

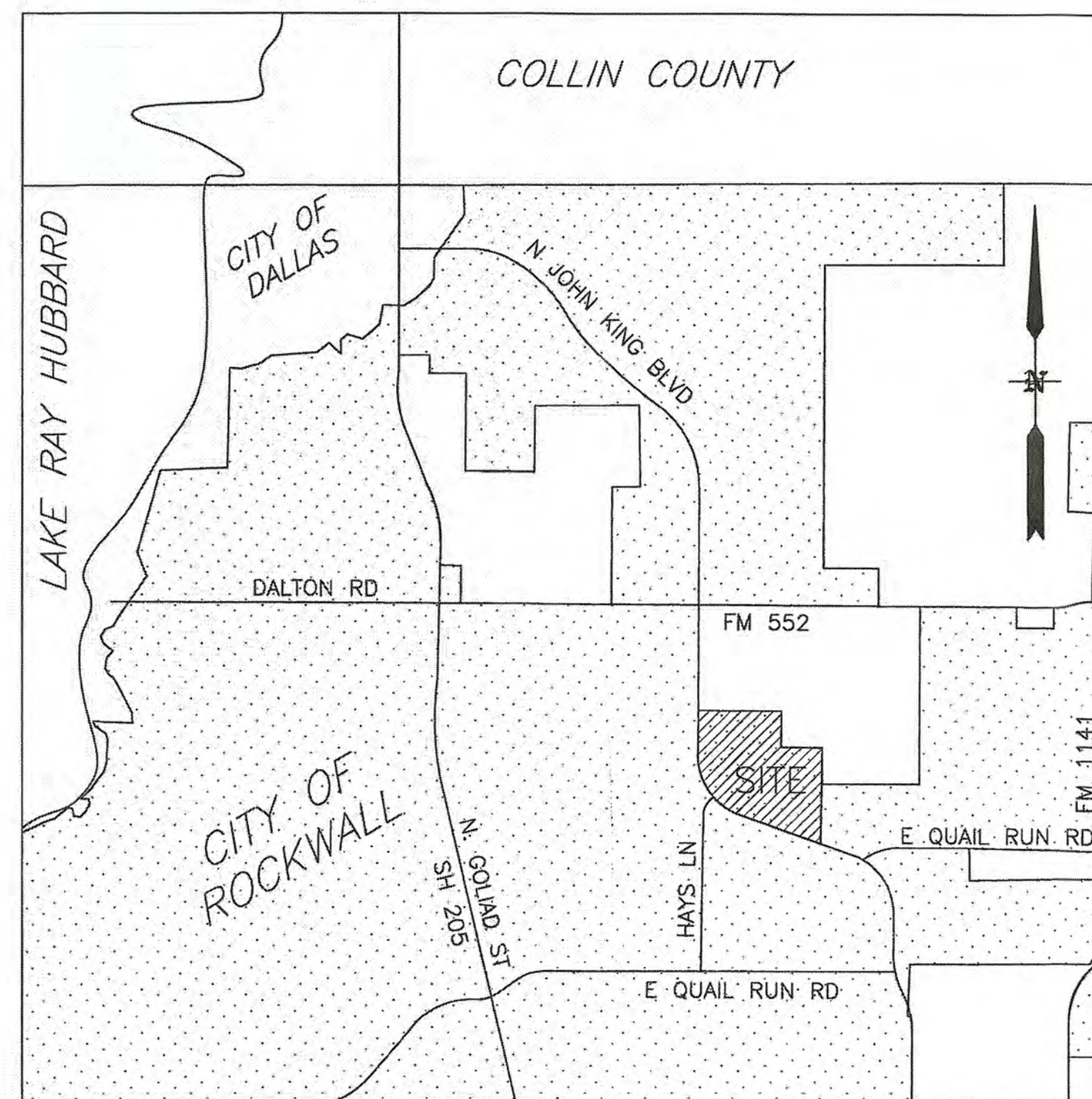
CONSTRUCTION PLANS FOR SADDLE STAR SOUTH PHASE 1

66 RESIDENTIAL LOT SUBDIVISION AN ADDITION TO THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS 26.411 ACRES

CONTACT INFORMATION:

Mayor: Jim Pruitt
Rockwall Engineer and Public Works:
Amy Williams, P.E. (972) 771-7746
City Manager:
Rick Crowley (972) 771-7700
NTMWD - (972) 442-5405
Engineering

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	FINAL PLAT 1
3	FINAL PLAT 2
4	PAVING PLAN - RANDAS WAY
5	PAVING PLAN - MIRANDA LANE
6	PAVING PLAN - EMILY & SARAH DR
7	PAVING PLAN - ROCKING H & JANET DR
8	PAVING PLAN - JOHN KING BLVD IMPROVEMENTS
9	TRAFFIC CONTROL PLAN - JOHN KING BLVD 1
10	TRAFFIC CONTROL PLAN - JOHN KING BLVD 2
11	TRAFFIC CONTROL PLAN - JOHN KING BLVD 3
12	GRADING PLAN KEY MAP
13	GRADING PLAN 1
14	GRADING PLAN 2
15	DRAINAGE AREA EXISTING
16	DRAINAGE AREA PROPOSED
17	DRAINAGE AREA ULTIMATE
18	DRAINAGE CALCULATIONS
19	DETENTION POND 1
20	DETENTION POND 2
21	OVERALL STORM PLAN
22	STORM LINE A & POND 1 OUTFALL
23	STORM LINE B
24	STORM LINE C & D
25	DITCH B PLAN & PROFILE
26	DITCH C & POND 2 OUTFALL PLAN & PROFILE
27	UTILITY KEY MAP
28	OFFSITE UTILITY PLAN
29	UTILITY PLAN
30	SANITARY PROFILE LINE SS-1
31	SANITARY PROFILES LINE SS-2
32	SANITARY PROFILES LINE SS-3 AND SS-6
33	SANITARY PROFILES LINE SS-7
34	WATER LINE PROFILES
35	EROSION CONTROL PLAN
36	STREET LIGHT AND SIGNAGE PLAN
37	EROSION CONTROL DETAILS
38	PAVING DETAILS 1
39	PAVING DETAILS 2
40	PAVING DETAILS 3
41	WATER DETAILS 1
42	WATER DETAILS 2
43	SANITARY DETAILS
44	STORM DETAILS 1
45	STORM DETAILS 2
46	TREE EXHIBIT
LS Sheets	LIFT STATION DESIGN BY PERKINS ENGINEERING CONSULTANTS, INC.



VICINITY MAP
N.T.S.

RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Ryan C. King 11/20/2020
RYAN C. KING DATE

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

Sarah Hager 9-10-19
CITY DATE

PROBABLE CONSTRUCTION DATE: JAN. 2019

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

CAUTION! EXISTING UTILITIES

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

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58
BM#2 (#104)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD AT THE TURN IN LANE FOR HAYS ROAD. THE MONUMENT #104 IS LOCATED 22' TO THE SOUTHWEST OF THE BEGINNING OF THE LEFT TURNING LANE ON JOHN KING BLVD. ELEVATION = 538.47
BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

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

ENGINEERINGCONCEPTS
& DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-00145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:
DATE: 7/31/2019
PROJECT NO.: 06812
DWG FILE NAME: 06812.CV.DWG

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RYAN C. KING, P.E. 123635

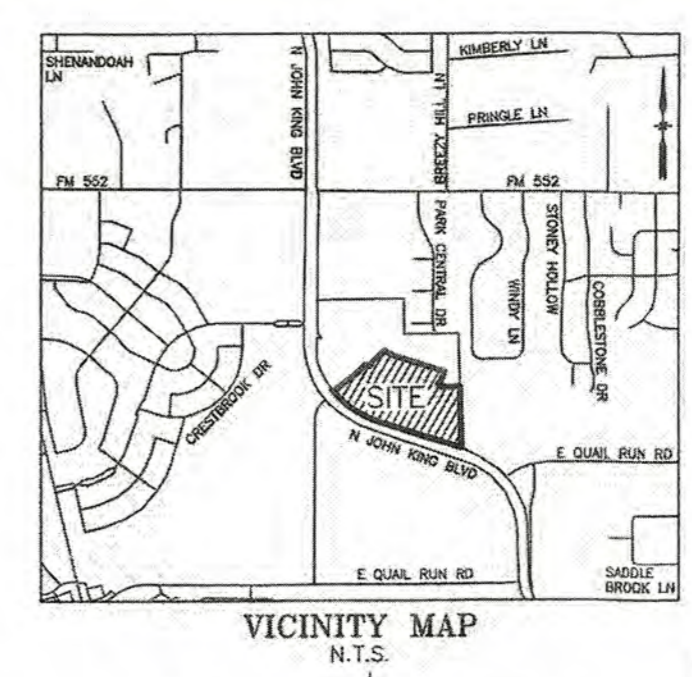
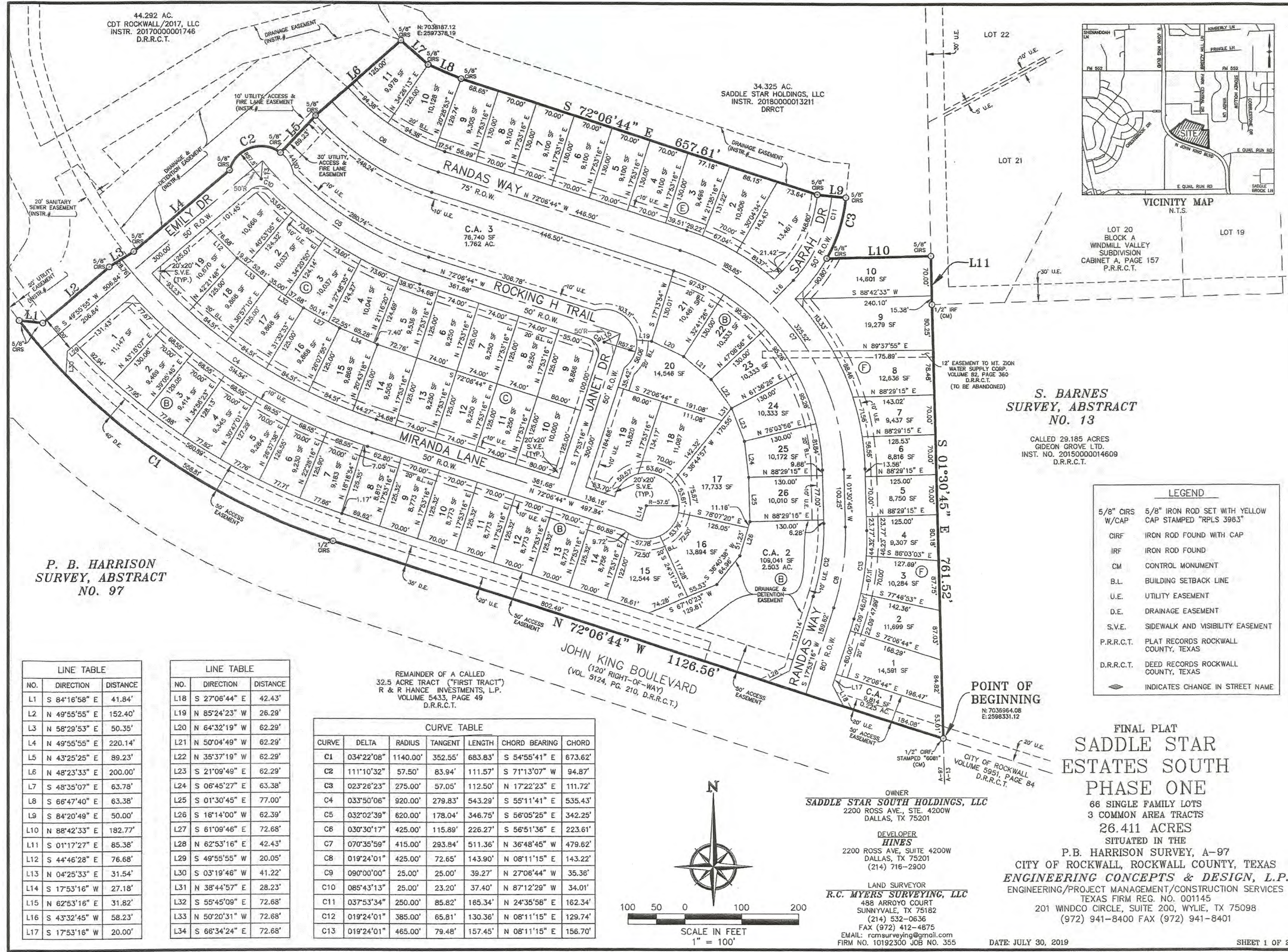


ISSUED FOR CONSTRUCTION

7/31/2019

SADDLE STAR SOUTH PHASE 1
THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
1
OF
46



S. BARNES SURVEY, ABSTRACT NO. 13

CALLED 29.185 ACRES
GIDEON GROVE LTD.
INST. NO. 2015000014609
D.R.R.C.T.

LEGEND

- 5/8" CIRS 5/8" IRON ROD SET WITH YELLOW W/CAP STAMPED "RPLS 3963"
- CIRF IRON ROD FOUND WITH CAP
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.V.E. SIDEWALK AND VISIBILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- ◊ INDICATES CHANGE IN STREET NAME

P. B. HARRISON SURVEY, ABSTRACT NO. 97

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 84°16'58" E	41.84'
L2	N 49°55'55" E	152.40'
L3	N 58°29'53" E	50.35'
L4	N 49°55'55" E	220.14'
L5	N 43°25'25" E	89.23'
L6	N 48°23'33" E	200.00'
L7	S 48°35'07" E	63.78'
L8	S 66°47'40" E	63.38'
L9	S 84°20'49" E	50.00'
L10	N 88°42'33" E	182.77'
L11	S 01°17'27" E	85.38'
L12	S 44°46'28" E	76.68'
L13	N 04°25'33" E	31.54'
L14	S 17°53'16" W	27.18'
L15	N 62°53'16" E	31.82'
L16	S 43°32'45" W	58.23'
L17	S 17°53'16" W	20.00'

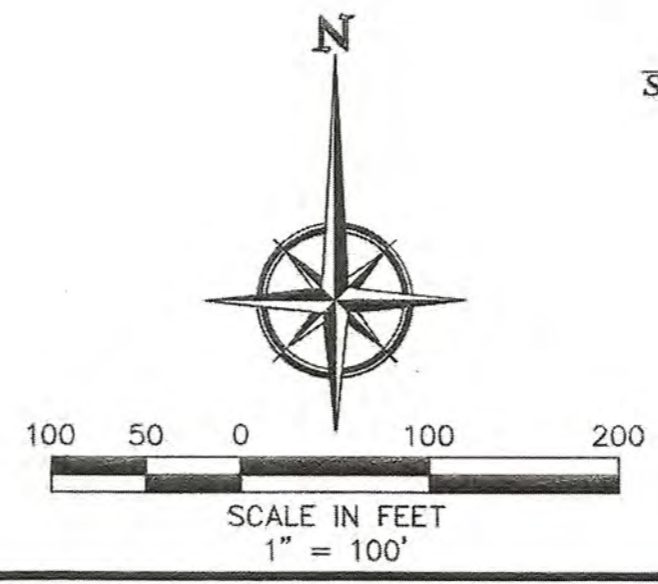
LINE TABLE

NO.	DIRECTION	DISTANCE
L18	S 27°06'44" E	42.43'
L19	N 85°24'23" W	26.29'
L20	N 64°32'19" W	62.29'
L21	N 50°04'49" W	62.29'
L22	N 35°37'19" W	62.29'
L23	S 21°09'49" E	62.29'
L24	S 06°45'27" E	63.38'
L25	S 01°30'45" E	77.00'
L26	S 16°14'00" W	62.39'
L27	S 81°09'46" E	72.68'
L28	N 62°53'16" E	42.43'
L29	S 49°55'55" W	20.05'
L30	S 03°19'46" W	41.22'
L31	N 38°44'57" E	28.23'
L32	S 55°45'09" E	72.68'
L33	N 50°20'31" W	72.68'
L34	S 66°34'24" E	72.68'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	034°22'08"	1140.00'	352.55'	683.83'	S 54°55'41" E	673.62'
C2	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'
C3	023°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C4	033°50'06"	920.00'	279.83'	543.29'	S 55°11'41" E	535.43'
C5	032°02'39"	620.00'	178.04'	346.75'	S 56°05'25" E	342.25'
C6	030°30'17"	425.00'	115.89'	226.27'	S 56°51'36" E	223.61'
C7	070°35'59"	415.00'	293.84'	511.36'	N 36°48'45" W	479.62'
C8	019°24'01"	425.00'	72.65'	143.90'	N 08°11'15" E	143.22'
C9	090°00'00"	25.00'	25.00'	39.27'	N 27°06'44" W	35.36'
C10	085°43'13"	25.00'	23.20'	37.40'	N 87°12'29" W	34.01'
C11	037°53'34"	250.00'	85.82'	165.34'	N 24°35'56" E	162.34'
C12	019°24'01"	385.00'	65.81'	130.36'	N 08°11'15" E	129.74'
C13	019°24'01"	465.00'	79.48'	157.45'	N 08°11'15" E	156.70'

REMAINDER OF A CALLED 32.5 ACRE TRACT ("FIRST TRACT") R & R HANCE INVESTMENTS, L.P. VOLUME 5433, PAGE 49 D.R.R.C.T.



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

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

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

POINT OF BEGINNING
N 70°36'04" E 196.47'
S 70°36'04" W 184.08'
E 259.833112

FINAL PLAT
SADDLE STAR ESTATES SOUTH PHASE ONE
66 SINGLE FAMILY LOTS
3 COMMON AREA TRACTS
26.411 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

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

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE & DEDICATION

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 26.411 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 34.325 acre tract of land described in a Special Warranty Deed to Saddle Star Holdings, LLC, recorded in Instrument 201800001321, Deed Records, Rockwall County, Texas (DRRCT), and being part of a 44.292 acre tract of land described in a Special Warranty Deed to CDT Rockwall/2017, LLC, recorded in Instrument 2017000001746, Deed Records, Rockwall County, Texas (DRRCT), said 26.294 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John Kind Boulevard (120 ft. right-of-way) at the common north corner of Part 1 of Parcel 16 conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT and Parcel 15 conveyed to the City of Rockwall, recorded in Volume 5951, Page 84, DRRCT, said corner being the south corner of said 34.325 acre tract and also being in the common line of said First Tract and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded in Instrument 2015000014608, DRRCT;

THENCE North 72 degrees 06 minutes 44 seconds West, along the common northeasterly line of said John Kind Boulevard, said 34.325 acre tract and said Part 1, a distance of 1,126.56 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a tangent curve to the right having a radius of 1,140.00 feet whose chord bears North 54 degrees 55 minutes 41 seconds West, a distance of 673.62 feet;

THENCE in the northwesterly direction, along said curve to the right, and fast mentioned common line, through a central angle of 34 degrees 22 minutes 09 seconds, an arc distance of 883.83 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE South 84 degrees 16 minutes 58 seconds East, a distance of 41.84 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 152.40 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 58 degrees 29 minutes 53 seconds East, a distance of 50.35 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 220.14 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 57.50 feet, whose chord bears North 71 degrees 13 minutes 07 seconds East, a distance of 94.87 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE North 43 degrees 25 minutes 25 seconds East, a distance of 89.23 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 48 degrees 23 minutes 33 seconds East, a distance of 200.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 48 degrees 35 minutes 07 seconds East, a distance of 63.78 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 66 degrees 47 minutes 40 seconds East, a distance of 63.38 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 72 degrees 06 minutes 44 seconds East, a distance of 657.61 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 84 degrees 20 minutes 49 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 275.00 feet, whose chord bears South 17 degrees 22 minutes 23 seconds West, a distance of 111.72 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE North 88 degrees 42 minutes 33 seconds East, a distance of 182.77 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner in the west line of Block A, Windmill Valley Subdivision, an addition to the City of Rockwall, recorded in Cabinet A, Page 157, DRRCT;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Block A, a distance of 85.38 feet to a 1/2-inch iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01 degrees 30 minutes 45 seconds East, along the common line of said 29.185 acre tract and 44.292 acre tract, a distance of 761.52 feet to the PLACE OF BEGINNING AND CONTAINING 1,150,479 square feet or 26.411 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plot, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE ONE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE ONE subdivision have been notified and signed this plot. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plot for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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
7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.

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.

SADDLE STAR SOUTH HOLDINGS, LLC further acknowledges 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. SADDLE STAR SOUTH HOLDINGS, LLC, its successors and assigns hereby waive any claim, damage, or cause of action that SADDLE STAR SOUTH HOLDINGS, LLC may have as a result of the dedication of exactions made herein.

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER)

BY: NAME: _____
TITLE: _____

FOR: AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

BY: NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2019.

Notary Public in and for the State of Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2019.

Notary Public in and for the State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plot was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2019.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plot is released on July 30, 2019 for review by the City and other parties for comments and progression to an approved Final Plot.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC FOR THE STATE OF TEXAS

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2019.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

Notes:

1. Bearings and Grid Coordinates shown hereon are per NAD 83 based on City of Rockwall Monument No.
2. A 5/8-inch iron rod with a yellow cap stamped RPLS "3963" will be set at all lot corners, when ever possible, following the completion of this subdivision. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. An occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. HOA must maintain, repair, and replace all non-standard street and regulatory sign poles and fixtures or other approved non-standard items.
5. 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.

**FINAL PLAT
SADDLE STAR
ESTATES SOUTH
PHASE ONE**

66 SINGLE FAMILY LOTS
3 COMMON AREA TRACTS
26.411 ACRES

SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
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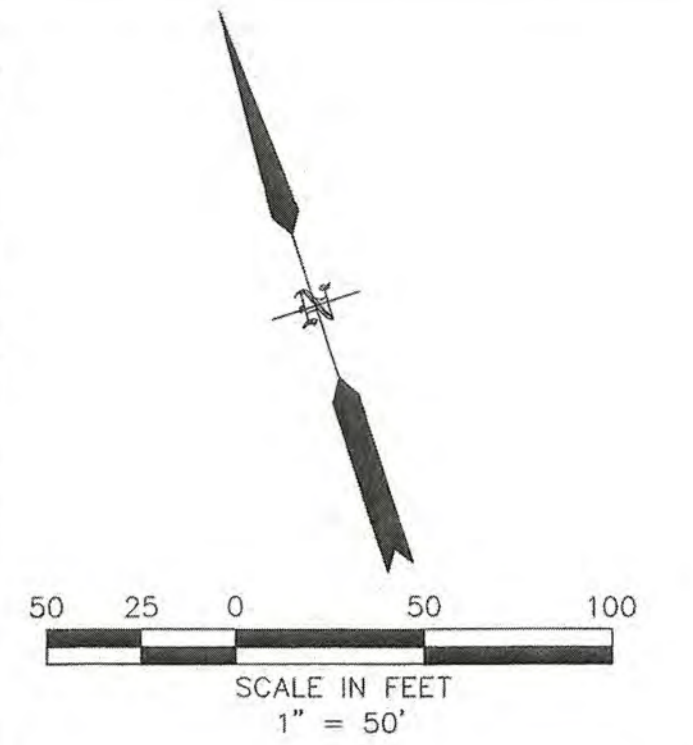
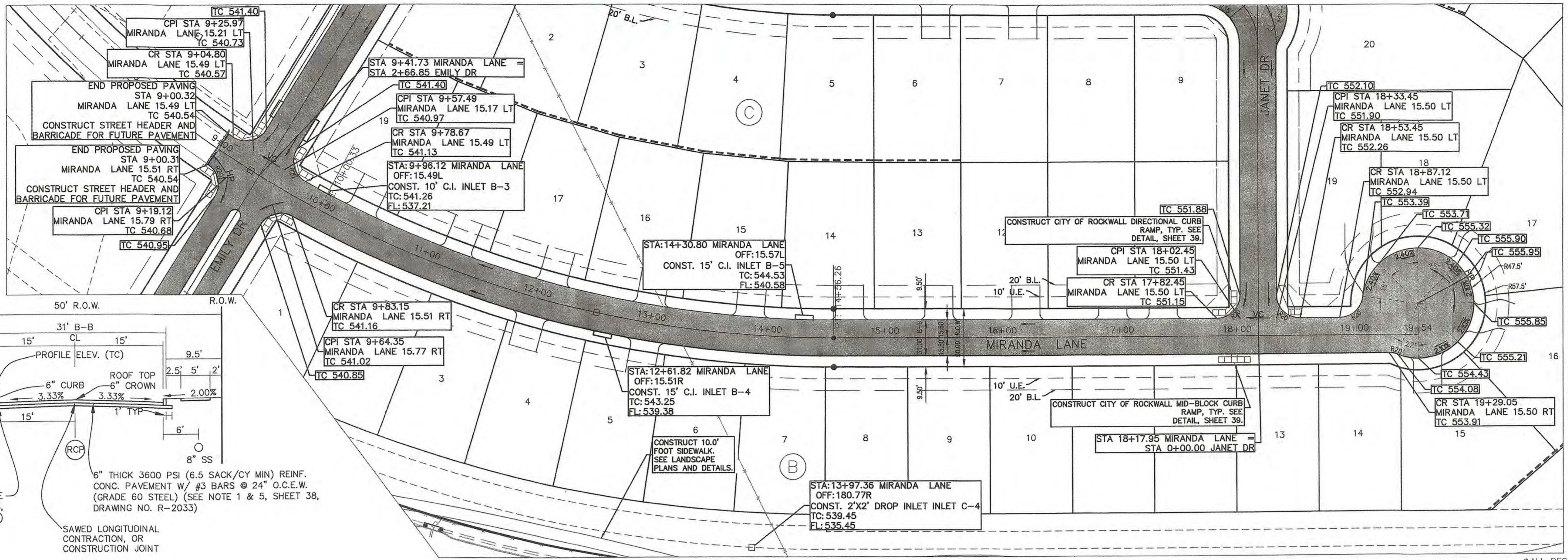
OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201
DEVELOPER
HINES
2200 ROSS AVE., SUITE 4200W
DALLAS, TX 75201
(214) 716-2900
LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
489 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmyersurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

DATE: JULY 30, 2019

SHEET 2 OF 2

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

CITY _____ DATE _____

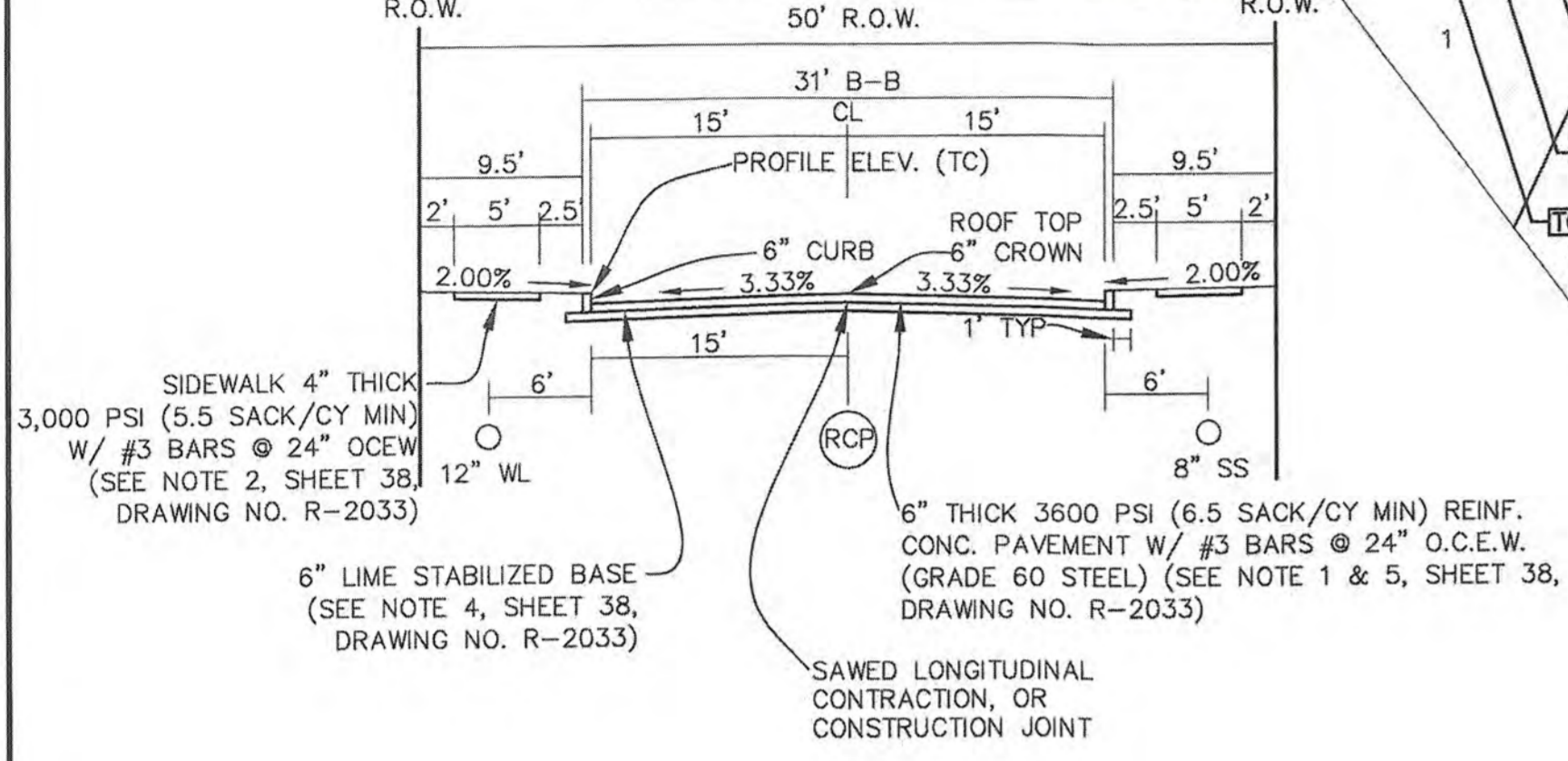


LEGEND

- MATCHLINE
- PROPOSED ROAD
- PROPOSED CONC.--JOHN KING
- W --- EXISTING WATER LINE
- SS --- EXISTING SANITARY LINE
- EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE LINE
- EXISTING UTILITY POLE
- OHW --- EXISTING OVERHEAD UTILITY

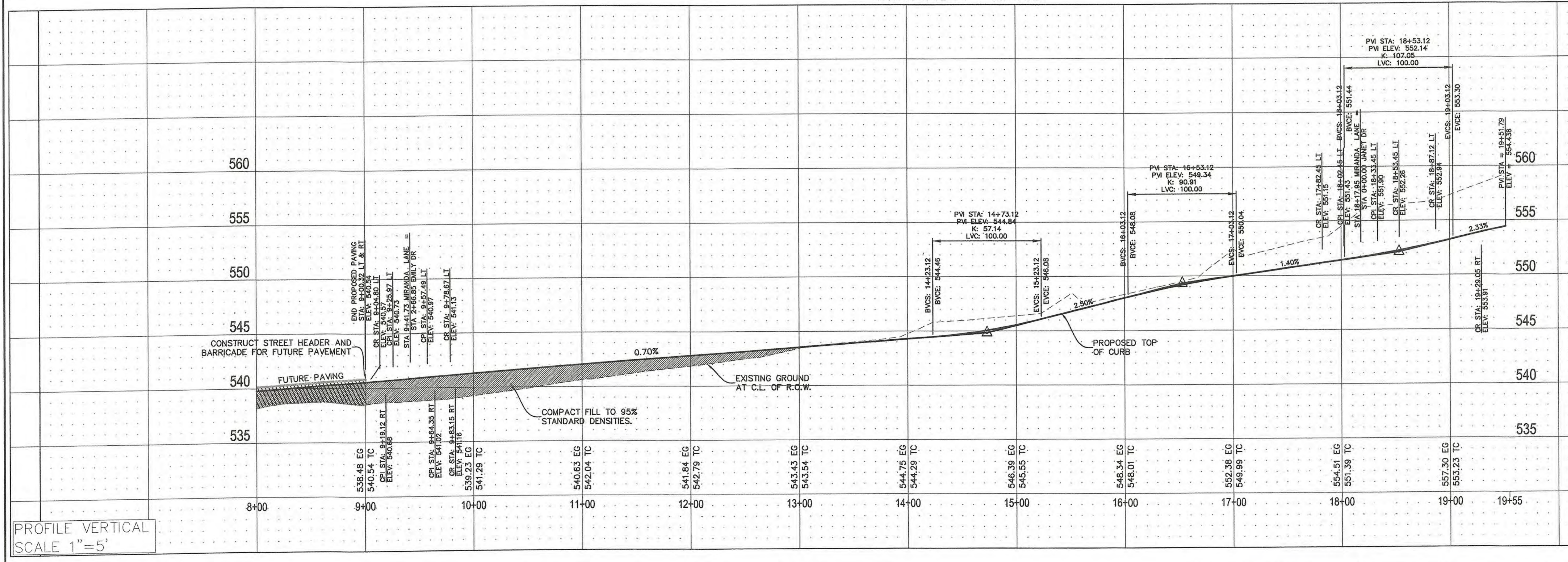
SEE SHEET 5 & 6 FOR TYPICAL PAVEMENT SECTIONS

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*SEE "NTMWD NOTES", SHEET 1.



TYPICAL 50' R.O.W. PAVEMENT SECTION N.T.S.

MIRANDA LANE



PROFILE VERTICAL SCALE 1"=5'

RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Ryan C. King 11/29/2019
RYAN C. KING DATE

CAUTION! EXISTING UTILITIES

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

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHWEST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHWEST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT.
ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.

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

REVISIONS:

DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 7/31/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812 PV.DWG	

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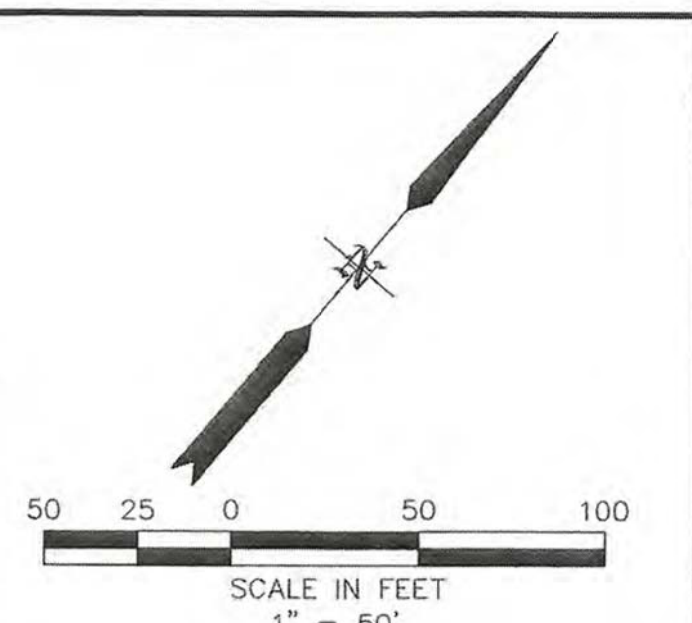
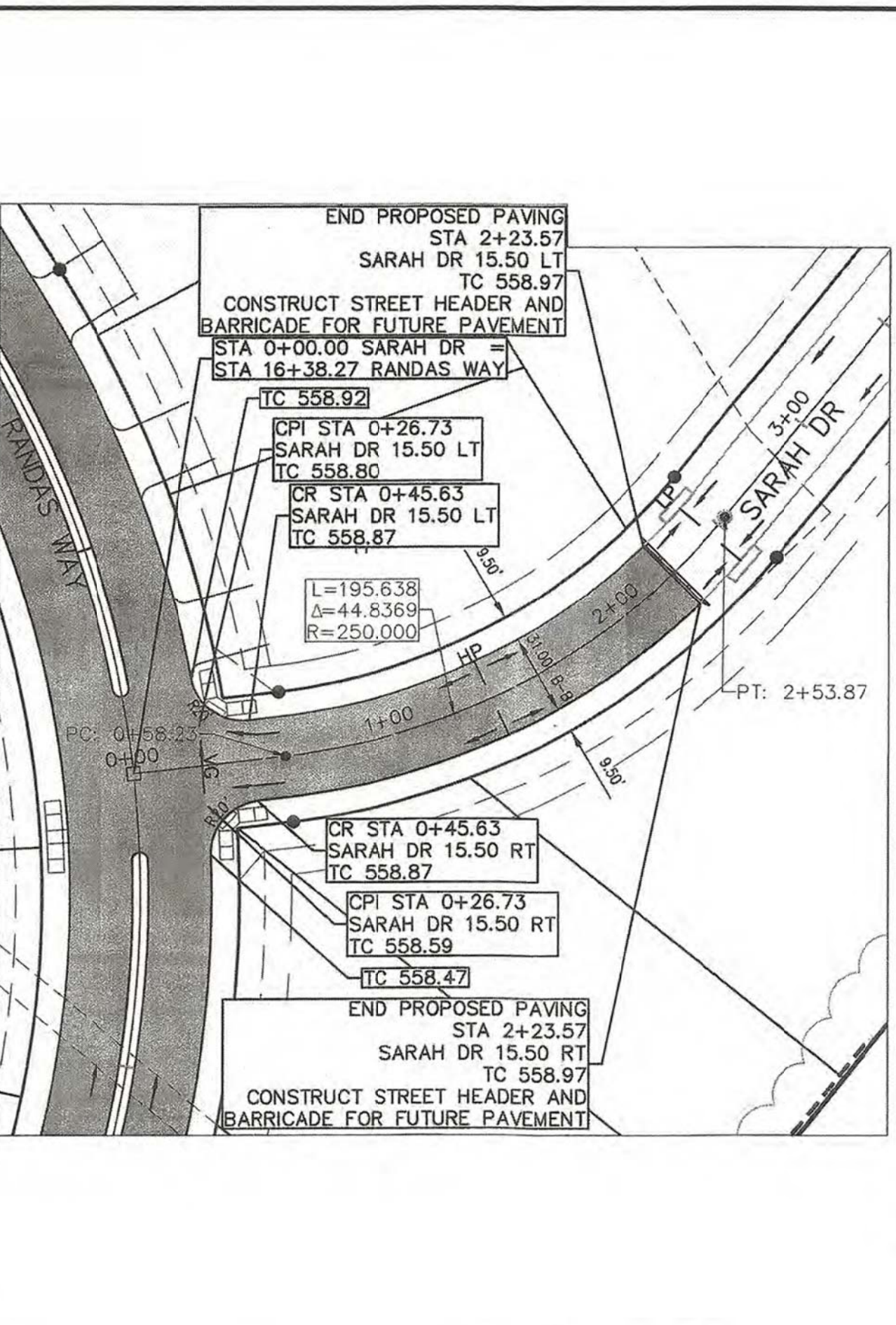
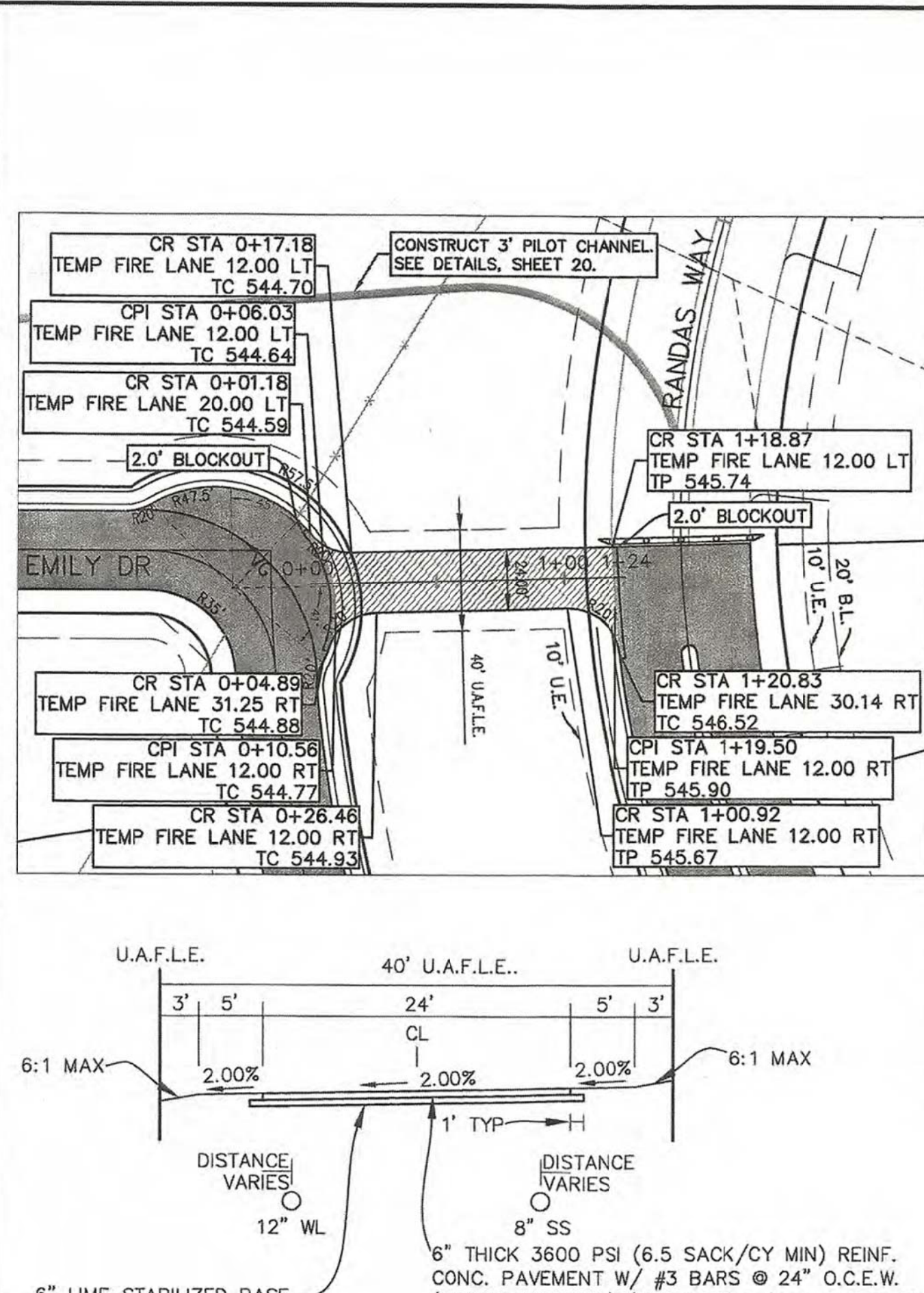
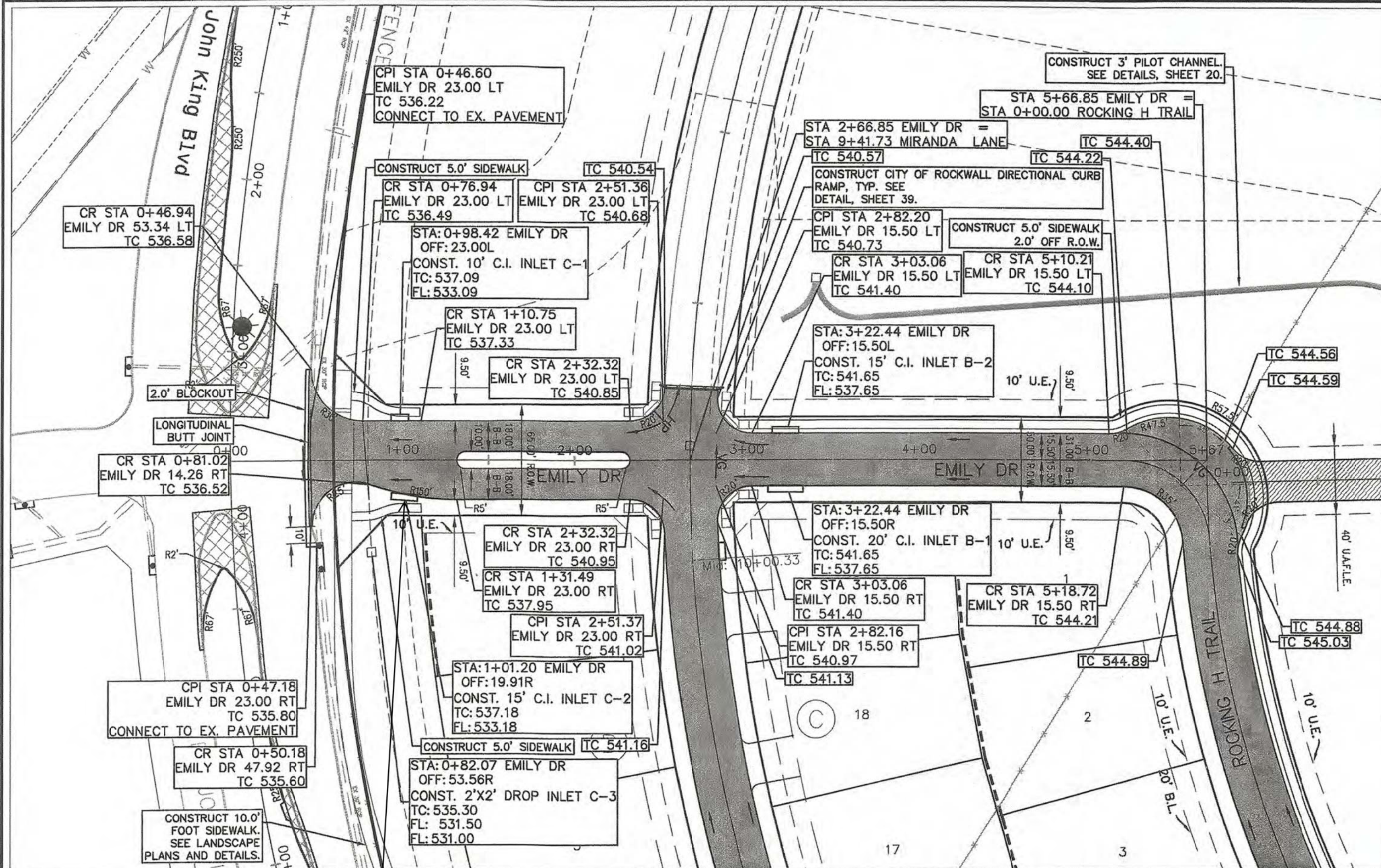
Ryan C. King 7/31/2019

PAVING PLAN - MIRANDA LANE

SADDLE STAR SOUTH PHASE 1

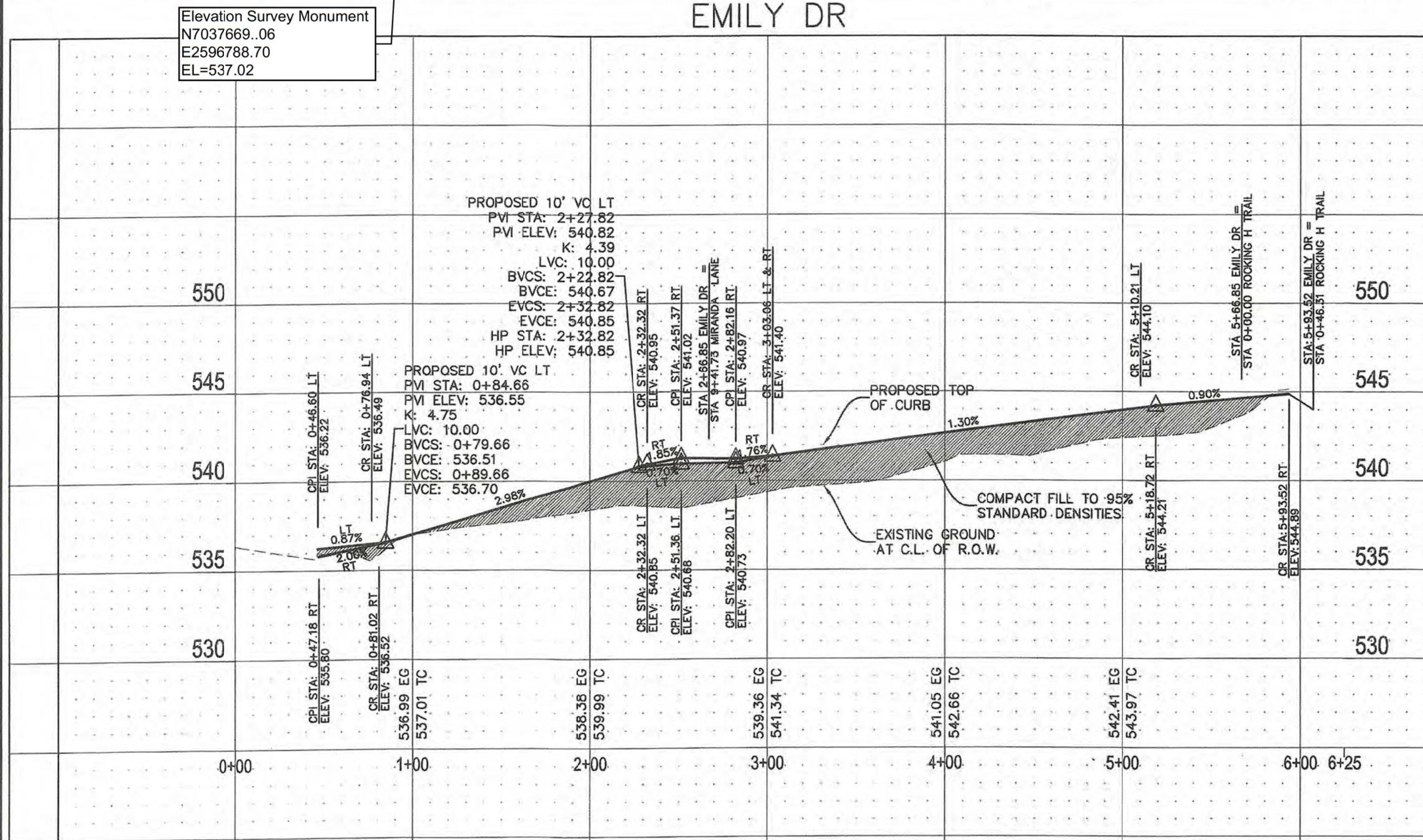
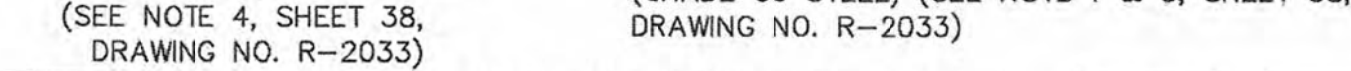
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 5 OF 46

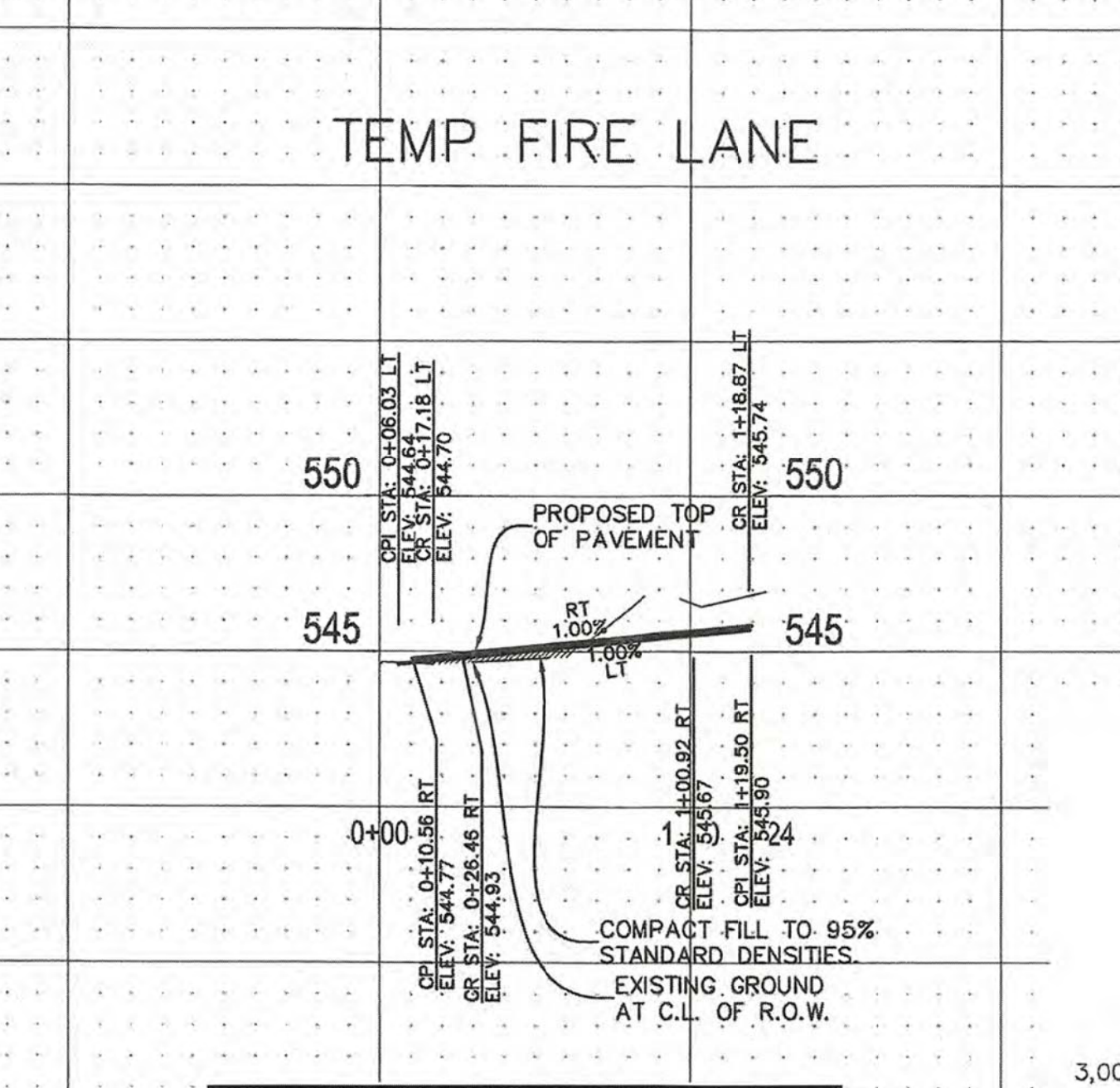


LEGEND

- MATCHLINE
- PROPOSED ROAD
- PROPOSED TEMP. FIRE LANE
- PROPOSED CONC. - JOHN KING
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY



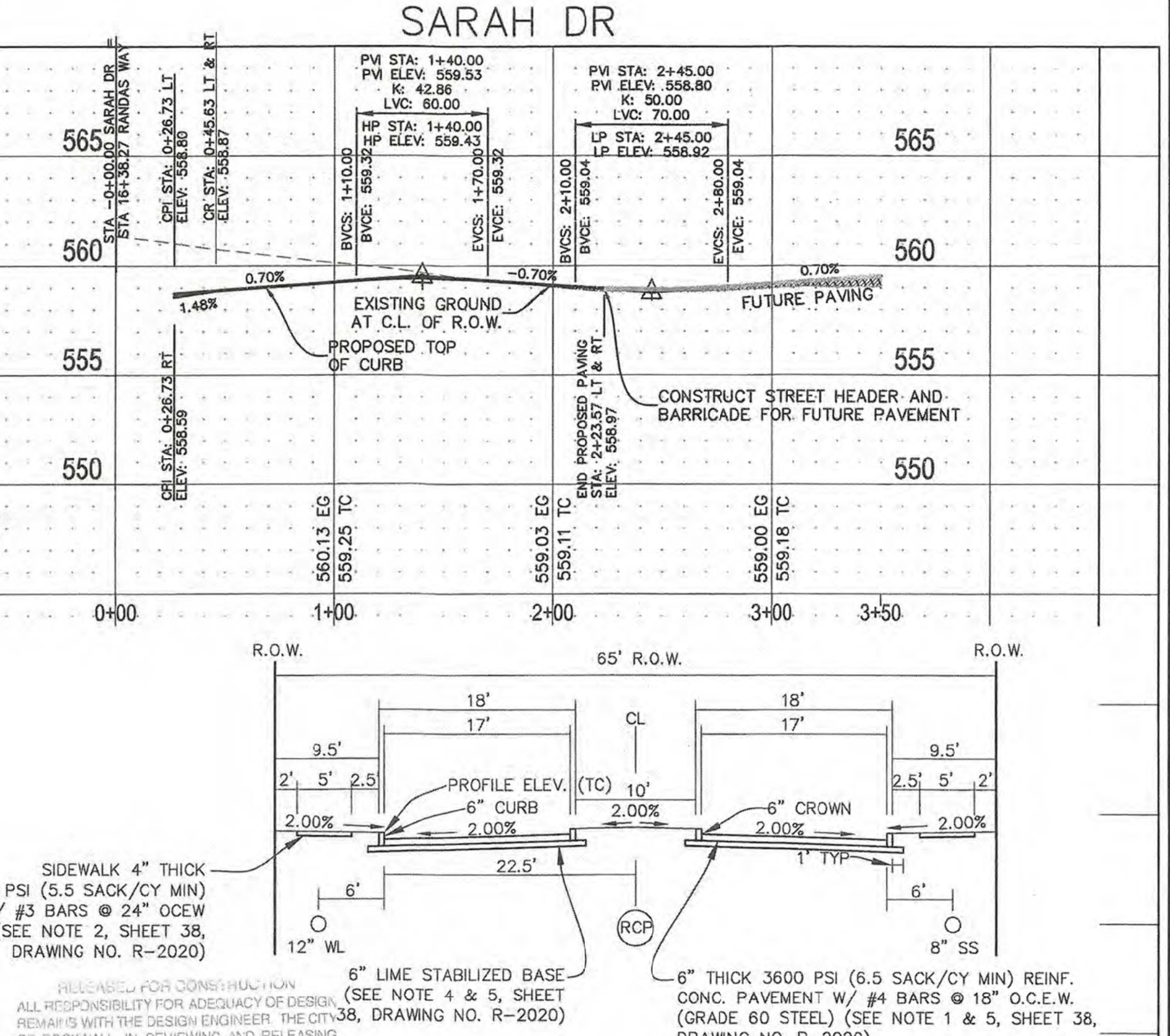
UTILITY, ACCESS, AND FIRE LANE PAVEMENT SECTION N.T.S.



RECORD DRAWINGS

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Ryan C. King 1/20/2020
RYAN C. KING DATE



EMILY DRIVE 65' R.O.W. PAVEMENT SECTION N.T.S.

PROFILE VERTICAL SCALE 1"=5'

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* SEE "NIMWD NOTES" SHEET 1

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BENCHMARK:
BM#1 (#102)
CIR'S "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)
CIR'S "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHWEST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHWEST OF THE SOUTHWEST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT.
ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.

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972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

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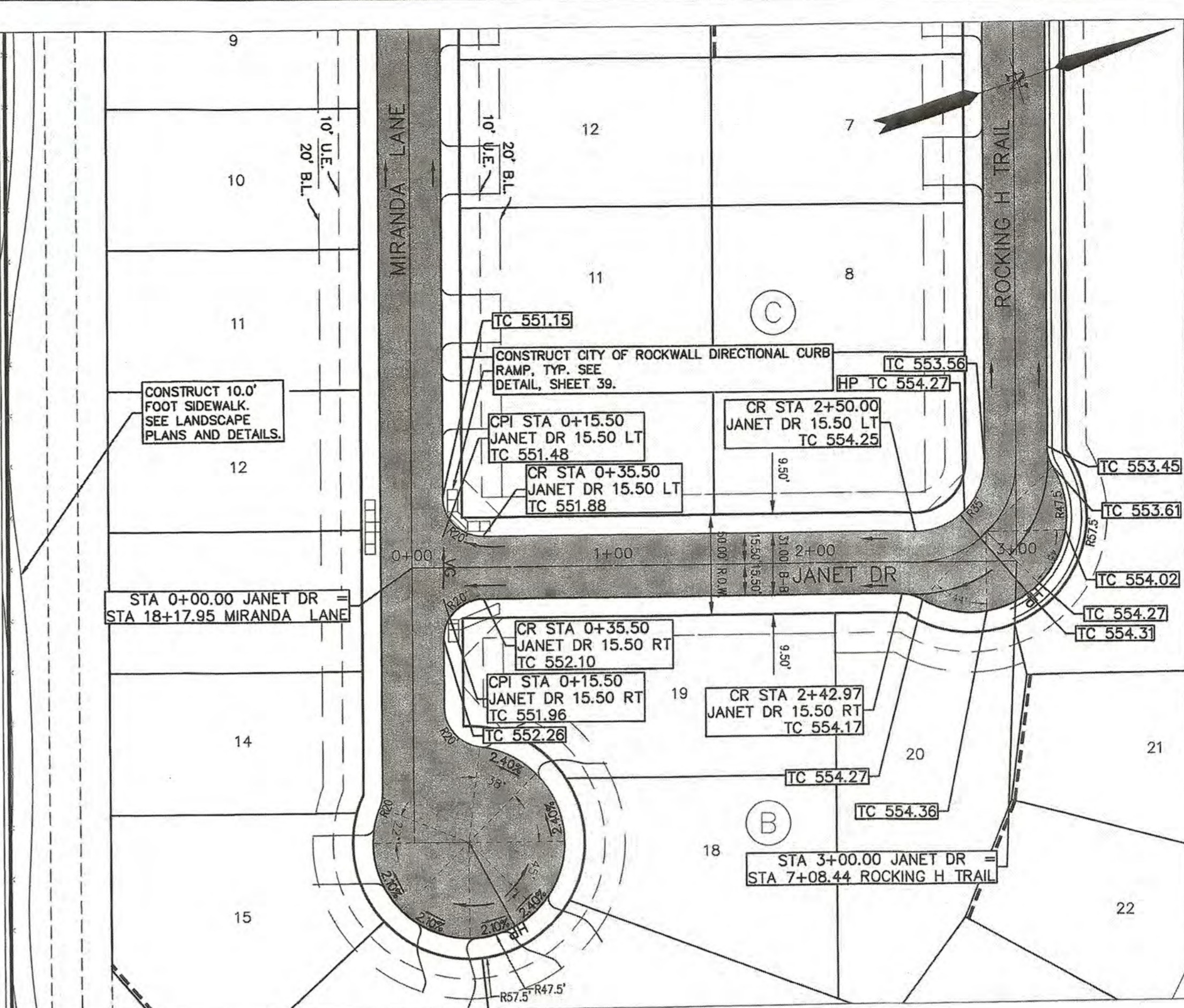
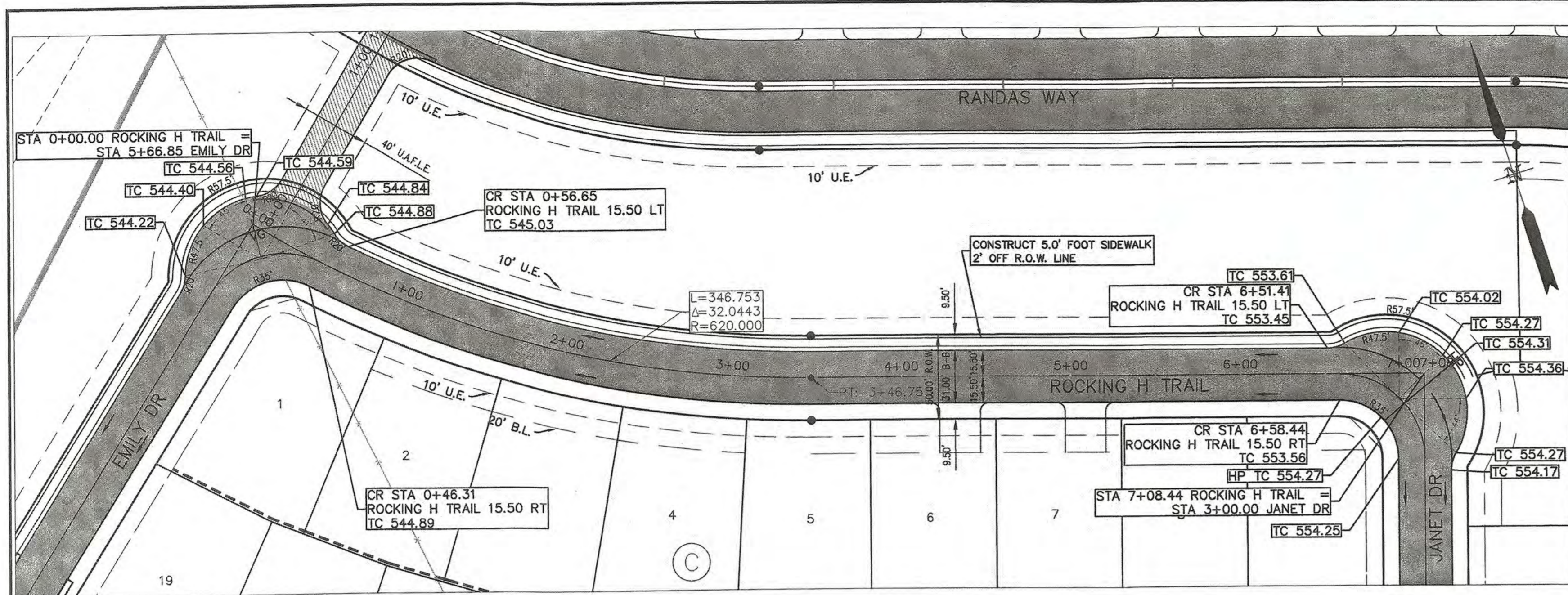


PAVING PLAN - EMILY & SARAH DR

SADDLE STAR SOUTH PHASE 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 6 OF 46



50 25 0 50 100
SCALE IN FEET
1" = 50'

LEGEND

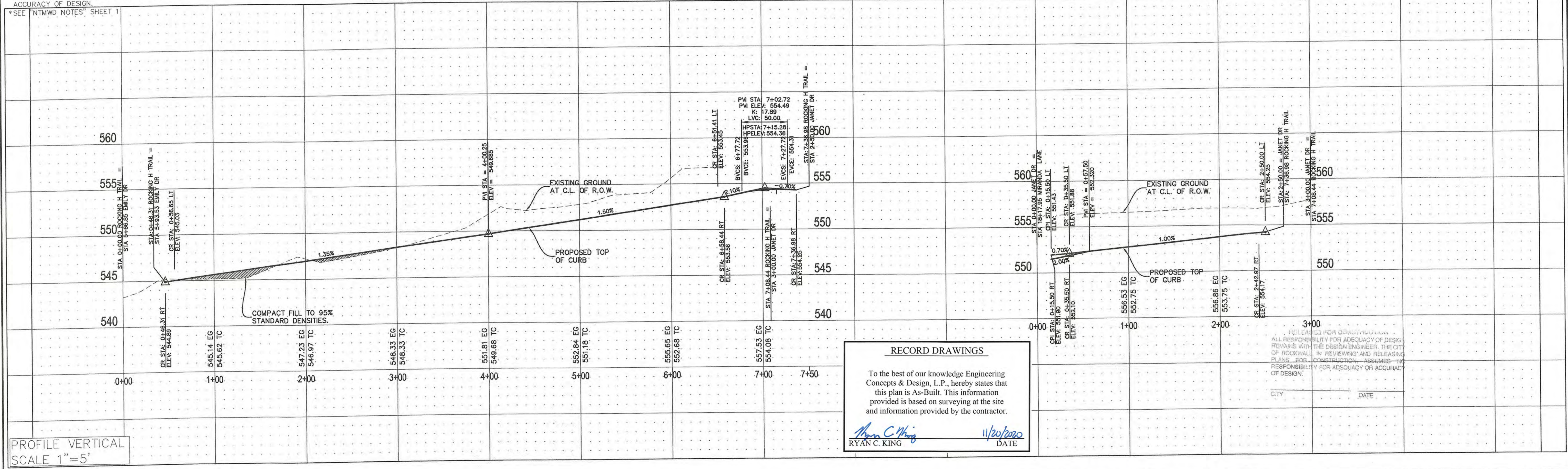
- MATCHLINE
- PROPOSED ROAD
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SEE SHEET 5 & 6
FOR TYPICAL
PAVEMENT SECTIONS

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ROCKING H TRAIL

JANET DR



RECORD DRAWINGS

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Ryan C. King
RYAN C. KING
11/20/2020
DATE

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ELEVATION = 531.55

BM#3 (#106)
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ELEVATION = 557.33'

ENGINEERING CONCEPTS & DESIGN, L.P.

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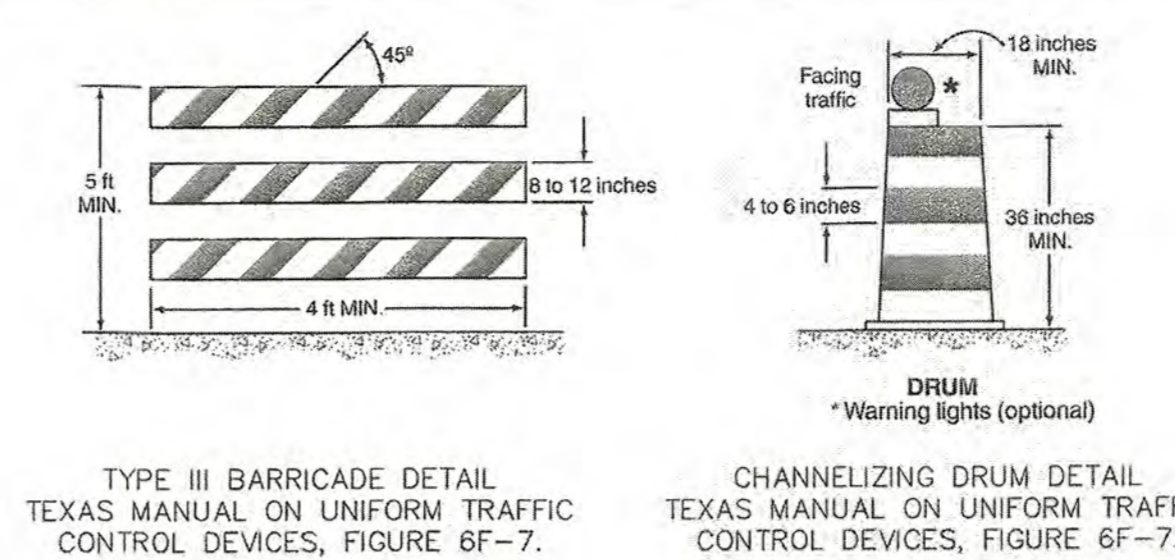
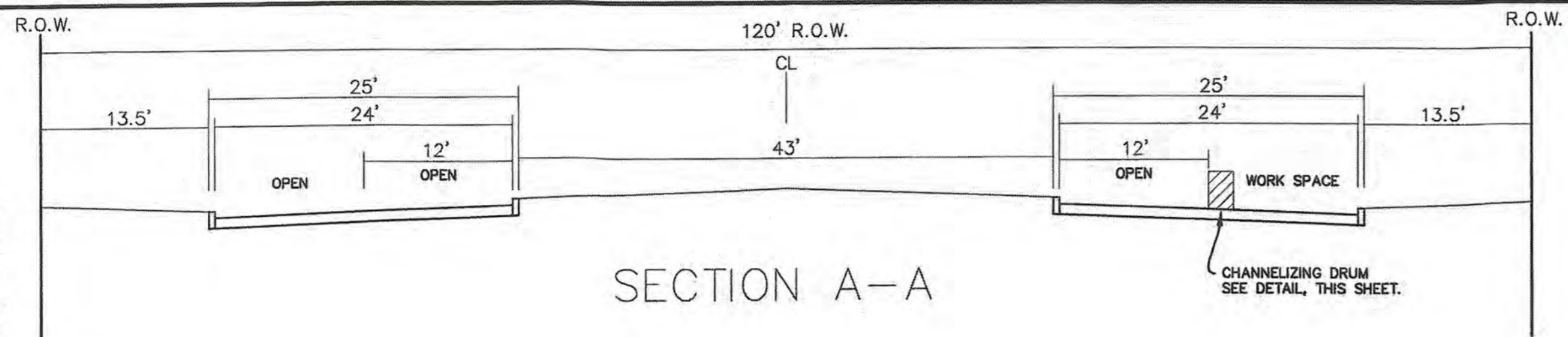
Ryan C. King
RYAN C. KING
123635
REGISTERED PROFESSIONAL ENGINEER
7/31/2019

PAVING PLAN - ROCKING H & JANET DR

SADDLE STAR SOUTH PHASE 1

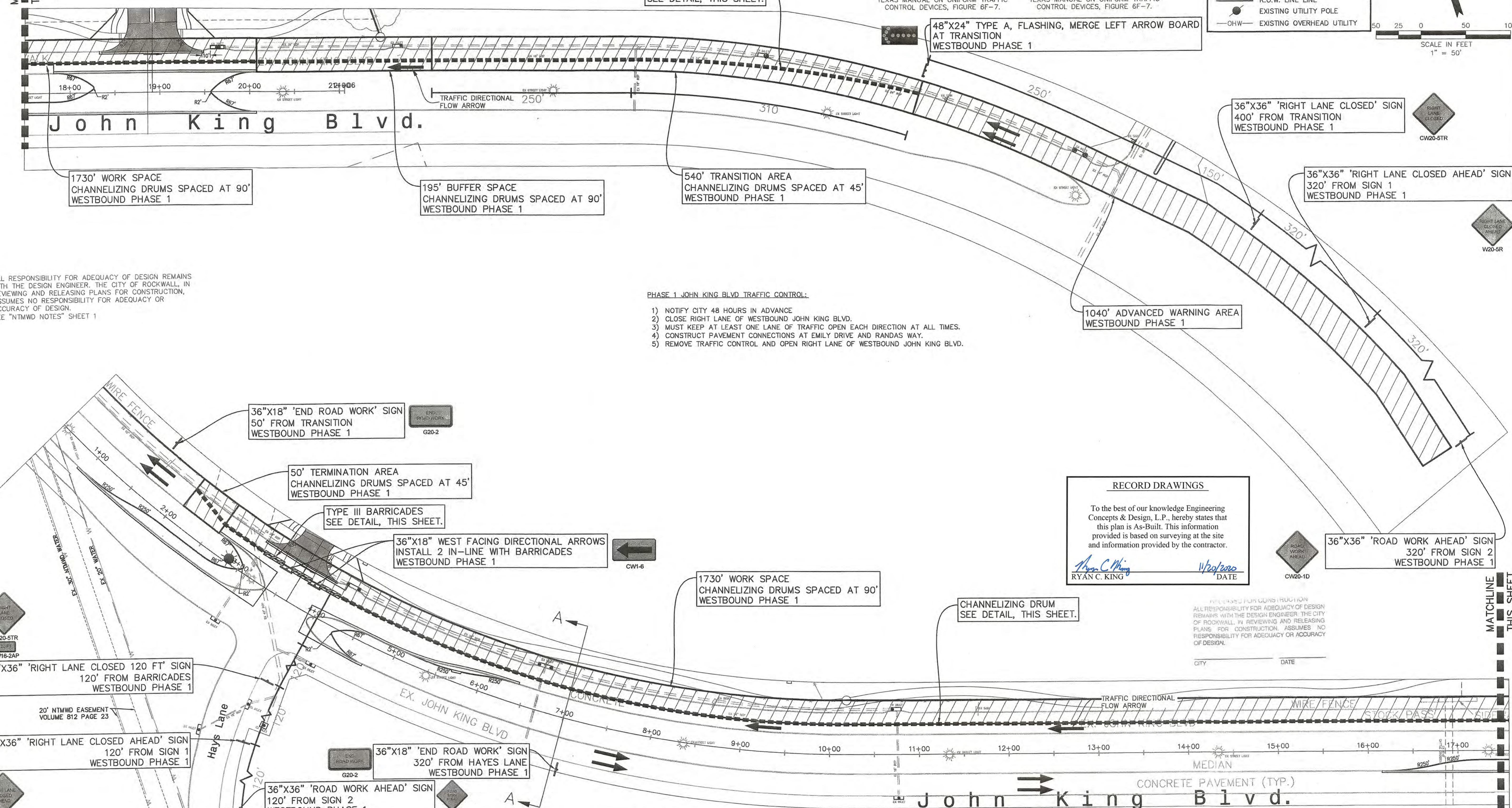
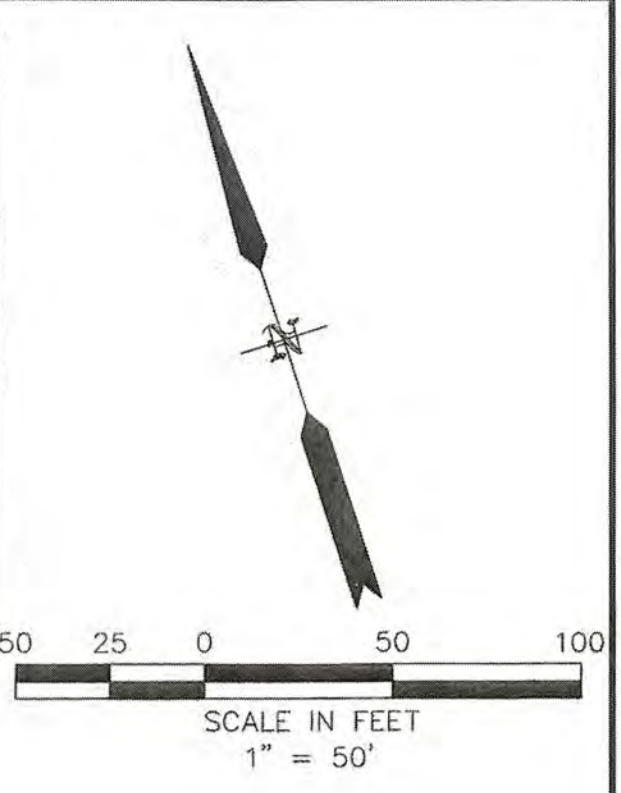
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
7
OF
46



LEGEND

- MATCHLINE
- PROPOSED ROAD
- PROPOSED CONC.—JOHN KING
- PROPOSED TRAFFIC CONTROLS
- W EXISTING WATER LINE
- SS EXISTING SANITARY LINE
- EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE LINE
- EXISTING UTILITY POLE
- OHW EXISTING OVERHEAD UTILITY



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* SEE "NTMWD NOTES" SHEET 1

- PHASE 1 JOHN KING BLVD TRAFFIC CONTROL:**
- 1) NOTIFY CITY 48 HOURS IN ADVANCE
 - 2) CLOSE RIGHT LANE OF WESTBOUND JOHN KING BLVD.
 - 3) MUST KEEP AT LEAST ONE LANE OF TRAFFIC OPEN EACH DIRECTION AT ALL TIMES.
 - 4) CONSTRUCT PAVEMENT CONNECTIONS AT EMILY DRIVE AND RANDAS WAY.
 - 5) REMOVE TRAFFIC CONTROL AND OPEN RIGHT LANE OF WESTBOUND JOHN KING BLVD.

RECORD DRAWINGS

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Ryan C. King
RYAN C. KING
11/29/2020
DATE

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CITY _____ DATE _____

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BENCHMARK:
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ELEVATION = 531.58

BM#3 (#106)
CIRCS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX
ELEVATION = 557.33'
CULVERT.

ENGINEERINGCONCEPTS & DESIGN, L.P.

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201 WINDCO CIR, STE 200, WYLIE, TX 75098
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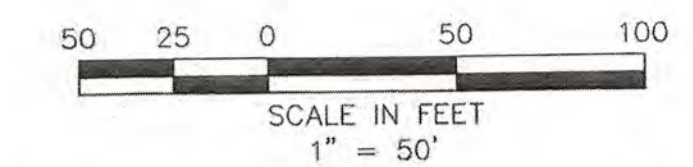
TRAFFIC CONTROL PLAN - JOHN KING BLVD 1

SADDLE STAR SOUTH PHASE 1

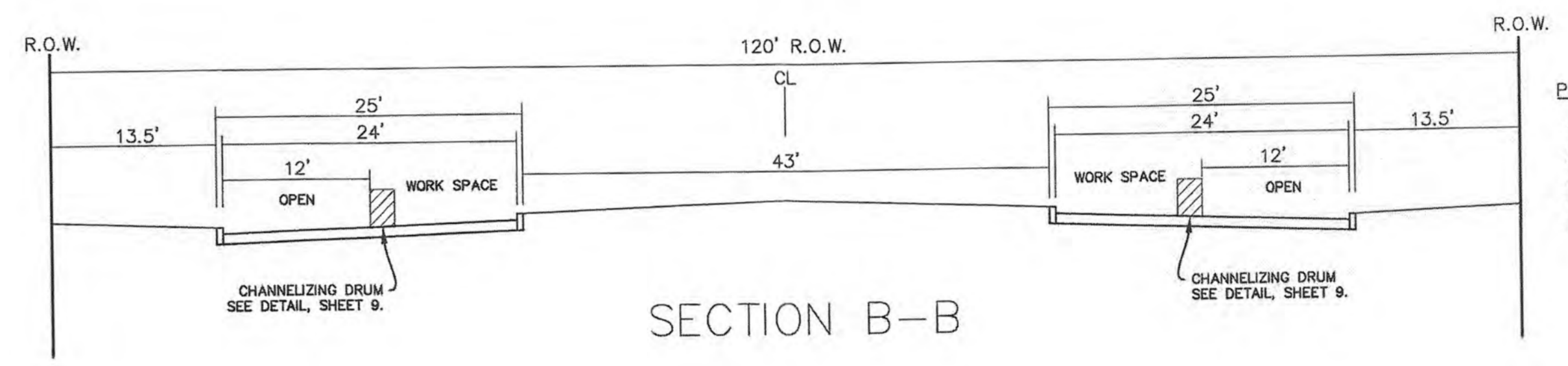
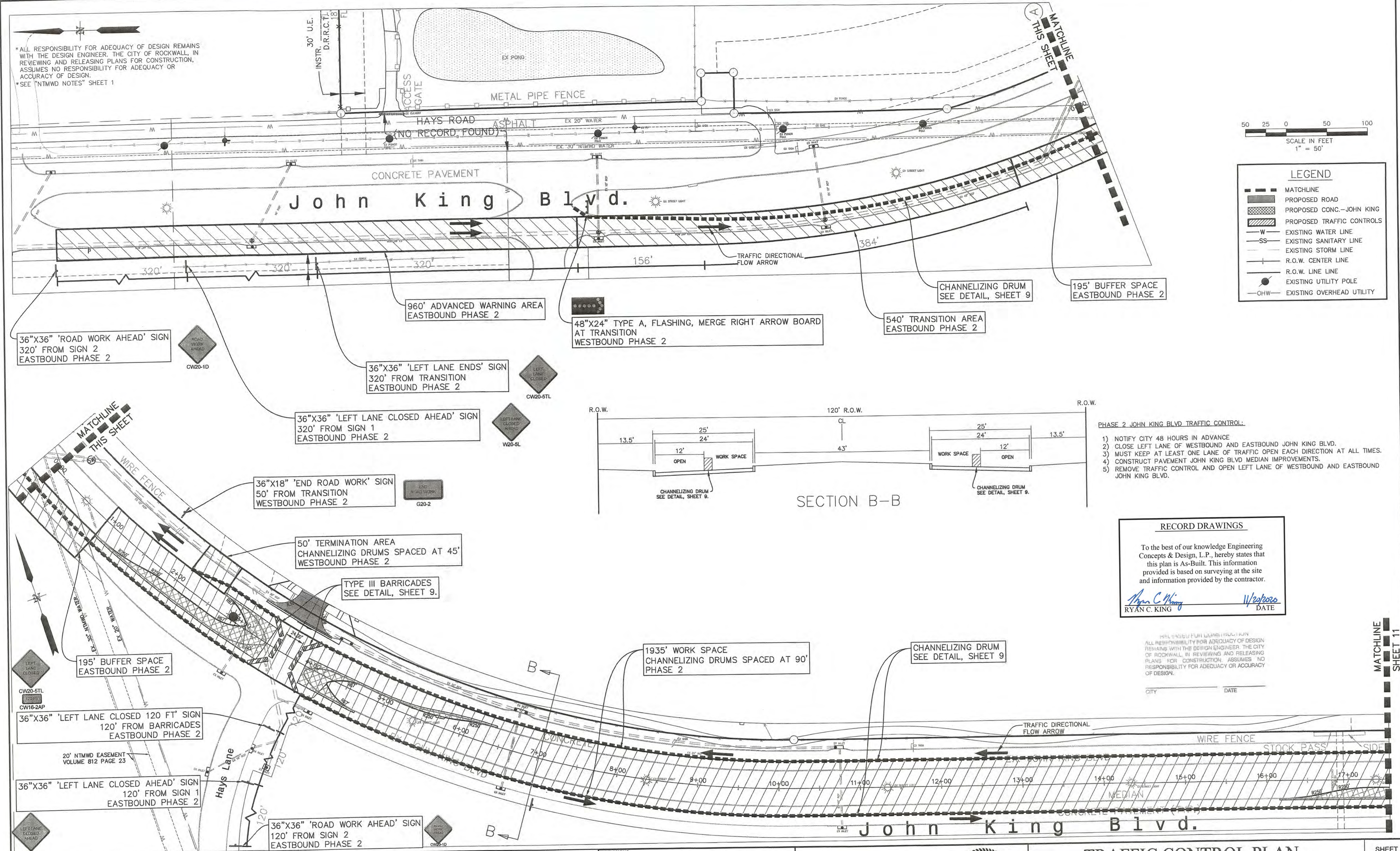
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 9 OF 46

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 * SEE "NTMWD NOTES" SHEET 1



LEGEND	
	MATCHLINE
	PROPOSED ROAD
	PROPOSED CONC.-JOHN KING
	PROPOSED TRAFFIC CONTROLS
	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING STORM LINE
	R.O.W. CENTER LINE
	R.O.W. LINE
	EXISTING UTILITY POLE
	EXISTING OVERHEAD UTILITY



- PHASE 2 JOHN KING BLVD TRAFFIC CONTROL:
- 1) NOTIFY CITY 48 HOURS IN ADVANCE
 - 2) CLOSE LEFT LANE OF WESTBOUND AND EASTBOUND JOHN KING BLVD.
 - 3) MUST KEEP AT LEAST ONE LANE OF TRAFFIC OPEN EACH DIRECTION AT ALL TIMES.
 - 4) CONSTRUCT PAVEMENT JOHN KING BLVD MEDIAN IMPROVEMENTS.
 - 5) REMOVE TRAFFIC CONTROL AND OPEN LEFT LANE OF WESTBOUND AND EASTBOUND JOHN KING BLVD.

RECORD DRAWINGS

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Ryan C. King 11/20/2020
 RYAN C. KING DATE

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 ELEVATION = 557.33'

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TRAFFIC CONTROL PLAN - JOHN KING BLVD 2

SADDLE STAR SOUTH PHASE 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MATCHLINE
SHEET 10

195' BUFFER SPACE
CHANNELIZING DRUMS SPACED AT 90'
WESTBOUND PHASE 2

540' TRANSITION AREA
CHANNELIZING DRUMS SPACED AT 45'
WESTBOUND PHASE 2

CHANNELIZING DRUM
SEE DETAIL, SHEET 9.

48"x24" TYPE A, FLASHING, MERGE RIGHT ARROW BOARD
AT TRANSITION
WESTBOUND PHASE 2

36"x36" 'LEFT LANE CLOSED'
400' FROM TRANSITION
WESTBOUND PHASE 2

36"x36" 'LEFT LANE CLOSED AHEAD'
320' FROM SIGN 1
WESTBOUND PHASE 2

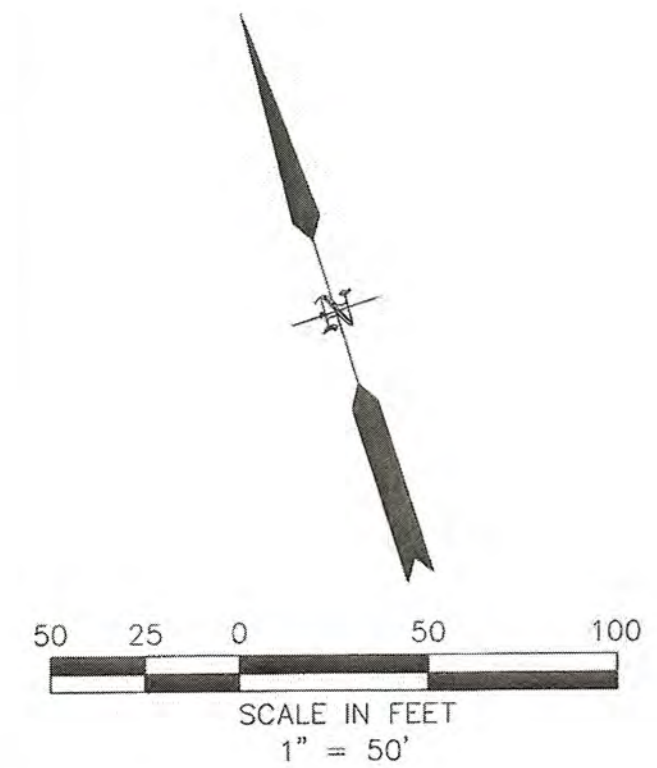
1040' ADVANCED WARNING AREA
WESTBOUND PHASE 2

36"x18" 'END ROAD WORK'
50' FROM TRANSITION
EASTBOUND PHASE 2

50' TERMINATION AREA
CHANNELIZING DRUMS SPACED AT 45'
EASTBOUND PHASE 2

1730' WORK SPACE
CHANNELIZING DRUMS SPACED AT 90'
PHASE 2

- PHASE 2 JOHN KING BLVD TRAFFIC CONTROL:
- 1) NOTIFY CITY 48 HOURS IN ADVANCE
 - 2) CLOSE LEFT LANE OF WESTBOUND AND EASTBOUND JOHN KING BLVD.
 - 3) MUST KEEP AT LEAST ONE LANE OF TRAFFIC OPEN EACH DIRECTION AT ALL TIMES.
 - 4) CONSTRUCT PAVEMENT JOHN KING BLVD MEDIAN IMPROVEMENTS.
 - 5) REMOVE TRAFFIC CONTROL AND OPEN LEFT LANE OF WESTBOUND AND EASTBOUND JOHN KING BLVD.



LEGEND	
	MATCHLINE
	PROPOSED ROAD
	PROPOSED CONC.--JOHN KING
	PROPOSED TRAFFIC CONTROLS
	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING STORM LINE
	R.O.W. CENTER LINE
	R.O.W. LINE
	EXISTING UTILITY POLE
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ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-00145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 7/31/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812.PV.DWG	

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Ryan C. King 11/20/2020
RYAN C. KING DATE



**TRAFFIC CONTROL PLAN -
JOHN KING BLVD 3
SADDLE STAR SOUTH PHASE 1**
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
11
OF
46

THIS PLAN IS BASED FOR CONSTRUCTION. ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
CITY _____ DATE _____

Featherstone Dr.

DITCH PLAN
SEE SHEET 26 & 25

FUTURE

PARK RIDGE CENTRAL
60' R.O.W.

LOT 11
PARK RIDGE ESTATES
CABINET "A" PAGE 390
P.R.R.C.T.

FUTURE

GRADING PLAN 2
SEE SHEET 14

GRADING PLAN 1
SEE SHEET 13

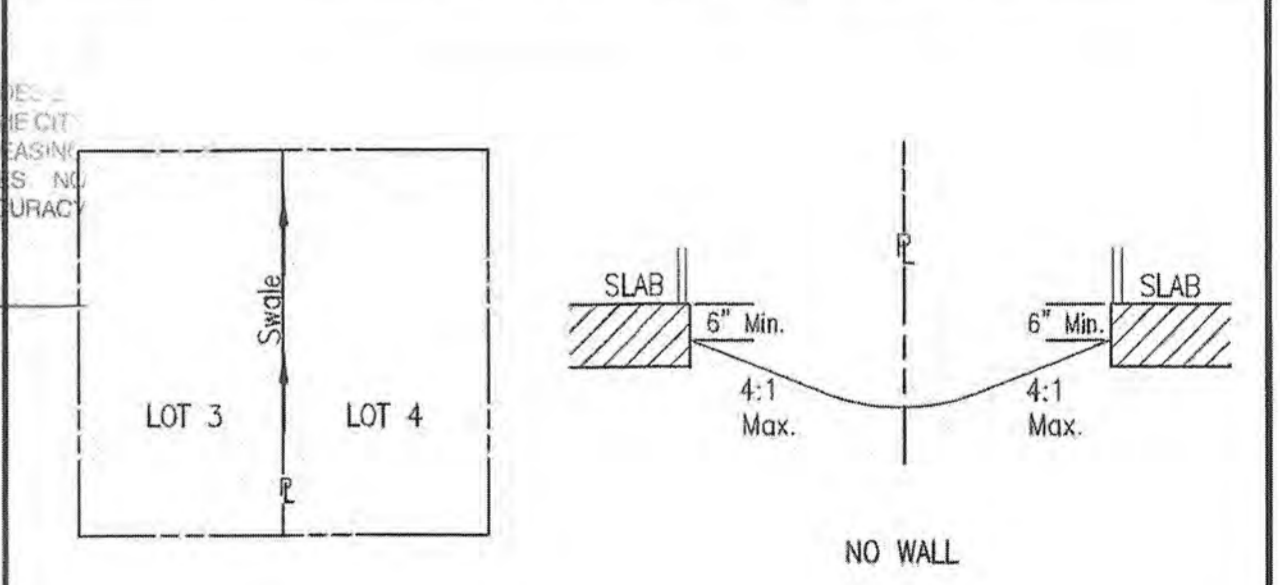
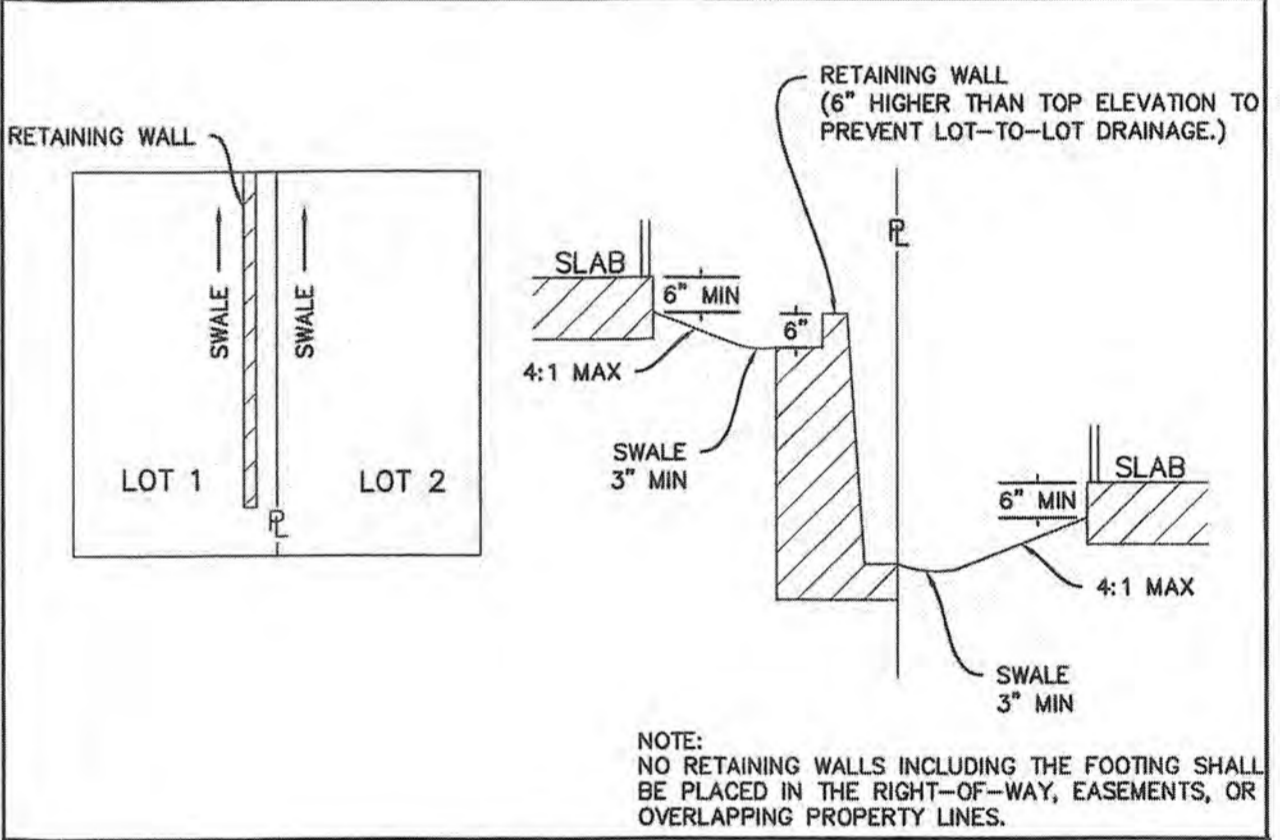
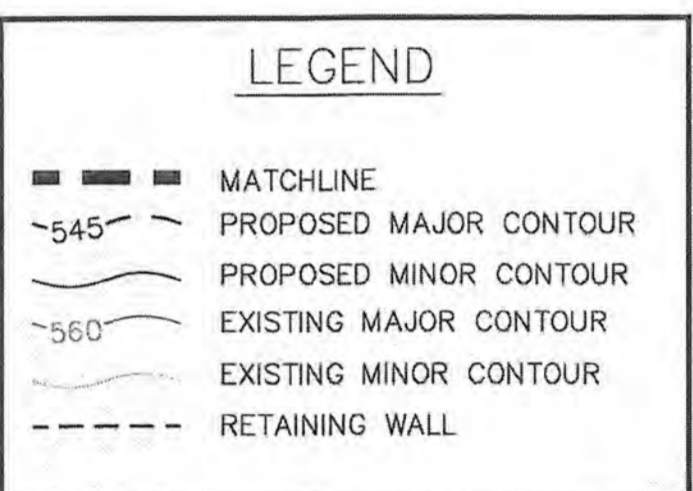
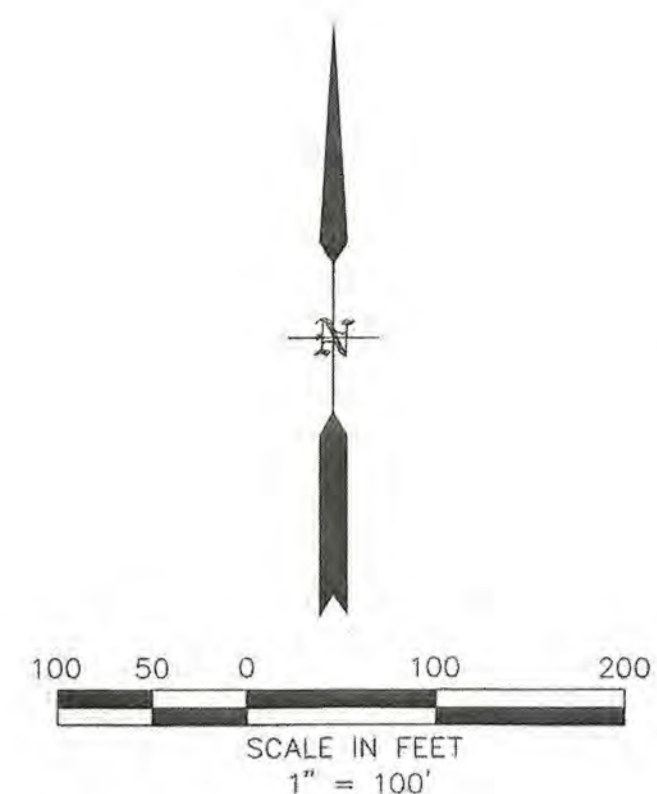
RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Ryan C. King
RYAN C. KING
11/20/2020
DATE

SITE ACREAGE: 25.860 AC
DISTURBED ACREAGE: 32.405 AC

REMAINDER OF A CALLED
32.5 ACRE TRACT ("FIRST TRACT")
R & R HANCE INVESTMENTS, L.P.
VOLUME 5433, PAGE 49
D.R.R.C.T.



MISCELLANEOUS DETAILS CITY OF ROCKWALL
RESIDENTIAL LOT TYPICAL WALL & SWALE DETAIL
DATE: AUG. '15 DRAWING NO: R-7020

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*SEE "NTMWD NOTES" SHEET 1

CAUTION! EXISTING UTILITIES
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BENCHMARK:
BM#1 (#102)
CIRCS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58
BM#3 (#106)
CIRCS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX.
ELEVATION = 557.33'
CULVERT.

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& DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
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REVISIONS:

DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 7/31/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812 GR.DWG	

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GRADING PLAN KEY MAP
SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

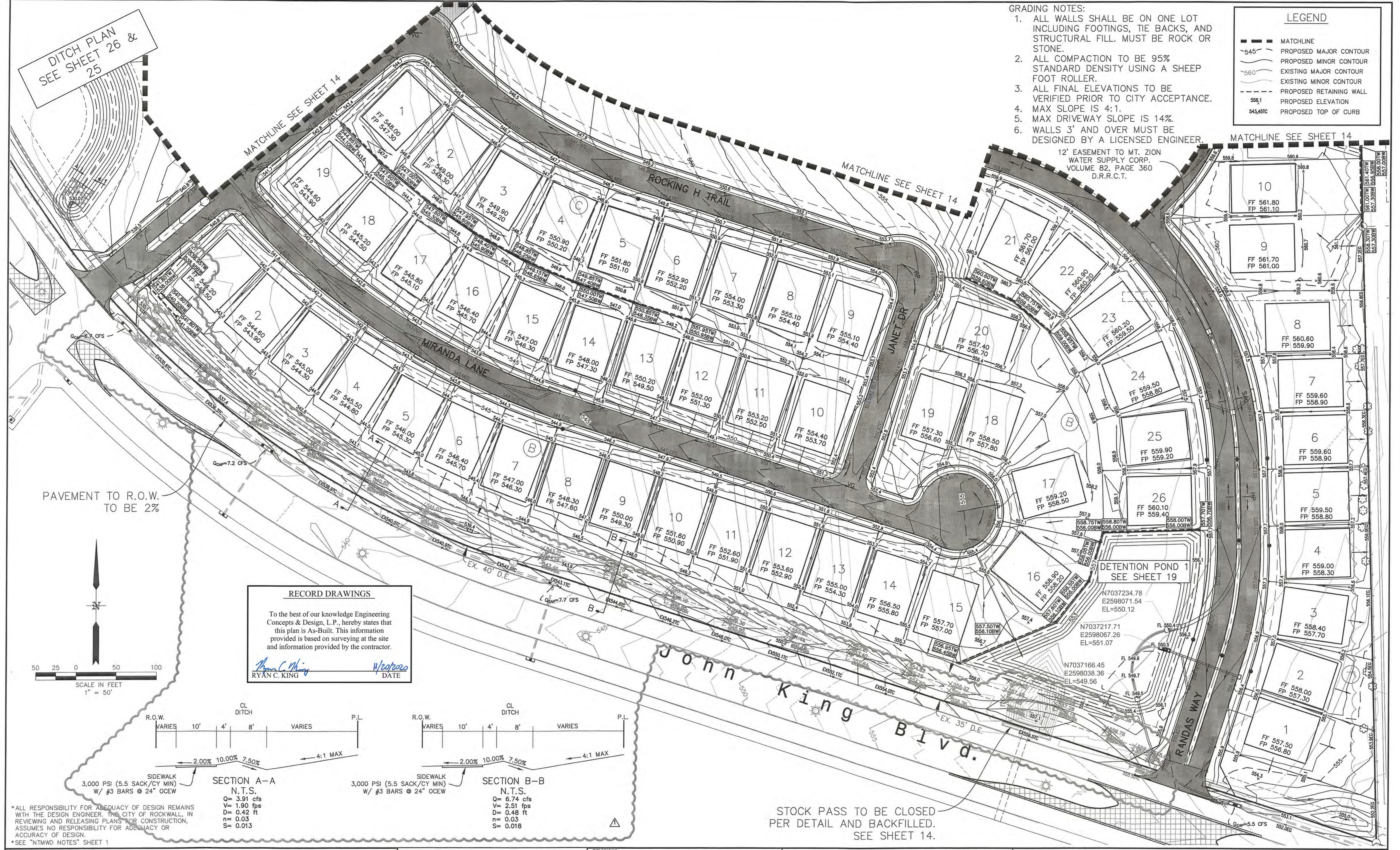
SHEET
12
OF
46

DITCH PLAN
SEE SHEET 26 &
25

- GRADING NOTES:
1. ALL WALLS SHALL BE ON ONE LOT INCLUDING FOOTINGS, TIE BACKS, AND STRUCTURAL FILL. MUST BE ROCK OR STONE.
 2. ALL COMPACTION TO BE 95% STANDARD DENSITY USING A SHEEP FOOT ROLLER.
 3. ALL FINAL ELEVATIONS TO BE VERIFIED PRIOR TO CITY ACCEPTANCE.
 4. MAX SLOPE IS 4:1.
 5. MAX DRIVEWAY SLOPE IS 14%.
 6. WALLS 3' AND OVER MUST BE DESIGNED BY A LICENSED ENGINEER.

LEGEND

---	MATCHLINE
~545~	PROPOSED MAJOR CONTOUR
~560~	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED RETAINING WALL
558.1	PROPOSED ELEVATION
543.45TC	PROPOSED TOP OF CURB



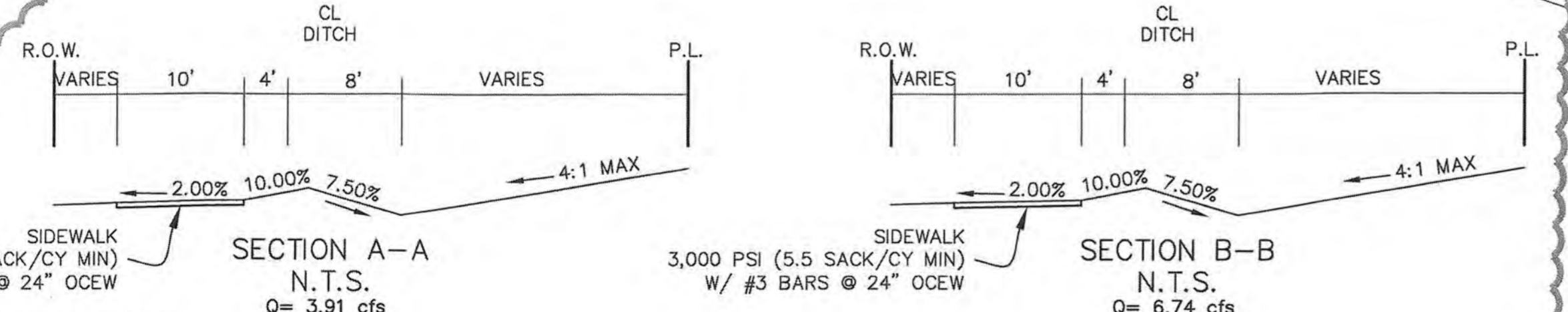
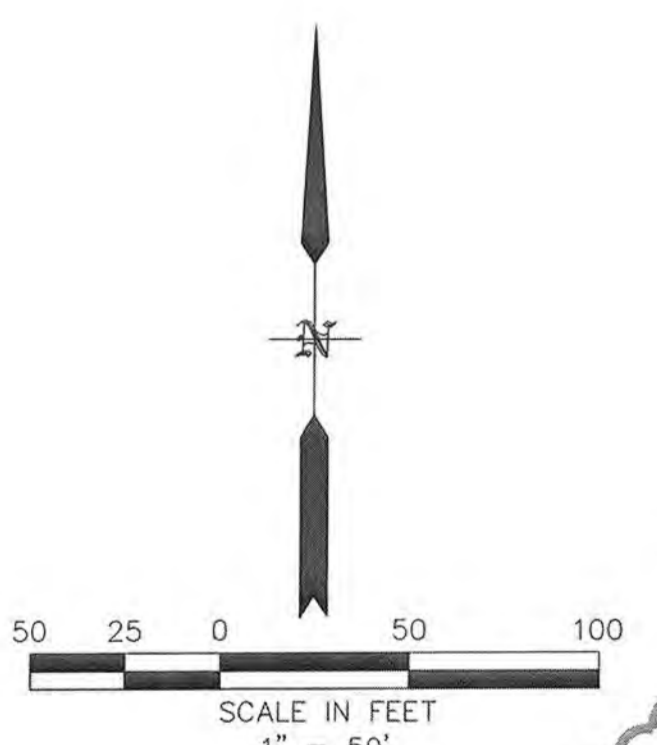
PAVEMENT TO R.O.W.
TO BE 2%

12' EASEMENT TO MT. ZION
WATER SUPPLY CORP.
VOLUME 82, PAGE 360
D.R.R.C.T.

RECORD DRAWINGS

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Ryan C. King
RYAN C. KING
11/19/2020
DATE



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* SEE "NTMWD NOTES" SHEET 1

STOCK PASS TO BE CLOSED PER DETAIL AND BACKFILLED. SEE SHEET 14.

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-955-7888 PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:
BM#1 (#102)
GIRTS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)
GIRTS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT.
ELEVATION = 557.33'

ENGINEERING CONCEPTS & DESIGN, L.P.

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

REVISIONS:

1	11/19/2020	REVISED DITCH AND RETAINING WALL
---	------------	----------------------------------

DRAWN: RCK
CHECKED: RKH
PROJECT NO: 6812
DWG FILE NAME: 06812 GR.DWG

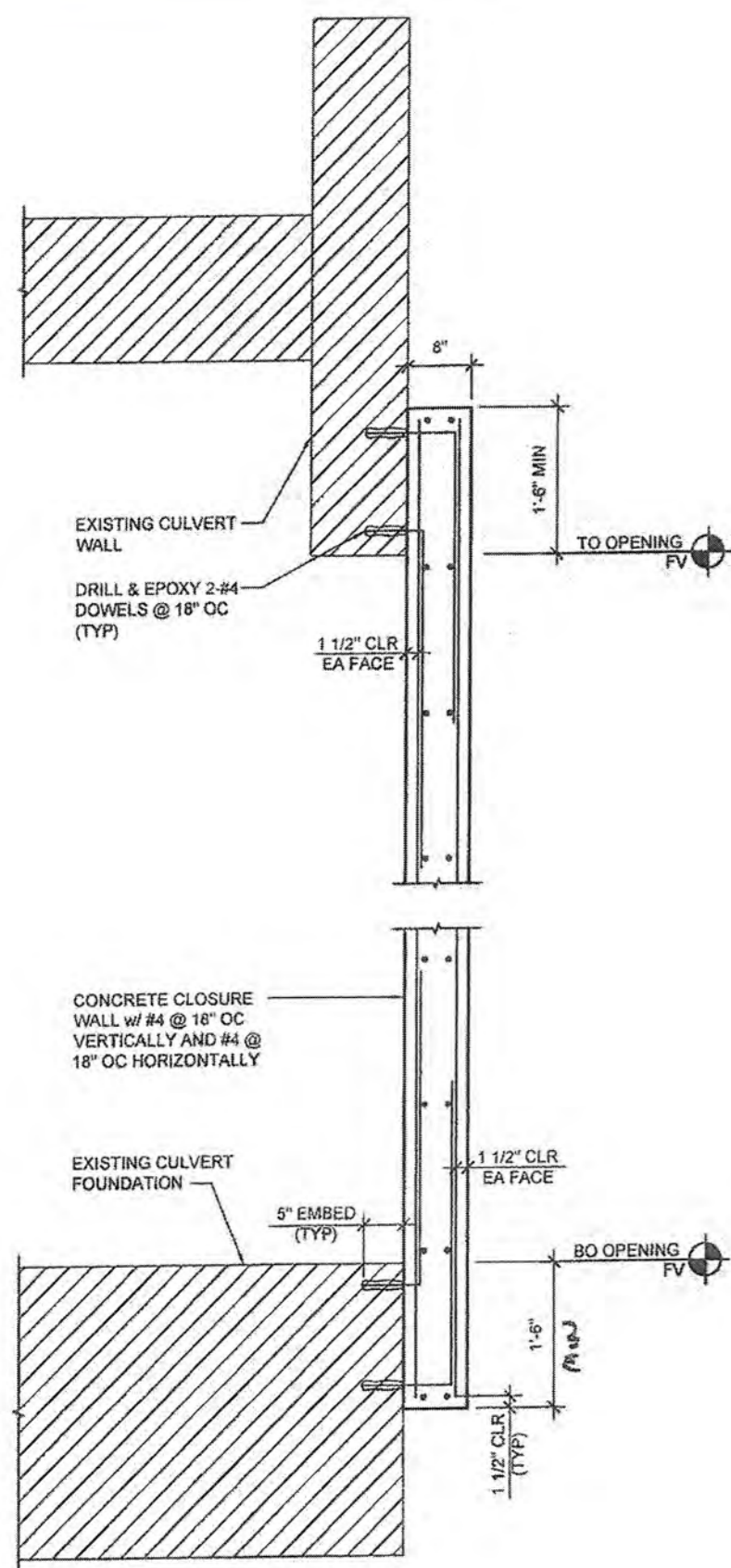
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Ryan C. King
RYAN C. KING
REGISTERED PROFESSIONAL ENGINEER
11/19/2020

GRADING PLAN 1

SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 13 OF 46

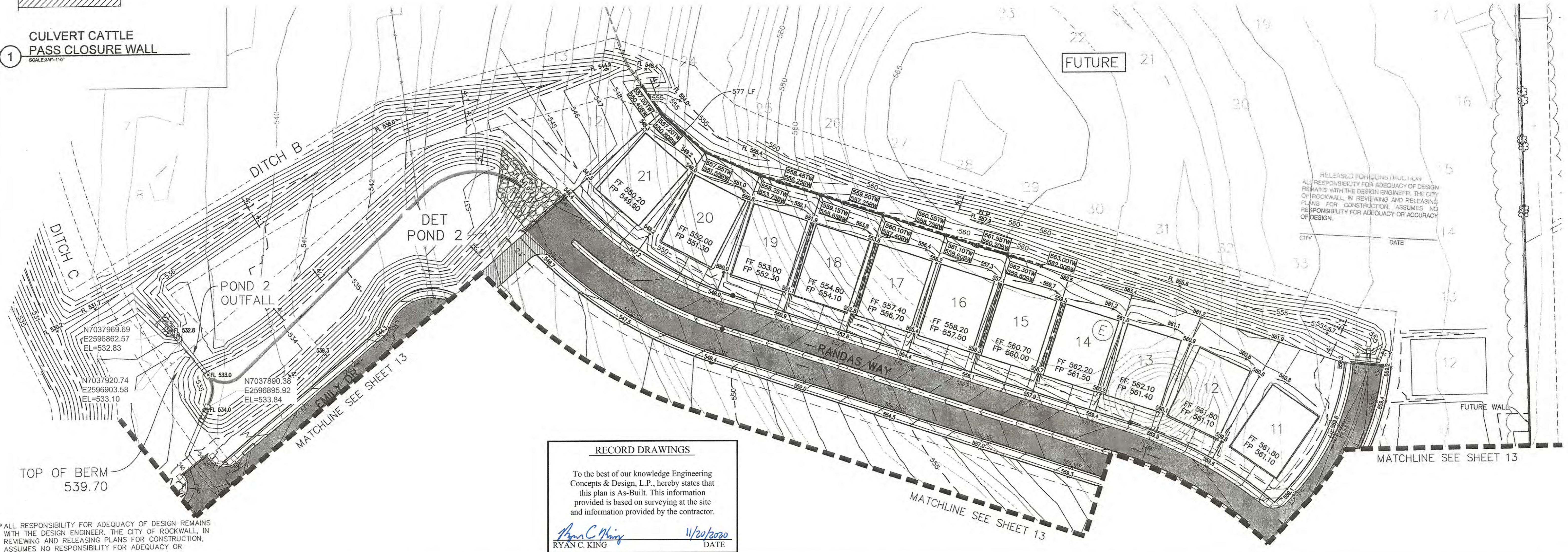
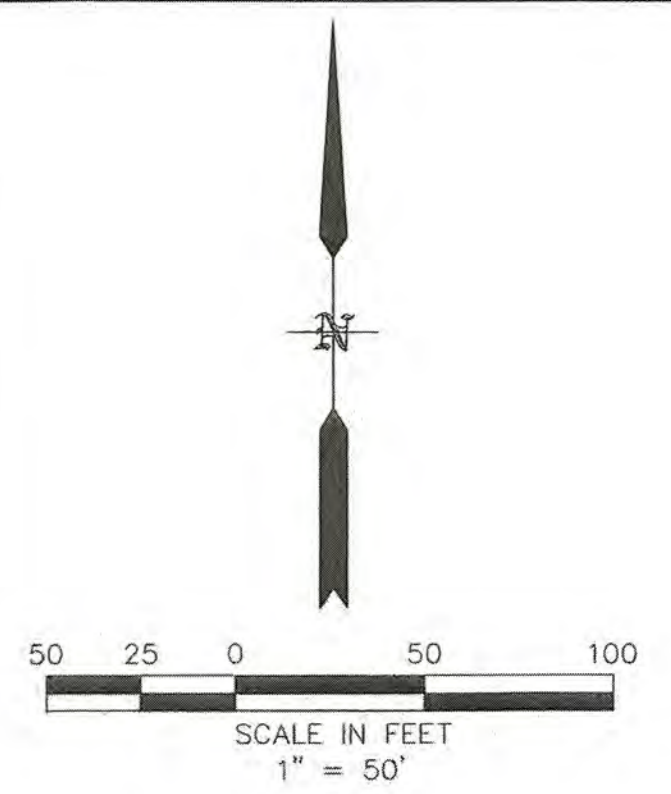


1 CULVERT CATTLE PASS CLOSURE WALL
SCALE: 3/4"=1'-0"

- GRADING NOTES:**
1. ALL WALLS SHALL BE ON ONE LOT INCLUDING FOOTINGS, TIE BACKS, OR STRUCTURAL FILL.
 2. ALL COMPACTION TO BE 95% STANDARD DENSITY USING A SHEEP FOOT ROLLER.
 3. ALL FINAL ELEVATIONS TO BE VERIFIED PRIOR TO CITY ACCEPTANCE.
 4. MAX SLOPE IS 4:1.
 5. MAX DRIVEWAY SLOPE IS 14%.
 6. WALLS 3' AND OVER MUST BE DESIGNED BY A LICENSED ENGINEER.

GRADING CONTRACTOR TO ENSURE THAT DRAINAGE IS MAINTAINED ACROSS ENTIRE SITE. NO PONDING SHALL OCCUR.

LEGEND	
---	MATCHLINE
~545	PROPOSED MAJOR CONTOUR
~560	PROPOSED MINOR CONTOUR
~545	EXISTING MAJOR CONTOUR
~560	EXISTING MINOR CONTOUR
---	PROPOSED RETAINING WALL
558.1	PROPOSED ELEVATION
543.45TC	PROPOSED TOP OF CURB



RECORD DRAWINGS

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Ryan C. King
RYAN C. KING
11/20/2020
DATE

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ELEVATION = 531.58

BM#3 (#108)
CIR'S "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT.
ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.

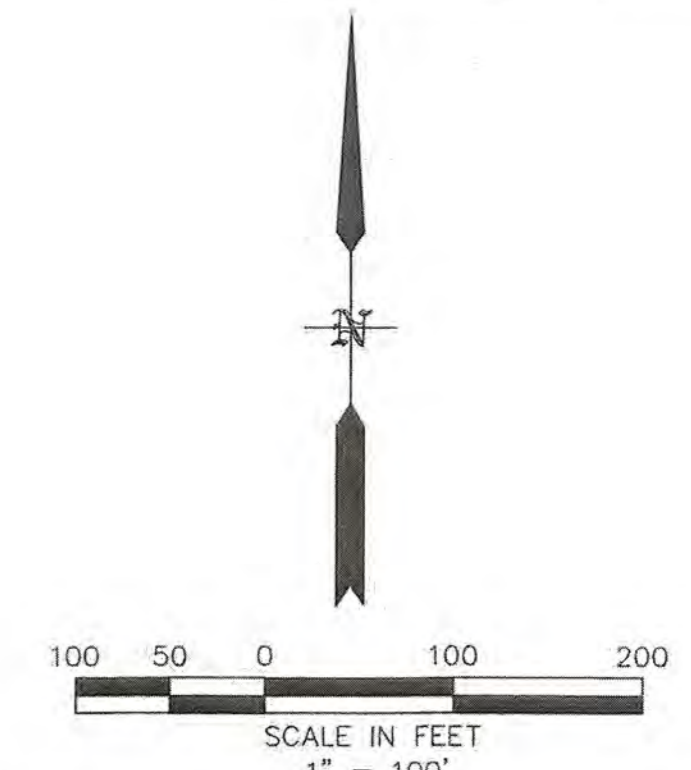
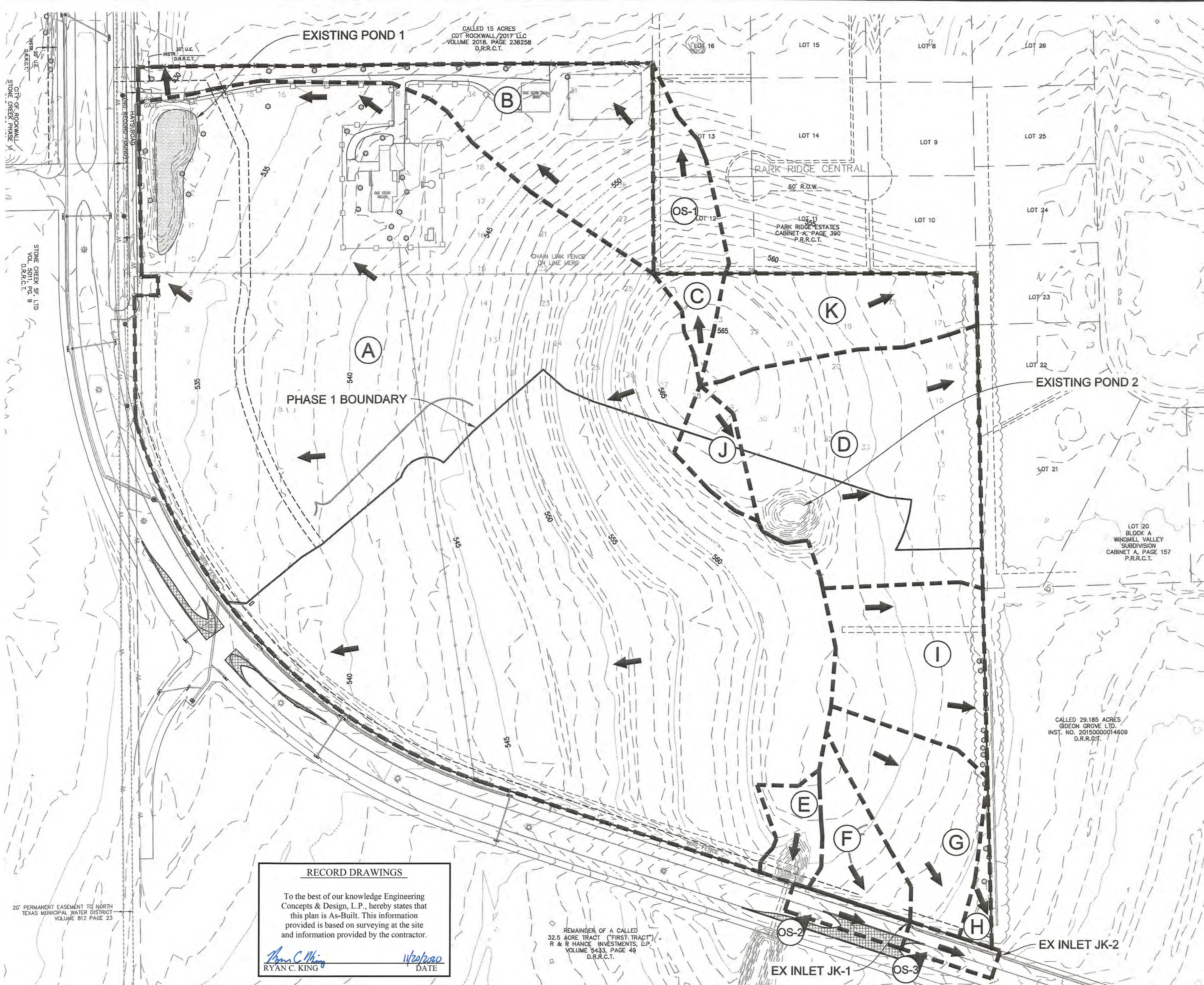
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PROJECT NO.: 6812	
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GRADING PLAN 2

SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



LEGEND	
	DRAINAGE AREA BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING DRAINAGE AREA

Existing Drainage Area Calculations							
Drainage Area	Area (AC)	Tc (Min)	C	K	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	Description
A	37.06	20.00	0.35	1.00	8.30	107.66	TO EXISTING POND 1
B	3.65	20.00	0.35	1.00	8.30	10.60	
C	0.35	20.00	0.35	1.00	8.30	1.02	TO PARK RIDGE, THEN FUTURE PHASE
D	5.45	20.00	0.35	1.00	8.30	15.82	TO EX. WINDMILL VALLEY
E	0.55	20.00	0.35	1.00	8.30	1.60	TO EX. STOCK PASS
F	0.95	20.00	0.35	1.00	8.30	2.75	BASED ON JOHN KING DESIGN, TO JK-1 EX. INLET
G	2.05	20.00	0.35	1.00	8.30	5.94	BASED ON JOHN KING DESIGN, TO JK-2 EX. INLET
H	0.24	20.00	0.35	1.00	8.30	0.70	BASED ON GIDEON DESIGN
I	2.36	20.00	0.35	1.00	8.30	6.85	BASED ON GIDEON DESIGN
J*	0.58	20.00	0.35	1.00	8.30	1.69	TO WINDMILL VALLEY. NOT ACCOUNTED FOR BY GIDEON.
K	2.19	20.00	0.35	1.00	8.30	6.35	TO PARK RIDGE
OS-1	1.02	10.00	0.50	1.00	9.80	5.00	PARK RIDGE THEN FUTURE PHASE
OS-2	0.36	10.00	0.90	1.00	9.80	3.20	TO JK-1 EX. INLET
OS-3	0.28	10.00	0.90	1.00	9.80	2.50	TO JK-2 EX. INLET

COMPARISON - GIDEON GROVE-NORTH (6/5/2018)

GG-OS4=5.45 AC SS-D=5.45 AC
 GG-OS2=2.61 AC SS-I=2.36 AC
 GG-OS1=2.62 AC SS-F/G=3.00 AC
 GG-OS3=0.24 AC SS-H=0.24 AC

*SS-J=0.58 AC GOES TO SS-D BUT WAS NOT ACCOUNTED FOR BY GIDEON AND THEREFORE SHOWN SEPARATELY.

-AREAS SHOWN FOR GIDEON APPEAR TO USE TOPO DATA THAT WAS NOT FIELD COLLECTED. THIS CREATES A DIFFERENCE IN GG-OS1/OS2 AND SS-I/F/G

COMPARISON - 205 BYPASS-SECTION 1 (11/11/2009)

205 BYP-B2=1.31 AC SS-F/OS2=1.31 AC
 205 BYP-B3=2.62 AC SS-G/OS3=2.33 AC

*DIFFERENCE BETWEEN 205-BYP-B3 AND SS-G/OS3 IS SS-H IS SHOWN GOING TO GIDEON PER THOSE PLANS.

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 Ryan C. King
 7/31/2019
 DATE

REMAINDER OF A CALLED 32.5 ACRE TRACT ("FIRST TRACT") R & R HANCE INVESTMENTS, L.P. VOLUME 9483, PAGE 49 D.R.R.C.T.

20' PERMANENT EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT VOLUME 812 PAGE 23

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 ELEVATION = 531.58
 BM#3 (#106)
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHWEST CORNER OF THE HEADWALL WITH AN 8"X8" BOX CULVERT.
 ELEVATION = 557.33'

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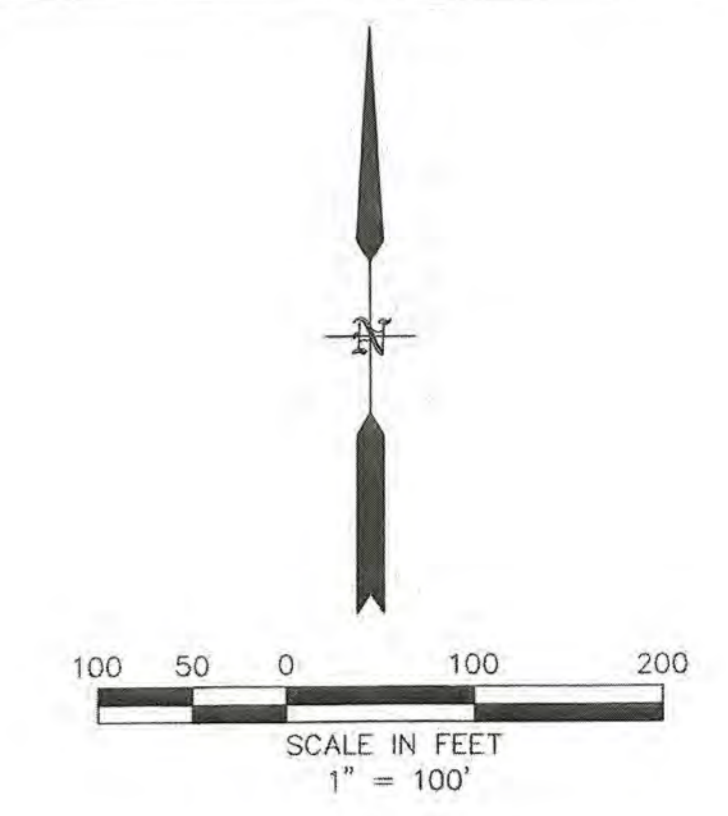
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DRAINAGE AREA EXISTING
SADDLE STAR SOUTH PHASE 1
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 15 OF 46

CALLED 15 ACRES
 CDT ROCKWALL/2017 LLC
 VOLUME 2018, PAGE 236258
 D.R.R.C.T.



LEGEND	
	DRAINAGE AREA BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING DRAINAGE AREA

Proposed Drainage Area Calculations							
Drainage Area	Area (AC)	Tc (min)	C	K	i_{100} (in/hr)	Q_{100} (cfs)	Description
A-1	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 1
A-2	2.36	10.00	0.50	1.00	9.80	11.57	TO POND 1
B-1	2.55	10.00	0.50	1.00	9.80	12.49	TO POND 2
B-2	2.50	10.00	0.50	1.00	9.80	12.24	TO POND 2
B-3	1.37	10.00	0.50	1.00	9.80	6.73	TO POND 2
B-4	2.57	10.00	0.50	1.00	9.80	12.61	TO POND 2
B-5a	1.41	10.00	0.50	1.00	9.80	6.91	TO POND 2
B-5b	0.66	10.00	0.50	1.00	9.80	3.22	TO POND 2
B-5c	0.82	10.00	0.50	1.00	9.80	4.01	TO POND 2
C-1	0.13	10.00	0.50	1.00	9.80	0.61	POND 2 BYPASS
C-2	1.26	10.00	0.50	1.00	9.80	6.15	POND 2 BYPASS
C-3	0.80	10.00	0.50	1.00	9.80	3.91	POND 2 BYPASS
C-4	1.33	10.00	0.50	1.00	9.80	6.50	POND 2 BYPASS
D-1	0.23	10.00	0.50	1.00	9.80	1.15	TO POND 1
D-2	0.30	10.00	0.50	1.00	9.80	1.47	TO POND 1
E-1	0.60	10.00	0.50	1.00	9.80	2.95	TO RANDAS WAY
E-2	2.42	10.00	0.50	1.00	9.80	11.85	TO RANDAS WAY
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
P-2	1.16	10.00	0.50	1.00	9.80	5.68	TO POND 2
X-1	0.16	10.00	0.50	1.00	9.80	0.80	TO GIDEON
X-2	0.61	10.00	0.50	1.00	9.80	3.00	TO GIDEON
X-3	0.84	10.00	0.50	1.00	9.80	4.12	TO GIDEON
X-4	0.44	10.00	0.50	1.00	9.80	2.18	TO JOHN KING
X-5	0.18	10.00	0.50	1.00	9.80	0.86	POND 2 BYPASS
X-6	0.05	10.00	0.50	1.00	9.80	0.23	TO JOHN KING
X-7	0.11	10.00	0.50	1.00	9.80	0.55	TO FUTURE PHASE (Fut A-3)
X-8	0.08	10.00	0.50	1.00	9.80	0.37	TO JOHN KING
X-9	0.05	10.00	0.50	1.00	9.80	0.22	TO POND 1 (Fut A-4)
OS2	0.36	10.00	0.90	1.00	9.80	3.20	TO JOHN KING
OS3	0.28	10.00	0.90	1.00	9.80	2.50	TO JOHN KING
FUT OS7	0.18	10.00	0.50	1.00	9.80	0.86	TO EX. B
FUT OS8	0.84	10.00	0.50	1.00	9.80	4.13	TO EX. B
OS9	0.14	10.00	0.50	1.00	9.80	0.67	TO A-2
OS10	1.18	10.00	0.50	1.00	9.80	5.80	TO END OF LINE A
FT-1	17.67	20.00	0.35	1.00	8.30	51.33	FUTURE TO POND
FT-2	2.62	20.00	0.35	1.00	8.30	7.60	REMAINDER OF EX. D/J TO EX WINDMILL VALLEY
EX-B	3.65	20.00	0.35	1.00	8.30	10.60	
EX-C	0.35	20.00	0.35	1.00	8.30	1.00	
EX-K	2.19	20.00	0.35	1.00	8.30	6.35	

COMPARISON - GIDEON GROVE-NORTH (6/5/2018)
 GG-OS2/OS3=2.85 AC (8.3 CFS) SS-X1/X2/X3=1.61 AC (7.90 CFS)

***SEE DETENTION CALCS FOR DRAINAGE TO JOHN KING**

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

RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Ryan C. King
 RYAN C. KING
 11/20/2020
 DATE

REMAINDER OF A CALLED 32.5 ACRE TRACT ("FIRST TRACT"), R & R HANCE INVESTMENTS, L.P. VOLUME 9433, PAGE 49 D.R.R.C.T.

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BENCHMARK: BM#1 (#102)
 CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
 ELEVATION = 531.58

BM#3 (#105)
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHWEST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHWEST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
 ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.

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

REVISIONS:	
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 7/31/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812 DA.DWG	

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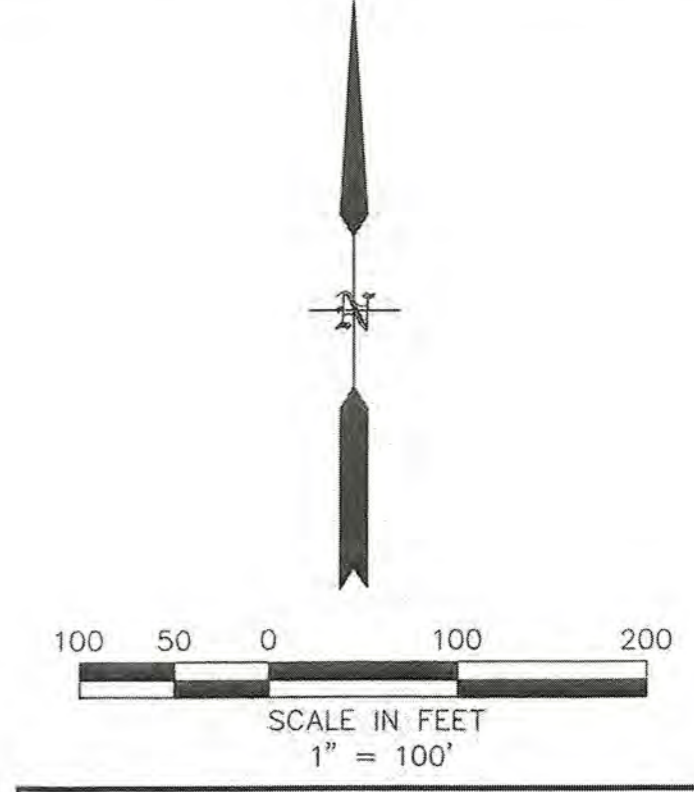
DRAINAGE AREA PROPOSED

SADDLE STAR SOUTH PHASE 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 16 OF 46

CALLED 15 ACRES
 CDT ROCKWALL/2017 LLC
 VOLUME 2018, PAGE 236258
 D.R.R.C.T.



LEGEND	
	DRAINAGE AREA BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING DRAINAGE AREA

Ultimate Drainage Area Calculations

Drainage Area	Area (AC)	Tc (min)	C	K	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	Description
A-1	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 1
A-2	2.36	10.00	0.50	1.00	9.80	11.57	TO POND 1
FUT A-3	1.64	10.00	0.50	1.00	9.80	8.04	TO POND 1
FUT A-4	2.16	10.00	0.50	1.00	9.80	10.56	TO POND 1
FUT A-5	0.83	10.00	0.50	1.00	9.80	4.06	TO POND 1
B-1	2.55	10.00	0.50	1.00	9.80	12.49	TO POND 2
B-2	2.50	10.00	0.50	1.00	9.80	12.24	TO POND 2
B-3	1.37	10.00	0.50	1.00	9.80	6.73	TO POND 2
B-4	2.57	10.00	0.50	1.00	9.80	12.61	TO POND 2
B-5a	1.41	10.00	0.50	1.00	9.80	6.91	TO POND 2
B-5b	0.66	10.00	0.50	1.00	9.80	3.22	TO POND 2
B-5c	0.82	10.00	0.50	1.00	9.80	4.01	TO POND 2
FUT C	1.23	10.00	0.50	1.00	9.80	6.03	TO JOHN KING
C-1	0.13	10.00	0.50	1.00	9.80	0.61	POND 2 BYPASS
C-2	1.26	10.00	0.50	1.00	9.80	6.15	POND 2 BYPASS
C-3	0.80	10.00	0.50	1.00	9.80	3.91	POND 2 BYPASS
C-4	1.33	10.00	0.50	1.00	9.80	6.50	POND 2 BYPASS
D-1	0.23	10.00	0.50	1.00	9.80	1.15	TO POND 1
D-2	0.30	10.00	0.50	1.00	9.80	1.47	TO POND 1
E-1	0.60	10.00	0.50	1.00	9.80	2.95	TO POND 2
E-2	2.42	10.00	0.50	1.00	9.80	11.85	TO POND 2
FUT F-1	2.17	10.00	0.50	1.00	9.80	10.63	TO POND 2
FUT F-2	2.56	10.00	0.50	1.00	9.80	12.54	TO POND 2
FUT G-1	1.76	10.00	0.50	1.00	9.80	8.64	TO POND 2
FUT G-2	1.66	10.00	0.50	1.00	9.80	8.12	TO POND 2
FUT G-3	1.73	10.00	0.50	1.00	9.80	8.47	TO POND 2
FUT G-4	2.37	10.00	0.50	1.00	9.80	11.59	TO POND 2
FUT G-5	2.70	10.00	0.50	1.00	9.80	13.24	TO POND 2
FUT G-6	2.18	10.00	0.50	1.00	9.80	10.66	TO POND 2
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
FUT P-2	2.61	10.00	0.50	1.00	9.80	12.78	TO POND 2
FUT P-3	1.69	10.00	0.50	1.00	9.80	8.30	TO POND 2
X-1	0.16	10.00	0.50	1.00	9.80	0.80	TO GIDEON
X-2	0.61	10.00	0.50	1.00	9.80	3.00	TO GIDEON
X-3	0.84	10.00	0.50	1.00	9.80	4.12	TO GIDEON
X-4	0.44	10.00	0.50	1.00	9.80	2.18	TO JOHN KING
X-5	0.18	10.00	0.50	1.00	9.80	0.86	Pond 2 Bypass (FUT F-1)
X-6	0.05	10.00	0.50	1.00	9.80	0.23	TO JOHN KING
X-7	0.11	10.00	0.50	1.00	9.80	0.55	TO POND 1 (FUT A-3)
X-8	0.08	10.00	0.50	1.00	9.80	0.37	TO JOHN KING
X-9	0.05	10.00	0.50	1.00	9.80	0.22	TO POND 1 (FUT A-4)
FUT X-10	0.59	10.00	0.50	1.00	9.80	2.90	TO OFFSITE NORTH
FUT X-11	0.20	10.00	0.50	1.00	9.80	0.98	TO OFFSITE NORTH
FUT X-12	0.27	10.00	0.50	1.00	9.80	1.32	TO OFFSITE NORTH
OS1	0.36	10.00	0.50	1.00	9.80	1.75	TO B-2
OS2	0.36	10.00	0.90	1.00	9.80	3.20	TO JOHN KING
OS3	0.28	10.00	0.90	1.00	9.80	2.50	TO JOHN KING
OS4	0.08	10.00	0.50	1.00	9.80	0.38	TO FUTURE INLET G-2
OS5	0.18	10.00	0.50	1.00	9.80	0.90	TO FUTURE INLET G-1
OS6	0.07	10.00	0.50	1.00	9.80	0.36	TO C-1
FUT OS7	0.18	10.00	0.50	1.00	9.80	0.86	TO POND 2
FUT OS8	0.84	10.00	0.50	1.00	9.80	4.13	TO POND 2
OS9	0.14	10.00	0.50	1.00	9.80	0.67	TO A-2

*FUTURE POND AND GRADING SHOWN FOR REFERENCE ONLY. ACTUAL FUTURE DESIGN MAY VARY.

RECORD DRAWINGS

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Ryan C. King
 RYAN C. KING
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 ELEVATION = 531.58

BM#3 (#106)
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHWEST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.3' TO THE SOUTHWEST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
 ELEVATION = 557.33'

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REVISIONS:

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CHECKED: RKH	DATE: 7/31/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812.DA.DWG	

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DRAINAGE AREA ULTIMATE

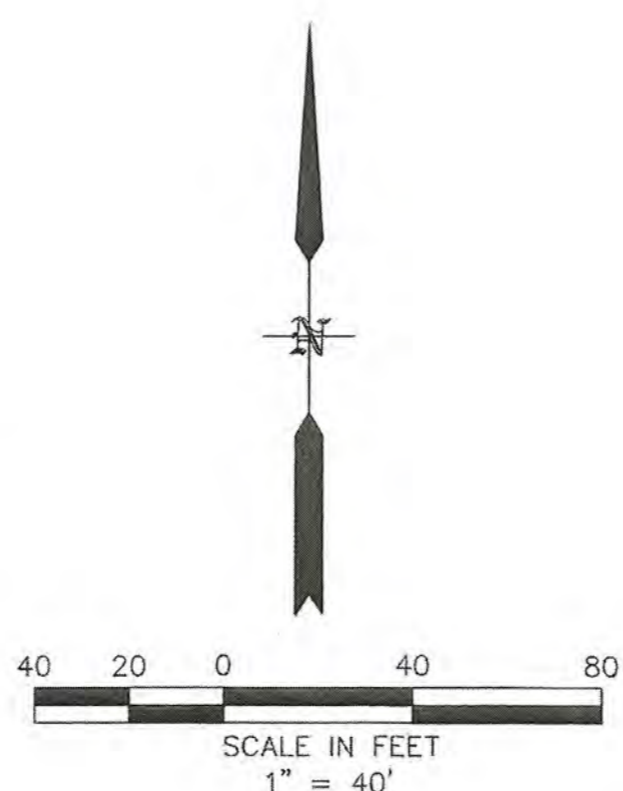
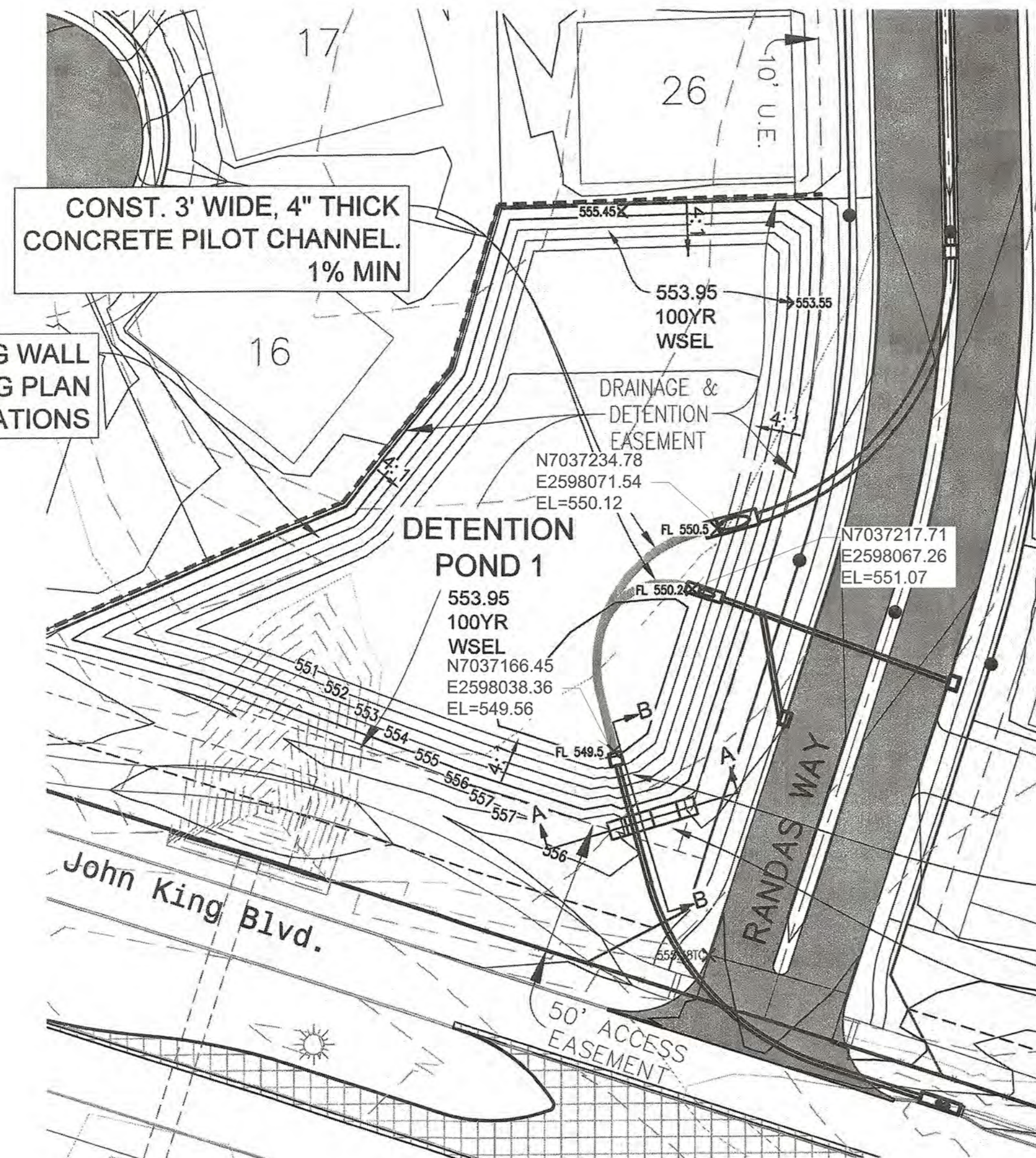
SADDLE STAR SOUTH PHASE 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 17 OF 46

Pipe Calculations

Line Desc.	Upstream Sta.	Downstream Sta.	Dist. Btwn. Points	Area Number	DA (AC)	Coeff. CK	Incr. CA	Accumulated CA	Time at Upstream	Design Storm Freq.	Rainfall Intensity, I (in/hr)	Storm Water Runoff, Q (cfs)	Cum. Runoff Q (cfs)	Number of Barrels	Storm Sewer Diameter, Ø (in)	RCP		Wetted Perimeter of Pipe (ft)	Hydraulic Radius of Pipe (ft)	Mann. Coeff. (in)	Flowline Elevation		Slope of Storm Pipe (%)	Velocity in Storm Pipe (fps)	Hydraulic Gradient Slope, S _f (ft/ft)	Storm Sewer Capacity Q (cfs)	Partial Flow	L*Sf	V1 ² /2g	V2 ² /2g	Head Loss Coeff. K _j	Velocity Head Loss Upstream (ft)	Inlet and Bend Losses	Flow Time Distance (V*60) (min)	Flow Time of Downstream Sta. (min)	Downstream HGL	Upstream HGL	Starting HGL	Top of Curb Elevation	HGL Below Top of Curb	Remarks										
																Span (ft)	Rise (ft)				Up-stream	Down-stream																													
1	2	3	4	17/36	18	19	20	21	22	23	24	25	25	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42
A	1020.30	969.99	50.31	INLA-5	0.83	0.50	0.41	0.41	10.00	100-YR	9.80	4.06	4.06	1	18	0	0	RCP	1.77	4.71	0.38	0.0130	Fut	Fut	Fut	2.30	0.0015	Fut	Fut	0.075	0.08	1.25	0.00	0.10	0.36	10.36	556.81	556.92	556.81	556.92	556.81	556.92	556.81	556.92	556.81	556.92	556.81	556.92			
A	969.99	831.96	138.03	60 BEND		0.50	0.00	0.41	10.36	100-YR	9.74	0.00	4.06	1	18	0	0	RCP	1.77	4.71	0.38	0.0130	Fut	Fut	Fut	2.30	0.0015	Fut	Fut	0.206	0.08	0.08	0.43	0.00	0.04	1.00	11.37	556.70	556.74	556.70	556.74	556.70	556.74	556.70	556.74	556.70	556.74	556.70	556.74		
A	831.96	596.01	235.95	MH A3/A4	3.95	0.50	1.98	2.39	11.37	100-YR	9.56	18.90	22.96	1	30	0	0	RCP	4.91	7.85	0.63	0.0130	553.30	552.60	0.30	4.68	0.0031	22.96	No	0.740	0.08	0.34	1.00	0.26	0.00	0.84	12.21	556.24	556.50	556.24	556.50	556.24	556.50	556.24	556.50	556.24	556.50	556.24	556.50		
A	596.01	328.54	267.47	MH		0.50	0.00	2.39	12.21	100-YR	9.41	0.00	22.96	1	30	0	0	RCP	4.91	7.85	0.63	0.0130	552.60	552.06	0.20	4.68	0.0031	22.96	No	0.838	0.34	0.34	0.55	0.00	0.19	0.95	13.16	555.31	555.50	555.31	555.50	555.31	555.50	555.31	555.50	555.31	555.50	555.31	555.50		
A	328.54	16.29	312.25	MH A1/A2	4.12	0.50	2.06	4.45	13.16	100-YR	9.25	19.07	42.03	1	42	0	0	RCP	9.62	11.00	0.88	0.0130	551.06	550.45	0.18	4.37	0.0017	42.69	No	0.545	0.34	0.30	1.00	-0.02	0.39	1.19	14.35	554.49	554.47	554.49	554.47	554.49	554.47	554.49	554.47	554.49	554.47	554.49			
A-1	31.03	0.00	31.03	INLA-1	1.63	0.50	0.81	0.81	10.00	100-YR	9.80	7.96	7.96	1	24	0	0	RCP	3.14	6.28	0.50	0.0130	553.11	551.94	3.79%	2.53	0.0012	44.04	No	0.038		0.10	1.25	0.00	0.12	0.20	10.20	554.90	555.02	554.86	557.11	2.09									
A-2	31.48	0.00	31.48	INLA-2	2.50	0.50	1.25	1.25	10.00	100-YR	9.80	12.24	12.24	1	27	0	0	RCP	3.98	7.07	0.56	0.0130	553.11	551.81	4.13%	3.08	0.0016	62.94	No	0.049		0.10	1.25	0.00	0.18	0.17	10.17	554.89	555.08	554.84	557.11	2.03									
A-3	17.80	0.00	17.80	INLA-3	1.75	0.50	0.88	0.88	10.00	100-YR	9.80	8.58	8.58	1	24	0	0	RCP	3.14	6.28	0.50	0.0130	Fut	Fut	Fut	2.73	0.0014	Fut	Fut	0.026		0.12	1.25	0.00	0.14	0.11	10.11	556.68	556.83	556.66	558.92	2.09									
A-4	18.09	0.00	18.09	INLA-4	2.20	0.50	1.10	1.10	10.00	100-YR	9.80	10.78	10.78	1	24	0	0	RCP	3.14	6.28	0.50	0.0130	Fut	Fut	Fut	3.43	0.0023	Fut	Fut	0.041		0.18	1.25	0.00	0.23	0.09	10.09	556.67	556.90	556.63	558.92	2.02									
D	114.25	43.12	71.13	INLD-2	0.30	0.50	0.15	0.15	10.00	100-YR	9.80	1.47	1.47	1	18	0	0	RCP	1.77	4.71	0.38	0.0130	552.26	551.15	1.50%	0.83	0.0002	12.87	No	0.014		0.01	1.25	0.00	0.01	1.43	11.43	554.00	554.02	554.00	554.02	554.00	554.02	554.00	554.02	554.00	554.02	554.00	554.02		
D	43.12	40.12	3.00	PIPE SIZE		0.50	0.00	0.15	11.43	100-YR	9.55	0.00	1.47	1	18	0	0	RCP	1.77	4.71	0.38	0.0130	551.15	551.14	1.50%	0.83	0.0002	12.87	No	0.001	0.01	0.01	1.00	0.00	0.00	0.06	11.49	553.99	553.99	553.99	553.99	553.99	553.99	553.99	553.99	553.99	553.99	553.99			
D	40.12	14.92	25.20	LAT D-1	0.23	0.50	0.12	0.27	11.49	100-YR	9.54	1.12	2.58	1	18	0	0	RCP	1.77	4.71	0.38	0.0130	551.14	550.92	0.90%	1.46	0.0006	9.97	No	0.015	0.01	0.03	1.00	0.02	0.00	0.29	11.78	553.97	553.99	553.97	553.99	553.97	553.99	553.97	553.99	553.97	553.99	553.97	553.99		
D-1	39.33	0.00	39.33	INLD-1	0.23	0.50	0.12	0.12	10.00	100-YR	9.80	1.15	1.15	1	18	0	0	RCP	1.77	4.71	0.38	0.0130	552.07	551.14	2.36%	0.65	0.0001	16.14	No	0.005		0.01	1.25	0.00	0.01	1.01	11.01	554.01	554.02	554.01	556.07	2.05									
B	613.86	591.49	22.37	INLB-5	2.89	0.50	1.44	1.44	10.00	100-YR	9.80	14.15	14.15	1	21	0	0	RCP	2.41	5.50	0.44	0.0130	540.58	540.23	1.58%	5.88	0.0080	19.92	Yes	1.178		0.54	1.25	0.00	0.67	0.06	10.06	540.69	541.36	540.69	541.36	540.69	541.36	540.69	541.36	540.69	541.36	540.69	541.36		
B	591.49	429.93	161.56	45 BEND		0.50	0.00	1.44	10.06	100-YR	9.80	0.00	14.15	1	21	0	0	RCP	2.41	5.50	0.44	0.0130	540.23	537.67	1.58%	5.88	0.0080	19.92	Yes	1.288	0.54	0.54	0.42	0.00	0.23	0.46	10.52	540.29	540.51	540.29	540.51	540.29	540.51	540.29	540.51	540.29	540.51	540.29	540.51		
B	429.93	163.85	266.08	MHB-4	2.57	0.50	1.29	2.73	10.52	100-YR	9.71	12.50	26.65	1	36	0	0	RCP	7.07	9.42	0.75	0.0130	536.18	535.12	0.40%	3.77	0.0016	42.18	No	0.425	0.54	0.22	1.00	-0.16	0.00	1.18	11.70	539.16	539.00	539.16	539.00	539.16	539.00	539.16	539.00	539.16	539.00	539.16	539.00		
B	163.85	110.28	53.57	LAT B-3	1.37	0.50	0.69	3.42	11.70	100-YR	9.50	6.52	33.17	1	36	0	0	RCP	7.07	9.42	0.75	0.0130	535.12	534.90	0.40%	4.69	0.0025	42.18	No	0.133	0.22	0.34	1.00	0.12	0.00	0.19	11.89	538.61	538.73	538.61	538.73	538.61	538.73	538.61	538.73	538.61	538.73	538.61	538.73		
B	110.28	62.62	47.66	MHB-1	5.40	0.50	2.70	6.12	11.89	100-YR	9.47	25.58	58.76	1	42	0	0	RCP	9.62	11.00	0.88	0.0130	534.40	534.21	0.40%	6.11	0.0034	63.63	No	0.163	0.34	0.58	1.00	0.24	0.00	0.13	12.02	538.24	538.48	538.24	538.48	538.24	538.48	538.24	538.48	538.24	538.48	538.24	538.48		
B	62.62	10.00	52.62	60 Bend		0.50	0.00	6.12	12.02	100-YR	9.45	0.00	58.76	1	42	0	0	RCP	9.62	11.00	0.88	0.0130	534.21	534.00	0.40%	6.11	0.0034	63.63	No	0.179	0.58	0.58	0.48	0.00	0.28	0.14	12.16	537.80	538.08	537.80	538.08	537.80	538.08	537.80	538.08	537.80	538.08	537.80	538.08		
B-1	60.45	34.78	25.67	INLB-1	2.55	0.50	1.27	1.27	10.00	100-YR	9.80	12.49	12.49	1	24	0	0	RCP	3.14	6.28	0.50	0.0130	537.65	536.76	3.46%	3.98	0.0030	42.08	No	0.078		0.25	1.25	0.00	0.31	0.11	10.11	539.15	539.45	539.15	539.45	539.15	539.45	539.15	539.45	539.15	539.45	539.15	539.45		
B-1	34.78	31.78	3.00	PIPE SIZE		0.50	0.00	1.27	10.11	100-YR	9.79	0.00	12.49	1	36	0	0	RCP	7.07	9.42	0.75	0.0130	535.76	535.69	2.49%	1.77	0.0004	105.25	No	0.001	0.25	0.05	1.00	-0.10	0.00	0.03	10.14	539.17	539.07	539.17	539.07	539.17	539.07	539.17	539.07	539.17	539.07	539.17	539.07		
B-1	31.78	0.00	31.78	LAT B-2	2.85	0.50	1.43	2.70	10.14	100-YR	9.78	13.96	26.45	1	36	0	0	RCP	7.07	9.42	0.75	0.0130	535.69	534.90	2.49%	3.74	0.0016	105.25	No	0.050	0.05	0.22	1.00	0.17	0.00	0.14	10.28	539.00	539.16	538.95	538.95	539.00	539.16	538.95	538.95	539.00	539.16	538.95	538.95		
B-2	32.90	0.0																																																	



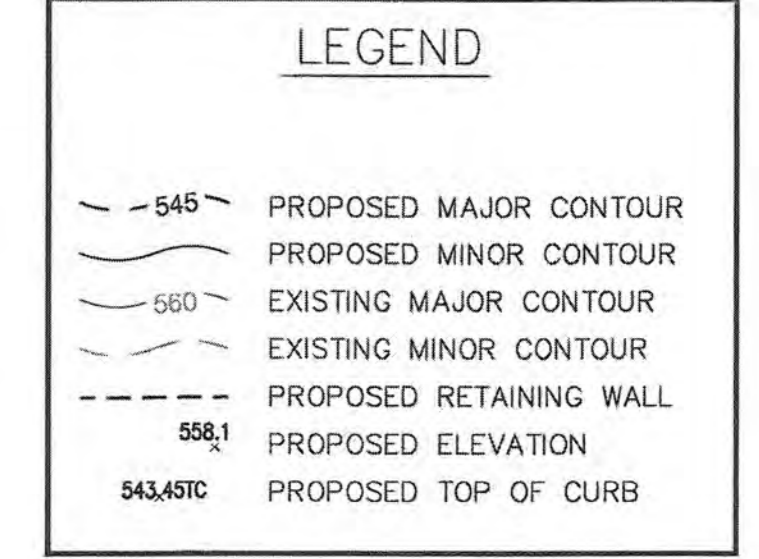
POND 1 DRAINAGE AREAS				
DA	Pre-Developed Area (AC)	Developed Area (AC)	Bypass Area (AC)	Flow Through Area (AC)
F	0.95			
G	2.05			
H	0.24			
D-1		0.23		
D-2		0.30		
A-1		1.63		
A-2		2.36		
FUT A-3		1.64		
FUT A-4		2.16		
FUT A-5		0.83		
P-1		0.99		
X-4		0.44	0.44	
X-6		0.05	0.05	
X-7		0.11		
X-9		0.05		
TOTAL	3.23	10.79	0.49	0.00

POND 1 RELEASE CALCULATIONS						
	On-Site Area A (AC)	Tc (min)	K-Value	C-Factor	Intensity I (in/hr)	Flow Q (cfs)
PRE-DEVELOPED CONDITIONS (Onsite - Total)	3.23	20	1.00	0.35	8.30	9.39
DEVELOPED CONDITIONS (Onsite - Total)	10.79	10	1.00	0.50	9.80	52.85
BYPASS CONDITIONS (Onsite - Not to Pond)	0.49	10	1.00	0.50	9.80	2.41
FLOW THROUGH CONDITIONS (Offsite - To Pond)	0.00	20	1.00	0.35	8.30	0.00

Existing Site Release Flow $Q_e =$ Pre-Developed Q
 $Q_e = 9.39$ cfs

Pond Release Flow $Q_p =$ Pre-Developed Q - Bypass Q
 $Q_p = 6.99$ cfs

Site Release Flow $Q_s =$ Pond Release $Q_p +$ Bypass Q
 $Q_s = 9.39$ cfs



NOTES:
 1. ALL DETENTION SYSTEMS TO BE COMPLETED PER PLAN AND FUNCTIONING PRIOR TO ANY PAVING CONSTRUCTION. THE BOTTOM AND SIDES TO HAVE EITHER ANCHORED CURLEX OR SOD. MUST BE SEEDED WITH ANNUAL GRASS SEED.
 2. NO CITY ACCEPTANCE UNTIL 75%-80% OF ALL DISTURBED AREA TO HAVE 1" MINIMUM STAND OF ANNUAL GRASS (NO WINTER RYE OR SIMILAR).

DETENTION CALCS - POND (100 YR)						
Time (min)	C* <i>K</i>	Intensity, I (in/hr)	Runoff, Q (cfs)	Volume In (CF)	Volume Out (CF)	Storage Req. (CF)
10	0.50	9.80	50.45	30267.3	4191.6	26075.7
15	0.50	9.00	46.33	41694.8	5239.5	36455.3
20	0.50	8.30	42.72	51269.1	6287.4	44981.7
30	0.50	6.90	35.52	63932.0	8383.2	55548.8
40	0.50	5.80	29.86	71653.2	10478.9	61174.3
50	0.50	5.00	25.74	77212.5	12574.7	64637.8
60	0.50	4.50	23.16	83389.5	14670.5	68719.0
70	0.50	4.00	20.59	86478.0	16766.3	69711.7
80	0.50	3.70	19.05	91419.6	18862.1	72557.5
90	0.50	3.50	18.02	97287.8	20957.9	76329.9
100	0.50	3.40	17.50	105009.0	23053.7	81955.3
110	0.50	3.20	16.47	108715.2	25149.5	83565.7
120	0.50	2.70	13.90	100067.4	27245.3	72822.1
150	0.50	2.40	12.35	111186.0	33532.6	77653.4

STAGE STORAGE - POND 1			
Elevation (FT)	Pond Surface (SF)	Volume (CF)	Cum. Volume (CF)
549.50	0	0	0
550.00	2567	642	642
551.00	17591	10079	10721
552.00	23837	20714	31435
552.43	25144	10531	41966
552.98	26816	24820	56755
553.00	26877	25357	56792
553.21	27466	5706	62498
553.63	28643	17489	74281
553.95	29540	26798	83590
554.00	29680	28279	85070

ORIFICE DESIGN	
A	$Q/\sqrt{C(2g^3h^3)}$
A	AREA OF ORIFICE
C	0.66 ORIFICE COEFFICIENT
B	32.2 GRAVITATIONAL CONSTANT
T	1.833333 DRAWDOWN TIME IN HOURS
a	0.643598 SF

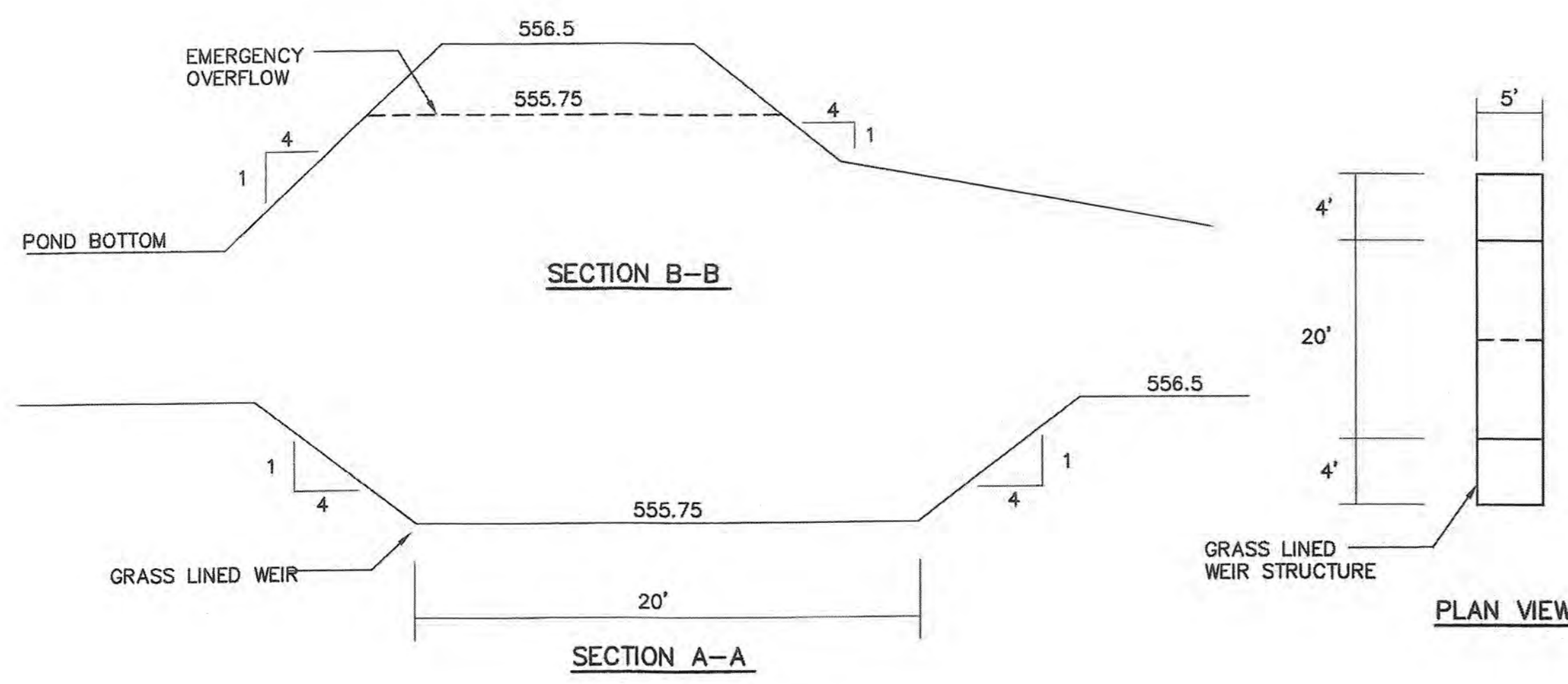
RECTANGULAR OPENING	
BASE	1.29167 FT
HEIGHT	0.5 FT
AREA	0.645835 SF

DETENTION CALCS - POND (50 YR)						
Time (min)	C* <i>K</i>	Intensity, I (in/hr)	Runoff, Q (cfs)	Volume In (CF)	Volume Out (CF)	Storage Req. (CF)
10	0.50	9.00	46.33	27796.5	4042.7	23753.8
15	0.50	8.10	41.69	37525.3	5053.4	32471.9
20	0.50	7.50	38.61	46327.5	6064.1	40263.4
30	0.50	6.10	31.40	56519.6	8085.5	48434.1
40	0.50	5.20	26.77	64240.8	10106.8	54134.0
50	0.50	4.50	23.16	69491.3	12128.2	57363.0
60	0.50	3.90	20.08	72270.9	14149.6	58121.3
70	0.50	3.70	19.05	79992.2	16171.0	63821.2
80	0.50	3.50	18.02	86478.0	18192.3	68275.7
90	0.50	3.30	16.99	91728.5	20213.7	71514.8
100	0.50	3.00	15.44	92655.0	22235.1	70419.9
110	0.50	2.90	14.93	98523.2	24256.4	74266.7
120	0.50	2.40	12.35	89948.8	26277.8	62671.0
150	0.50	2.00	10.30	92655.0	32341.9	60313.1

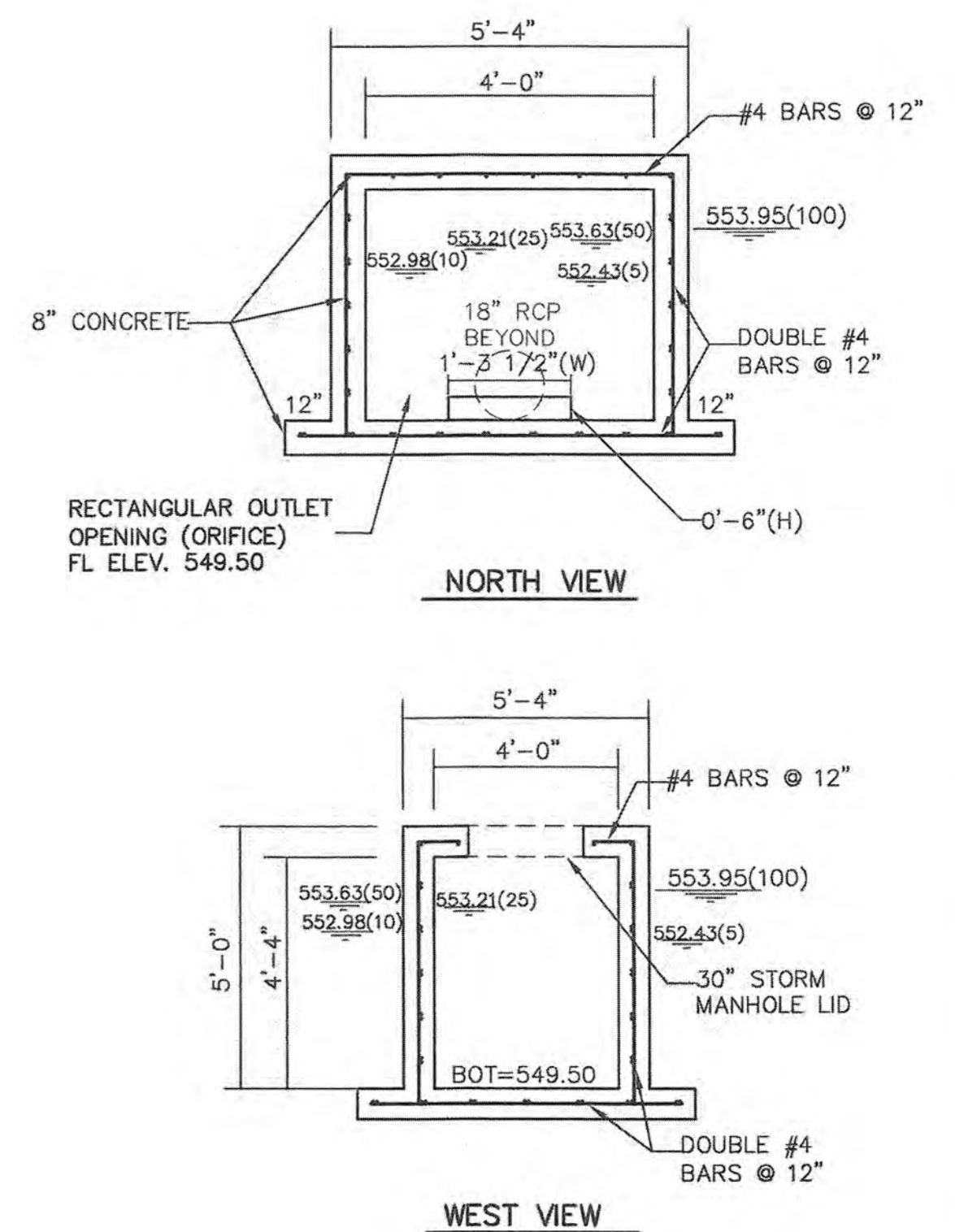
DETENTION CALCS - POND (25 YR)						
Time (min)	C* <i>K</i>	Intensity, I (in/hr)	Runoff, Q (cfs)	Volume In (CF)	Volume Out (CF)	Storage Req. (CF)
10	0.50	8.30	42.72	25634.6	3817.7	21816.9
15	0.50	7.50	38.61	34745.6	4772.1	29973.5
20	0.50	6.90	33.97	40768.2	5726.5	35041.7
30	0.50	5.50	28.31	50960.3	7635.3	43324.9
40	0.50	4.60	23.68	56828.4	9544.2	47284.2
50	0.50	4.00	20.59	61770.0	11453.0	50317.0
60	0.50	3.50	18.02	64858.5	13361.8	51496.7
70	0.50	3.30	16.99	71344.4	15270.7	56073.7
80	0.50	3.10	15.96	76594.8	17179.5	59415.3
90	0.50	2.90	14.93	80609.9	19088.3	61521.5
100	0.50	2.70	13.90	83389.5	20997.2	62392.3
110	0.50	2.50	12.87	84933.8	22906.0	62027.8
120	0.50	2.15	11.07	79683.3	24814.8	54868.5
150	0.50	1.80	9.27	83389.5	30541.3	52848.2

DETENTION CALCS - POND (10 YR)						
Time (min)	C* <i>K</i>	Intensity, I (in/hr)	Runoff, Q (cfs)	Volume In (CF)	Volume Out (CF)	Storage Req. (CF)
10	0.50	7.10	36.55	21928.4	3688.6	18239.8
15	0.50	6.50	33.46	30112.9	4610.7	25502.1
20	0.50	5.90	30.37	36444.3	5532.9	30911.4
30	0.50	4.80	24.71	44474.4	7377.2	37097.2
40	0.50	4.00	20.59	49416.0	9221.5	40194.5
50	0.50	3.50	18.02	54048.8	11065.8	42983.0
60	0.50	3.00	15.44	55593.0	12910.1	42682.9
70	0.50	2.80	14.41	60534.6	14754.4	45780.2
80	0.50	2.60	13.38	64240.8	16598.7	47642.1
90	0.50	2.50	12.87	69491.3	18443.0	51048.3
100	0.50	2.40	12.35	74124.0	20287.3	53836.7
110	0.50	2.30	11.84	78139.1	22131.6	56007.5
120	0.50	1.80	9.27	66711.6	23975.9	42735.7
150	0.50	1.50	7.72	69491.3	29508.8	39982.5

DETENTION CALCS - POND (5 YR)						
Time (min)	C* <i>K</i>	Intensity, I (in/hr)	Runoff, Q (cfs)	Volume In (CF)	Volume Out (CF)	Storage Req. (CF)
10	0.50	6.10	31.40	18839.9	3359.9	15479.9
15	0.50	5.50	28.31	25480.1	4199.9	21280.2
20	0.50	4.90	25.22	30267.3	5039.9	25227.4
30	0.50	4.10	21.10	37988.6	6719.8	31268.7
40	0.50	3.40	17.50	42003.6	8399.8	33603.8
50	0.50	2.80	14.41	43239.0	10079.7	33159.3
60	0.50	2.60	13.38	48180.6	11759.7	36420.9
70	0.50	2.40	12.35	51886.8	13439.6	38447.2
80	0.50	2.30	11.84	56828.4	15119.6	41708.8
90	0.50	2.10	10.81	58372.7	16799.5	41573.1
100	0.50	1.90	9.78	58681.5	18479.5	40202.0
110	0.50	1.80	9.27	61152.3	20159.4	40992.9
120	0.50	1.60	8.24	59299.2	21839.4	37459.8
150	0.50	1.35	6.95	62542.1	26879.2	35662.9

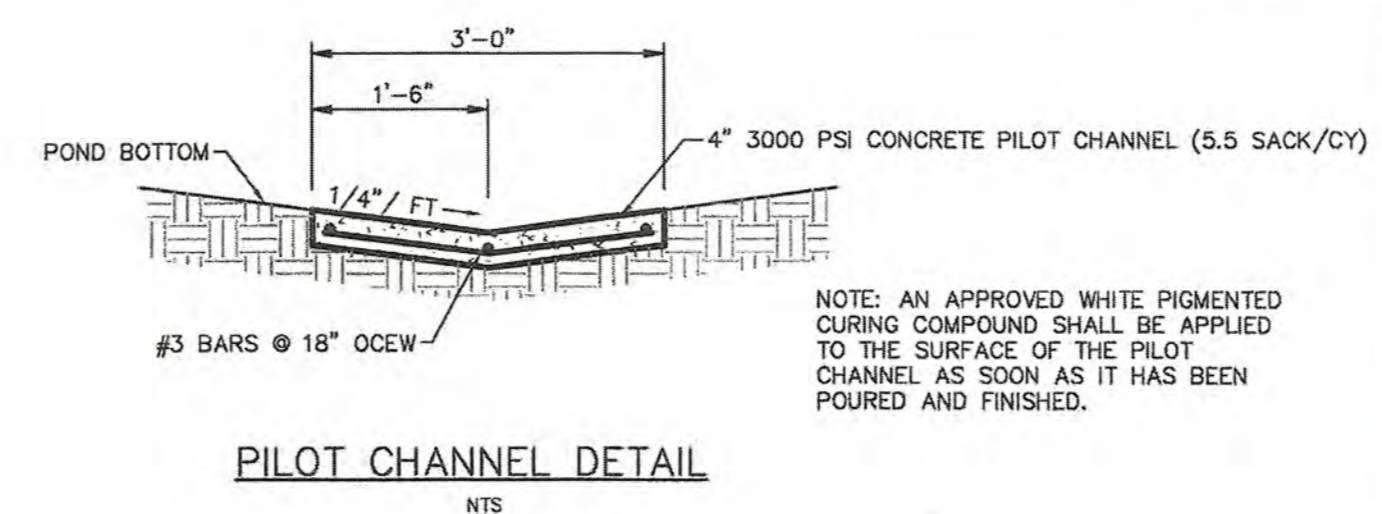


POND 1 OUTFALL STRUCTURE
 EMERGENCY WEIR LOCATION



OUTFALL STRUCTURE

- NOTES:
 1. 4200 PSI CONCRETE FOR ENTIRE STRUCTURE.
 2. 7.0 SACK/CY MIN.
 3. DOUBLE #4 BARS @ 12" O.C.E.W. FOR WALLS AND BASE WITH MINIMUM 3" COVER.
 4. SINGLE #4 BARS @ 12" O.C.E.W. FOR TOP.
 5. 30" MH LID ON TOP, CENTERED IN STRUCTURE.



RECORD DRAWINGS
 To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.
 Ryan C. King
 DATE

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

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

BENCHMARK:
 BM#1 (#102)
 CIR'S "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
 ELEVATION = 531.58
 BM#3 (#106)
 CIR'S "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
 ELEVATION = 557.33'

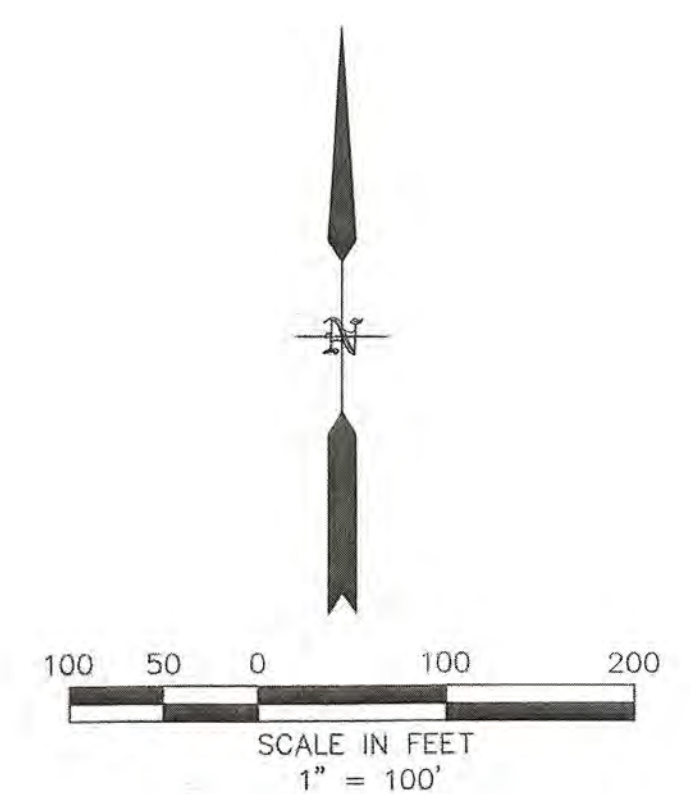
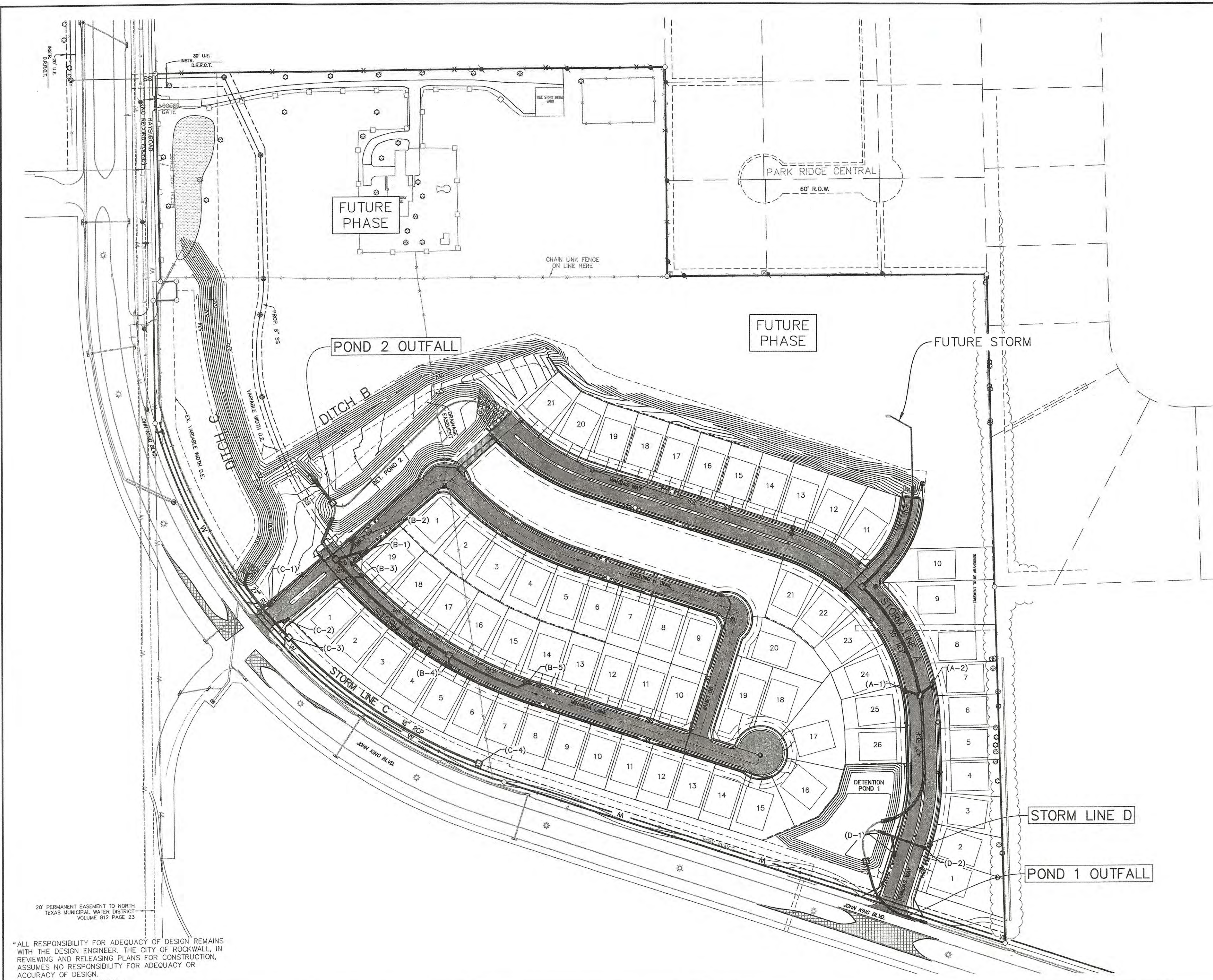
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 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
 201 WINDCO CIR, STE 200, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 7/31/2019
PROJECT NO.: 6812	
DWG FILE NAME: 6812.DET.DWG	

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DETENTION POND 1
 SADDLE STAR SOUTH PHASE 1
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



LEGEND

- 545- PROPOSED MAJOR CONTOUR
- 550- PROPOSED MINOR CONTOUR
- 560- EXISTING MAJOR CONTOUR
- 570- EXISTING MINOR CONTOUR
- - - - - RETAINING WALL

RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Ryan C. King 11/20/2020
 RYAN C. KING DATE

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CITY DATE

20' PERMANENT EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT VOLUME 912 PAGE 23

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* SEE "NTMWD NOTES" SHEET 1

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BENCHMARK:
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 ELEVATION = 531.58

BM#3 (#106)
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
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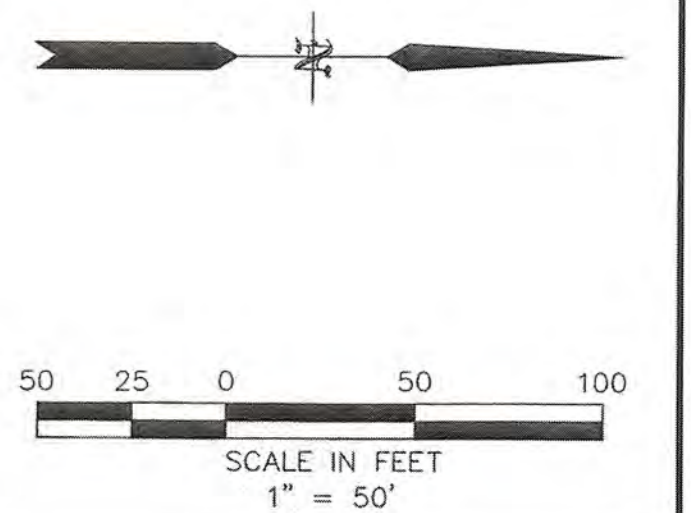
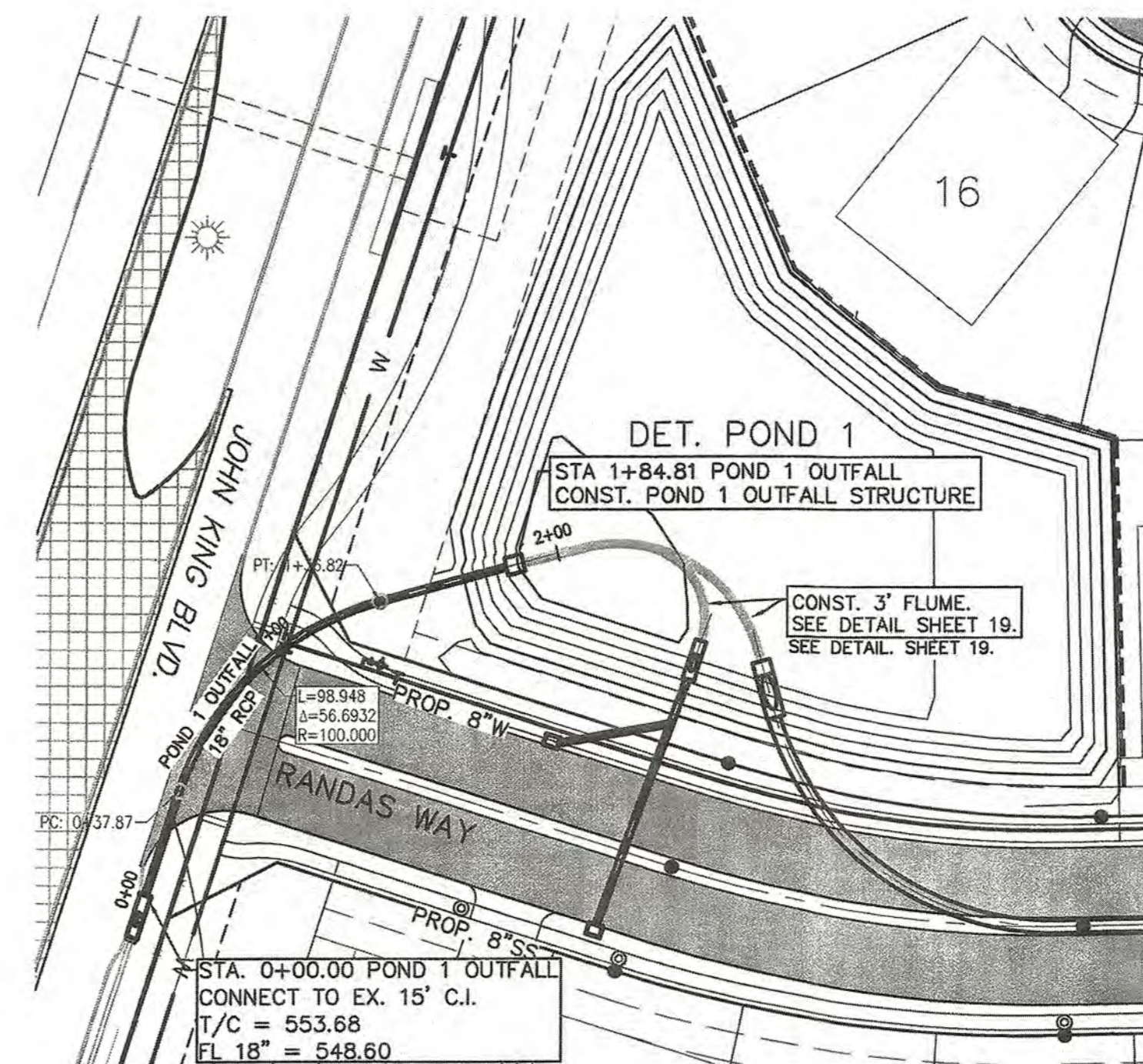
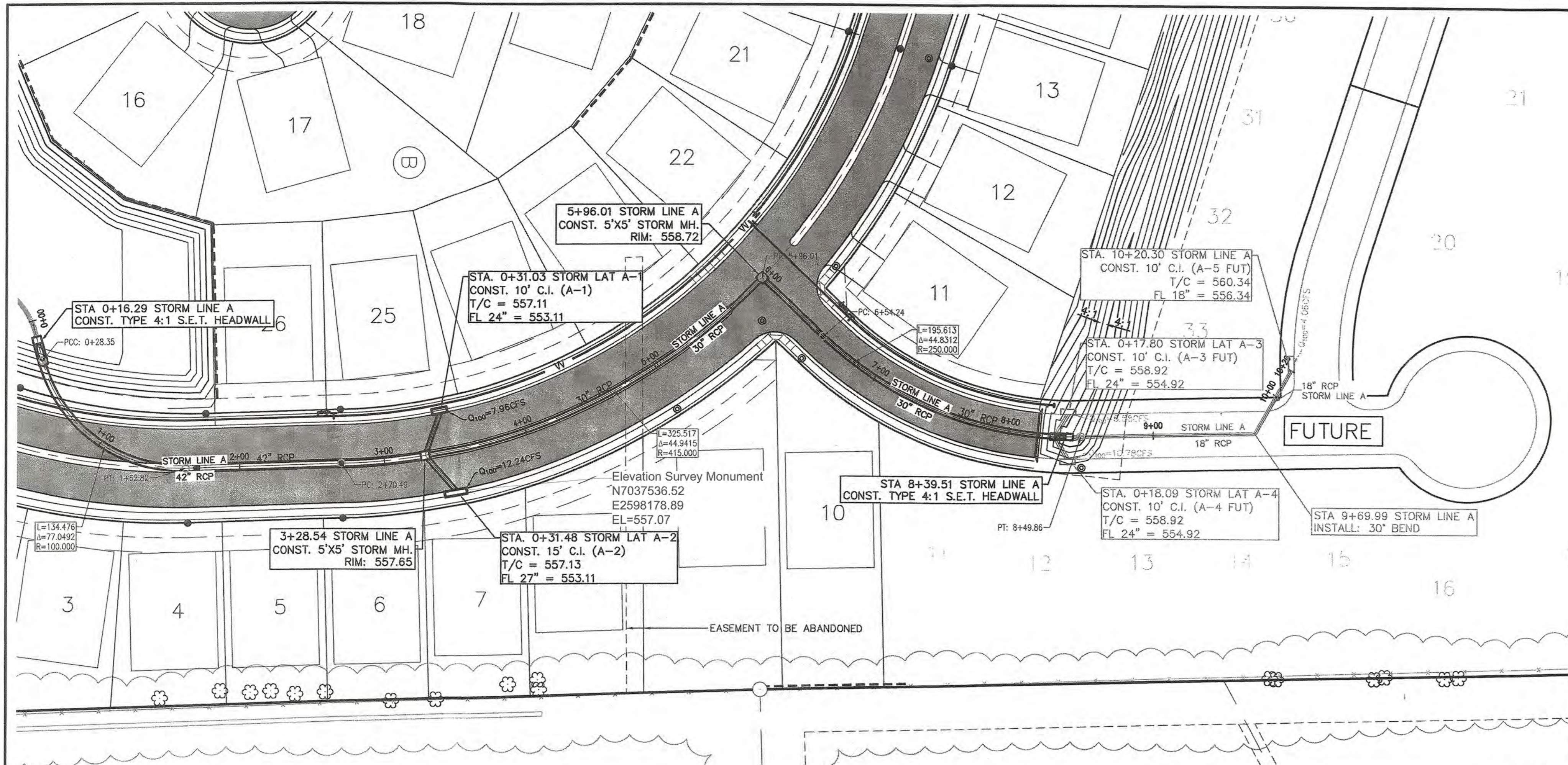
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OVERALL STORM PLAN

SADDLE STAR SOUTH PHASE 1
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
 21
 OF
 46

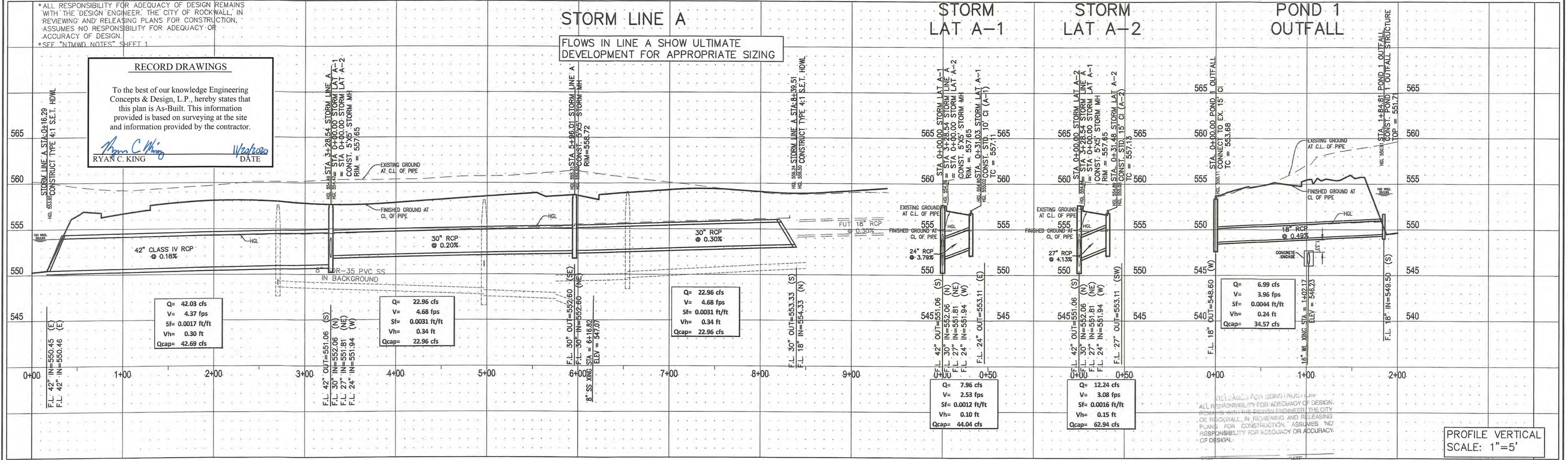


LEGEND

- MATCHLINE
- W — PROPOSED WATER LINE
- W — EXISTING WATER LINE
- SS — PROPOSED SANITARY LINE
- SS — EXISTING SANITARY LINE
- — PROPOSED STORM LINE
- — EXISTING STORM LINE
- — R.O.W. CENTER LINE
- — R.O.W. LINE LINE
- — EXISTING UTILITY POLE
- OHW — EXISTING OVERHEAD UTILITY

NOTE: FUTURE STORM LINE A, STORM LATERALS 3, 4, AND 5 ARE SHOWN FOR REFERENCE ONLY. ACTUAL DESIGN MAY VARY WITH FUTURE PHASE.

ALL RCP PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.



PROFILE VERTICAL SCALE: 1"=5'

RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Ryan C. King
RYAN C. KING
DATE: 11/20/2020

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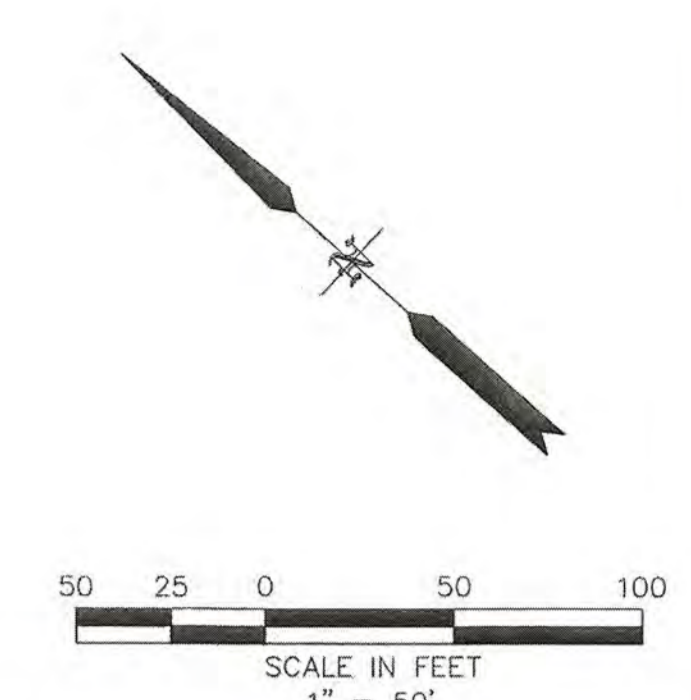
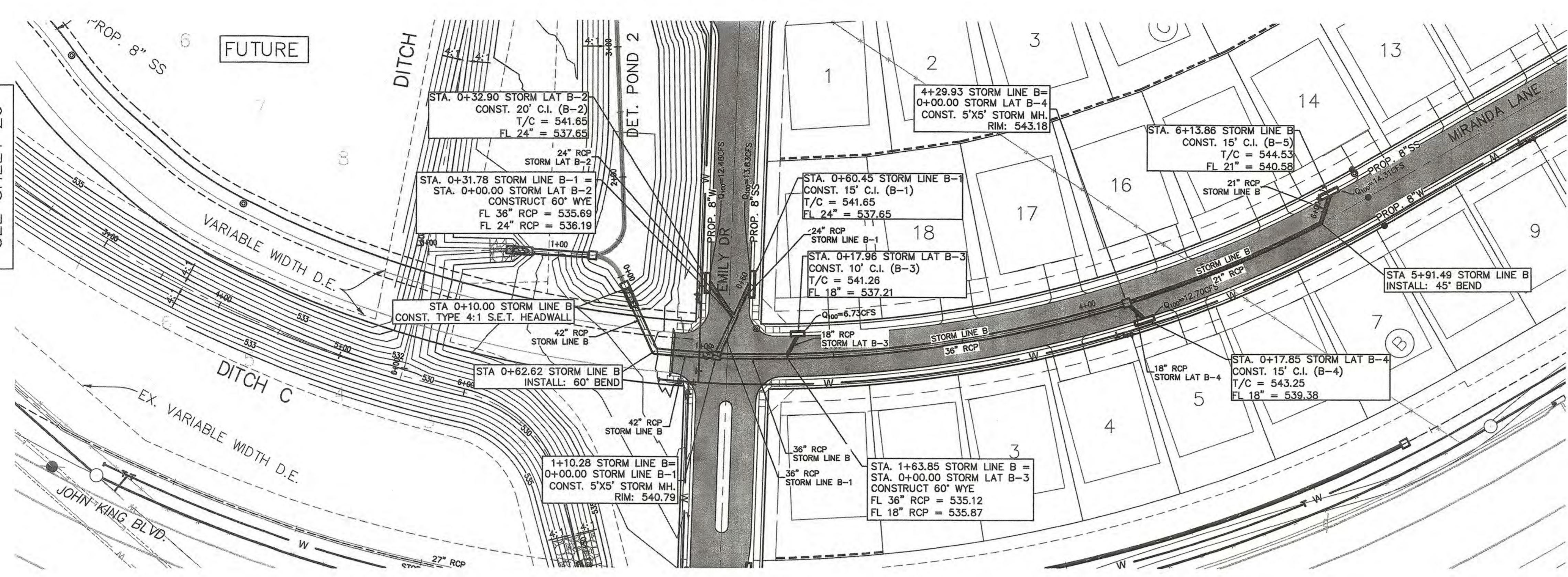
Ryan C. King
7/31/2019

STORM LINE A & POND 1 OUTFALL

SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 22 OF 46

DITCH PLAN
SEE SHEET 26



RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

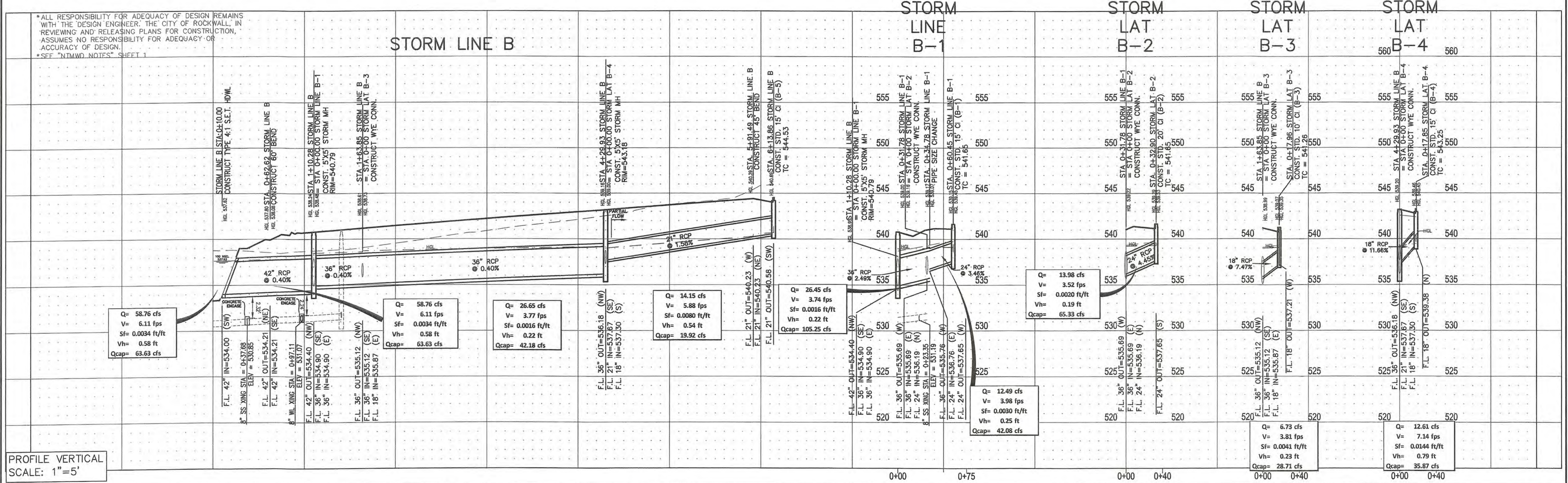
Ryan C. King
RYAN C. KING
DATE: 11/20/2020

LEGEND

- MATCHLINE
- W — PROPOSED WATER LINE
- W — EXISTING WATER LINE
- SS — PROPOSED SANITARY LINE
- SS — EXISTING SANITARY LINE
- — PROPOSED STORM LINE
- — EXISTING STORM LINE
- + — R.O.W. CENTER LINE
- + — R.O.W. LINE LINE
- ● — EXISTING UTILITY POLE
- ○ — EXISTING OVERHEAD UTILITY

ALL RCP PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.

CITY: DATE:



PROFILE VERTICAL
SCALE: 1"=5'

CAUTION! EXISTING UTILITIES

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

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.3' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.

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

REVISIONS:

DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 7/31/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812 ST.DWG	

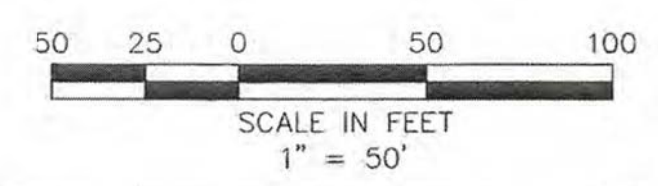
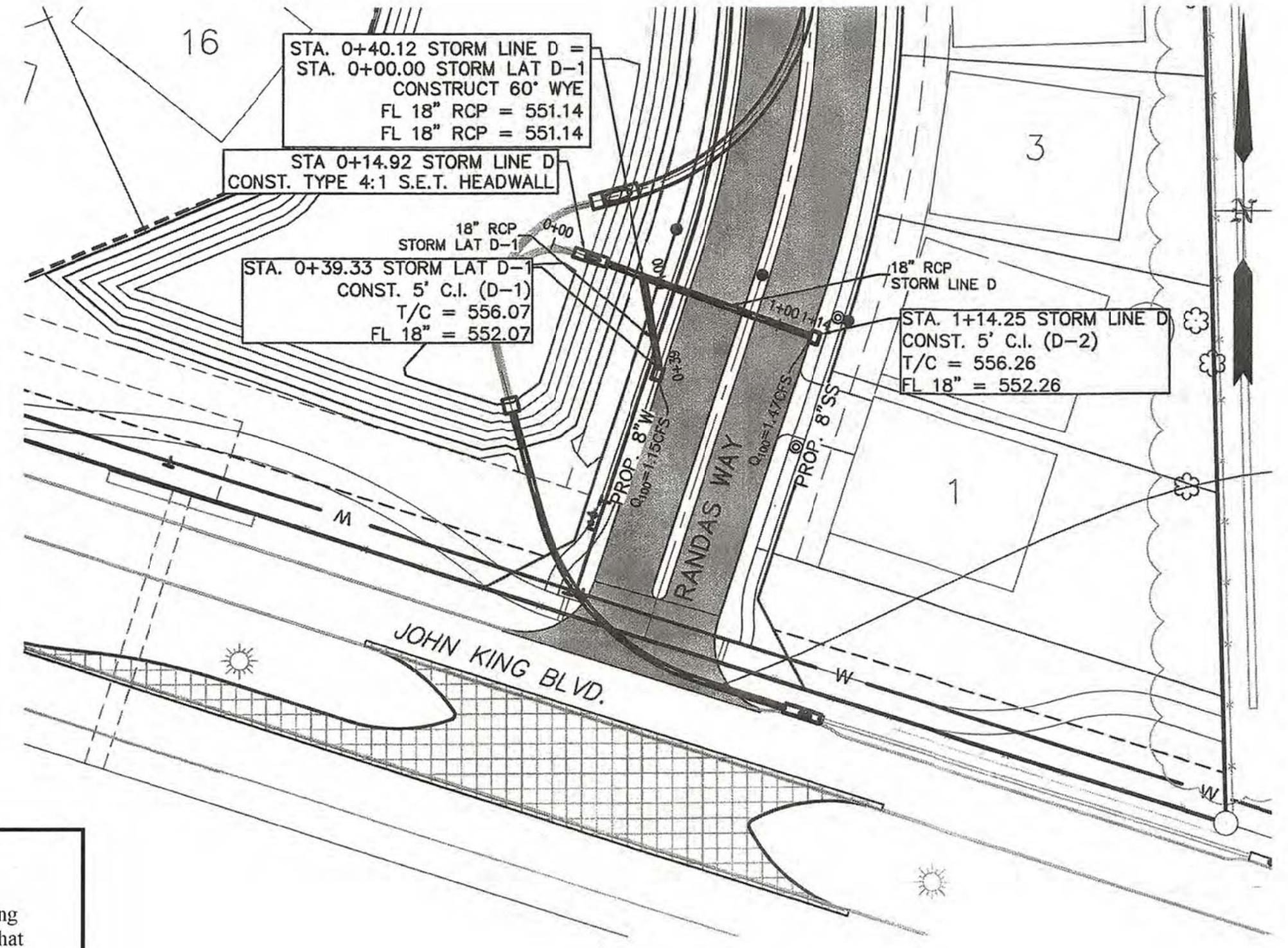
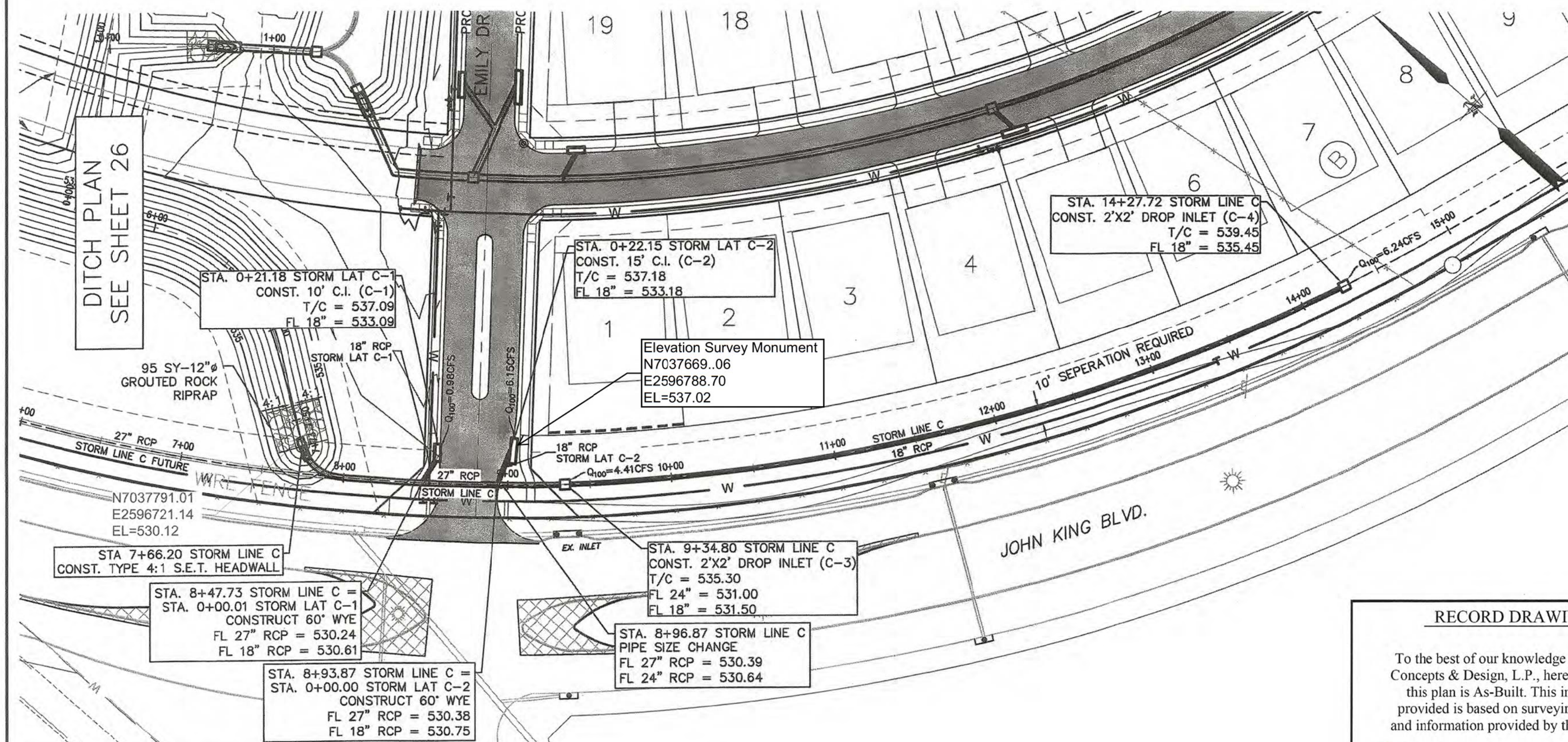
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Ryan C. King
RYAN C. KING
REGISTERED PROFESSIONAL ENGINEER
7/31/2019

STORM LINE B

SADDLE STAR SOUTH PHASE 1
CITY OF ROCK WALL, ROCK WALL COUNTY, TEXAS

SHEET
23
OF
46



LEGEND

- MATCHLINE
- W — PROPOSED WATER LINE
- W — EXISTING WATER LINE
- SS — PROPOSED SANITARY LINE
- SS — EXISTING SANITARY LINE
- — PROPOSED STORM LINE
- — EXISTING STORM LINE
- +— R.O.W. CENTER LINE
- +— R.O.W. LINE
- +— EXISTING UTILITY POLE
- CHW— EXISTING OVERHEAD UTILITY

RECORD DRAWINGS

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Ryan C. King
RYAN C. KING

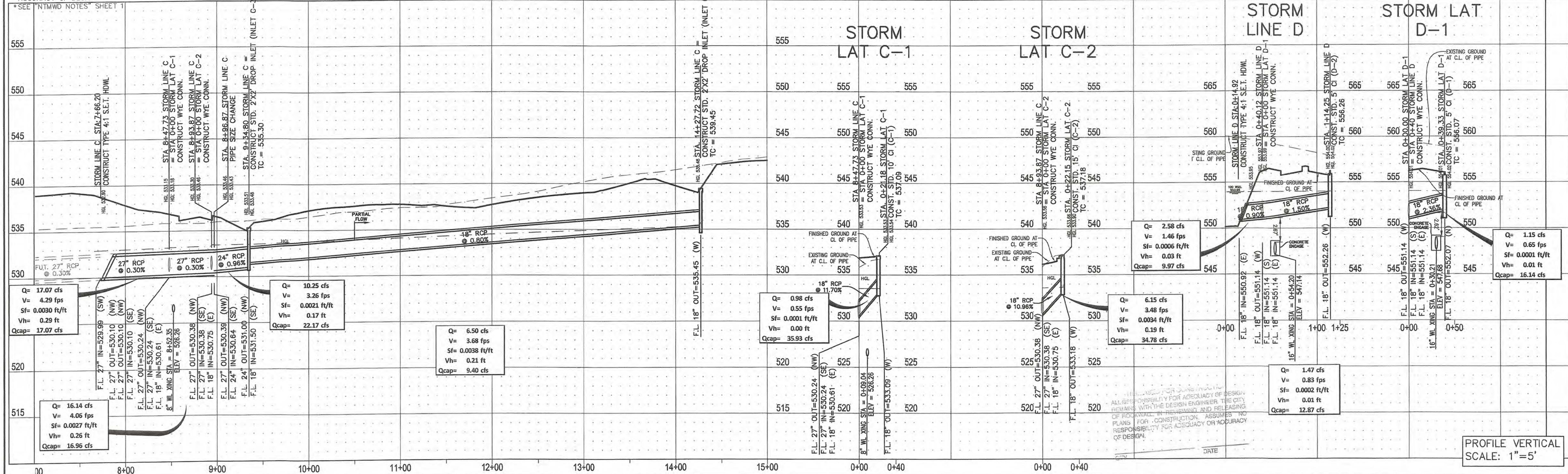
W/20/2010
DATE

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STORM LINE C

STORM LINE D

ALL RCP PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.



PROFILE VERTICAL SCALE: 1" = 5'

CAUTION! EXISTING UTILITIES

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BENCHMARK:
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ELEVATION = 531.58

BM#3 (#106)
CIR'S "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHWEST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHWEST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT.
ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.

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

REVISIONS:

DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 7/31/2019
PROJECT NO.: 6812	
DWG FILE NAME: 6812 ST.DWG	

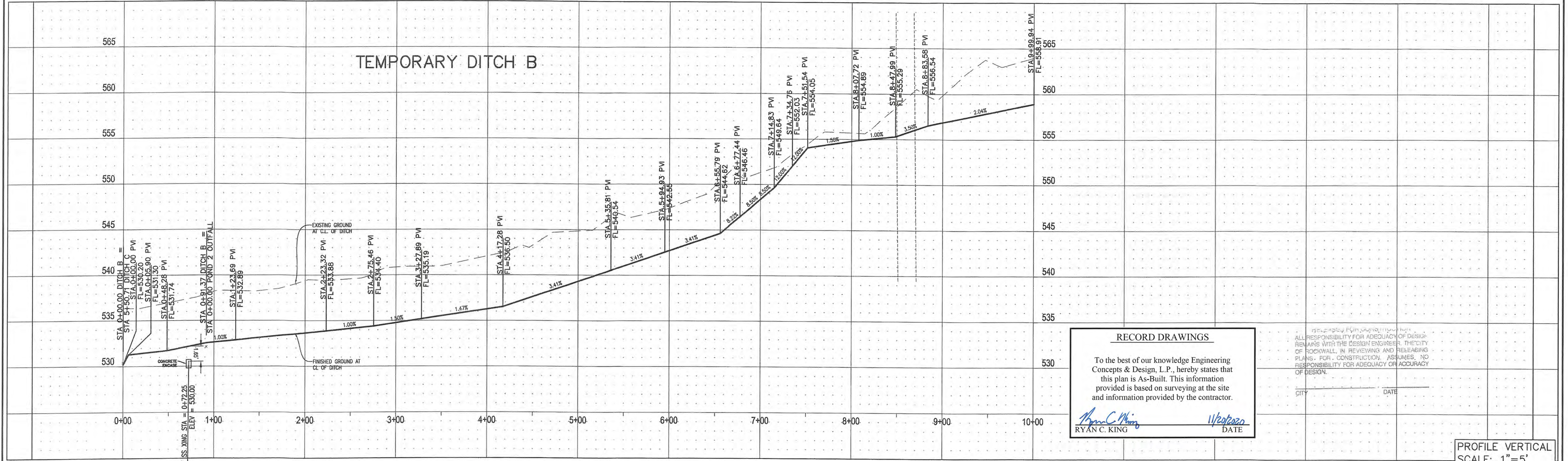
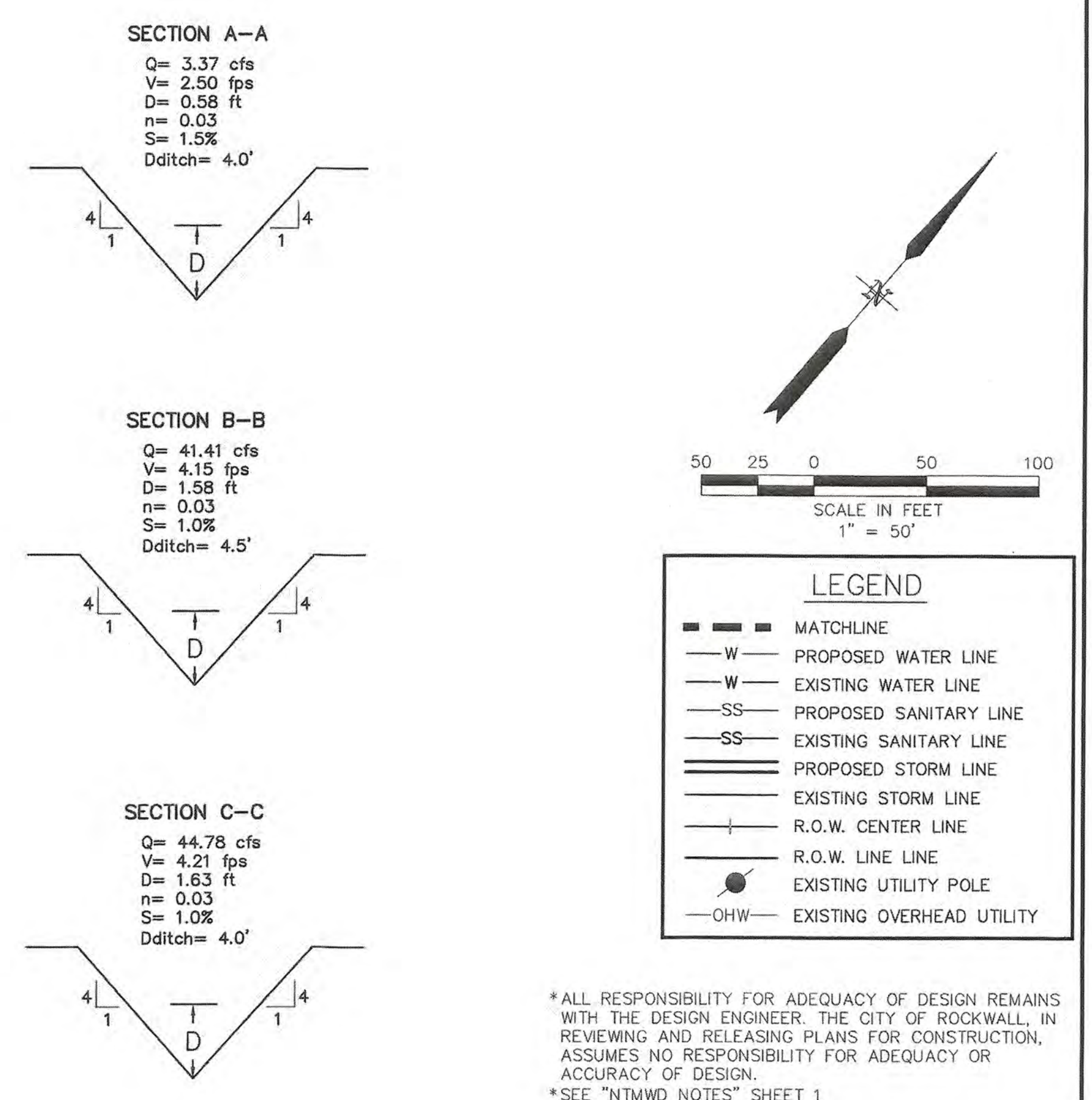
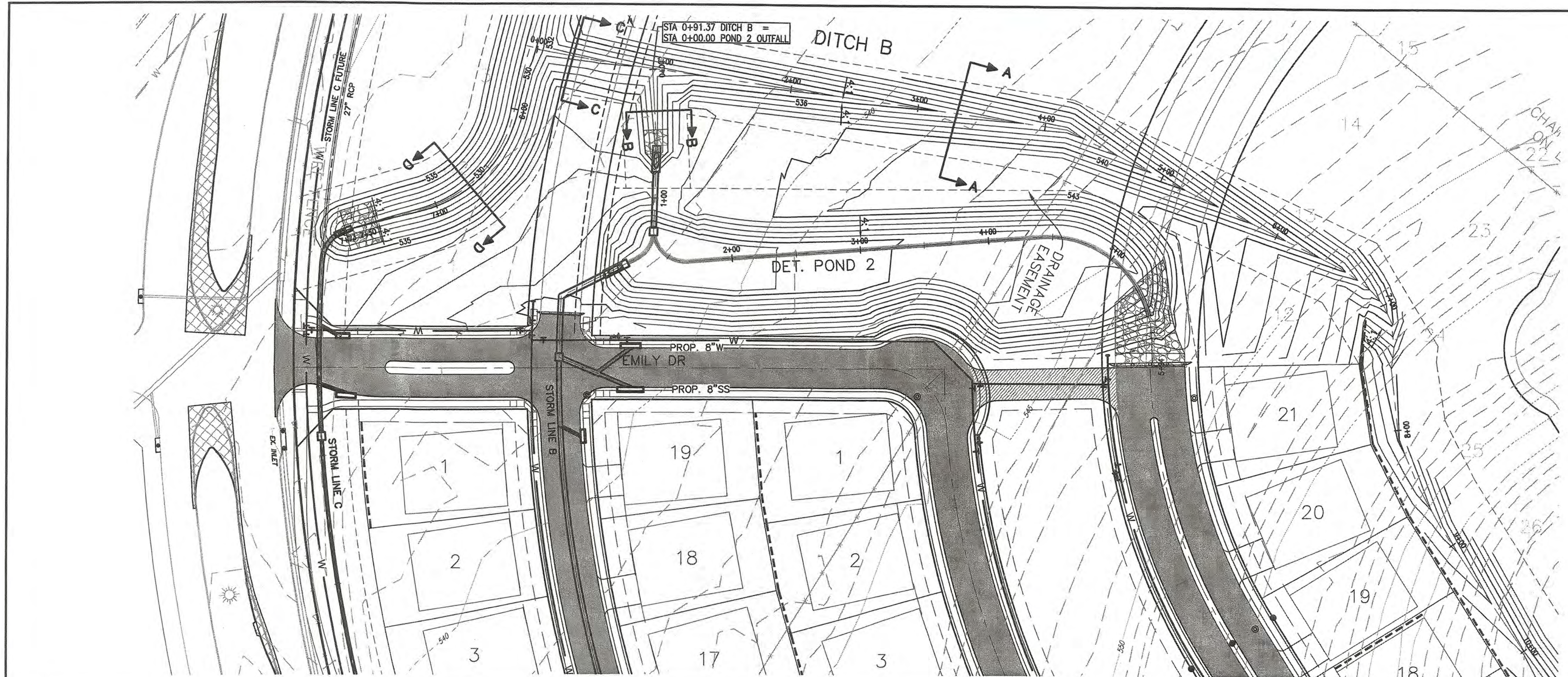
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Ryan C. King
7/31/2019

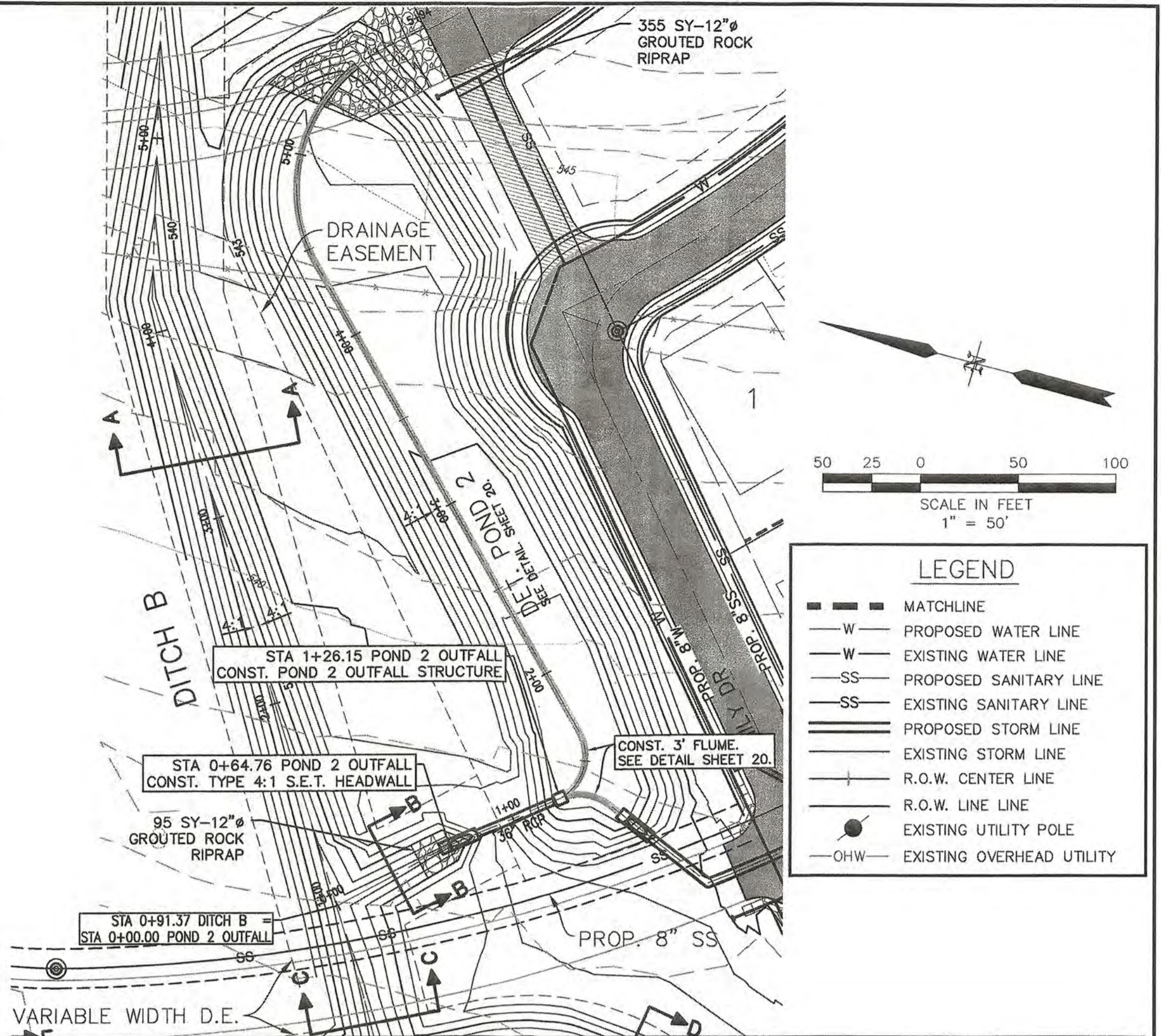
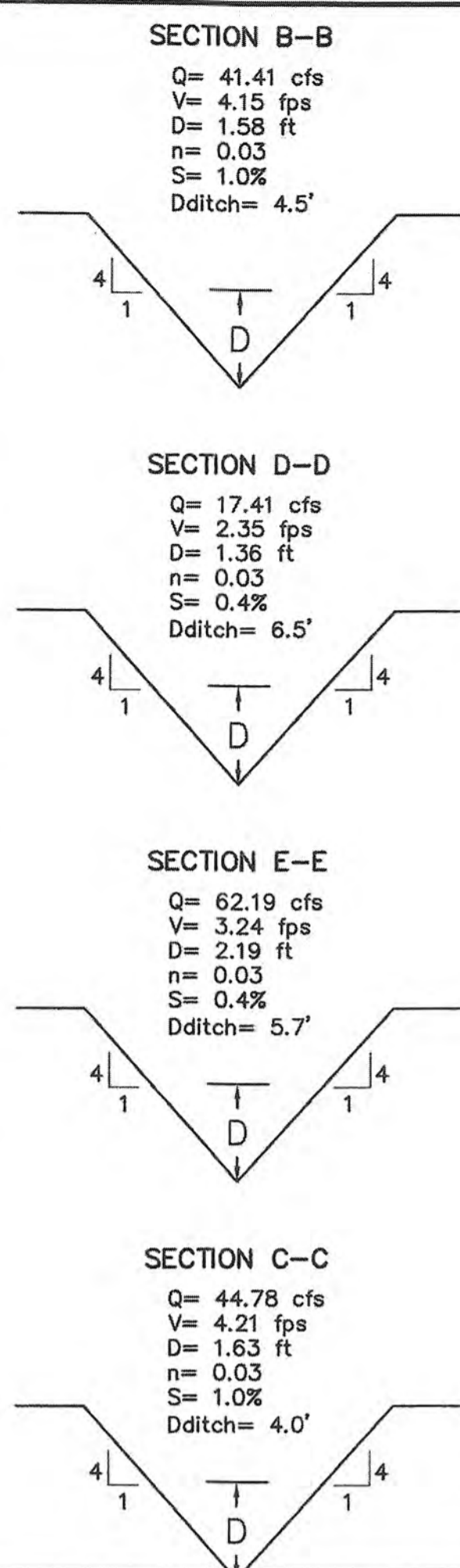
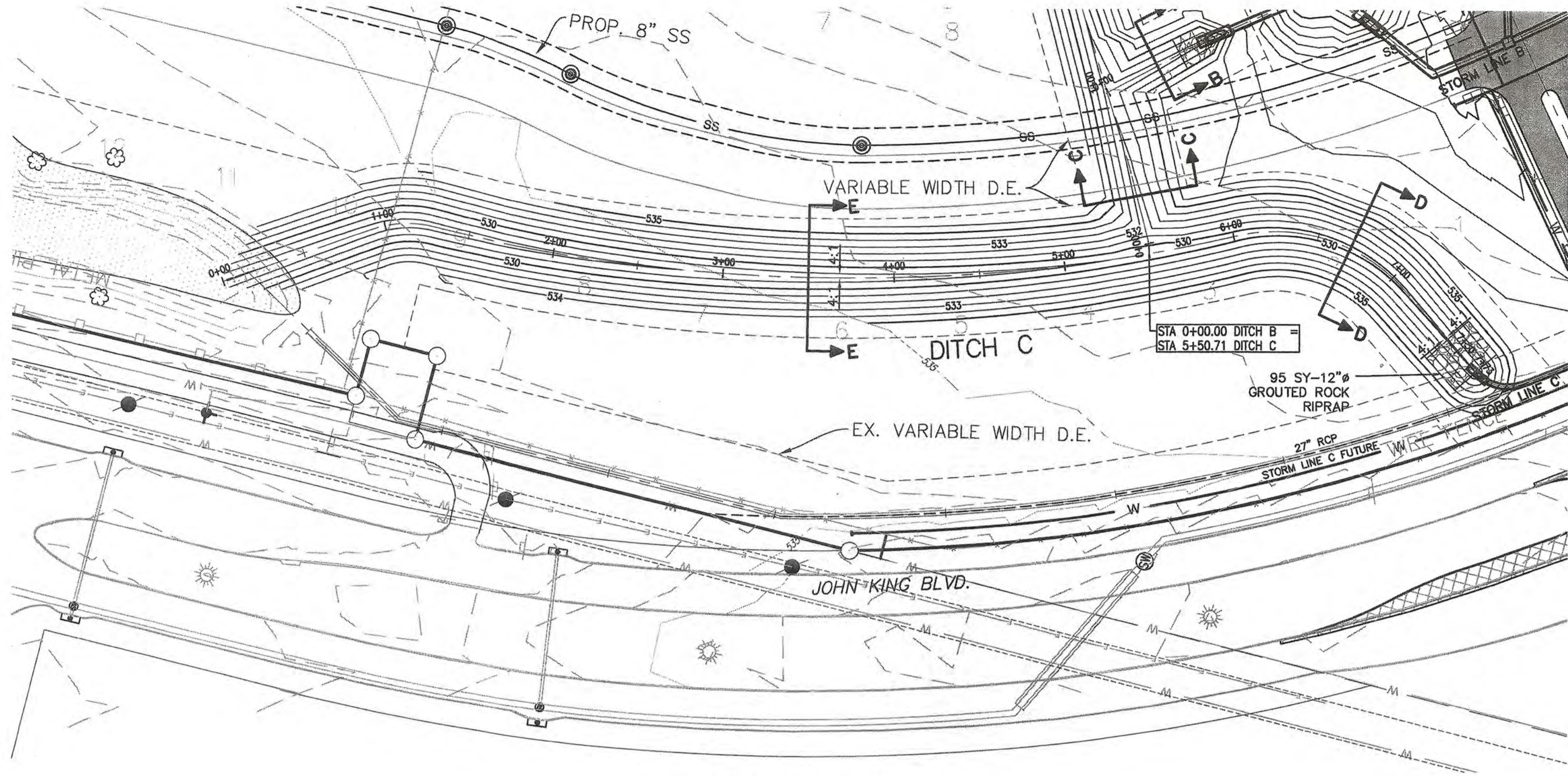
STORM LINE C & D

SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

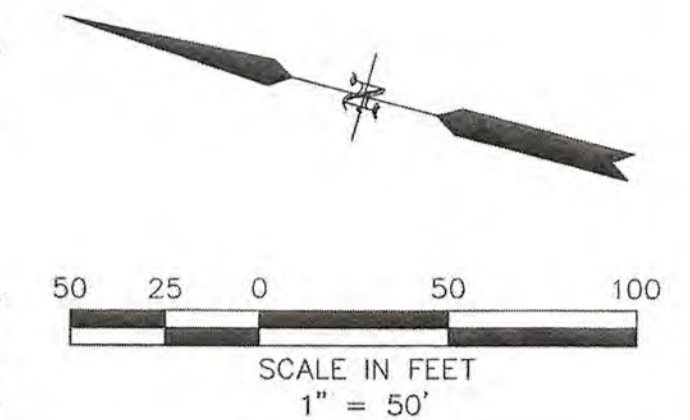
SHEET 24 OF 46



<p>CAUTION! EXISTING UTILITIES</p> <p>CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.</p>	<p>BENCHMARK: BM#1 (#102) CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58</p> <p>BM#3 (#106) CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'</p>	<p>ENGINEERINGCONCEPTS & DESIGN, L.P.</p> <p>ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145 201 WINDCO CIR, STE 200, WYLIE, TX 75098 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM</p>	<p>REVISIONS:</p> <table border="1"> <tr> <td>DRAWN: RCK</td> <td>DATE:</td> </tr> <tr> <td>CHECKED: RKH</td> <td>DATE: 7/31/2019</td> </tr> <tr> <td>PROJECT NO.: 6812</td> <td></td> </tr> <tr> <td>DWG FILE NAME: 06812 ST.DWG</td> <td></td> </tr> </table>	DRAWN: RCK	DATE:	CHECKED: RKH	DATE: 7/31/2019	PROJECT NO.: 6812		DWG FILE NAME: 06812 ST.DWG		<p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RYAN C. KING, P.E. 123635</p> <p>7/31/2019</p>	<p>DITCH B PLAN & PROFILE</p> <p>SADDLE STAR SOUTH PHASE 1</p> <p>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</p> <p>SHEET 25 OF 46</p>
DRAWN: RCK	DATE:												
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PROJECT NO.: 6812													
DWG FILE NAME: 06812 ST.DWG													



TEMPORARY DITCH C

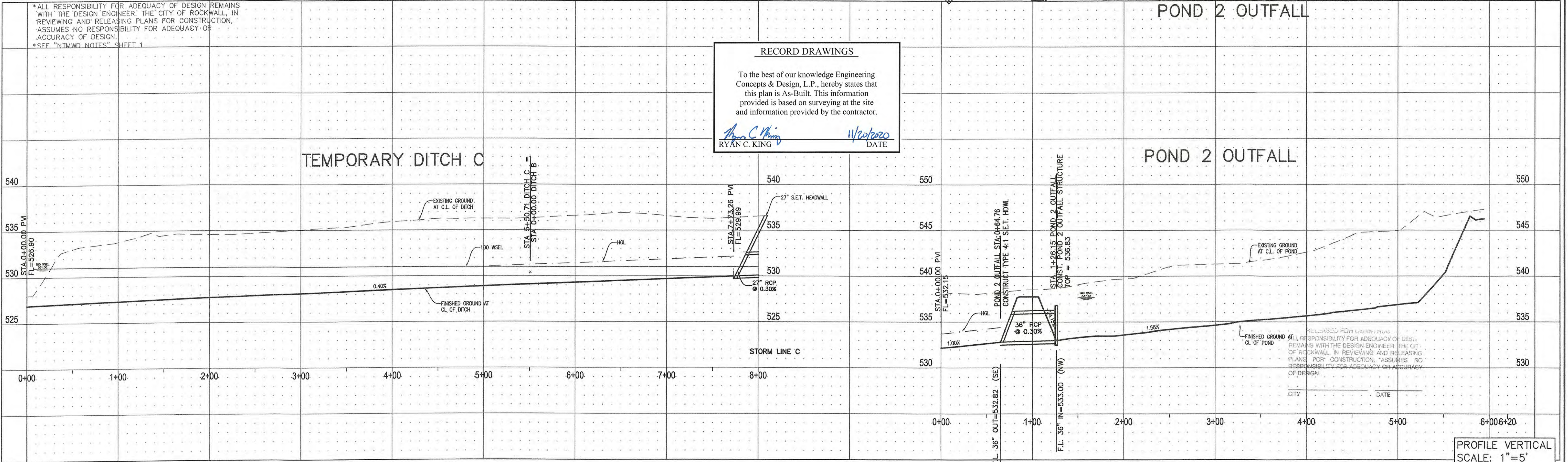


LEGEND

- MATCHLINE
- W — PROPOSED WATER LINE
- W — EXISTING WATER LINE
- SS — PROPOSED SANITARY LINE
- SS — EXISTING SANITARY LINE
- — PROPOSED STORM LINE
- — EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE LINE
- — EXISTING UTILITY POLE
- OHW — EXISTING OVERHEAD UTILITY

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*SEE "NIMWD NOTES" SHEET 1

RECORD DRAWINGS
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Ryan C. King
RYAN C. KING DATE 11/20/2020



PROFILE VERTICAL SCALE: 1"=5'

CAUTION! EXISTING UTILITIES
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ELEVATION = 531.56

BM#5 (#106)
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ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.
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201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

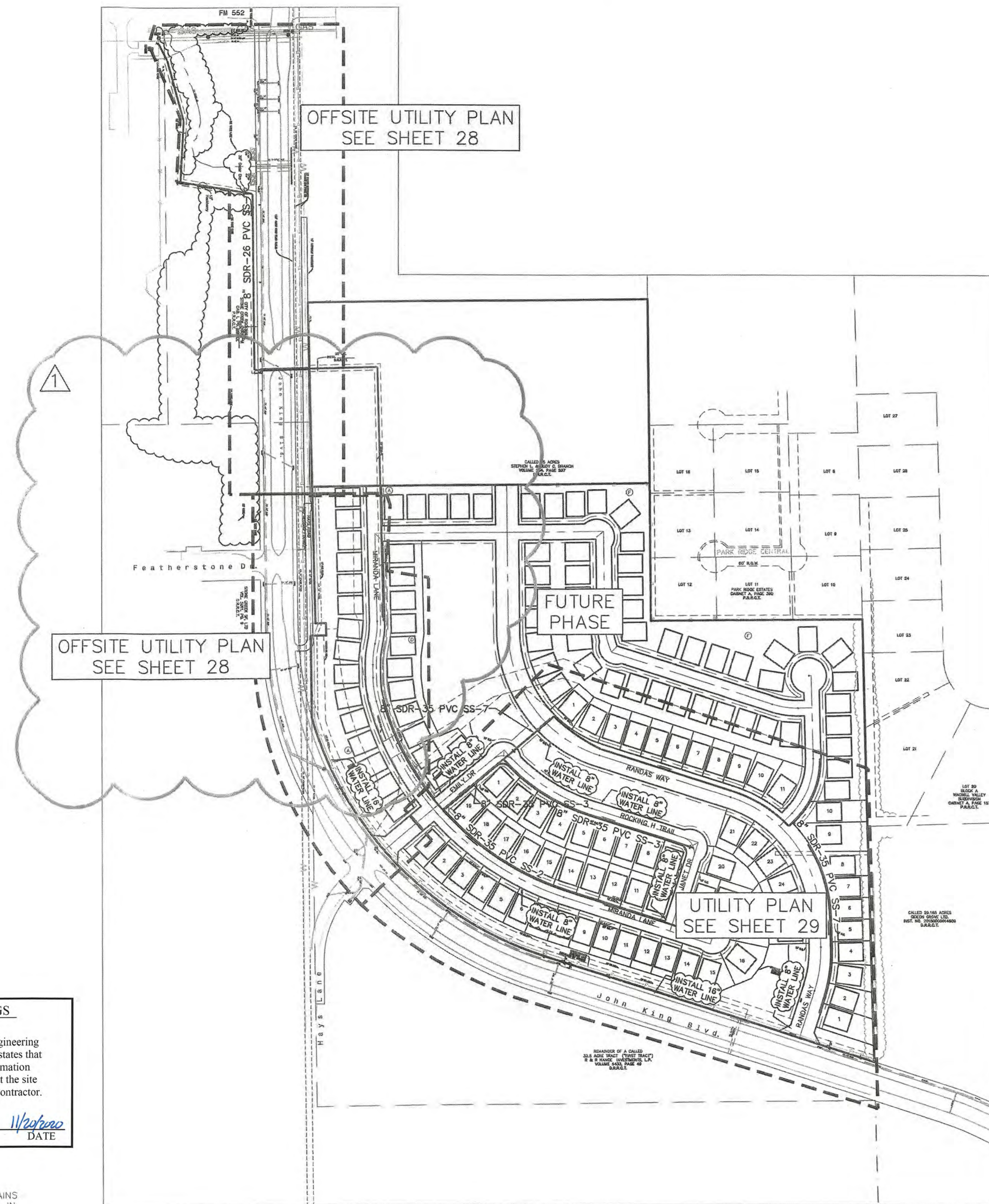
REVISIONS:

DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 7/31/2019
PROJECT NO.: 6812	
DWG FILE NAME: 66812 ST.DWG	

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DITCH C & POND 2 OUTFALL PLAN & PROFILE
SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 26 OF 46

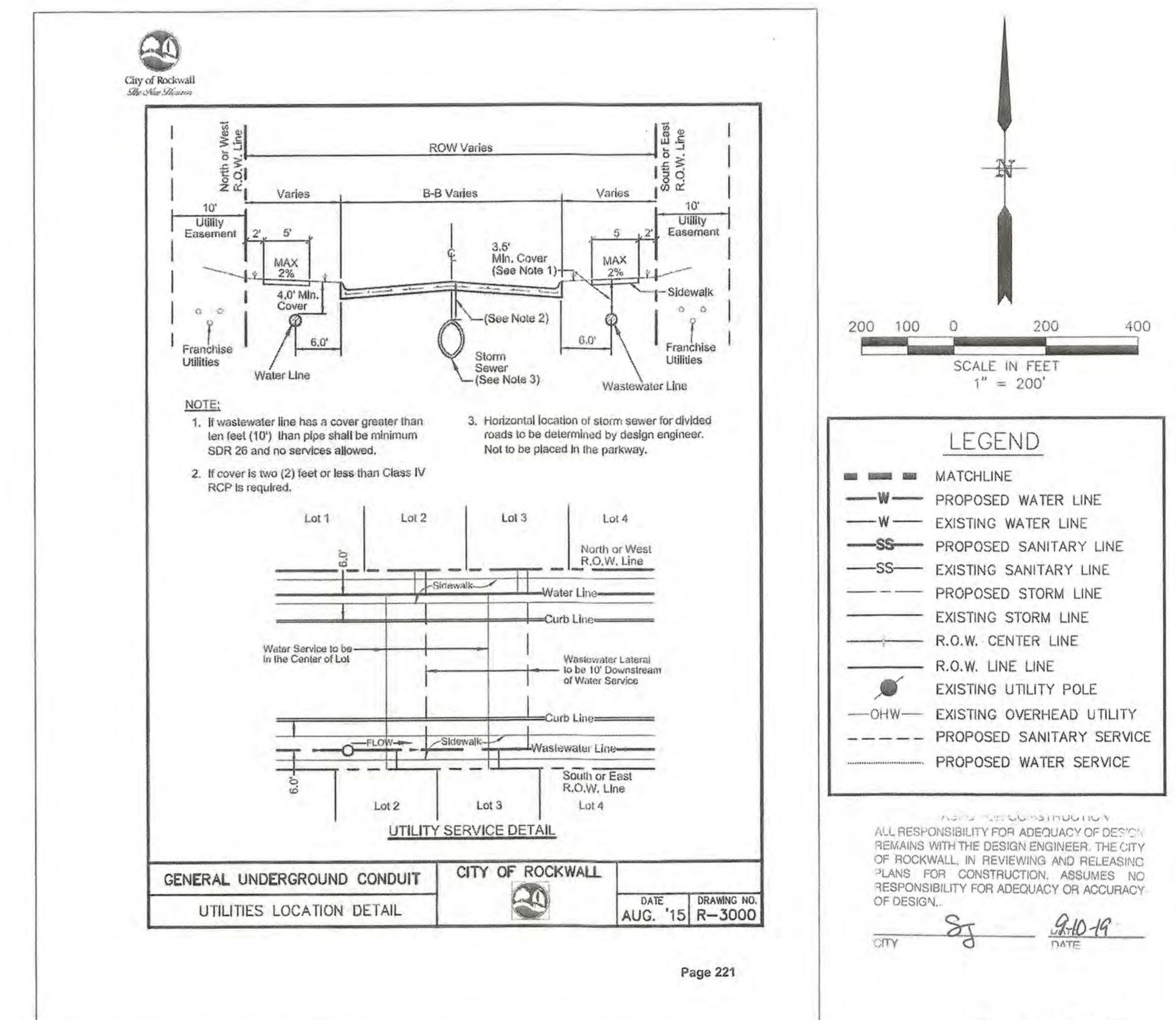


5.5.1 Pipe

Water mains shall be PVC pipe conforming to the Standard Specifications for Construction. In general, the water pipelines shall be AWWA C900 PVC Pipe, DR 14 PC 305 (blue in color) for pipeline sizes 12-inch and smaller. For 14-inch and larger water pipelines shall be AWWA C905 PVC Pipe, DR 18 PC 235 (blue in color). All pipes shall be installed in embedment material as shown on the Standard Drawings and in conformance with the Standard Specifications for Construction. EMS locator marker pads shall be installed at 250 feet along water lines, change in direction, valves, and service connections to the main water line. When horizontal curvature is used the minimum radius of curvature shall be equal to that recommended by the pipe manufacturer.

6.6.1 Pipe

Pipe used for wastewater systems shall be PVC pipe conforming to the Standard Specifications for Construction. The wastewater pipeline shall be SDR 35 (green in color), or an approved equal, and shall have a minimum earth cover of three and half (3 1/2') feet. For depths of ten feet (10') or greater, the wastewater pipeline shall be a minimum of SDR 26. Force main pipe to be green in color. All pipes shall be installed in embedment material as shown on the Standard Details and in conformance for the Standard Specification for Construction. All pipelines shall be tested for infiltration.



RECORD DRAWINGS
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 Ryan C. King
 11/20/2019
 DATE

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 BM#3 (#106)
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8"X8" BOX CULVERT.
 ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.
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 201 WINDCO CIR, STE 200, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:
 11/19/2019 OFFSITE SEWER RELOCATION

DRAWN: RCK DATE: 10/1/2019
 CHECKED: RKH DATE: 10/1/2019
 PROJECT NO.: 6812
 DWG FILE NAME: 6812 UT.DWG

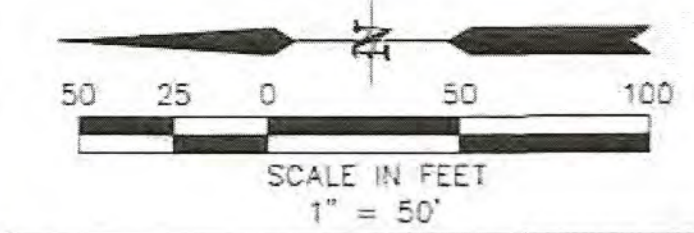
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STATE OF TEXAS
 REGISTERED PROFESSIONAL ENGINEER
 123635
 11/19/2019

UTILITY KEY MAP
SADDLE STAR SOUTH PHASE 1
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

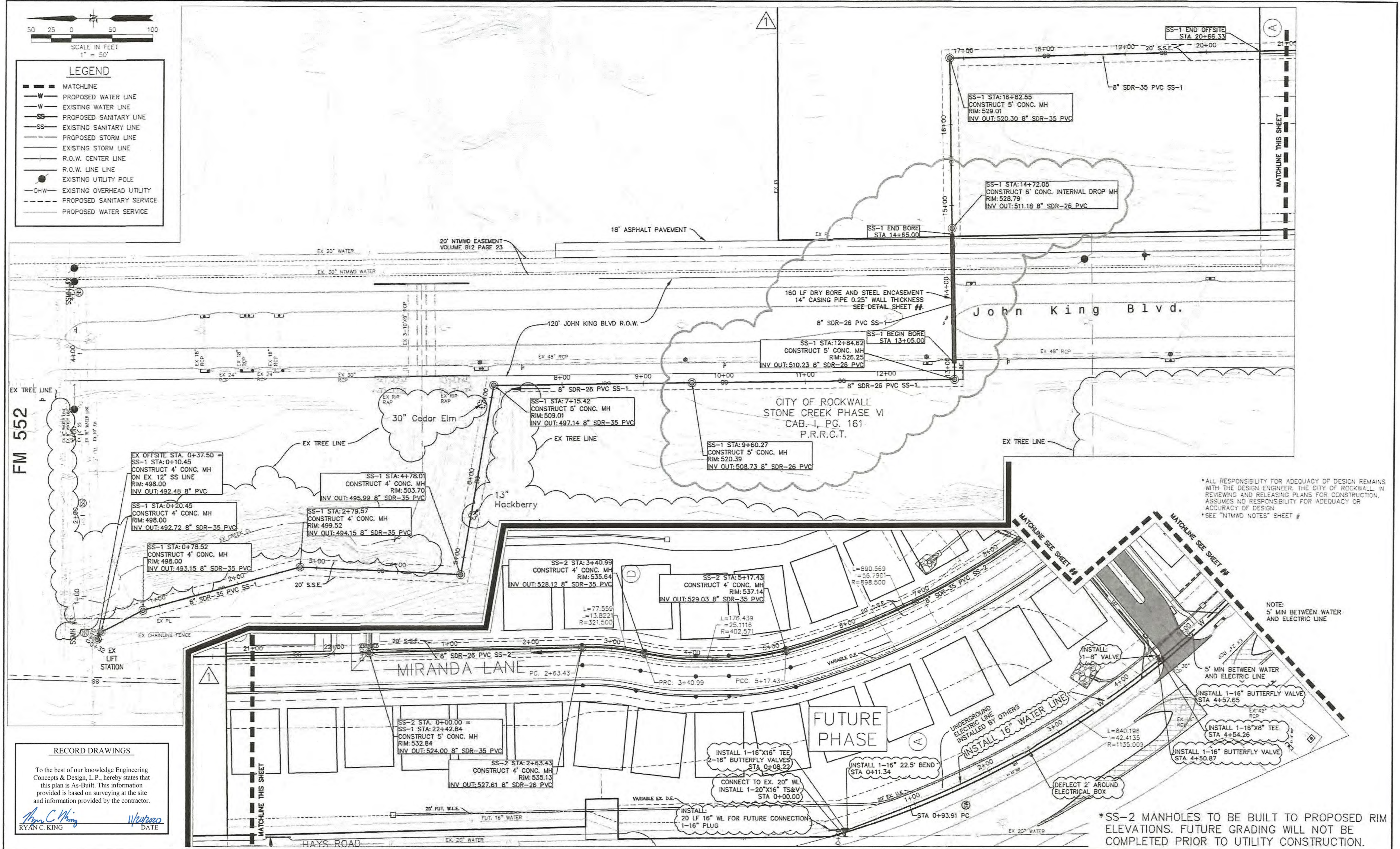
SHEET 27 OF 46

REVISION
 NOV 21 2019
 CITY OF ROCKWALL ENGINEERING DEPT.



LEGEND

- MATCHLINE
- W PROPOSED WATER LINE
- W EXISTING WATER LINE
- SS PROPOSED SANITARY LINE
- SS EXISTING SANITARY LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- R.O.W. CENTER LINE
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- EXISTING UTILITY POLE
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- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE



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*SEE "NTMWD NOTES" SHEET #

NOTE:
5' MIN BETWEEN WATER AND ELECTRIC LINE

*SS-2 MANHOLES TO BE BUILT TO PROPOSED RIM ELEVATIONS. FUTURE GRADING WILL NOT BE COMPLETED PRIOR TO UTILITY CONSTRUCTION.

RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Amy C. King
RYAN C. KING

West
DATE

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ENGINEERINGCONCEPTS & DESIGN, L.P.

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972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

11/19/2019 OFFSITE SEWER & 16" WL RELOCATION
03/25/2020 REVISE SSWR BORE

DRAWN: RCK **DATE:** 7/1/2019
CHECKED: RKH
PROJECT NO.: 6812
DWG FILE NAME: 06812-LT-ALT BORE.DWG

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Ryan C. King
3/25/2020

OFFSITE UTILITY PLAN

SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 28 OF 46

LEGEND

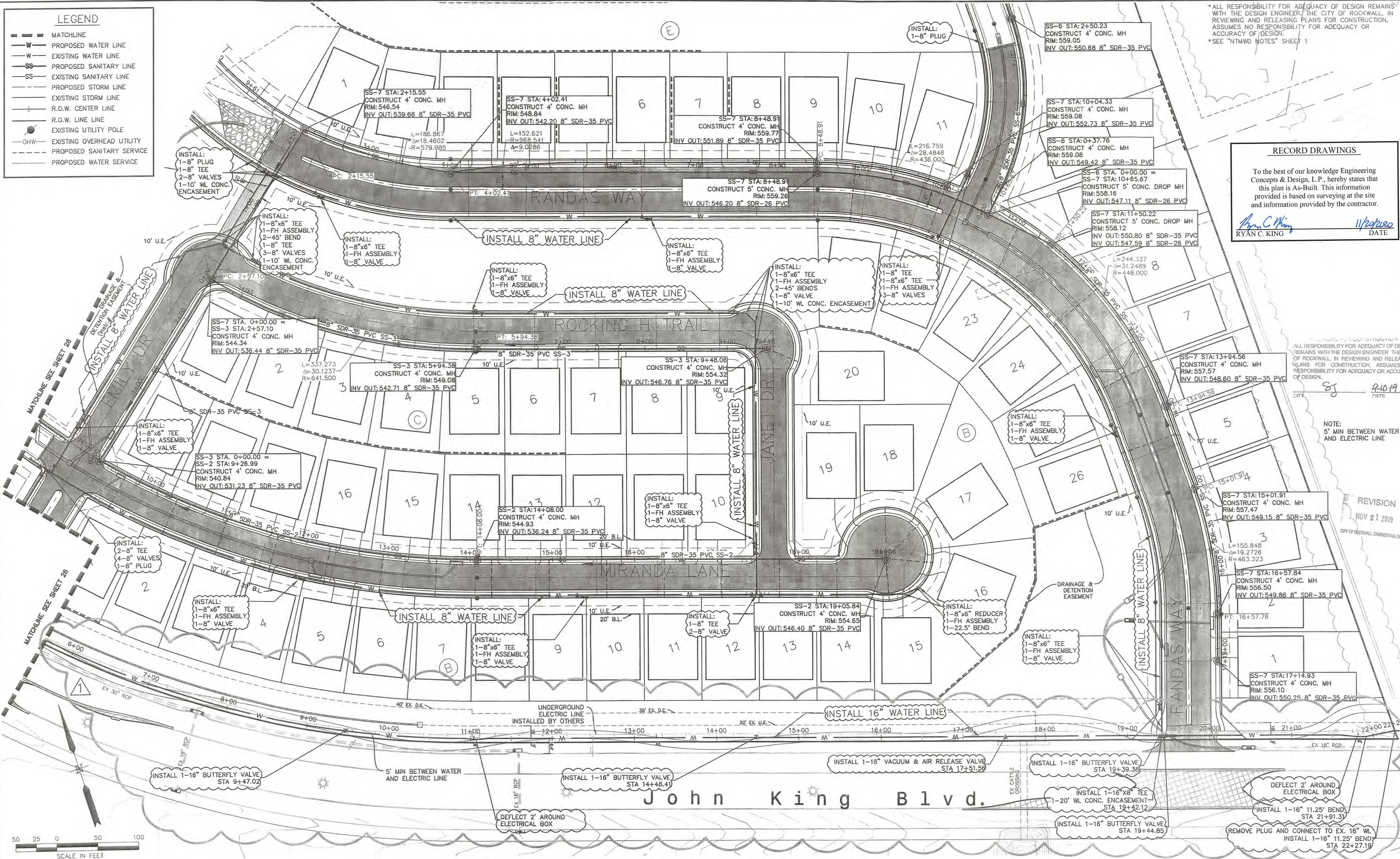
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RECORD DRAWINGS

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Ryan C. King 11/22/2019
 RYAN C. KING DATE



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8J 9-10-19
 DATE

NOTE:
 5' MIN BETWEEN WATER AND ELECTRIC LINE

REVISION
 NOV 21 2019
 CITY OF ROCKWALL ENGINEERING DEPT

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-800-8888 PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES DISCOVERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:
 BM#1 (#102)
 CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
 ELEVATION = 531.58

BM#3 (#106)
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
 ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.

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

REVISIONS:

1	11/19/2019	16" WATER LINE RELOCATION
---	------------	---------------------------

DRAWN: RCK DATE:
 CHECKED: RKH DATE: 10/1/2019
 PROJECT NO: 6812
 DWG FILE NAME: 06812 UT.DWG

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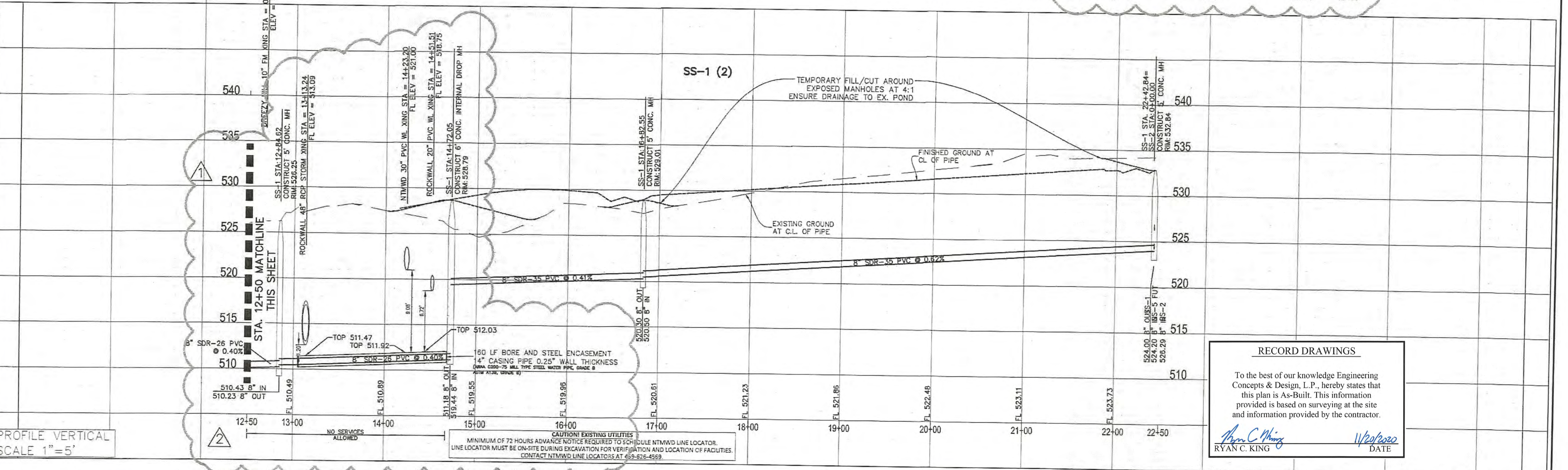
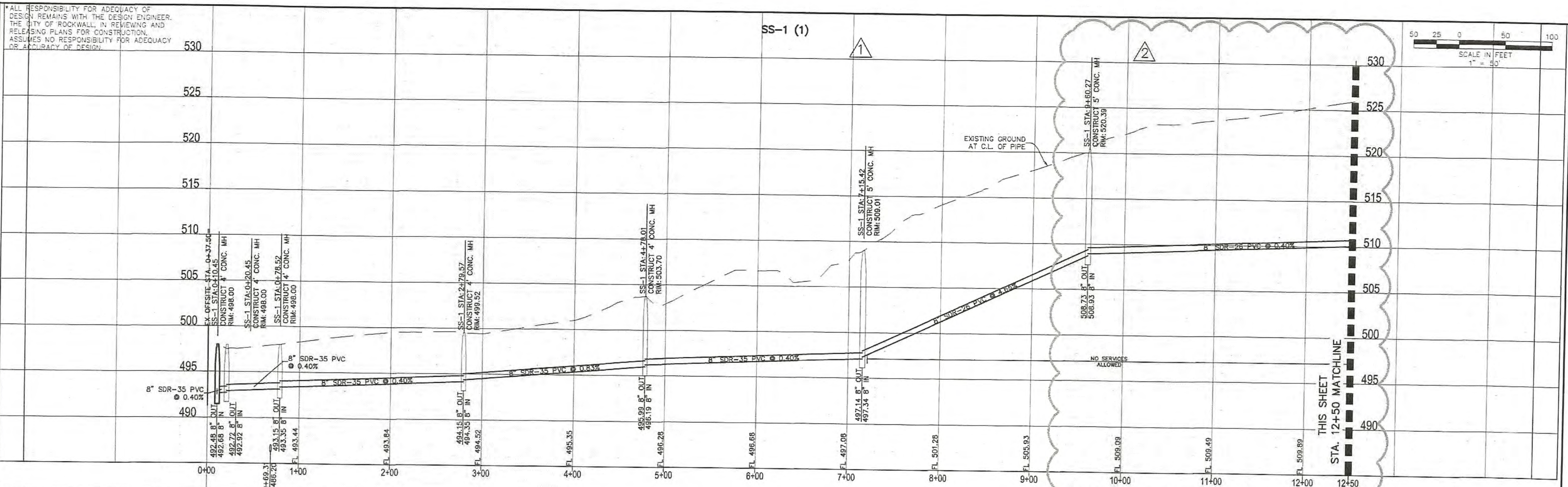
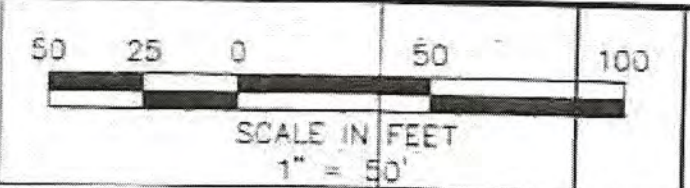
Ryan C. King
 RYAN C. KING
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 123635
 11/19/2019

UTILITY PLAN

SADDLE STAR SOUTH PHASE 1
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
 29
 OF
 46

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



PROFILE VERTICAL
SCALE 1"=5'

RECORD DRAWINGS
To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.
Ryan C. King
RYAN C. KING
1/20/2020
DATE

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-552-7838 PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BOUNDARIES:
BMA#1 (#105)
DIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BMA#3 (#105)
DIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX DULVERT.
ELEVATION = 557.33'

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201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:
11/19/2019 OFFSITE SEWER RELOCATION
03/25/2020 REVISE SSWR BORE

DRAWN: RCK DATE: _____
CHECKED: RKH DATE: 7/1/2019
PROJECT NO: 6812
DWG FILE NAME: 6812-UT-ALT BORE.DWG

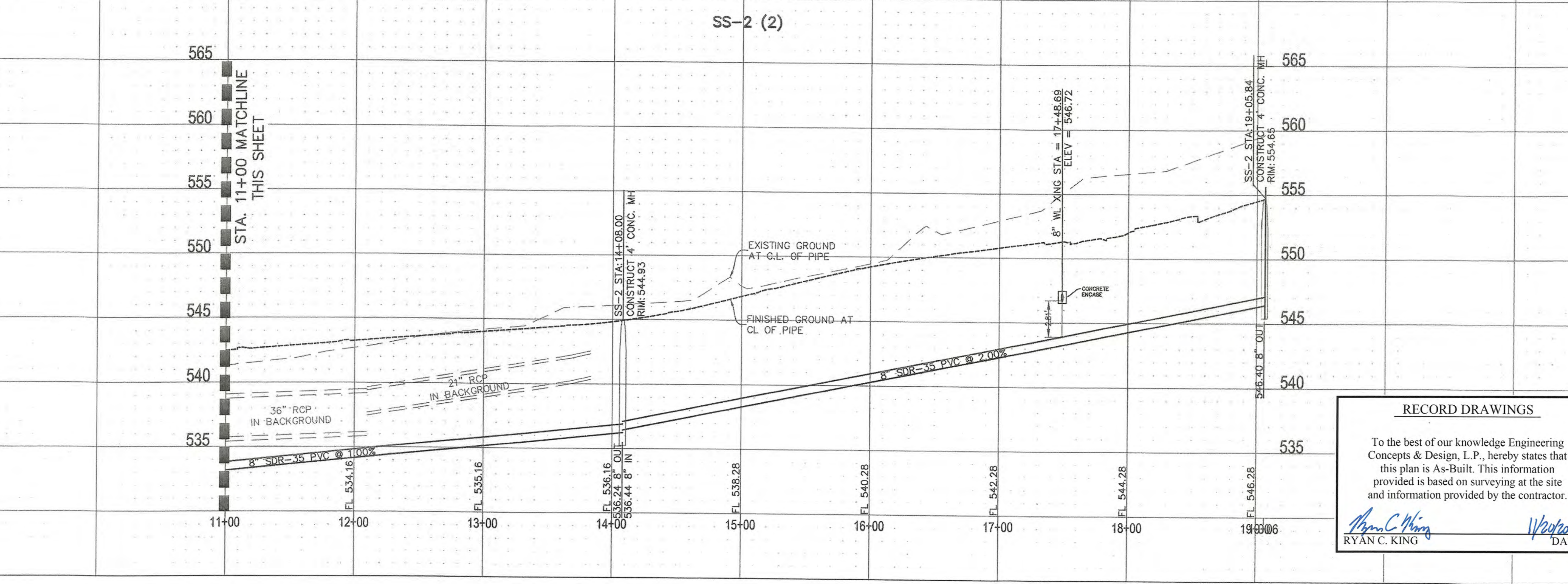
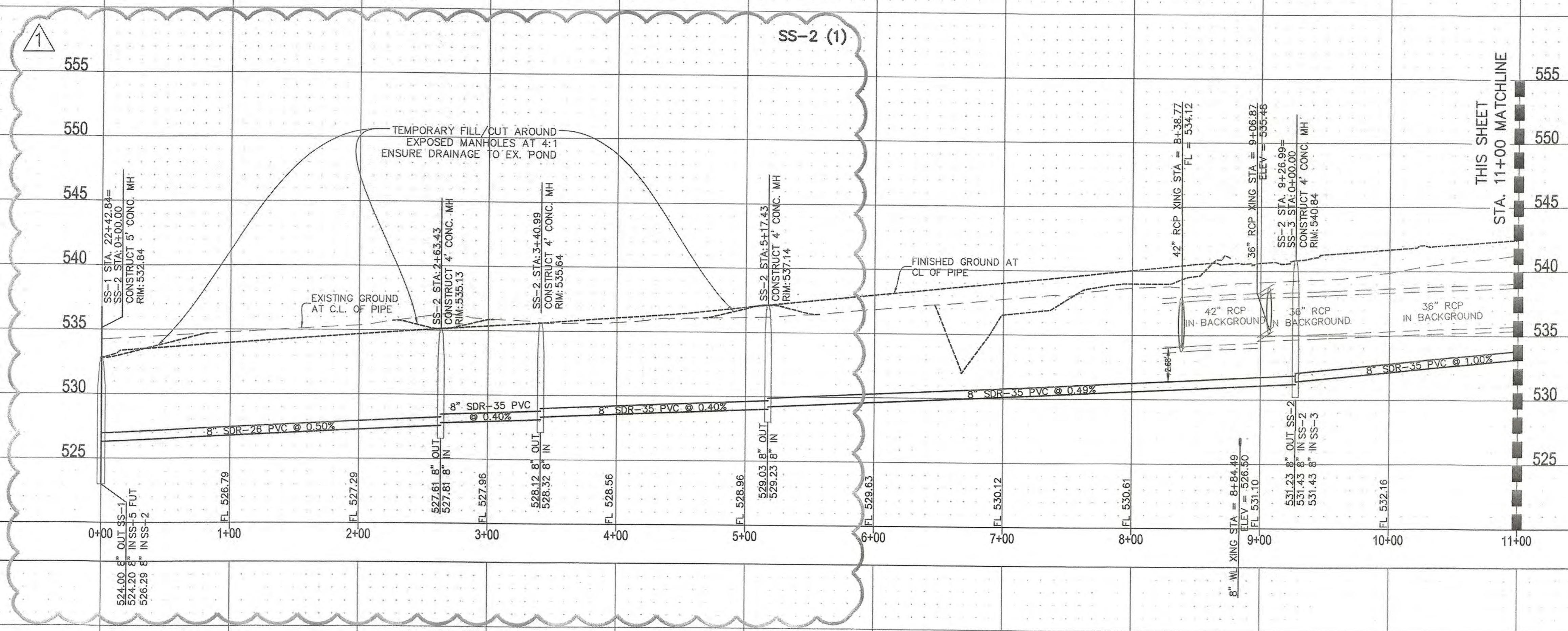
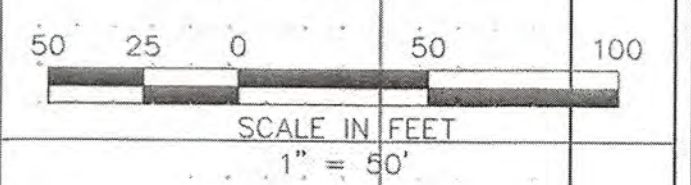
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Ryan C. King
3/25/2020

**SANITARY PROFILE
LINE SS-1
SADDLE STAR SOUTH PHASE 1**
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 30 OF 46

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



PROFILE VERTICAL
SCALE 1"=5'

RECORD DRAWINGS
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Ryan C. King
RYAN C. KING

Weston
DATE

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City *RJ* DATE *9-10-19*

REVISION
NOV 21 2019
CITY OF ROCKWALL ENGINEERING DEPT

CAUTION! EXISTING UTILITIES
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ENGINEERINGCONCEPTS
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
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201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:
11/19/2019 OFFSITE SEWER RELOCATION

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DWG FILE NAME: 96812 UT.DWG

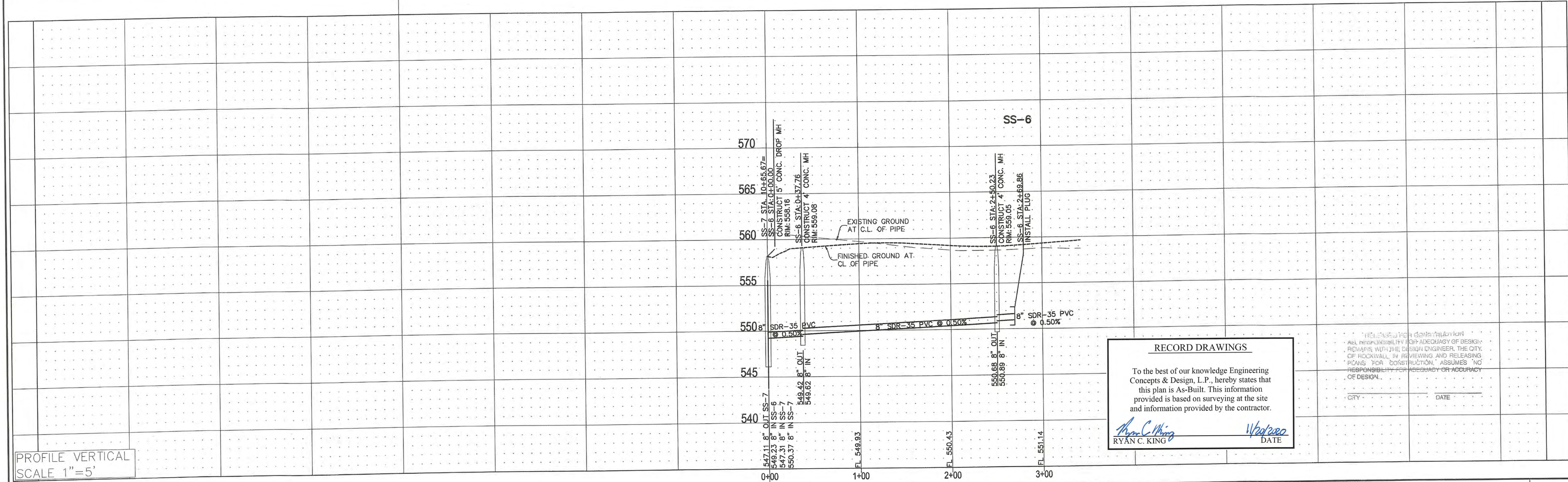
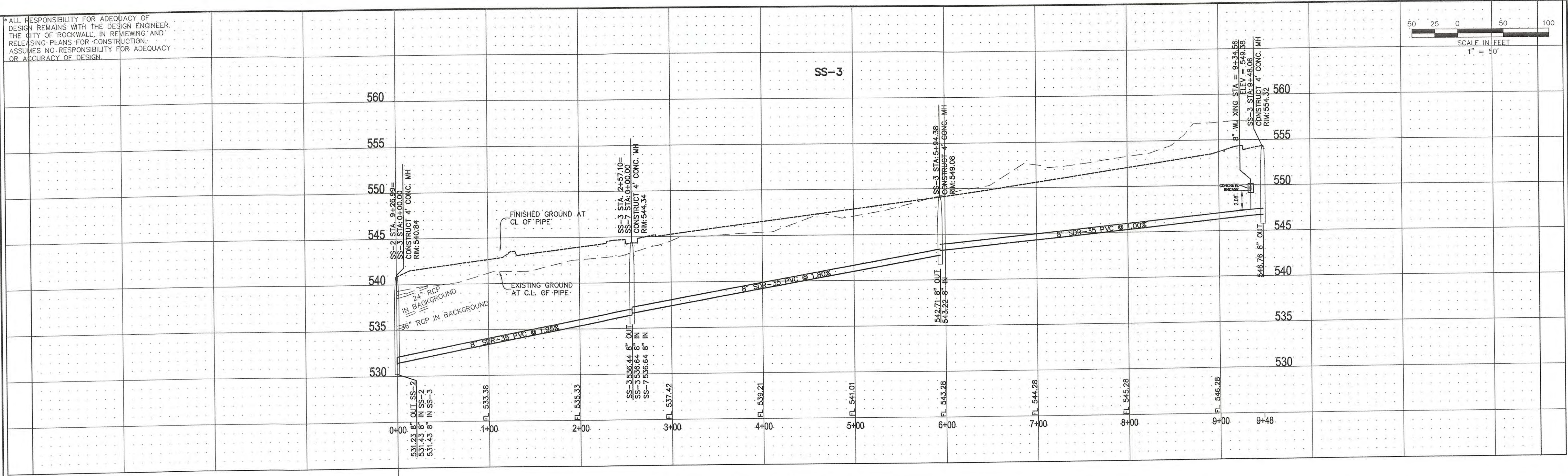
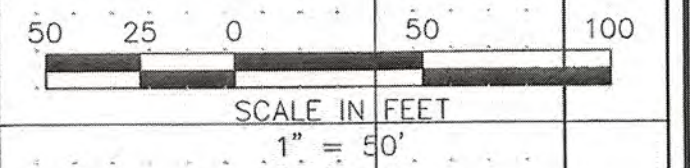
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Ryan C. King
RYAN C. KING
REGISTERED PROFESSIONAL ENGINEER
11/19/2019

SANITARY PROFILES
LINE SS-2
SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
31
OF
46

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



PROFILE VERTICAL
SCALE 1"=5'

RECORD DRAWINGS
To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.
Ryan C. King
RYAN C. KING
DATE: 7/31/2019

THE CITY OF ROCKWALL, TEXAS, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN, REVISIONS, WITH THE DESIGN ENGINEER, THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
CITY: _____ DATE: _____

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-368-5888 PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

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201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 7/31/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812 UT.DWG	

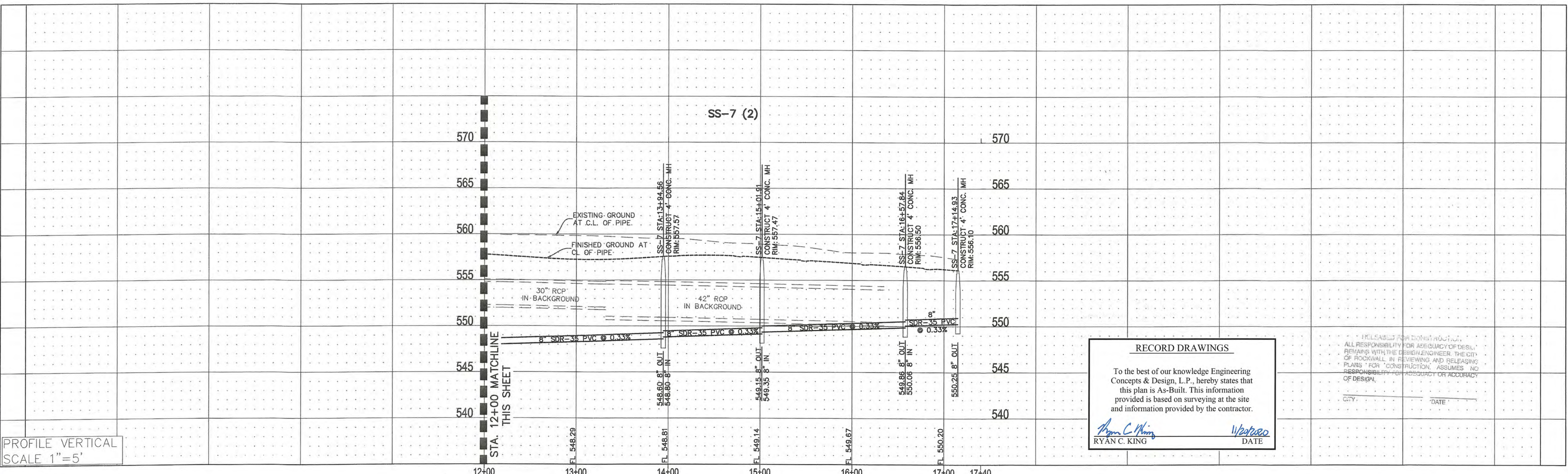
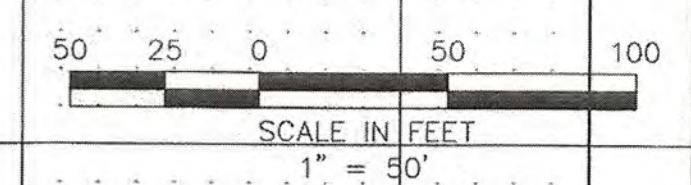
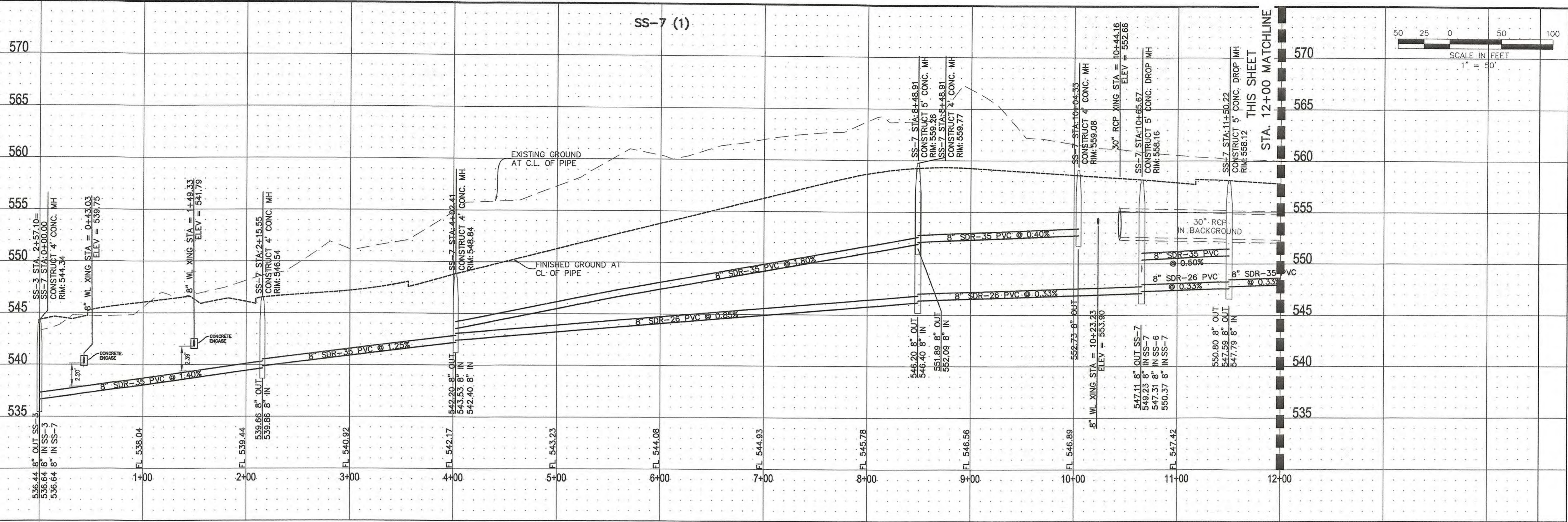
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SANITARY PROFILES
LINE SS-3 AND SS-6
SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 32 OF 46

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PROFILE VERTICAL SCALE 1"=5'

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Ryan C. King
RYAN C. KING
DATE: 11/20/20

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CITY: _____ DATE: _____

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201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 7/31/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812.UT.DWG	

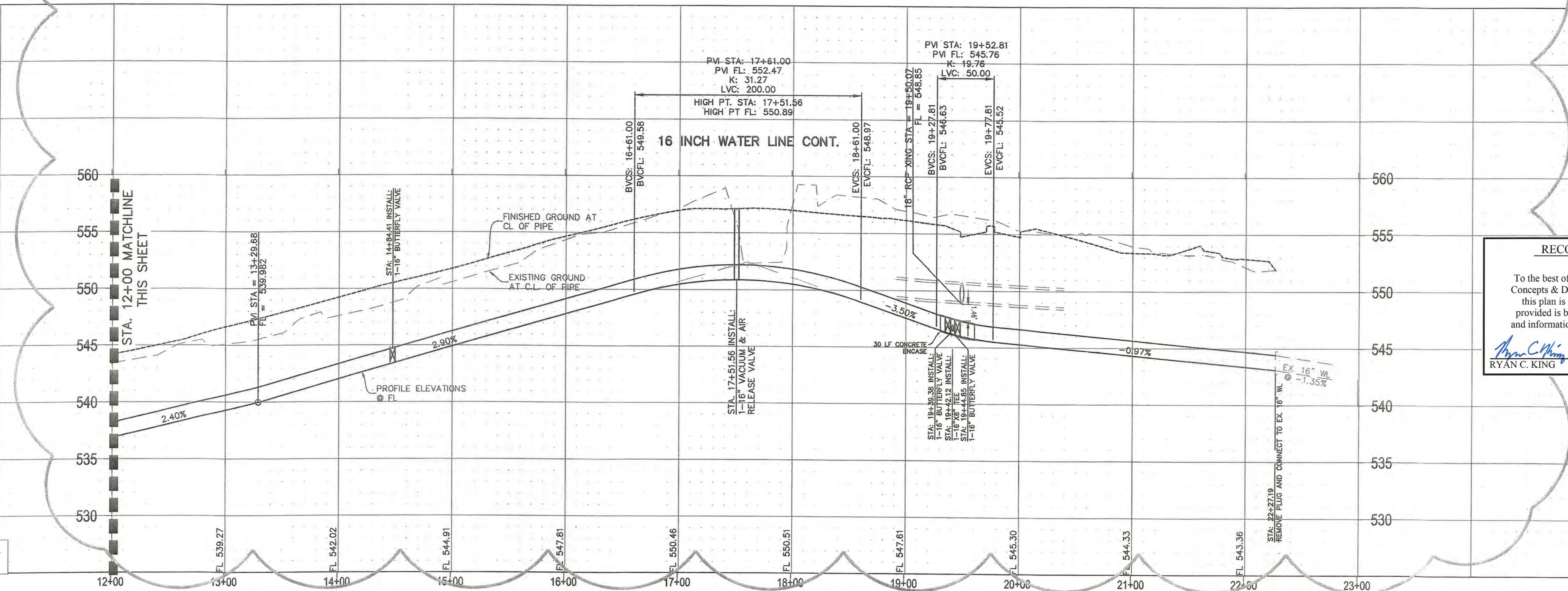
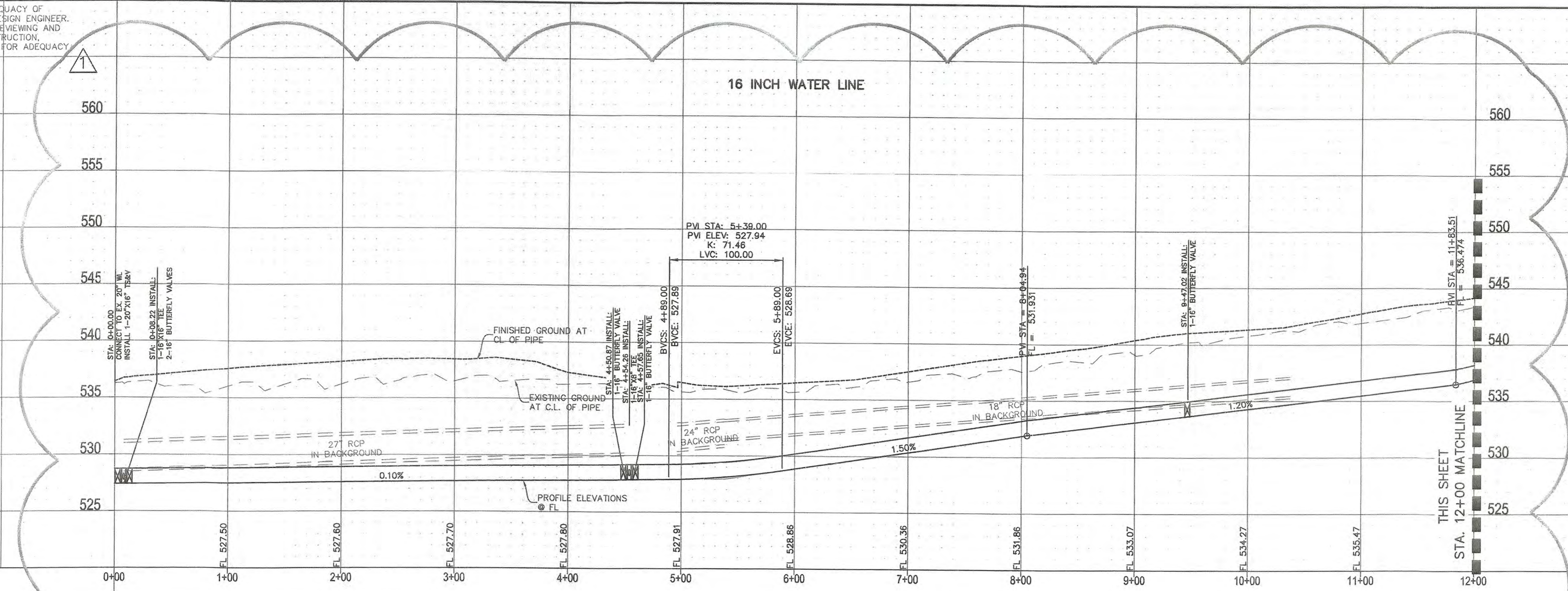
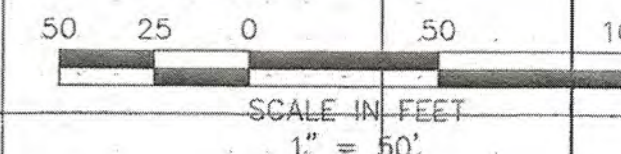
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Ryan C. King
RYAN C. KING
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
123635
7/31/2019

SANITARY PROFILES
LINE SS-7
SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
33
OF
46

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



RECORD DRAWINGS

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Ryan C. King
RYAN C. KING
DATE: 11/19/2019

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CITY: *Rockwall* DATE: 11/19/2019

REVISION
NOV 21 2019
CITY OF ROCKWALL ENGINEERING DEPT.

PROFILE VERTICAL SCALE 1"=5'

CAUTION! EXISTING UTILITIES

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BM#5 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHWEST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72'-5" TO THE SOUTHWEST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT. ELEVATION = 557.33'

ENGINEERING CONCEPTS & DESIGN, L.P.

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

REVISIONS:

11/19/2019 16" WATER LINE RELOCATION

DRAWN: RCK DATE: _____
CHECKED: RKH DATE: 10/10/2019
PROJECT NO.: 6812
DWG FILE NAME: 06812 UT.DWG

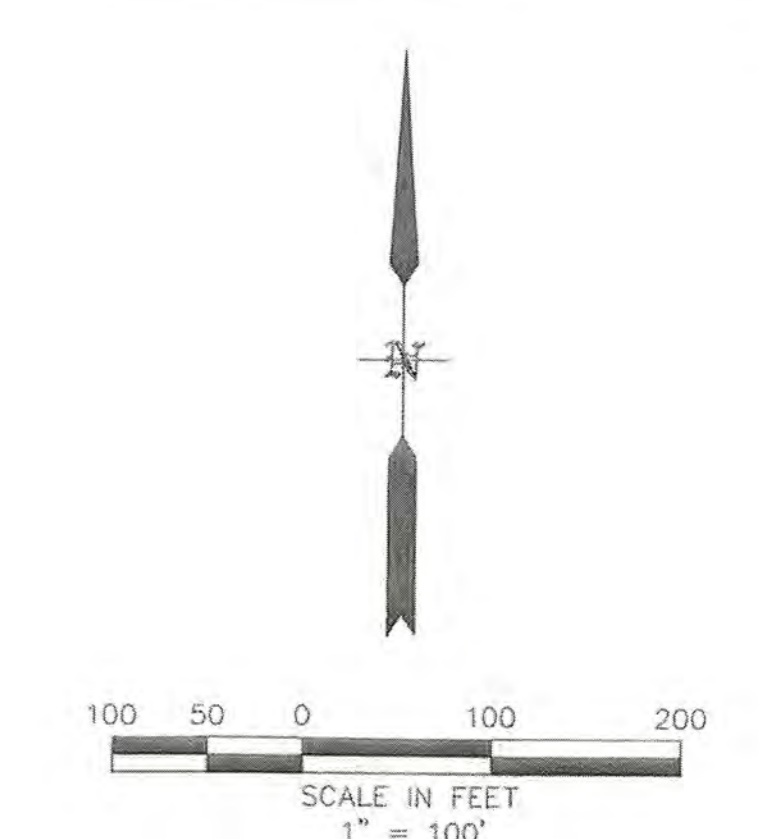
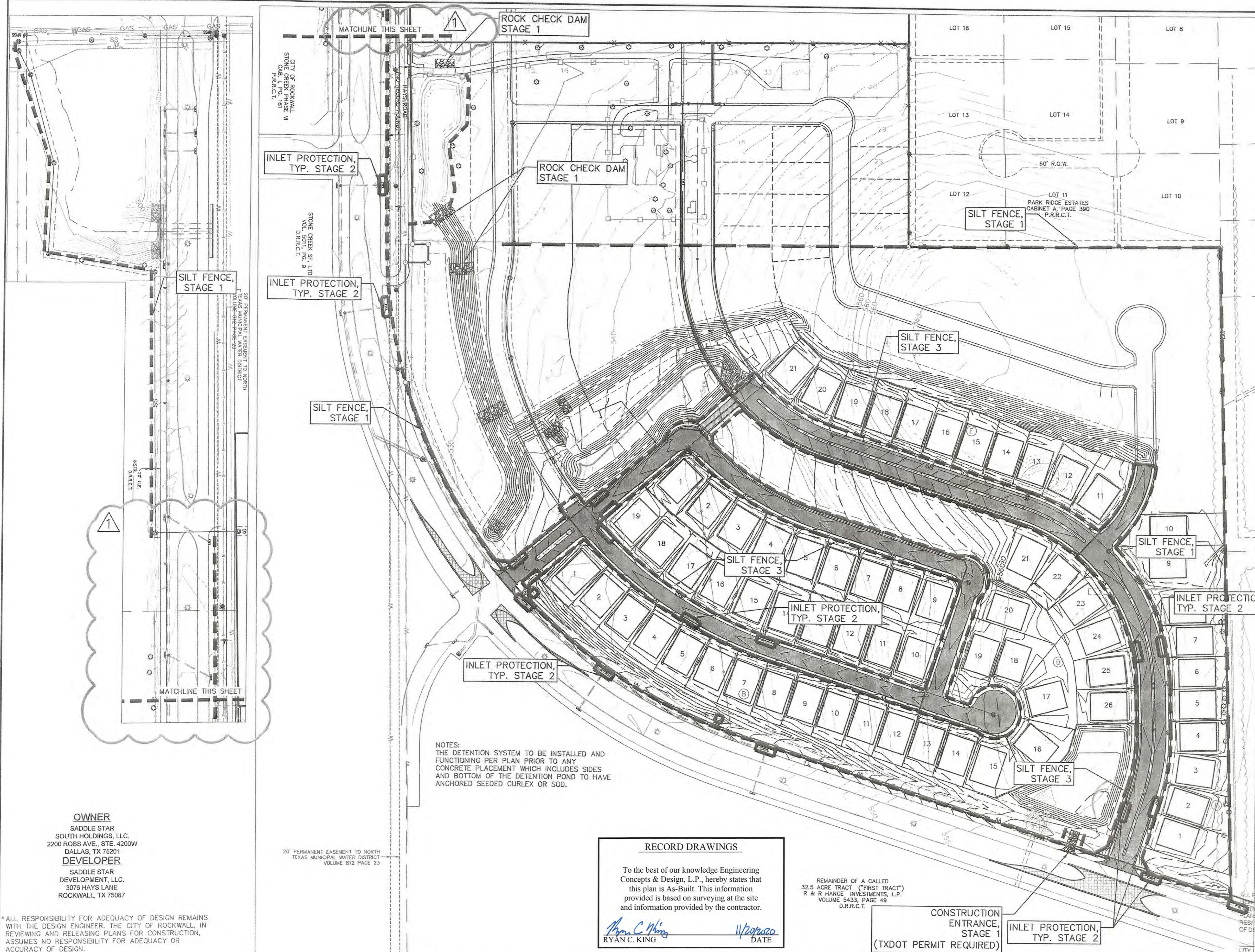
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Ryan C. King
RYAN C. KING
REGISTERED PROFESSIONAL ENGINEER
123635
11/19/2019

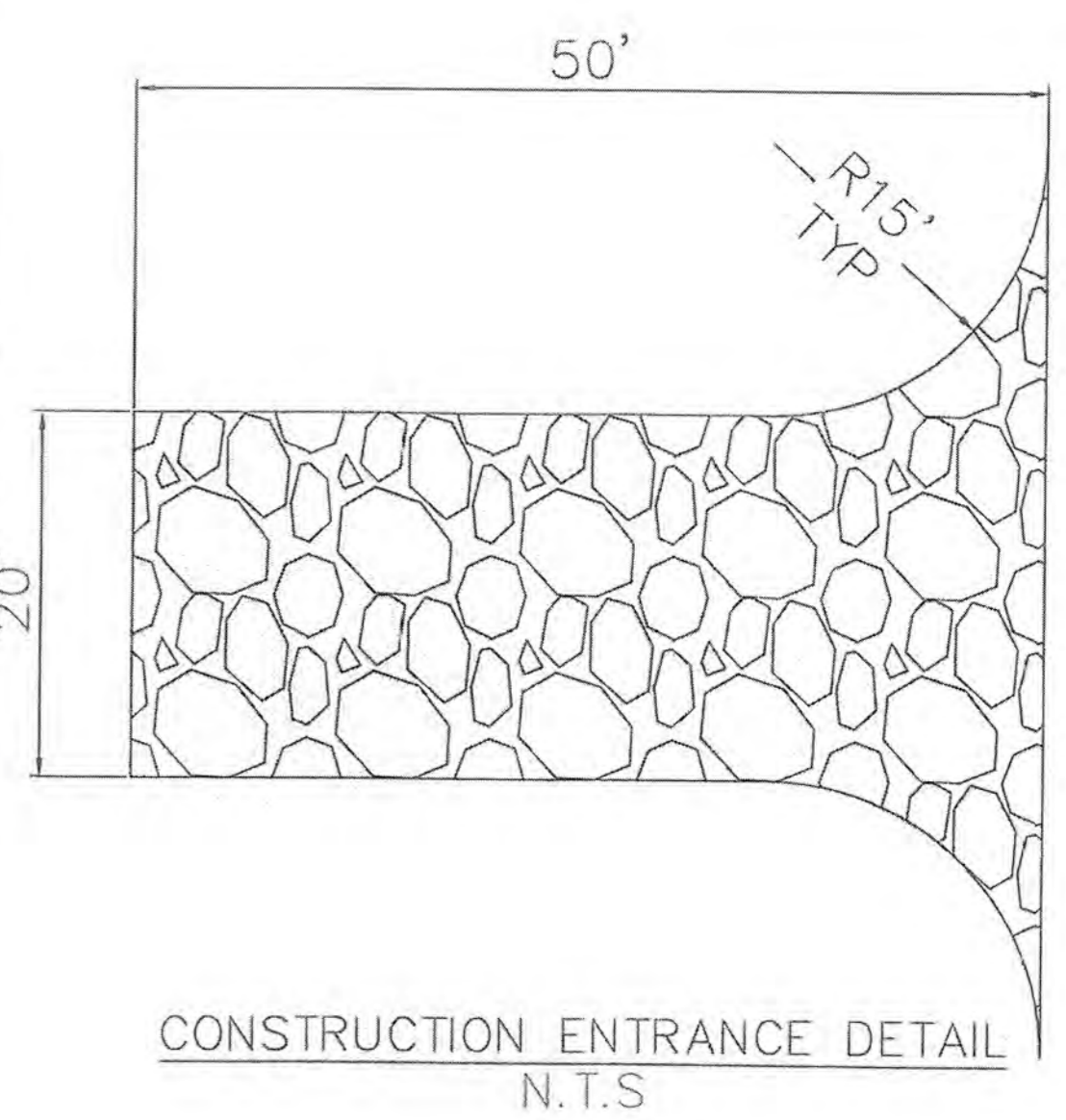
WATER LINE PROFILES

SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 34 OF 46



LEGEND	
---	MATCHLINE
~545'	PROPOSED MAJOR CONTOUR
~50'	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	RETAINING WALL



NOTES:
 THE DETENTION SYSTEM TO BE INSTALLED AND FUNCTIONING PER PLAN PRIOR TO ANY CONCRETE PLACEMENT WHICH INCLUDES SIDES AND BOTTOM OF THE DETENTION POND TO HAVE ANCHORED SEEDED CURLEX OR SOD.

- STAGE ONE (PRIOR TO START OF ROUGH GRADING)**
1. SILT FENCE TO BE INSTALLED AS SHOWN ON PLAN OR AS REQUIRED.
 2. INSTALL ROCK CHECK DAMS AT EXISTING OUTFALLS.
 3. INSTALL ROCK CHECK DAMS AS SHOWN AT COMPLETION OF ROUGH GRADING IN THE AREA.
- STAGE TWO (AFTER UTILITY CONSTRUCTION AND PRIOR TO PAVING CONSTRUCTION)**
1. SILT FENCE SHALL BE PLACED AROUND TOP OF INLETS UNTIL TOPPED OUT, PREVENT EROSION MATERIAL FROM ENTERING STORM SEWER SYSTEM.
- STAGE THREE (AFTER PAVING CONSTRUCTION)**
1. SILT FENCE SHALL BE PLACED IN ROW ALONG PAVEMENT AS SHOWN WHERE REQUIRED BY SLOPE CONDITIONS.
 2. ALL PARKWAYS AND DISTURBED AREA IN STREET R.O.W. TO BE SEEDED WITH GRASS AND CURLEX (ANCHORED) AS PER CITY STANDARDS.
 3. VEGETATION TO BE ESTABLISHED IN ALL OFFSITE DISTURBED AREAS.
 4. SOD IS REQUIRED IN JOHN KING BLVD R.O.W. ON ANY DISTURBED AREAS.
 5. 75%-80% OF ALL DISTURBED AREA TO HAVE A MINIMUM OF 1" STAND OF ANNUAL GRASS (NO RYE OR WEEDS) PRIOR TO CITY ACCEPTANCE.
 6. ALL RIGHT OF WAYS (JOHN KING) TO BE SODDED PRIOR TO CITY ACCEPTANCE.

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

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

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 * SEE "NTMWD NOTES" SHEET 1

RECORD DRAWINGS

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Ryan C. King
 RYAN C. KING
 DATE: 11/19/2019

REMAINDER OF A CALLED 32.5 ACRE TRACT ("FIRST TRACT") R & R HANCE INVESTMENTS, L.P. VOLUME 5433, PAGE 49 D.R.R.C.T.

CONSTRUCTION ENTRANCE, STAGE 1 (TXDOT PERMIT REQUIRED)

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

DATE: 9-10-19

REVISION
 NOV 21 2019

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ENGINEERINGCONCEPTS & DESIGN, L.P.

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

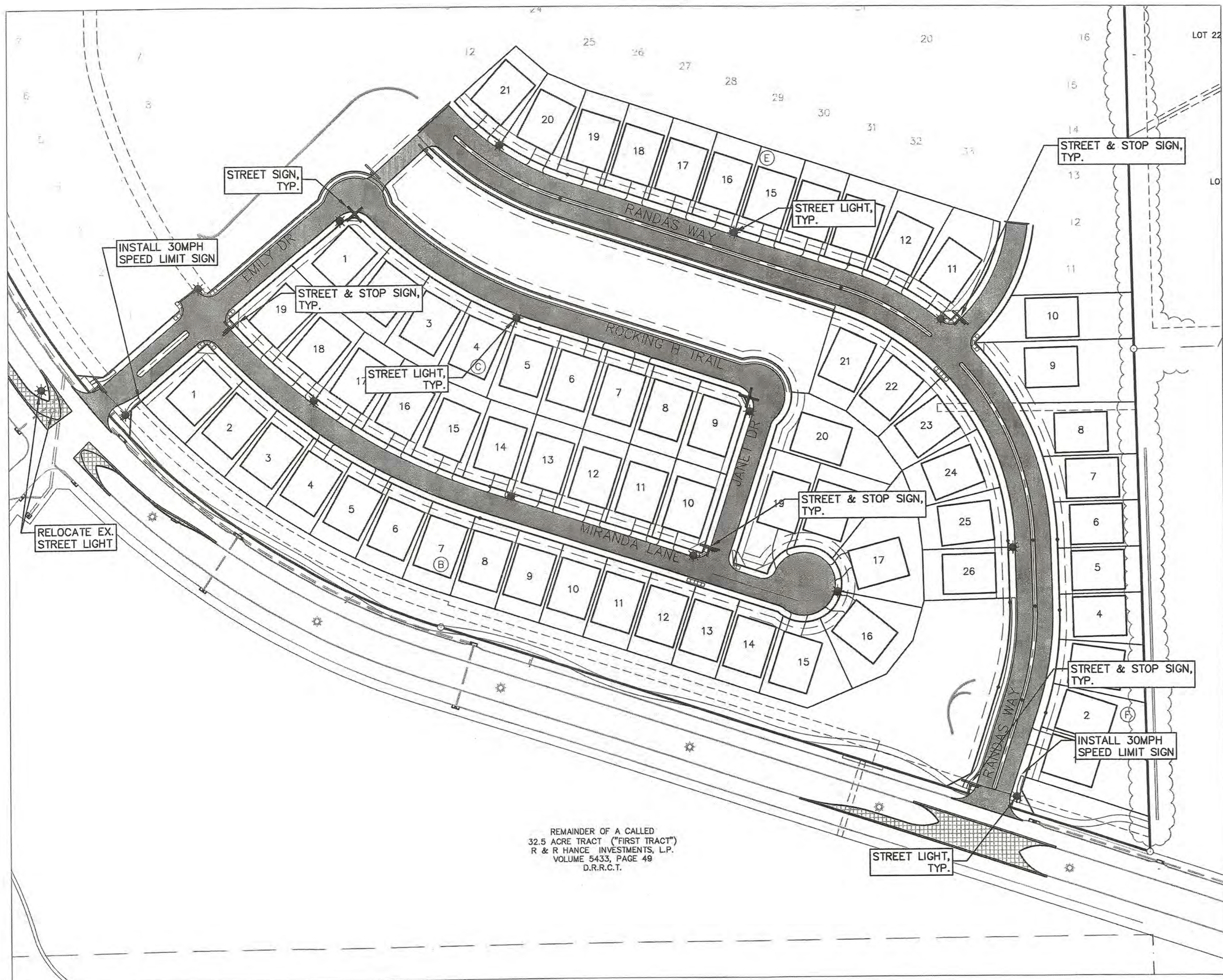
REVISIONS:	
1	11/19/2019 OFFSITE SEWER RELOCATION
DRAWN:	RCK
CHECKED:	RKH
PROJECT NO.:	6812
DWG FILE NAME:	06812 EC.DWG

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EROSION CONTROL PLAN
SADDLE STAR SOUTH PHASE 1
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
 35
 OF
 46



REMAINDER OF A CALLED
32.5 ACRE TRACT ("FIRST TRACT")
R & R HANCE INVESTMENTS, L.P.
VOLUME 5433, PAGE 49
D.R.R.C.T.

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

* ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
* SEE "NTMWD NOTES" SHEET 1

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

BENCHMARK:
BM#1 (#102)
CIR "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58
BM#3 (#106)
CIR "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT.
ELEVATION = 557.33'

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REVISIONS:	
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 7/31/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812 5L.DWG	

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STREET LIGHT AND SIGNAGE PLAN
SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

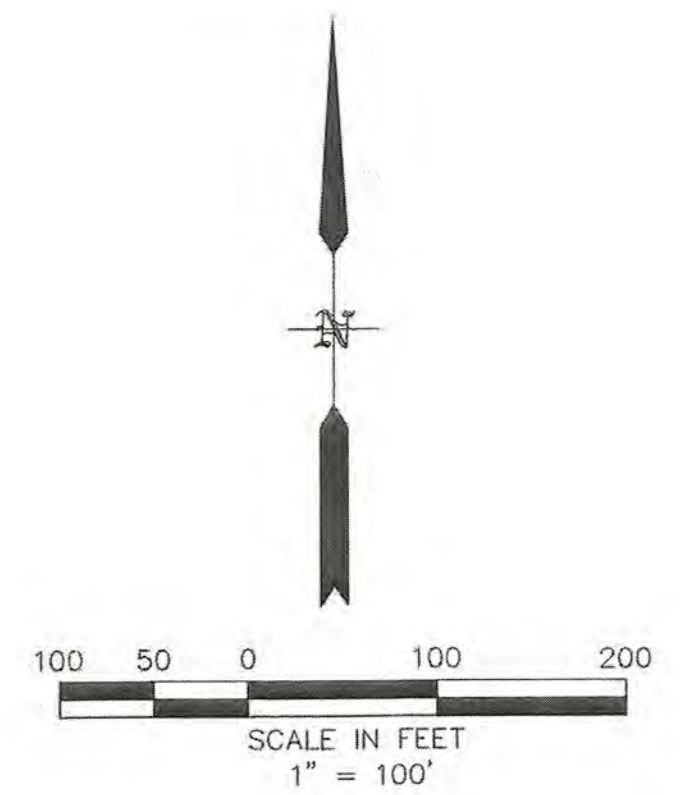
SHEET 36 OF 46

Street Name Blades

Rockwall Logo Detail
NOT TO SCALE

STREET SIGN DETAIL
NOT TO SCALE

STREET REGULATORY SIGNAGE	CITY OF ROCKWALL	DATE: May 2018	REVISION NO: R-2300
TYPICAL STREET SIGN DETAIL			



LEGEND

	STREET SIGN
	STOP SIGN
	STREET & STOP SIGN
	STREET LIGHT

Street Sign Blade Submittal and Final Inspection Prior to Acceptance
(Submittal Example)

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

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

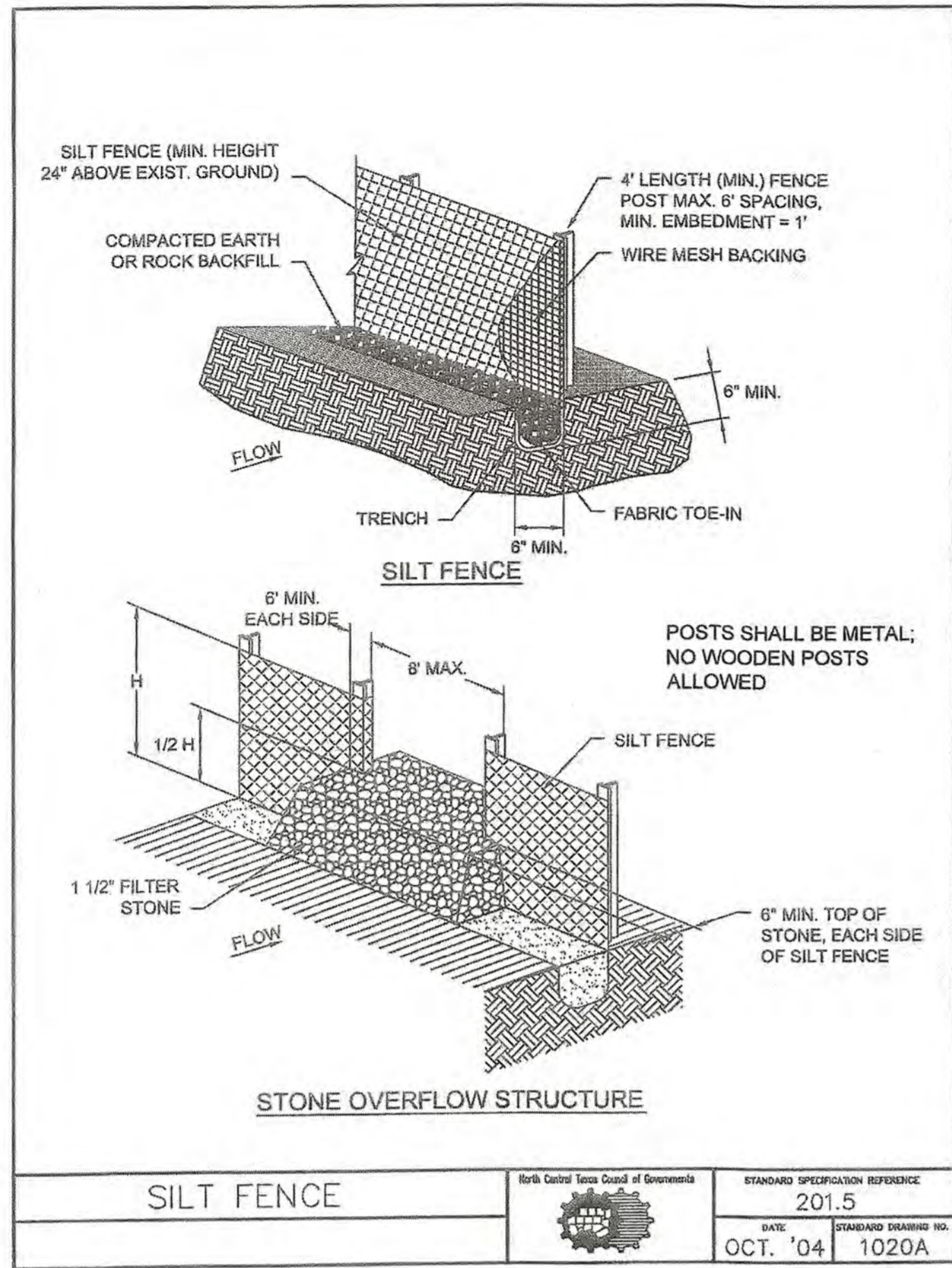
- Standard Street Sign Post - shall be 12' long - minimum (2-3/8") galvanized steel round post with a minimum of 60 mil wall thickness.
- Standard Post Installation Depth - sign post shall be installed into solid ground to a minimum depth of 24-inches and anchored with a minimum of 60lbs of concrete.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

RECORD DRAWINGS
To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.
Ryan C. King
RYAN C. KING
W/20200
DATE

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

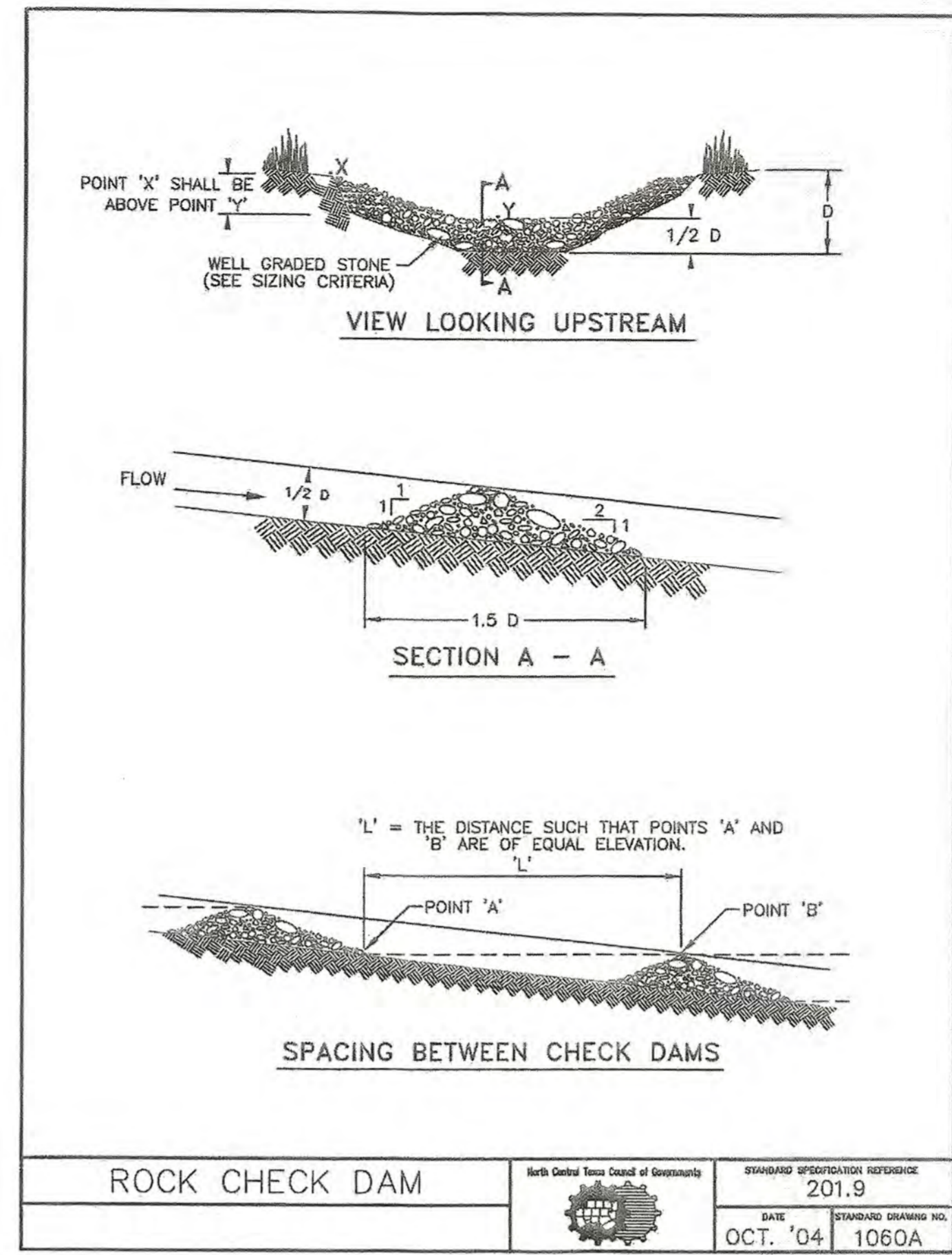
IT IS THE POLICY OF THIS ENGINEER TO REMAIN WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CITY _____ DATE _____



SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED A MINIMUM OF (6") SIX INCHES.



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 SIZE WIRE MESH TO CONTAIN STONE AND BURIED A MINIMUM OF (6") SIX INCHES.

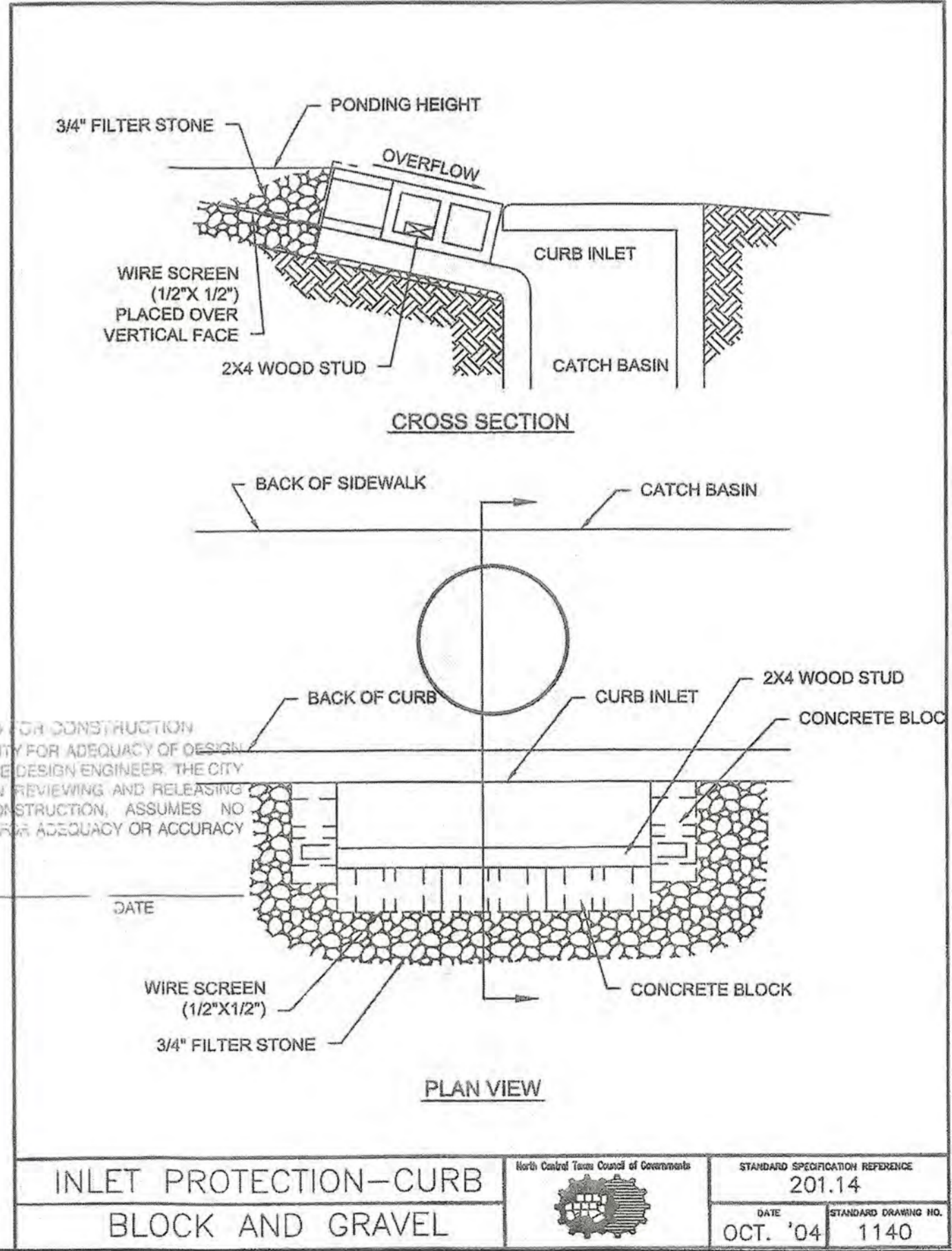
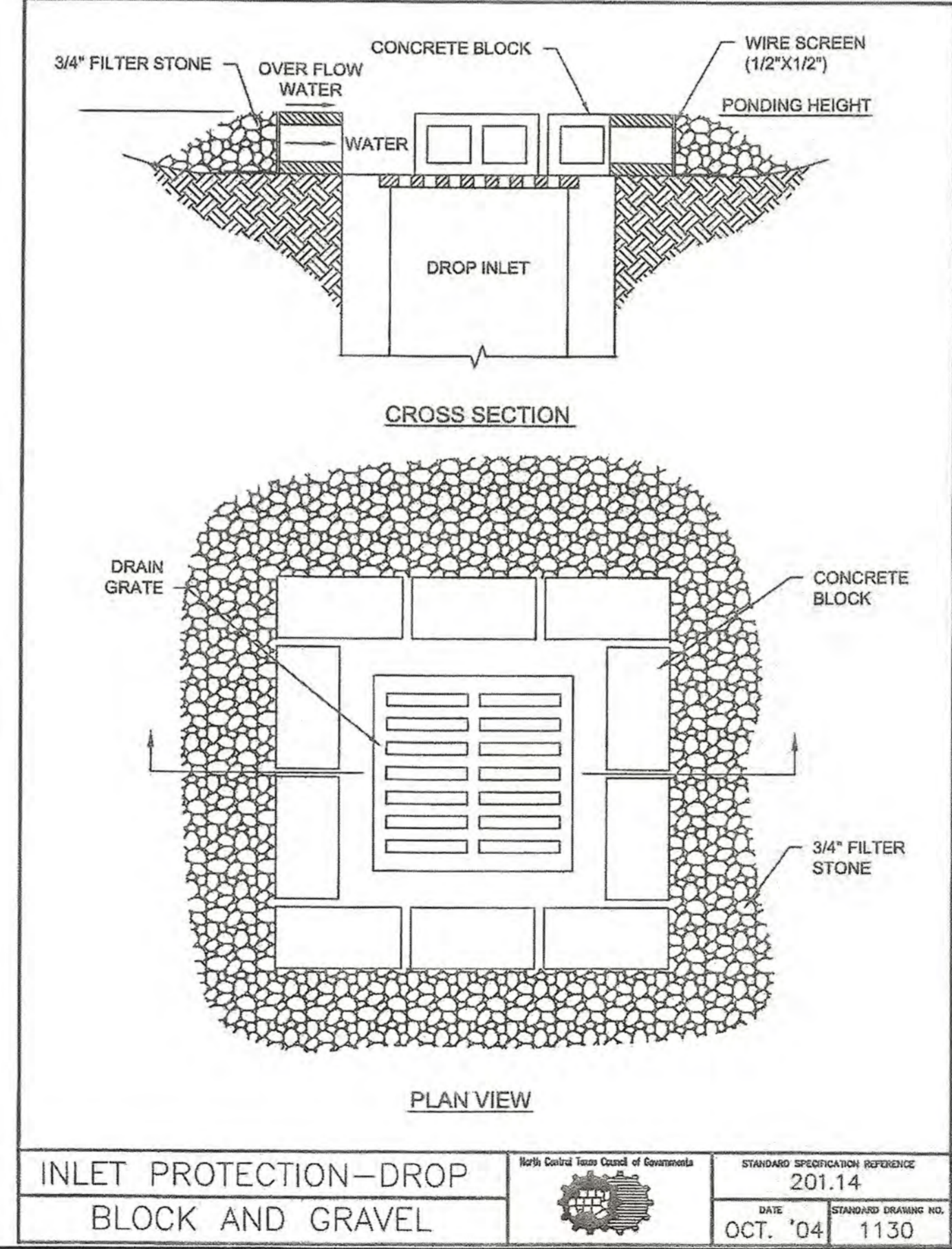
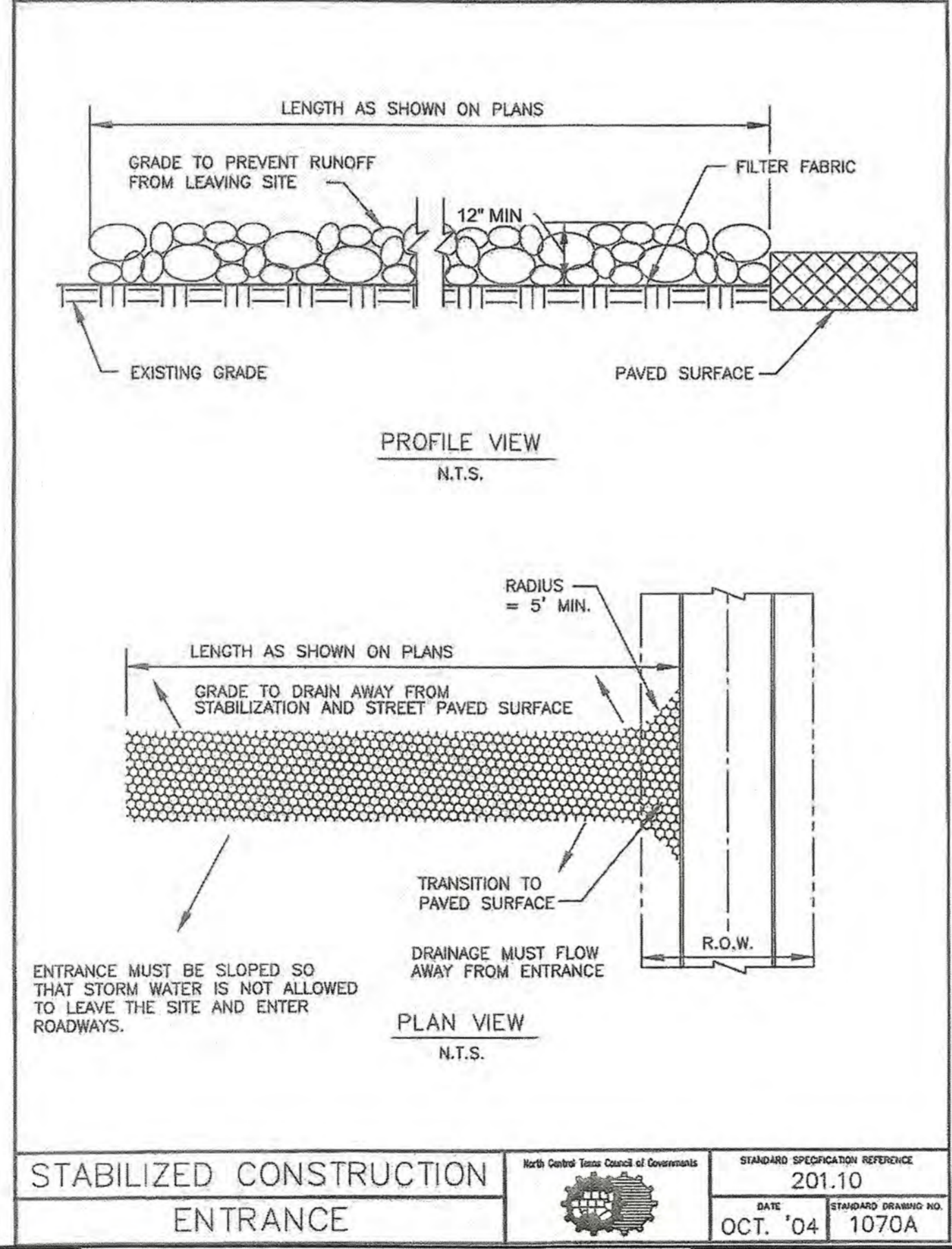
RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Ryan C. King
RYAN C. KING
DATE: 11/24/2010

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 4" TO 6" INCH DIAMETER COARSE AGGREGATE. NO CRUSHED CONCRETE ALLOWED.
2. LENGTH SHALL 50' MINIMUM AND MINIMUM WIDTH SHALL BE 20'
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES. NO CRUSHED CONCRETE ALLOWED
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.



CAUTION! EXISTING UTILITIES

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BENCHMARK:
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ELEVATION = 531.58

BM#3 (#106)
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ELEVATION = 557.33'

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REVISIONS:

DRAWN: RCK DATE: 7/31/2019
CHECKED: RKH DATE: 7/31/2019
PROJECT NO.: 6812
DWG FILE NAME: 06812.DT.DWG

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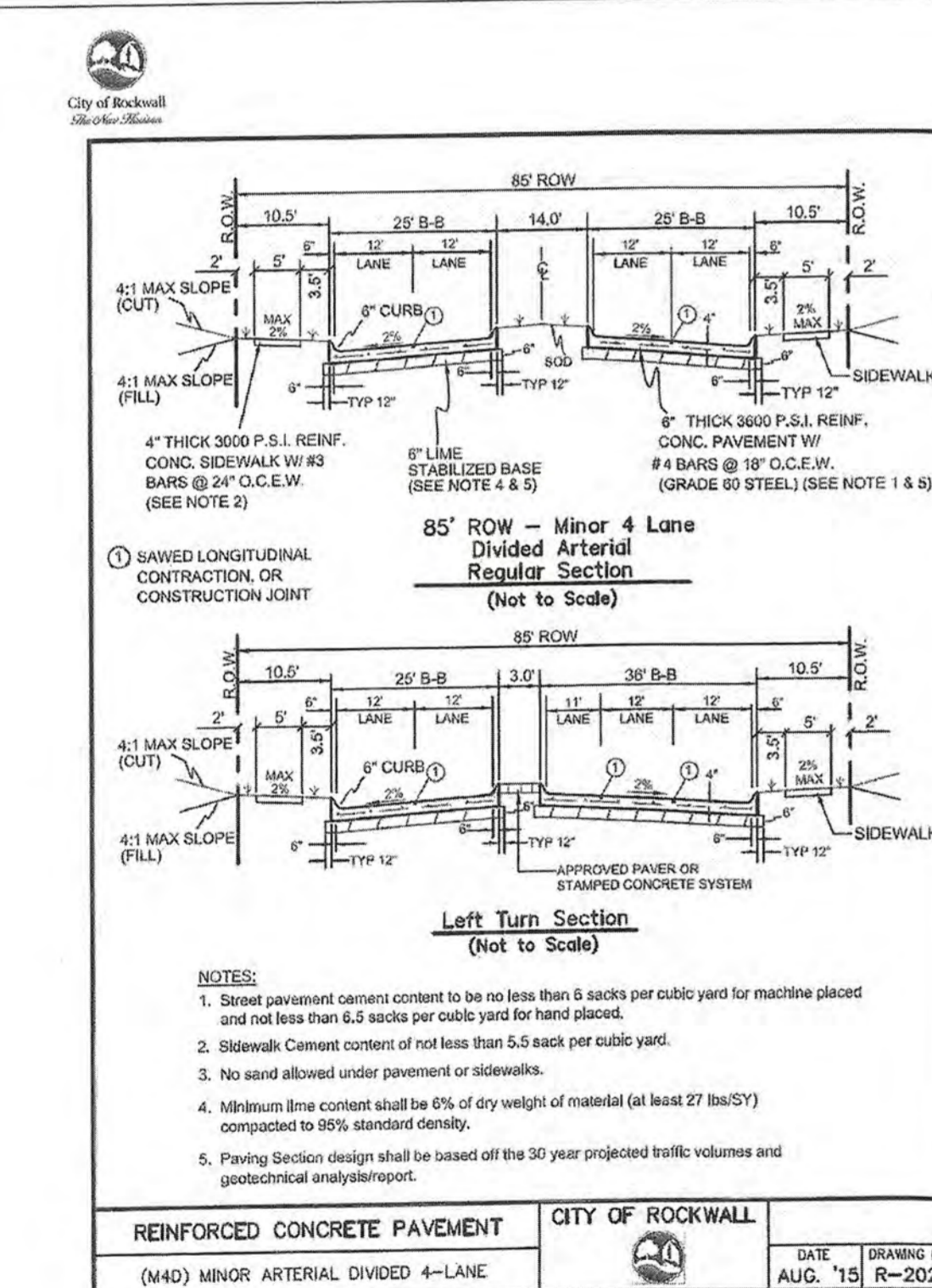
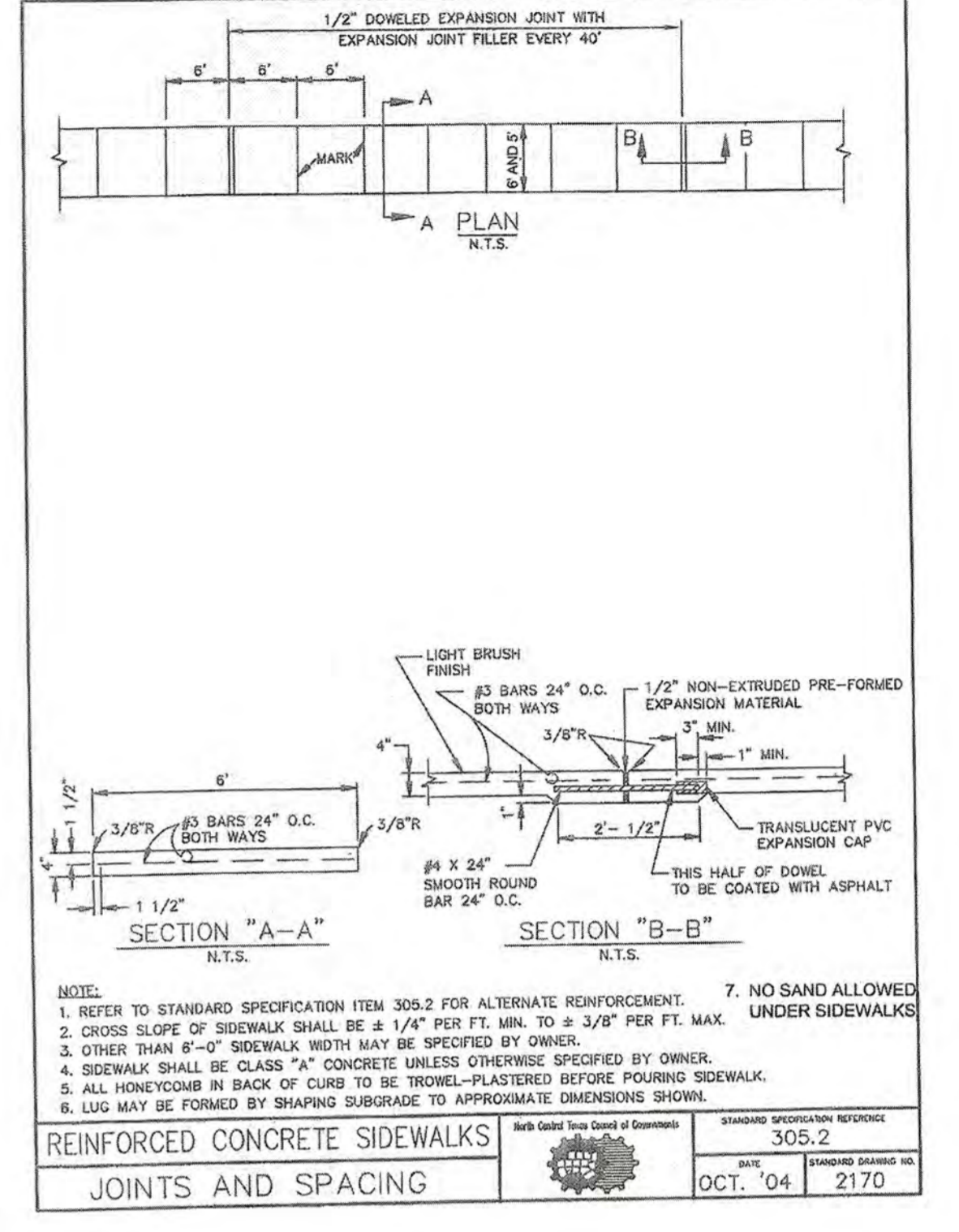
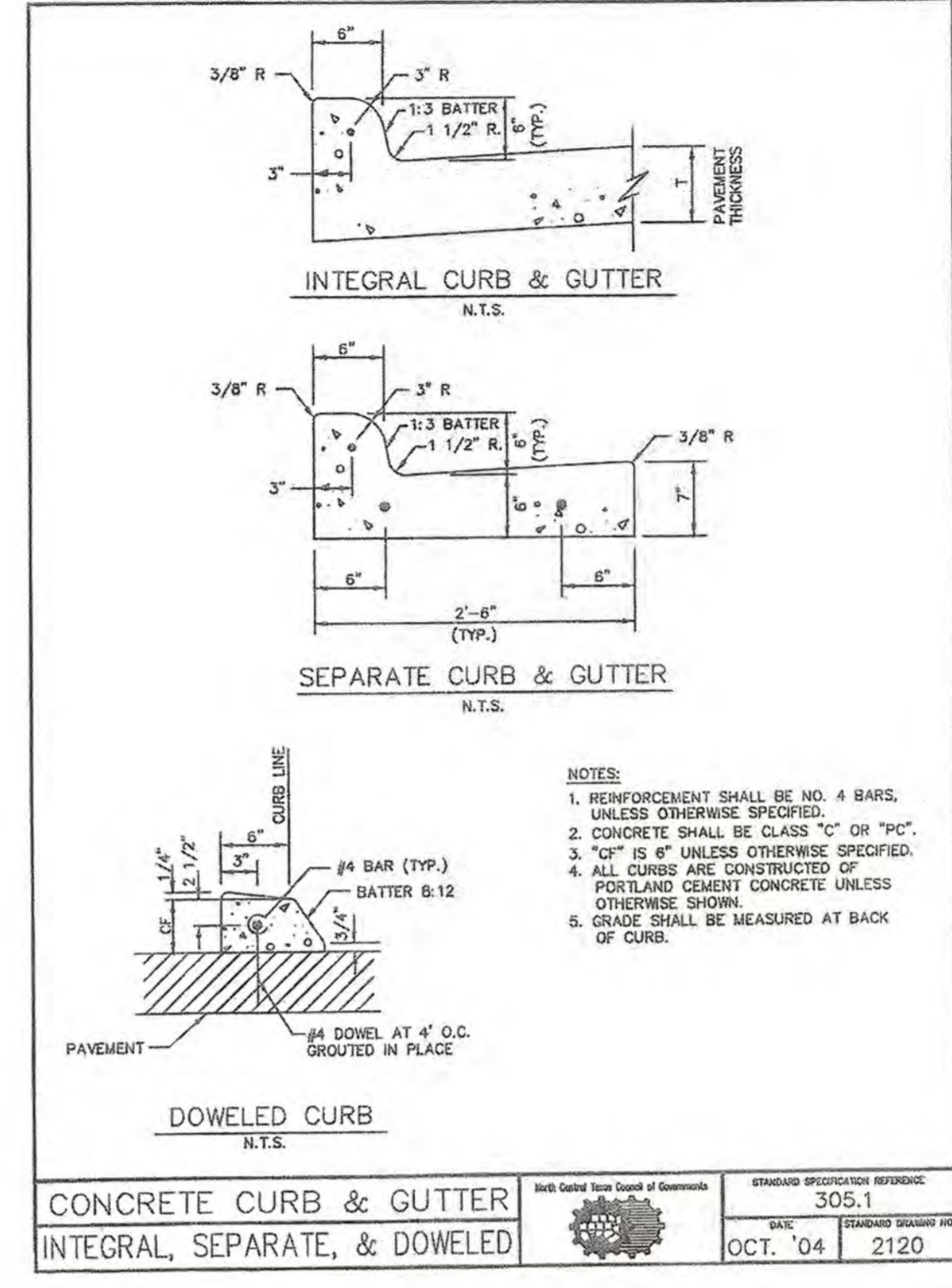
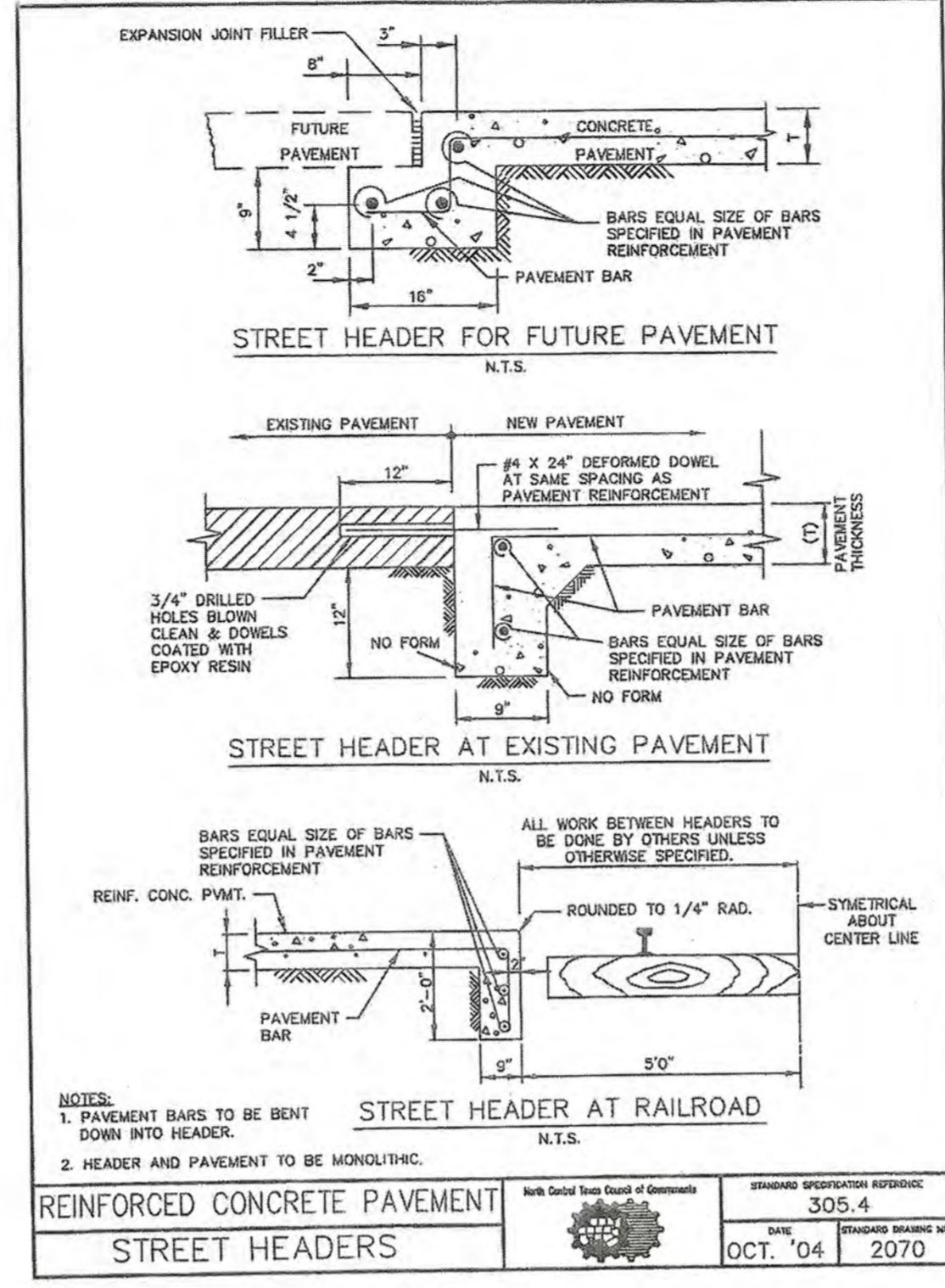
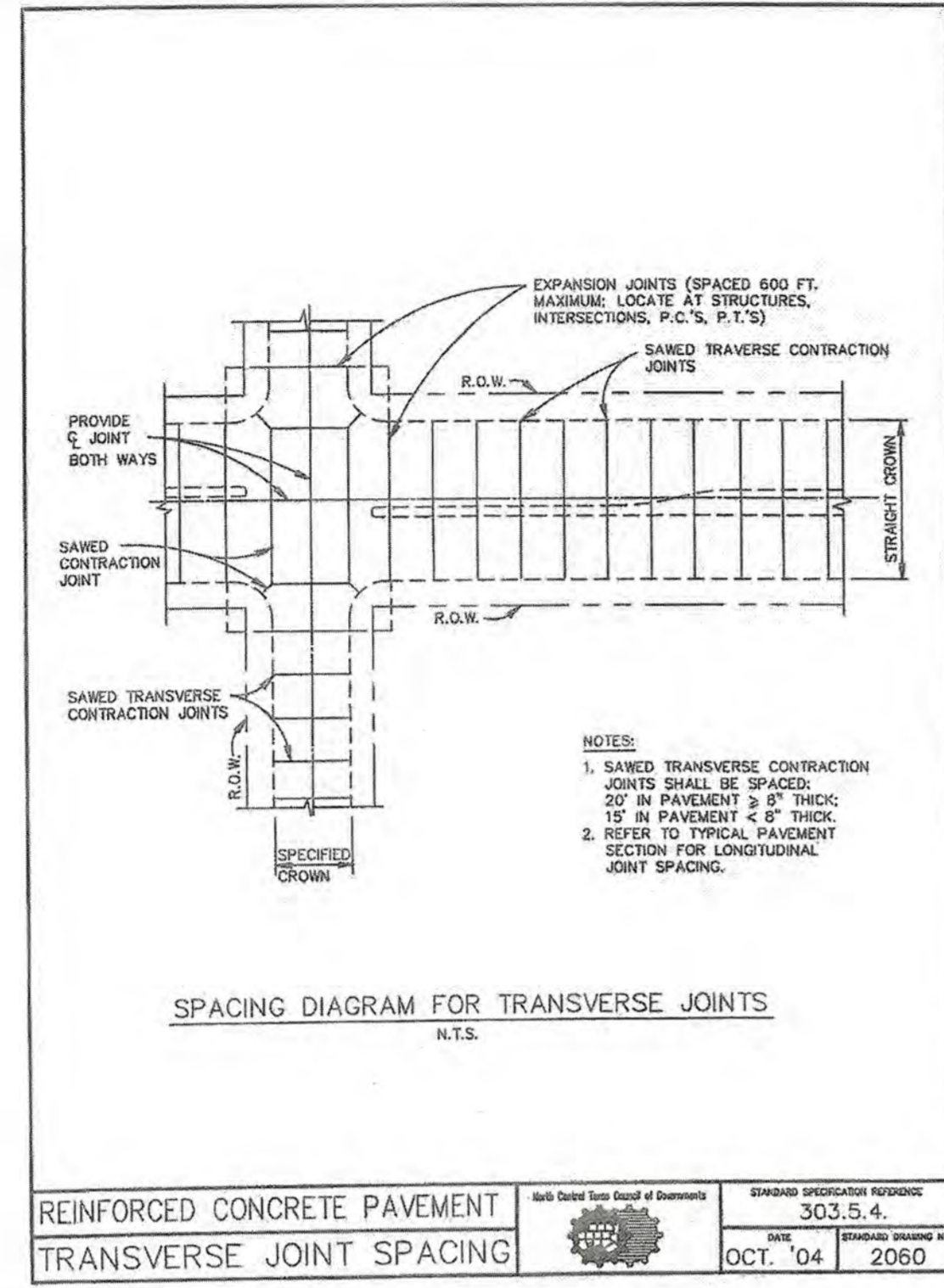
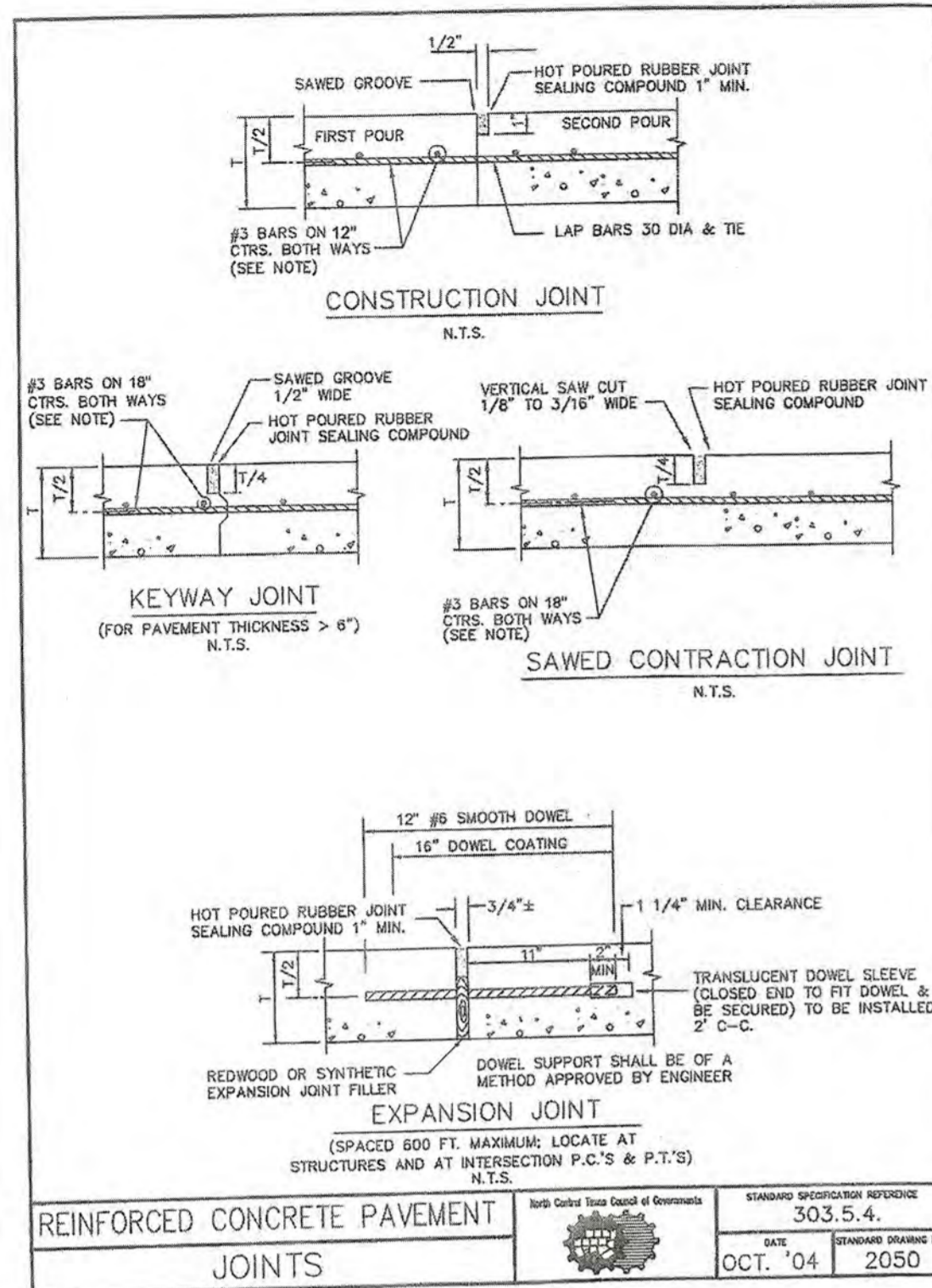
Ryan C. King
7/31/2019

EROSION CONTROL DETAILS

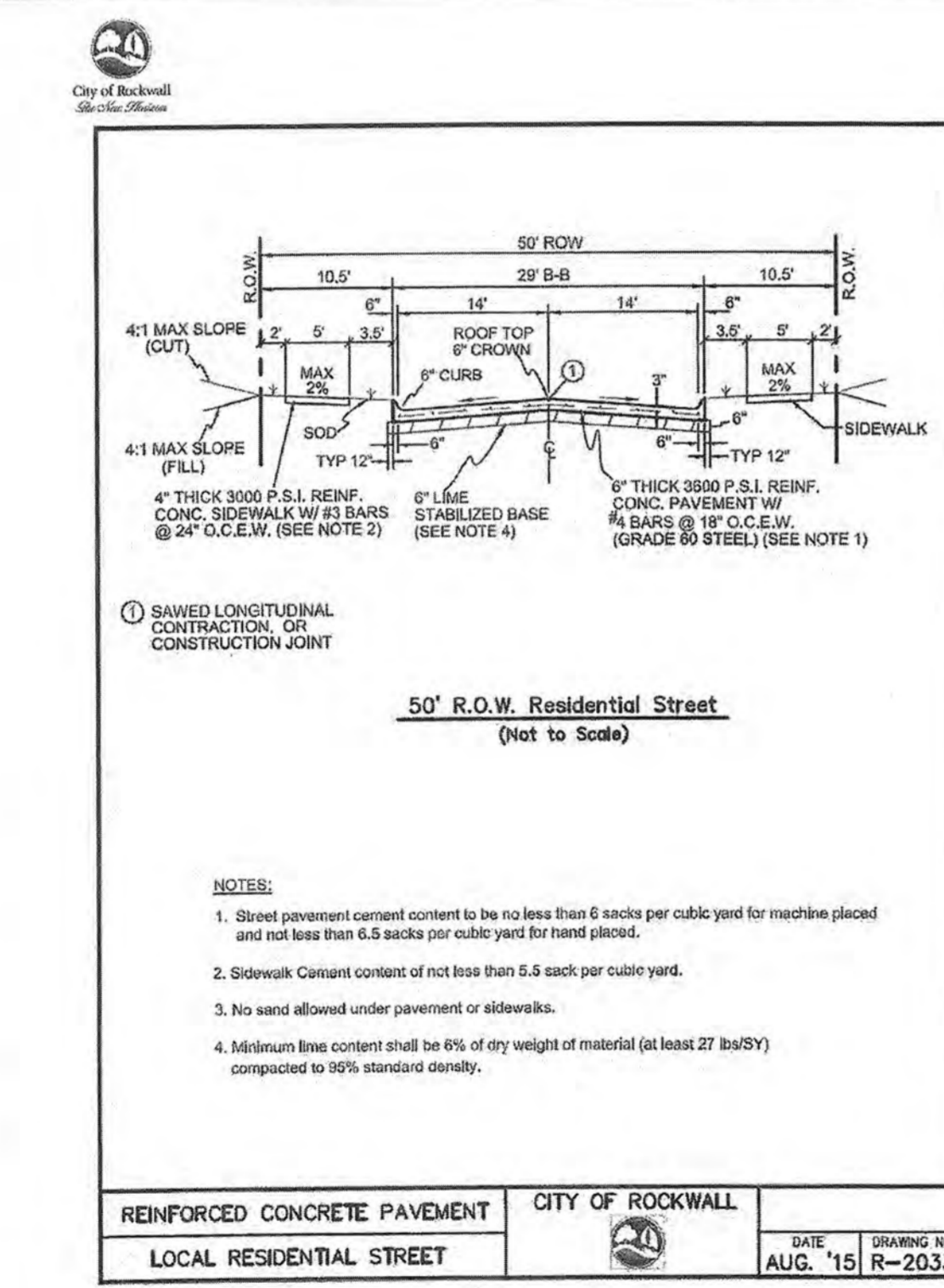
SADDLE STAR SOUTH PHASE 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

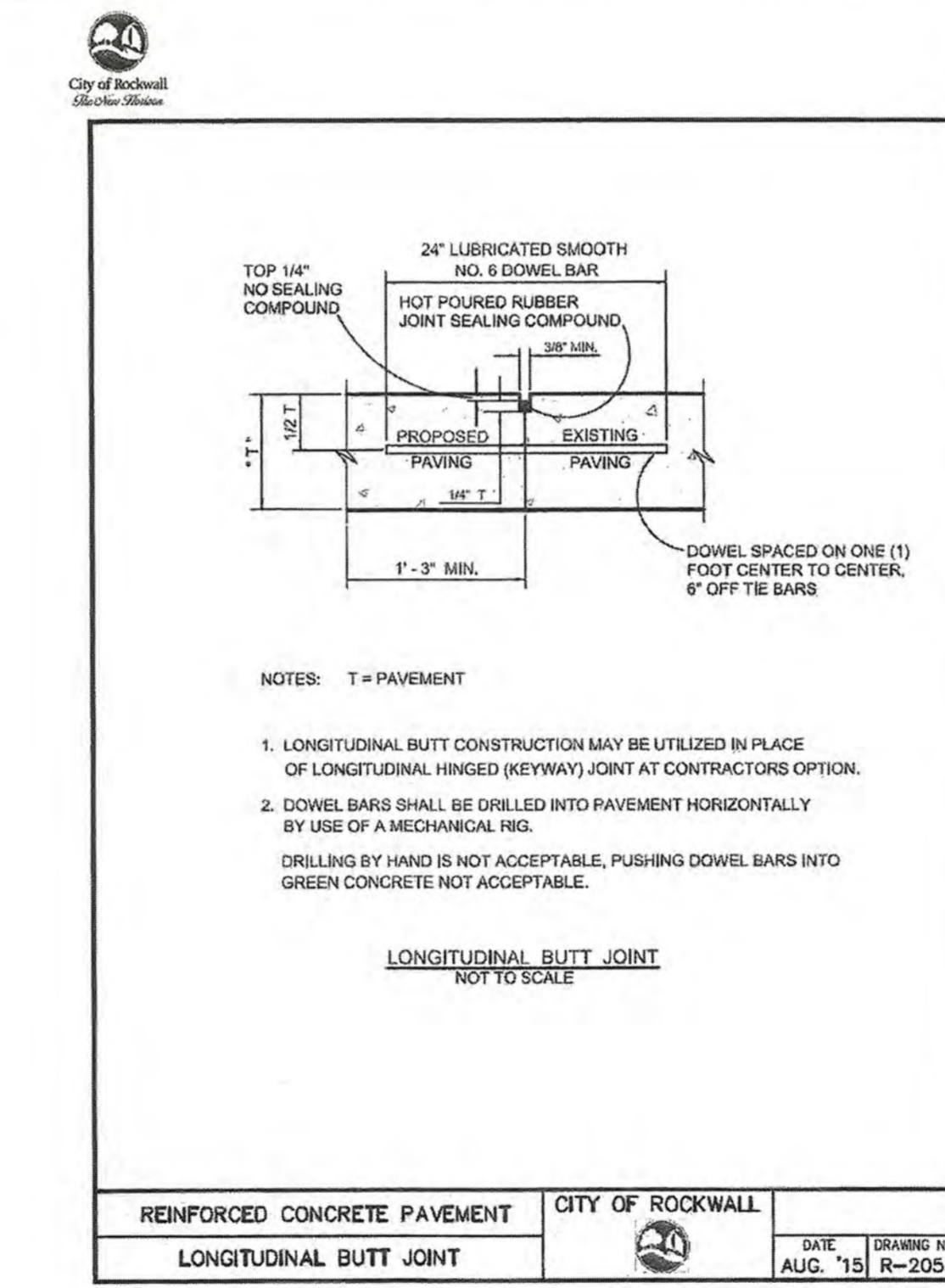
SHEET 37 OF 46



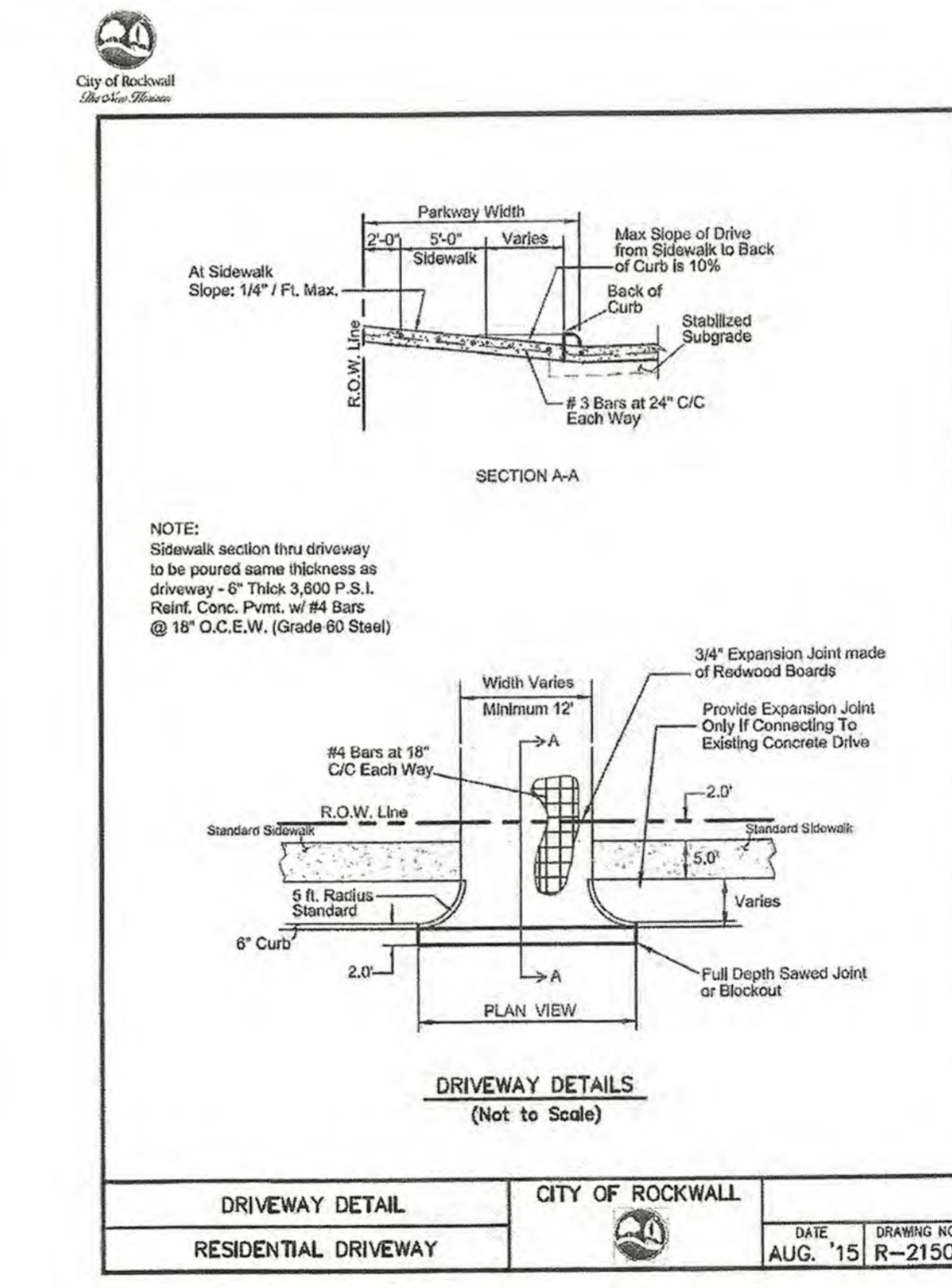
Page 207



Page 211



Page 214



Page 216

RECORD DRAWINGS

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Ryan C. King
RYAN C. KING
DATE: 11/20/2020

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ELEVATION = 557.33'

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REVISIONS:

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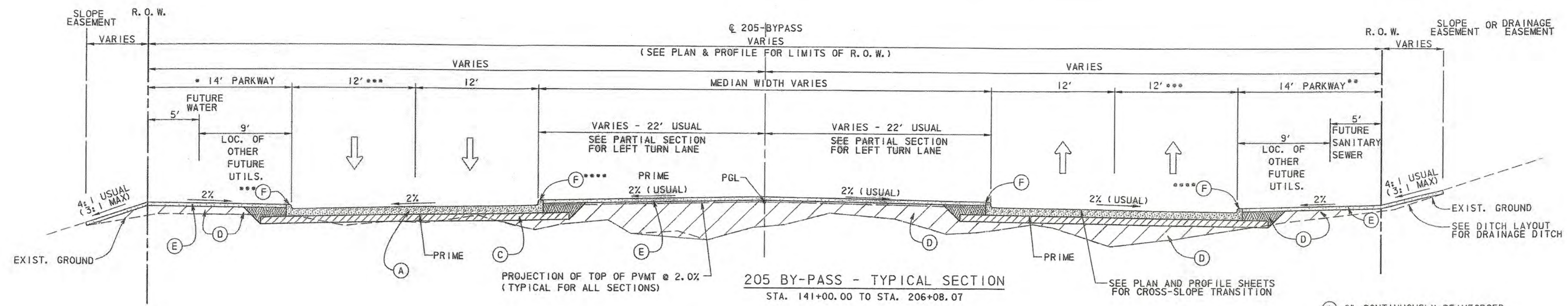
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STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
RYAN C. KING
123635
7/31/2019

PAVING DETAILS 1

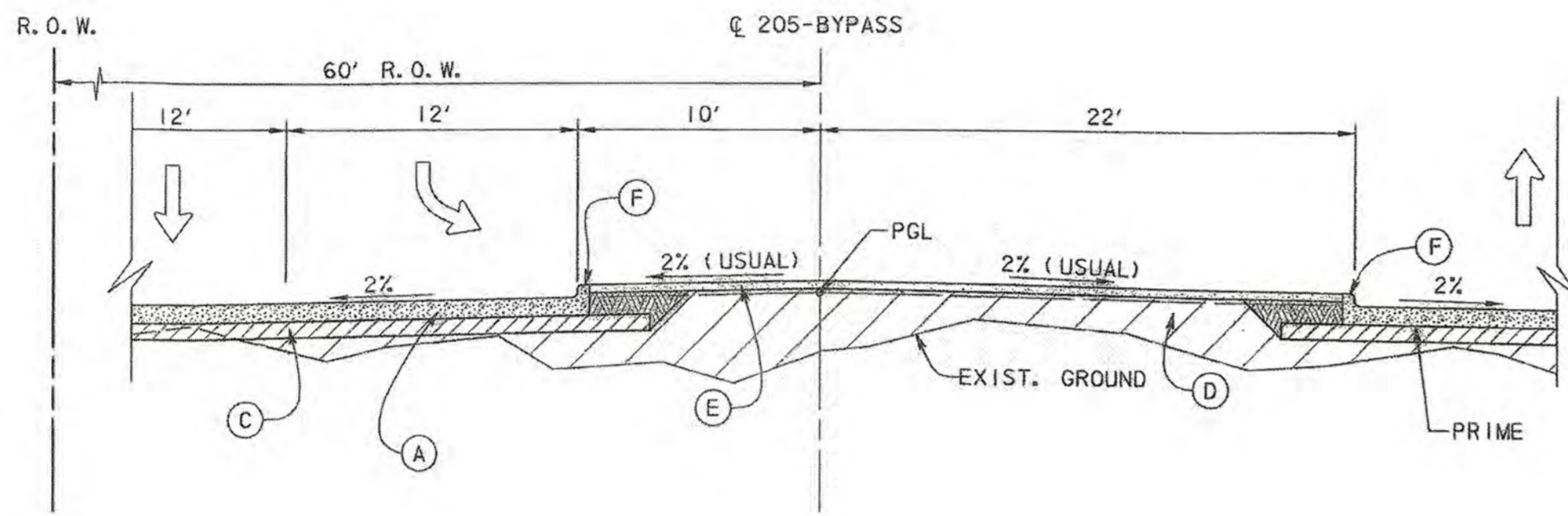
SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 38 OF 46



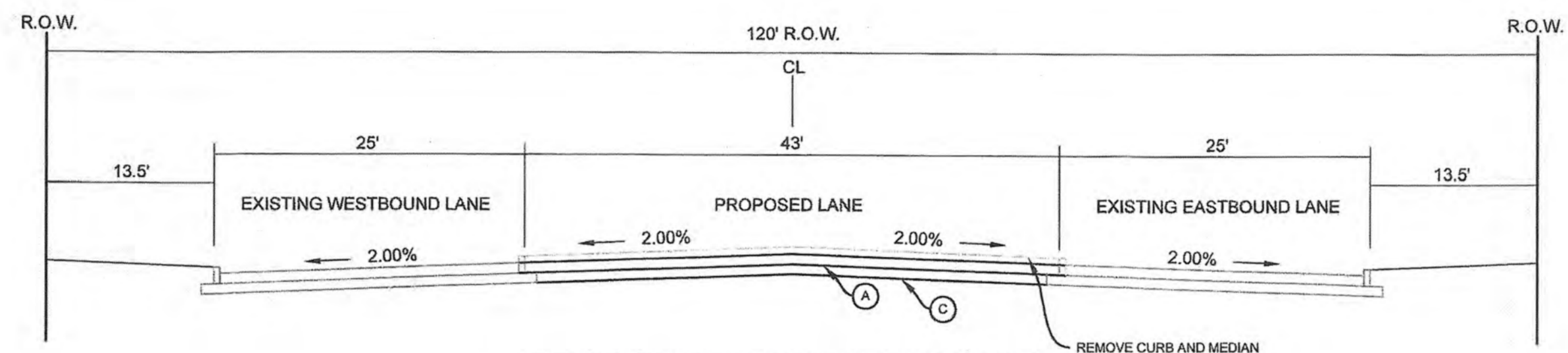
- (A) 3" CONTINUOUSLY REINFORCED CONCRETE PAVEMENT 4500 PSI (7.5 SACK/MIN)
- (C) 8" LIME TREATED SUBGRADE
- (D) EMBANKMENT
- (E) SOD
- (F) TYPE II MONO-CURB (CCC-01)

NOTES:
 1. 2% CROSS-SLOPE IS USUAL, UNLESS OTHERWISE SHOWN ON PLANS.
 2. AT HEADWALLS, CONTRACTOR TO INSTALL RAIL AND 3' SIDEWALK. SEE HEADWALL LAYOUT SHEETS FOR SIDEWALK DETAILS.

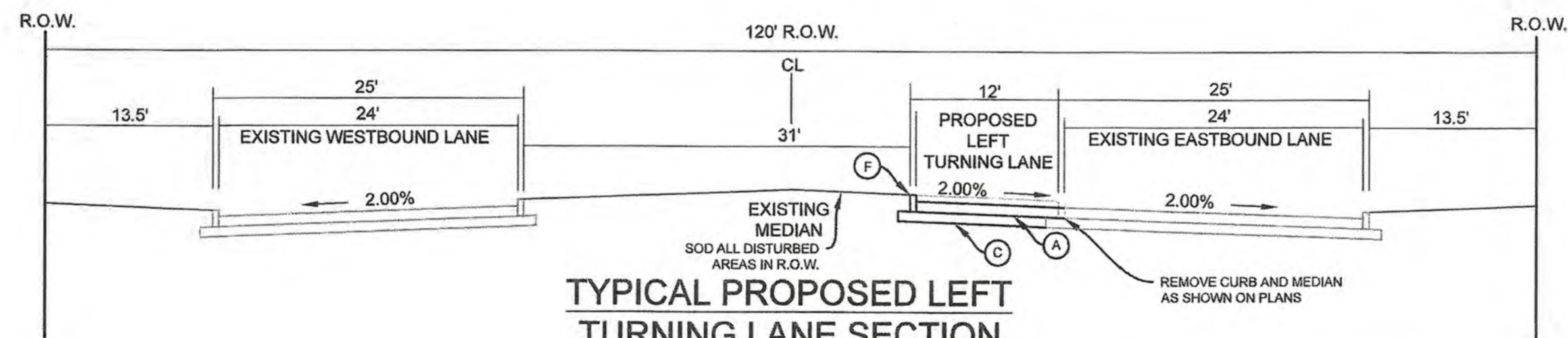


205 BY-PASS - PARTIAL SECTION TYPICAL LEFT TURN

EXISTING TYPICAL SECTION N.T.S.



PROPOSED MEDIAN REMOVAL N.T.S.



TYPICAL PROPOSED LEFT TURNING LANE SECTION N.T.S.

RECORD DRAWINGS

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Ryan C. King
 RYAN C. KING
 DATE

RELEASED FOR CONSTRUCTION
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CITY _____ DATE _____

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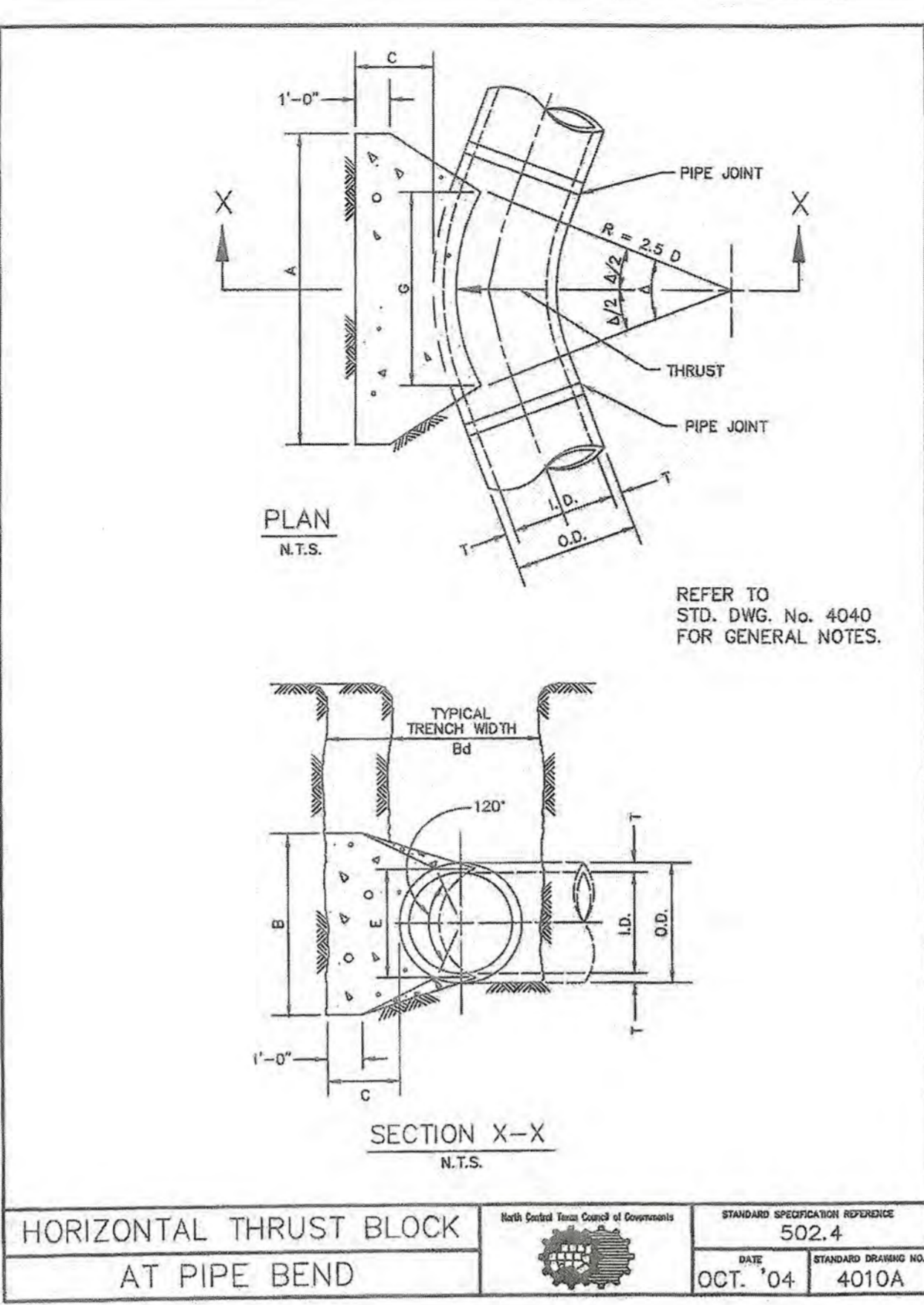
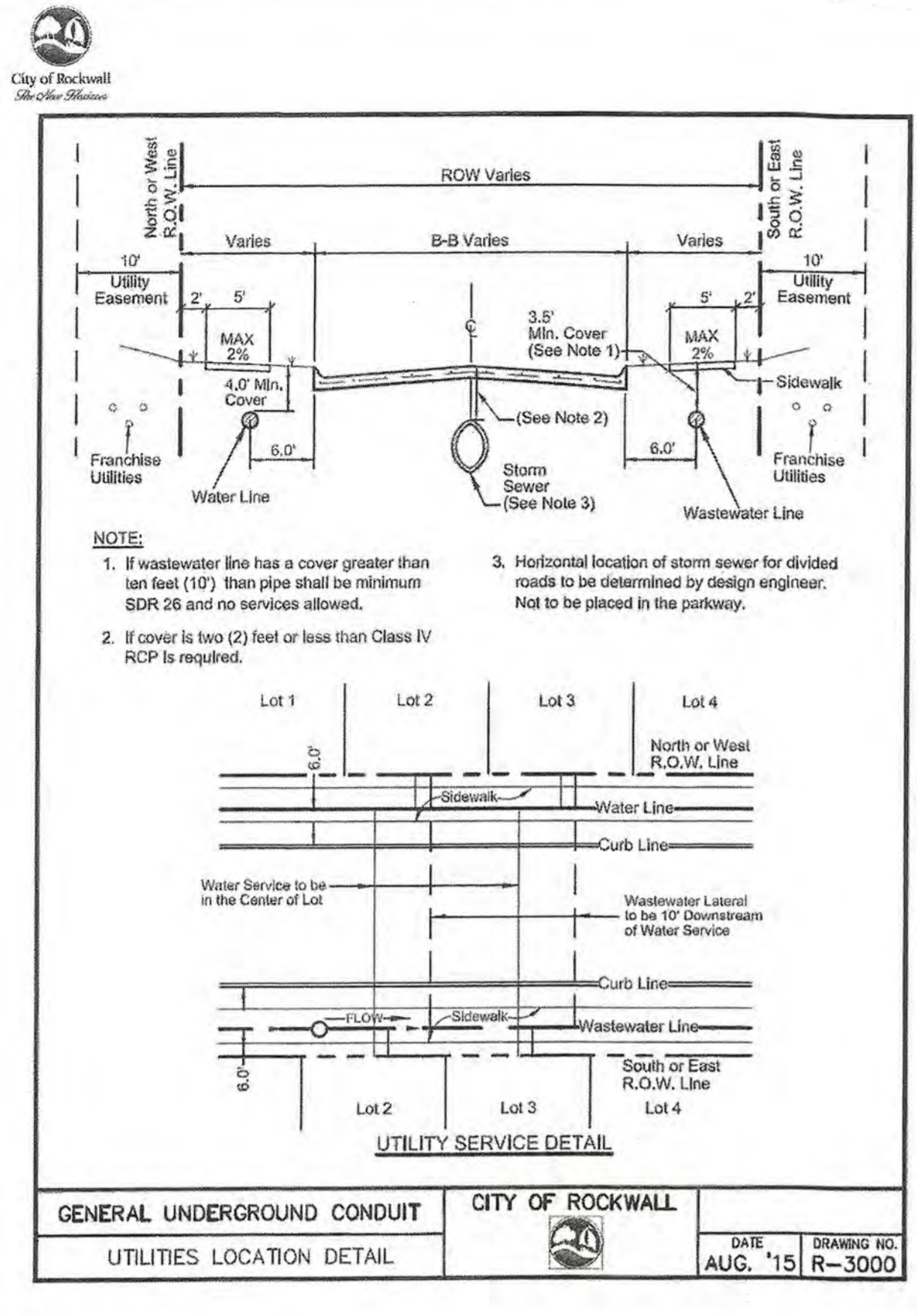
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PAVING DETAILS 3
 SADDLE STAR SOUTH PHASE 1
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 40 OF 46



TABLES OF DIMENSIONS AND QUANTITIES

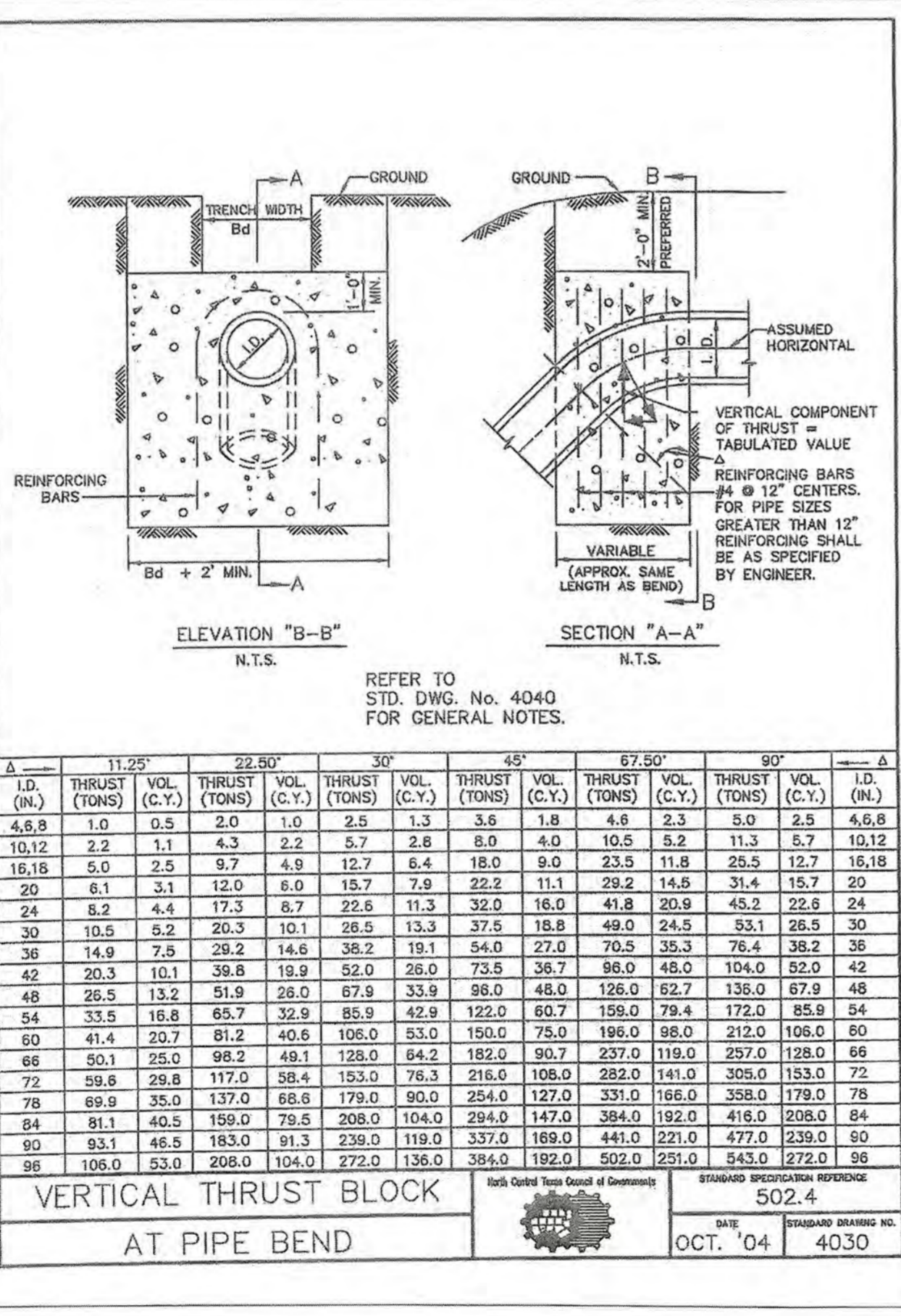
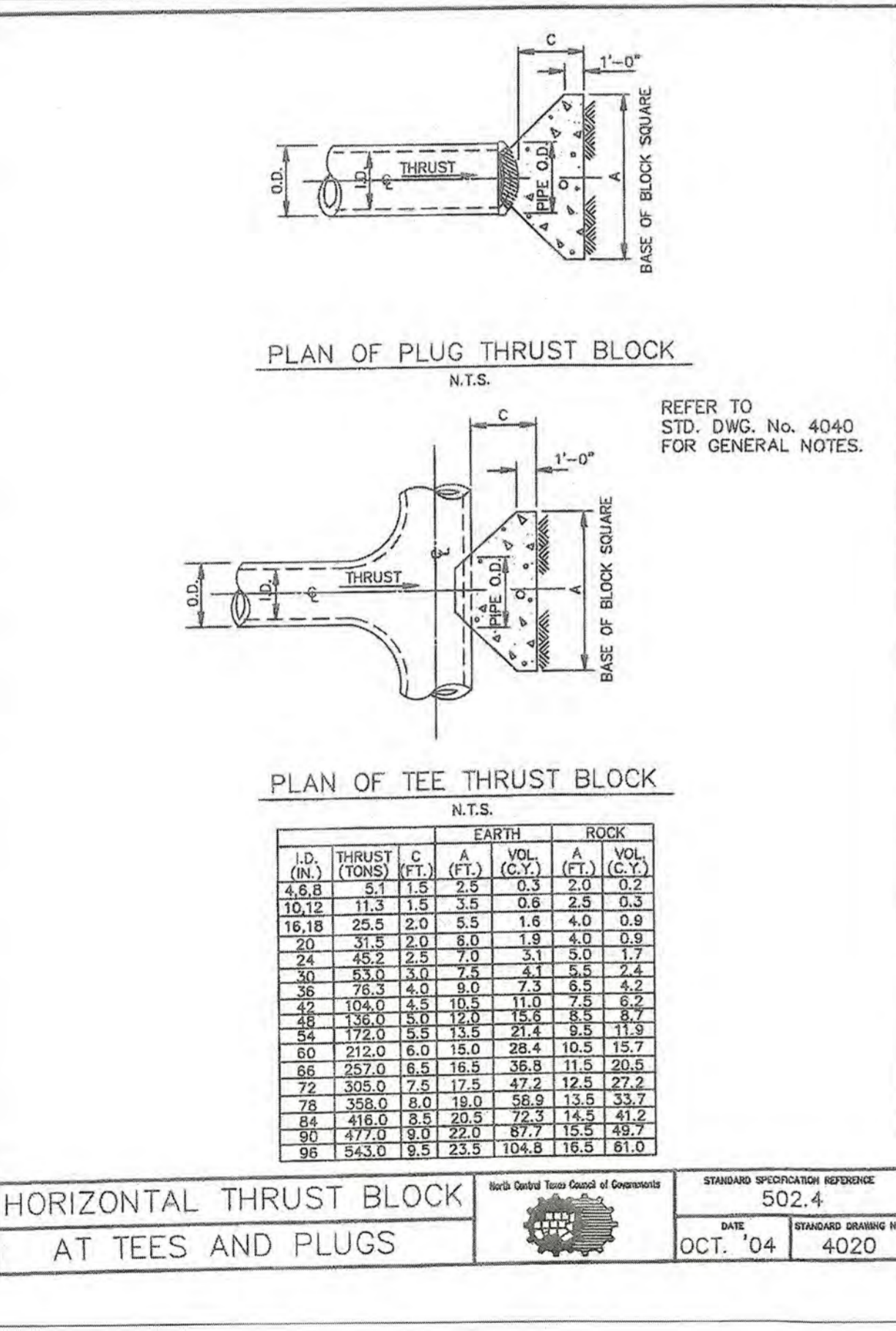
HORIZONTAL THRUST BLOCK AT PIPE BEND

DATE: OCT. '04 STANDARD DRAWING NO.: 4010B

TABLES OF DIMENSIONS AND QUANTITIES

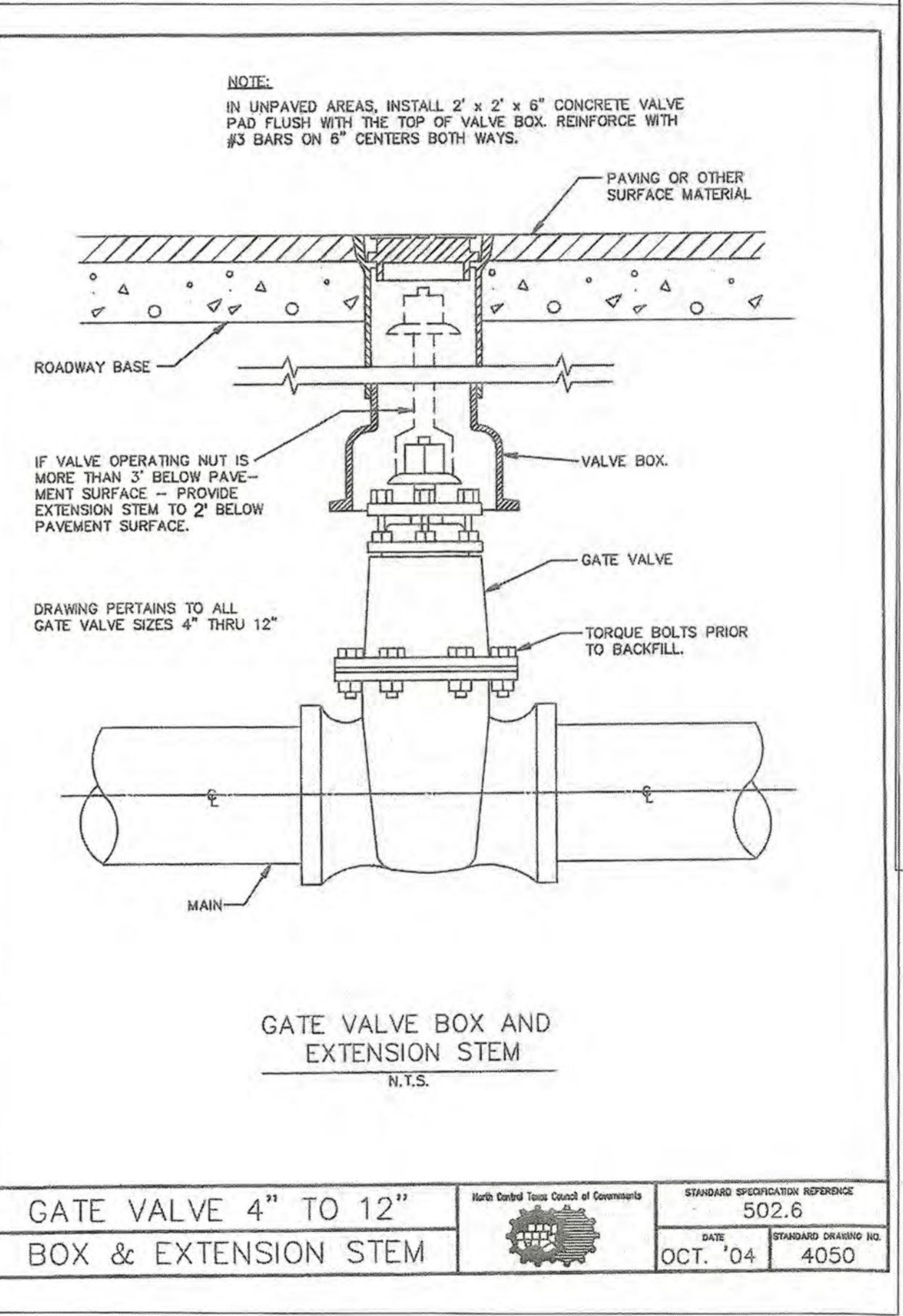
HORIZONTAL THRUST BLOCK AT PIPE BEND

DATE: OCT. '04 STANDARD DRAWING NO.: 4010C



THRUST BLOCK GENERAL NOTES

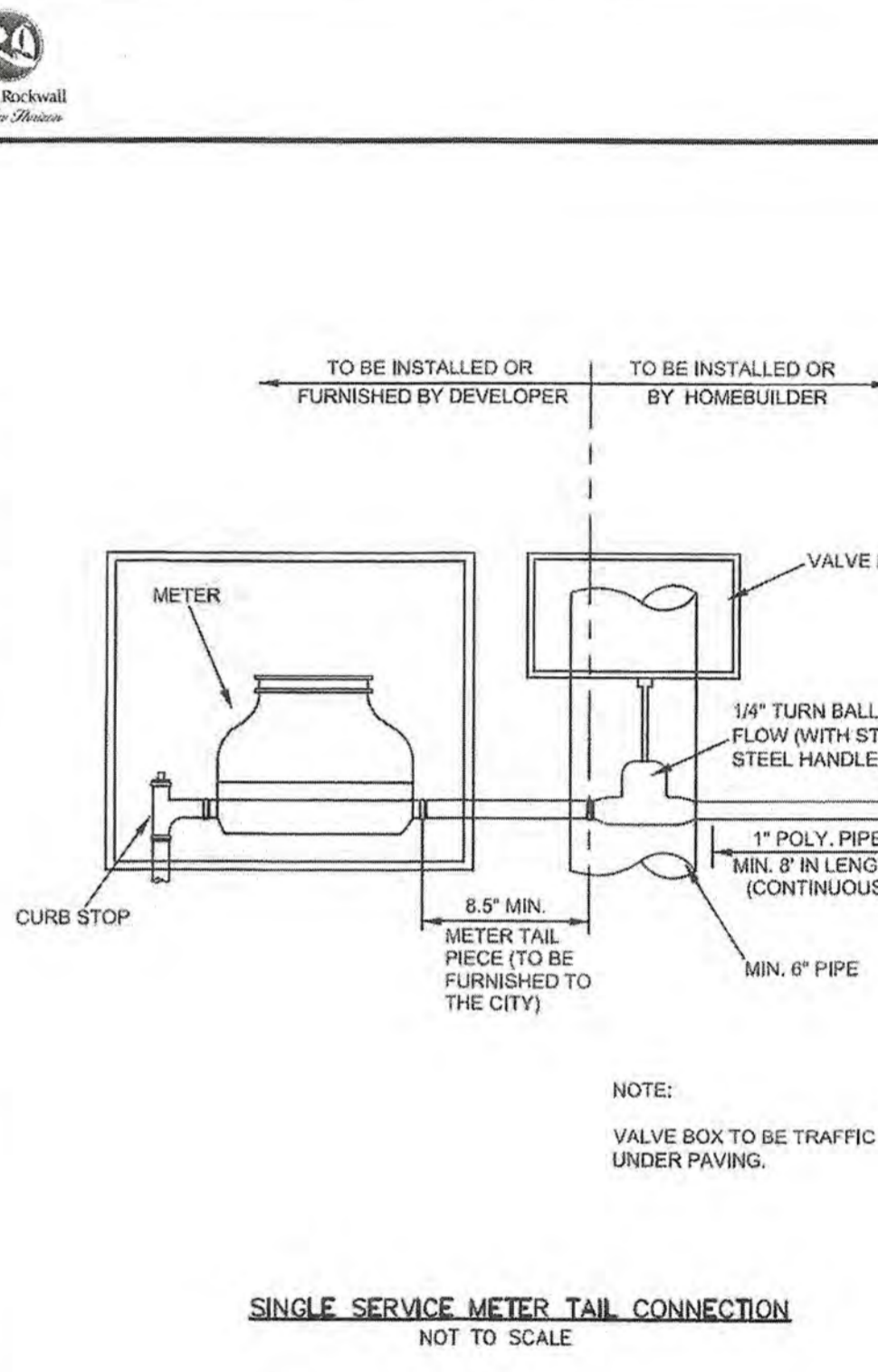
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RECORD DRAWINGS

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Ryan C. King
 RYAN C. KING DATE: 11/20/2020



CAUTION! EXISTING UTILITIES

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BENCHMARK:
 BM#1 (#102)
 CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
 ELEVATION = 531.58

BM#3 (#106)
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHWEST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT.
 ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.

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

REVISIONS:

DRAWN: RCK DATE: 7/31/2019
 CHECKED: RKH DATE: 7/31/2019
 PROJECT NO.: 6812
 DWG FILE NAME: 06812.DWG

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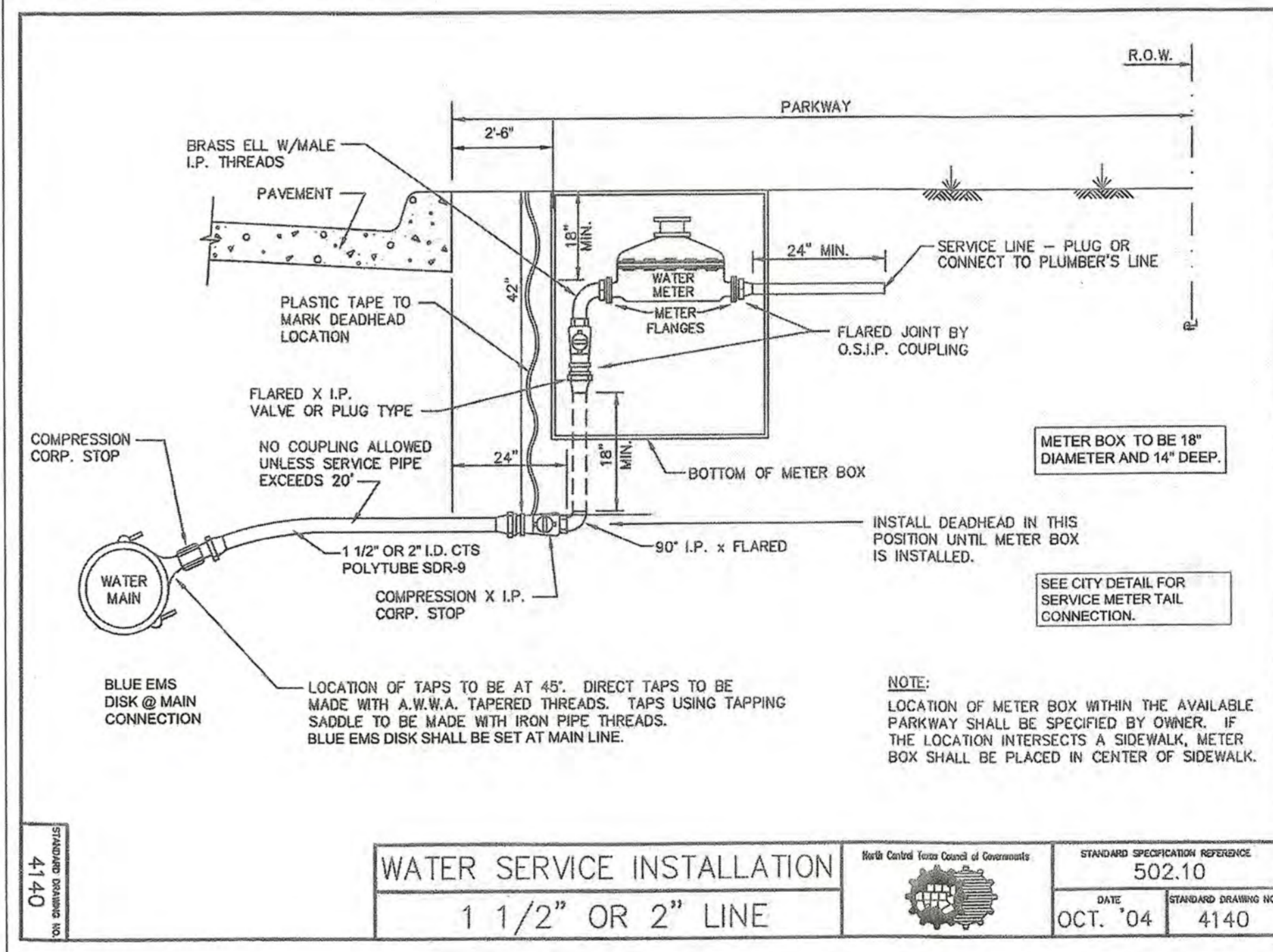
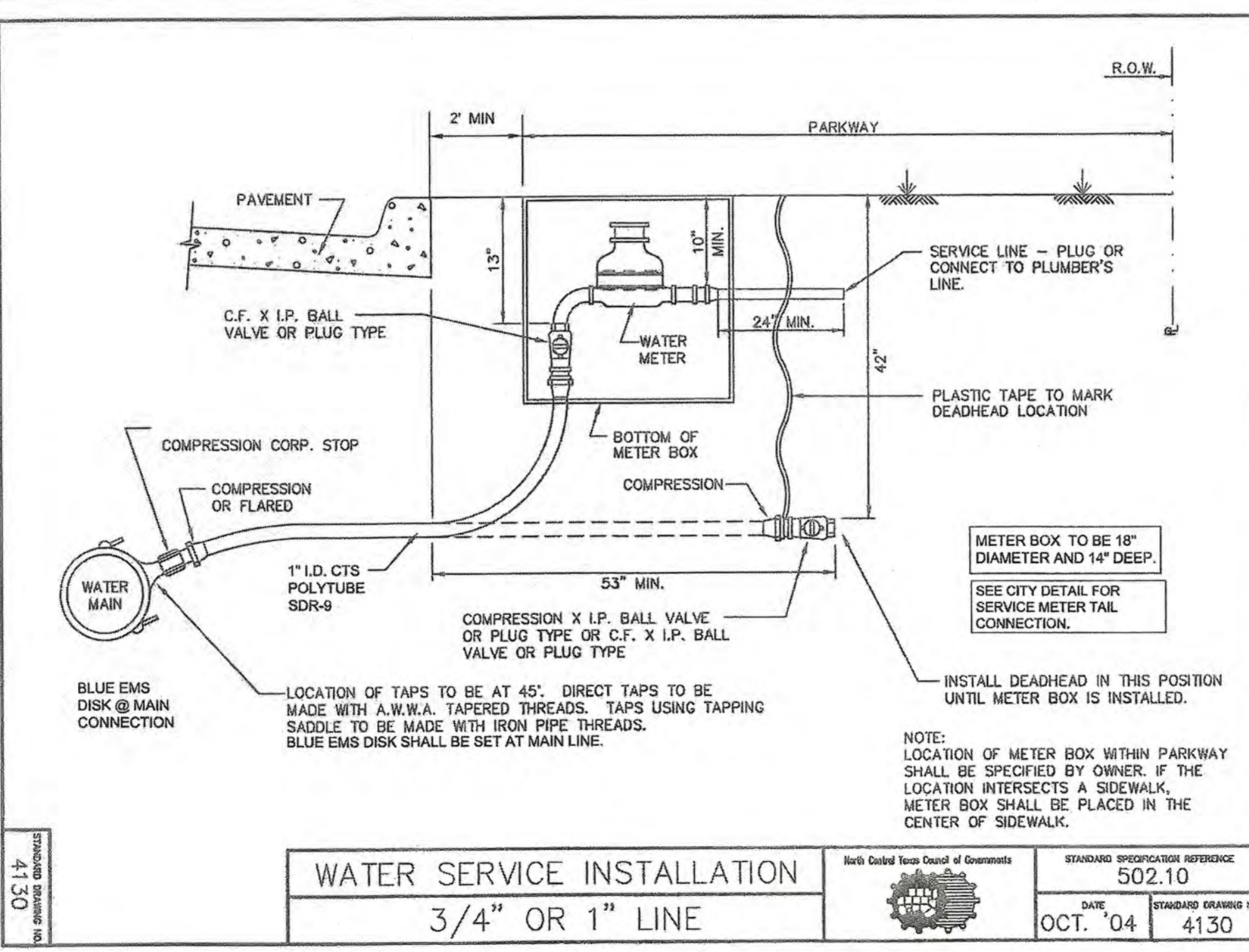
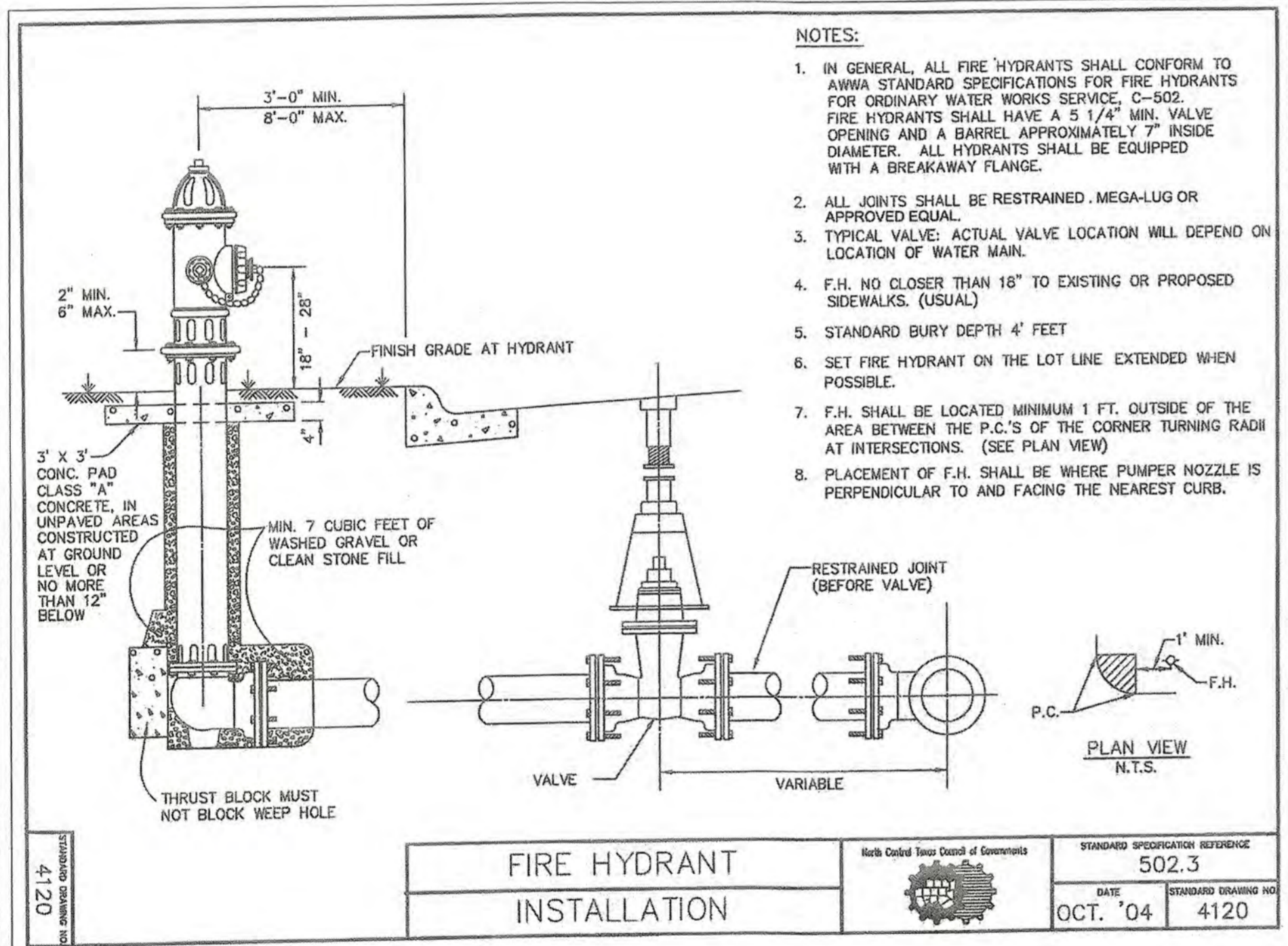
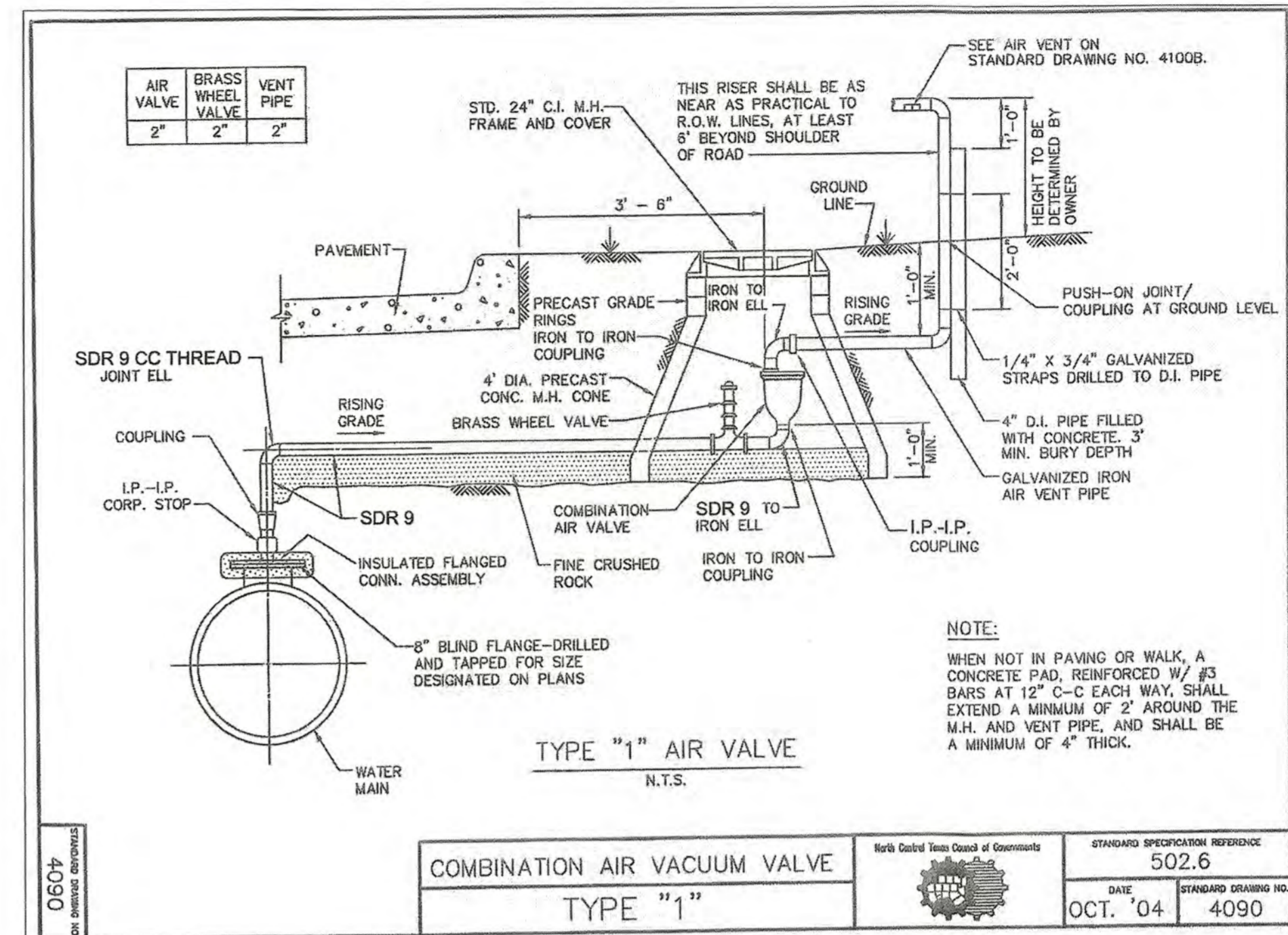


WATER DETAILS 1

SADDLE STAR SOUTH PHASE 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 41 OF 46



RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Ryan C. King
RYAN C. KING

W. J. King
DATE

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

CITY _____ DATE _____

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ELEVATION = 531.58

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REVISIONS:

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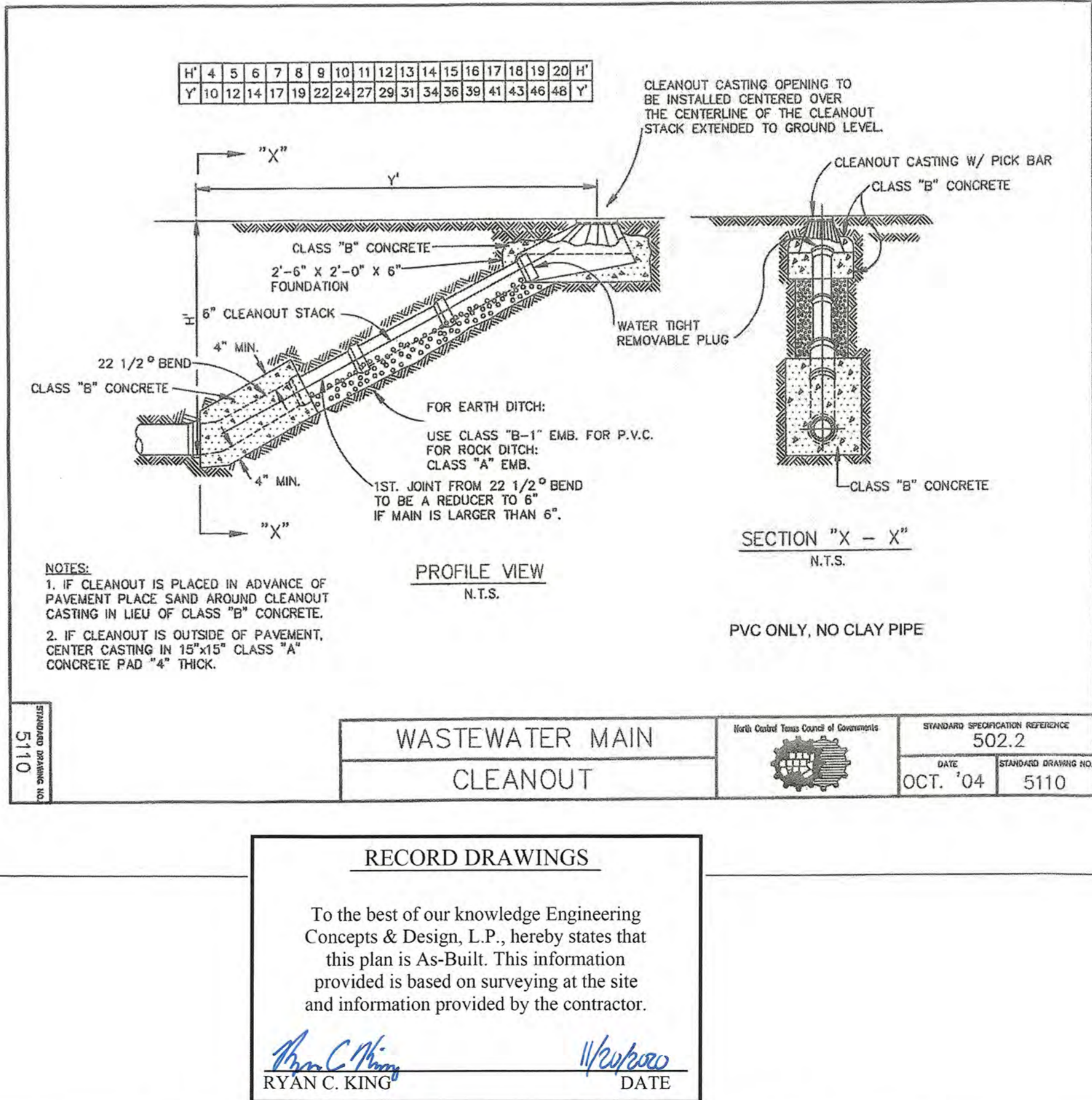
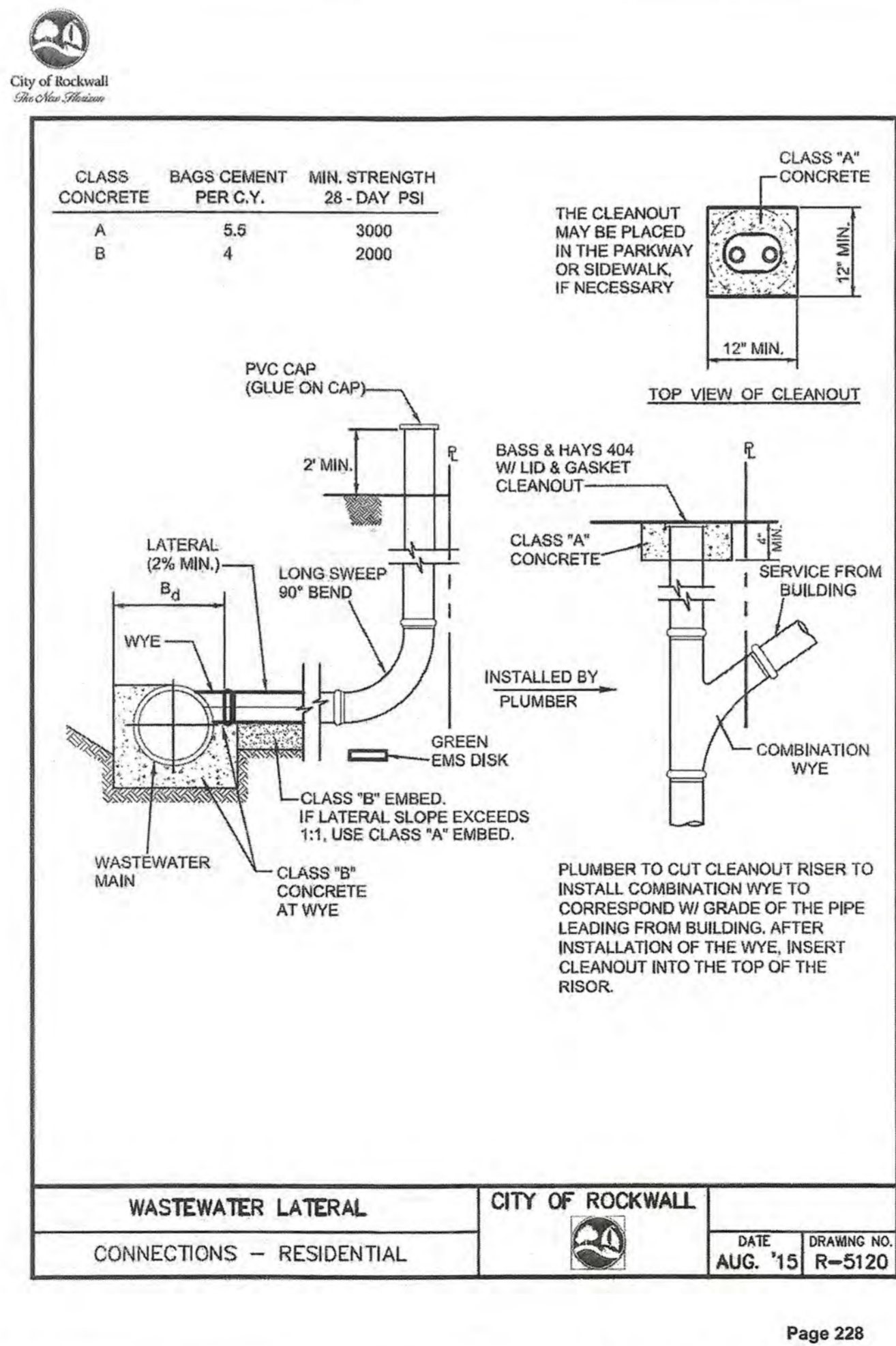
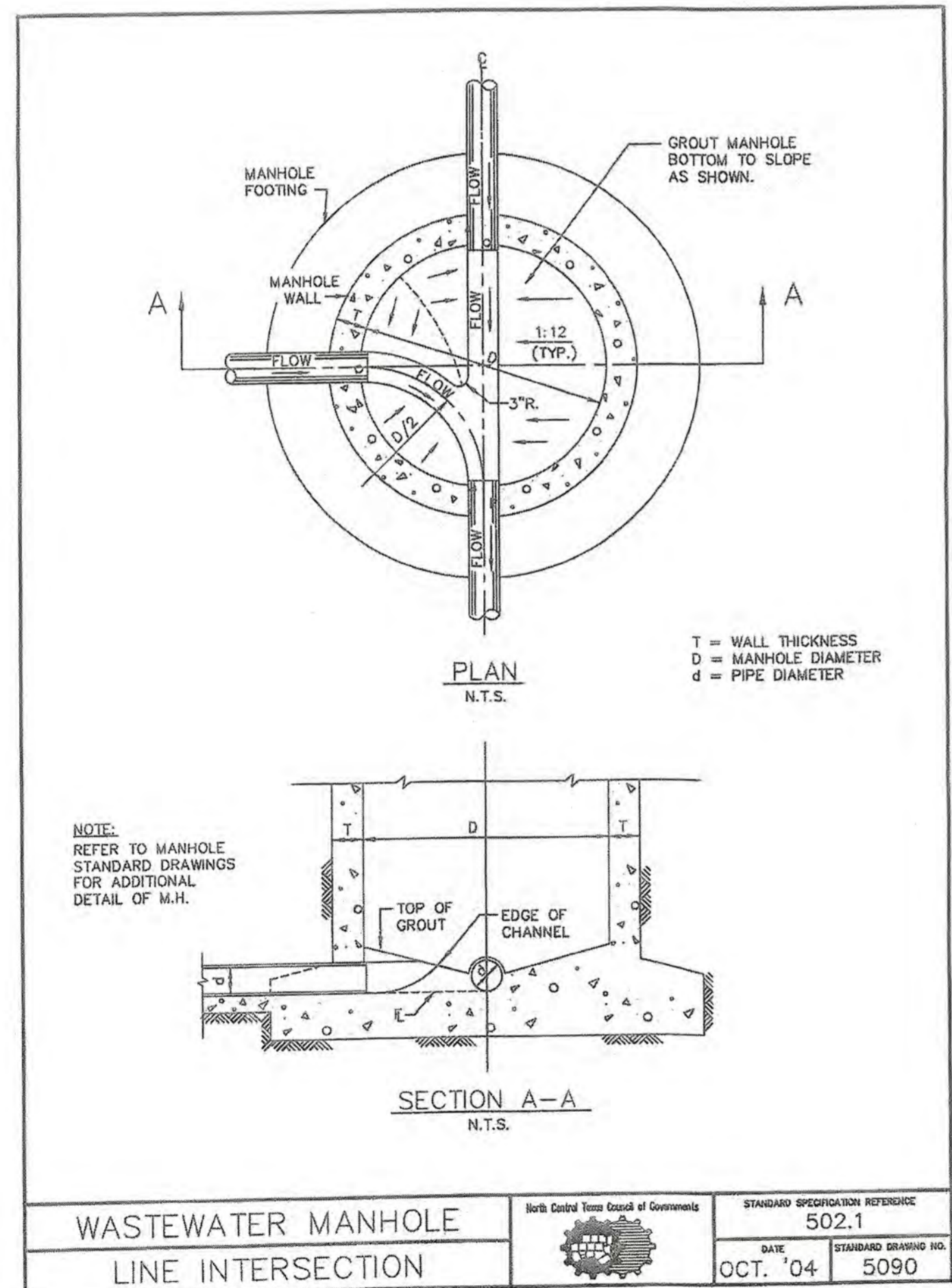
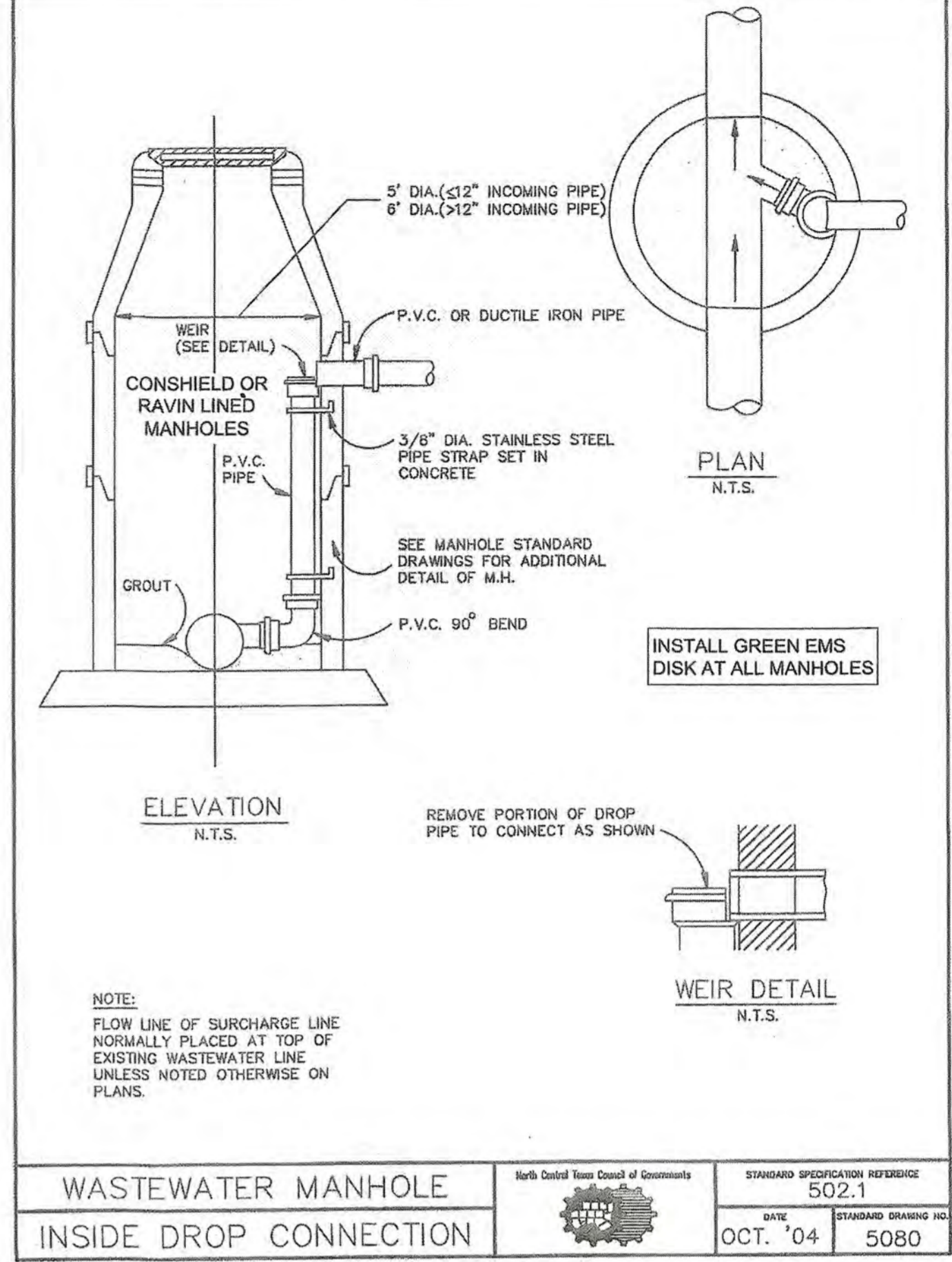
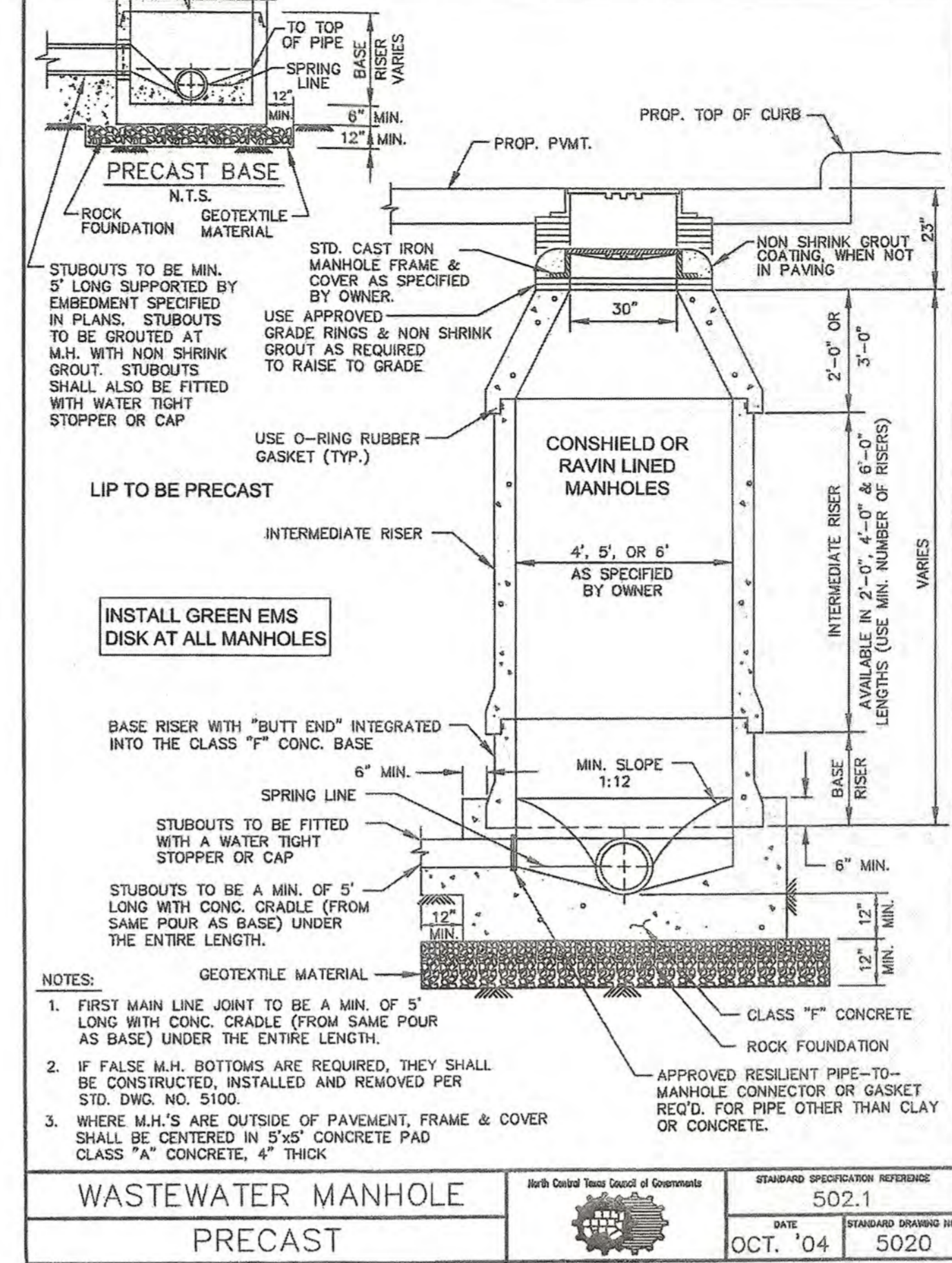
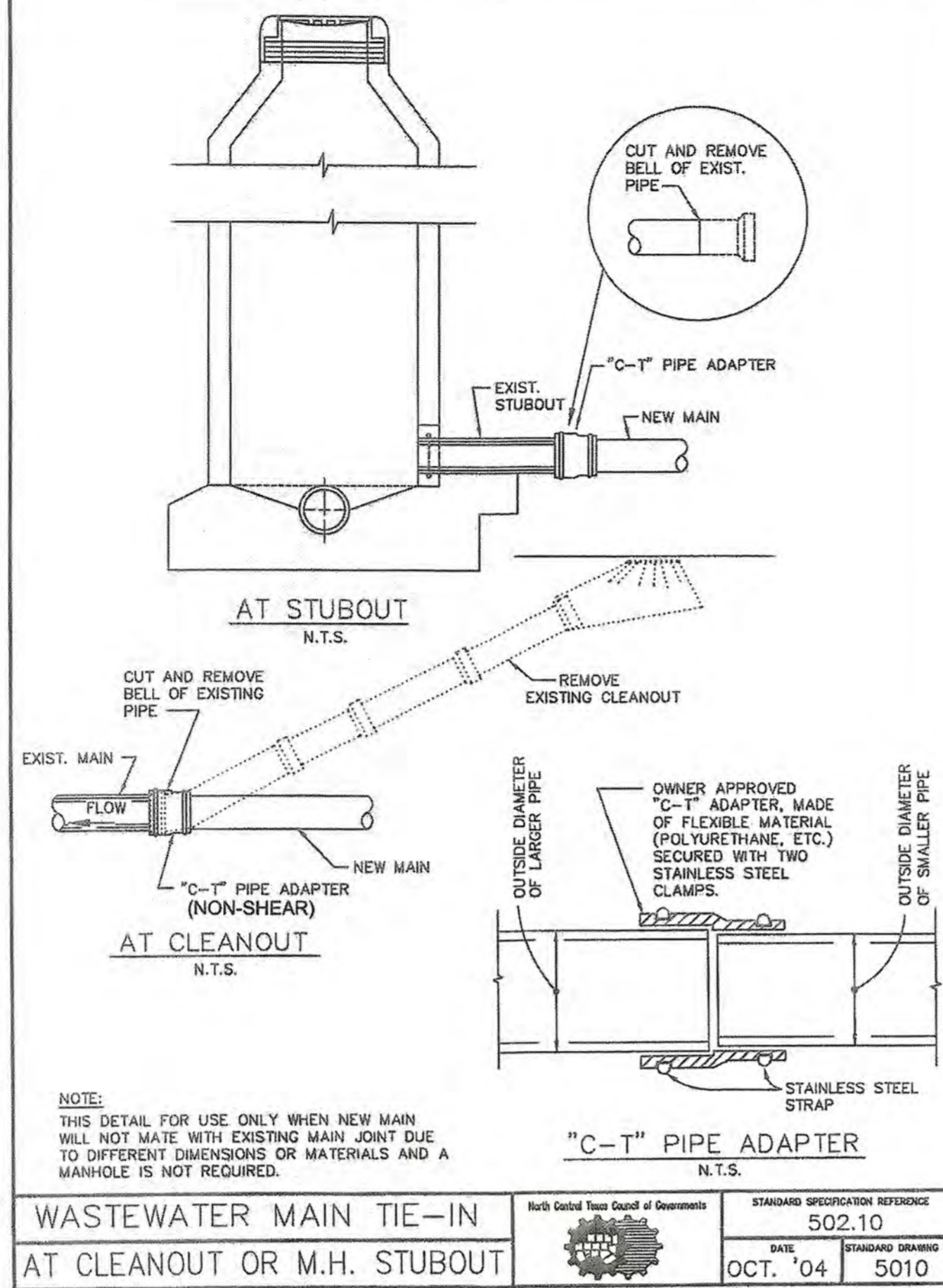
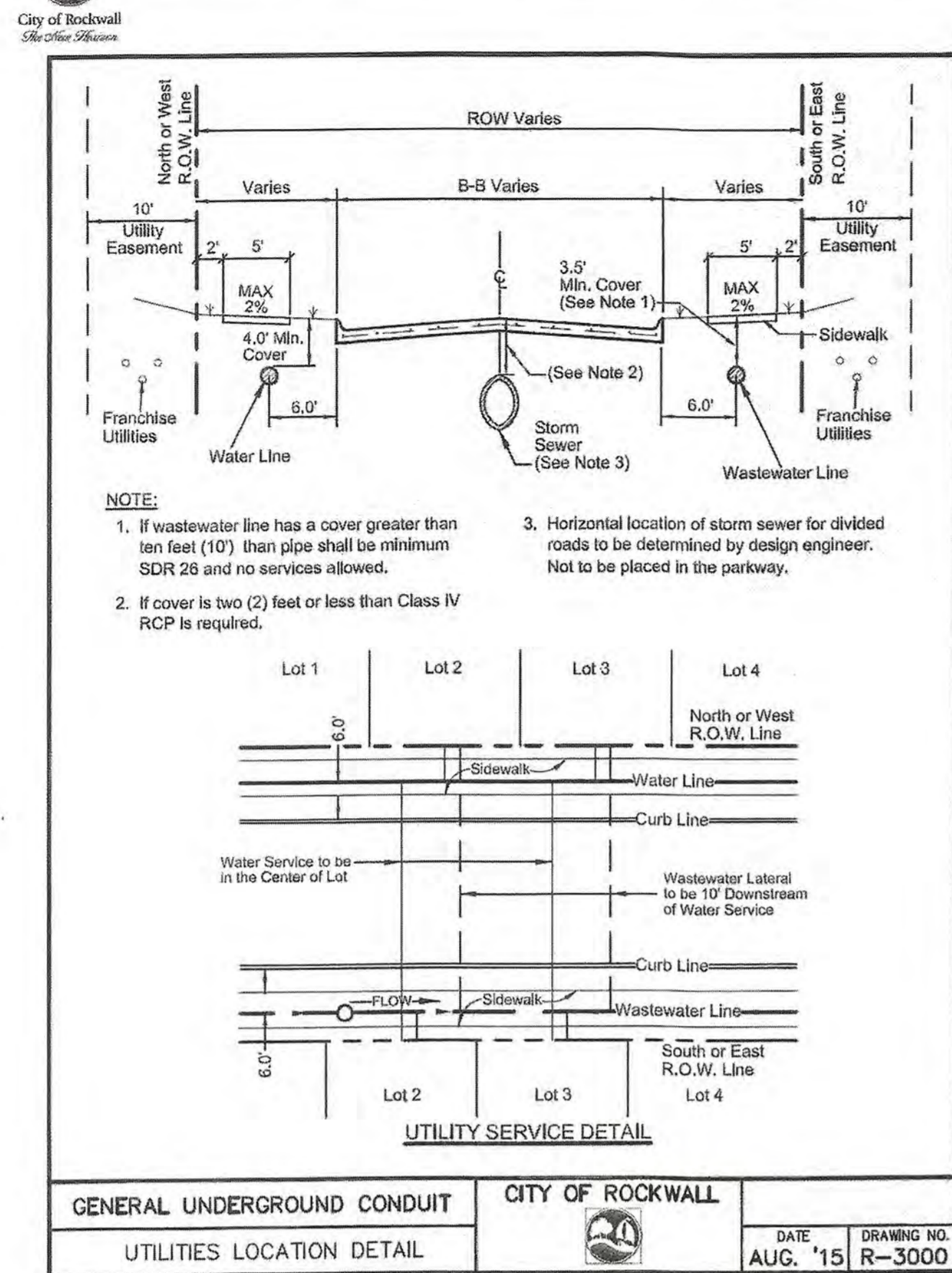
Ryan C. King
7/31/2019

WATER DETAILS 2

SADDLE STAR SOUTH PHASE 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 42 OF 46



RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

RYAN C. KING DATE

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CITY DATE

CAUTION! EXISTING UTILITIES

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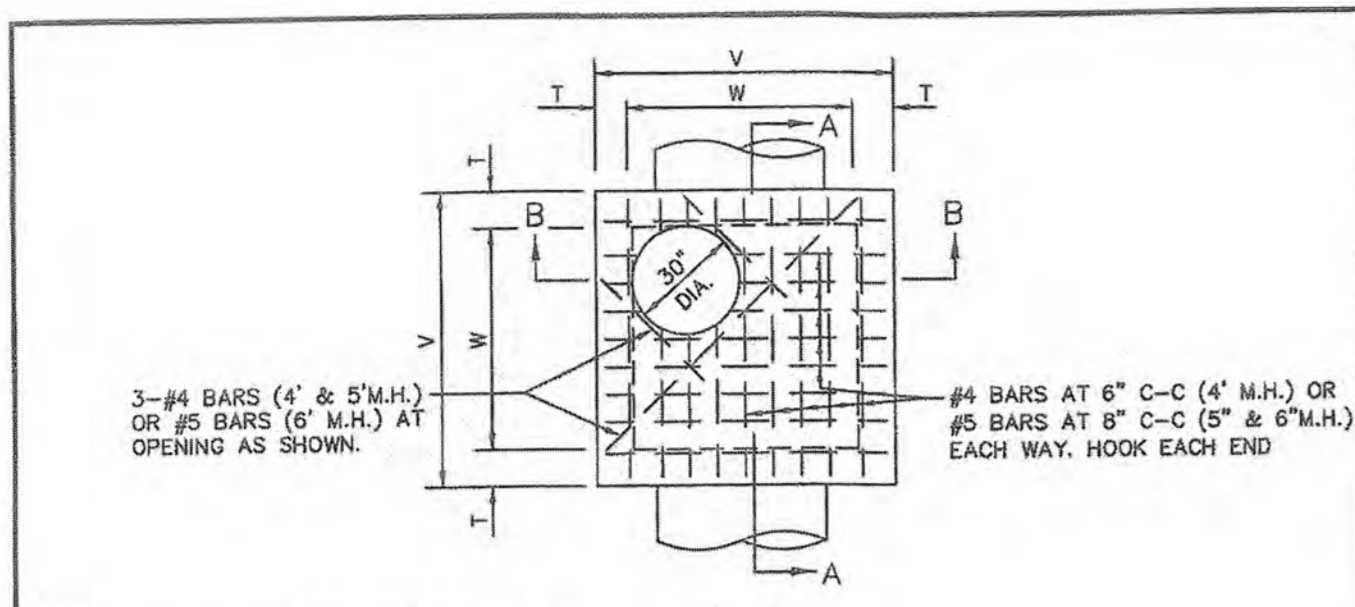
7/31/2019

SANITARY DETAILS

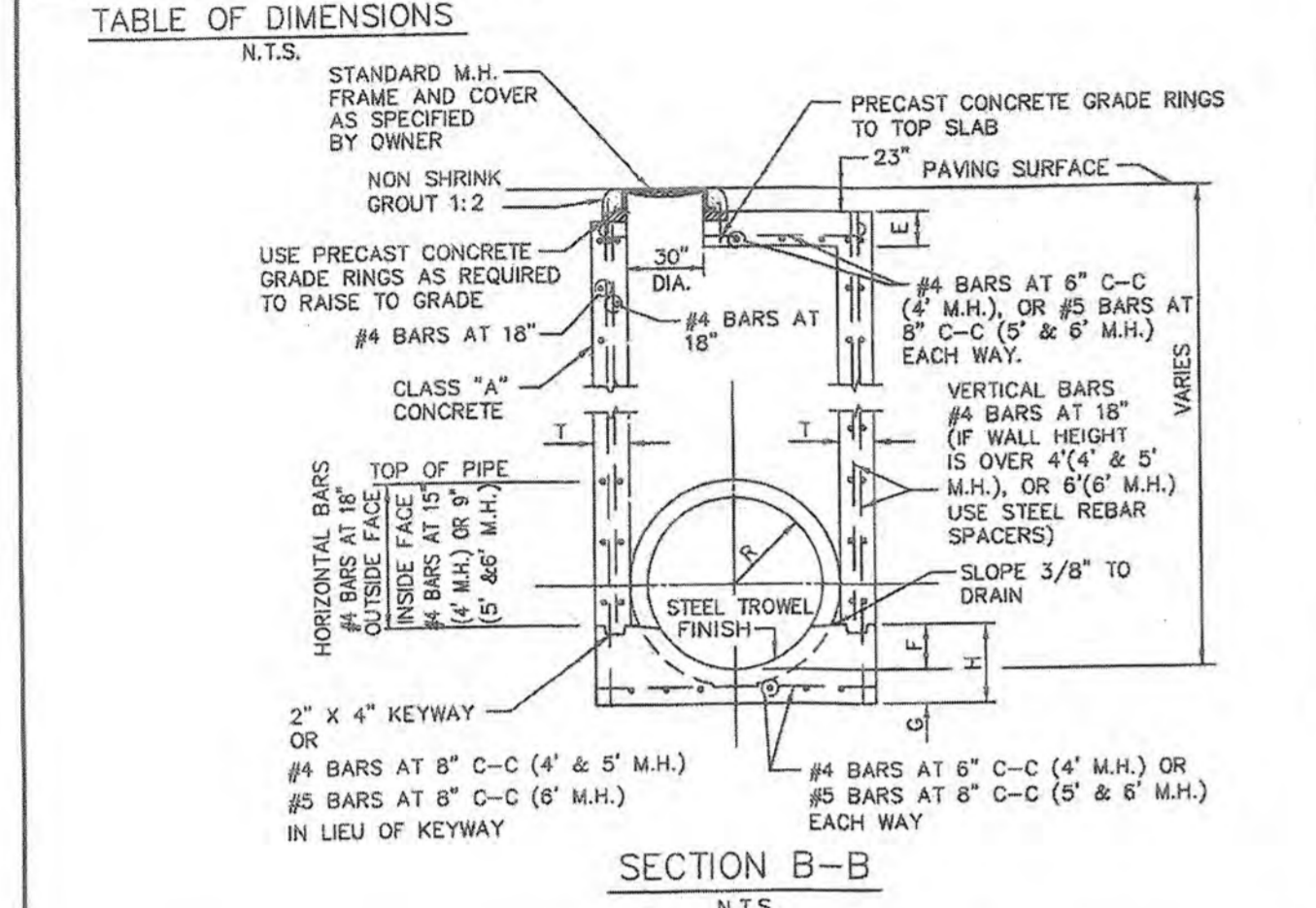
SADDLE STAR SOUTH PHASE 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 43 OF 46

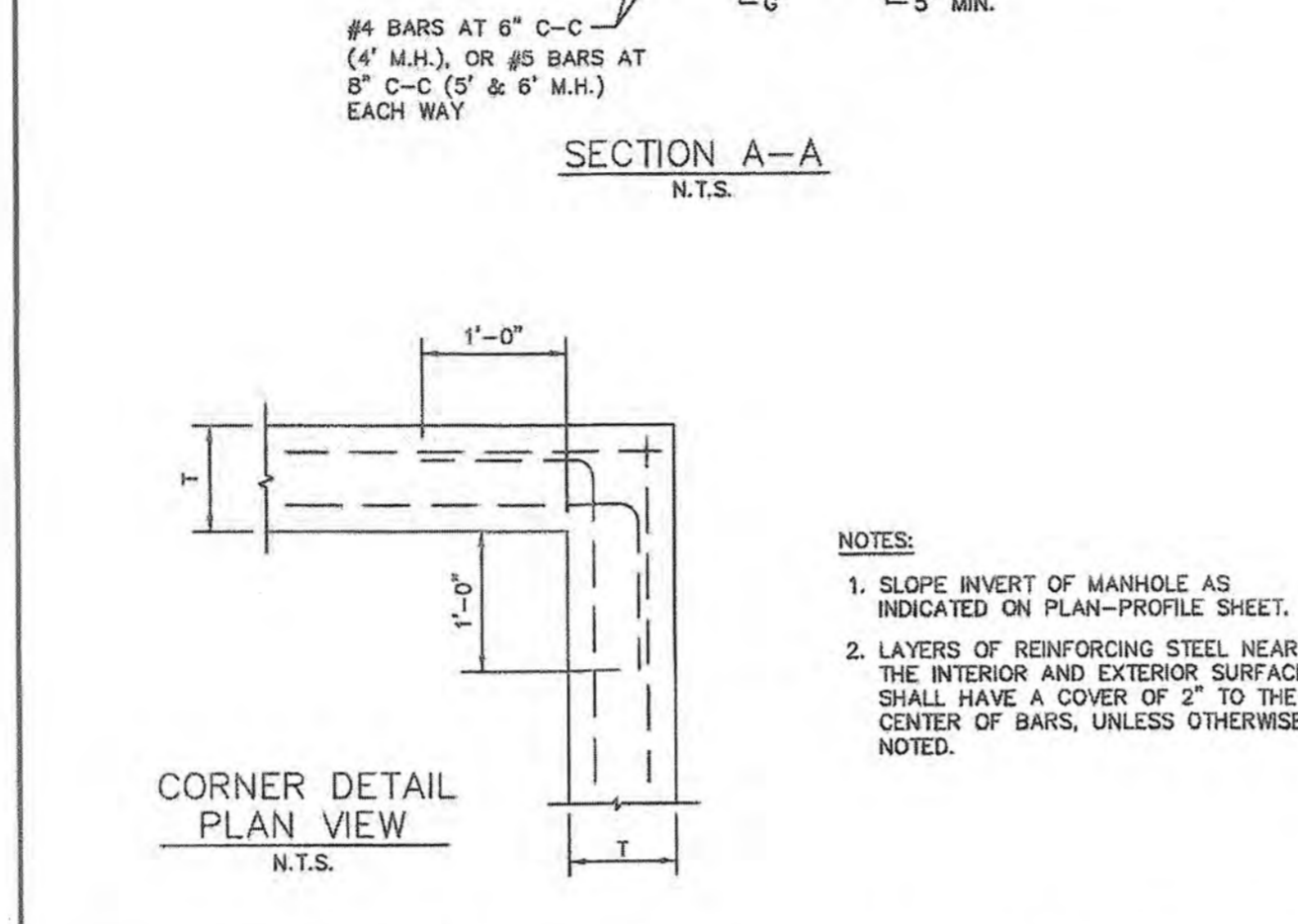
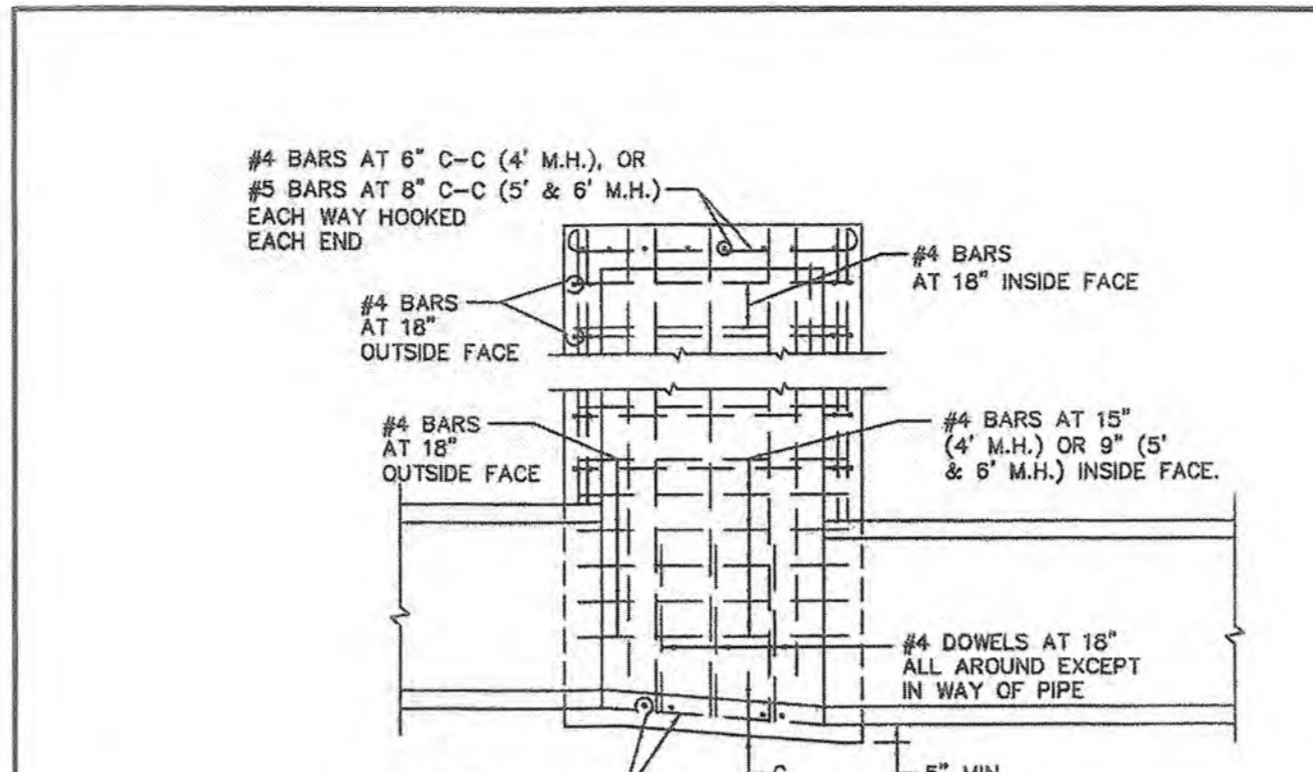


M.H. SIZE (W)	V	T	E	F	G	H
4'	5'-4"	8"	6"	9"	6"	1'-3"
5'	6'-4"	8"	6"	12"	8"	1'-8"
6'	7'-6"	9"	9"	18"	10"	2'-2"



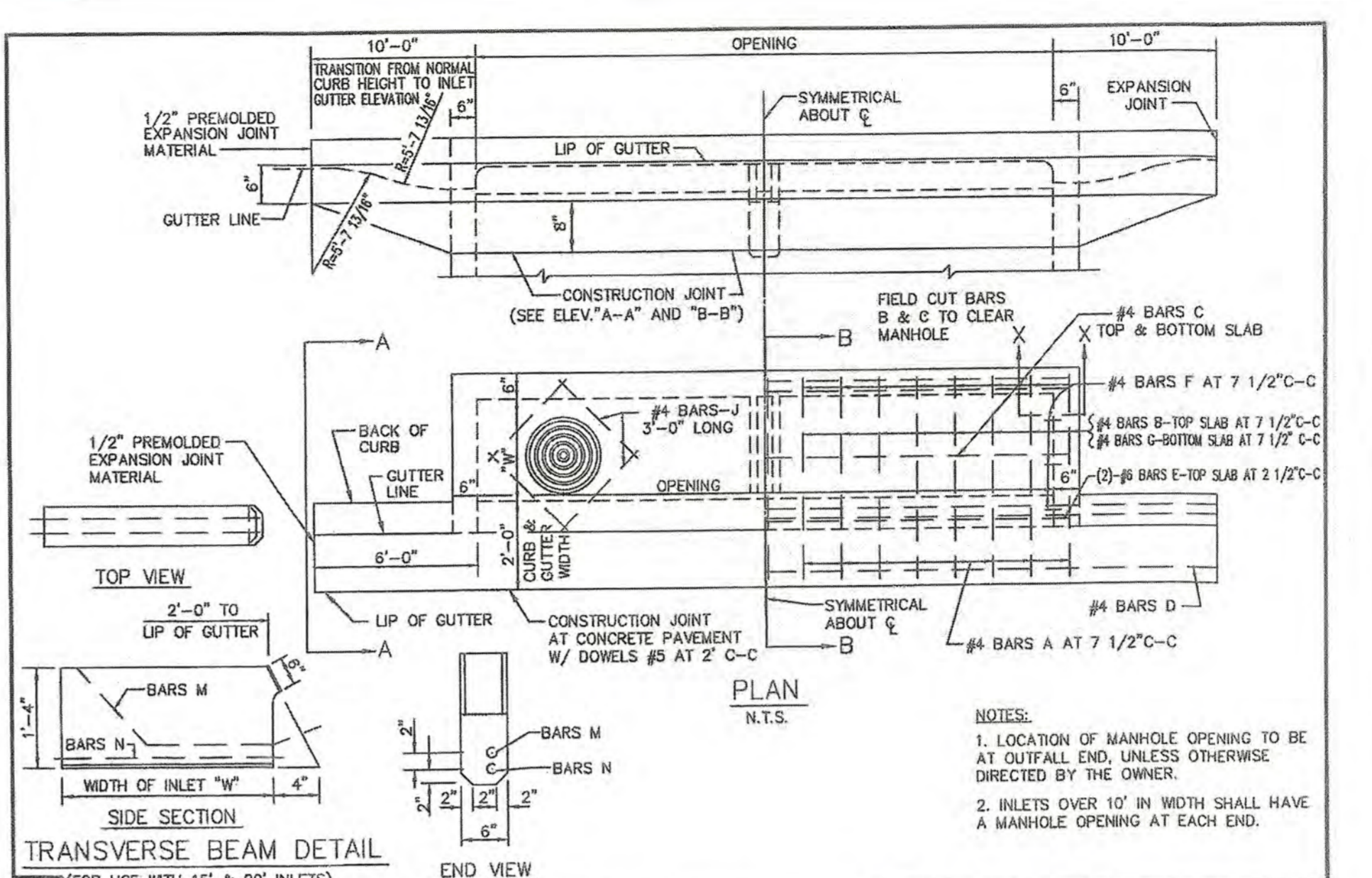
STORM WATER MANHOLE
4', 5', OR 6' SQUARE

North Central Texas Council of Governments
STANDARD SPECIFICATION REFERENCE: 502.1
DATE: OCT. '04
STANDARD DRAWING NO.: 6010A



STORM WATER MANHOLE
4', 5', OR 6' SQUARE

North Central Texas Council of Governments
STANDARD SPECIFICATION REFERENCE: 502.1
DATE: OCT. '04
STANDARD DRAWING NO.: 6010B



CURB INLET
5', 10', 15' OR 20' OPENING

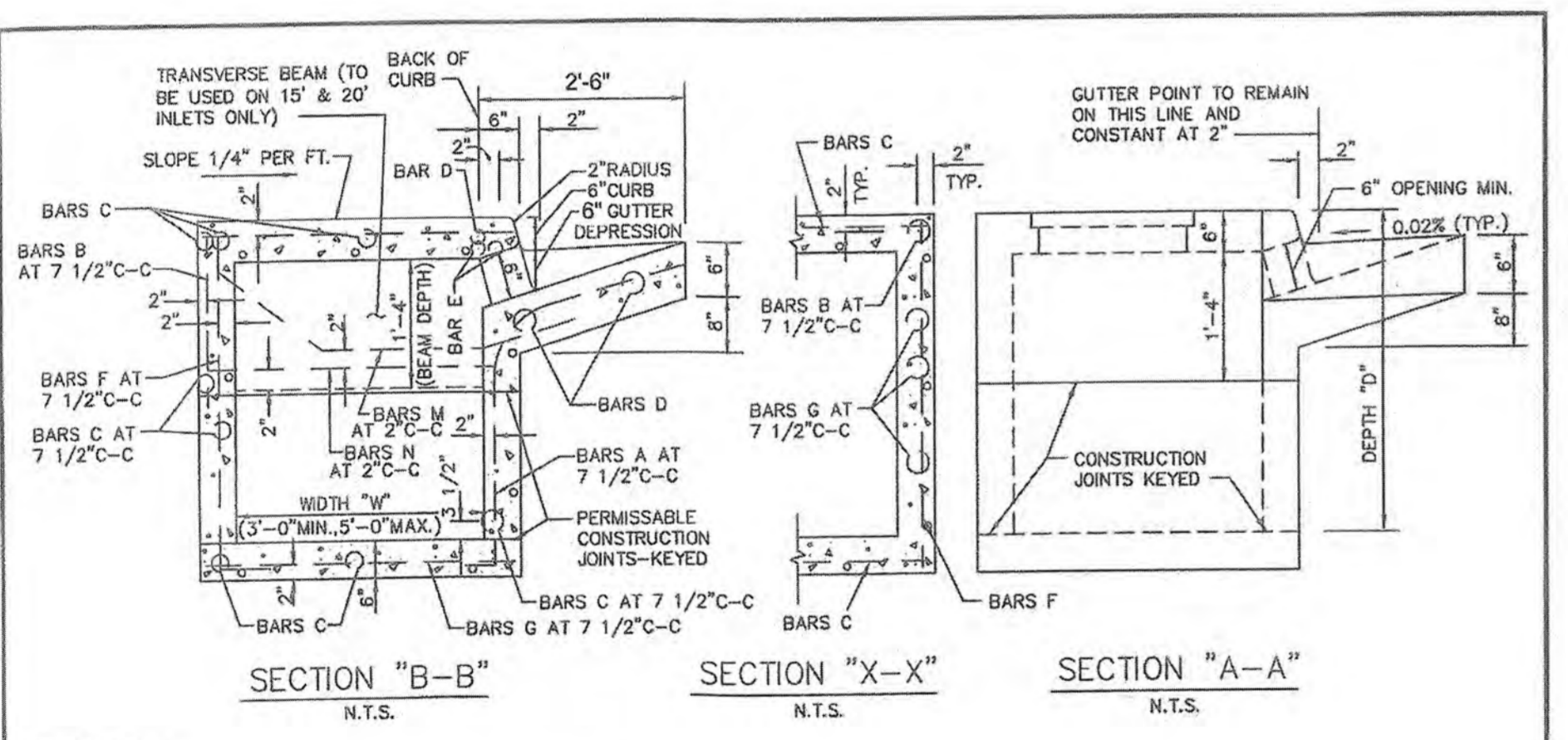
North Central Texas Council of Governments
STANDARD SPECIFICATION REFERENCE: 702
DATE: OCT. '04
STANDARD DRAWING NO.: 6020A

NOTES FOR ALL STORM DETAILS THIS SHEET:
1. ALL CONCRETE FOR STRUCTURES SHALL BE CLASS F (4200 PSI, MINIMUM 7.0 SACK CEMENT).
2. NO FLY ASH ALLOWED IN CONCRETE FOR STRUCTURES.

RECORD DRAWINGS

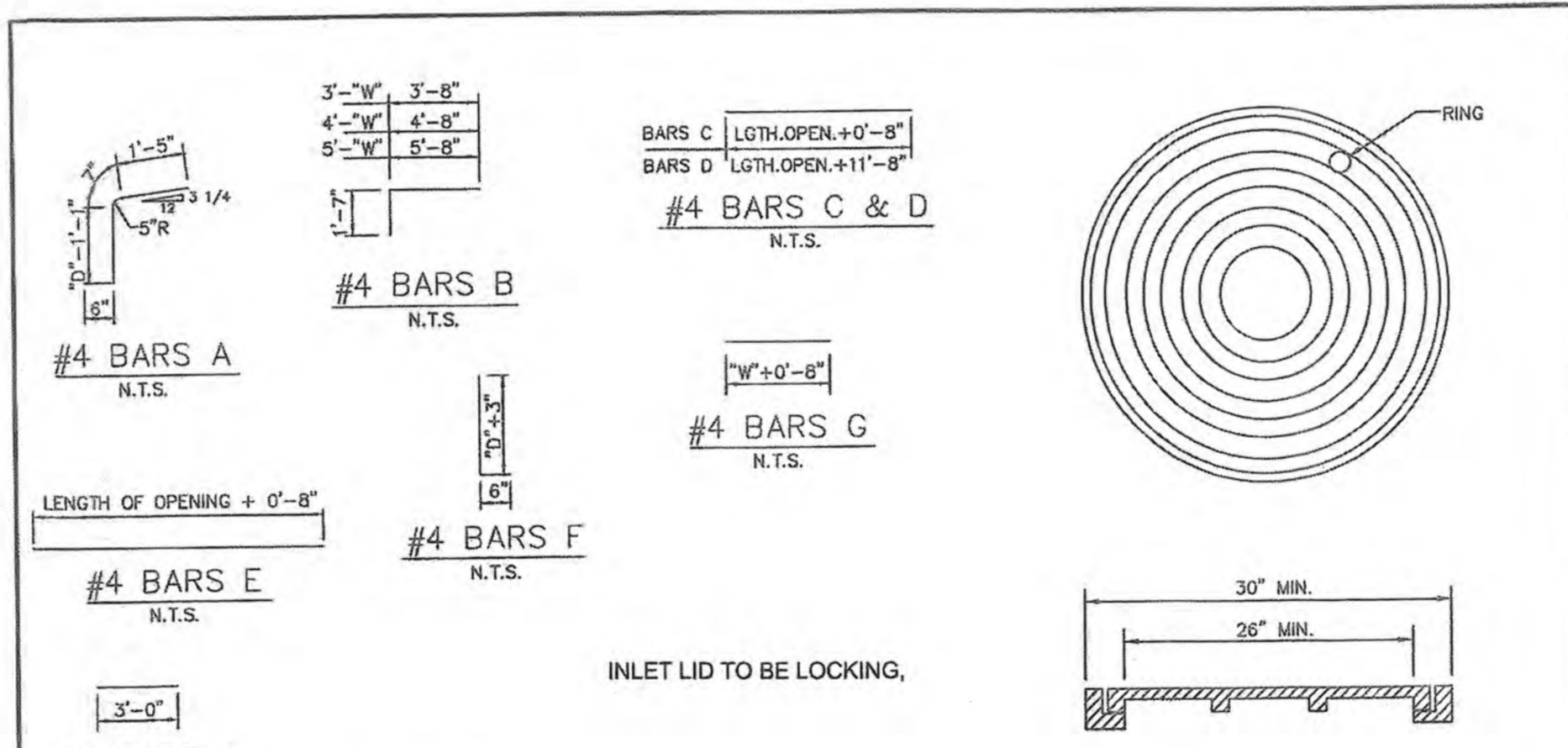
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Ryan C. King
RYAN C. KING
DATE: 11/20/04



CURB INLET
CROSS SECTION & INLET THROAT

North Central Texas Council of Governments
STANDARD SPECIFICATION REFERENCE: 702
DATE: OCT. '04
STANDARD DRAWING NO.: 6020B



CURB INLET
REBAR & M.H. FRAME & COVER

North Central Texas Council of Governments
STANDARD SPECIFICATION REFERENCE: 702
DATE: OCT. '04
STANDARD DRAWING NO.: 6020C

BILL OF REINFORCING STEEL

DEPTH "D"	ALL WIDTHS AND LENGTHS	OPENING LENGTH "L" = 5ft												OPENING LENGTH "L" = 10ft												OPENING LENGTH "L" = 15 ft												OPENING LENGTH "L" = 20 ft											
		Widths "W"				Widths "W"				Widths "W"				Widths "W"				Widths "W"				Widths "W"				Widths "W"				Widths "W"																			
		3ft	4ft	5ft	5ft	3ft	4ft	5ft	5ft	3ft	4ft	5ft	5ft	3ft	4ft	5ft	5ft	3ft	4ft	5ft	5ft	3ft	4ft	5ft	5ft	3ft	4ft	5ft	5ft																				
3'-6"	17	3	2	4	20	24	28	10	10	20	28	32	36	18	18	28	36	40	44	48	52	34	44	2	2	44	44	2	2																				
3'-9"	18	"	"	"	"	"	"	"	"	20	"	"	"	28	"	"	"	"	"	"	"	36	"	"	"	44	"	"	44	"																			
4'-0"	19	"	"	"	"	"	"	"	"	24	"	"	"	32	"	"	"	"	"	"	"	40	"	"	"	48	"	"	48	"																			
4'-3"	19	"	"	"	"	"	"	"	"	24	"	"	"	32	"	"	"	"	"	"	"	40	"	"	"	48	"	"	48	"																			
4'-6"	21	"	"	"	"	"	"	"	"	26	"	"	"	34	"	"	"	"	"	"	"	42	"	"	"	50	"	"	50	"																			
4'-9"	21	"	"	"	"	"	"	"	"	26	"	"	"	34	"	"	"	"	"	"	"	42	"	"	"	50	"	"	50	"																			
5'-0"	21	"	"	"	"	"	"	"	"	26	"	"	"	34	"	"	"	"	"	"	"	42	"	"	"	50	"	"	50	"																			
5'-3"	23	"	"	"	"	"	"	"	"	28	"	"	"	36	"	"	"	"	"	"	"	44	"	"	"	52	"	"	52	"																			
5'-6"	23	"	"	"	"	"	"	"	"	28	"	"	"	36	"	"	"	"	"	"	"	44	"	"	"	52	"	"	52	"																			
5'-9"	25	"	"	"	"	"	"	"	"	30	"	"	"	38	"	"	"	"	"	"	"	46	"	"	"	54	"	"	54	"																			
6'-0"	25	"	"	"	"	"	"	"	"	30	"	"	"	38	"	"	"	"	"	"	"	46	"	"	"	54	"	"	54	"																			
6'-3"	28	"	"	"	"	"	"	"	"	30	"	"	"	38	"	"	"	"	"	"	"	46	"	"	"	54	"	"	54	"																			
6'-6"	27	"	"	"	"	"	"	"	"	32	"	"	"	40	"	"	"	"	"	"	"	48	"	"	"	56	"	"	56	"																			
6'-9"	27	"	"	"	"	"	"	"	"	32	"	"	"	40	"	"	"	"	"	"	"	48	"	"	"	56	"	"	56	"																			
7'-0"	29	"	"	"	"	"	"	"	"	34	"	"	"	42	"	"	"	"	"	"	"	50	"	"	"	58	"	"	58	"																			
7'-3"	29	"	"	"	"	"	"	"	"	34	"	"	"	42	"	"	"	"	"	"	"	50	"	"	"	58	"	"	58	"																			
7'-6"	30	"	"	"	"	"	"	"	"	34	"	"	"	42	"	"	"	"	"	"	"	50	"	"	"	58	"	"	58	"																			
7'-9"	31	"	"	"	"	"	"	"	"	36	"	"	"	44	"	"	"	"	"	"	"	52	"	"	"	60	"	"	60	"																			
8'-0"	31	"	"	"	"	"	"	"	"	36	"	"	"	44	"	"	"	"	"	"	"	52	"	"	"	60	"	"	60	"																			
8'-3"	32	"	"	"	"	"	"	"	"	36	"	"	"	44	"	"	"	"	"	"	"	52	"	"	"	60	"	"	60	"																			
8'-6"	33	"	"	"	"	"	"	"	"	38	"	"	"	46	"	"	"	"	"	"	"	54	"	"	"	62	"	"	62	"																			
8'-9"	34	"	"	"	"	"	"	"	"	38	"	"	"	46	"	"	"	"	"	"	"	54	"	"	"	62	"	"	62	"																			
9'-0"	35	"	"	"	"	"	"	"	"	40	"	"	"	48	"	"	"	"	"	"	"	56	"	"	"	64	"	"	64	"																			
9'-3"	36	"	"	"	"	"	"	"	"	40	"	"	"	48	"	"	"	"	"	"	"	56	"	"	"	64	"	"	64	"																			
9'-6"	37	"	"	"	"	"	"	"	"	42	"	"	"	50	"	"	"	"	"	"	"	58	"	"	"	66	"	"	66	"																			
9'-9"	37	"	"	"	"	"	"	"	"	42	"	"	"	50	"	"	"	"	"	"	"	58	"	"	"	66	"	"	66	"																			
10'-0"	38	"	"	"	"	"	"	"	"	42	"	"	"	50	"	"	"	"	"	"	"	58	"	"	"	66	"	"	66	"																			

CURB INLET
BILL OF REINFORCING STEEL

North Central Texas Council of Governments
STANDARD SPECIFICATION REFERENCE: 702
DATE: OCT. '04
STANDARD DRAWING NO.: 6020D

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ENGINEERINGCONCEPTS & DESIGN, L.P.

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REVISIONS:

DRAWN: RCK
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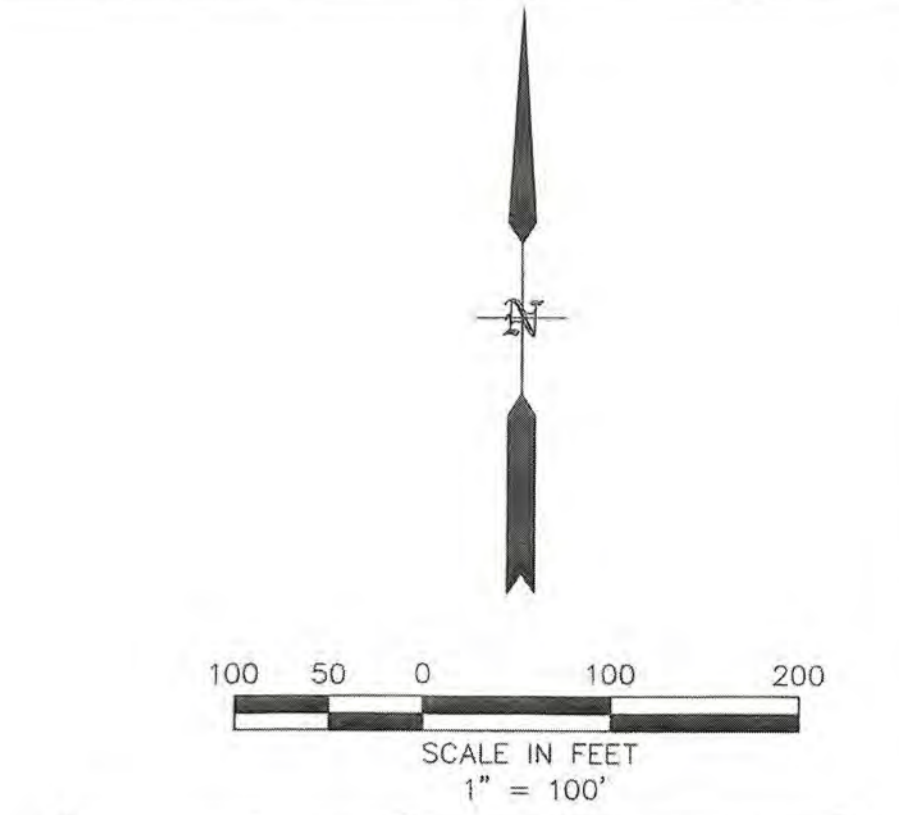
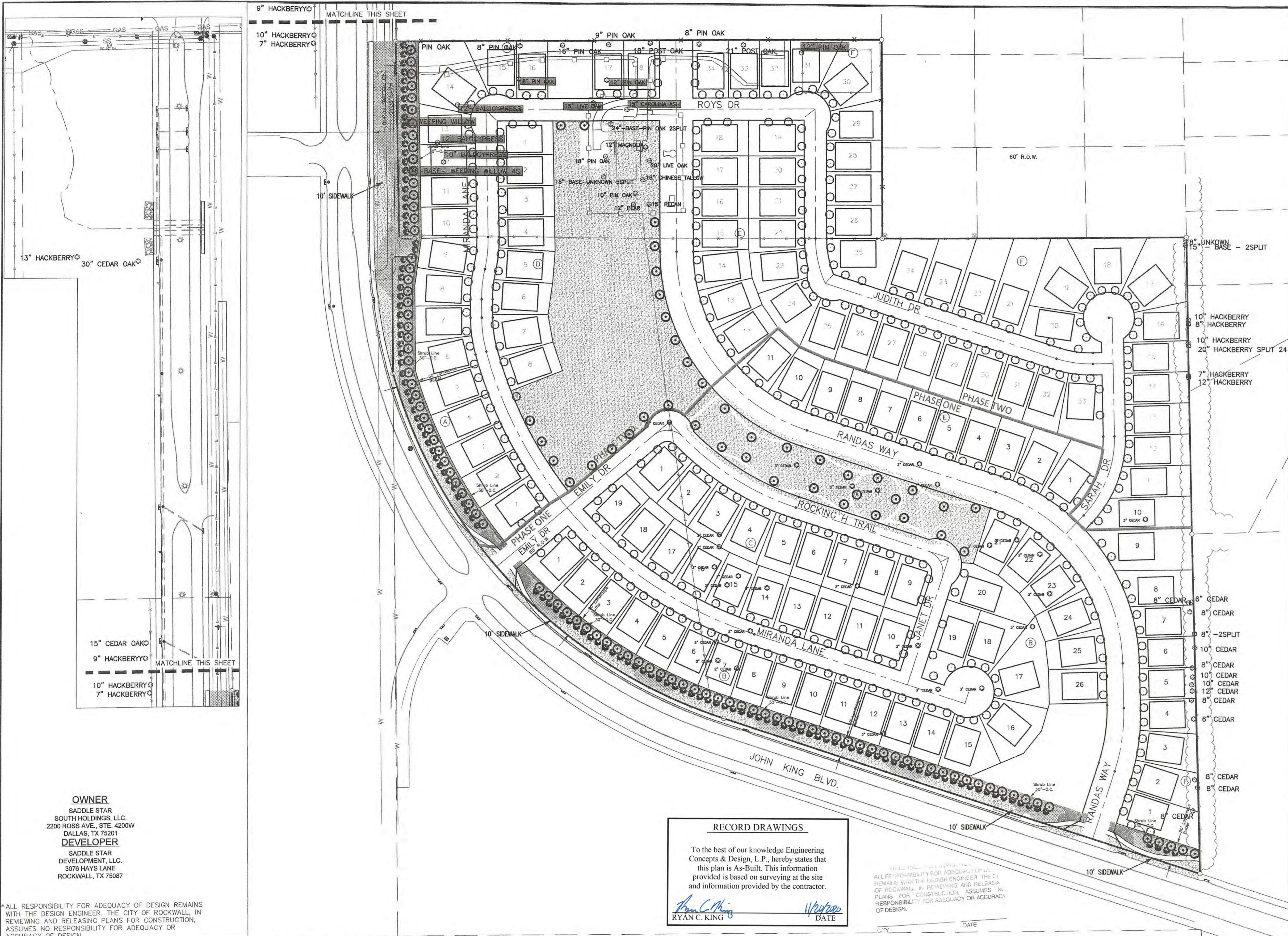
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7/31/2019

STORM DETAILS 1

SADDLE STAR SOUTH PHASE 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEPTH "D"	SUMMARY OF QUANTITIES FOR CURB INLETS											
	5'-0" OPENING			10'-0" OPENING			15'-0" OPENING			20'-0" OPENING		
	CONC.	STEEL	C.Y.	CONC.	STEEL	C.Y.	CONC.	STEEL	C.Y.	CONC.	STEEL	C.Y.
3'-0"	2.62	3.06	2.95	3.28	3.73	4.12	4.79	4.64	5.21	5.20	5.54	5.69
3'-6"	2.70	3.09	3.04	3.41	3.39	3.73	4.29	4.84	4.78	5.36	5.34	5.79
4'-0"	2.78	3.28	3.14	3.64	3.49	3.89	4.39	5.18	4.92	5.65	5.49	6.10
4'-6"	2.87	3.56	3.23	3.70	3.59	4.06	4.51	5.26	5.06	5.73	5.64	6.19
5'-0"	2.95	3.86	3.32	3.94	3.69	4.31	4.64	5.58	5.20	6.07	5.79	6.56
5'-6"	3.03	3.61	3.41	4.10	3.79	4.38	4.77	5.68	5.34	6.16	5.94	6.65
6'-0"	3.12	3.67	3.51	4.16	3.90	4.45	4.90	5.74	5.47	6.24	6.09	6.74
6'-6"	3.20	3.83	3.60	4.24	4.00	4.65	5.03	6.00	5.61	6.52	6.23	7.04
7'-0"	3.28	3.98	3.69	4.30	4.10	4.72	5.16	6.08	5.75	6.61	6.38	7.13
7'-6"	3.35	4.23	3.97	4.70	4.41	5.15	5.53	6.81	6.31	7.39	7.01	8.35
8'-0"	3.45	4.15	3.88	4.90	4.30	5.04	5.42	6.48	6.03	7.02	6.68	7.87
8'-6"	3.53	4.23	3.97	4.70	4.41	5.15	5.53	6.81	6.31	7.39	7.01	8.35
9'-0"	3.70	4.41	4.15	4.90	4.61	5.37	5.81	6.88	6.45	7.47	7.12	8.06
9'-6"	3.78	4.60	4.29	5.10	4.71	5.60	5.94	7.18	6.59	7.77	7.27	8.37
10'-0"	3.86	4.65	4.34	5.16	4.81	5.67	6.07	7.24	6.72	7.85	7.42	8.46
10'-6"	3.95	4.77	4.43	5.28	4.91	5.70	6.20	7.42	6.88	8.04	7.57	8.66
11'-0"	4.03	4.91	4.53	5.44	5.02	5.87	6.33	7.82	7.00	8.28	7.71	8.80
11'-6"	4.12	4.98	4.62	5.50	5.12	6.04	6.46	7.70	7.14	8.34	7.86	8.99
12'-0"	4.20	5.04	4.71	5.59	5.22	6.13	6.59	7.84	7.28	8.49	8.01	9.15
12'-6"	4.28	5.10	4.80	5.76	5.32	6.32	6.71	8.04	7.42	8.71	8.16	9.38
13'-0"	4.37	5.28	4.90	5.85	5.42	6.43	6.84	8.19	7.59	8.86	8.31	9.54
13'-6"	4.45	5.45	4.99	6.05	5.53	6.64	6.97	8.42	7.70	9.12	8.46	9.62
14'-0"	4.53	5.54	5.06	6.14	5.63	6.74	7.10	8.58	7.84	9.28	8.60	9.99
14'-6"	4.62	5.68	5.17	6.30	5.73	6.92	7.23	8.78	7.97	9.50	8.75	10.22
15'-0"	4.78	5.82	5.38	6.45	5.93	7.08	7.49	9.00	8.11	9.74	9.05	10.48
15'-6"	4.86	5.95	5.50	6.60	6.08	7.23	7.64	9.24	8.35	10.00	9.21	10.71
16'-0"	4.94	6.08	5.62	6.75	6.26	7.38	7.79	9.48	8.59	10.24	9.45	10.95
16'-6"	5.02	6.21	5.70	6.90	6.45	7.52	7.93	9.72	8.83	10.48	9.69	11.19
17'-0"	5.10	6.34	5.79	7.05	6.60	7.66	8.07	9.96	9.08	10.72	9.93	11.43
17'-6"	5.18	6.47	5.88	7.20	6.75	7.80	8.21	10.20	9.33	10.96	10.18	11.67
18'-0"	5.26	6.60	5.97	7.35	6.90	7.94	8.36	10.44	9.57	11.20	10.42	11.91
18'-6"	5.34	6.73	6.06	7.50	7.05	8.09	8.51	10.68	9.81	11.44	10.66	12.15
19'-0"	5.42	6.86	6.15	7.65	7.20	8.24	8.66	10.92	10.05	11.68	10.90	12.39
19'-6"	5.50	6.99	6.24	7.80	7.35	8.39	8.81	11.16	10.29	11.92	11.14	12.63
20'-0"	5.58	7.12	6.33	7.95	7.50	8.54	8.96	11.40	10.53	12.16	11.38	12.87
20'-6"	5.66	7.25	6.42	8.10	7.65	8.69	9.11	11.64	10.77	12.40	11.62	13.11
21'-0"	5.74	7.38	6.51	8.25	7.80	8.84	9.26	11.88	11.01	12.64	11.86	13.35
21'-6"	5.82	7.51	6.60	8.40	7.95	8.99	9.41	12.12	11.25	12.88	12.10	13.59
22'-0"	5.90	7.64	6.69	8.55	8.10	9.14	9.56	12.36	11.49	13.12	12.34	13.83
22'-6"	5.98	7.77	6.78	8.70	8.25	9.29	9.71	12.60	11.73	13.36	12.58	14.07
23'-0"	6.06	7.90	6.87	8.85	8.40	9.44	9.86	12.84	11.97	13.60	12.82	14.31
23'-6"	6.14	8.03	6.96	9.00	8.55	9.59	10.01	13.08	12.21	13.84	13.06	14.55
24'-0"	6.22	8.16	7.05	9.15	8.70	9.74	10.16	13.32	12.45	14.08	13.30	14.79
24'-6"	6.30	8.29	7.14	9.30	8.85	9.89	10.31	13.56	12.69	14.32	13.54	15.03
25'-0"	6.38	8.42	7.23	9.45	9.00	10.04	10.46	13.80	12.93	14.56	13.78	15.27
25'-6"	6.46	8.55	7.32	9.60	9.15	10.19	10.61	14.04	13.17	14.80	14.02	15.51
26'-0"	6.54	8.68	7.41	9.75	9.30	10.34	10.76	14.28	13.41	15.04	14.26	15.75
26'-6"	6.62	8.81	7.50	9.90	9.45	10.49	10.91	14.52	13.65	15.28	14.50	16.00
27'-0"	6.70	8.94	7.59	10.05	9.60	10.64	11.06	14.76	13.89	15.52	14.74	16.24
27'-6"	6.78	9.07	7.68	10.20	9.75	10.79	11.21	15.00	14.13	15.76	15.00	16.48
28'-0"	6.86	9.20	7.77	10.35	9.90	10.94	11.36	15.24	14.37	16.00	15.24	16.72
28'-6"	6.94	9.33	7.86	10.50	10.05	11.09	11.51	15.48	14.61	16.24	15.48	16.96
29'-0"	7.02	9.46	7.95	10.65	10.20	11.24	11.66	15.72	14.85	16.48	15.72	17.20
29'-6"	7.10	9.59	8.04	10.80	10.35	11.39	11.81	15.96	15.09	16.72	15.96	17.44
30'-0"	7.18	9.72	8.13	10.95	10.50	11.54	11.96	16.20	15.33	16.96	16.20	17.68
30'-6"	7.26	9.85	8.22	11.10	10.65	11.69	12.11	16.44	15.57	17.20	16.44	17.92
31'-0"	7.34	9.98	8.31	11.25	10.80	11.84	12.26	16.68	15.81	17.44	16.68	18.16
31'-6"	7.42	10.11	8.40	11.40	10.95	12.00	12.41	16.92	16.05	17.68	16.92	18.40
32'-0"	7.50	10.24	8.49	11.55	11.10	12.15	12.56	17.16	16.29	17.92	17.16	18.64
32'-6"	7.58	10.37	8.58	11.70	11.25	12.30	12.71	17.40	16.53	18.16	17.40	18.88
33'-0"	7.66	10.50	8.67	11.85	11.40	12.45	12.86	17.64	16.77	18.40	17.64	19.12
33'-6"	7.74	10.63	8.76	12.00	11.55	12.60	13.01	17.88	17.01	18.64	17.88	19.36
34'-0"	7.82	10.76	8.85	12.15	11.70	12.75	13.16	18.12	17.25	18.88	18.12	19.60
34'-6"	7.90	10.89	8.94	12.30	11.85	12.90	13.31	18.36	17.49	19.12	18.36	19.84
35'-0"	7.98	11.02	9.03	12.45	12.00	13.05	13.46	18.60	17.73	19.36	18.60	20.08
35'-6"	8.06	11.15	9.12	12.60	12.15	13.20	13.61	18.84	17.97	19.60	18.84	20.32
36'-0"	8.14	11.28	9.21	12.75	12.30	13.35	13.76	19.08	18.21	19.84	19.08	20.56
36'-6"	8.22	11.41	9.30	12.90	12.45	13.50	13.91	19.32	18.45	20.08	19.32	20.80
37'-0"	8.30	11.54	9.39	13.05	12.60	13.65	14.06	19.56	18.69	20.32	19.56	21.04
37'-6"	8.38	11.67	9.48	13.20	12.75	13.80	14.21	19.80	18.93	20.56	19.80	21.28
38'-0"	8.46	11.80	9.57	13.35	12.90	13.95	14.36	20.04	19.17	20.80	20.04	21.52
38'-6"	8.54	11.93	9.66	13.50	13.05	14.10	14.51	20.28	19.41	21.04	20.28	21.76
39'-0"	8.62	12.06	9.75	13.65	13.20	14.25	14.66	20.52	19.65	21.28	20.52	22.00
39'-6"	8.70	12.19	9.84	13.80	13.35	14.40	14.81	20.76	19.89	21.52	20.76	22.24
40'-0"	8.78	12.32	9.93	13.95	13.50	14.55	14.96	21.00	20.13	21.76	21.00	22.48
40'-6"	8.86	12.45	10.02	14.10	13.65	14.70	15.11	21.24	20.37	22.00	21.24	22.72
41'-0"	8.94	12.58	10.11	14.25	13.80	14.85	15.26	21.48	20.61	22.24	21.48	22.96
41'-6"	9.02	12.71	10.20	14.40	13.95	15.00	15.41	21.72	20.85	22.48	21.72	23.20
42'-0"	9.10	12.84	10.29	14.55	14.10	15.15	15.56	21.96	21.09	22.72	21.96	23.44
42'-6"	9.18	12.97	10.38	14.70	14.25	15.30	15.71	22.20	21.33	22.96	22.20	23.68
43'-0"	9.26	13.10	10.47	14.85	14.40	15.45	15.86	22.44	21.57	23.20	22.44	23.92
43'-6"	9.34	13.23	10.56	15.00	14.55	15.60	16.01	22.68	21.81	23.44	22.68	24.16
44'-0"	9.42	13.36	10.65	15.15	14.70	15.75	16.16	22.92	22.05	23.68	22.92	24.40
44'-6"	9.50	13.49	10.74	15.30	14.85	15.90	16.31	23.16	22.29	23.92	23.16	24.64
45'-0"	9.58	13.62	10.83	15.45	15.00	16.05	16.46	23.40	22.53	24.16	23.40	24.88
45'-6												



LEGEND

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

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

SADDLE STAR SOUTH TREES to be REPLACED

82 - 4" CANOPY TREE
 308 - 3" CANOPY TREE
 112 - 6' ACCENT TREE

1252 CALIPER INCHES

SADDLE STAR SOUTH TREES to be REMOVED

- 1 - 8" PIN OAK
- 2 - 12" PIN OAK
- 1 - 15" LIVE OAK
- 1 - 15" CAROLINA ASH
- 1 - 8" WEEPING WILLOW
- 1 - 36" WEEPING WILLOW
- 1 - 10" BALDCYPRESS
- 2 - 12" BALDCYPRESS
- 1 - 30" CEDAR ELM
- 1 - 15" CEDAR ELM
- 1 - 13" HACKBERRY
- 1 - 10" HACKBERRY
- 1 - 9" HACKBERRY
- 1 - 7" HACKBERRY

224 CALIPER INCHES

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

DEVELOPER
 SADDLE STAR
 DEVELOPMENT, L.L.C.
 3076 HAYS LANE
 ROCKWALL, TX 75087

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

RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Ryan C. King
 RYAN C. KING

W. J. ...
 DATE

CAUTION! EXISTING UTILITIES

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

BENCHMARK:
 BM#1 (#102)
 CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
 ELEVATION = 531.58

BM#3 (#106)
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
 ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.

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

REVISIONS:	
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 6/27/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812 TREESCAPE.DWG	

LANDSCAPE/TREE PLAN

SADDLE STAR SOUTH
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
 46
 OF
 46