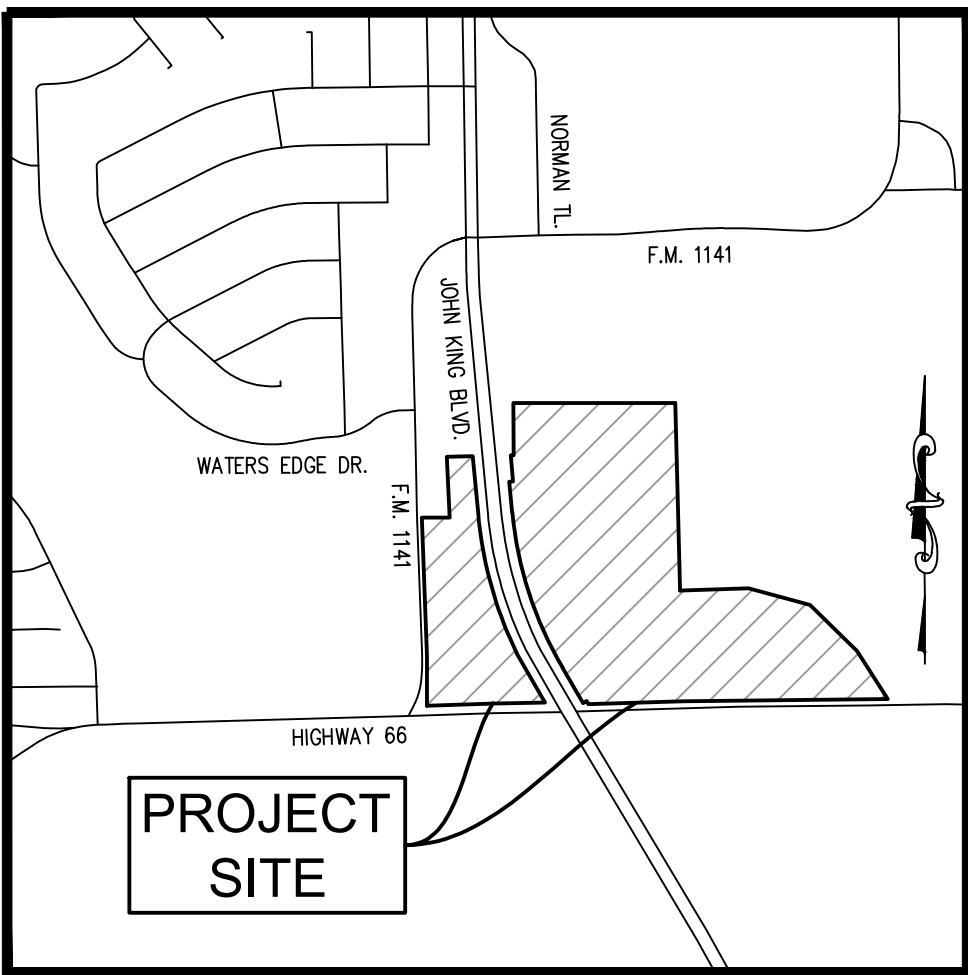


CONSTRUCTION PLANS
for
LADERA ROCKWALL
PHASE II

LOT 2, BLOCK A
LADERA ROCKWALL
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
MARCH 2022



Vicinity Map 1"=1000'

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Contact: Justin L. Lansdowne, P.E.

Sheet List Table

C	COVER SHEET
C1	REPLAT
C2	REPLAT
C3	REPLAT
C4	GENERAL NOTES
C5	GENERAL CITY OF ROCKWALL NOTES
C6	SITE & DIMENSIONAL CONTROL PLAN (PHI-PHII)
C7	SITE & DIMENSIONAL CONTROL PLAN
C8	PAVING DEMOLITION PLAN
C9	UTILITY DEMOLITION PLAN
C10	PAVING PLAN (PHII)
C11	SIGNAGE, STRIPING, AND LIGHTING PLAN (PHI-PHII)
C12	CORDOBA LANE PLAN & PROFILE (PHI-PHII)
C13	MADRID WAY PLAN & PROFILE (PHI-PHII)
C14	OVERALL GRADING & RETAINING WALL PLAN (PHI-PHII)
C15	GRADING PLAN
C16	RETAINING WALL PLAN
C17	EXISTING DRAINAGE AREA MAP
C18	PROPOSED DRAINAGE AREA MAP
C19	DRAINAGE AREA CALCULATIONS
C20	DETENTION DETAILS
C21	DETENTION CALCULATIONS
C22	OUTLET STRUCT CALCULATIONS
C23	PRIVATE SANITARY SEWER PLAN (PHI-PHII)
C24	PRIVATE SANITARY SEWER PROFILES SS-5
C25	PRIVATE SANITARY SEWER PROFILES SS-5A
C26	PRIVATE STORM SEWER PLAN (PHI-PHII)
C27	PRIVATE STORM SEWER PROFILES (PHII)
C28	PRIVATE STORM SEWER PROFILES (PH II)
C29	HYDRAULIC CALCULATIONS
C30	WATER PLAN (PHI-PHII)

Sheet List Table

C31	WATER PROFILES (PHI-PHII)
C32	WATER PROFILES
C33	WATER PROFILES
C34	EROSION CONTROL PLAN (PH-PHII)
C35	WATER AND SANITARY SEWER STANDARD CONSTRUCTION DETAILS
C36	STORM AND PAVING STANDARD CONSTRUCTION DETAILS
C37	STORM AND PAVING STANDARD CONSTRUCTION DETAILS
C38	PAVING AND EROSION CONTROL STANDARD CONSTRUCTION DETAILS
C39	EROSION CONTROL STANDARD CONSTRUCTION DETAILS
L1.0	PHASE II LANDSCAPE PLAN
L1.1	PHASE II LANDSCAPE DETAILS
L1.2	PHASE II LANDSCAPE DETAILS
L2.0	PHASE II HARDSCAPE PLAN
L2.1	PHASE II HARDSCAPE DETAILS
L4.0	LANDSCAPE SPECIFICATIONS
T1.0	TREE SURVEY - CENTRAL
T1.1	TREE CHART - CENTRAL
T1.2	TREE SURVEY - SOUTHWEST
T1.3	TREE SURVEY - NORTHWEST
T1.4	TREE SURVEY - SOUTHEAST

AS-BUILT
RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS
COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT.
THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE
SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

Justin L. Lansdowne
McAdams,
Date: 5/12/23

The John R. McAdams
Company, Inc.
111 Hillside Drive
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LADERA ROCKWALL PHASE II
Lot 2, Block A & Lot 1, Block B
LADERA ROCKWALL
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

COVER SHEET

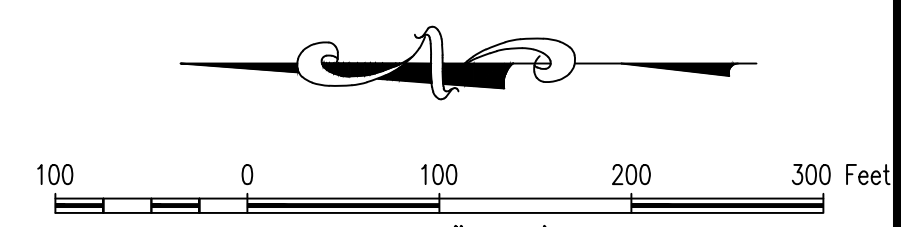
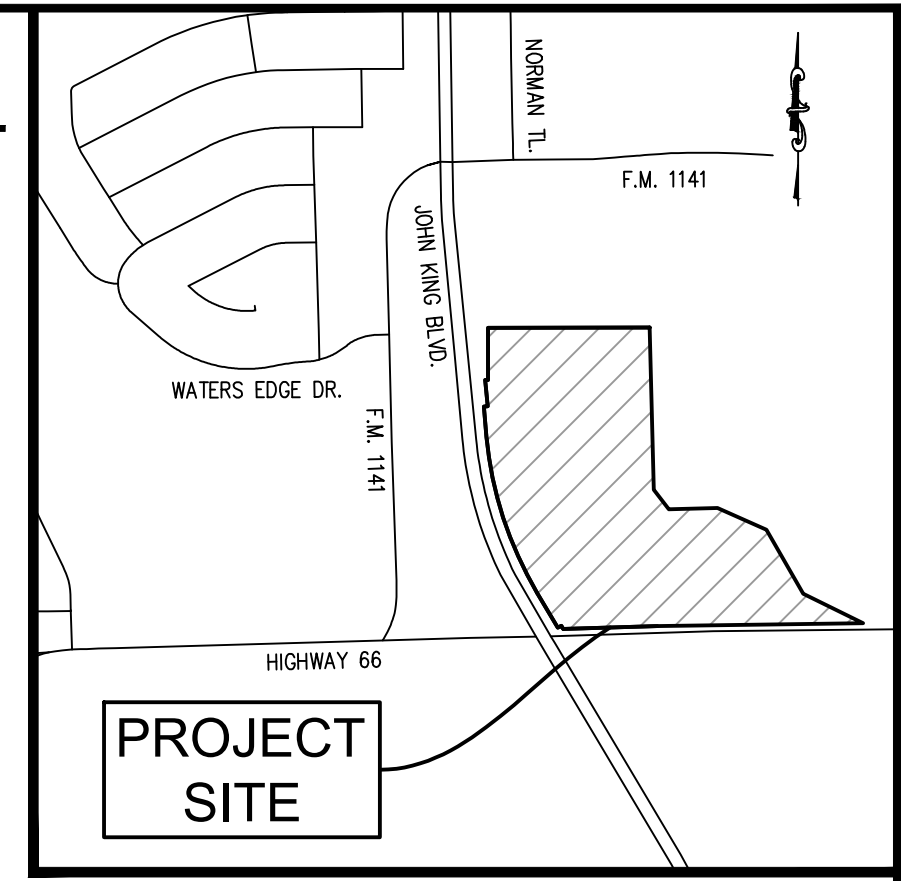
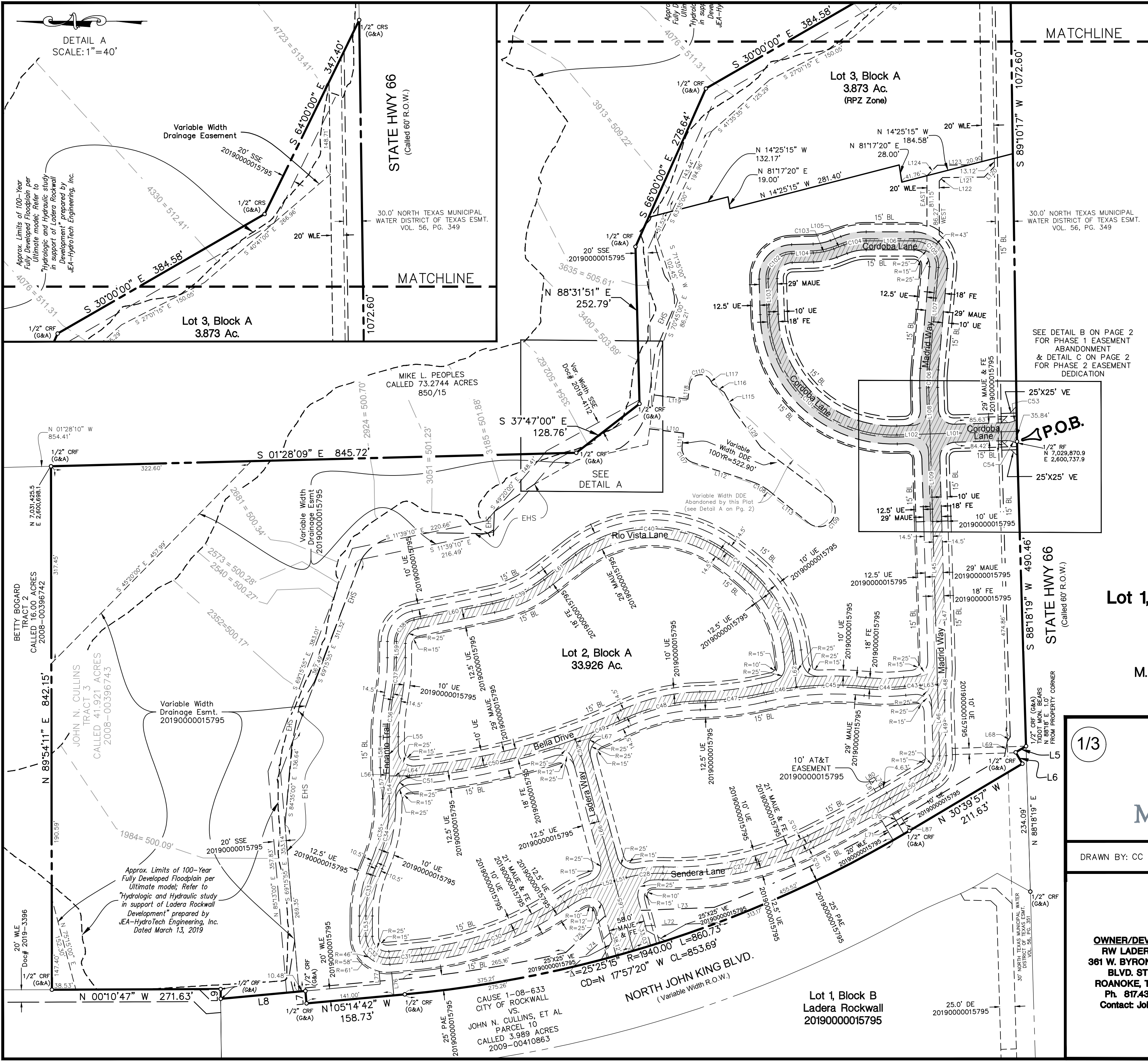


McAdams
TBPE: 19762

Drawn By: AB
Date: 03/01/2022
Scale: N.T.S.
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

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SCALE: 1"=100'

LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRF	= CAPPED REBAR FOUND
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
P.O.B.	= POINT OF BEGINNING
PAE	= PEDESTRIAN ACCESS EASEMENT
MAUE	= MUTUAL ACCESS & UTILITY EASEMENT
SSE	= SANITARY SEWER EASEMENT
LS	= LANDSCAPE
DDE	= DRAINAGE & DETENTION EASEMENT
EHS	= EROSION HAZARDOUS SETBACK
VE	= VISIBILITY EASEMENT
FE	= FIRELANE EASEMENT
MAE	= MUTUAL ACCESS EASEMENT

FINAL PLAT
Lot 2 & 3, Block A
LADERA ROCKWALL
Being a Replat of
Lot 1, Block A, LADERA ROCKWALL
Creating 2 Lots
on 37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/3



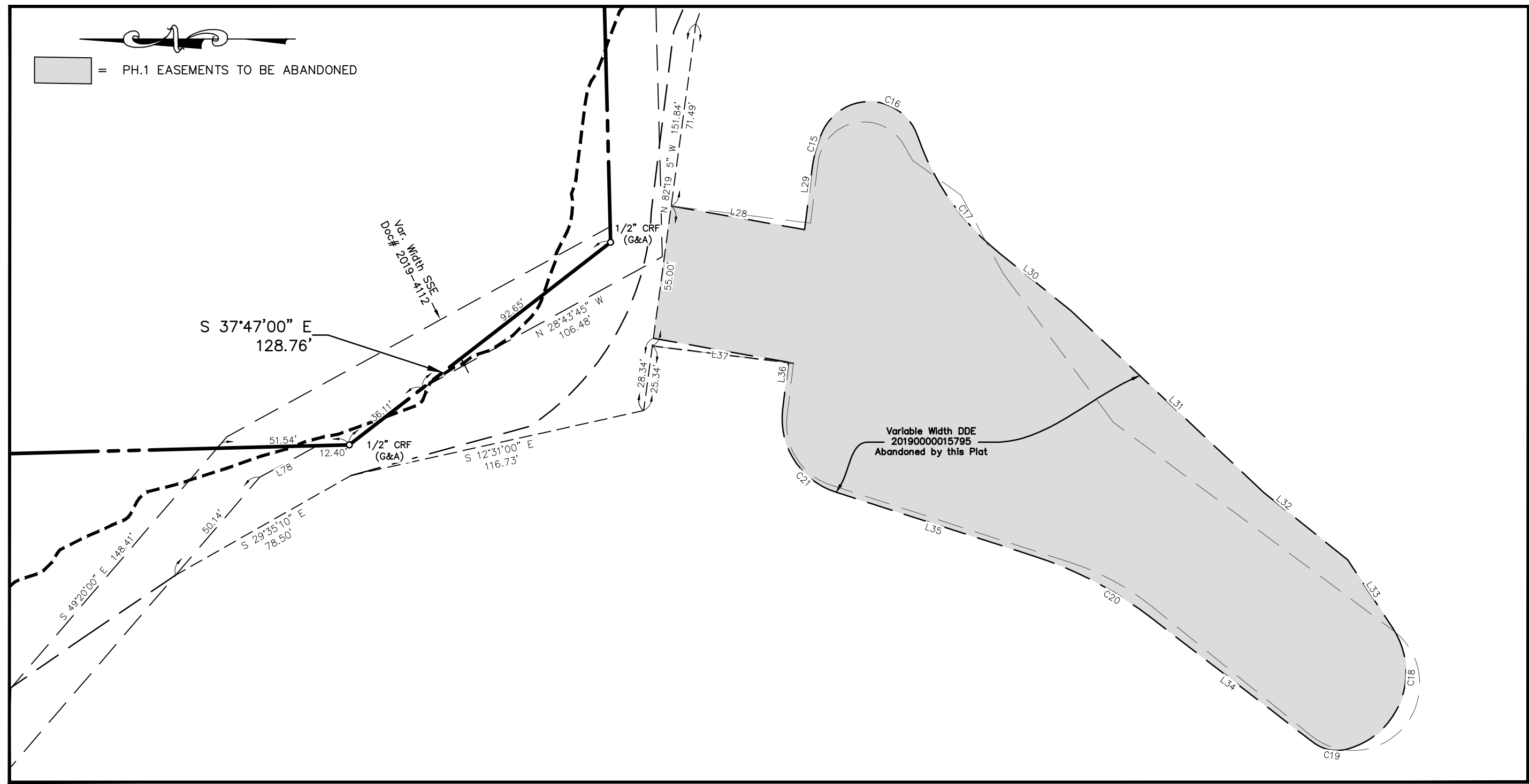
The John R. McAdams Company, Inc.
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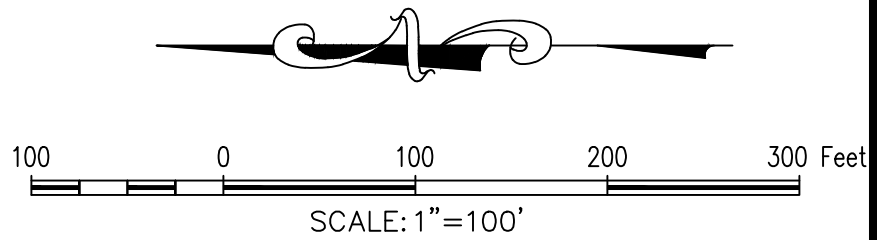
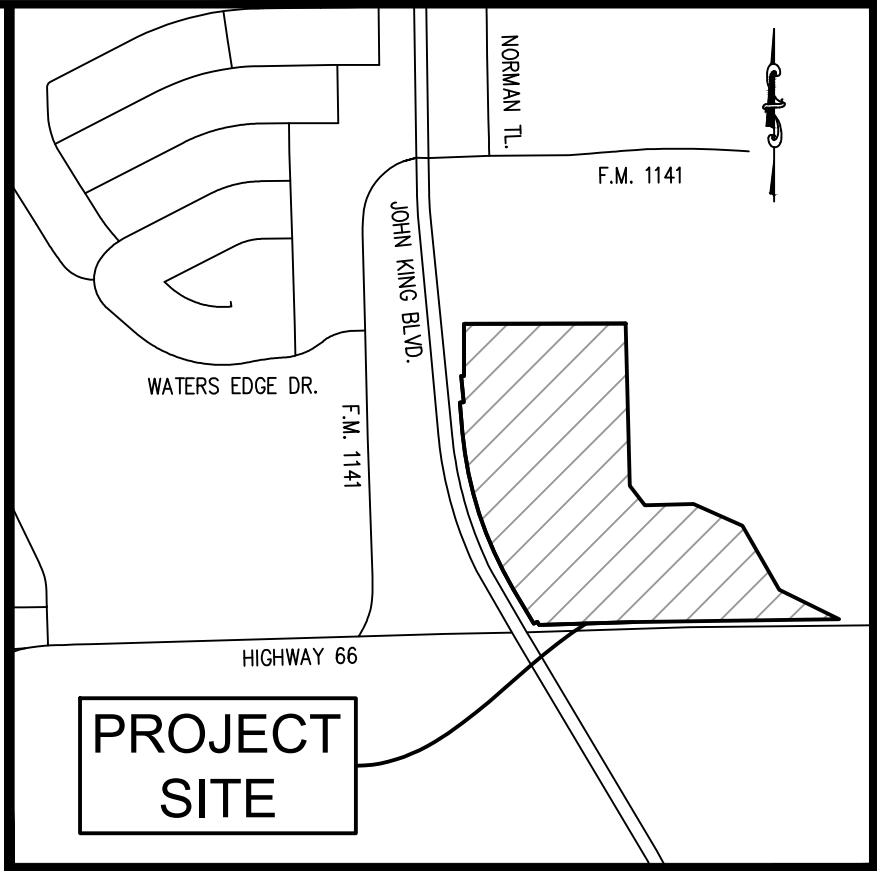
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OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON
BLVD. STE 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

Case No. P2022-019



DETAIL A
SCALE: 1"=40'



LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRF	= CAPPED REBAR FOUND
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
P.O.B.	= POINT OF BEGINNING
PAE	= PEDESTRIAN ACCESS EASEMENT
MAUE	= MUTUAL ACCESS & UTILITY EASEMENT
SSE	= SANITARY SEWER EASEMENT
LS	= LANDSCAPE
DDE	= DRAINAGE & DETENTION EASEMENT
EHS	= EROSION HAZARDOUS SETBACK
VE	= VISIBILITY EASEMENT
FE	= FIRELANE EASEMENT
MAE	= MUTUAL ACCESS EASEMENT

FINAL PLAT
Lot 2 & 3, Block A
LADERA ROCKWALL
Being a Replat of
Lot 1, Block A, LADERA ROCKWALL
Creating 2 Lots
on 37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

2/3



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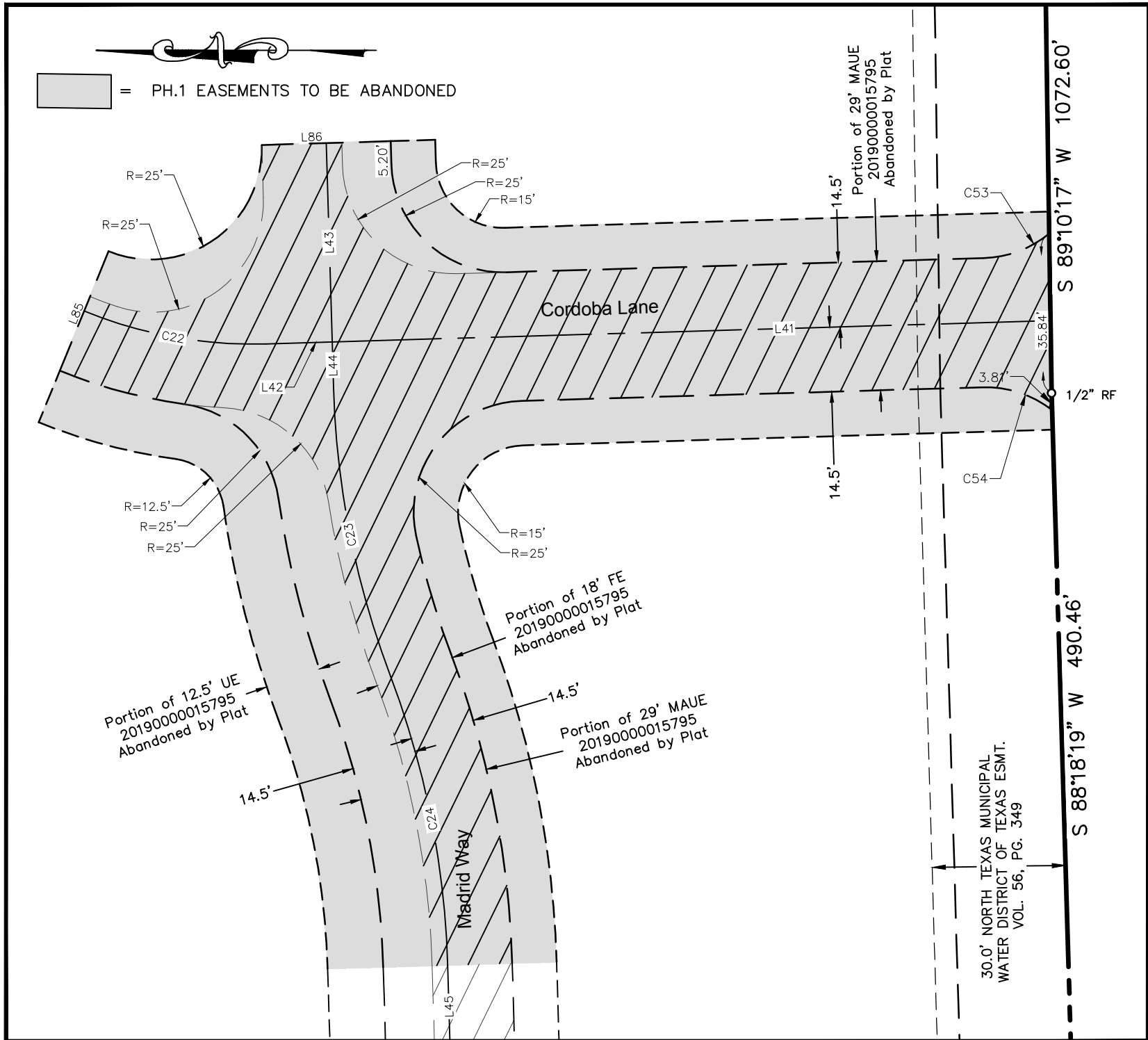
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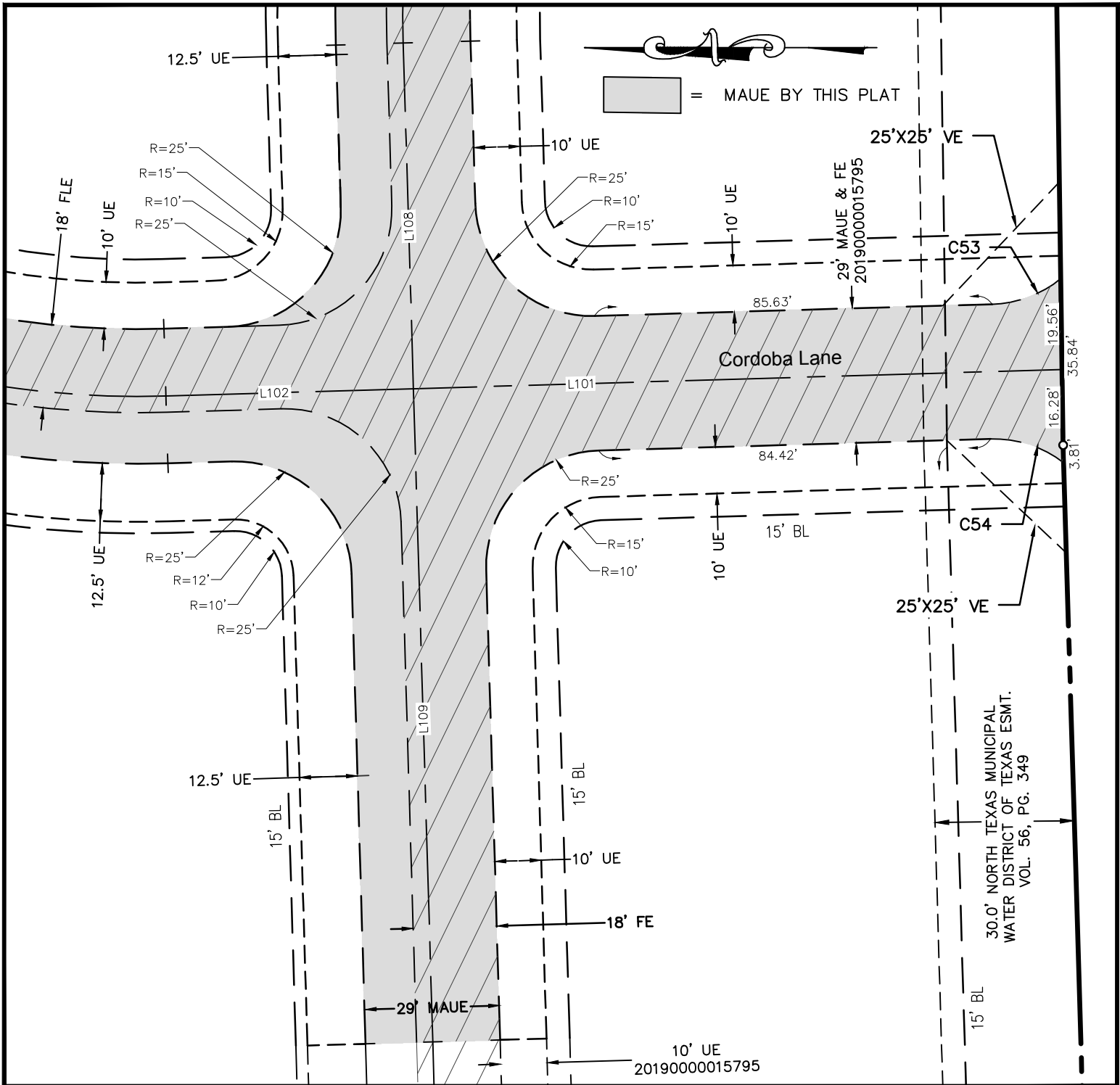
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OWNER/DEVELOPER
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361 W. BYRON NELSON
BLVD. STE 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2022-019



DETAIL B
Phase 1 Easement Abandoned by this Plat
SCALE: 1"=30'



DETAIL C
Easement Dedication by this Plat
See Page 1
SCALE: 1"=30'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 20190000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestery with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS :

COUNTY OF Rockwall : We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

WITNESS OUR HAND this _____ day of _____, 2022.

John Delin, Authorized Representative

STATE OF TEXAS :

COUNTY OF _____ : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public

My commission expires the _____ day of _____, 2022.

PHASE 1 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C15	50.00'	17°02'00"	14.86'	N 74°31'15" W, 14.81'
C16	20.00'	137°10'12"	47.88'	N 02°34'51" E, 37.24'
C17	100.00'	32°19'27"	56.42'	N 55°00'14" E, 55.67'
C18	31.00'	108°46'23"	58.85'	S 69°01'49" E, 50.40'
C19	15.00'	52°12'27"	13.67'	S 11°27'36" W, 13.20'
C20	150.00'	19°40'20"	51.50'	S 27°43'40" W, 51.25'
C21	30.00'	79°04'15"	41.40'	S 57°25'37" W, 38.19'
C22	100.00'	23°55'23"	41.75'	S 10°16'01" W, 41.45'
C23	200.00'	19°01'01"	66.38'	S 78°47'50" W, 66.08'
C24	200.00'	19°01'01"	66.38'	N 78°47'50" E, 66.08'
C25	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'
C26	1879.50'	4°26'24"	145.64'	S 28°28'43" E, 145.61'
C27	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C28	200.00'	16°58'40"	59.26'	S 06°35'10" E, 58.05'
C29	200.00'	19°31'14"	68.14'	S 24°50'07" E, 67.81'
C30	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C31	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C32	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C33	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C34	250.00'	23°36'06"	102.98'	N 78°11'57" W, 102.25'

PHASE 1 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C35	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C36	350.00'	102°74'46"	63.91'	N 84°46'07" W, 63.82'
C37	350.00'	102°74'46"	63.91'	N 84°46'07" W, 63.82'
C38	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C39	200.00'	26°20'30"	91.95'	N 24°48'25" W, 91.14'
C40	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C41	514.50'	6°07'37"	55.02'	N 38°07'09" E, 54.99'
C42	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C43	300.00'	44°53'37"	24.95'	N 04°04'39" W, 24.95'
C44	300.00'	12°13'03"	63.97'	N 00°21'06" W, 63.85'
C45	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C46	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C47	500.00'	11°53'17"	103.74'	N 07°04'43" W, 103.56'
C48	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C49	1000.00'	4°55'30"	85.96'	N 22°41'45" W, 85.93'
C50	1000.00'	15°41'26"	273.85'	N 12°23'17" W, 273.00'
C51	200.00'	4°32'34"	15.86'	N 02°16'17" W, 15.85'
C52	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C53	24.50'	37°29'59"	16.04'	S 20°26'39" E, 15.75'
C54	24.50'	39°28'25"	16.86'	N 18°02'33" E, 16.55'

PHASE 2 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C101	200.00'	90°00'00"	314.16'	S 43°18'20" W, 282.84'
C102	39.50'	90°00'00"	62.05'	N 46°41'40" W, 55.86'
C103	100.00'	19°13'45"	33.56'	N 11°18'33" W, 33.40'
C104	100.00'	20°55'25"	36.52'	N 10°27'43" W, 36.32'
C105	39.50'	95°09'05"	65.60'	N 47°34'33" E, 58.32'
C106	250.00'	6°50'45"	29.87'	S 88°16'17" E, 29.85'
C107	25.00'	79°04'15"	34.50'	S 57°25'37" W, 31.83'
C108	100.00'	21°11'30"	36.99'	S 28°29'15" W, 36.78'
C109	26.00'	182°26'08"	82.79'	S 52°08'04" E, 51.99'
C110	18.01'	143°33'19"	45.13'	N 11°07'52" W, 34.22'

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83..
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property by The John R. McAdams Company.
- All property corners are 1/2" rebar set with cap stamped "MCADAMS", unless otherwise noted.
- Refer to Typical Street Section for fire lane information.
- COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
- COA is to maintain open space, flood plain/ drainage easements.
- Lot 3, Block A is located in the Ralph M. Hall Rockwall Municipal Airport, Runway Protection Zone, no building permits shall be issued for this lot.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEA-Hydro Tech Engineering, Inc. dated March 13, 2019.

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L5	N 30°39'57" W	19.44'
L6	S 59°20'03" W	21.30'
L7	N 84°45'18" E	20.00'
L8	N 05°14'42" W	136.88'
L9	N 89°26'01" E	15.52'
L28	N 10°00'00" E	52.75'
L29	N 83°02'15" W	23.90'
L30	N 38°50'30" E	35.47'
L31	N 43°17'40" E	103.29'
L32	N 38°46'40" E	41.89'
L33	N 56°35'00" E	32.01'
L34	S 37°33'50" W	80.00'
L35	S 17°53'30" W	81.24'
L36	N 83°02'15" W	18.50'
L37	S 10°00'00" W	53.40'
L41	N 01°41'40" W	161.58'
L42	S 01°41'40" E	14.97'
L43	S 88°18'20" W	44.70'
L44	S 88°18'20" W	10.39'
L45	N 88°18'20" E	262.85'

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L46	N 88°18'20" E	114.67'
L47	S 88°18'20" W	236.64'
L48	S 87°14'00" E	51.43'
L49	S 88°18'20" W	89.61'
L50	S 30°39'55" E	72.41'
L51	S 15°04'30" E	20.00'
L52	S 15°04'30" E	20.00'
L53	N 90°00'00" W	32.61'
L54	N 90°00'00" W	45.27'
L55	N 90°00'00" W	62.99'
L56	N 81°52'00" W	50.52'
L57	N 85°35'40" E	50.16'
L58	N 90°00'00" E	49.86'
L59	N 90°00'00" W	26.24'
L60	N 11°39'10" W	129.43'
L61	N 37°59'40" W	64.63'
L62	N 83°05'06" E	58.72'
L63	N 01°41'40" W	27.92'
L64	N 00°00'00" E	16.98'
L65	N 74°55'30" E	116.59'

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L66	N 74°55'30" E	207.70'
L67	N 69°46'00" E	10.99'
L68	S 57°15'50" E	8.84'
L69	N 79°45'20" W	24.17'
L70	N 59°37'10" E	37.50'
L71	N 59°37'10" E	37.42'
L72	N 02°20'15" W	115.92'
L73	N 02°20'15" W	117.56'
L74	S 42°49'10" E	80.16'
L75	S 42°49'10" E	86.72'
L76	S 84°45'18" W	37.58'
L77	N 84°45'18" E	20.70'
L79	S 59°20'05" W	22.00'
L80	N 30°39'55" W	10.00'
L81	S 59°20'05" W	21.95'
L85	S 67°46'17" E	29.00'
L86	S 01°41'40" E	29.00'
L87	N 59°37'10" E	37.50'

PHASE 2 LINE TABLE		
LINE	BEARING	DISTANCE
L101	S 01°41'40" E	139.75'
L102	S 01°41'40" E	53.33'
L103	S 88°18'20" W	57.17'
L104	N 01°41'40" W	34.59'
L105	N 20°55'25" W	17.73'
L106	N 00°00'00" E	77.00'
L107	S 84°50'55" E	164.06'
L108	N 88°18'20" E	74.47'
L109	N 88°18'20" E	140.73'
L110	S 06°57'45" W	55.36'
L111	N 83°02'15" W	20.80'
L112	S 17°53'30" W	97.77'
L113	S 39°05'00" W	79.23'
L115	N 61°41'50" E	34.73'
L116	N 35°38'00" E	23.16'
L117	N 60°46'30" E	6.66'
L118	N 83°02'15" W	23.77'
L119	N 06°57'45" E	54.68'
L120	S 45°49'45" E	23.51'
L121	N 00°49'45" W	67.03'

PHASE 2 LINE TABLE		
LINE	BEARING	DISTANCE
L122	S 45°00'00" E	7.72'
L123	N 00°49'45" W	51.45'
L124	S 45°00'00" E	23.77'

3/3



The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

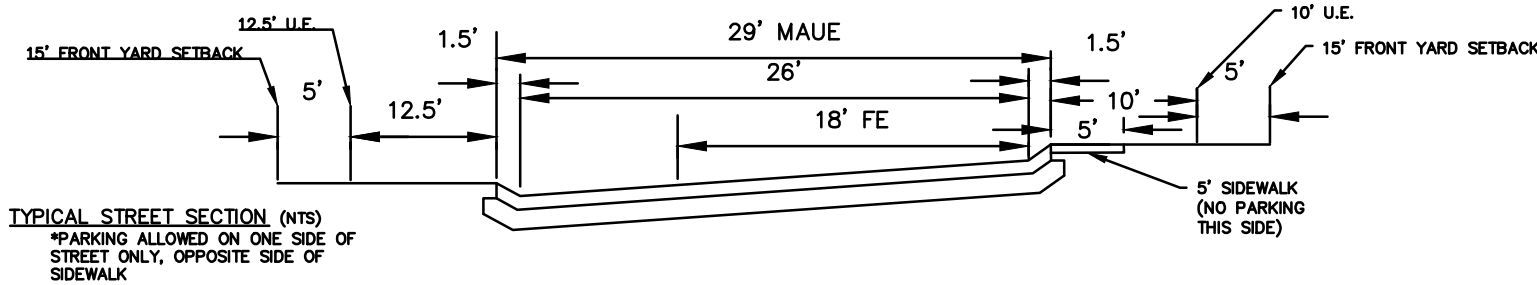
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
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www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON
BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2022-019



File: Z:\2017\17191\Drawings\1b & cont. plan\Drawn\17191.dgn
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GENERAL NOTES

1. THE TERM MUNICIPALITY REFERS TO THE CITY OF ROCKWALL.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION 5TH EDITION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 5TH EDITION.
3. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH TEXAS LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
6. ALL DRAINAGE FACILITIES MUST BE FUNCTIONAL BEFORE ANY PAVING CAN TAKE PLACE. THE DETENTION SYSTEM SHALL BE FULLY FUNCTIONING PER APPROVED PLANS PRIOR TO ANY PAVING BEING INSTALLED WHICH INCLUDES SLABS, ABOVE GROUND DETENTION SHALL HAVE THE SIDES (AND BOTTOM IF APPLICABLE) STABILIZED WITH EITHER SOD OR ANCHORED SEEDED CURLEX AND APPROPRIATE EROSION CONTROL AT THE TOP OF THE POND AND AT THE OUTFALL STRUCTURE PRIOR TO ANY CONSTRUCTION OF PAVING AND/OR BUILDING SLABS. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.
7. THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC, WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION. ALL FILL MATERIAL TO BE COMPACTED MINIMUM 95% WITH SHEET'S FOOT ROLLER OUTSIDE OF BUILDING PAD
9. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM -2% TO +1% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.
10. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".
11. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
12. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
13. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
14. CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.
16. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE TEXAS HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.
17. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.
19. ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.

GENERAL NOTES FOR WATER IMPROVEMENTS

1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C-900 DR-14 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.
2. CONTRACTOR SHALL INSTALL BLUE EMS DISK ON THE PUBLIC WATER LINE EVERY 250', CHANGE IN DIRECTION, VALVE, FIRE HYDRANT, AND SERVICES CONNECTIONS TO PUBLIC MAIN.

GENERAL NOTES FOR PAVING IMPROVEMENTS

1. THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION. NO SAND ALLOWED UNDER PAVING.
2. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
3. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
4. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.

5. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
6. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D AND AS MODIFIED BY THE TXDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

GENERAL NOTES FOR SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. AFTER COMPLETION OF ALL SANITARY SEWER TESTING (I.E. MANDREL AND AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE MUNICIPALITY. ALL MANHOLES SHALL BE VACUUM TESTED.
3. ONE JOINT OF 150-PSI PRESSURE RATED PIPE SHALL BE INSTALLED AND CENTERED UNDER ALL PROPOSED WATER PIPE CROSSINGS.
4. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
5. ANY CONNECTION TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
6. ALL CLEAN-OUTS TO BE PROVIDED PER MUNICIPAL REQUIREMENTS.
7. CONTRACTOR SHALL INSTALL GREEN EMS DISK ON PUBLIC SEWER LINES EVERY 500', CHANGE IN DIRECTION, MANHOLE, CLEAN OUT, AND SERVICE CONNECTION TO PUBLIC MAIN.
8. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.

PROJECT GENERAL NOTES

1. THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.
2. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY. CONTRACTOR IS RESPONSIBLE TO ADJUSTED ALL EXISTING/ PROPOSED UTILITIES TO FINISHED GRADE. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL UTILITIES/DRAINAGE TO FINAL GRADE.
3. WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS." VOL. 29, SUBPART P, PG. 128-137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS. 75% TO 80% OF ALL DISTURBED AREAS TO HAVE A MINIMUM 1" STAND OF ANNUAL GRASS (NO WINTER RYE OR WEEDS) PRIOR TO CITY ACCEPTANCE.
6. THE CONTRACTOR SHALL KEEP RECORDS FOR AS-BUILTS DRAWINGS AND SHALL SUBMIT MARK-UPS TO THE MUNICIPALITY INSPECTOR AND DESIGN ENGINEER PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.
7. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.
8. ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.
9. THE CONTRACTOR, AND HIS AGENTS, AND SUB-CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	TB	Top of Berm
CP	Control Point	FF	Finished Floor
Mon.	Monument	FP	Finished Pad
BM	Benchmark	FL	Flowline
Ex TC	Existing Top of Curb	UE	Utility Easement
Ex TP	Existing Top of Pavement	DE	Drainage Easement
TC	Top of Curb	BL	Building Line
G	Gutter	R.O.W.	Right-of-Way
PG	Proposed Grade	DR	Deed Records
TP	Grade at Top of Pavement	PR	Plot Records
TA	Grade at Top of Asphalt	PAE	Pedestrian Access Easement
TW	Grade at Top of Wall	SB	Setback line
BW	Grade at Bottom of Wall	WLE	Waterline Easement
RW	Grade at Retaining Wall	MAUE	Mutual Access & Utility Easement
TG	Grade at Top of Grate	FE	Firelane Easement

LINES & SYMBOLS:

Existing:		Proposed:	
==500'==500'==	Contours	==500'==500'==	Contours
----	Asphalt Pavement	----	Asphalt Pavement
----	Wood Fence	----	Wood Fence
----	Chain Link Fence	----	Chain Link Fence
----	Wire Fence	----	Wire Fence
----	Masonry Wall	----	Masonry Wall
----	Centerline of Creek, Swale, or Waterway	----	Centerline of Creek, Swale, or Waterway
-----W-----	Waterline	-----W-----	Waterline
-----SS-----	Sanitary Sewer	-----SS-----	Sanitary Sewer
=====	Storm Sewer	=====	Storm Sewer
-----	Overhead Power	-----	Overhead Power
-----E-----	Buried Power	-----E-----	Buried Power
-----G-----	Gas Line	-----G-----	Gas Line
⊕	Fire Hydrant	⊕	Fire Hydrant
⊗	Water Valve	⊗	Water Valve
⊠	Water Meter	⊠	Water Meter
○	Sanitary Sewer Manhole	○	Sanitary Sewer Manhole
~	Guy Wire	~	Guy Wire
⊗	Light Pole	⊗	Light Pole
⊗	Power Pole	⊗	Power Pole
⊗	Tree	⊗	Tree
⊕	Benchmark	⊕	Benchmark

GENERAL NOTES

1. ALL RESPONSIBILITIES 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.

AS-BUILT
RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

Justin L. Lansdowne
MCADAMS,

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD, STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

LADERA ROCKWALL PHASE II
Lot 2, Block A & Lot 1, Block B
LADERA ROCKWALL
37,800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GENERAL NOTES



MCADAMS
TBPE: 19762

Drawn By: AB
Date: 03/01/2022
Scale: N.T.S.
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

C4



MCADAMS

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940.240.1012
TBPE: 19762 TBPLS: 10194440
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LADERA ROCKWALL PHASE II

- GENERAL NOTES**
- All construction shall conform to the requirements set forth in the City of Rockwall's Engineering Department's "Standards of Design and Construction" and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Departments "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times.
 - Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.
 - The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: <http://www.rockwall.com/enr.asp>
 - All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.
 - Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.
 - The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original "approved plans to be on-site".
 - All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
 - All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
 - The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state "From date of City acceptance" as the starting time.
 - A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

EROSION CONTROL & VEGETATION

- The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees.
- Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
- All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.
- If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.
- All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection's reports to the engineering inspection after each inspection.
- The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess material.
- CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.
- CONTRACTOR shall establish and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" (not winter or dry weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1") in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don't grow.
- All City right-of-ways shall be seeded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
- All adjacent streets/alleys shall be kept clean at all times.
- CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.
- Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not met. Work may commence after deficiency has been rectified.
- During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.
- Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.

- All drainage inlets shall be protected from situation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.
- During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.
- TRAFFIC CONTROL**
- All new Dewatering or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.
- When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.
- All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMTUCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.
- All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.
- The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.
- Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.
- All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure.
- Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:30 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:00 am - 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start-finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24-hour closure of a roadway whether they are working or not.
- No traffic signs shall be taken down without permission from the City.
- No street/roadway will be allowed to be fully closed.

UTILITY LINE LOCATES

- It is the CONTRACTOR's responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities proper to excavating, trenching, or drilling and shall be required to take any precautionary measures to protect all utilities shown and/or any other underground utilities not on record or not shown on the plans.
- The CONTRACTOR shall be responsible for damages to utilities.
- CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.
- All utilities shall be placed underground.
- CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and change the CONTRACTOR for labor, equipment, material and loss of water if repairs aren't made in a timely manner by the CONTRACTOR.
- The City of Rockwall (City utilities) is not part of the Dig Tex or Texas one Call - 811 - line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center, 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.
- Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
 - No more than 500 linear feet of trench may be opened at one time.
 - Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends.
 - Applicable safety regulations shall be complied with.
- This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections.
- All underground lines shall be installed, inspected, and approved prior to backfilling.
- All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

WATER LINE NOTES

- The CONTRACTOR shall maintain existing water service at all times during construction.
- Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipe sizes 12-inch and smaller, and DR 18 (PC 235) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.
- Proposed water line embedment shall be NCTCOG Class 'B-3' as amended by the City of Rockwall's engineering standards of design and construction manual.
- CONTRACTOR shall coordinate the shutting down of all water lines with the City of Rockwall Engineering Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut downs impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.
- CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).
- All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.
- Blue EMS pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.
- All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.
- All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.
- Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any extensions and the valve box removed and shall be capped in concrete.
- All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.
- All joints are to be made using joints with thrust blocking.
- Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.
- CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.
- All domestic and irrigation services shall be installed in a double backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.

WASTEWATER LINE NOTES

- The CONTRACTOR shall maintain existing wastewater service at all times during construction.
- Wastewater line for 4-inch through 15-inch shall be Green PVC - SDR 35 (ASTM D3034) [less 10 ft cover] and SDR 26 (ASTM D3034) [10 ft or more cover]. For 18-inch and larger wastewater line shall be Green PVC - PS 46 (ASTM 1879) [less 10 ft cover] and PS 115 (ASTM 1879) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.
- Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.
- Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.
- CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.
- All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.
- Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.
- All wastewater pipes and public services shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.
- All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-6031.
- All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal. Conshield must have terracotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.
- All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.
- If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City's Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
- CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.



GENERAL CONSTRUCTION NOTES	
Sheet 1 of 2 October 2020	
CITY OF ROCKWALL ENGINEERING DEPARTMENT	
385 S. Goliad Rockwall, Texas 75087	P (972) 771-7746 F (972) 771-7748

DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

- All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.
- Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
- All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted flexbase.
- No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owners and the City of Rockwall. No excess excavated material shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

PAVING AND GRADING

- All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outlet structures, sill fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either seed or anchored seeded curbs installed prior to any concrete placement.
- All paving roadway, driveways, fire lanes, drive-aisles, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City Standards of Design and Construction and table below.

Street/Pavement Type	Minimum Thickness (inches)	Strength 28-Day (psi)	Minimum Cement (sacks) (CY)	Hand Placed	Steel Reinforcement Bar #	Spacing (O.C.F.W.)
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- | | | | | | | |
|--------------------------|---------|-------|-----|-----|---------|-----|
| Arterial | 10" | 3,600 | 6.0 | 6.5 | #4 bars | 18" |
| Collector | 8" | 3,600 | 6.0 | 6.5 | #4 bars | 18" |
| Residential | 6" | 3,600 | 6.0 | 6.5 | #3 bars | 24" |
| Alley | 7"-5.5" | 3,600 | 6.0 | 6.5 | #3 bars | 24" |
| Fire Lane | 6" | 3,600 | 6.0 | 6.5 | #3 bars | 24" |
| Driveways | 6" | 3,600 | N/A | 6.5 | #3 bars | 24" |
| Barrier Free Ramps | 6" | 3,600 | N/A | 6.5 | #3 bars | 24" |
| Sidewalks | 4" | 3,000 | N/A | 5.5 | #3 bars | 24" |
| Parking Lot/Drive Aisles | 5" | 3,000 | 5.0 | 5.5 | #3 bars | 24" |
| Dumpster Pads | 7" | 3,600 | 6.0 | 6.5 | #3 bars | 24" |
- Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 times longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
 - No sand shall be allowed under any paving.
 - All concrete mix design shall be submitted to the City for review and approval prior to placement.
 - Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.
 - All curb and gutter shall be integral (monolithic) with the pavement.
 - All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.
 - All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.
 - All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (muscled dome plate in Colonial or brick red color) shall meet current City ADA and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).
 - All public sidewalks shall be dovetailed into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
 - All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance).
 - Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
 - All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
 - Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.
 - All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.
 - CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
 - CONTRACTOR shall protect all monuments, iron pin rods, and property corners during construction.
 - CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

DRAINAGE / STORM SEWER NOTES

- The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.
- All structural concrete shall be 4200 psi 28-day compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.
- Proposed storm sewer embedment shall be NCTCOG Class 'B' as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.
- All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
- All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
- All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.
- All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
- All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.

RETAINING WALLS

- All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department.
- All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.
- All portiers, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.
- All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-builts prior to City Engineering acceptance.
- No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

FINAL ACCEPTANCE AND RECORD DRAWINGS/AS-BUILTS

- Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.
- After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings". The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a list of plans along with any landscaping, wall plans, and details sheets.
- Submit 1 set of printed drawings of the "Record Drawings" or "As-Built Drawings" to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawing" digital files on disk or flash drive. This will allow any revisions to be made to the print prior to producing the digital files by the design files.
- Record Drawing Disk Drawings shall have the Design Engineer's seal, signature and must be stamped and dated as "Record Drawings" or "As-Built Drawings" on all sheets.
- Submit 1 set of printed drawings of the "Record Drawings" or "As-Built Drawings" to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawing" digital files on disk or flash drive. This will allow any revisions to be made to the print prior to producing the digital files by the design files.
- A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyor/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor. Record Drawings which include like or similar disclaimer verbiage will not be accepted by the City of Rockwall.
- Example of Acceptable Disclaimer: "To the best of our knowledge ABC Engineering, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor."



GENERAL CONSTRUCTION NOTES	
Sheet 2 of 2 October 2020	
CITY OF ROCKWALL ENGINEERING DEPARTMENT	
385 S. Goliad Rockwall, Texas 75087	P (972) 771-7746 F (972) 771-7748

LEGEND			
ABBREVIATIONS:			
CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	TB	Top of Berm
CP	Control Point	FF	Finished Floor
Mon.	Monument	FP	Finished Pad
BM	Benchmark	FL	Flowline
Ex TC	Existing Top of Curb	UE	Utility Easement
Ex TP	Existing Top of Pavement	DE	Drainage Easement
TC	Top of Curb	BL	Building Line
G	Gutter	R.O.W.	Right-of-Way
PG	Proposed Grade	DR	Deed Records
TP	Grade at Top of Pavement	PR	Plot Records
TA	Grade at Top of Asphalt	PA	Pedestrian Access Easement
TW	Grade at Top of Wall	SB	Setback line
BW	Grade at Bottom of Wall	WE	Waterline Easement
RW	Grade at Retaining Wall	MAUE	Mutual Access & Utility Easement
TR	Grade at Top of Gate	FE	Easement
LINES & SYMBOLS:			
Existing:		Proposed:	
= 500' = 50' =		= 50' = 50' =	

LADERA ROCKWALL PHASE II

Lot 2, Block A

LADERA ROCKWALL

37.80 Acres

in the

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL, TEXAS

GENERAL CITY OF
ROCKWALL NOTES



AS-BUILT
RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

Signature of Justin L. Lansdowne
MCDAMS,
Date: 5/12/23

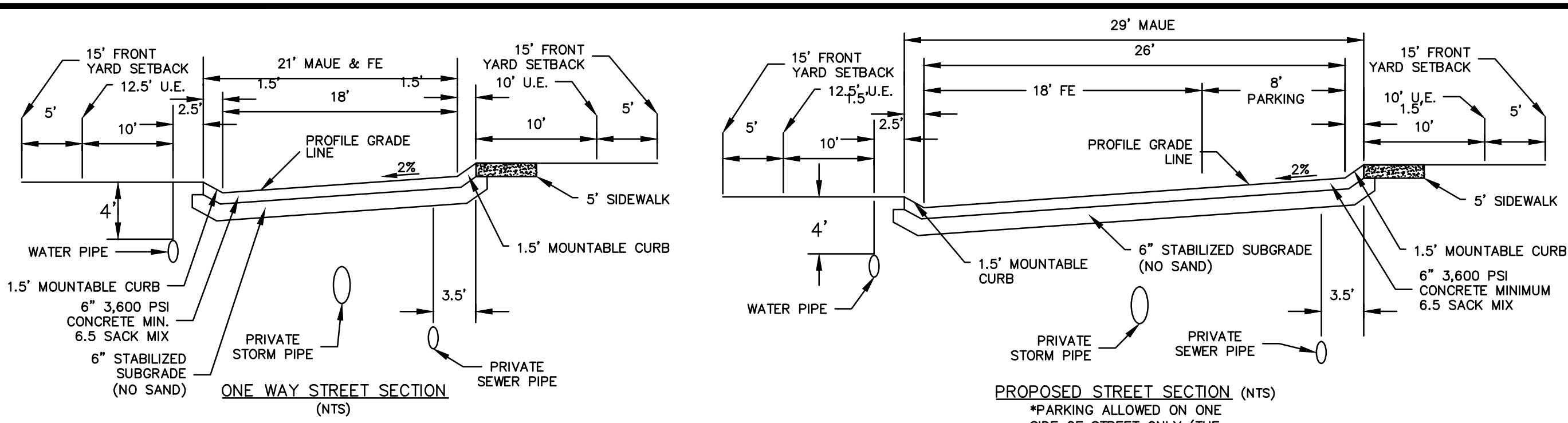
MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: N.T.S.
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

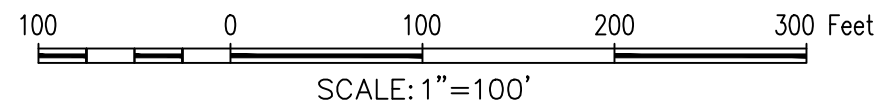
C5

OWNER/DEVELOPER
RW LADERA, LLC
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin



Site Data Summary		
Item	Total	% of Total
Acreage of Proposed Site	37.800 Acres	100%
Flood Plain Acreage	7.12	18.84%
Open Space Acreage	19.73*	52.19%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5'x80'	11	
Unit 2: 42'x77'	27	
Unit 3: 42'x72'	3	
Unit 4: 42'x70'	33	
Unit 5: 54'x60'	20	
Unit 6: 64'x50'	6	
Unit 7: 36'x59'	17	
Total Units***	117	
Minimum Dwelling Unit Size:	1,325 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.2 DU/acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

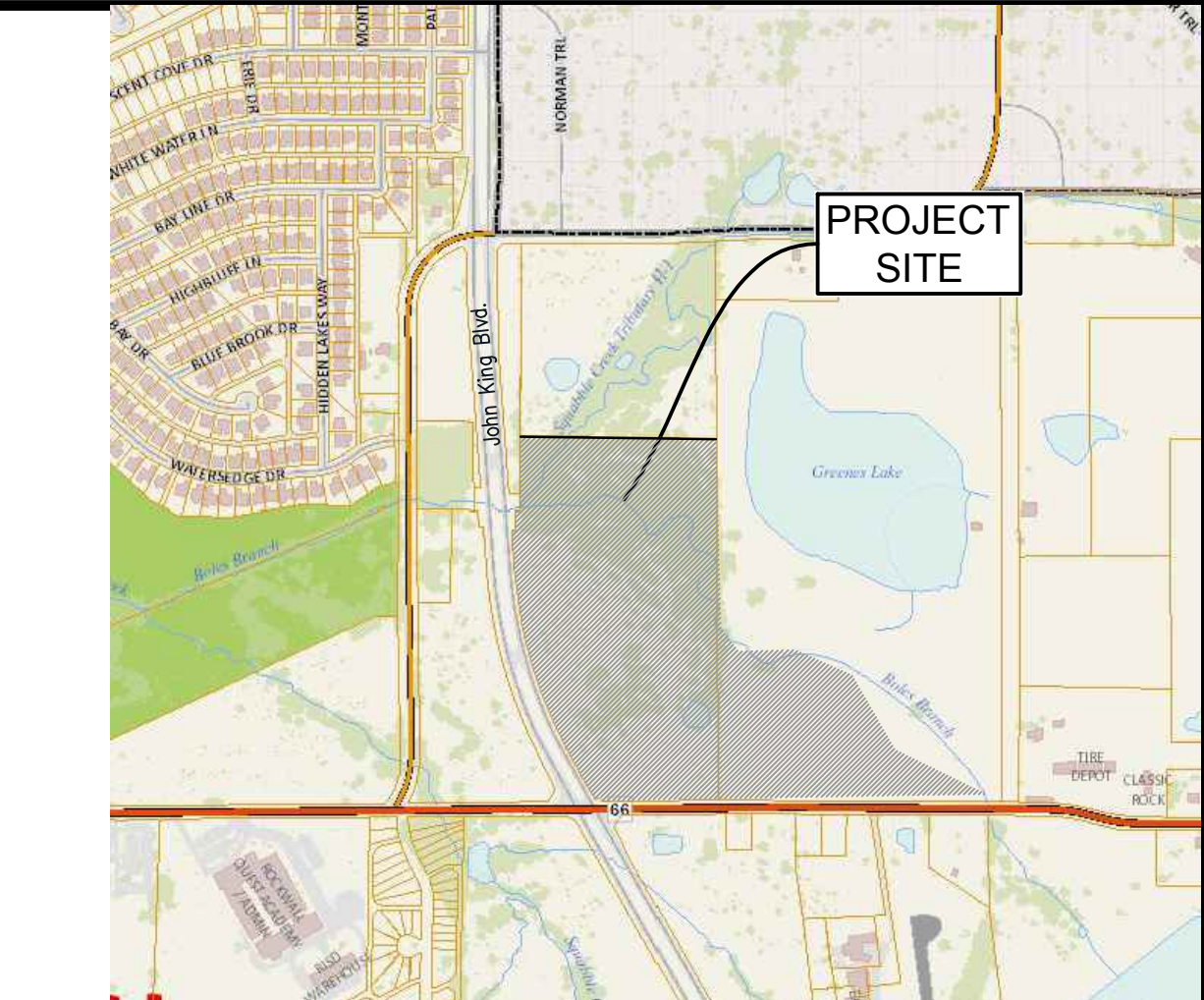
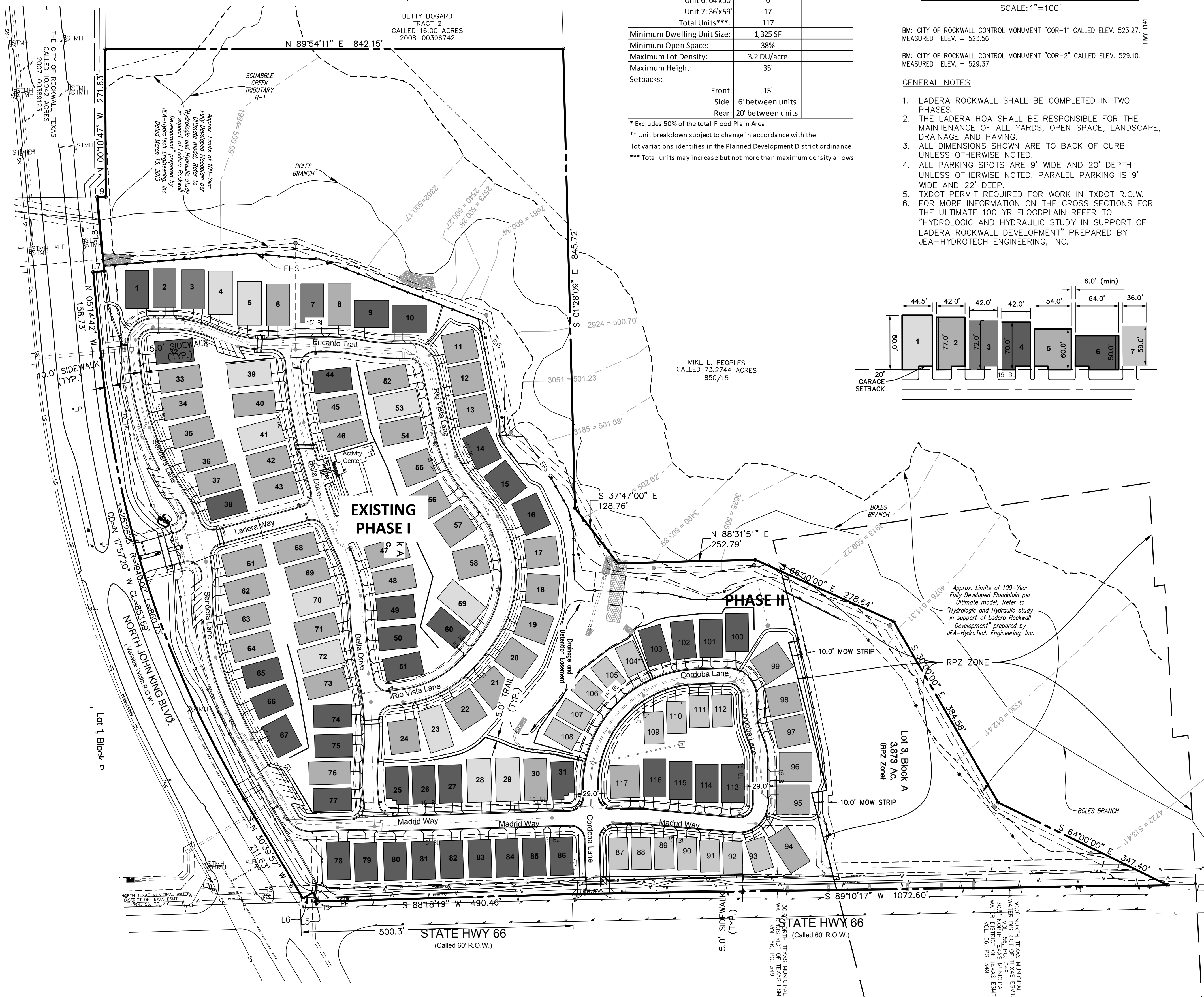
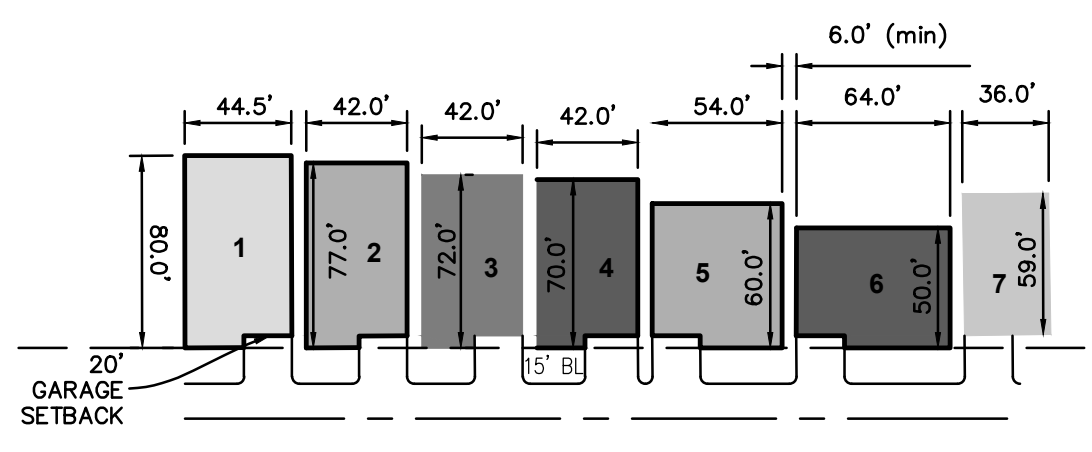
* Excludes 50% of the total Flood Plain Area
** Unit breakdown subject to change in accordance with the lot variations identifies in the Planned Development District ordinance
*** Total units may increase but not more than maximum density allows



BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.
MEASURED ELEV. = 523.56
BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.
MEASURED ELEV. = 529.37

GENERAL NOTES

- LADERA ROCKWALL SHALL BE COMPLETED IN TWO PHASES.
- THE LADERA HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL YARDS, OPEN SPACE, LANDSCAPE, DRAINAGE AND PAVING.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PARKING SPOTS ARE 9' WIDE AND 20' DEPTH UNLESS OTHERWISE NOTED. PARALLEL PARKING IS 9' WIDE AND 22' DEEP.
- TXDOT PERMIT REQUIRED FOR WORK IN TXDOT R.O.W.
- FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.



Vicinity Map Not To Scale

LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 2019000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41,921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00398743, Deed Records, Rockwall County, Texas, and being part of a called 73,2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 1 the southeast corner of said 41,921 acre tract, and the southwest corner of said 73,2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3,989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burke T. Payne, Jr., Cause No. 180-833, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestly with the east line of said Lot 1, the 3,989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 76°25'15", and an arc length of 867.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; in the south line of a called 10,942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10,942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10,942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being the northwest corner of said Lot 1 and being the southwest corner of a 16,000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16,000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being the northerly northeast corner of said Lot 1, being the southeast corner of said 16,000 acre tract and being in the west line of said 73,2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73,2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73,2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being in the south line of said 73,2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73,2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37,800 acres of land.

AS-BUILT RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

Signature of Justin L. Lansdowne
Date: 5/12/23

CASE #: Z2021-056

OWNER/DEVELOPER
RW LADERA, LLC
361 W. BYRON NELSON BLVD, STE 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37,800 Acres

IN THE

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

SITE & DIMENSIONAL
CONTROL PLAN (PHI-PHII)



MCADAMS
TBPE: 19782

Drawn By: AB
Date: 12/17/2021
Scale: 1"=100'
Revisions:

17191

C6

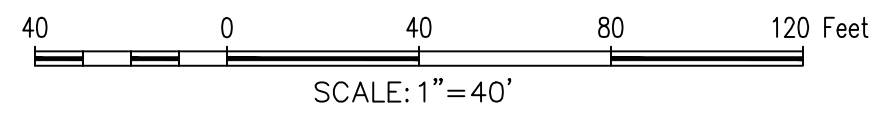
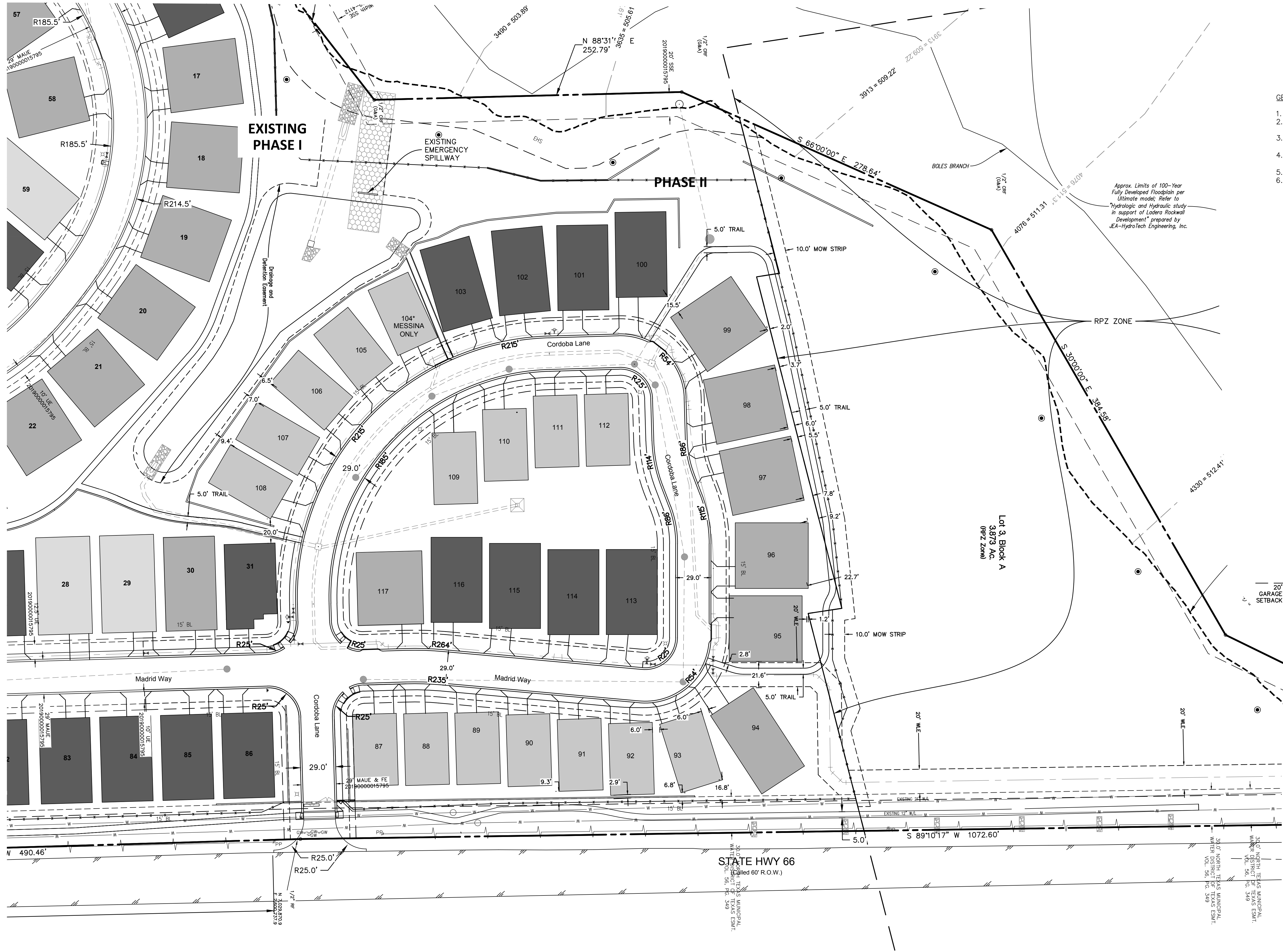


MCADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19782 TBPLS: 1019440
www.mcadams.com

LADERA ROCKWALL PHASE II

File: Z:\2021\1719\Drawings\1719-056.dwg Date: 03/01/2022 8:05 AM by: JDL
Plot: 03/01/2022 8:05 AM by: JDL
Plot: 03/01/2022 8:05 AM by: JDL
Plot: 03/01/2022 8:05 AM by: JDL



BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.
MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.
MEASURED ELEV. = 529.37

GENERAL NOTES

1. LADERA ROCKWALL SHALL BE COMPLETED IN TWO PHASES.
2. THE LADERA HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL YARDS, OPEN SPACE, LANDSCAPE, DRAINAGE AND PAVING.
3. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9' WIDE AND 20' DEPTH UNLESS OTHERWISE NOTED. PARALLEL PARKING IS 9' WIDE AND 22' DEEP. TxDOT PERMIT REQUIRED FOR WORK IN TxDOT R.O.W.
5. FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.
- 6.

Site Data Summary

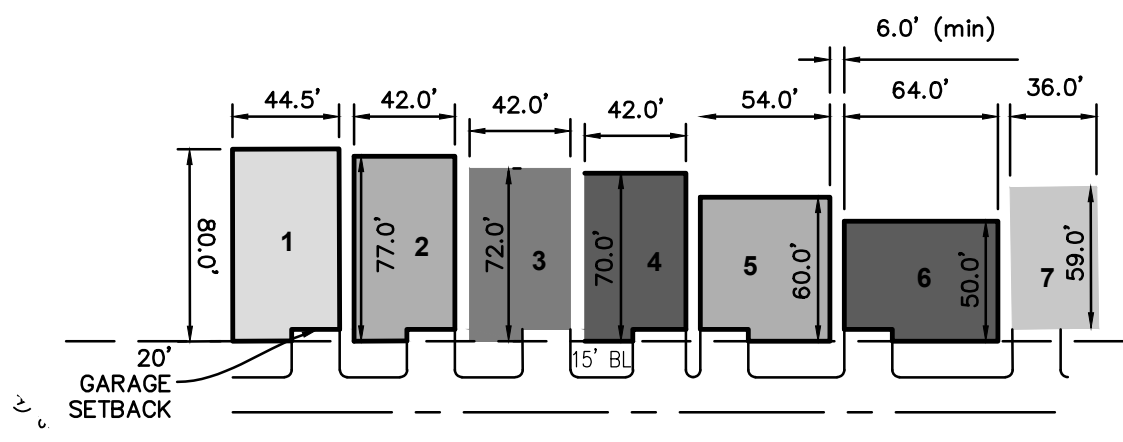
Item	Total	% of Total
Acreage of Proposed Site	37.800 Acres	100%
Flood Plain Acreage	7.12	18.84%
Open Space Acreage	19.73*	52.19%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5'x80'	11	
Unit 2: 42'x77'	27	
Unit 3: 42'x72'	3	
Unit 4: 42'x70'	34	
Unit 5: 54'x60'	20	
Unit 6: 64'x50'	6	
Unit 7: 36'x59'	16	
Total Units***:	117	
Minimum Dwelling Unit Size:	1,325 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.2 DU/acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

* Excludes 50% of the total Flood Plain Area

** Unit breakdown subject to change in accordance with the

lot variations identifies in the Planned Development District ordinance

*** Total units may increase but not more than maximum density allows



AS-BUILT RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

Justin L. Lansdowne
MCADAMS,

Date: 5/12/23

CASE #: Z2021-056

OWNER/DEVELOPER
RW LADERA LLC
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL
37,800 Acres

M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE & DIMENSIONAL CONTROL PLAN



MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: 1"=40'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

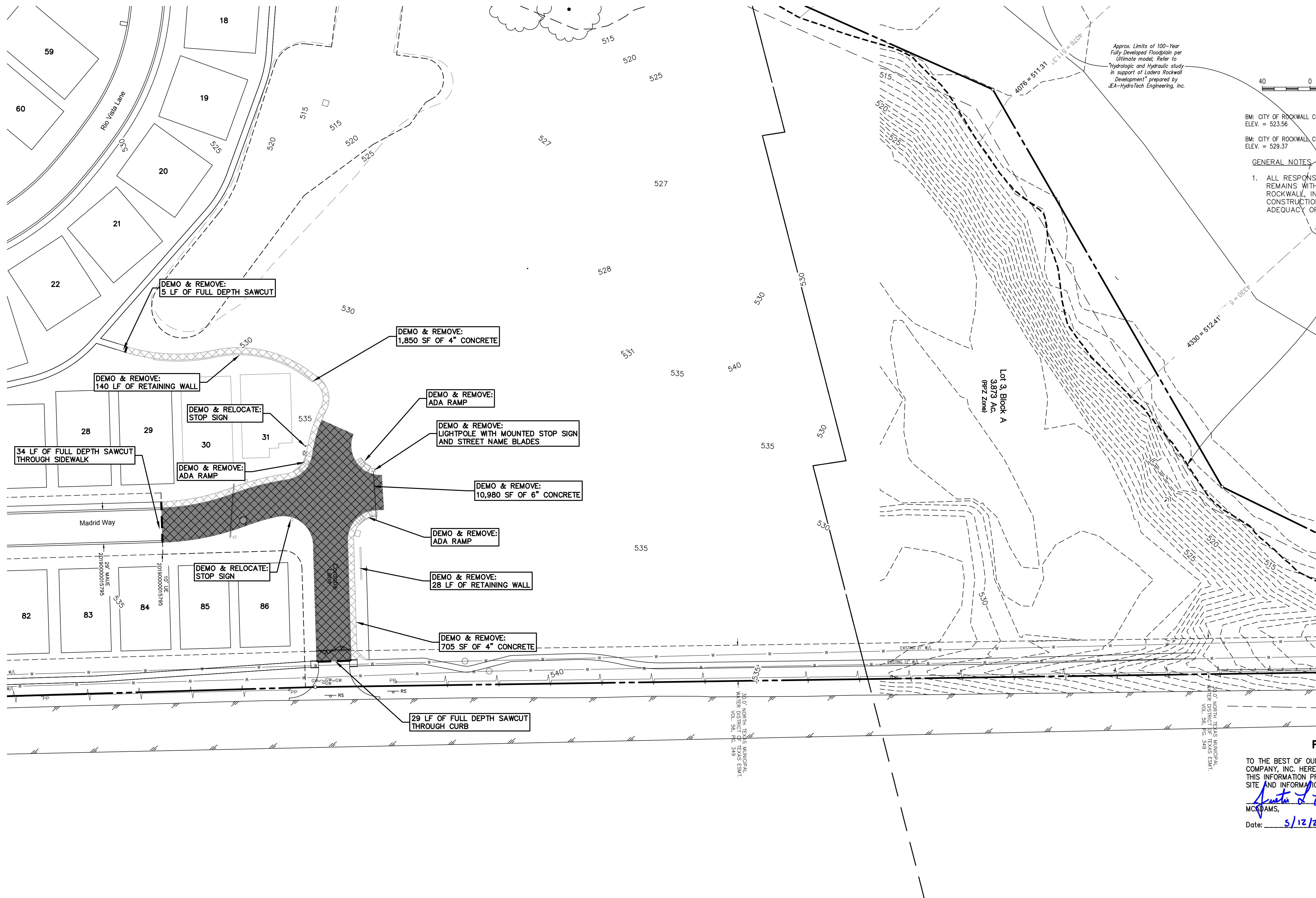
C7



The John R. McAdams
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111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19782 TBPLS: 10194440
www.mcadamsco.com

MCADAMS

LADERA ROCKWALL PHASE II



AS-BUILT
RECORD DRAWING

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Justin L. Lansdowne
MCADAMS,
Date: 9/12/23

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

LADERA ROCKWALL PHASE II

Lot 2, Block A
LADERA ROCKWALL
37,800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

PAVING DEMOLITION PLAN



MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: 1"=40'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

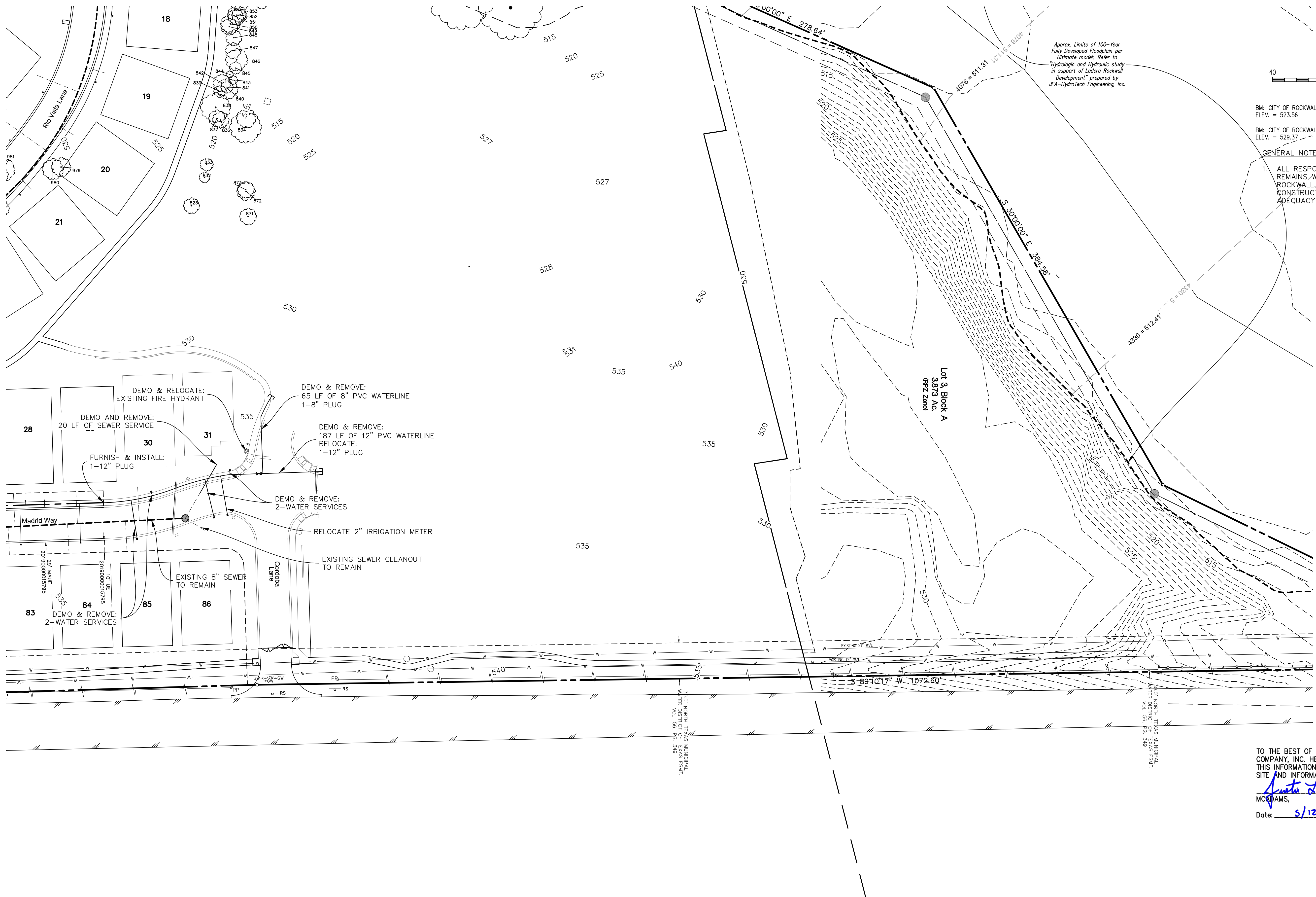
C8



MCADAMS

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Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
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TBPE: 19782 TBPLS: 1019440
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LADERA ROCKWALL PHASE II



**AS-BUILT
RECORD DRAWING**

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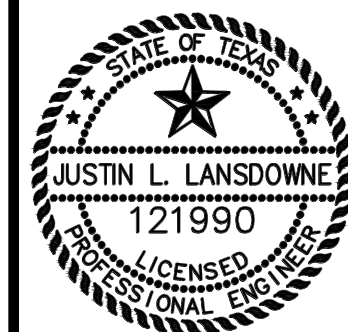
MCADAMS,
Date: 5/12/23

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

LADERA ROCKWALL PHASE II

Lot 2, Block A
LADERA ROCKWALL
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

UTILITY DEMOLITION PLAN



MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: 1"=40'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

C9



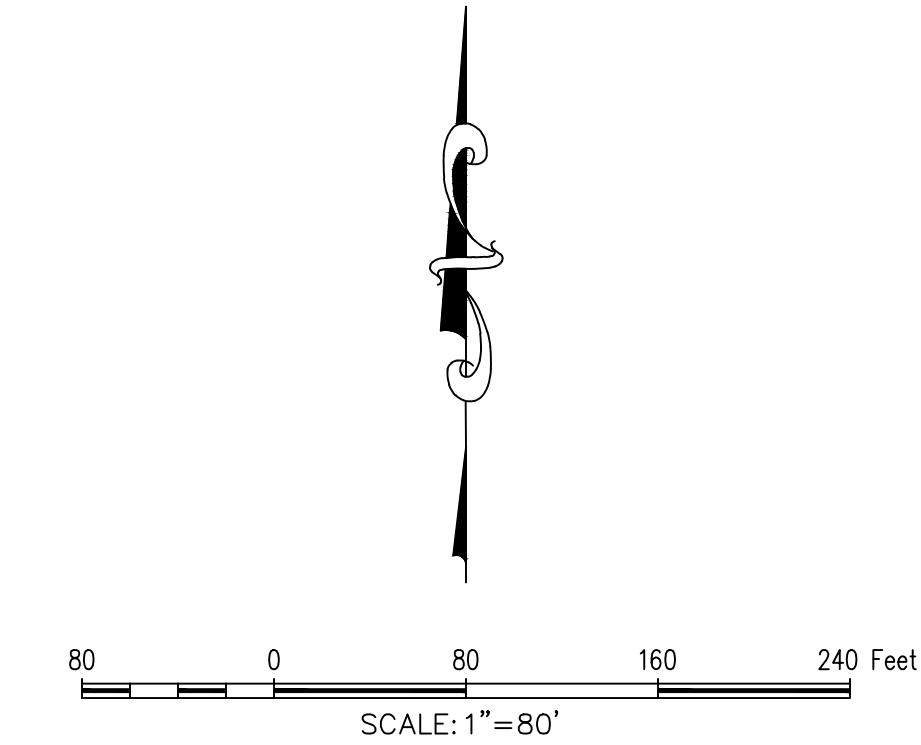
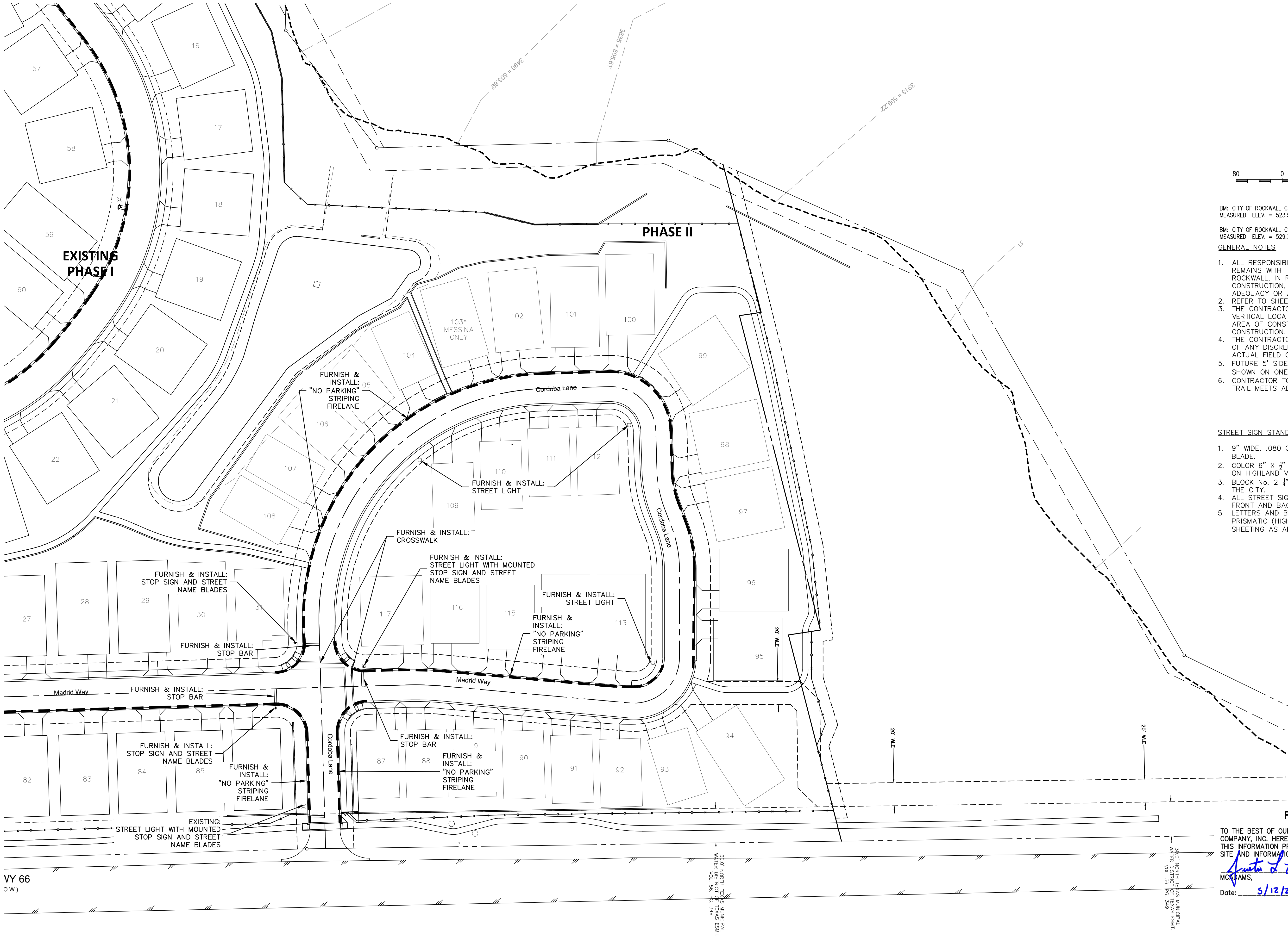
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LADERA ROCKWALL PHASE II



File: Z:\2017\1710\Drawings\16 & cont. plan\Drawings\1719 SIGN STRIPING LIGHT
Revised: 9/15/2023 8:53 AM by Perin, Quoc. Sheet: 9/15/2023 8:13 AM, Sports



BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.
MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.
MEASURED ELEV. = 529.37

GENERAL NOTES

1. ALL RESPONSIBILITIES 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.
2. REFER TO SHEET C37 FOR DRIVEWAY APPROACH DETAIL.
3. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS.
5. FUTURE 5' SIDEWALK TO BE BUILT BY OTHERS. (AS SHOWN ON ONE SIDE OF THE STREET.)
6. CONTRACTOR TO ENSURE THAT THE 5' & 10' PERIMETER TRAIL MEETS ADA STANDARDS.

STREET SIGN STANDARDS

1. 9" WIDE, .080 GAUGE ANODIZED ALUMINUM FLAT BLADE.
2. COLOR 6" X 1/2" REFLECTIVE WHITE BLOCK LETTERS ON HIGHLAND VILLAGE BLUE BACKGROUND.
3. BLOCK No. 2 1/4" X 3/8" WHITE ONLY AS REQUIRED BY THE CITY.
4. ALL STREET SIGNS SHALL HAVE LETTERING ON FRONT AND BACK.
5. LETTERS AND BACKGROUNDS SHALL BE DIAMOND PRISMATIC (HIGH INTENSITY PRISMATIC) REFLECTIVE SHEETING AS APPROVED BY THE CITY.

**AS-BUILT
RECORD DRAWING**

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

Justin L. Lansdowne
MCADAMS,
Date: 5/12/23



MCADAMS
TBPE: 19792

Drawn By: AB
Date: 03/01/2022
Scale: 1"=80'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

C11

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD, STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37,800 Acres

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

**SIGNAGE, STRIPING, AND
LIGHTING PLAN (PHI-PHI)**

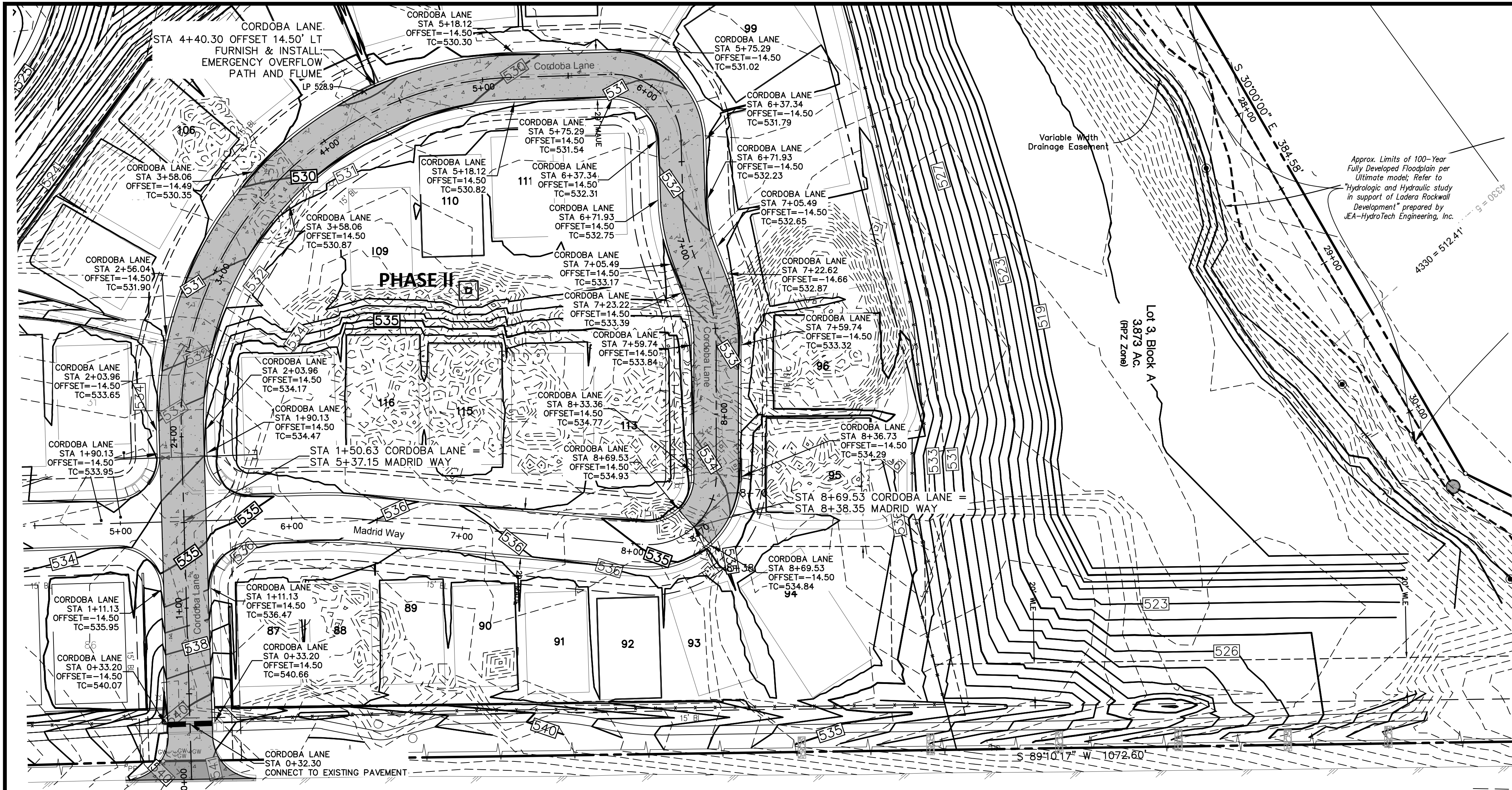


MCADAMS

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LADERA ROCKWALL PHASE II

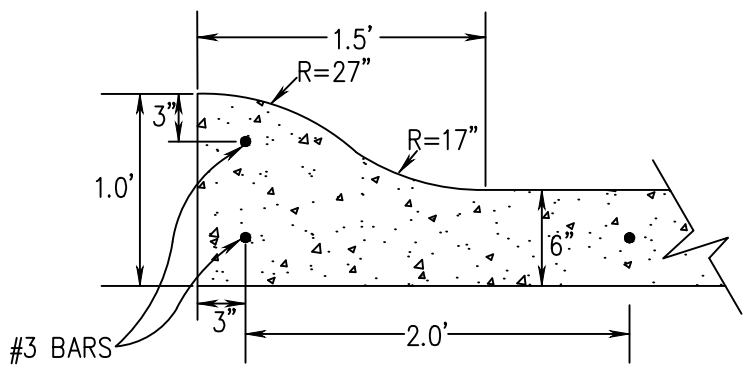
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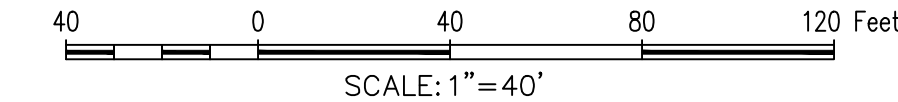
PAVING SPECIFICATIONS:

STREET SECTION:

6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 24" O.C.E.W. ON 6" LIME STABILIZED
SUBGRADE OR APPROVED EQUAL DENSITY.
MINIMUM 6.5 SACK MIX



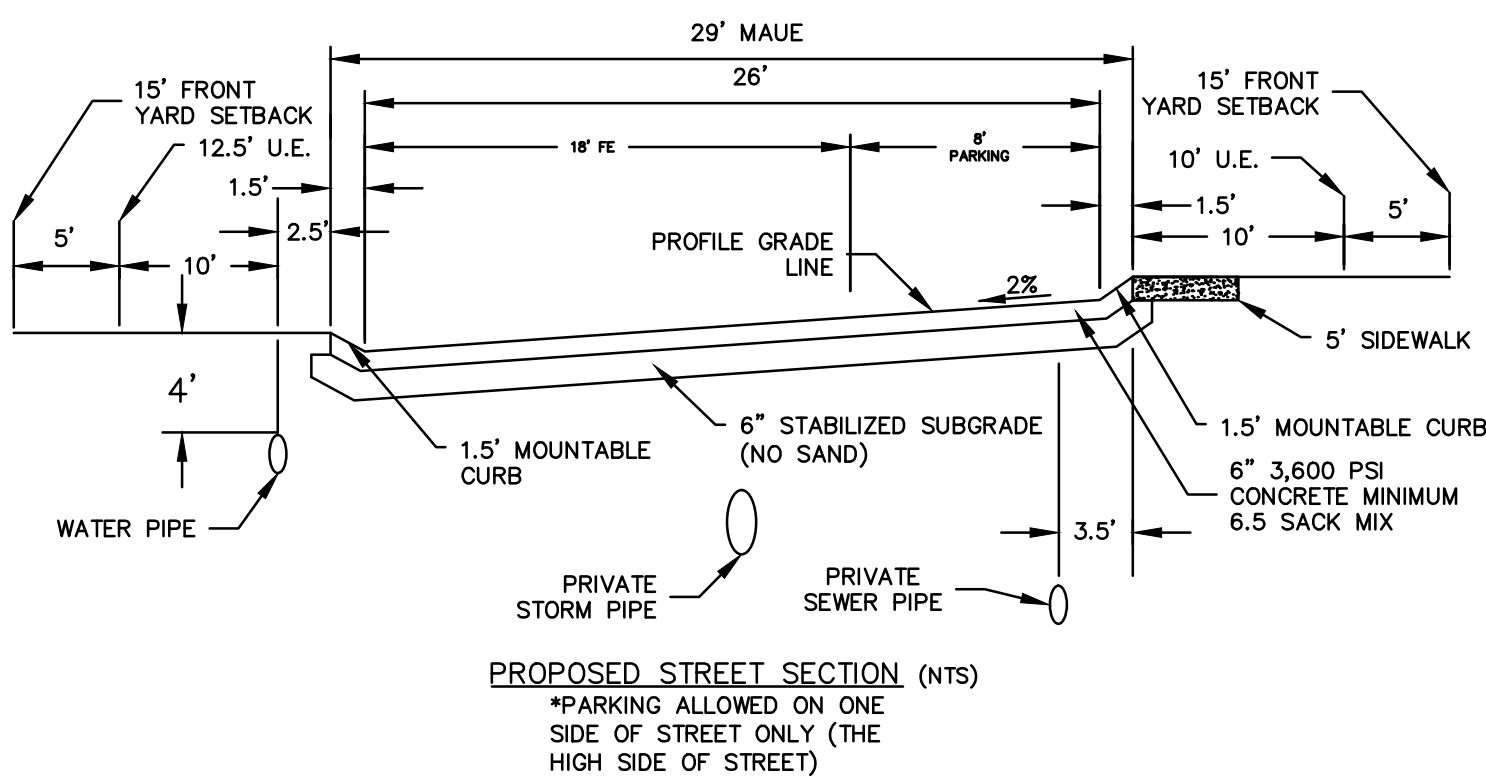
MOUNTABLE CURB & GUTTER



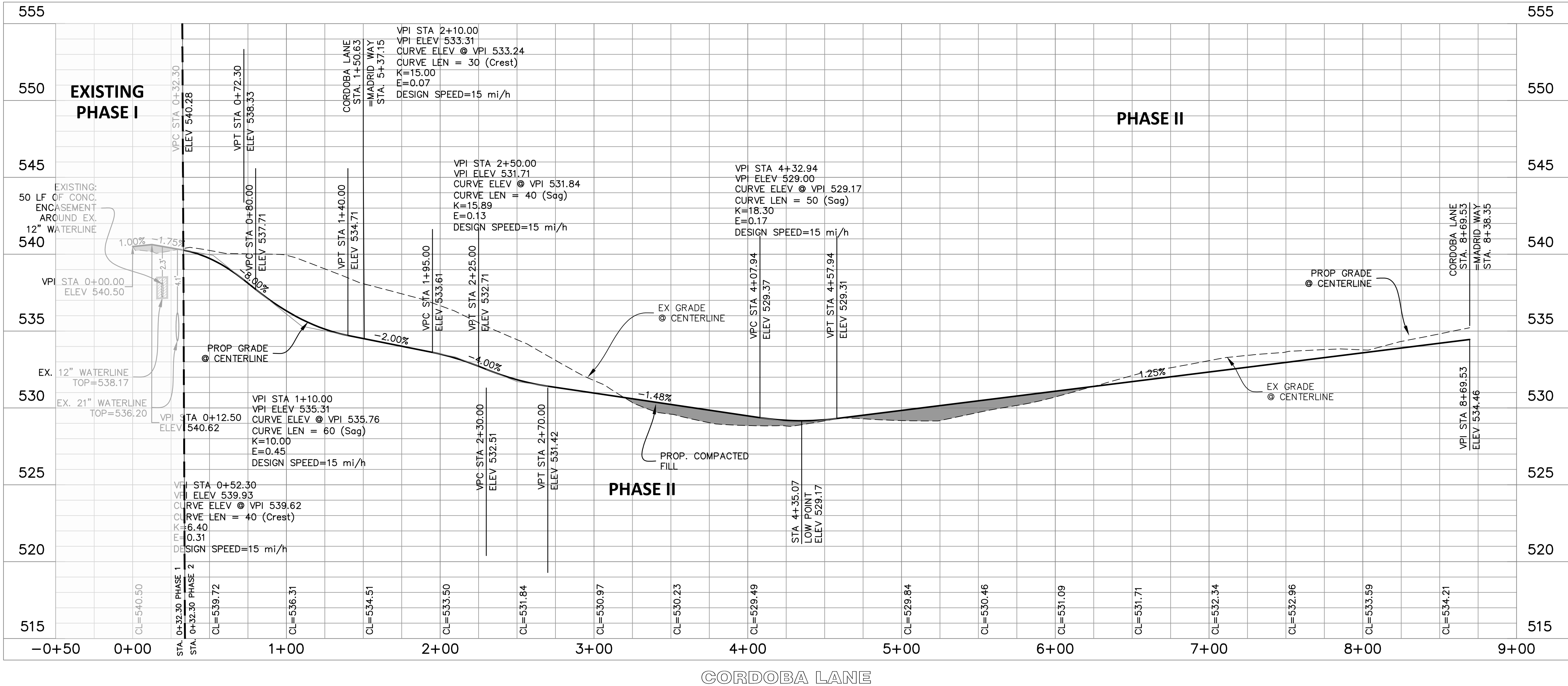
BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.
MEASURED ELEV. = 523.56
BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.
MEASURED ELEV. = 529.37

GENERAL NOTES

- ALL RESPONSIBILITIES 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.



PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)



PHASE II

PHASE II

AS-BUILT RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

Justin L. Lansdowne
MCADAMS,
Date: 5/12/23

CORDOBA LANE PLAN & PROFILE (PHI-PHII)



MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: H1 = 40' ; V 1" = 4'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

C12

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37,800 Acres

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

The John R. McAdams
Company, Inc.

111 Hillside Drive

Lewisville, Texas 75057

972.435.9712

201 Country View Drive

Rockwall, Texas 75087

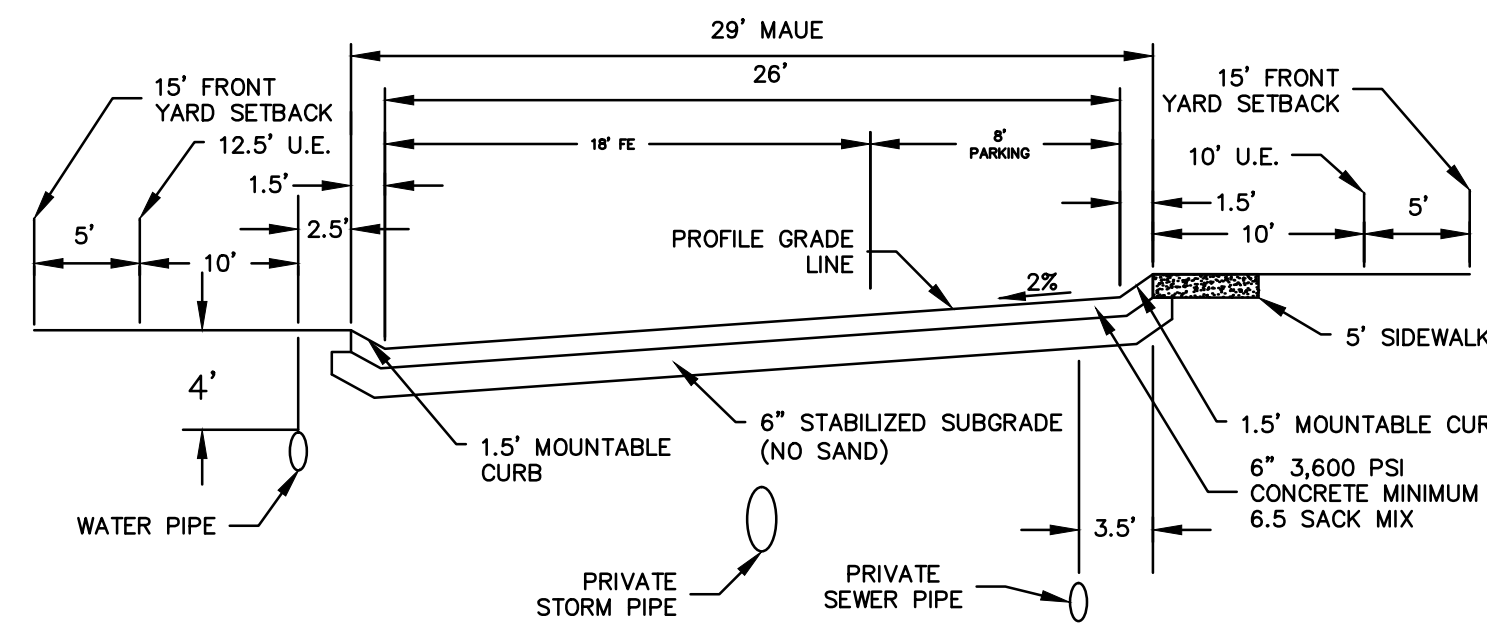
940.240.1012

www.mcadams.com



MCADAMS

LADERA ROCKWALL PHASE II



PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)

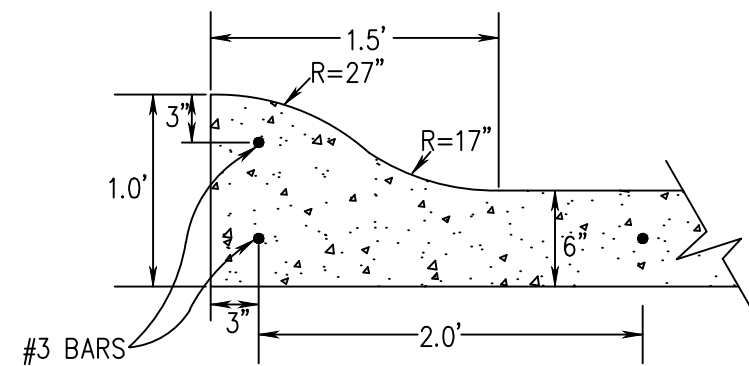
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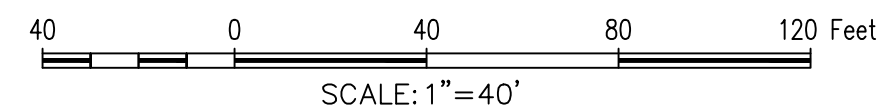
PAVING SPECIFICATIONS:

STREET SECTION:
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE OR APPROVED EQUAL DENSITY. MINIMUM 6.5 SACK MIX

PARKING SECTION:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY DENSITY. MINIMUM 6.5 SACK MIX.

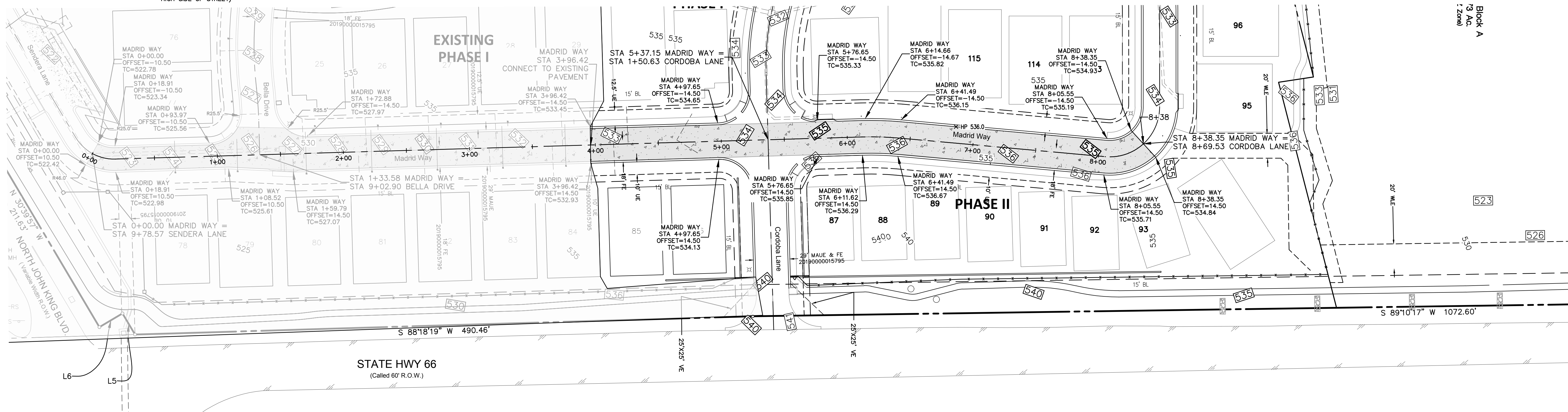


MOUNTABLE CURB & GUTTER

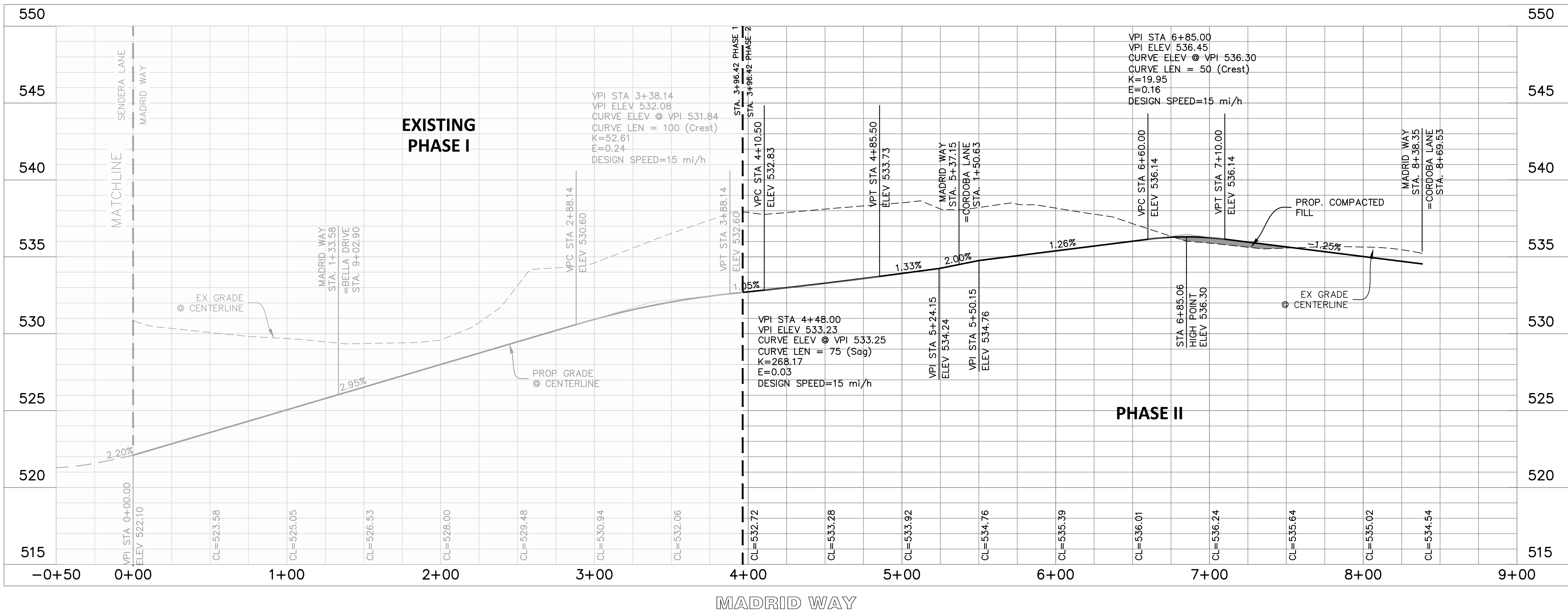


BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27. MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10. MEASURED ELEV. = 529.37



STATE HWY 66
(Called 60' R.O.W.)



EXISTING PHASE I

PHASE II

AS-BUILT
RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

Justin L. Lansdowne
MCADAMS,
Date: 5/12/23

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37,800 Acres

in the

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

MADRID WAY PLAN
& PROFILE
(PHI-PHII)



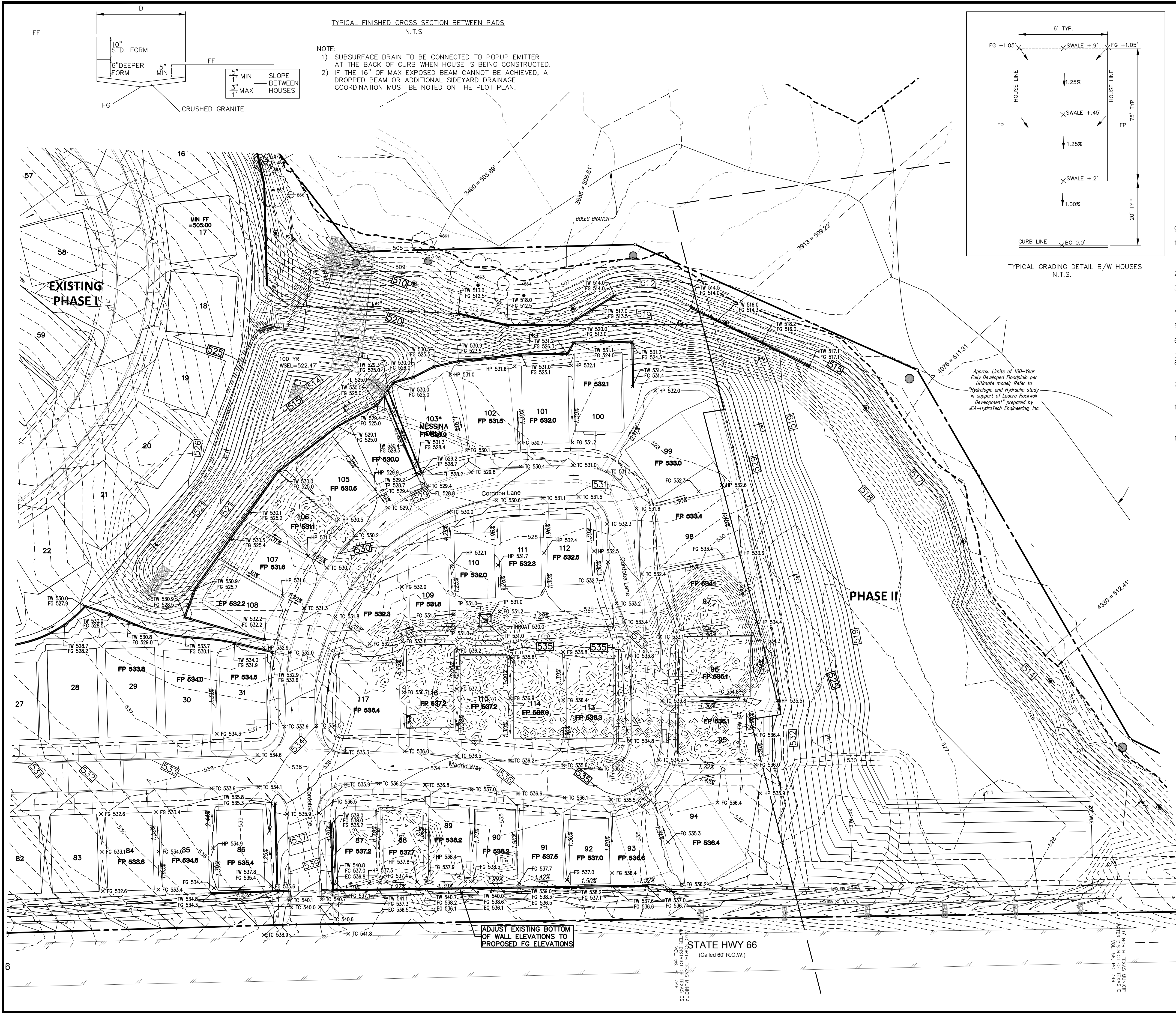
MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: H1=40'; V 1"=4'
Revisions:
03/23/2022
03/30/2022
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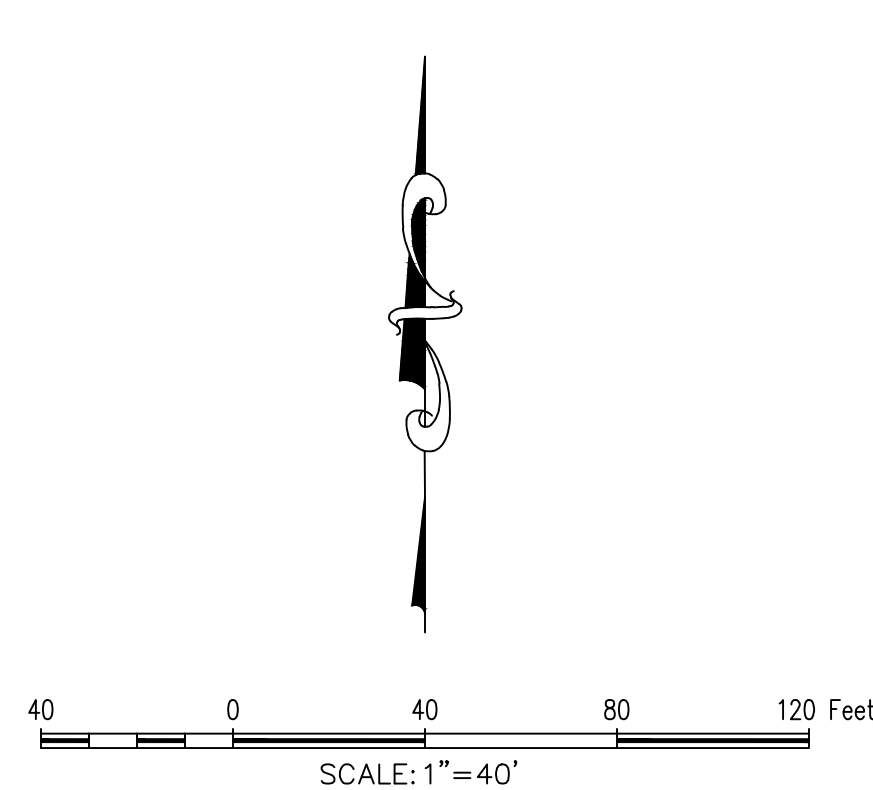
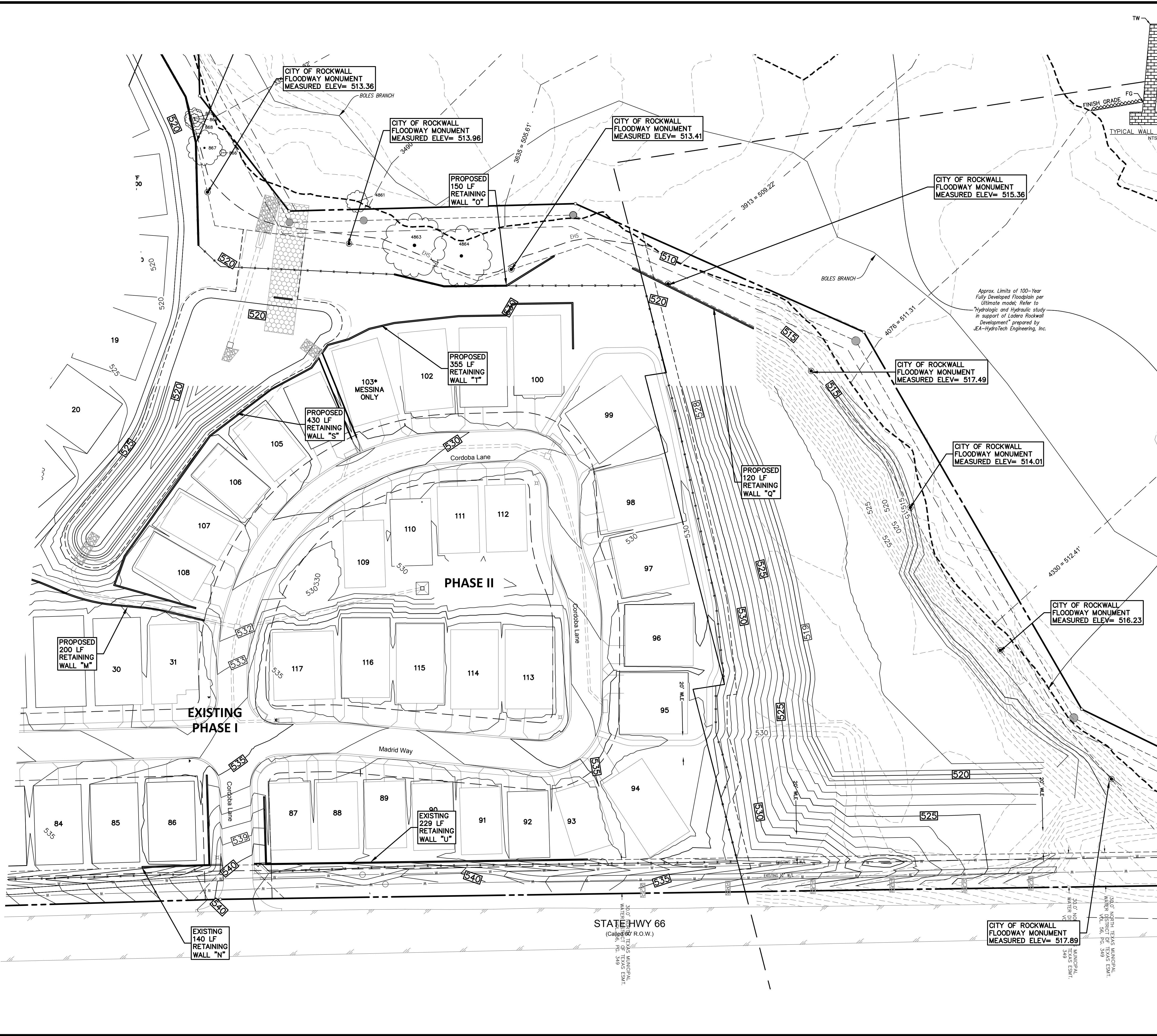
17191

C13

File: 2:2017\17191\Drawings\16 & 17.dwg (User: jmc) 1/17/2022 8:28 AM by jmc
Printed: 1/17/2022 8:28 AM by jmc, Date: 1/17/2022 8:28 AM



File: 2:2023\1719\Drawings\19 & 20.dwg (Sheet) 1719: OVERALL GRAD & RETAINING WALL
Plotted: 5/12/2023 8:25 AM by P. Davis, Q. Davis, S. Davis, 5/12/2023 8:27 AM by P. Davis



BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.
MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.
MEASURED ELEV. = 529.37

GENERAL NOTES

1. ALL RESPONSIBILITIES 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.
2. RETAINING WALL OVER 3' IN HEIGHT (INCLUDING THE FOOTING) MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
3. STRUCTURAL ENGINEER TO PROVIDE DETAIL DESIGN DRAWINGS TO THE CITY FOR REVIEW. CONTRACTOR SHALL NOT BEGIN RETAINING WALL CONSTRUCTION UNTIL CITY'S APPROVAL OF DESIGN.
4. PRIOR TO ACCEPTANCE STRUCTURAL ENGINEER IS TO PROVIDE VERIFICATION LETTER TO CITY FOR RETAINING WALLS.
5. STRUCTURAL ENGINEER TO PROVIDE DESIGN SHEETS FOR INCLUSION IN AS-BUILTS.
6. ALL WALLS TO BE STONE, ROCK, OR OTHER KIND OF MASONRY. NO SMOOTH WALLS ALLOWED.
7. ALL CITY R.O.W. TO BE SODDED PRIOR TO ACCEPTANCE.
8. CONTRACTOR TO PROVIDE A DETAILED DOWNSPOUT PLAN AT TIME OF BUILDING PERMIT SHOWING THE ROOF DRAINS TYING INTO POP-UP EMITTER EITHER AT THE FRONT OR BACK OF HOUSE, PER THE PROPOSED DRAINAGE AREA MAP.
9. FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.
10. ALL RETAINING WALLS TO BE ENTIRELY OUTSIDE OF EASEMENTS.

AS-BUILT RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

Justin L. Lansdowne
MCADAMS,
Date: 5/12/23



MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: 1"=40'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

C16

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37,800 Acres

in the

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

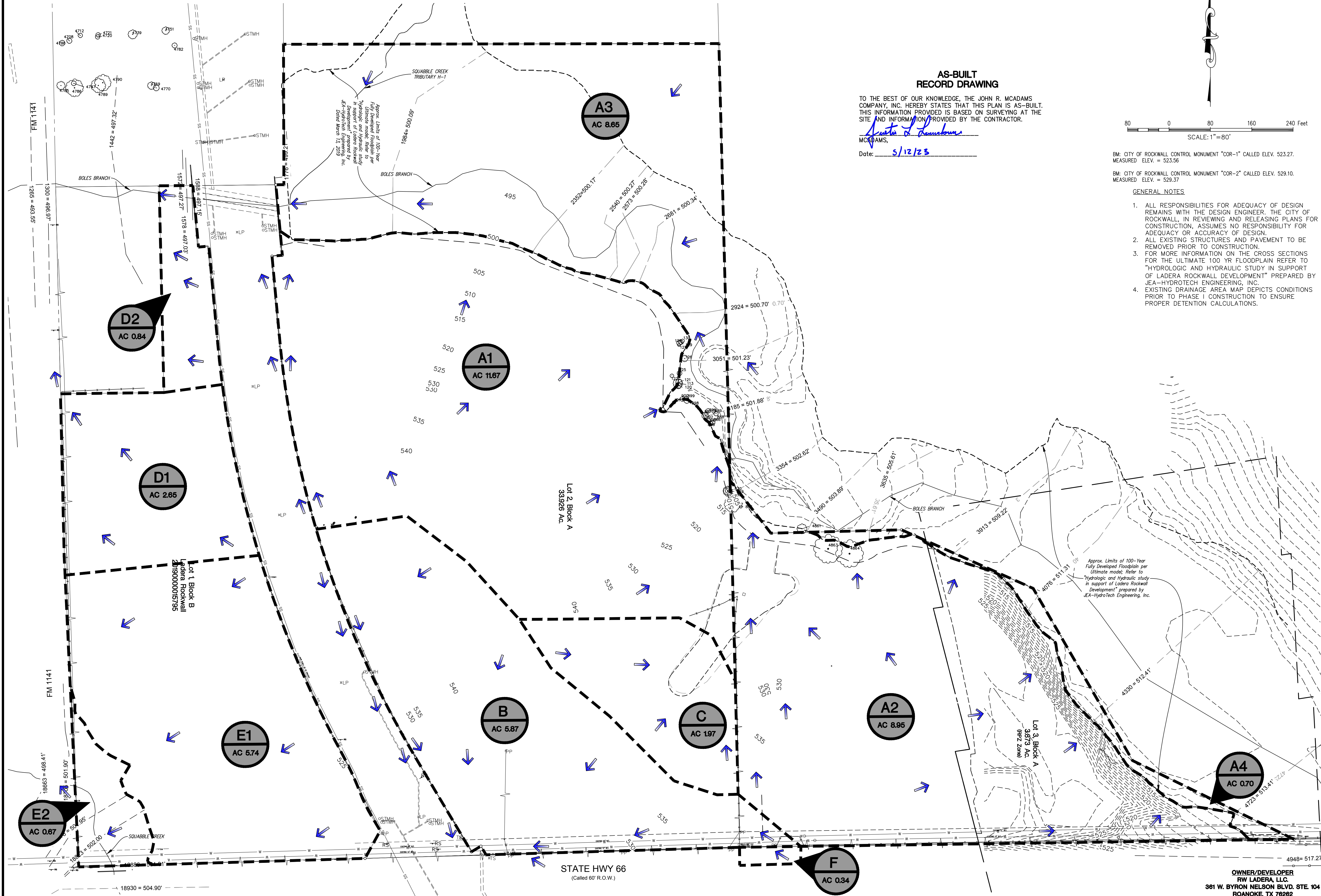


MCADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19782 TBPLS: 10194440
www.mcadamsco.com

LADERA ROCKWALL PHASE II

File: 2:170717110 (Ladera) & cont. dwn (Shawn) 17191 D.M.
Revised: 5/15/2023 8:28 AM by Perini, Quoc. Sheet: 5/15/2023 8:40 AM by Sports



LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B
LADERA ROCKWALL

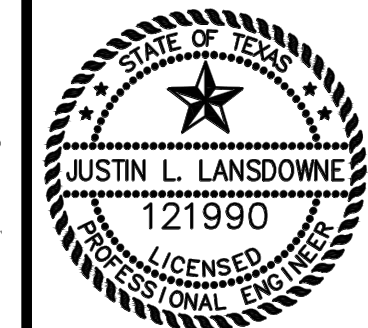
37,800 Acres

In the

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

**EXISTING DRAINAGE
AREA MAP**



MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: 1"=80'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

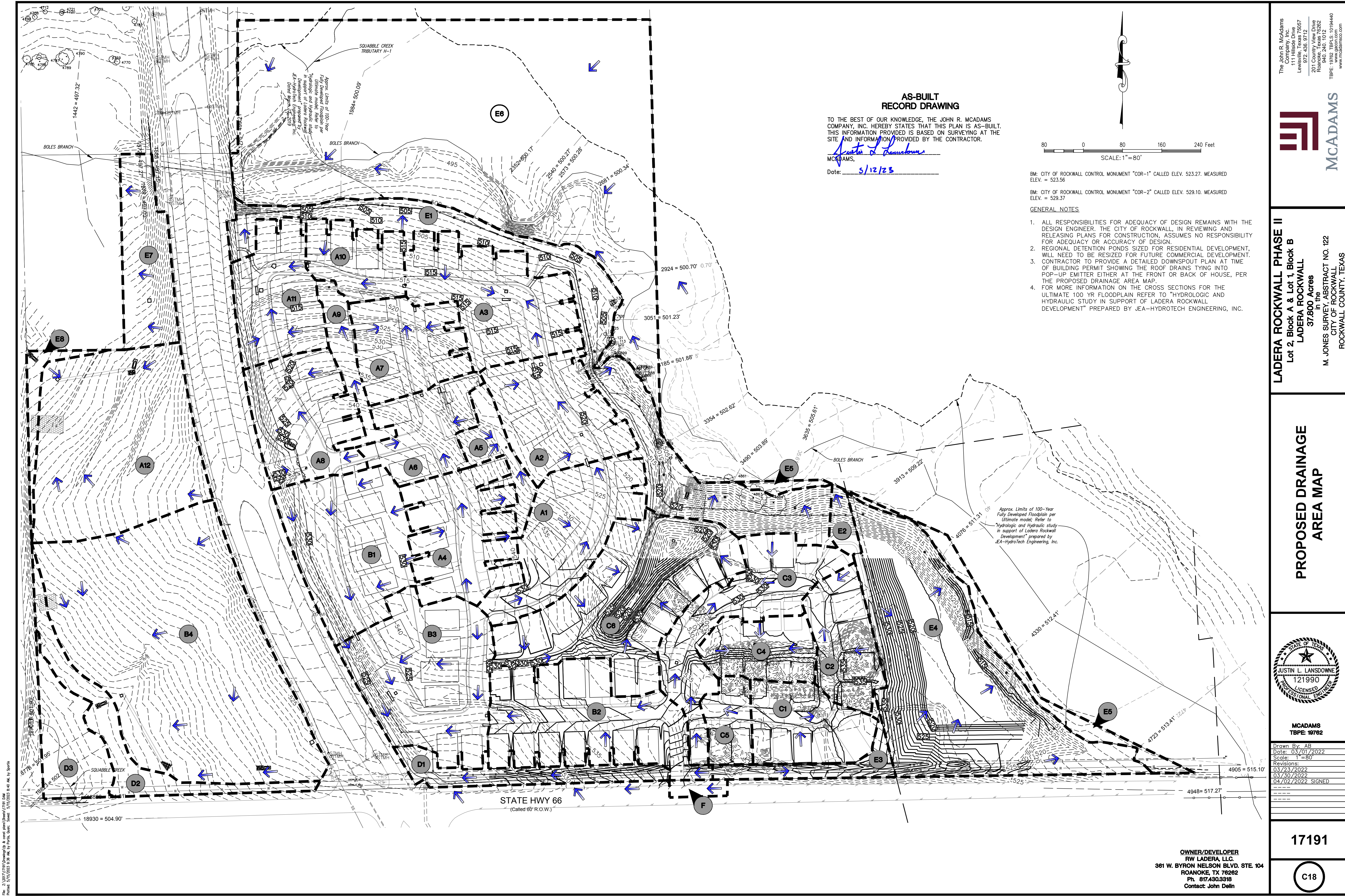
17191

C17

MCADAMS

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LADERA ROCKWALL PHASE II



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Justin L. Lansdowne
MCADAMS,
Date: 5/12/23

80 0 80 160 240 Feet
SCALE: 1"=80'

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27. MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10. MEASURED ELEV. = 529.37

GENERAL NOTES

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LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37,800 Acres

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

PROPOSED DRAINAGE
AREA MAP



MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: 1"=80'
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17191

C18

OWNER/DEVELOPER
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Ph. 817.430.3318
Contact: John Dellin



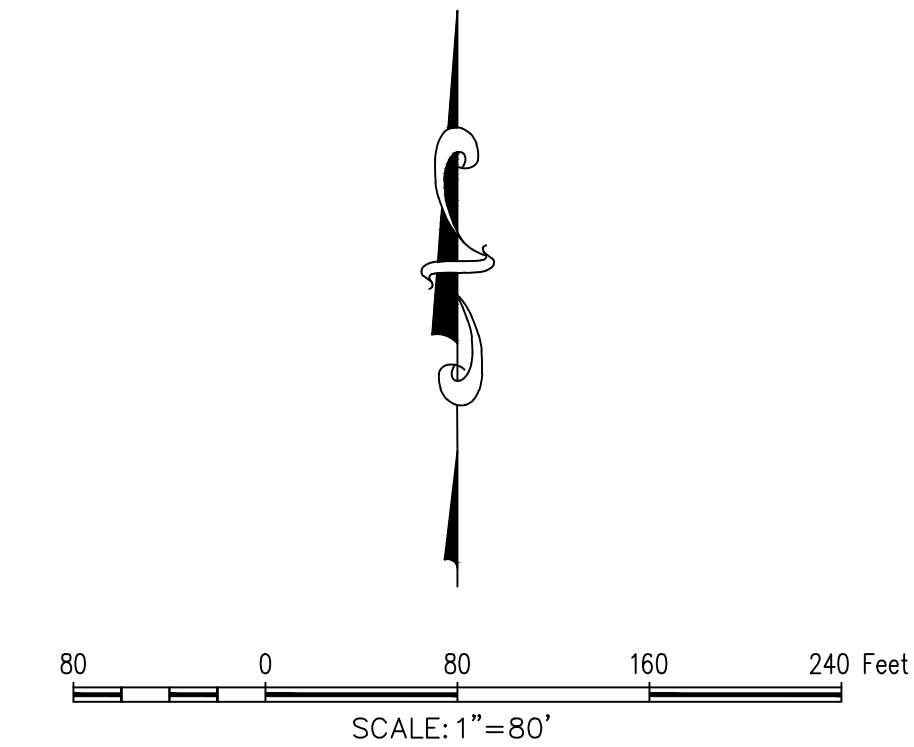
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File: Z:\2017\1710\Drawings\A & cont\plan\Sheet\17191.DWG
Printed: 5/15/2022 9:28 AM by Perlin, Quoc. Sheet: 5/15/2022 8:40 AM by Sports

EXISTING DRAINAGE AREA																	
Area	Acreage (ac)	C	C*A	Tc (min)	I2 (in/hr)	I5 (in/hr)	I10 (in/hr)	I25 (in/hr)	I50 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)	Comments
A1	11.67	0.35	4.08	20	3.90	4.90	5.90	6.60	7.50	8.30	15.93	20.01	24.10	26.96	30.63	33.90	Sheet flows to existing floodplain
A2	8.95	0.35	3.13	20	3.90	4.90	5.90	6.60	7.50	8.30	12.22	15.35	18.48	20.67	23.49	26.00	Sheet flows to existing floodplain
A3	8.65	0.35	3.03	20	3.90	4.90	5.90	6.60	7.50	8.30	11.81	14.83	17.86	19.98	22.71	25.13	Sheet flows to existing floodplain
A4	0.70	0.35	0.25	20	3.90	4.90	5.90	6.60	7.50	8.30	0.96	1.20	1.45	1.62	1.84	2.03	Sheet flows to existing floodplain
B	5.87	0.35	2.05	20	3.90	4.90	5.90	6.60	7.50	8.30	8.01	10.07	12.12	13.56	15.41	17.05	Sheet flows to existing grate inlet
C	1.97	0.35	0.69	20	3.90	4.90	5.90	6.60	7.50	8.30	2.69	3.38	4.07	4.55	5.17	5.72	Sheet flows to existing pond
D1	2.65	0.35	0.93	20	3.90	4.90	5.90	6.60	7.50	8.30	3.62	4.54	5.47	6.12	6.96	7.70	Sheet flows to existing floodplain
D2	0.84	0.35	0.29	20	3.90	4.90	5.90	6.60	7.50	8.30	1.15	1.44	1.73	1.94	2.21	2.44	Sheet flows to existing floodplain
E1	5.74	0.35	2.01	20	3.90	4.90	5.90	6.60	7.50	8.30	7.84	9.84	11.85	13.26	15.07	16.67	Sheet flows to existing floodplain
E2	0.67	0.35	0.23	20	3.90	4.90	5.90	6.60	7.50	8.30	0.91	1.15	1.38	1.55	1.76	1.95	Sheet flows to existing floodplain
F	0.09	0.90	0.08	10	5.30	6.10	7.10	8.30	9.00	9.80	0.43	0.49	0.58	0.67	0.73	0.79	Offsite that sheet flows over future entrance
Totals	47.80										65.55	82.32	99.10	110.88	125.97	139.39	



BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27. MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10. MEASURED ELEV. = 529.37

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PROPOSED DRAINAGE AREA											Q=C*A*I						
Area	Acreage (ac)	C	C*A	Tc (min)	I2 (in/hr)	I5 (in/hr)	I10 (in/hr)	I25 (in/hr)	I50 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)	Comments
A1	1.31	0.80	1.05	10	5.30	6.10	7.10	8.30	9.00	9.80	5.55	6.39	7.44	8.70	9.43	10.27	Sheet flows to storm system to North Pond C35
A2	1.18	0.80	0.94	10	5.30	6.10	7.10	8.30	9.00	9.80	4.99	5.74	6.68	7.81	8.47	9.22	Sheet flows to storm system to North Pond C35
A3	1.47	0.80	1.17	10	5.30	6.10	7.10	8.30	9.00	9.80	6.21	7.15	8.33	9.73	10.55	11.49	Sheet flows to storm system to North Pond C35
A4	1.20	0.80	0.96	10	5.30	6.10	7.10	8.30	9.00	9.80	5.11	5.88	6.84	8.00	8.67	9.45	Sheet flows to storm system to North Pond C35
A5	0.41	0.80	0.33	10	5.30	6.10	7.10	8.30	9.00	9.80	1.74	2.00	2.33	2.73	2.96	3.22	Sheet flows to storm system to North Pond C35
A6	0.80	0.80	0.64	10	5.30	6.10	7.10	8.30	9.00	9.80	3.40	3.91	4.55	5.32	5.77	6.29	Sheet flows to storm system to North Pond C35
A7	0.92	0.80	0.74	10	5.30	6.10	7.10	8.30	9.00	9.80	3.91	4.50	5.23	6.12	6.63	7.22	Sheet flows to storm system to North Pond C35
A8	1.16	0.80	0.93	10	5.30	6.10	7.10	8.30	9.00	9.80	4.93	5.67	6.60	7.72	8.37	9.11	Sheet flows to storm system to North Pond C35
A9	0.37	0.80	0.30	10	5.30	6.10	7.10	8.30	9.00	9.80	1.56	1.80	2.09	2.45	2.66	2.89	Sheet flows to storm system to North Pond C35
A10	0.62	0.80	0.50	10	5.30	6.10	7.10	8.30	9.00	9.80	2.63	3.03	3.52	4.12	4.47	4.86	Sheet flows to storm system to North Pond C35
A11	0.90	0.80	0.72	10	5.30	6.10	7.10	8.30	9.00	9.80	3.82	4.39	5.11	5.98	6.48	7.06	Sheet flows to storm system to North Pond C35
A12	2.70	0.35	0.94	20	3.90	4.90	5.90	6.60	7.50	8.30	3.68	4.62	5.57	6.23	7.08	7.83	Sheet flows to North Pond C35
B1	1.62	0.80	1.30	10	5.30	6.10	7.10	8.30	9.00	9.80	6.89	7.93	9.23	10.79	11.70	12.74	Sheet flows to storm system to South Pond C36
B2	1.76	0.80	1.41	10	5.30	6.10	7.10	8.30	9.00	9.80	7.46	8.59	10.00	11.69	12.67	13.80	Sheet flows to storm system to South Pond C36
B3	1.85	0.80	1.48	10	5.30	6.10	7.10	8.30	9.00	9.80	7.84	9.02	10.50	12.28	13.31	14.49	Sheet flows to storm system to South Pond C36
B4	4.79	0.35	1.67	20	3.90	4.90	5.90	6.60	7.50	8.30	6.53	8.21	9.88	11.05	12.56	13.90	Sheet flows to South Pond C36
C1	0.83	0.80	0.66	10	5.30	6.10	7.10	8.30	9.00	9.80	3.51	4.03	4.70	5.49	5.95	6.48	Sheet flows to storm system to East Pond C37
C2	0.76	0.80	0.61	10	5.30	6.10	7.10	8.30	9.00	9.80	3.21	3.69	4.30	5.02	5.45	5.93	Sheet flows to storm system to East Pond C37
C3	1.27	0.80	1.02	10	5.30	6.10	7.10	8.30	9.00	9.80	5.40	6.22	7.24	8.46	9.17	9.99	Sheet flows to storm system to East Pond C37
C4	0.64	0.80	0.51	10	5.30	6.10	7.10	8.30	9.00	9.80	2.69	3.10	3.61	4.22	4.57	4.98	Sheet flows to storm system to East Pond C37
C5	0.36	0.80	0.29	10	5.30	6.10	7.10	8.30	9.00	9.80	1.54	1.78	2.07	2.42	2.62	2.85	Sheet flows to East Pond C37
C6	2.20	0.80	1.76	10	5.30	6.10	7.10	8.30	9.00	9.80	9.32	10.72	12.48	14.59	15.82	17.23	Sheet flows to East Pond C38
D1	0.55	0.80	0.44	10	5.30	6.10	7.10	8.30	9.00	9.80	2.35	2.71	3.15	3.68	3.99	4.35	Sheet flows to existing grate in JK, South Pond Bypass
D2	0.71	0.35	0.25	20	3.90	4.90	5.90	6.60	7.50	8.30	0.97	1.21	1.46	1.63	1.86	2.05	Sheet flows to existing flood plain South Pond Bypass
D3	0.67	0.35	0.23	20	3.90	4.90	5.90	6.60	7.50	8.30	0.91	1.15	1.38	1.54	1.75	1.94	Sheet flows to existing flood plain on the west lot
E1	2.58	0.80	2.07	10	5.30	6.10	7.10	8.30	9.00	9.80	10.95	12.60	14.67	17.14	18.59	20.24	Sheet flows to existing flood plain North Pond Bypass
E2	0.14	0.80	0.11	10	5.30	6.10	7.10	8.30	9.00	9.80	0.59	0.68	0.79	0.92	1.00	1.09	Sheet flows to existing flood plain East Pond Bypass
E3	0.33	0.80	0.27	10	3.90	4.90	5.90	6.60	7.50	8.30	1.04	1.30	1.57	1.76	2.00	2.21	Sheet flows to existing flood plain on the east lot
E4	3.38	0.35	1.18	20	3.90	4.90	5.90	6.60	7.50	8.30	4.62	5.80	6.99	7.82	8.88	9.83	Sheet flows to existing flood plain on the east lot
E5	0.63	0.35	0.22	20	3.90	4.90	5.90	6.60	7.50	8.30	0.86	1.08	1.31	1.46	1.66	1.84	Sheet flows to existing flood plain on the east lot
E6	8.56	0.35	3.00	20	3.90	4.90	5.90	6.60	7.50	8.30	11.69	14.68	17.68	19.78	22.47	24.87	Sheet flows to existing flood plain on the east lot
E7	0.84	0.35	0.29	20	3.90	4.90	5.90	6.60	7.50	8.30	1.14	1.43	1.73	1.93	2.20	2.43	Sheet flows to existing flood plain on the west lot
E8	0.20	0.35	0.07	20	3.90	4.90	5.90	6.60	7.50	8.30	0.27	0.34	0.41	0.46	0.52	0.57	Sheet flows to existing flood plain North Pond Bypass
F	0.09	0.90	0.08	10	5.30	6.10	7.10	8.30	9.00	9.80	0.44	0.51	0.59	0.69	0.75	0.82	Offsite that sheet flows to South Pond C36
Totals	47.80										137.75	161.88	190.02	219.72	241.04	263.55	

AS-BUILT
RECORD DRAWING

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Justin L. Lansdowne
MCADAMS,
Date: 5/12/23

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Contact: John Dellin



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MCADAMS

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37,800 Acres

M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DRAINAGE AREA
CALCULATIONS



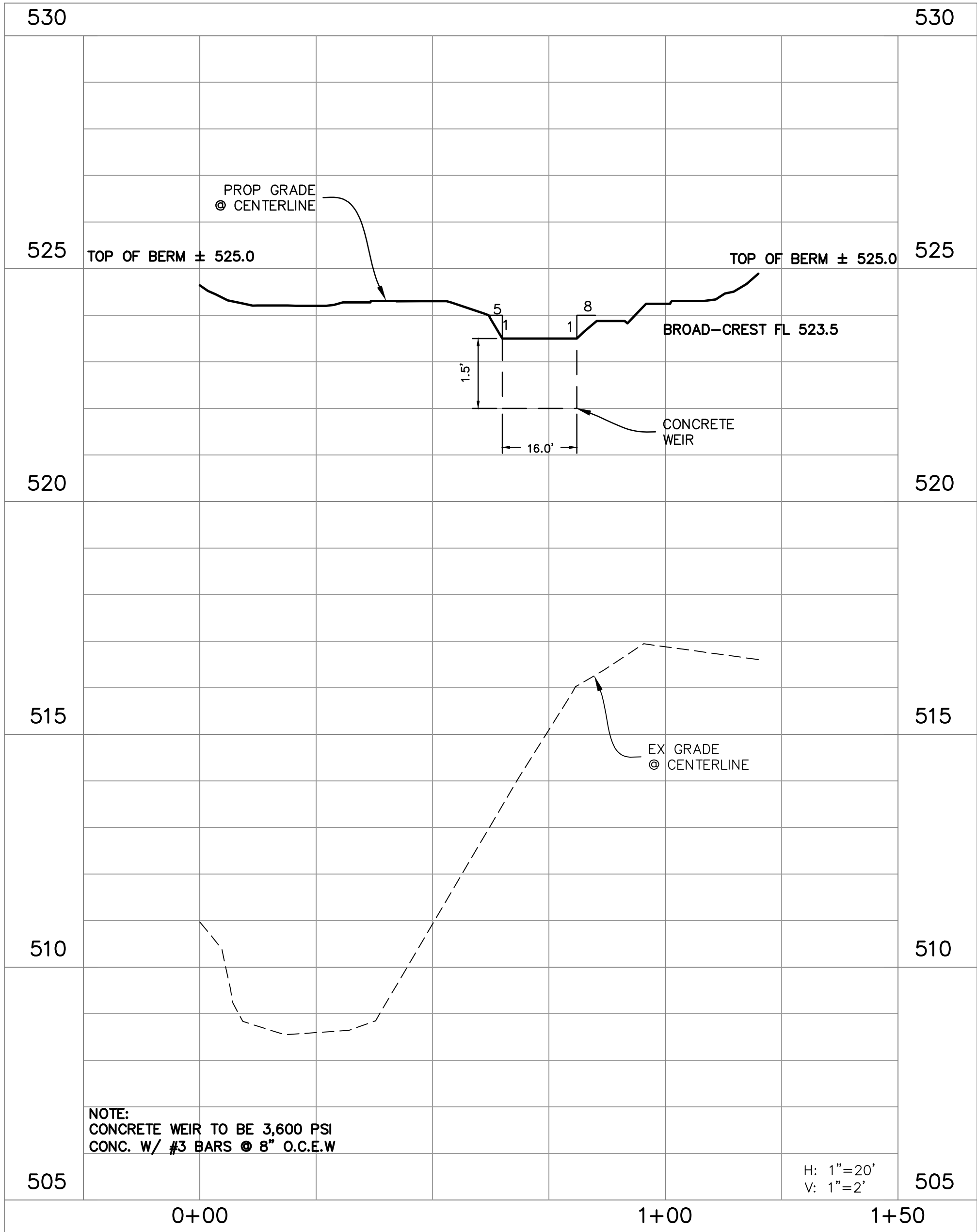
MCADAMS
TBPE: 19762

Drawn By: AB
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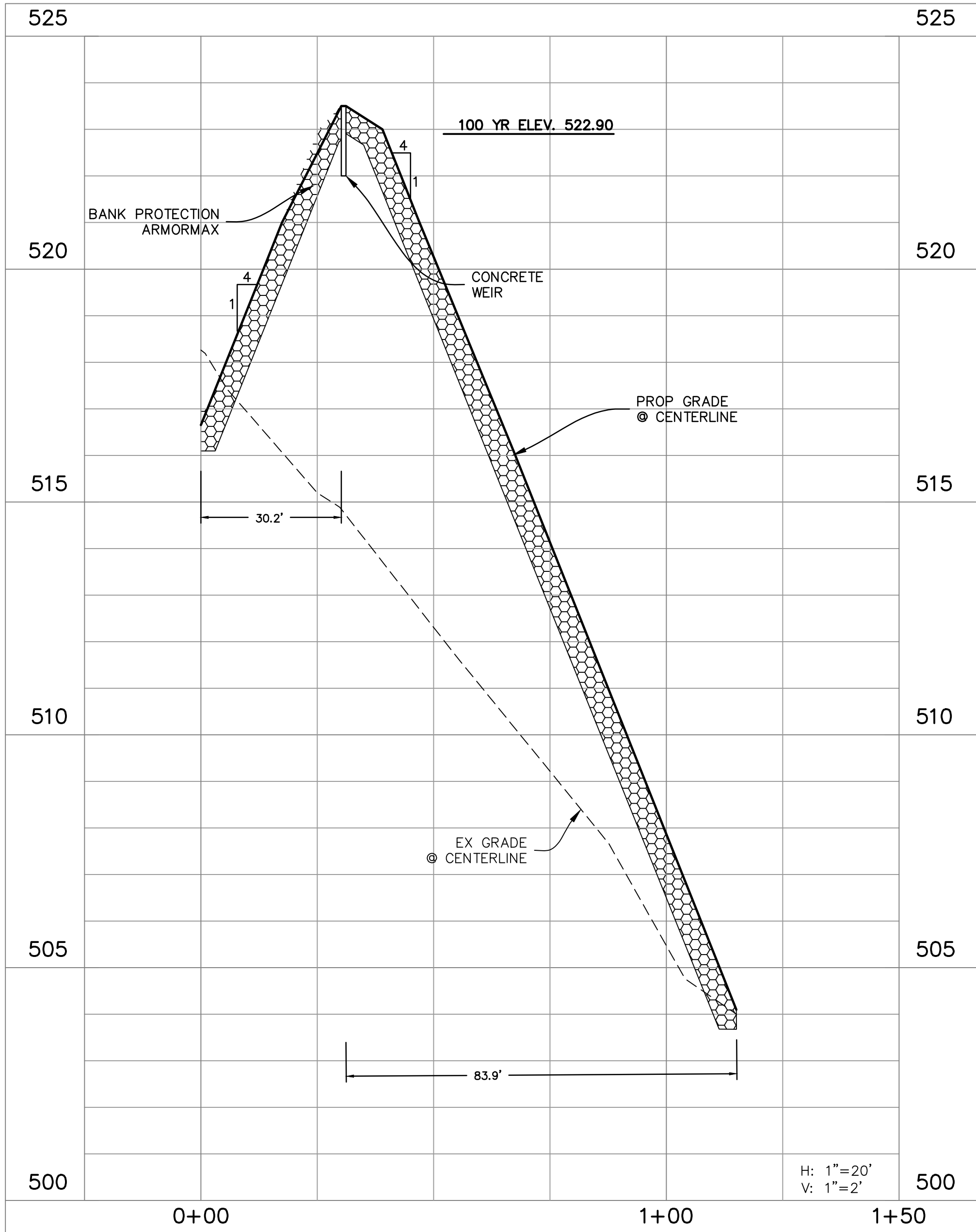
17191

C19

File: Z:\2017\17181\Drawings\18 & cont. plans\Drawn\17181 POND
Printed: 9/15/2022 9:28 AM by Perin, Quoc. Sheet: 9/15/2022 9:03 AM by Sports



EMERGENCY EAST POND EMERGENCY SPILLWAY SECTION



EXISTING EAST POND EMERGENCY SPILLWAY

Emergency Spillway - East Pond

* Spillway to convey the fully urbanized 100-year storm event.
Calculations:

$$Q = CLH^{\frac{3}{2}}$$
$$Q = (3.2)(16)(1.5)^{\frac{3}{2}}$$
$$Q = 94.1 \text{ cfs} > 47.4 \text{ cfs}$$
$$Q = 100\text{-yr discharge}$$
$$C = \text{coefficient of discharge}$$
$$L = \text{effective length of spillway, ft}$$
$$H = \text{total head on spillway}$$

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37,800 Acres

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ROCKWALL COUNTY, TEXAS

DETENTION DETAILS

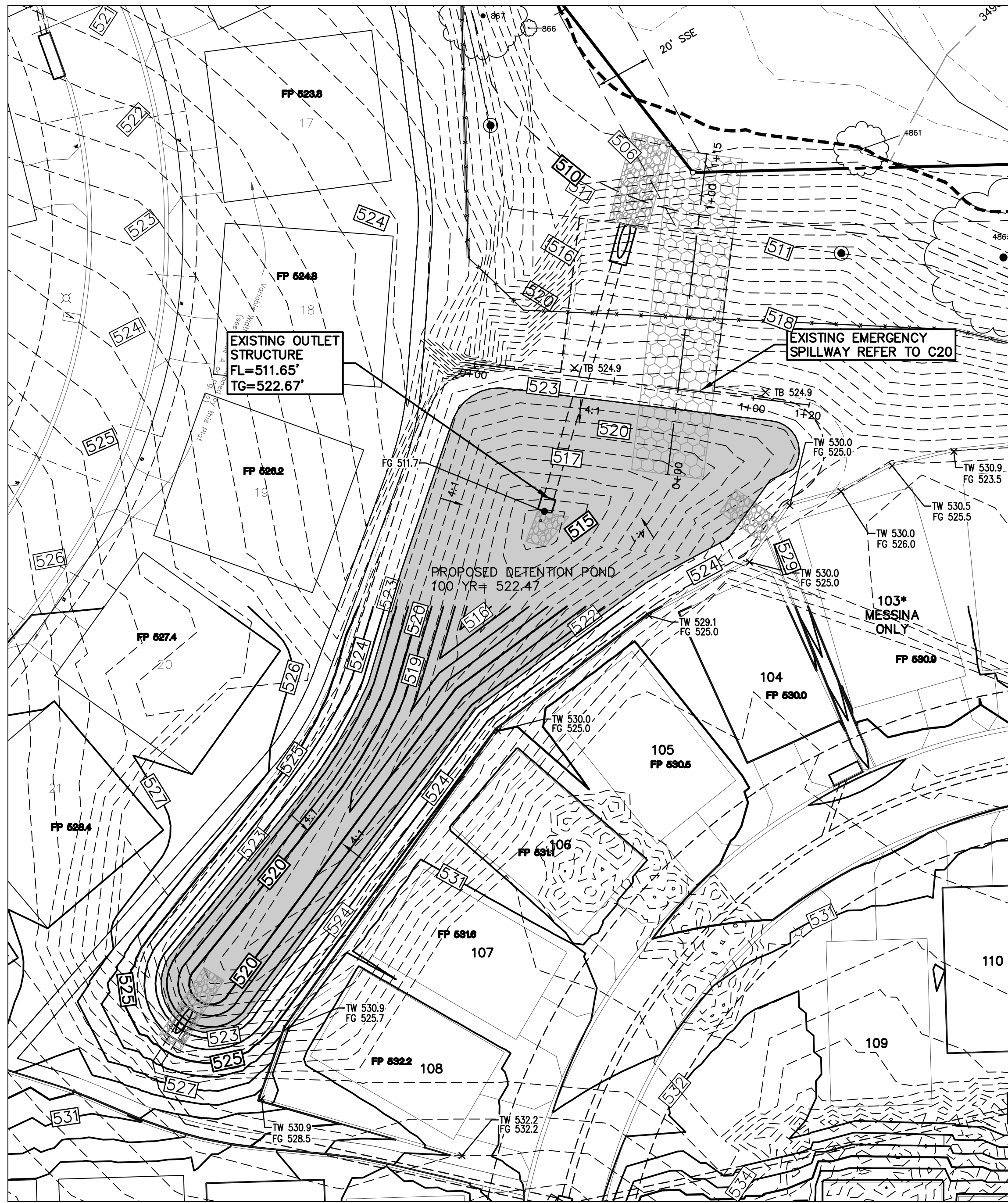


MCADAMS
TBPE: 19762

Drawn By: AB
Date: 03/01/2022
Scale: 1"=20'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

C20



EAST DETENTION POND

Rockwall, Texas						
Overall Detention Computations for Ladera RW East Pond						
17191						
	DA	Undeveloped A2, C	Developed C1-C6	Bypass E2-E4		
Area	A(ac)=	10.920	6.050	3.940		
Runoff Coefficient	C=	0.350	0.800	0.411		
Time of Concentration	Tc(min)=	20.0	10.0	10.0		

STORM YEAR	I IN/HR	Qundev CFS	I IN/HR	Qin CFS	Qbypass CFS	Qout CFS	REQUIRED AC-FT	REQUIRED CF
5	4.90	18.7	6.10	29.5	9.9	8.8	0.6781	29539.07
10	5.90	22.5	7.10	34.4	11.5	11.1	0.7732	33682.25
25	6.60	25.2	8.30	40.2	13.4	11.8	0.9284	40440.37
50	7.50	28.7	9.00	43.6	14.6	14.1	1.0095	43975.98
100	8.30	31.7	9.80	47.4	15.9	15.9	1.0657	46420.88

Detention Computations for 5 yr Proposed Development						
City of Rockwall						
	Undeveloped	Developed	Bypass			
Area	A= 10.920 AC	6.050 AC	3.940			
Runoff Coefficient	C= 0.35	0.80	0.41			
Time of Concentration	Tc= 20.0 MIN	10.0 MIN	10.0			
Rainfall Intensity	I= 4.90 IN/HR	6.10 IN/HR	6.10			
Peak Rate of Runoff	Q5= 18.7 CFS	29.5 CFS	9.9			
Allowable Outflow	Q5= 8.8 CFS	8.8 CFS				
Tc	I5	Q5	Inflow	Outflow	Storage	Required
MIN	IN/HR	CFS	CF	CF	CF	AC-FT
5	7.00	33.9	10,164	3,982	6,182	0.142
10	6.10	29.5	17,714	5,310	12,405	0.285
15	5.50	26.6	23,958	6,637	17,321	0.398
20	4.90	23.7	28,459	7,965	20,494	0.470
30	4.10	19.8	35,719	10,620	25,099	0.576
40	3.40	16.5	39,494	13,275	26,220	0.602
50	2.80	13.6	40,656	15,930	24,726	0.568
60	2.60	12.6	45,302	18,585	26,718	0.613
70	2.40	11.6	48,787	21,240	27,548	0.632
80	2.30	11.1	53,434	23,895	29,539	0.678
90	2.10	10.2	54,886	26,549	28,336	0.651
100	1.90	9.2	55,176	29,204	25,972	0.596
110	1.80	8.7	57,499	31,859	25,640	0.589

Detention Computations for 25 yr Proposed Development						
City of Rockwall						
	Undeveloped	Developed	Bypass			
Area	A= 10.920 AC	6.050 AC	3.940			
Runoff Coefficient	C= 0.35	0.80	0.41			
Time of Concentration	Tc= 20.0 MIN	10.0 MIN	10.0			
Rainfall Intensity	I25= 6.60 IN/HR	8.30 IN/HR	8.30			
Peak Rate of Runoff	Q25= 25.2 CFS	40.2 CFS	13.4			
Allowable Outflow	Q25= 11.8 CFS	11.8 CFS				
Tc	I25	Q25	Inflow	Outflow	Storage	Required
MIN	IN/HR	CFS	CF	CF	CF	AC-FT
5	9.30	45.0	13,504	5,303	8,200	0.188
10	8.30	40.2	24,103	7,071	17,032	0.391
15	7.50	36.3	32,670	8,839	23,831	0.547
20	6.60	31.9	38,333	10,606	27,727	0.637
30	5.50	26.6	47,916	14,142	33,774	0.775
40	4.60	22.3	53,434	17,677	35,757	0.821
50	4.00	19.4	58,080	21,212	36,868	0.846
60	3.50	16.9	60,984	24,748	36,236	0.832
70	3.30	16.0	67,082	28,283	38,799	0.891
80	3.10	15.0	72,019	31,819	40,201	0.923
90	2.90	14.0	75,794	35,354	40,440	0.928
100	2.70	13.1	78,408	38,889	39,519	0.907
110	2.50	12.1	79,860	42,425	37,435	0.859

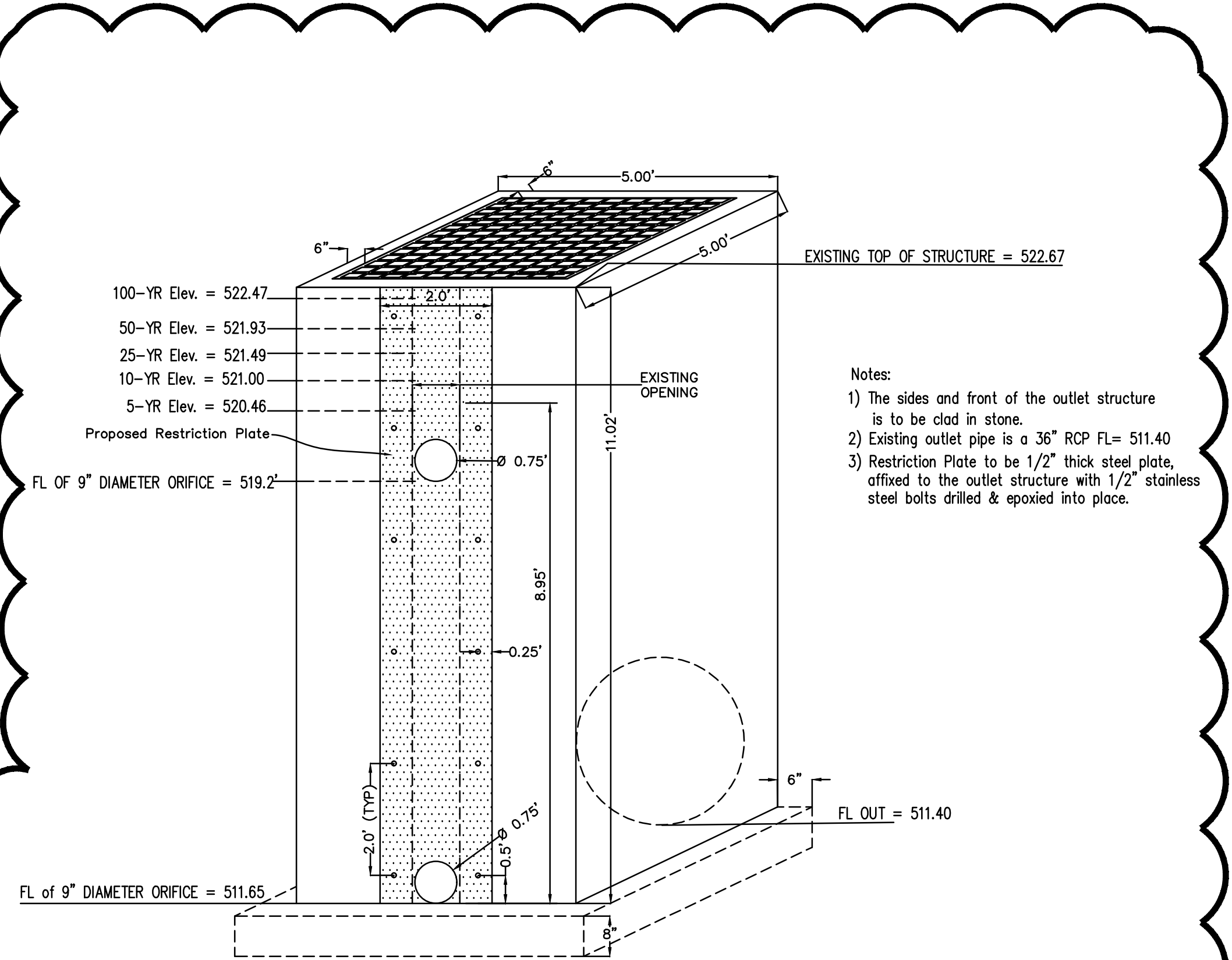
Detention Computations for 100 yr Proposed Development						
City of Rockwall						
	Undeveloped	Developed	Bypass			
Area	A= 10.920 AC	6.050 AC	3.940			
Runoff Coefficient	C= 0.35	0.80	0.41			
Time of Concentration	Tc= 20.0 MIN	10.0 MIN	10.0			
Rainfall Intensity	I100= 8.30 IN/HR	9.80 IN/HR	9.80			
Peak Rate of Runoff	Q100= 31.7 CFS	47.4 CFS	15.9			
Allowable Outflow	Q100= 15.9 CFS	15.9 CFS				
Tc	I100	Q100	Inflow	Outflow	Storage	Required
MIN	IN/HR	CFS	CF	CF	CF	AC-FT
5	10.70	51.8	15,536	7,134	8,403	0.193
10	9.80	47.4	28,459	9,512	18,947	0.435
15	9.00	43.6	39,204	11,890	27,314	0.627
20	8.30	40.2	48,206	14,268	33,939	0.779
30	6.90	33.4	60,113	19,024	41,089	0.943
40	5.80	28.1	67,373	23,780	43,593	1.001
50	5.00	24.2	72,600	28,536	44,064	1.012
60	4.50	21.8	78,408	33,291	45,117	1.036
70	4.00	19.4	81,312	38,047	43,265	0.993
80	3.70	17.9	85,958	42,803	43,155	0.991
90	3.50	16.9	91,476	47,559	43,917	1.008
100	3.40	16.5	98,736	52,315	46,421	1.066
110	3.20	15.5	102,221	57,071	45,150	1.036

East Pond Storage Summary

Year	Ex. Q** (cfs)	Allowed Q* (cfs)	Pond Elev. (ft.)	Q Released (cfs)	Storage (cf.)
5	18.70	8.80	520.46	7.97	23,575
10	22.50	11.10	521.00	8.69	28,756
25	25.20	11.80	521.49	9.25	34,654
50	28.70	14.10	521.96	9.71	39,891
100	31.70	15.90	522.47	10.23	47,774

Detention Computations for 10 yr Proposed Development						
City of Rockwall						
	Undeveloped	Developed	Bypass			
Area	A= 10.920 AC	6.050 AC	3.940			
Runoff Coefficient	C= 0.35	0.80	0.41			
Time of Concentration	Tc= 20.0 MIN	10.0 MIN	10.0			
Rainfall Intensity	I10= 5.90 IN/HR	7.10 IN/HR	7.10			
Peak Rate of Runoff	Q10= 22.5 CFS	34.4 CFS	11.5			
Allowable Outflow	Q10= 11.1 CFS	11.1 CFS				
Tc	I10	Q10	Inflow	Outflow	Storage	Required
MIN	IN/HR	CFS	CF	CF	CF	AC-FT
5	8.30	40.2	12,052	4,974	7,078	0.162
10	7.10	34.4	20,618	6,631	13,987	0.321
15	6.50	31.5	28,314	8,289	20,025	0.460
20	5.90	28.6	34,267	9,947	24,320	0.558
30	4.80	23.2	41,818	13,263	28,555	0.656
40	4.00	19.4	46,464	16,579	29,885	0.686
50	3.50	16.9	50,820	19,894	30,926	0.710
60	3.00	14.5	52,272	23,210	29,062	0.667
70	2.80	13.6	56,918	26,526	30,392	0.698
80	2.60	12.6	60,403	29,842	30,561	0.702
90	2.50	12.1	65,340	33,157	32,183	0.739
100	2.40	11.6	69,696	36,473	33,223	0.763
110	2.30	11.1	73,471	39,789	33,682	0.773

Detention Computations for 50 yr Proposed Development						
City of Rockwall						
	Undeveloped	Developed	Bypass			
Area	A= 10.920 AC	6.050 AC	3.940			
Runoff Coefficient	C= 0.35	0.80	0.41			
Time of Concentration	Tc= 20.0 MIN	10.0 MIN	10.0			
Rainfall Intensity	I50= 7.50 IN/HR	9.00 IN/HR	9.00			
Peak Rate of Runoff	Q50= 28.7 CFS	43.6 CFS	14.6			
Allowable Outflow	Q50= 14.1 CFS	14.1 CFS				
Tc	I50	Q50	Inflow	Outflow	Storage	Required
MIN	IN/HR	CFS	CF	CF	CF	AC-FT
5	10.00	48.4	14,520	6,341	8,179	0.188
10	9.00	43.6	26,136	8,455	17,681	0.406
15	8.10	39.2	35,284	10,568	24,715	0.567
20	7.50	36.3	43,560	12,682	30,878	0.709
30	6.10	29.5	53,143	16,909	36,234	0.832
40	5.20	25.2	60,403	21,136	39,267	0.901
50	4.50	21.8	65,340	25,364	39,976	0.918
60	3.90	18.9	67,954	29,591	38,363	0.881
70	3.70	17.9	75,214	33,818	41,395	0.950
80	3.50	16.9	81,312	38,046	43,266	0.993
90	3.30	16.0	86,249	42,273	43,976	1.010
100	3.00	14.5	87,120	46,500	40,620	0.933
110	2.90	14.0	92,638	50,727	41,910	0.962



Detail of Proposed East Detention Pond Structure (N.T.S.)

- Notes:
- 1) The sides and front of the outlet structure is to be clad in stone.
 - 2) Existing outlet pipe is a 36" ROP FL= 511.40
 - 3) Restriction Plate to be 1/2" thick steel plate, affixed to the outlet structure with 1/2" stainless steel bolts drilled & epoxied into place.

05/25/2023

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROCKWALL, TX 75087
Ph. 817.430.3318
Contact: John Dellin

MCADAMS
LADERA ROCKWALL PHASE II
Lot 2, Block A & Lot 1, Block B
LADERA ROCKWALL
37800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DETENTION CALCULATIONS

17191

C21

THE JOHN R. MCADAMS
COMPANY, INC.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Rockwall, Texas 75087
940.240.1012
TBP# 19762 TBP#S: 10194440
www.mcadamsco.com

* THE UNDEVELOPED ACREAGE IS BASED ON EXISTING DRAINAGE AREAS A2 & C, REFER TO SHEET C17

** THE DEVELOPED ACREAGE BASED ON THE PROPOSED DRAINAGE AREAS C1-C6
WITH THE BYPASS ACREAGE BASED ON E2-E4 REFER TO SHEET C18

Hydrology Studio v 3.0.0.27 05-25-2023

Stage-Discharge

Hydrology Studio v 3.0.0.27 05-25-2023

Stage-Storage

Figure 1 is a line graph titled "Stage-Storage". The vertical axis (Y-axis) is labeled "Stage (ft)" and ranges from 511 to 524 in increments of 1. The horizontal axis (X-axis) is labeled "Total Storage (cu ft)" and ranges from 0 to 70,000 in increments of 10,000. A single green curve, labeled "Contours" in the legend, represents the stage-storage relationship. The curve starts at approximately (0, 511.5) and rises steeply at first, then gradually levels off as it approaches a stage of about 523.5 ft at a total storage of 70,000 cu ft.

Hydrology Studio v 3.0.0.27 05-25-2023

Hyd. No. 3

Qp = 7.97 cfs

Center of mass detention time = 3.4 min

Q (cfs)

Time (min)

Reg'd Stor — Development — East Pond Routing

The graph displays three hydrographs over a 140-minute period. The 'Reg'd Stor' (blue) hydrograph is a trapezoid peaking at 15 cfs. The 'Development' (black) hydrograph is a smooth curve peaking at approximately 8 cfs. The 'East Pond Routing' (red) hydrograph is a smooth curve peaking at approximately 7.5 cfs, showing significant attenuation and a longer time to peak compared to the other two.

Hydrology Studio v 3.0.0.27 06-25-2023

Hyd. No. 3

Qp = 8.69 cfs

Center of mass detention time = 38 min

Routing by Storage Indication Method

Q (cfs)

Time (min)

Reg'd Stor — Development — East Pond Routing

Hydrology Studio v 3.0.0.27 05-25-2021

Hyd. No. 3

Center of mass detention time = 42 min

Qp = 9.25 cfs

Y-axis: Q (cfs) (0 to 22)
X-axis: Time (min) (0 to 160)

Legend: Req'd Stor (Blue line), Development (Blue line), East Pond Routing (Red line)

1. ALL RESPONSIBILITIES 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.
2. FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.

Hydrology Studio v 3.0.0.27 06-25-2023

Hyd. No. 3

Pond Routing by Storage Indication Method

Center of mass detention time = 46 min

$Q_p = 9.71 \text{ cfs}$

Graph showing Q (cfs) vs Time (min). The graph displays three curves: Req'd Stor (blue line), Development (red line), and East Pond Routing (red line). The area between the Req'd Stor and Development curves is shaded blue.

Time (min)	Req'd Stor (cfs)	Development (cfs)	East Pond Routing (cfs)
0	0.0	0.0	0.0
10	23.0	4.5	4.5
20	23.0	6.5	6.5
30	23.0	8.5	8.5
40	23.0	9.5	9.5
50	0.0	10.0	10.0
60	0.0	9.5	9.5
70	0.0	8.5	8.5
80	0.0	7.5	7.5
90	0.0	6.5	6.5
100	0.0	5.5	5.5
110	0.0	4.5	4.5
120	0.0	4.0	4.0
130	0.0	3.5	3.5
140	0.0	3.0	3.0
150	0.0	1.5	1.5
160	0.0	0.0	0.0
170	0.0	0.0	0.0

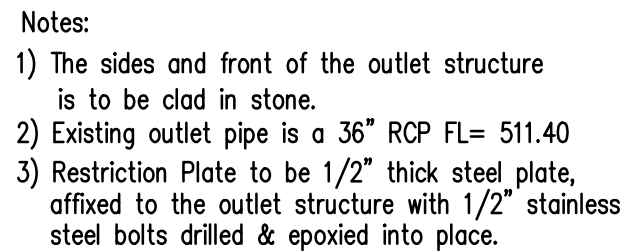
Hydrology Studio v 3.0.0.27 05-25-2021

Hyd. No. 3

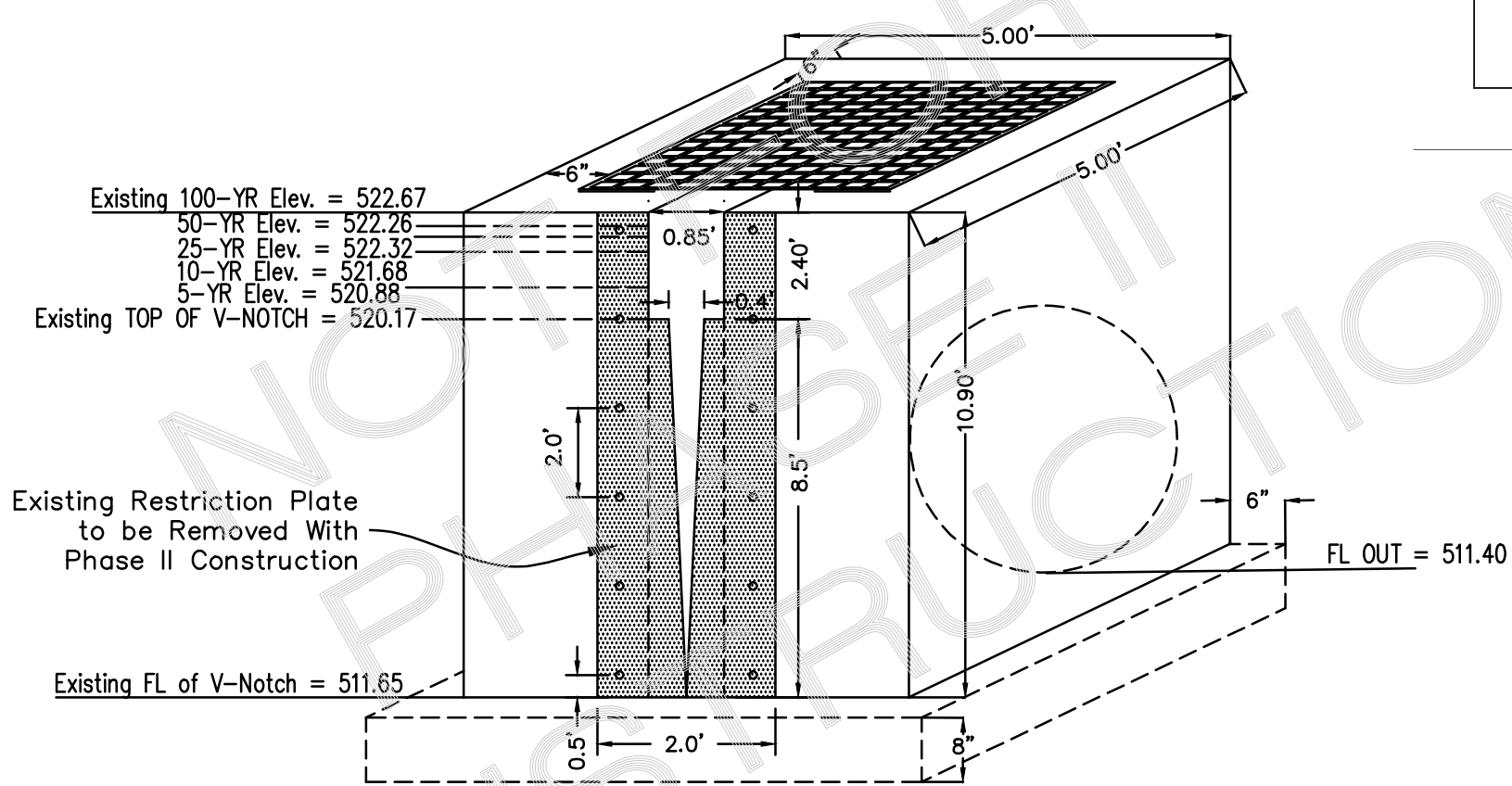
Graph showing the relationship between Q_p (cfs) and Time (hrs) for a design storm. The peak Q_p is 10.23 cfs. The graph illustrates the required storage (blue line), the development of the storm (blue shaded area), and the resulting East Pond Routing (red line).

The Y-axis represents Q_p (cfs) from 0 to 28. The X-axis represents Time (hrs) from 0 to 4.

The blue line represents the Required Storage, which is zero until approximately 0.8 hours, then rises sharply to a peak of about 25 cfs at 1.0 hour, and then drops back to zero by 1.2 hours. The blue shaded area represents the Development of the storm, which is zero until approximately 0.8 hours, then rises sharply to a peak of about 25 cfs at 1.0 hour, and then drops back to zero by 1.2 hours. The red line represents the East Pond Routing, which starts at 0 cfs at 0 hours, rises to a peak of about 10.23 cfs at 1.0 hour, and then gradually declines to 0 cfs by 3.0 hours.



**Detail of Proposed East
Detention Pond Structure
(N.T.S.)**



**Detail of Existing East
Detention Pond Structure
(N.T.S.)**

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OUTLET STRUCT CALCULATIONS



MCADAMS
TBPE: 19762

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS
COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT.
THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE
SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

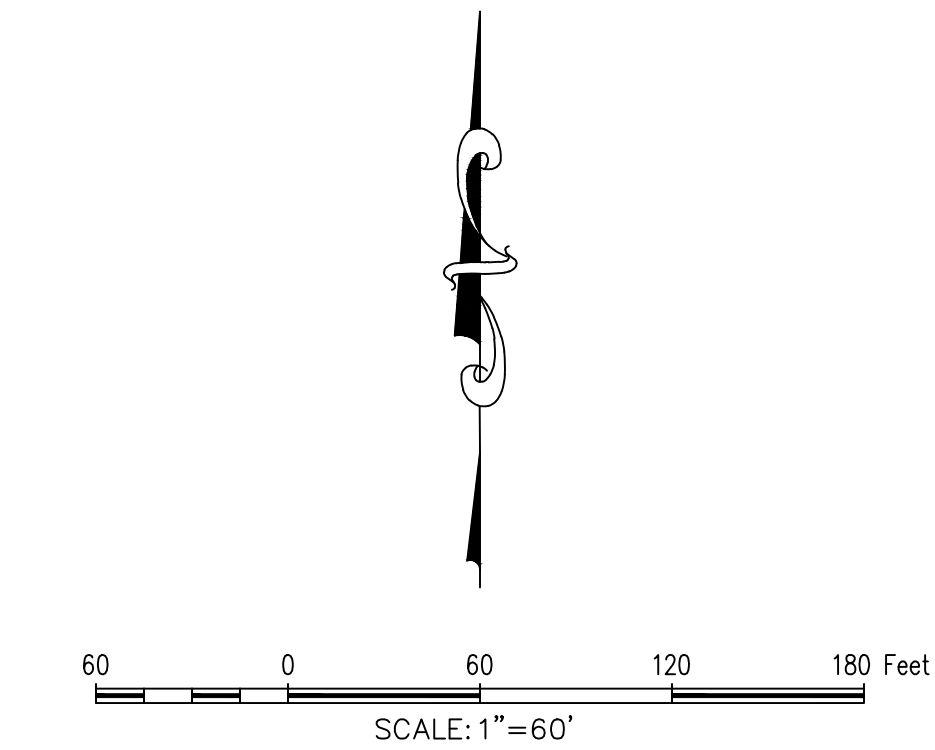
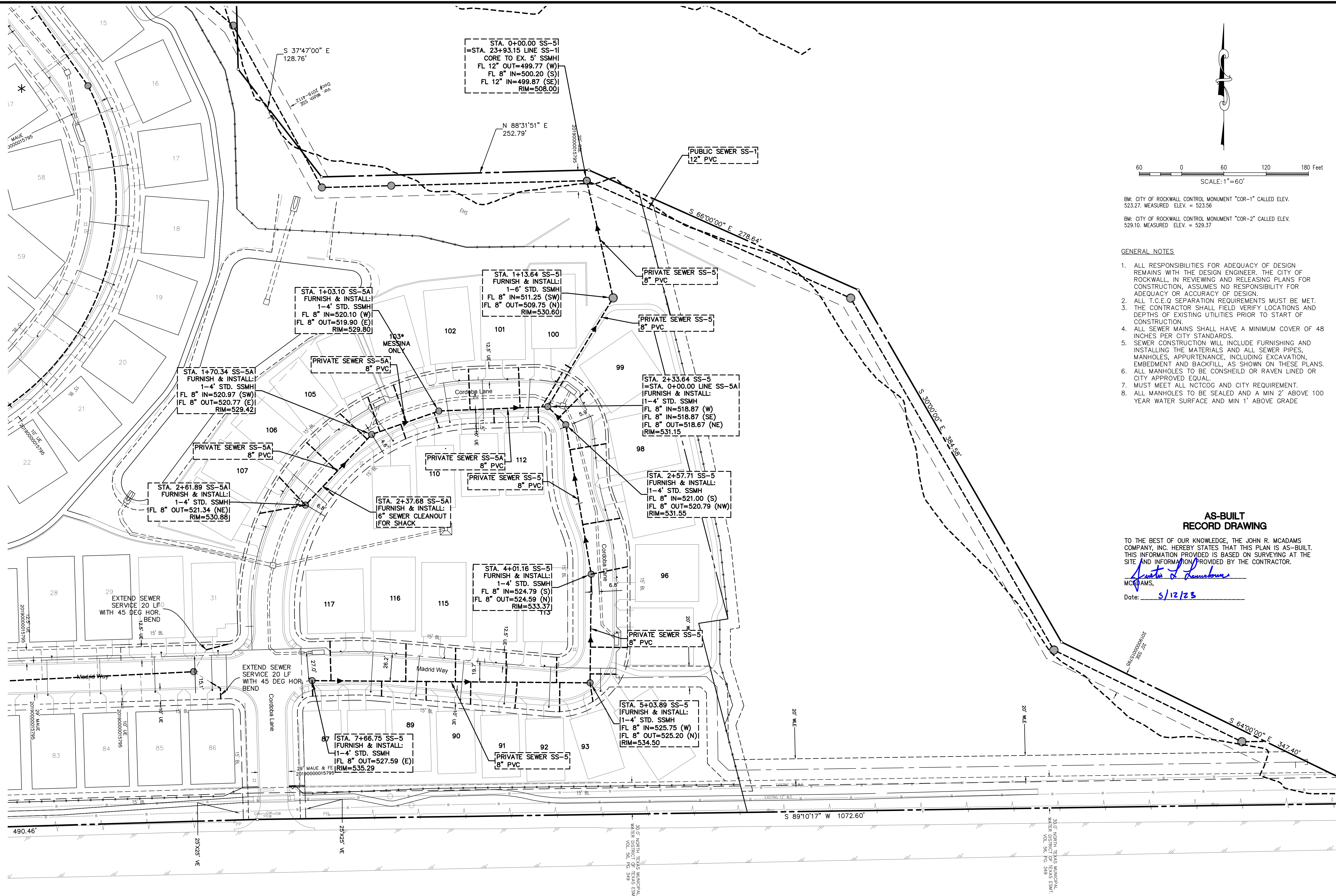
_____ Justin L. Lawrence
MCADAMS,
Date: _____ 6/1/23

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

17191

C2

File: Z:\2017\17191\Drawings\19 & 20.dwg (Sheet\17191 SS 19.dwg)
Plotted: 5/12/2023 9:27 AM by Justin L. Lansdowne, State: 5/12/2023 9:09 AM by Justin L. Lansdowne



BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV.
523.27. MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV.
529.10. MEASURED ELEV. = 529.37

GENERAL NOTES

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8. ALL MANHOLES TO BE SEALED AND A MIN 2' ABOVE 100 YEAR WATER SURFACE AND MIN 1' ABOVE GRADE

AS-BUILT RECORD DRAWING

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Justin L. Lansdowne
MCADAMS,
Date: 5/12/23

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37,800 Acres

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

PRIVATE SANITARY SEWER PLAN

(PHI-PHI)



MCADAMS
TBPE: 19782

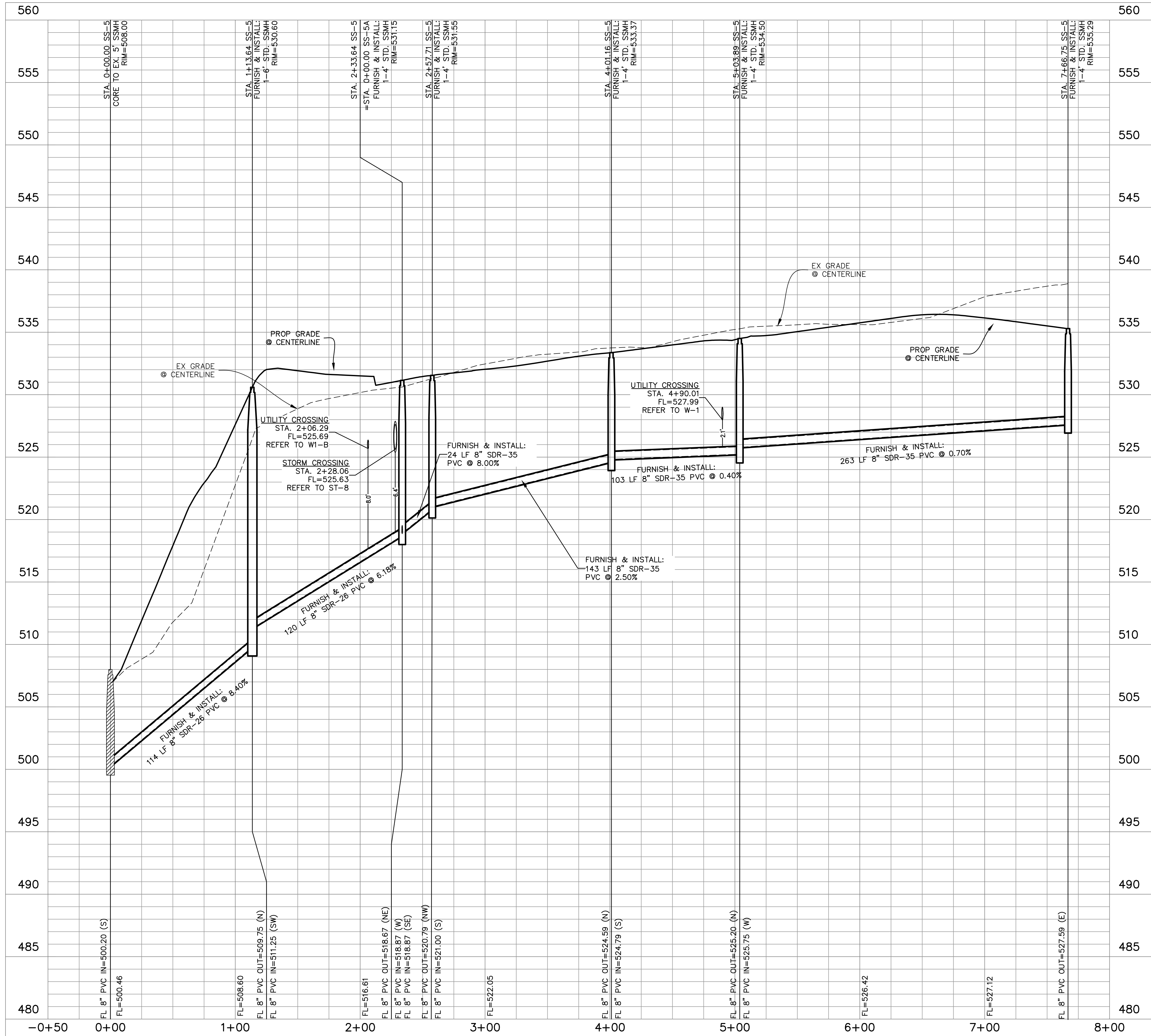
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Date: 03/01/2022
Scale: 1"=60'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

C23

OWNER/DEVELOPER
RW LADERA, LLC
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

File: 2:\2017\17191 (Private)\b & c\dwg\dwg\Private\17191 SS-Build.dwg
Plotted: 5/15/2023 9:27 AM by P. Davis, Q. Davis, S. Davis, 5/15/2023 9:06 AM by S. Davis



PRIVATE SANITARY SEWER SS-5

40 0 40 80 120 Feet
SCALE: 1"=40'

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.
MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.
MEASURED ELEV. = 529.37

- GENERAL NOTES
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AS-BUILT
RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

Justin L. Lansdowne
MCADAMS,
Date: 5/12/23

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1812
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

MCADAMS

LADERA ROCKWALL PHASE II
Lot 2, Block A & Lot 1, Block B
LADERA ROCKWALL
37,800 Acres
In the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

**PRIVATE SANITARY SEWER
PROFILES SS-5**

**AS-BUILT
RECORD DRAWING**

JUSTIN L. LANSDOWNE
121990
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

MCADAMS
TBPE: 19762

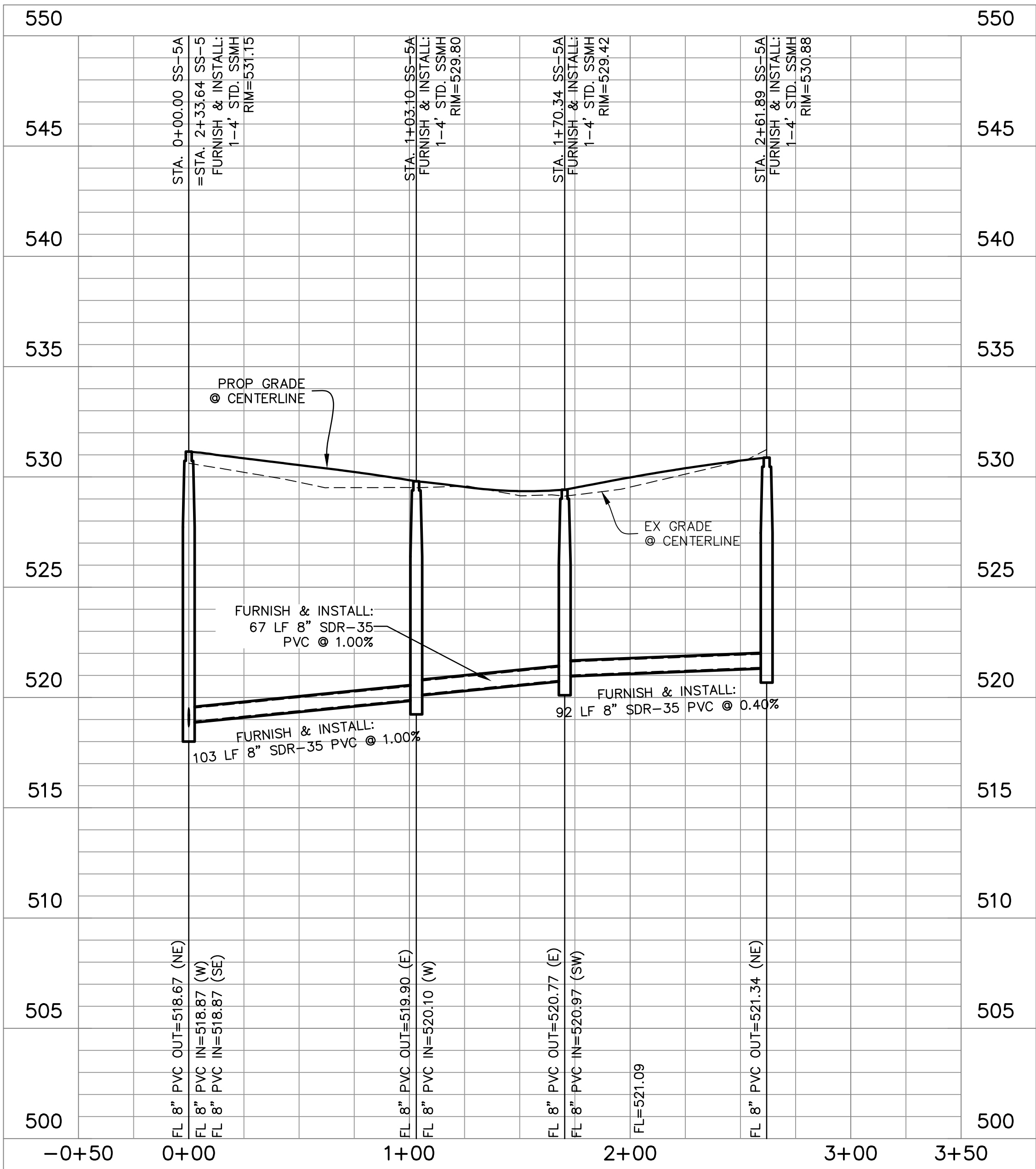
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Date: 03/01/2022
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Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

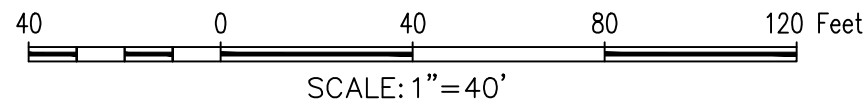
C24

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

File: Z:\2017\1710\Drawings\A & cont. plans\Sheet\1719 SS 8-4-2022
Printed: 9/19/2023 9:27 AM by Permit, Desc: 9/19/2023 9:06 AM by Sports



PRIVATE SANITARY SEWER SS-5A



BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.
MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.
MEASURED ELEV. = 529.37

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AS-BUILT
RECORD DRAWING

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Drawn By: *Justin L. Lansdowne*
Date: 9/12/23

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B
LADERA ROCKWALL

37,800 Acres
In the

M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: H1=40'; V 1"=4'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

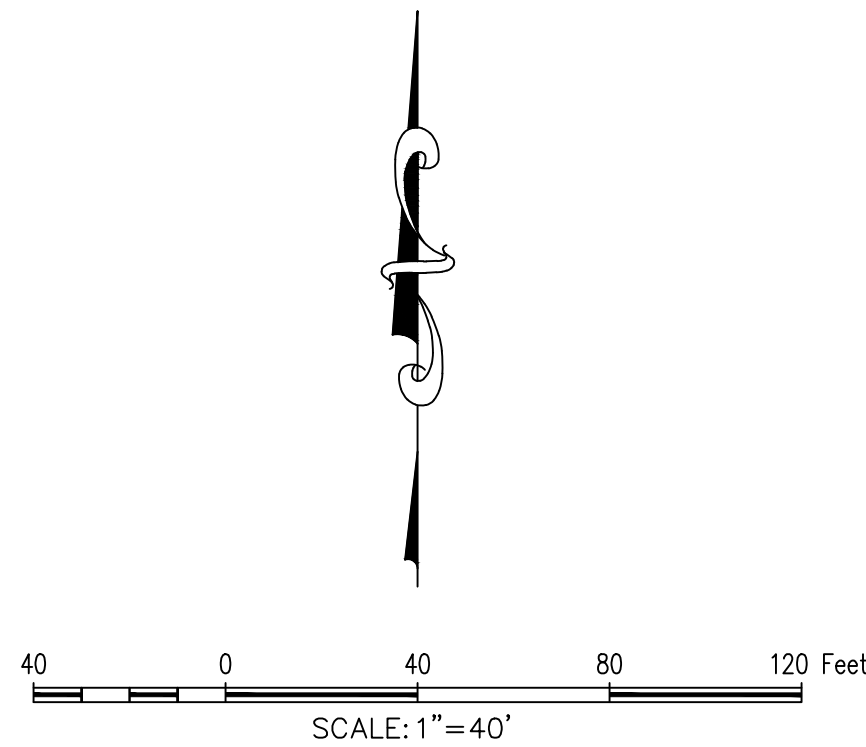
C25



MCADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19782 TBPLS: 10194440
www.mcadams.com

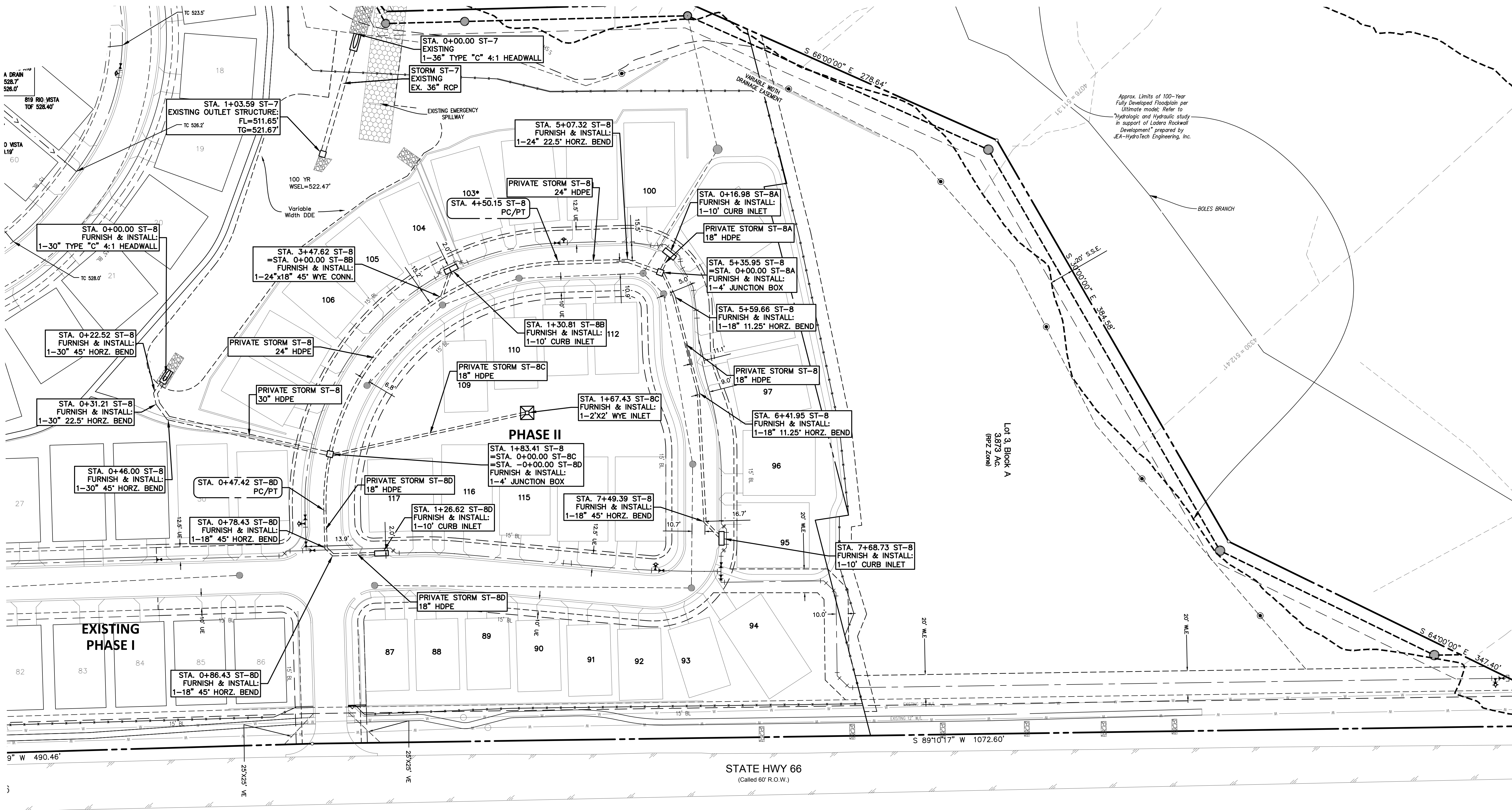
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BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.
MEASURED ELEV. = 523.56
BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.
MEASURED ELEV. = 529.37

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6. ALL STORM SEWER IS PRIVATE AND SHALL BE MAINTAINED, REPLACED AND REPAIRED BY OWNER.
7. CONTRACTOR TO INSTALL DEFLECTIONS IN THE WATER LINE PER MANUFACTURES SPECIFICATIONS IN ORDER TO AVOID CURB INLET. MAINTAIN 2' CLEARANCE FROM BACK OF INLET. REFER TO WATER PLAN, C30 FOR MORE INFORMATION.
8. ALL STORM LINES ARE PRIVATE



AS-BUILT RECORD DRAWING

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Justin L. Lansdowne
MCADAMS,
Date: 5/12/23



MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: 1"=40'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

C26

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37.800 Acres

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

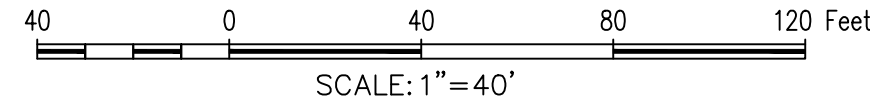
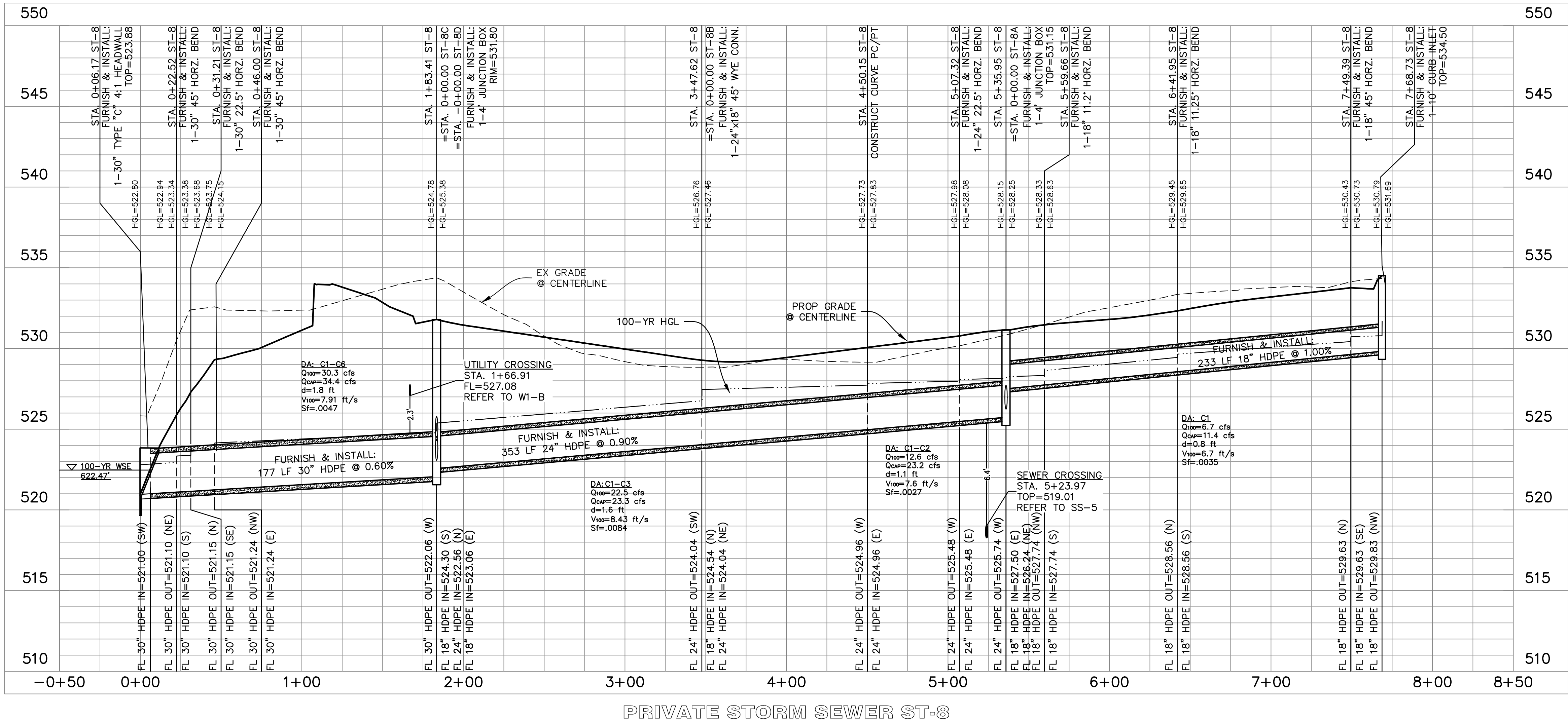


MCADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19782 TBPLS: 10194440
www.mcadamsco.com

LADERA ROCKWALL PHASE II

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Plotted: 5/15/2023 9:27 AM by P. Davis, Q. Davis
Sheet: 5/15/2023 9:13 AM by P. Davis



BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27. MEASURED
ELEV. = 523.56

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ELEV. = 529.37

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PRIVATE STORM SEWER
PROFILES (PHII)

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37,800 Acres

in the

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AS-BUILT
RECORD DRAWING

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Justin L. Lansdowne
MCADAMS,
Date: 5/12/23



MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: H1=40'; V 1"=4'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

C27

OWNER/DEVELOPER
RW LADERA, LLC
361 W. BYRON NELSON BLVD, STE 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

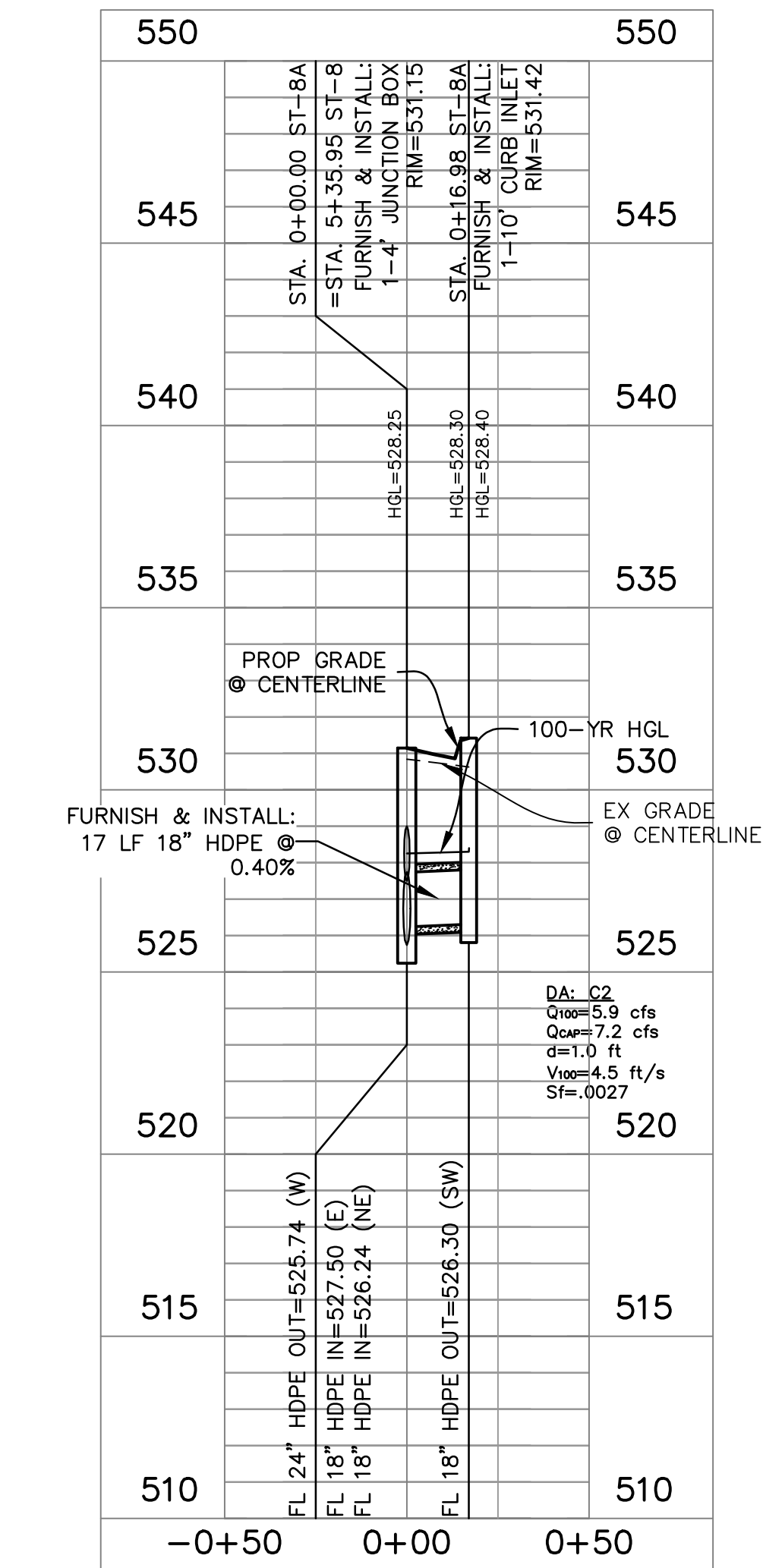


MCADAMS

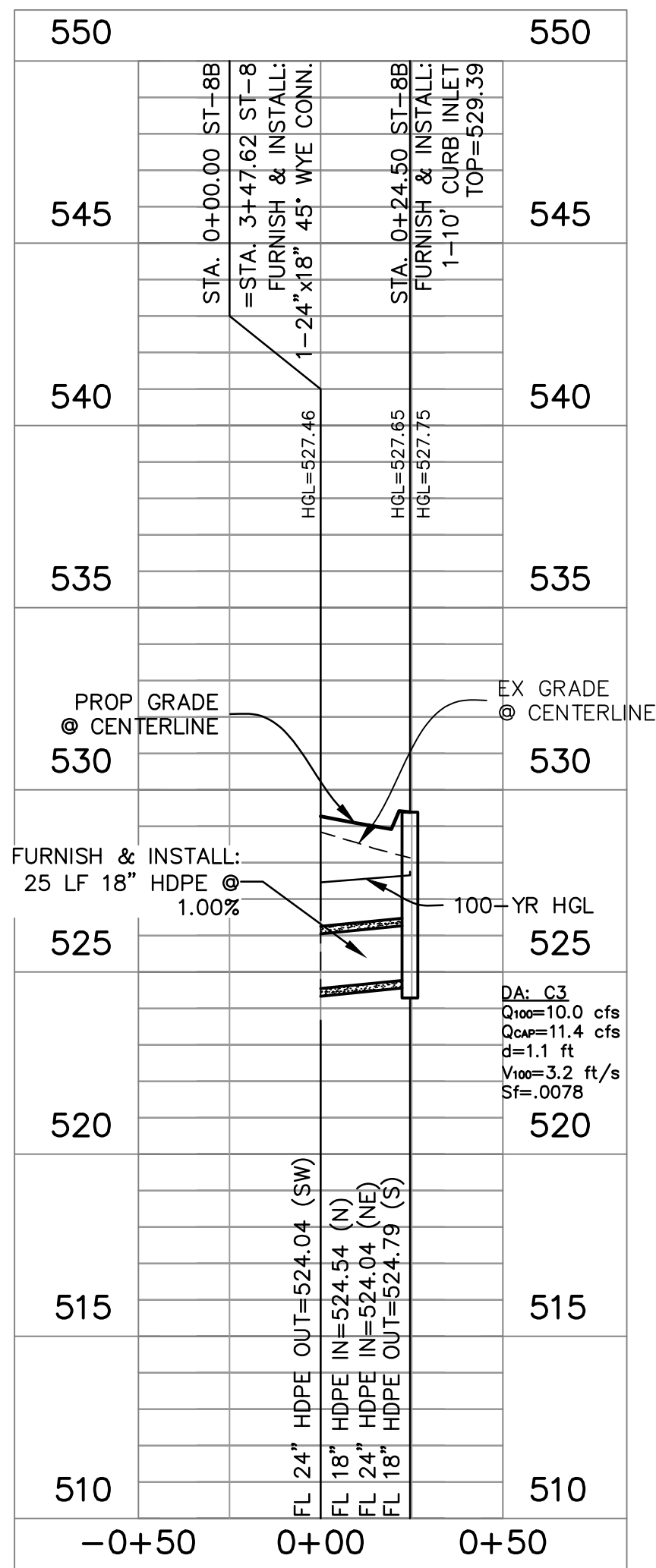
LADERA ROCKWALL PHASE II

The John R. McAdams
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972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19782 TBPLS: 10194440
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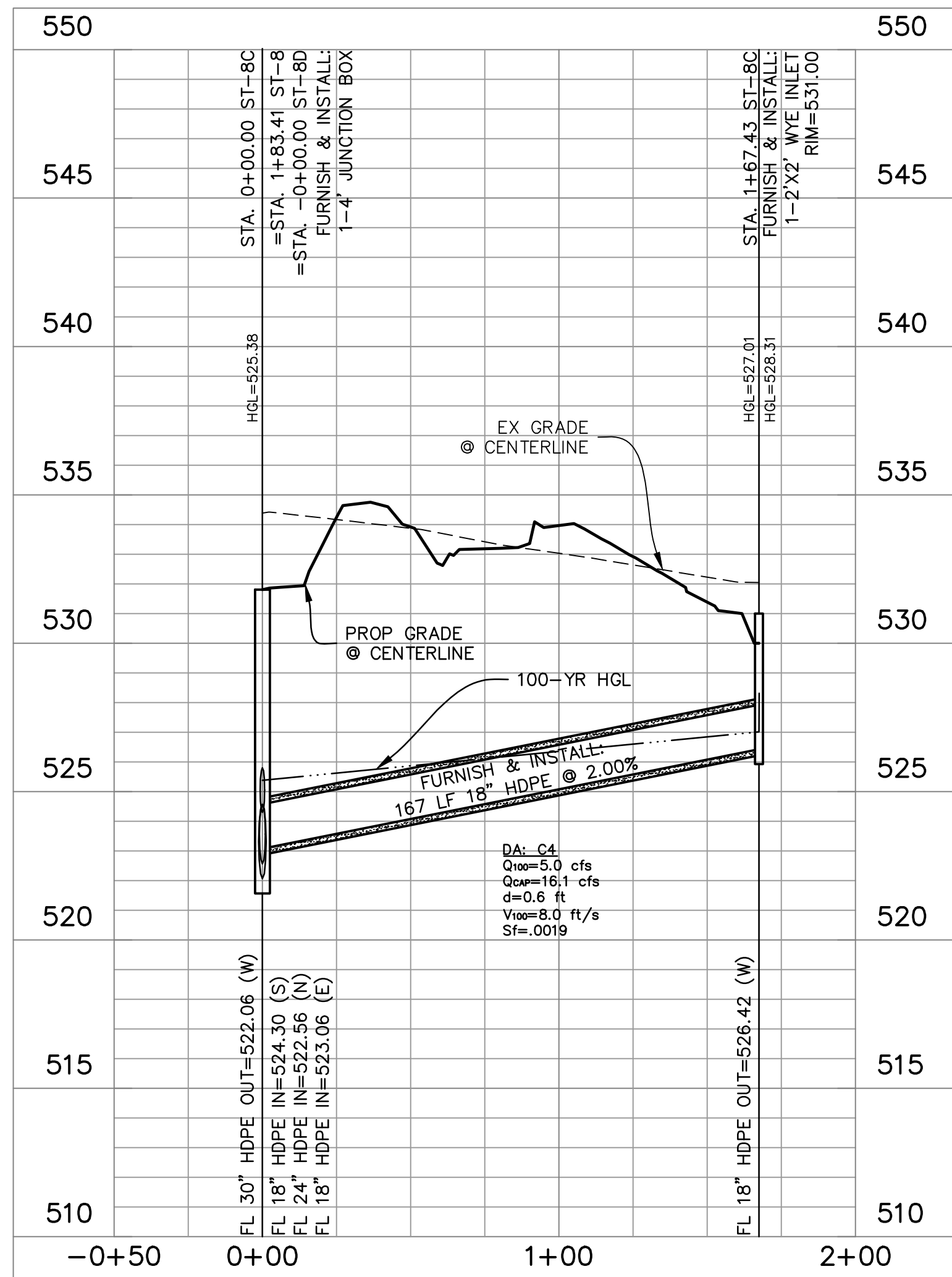
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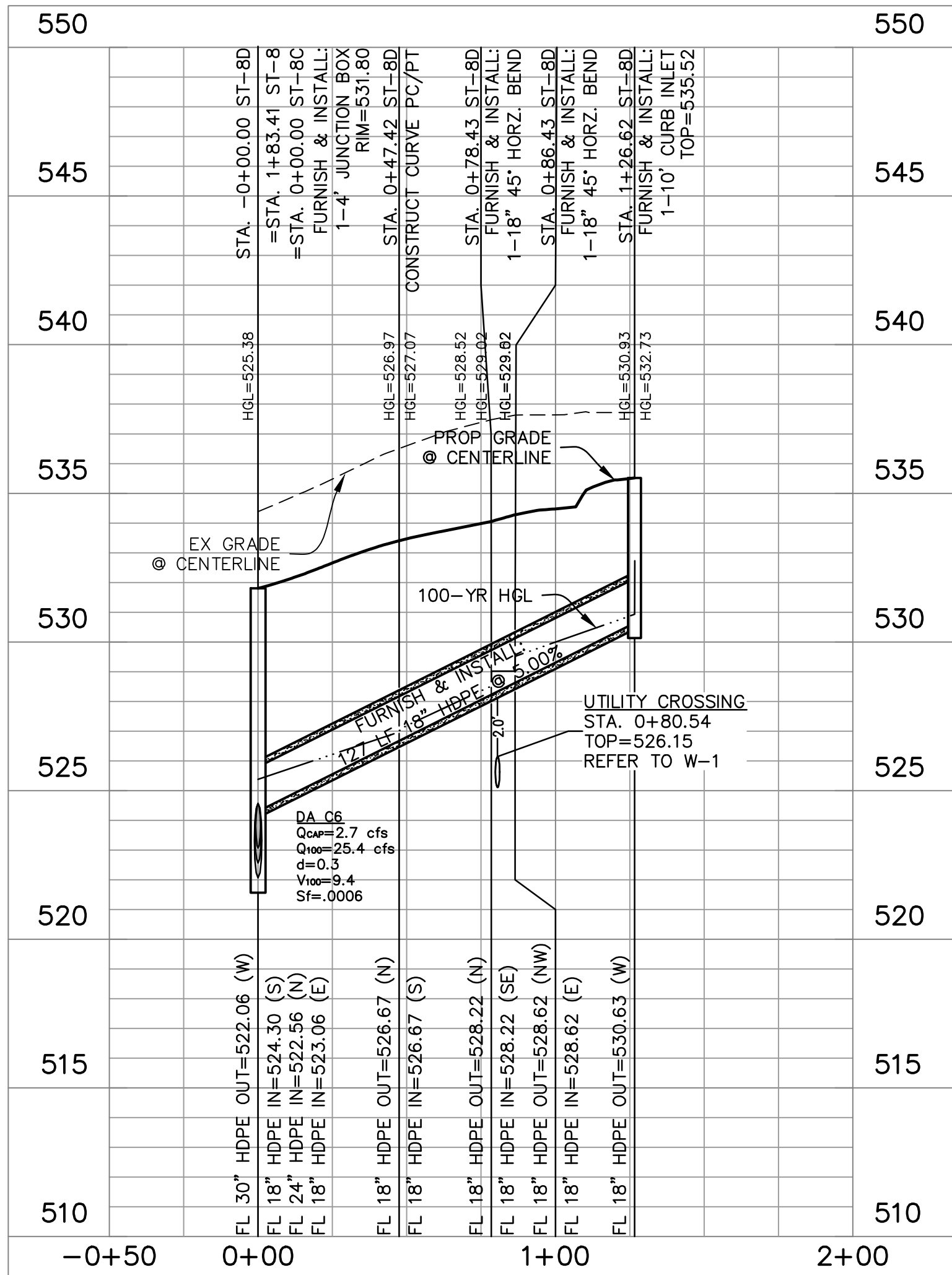
PRIVATE STORM SEWER ST-8A



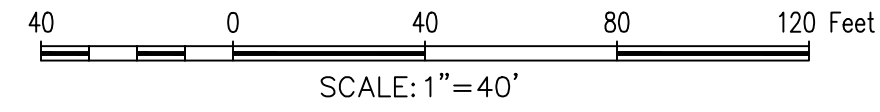
PRIVATE STORM SEWER ST-8B



PRIVATE STORM SEWER ST-8C



PRIVATE STORM SEWER ST-8D



BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27, MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10, MEASURED ELEV. = 529.37

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LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37,800 Acres

In the

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

PRIVATE STORM SEWER
PROFILES (PH II)



MCADAMS
TBPE: 19782

AS-BUILT
RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

Justin L. Lansdowne
MCADAMS,
Date: 5/12/23

Drawn By: AB
Date: 03/01/2022
Scale: H1=40'; V 1"=4'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

C28

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD, STE 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin



MCADAMS

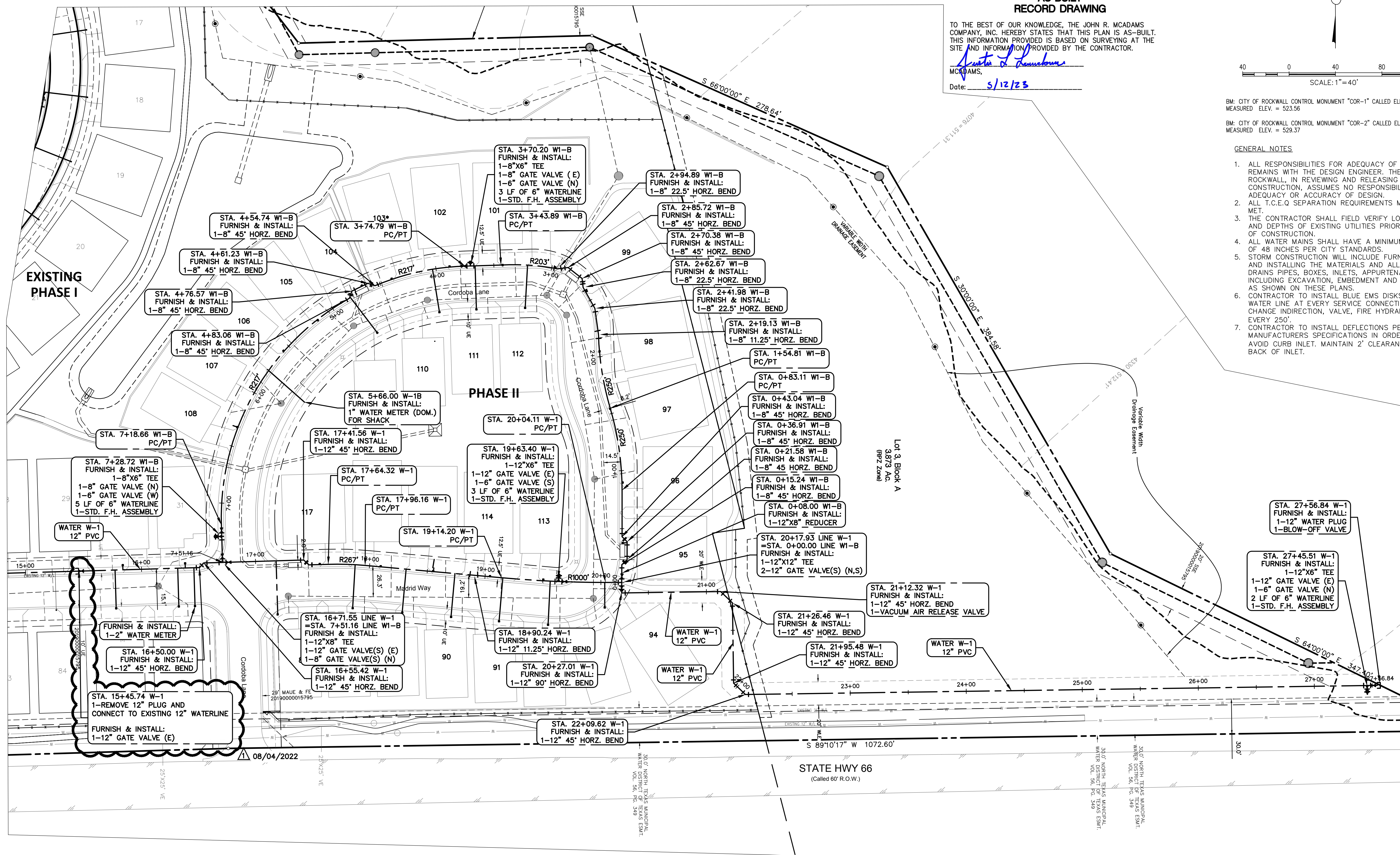
The John R. McAdams
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111 Hillside Drive
Lewisville, Texas 75057
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201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19782 TBPLS: 10194440
www.mcadamsco.com

LADERA ROCKWALL PHASE II

File: Z:\2017\17191\Drawings\1b & cont. plan\Drawn\17191.DWG
Plotted: 5/15/2022 8:28 AM by Permit, Quarc. Sheet: 5/15/2022 8:40 AM by Sports

CALCULATIONS SHEET																																																								
HYDRAULIC CALCULATIONS FOR STORM DRAINS																																																								
STORM DRAIN HYDRAULIC CALCULATIONS TABLE - PROPOSED CONDITIONS																																																								
STORM LINE NETWORK	FROM	TO	PIPE LENGTH feet	DRAINAGE AREA			Runoff "C"	Runoff "Cf"	Runoff "C/Cf"	Incr. C*CPA	Total C*CPA	Tc			I ₁₀₀	Q ₁₀₀	Q _{TOT}	Q _{TOT} to Inlet	Inlet Capture	Inlet Bypass	Q _{TOT} in System	Pipe Size	K Conveyance Coefficient	Pipe Slope	Sf	"Q" Cap	HGL		HEAD LOSS CALCULATIONS										Design HGL	Top of Struct	Invert Elev.		Depth	COMMENTS												
				Incremental	Total Area	Inlet						Travel	Total	UIS													D/S	V1 (in)	V2 (out)	V1 ² /2G	V2 ² /2G	Struct. Type	Kj	KjV1 ³ /2G	Hk	TO	FROM																			
																																						No.			Area	min.			min.	min.	ft/sec	ft/sec	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.
																																						4			5	6			7	8	9	10	11	12	13	14	15	16	17	18
ST-8	7+68.73	7+49.39	19.3	C1	0.83	0.83	0.80	1.00	0.80	0.7	1.3	10.0	0.00	10.00	9.80	6.5	6.5	6.5	6.5	0.0	6.5	18	113.8	1.00	0.0033	11.4	530.79	530.73	6.7	6.7	0.7	0.7	INLET BEG	1.25	0.9	0.90	531.69	N/A	529.82	529.63	0.8															
	7+49.39	6+41.95	107.4	N/A	0.00	0.00	0.80	1.00	0.80	0.0	0.6	10.0	0.30	10.30	9.80	0.0	6.5	0.0	0.0	0.0	6.5	18	113.8	1.00	0.0033	11.4	530.43	529.65	6.7	6.7	0.7	0.7	BEND 45	0.37	0.3	0.30	530.73	N/A	529.63	529.56	0.8															
	6+41.95	5+59.66	82.3	N/A	0.00	0.00	0.80	1.00	0.80	0.0	0.6	10.0	0.20	10.20	9.80	0.0	6.5	0.0	0.0	0.0	6.5	18	113.8	1.00	0.0033	11.4	529.45	528.63	6.7	6.7	0.7	0.7	BEND 30	0.25	0.2	0.20	529.65	N/A	528.65	527.83	0.8															
	5+59.66	5+35.95	23.7	N/A	0.00	0.00	0.80	1.00	0.80	0.0	0.6	10.0	0.10	10.10	9.80	0.0	6.5	0.0	0.0	0.0	6.5	18	113.8	1.00	0.0033	11.4	528.33	528.25	6.7	6.7	0.7	0.7	BEND 30	0.25	0.2	0.20	528.53	N/A	528.98	525.74	0.8															
	5+35.95	5+07.32	28.6	C2	0.76	0.75	0.80	1.00	0.80	0.6	0.6	10.0	0.10	10.10	9.80	6.0	12.5	6.0	6.0	0.0	12.5	24	245.08	0.90	0.0026	23.3	528.15	528.08	6.7	4.0	0.7	0.2	MH 45	0.42	0.3	0.10	528.25	N/A	525.74	525.48	0.8															
	5+07.32	4+50.15	57.2	N/A	0.00	0.75	0.80	1.00	0.80	0.0	0.6	10.0	0.20	10.20	9.80	0.0	12.5	0.0	0.0	0.0	12.5	24	245.08	0.90	0.0026	23.3	527.96	527.83	4.0	4.0	0.2	0.2	BEND 30	0.25	0.1	0.10	528.06	528.10	525.82	525.31	1.1															
	4+50.15	3+47.62	102.5	N/A	0.00	0.75	0.80	1.00	0.80	0.0	0.6	10.0	0.40	10.40	9.80	0.0	12.5	0.0	0.0	0.0	12.5	24	245.08	0.90	0.0026	23.3	527.73	527.46	4.0	4.0	0.2	0.2	RAD>20D	0.00	0.0	0.10	527.83	N/A	525.31	524.39	1.1															
	3+47.62	1+83.41	164.2	C3	1.27	2.02	0.80	1.00	0.80	1.0	1.6	10.0	0.70	10.70	9.80	10.0	22.5	10.0	10.0	0.0	22.5	24	245.08	0.90	0.0084	23.3	526.76	525.38	4.0	7.2	0.2	0.8	WYE 45	0.50	0.1	0.70	527.46	526.63	524.04	522.56	1.6															
	1+83.41	0+46.00	137.4	C4,C5	1.00	3.02	0.80	1.00	0.80	0.8	2.4	10.0	0.30	10.30	9.80	7.8	30.3	7.8	7.8	0.0	30.3	30	444.35	0.60	0.0046	34.4	524.78	524.15	8.0	7.9	1.0	1.0	MH 45	0.42	0.4	0.60	525.38	N/A	522.06	521.24	1.8															
	0+46.00	0+31.21	14.8	N/A	0.00	3.02	0.80	1.00	0.80	0.0	2.4	10.0	0.00	10.00	9.80	0.0	30.3	0.0	0.0	0.0	30.3	30	444.35	0.60	0.0046	34.4	523.75	523.66	7.9	7.9	1.0	1.0	BEND 45	0.37	0.4	0.40	524.15	524.22	521.24	521.15	1.8															
	0+31.21	0+22.52	8.7	N/A	0.00	3.02	0.80	1.00	0.80	0.0	2.4	10.0	0.00	10.00	9.80	0.0	30.3	0.0	0.0	0.0	30.3	30	444.35	0.60	0.0046	34.4	523.38	523.34	7.9	7.9	1.0	1.0	BEND 30	0.25	0.3	0.30	523.66	N/A	521.15	521.10	1.8															
	0+22.52	0+00.00	22.5	N/A	0.00	3.02	0.80	1.00	0.80	0.0	2.4	10.0	0.00	10.00	9.80	0.0	30.3	0.0	0.0	0.0	30.3	30	444.35	0.60	0.0046	34.4	522.94	522.80	7.9	7.9	1.0	1.0	BEND 45	0.37	0.4	0.40	523.34	N/A	521.14	521.00	1.8															
ST-8A	0+16.98	0+00.00	16.98	C2	0.75	0.80	0.80	1.00	0.80	0.6	0.60	10.00	0.10	10.10	9.80	5.90	5.90	5.90	5.90	0.00	5.90	18	113.8	0.40	0.0027	7.20	528.30	528.25	3.30	3.34	0.20	0.20	INLET BEG	1.25	0.30	0.10	528.40	526.56	526.31	526.24	1.7															
ST-8B	0+24.43	0+00.00	24.43	C3	1.28	1.3	0.8	1	0.8	1.024	1.024	10.00	0.10	10.10	9.80	10	10	10	10	0	10	18	113.8	1.00	0.0077	11.4	527.65	527.46	5.7	5.658842421	0.5	0.5	INLET BEG	1.25	0.6	0.1	527.75	526.85	524.88	524.64	1.8															
ST-8D	1+26.62	0+86.43	40.19	C6	0.35	0.4	0.8	1	0.8	0.28	4.3	10.00	0.10	10.10	9.80	2.7	2.7	2.7	2.7	0	2.7	18	113.8	5.00	0.0006	25.4	530.93	529.52	9.4	9.4	1.4	1.4	INLET BEG	1.25	1.8	1.8	532.73	526	530.63	528.62	0.3															
	0+86.43	0+78.43	8.0	N/A	0.00	0.40	0.80	1.00	0.80	0.0	4.3	10.0	0.00	10.00	9.80	0.0	2.7	0.0	0.0	0.0	2.7	18	113.8	5.00	0.0006	25.4	529.02	529.02	9.4	9.4	1.4	1.4	BEND 45	0.37	0.5	0.50	529.52	527.00	528.62	528.22	0.3															
	0+78.43	0+47.42	31.0	N/A	0.00	0.40	0.80	1.00	0.80	0.0	4.3	10.0	0.10	10.10	9.80	0.0	2.7	0.0	0.0	0.0	2.7	18	113.8	5.00	0.0006	25.4	528.52	527.07	9.4	9.4	1.4	1.4	BEND 45	0.37	0.5	0.50	529.02	528.00	528.22	528.67	0.3															
	0+47.42	0+00.00	47.4	N/A	0.00	0.40	0.80	1.00	0.80	0.0	4.3	10.0	0.10	10.10	9.80	0.0	2.7	0.0	0.0	0.0	2.7	18	113.8	5.00	0.0006	25.4	526.97	525.38	9.4	9.4	1.4	1.4	RAD>20D	0.00	0.0	0.10	527.07	N/A	526.67	524.30	0.3															
ST-8C	1+67.43	0+00.00	167.43	C4	0.63	3	0.8	1	0.8	0.504	2.4	10.00	0.30	10.30	9.80	4.9	4.9	4.9	4.9	0	4.9	18	113.8	2.00	0.0019	16.1	527.01	525.38	8	8	1	1	INLET BEG	1.25	1.3	1.3	528.31	526.56	526.41	523.06	0.6															

Inlet ID	Location			Design Freq. (yr)	C	Area Runoff					Upstream Bypass C*A	Total Gutter Flow Qa	Thoroughfare Type	On-Grade/Sag	Manning's n	Long Slope S	Crown Type	Cross Slope Sx	Gutter Flow						Q _{allow gutter}	Depressed Gutter Section		Section Beyond Depression		Conveyance		Eo	S _f	Inlet Length		Q _c	Q _{bypass}	C*A	Inlet By-pass		Remarks																
	Alignment	Station	Offset			Area ID	Tc (min)	I (in/hr)	Area A (acres)	Runoff Q (cfs)									Depth (ft)	Width (w)	Depression		Ponding Spread			Depth of Gutter Flow		Area (ft²)	Wetted Perimeter (ft)	Area (ft²)	Wetted Perimeter (ft)			K _u (cfs)	K _o (cfs)				L _{req'd} (ft)	L _{actual} (ft)		Q _c (cfs)	Q _{bypass} (cfs)	C'A	To Inlet ID												
																					Depth (a)	Width (w)	Tailrow	Tactual		Yellow	Yactual																			Area (ft²)	Wetted Perimeter (ft)	Area (ft²)	Wetted Perimeter (ft)	K _u (cfs)	K _o (cfs)	L _{req'd} (ft)	L _{actual} (ft)	Q _c (cfs)	Q _{bypass} (cfs)	C'A	To Inlet ID
ST-4-1	Cordoba Ln	9+71.00	14.50' LT	100 yr	0.8	C1	10	9.8	0.83	6.5	0.00	6.5	Local	On-Grade	0.0175	0.0125	NONE	0.02	0.5	2.0	27.5	14.4	0.50	0.29	36.33	1.0	2.1	1.5	12.4	55.4	32.4	0.63	0.18	7.3	10.0	4.86	0.0	0.00	N/A																		
ST-4-2	Cordoba Ln	9+46.50	14.50' RT	100 YR	0.8	C2	10	9.8	0.76	6.0	0.00	6.0	Local	On-Grade	0.0175	0.0125	NONE	0.02	0.5	2.0	27.5	13.9	0.50	0.28	36.33	1.0	2.1	1.4	11.9	53.8	29.3	0.65	0.18	7.0	10.0	5.02	0.0	0.00	N/A																		
ST-4-3	Cordoba Ln	9+46.50	14.50' RT	100 yr	0.8	C3/W	10	9.8	0.8	6.3	0.00	6.3	Local	On-Grade	0.0175	0.0148	NONE	0.02	0.5	2.0	27.5	13.8	0.50	0.28	39.53	1.0	2.1	1.4	11.8	53.2	28.2	0.65	0.18	9.8	10.0	11.06	0.0	0.00	N/A	West side of Inlet																	
ST-4-4	Cordoba Ln	14.50' RT	0.0	100 YR	0.8	C4/E	10	9.8	0.94	7.0	0.00	7.0	Local	Sag	0.0175	0.1135	NONE	0.02	0.5	2.0	27.5	9.5	0.50	0.20	114.87	0.9	2.1	1.1	9.8	104.87	0.81	0.27	9.8	10.0	11.06	0.0	0.00	N/A	East side of Inlet																		
ST-4-5	Madrid Way	53+08.5	14.50' RT	100 yr	0.8	C5	10	9.8	0.36	2.8	0.00	2.8	Local	On-Grade	0.0175	0.0126	NONE	0.02	0.5	2.0	27.5	10.5	0.50	0.21	36.47	0.9	2.1	0.7	8.5	42.3	11.9	0.78	0.22	6.2	10.0	6.35	0.0	0.00	N/A																		



: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27
ASURED ELEV. = 523.56

: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10
ASURED ELEV. = 529.37

GENERAL NOTES

1. ALL RESPONSIBILITIES FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ACCURACY OR ACCURACY OF DESIGN.
2. ALL T.C.E.Q SEPARATION REQUIREMENTS MUST BE MET.
3. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
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5. SORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING ALL MATERIALS AND ALL STORM DRAIN PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
6. CONTRACTOR TO INSTALL BLUE EMS DISKS ON HTE WATER LINE AT EVERY SERVICE CONNECTION, CHANGE INDIRECTION, VALVE, FIRE HYDRANT, AND EVERY 250'.
7. CONTRACTOR TO INSTALL DEFLECTIONS PER MANUFACTURERS SPECIFICATIONS IN ORDER TO AVOID CURB INLET. MAINTAIN 2' CLEARANCE FROM BACK OF INLET.

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

BPBE: 19762 TBPBS: 1019444
www.gacon.com
www.roanokeamerica.com



McADAMS

LADERA ROCKWALL PHASE II

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

37.800 Acres

in the
M. JONES SURVEY ABSTRACT NO 122

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WATER PLAN (PHI-PHI)



MCADAMS
TBPE: 19762

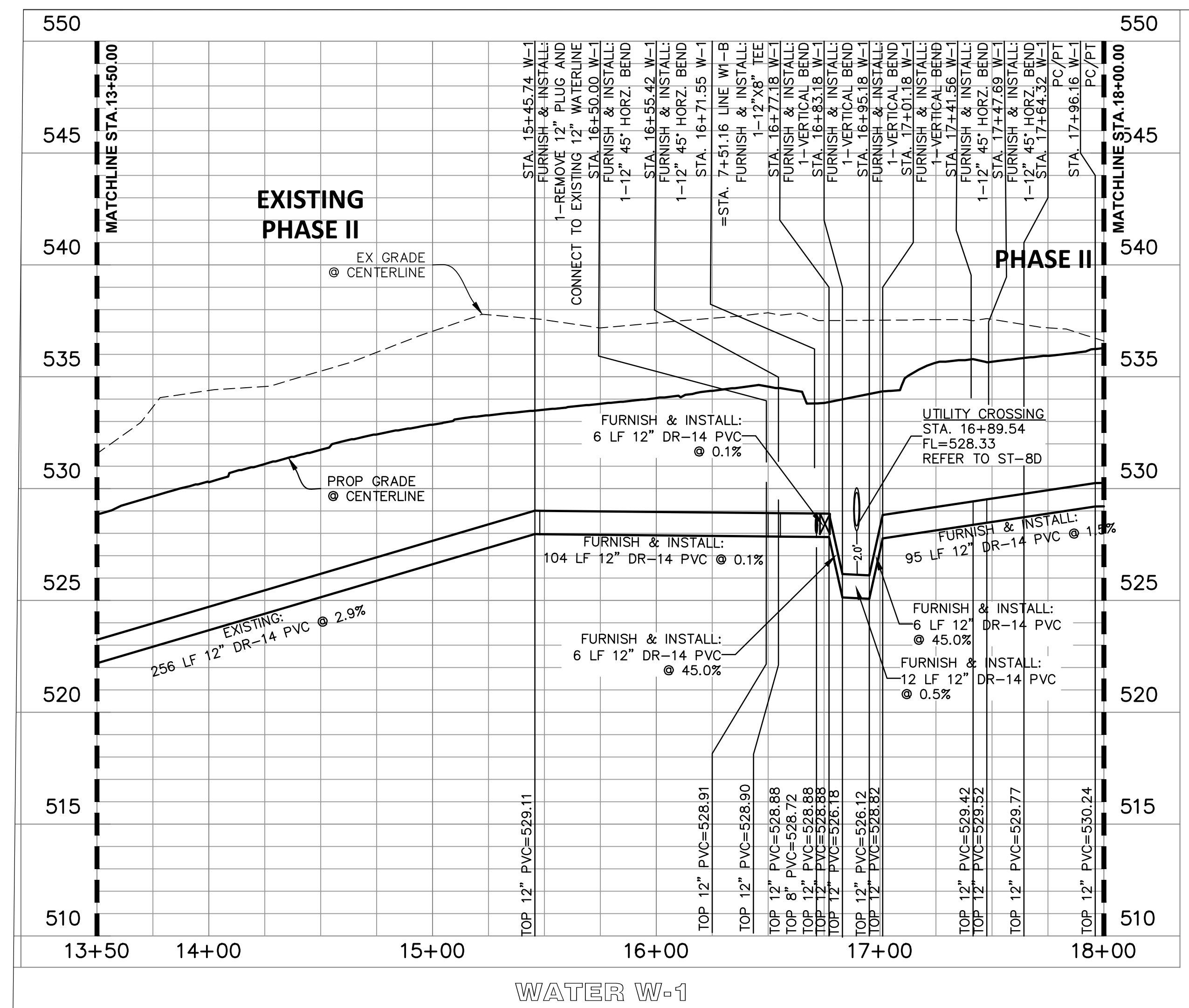
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Scale: 1"=40'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNER
08/04/2022

17191

C3

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

File: Z:\2017\17191\Drawings\fp & const plans\Streets\17191 WA PLANS.RVT
 Plotted: 5/15/2023 9:38 AM, by Poritz, Quan: Saved: 5/15/2023 9:17 AM, by Sports



40 0 40 80 120 Feet

SCALE: 1"=40'

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.
MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.
MEASURED ELEV. = 529.37

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**AS-BUILT
RECORD DRAWING**

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS
COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT.
THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE
SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

MCADAMS,
Date: 5/12/23

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin



the John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

BPBE: 19762 TPLBS: 101944401
www.gacon.com
www.mcadamsco.com

McADAMS

LADERA ROCKWALL PHASE II

LADERA ROCKWALL PHASE II
Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL
37.800 Acres
in the

MI. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WATER PROFILES (PHI-PHI)



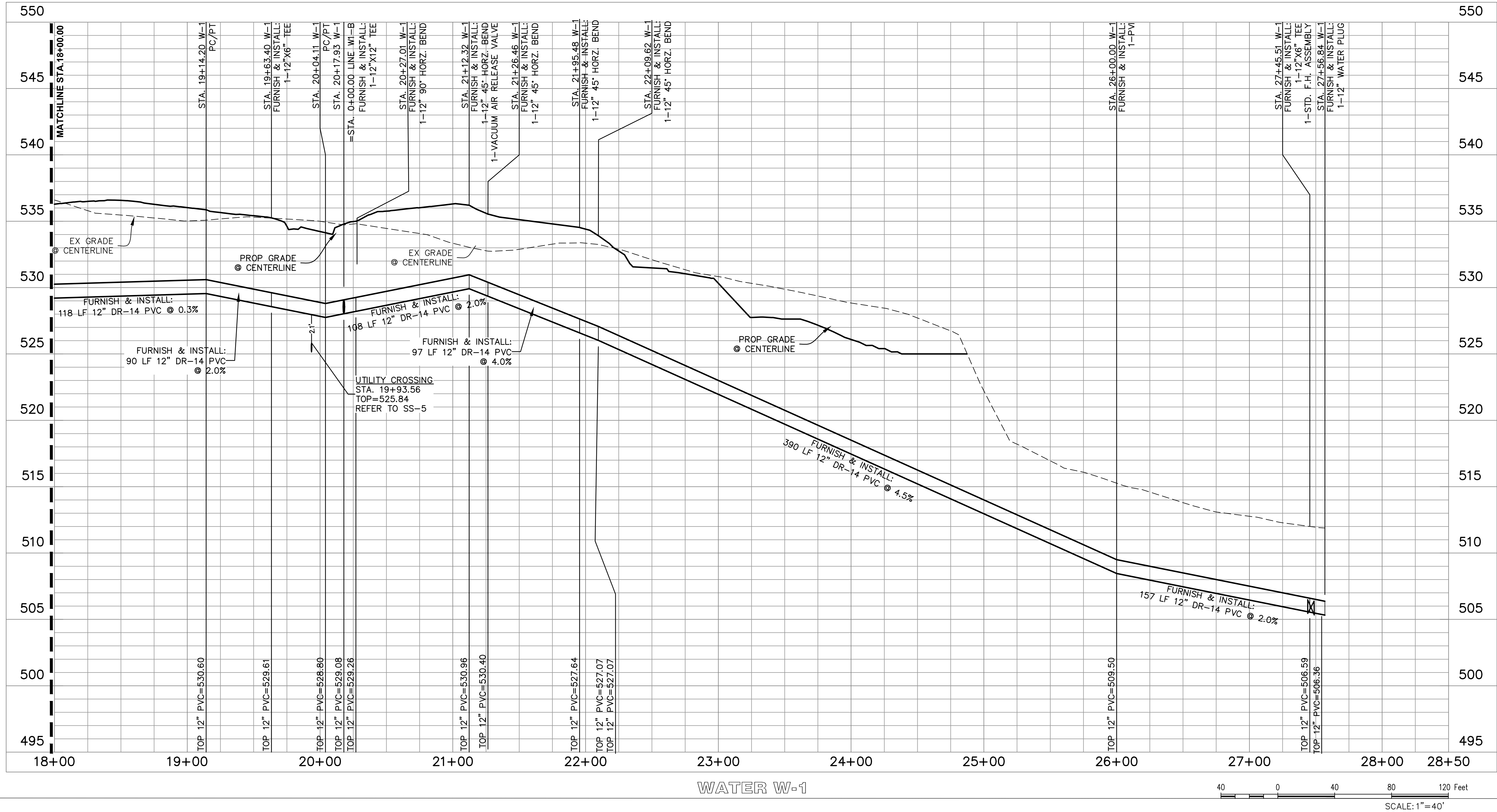
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BPE: 19762

Drawn By: AB
Date: 03/01/2022
Scale: H1"=40'; V 1"=4'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

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BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.
MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.
MEASURED ELEV. = 529.37

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AS-BUILT
RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

Justin L. Lansdowne
MCADAMS,
Date: 5/12/23

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37,800 Acres

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS



MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: H1=40'; V 1"=4'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

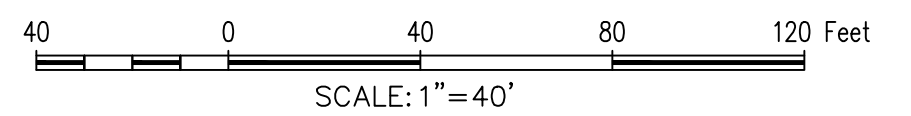
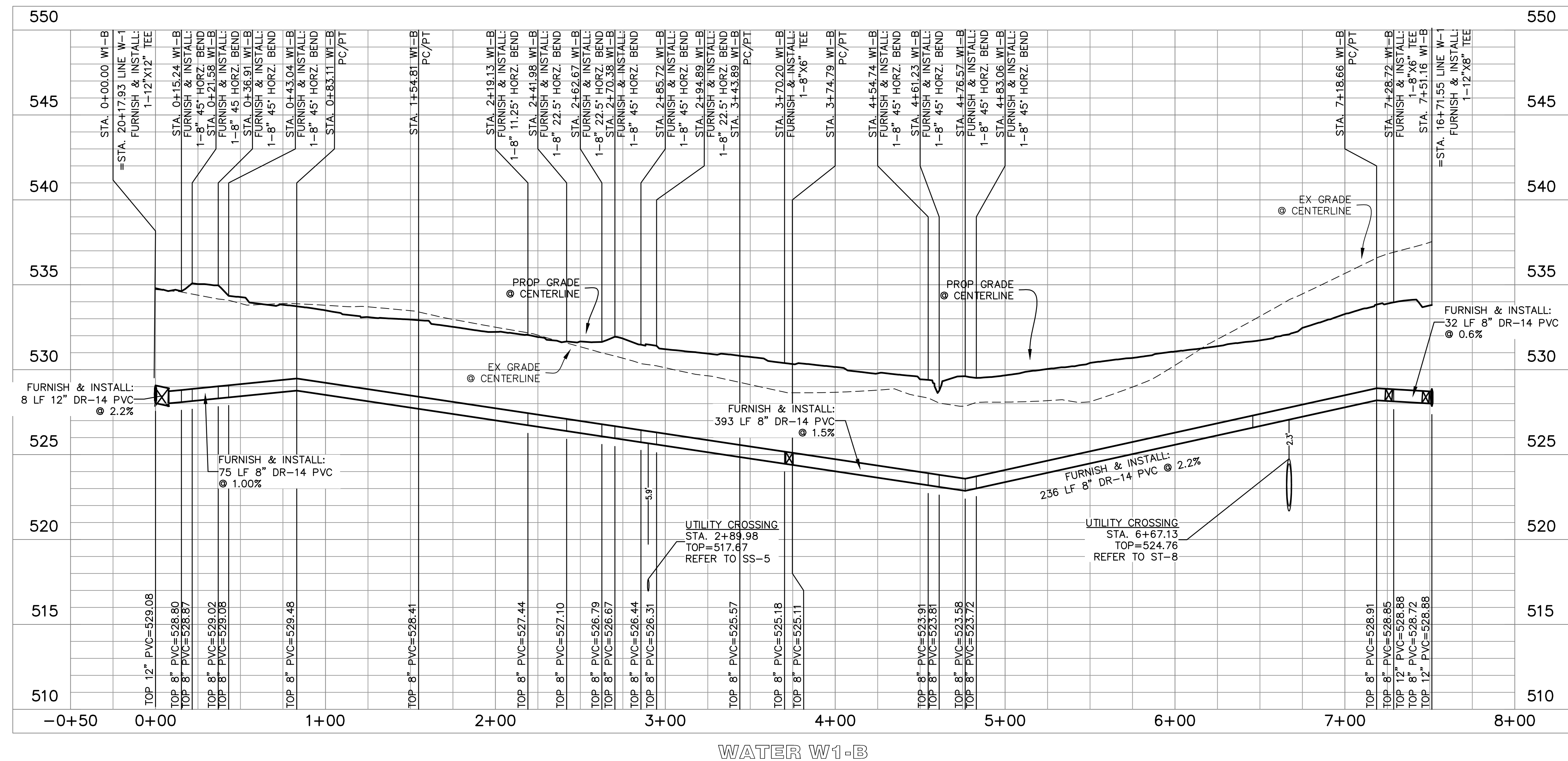
C32



MCADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1812
TBPE: 19782 TBPLS: 10194440
www.mcadamsco.com

LADERA ROCKWALL PHASE II



BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.
MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.
MEASURED ELEV. = 529.37

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WATER PROFILES

LADERA ROCKWALL PHASE II
Lot 2, Block A & Lot 1, Block B

Lot 2, Block A & Lot 1, Block B

ADERA ROCKWALL
27900 Acre

in the

M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



MCADAMS
BPE: 19762

Drawn By: AB
Date: 03/01/2022
Scale: H1"=40'; V 1"=4'
Revisions:
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17191

C33)

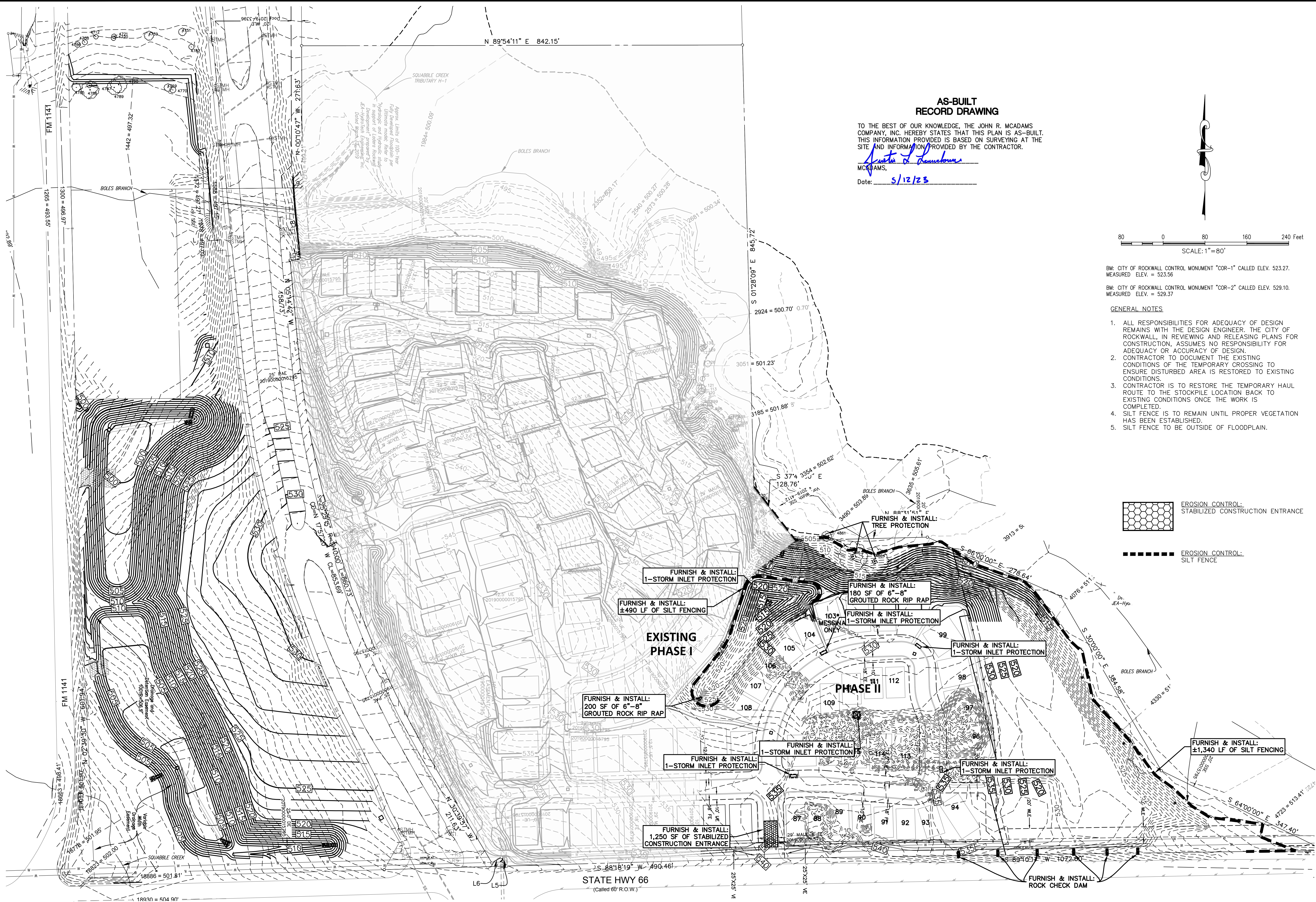
OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76282
Ph. 817.430.3318
Contact: John Dellin

**AS-BUILT
RECORD DRAWING**

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS
COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT.
THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE
SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

MCADAMS,
Date: 5/12/23

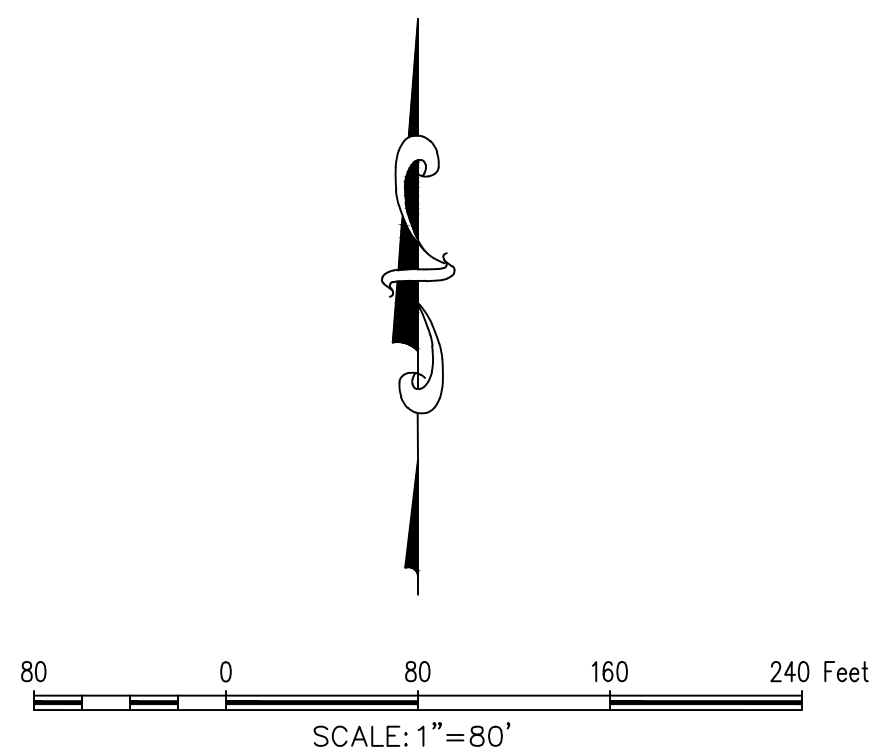
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Justin L. Lansdowne
MCADAMS,
Date: 5/12/23

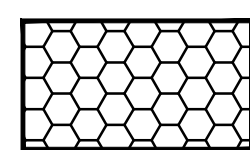


BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.
MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.
MEASURED ELEV. = 529.37

GENERAL NOTES

1. ALL RESPONSIBILITIES 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.
2. CONTRACTOR TO DOCUMENT THE EXISTING CONDITIONS OF THE TEMPORARY CROSSING TO ENSURE DISTURBED AREA IS RESTORED TO EXISTING CONDITIONS.
3. CONTRACTOR IS TO RESTORE THE TEMPORARY HAUL ROUTE TO THE STOCKPILE LOCATION BACK TO EXISTING CONDITIONS ONCE THE WORK IS COMPLETED.
4. SILT FENCE IS TO REMAIN UNTIL PROPER VEGETATION HAS BEEN ESTABLISHED.
5. SILT FENCE TO BE OUTSIDE OF FLOODPLAIN.



EROSION CONTROL:
STABILIZED CONSTRUCTION ENTRANCE



EROSION CONTROL:
SILT FENCE

OWNER/DEVELOPER
RW LADERA, LLC
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 78262
Ph. 817.430.3318
Contact: John Dellin

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37,800 Acres

in the

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

**EROSION CONTROL PLAN
(PH-PHII)**



MCADAMS
TBPE: 19782

Drawn By: AB
Date: 03/01/2022
Scale: 1"=80'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

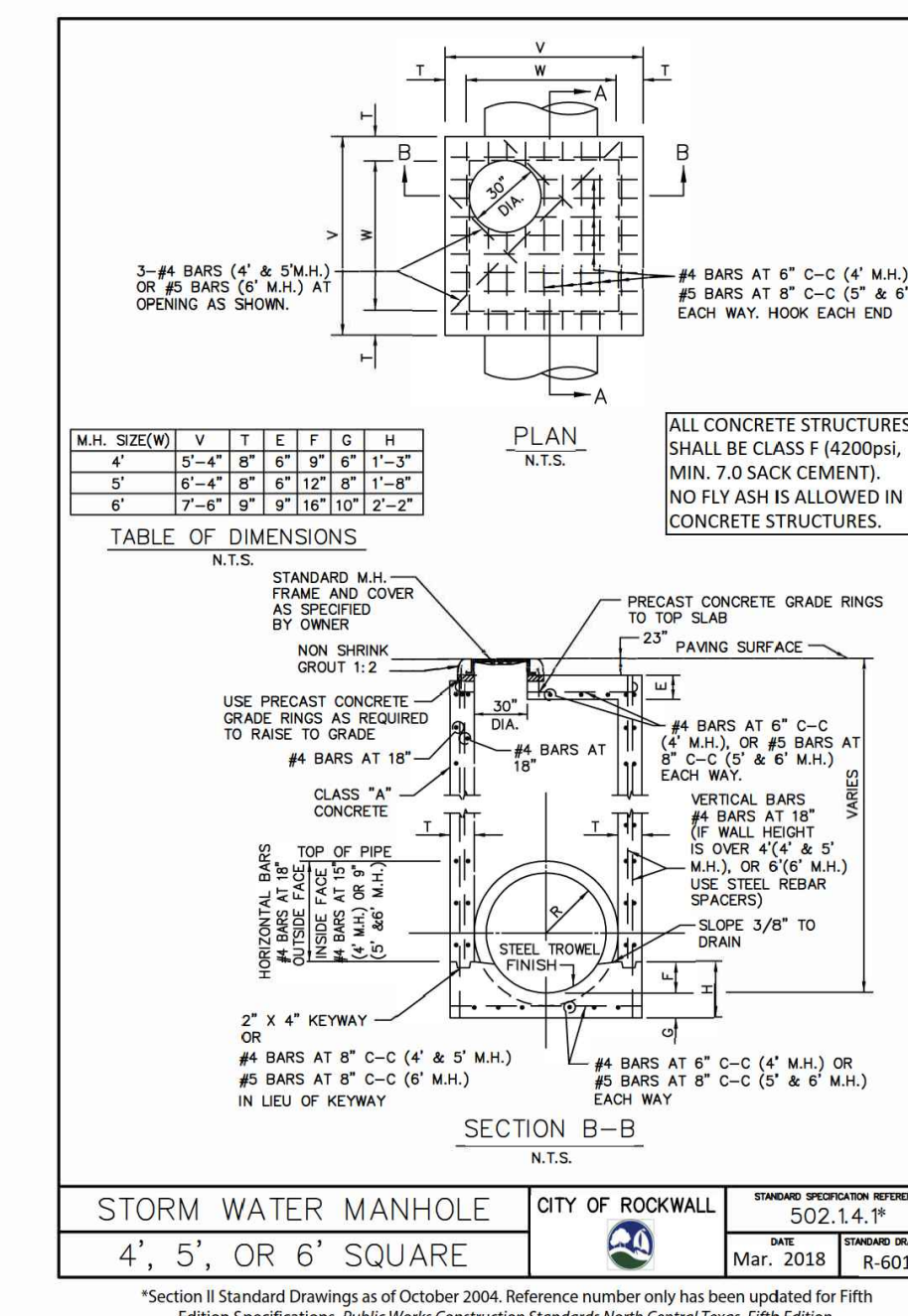
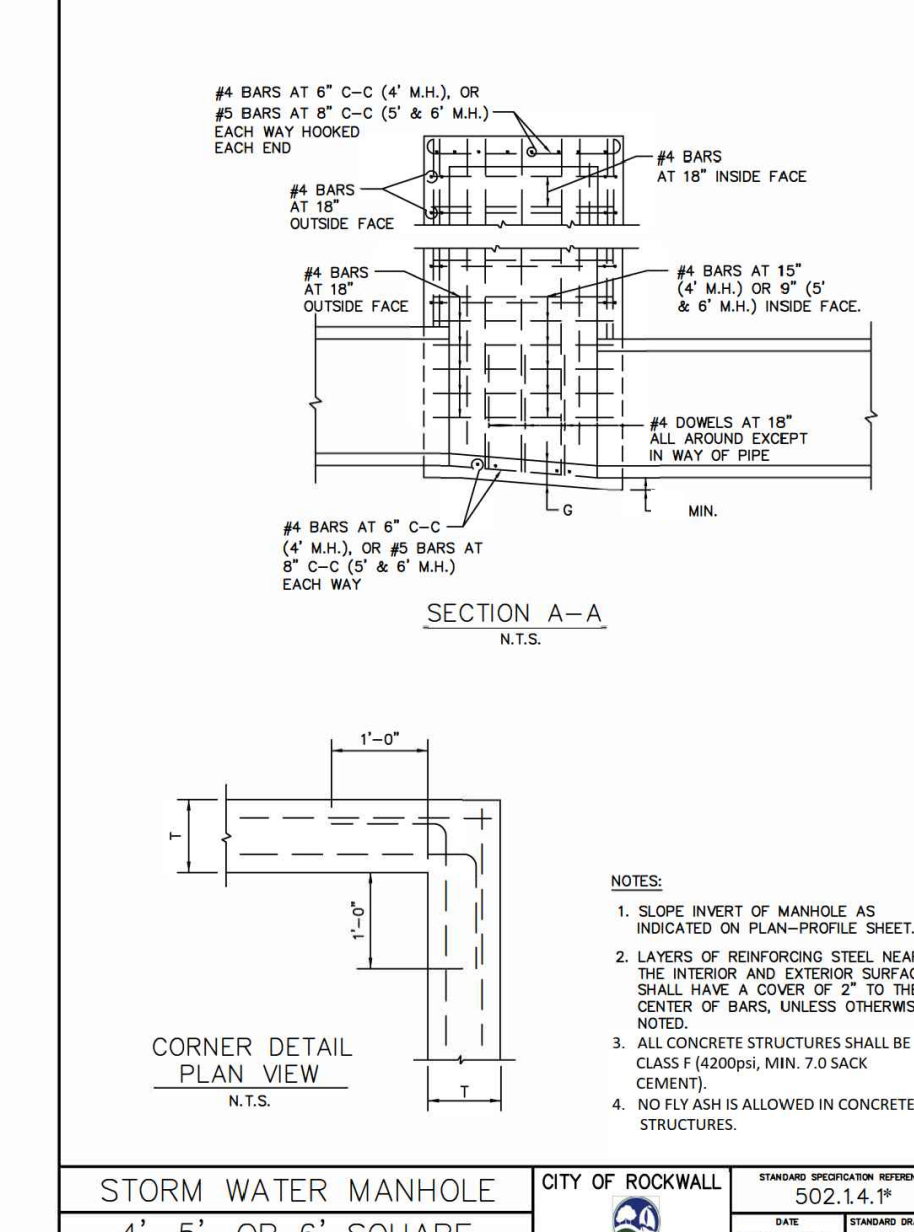
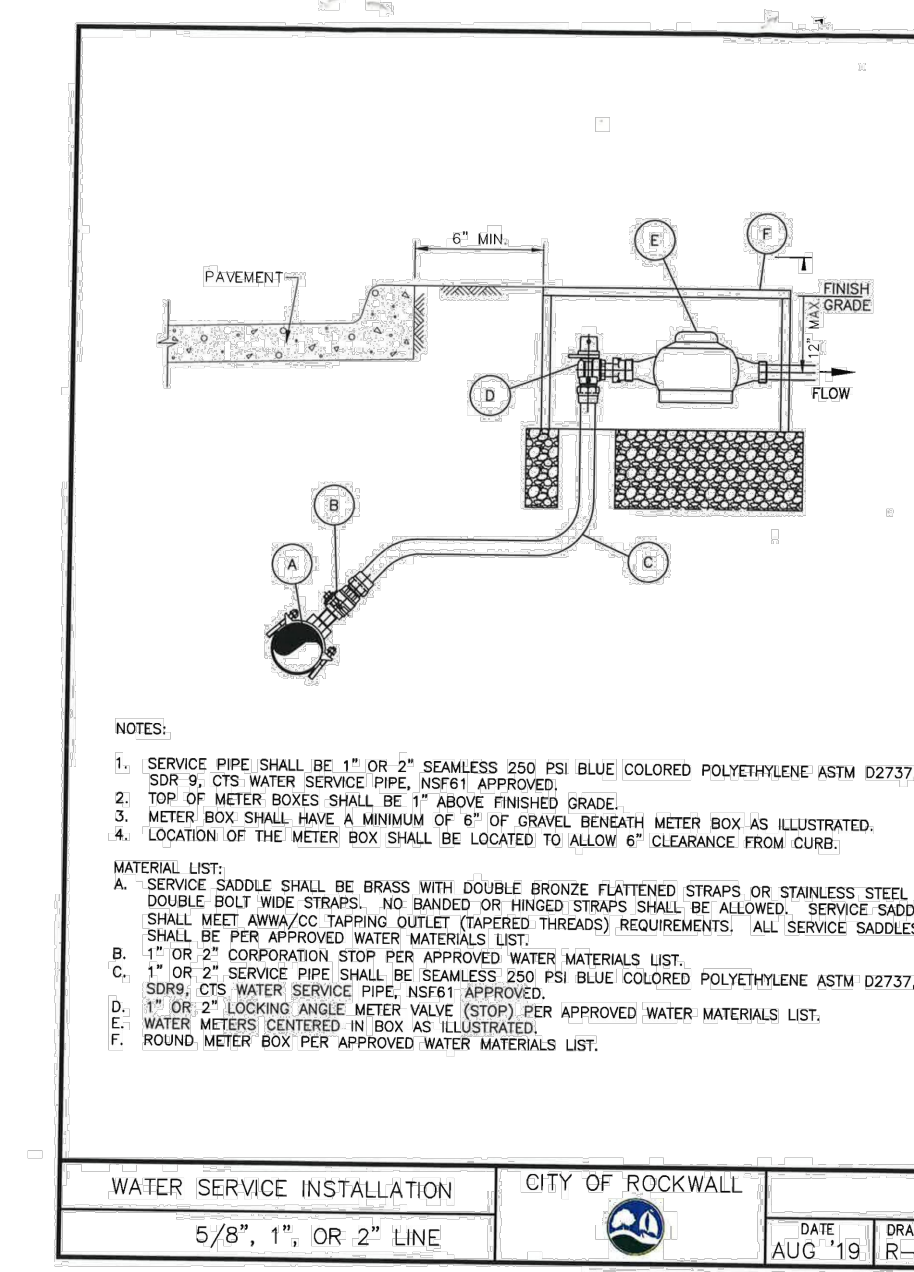
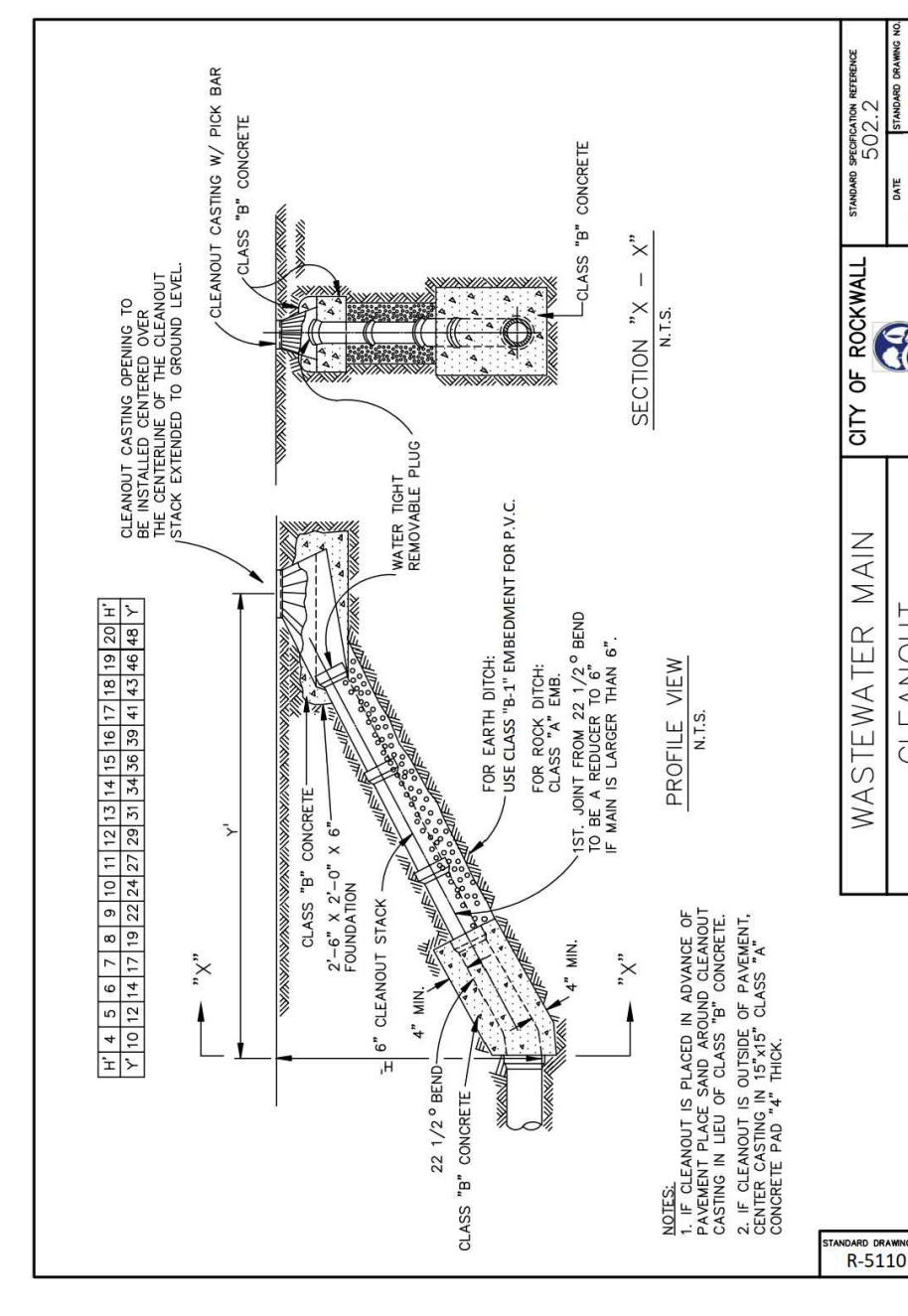
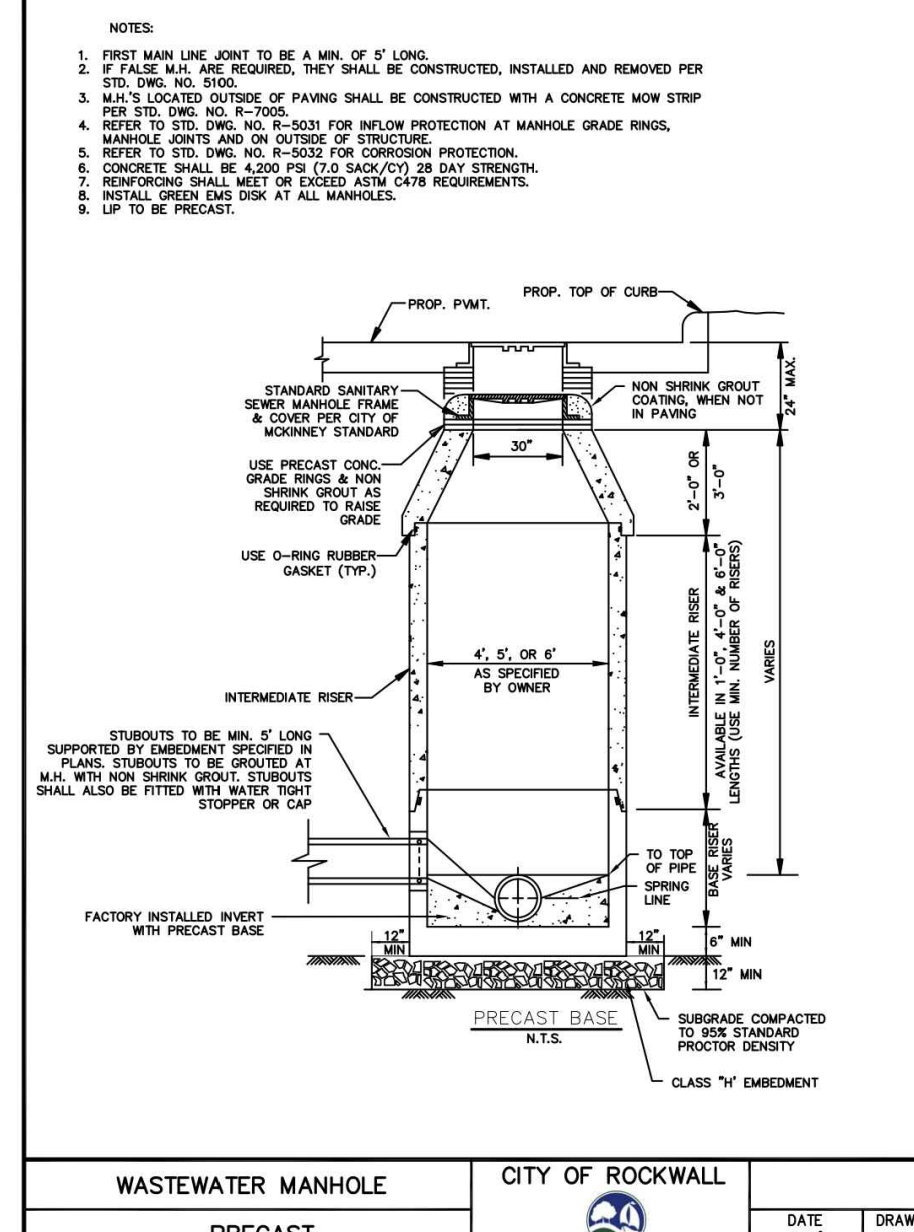
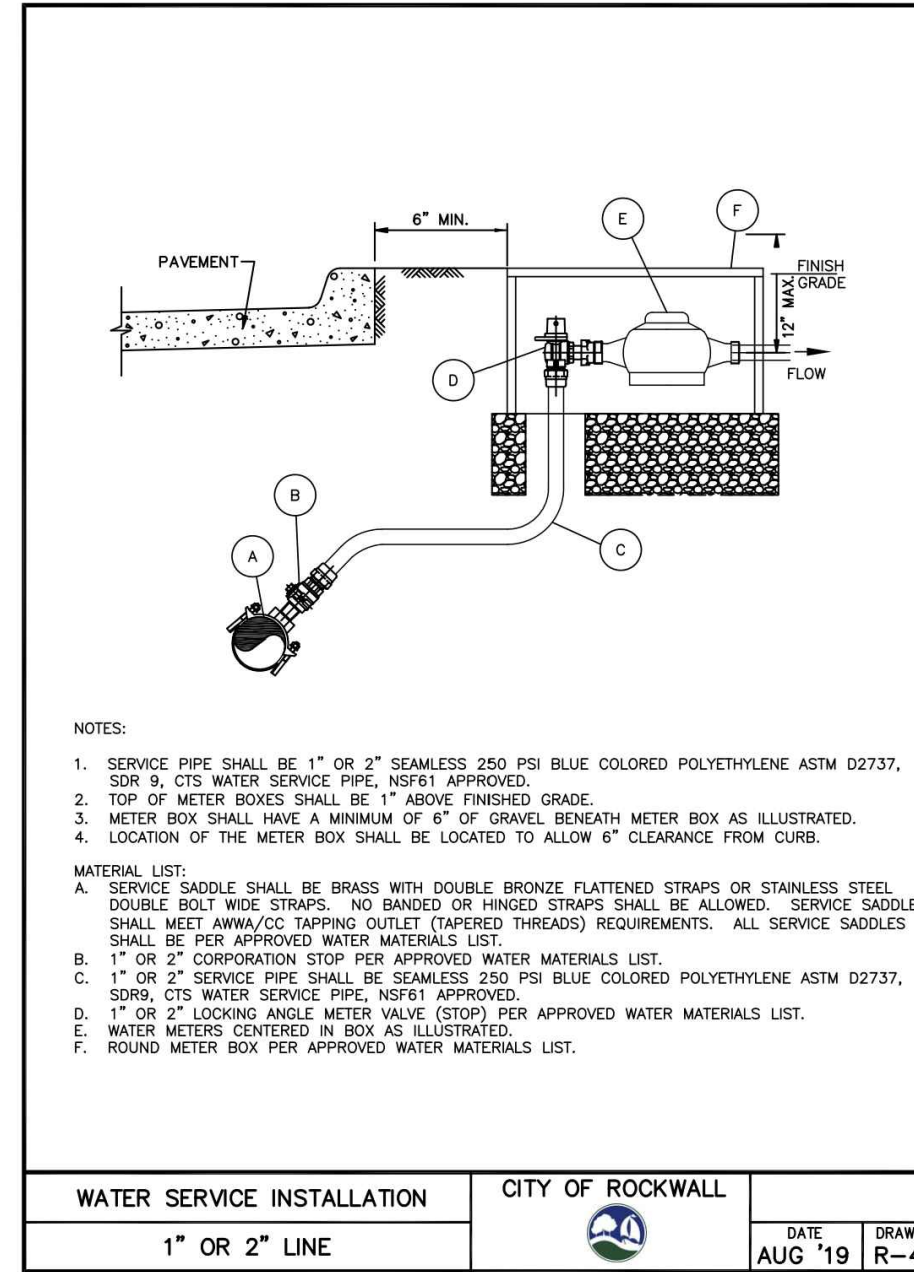
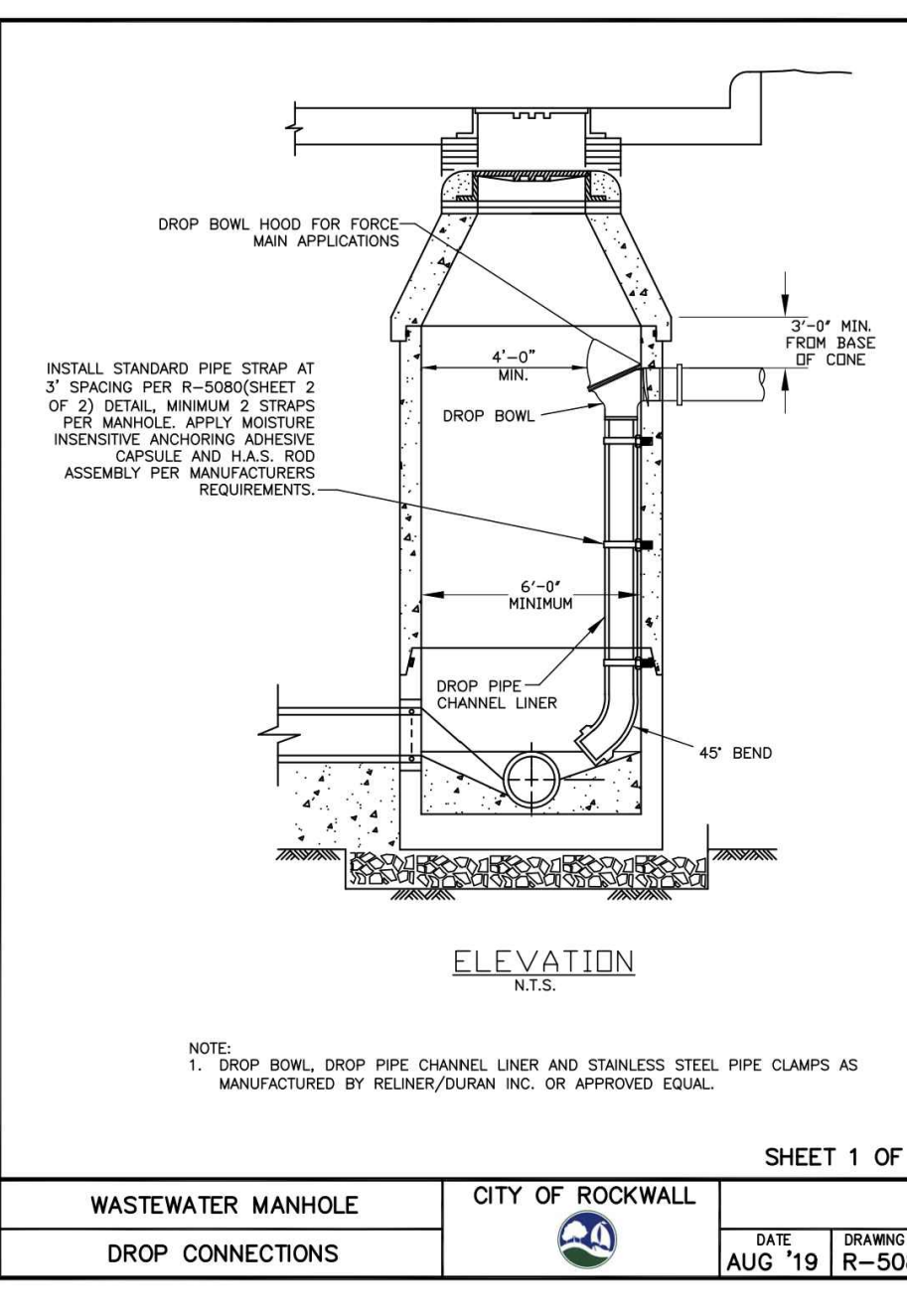
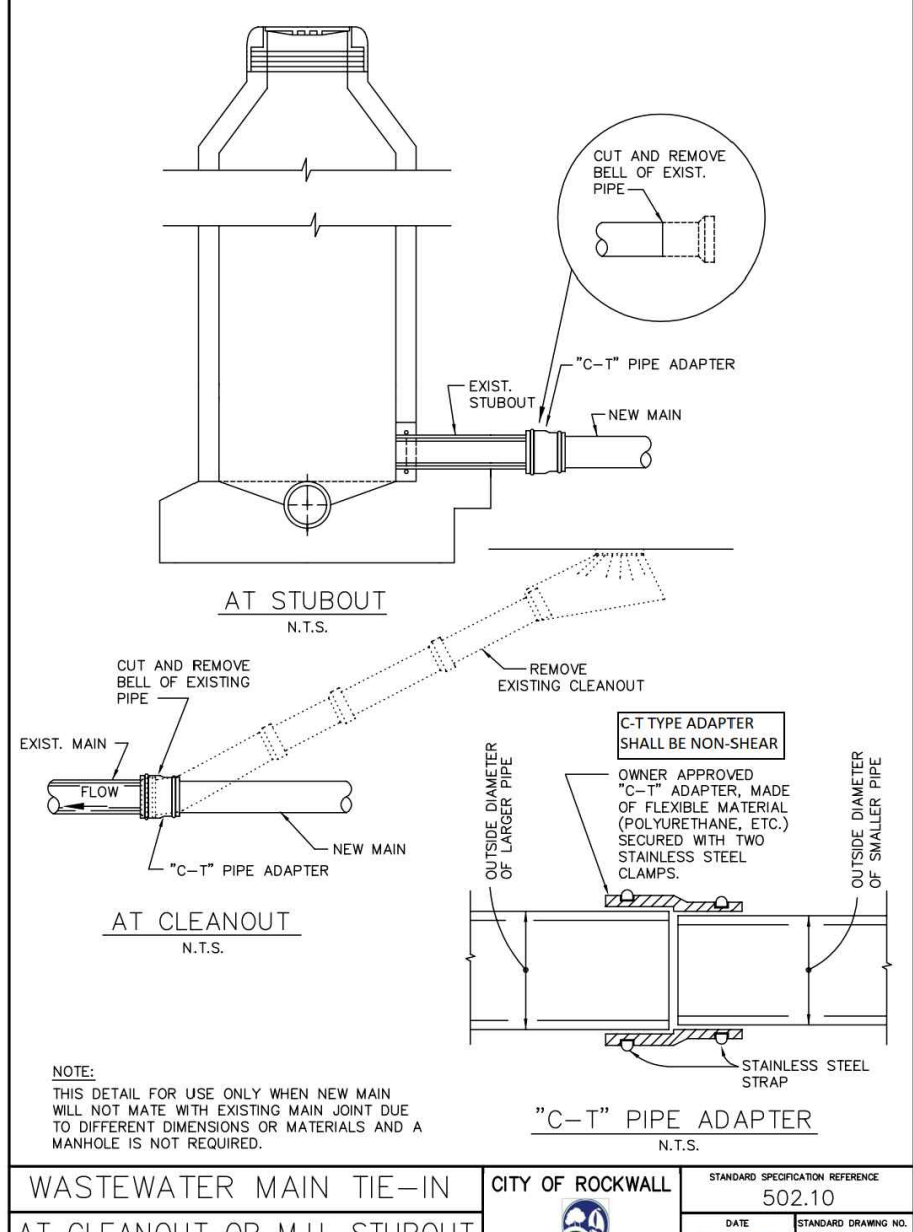
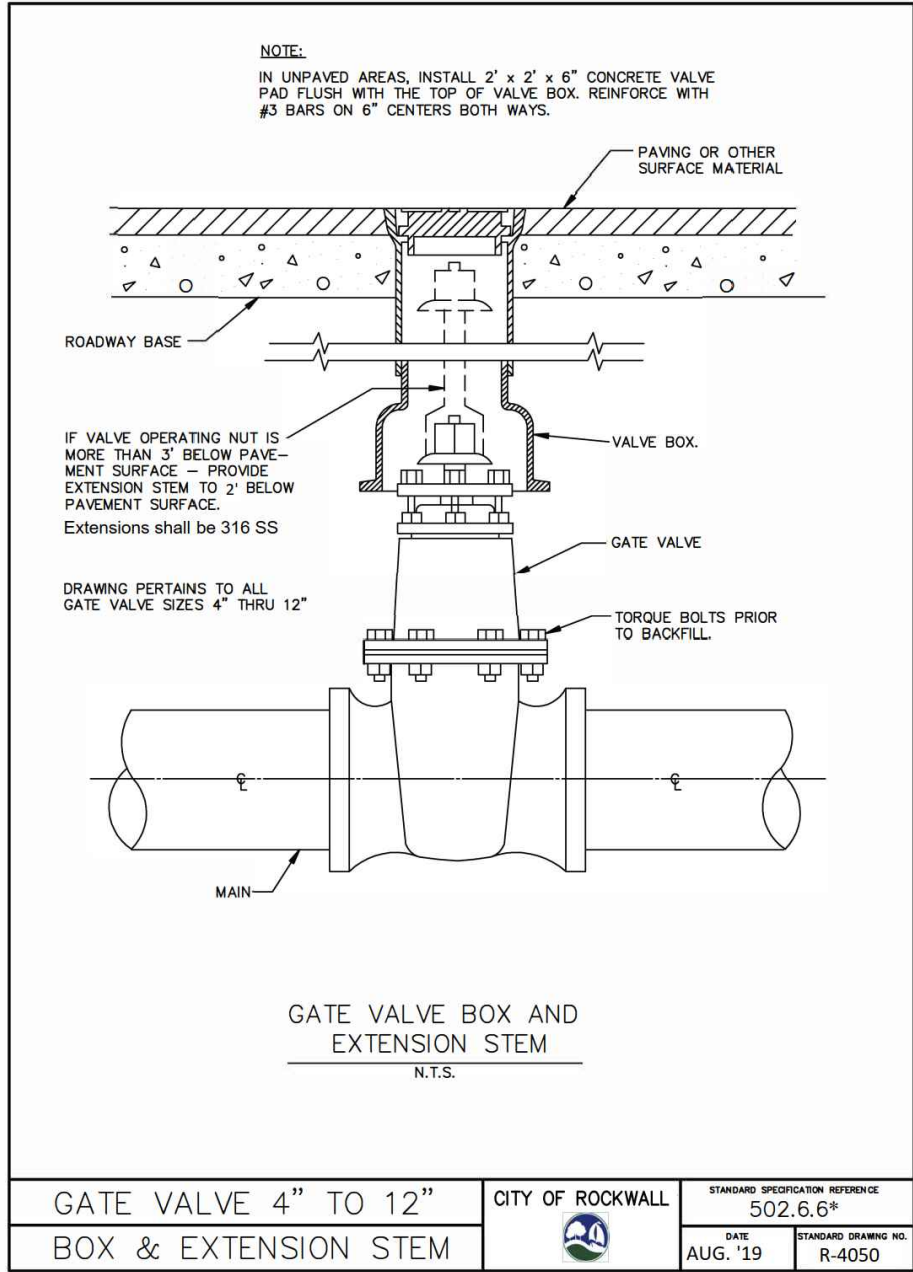
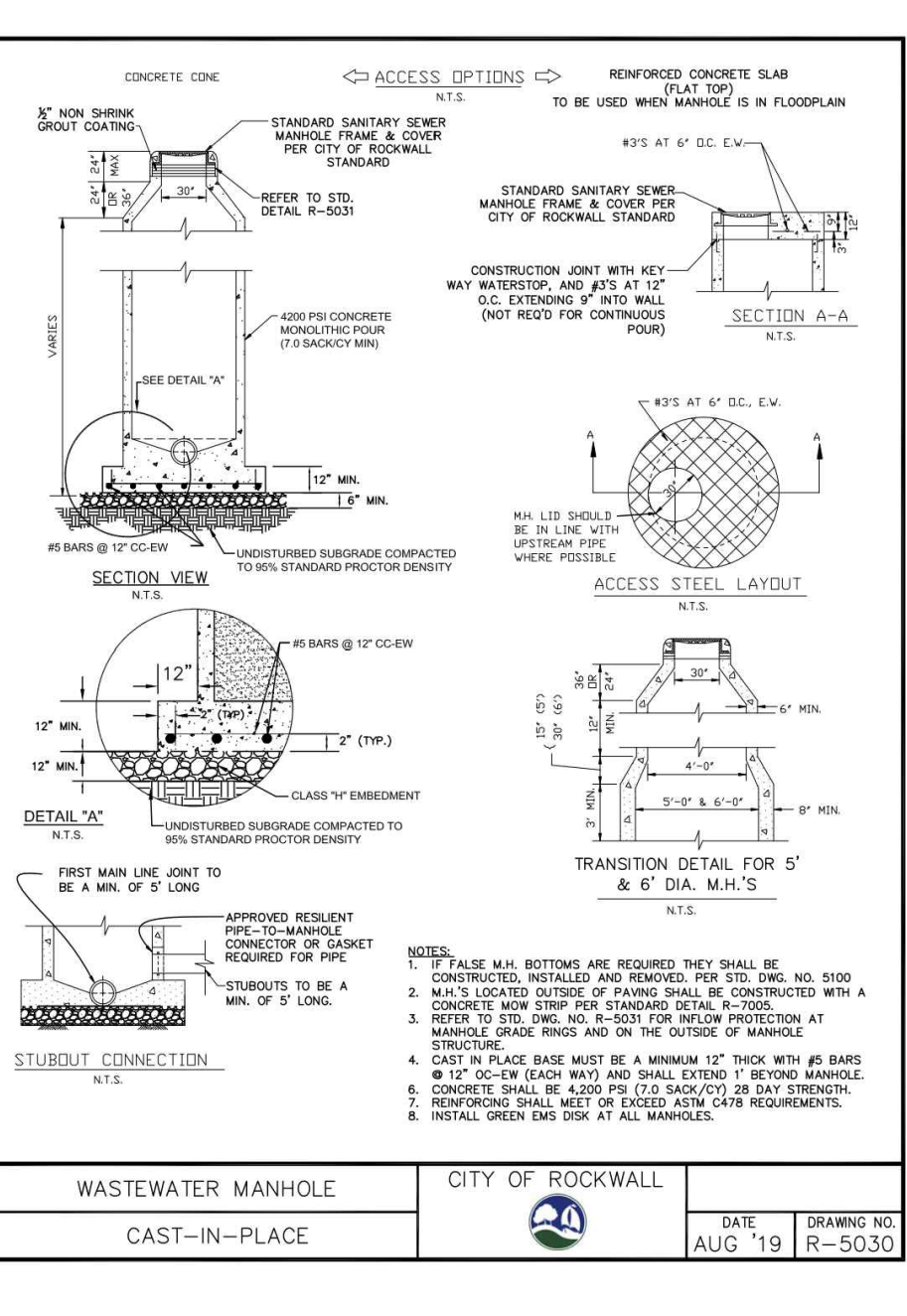
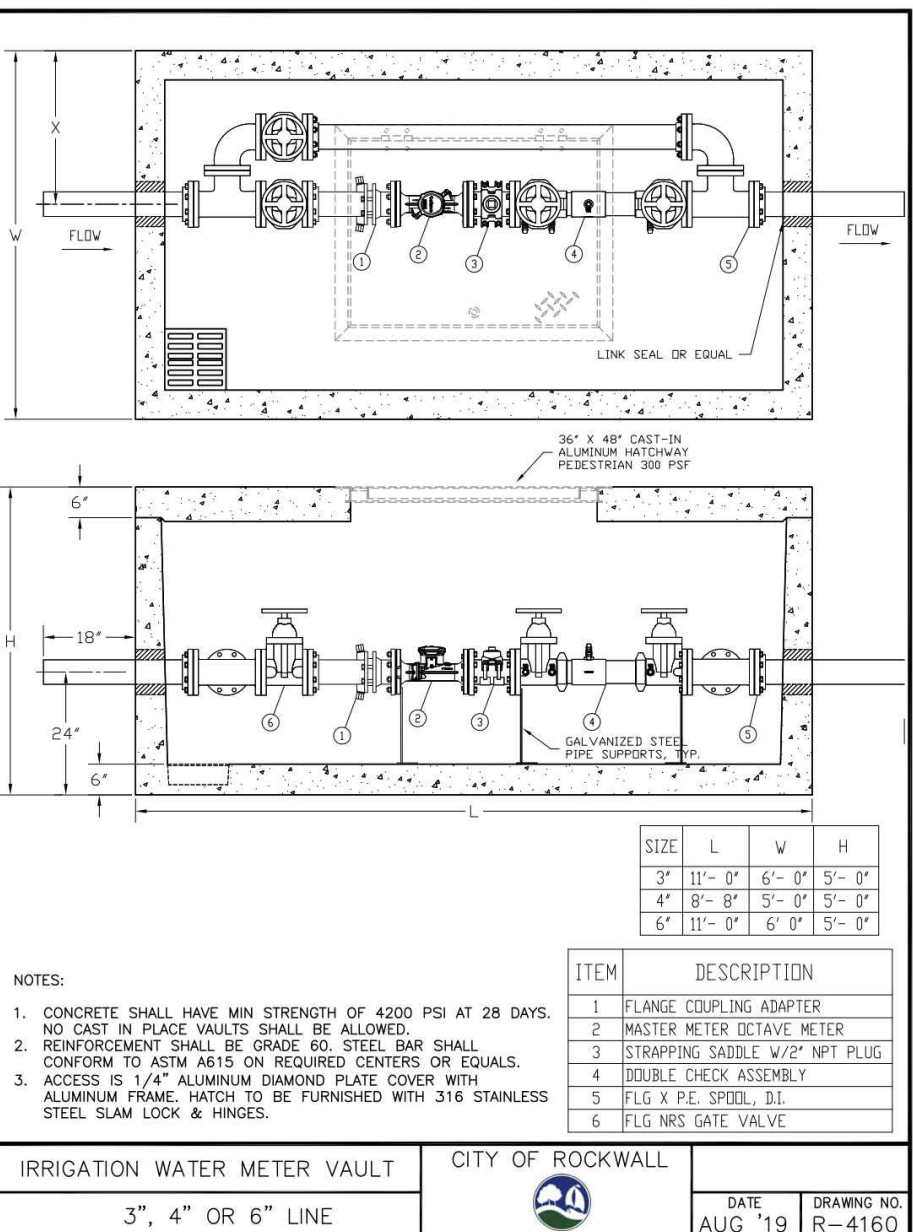
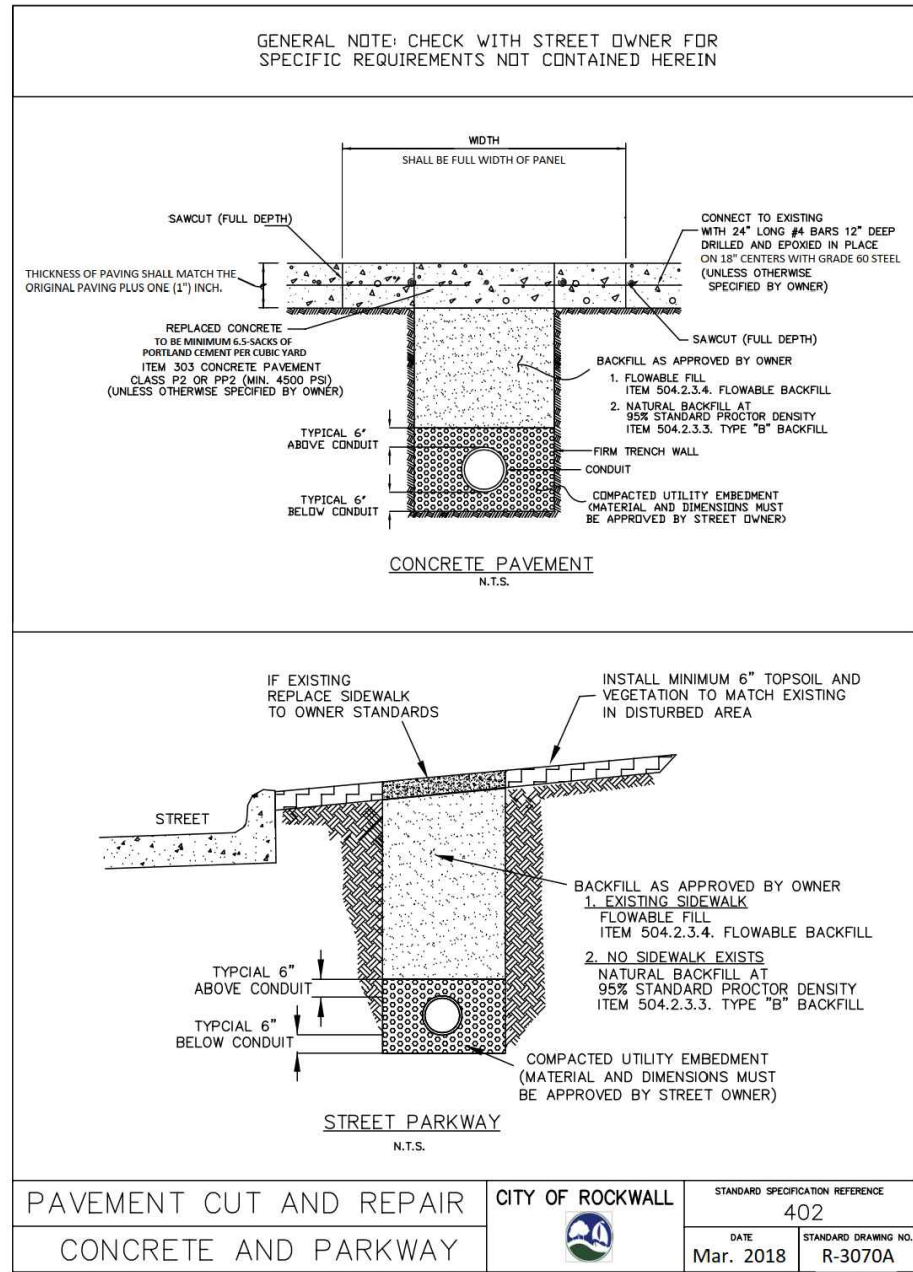
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C34

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19782 TBPLS: 1018440
www.mcadamsco.com



LADERA ROCKWALL PHASE II



GENERAL NOTES

1. CONTRACTOR TO USE DETAILS AS OUTLINED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS, FIFTH EDITION AND CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION.
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LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37800 Acres

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

WATER AND SANITARY SEWER STANDARD CONSTRUCTION DETAILS

The John R. McAdams Company, Inc.

(DBA: G&A McAdams)

111 Hillside Drive

Levelland, TX 79307

872.436.9715

201 County View Drive

Roanoke, Texas 76282

940.240.1012

TEPE: 19762 TEPIS: 10194440

www.mcadamsco.com

McAdams

G&A

McAdams

McAdams



AS-BUILT RECORD DRAWING

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Justin L. Lansdowne
McAdams,

Date: 5/12/23

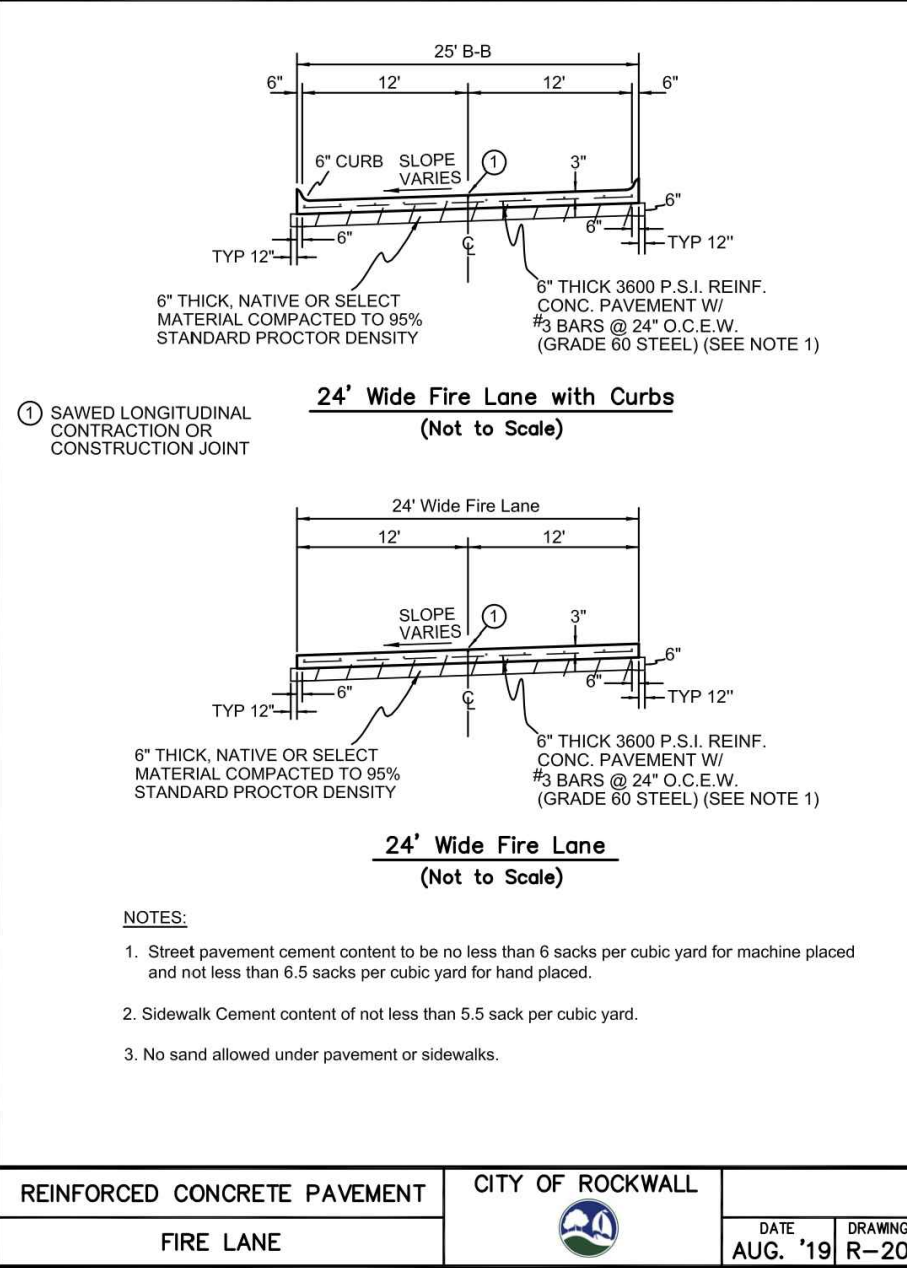
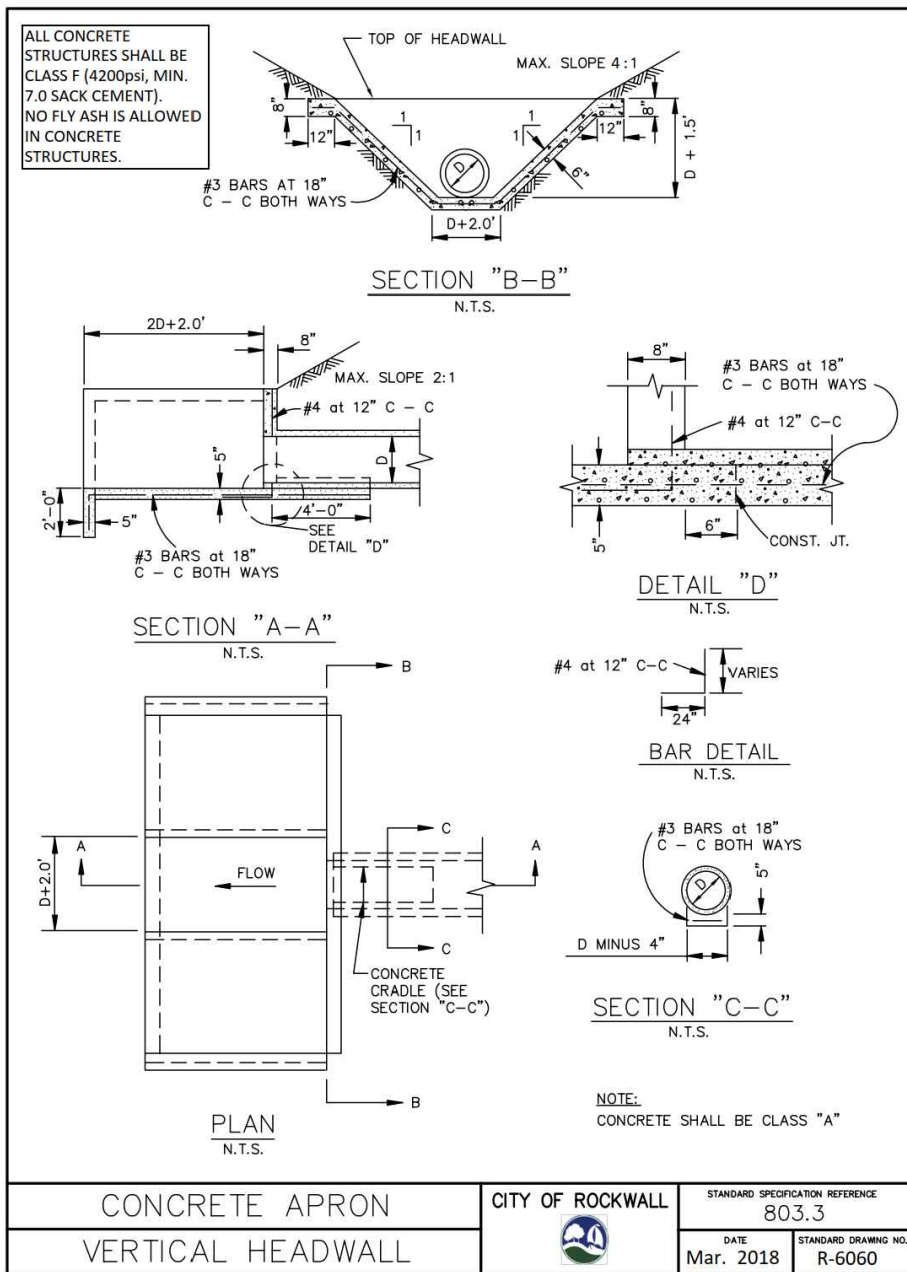
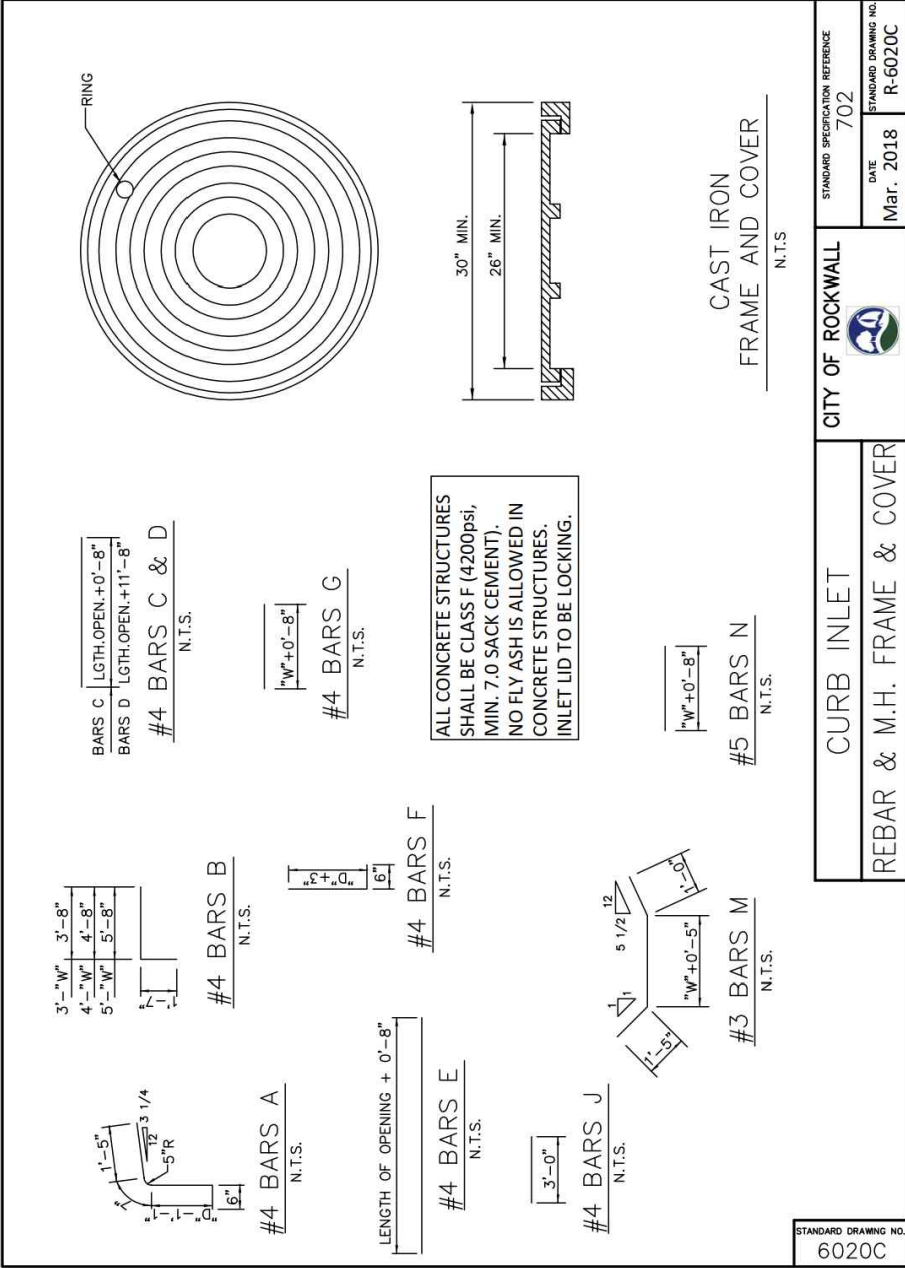
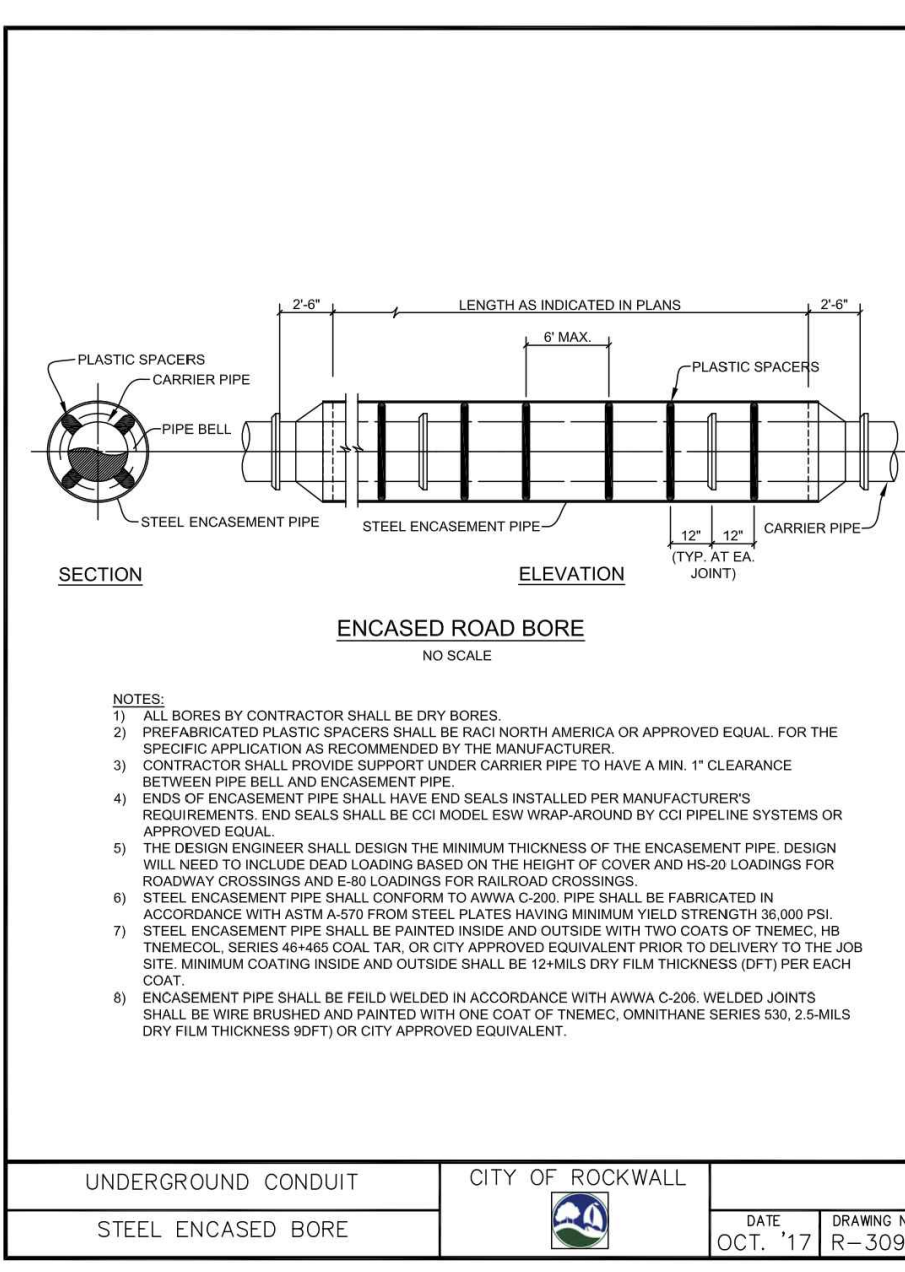
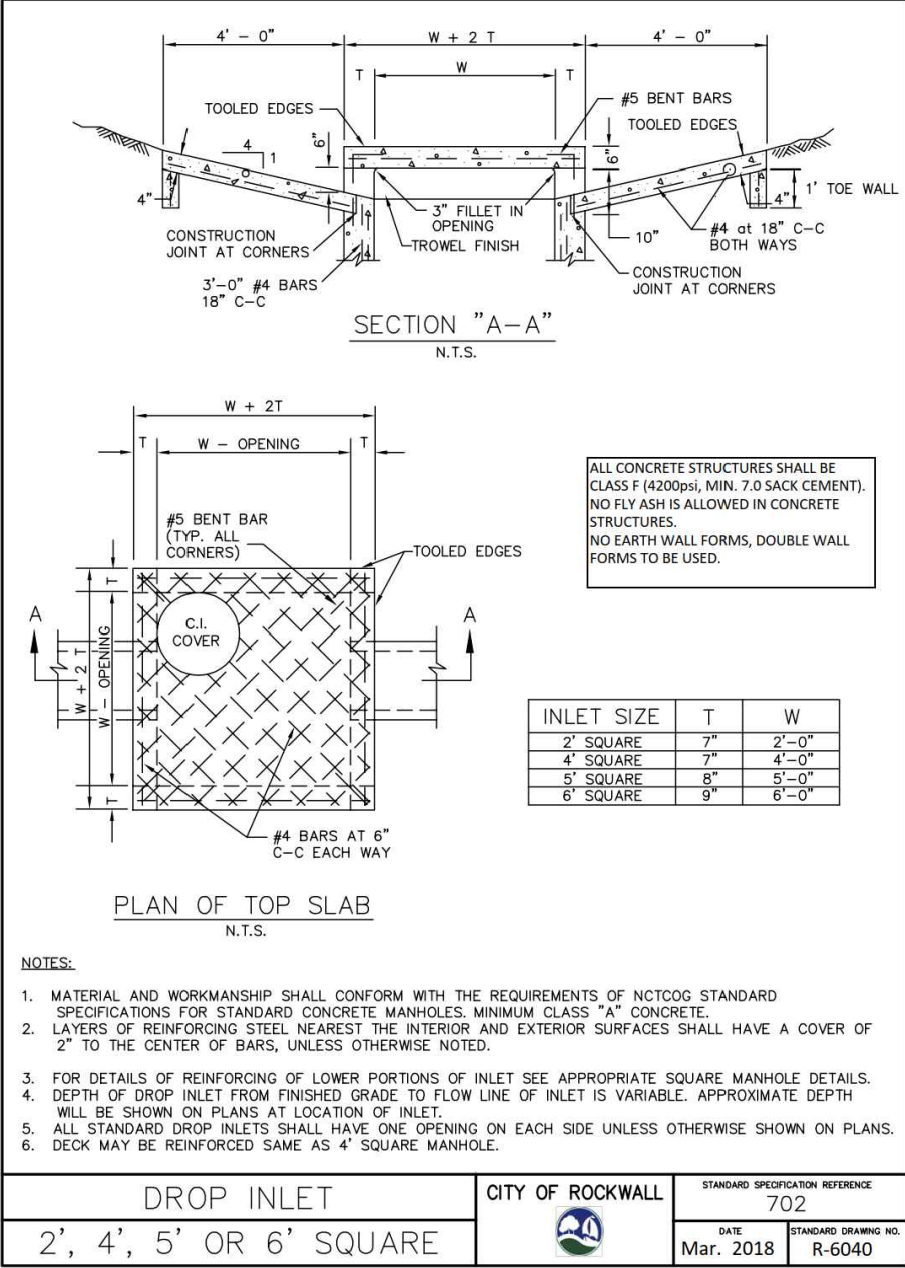
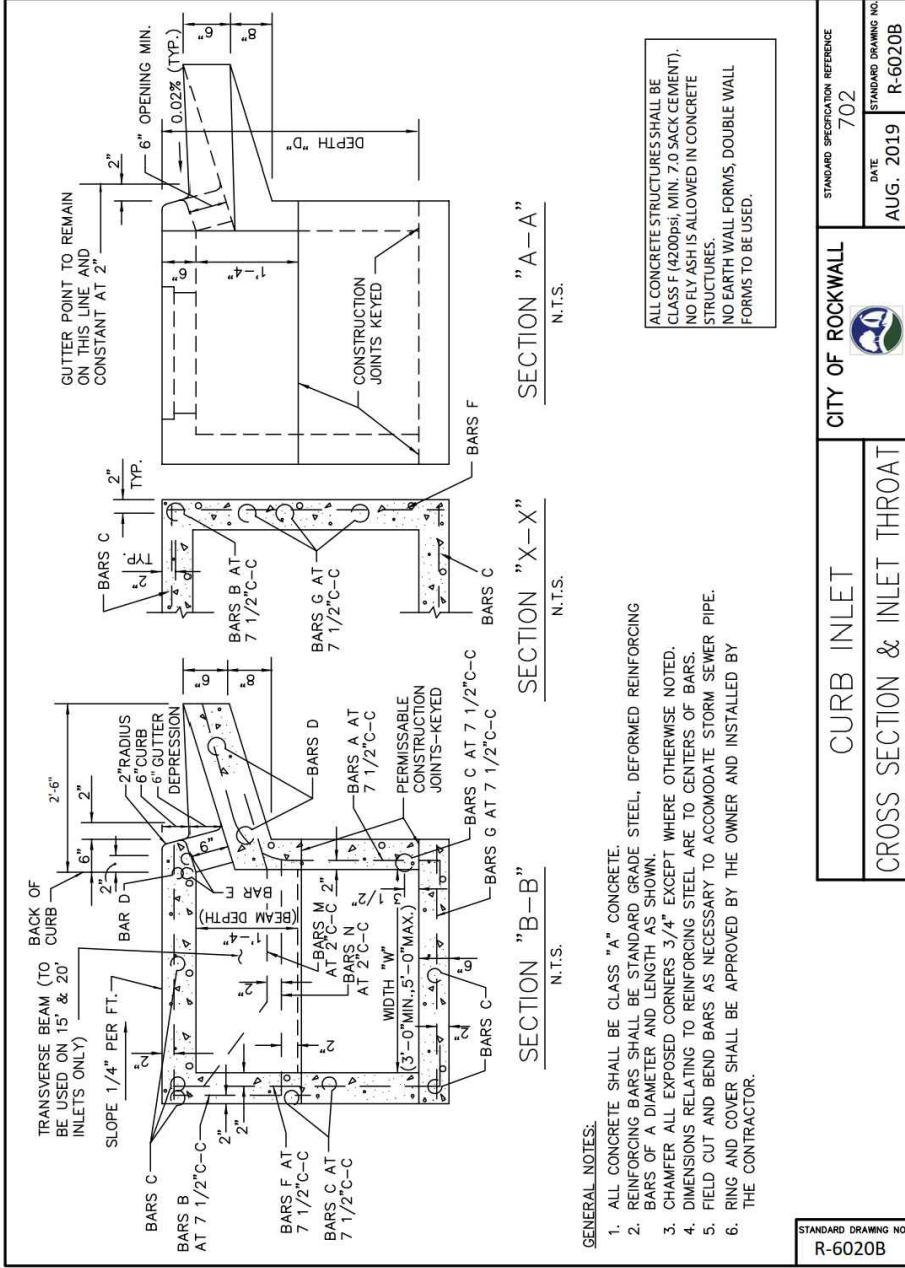
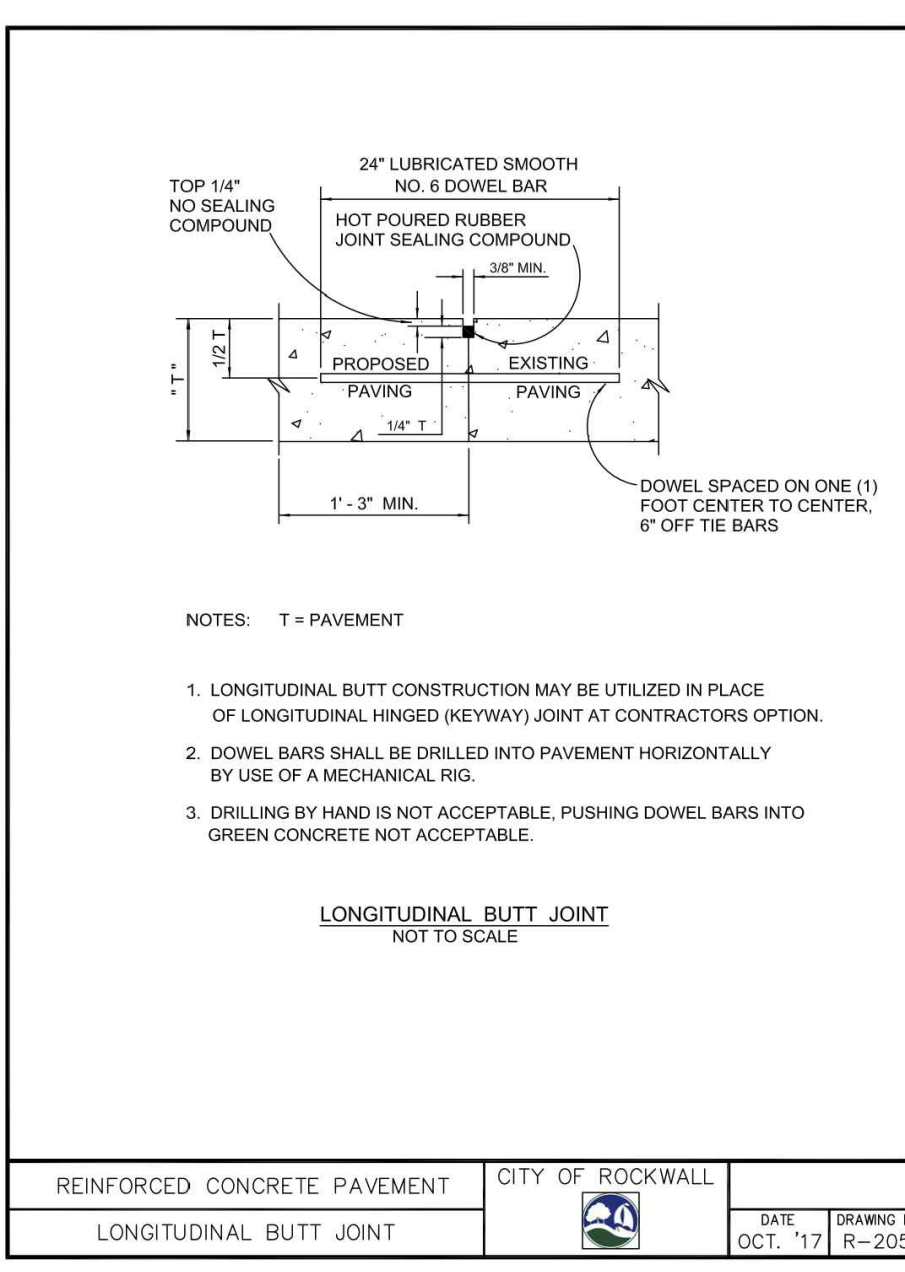
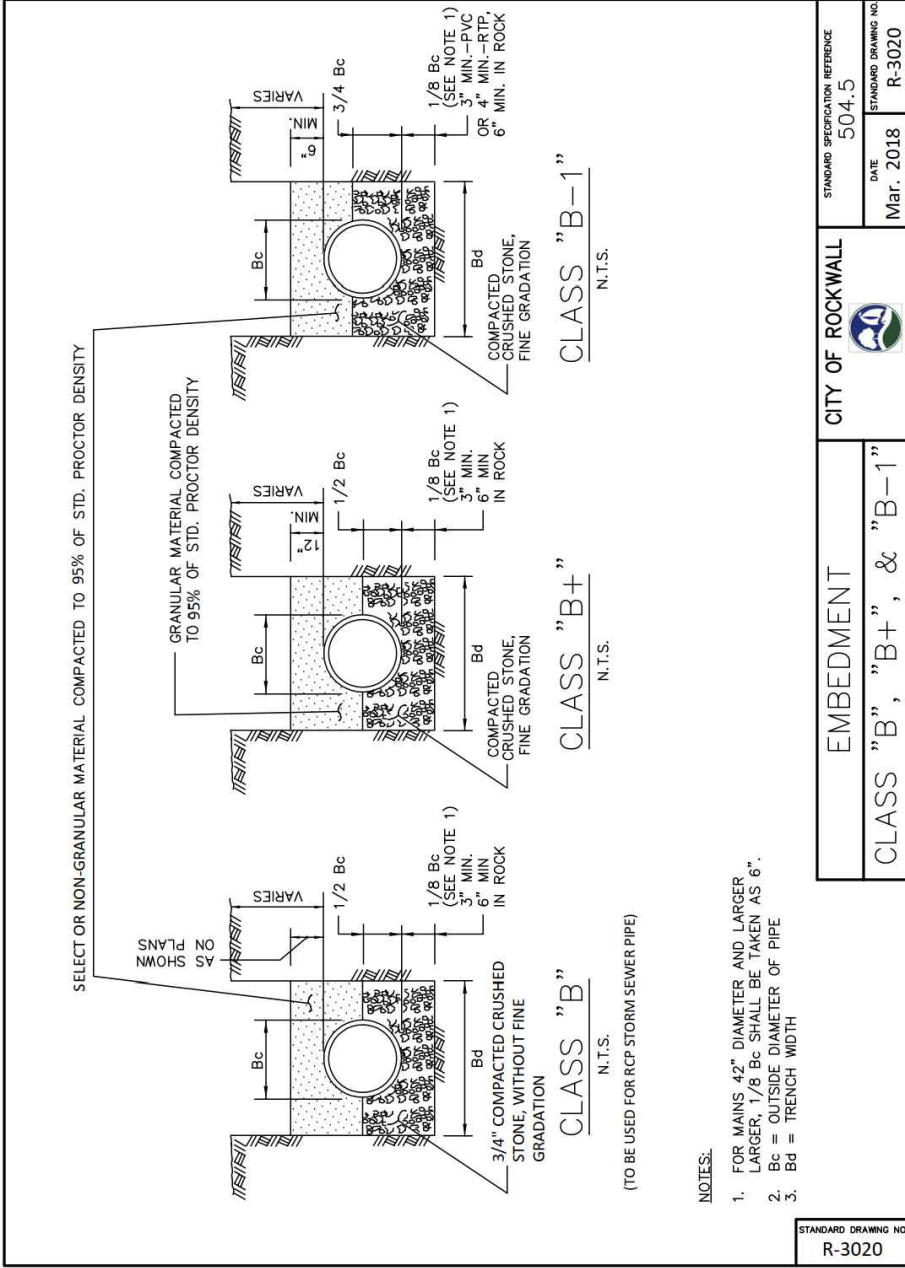
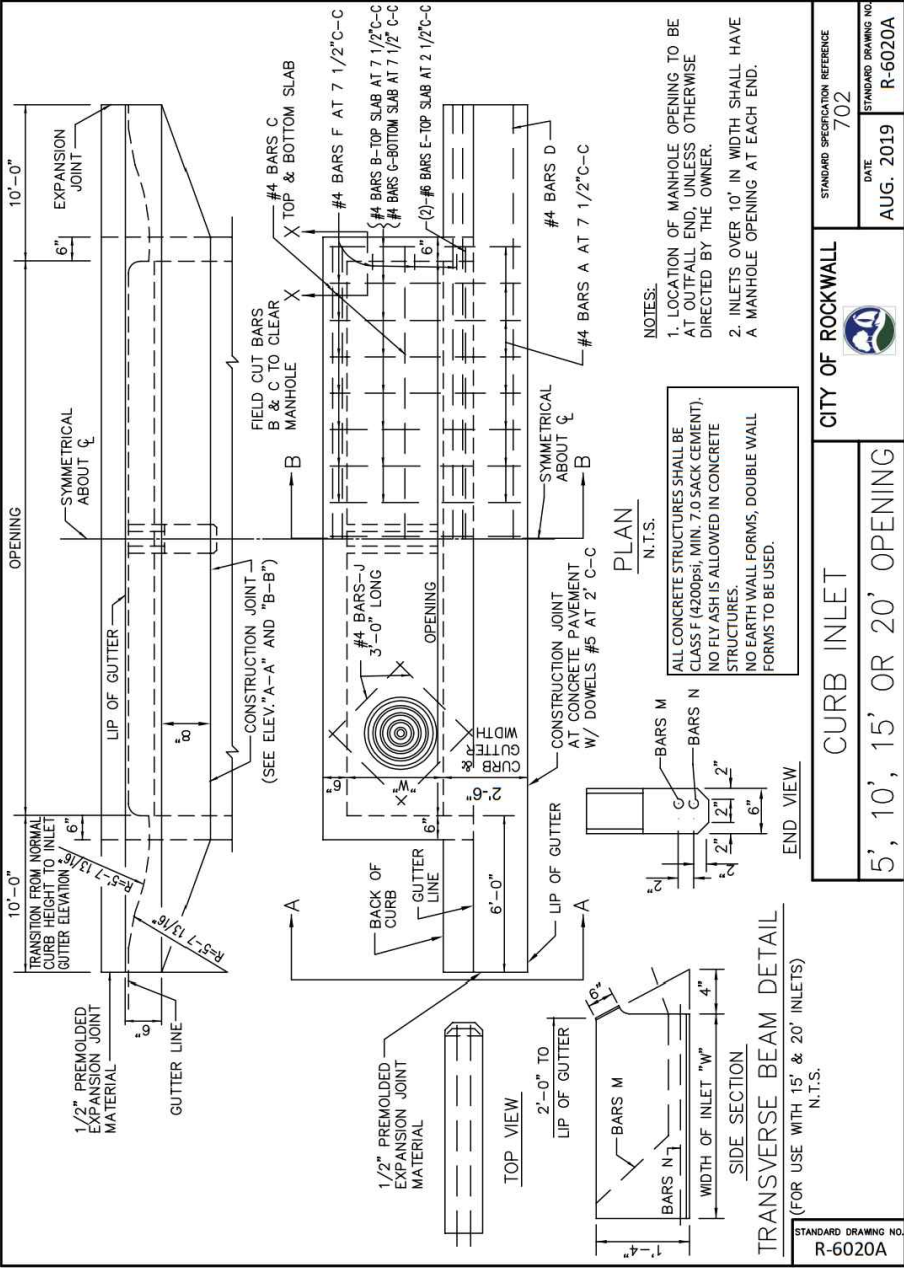
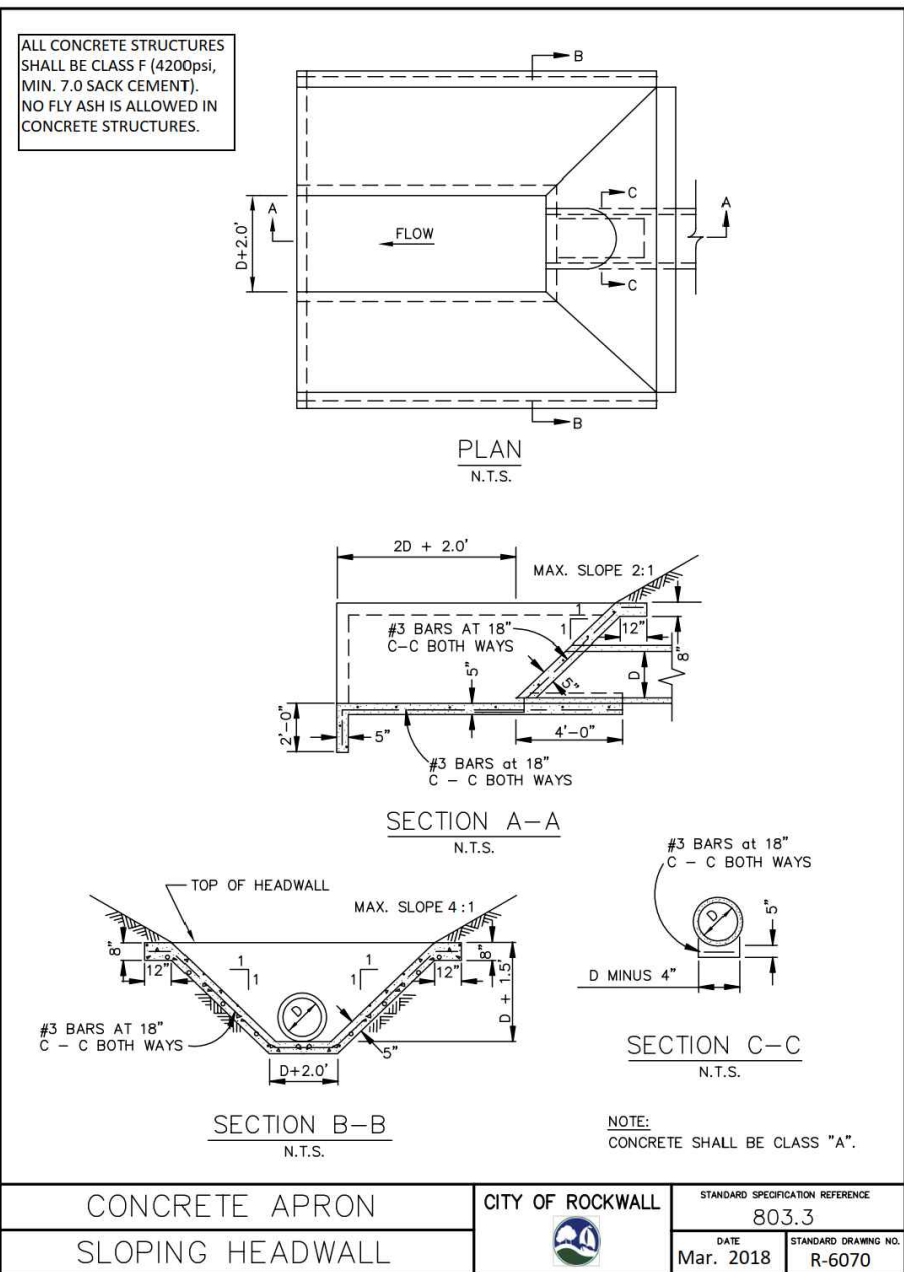
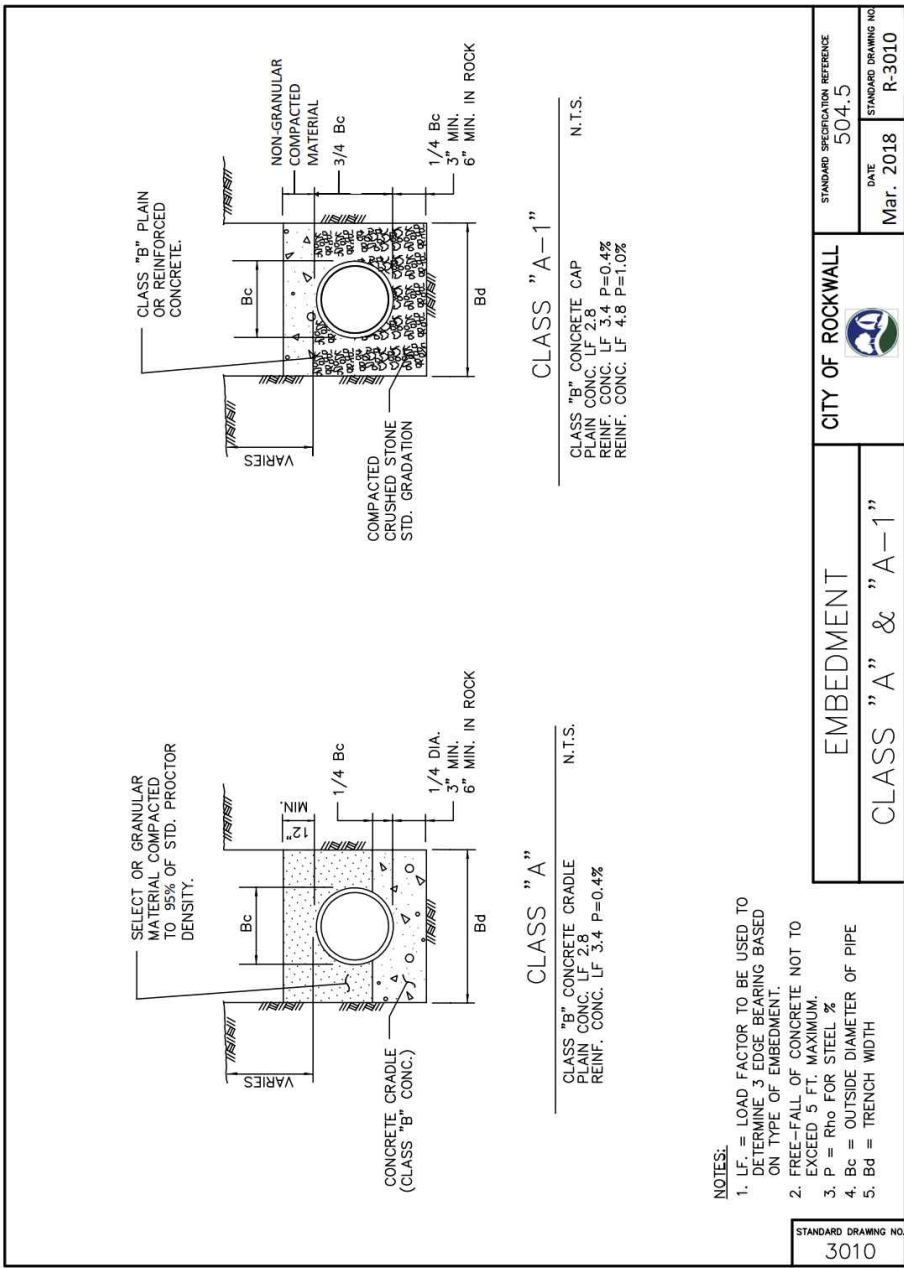
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TBPE: 19762

Drawn By: AM
Date: 03/01/2022
Scale: 1"=40'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

17191

C35

OWNER/DEVELOPER
RW LADERA, LLC
361 W. BYRON NELSON BLVD, STE. 104
ROANOKE, TX 76282
Ph. 817.430.3318
Contact: John Dellin



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MCADAMS,
Date: 5/12/23

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ROANOKE, TX 76282
Ph. 817.430.3318
Contact: John Dellin

LADERA ROCKWALL PHASE II

Lot 2, Block A & Lot 1, Block B

LADERA ROCKWALL

37800 Acres

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

STORM AND PAVING
STANDARD CONSTRUCTION
DETAILS

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(DBA: G&A McAdams)
111 Hillside Drive
Levelland, TX 79307
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940.240.1012
TPE- 19762 TPEL S. 10194440
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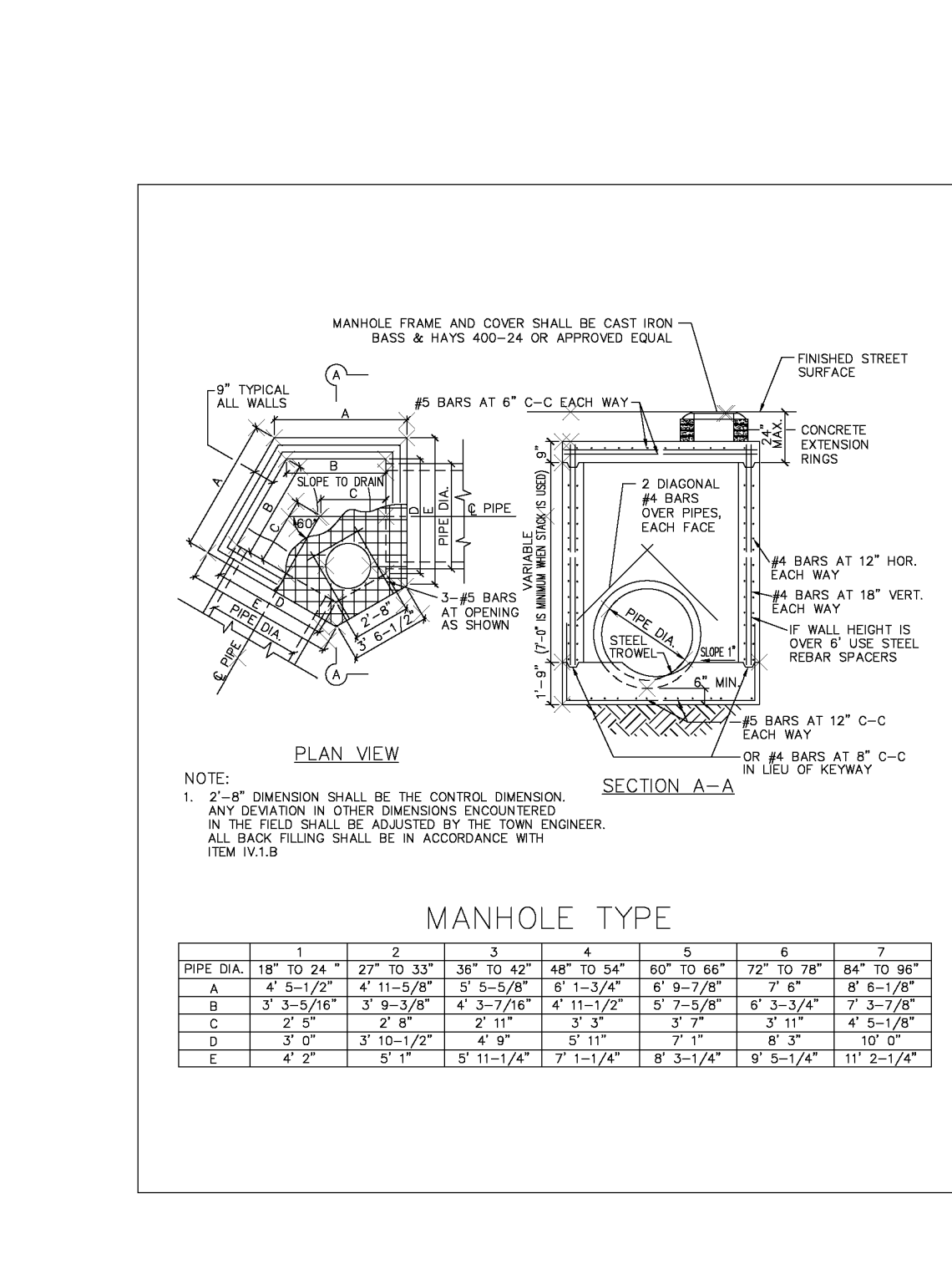
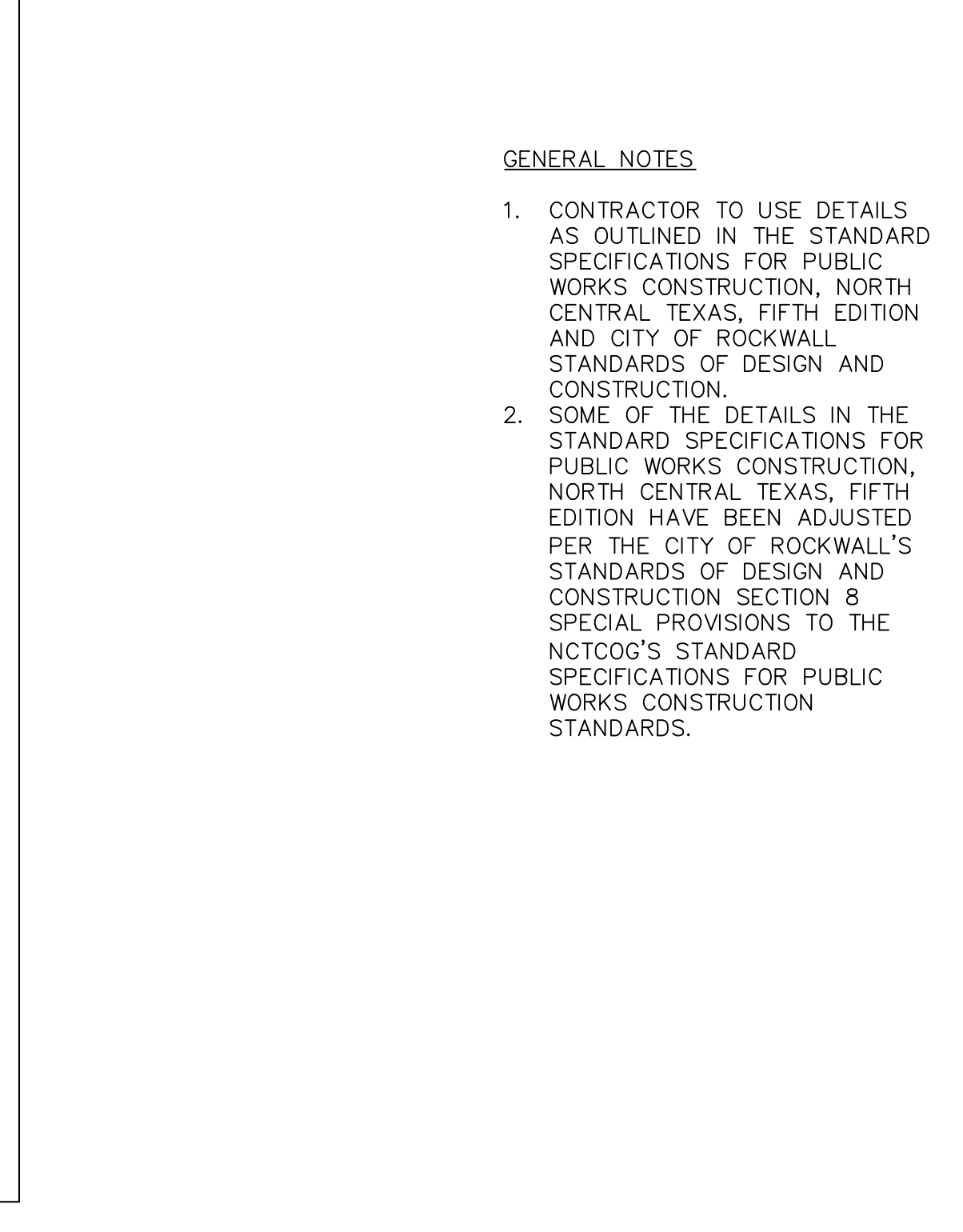
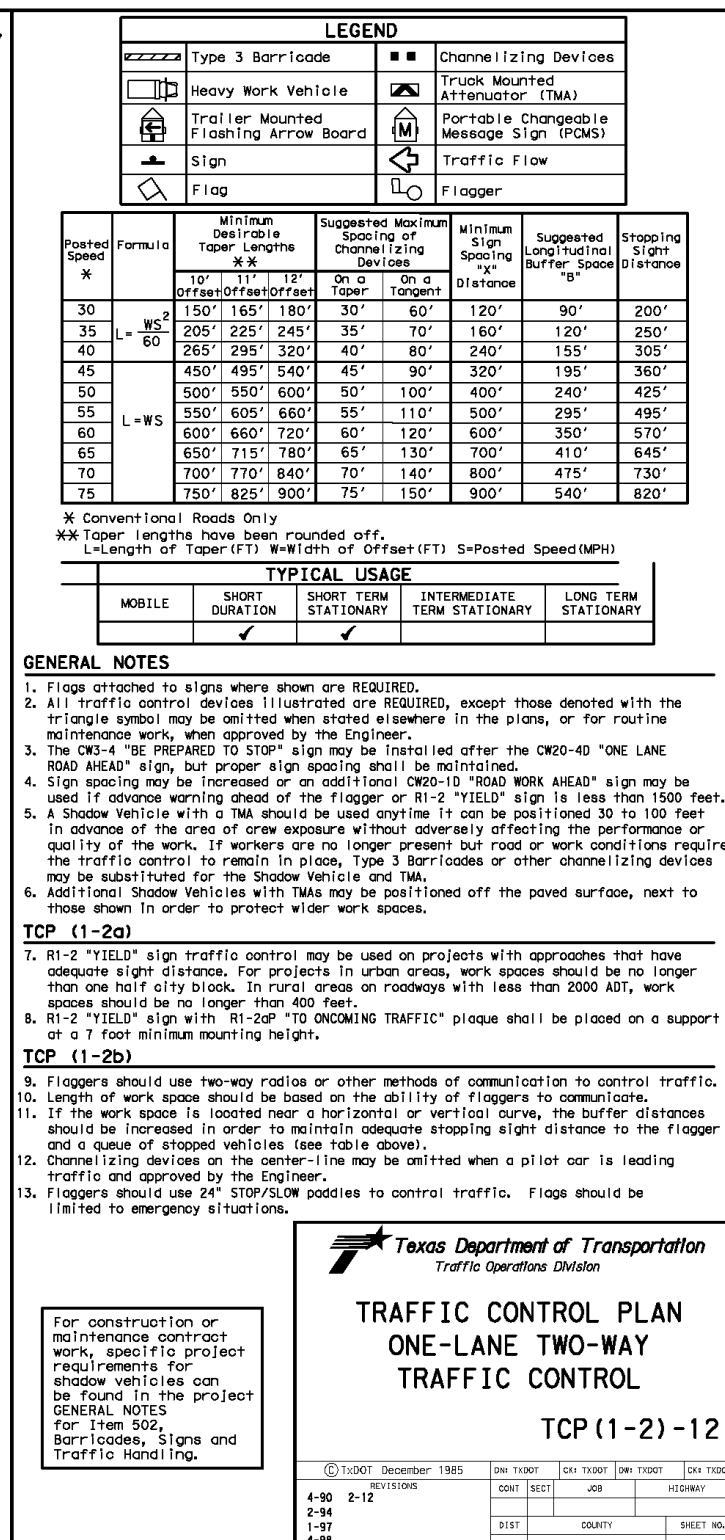
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TPE: 19762

Drawn By: AM
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Scale: 1"=40'
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03/23/2022
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04/02/2022 SIGNED

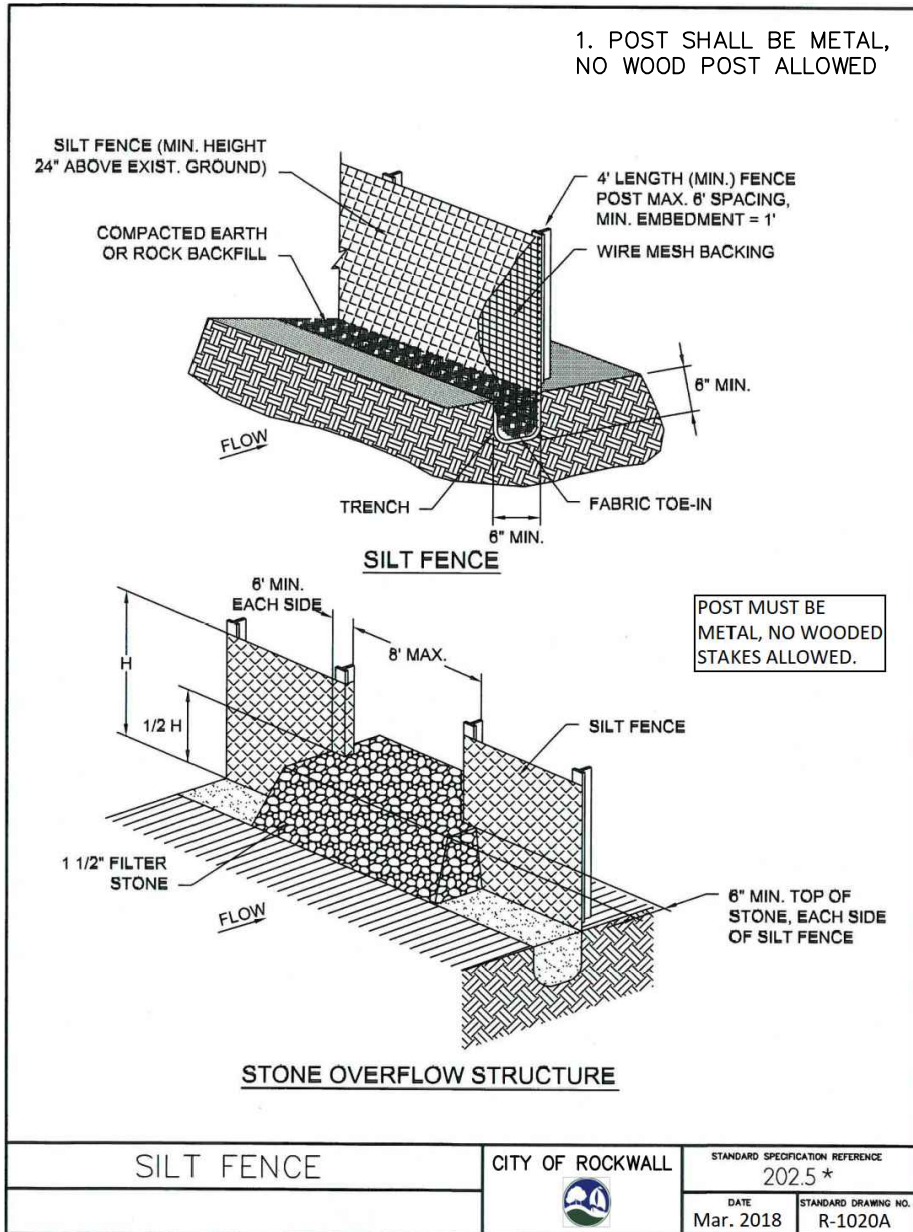
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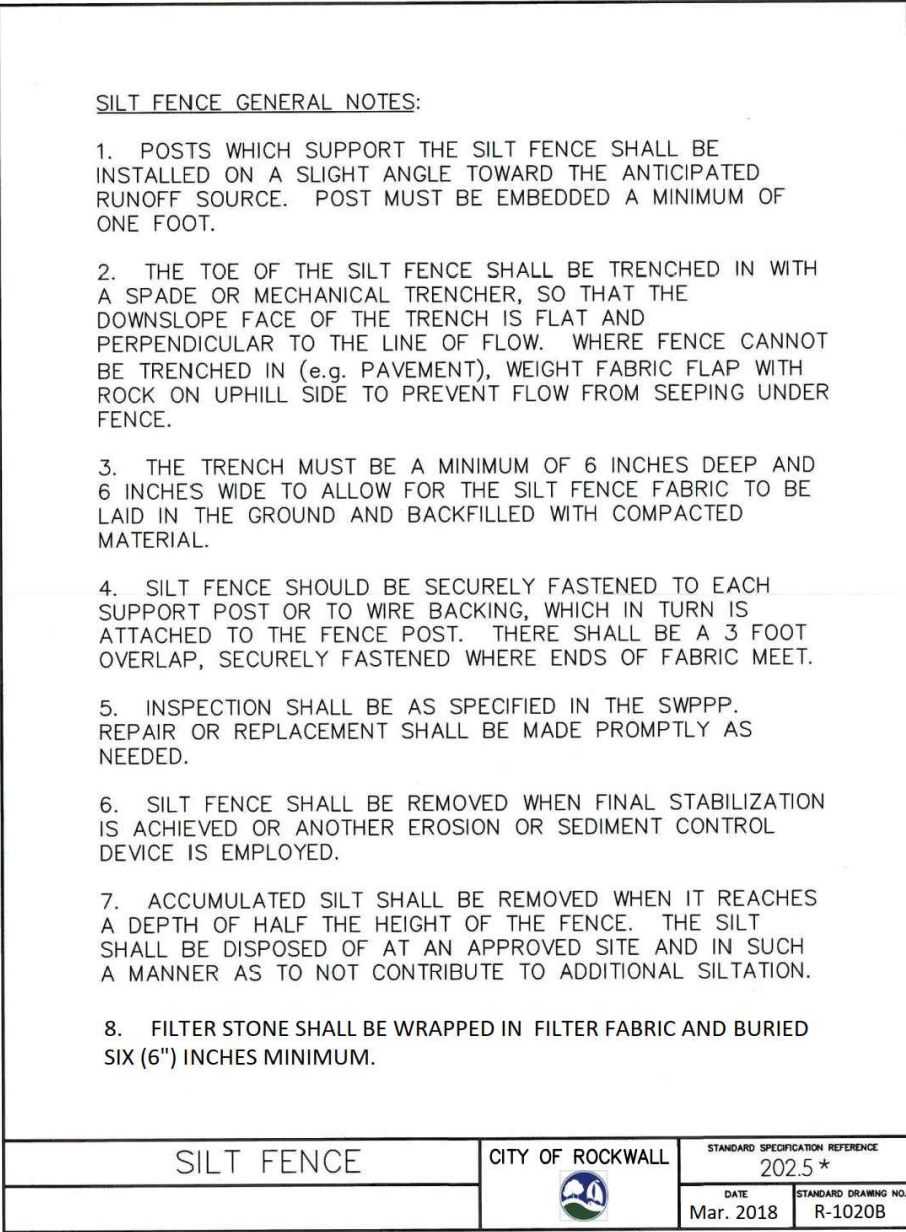
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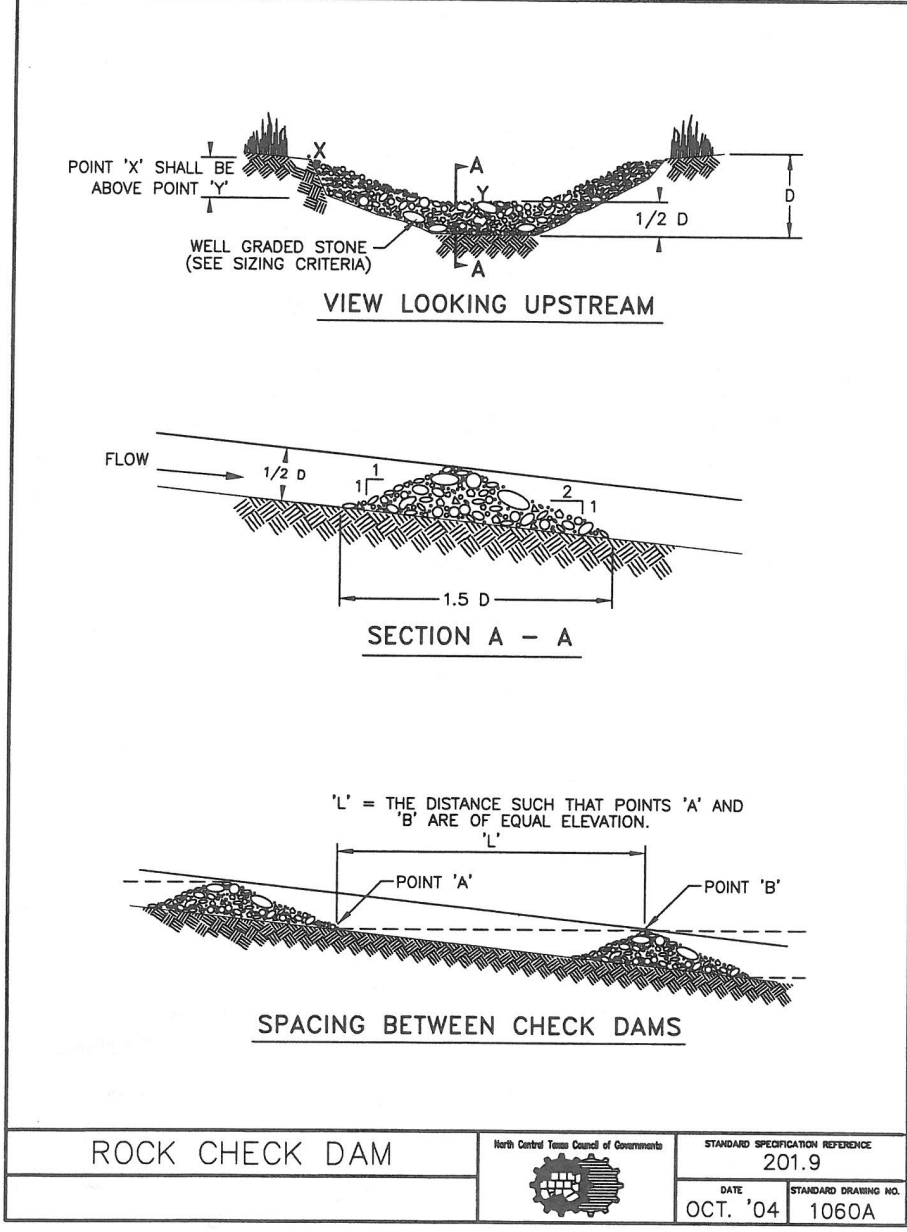
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*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1 1/2 TO 3 1/2 INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
5. FILTER STONE SHALL BE WRAPPED IN APPROPRIATE SIZED WIRE MESH TO CONTAIN STONE AND BURIED SIX (6") INCHES MINIMUM.

ROCK CHECK DAM

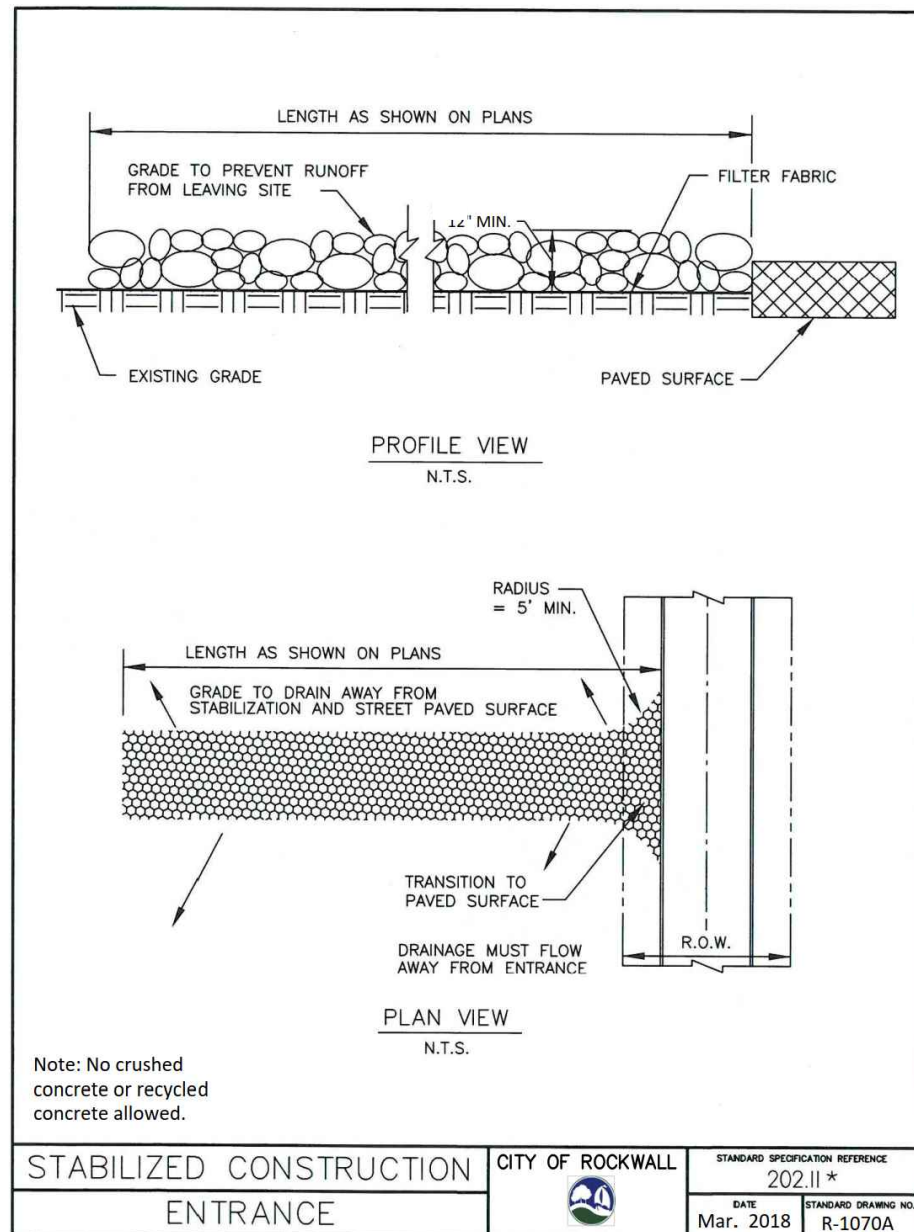
CITY OF ROCKWALL

STANDARD SPECIFICATION REFERENCE

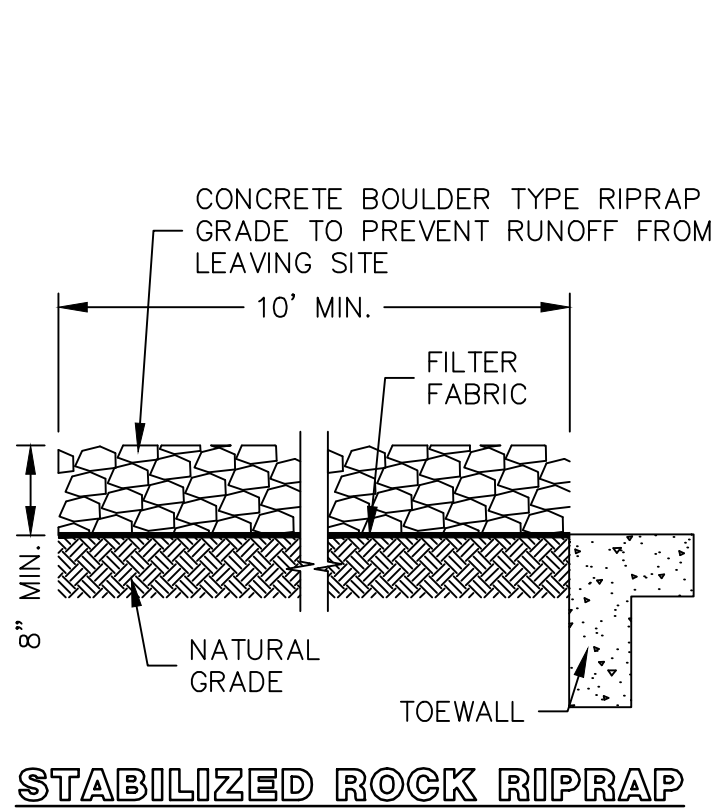
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DATE Mar. 2018 **DESIGNER DRAWING NO.** R-1060B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



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- STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:**
1. STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE AGGREGATE.
 2. MINIMUM LENGTH SHALL BE 50 FEET AND WIDTH SHALL BE 20 FEET.
 3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
 4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
 7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
 9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.
 10. NO CRUSHED OR RECYCLED CONCRETE ALLOWED.

STABILIZED CONSTRUCTION ENTRANCE

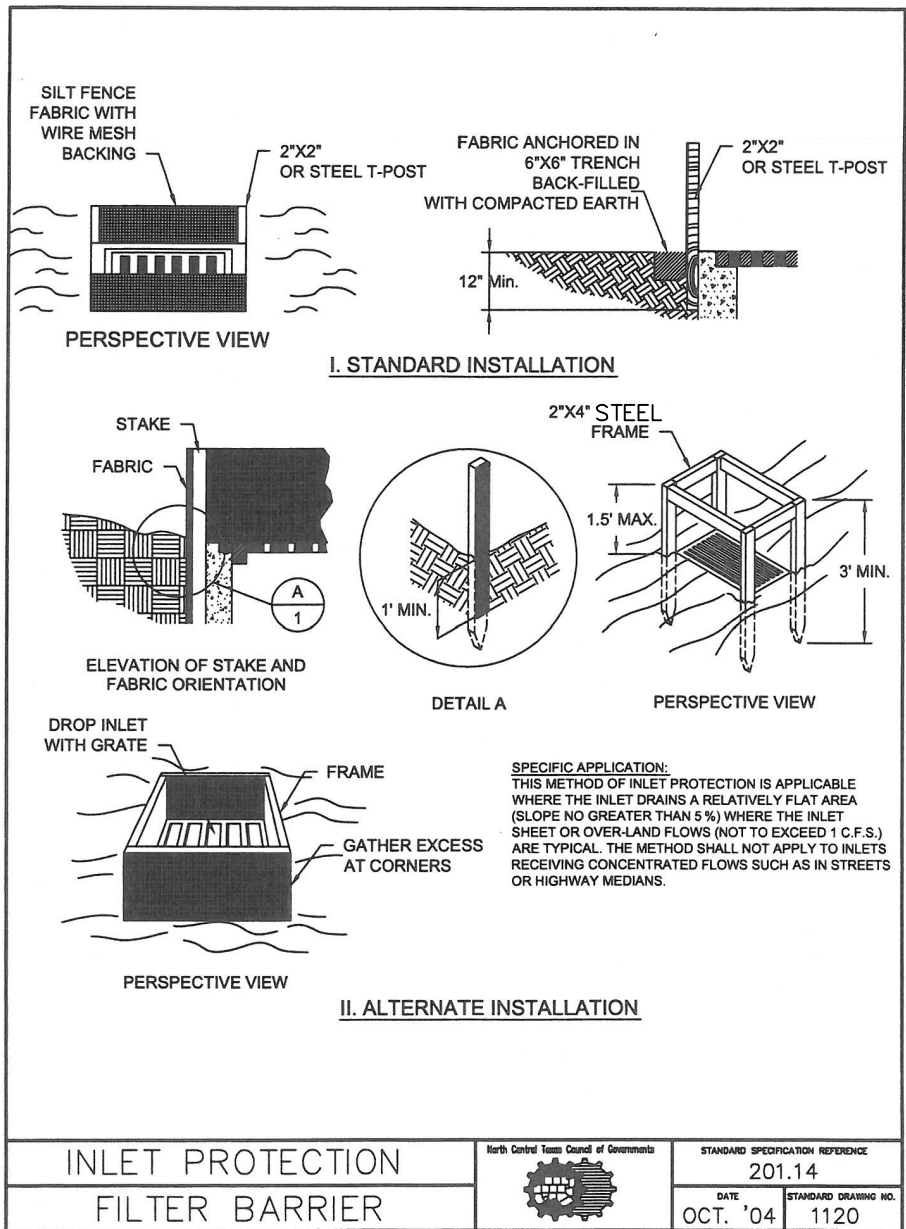
CITY OF ROCKWALL

STANDARD SPECIFICATION REFERENCE

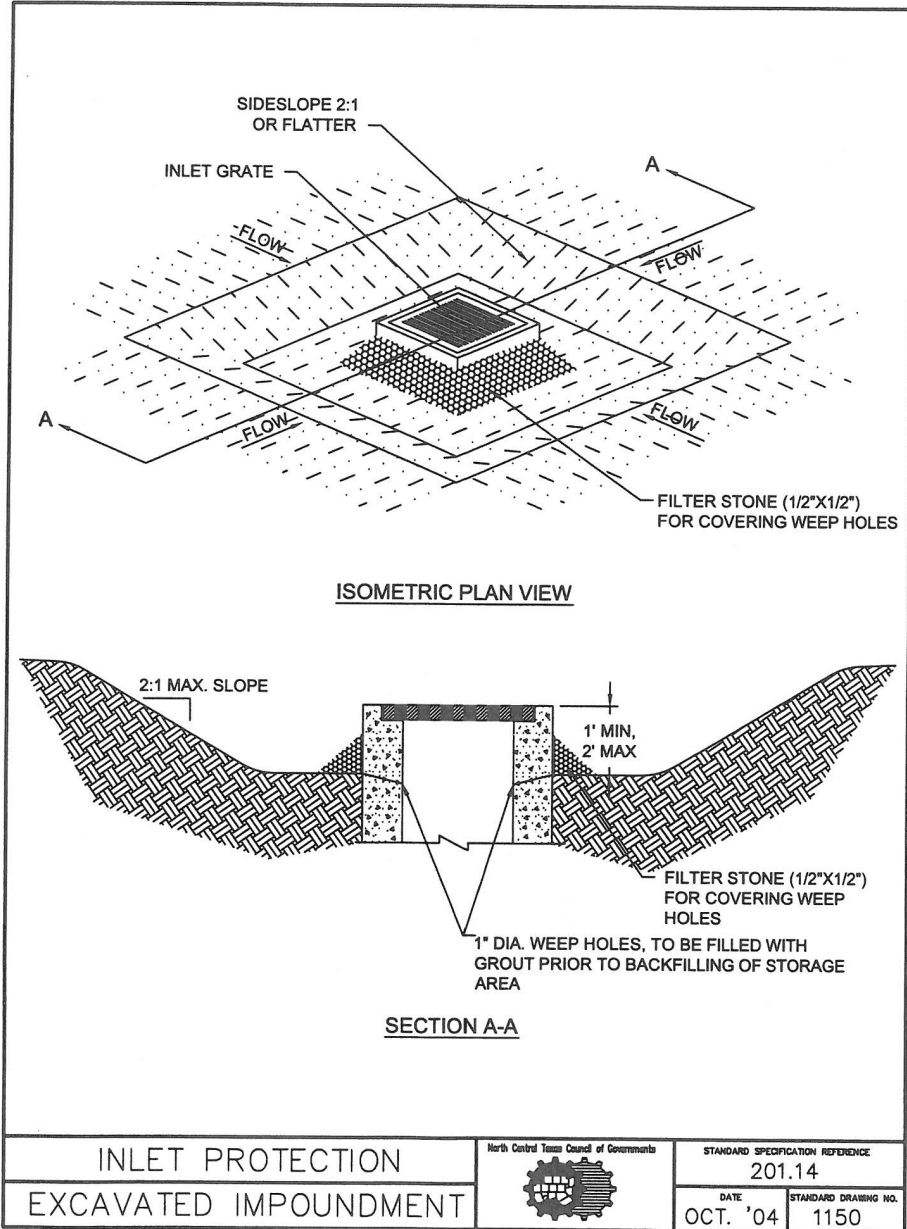
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DATE Mar. 2018 **DESIGNER DRAWING NO.** R-1070B

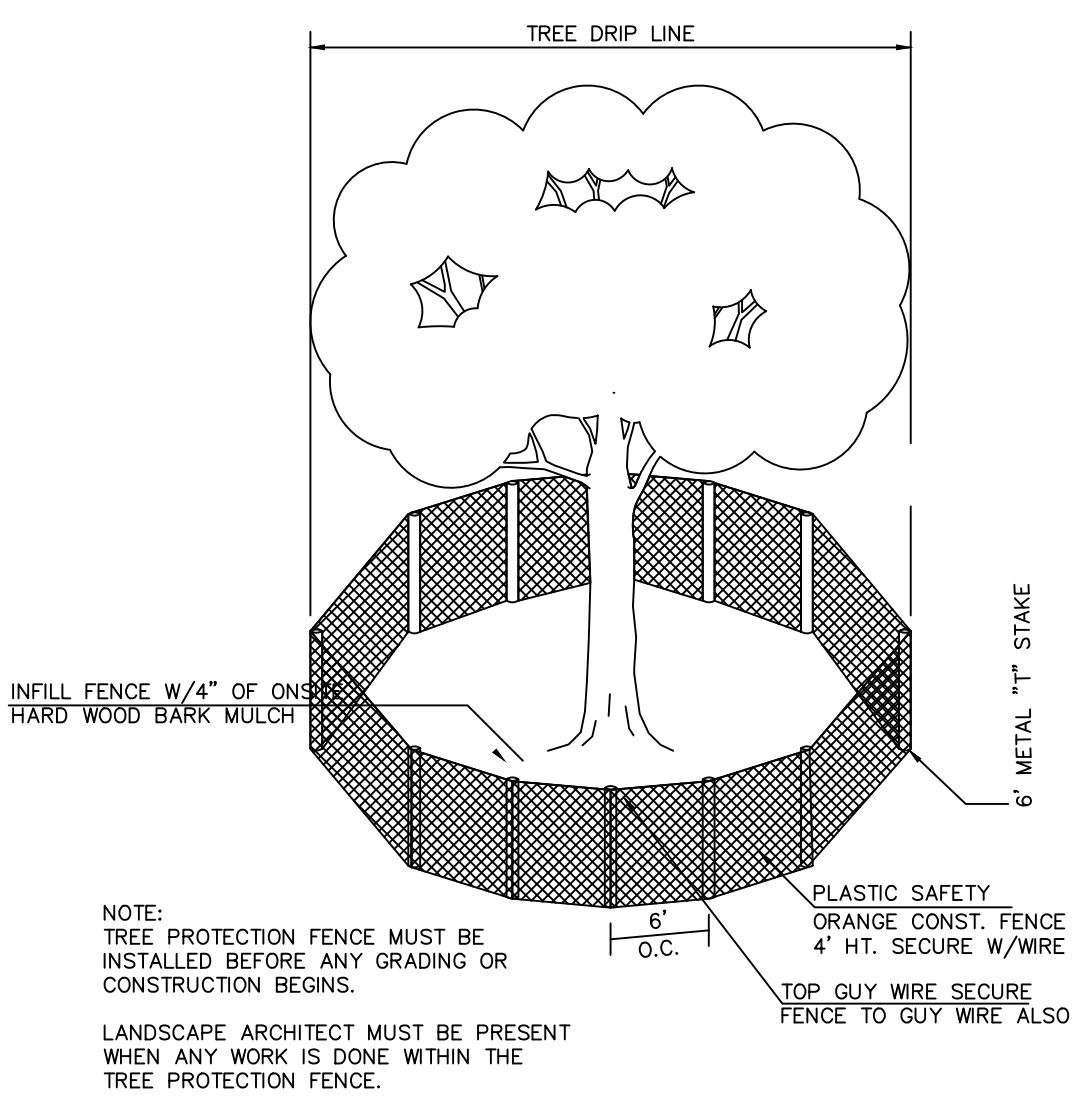
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



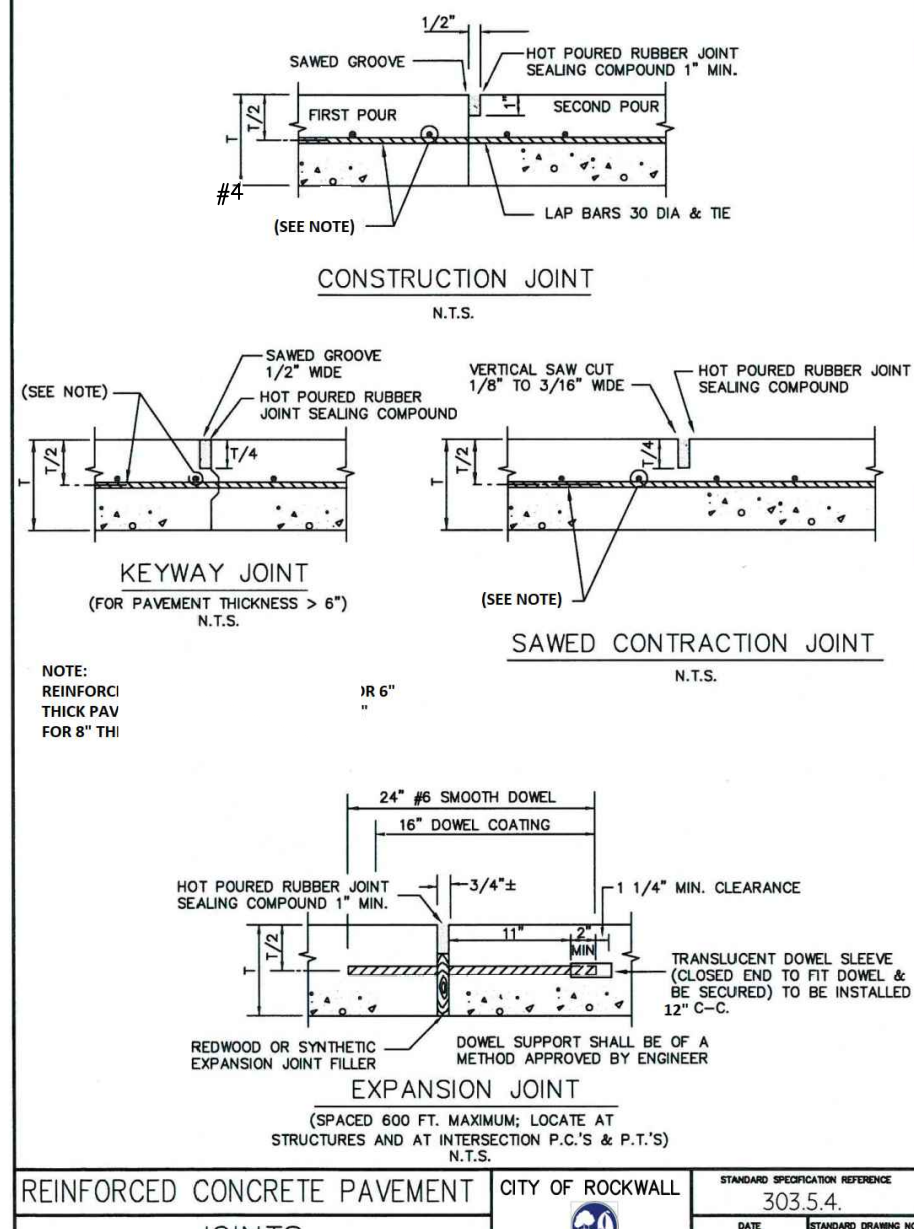
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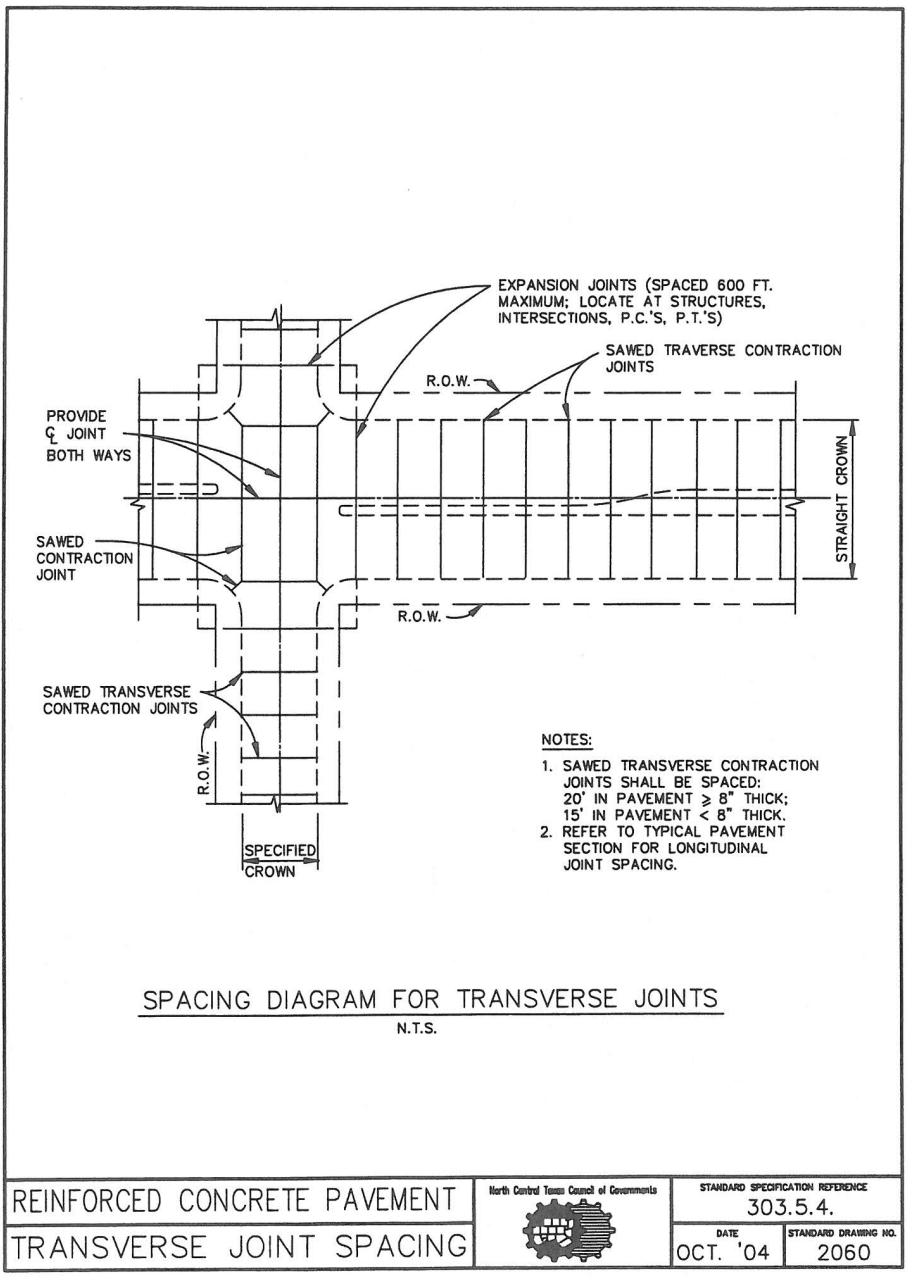
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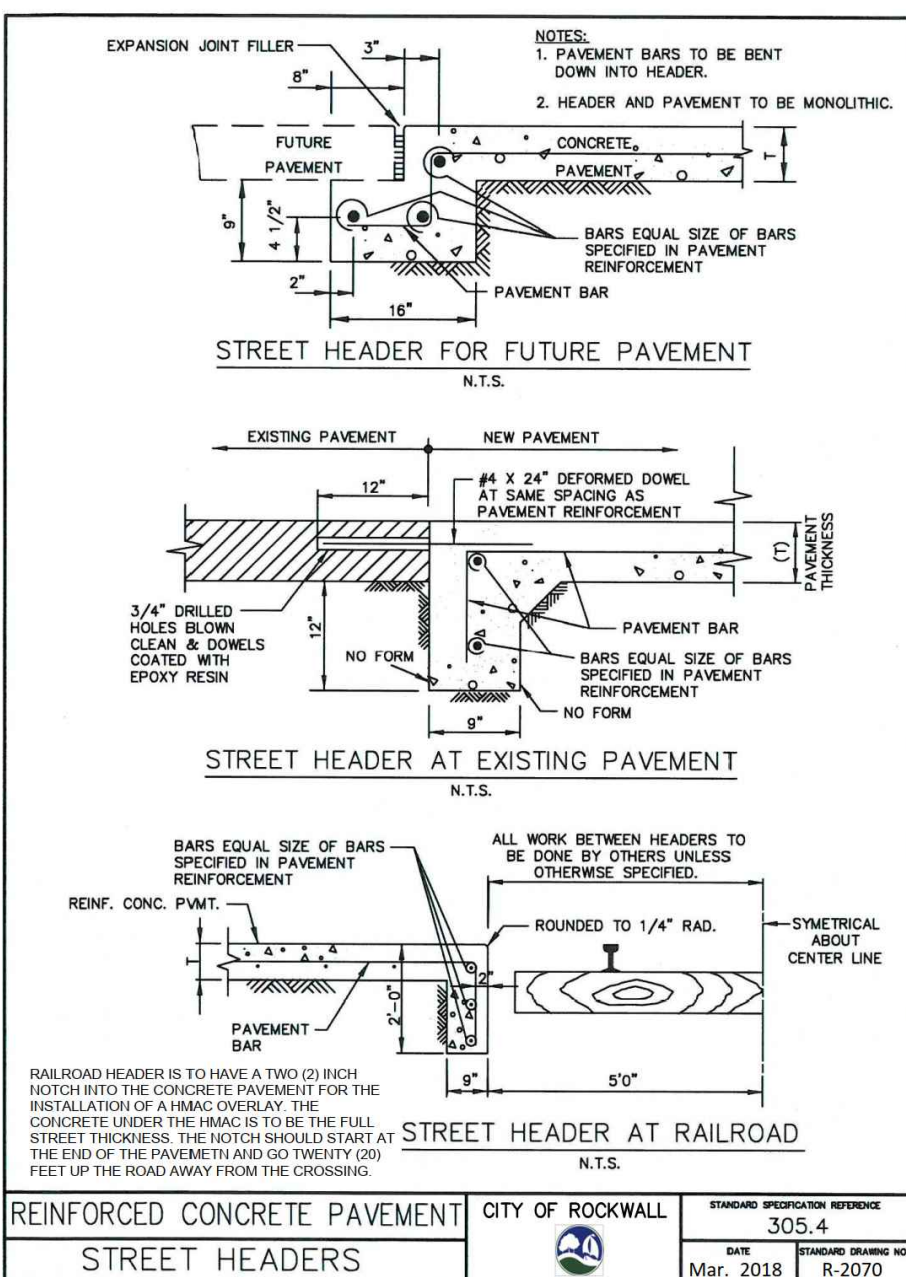
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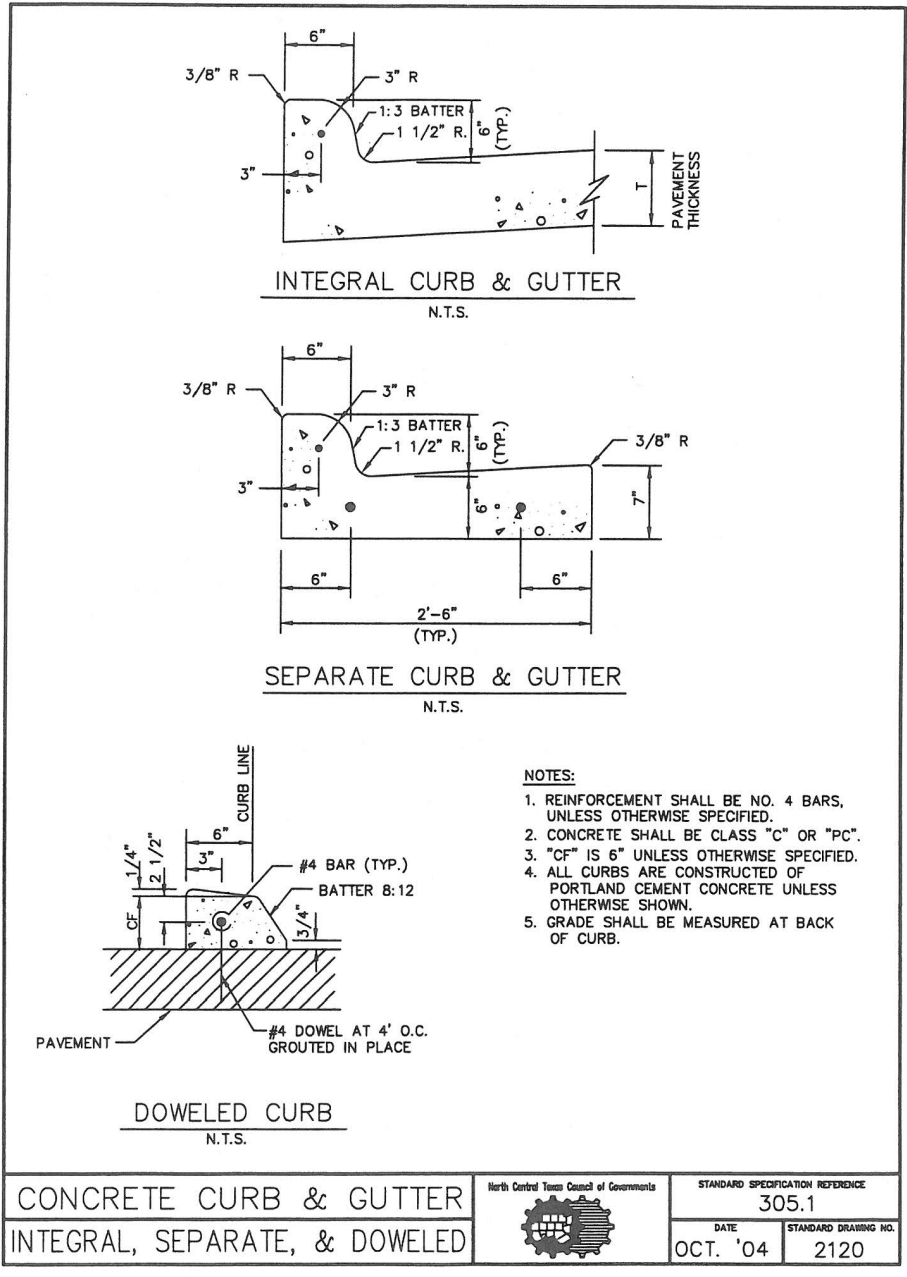
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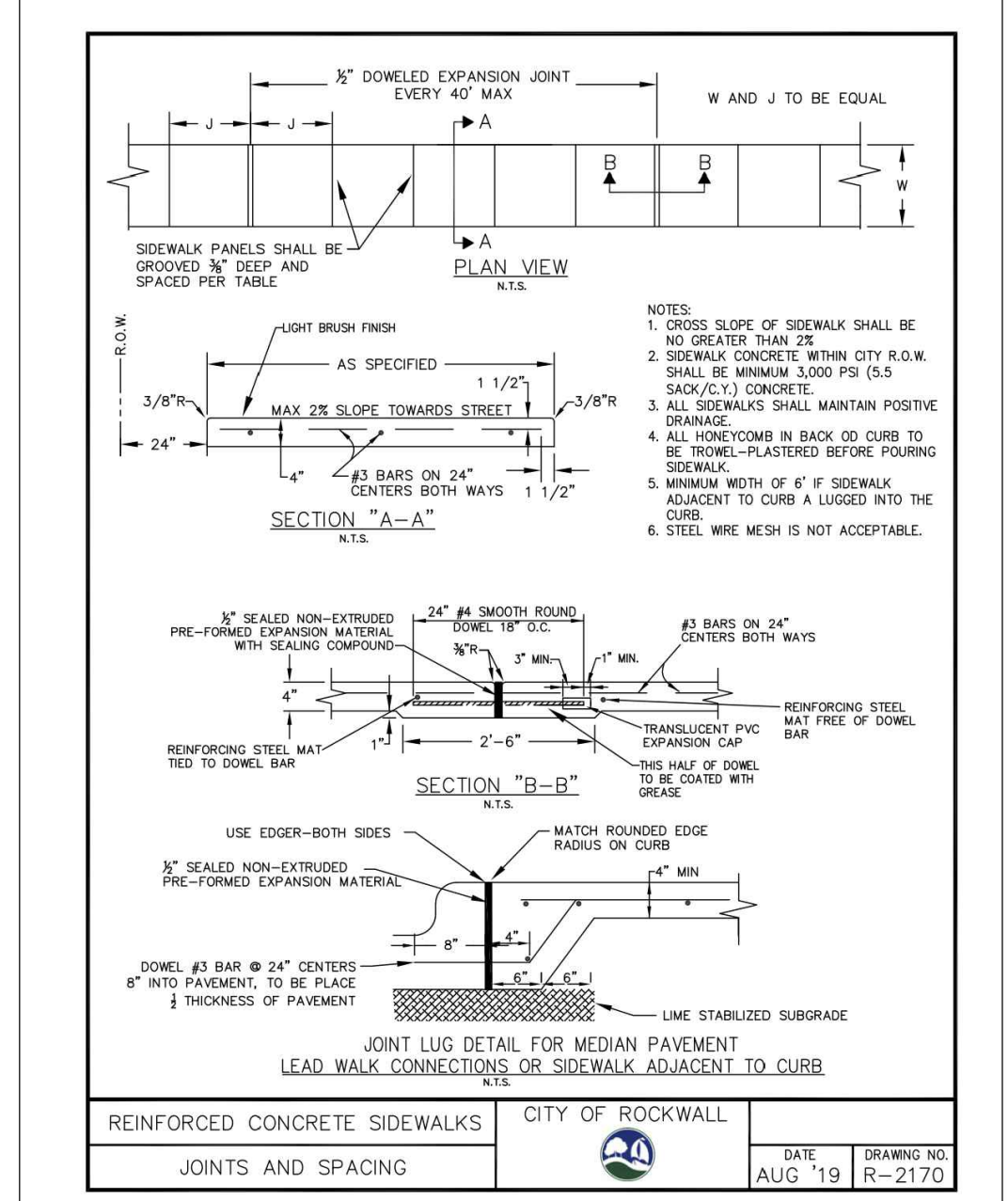
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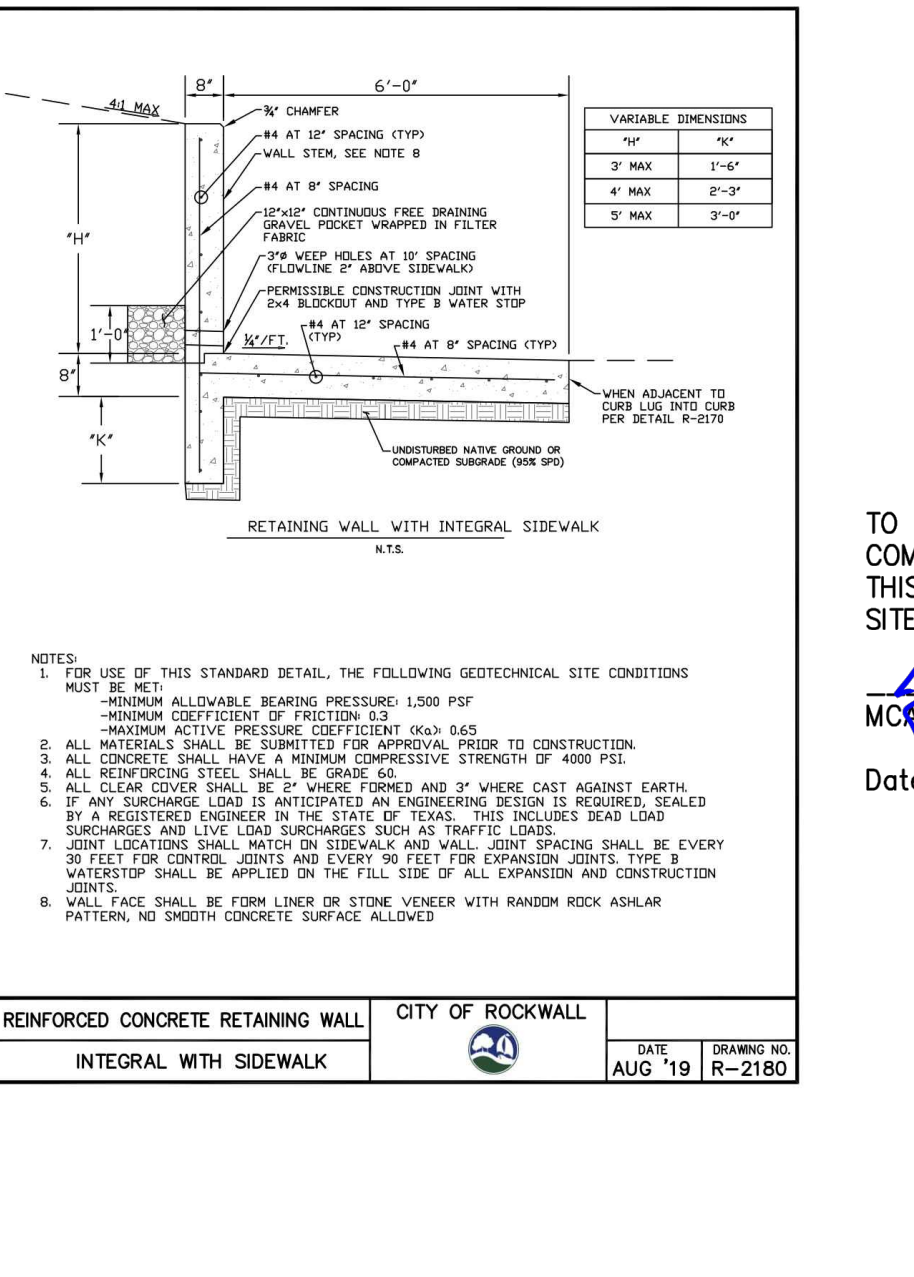
REINFORCED CONCRETE PAVEMENT STREET HEADERS



CONCRETE CURB & GUTTER INTEGRAL, SEPARATE, & DOWELED



REINFORCED CONCRETE SIDEWALKS JOINTS AND SPACING



REINFORCED CONCRETE RETAINING WALL INTEGRAL WITH SIDEWALK

AS-BUILT RECORD DRAWING

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TPE: 19702 TPEPLS: 10194440
www.mcadamsco.com

MCADAMS

G&A

LADERA ROCKWALL PHASE II
Lot 2, Block A & Lot 1, Block B
LADERA ROCKWALL
37800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING AND EROSION CONTROL STANDARD CONSTRUCTION DETAILS

JUSTIN L. LANSDOWNE
121990
LICENSED PROFESSIONAL ENGINEER

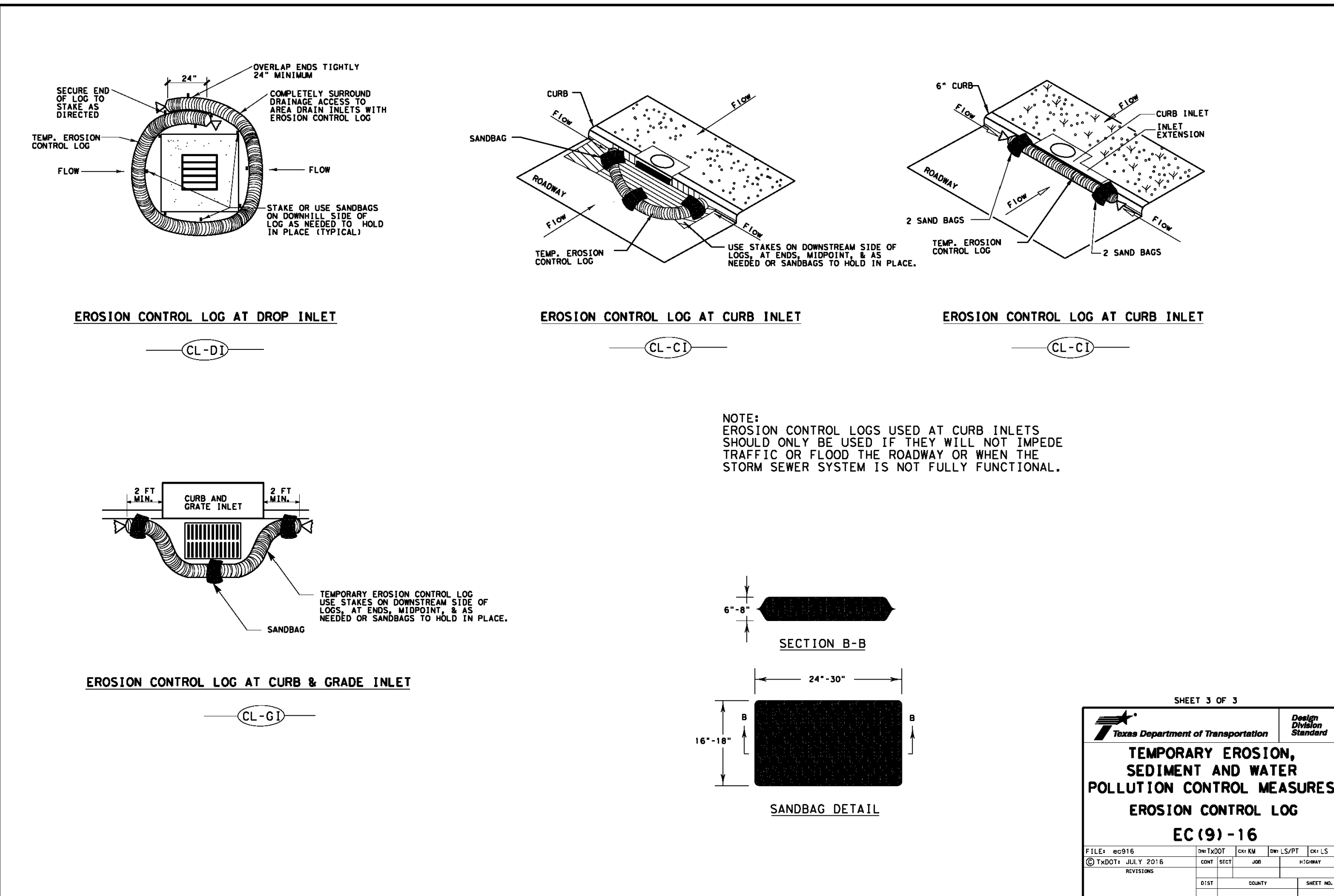
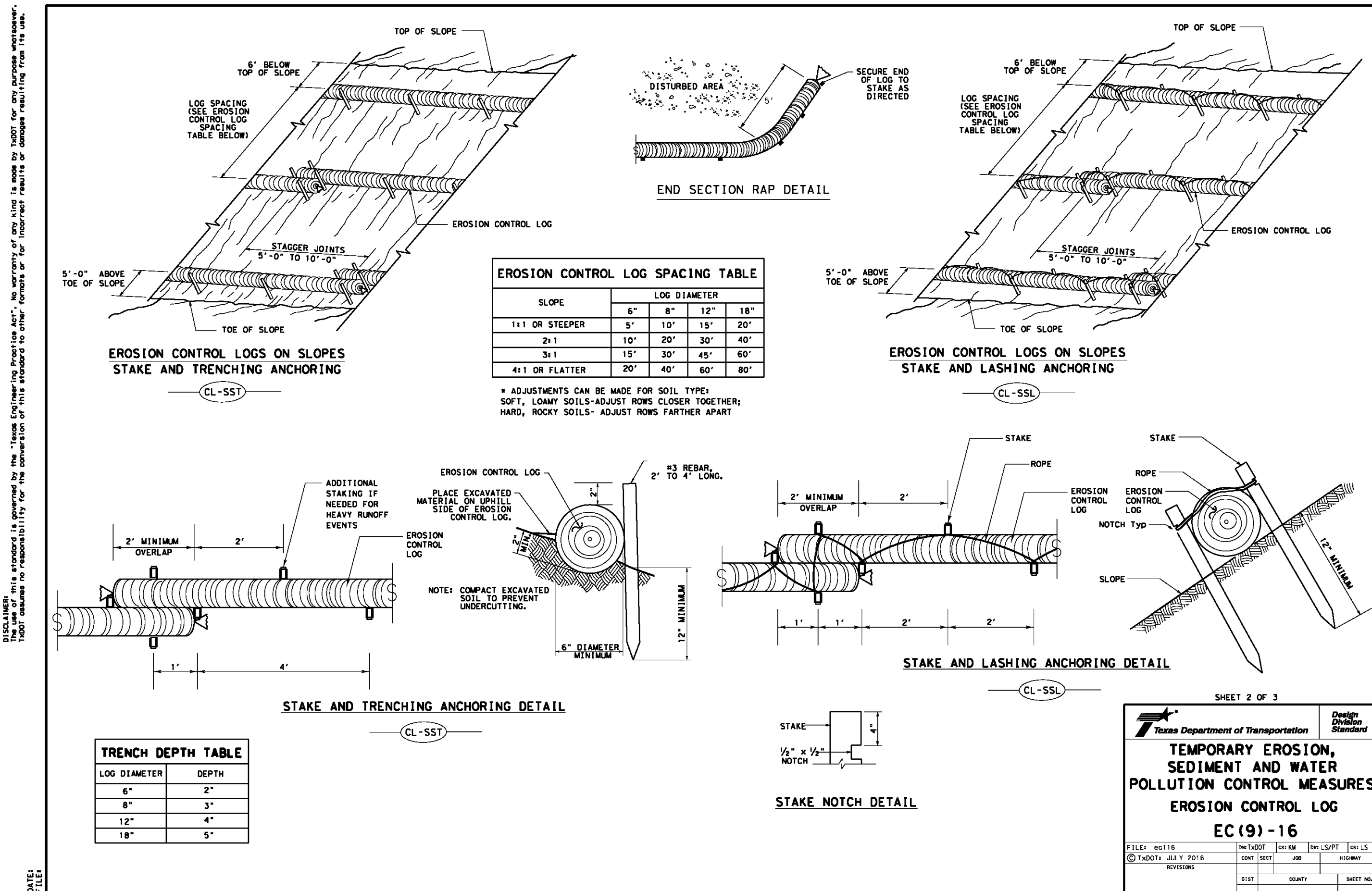
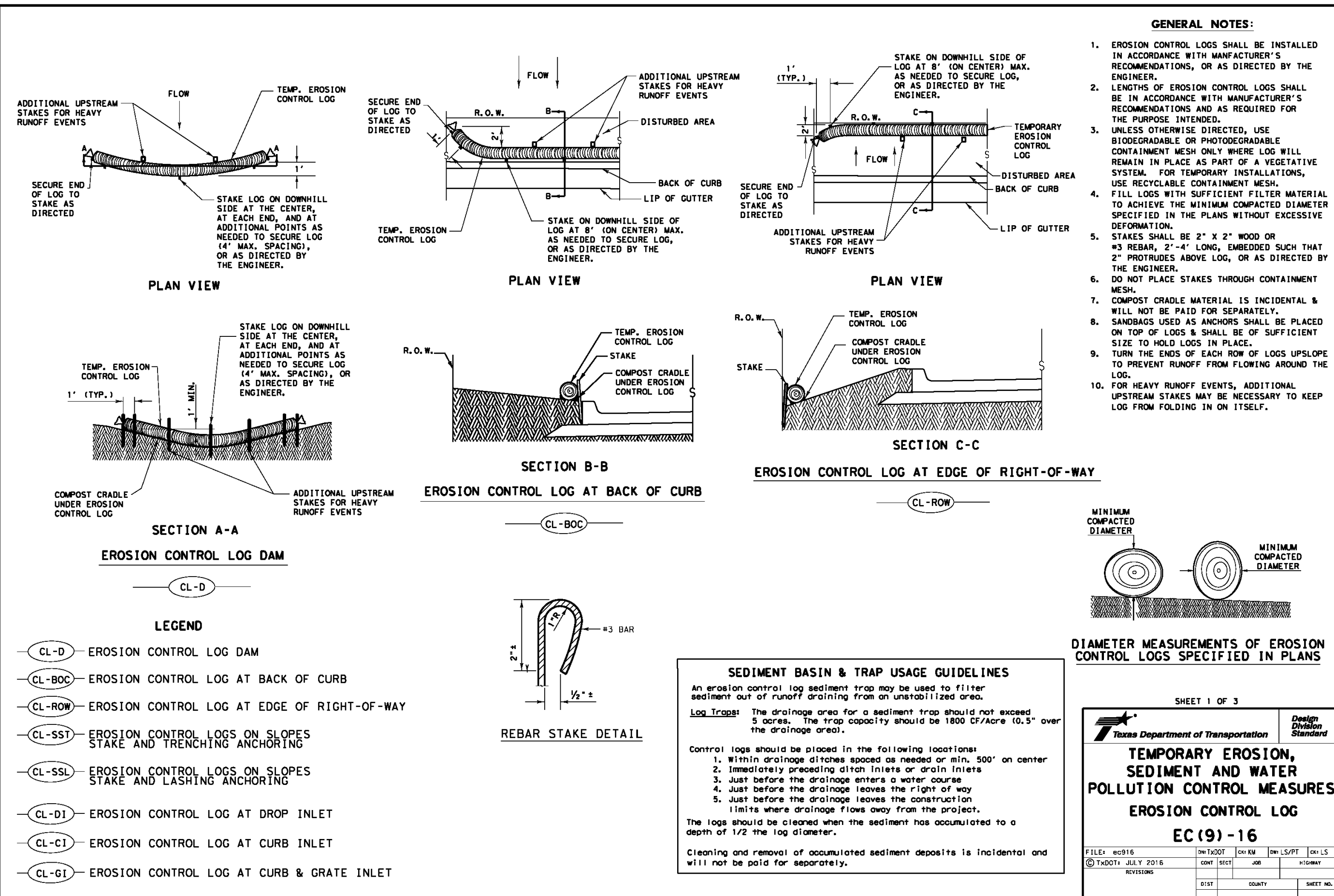
MCADAMS
TPE: 19782

Drawn By: AM
Date: 03/01/2022
Scale: 1"=40'
Revisions:
03/23/2022
04/02/2022 SIGNED

17191

C38

DATE: _____
FILE: _____



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ROCKWALL COUNTY, TEXAS

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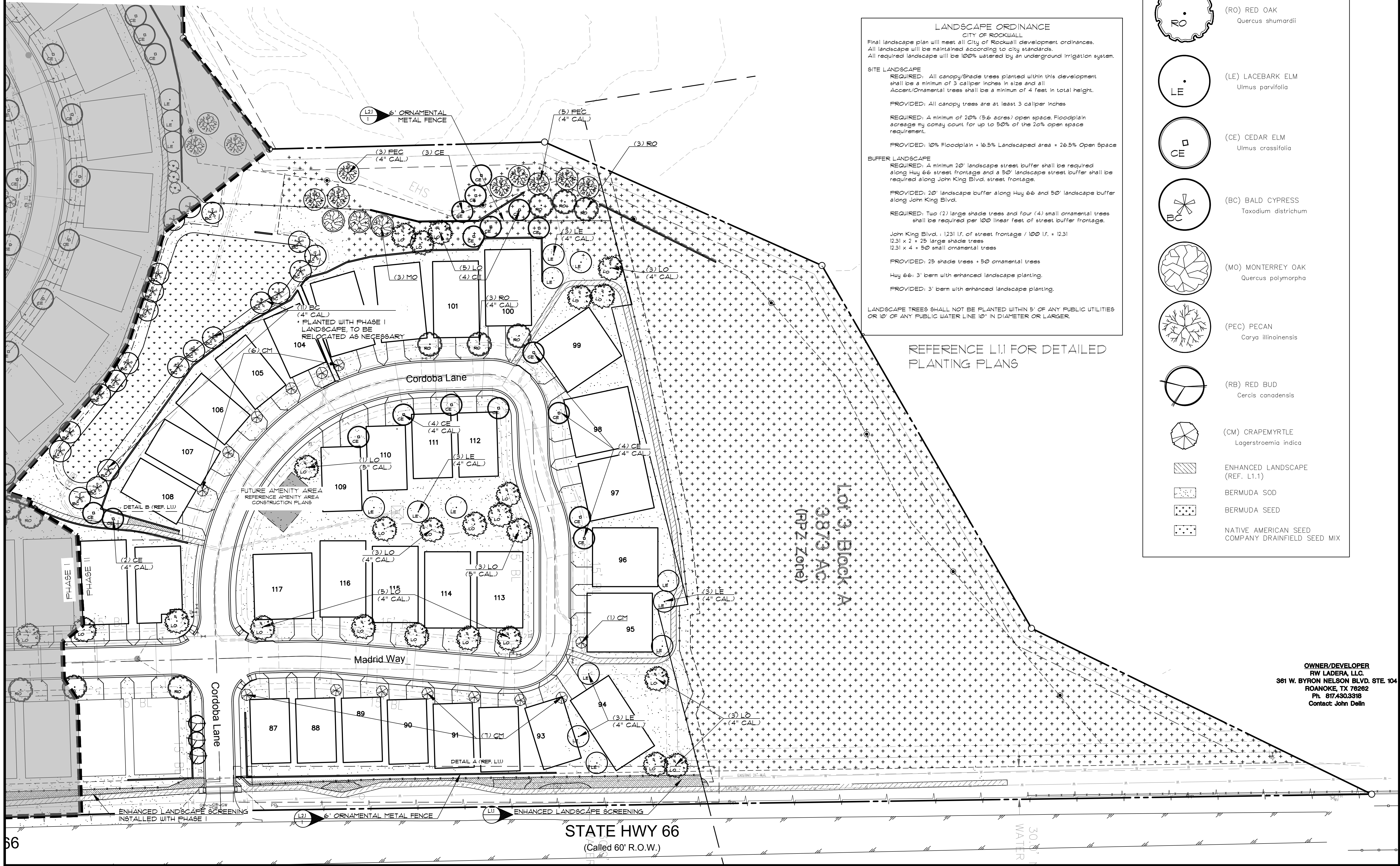


MCADAMS
TRPF: 19762

Drawn By: AM
Date: 03/01/2022
Scale: 1"=40'
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03/23/2022
03/30/2022
04/02/2022 SIGN

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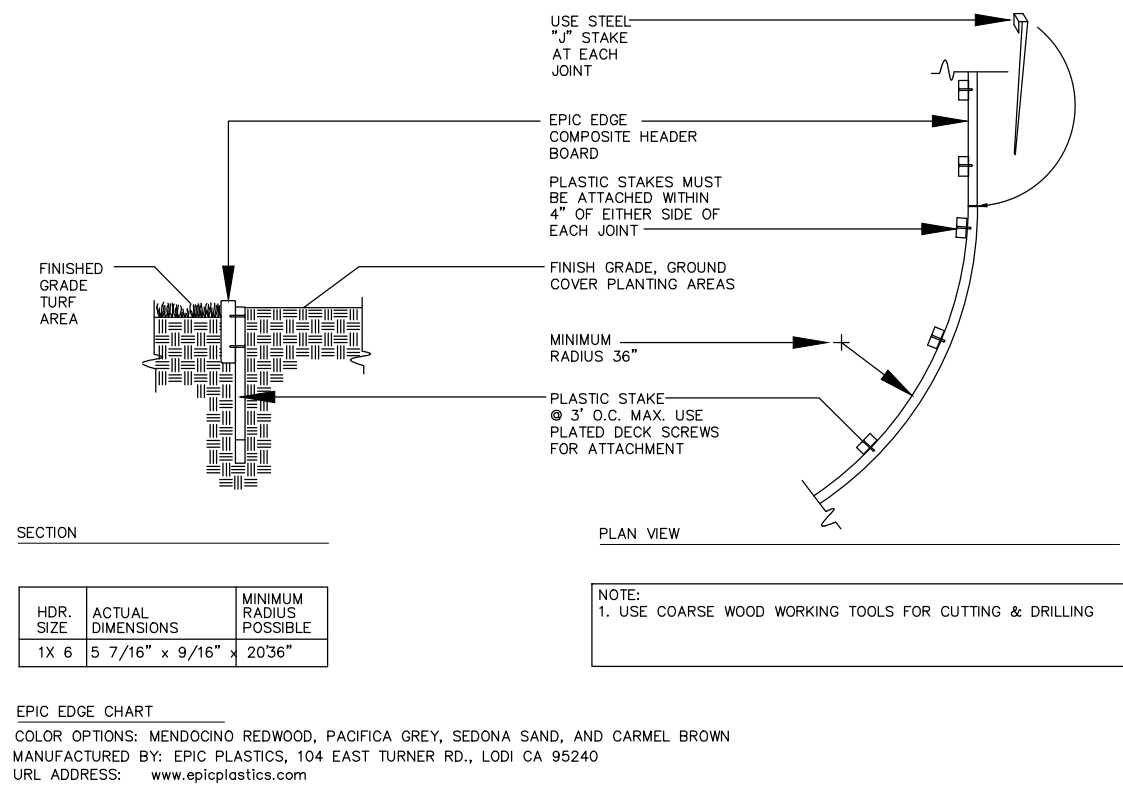
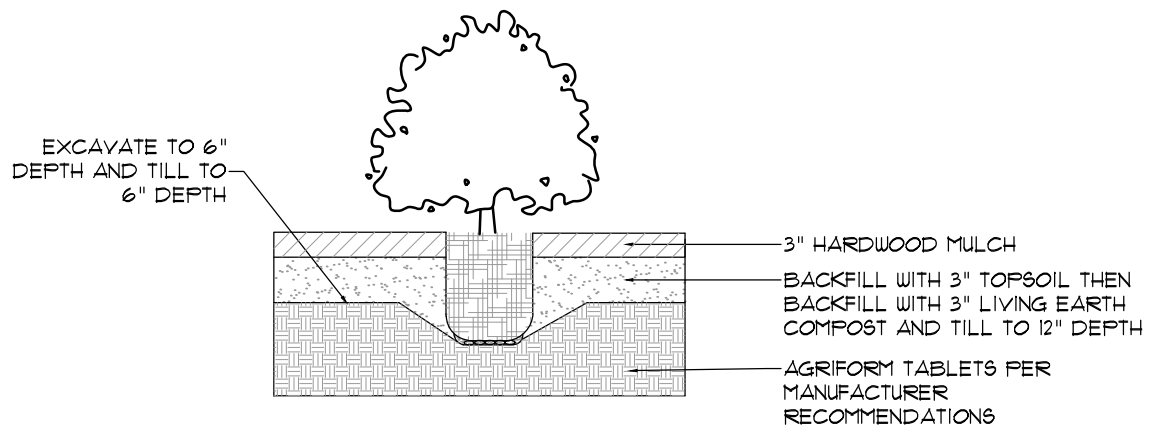
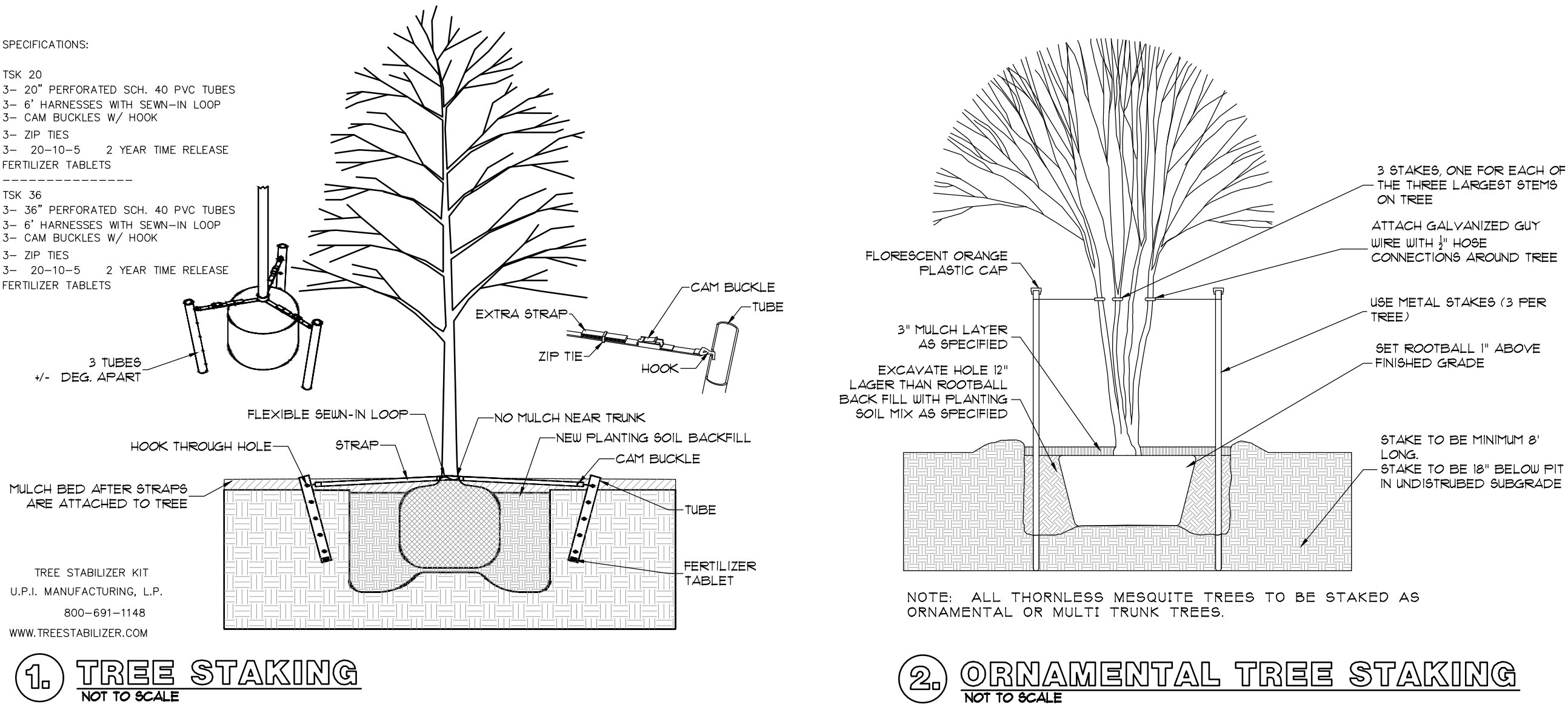
C39



PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
4	LIVE OAK	Quercus virginiana	5" cal.	12'-14'	Per Plan	Single Trunk
14	LIVE OAK	Quercus virginiana	4" cal.	11'-13'	Per Plan	Single Trunk
3	RED OAK	Quercus shumardii	4" cal.	11'-13'	Per Plan	Single Trunk
12	LACEBARK ELM	Ulmus parvifolia	4" cal.	11'-13'	Per Plan	Single Trunk
10	CEDAR ELM	Ulmus crassifolia	4" cal.	11'-13'	Per Plan	Single Trunk
8	PECAN	Carya illinoensis	4" cal.	11'-13'	Per Plan	Single Trunk
3	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
3	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
7	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
3	MONTERREY OAK	Quercus polymorpha	3" cal.	10'-12'	Per Plan	Single Trunk
3	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Single Trunk
14	GRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Multitrunk
75	ROSEMARY	Rosmarinus officinalis	5gal.	30"	5'-0"	Full
16	ROSEMARY	Rosmarinus officinalis	3gal.	24"	3'-0"	Full
70	DWARF INDIAN HAWTHORN	Raphiolepis indica	3gal.	24"	3'-0"	Full
223	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	3gal.	36"	3'-0"	Full
125	PINK MUHLY	Muhlenbergia capillaris	3gal.	24"	3'-0"	Full
28	WALKER'S LOW CATMINT	Nepeta x faassenii	1 gal.	12"	3'-0"	Full
14	PINK GAURA	Gaura lindheimeri 'Siskiyou Pink'	1 gal.	12"	2'-6"	Full
21	LITTLE BLUESTEM	Schizachyrium scoparium 'Prairie Blues'	1 gal.	12"	2'-6"	Full
161	PURPLE EXPLOSION LIRIOPE	Liriope muscari 'EXC 051' PP21352	1 gal.	12"	12"	Evergreen
90 lbs	DRAINFIELD SEED MIX					

Total Mitigation Required*:1357.75 in
Total Mitigation Provided: Varies as approved by City of Rockwall
*Ref. T1.0 TREE SURVEY



LANDSCAPE NOTES:

- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

HOW TO GROW NATIVE SEEDS

- General Information
 - Most annual spring blooming wildflowers are cool season plants. They sprout and grow during the fall-winter. They bloom, go to seed, and then die back in late spring-summer. Plant these types of wildflower seeds in early fall. August through November are the best dates, the earlier the better.
 - The perennial wildflowers can be planted in spring or fall. Many perennials develop strong, deep tuberous roots the first year before producing blooms. Exotic cool season grasses and clovers are not compatible with wildflowers.
 - Warm season native grass seeds germinate when soil temps are above 65 degrees Fahrenheit. Regarding the best time to plant native grasses it is true that late spring gives the best chances of success in normal rainfall years. However, successful planting may be made up until 90 days before frost. The trade off is the daily passing of this year's growing season which translates into lighter top growth.
 - Sprouting is triggered by soil temperature, moisture, and daylight hours. However, there are always exceptions.
- Bed Preparation
 - If you have existing warm season grass, mow short, then remove thatch. Small sites can be hand raked or tilled no more than 1" deep to expose bare soil. Almost all soils contain dormant weed seeds, which will be awakened by excessive tilling.
 - A "weedy" site may signal that special attention be required. Reduce invasive perennial weeds such as Bermuda, KR bluestem, buffel, vasey and johnsongrass prior to planting native grass. Till and remove roots if possible. For small plots, consider using black plastic to solarize and kill weeds during hot summer months. For large areas, consider plowing with a tractor and various implements several times before seeding to expose, freeze or dry unwanted roots. If you choose chemical weed killers, get advice from your county extension agent.
 - Least amount of soil disturbance will have the most favorable results, unless other objectives such as breaking hard clay sub-soils or incorporating organic matter and minerals are desired.
- The Act of Seeding
 - Achieve good seed to soil contact. Spread seed by hand, like "feeding the chickens." A broadcast spreader or a seed drill is good for larger areas. Heavier seeding rates will work to your benefit. In comparing lost time maintaining weed control in a thin planting, the value of native seeds is very economical.
 - Mix fluffy or small seeds with a "carrier" for even distribution. Carriers such as coarse sand, perlite, rice hulls or other extenders aid in keeping seeds in suspension. This weed-carrier mix creates a "free flowing" characteristic as needed to broadcast the seed. Take half the seed mixture and spread it evenly over the whole area. Then cross back in opposite directions and spread the rest.
 - Most seeds should never be buried more than twice their diameter. Do not bury small seeds at all. One of the most common reasons that seeds fail to come up is that they have been planted too deeply. Some seeds will be visible on the ground.
 - Try using the sweeping motion of a tree branch or a leaf rake followed by a rollerpacker or the boots of a big foot. A diligent effort should be made to press the seeds into the soil. A firm seed-to-soil contact is very important.
- Water Application
 - Nature allows seeds to lie dormant in the soil until rian falls. If you choose to irrigate, keep up with your watering until plants are established. For germination, water lightly and frequently to prevent top of soil from drying out. Rain gauges placed throughout the seeded areas can help to monitor daily waterings.
 - When wildflower seedlings around about 1 inch tall or grass seedlings have 3-5 blades per sprout, reduce the frequency of waterings to 2-3 times weekly. Increase water per application to achieve greater soaking depths for development of healthy root systems. Alternate soil moisture from good deep soakings to moderately dry in between waterings. Roots need a balance of oxygen.
 - Reduce frequency of waterings over time as plants become established. Supplemental water may be discontinued as seasonal rains return. Help young budding plants by pulling out exotic grasses and broadleaf weeds. Reduce these weeds year by year by limiting the seeds they make. Do not mow wildflowers too early - seed production for next year should be encouraged. Most of the seeds must be allowed to mature before mowing.

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www.mcadamsco.com



LADERA ROCKWALL PHASE II
LADERA ROCKWALL
Lot 2, Block A
37,800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHASE II LANDSCAPE
DETAILS



3/21/2023

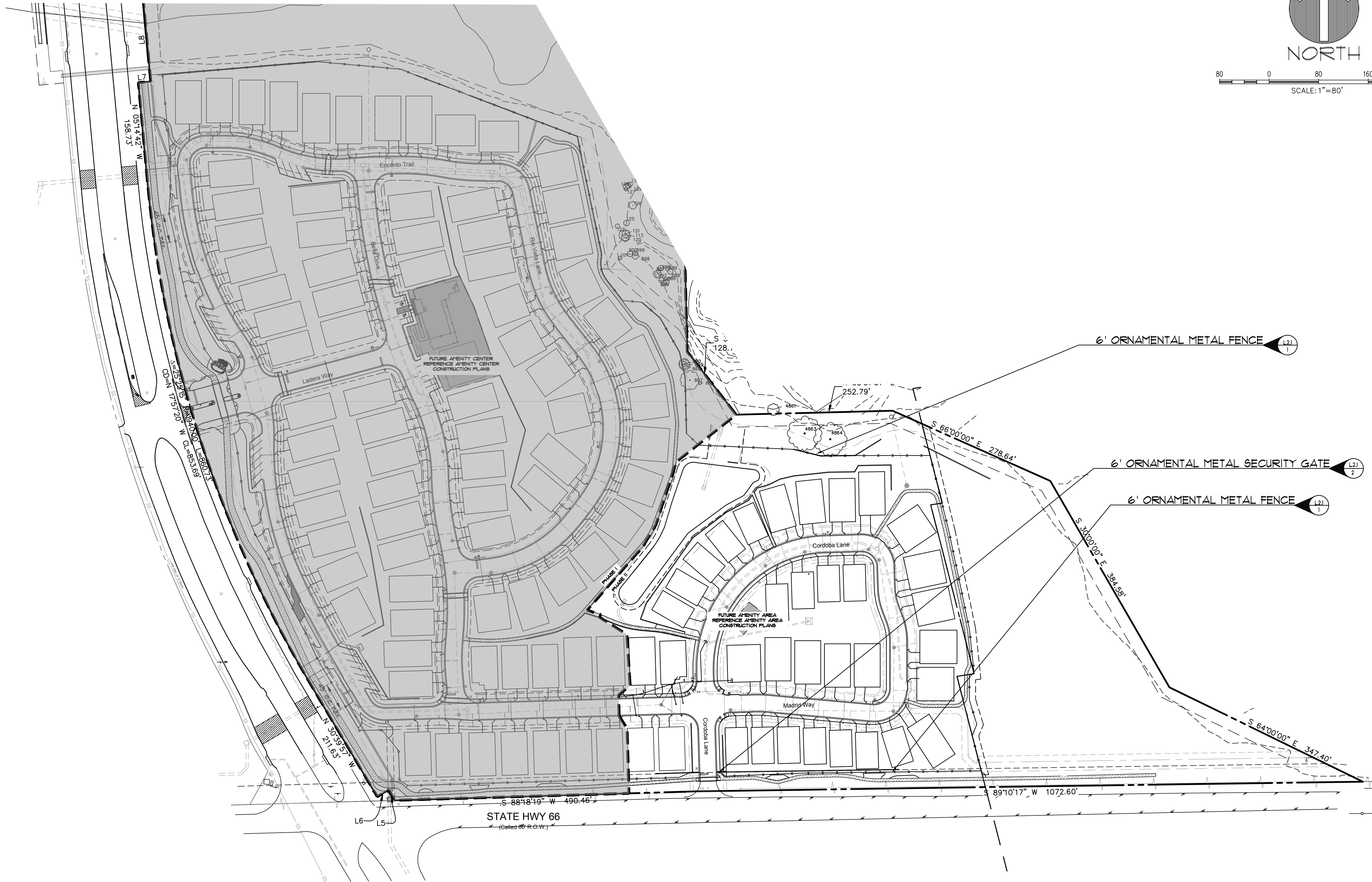
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Revisions:
03/29/2022

17191

L1.2

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Ph. 817.430.3318
Contact: John Dellin

File: Z:\2023\17191\Drawings\16 & cont. plan\Drawings\17191.dwg
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- NOTE:
1. NO CONCRETE FOOTINGS TO BE USED ON FENCES THAT ARE WITHIN THE EXISTING WATER LINE EASEMENT ALONG HWY 66.
 2. HARDSCAPE IMPROVEMENTS SHALL BE INCLUDED UNDER SEPARATE BUILDING PERMIT.

OWNER/DEVELOPER
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Revisions:

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L2.0

PHASE II HARDSCAPE PLAN

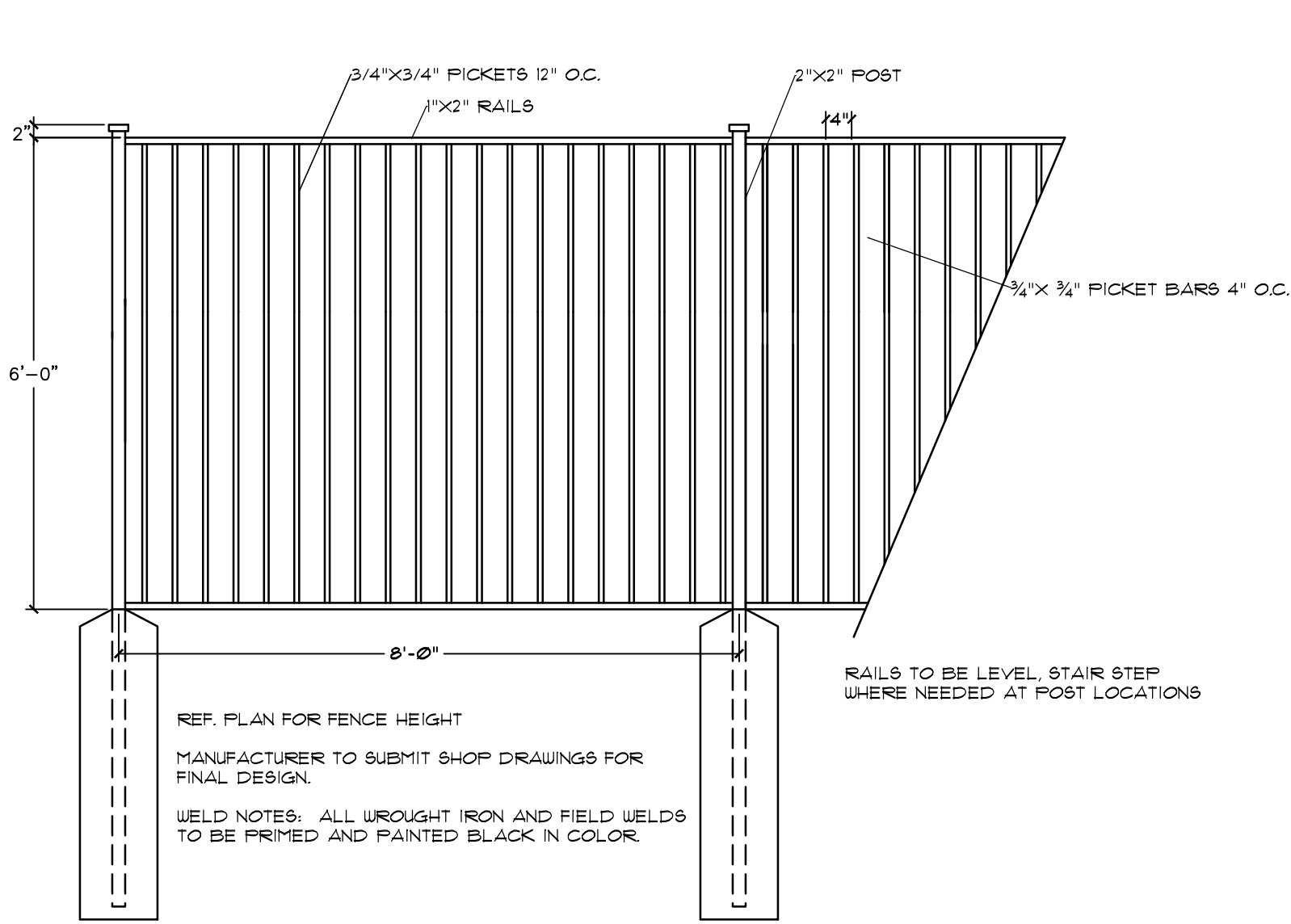
LADERA ROCKWALL PHASE II
LADERA ROCKWALL
Lot 2, Block A
37,800 Acres
In the
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ROCKWALL COUNTY, TEXAS

M. JONES SURVEY, ABSTRACT NO. 122
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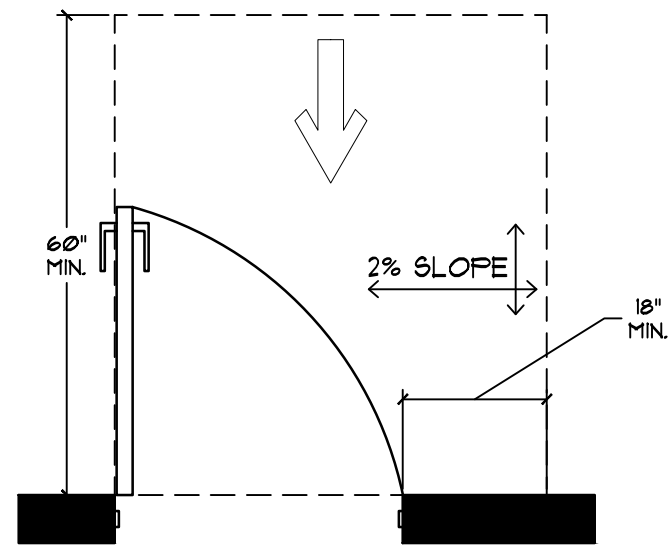


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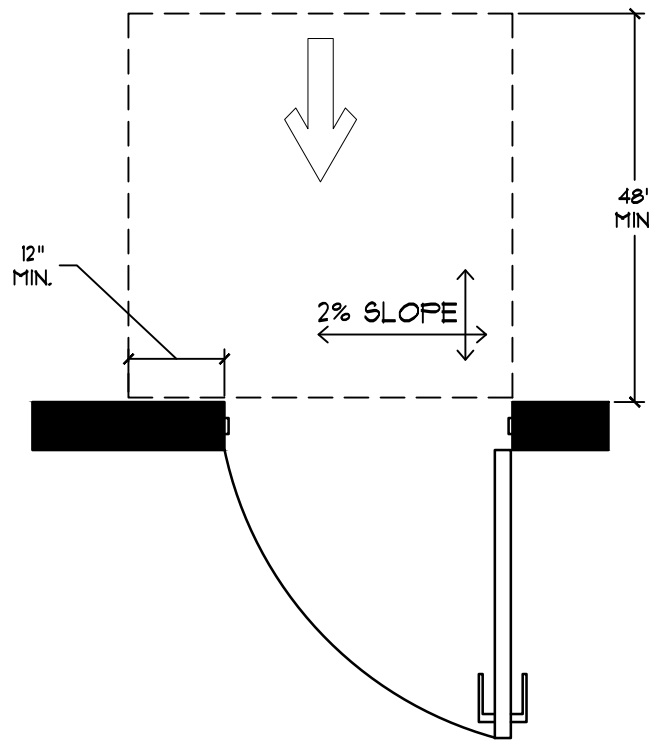
LADERA ROCKWALL PHASE II



1. 6' ORNAMENTAL METAL FENCE
1/2"=1'



(A)
FRONT APPROACH, PULL SIDE

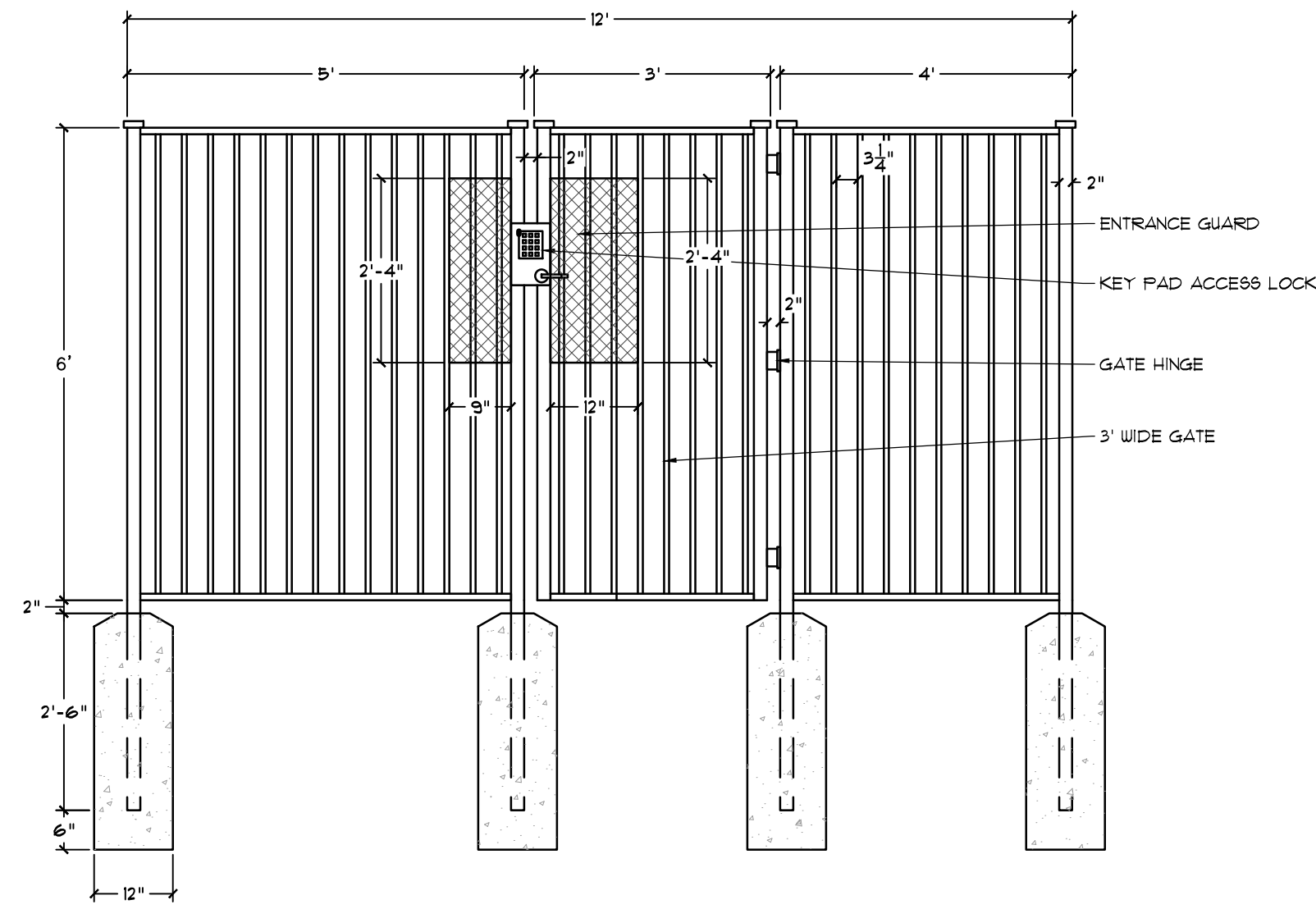


(C)
FRONT APPROACH, PUSH
SIDE, DOOR PROVIDED WITH
BOTH CLOSER AND LATCH

2012 TEXAS ACCESSIBILITY STANDARDS
404.1 GENERAL
DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE
ROUTE SHALL COMPLY WITH 404.

404.2.4 MANEUVERING CLEARANCES.
MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL
COMPLY WITH 404.2.4. MANEUVERING CLEARANCES SHALL EXTEND
THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE
OR HINGE SIDE CLEARANCE PER 2012 TEXAS ACCESSIBILITY STANDARDS.

3. ADA-COMPLIANT GATE PLACEMENT
NTS



2. 6' ORNAMENTAL METAL SECURITY GATE DETAIL
1/2"=1'

- NOTE:
1. NO CONCRETE FOOTINGS TO BE USED ON FENCES THAT ARE WITHIN THE EXISTING WATER LINE EASEMENT ALONG HWY 66.
 2. HARDSCAPE IMPROVEMENTS SHALL BE INCLUDED UNDER SEPARATE BUILDING PERMIT.

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MCADAMS

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Lot 2, Block A
37,800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

PHASE II HARDSCAPE
DETAILS



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Scale:
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L2.1

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LANDSCAPE SPECIFICATIONS

PART I - GENERAL CONDITIONS

QUALITY ASSURANCE

- A. Comply with applicable Federal, state, county and local regulations governing landscape materials and work.
- B. Employ only experienced personnel familiar with required work. Provide adequate supervision by qualified foreman.
- C. Substitutions: Do not make substitutions of tree and shrub materials. If required landscape material is not obtainable, submit proof of nonavailability to owner's representative, together with proposal for use of equivalent material.
- D. Provide quantity, size, genus, species and variety of trees, shrubs, and groundcover indicated and scheduled for landscape work and complying with applicable requirements of ANSI Z60.1, "American Standard for Nursery Stock".
- E. Measurements: Take caliper measurements 6" above ground for trees. Measure main body of tree or shrub for height and spread dimensions, do not measure from branch or root tip-to-tip.
- F. Intent of Drawings and Specifications: It is the intent of the drawings and specifications to provide planting with plants in vigorous growth ready for owner's use. Any items not specifically shown in the drawing or called for in the specifications, but normally required to conform with such intent, are to be considered as part of the work.

JOB CONDITIONS

- A. Timing Coordination with Irrigation System: The underground irrigation system must be installed and fully operational prior to commencement of planting operations. Report potential conflicts with the irrigation system to the owner's representative.
- B. In order to minimize conflict, secure location of all underground utility lines and other structures.

LANDSCAPE WARRANTY

- A. Upon written acceptance following "Substantial Completion Inspection", warranty trees, shrubs, groundcover, and turf for a period of one year, against defects including death and unsatisfactory growth, but excepting defects resulting from neglect by owner, abuse or damage by others, or unusual phenomena or incidents which are beyond landscape installer's control.
- B. At the end of the warranty period, or any time during the warranty period, all dead plants, and all plants not in a healthy thriving growing condition, as determined by owner's representative, shall be replaced as soon as weather conditions permit at no cost to owner.
- C. Damage to lawns or planting during the replacement shall be repaired without cost to owner.

PART II - PRODUCTS:

GENERAL

- A. Provide nursery grown trees, shrubs and groundcover, except as otherwise indicated, grown in a recognized nursery in accordance with good horticultural practice, with healthy root systems developed by transplanting or root pruning.
- B. Provide only healthy stock to be free of disease, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or disfigurement.
- C. Provide trees, shrubs, and groundcover of the sizes indicated in planting lists, on designs and in accordance with dimensional relationship requirements of ANSI Z60.1 for kind and type of plant material required.

BALLED AND BURLAPPED STOCK

- A. Where indicated to be balled and burlapped, provide trees and shrubs dug with a firm, natural ball of earth in which they are grown.
- B. Provide ball size of not less than diameter and depth recommended by ANSI Z60.1 for type and size of tree or shrub required. Increase ball size or modify ratio of depth to diameter as required to encompass fibrous and feeding root system necessary for full recovery of trees and shrubs subject to unusual or non-typical conditions of growth, soil conditions or horticultural practice.

CONTAINER GROWN STOCK

- A. Where specified as acceptable, provide healthy, vigorous, well-rooted trees or shrubs established in container in which they are sold.
- B. Established container stock is defined as a tree or shrub transplanted into container and grown in container for a length of time sufficient to develop new fibrous roots, so that root mass will retain its shape and hold together when removed from container.
- C. Use rigid container that will hold ball shape and protect root mass during shipping. Provide trees and shrubs established in containers of not less than minimum sizes recommended by ANSI Z60.1 for kind, type and size of plant material required.

SOIL UPGRADE

- A. Composted Soil Conditioner: As provided by Living Earth, or approved equal, either in bag or bulk condition. Approved equal must be in writing with attached spec. sheet and soil analysis.
- B. Topsoil:
 - Natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity.
 - Obtain topsoil from natural, well drained areas. Topsoil shall not be stripped, collected or deposited while wet.
 - Topsoil shall be free of growth of reproductive parts of noxious weeds, and free of subsoil, stones, stumps, roots or similar substances.

MULCH

Double shredded hardwood mulch free of sticks, dirt and other debris.

STEEL EDGING

Use 1/8" thick, 4" wide, in 10' or 16' sections, with integrated stakes. Factory finished in green. As manufactured by Ryerson Steel Products, or approved equal. Separate all bed and grass edges.

PART 3 - EXECUTION:

EXCAVATION

- A. Excavate pits and beds with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard sub soil in bottom of excavation.
- B. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as back fill unless otherwise indicated.
- C. If rock, underground construction, or other obstructions are encountered for planting trees or shrubs, notify owner's representative. New locations may be selected by representative.

SHRUB INSTALLATION

- A. Bed preparation: Excavate bed area to 6" depth. Then till bed area to 6" depth. Back fill with 3" approved topsoil and then back fill with 3" Living Earth Compost. Roto-till thoroughly until a homogeneous mixture is achieved to a full depth of 12". Note: Living Earth "Ready Mix" may be substituted for topsoil and Compost. Install at 6" depth. Till to 12" depth.
- B. Carefully insert plants into prepared soil beds at slightly above finished grade. When all plants are in place, rake the entire area smooth. Water and allow to soak away. After settlement, add soil necessary to finish grade and water again.
- C. Top dress with 3" double shredded hardwood mulch

TREES

- A. Excavate tree pits a minimum of 3" deeper than the root ball. Minimum diameter of these pits shall be one foot greater than the ball, container, or spread of roots.
- B. Set balled and burlapped stock on layer of compacted soil, plumb and in center of pit with top of ball at same elevation as adjacent finished landscape grades. Do not use stock if ball is cracked or broken before or during planting operation.
- C. When set, place additional back fill around base and side of ball, and work each layer to settle back fill and eliminate voids and air pockets. When excavations is approximately 2/3 full, water thoroughly before placing remainder of back fill. Repeat watering until no more water is absorbed. Water again, after placing final layer of back fill and mounded soil tree ring. Cover entire mounded soil tree ring with 3" of hardwood mulch.
- D. Trees outside bed areas will be back filled with 50% native soil and 50% top soil thoroughly mixed.

PRUNING

- A. Prune, thin out and shape trees and shrubs in accordance with standard horticultural practice.
- B. Prune trees to retain required height and spread. Unless otherwise directed by owner's representative, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any.
- C. Prune shrubs to retain natural character. The required shrub size indicated on the design is the size the plant is to be upon completion of the pruning process.

STAKING

Tree staking method and need is as per landscape contractor. Lack of specified staking method or requirement in no way relieves the contractor of full plant warranty.


SODDING

- A. General: Equipment necessary for the proper preparation of the ground surface and for handling and placing all required materials shall be on hand, in good condition, and shall be approved before the work is started.
- B. Tillage: The areas to be sodded shall be thoroughly tilled adding and 20-10-5 fertilizer at the rate of 1 lb/100 sq. ft. to a depth of at least 4 inches by plowing, disking, harrowing, or other approved methods until the condition of the soil is acceptable to the owner's representative. The work shall be performed only during periods when beneficial results are likely to be obtained.
- C. Final grading: Prior to sodding, the surface shall be raked and cleared of all stones, stumps, or other objects larger than 1/2" in diameter.
- D. Watering: Contractor shall water sod immediately after transplanting. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly watered to a depth sufficient that the underside of the new sod pad and the upper 4 inches of topsoil are thoroughly wet.

CLEAN UP

- A. Remove all debris resulting from each stage of landscape operations at the time it occurs and dispose of such debris off of the owner's property.
- B. Leave all affected pavements and walks in "broom clean" condition, washing if necessary, after each landscape maintenance operation.

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MCADAMS

LADERA ROCKWALL PHASE II

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Lot 2, Block A
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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

LANDSCAPE SPECIFICATIONS



3/21/2023

Drawn By: VC
Date: 03/01/2022
Scale:
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

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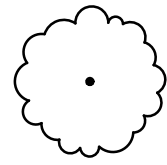
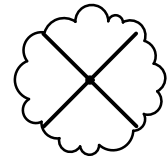
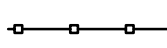
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OWNER/DEVELOPER
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File: 2_20701710 (Landscape) & cont. plan (Sheet) 17191 SS
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Revised: 3/21/2023 4:23 PM by vcs

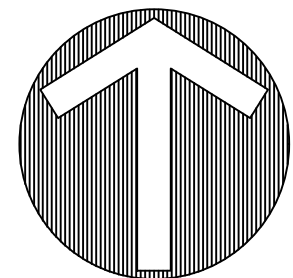


LEGEND

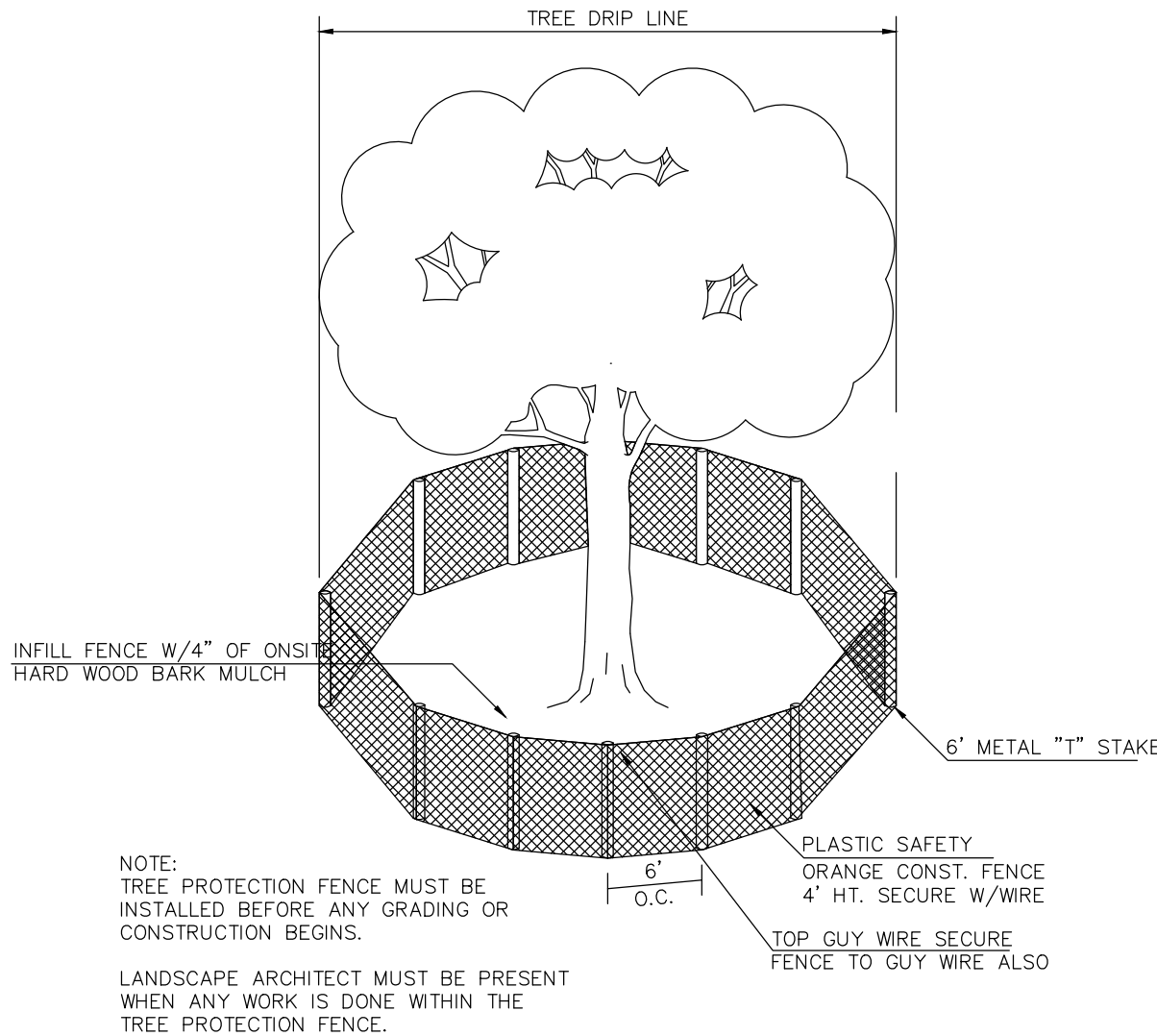
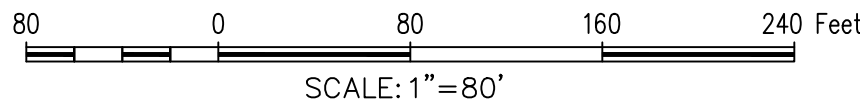
-  PROTECTED TREE TO REMAIN
-  PROTECTED TREE TO BE REMOVED
-  TREE PROTECTION FENCING (TPF)

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter.
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning.
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "1" stakes and orange web fence material.
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airaug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.



NORTH



TREE PROTECTION

MITIGATION TOTALS:

NORTHWEST:	472.5	TOTAL WEST OF JOHN KING BLVD: 526.25 inches
SOUTHWEST:	53.75	TOTAL OUTSIDE PROPERTY: 550.75 inches
CENTRAL:	1230	TOTAL WITHIN SS EASEMENT: 398.5 inches
SOUTHEAST:	0	
TOTAL INCHES REMOVED:	1756.25 inches	
TOTAL OFF-SITE SEWER:	398.5 inches (mitigated under separate agreement)	
TOTAL REQUIRED MITIGATION:	1,357.75 inches	
PROPOSED MITIGATION:	1,359 inches	

The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Levelland, TX 79337
972.438.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TPE: 1992 TPE L.S. 10194440
www.mcadamsco.com



LADERA ROCKWALL PHASE II
LADERA ROCKWALL
Lot 2, Block A
37,800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY - CENTRAL



3/21/2023

Drawn By: VC
Date: 03/01/2022
Scale: 1"=80'
Revisions:
03/29/2022

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

17191

T1.0

File: Z:\2017\17191\Drawings\ls & cont_dwn\Drawn\17191_15
Plotted: 3/7/2023 8:15 AM by Perlin, Quoc 3/7/2023 4:23 PM by vcs

TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
101	4.5	HICKORY	<i>Carya texana</i>	Yes	No		
102	14	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	14	
103	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5.5	
104	4.5	HICKORY	<i>Carya texana</i>	Yes	Yes	4.5	
105	5.5	HICKORY	<i>Carya texana</i>	Yes	Yes	5.5	
106	5.5	HICKORY	<i>Carya texana</i>	Yes	Yes	5.5	
107	4	HICKORY	<i>Carya texana</i>	Yes	Yes	4	
108	12.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	12.5	
109	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6.5	
110	13	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	13	
111	8.5	HICKORY	<i>Carya texana</i>	Yes	Yes	8.5	
112	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7.5	
113	12.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	No		
114	12.5	HICKORY	<i>Carya texana</i>	Yes	Yes	12.5	
115	21	HICKORY	<i>Carya texana</i>	Yes	Yes	21	
116	20	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	20	
117	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5.5	
118	8.5	PECAN	<i>Carya illinoensis</i>	Yes	Yes	8.5	
119	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8	SS ESMT
120	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
121	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
122	5	HICKORY	<i>Carya texana</i>	Yes	No		
123	5	HICKORY	<i>Carya texana</i>	Yes	Yes	5	
124	10	HICKORY	<i>Carya texana</i>	Yes	Yes	10	
125	6.5	HICKORY	<i>Carya texana</i>	Yes	No		
126	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
127	4	HICKORY	<i>Carya texana</i>	Yes	No		
128	7	HICKORY	<i>Carya texana</i>	Yes	No		
129	6	HICKORY	<i>Carya texana</i>	Yes	No		
130	5	HICKORY	<i>Carya texana</i>	Yes	No		
131	7	HICKORY	<i>Carya texana</i>	Yes	Yes	7	
132	6	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6	
133	6	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6	
134	6	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6	
135	6	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6	
136	8	HICKORY	<i>Carya texana</i>	Yes	Yes	8	SS ESMT
137	7	HICKORY	<i>Carya texana</i>	Yes	Yes	7	SS ESMT
138	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
139	5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5	SS ESMT
140	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	SS ESMT
801	36	PECAN	<i>Carya illinoensis</i>	Yes	Yes	72	SS ESMT, feature tree
803	25	PECAN	<i>Carya illinoensis</i>	Yes	Yes	25	SS ESMT
804	7	PECAN	<i>Carya illinoensis</i>	Yes	Yes	7	SS ESMT
805	6.5	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6.5	
806	38	PECAN	<i>Carya illinoensis</i>	Yes	Yes	76	feature tree
807	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
816	18	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	9	
817	14	RED CEDAR	<i>Juniperus virginiana</i>	Yes	Yes	7	
818	18	RED CEDAR	<i>Juniperus virginiana</i>	Yes	Yes	9	

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
819	12	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6	
820	17	RED CEDAR	<i>Juniperus virginiana</i>	Yes	Yes	8.5	
821	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
822	13, 13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5	
823	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	
824	11.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.75	
825	11	CATALPA	<i>Catalpa bignonioides</i>	Yes	Yes	11	
826	6	SILVER MAPLE	<i>Acer saccharinum</i>	Yes	Yes	6	
827	5	SILVER MAPLE	<i>Acer saccharinum</i>	Yes	Yes	5	
828	4.5	BUR OAK	<i>Quercus macrocarpa</i>	Yes	Yes	4.5	
829	8	PECAN	<i>Carya illinoensis</i>	Yes	Yes	8	
830	4	PECAN	<i>Carya illinoensis</i>	Yes	Yes	4	
831	5.5	PECAN	<i>Carya illinoensis</i>	Yes	Yes	5.5	
832	6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6	
833	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7.5	
834	18	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	18	
835	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	
836	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
837	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
838	17	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	17	
839	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
840	12	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	12	
841	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
842	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
845	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
844	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4	
843	5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5	
846	12.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	12.5	
847	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	
848	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	
849	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
850	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	
851	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	
852	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	
853	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8	
854	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8	
855	4.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4.5	
856	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4	
857	14	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	14	
858	4	HICKORY	<i>Carya texana</i>	Yes	Yes	4	
859	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
860	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
861	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	
862	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
864	16.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	16.5	
865	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8.5	
866	4	HICKORY	<i>Carya texana</i>	Yes	No		
867	21	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
868	12	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	12	
869	6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6	

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
870	11.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11.5	
871	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
872	10.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10.5	SS ESMT
873	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
874	14	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	14	SS ESMT
876	19.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	19.5	SS ESMT
877	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	SS ESMT
878	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	SS ESMT
879	15	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	15	SS ESMT
880	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
881	6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6	SS ESMT
882	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8	SS ESMT
883	15	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	15	SS ESMT
884	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
885	6	HICKORY	<i>Carya texana</i>	Yes	No		
886	6	HICKORY	<i>Carya texana</i>	Yes	No		
887	6	HICKORY	<i>Carya texana</i>	Yes	No		
888	6	HICKORY	<i>Carya texana</i>	Yes	No		
889	5	HICKORY	<i>Carya texana</i>	Yes	No		
890	6	HICKORY	<i>Carya texana</i>	Yes	No		
891	4.5	HICKORY	<i>Carya texana</i>	Yes	No		
892	9	HICKORY	<i>Carya texana</i>	Yes	No		
893	7.5	HICKORY	<i>Carya texana</i>	Yes	Yes	7.5	SS ESMT
894	6	HICKORY	<i>Carya texana</i>	Yes	Yes	6	SS ESMT
896	8	HICKORY	<i>Carya texana</i>	Yes	Yes	8	
897	5.5	HICKORY	<i>Carya texana</i>	Yes	Yes	5.5	
898	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
899	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
900	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
979	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
980	12	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6	
981	13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5	
982	11.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.75	
983	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
984	20.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	10.25	
985	17	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	8.5	
986	24	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	12	
987	15	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.5	
988	17	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	8.5	
989	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
990	15.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.75	
991	13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5	
992	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
993	6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6	
994	13	AMERICAN ELM	<i>Ulmus americana</i>	Yes	Yes	13	
995	30	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	15	
996	13.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.75	
997	12.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.25	
998	11.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.75	
999	12.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.25	
1000	15	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.5	
				MITIGATION INCHES:		1230	

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Drawn By: VC
Date: 03/01/2022
Scale:
Revisions:



3/21/2023

17191

T1.1

LADERA ROCKWALL PHASE II

LADERA ROCKWALL

Lot 2, Block A
37,800 Acres
in the

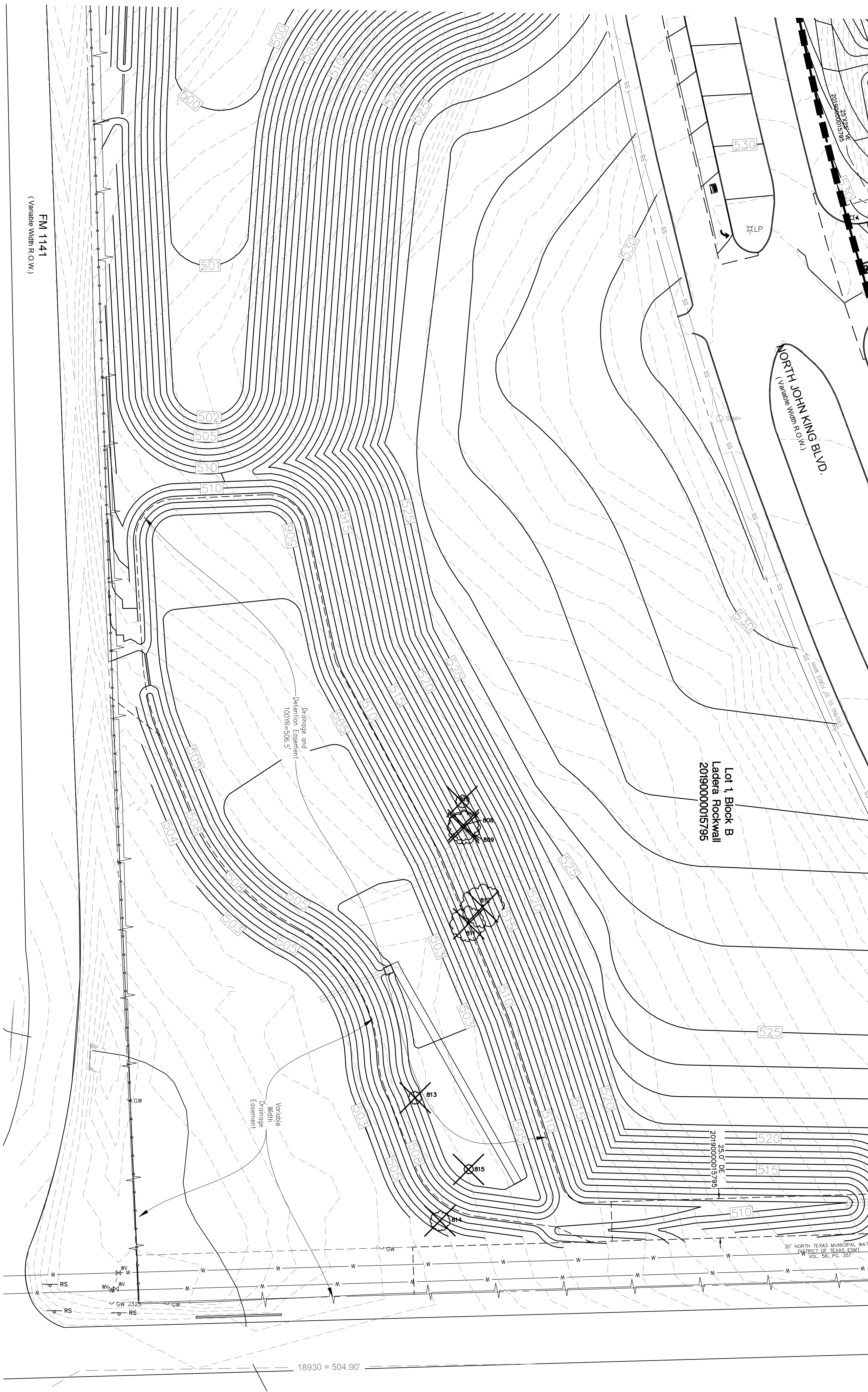
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



MCADAMS

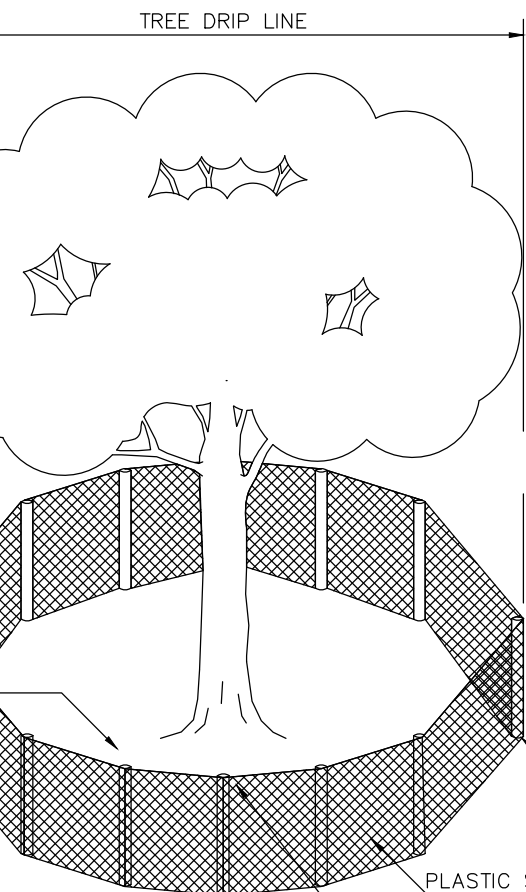
The John R. McAdams
Company, Inc.
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201 County View Drive
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TBP# 19162 TBP# 15.10194440
www.mcadamsco.com

LADERA ROCKWALL PHASE II



LEGEND

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- TREE PROTECTION FENCING (TPF)



NOTE: TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.
LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

TREE PROTECTION

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION
811	15	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.5
812	18.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	9.25
809	14	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7
808	13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5
810	5.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	Yes	5.5
813	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5.5
815	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4
814	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8.5
MITIGATION INCHES:						53.75

- TREE PRUNING, REMOVAL AND PROTECTION MEASURES
- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter.
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
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 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material.
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
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ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

LADERA ROCKWALL PHASE II

LADERA ROCKWALL

Lot 2, Block A
37,800 Acres
in the

M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY - SOUTHWEST



3/21/2023

Drawn By: VC
Date: 03/01/2022
Scale: 1"=40'
Revisions:

17191

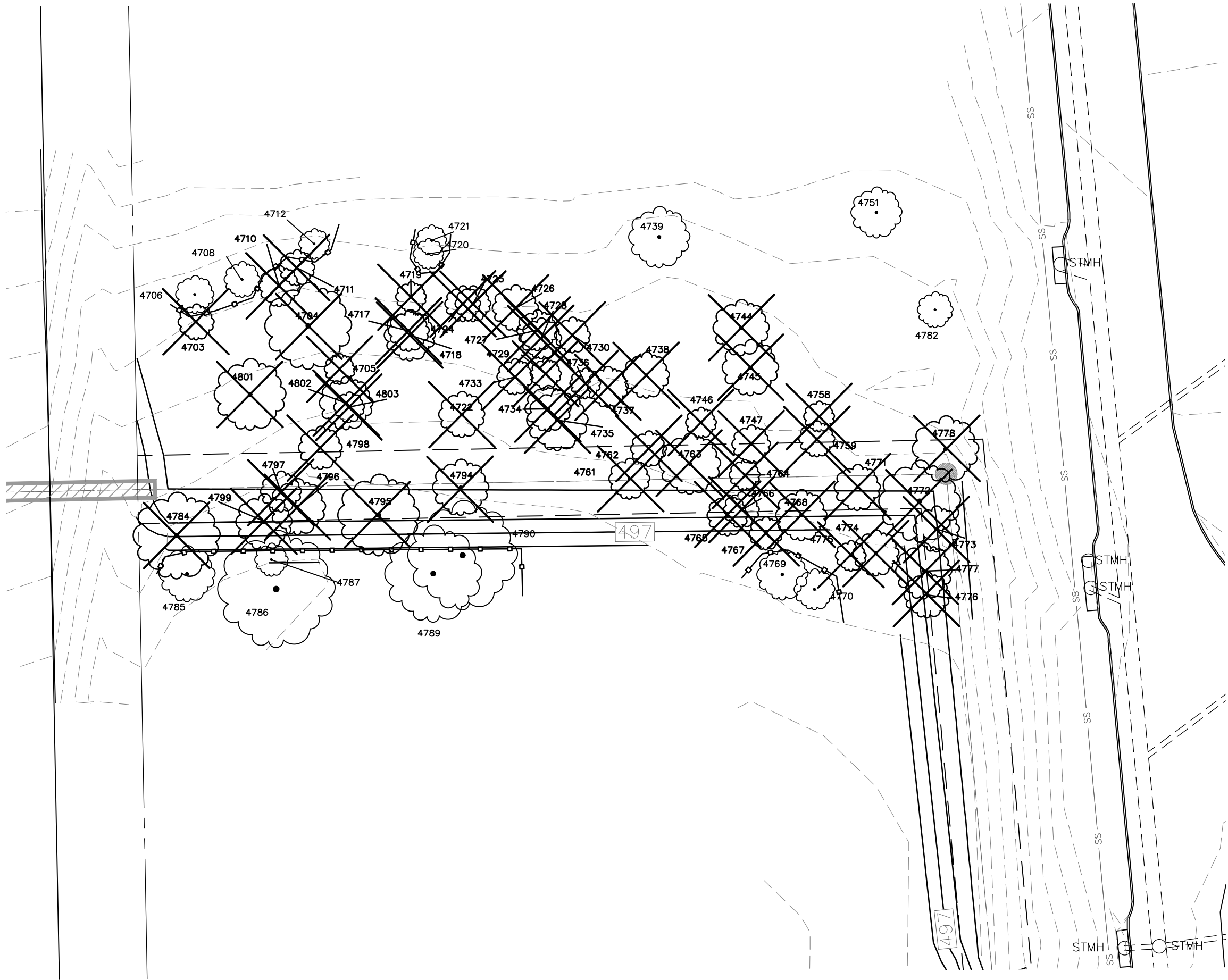
T.1.2

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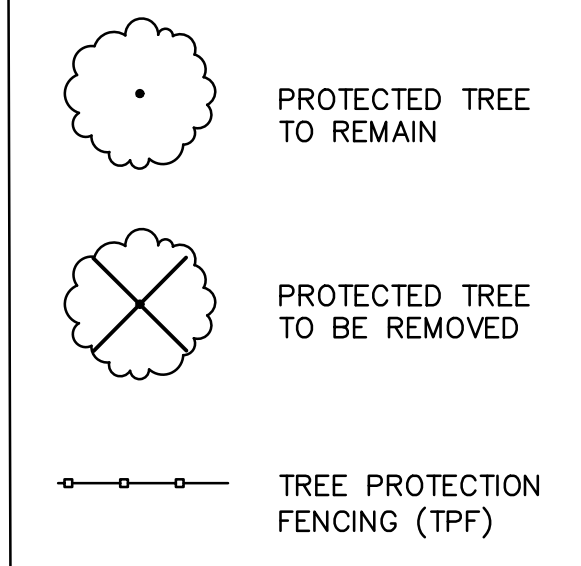


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LADERA ROCKWALL PHASE II

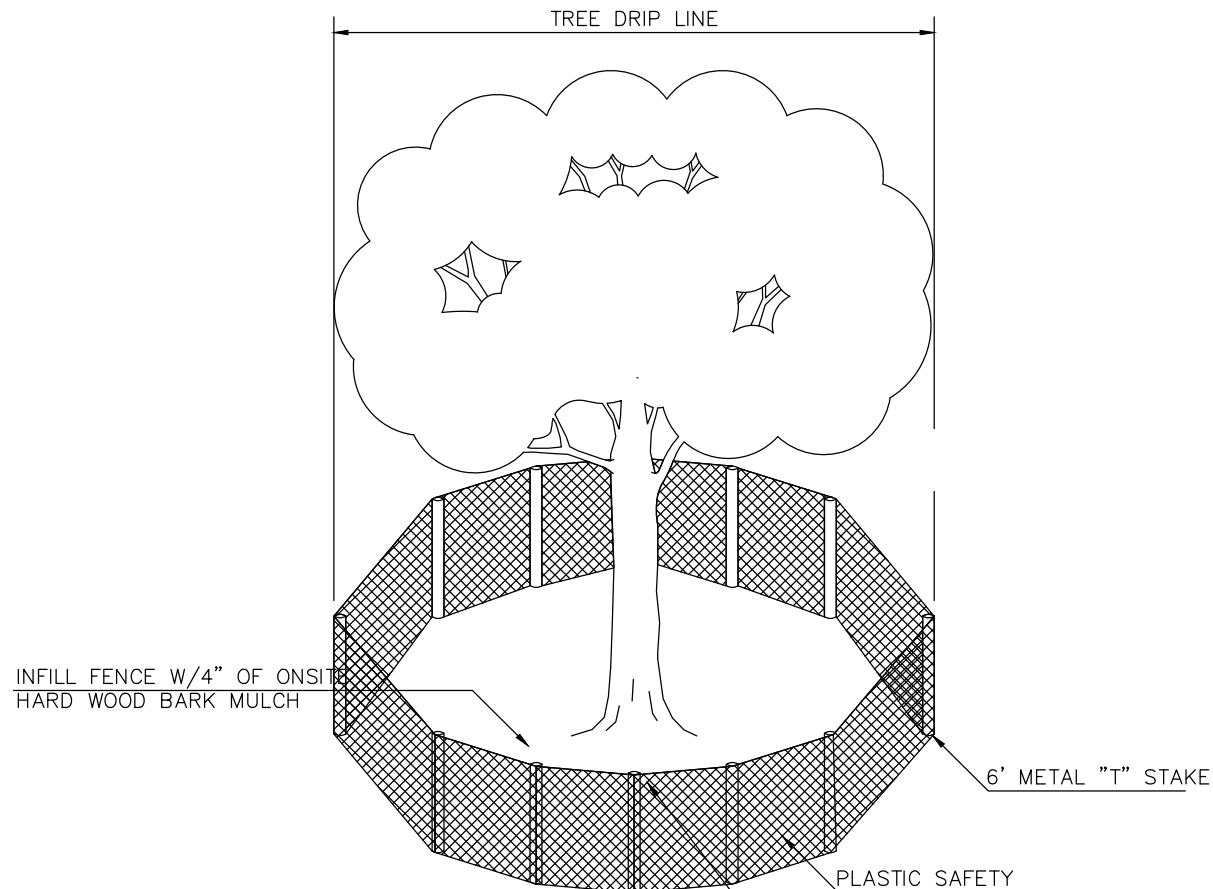
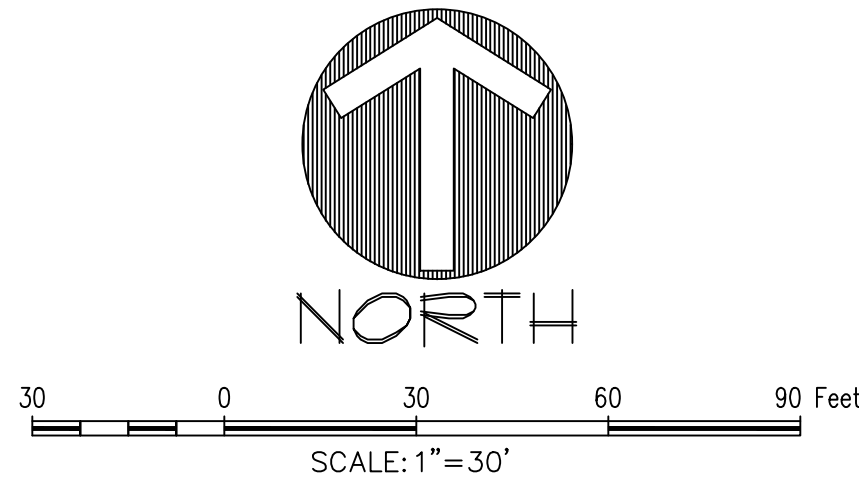


LEGEND



TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
4703	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4704	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	17	
4705	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4706	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4708	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4710	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4711	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	7	
4712	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4717	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4718	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10	
4719	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4720	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4721	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4722	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4724	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4725	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4726	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4727	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4728	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4729	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4730	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4733	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4734	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4735	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	6	
4736	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4737	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4738	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4739	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	NO		
4744	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	5.5	
4745	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	5.5	
4746	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4747	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7.5	SS ESMT
4751	10	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4758	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4759	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	7	
4761	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4762	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	SS ESMT
4763	12	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	12	SS ESMT
4764	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	SS ESMT
4765	8	HICKORY	<i>Carya texana</i>	YES	YES	8	
4766	7	HICKORY	<i>Carya texana</i>	YES	YES	7	SS ESMT
4767	6.5	HICKORY	<i>Carya texana</i>	YES	YES	6.5	
4768	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10	
4769	10,10	HICKORY	<i>Carya texana</i>	YES	NO		
4770	8	HICKORY	<i>Carya texana</i>	YES	NO		
4771	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4772	16	HICKORY	<i>Carya texana</i>	YES	YES	16	SS ESMT
4773	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4774	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4775	6	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	6	
4776	9	HICKORY	<i>Carya texana</i>	YES	YES	9	SS ESMT
4777	11	HICKORY	<i>Carya texana</i>	YES	YES	11	SS ESMT
4778	13	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	13	SS ESMT
4782	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4784	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	17	
4785	11	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4786	23	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4787	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4789	19	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4790	21.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4794	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4795	16	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	16	SS ESMT
4796	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4797	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4798	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4799	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4801	14	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	14	
4802	10.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10.5	
4803	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
				MITIGATION INCHES:		472.5	



TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE

- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
- 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS

- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
- 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures

C. PRODUCTS

- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

D. DEFINITIONS

- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter.
- 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.

E. PRE-CONSTRUCTION TREE PRUNING

- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
- 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
- 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
- 4) No more than 20 percent of live foliage shall be removed from any tree.
- 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL

- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
- 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
- 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
- 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
- 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION

- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
- 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
- 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
- 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
- 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
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McADAMS

LADERA ROCKWALL PHASE II

LADERA ROCKWALL

Lot 2, Block A

37,800 Acres

In the

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

TREE SURVEY - NORTHWEST



3/21/2023

Drawn By: VC
Date: 03/01/2022
Scale: 1"=30'
Revisions:

17191

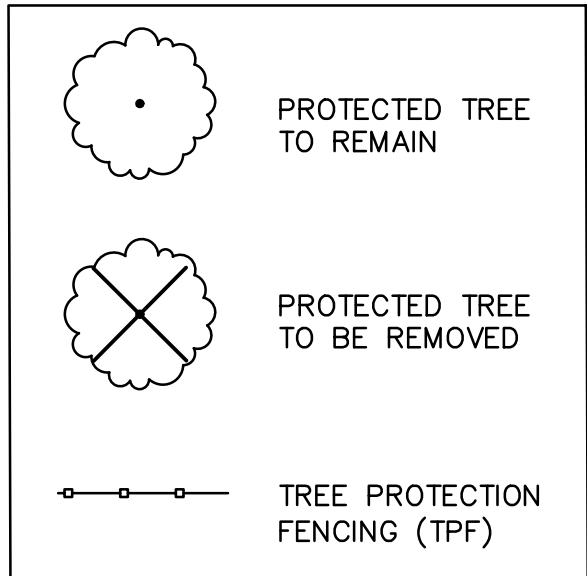
T1.3

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Ph. 817.430.3318
Contact: John Delin

File: 2:2017011710 (Landscape) & Const. Plans (Sheet) 17191.TB
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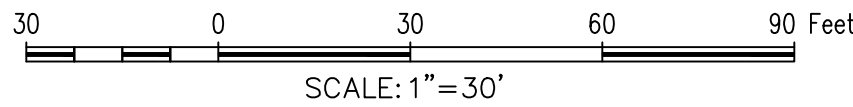
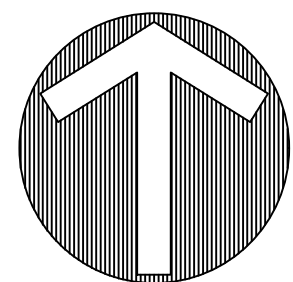


LEGEND

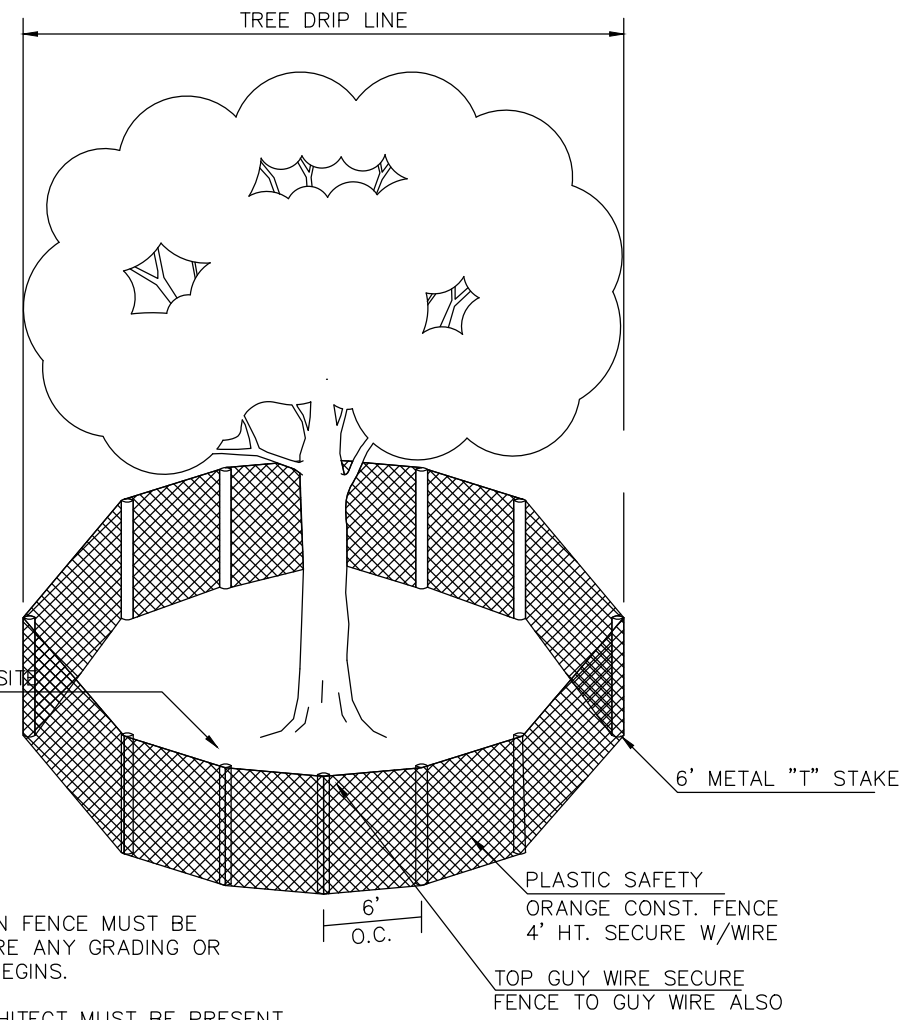


TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED
4861	13, 16	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No
4863	37.5	COTTONWOOD	<i>Populus deltoides</i>	No	No
4864	36	COTTONWOOD	<i>Populus deltoides</i>	No	Yes



- TREE PRUNING, REMOVAL AND PROTECTION MEASURES
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NOTE:
TREE PROTECTION FENCE MUST BE
INSTALLED BEFORE ANY GRADING OR
CONSTRUCTION BEGINS

LANDSCAPE ARCHITECT MUST BE PRESENT
WHEN ANY WORK IS DONE WITHIN THE
TREE PROTECTION FENCE.

TREE PROTECTION

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LADERA ROCKWALL

Lot 2, Block A

37,800 Acres

in the

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

TREE SURVEY -
SOUTHEAST



3/21/2023

Drawn By: VC
Date: 03/01/2022
Scale: 1"=30'
Revisions:

17191

T.1.4

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