

CONSTRUCTION PLANS

FOR

QUAIL RUN / JOHN KING BLVD OFFSITE WASTE WATER MAIN

ENGINEER'S NOTES TO CONTRACTOR

1. BY COMMENCING CONSTRUCTION CONTRACTOR AFFIRMS THEY HAVE REVIEWED AND UNDERSTAND THE PLANS AND SPECIFICATIONS. ANY QUESTIONS AND DISCREPANCIES MUST BE ADDRESSED PRIOR TO COMMENCING CONSTRUCTION.
2. ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY ROW AND EASEMENTS SHOULD COMPLY WITH CITY OF ROCKWALL STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED.
3. CONTRACTOR MUST VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR MUST ENSURE THAT ALL AREAS ARE GRADED TO DRAIN.
5. CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS & ONSITE CONDITIONS.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	KEYMAP
2	SANITARY SEWER PLAN AND PROFILE STA 0+00 TO STA 7+50
3	SANITARY SEWER PLAN AND PROFILE STA 7+50 TO STA 17+00
4	SANITARY SEWER PLAN AND PROFILE STA 17+00 TO STA 25+00
5	SANITARY SEWER PLAN AND PROFILE STA 25+00 TO STA 35+50
6	SANITARY SEWER PLAN AND PROFILE STA 35+50 TO STA 45+00
7	SANITARY SEWER PLAN AND PROFILE STA 45+00 TO STA 54+00
8	SANITARY SEWER PLAN AND PROFILE STA 54+00 TO STA 62+50

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

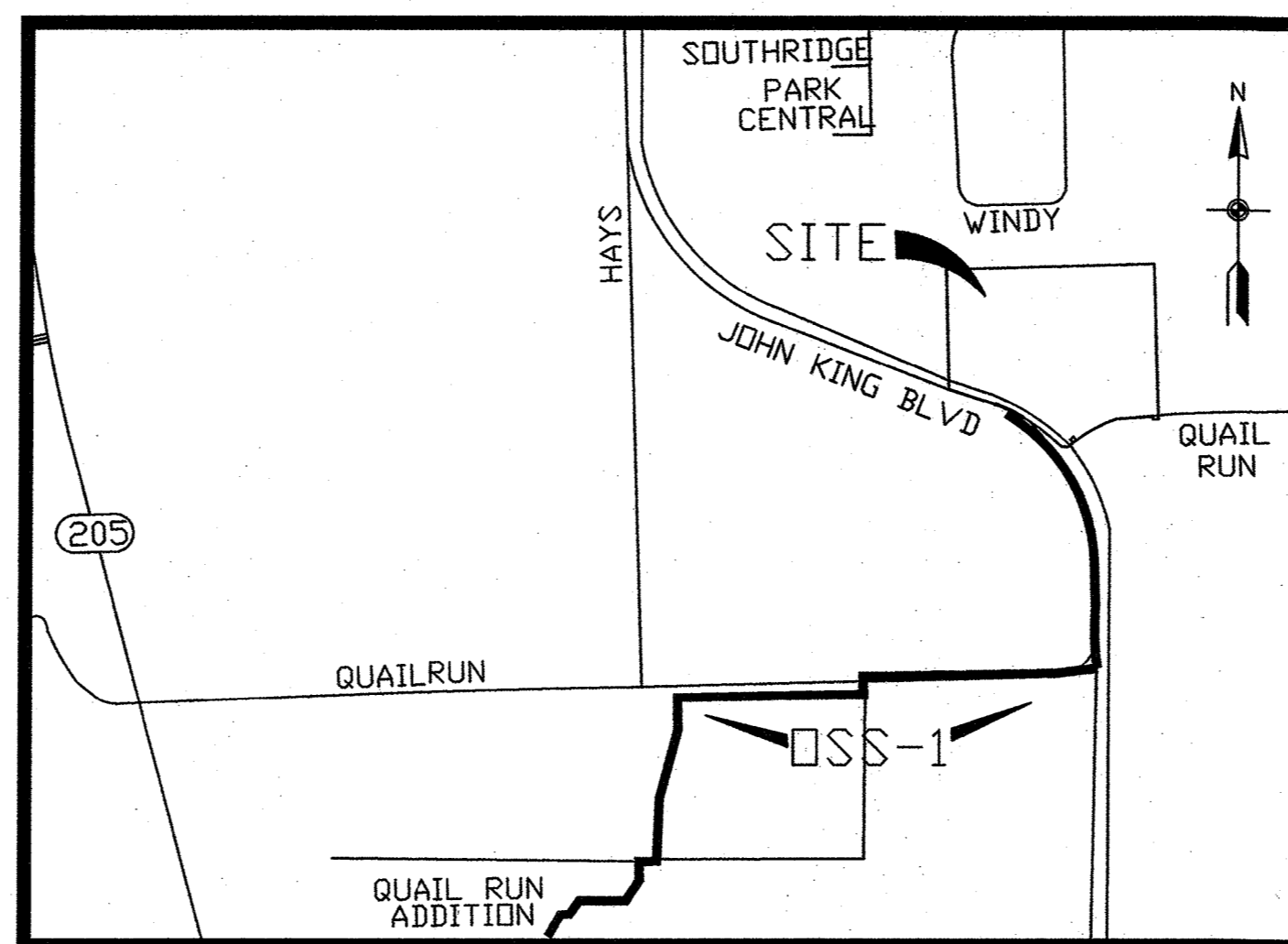
RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, MACATEE ENGINEERING, LLC, HEREBY STATES THAT THIS PLAN IS AN ACCURATE RECORD DRAWING. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

Dayton C. Macatee 04/15/2020
 Dayton C. Macatee, P.E. Date
 12655 N. Central Expwy, Suite 420, Dallas, Texas 75243

OWNER/DEVELOPER:

GIDEON GROVE, LTD
 8214 WESTCHESTER DRIVE
 SUITE 710
 DALLAS, TX 75225
 PHONE: 214-522-4945
 CONTACT: JOHN ARNOLD



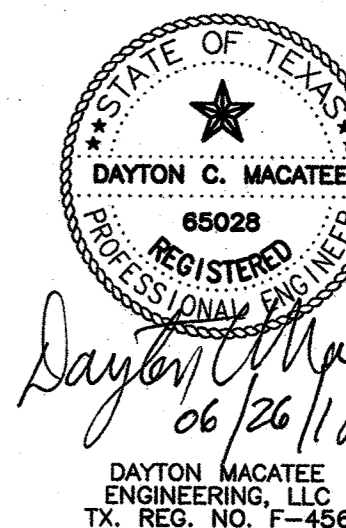
LOCATION MAP

MAPSCO: 20D-A
NOT TO SCALE

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CITY OF ROCKWALL MONUMENT "COR-2"
 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" +/--.866"
 EAST OF INTERSECTION OF WILLIAMS STREET AND CARUTH LANE, AND 50' SOUTH
 OF CL OF WILLIAMS STREET. N: 7029731.124, E: 2598589.314, ELEV=529.10

CITY OF ROCKWALL MONUMENT "COR-4"
 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE
 OF DALTON ROAD +/--.210' WEST OF INTERSECTION OF SH 205 AND DALTON ROAD,
 AND 10' NORTH OF CURB LINE. N: 7040336.992, E: 2592422.633, ELEV=541.67



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.

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Frank Hager 6-26-18
 DATE

ENGINEER:

MACATEE ENGINEERING
 DAYTON MACATEE ENGINEERING, LLC
 (Tex. Reg. No. F-456)
 3519 MILES STREET
 DALLAS, TEXAS 75209
 TEL 214-373-1180 * FAX 214-373-6580
 E-MAIL: daytonm@macatee-engineering.com

REVISION TABLE			
REV.	BY	DATE	DESCRIPTION

WASTEWATER NOTES:

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OSS-1 KEYMAP

HANCE-FIRST TRACT
28.1286 AC
INST.# 2009-00411939

HANCE-SECOND TRACT
44.3729 AC
INST.# 2009-00411939

HANCE-THIRD TRACT
28.655 AC

TOTAL AREA 29.185 ACRES
GIDEON GROVE, LTD.
PORTION OF CALLED 80 ACRE
TRACT VOLUME 2015,
PAGE 14809,
D.R.R.C.T.

SHEET 8

SHEET 7

SHEET 4

SHEET 5

SHEET 6

QUAILRUN RD

QUAIL RUN VALLEY NO 2
502.566 AC. +/-
Vol. 649 / Pg. 0047

R&R HANCE INVESTMENTS LP
39.7 AC. +/-
Vol. 5433 / Pg. 0053

GLOVER KERRY CLOYCE
L LEONARD, LOT 1, 5.165 ACRES
G.ID 4310-1085-4001-00-0R

YINGLING JOHN & LYNELLE
PROMISE LAND ADDITION
BLOCK A, LOT 1, 5 ACRES
G.ID 4713-000A-0001-000R

APPROX. LOCATION OF
100 YEAR FEMA FLOODPLAIN
MAP NO 48397C0030L
DATED SEP 26, 2008

GLOVER KERRY CLOYCE & JOANN
S S MCCURRY, TRACT 19-2, 8.011 ACRES
G.ID 0146-0000-0019-02-0R

YINGLING JOHN & LYNELLE
SS MCCURRY, TRACT 19-3, 1.00 ACRES
G.ID 0146-0000-0019-03-0R

CITY OF ROCKWALL
S S MCCURRY, TRACT 8-01, 1.77 ACRES
G.ID 0146-0000-0008-010R

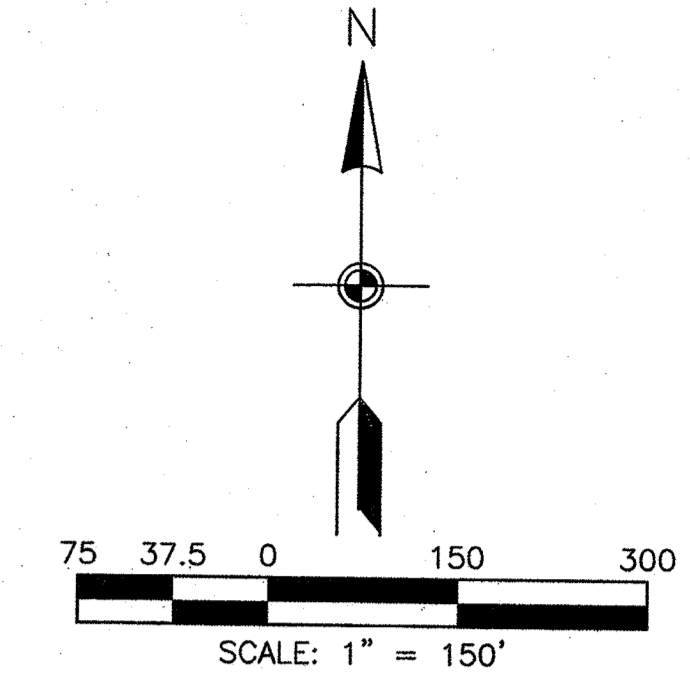
NORTH TEXAS MUNICIPAL
WATER DISTRICT EASEMENT
VOL 569, PG 195
VOL 663, PG 237
D.R.R.C.T.

QUAIL RUN VALLEY NO. 2
SUBDIVISION

THE PARKS AT
SQUABBLE CREEK
CITY OF ROCKWALL
VOL 3907, PG. 143
D.R.R.C.T.

APPROX. LOCATION OF
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SHEET 2



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BENCHMARKS

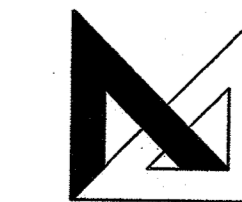
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WASTEWATER PLAN

GIDEON GROVE - NORTH

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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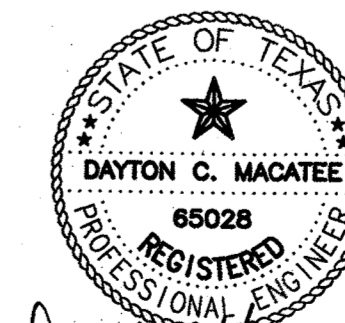
DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
PJF	DCM	06/26/2018	GG_W&S	SKR_GG	1 OF 8

RECORD DRAWING

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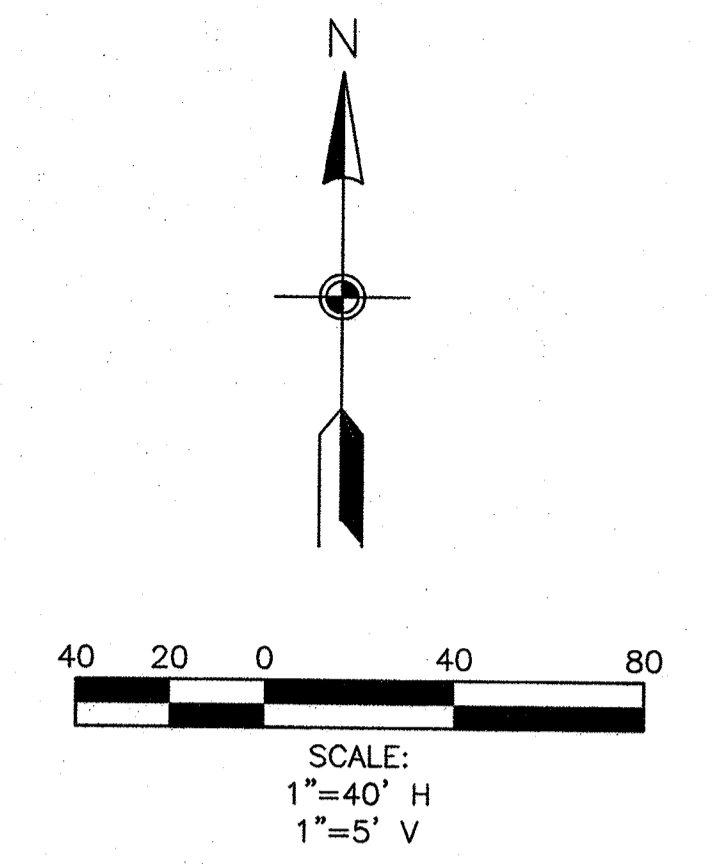
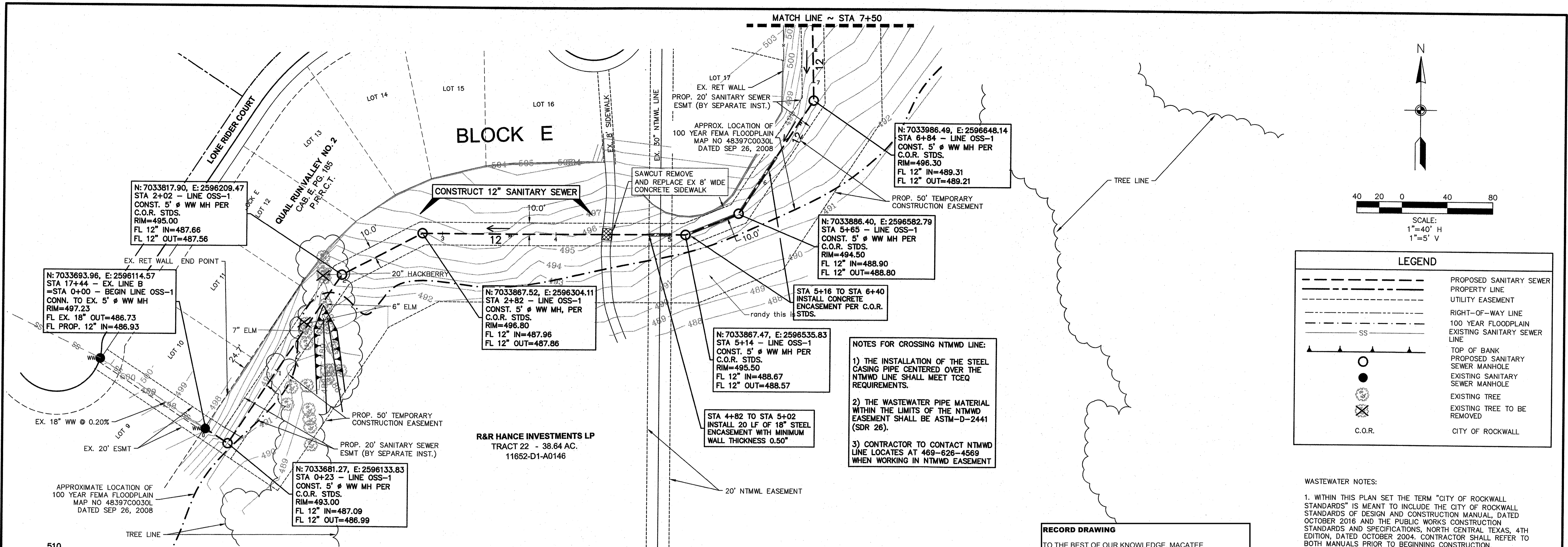
Dayton C. Macatee 04/15/2020
Dayton C. Macatee, P.E. Date
12655 N. Central Expwy, Suite 420, Dallas, Texas 75243

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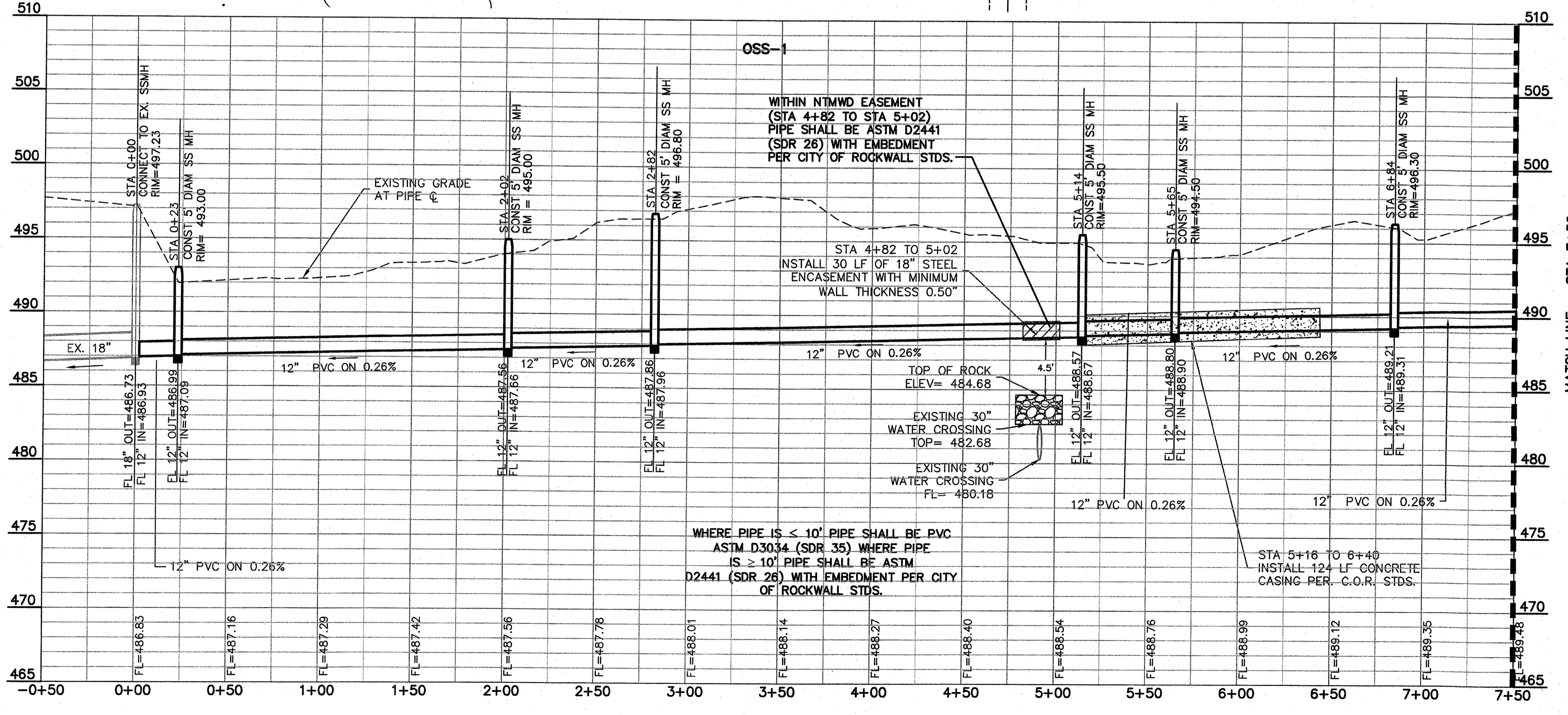
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06/26/18
DAYTON MACATEE ENGINEERING, LLC
TX. REG. NO. F-456

CITY _____ DATE _____



LEGEND

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	UTILITY EASEMENT
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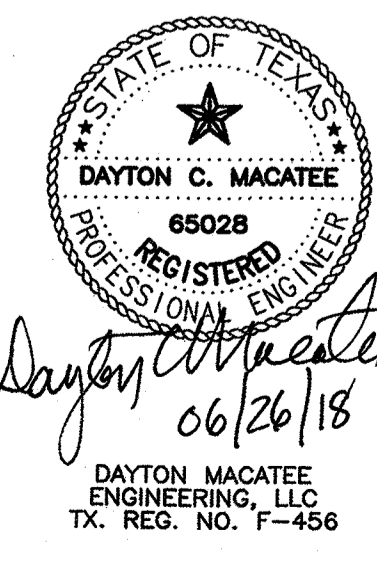
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WASTEWATER PLAN & PROFILE

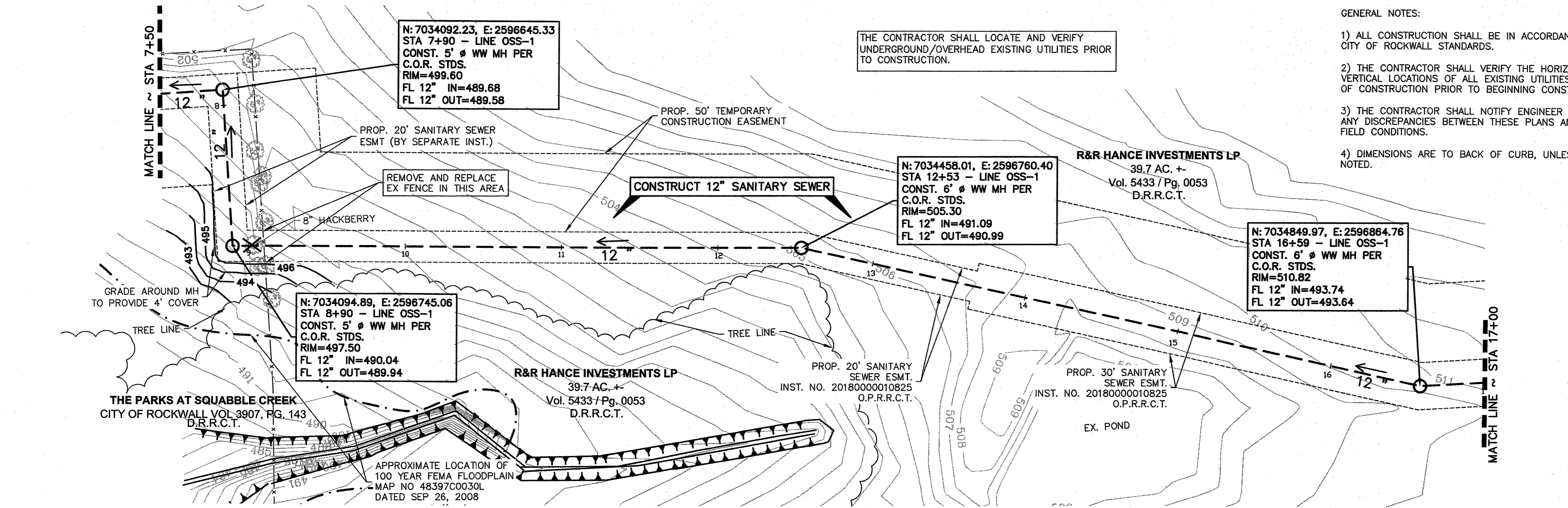
QUAIL RUN/JOHN KING BLVD. WASTEWATER

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

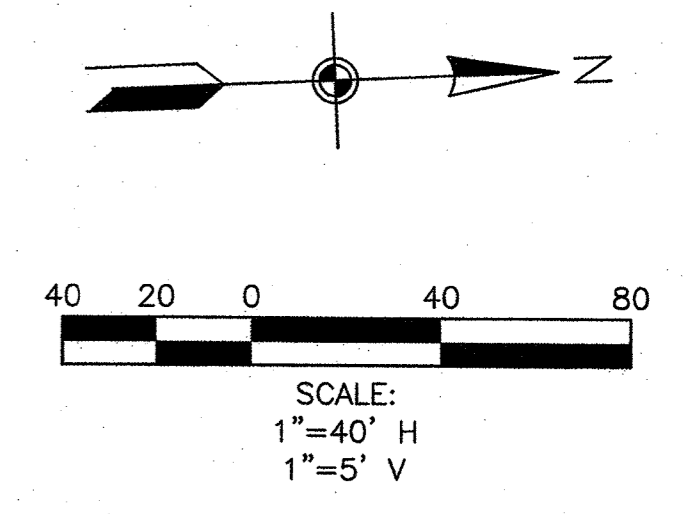


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DESIGNED: R/JF CHECKED: DCM DATE: 06/26/2018 DWG FILE: GG_OS-SS PROJECT #: SKR_GG SHEET NO.: 2 OF 8



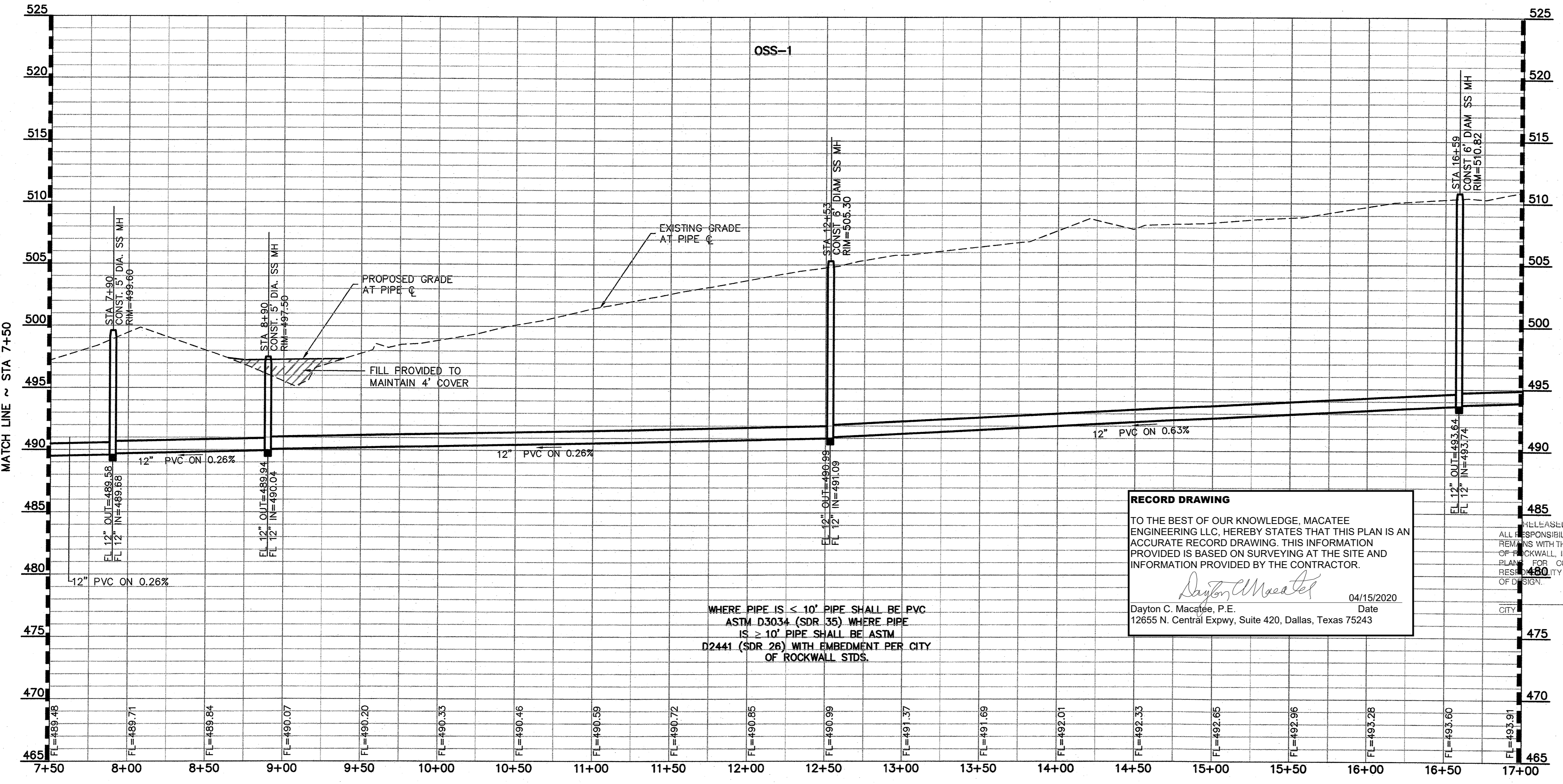
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WHERE PIPE IS < 10' PIPE SHALL BE PVC ASTM D3034 (SDR 35) WHERE PIPE IS > 10' PIPE SHALL BE ASTM D2441 (SDR 26) WITH EMBEDMENT PER CITY OF ROCKWALL STDS.

REV.	BY	DATE	DESCRIPTION

BENCHMARKS

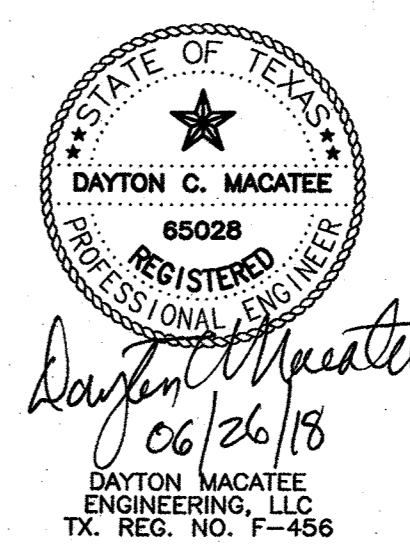
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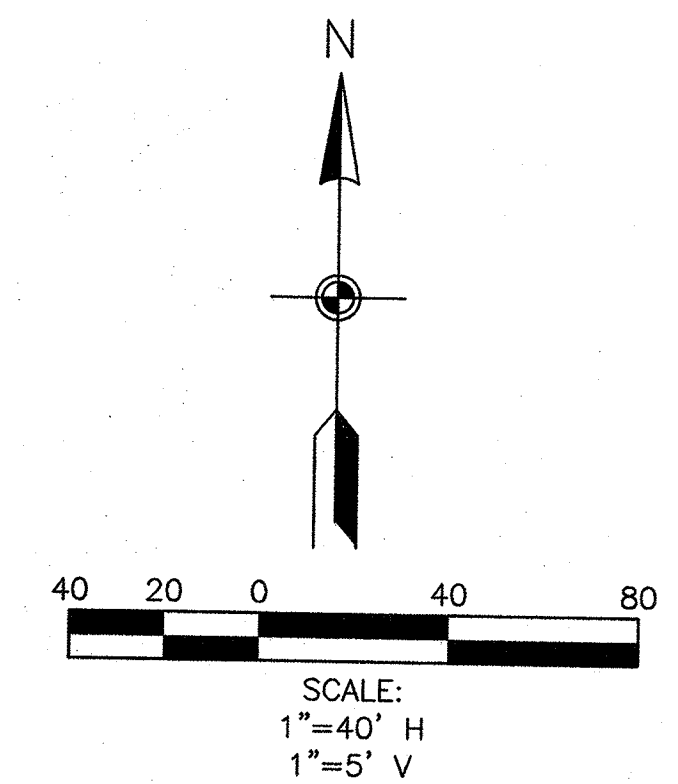
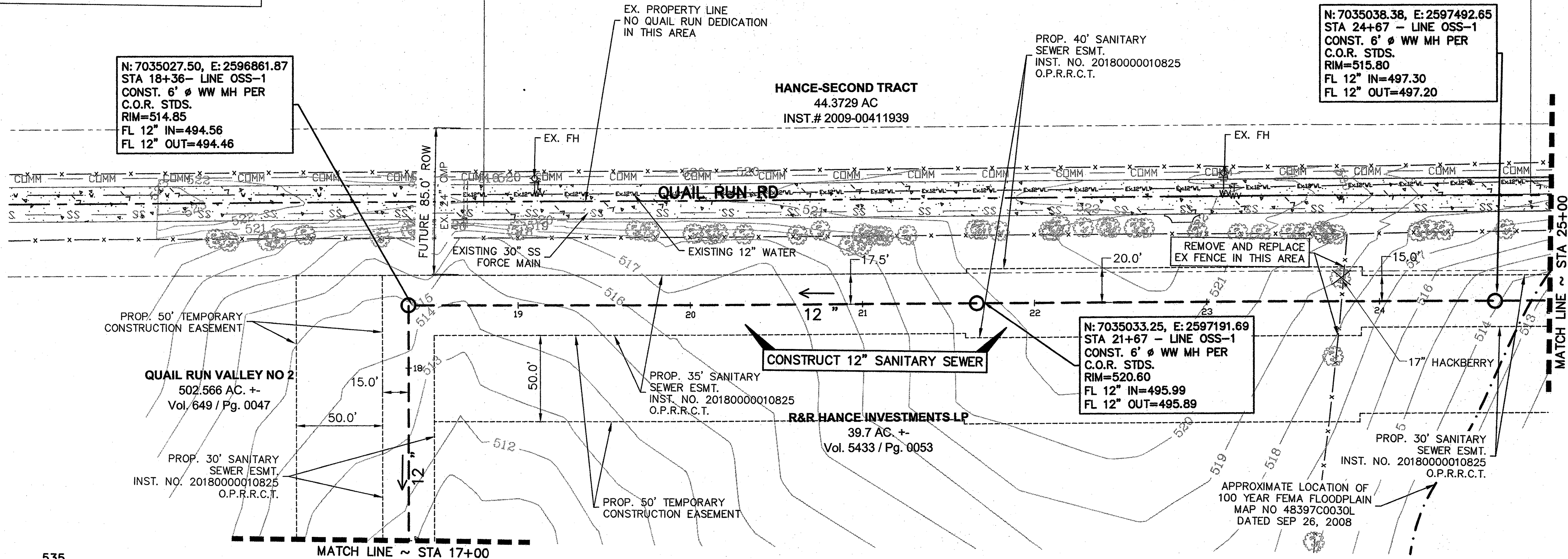
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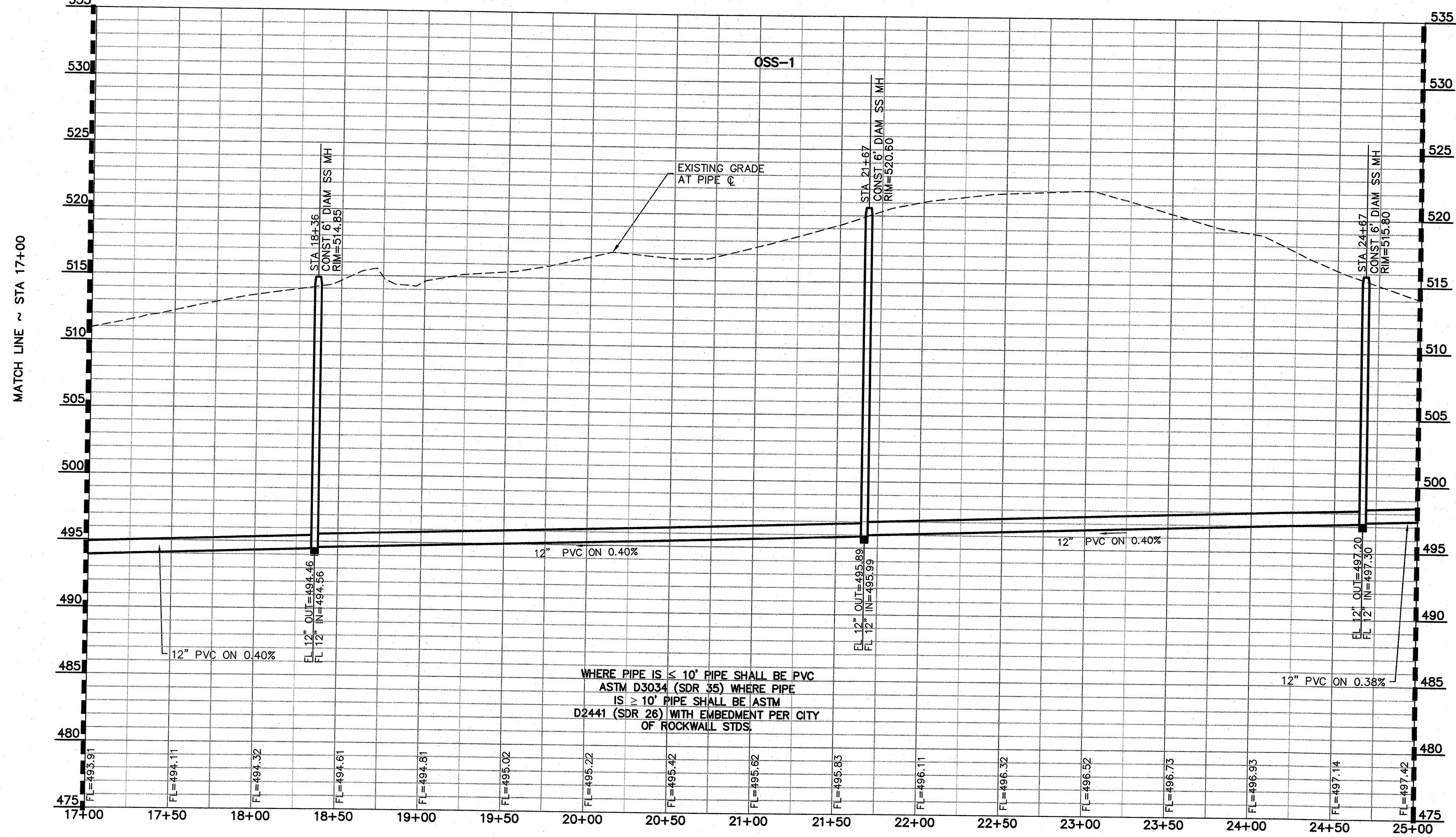
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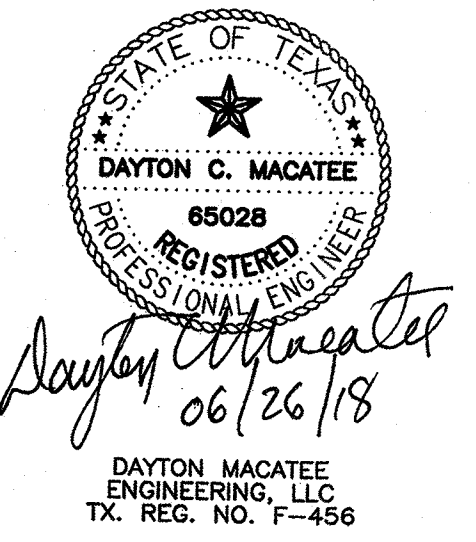
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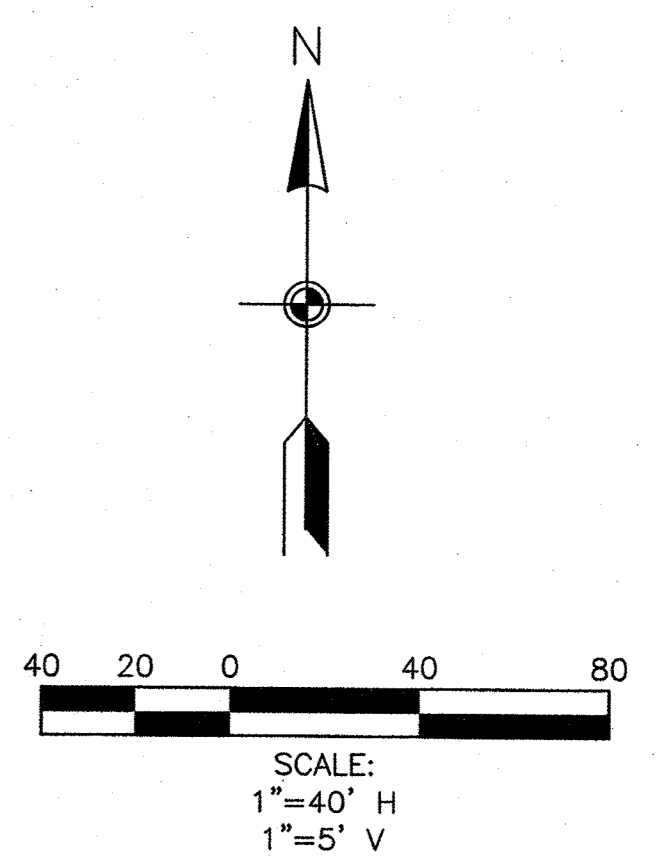
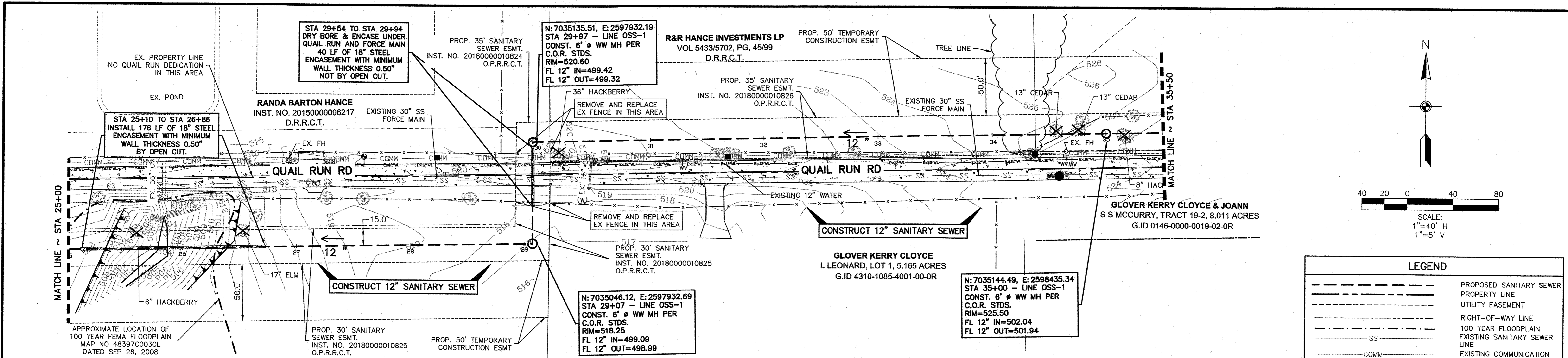
BENCHMARKS
 CITY OF ROCKWALL MONUMENT "COR-2"
 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" +/- 866'
 EAST OF INTERSECTION OF WILLIAMS STREET AND CARUTH LANE, AND 50' SOUTH
 OF CL OF WILLIAMS STREET. N: 7029731.124, E: 2598589.314, ELEV=529.10
 CITY OF ROCKWALL MONUMENT "COR-4"
 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE
 OF DALTON ROAD +/- 210' WEST OF INTERSECTION OF SH 205 AND DALTON ROAD,
 AND 10' NORTH OF CURB LINE. N: 7040336.992, E: 2592422.633, ELEV=541.67

WASTEWATER PLAN & PROFILE
QUAIL RUN/JOHN KING BLVD. WASTEWATER
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

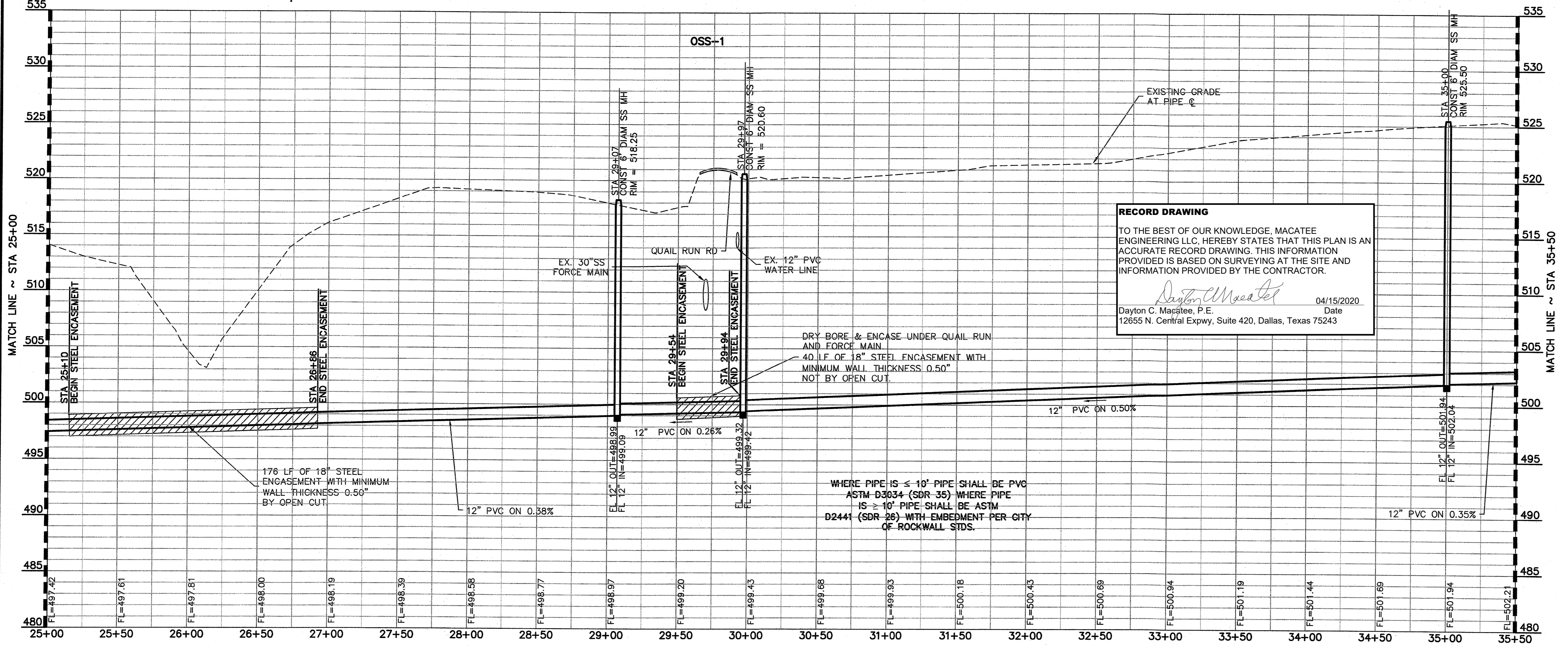
MACATEE ENGINEERING
 DAYTON MACATEE ENGINEERING, LLC
 (Tex. Reg. No. F-456)
 3519 MILES STREET
 DALLAS, TEXAS 75209
 TEL 214-373-1180 * FAX 214-373-6580
 E-MAIL: daytonm@macatee-engineering.com



DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
PJF	DCM	06/26/2018	GG_OS-SS	SKR_GG	4 OF 8



LEGEND	
	PROPOSED SANITARY SEWER
	PROPERTY LINE
	UTILITY EASEMENT
	RIGHT-OF-WAY LINE
	100 YEAR FLOODPLAIN
	EXISTING SANITARY SEWER LINE
	EXISTING COMMUNICATION LINE
	TOP OF BANK
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	CITY OF ROCKWALL



RECORD DRAWING

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Dayton C. Macatee 04/15/2020
 Dayton C. Macatee, P.E. Date
 12655 N. Central Expy, Suite 420, Dallas, Texas 75243

- WASTEWATER NOTES:
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REV.	BY	DATE	DESCRIPTION

BENCHMARKS

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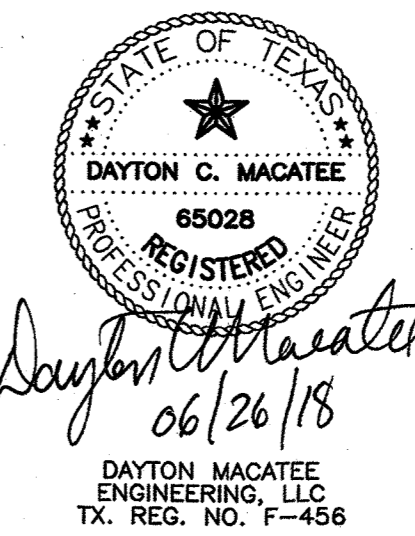
WASTEWATER PLAN & PROFILE
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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PJF	DCM	06/26/2018	GG_05-SS	SKR_GG	5 OF 8

THE CONTRACTOR SHALL LOCATE AND VERIFY UNDERGROUND/OVERHEAD EXISTING UTILITIES PRIOR TO 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.



RELEASED FOR CONSTRUCTION
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FUTURE DEVELOPMENT

RAND HANCE INVESTMENTS L.P.
GIDEON GROVE ADDITION 2 LTD
INST. NO. 20170000008390
D.R.R.C.T.

N: 7035153.50, E: 2598935.26
STA 40+00 - LINE OSS-1
CONST. 6" Ø WW MH PER
C.O.R. STDS.
RIM=524.50
FL 12" IN=503.89
FL 12" OUT=503.79

N: 7035226.85, E: 2599273.56
PC STA 43+61 - LINE OSS-1
CONST. 6" Ø WW MH
RIM=517.80
FL 10" IN=505.13 (E)
FL 10" IN=505.03 (N)
FL 12" OUT=504.93 (W)

N: 7035178.97, E: 2599232.29
PI STA 42+98 - LINE OSS-1
CONST. 6" Ø WW MH
RIM=519.10
FL 12" IN=504.76 (E)
FL 12" OUT=504.66 (W)

PROP. 20' SANITARY
SEWER ESMT.
INST. NO. 20180000010872
O.P.R.R.C.T.

PROP. 30' SANITARY
SEWER ESMT.
INST. NO. 20180000010872
O.P.R.R.C.T.

PROP. 35' SANITARY
SEWER ESMT.
INST. NO. 20180000010872
O.P.R.R.C.T.

PROP. 30' SANITARY
SEWER ESMT.
INST. NO. 20180000010872
O.P.R.R.C.T.

PROP. 50' TEMPORARY
CONSTRUCTION ESMT

REMOVE AND REPAIR FENCE
AS NEEDED FOR SANITARY SEWER LINE
CONSTRUCTION.

FUTURE ROW
DEDICATION

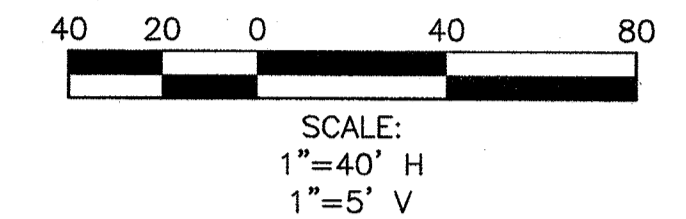
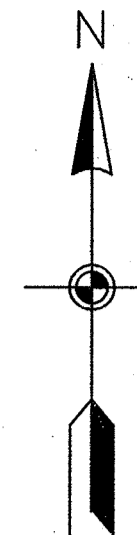
GLOVER KERRY CLOYCE & JOANN
S S MCCURRY, TRACT 19-2, 8.011 ACRES
G.ID 0146-0000-0019-02-0R

APPROXIMATE LOCATION OF
100 YEAR FEMA FLOODPLAIN
MAP NO 48397C0030L
DATED SEP 26, 2008

YINGLING JOHN & LYNELLE
PROMISE LAND ADDITION, BLOCK A, LOT 1, 5 ACRES
G.ID 4713-000A-0001-000R

EXISTING 30" SS
FORCE MAIN

APPROXIMATE LOCATION OF
100 YEAR FEMA FLOODPLAIN
MAP NO 48397C0030L
DATED SEP 26, 2008



LEGEND

- PROPOSED SANITARY SEWER
- PROPERTY LINE
- UTILITY EASEMENT
- RIGHT-OF-WAY LINE
- 100 YEAR FLOODPLAIN
- EXISTING SANITARY SEWER LINE
- EXISTING COMMUNICATION LINE
- TOP OF BANK
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- C.O.R.
- CITY OF ROCKWALL

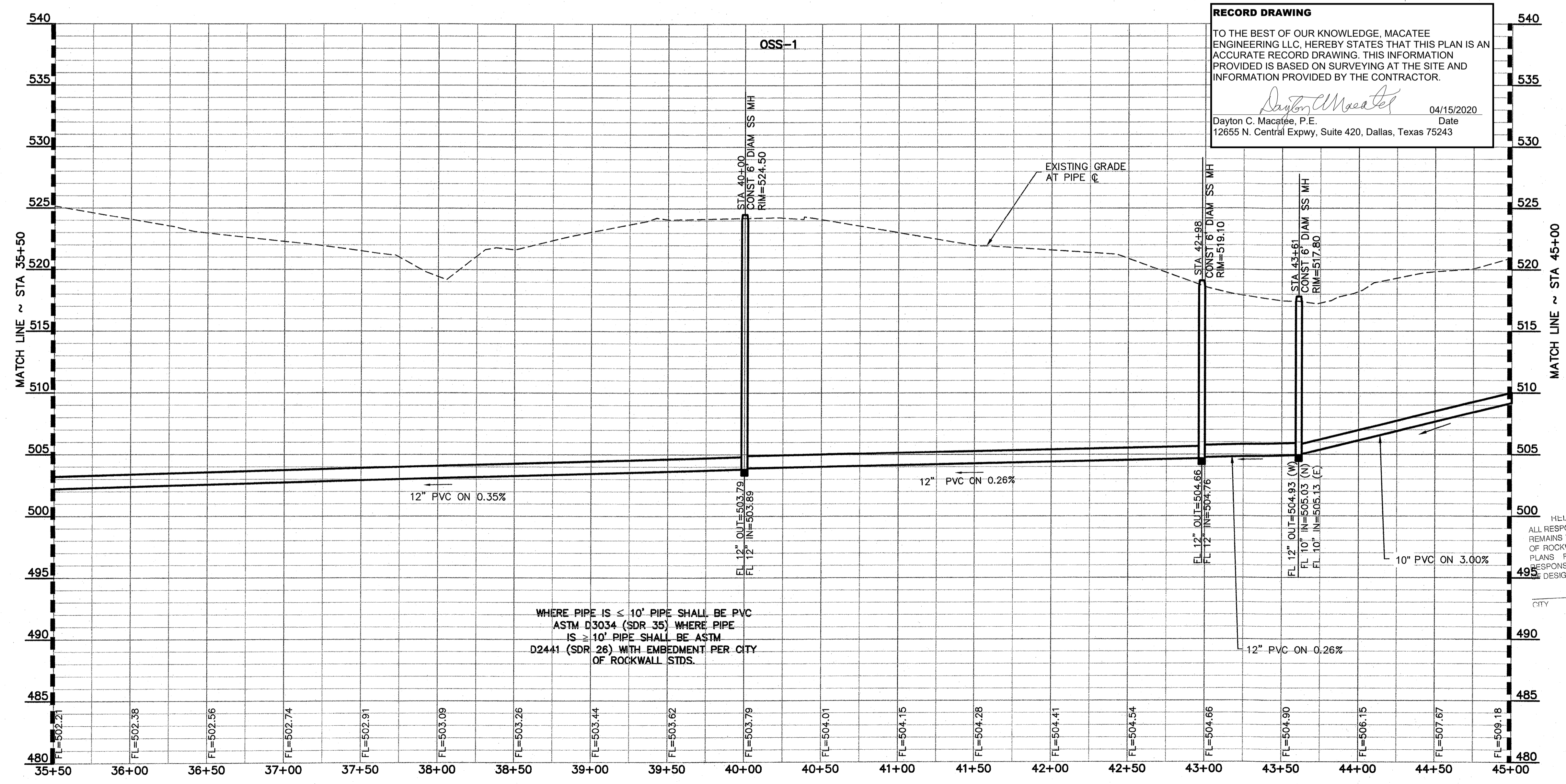
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Dayton C. Macatee
Dayton C. Macatee, P.E. Date: 04/15/2020
12655 N. Central Expy, Suite 420, Dallas, Texas 75243



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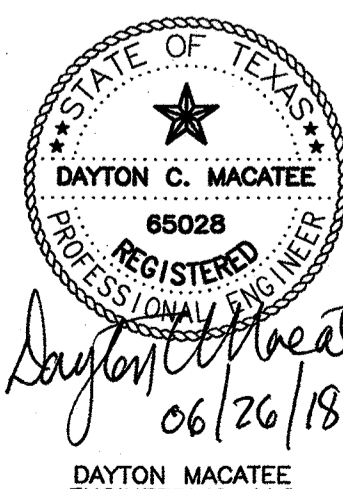
BENCHMARKS

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WASTEWATER PLAN & PROFILE
QUAIL RUN/JOHN KING BLVD. WASTEWATER
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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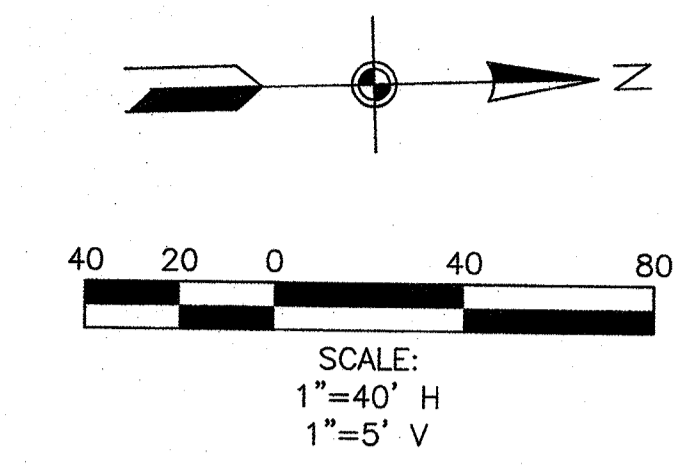
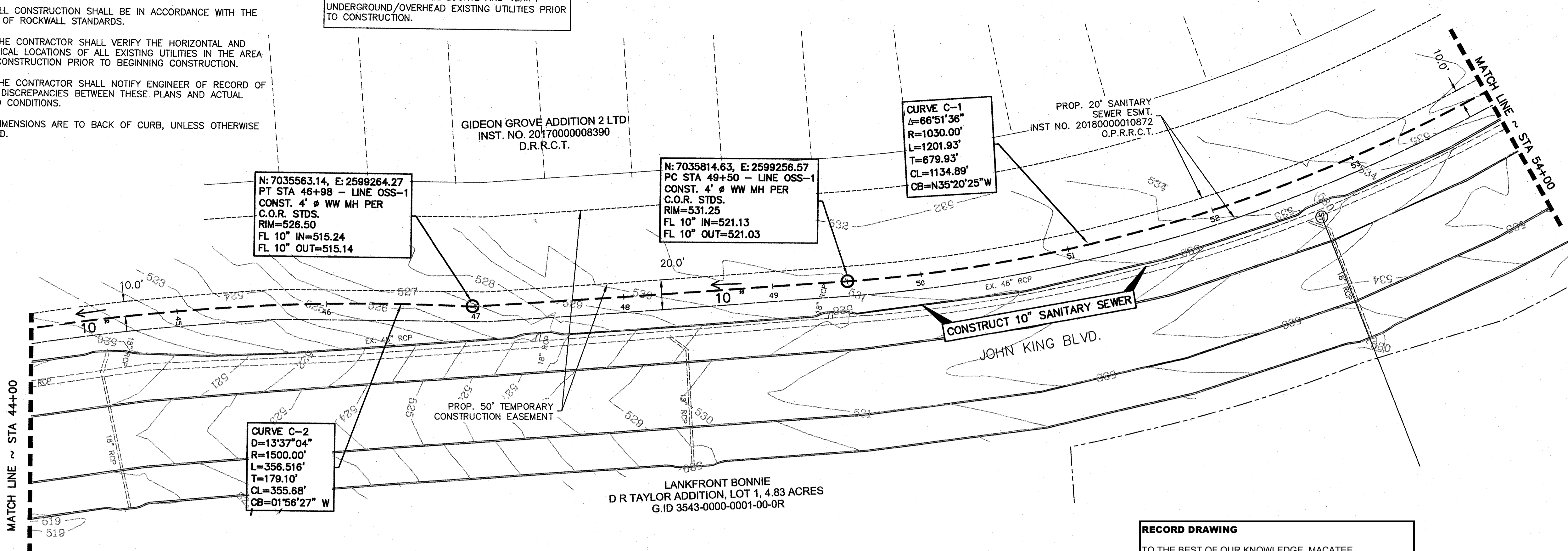


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PJF	DCM	06/26/2018	GG_OS-SS	SKR_GG	6 OF 8

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	PROPERTY LINE
	UTILITY EASEMENT
	RIGHT-OF-WAY LINE
	100 YEAR FLOODPLAIN
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	CITY OF ROCKWALL

WASTEWATER NOTES:

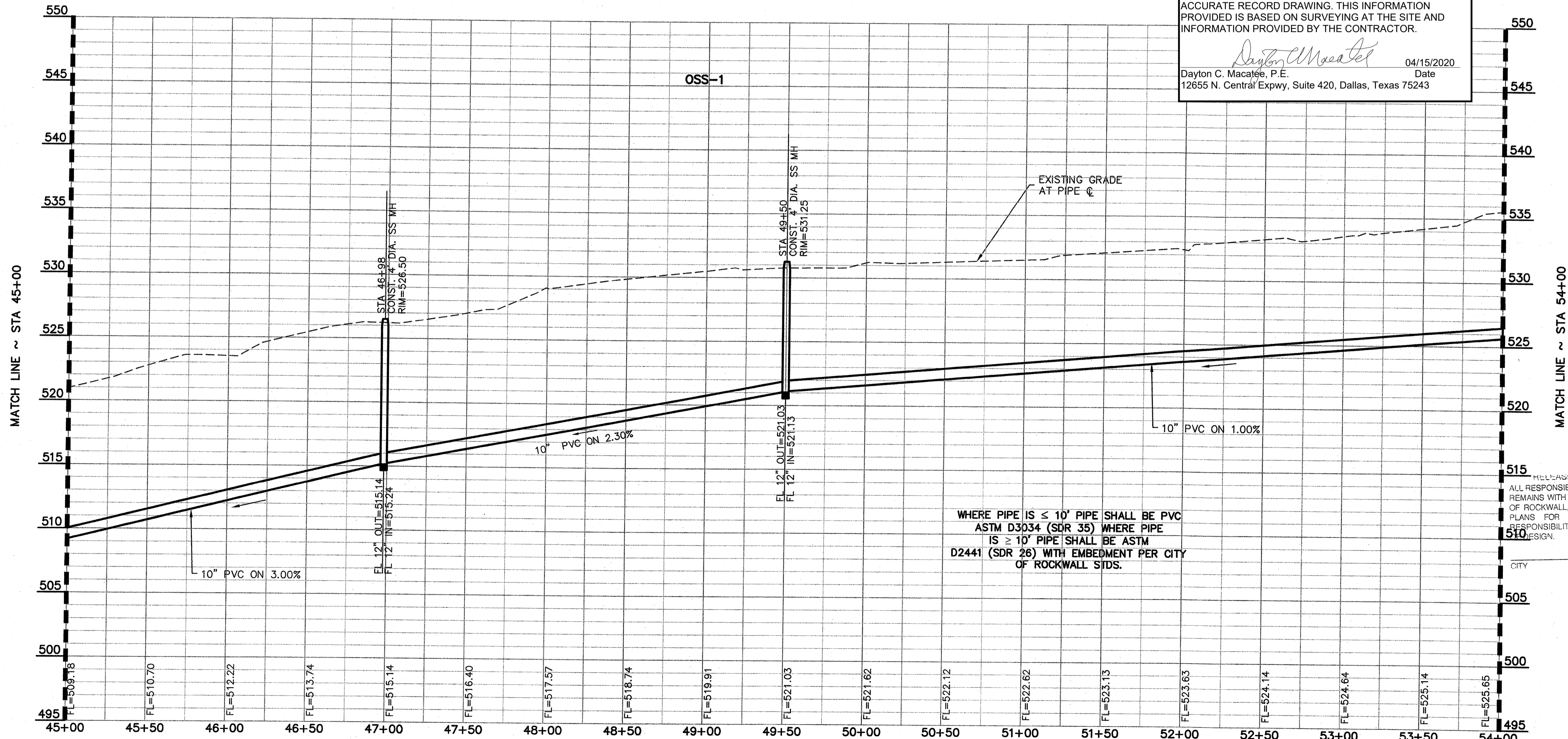
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Dayton C. Macatee 04/15/2020
 Dayton C. Macatee, P.E. Date
 12655 N. Central Expwy, Suite 420, Dallas, Texas 75243

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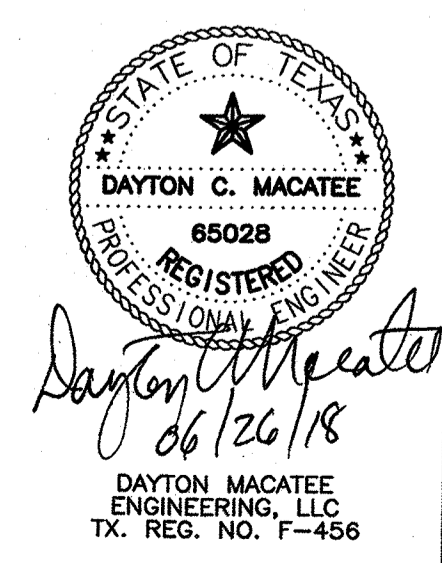
REV.	BY	DATE	DESCRIPTION

BENCHMARKS

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 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" +/- 866' EAST OF INTERSECTION OF WILLIAMS STREET AND CARUTH LANE, AND 50' SOUTH OF CL OF WILLIAMS STREET. N: 7029731.124, E: 2598589.314, ELEV=529.10

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WASTEWATER PLAN & PROFILE
QUAIL RUN/JOHN KING BLVD. WASTEWATER
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



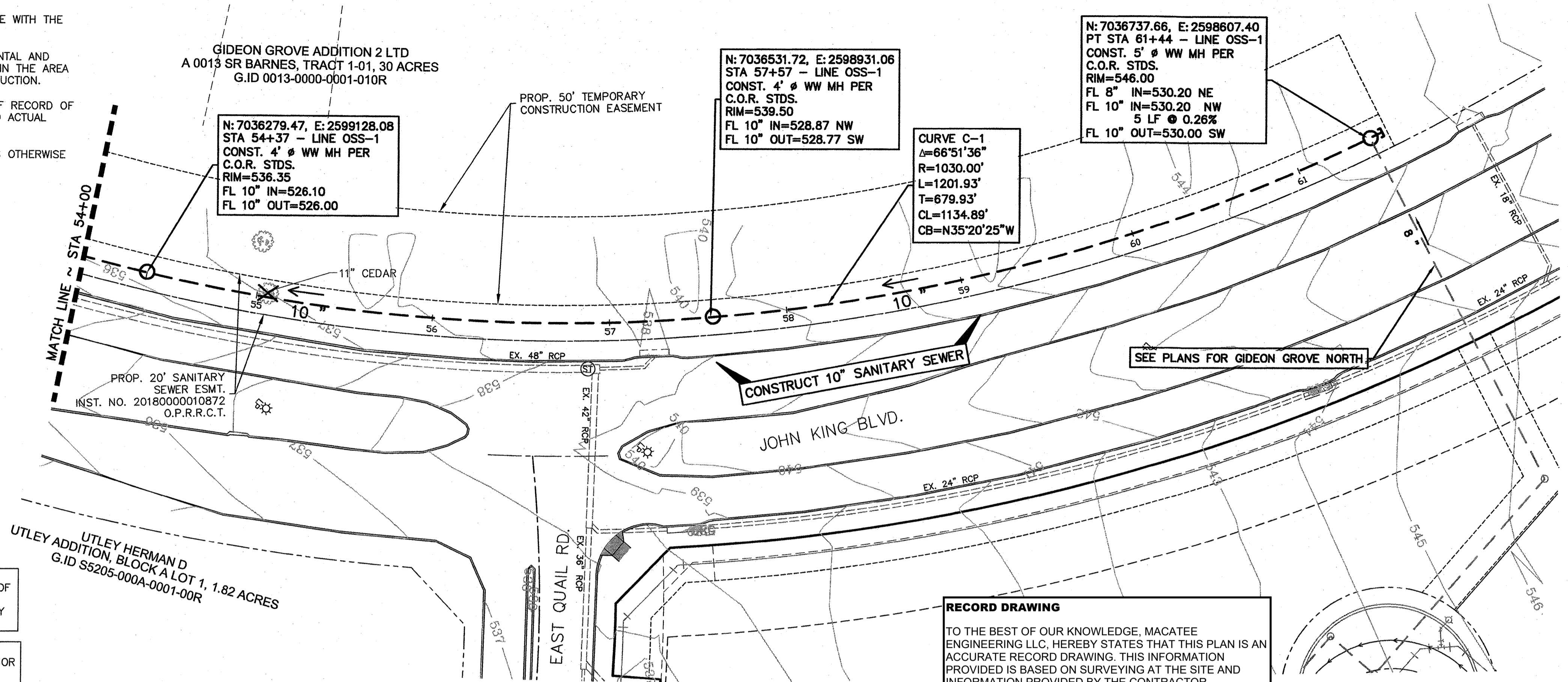
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PJF	DCM	06/26/2018	GG_OS-SS	SKR_GG	7 OF 8

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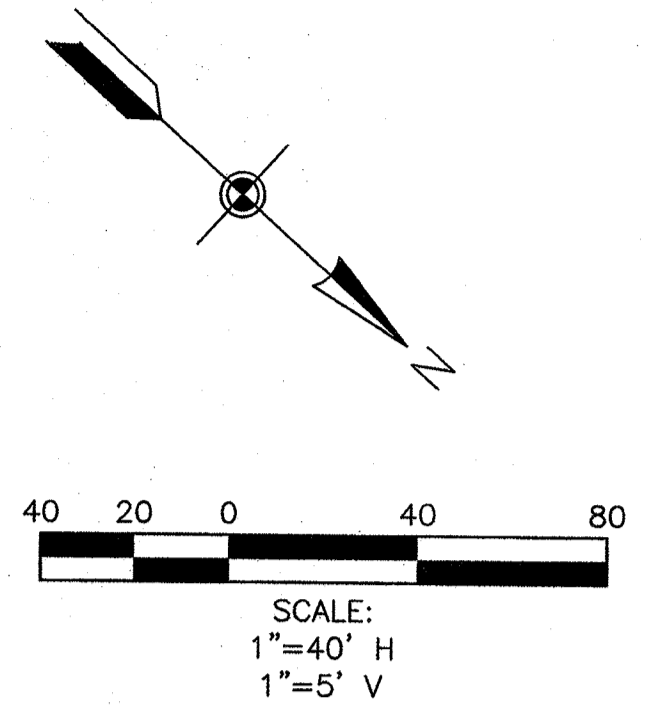
N: 7036737.66, E: 2598607.40
PT STA 61+44 - LINE OSS-1
CONST. 5' Ø WW MH PER
C.O.R. STDS.
RIM=546.00
FL 8" IN=530.20 NE
FL 10" IN=530.20 NW
5 LF Ø 0.26%
FL 10" OUT=530.00 SW

N: 7036531.72, E: 2598931.06
STA 57+57 - LINE OSS-1
CONST. 4' Ø WW MH PER
C.O.R. STDS.
RIM=539.50
FL 10" IN=528.87 NW
FL 10" OUT=528.77 SW

N: 7036279.47, E: 2599128.08
STA 54+37 - LINE OSS-1
CONST. 4' Ø WW MH PER
C.O.R. STDS.
RIM=536.35
FL 10" IN=526.10
FL 10" OUT=526.00

CURVE C-1
Δ=66°51'36"
R=1030.00'
L=1201.93'
T=679.93'
CL=1134.89'
CB=N35°20'25"W

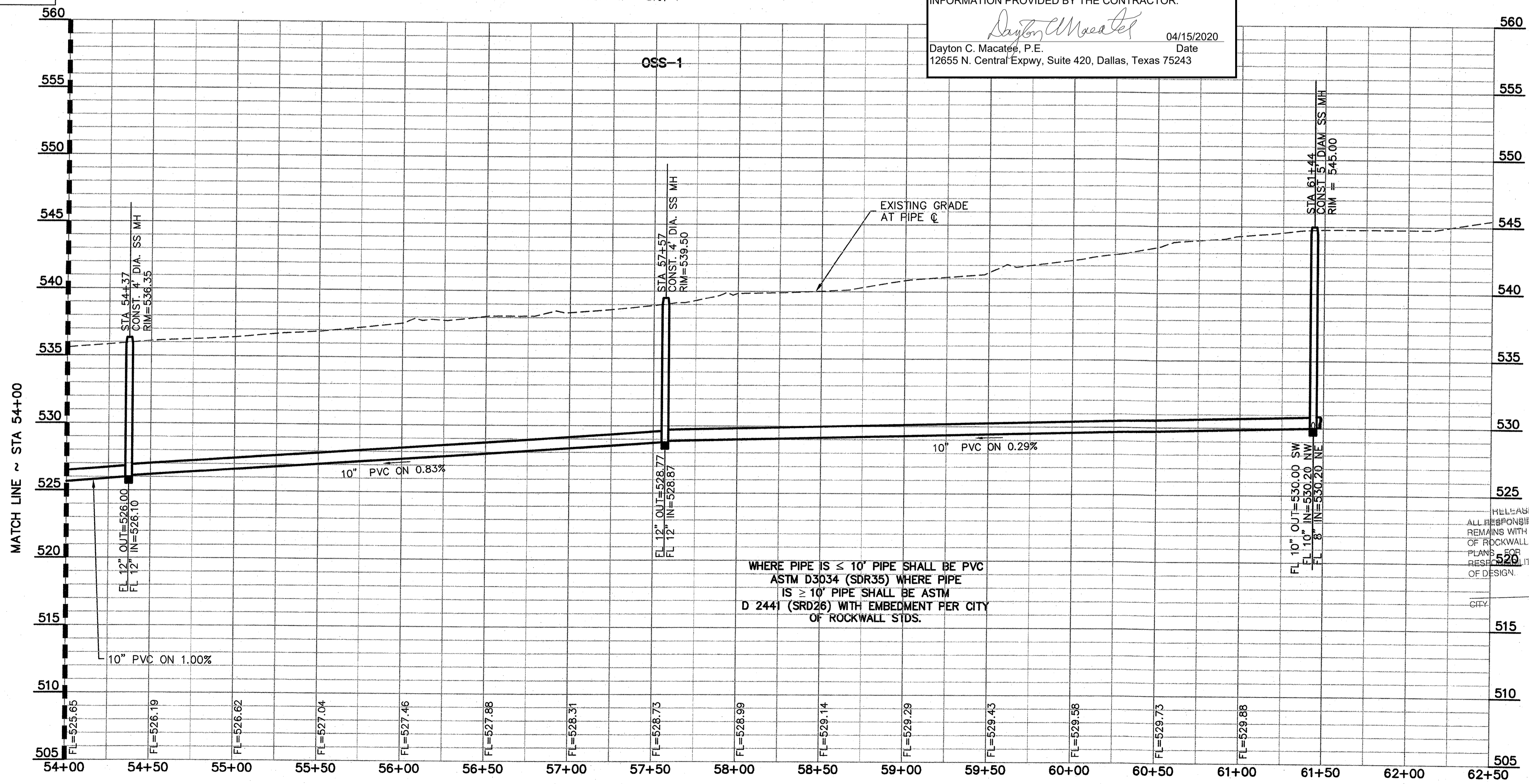
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Dayton C. Macatee, P.E. 04/15/2020 Date
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LEGEND

	PROPOSED SANITARY SEWER
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WHERE PIPE IS ≤ 10" PIPE SHALL BE PVC ASTM D3034 (SDR35) WHERE PIPE IS ≥ 10" PIPE SHALL BE ASTM D 2441 (SRD26) WITH EMBEDMENT PER CITY OF ROCKWALL STDS.

REV.	BY	DATE	DESCRIPTION

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WASTEWATER PLAN & PROFILE
QUAIL RUN/JOHN KING BLVD. WASTEWATER
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
DAYTON C. MACATEE
REGISTERED PROFESSIONAL ENGINEER
65028
Dayton C. Macatee
06/26/18
DAYTON MACATEE ENGINEERING, LLC
TX. REG. NO. F-456

MACATEE ENGINEERING
DAYTON MACATEE ENGINEERING, LLC
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