYPRESS	Healthy	10"
2	12" BALDCYPRESS	Healthy	24"

TOTAL 182"

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

DEVELOPER
 HINES
 2200 ROSS AVE. SUITE 4200W
 DALLAS, TX 75201

SP2022-055

CAUTION! EXISTING UTILITIES
 CONTRACTOR SHOULD CALL 1-800-DIG-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.

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ENGINEERINGCONCEPTS & DESIGN, L.P.
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 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 10/26/2022
PROJECT NO.: 06824-2	
DWG FILE NAME: SADDLE STAR PHASE 2 TREESCPE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RYAN C. KING, P.E. (123635) ON 10/26/2022. IT IS NOT TO BE USED FOR CONSTRUCTION.

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

SHEET
 1
 OF
 1

GENERAL CONSTRUCTION NOTES

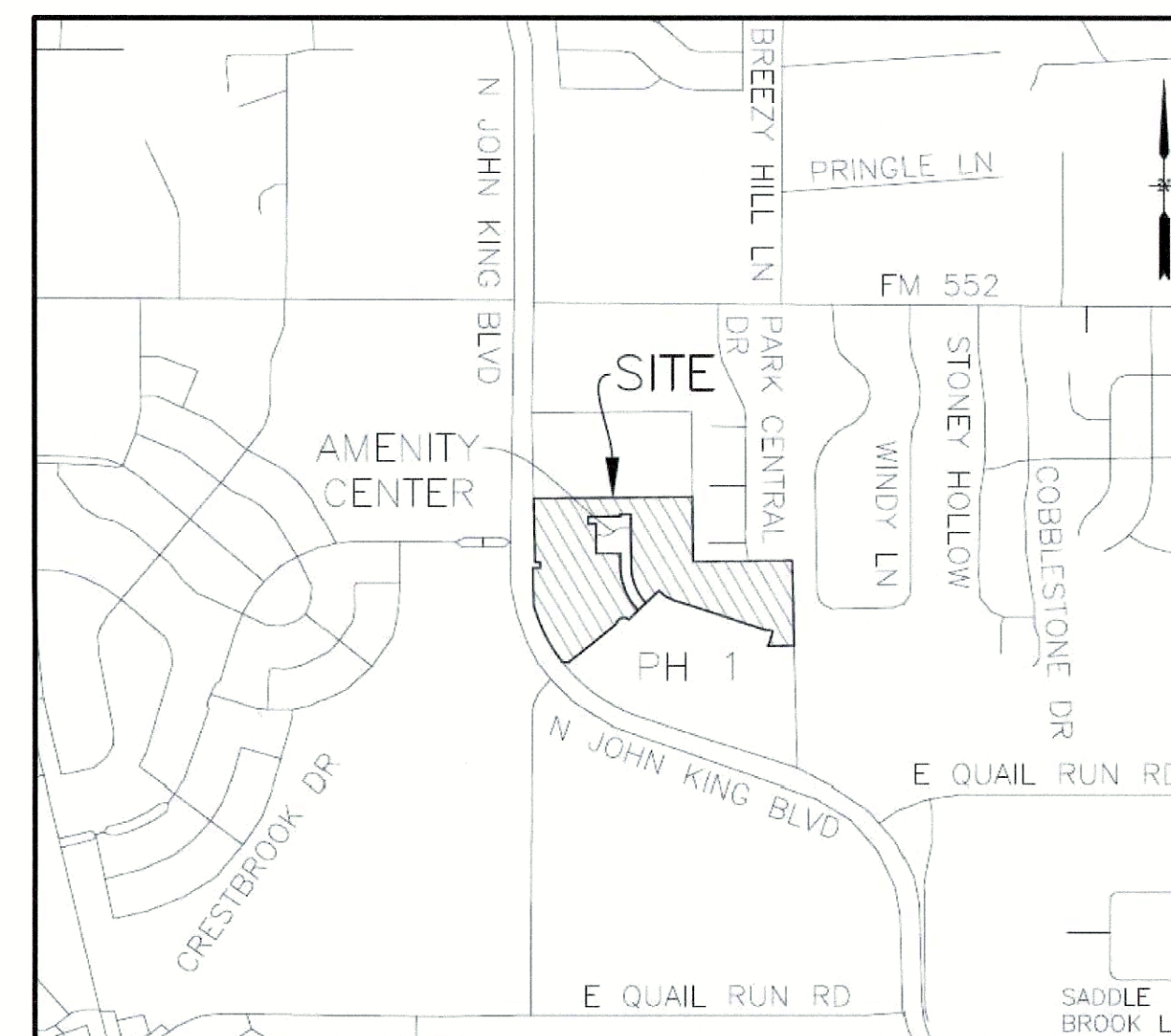
- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TxDOT SPECIFICATIONS, AND TxDOT STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-544-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TxDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~SADDLE STAR SOUTH - PH2~

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: August 24, 2022



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
HS1	OVERALL LAYOUT PLAN
HS2-HS4	HARDSCAPE PLANS
HS5-HS6	HARDSCAPE DETAILS
EX1	BUILDER FENCE EXHIBIT
L1-L6	LANDSCAPE PLANS
L7-L8	LANDSCAPE DETAILS
IR1-IR6	IRRIGATION PLANS
IR7-IR8	IRRIGATION DETAILS

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 Z601-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL 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 AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

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

- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VICOR COMPLIANT 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 ENCRONCH 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.

APPROVED:
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WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman



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

CITY OF ROCKWALL
STONE CREEK PHASE VI
CAB. I, PG. 161
P.R.R.C.T.

FEATHERSTONE DR.

STONE CREEK SE, LTD
VOL. 5011, PG. 9
D.R.R.C.T.

L6
IR6

SADDLE STAR
PHASE 3.

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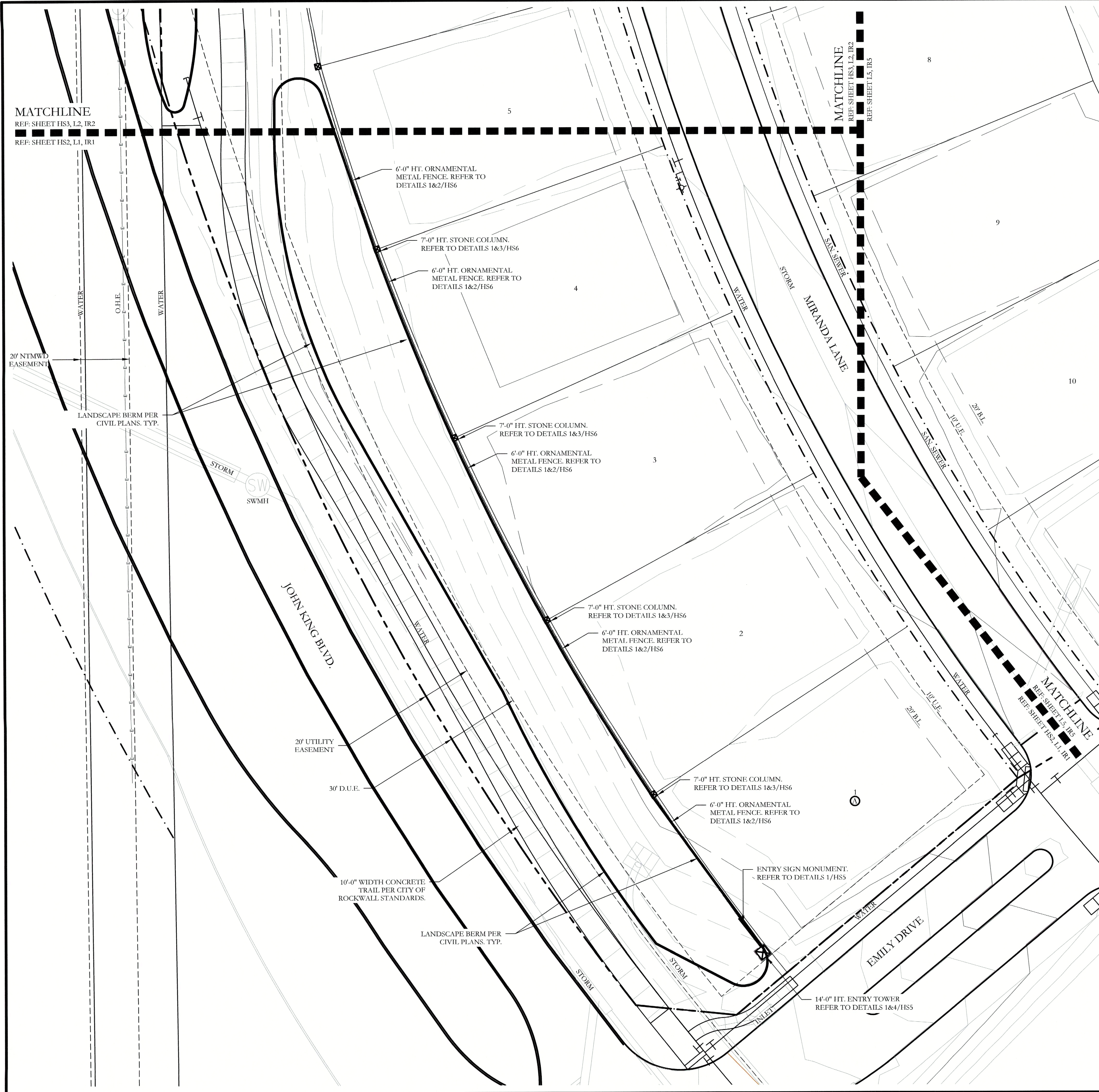
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HARDSCAPE LEGEND	
	6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
	14'-0" HT. STONE ENTRY TOWER. REFER TO DETAILS 1&4/HS5.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS6.

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

REGISTERED LANDSCAPE ARCHITECT
 CODY L. JOHNSON
 2833
 STATE OF TEXAS
 August 24, 2022

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 Plans
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

APPROVED:
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 [Signature]
 Planning & Zoning Commission, Chairman / Director of Planning and Zoning

CJS PROJECT NO.
PAD001C

SHEET NO.
HS2 of 6

MATCHLINE
REF: SHEET HS4, L3, IR3
REF: SHEET HS3, L2, IR2





MATCHLINE
REF: SHEET HS3, L2, IR2
REF: SHEET L4, IR4

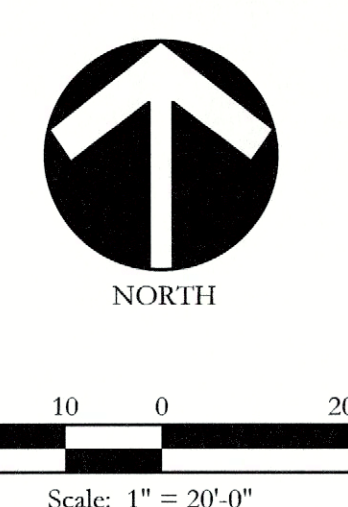
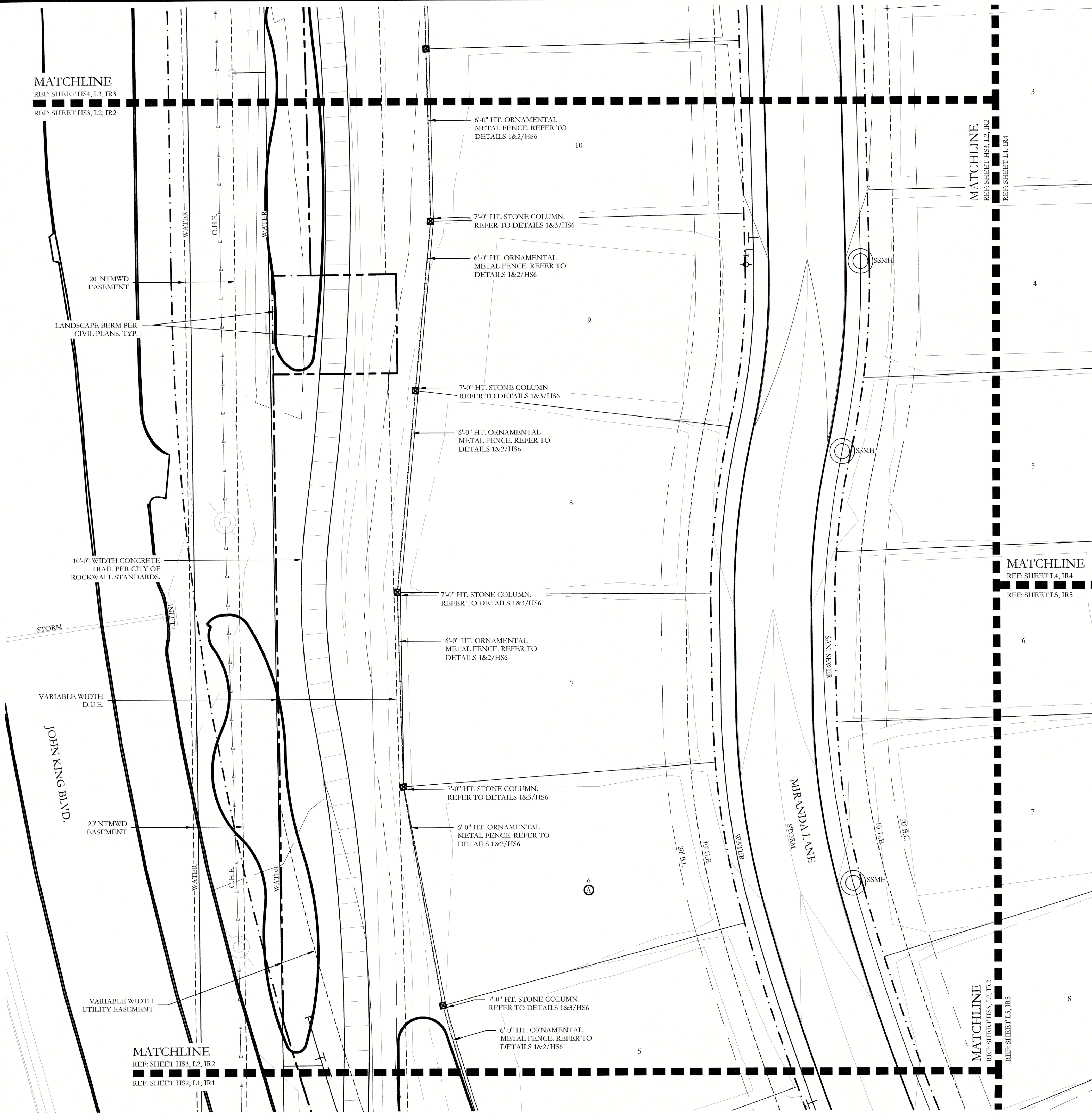
MATCHLINE
REF: SHEET L4, IR4
REF: SHEET L5, IR5

MATCHLINE
REF: SHEET HS3, L2, IR2
REF: SHEET L5, IR5

MATCHLINE
REF: SHEET HS3, L2, IR2
REF: SHEET HS2, L1, IR1

HARDSCAPE LEGEND

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

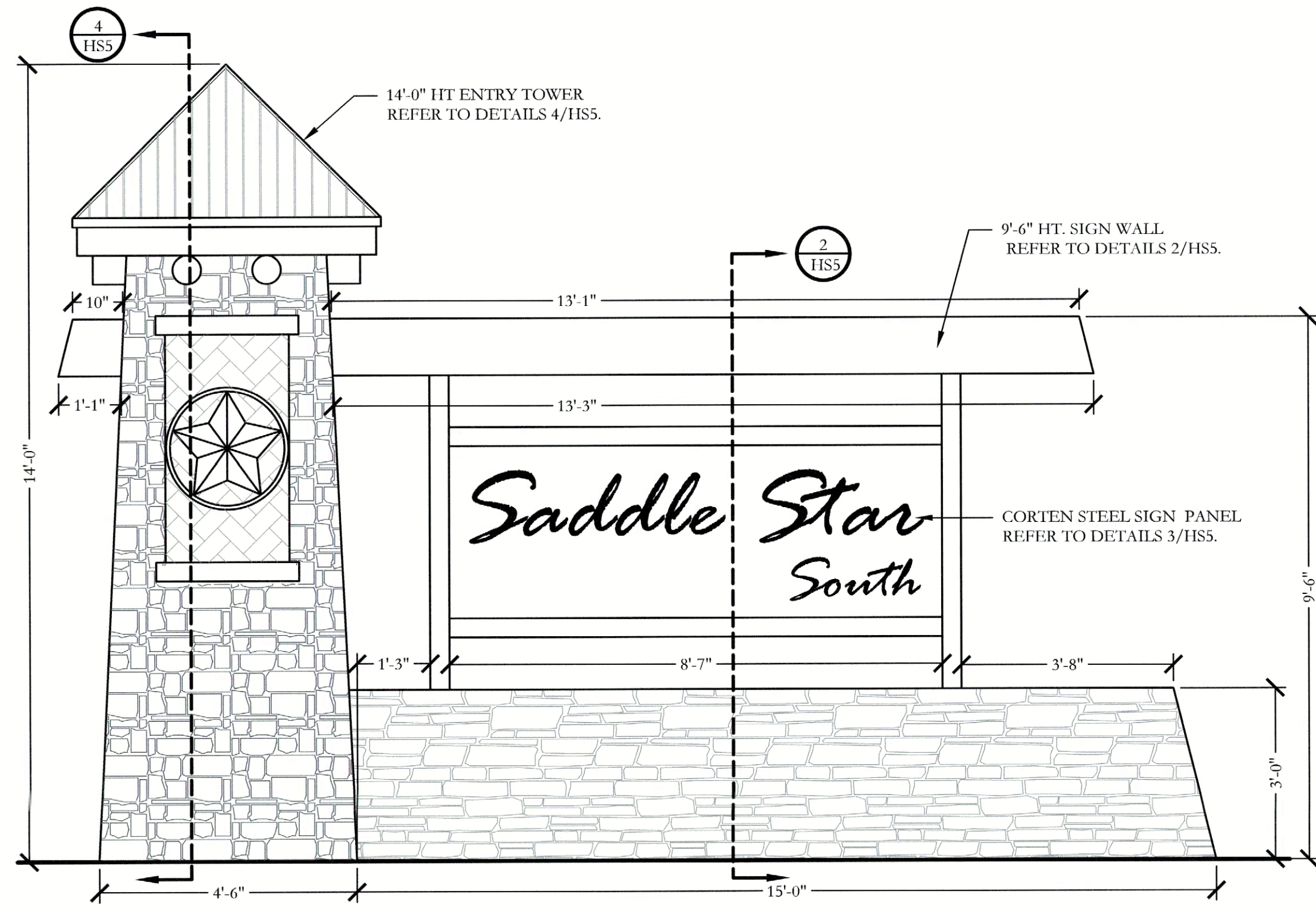


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One Inch

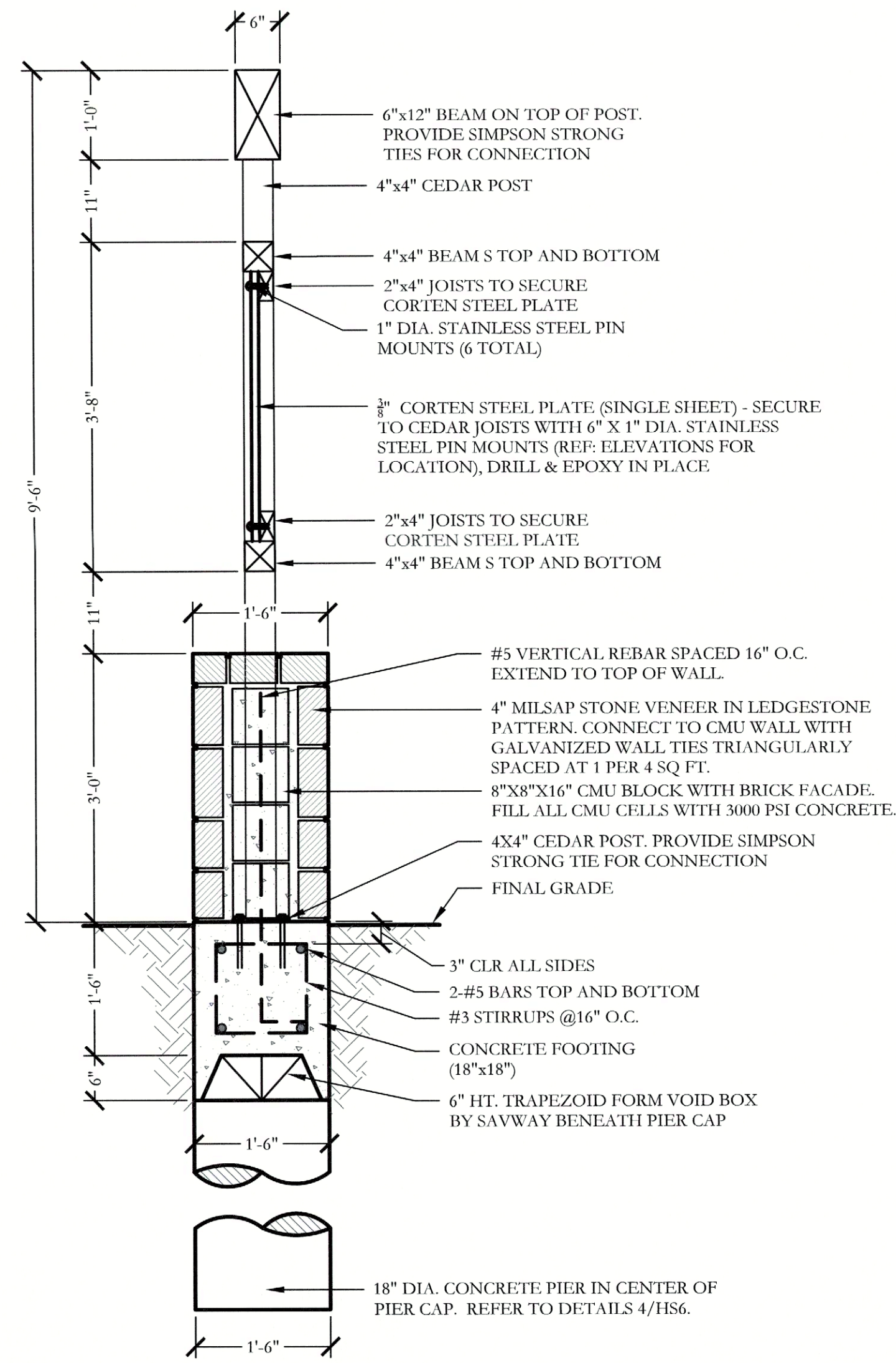
SCREENING AND BUFFERING
Hardscape Plans
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

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[Signature] Director of Planning and Zoning

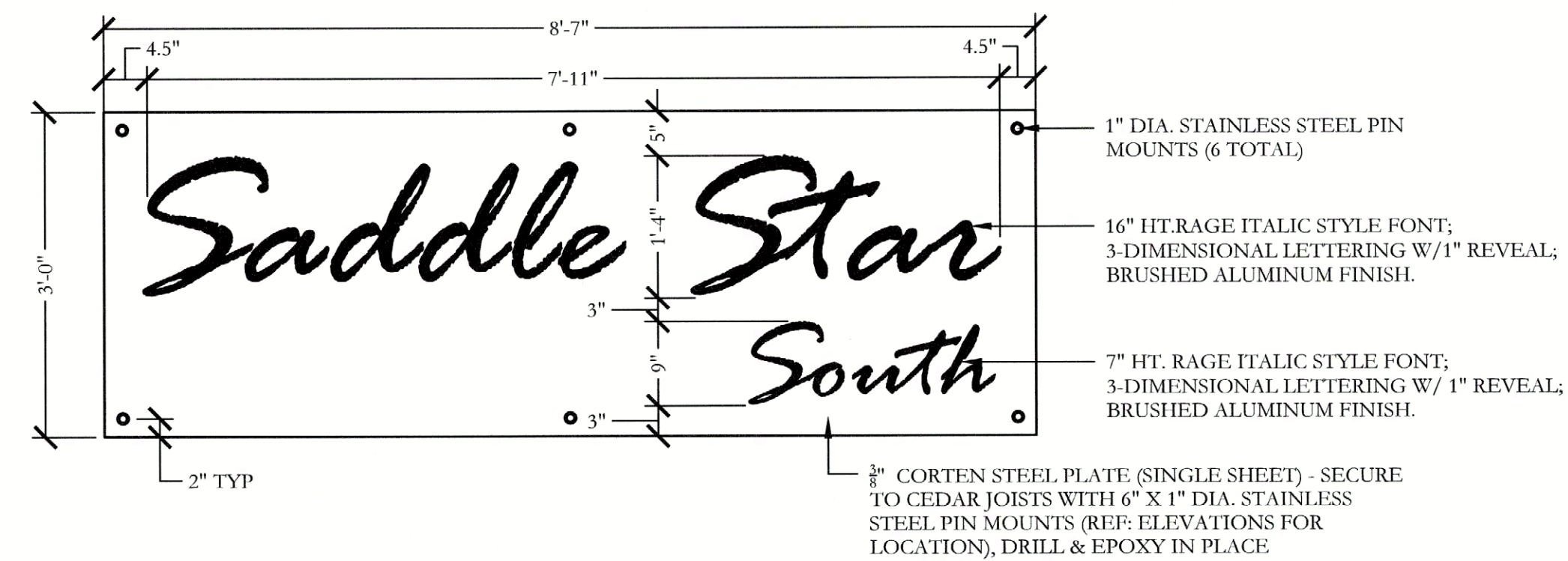
CJS PROJECT NO.
PAD001C
SHEET NO.
HS3 of 6



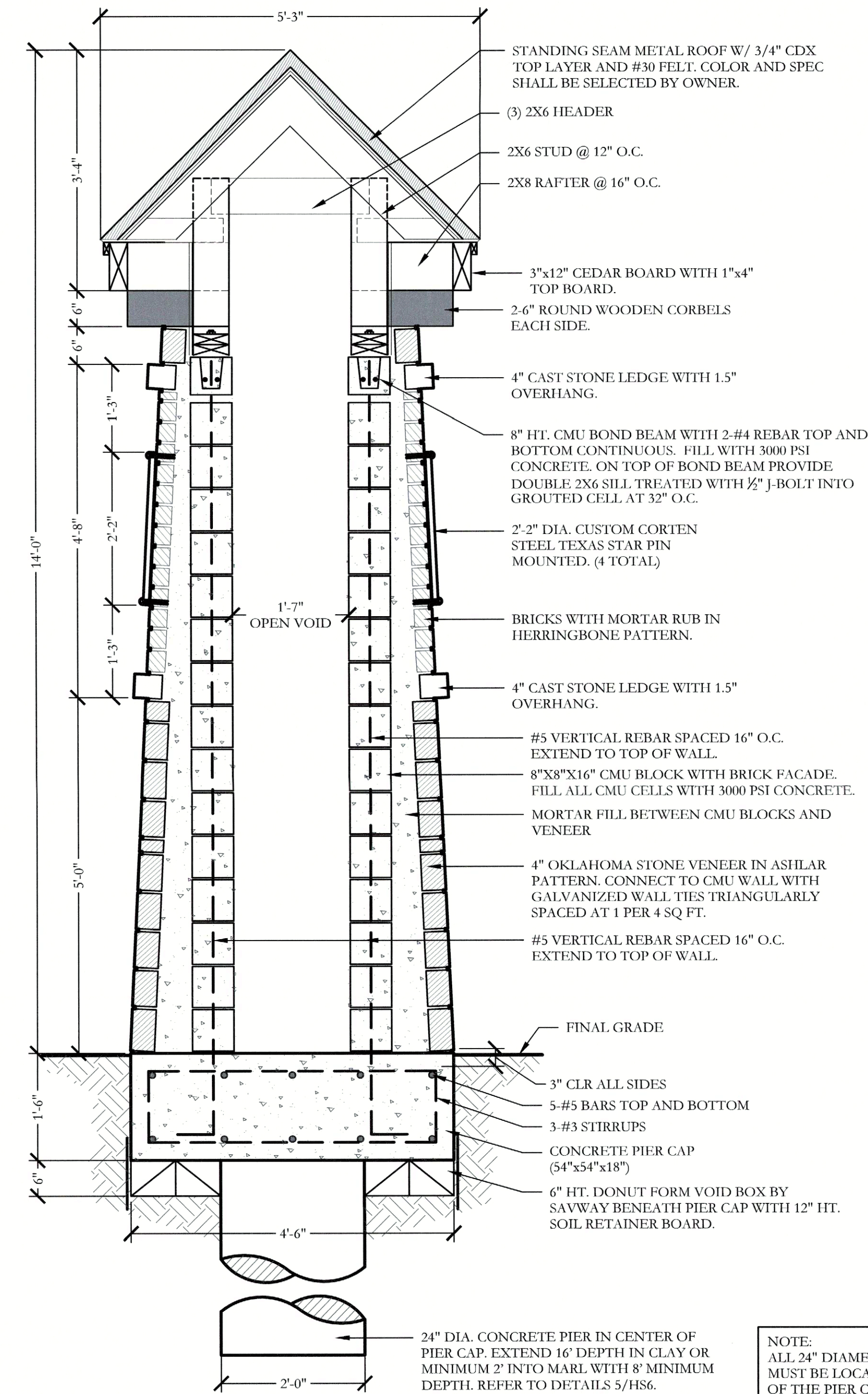
1 ENTRY SIGN MONUMENT
ELEVATION
SCALE: 1/2" = 1'-0"



2 9'-6" HT. SIGN WALL
ELEVATION
SCALE: 3/4" = 1'-0"



3 CORTEN STEEL SIGN PANEL
ELEVATION
SCALE: 3/4" = 1'-0"



4 14'-0" HT. STONE ENTRY TOWER
SECTION
SCALE: 3/4" = 1'-0"

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Planning & Zoning Commission, Chairman Director of Planning and Zoning

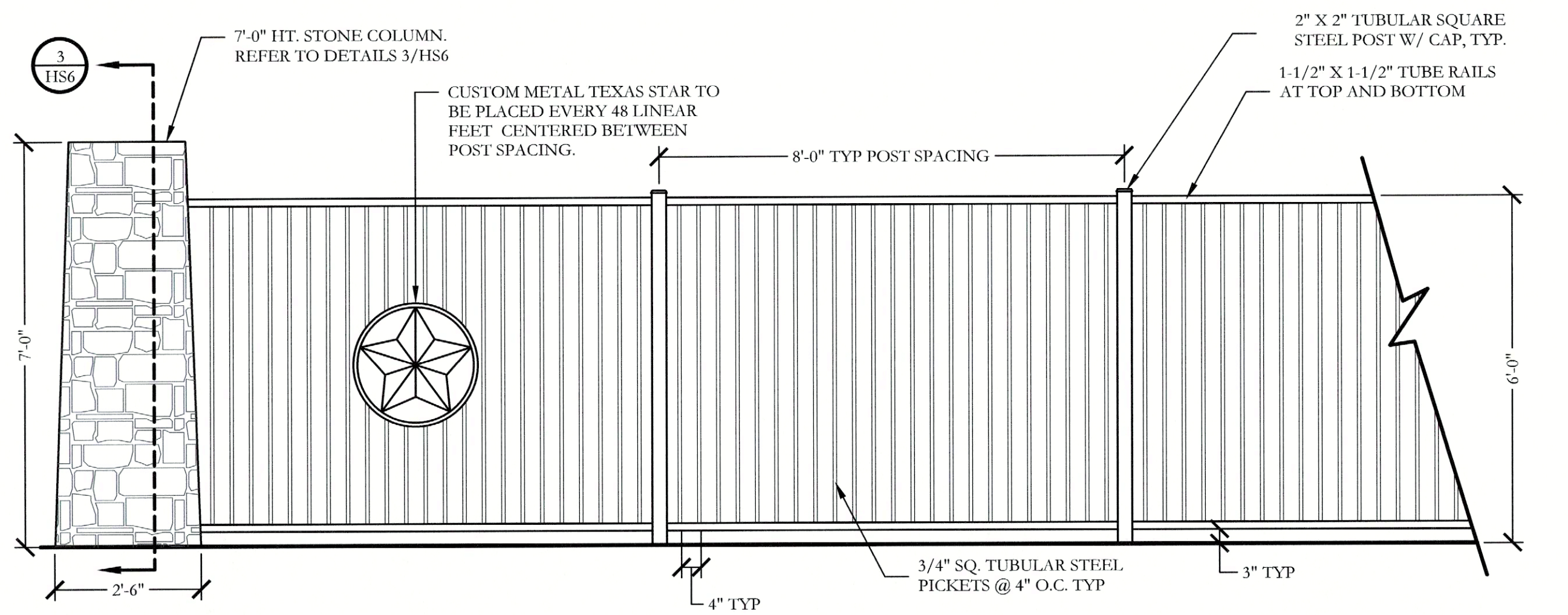
THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

August 24, 2022

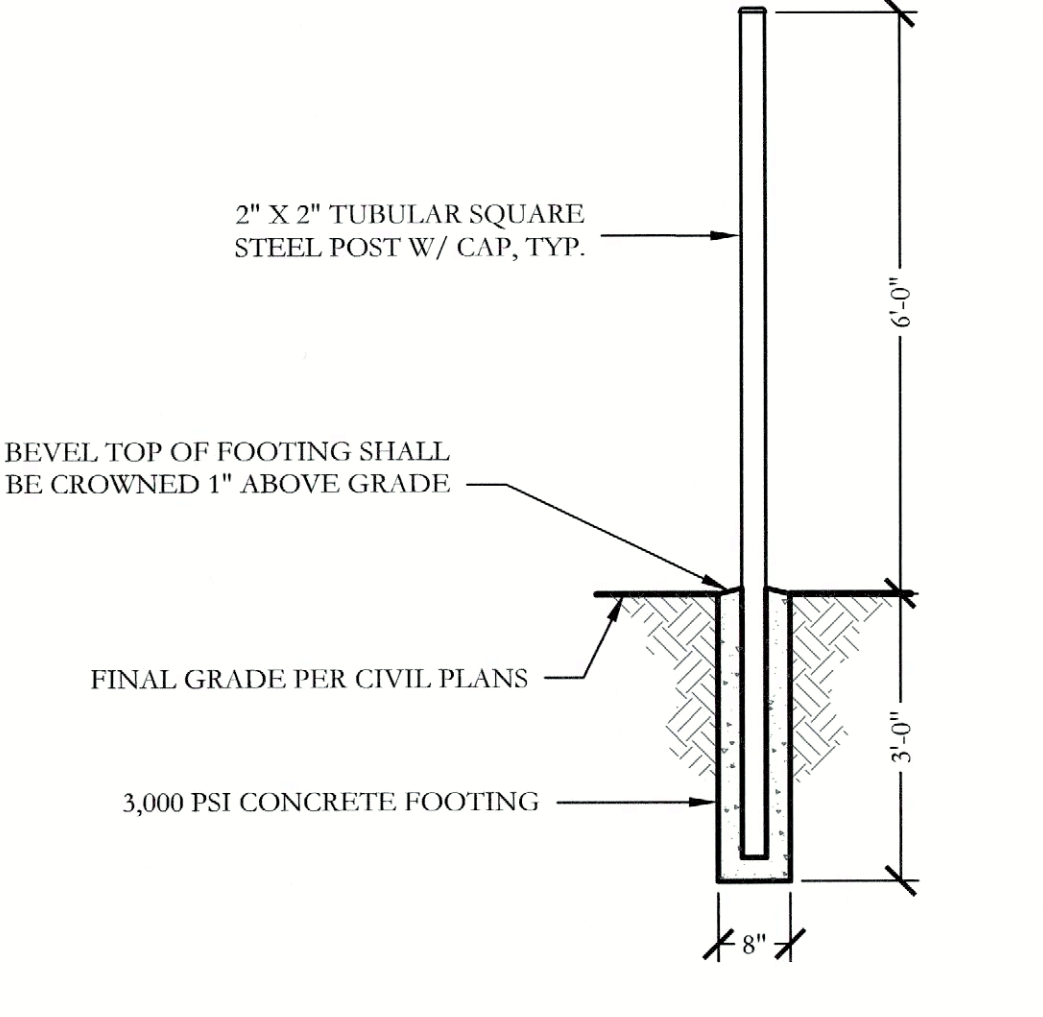
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One Inch

SCREENING AND BUFFERING
Hardscape Details
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
HS5 of 6

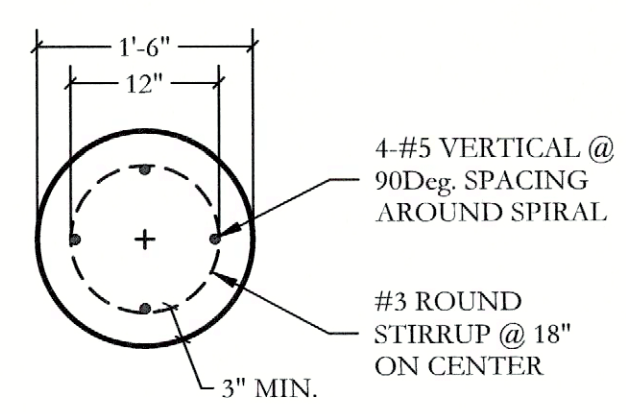


1 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE ELEVATION SCALE: 1/2" = 1'-0"

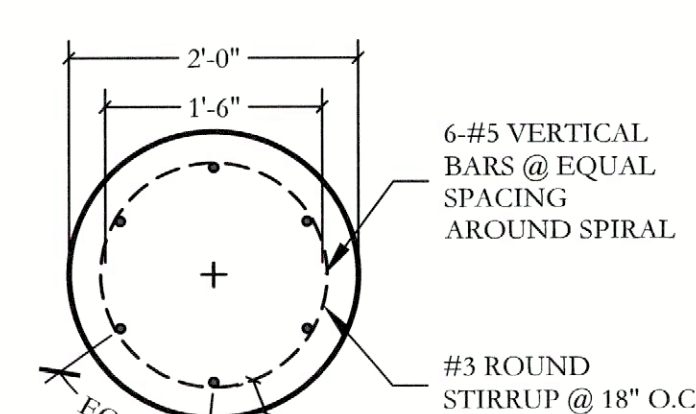


2 TYPICAL METAL POST FOOTING SECTION SCALE: 1/2" = 1'-0"

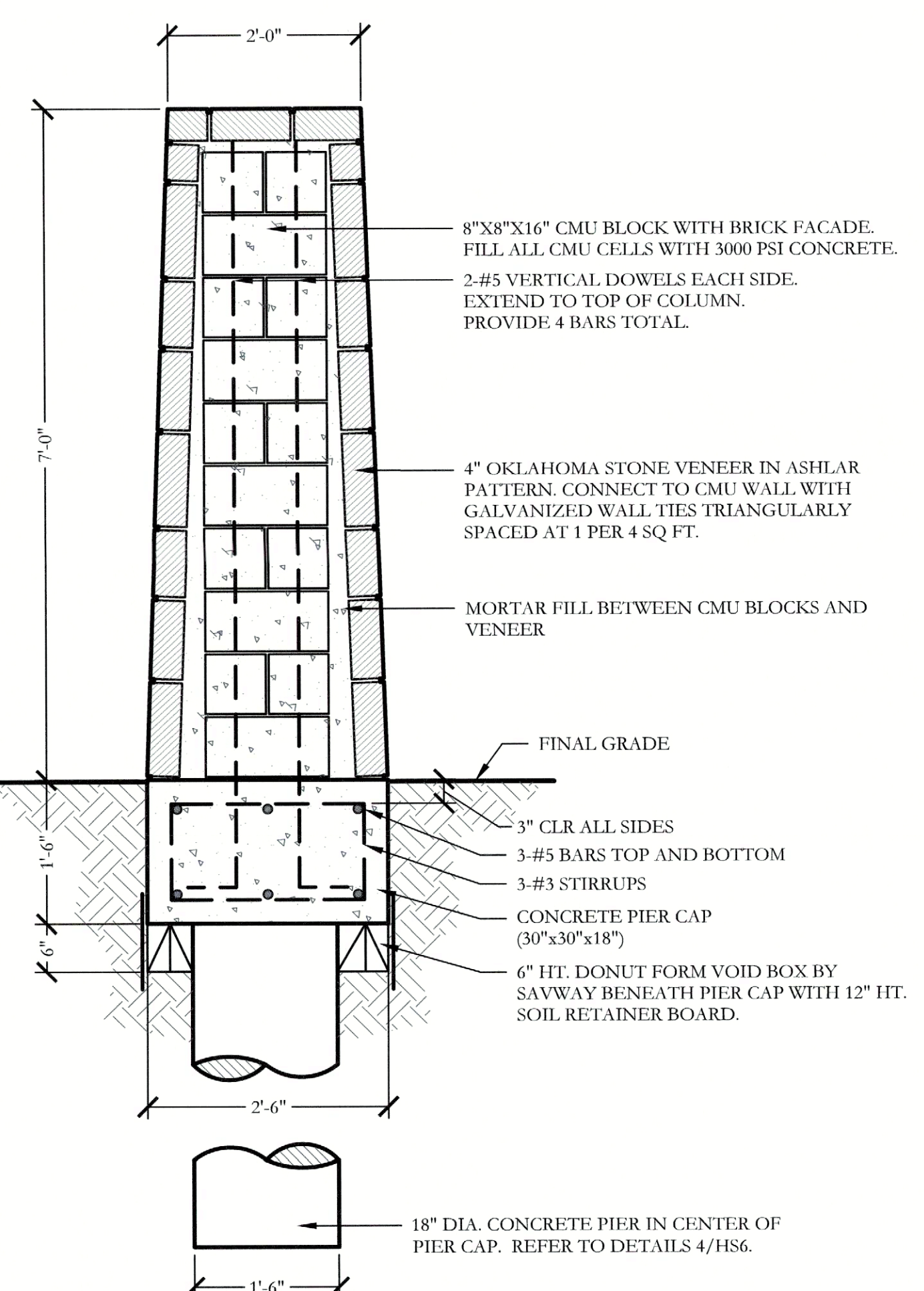
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Planning & Zoning Commission, Chairman Director of Planning and Zoning



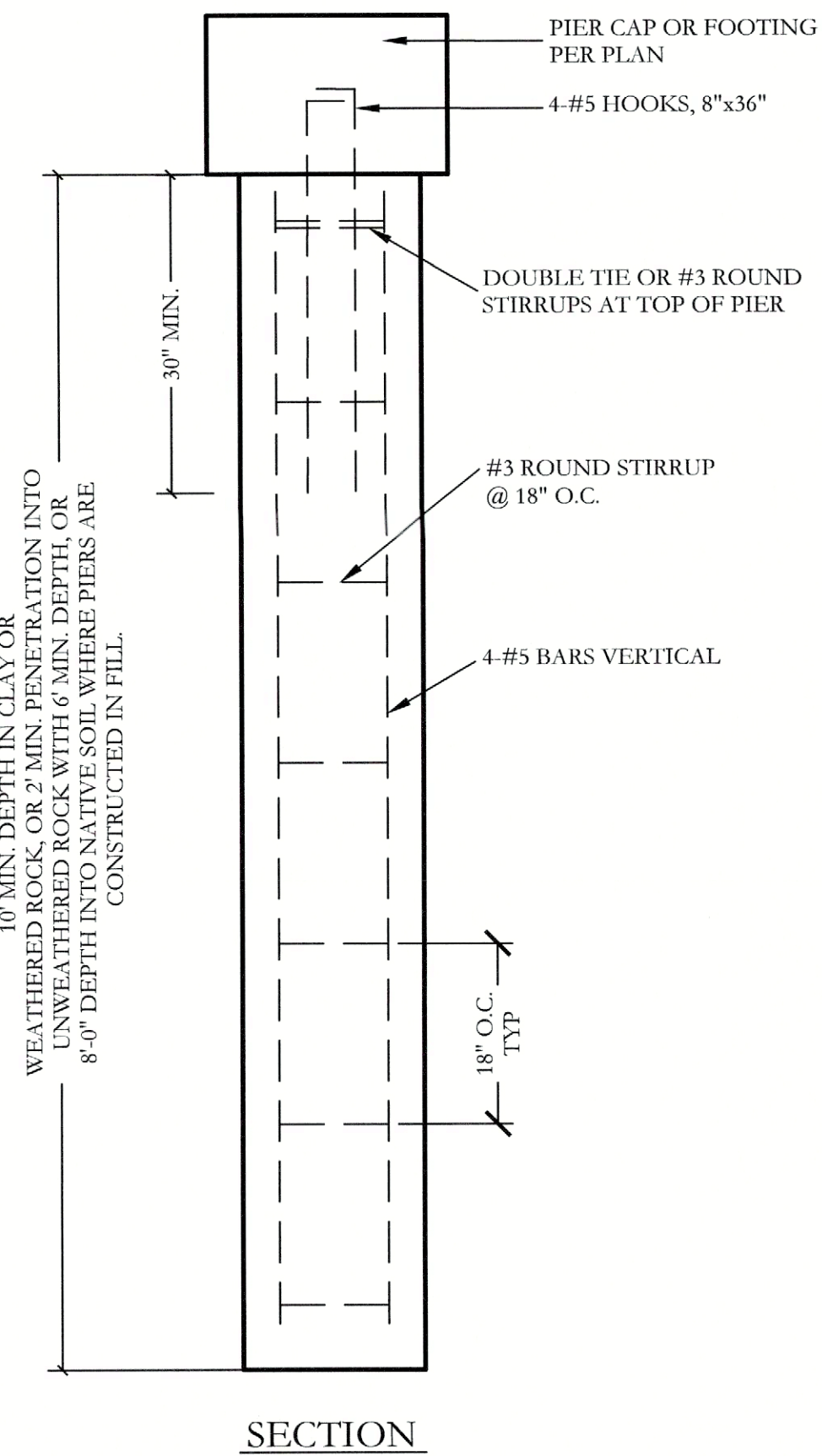
PLAN/SECTION



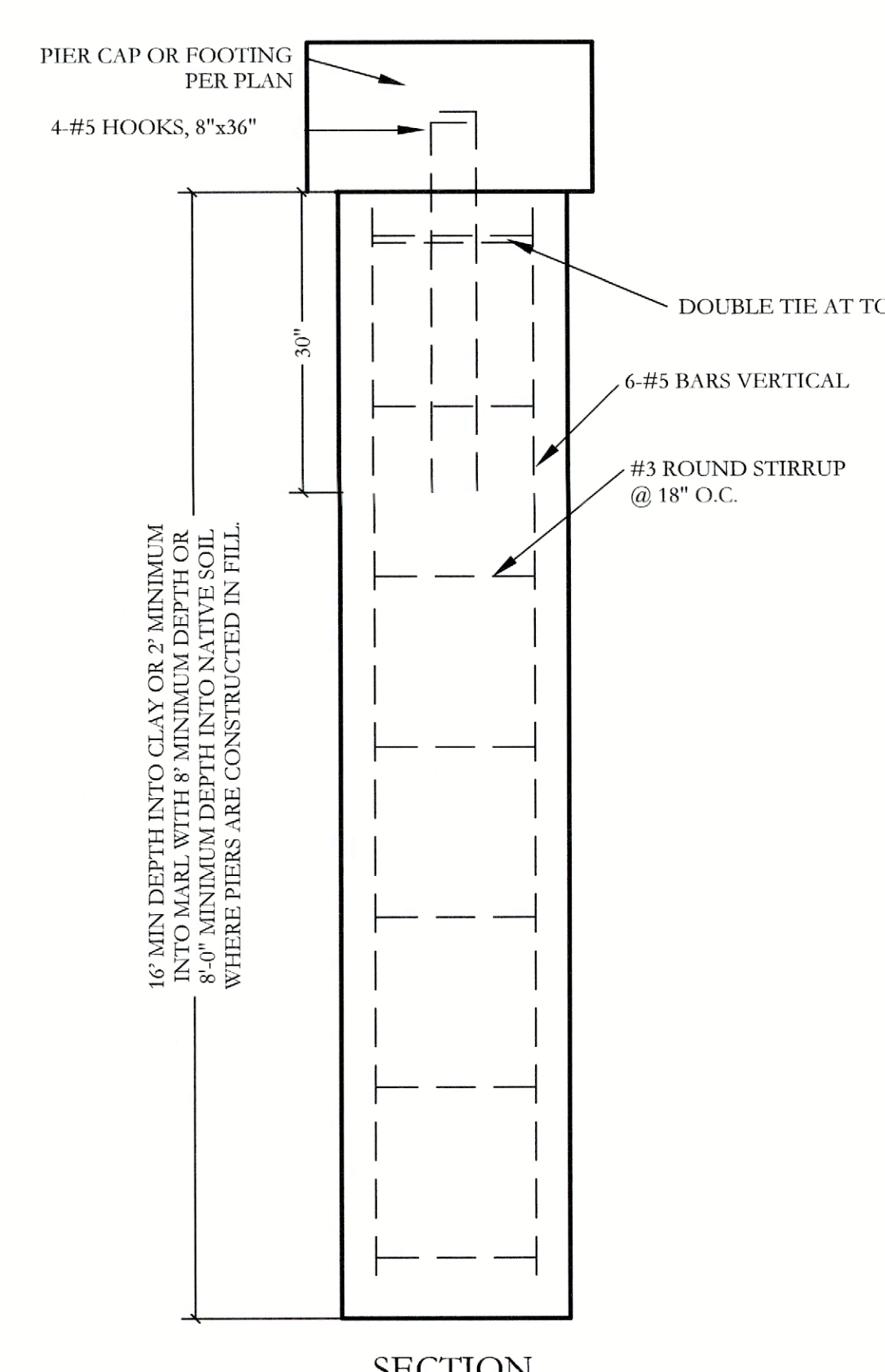
PLAN



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



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



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

GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST IN PLACE CONCRETE**
- ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
 - ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
 - CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 - CHLORIDES SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE = 1".
- CONCRETE REINFORCING STEEL**
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 36 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
 - PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
 - CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 5: 2 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1 1/2 INCHES
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - (A) BARS, LARGER THAN NO. 11: 1 1/2 INCHES
 - (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
 - BEAMS AND COLUMNS: 1 1/2 INCHES
 - SHELLS AND FOLDED PLATES:
 - (A) BAR LARGER THAN NO. 5: 3/4 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1/2 INCHES
 - ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.
- DRILLED PIERS**
- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 - PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 - STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
 - PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
 - PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 36 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.
- STRUCTURAL CONCRETE MASONRY UNIT**
- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 - CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 - MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 - COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 - REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA. MAXIMUM.
 - HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 - JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 - LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
 - LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 - PLACE GROUT USING LOW-LIFT METHOD, 6"-8" MAXIMUM LIFTS.

WALL NOTES

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

ORNAMENTAL METAL FENCE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
- ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
- ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
- PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
- GRIND SMOOTH ALL WELDS.
- ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
- ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
- FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - PICKETS, 3/4" SQUARE 16 GA.
 - RAILS, 1 1/2" X 1/2" SQUARE 16 GA.
 - POSTS, 2" SQUARE 11 GA.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
- CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS.
- POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
- FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

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

August 24, 2022

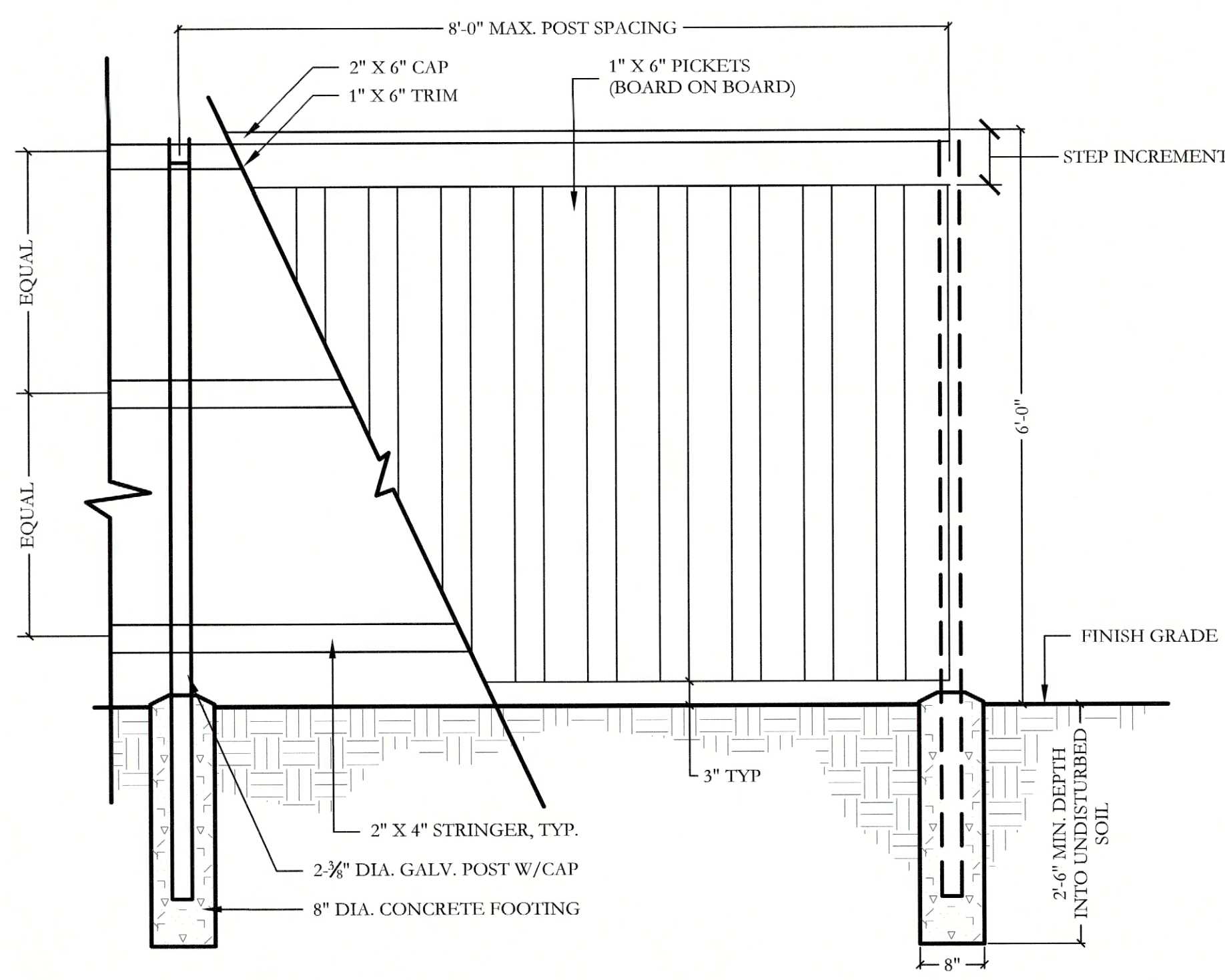
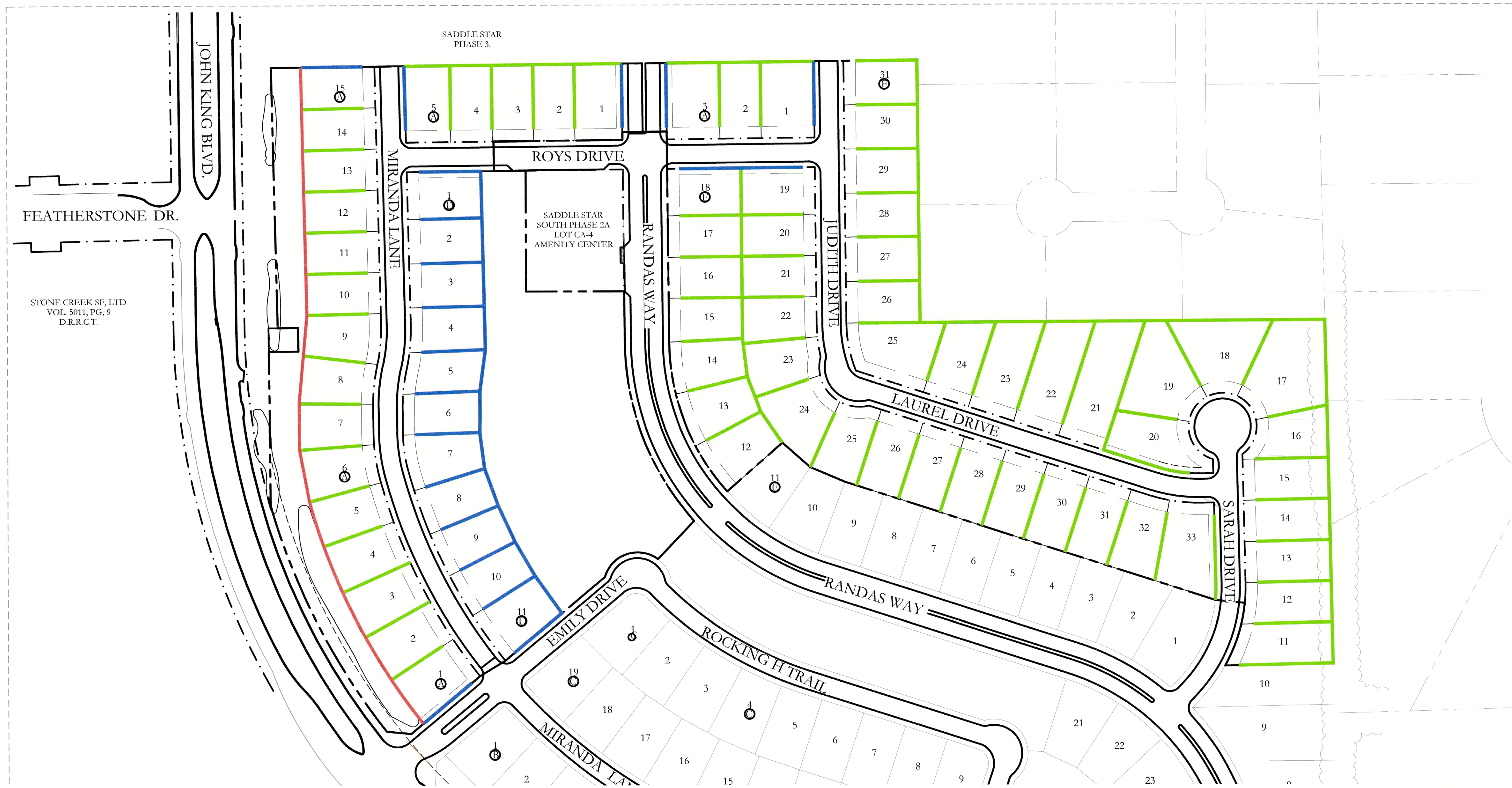
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SCREENING AND BUFFERING
Hardscape Details
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

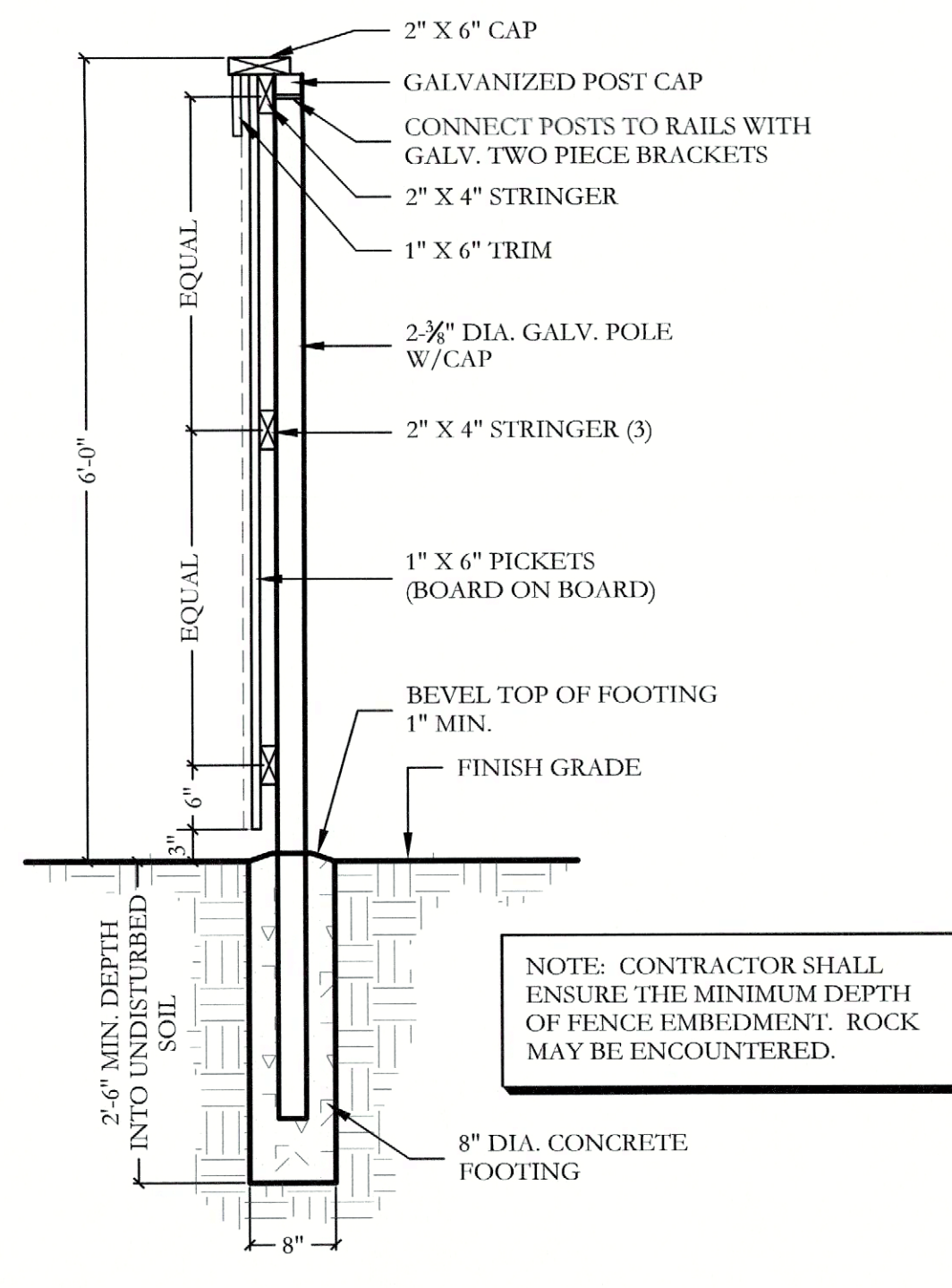
CJS PROJECT NO.
PAD001C
SHEET NO.
HS6 of 6

CALLOUTS LEGEND:

- 6'-0" HT. ORNAMENTAL METAL FENCE AND COLUMNS BY DEVELOPER.
- 6'-0" HT. WOOD FENCE BY HOME BUILDER.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY HOME BUILDER.



1 PARTIAL 6'-0" HT. WOOD FENCE ELEVATION
SCALE: 3/4"=1'-0"



2 6'-0" HT. WOOD FENCE SECTION
SCALE: 3/4"=1'-0"

NOTE: CONTRACTOR SHALL ENSURE THE MINIMUM DEPTH OF FENCE EMBEDMENT. ROCK MAY BE ENCOUNTERED.

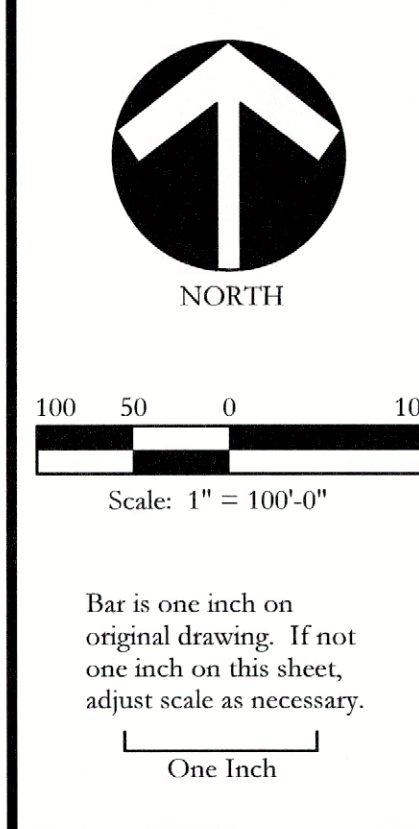
WOOD FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE
 - 4.1. STRINGERS-CEDAR, #2 GRADE OR BETTER.
 - 4.2. PICKETS-CEDAR, #2 GRADE OR BETTER.
 - 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER
5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC. ARE TO BE HOT DIPPED GALVANIZED.
7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS, DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
11. ALL WOOD FENCE MEMBERS TO RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT, FINISH AND COLOR TO BE SELECTED BY OWNER.
12. WHERE REQUIRED BY GRADE THE FENCE SHALL BE STEPPED IN INCREMENTS EQUAL TO THE FINISH DIMENSION OF THE TOP TRIM AND CAP.

NOTE: FENCES IN THE REAR LOTS OF YARDS NOT ADJACENT TO OPEN SPACE OR RIGHT OF WAY CAN ELIMINATE THE TOP CAP.

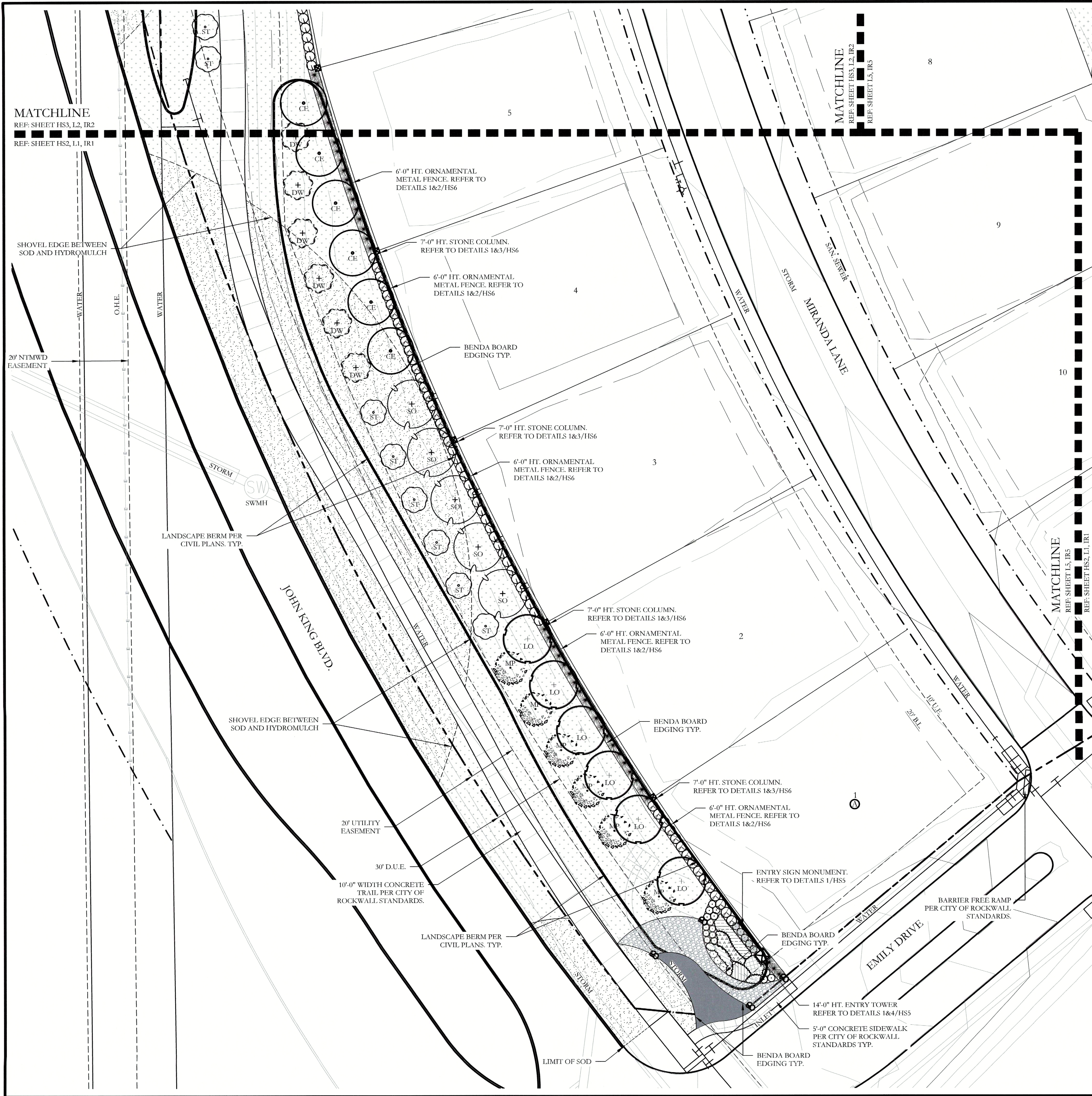
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of November, 2022.
WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman Director of Planning and Zoning



SCREENING AND BUFFERING
Builder Fence Exhibit
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. PAD001C
SHEET NO. EX1 of 6



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	5 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	5 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	5 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	5 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	5 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2" 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

NOTE:
REFER TO CIVIL GRADING PLANS FOR THE PROPOSED BERM HEIGHTS ALONG JOHN KING BOULEVARD.

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Planning & Zoning Commission, Chairman Director of Planning and Zoning

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

NORTH

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One Inch

SCREENING AND BUFFERING

Landscape Plan

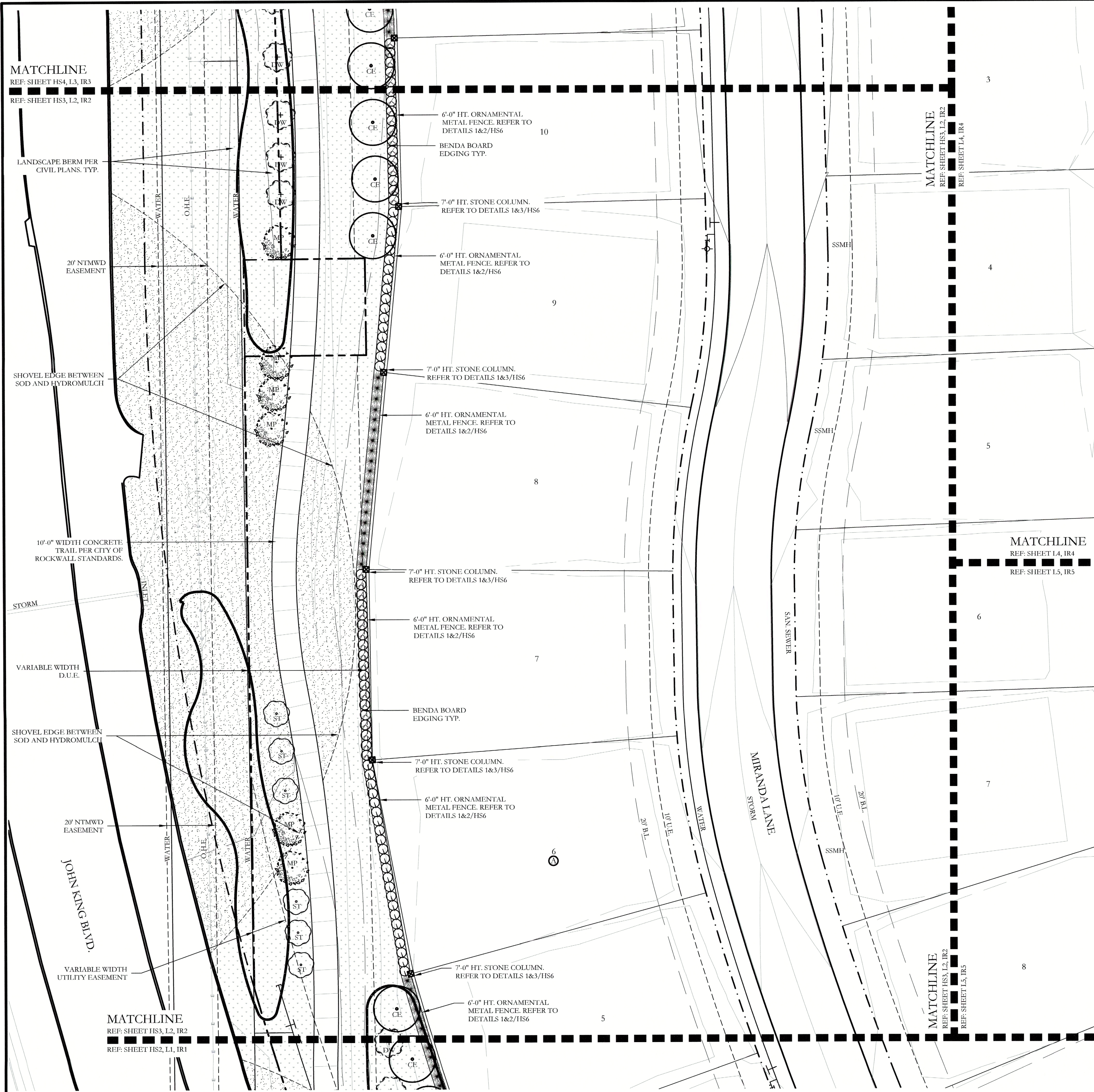
Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CITY PROJECT NO. SP2022-055

CJS PROJECT NO. PAD001C

SHEET NO. L1 of 8



PLANT LEGEND					
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	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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		RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	5 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
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Planning & Zoning Commission, Chairman Director of Planning and Zoning

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

REGISTERED LANDSCAPE ARCHITECT
 CODY L. JOHNSON
 2833
 STATE OF TEXAS
 August 24, 2022

NORTH

Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Landscape Plan

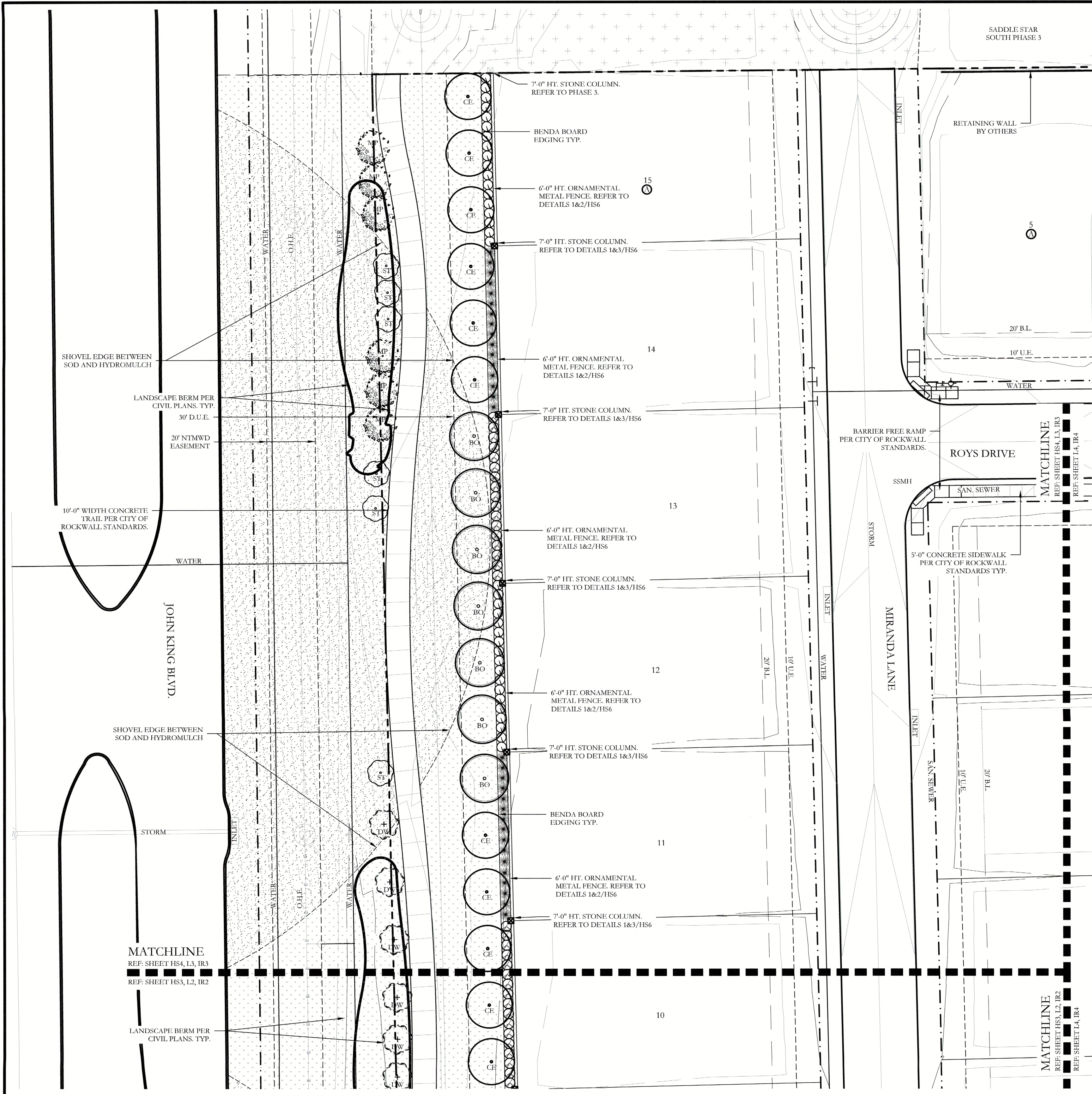
Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CITY PROJECT NO. SP2022-055

CJS PROJECT NO. PAD001C

SHEET NO. L2 of 8



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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August 24, 2022

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SCREENING AND BUFFERING

Landscape Plan

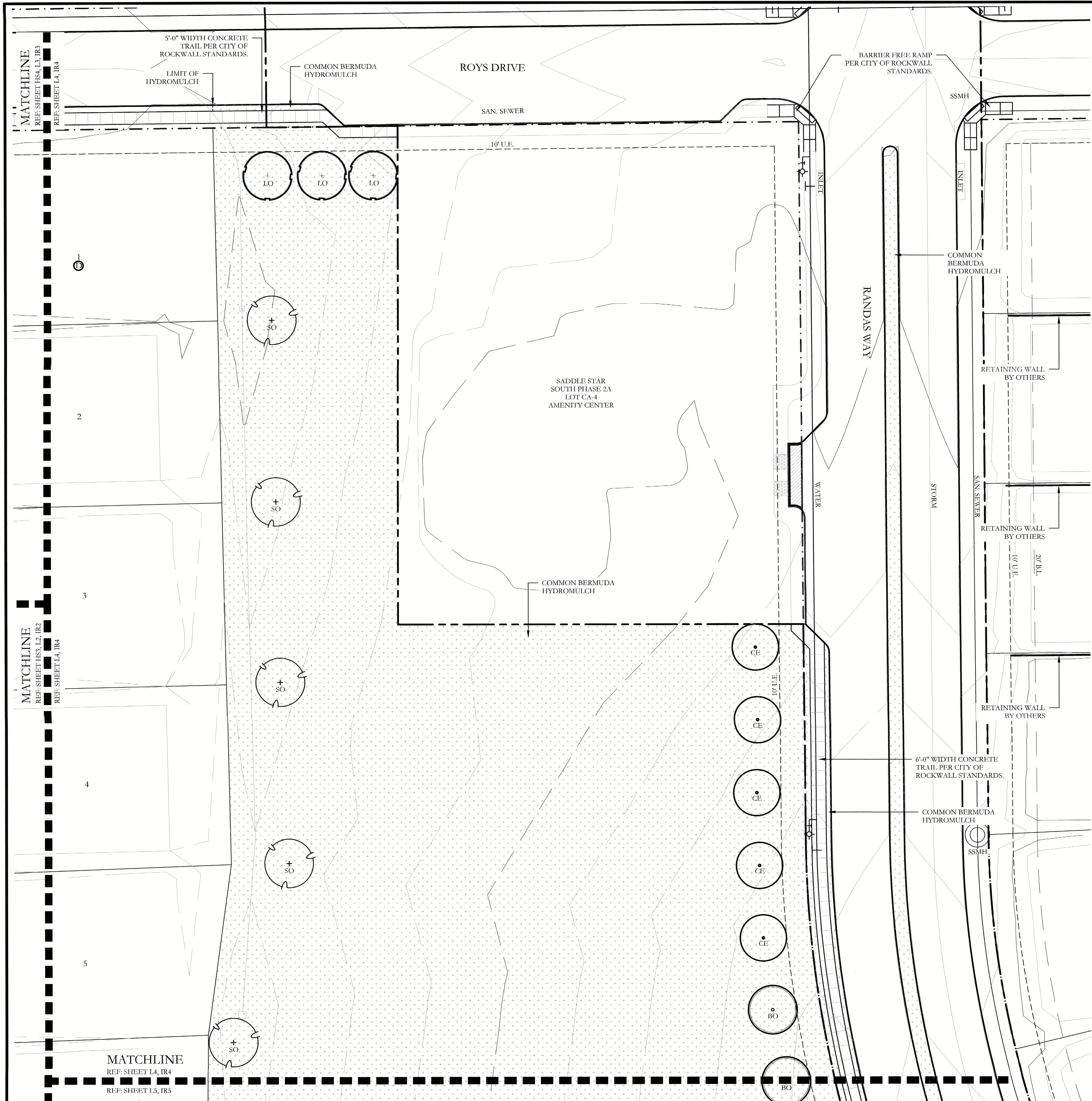
Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CITY PROJECT NO. SP2022-055

CJS PROJECT NO. PAD001C

SHEET NO. L3 of 8



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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

NOTE:
REFER TO CIVIL GRADING PLANS FOR THE PROPOSED BERM HEIGHTS ALONG JOHN KING BOULEVARD.

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 15 day of November, 2022.
WITNESS OUR HANDS, this 15 day of November, 2022.
[Signature]
Planning & Zoning Commission, Chairman Director of Planning and Zoning

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

NORTH

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

Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. PAD001C

SHEET NO. L4 of 8

CITY PROJECT NO. SP2022-055

MATCHLINE
REF: SHEET L4, IR4
REF: SHEET L5, IR5



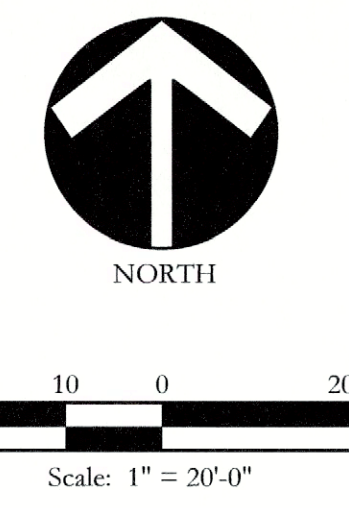
PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	5 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	Panicum virgatum 'DALLAS BLUES'	5 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	5 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	5 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	5 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2" 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

NOTE:
REFER TO CIVIL GRADING PLANS FOR THE PROPOSED BERM HEIGHTS ALONG JOHN KING BOULEVARD.

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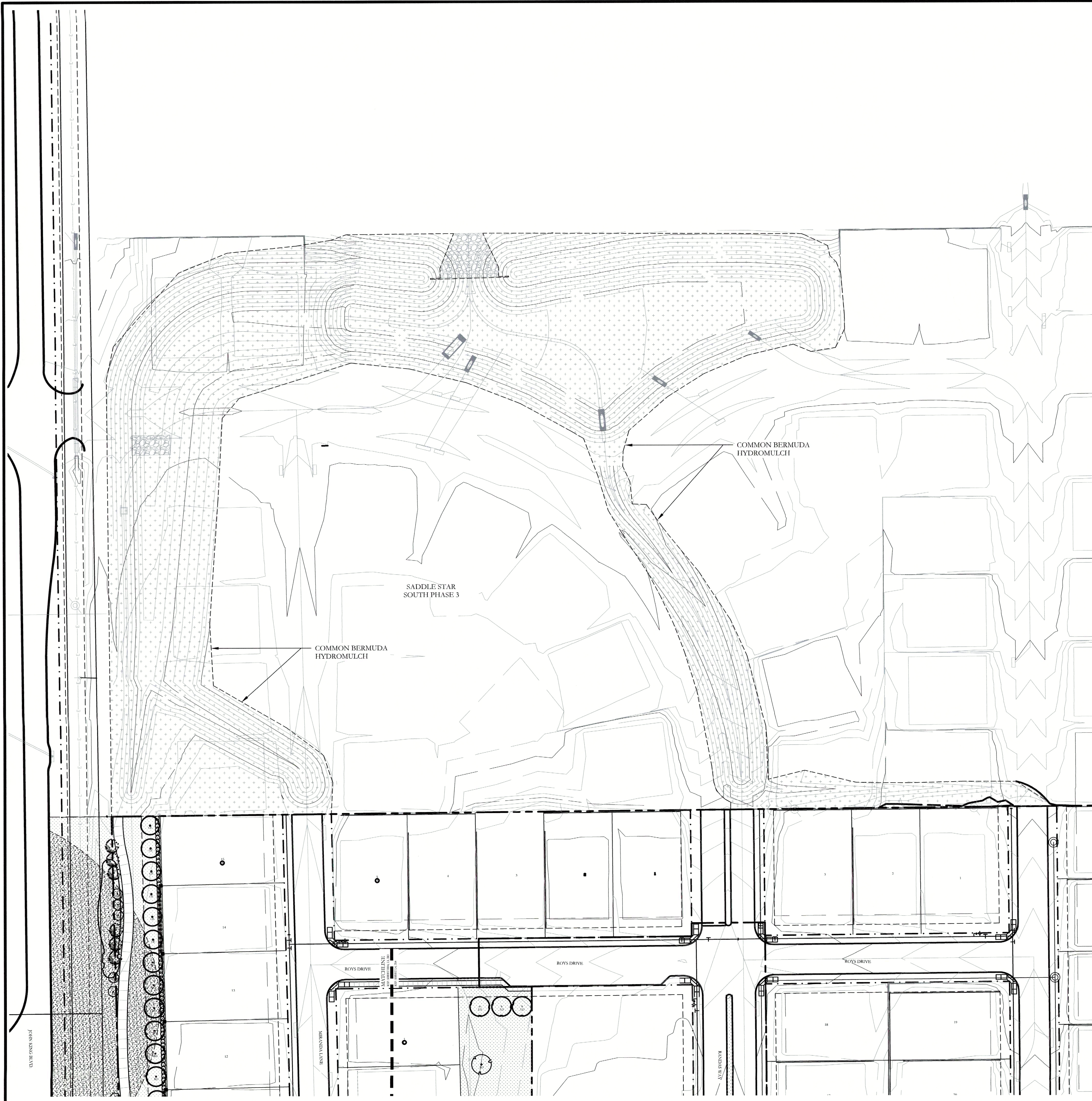
JOHNSON VOLK CONSULTING
TPELBS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



SCREENING AND BUFFERING
Landscape Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
L5 of 8

CITY PROJECT NO. SP2022-055



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
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		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	5 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	5 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	5 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	5 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAER REGINAE	5 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	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"
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JOHNSON VOLK CONSULTING
TPBELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

REGISTERED LANDSCAPE ARCHITECT
 CODY L. JOHNSON
 2833
 STATE OF TEXAS
 August 24, 2022

NORTH
 50 25 0 50
 Scale: 1" = 50'-0"

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

SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, Rockwall County, Texas

CITY PROJECT NO. SP2022-055

CJS PROJECT NO. PAD001C

SHEET NO. L6 of 8

LANDSCAPE PROVIDED

JOHN KING BOULEVARD

MINIMUM TWENTY (50) FOOT LANDSCAPE EDGE PROVIDED
 10' SIDEWALK WITHIN LANDSCAPE BUFFER PROVIDED.
 3 - 4" CAL. CANOPY TREE & 4 ACCENT TREES / 100 LF OF LINEAR FRONTAGE
 1,200 LF OF FRONTAGE / 100 LF = 36 - 4" CAL. TREES & 48 ACCENT TREES REQUIRED.
 PROVIDED: 36 - 4" CALIPER CANOPY TREES & 48 ACCENT TREES PROVIDED
 MIN 30" HT. SHRUBBERY PROVIDED ALONG LENGTH OF STREET FRONTAGE.

PRIVATE LOTS

PER PD-79, EACH PRIVATE LOT MUST HAVE TWO LOT TREES IN THE FRONT YARD, AND CORNER LOTS MUST HAVE FOUR LOT TREES.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	15	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	18	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	12	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	23	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
MP	18	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.
DW	12	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.
ST	18	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.
	97	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	89	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	5 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	93	'DALLAS BLUE' SWITCHGRASS	PANICUM VERGATUM 'DALLAS BLUES'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	5	INDIAN HAWTHORN SNOW	RHAPHIOLEPIS INDICA 'SNOW'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	7	'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	8	RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	3	QUEEN VICTORIA AGAVE	AGAVE VICTORIAE REGINAE	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	12	MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	8	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCOPOLLA'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	43	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	13	DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	5	LAVENDER COTTON	SANTOLINA CHAMAECYPRARISSUS	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	56,340	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	342,209	COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	36,384	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	556	BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2" DIAMETER	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	692	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"	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	4	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	TONS	FIELD LOCATE	50 LB - 250 LB PER BOULDER

GENERAL LANDSCAPE NOTES

INSPECTIONS:

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

LANDSCAPE STANDARDS:

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

IRRIGATION STANDARDS:

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

MAINTENANCE STANDARDS:

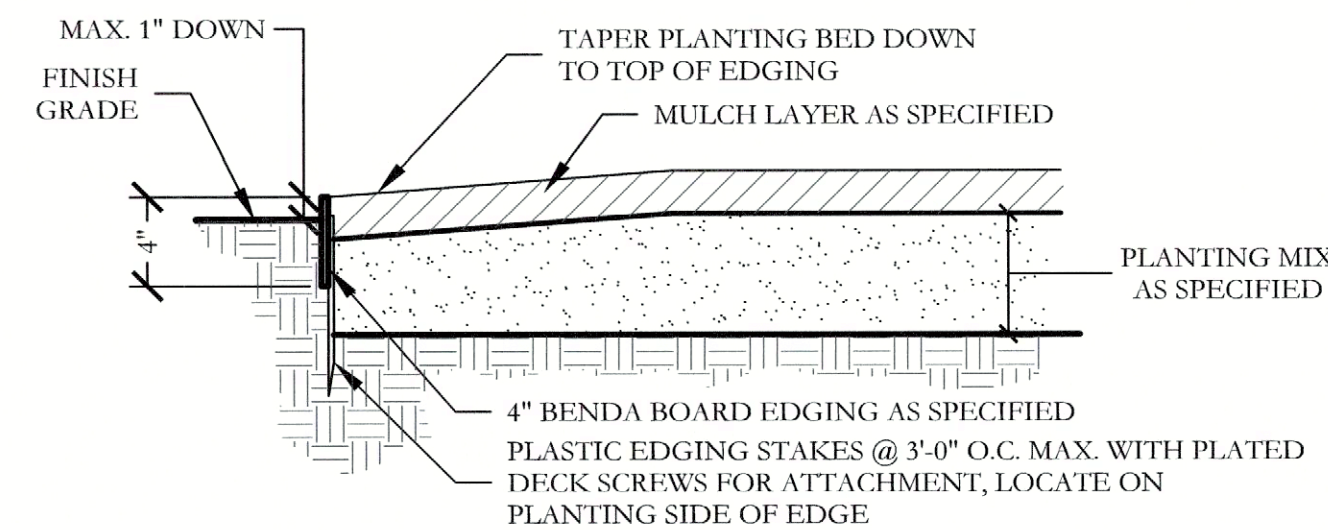
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON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

TREE PROTECTION NOTES:

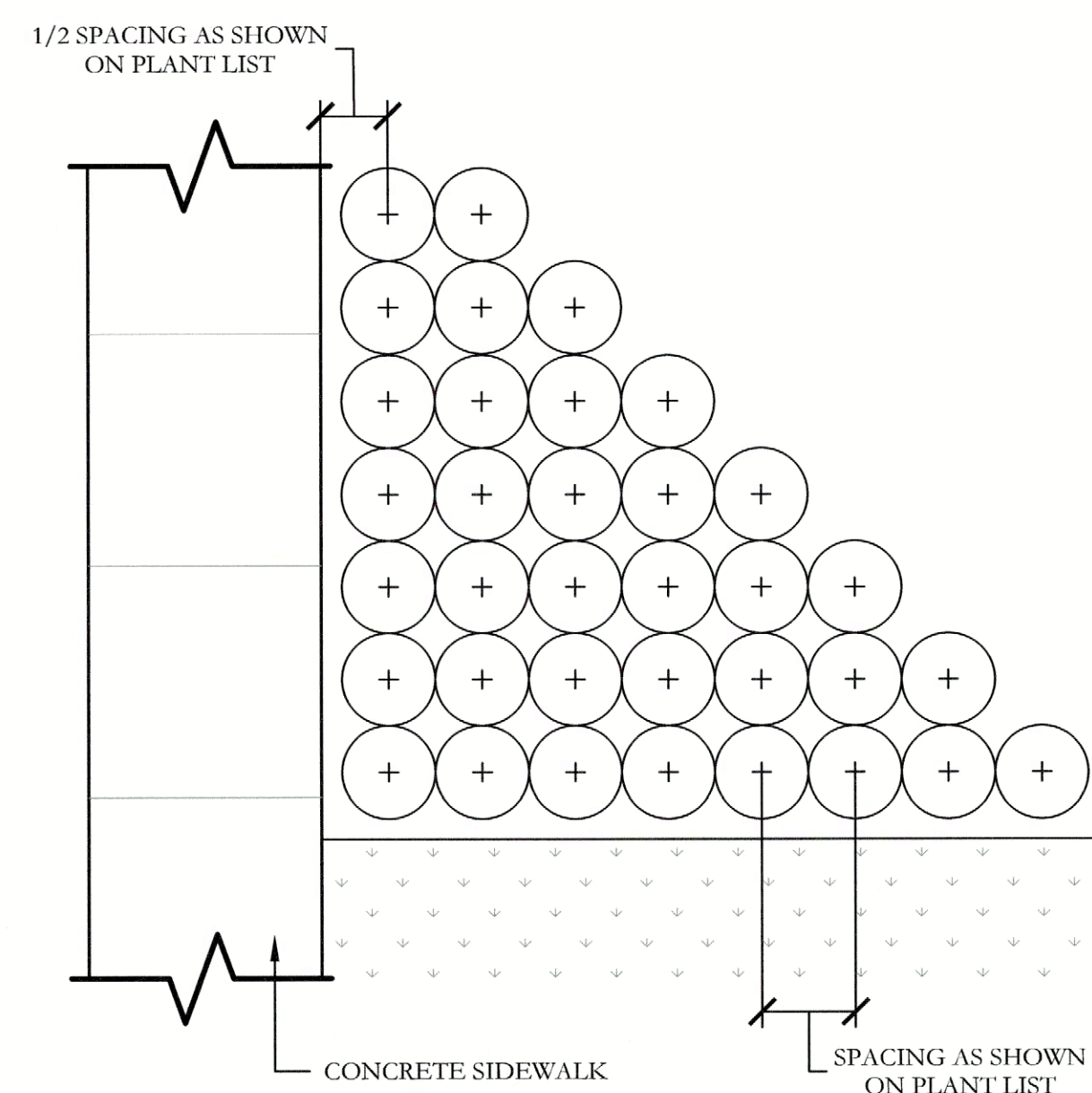
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING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

APPROVED:

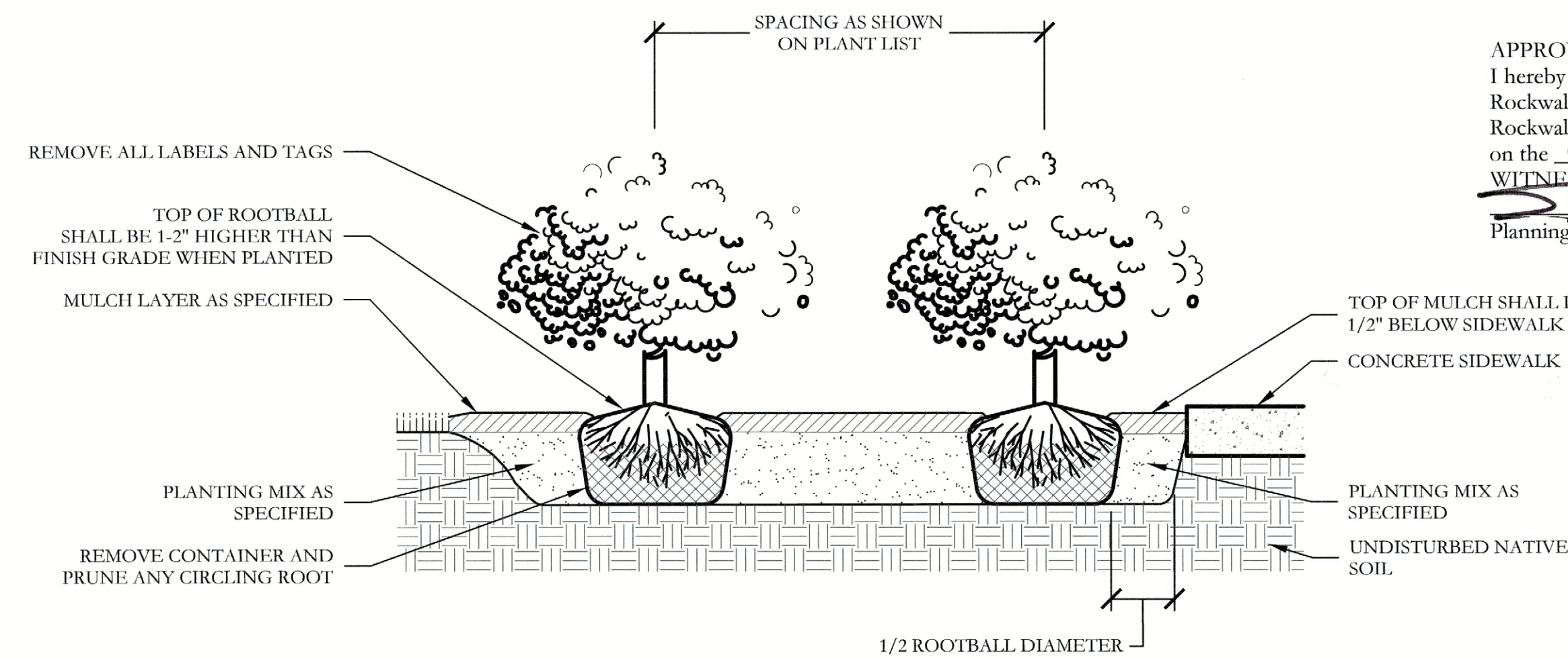
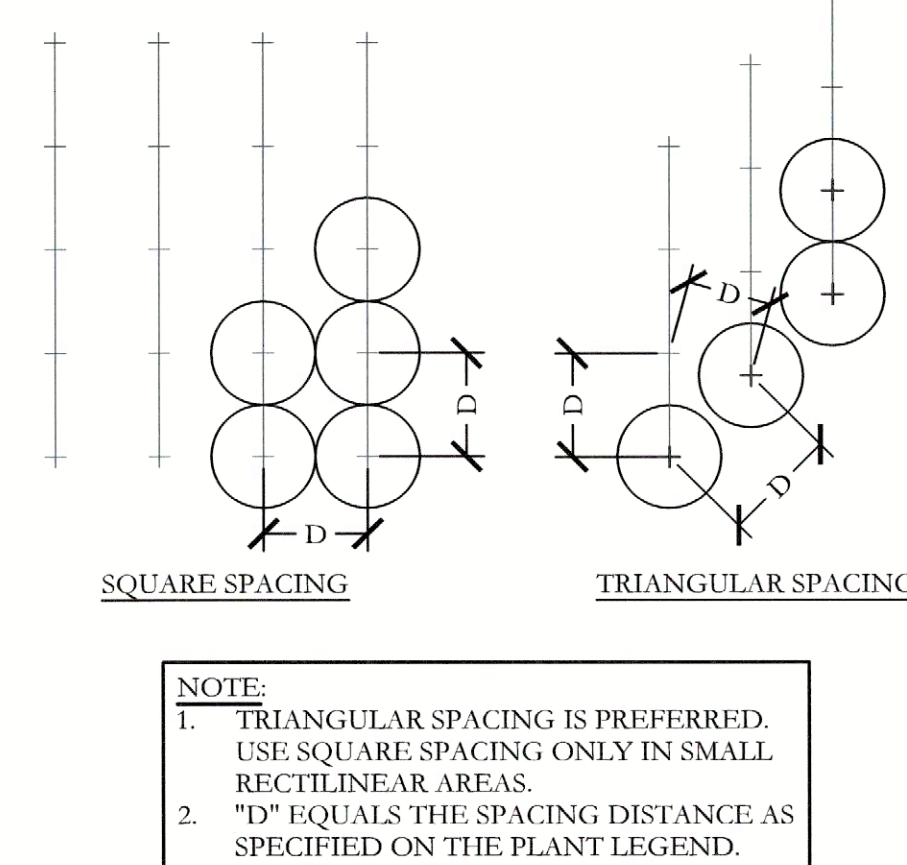
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 WITNESS OUR HANDS, this 15 day of November, 2022.
 [Signature] Planning & Zoning Commission, Chairman
 [Signature] Director of Planning and Zoning



1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



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



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

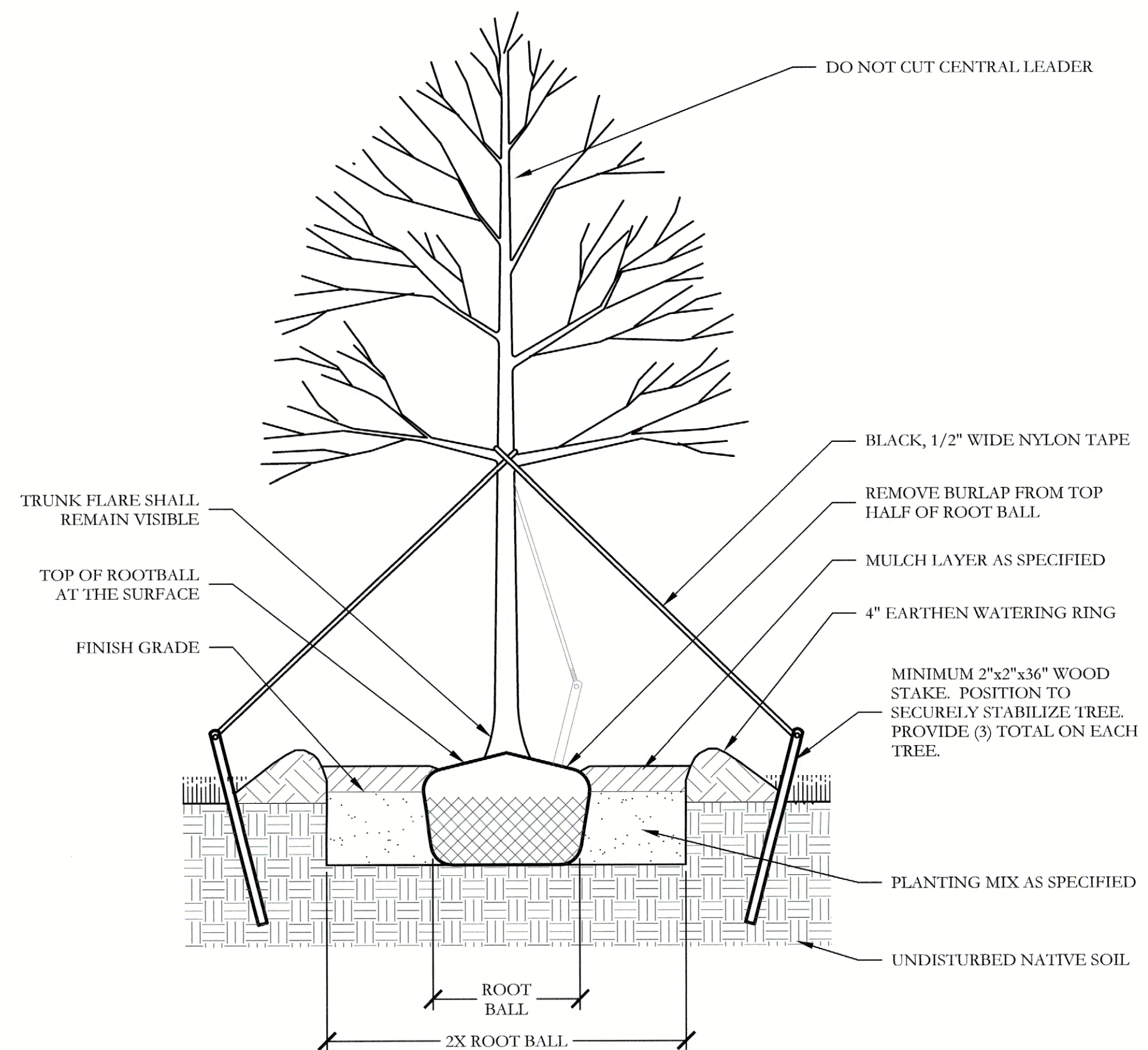
REGISTERED LANDSCAPE ARCHITECT
 CODY L. JOHNSON
 2833
 AUGUST 24, 2022

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

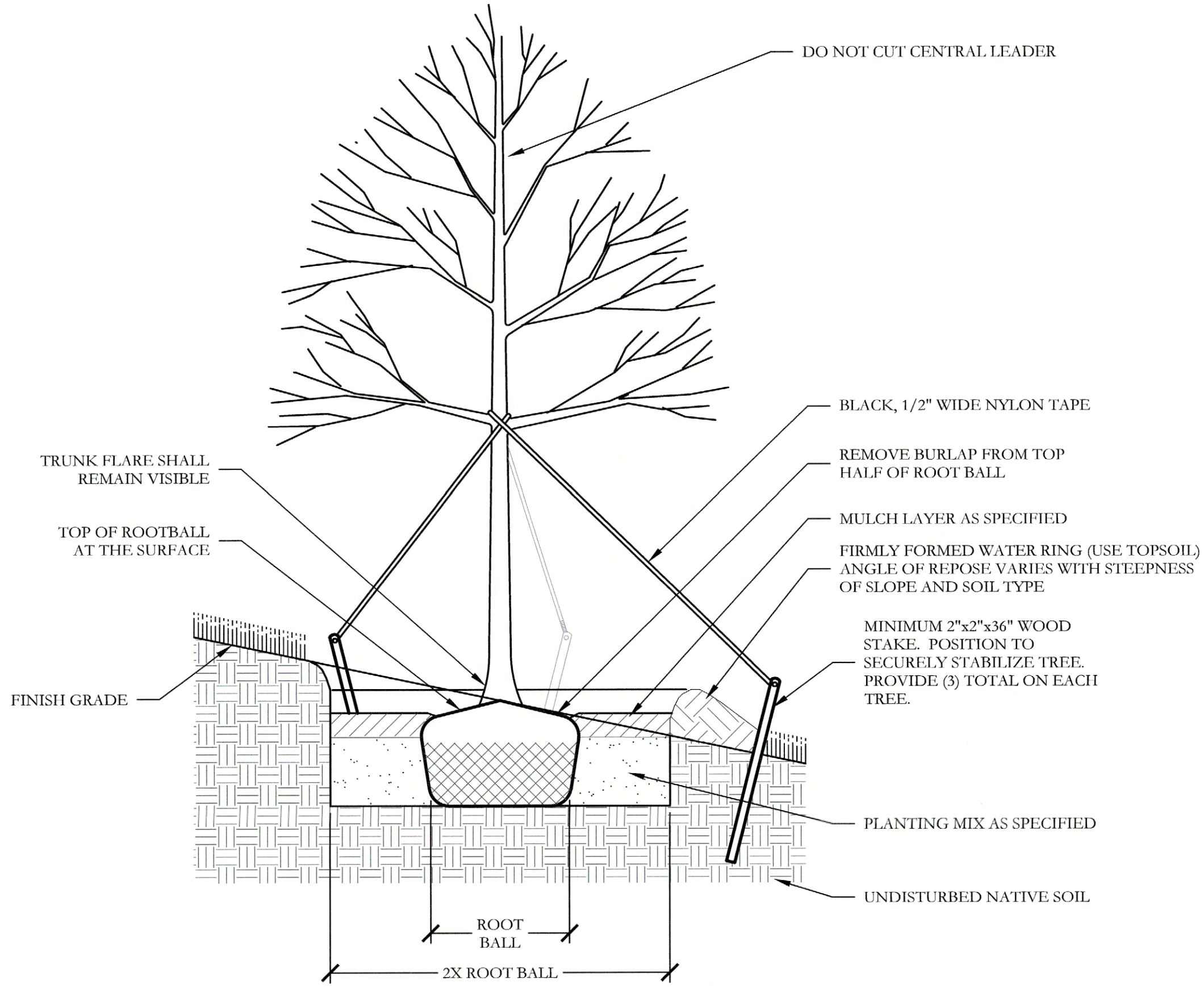
SCREENING AND BUFFERING
 Landscape Details
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. PAD001C
 SHEET NO. L7 of 8

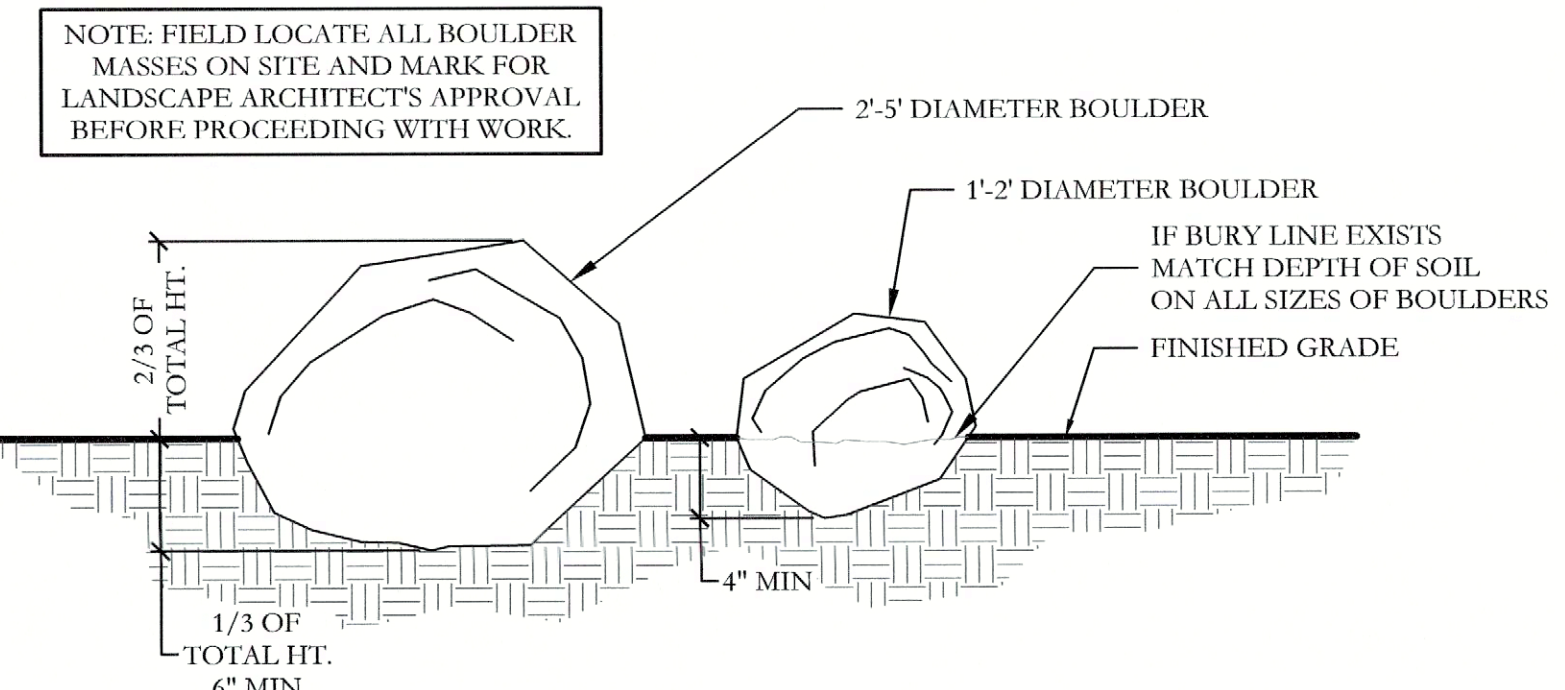
CITY PROJECT NO. SP2022-055



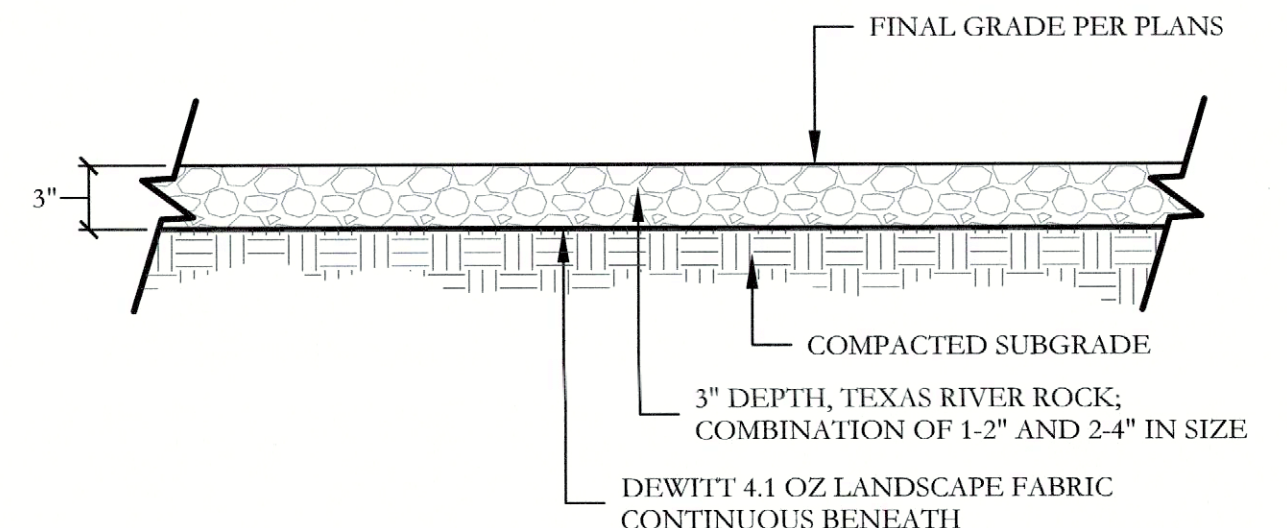
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



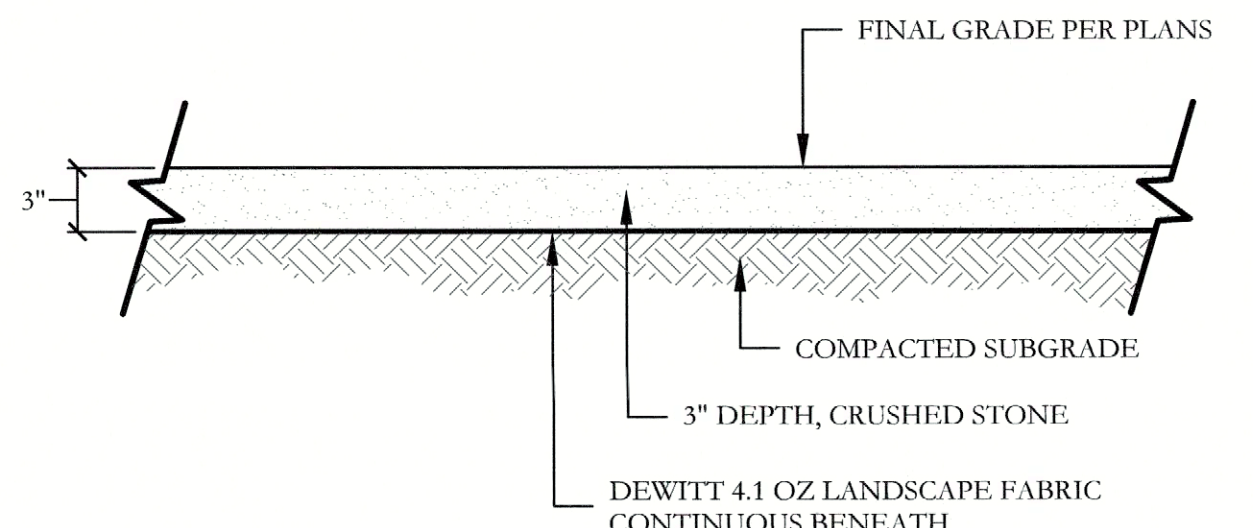
3 TYPICAL TREE PLANTING ON SLOPE SECTION NOT TO SCALE



2 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE



4 TEXAS RIVER ROCK BED SECTION SCALE: 1\"/>



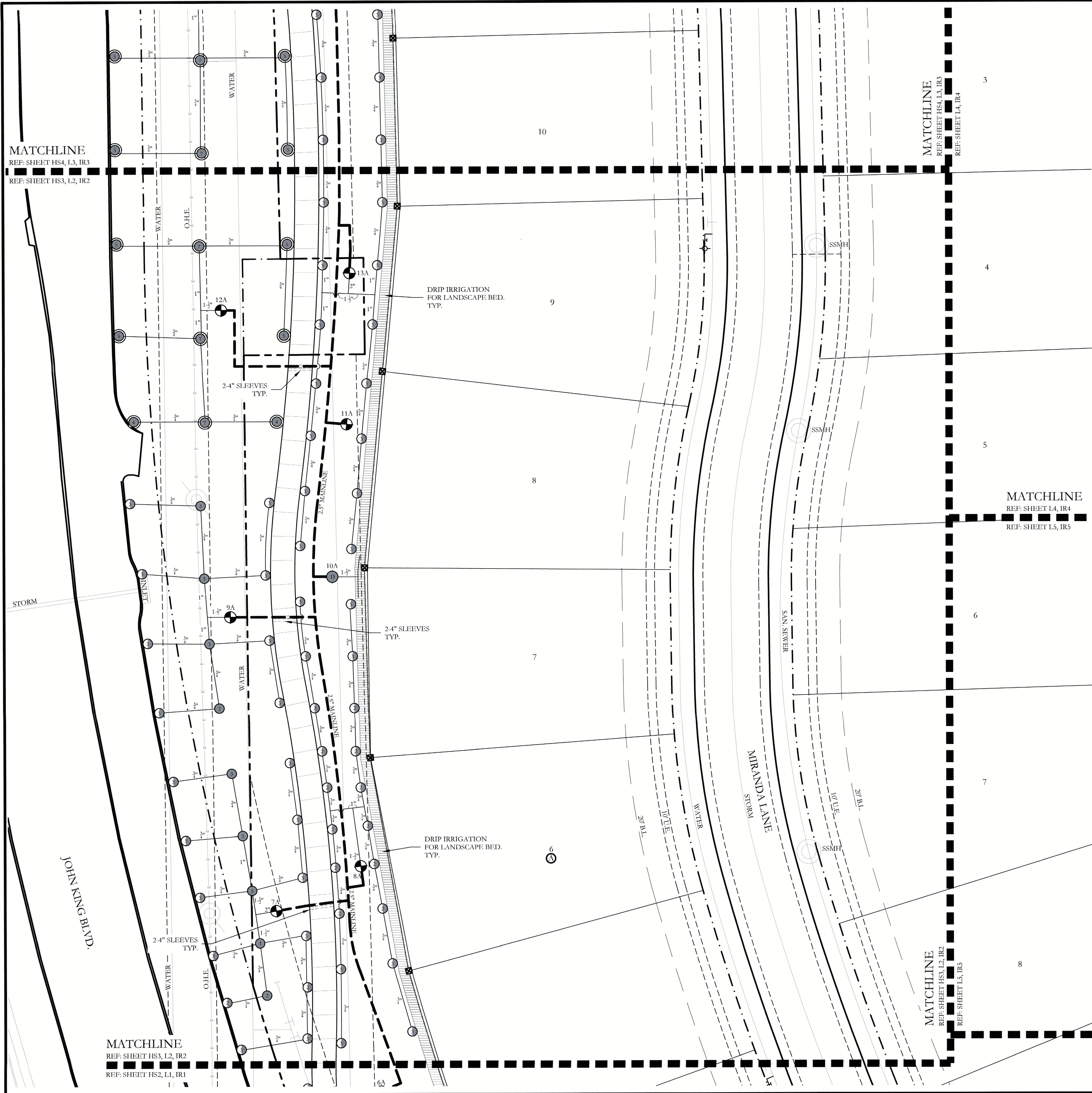
5 CRUSHED STONE DETAILS SECTION SCALE: 1\"/>

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

SCREENING AND BUFFERING
 Landscape Details
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

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 15 day of November, 2022.
 WITNESS OUR HANDS, this 15 day of November, 2022.
 [Signature] Planning & Zoning Commission, Chairman / Director of Planning and Zoning

CJS PROJECT NO.
PAD001C
 SHEET NO.
L8 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[Symbol]	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO-WIRE)	N/A
[Symbol]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[Symbol]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[Symbol]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[Symbol]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[Symbol]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[Symbol]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[Symbol]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[Symbol]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[Symbol]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[Symbol]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[Symbol]	DOUBLE CHECK VALVE	FEBCO	850 BV Series	REFER TO PLAN FOR SIZE
[Symbol]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Symbol]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[Symbol]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

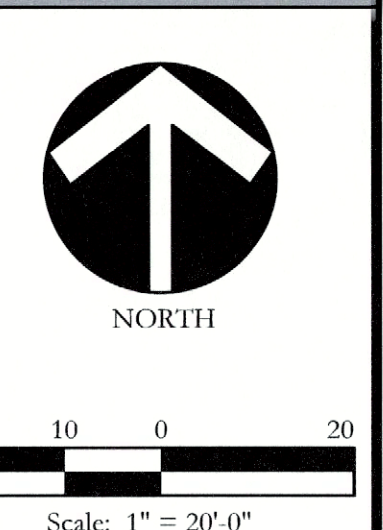
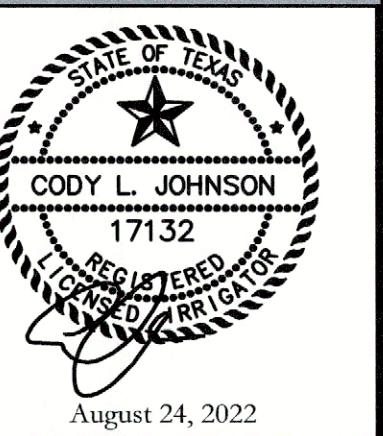
NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND A

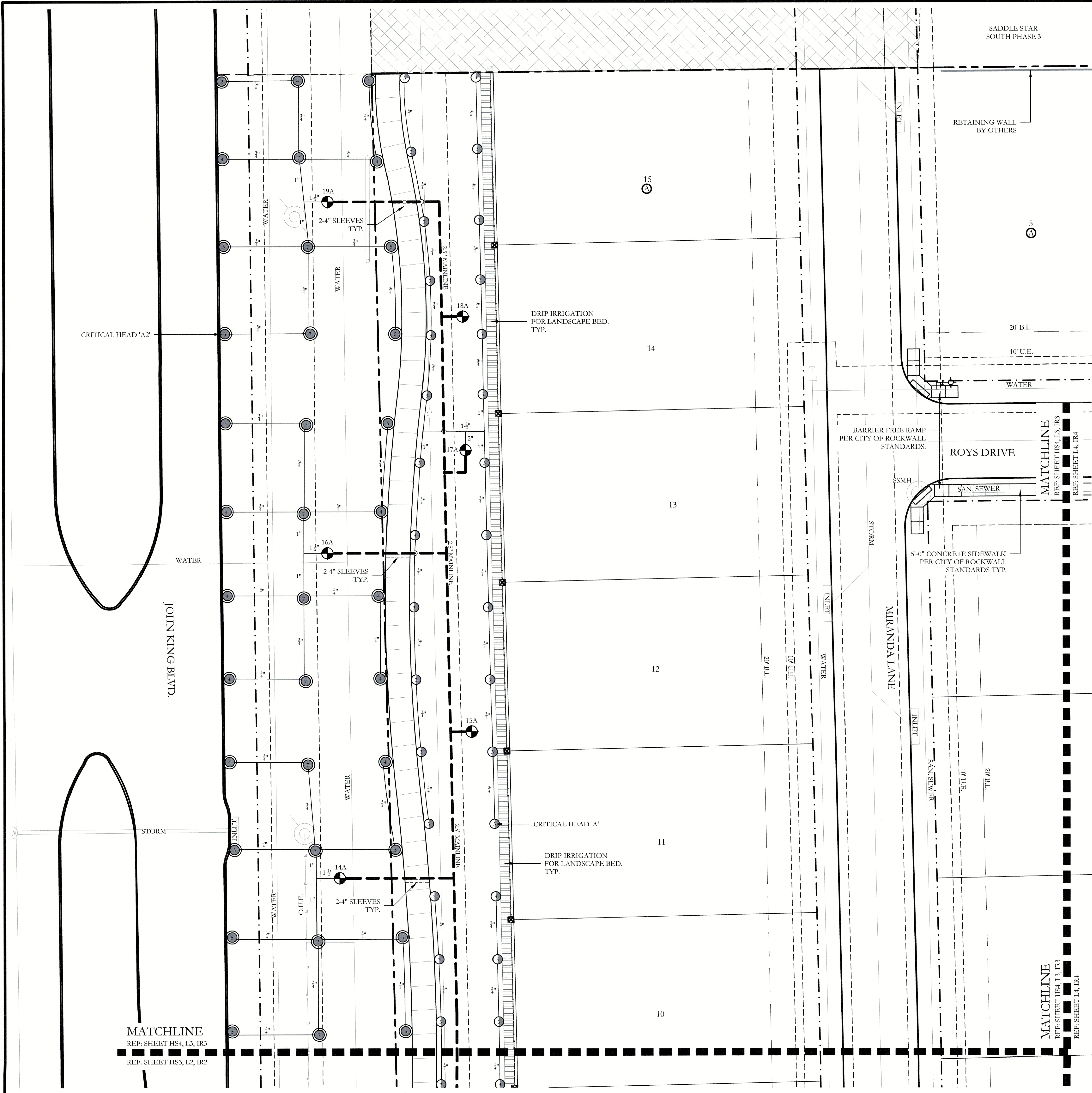
1A	2A	3A	4A	5A	6A
DRIP	1.5" V	OPEN	1.5" V	1.5" V	OPEN
2.56	28.72	<20.00	35.00	24.16	<20.00
7A	8A	9A	10A	11A	12A
1.5" V	1.5" V	1.5" V	DRIP	OPEN	1.5" V
35.62	23.80	28.96	19.36	<20.00	21.40
13A	14A	15A	16A	17A	18A
1.5" V	1.5" V	OPEN	1.5" V	2" V	OPEN
36.40	28.80	<20.00	27.20	41.76	<20.00
19A					
1.5" V					
26.60					

APPROVED:
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WITNESS OUR HANDS, this 15 day of November, 2022.
[Signature] Planning & Zoning Commission, Chairman
[Signature] Director of Planning and Zoning



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One Inch

SCREENING AND BUFFERING
 Irrigation Plan
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[Symbol]	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO-WIRE)	N/A
[Symbol]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICV-101	1"
[Symbol]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[Symbol]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[Symbol]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[Symbol]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[Symbol]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[Symbol]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[Symbol]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[Symbol]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 8 NOZZLE HALF #7 NOZZLE FULL
[Symbol]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[Symbol]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[Symbol]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Symbol]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[Symbol]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

ZONE VALVES LABELED AS 'OPEN' ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND A

1A DRIP 2.56	2A 1.5" V 28.72	3A OPEN <20.00	4A 1.5" V 35.00	5A 1.5" V 24.16	6A OPEN <20.00
7A 1.5" V 35.62	8A 1.5" V 23.80	9A 1.5" V 28.96	10A DRIP 19.36	11A OPEN <20.00	12A 1.5" V 21.40
13A 1.5" V 36.40	14A 1.5" V 28.80	15A OPEN <20.00	16A 1.5" V 27.20	17A 2" V 41.76	18A OPEN <20.00
19A 1.5" V 26.60					

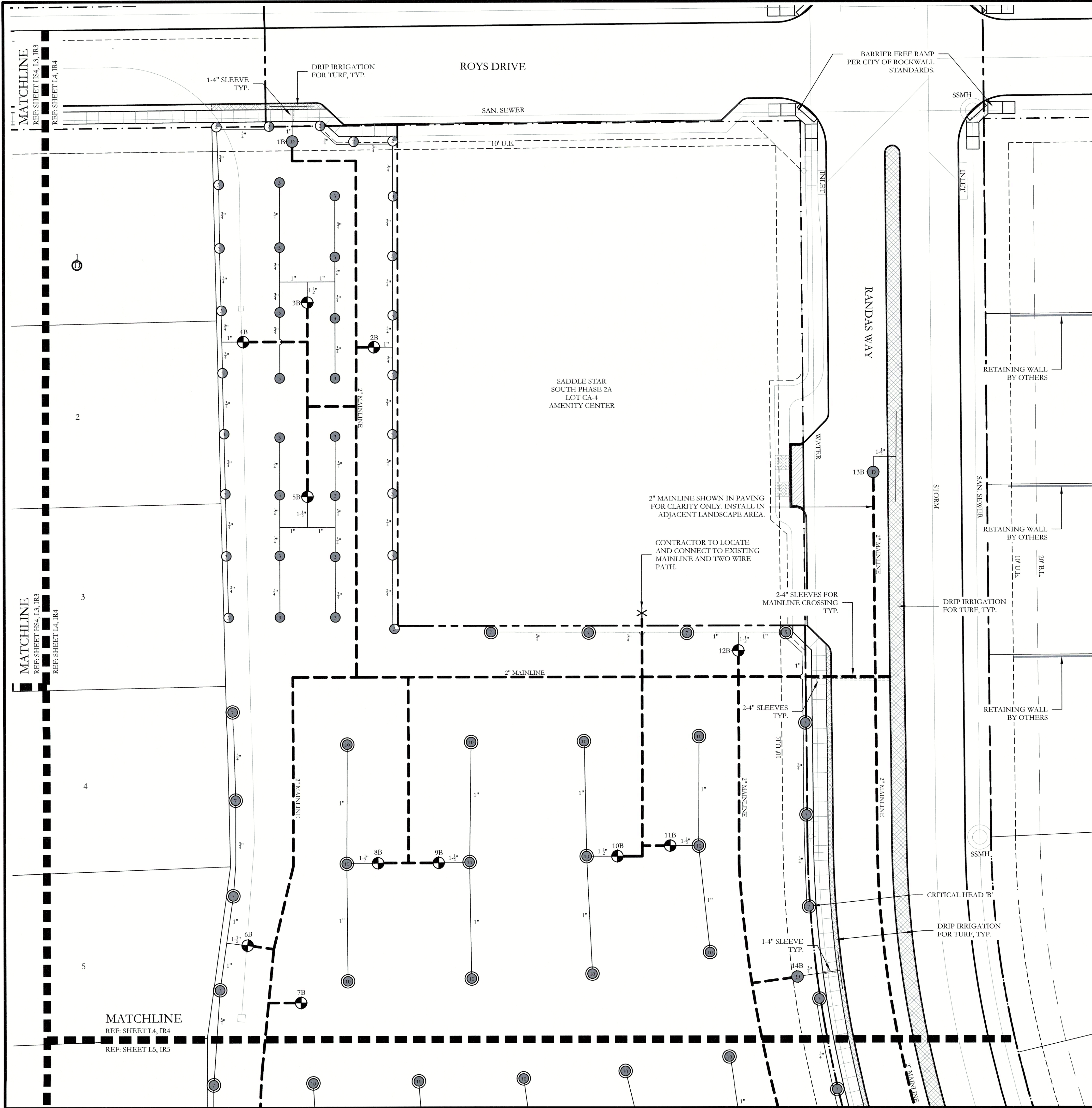
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 16 day of November, 2022.
WITNESS OUR HANDS, this 15 day of November, 2022.
[Signature]
Planning & Zoning Commission, Chairman / Director of Planning and Zoning

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

SCREENING AND BUFFERING
 Irrigation Plan
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. PAD001C
 SHEET NO. IR3 of 8

CITY PROJECT NO. SP2022-055



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[Symbol]	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO WIRE)	N/A
[Symbol]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[Symbol]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[Symbol]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[Symbol]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[Symbol]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EXACT BUBBLER)	1/2"
[Symbol]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[Symbol]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[Symbol]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[Symbol]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[Symbol]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[Symbol]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[Symbol]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Symbol]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[Symbol]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

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

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND B

1B DRIP 1.05	2B 1" V 17.44	3B 1.5" V 21.84	4B 1" V 15.76	5B 1.5" V 21.84	6B 1.5" V 20.40	7B OPEN <20.00	8B 1.5" V 20.40
9B 1.5" V 20.40	10B 1.5" V 20.40	11B 1.5" V 20.40	12B 2" V 22.40	13B DRIP 19.89	14B DRIP 8.80	15B DRIP 19.89	16B 1.5" V 20.40
17B 1.5" V 20.40	18B 1.5" V 20.40	19B 1.5" V 20.40	20B OPEN <20.00	21B 1.5" V 20.40	22B 1.5" V 20.40	23B 1.5" V 21.00	24B 1.5" V 20.40
25B 1.5" V 20.40	26B 1.5" V 20.40	27B DRIP 5.38	28B 1.5" V 19.00	29B 1.5" V 20.40	30B 1.5" V 20.40	31B 1.5" V 20.40	32B 1.5" V 20.40

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 15 day of November, 2022.
WITNESS OUR HANDS, this 15 day of November, 2022.
[Signature]
Planning & Zoning Commission, Chairman Director of Planning and Zoning

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

STATE OF TEXAS
 CODY L. JOHNSON
 7132
 REGISTERED PROFESSIONAL ENGINEER
 August 24, 2022

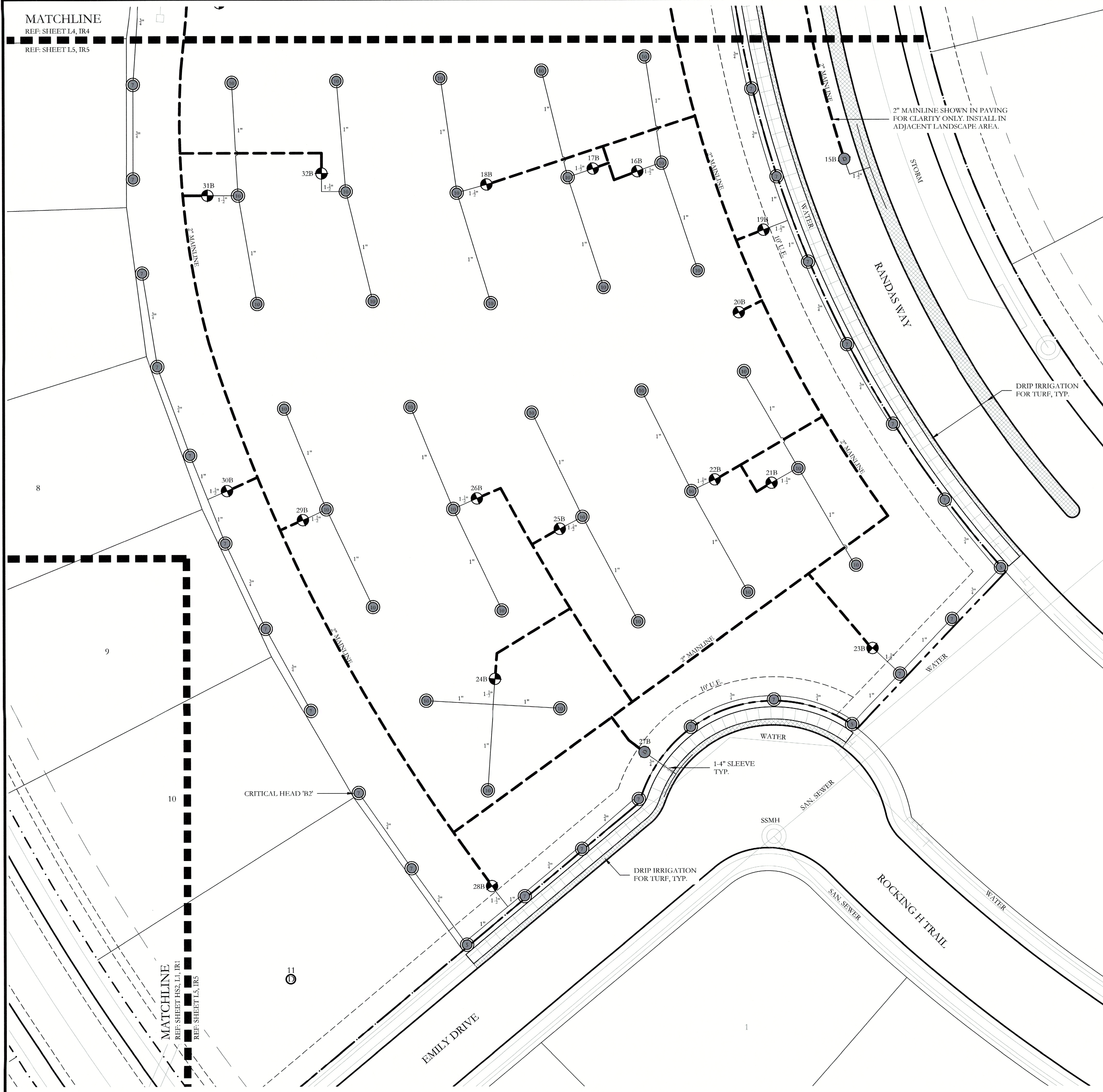
NORTH
 Scale: 1" = 20'-0"

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

SCREENING AND BUFFERING
 Irrigation Plan
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
 SHEET NO.
IR4 of 8

MATCHLINE
REF. SHEET L4, IR4
REF. SHEET L5, IR5



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[Symbol]	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO WIRE)	N/A
[Symbol]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[Symbol]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[Symbol]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[Symbol]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[Symbol]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[Symbol]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[Symbol]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000
[Symbol]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[Symbol]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[Symbol]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[Symbol]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[Symbol]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Symbol]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[Symbol]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

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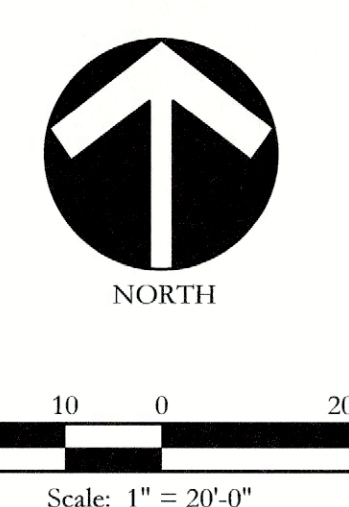
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VALVE LEGEND B

1B DRIP 1.05	2B 1" V 17.44	3B 1.5" V 21.84	4B 1" V 15.76	5B 1.5" V 21.84	6B 1.5" V 20.40	7B OPEN <20.00	8B 1.5" V 20.40
9B 1.5" V 20.40	10B 1.5" V 20.40	11B 1.5" V 20.40	12B 2" V 22.40	13B DRIP 19.89	14B DRIP 8.80	15B DRIP 19.89	16B 1.5" V 20.40
17B 1.5" V 20.40	18B 1.5" V 20.40	19B 1.5" V 20.40	20B OPEN <20.00	21B 1.5" V 20.40	22B 1.5" V 20.40	23B 1.5" V 21.00	24B 1.5" V 20.40
25B 1.5" V 20.40	26B 1.5" V 20.40	27B DRIP 5.38	28B 1.5" V 19.00	29B 1.5" V 20.40	30B 1.5" V 20.40	31B 1.5" V 20.40	32B 1.5" V 20.40

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on the 15 day of November, 2022
WITNESS OUR HANDS, this 15 day of November, 2022
[Signature]
Planning & Zoning Commission, Chairman Director of Planning and Zoning

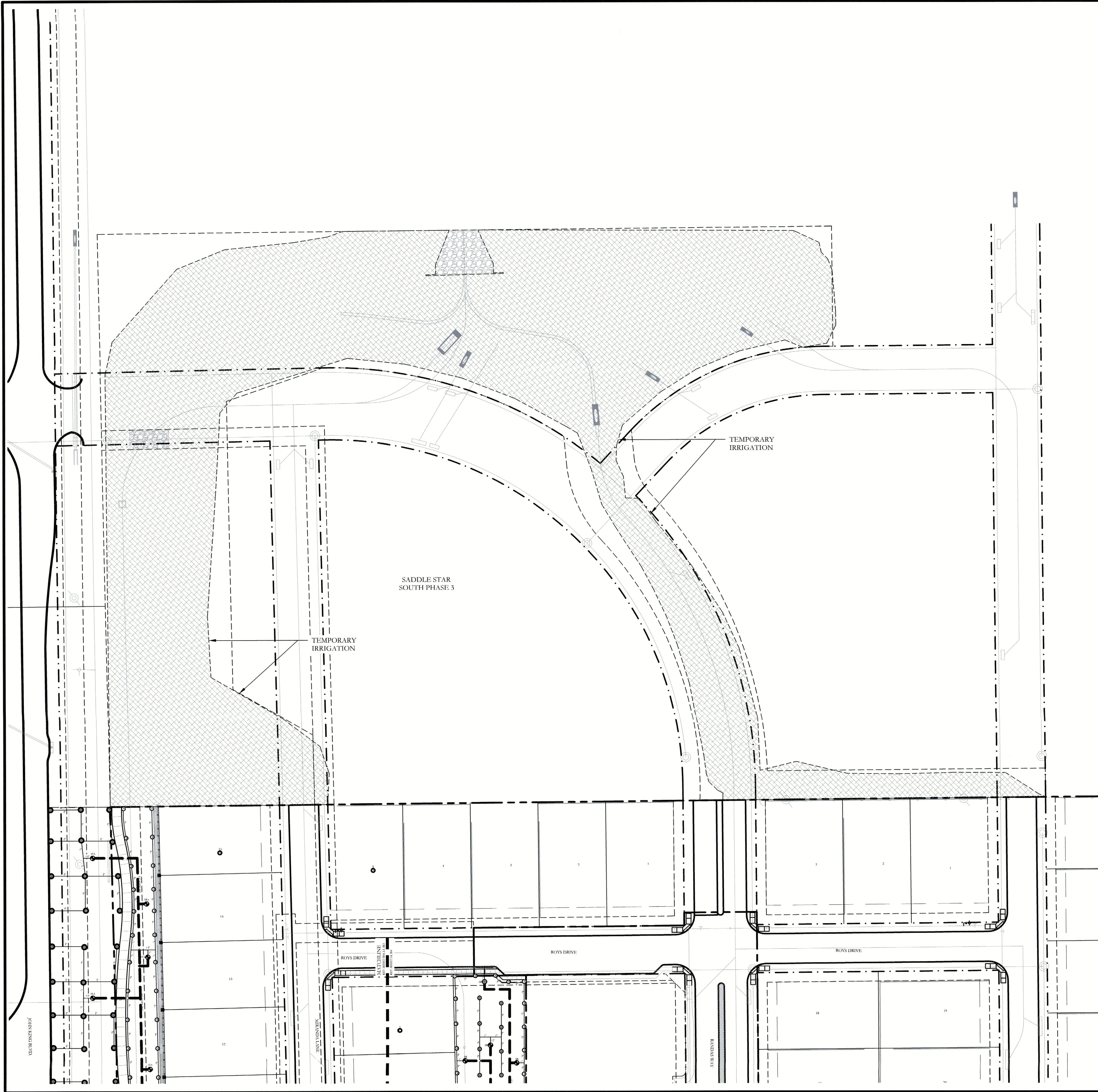
JOHNSON VOLK CONSULTING
TPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East, Suite 1200 | Plano, TX 75074 | 972.201.3100



SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR5 of 8

CITY PROJECT NO. SP2022-055



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[Symbol]	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO WIRE)	N/A
[Symbol]	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
[Symbol]	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
[Symbol]	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
[Symbol]	TEMPORARY IRRIGATION	N/A	N/A	N/A
[Symbol]	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[Symbol]	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[Symbol]	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
[Symbol]	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
[Symbol]	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
[Symbol]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[Symbol]	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
[Symbol]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Symbol]	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
[Symbol]	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

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

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
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VALVE LEGEND B

1B	2B	3B	4B	5B	6B	7B	8B
DRIP	1" V	1.5" V	1" V	1.5" V	1.5" V	OPEN	1.5" V
1.05	17.44	21.84	15.76	21.84	20.40	<20.00	20.40
9B	10B	11B	12B	13B	14B	15B	16B
1.5" V	1.5" V	1.5" V	2" V	DRIP	DRIP	DRIP	1.5" V
20.40	20.40	20.40	22.40	19.89	8.80	19.89	20.40
17B	18B	19B	20B	21B	22B	23B	24B
1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	20.40	<20.00	20.40	20.40	21.00	20.40
25B	26B	27B	28B	29B	30B	31B	32B
1.5" V	1.5" V	DRIP	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	5.38	19.00	20.40	20.40	20.40	20.40

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 15 day of November, 2022.
WITNESS OUR HANDS, this 15 day of November, 2022
[Signature]
Planning & Zoning Commission, Chairman Director of Planning and Zoning

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

STATE OF TEXAS
 CODY L. JOHNSON
 7132
 August 24, 2022

NORTH
 50 25 0 50
 Scale: 1" = 50'-0"

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

SCREENING AND BUFFERING
 Irrigation Plan
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
 SHEET NO.
IR6 of 8

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
C	AUTOMATIC CONTROLLER	HUNTER	IC2 (TWO WIRE)	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR SYNC SYSTEM BY HUNTER.
TV	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
TV	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
TV	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	TEMPORARY IRRIGATION	N/A	N/A	N/A	INSTALL PER MANUFACTURER'S STANDARDS. TO BE REMOVED ONCE AREA IS ESTABLISHED.
TV	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL 1.0 GPM/LARGE SHADE TREE AND 0.5 GPM/CORN TREES. INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS.
TV	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
TV	LAWN M/R ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON IPS FLEX PIPE. ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRESSURE SPRAY BODIES.
TV	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
TV	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 NOZZLE HALF #7 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
M	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE	INSTALLED BY GENERAL CONTRACTOR
TV	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
I	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
---	IRRIGATION SLEEVE	---	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
---	IRRIGATION MAIN LINE	---	SCH. 40	REFER TO PLAN FOR SIZE	18" INSTALLATION DEPTH.
---	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

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

HYDRAULIC CALCULATION NOTES

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

ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.37	TYPE "K" COPPER 20 LN. FT. (41.76 GPM)
WATER METER	2"	1.40	(41.76 GPM)
BALL VALVE	1.5"	1.00	(41.76 GPM)
WYE FILTER	1.5"	0.30	(41.76 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(41.76 GPM)
MASTER VALVE	2"	0.80	(41.76 GPM)
MAIN LINE	2.5"	6.25	1,117 LINEAR FEET (41.76 GPM)
ZONE VALVE (17A)	2"	1.20	(41.76 GPM)
LATERAL PIPING	N/A	3.27	
CRITICAL HEAD 'A'	N/A	40.00	
TOTAL LOSS		58.59	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-11.41	

ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.17	TYPE "K" COPPER 20 LN. FT. (26.60 GPM)
WATER METER	2"	0.70	(26.60 GPM)
BALL VALVE	1.5"	1.00	(26.60 GPM)
WYE FILTER	1.5"	0.30	(26.60 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(26.60 GPM)
MASTER VALVE	2"	0.80	(26.60 GPM)
MAIN LINE	2.5"	2.97	1,146 LINEAR FEET (26.60 GPM)
ZONE VALVE (19A)	1.5"	1.80	(26.60 GPM)
LATERAL PIPING	N/A	0.91	
CRITICAL HEAD 'A2'	N/A	50.00	
TOTAL LOSS		62.65	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-7.35	

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.51	TYPE "K" COPPER 20 LN. FT. (22.40 GPM)
WATER METER	1.5"	1.20	(22.40 GPM)
BALL VALVE	1.5"	1.00	(22.40 GPM)
WYE FILTER	1.5"	0.30	(22.40 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(22.40 GPM)
MASTER VALVE	1.5"	1.50	(22.40 GPM)
MAIN LINE	2"	0.91	194 LINEAR FEET (22.40 GPM)
MAIN LINE LOOPED	2"	0.05	40 LINEAR FEET (11.20 GPM)
ZONE VALVE (12B)	1.5"	1.60	(22.40 GPM)
LATERAL PIPING	N/A	1.90	
CRITICAL HEAD 'B'	N/A	50.00	
TOTAL LOSS		62.97	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-7.03	

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.36	TYPE "K" COPPER 20 LN. FT. (19.00 GPM)
WATER METER	1.5"	0.70	(19.00 GPM)
BALL VALVE	1.5"	1.00	(19.00 GPM)
WYE FILTER	1.5"	0.30	(19.00 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(19.00 GPM)
MASTER VALVE	1.5"	1.50	(19.00 GPM)
MAIN LINE	2"	0.60	184 LINEAR FEET (19.00 GPM)
MAIN LINE LOOPED	2"	0.56	628 LINEAR FEET (9.50 GPM)
ZONE VALVE (28B)	1.5"	1.40	(19.00 GPM)
LATERAL PIPING	N/A	1.28	
CRITICAL HEAD 'B2'	N/A	50.00	
TOTAL LOSS		61.70	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-8.30	

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 15 day of November, 2022.
WITNESS OUR HANDS, this 15 day of November, 2022.
[Signature]
Planning & Zoning Commission, Chairman Director of Planning and Zoning

TWO-WIRE IRRIGATION NOTES

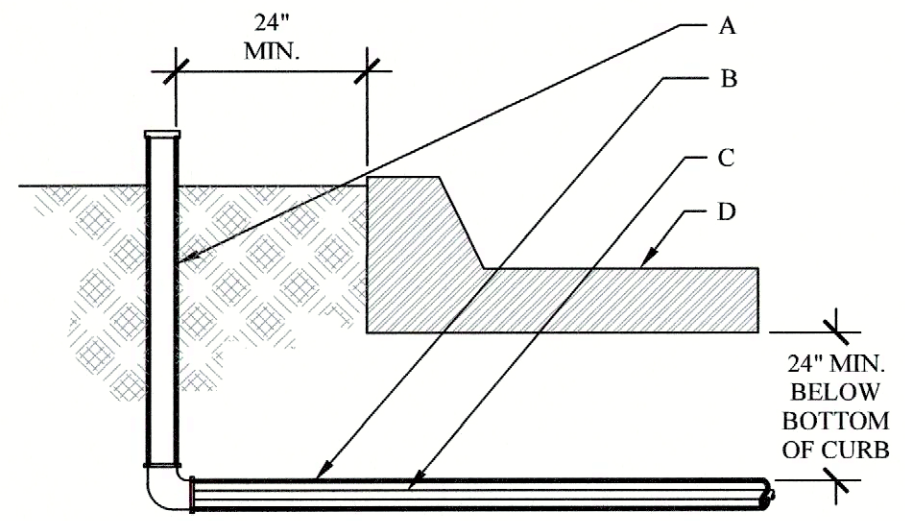
- PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
- ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
- FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
- COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
 - SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
 - SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
- LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIFLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
- EXTEND EXTRA WIRE AND MAINLINE PAST THE FARTHEST VALVE, ROUTED PARALLEL AND PLACE IN 12"x17" PENTEK VALVE BOX WERE NOTED ON PLANS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM AT A LATER DATE.
- TWO WIRE PATH SHALL BE DIRECT BURIAL, 14 AWG OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW JACKET (DDVLM), RATED FOR DIRECT BURIAL APPLICATIONS, UF, UL, APPROVED. HUNTER ICD DECODERS SHALL BE USED ON ALL ZONE VALVES AND RECEIVED APPROVAL FROM ALL DISCIPLINES TO USE MANUFACTURER'S RECOMMENDATIONS OF WIRE SPLICING AND BURIAL TECHNIQUES AS DETAILED AT WWW.HUNTERINDUSTRIES.COM.
- THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
- CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
- ALL PVC MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
 - 18" MINIMUM COVER FOR MAIN LINES
 - 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
 - 12" MINIMUM COVER FOR LATERAL LINES
- THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
- THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
- ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
- INSTALL QUICK COUPLING VALVES IN 12"x17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNFITTED, O-RING SWING JOINTS PER DETAIL SHOWN, #T72-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #SH-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
- ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
- ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.
- INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY (1) AIR RELIEF AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
- INCLUDE THE FOLLOWING ALLOWANCE FOR PROVIDING AND INSTALLING DRIP INDICATOR FOR THE DRIP SYSTEM. LOCATION OF DRIP INDICATOR SHOULD BE CENTERED IN DRIP ZONE.

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



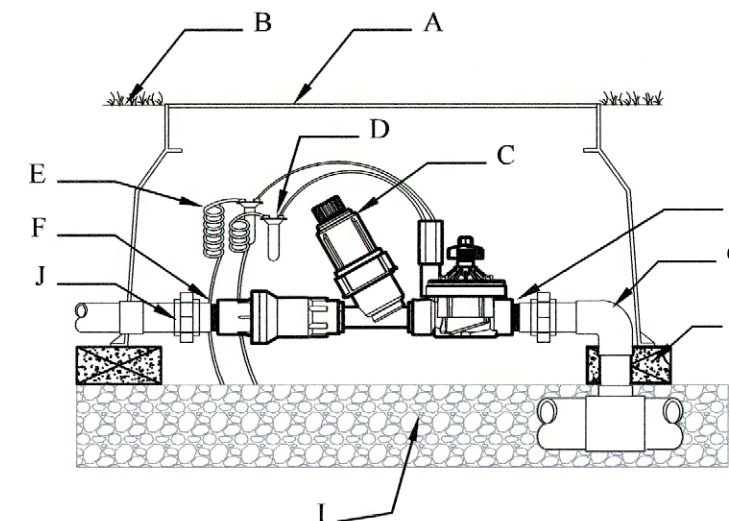
SCREENING AND BUFFERING
 Irrigation Plan
 Saddle Star South - Phase 2
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. PAD001C
 SHEET NO. IR7 of 8



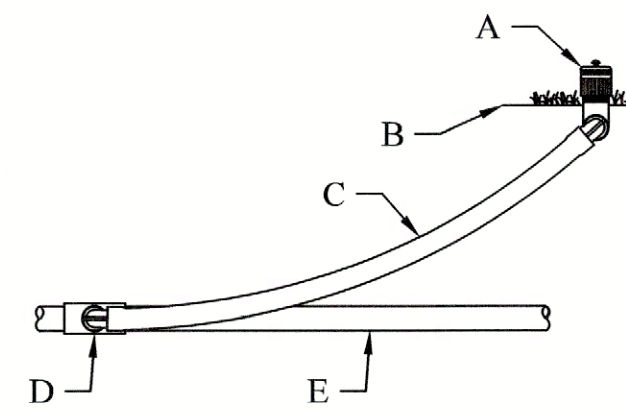
- GENERAL NOTES:**
- NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
 - MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW.
 - INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.
- CONSTRUCTION NOTES:**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

IRRIGATION SLEEVES
NOT TO SCALE



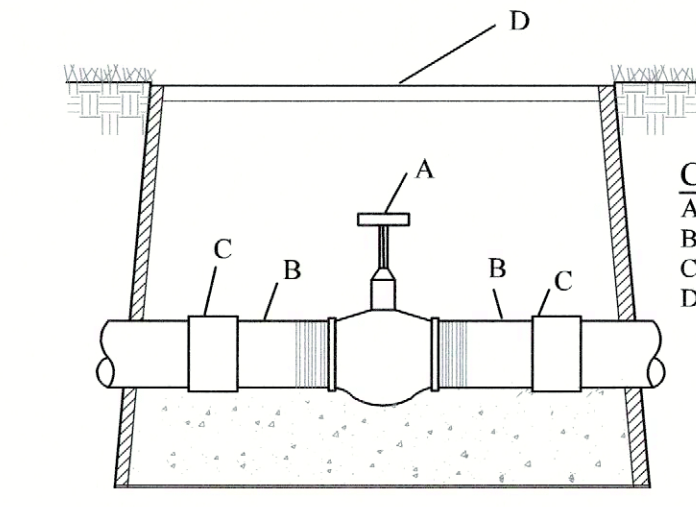
- CONSTRUCTION NOTES:**
- JUMBO VALVE BOX
 - FINISH GRADE
 - DRIP ZONE KIT, MODEL ICZ-101
 - WATERPROOF CONNECTORS (2)
 - 1/2" x 24" COILED WIRE
 - SCH. 80 T.O.W. NIPPLE
 - MAINLINE PIPING AND FITTINGS
 - BRICK SUPPORTS (4)
 - 3/4" MINUS WASHED GRAVEL
 - PVC SLIP UNIONS (2)

DRIP CONTROL ZONE
NOT TO SCALE



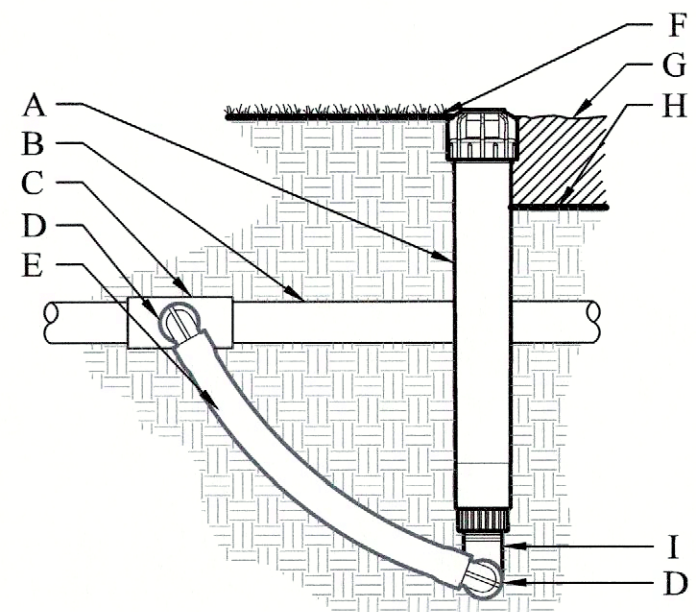
- CONSTRUCTION NOTES:**
- MODEL AFB BUBBLER
 - FINISH GRADE
 - SWING JOINT: HUNTER PRO-FLEX TUBING 24"-36", HSBF-050 ELBOWS (2), & MARLEX STREET ELBOW (1)
 - LATERAL TEE OR ELL
 - LATERAL PIPE

AFB BUBBLER
NOT TO SCALE



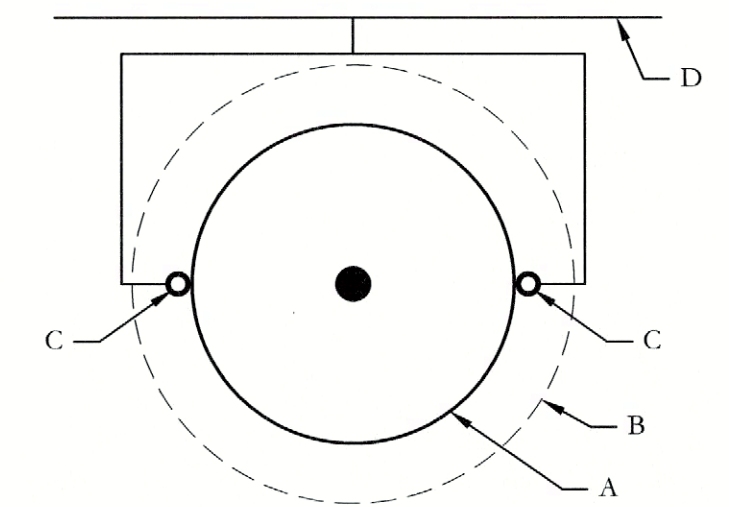
- CONSTRUCTION NOTES:**
- GATE VALVE
 - SCH 80 TOE NIPPLE
 - COUPLING
 - 11x17 VALVE BOX

GATE VALVE
NOT TO SCALE



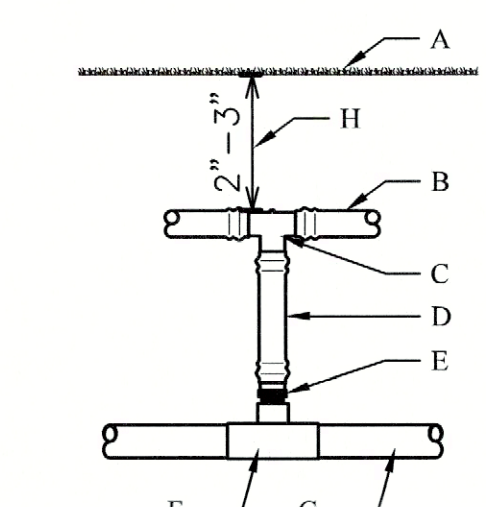
- CONSTRUCTION NOTES:**
- ECO INDICATOR - ECOID
 - LATERAL PIPE PER PLAN
 - FPT CONNECTION FROM LATERAL
 - SPIRAL BARB ELBOW - HSBF-XXX
 - FLEX TUBING - FLEXSG
 - FINISHED GRADE IN TURF
 - ADJACENT MULCH
 - FINISHED GRADE IN PLANTER BED
 - MARLEX STREET ELBOW

ECO INDICATOR WITH FLEX TUBING
NOT TO SCALE



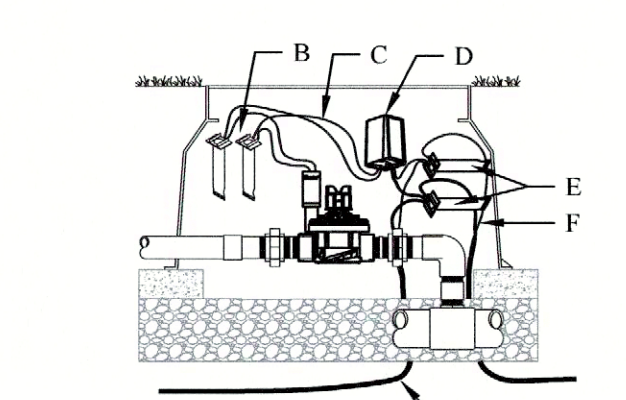
- GENERAL NOTES:**
- TREE BUBBLERS TO BE ALIGNED PARALLEL WITH MEDIAN CURBS.
 - NO TRENCHING ALLOWED WITHIN THE TREE'S ROOTBALL.
 - TREE BUBBLERS TO BE ON UPHILL SIDE OF THE TREE IN THE RETENTION BASIN OR AS SHOWN. COORDINATE THE LOCATION OF THE BUBBLERS WITH THE PROPOSED TREE LOCATIONS AS SHOWN ON THE LANDSCAPE PLANTING PLANS.
- CONSTRUCTION NOTES:**
- TREE ROOTBALL
 - EDGE OF TREE PIT (RETENTION BASIN)
 - TREE BUBBLER NOZZLE AFB
 - LATERAL LINE (SIZED AS SPEC'D)

TREE BUBBLER PLAN
NOT TO SCALE



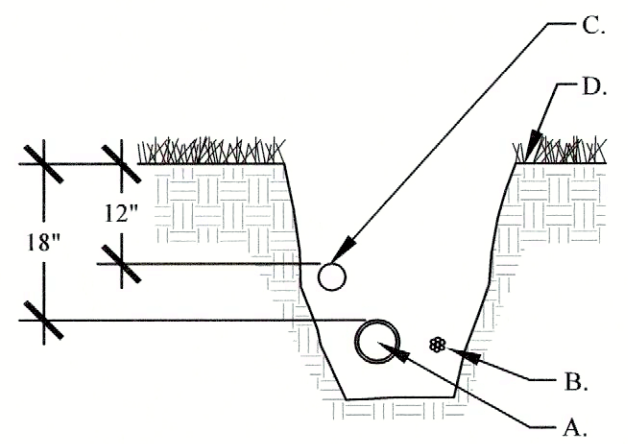
- CONSTRUCTION NOTES:**
- FINISH GRADE
 - HUNTER PLD 06-18
 - PLD-TEE 1/2" MPT x BARB
 - PLD-BLNK
 - PLD-075 3/4" MPT x BARB
 - 3/4" MPT TEE
 - LATERAL PIPE
 - MINIMUM DRIPLINE DEPTH

BELOW GRADE START CONNECTION
NOT TO SCALE



- CONSTRUCTION NOTES:**
- JACKETED ID WIRE PATH TWISTED TO NEXT DECODER
 - DBY-2
 - TWO BLACK WIRES TO VALVE SOLENOID/ UP TO 100 FT/30M
 - MODEL DUAL-1 DECODER
 - DBRT-4 (2)
 - JACKETED ID WIRE PATH FROM CONTROLLER ALLOW 5 FT/1.5M SLACK PER DECODER/1/3 ON EITHER SIDE OF DECODER.

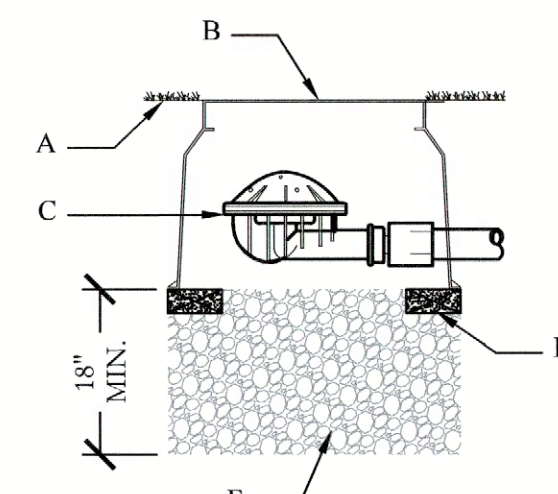
DUAL-1 DECODER
NOT TO SCALE



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

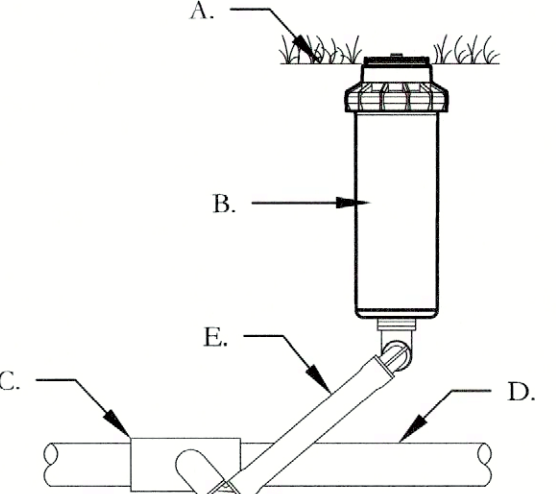
- CONSTRUCTION NOTES:**
- MAINLINE PIPING - 18" MINIMUM COVER
 - WIRE BUNDLE - TAPE PER SPECIFICATIONS
 - LATERAL LINE PIPING - 12" MINIMUM COVER
 - FINISH GRADE

IRRIGATION TRENCH
NOT TO SCALE



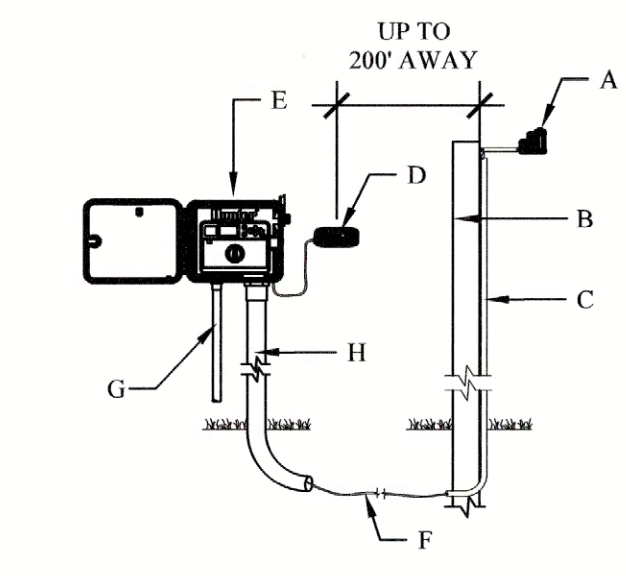
- CONSTRUCTION NOTES:**
- FINISH GRADE
 - 10" ROUND VALVE BOX
 - LINE FLUSHING VALVE
 - PLD-450 OR 1/2" FPT ADAPTER
 - TUBING STAKE
 - 3/4" GRAVEL SUMP

DRIP IRRIGATION - FLUSH VALVE
NOT TO SCALE



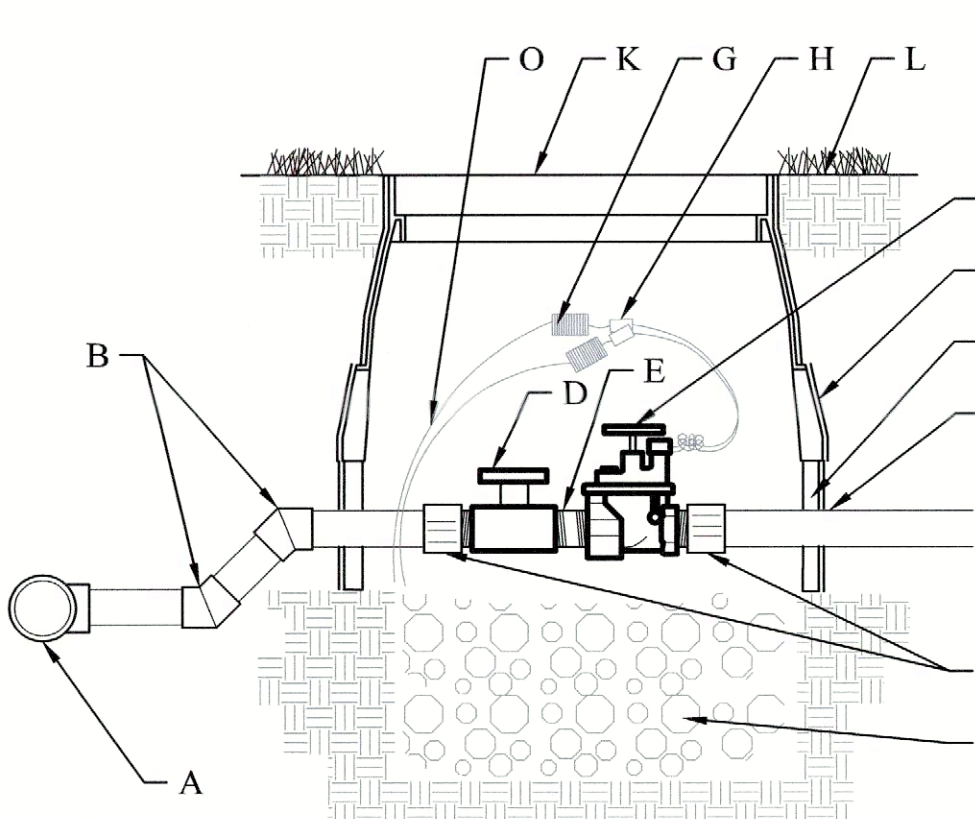
- GENERAL NOTES:**
- REST PIPE FIRMLY ON TRENCH BOTTOM.
 - SNAKE PIPE FROM SIDE TO SIDE.
 - DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
 - MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 - BUNDLE WIRE(S) AT 20 FT. INTERVALS.
- CONSTRUCTION NOTES:**
- FINISHED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

ROTOR HEAD
NOT TO SCALE



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

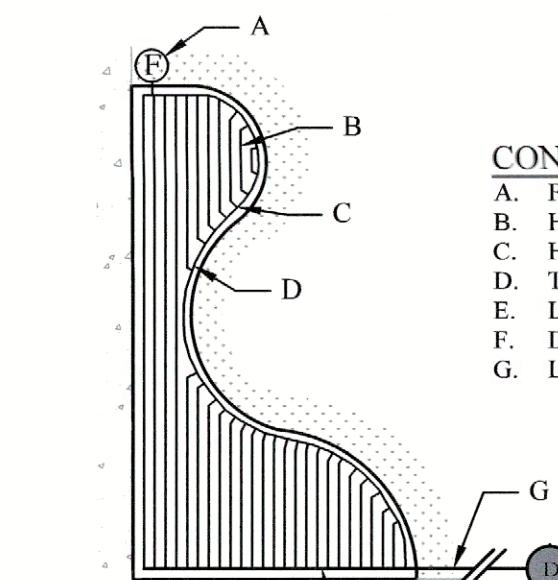
SOLAR SYNC SYSTEM (ICC2 CONTROLLER)
NOT TO SCALE



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

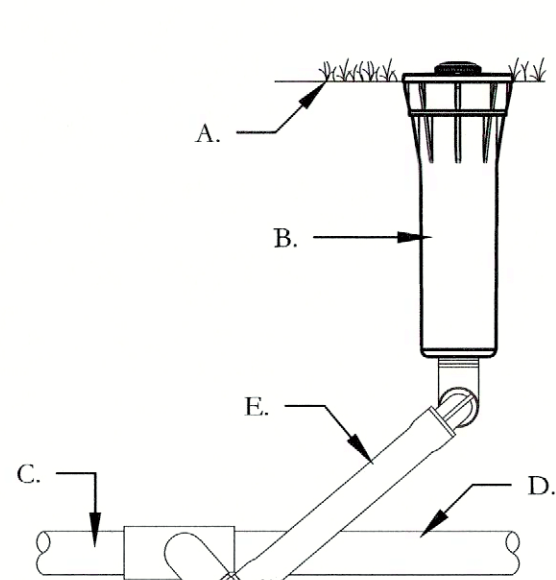
- CONSTRUCTION NOTES:**
- PVC SERVICE TEE
 - SCH 40 45° BEND
 - SCH 40 MALE ADAPTER
 - SCH 40 BALL VALVE
 - GRAY SCH 80 SHORT NIPPLE (TBE)
 - AUTOMATIC VALVE
 - WIRE COIL
 - WATERPROOF WIRE CONNECTORS
 - LATERAL PIPE
 - 10 ML BLACK PLASTIC
 - ARMOR 12" STANDARD VALVE BOX WITH COVER AND PENTAGON LOCK. ROUT AND PAINT VALVE NUMBER ON TOP OF LID. SET 1/2" ABOVE FINISH GRADE.
 - FINISH GRADE
 - WASHED PEA GRAVEL - 6" DEPTH MIN
 - 6" VALVE BOX EXTENSIONS AS REQUIRED
 - VALVE WIRING

ELECTRIC VALVE
NOT TO SCALE



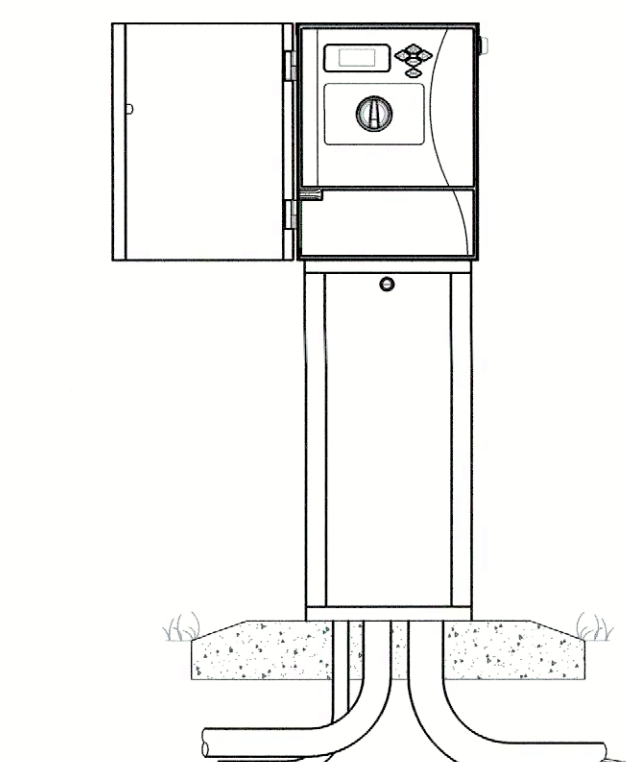
- CONSTRUCTION NOTES:**
- FLUSH VALVE
 - HUNTER PLD 06-18
 - HUNTER PLD TEE
 - TUBING STAKE
 - LATERAL TO PLD CONNECTION
 - DRIP CONTROL VALVE, MODEL ICZ-101
 - LATERAL PIPE TO PLANTING BED

DRIP IRRIGATION - BED
NOT TO SCALE



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

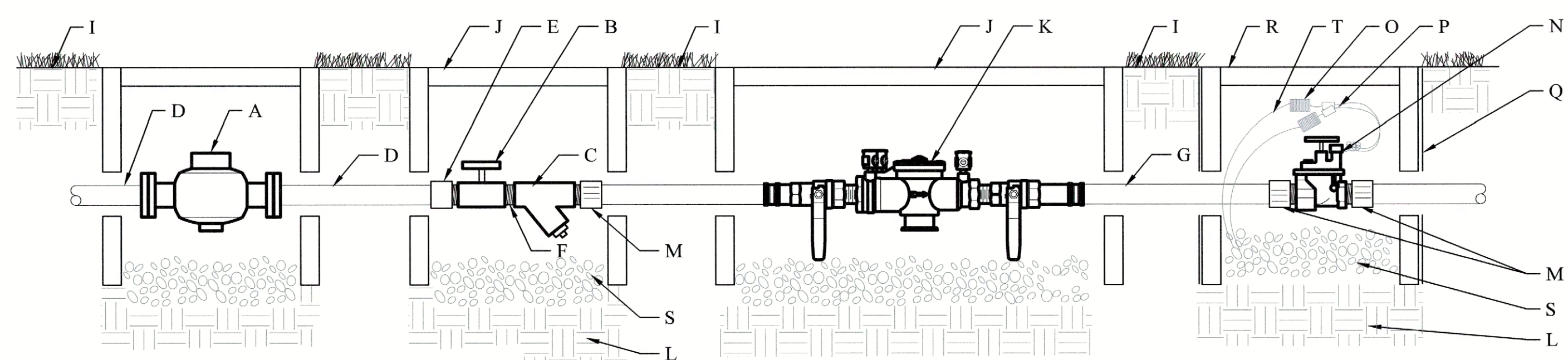
PRS40-CV - MP ROTATOR SPRAY HEAD
NOT TO SCALE



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

- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 - SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS
 - ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION
 - CONTROLLER SHALL BE HARD WIRE TO GROUNDED 110 VAC POWER SOURCE

ICC2 CONTROLLER - PEDESTAL MOUNT
(NOT TO SCALE)



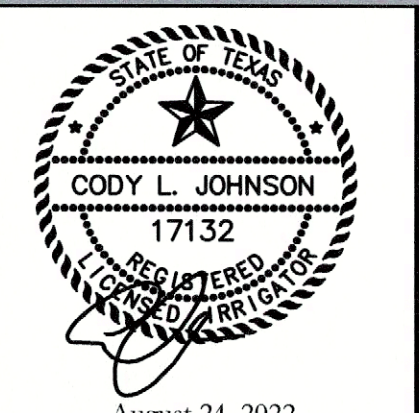
- CONSTRUCTION NOTES:**
- WATER METER (SIZE PER PLAN)
 - BALL VALVE (SIZE PER LINE)
 - WYE STRAINER (SIZE PER LINE)
 - TYPE "K" COPPER PIPE
 - COPPER S&T COUPLING
 - TBE NIPPLE
 - PIPE PER CITY CODE
 - COUPLING
 - FINISH GRADE
 - 12"x17" VALVE BOX. SET FLUSH WITH FINISH GRADE
 - DOUBLE CHECK VALVE ASSEMBLY
 - COMPACTED SUBGRADE
 - MALE ADAPTER
 - MASTER ELECTRIC VALVE
 - WIRE COIL
 - WATERPROOF WIRE CONNECTORS
 - 10 ML BLACK PLASTIC
 - 10" RD VALVE BOX. SET 1/2" ABOVE FINISH GRADE.
 - WASHED PEA GRAVEL - 6" DEPTH MIN
 - VALVE WIRING

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

BACKFLOW PREVENTER CONNECTION
NOT TO SCALE

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of November, 2022.
WITNESS OUR HANDS, this 15 day of November, 2022.
[Signature]
Planning & Zoning Commission, Chairman

JOHNSON VOLK CONSULTING
TEPELS Engineering Firm No. 11992 / Land Surveying Firm No. 10194033
704 Central Parkway East, Suite 1200 | Plano, TX 75074 | 972.201.3100



SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001C
SHEET NO.
IR8 of 8

CITY PROJECT NO. SP2022-055