

**LEGEND**

- ⑦ PROPOSED PARKING COUNT
- BFR BARRIER FREE RAMP
- H/C HANDICAP PARKING SPACE VAN ACCESSIBLE
- ⊕ FH EXISTING FIRE HYDRANT
- ⊙ SSMH EXISTING SANITARY SEWER MANHOLE
- +— EXISTING WATER MAIN W/ VALVE
- |— EXISTING SANITARY SEWER
- |— EXISTING STORM
- |— EXISTING CURB INLET
- · — RIGHT-OF-WAY
- - - 725 - - EXISTING CONTOUR INTERVAL
- FFE 540.20 FINISHED FLOOR ELEVATION
- ◆ PROPOSED DOMESTIC WATER METER
- ◆ PROPOSED IRRIGATION WATER METER
- 6'-0" HT. ORNAMENTAL METAL FENCE AS POOL FACILITY ENCLOSURE
- - - 6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
- wg 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
- g 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
- L 5'-5" SIDEWALK PASSING LANE AND/OR RAMP LANDING
- H- 6" HANDICAP PARKING SIGN
- DB 10'x10' CEDAR DAYBED
- DB 6'-0" PARK BENCH
- T TRASH RECEPTACLE

**LOT CA-4 SITE INFORMATION**

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

BUILDING AREA: 1,909.00 SF  
 BUILDING HEIGHT: 21'-0" (1 STORY)  
 FLOOR TO AREA: 0.00057:1 (1,909/34,078)  
 LOT COVERAGE: 0.056%

PARKING REQUIRED: 10 SPACES  
 PARKING PROVIDED: 10 TOTAL (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

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

**SITE PLAN NOTES:**

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARALLEL PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- ALL PARKING SPACES SHALL BE EXISTING AND ARE PROPOSED FOR CITY REVIEW UNDER THE PHASE TWO DEVELOPMENT PLANS.
- THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

**WATER METER SCHEDULE**

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◆	1.5"	1.5"	X		6"
◆	1.5"	1.5"		X	

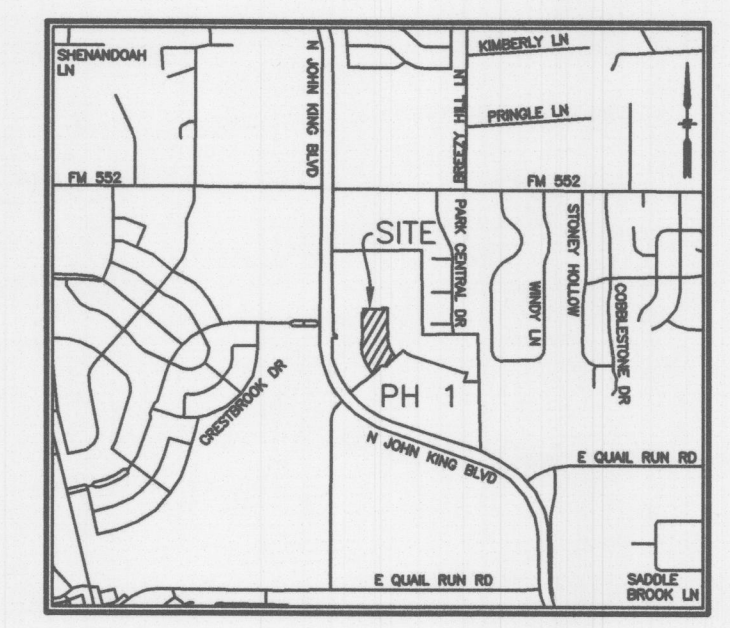
**APPROVED:**

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 11th day of August, 2020.

WITNESS OUR HANDS, this 11th day of August, 2020.

*[Signature]*  
 Planning & Zoning Commission, Chairman

*[Signature]*  
 Director of Planning and Zoning



**LOCATION MAP**  
NOT TO SCALE

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

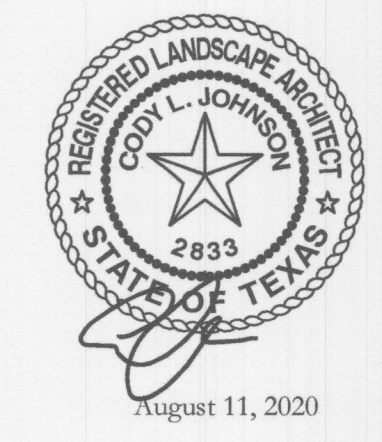
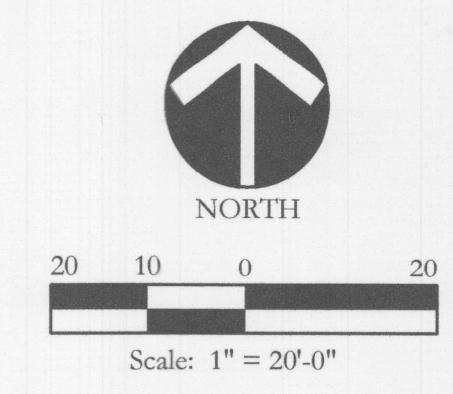
BEING 0.782 ACERS SITUATED IN THE P.B. HARRISON SURVEY, A-97 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER / DEVELOPER:**

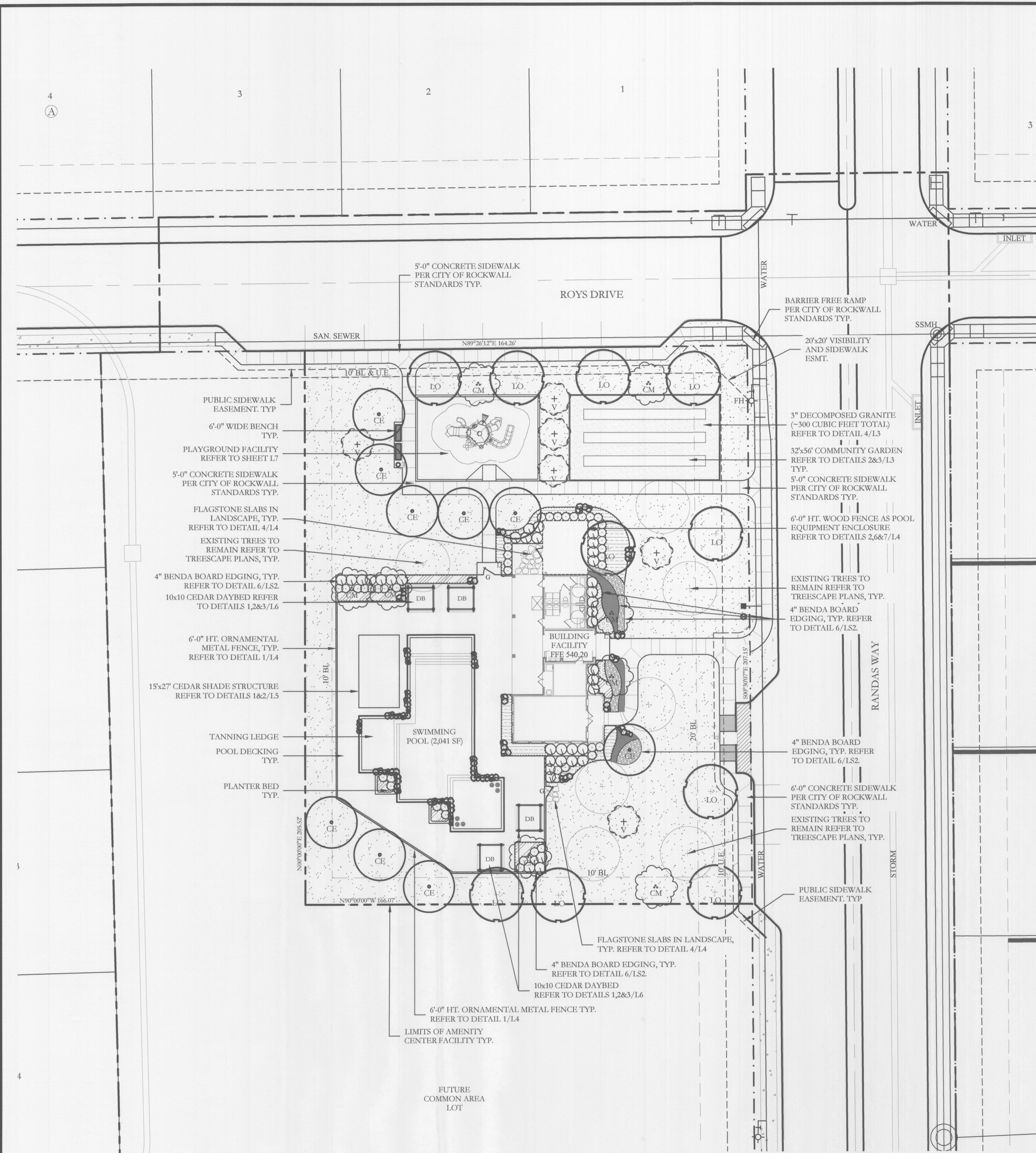
HINES  
 2200 ROSS AVENUE, SUITE 4200  
 DALLAS, TEXAS 75201  
 CONTACT: JOSE CAMPOS  
 PH. (214) 882-1750

**LANDSCAPE ARCHITECT:**

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







**LANDSCAPE PROVIDED**

- ROYS DRIVE**
- A. MINIMUM TEN (10) FOOT LANDSCAPE EDGE PROVIDED
  - B. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE  
164 LF OF FRONTAGE / 50 LF = 4-4" CAL. TREES REQUIRED.  
PROVIDED: 4-4" CALIPER CANOPY TREES PROVIDED
- RANDAS WAY**
- A. MINIMUM TEN (10) FOOT LANDSCAPE EDGE PROVIDED
  - B. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE  
207 LF OF FRONTAGE / 50 LF = 5-4" CAL. TREES REQUIRED.  
PROVIDED: 4-4" CALIPER CANOPY TREES PROVIDED  
PLUS 3 EXISTING TREES REMAIN.
- NOTE:**
- A. IRRIGATION DESIGN WILL MEET REQUIREMENTS OF UDC.
  - B. TREES SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER AND STORM SEWER LINES.

**PLANT LEGEND**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	CM	GRAPE MYRTLE 'NATCHEZ'	LAGERSTROEMIA INDICA 'NATCHEZ'	2" CALIPER	AS SHOWN
	T	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
	S	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	5 GALLON	36" O.C.
	D	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
	G	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
	L	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
	W	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
	A	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
	B	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	S	BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2" DIAMETER
	R	TEXAS RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
	M	OKLAHOMA MOSS ROCK BOULDERS	1'-5" DIAMETER REFER TO DETAIL 1/LS2	TON	AS SHOWN

**APPROVED:**

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WITNESS OUR HANDS, this 11th day of August, 2020.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

**LOT CA-4 SITE INFORMATION**

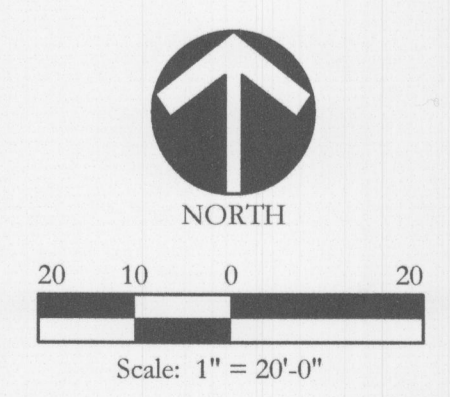
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**LANDSCAPE PLAN  
 SADDLE STAR ESTATES  
 SOUTH PHASE TWO A  
 LOT CA-4  
 ~AMENITY CENTER~**

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

**OWNER / DEVELOPER:**

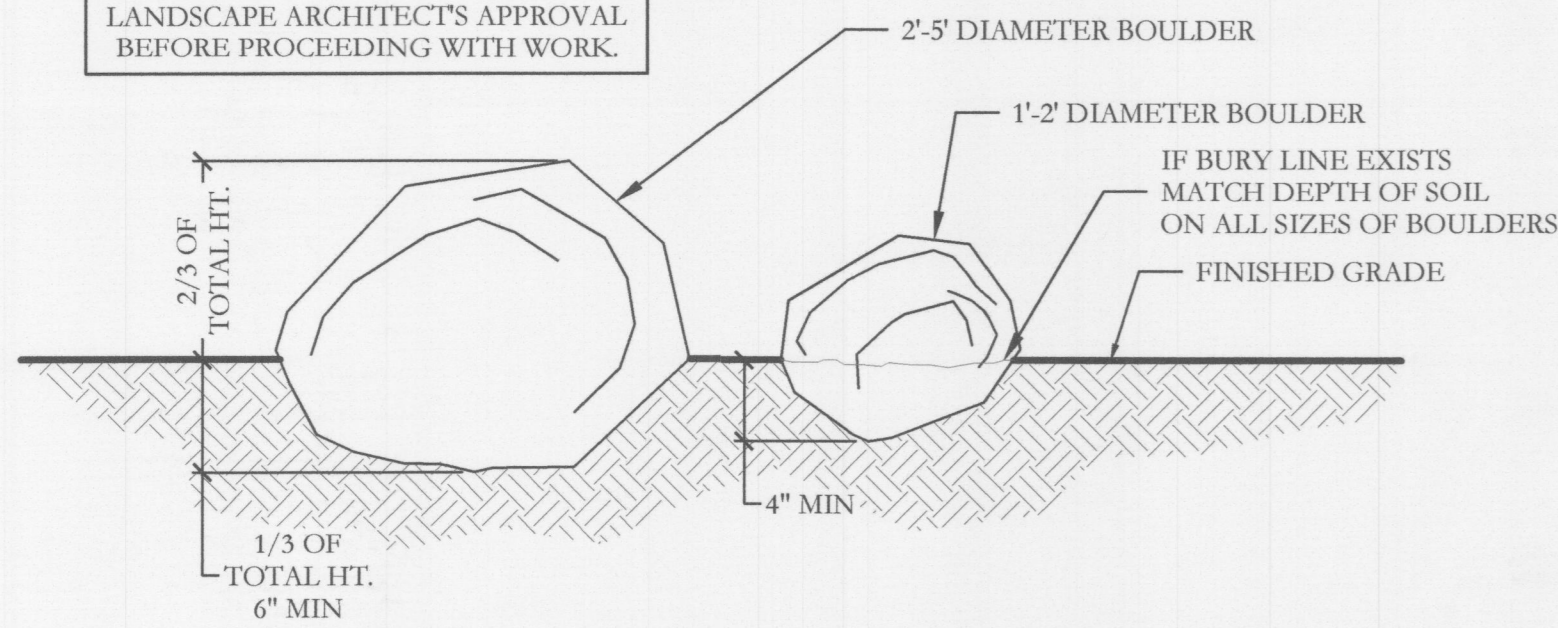
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**LANDSCAPE ARCHITECT:**

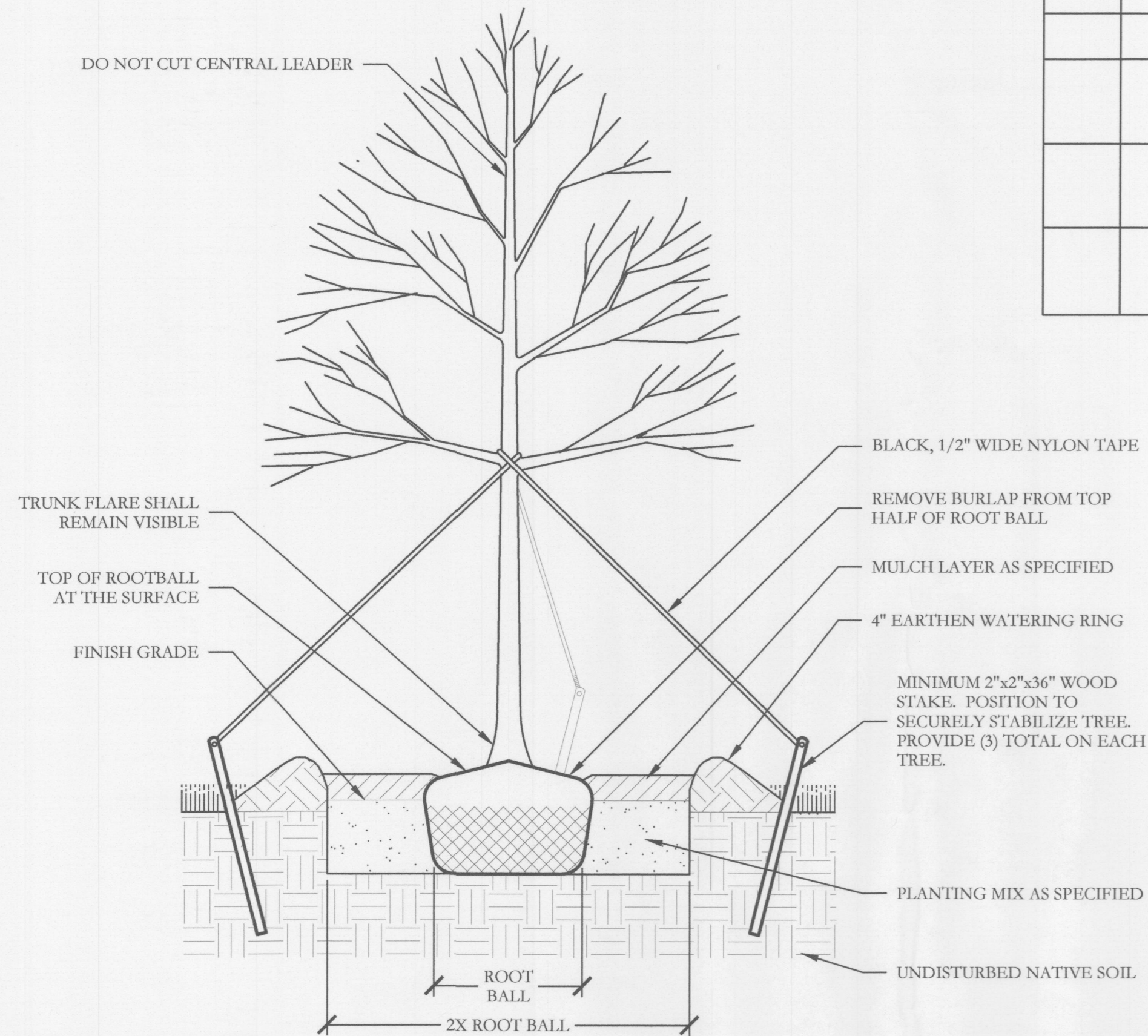
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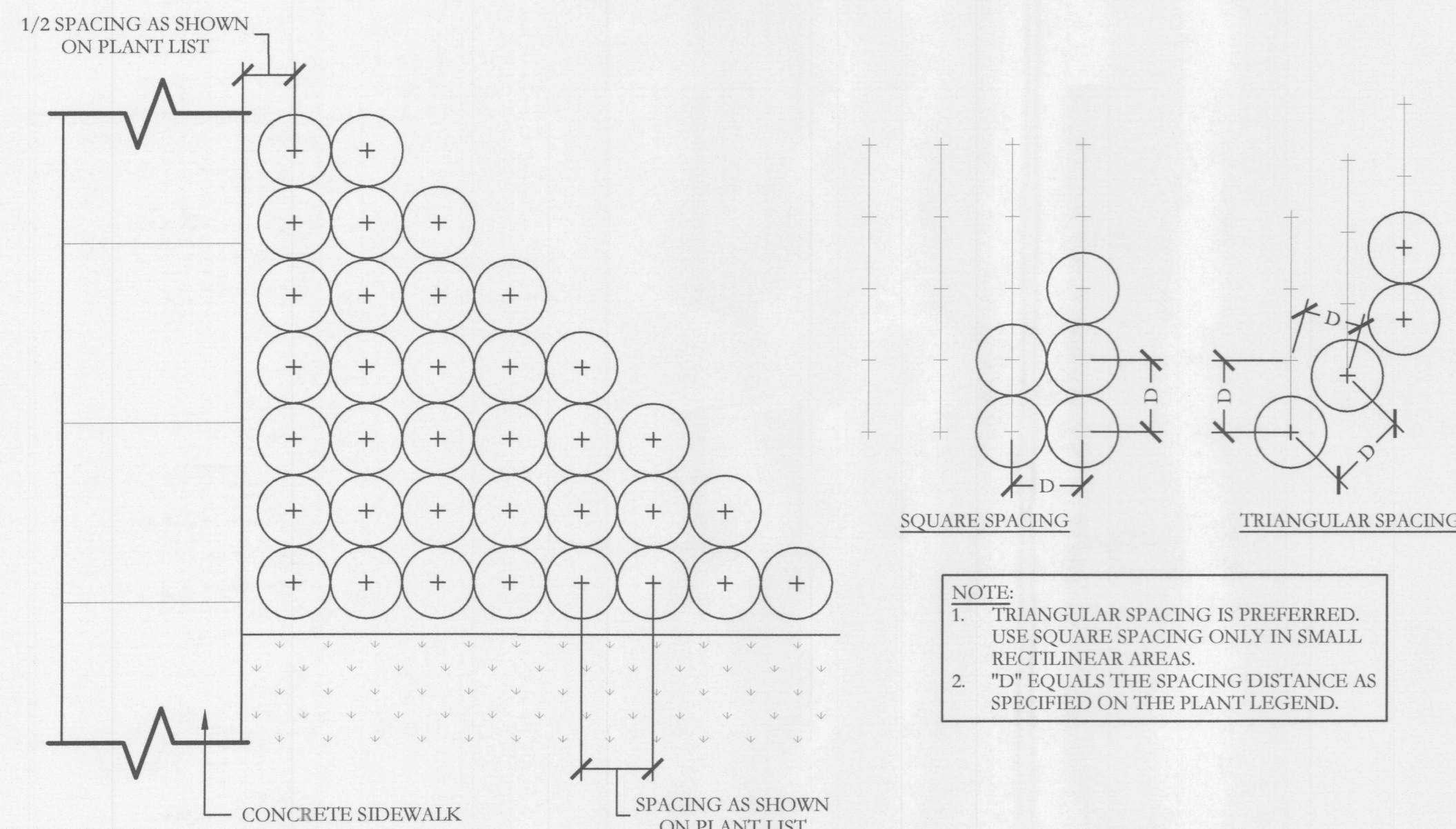
NOTE: FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.



1 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE



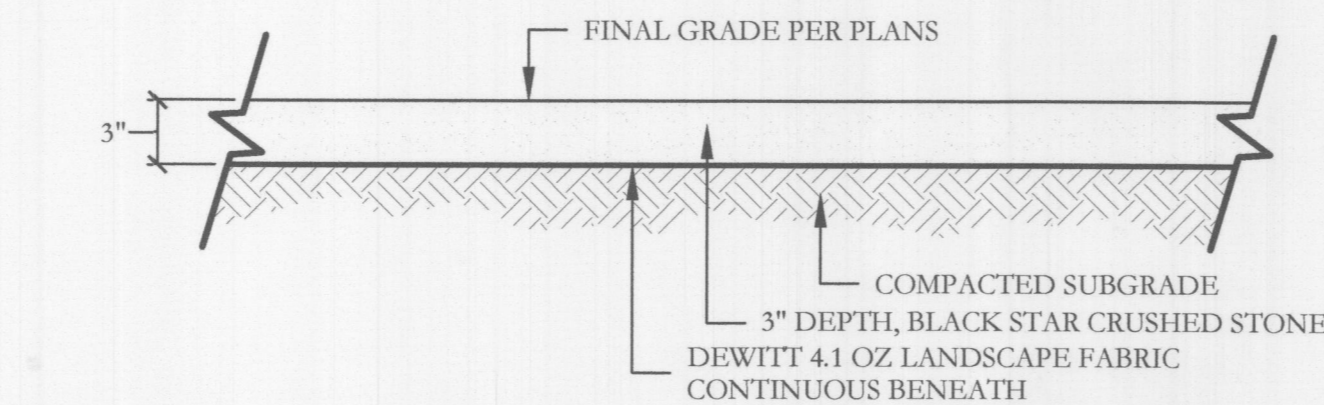
2 TYPICAL TREE PLANTING SECTION NOT TO SCALE



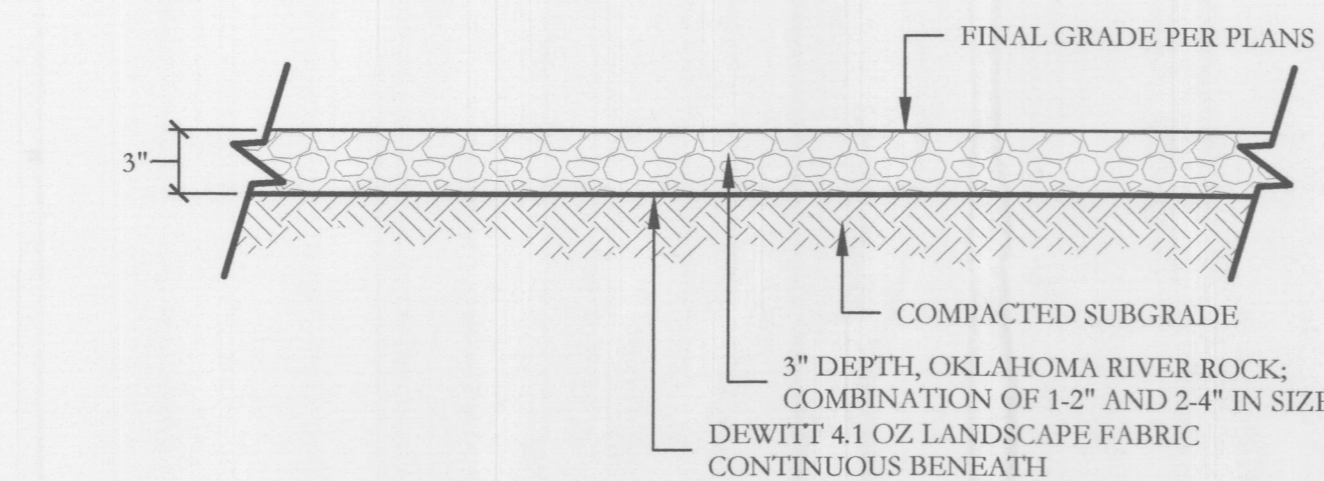
3 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE

PLANT LIST

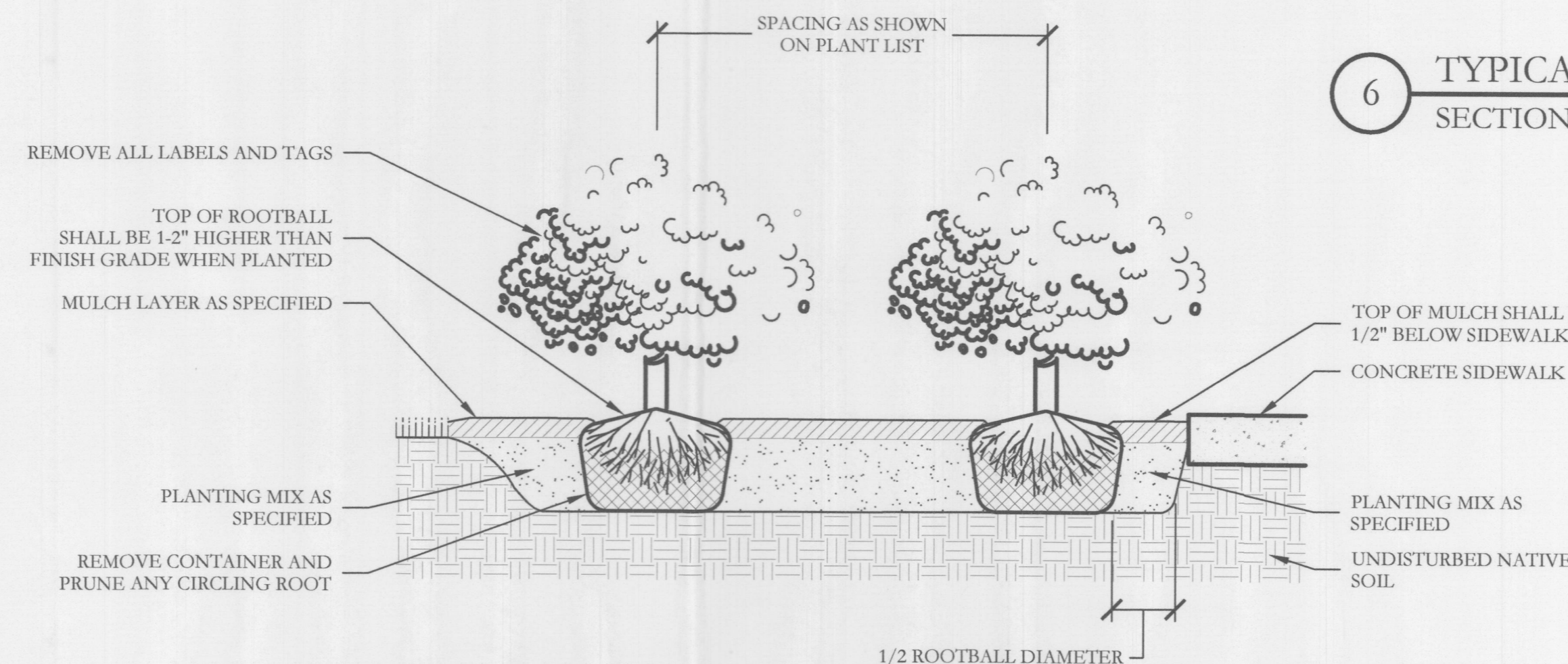
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	10	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	9	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
V	6	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
CM	8	CRAPE MYRTLE 'NATCHEZ'	LAGERSTROEMIA INDICA 'NATCHEZ'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	38	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	44	SUNSHINE LIGISTRUM	LIGISTRUM SINENSE 'SUNSHINE'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	85	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	240	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	135	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	17,535	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	180	BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.0 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	3/4" DIAMETER	MINIMUM 100% COVERAGE ALL AREAS SHOWN. REFER TO DETAIL 4/L2.
	220	TEXAS RIVER ROCK; MIXTURE OF	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.0 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4" DIAMETER	MINIMUM 100% COVERAGE ALL AREAS SHOWN. REFER TO DETAIL 5/L2.
	5	OKLAHOMA MOSS ROCK BOULDERS	50 LB TO 250 LB MAX SIZE	TON	AS SHOWN	FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK. REFER TO DETAIL 1/L2.



4 BLACK STAR CRUSHED STONE DETAIL SECTION SCALE: 1" = 1'-0"



5 OKLAHOMA RIVER ROCK BED SECTION SCALE: 1" = 1'-0"



6 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE

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 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 R.O.W.
  - 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 PIED 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.
  - 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 11<sup>th</sup> day of August, 2020.

WITNESS OUR HANDS, this 11<sup>th</sup> day of August, 2020.

*[Signature]*  
Planning & Zoning Commission, Chairman

*[Signature]*  
Director of Planning and Zoning

LANDSCAPE DETAIL  
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SOUTH PHASE TWO A  
LOT CA-4  
~AMENITY CENTER~

BEING 0.782 ACERS SITUATED IN THE  
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HINES  
2200 ROSS AVENUE, SUITE 4200  
DALLAS, TEXAS 75201  
CONTACT: JOSE CAMPOS  
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August 11, 2020

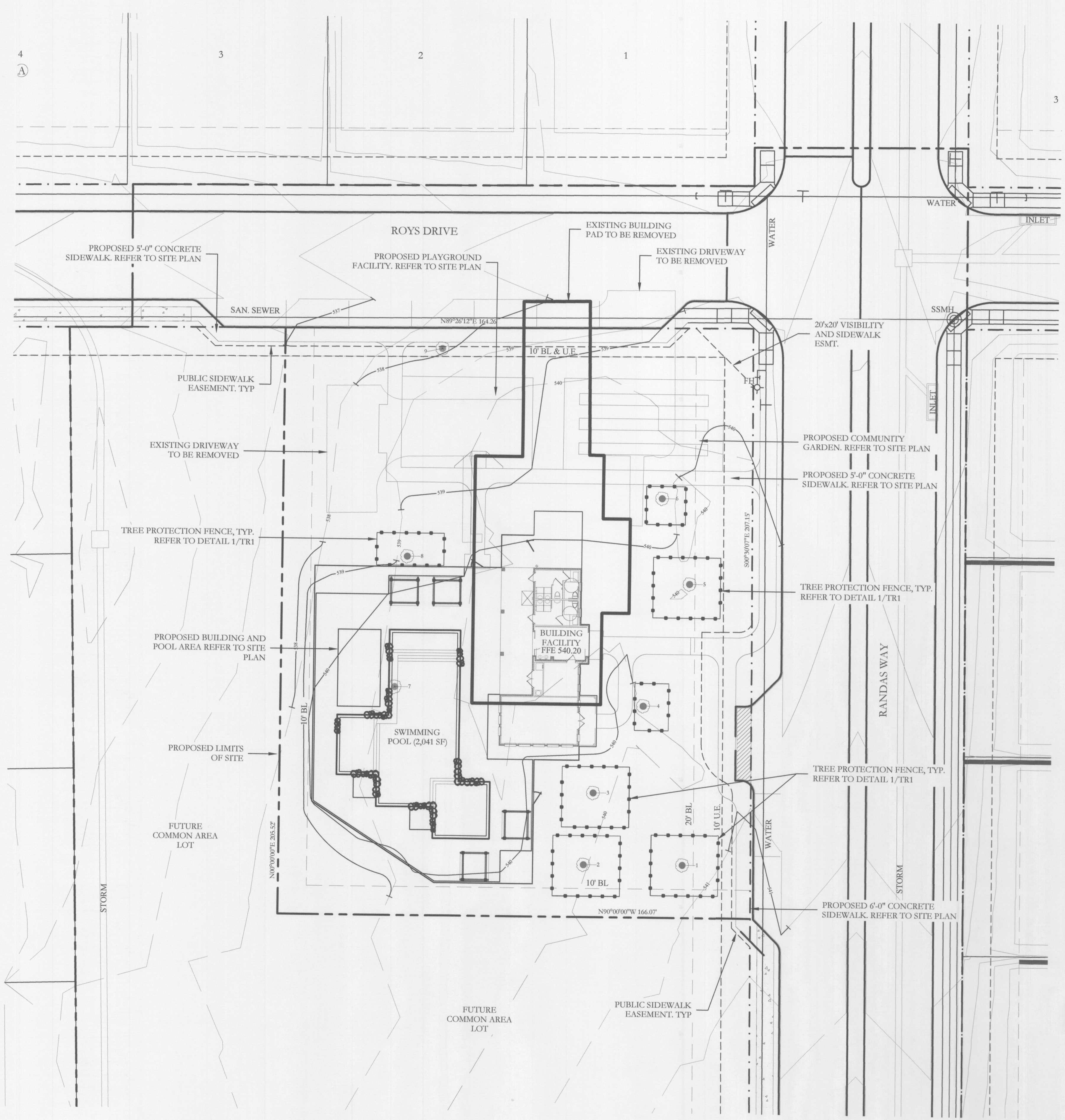
SUBMITTAL DATE: August 11, 2020

LS2 of 2









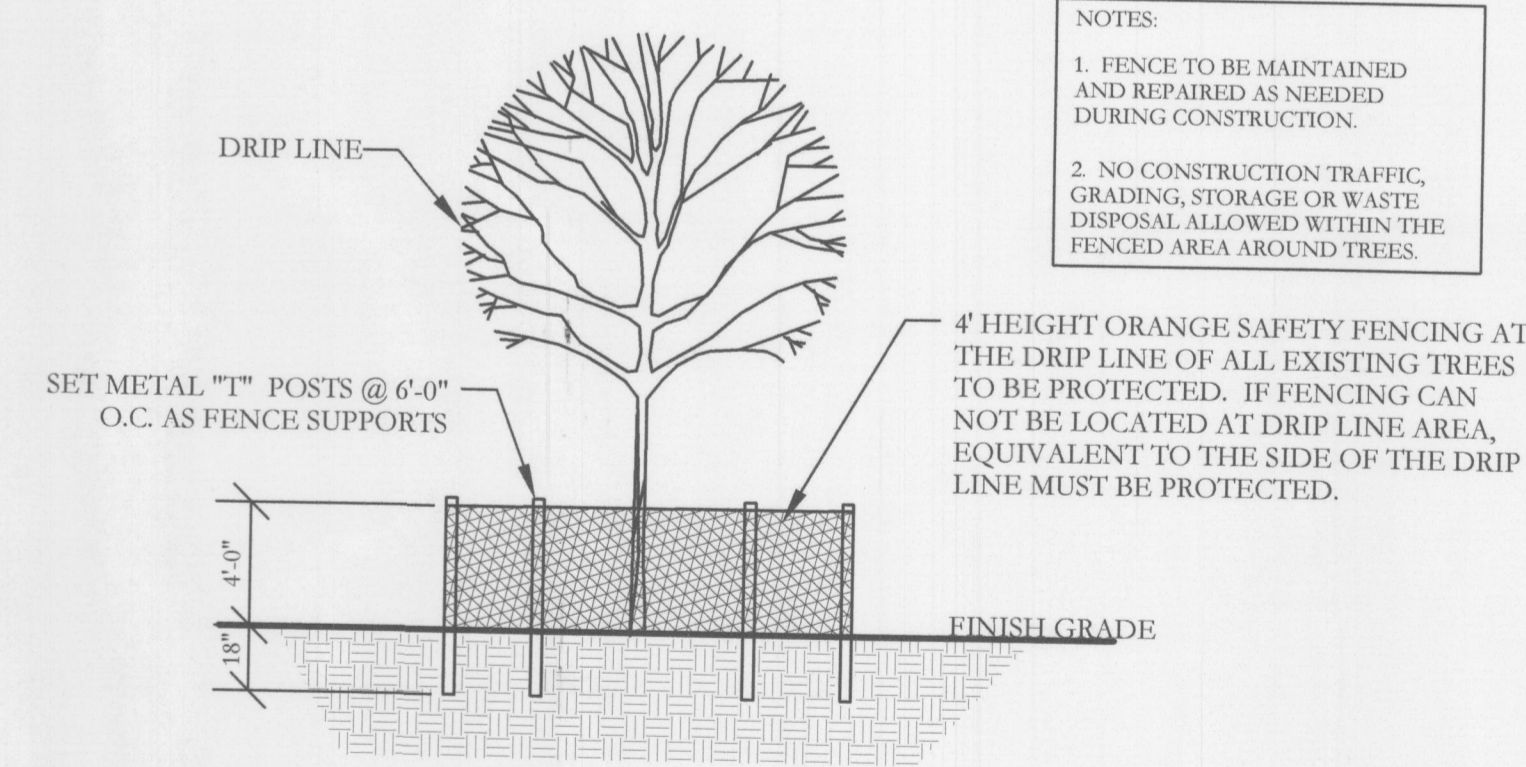
### LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE

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

Tree ID Number	Tree Size DBH	Common Name	Scientific Name	Condition of Tree	Remove or Remain	Tree Location	Credit Ratio	Negative Mitigation Credit	Positive Mitigation Credit
1	15.0	Pecan	Carya illinoensis	Healthy	Remain	Lot	1	0.00	15.00
2	12.0	Pear	Pyrus calleryana	Healthy	Remain	Lot	1	0.00	12.00
3	10.0	Pin Oak	Quercus palustris	Healthy	Remain	Lot	1	0.00	10.00
4	18.0	Chinese Tallow	Triadica sebifera	Healthy	Remain	Lot	1	0.00	18.00
5	20.0	Live Oak	Quercus virginiana	Healthy	Remain	Lot	1	0.00	20.00
6	12.0	Magnolia	Magnolia grandiflora	Healthy	Remain	Lot	1	0.00	12.00
7	18.0	Unknown	Unknown	Damaged	Remove	Lot	1	18.00	0.0
8	18.0	Pin Oak	Quercus palustris	Healthy	Remain	Lot	1	0.00	18.00
9	24.0	Pin Oak	Quercus palustris	Damaged	Remove	Easement	1	24.00	0.0
<b>Total Tree Population</b>								<b>42.00</b>	<b>105.00</b>
								<b>Total Negative Mitigation Credits, caliper inches</b>	<b>Total Positive Mitigation Credits, caliper inches</b>
								<b>42.00</b>	<b>63.00</b>

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



1 TREE PROTECTION DETAIL NOT TO SCALE

### LOT CA-4 SITE INFORMATION

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

BUILDING AREA: 1,909.00 SF  
 BUILDING HEIGHT: 21'-0" (1 STORY)  
 FLOOR TO AREA: 0.00057:1 [1,909/34,078]  
 LOT COVERAGE: 0.056%

PARKING REQUIRED: 10 SPACES  
 PARKING PROVIDED: 10 TOTAL (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

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

**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 11<sup>th</sup> day of August, 2020.

WITNESS OUR HANDS, this 11<sup>th</sup> day of August, 2020.

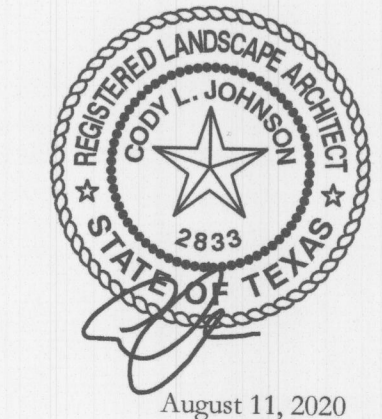
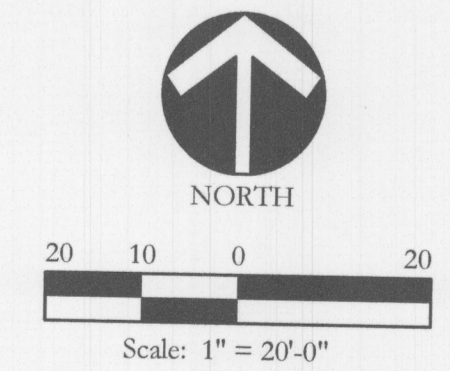
*[Signature]* Planning & Zoning Commission, Chairman  
*[Signature]* Director of Planning and Zoning

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

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

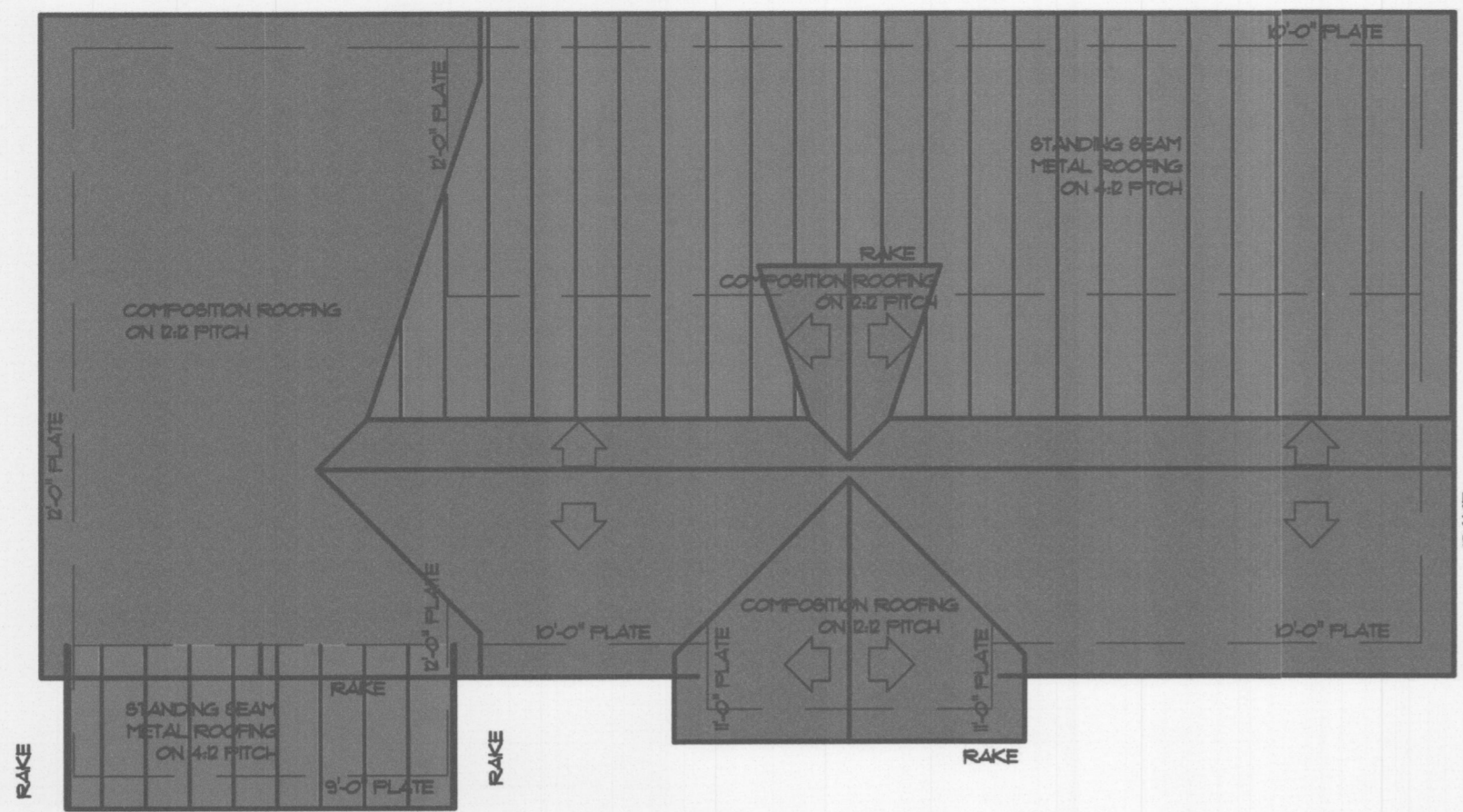
**OWNER / DEVELOPER:**  
 HINES  
 2200 ROSS AVENUE, SUITE 4200  
 DALLAS, TEXAS 75201  
 CONTACT: JOSE CAMPOS  
 PH. (214) 882-1750

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



SUBMITTAL DATE: August 11, 2020

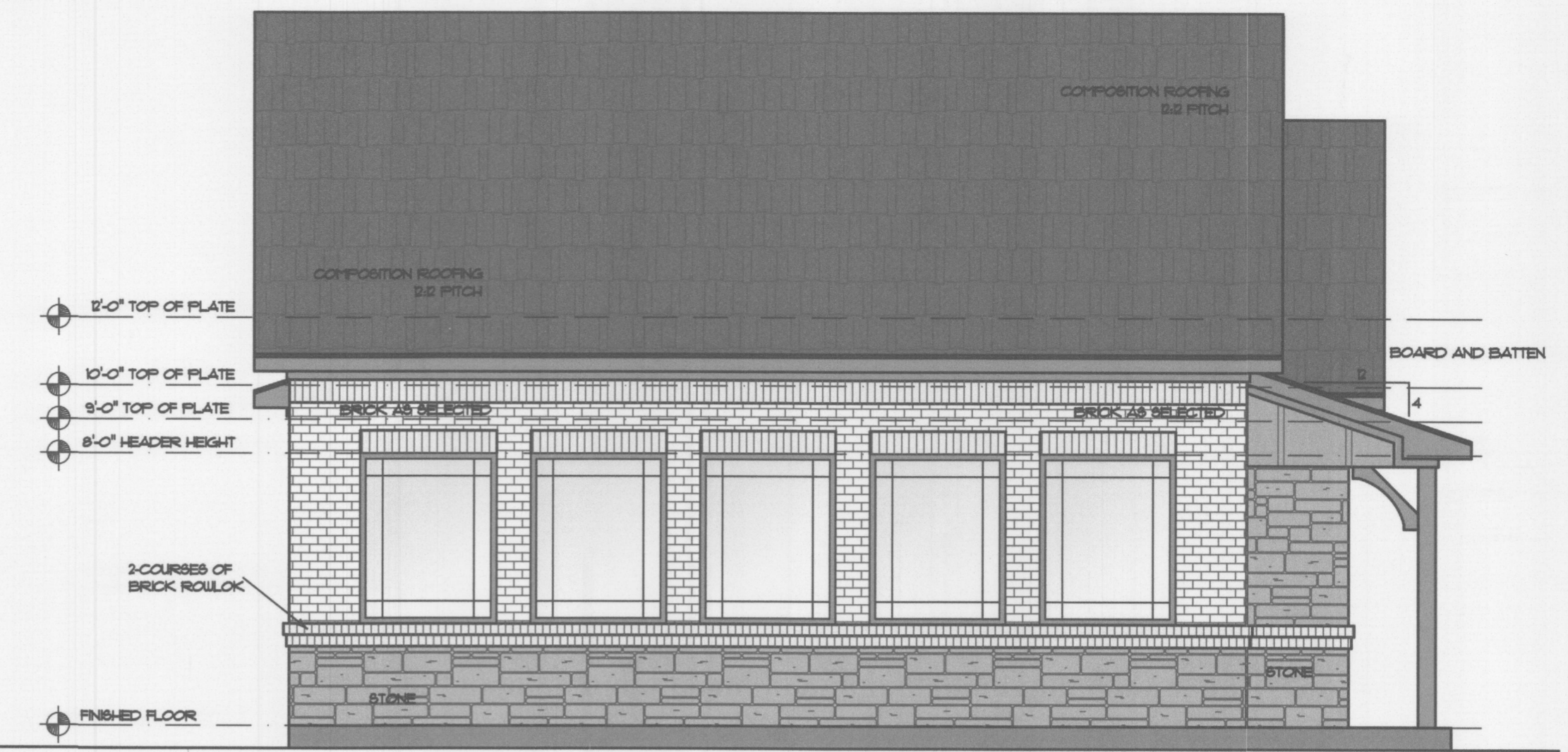




**ROOF PLAN**

SCALE 1/8"=1'0"

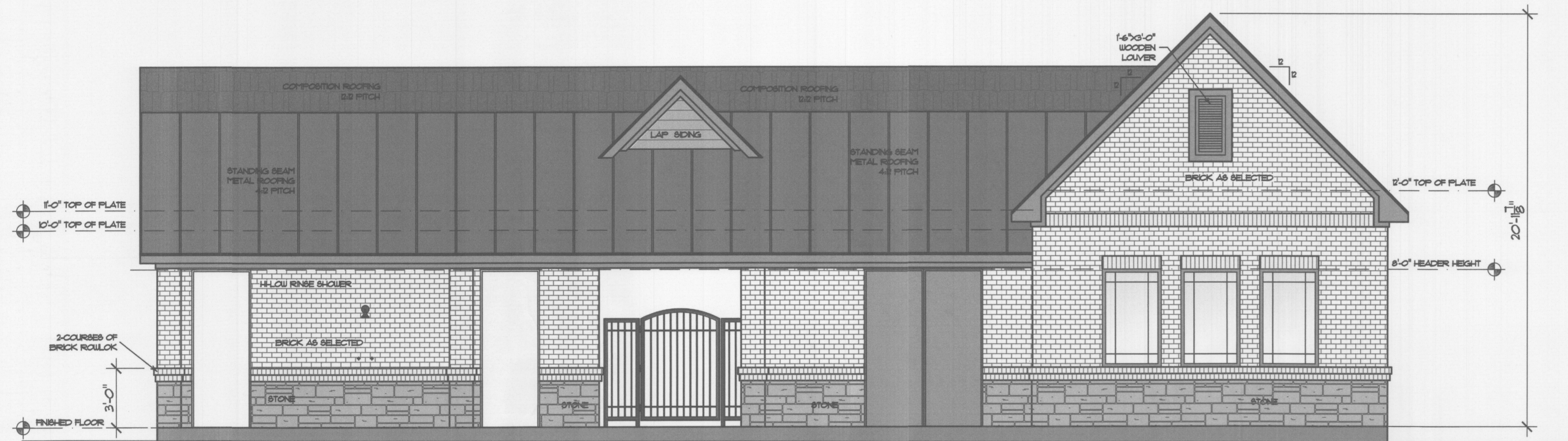
ROOFING MATERIAL AS SPECIFIED  
100% GUTTERED



**RIGHT ELEVATION**

SCALE 1/4"=1'0"

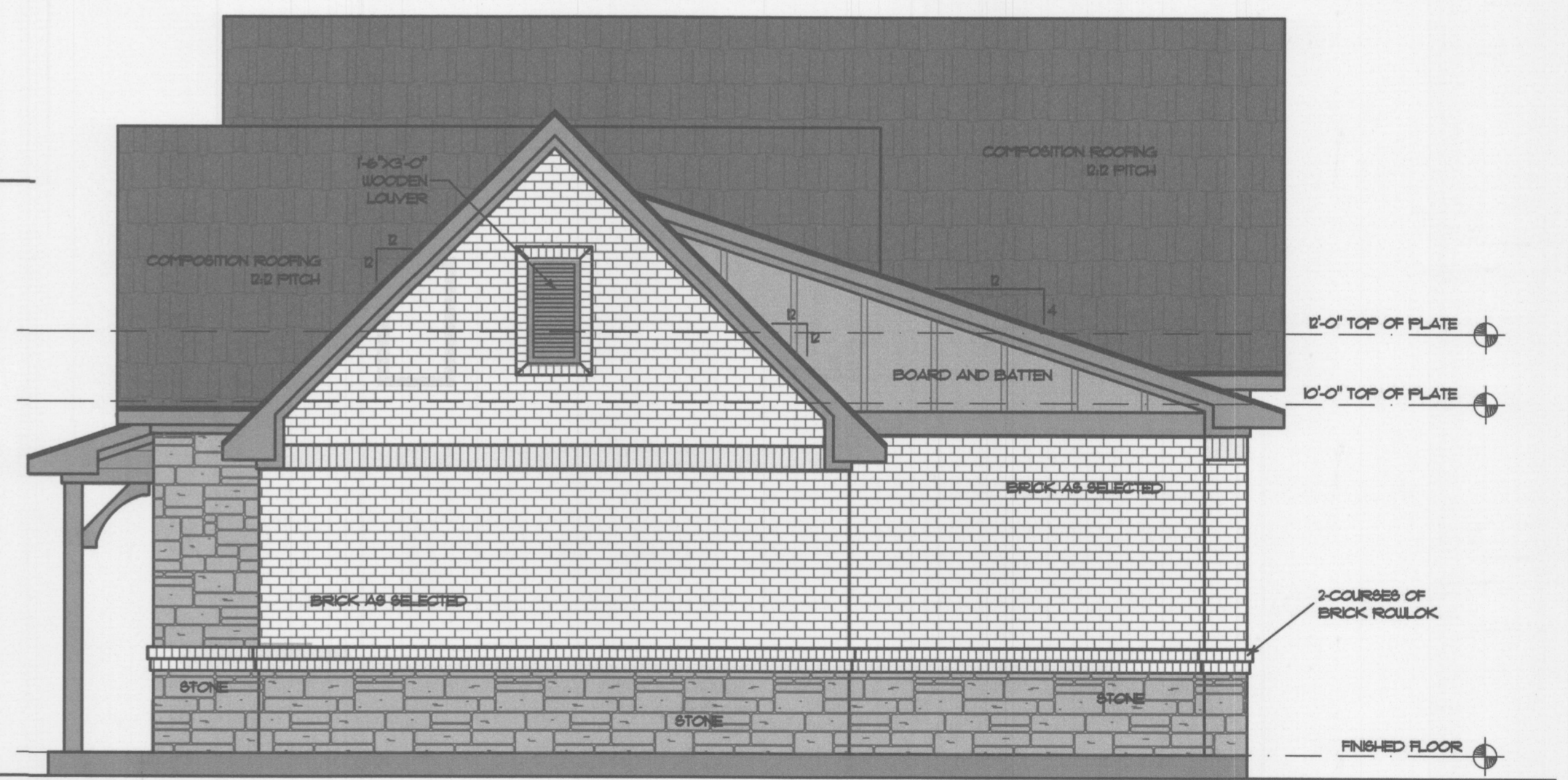
MATERIAL LIST	
BRICK	222 SQ. FT. 10.0%
STONE	81 SQ. FT. 21.5%
SIDING	8 SQ. FT. 2.5%
<b>NET TOTAL</b>	<b>311 SQ. FT. 100%</b>



**REAR ELEVATION**

SCALE 1/4"=1'0"

MATERIAL LIST	
BRICK	336 SQ. FT. 11.3%
STONE	90 SQ. FT. 20.6%
SIDING	9 SQ. FT. 2.1%
<b>NET TOTAL</b>	<b>435 SQ. FT. 100%</b>



**LEFT ELEVATION**

SCALE 1/4"=1'0"

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



**FRONT ELEVATION**

SCALE 1/4"=1'0"

MATERIAL LIST	
BRICK	314 SQ. FT. 10.5%
STONE	81 SQ. FT. 25.5%
<b>NET TOTAL</b>	<b>531 SQ. FT. 100%</b>

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

*[Signature]*  
Planning and Zoning Chairman

*[Signature]*  
Director of Planning and Zoning

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

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

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

SUBMITTAL DATE: April 17, 2020

PH1

CITY PROJECT NO. SP2020-012