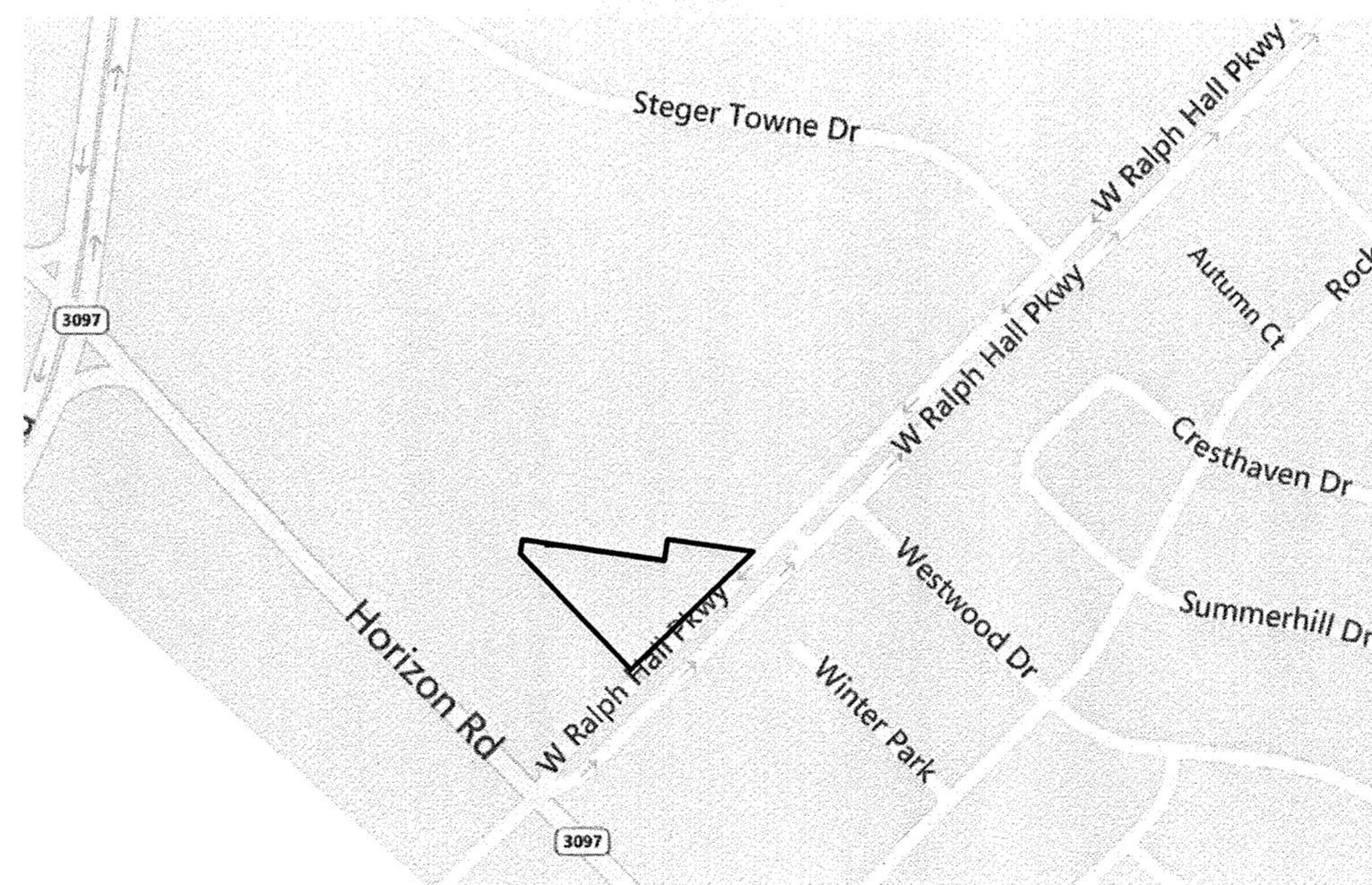


CONSTRUCTION PLANS FOR Horizon Village

LOT 6, BLOCK 1 HORIZON VILLAGE ADDITION
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S.

SHEET INDEX

1. COVER SHEET
2. FINAL PLAT SHEET 1 OF 2
3. FINAL PLAT SHEET 2 OF 2
4. SITE PLAN
5. PAVING & DIMENSION CONTROL
6. GRADING PLAN
7. DRAINAGE AREA MAP
8. DRAINAGE PLAN & PROFILE
9. UTILITY PLAN
10. EROSION CONTROL PLAN & DETAILS
11. GENERAL NOTES & TYPICAL PAVING SECTIONS
12. WATER & RETAINING WALL DETAILS
13. SANITARY SEWER DETAILS
- L1 LANDSCAPE PLAN

"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.

Todd Winters 7-31-15
TODD WINTERS 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 ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

OWNER/DEVELOPER
TRI TERRA DEVELOPMENT, LP
201 LAURENCE DRIVE #216
HEATH, TEXAS 75032
(214) 668-8321
FAX (972) 772-8110



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:

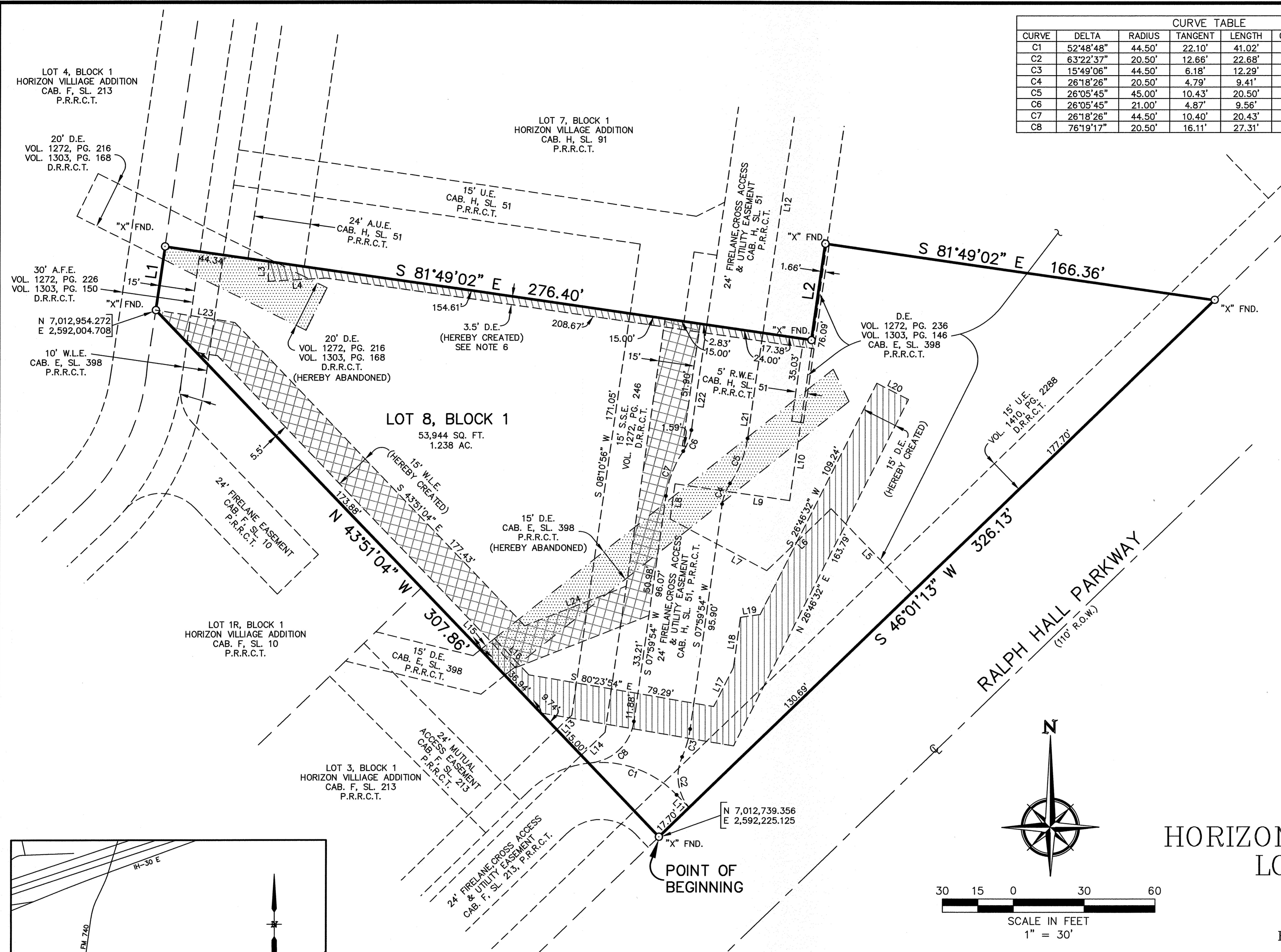
DATE: **OCTOBER 29, 2014**
PROJECT NO.: 2109
DWG FILE NAME: 01 COVER.DWG

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF CONSTRUCTION.



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	52°48'48"	44.50'	22.10'	41.02'	N 70°23'11" W	39.58'
C2	63°22'37"	20.50'	12.66'	22.68'	S 07°52'18" E	21.54'
C3	15°49'06"	44.50'	6.18'	12.29'	N 15°54'27" E	12.25'
C4	26°18'26"	20.50'	4.79'	9.41'	S 21°09'07" W	9.33'
C5	26°05'45"	45.00'	10.43'	20.50'	N 21°15'28" E	20.32'
C6	26°05'45"	21.00'	4.87'	9.56'	N 21°15'28" E	9.48'
C7	26°18'26"	44.50'	10.40'	20.43'	S 21°09'07" W	20.25'
C8	76°19'17"	20.50'	16.11'	27.31'	N 46°09'32" E	25.33'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 08°11'19" E	27.11'
L2	N 08°10'58" E	41.06'
L3	S 01°06'33" W	8.39'
L4	N 86°48'38" E	24.49'
L5	N 43°58'47" W	49.22'
L6	N 46°01'13" W	37.77'
L7	N 62°00'38" W	46.38'
L8	N 08°10'58" E	15.00'
L9	N 81°49'02" W	48.94'
L10	S 08°10'58" W	109.26'
L11	N 43°58'47" W	7.49'
L12	S 08°12'35" W	110.22'
L13	S 46°01'13" W	8.86'
L14	S 46°01'13" W	14.03'
L15	N 51°31'26" E	7.53'
L16	S 43°51'04" E	21.17'
L17	N 26°46'32" E	18.48'
L18	N 08°00'30" E	21.28'
L19	S 81°24'27" W	8.39'
L20	N 63°13'28" W	15.00'
L21	S 08°12'35" W	44.88'
L22	S 08°12'35" W	44.87'
L23	N 81°06'05" W	33.87'
L24	N 68°39'33" E	46.10'



- NOTES:
1. By graphical plotting, no portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480547 0040 L, effective date September 26, 2008, subject property is situated within Zone X (unshaded).
 2. Bearings are based on the plat Horizon Village Addition, Lots 5 and 6, Block 1, Cabinet H, Slide 11, Plat Records, Rockwall County, Texas.
 3. The purpose of this Replat is to abandon 2 Drainage Easements and create 1 Water Line Easement and 2 Drainage Easements over the subject property.
 4. Selling a portion of this addition by metes and bounds is a violation of State law and subject to fines and withholding of utilities and building permits.
 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.
 6. The property owner shall be responsible for the maintenance, repair, and/or replacement of the storm system in the northern most Drainage Easement.

REPLAT
HORIZON VILLAGE ADDITION
LOT 8, BLOCK 1

BEING A REPLAT OF
LOT 8, BLOCK 1
HORIZON VILLAGE ADDITION
CABINET H, SLIDE 51

AND BEING
1.238 ACRES

SITUATED IN THE
JAMES SMITH SURVEY, A-200
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

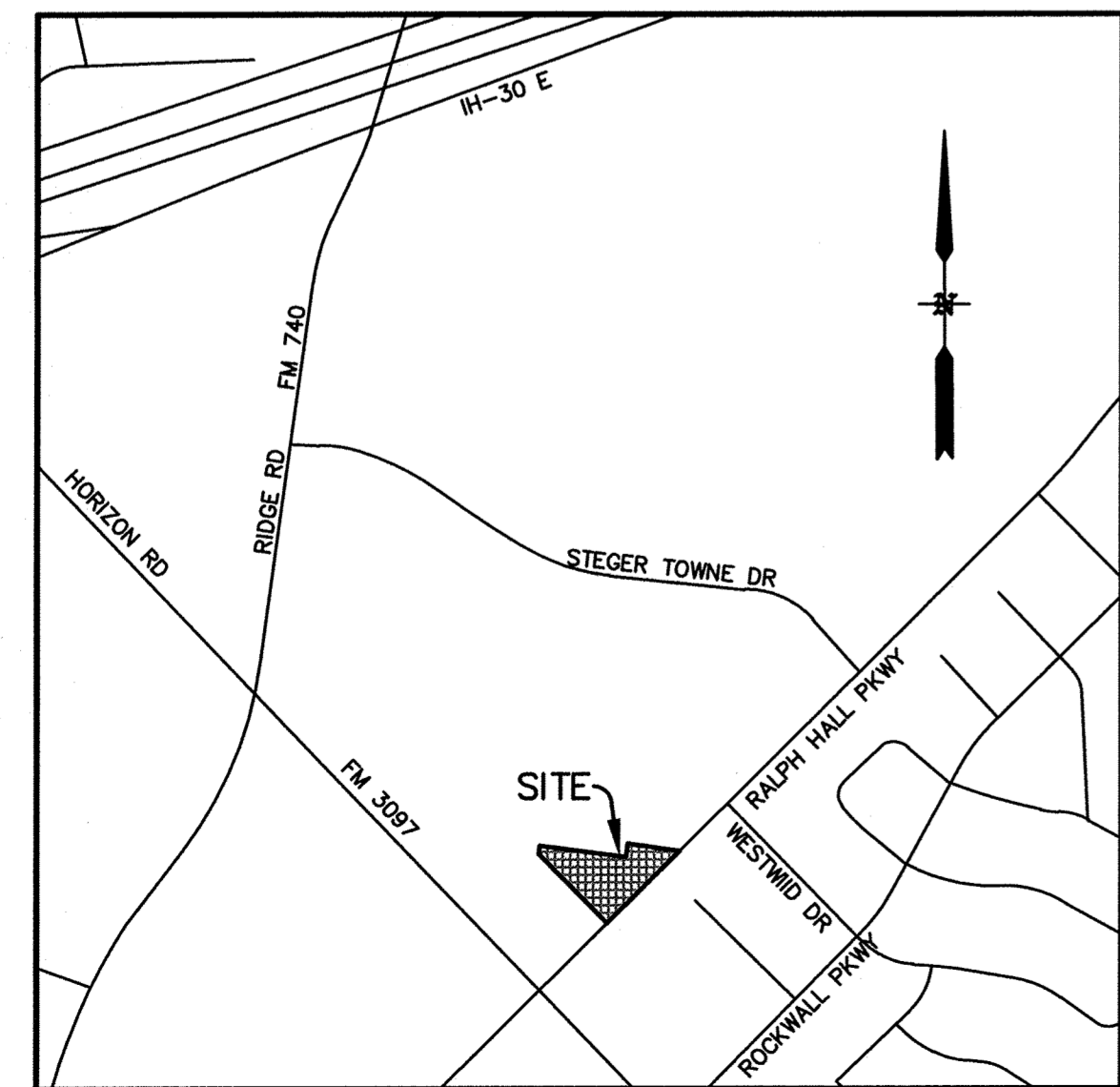
OWNER/DEVELOPER
SCOTT LEWIS CUSTOM HOMES, LLC
 201 LAURENCE DRIVE
 HEATH, TX 75032
 (214) 668-8321

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
 605 AVENUE B, SUITE 115
 LONGVIEW, TX 75773
 (903) 295-1560
 FAX (903) 295-1570

ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 TEXAS FIRM REG. NO. 001145
 201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401

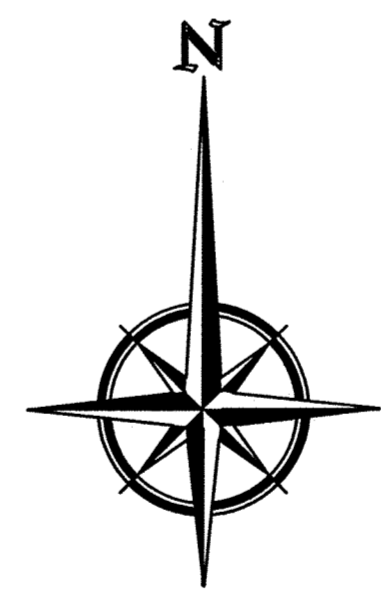
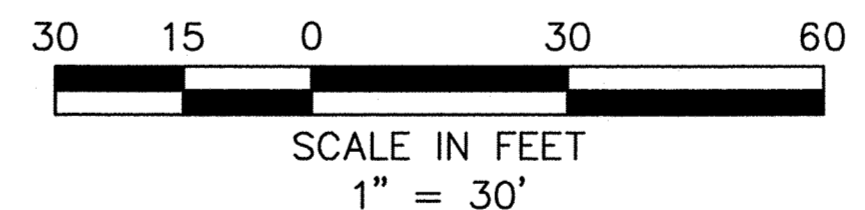
DATE: MARCH 24, 2015

SHEET 1 OF 2



VICINITY MAP
 N.T.S.

LEGEND	
D.E.	DRAINAGE EASEMENT
R.W.E.	RETAINING WALL EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.F.E.	ACCESS & FIRELANE EASEMENT
W.L.E.	WATER LINE EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE & DEDICATION

WHEREAS SCOTT LEWIS CUSTOM HOMES, 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 1.238 acre tract of land situated in the James Smith Survey, Abstract 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 6, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet H, Slide 51, Plat Records Rockwall County, Texas, said 1.238 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an "x" cut in concrete found for the south corner of said Lot 6 and the east corner of Lot 3, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Slide 213 of said Plat Records, said corner being on the northwest right-of-way line of Ralph Hall Parkway, a 110 ft. right-of-way;

THENCE North 43 degrees 51 minutes 04 seconds West, with the common boundary line of said Lot 6 and said Lot 3, passing the north corner of said Lot 3 and the east corner of Lot 1R, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Slide 10 of said Plat Records at a distance of 145.40 feet and continuing with the common boundary line of said Lot 6 and said Lot 1R, a total distance of 307.86 feet to an "x" cut in concrete found for a west corner of said Lot 6 and the north corner of said Lot 1R, said corner being in the east boundary line of Lot 4, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Slide 213 of said Plat Records;

THENCE North 08 degrees 11 minutes 19 seconds East, with the common boundary line of said Lot 6 and said Lot 4, a distance of 27.11 feet to an "x" cut in concrete found for the northwest corner of said Lot 6 and the southwest corner of Lot 7, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet H, Slide 91 of said Plat Records;

THENCE Easterly, with the common boundary lines of said Lot 6 and said Lot 7, the following courses:

South 81 degrees 49 minutes 02 seconds East, a distance of 276.40 feet to an "x" cut in concrete found for corner;

North 08 degrees 10 minutes 58 seconds East, a distance of 41.06 feet to an "x" cut in concrete found for corner;

South 81 degrees 49 minutes 02 seconds East, a distance of 166.36 feet to an "x" cut in concrete found for the east corner of said Lot 6 and the southeast corner of said Lot 7, said corner being in the northwest right-of-way line of said Ralph Hall Parkway;

THENCE South 46 degrees 01 minutes 13 seconds West, a distance of 326.13 feet the POINT OF BEGINNING AND CONTAINING 53,944 square feet or 1.238 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the HORIZON VILLAGE ADDITION, LOT 6R, BLOCK 1, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the HORIZON VILLAGE ADDITION, LOT 6R, BLOCK 1 subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I 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

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

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

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

FOR: SCOTT LEWIS CUSTOM HOMES, LLC

BY: Scott Lewis, President

Signature of Party with Mortgage or Lien Interest

Printed Name and Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Scott Lewis, 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 _____, 2015.

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 _____, 2015.

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

SURVEYOR'S CERTIFICATE

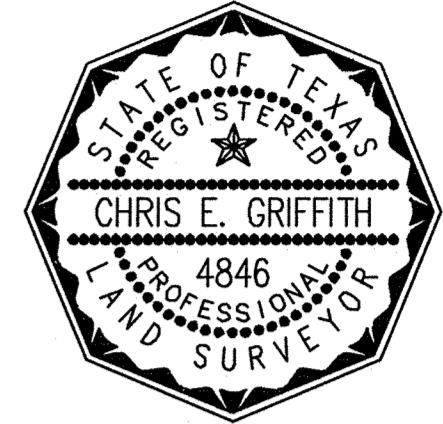
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, do hereby certify that this plat was prepared under my supervision, 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 SEAL OF OFFICE THIS THE 25th DAY OF MARCH, 2015.

Chris E. Griffith

CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Chris E. Griffith, 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 UNDER MY HAND AND SEAL OF OFFICE THIS 25TH DAY OF MARCH, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2019

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of HORIZON VILLAGE ADDITION, LOT 8, BLOCK 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2015.

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 _____, 2015.

Mayor, City of Rockwall

City Secretary

City Engineer

REPLAT

HORIZON VILLAGE ADDITION
LOT 8, BLOCK 1

BEING A REPLAT OF

LOT 8, BLOCK 1
HORIZON VILLAGE ADDITION
CABINET H, SLIDE 51

AND BEING

1.238 ACRES

SITUATED IN THE

JAMES SMITH SURVEY, A-200
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER

SCOTT LEWIS CUSTOM HOMES, LLC
201 LAURENCE DRIVE
HEATH, TX 75032
(214) 668-8321

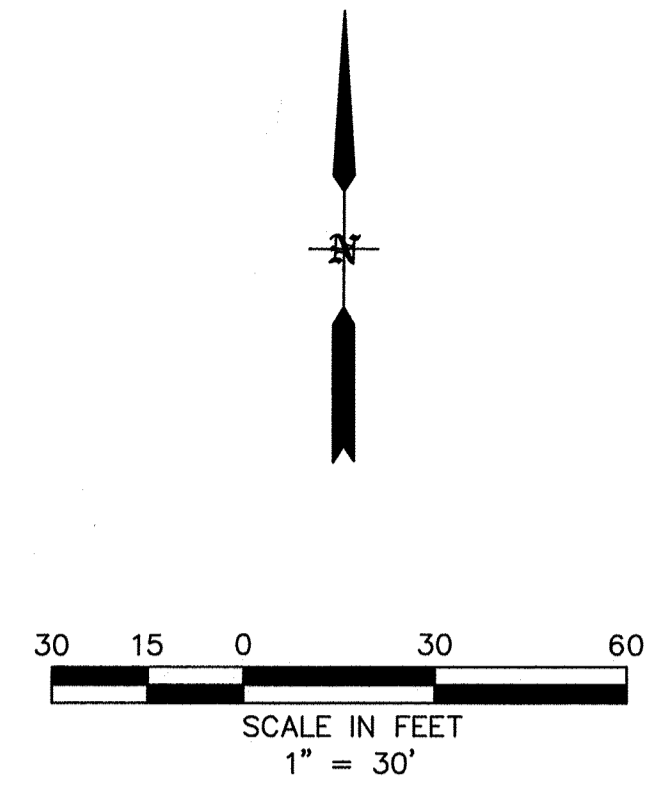
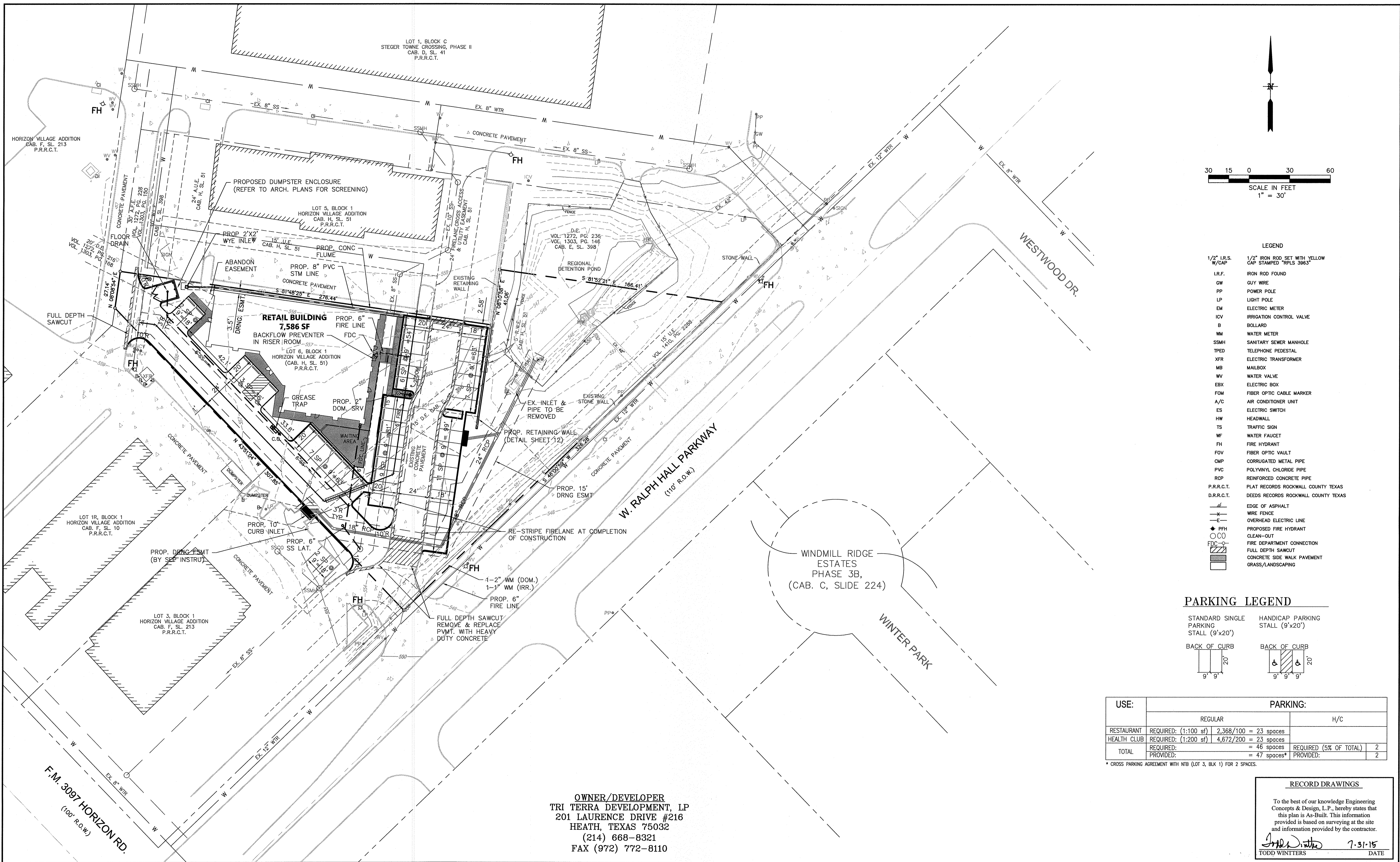
LAND SURVEYOR

GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75773
(903) 295-1560
FAX (903) 295-1570

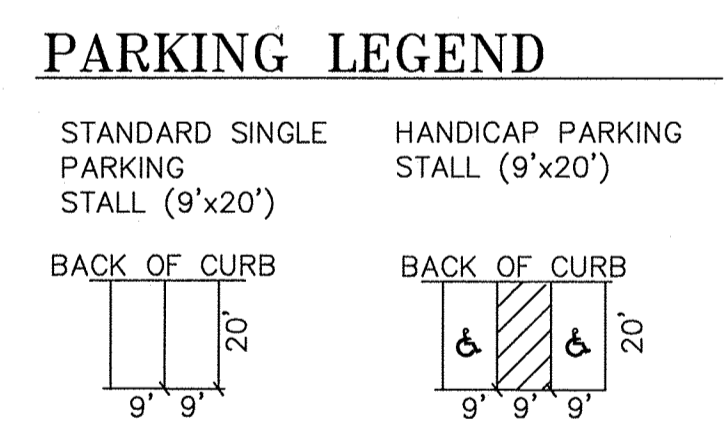
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: MARCH 24, 2015

SHEET 2 OF 2



- LEGEND**
- 1/2" I.R.S. W/CAP. 1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RFLS 3983"
 - I.R.F. IRON ROD FOUND
 - GW GUY WIRE
 - PP POWER POLE
 - LP LIGHT POLE
 - EM ELECTRIC METER
 - ICV IRRIGATION CONTROL VALVE
 - B BOLLARD
 - WM WATER METER
 - SSMH SANITARY SEWER MANHOLE
 - TPED TELEPHONE PEDESTAL
 - XFR ELECTRIC TRANSFORMER
 - MB MAILBOX
 - WV WATER VALVE
 - EBX ELECTRIC BOX
 - FOM FIBER OPTIC CABLE MARKER
 - A/C AIR CONDITIONER UNIT
 - ES ELECTRIC SWITCH
 - HW HEADWALL
 - TS TRAFFIC SIGN
 - WF WATER FAUCET
 - FH FIRE HYDRANT
 - FOV FIBER OPTIC VAULT
 - CMP CORRUGATED METAL PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - ROP REINFORCED CONCRETE PIPE
 - P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY TEXAS
 - D.R.R.C.T. DEEDS RECORDS ROCKWALL COUNTY TEXAS
 - EDGE OF ASPHALT
 - x- WIRE FENCE
 - e- OVERHEAD ELECTRIC LINE
 - PPFH PROPOSED FIRE HYDRANT
 - C/O CLEAN-OUT
 - FDC FIRE DEPARTMENT CONNECTION
 - ▨ FULL DEPTH SAWCUT
 - ▩ CONCRETE SIDE WALK PAVEMENT
 - GRASS/LANDSCAPING



USE:	PARKING:	
	REGULAR	H/C
RESTAURANT	REQUIRED: (1:100 sf) 2,368/100 = 23 spaces	
HEALTH CLUB	REQUIRED: (1:200 sf) 4,672/200 = 23 spaces	
TOTAL	REQUIRED: = 46 spaces	REQUIRED (5% OF TOTAL) 2
	PROVIDED: = 47 spaces*	PROVIDED: 2

* CROSS PARKING AGREEMENT WITH NTB (LOT 3, BLK 1) FOR 2 SPACES.

OWNER/DEVELOPER
TRI TERRA DEVELOPMENT, LP
 201 LAURENCE DRIVE #216
 HEATH, TEXAS 75032
 (214) 668-8321
 FAX (972) 772-8110

BENCHMARK:
 BM FOUND ON 10' RECESSED CURB INLET IN THE NORTH LINE OF RALPH HALL PARKWAY ADJACENT TO SITE. ELEVATION = 547.25

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: JIM	DATE: JANUARY 08, 2015
CHECKED: TW	DATE:
PROJECT NO.: 2109	
DWG FILE NAME: Z:\PROJECTS\02109\DWG\SHEETS\04 SITE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.

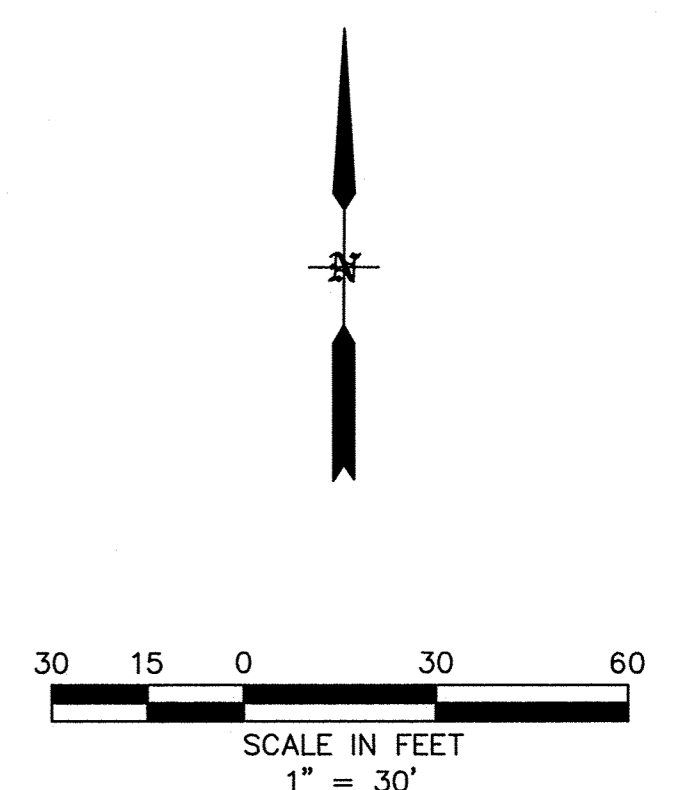
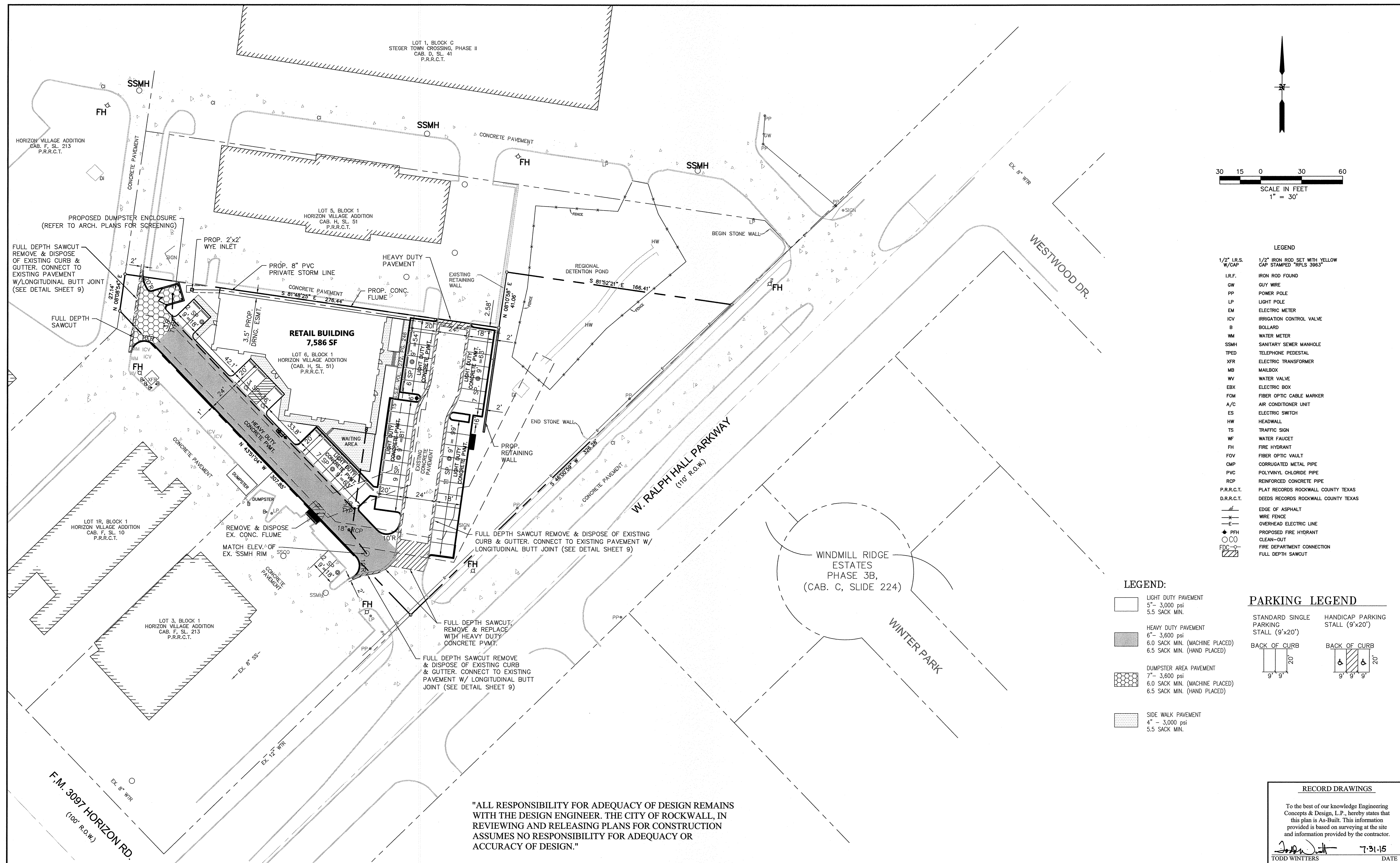


SITE PLAN
 LOT 6, BLOCK 1
 HORIZON VILLAGE
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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.

Todd Winters 7-31-15
 TODD WINTERS DATE



LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
GW	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
B	BOLLARD
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
XFR	ELECTRIC TRANSFORMER
MB	MAILBOX
WV	WATER VALVE
EBX	ELECTRIC BOX
FOM	FIBER OPTIC CABLE MARKER
A/C	AIR CONDITIONER UNIT
ES	ELECTRIC SWITCH
HW	HEADWALL
TS	TRAFFIC SIGN
WF	WATER FAUCET
FH	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
D.R.R.C.T.	DEEDS RECORDS ROCKWALL COUNTY TEXAS
---	EDGE OF ASPHALT
---	WIRE FENCE
---	OVERHEAD ELECTRIC LINE
● PPH	PROPOSED FIRE HYDRANT
○ CO	CLEAN-OUT
FDG	FIRE DEPARTMENT CONNECTION
---	FULL DEPTH SAWCUT

LEGEND:

	LIGHT DUTY PAVEMENT 5" - 3,000 psi 5.5 SACK MIN.
	HEAVY DUTY PAVEMENT 6" - 3,600 psi 6.0 SACK MIN. (MACHINE PLACED) 6.5 SACK MIN. (HAND PLACED)
	DUMPSTER AREA PAVEMENT 7" - 3,600 psi 6.0 SACK MIN. (MACHINE PLACED) 6.5 SACK MIN. (HAND PLACED)
	SIDE WALK PAVEMENT 4" - 3,000 psi 5.5 SACK MIN.

PARKING LEGEND

	STANDARD SINGLE PARKING STALL (9'x20')
	HANDICAP PARKING STALL (9'x20')
	BACK OF CURB

"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.

Todd Winters 7-31-15
TODD WINTERS DATE

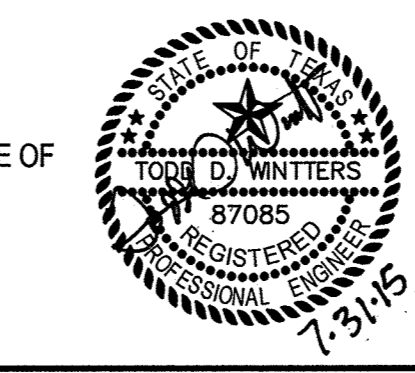
BENCHMARK:
BM FOUND ON 10' RECESSED CURB INLET IN THE NORTH LINE OF RALPH HALL PARKWAY ADJACENT TO SITE. ELEVATION = 547.25

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: TONY	DATE: JANUARY 08, 2015
CHECKED: TW	DATE:
PROJECT NO.: 2109	
DWG FILE NAME: Z:\PROJECTS\02109\DWGS\SHEETS\05 DIMENSION CONTROL & PAVING PLAN.DWG	

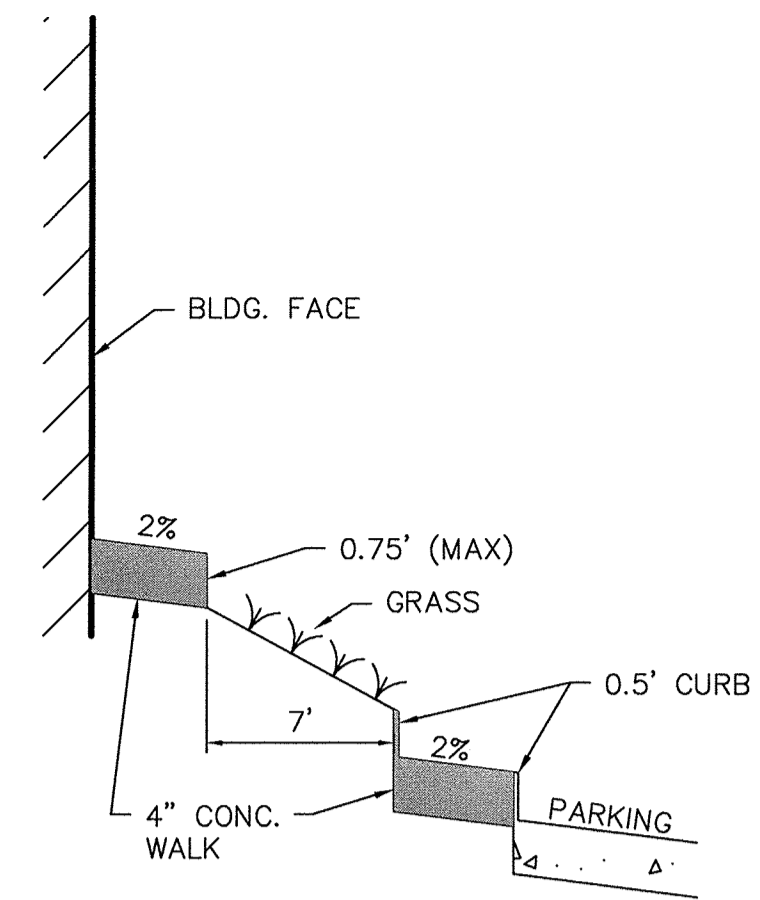
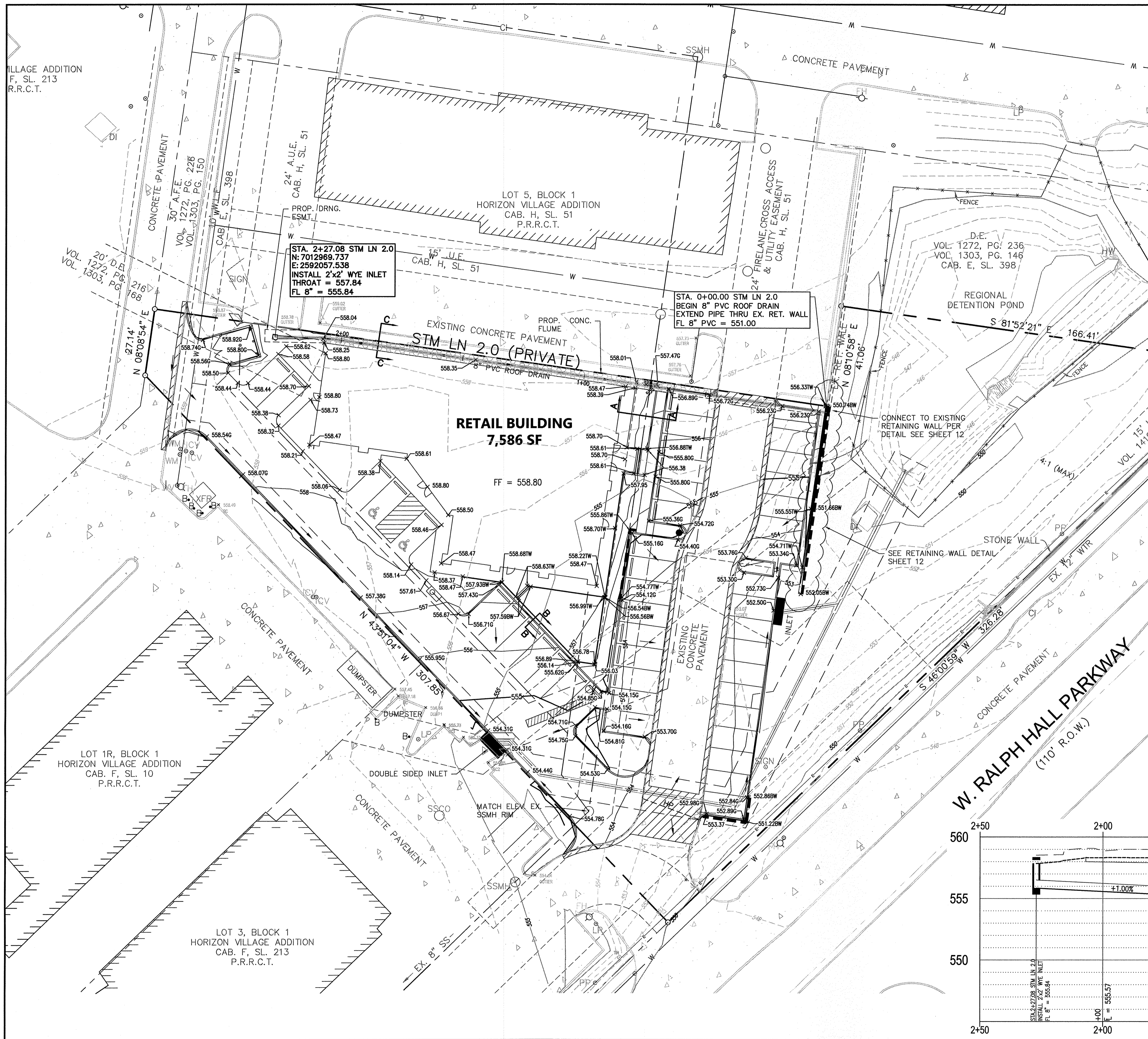
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.



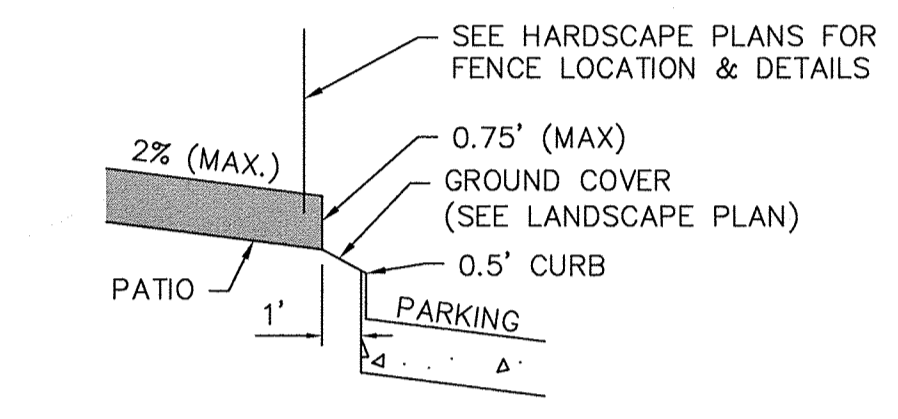
DIMENSION CONTROL & PAVING PLAN

LOT 6, BLOCK 1
HORIZON VILLAGE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

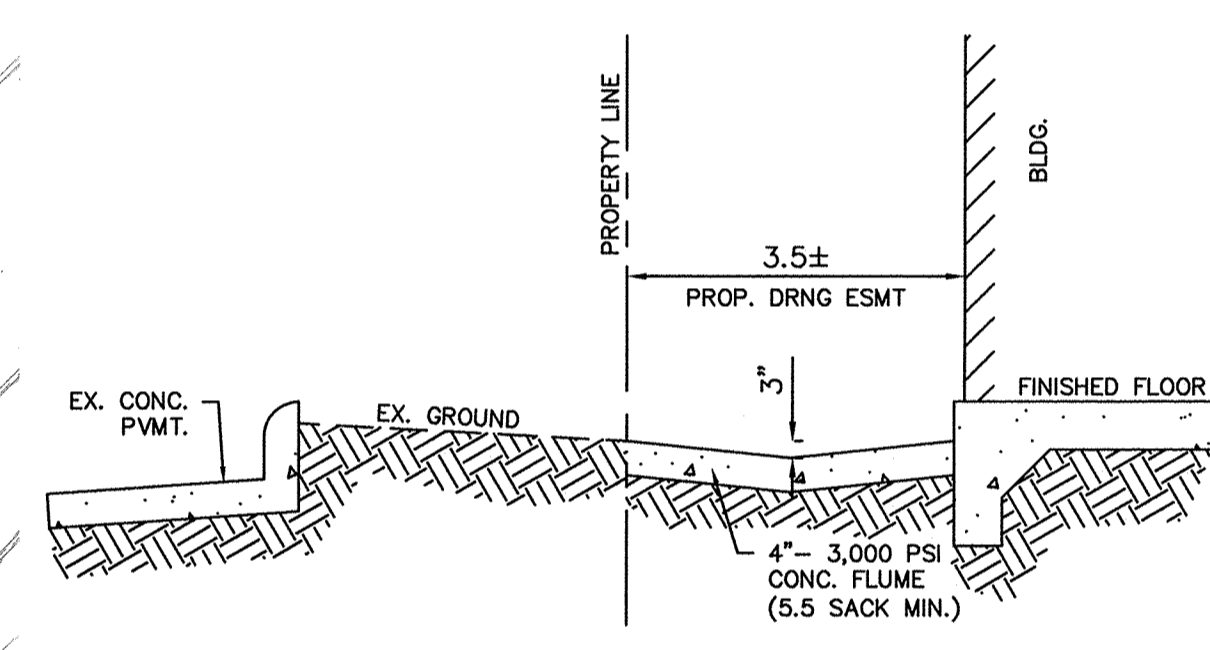
SHEET
5
OF
13



SECTION A-A
N.T.S.

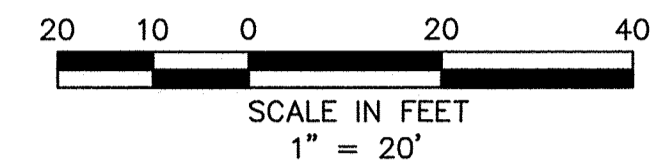


SECTION B-B
N.T.S.



SECTION C-C
N.T.S.

NOTE:
REFER TO STRUCTURAL DETAILS FOR WALL SPECIFICATIONS.

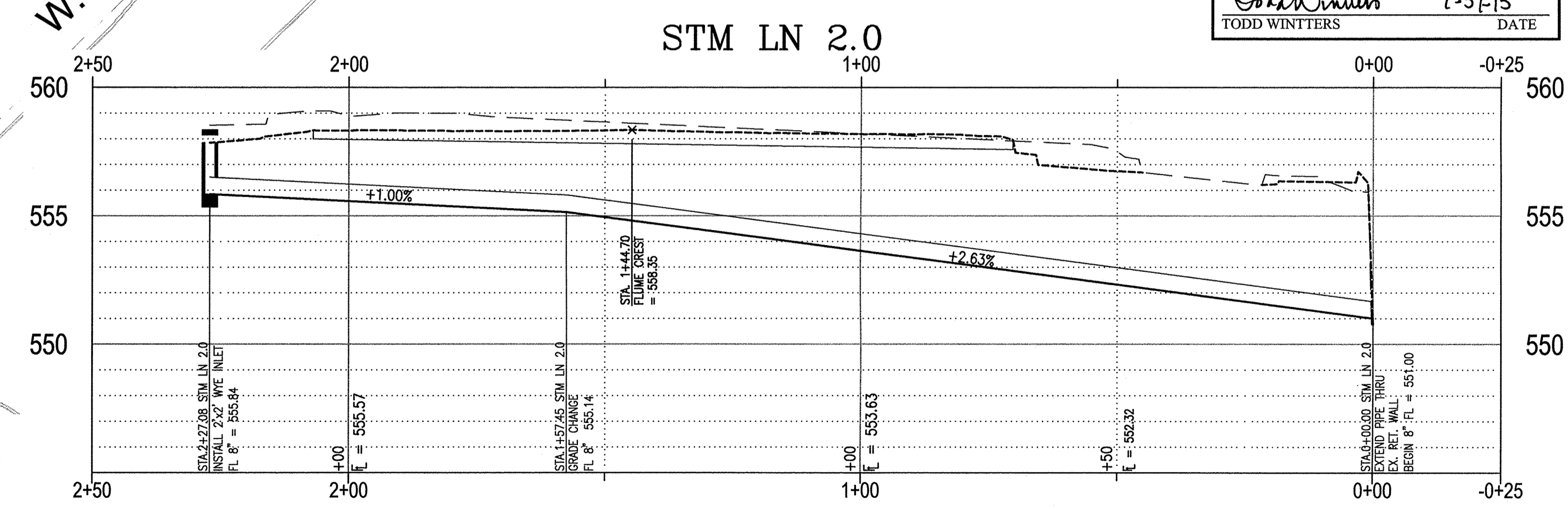


LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
GW	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
B	BOLLARD
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
XTR	ELECTRIC TRANSFORMER
MB	MAILBOX
WV	WATER VALVE
EBX	ELECTRIC BOX
FOM	FIBER OPTIC CABLE MARKER
A/C	AIR CONDITIONER UNIT
ES	ELECTRIC SWITCH
HW	HEADWALL
TS	TRAFFIC SIGN
WF	WATER FAUCET
FH	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
D.R.R.C.T.	DEEDS RECORDS ROCKWALL COUNTY TEXAS
-	EDGE OF ASPHALT
-	WIRE FENCE
-	OVERHEAD ELECTRIC LINE
+	PROPOSED FIRE HYDRANT
○	CLEAN-OUT
○	FIRE DEPARTMENT CONNECTION
-	PROPOSED RETAINING WALL

"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.
Todd Winters 7-31-15
TODD WINTERS DATE



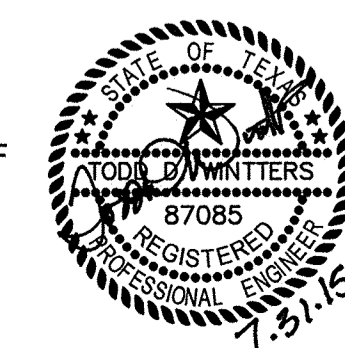
BENCHMARK:
BM FOUND ON 10' RECESSED CURB INLET IN THE NORTH LINE OF RALPH HALL PARKWAY ADJACENT TO SITE. ELEVATION = 547.25

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:

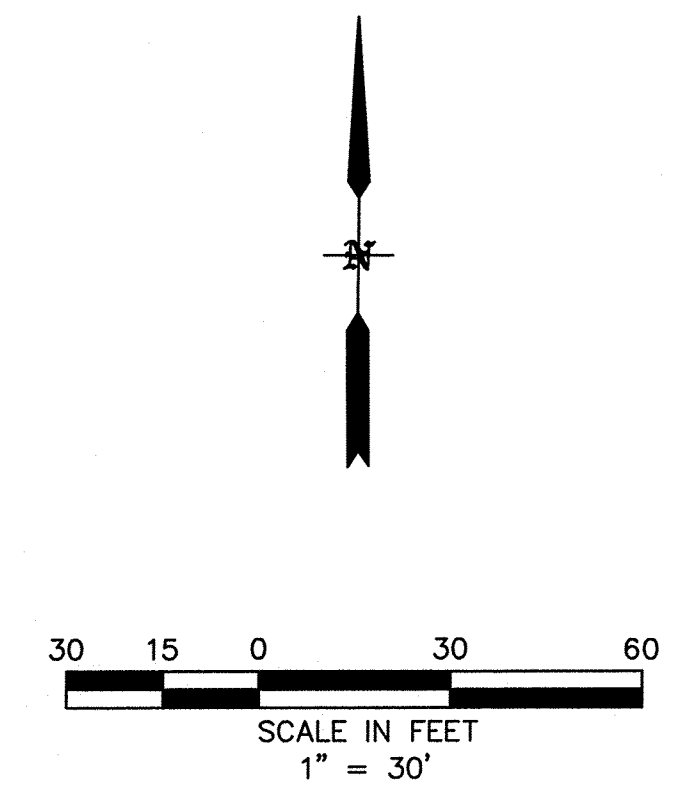
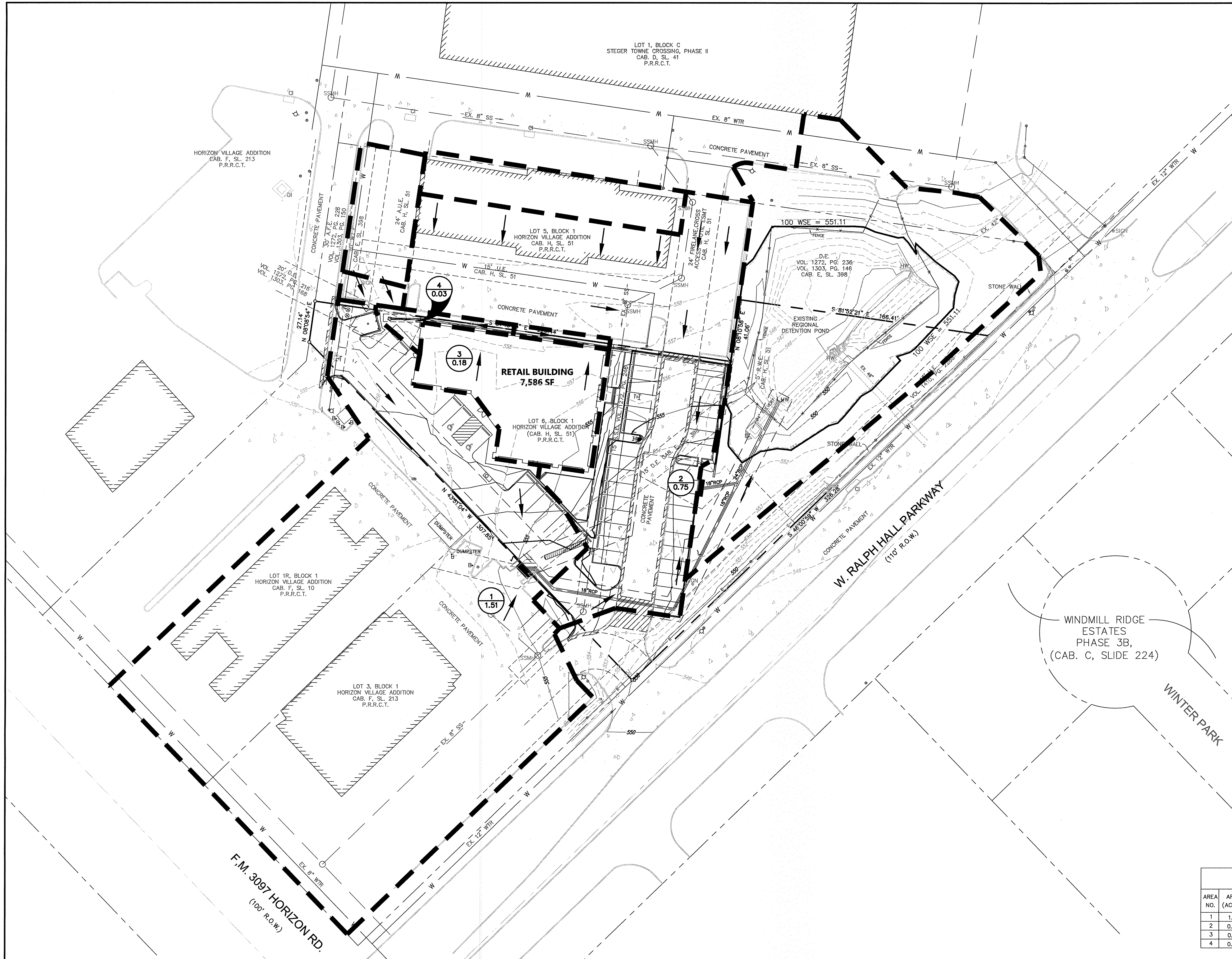
DRAWN: TONY	DATE: JANUARY 08, 2015
CHECKED: TW	DATE:
PROJECT NO.: 2109	
DWG FILE NAME: Z:\PROJECTS\02109\DWG\SHEETS\06 GRADING PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.



GRADING PLAN
LOT 6, BLOCK 1
HORIZON VILLAGE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
6
OF
13



- LEGEND**
- 1/2" I.R.S. W/CAP → 1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
 - DIRECTION OF FLOW
 - I.R.F. → IRON ROD FOUND
 - GW → GUY WIRE
 - PP → POWER POLE
 - LP → LIGHT POLE
 - EM → ELECTRIC METER
 - ICV → IRRIGATION CONTROL VALVE
 - B → BOLLARD
 - WM → WATER METER
 - SSMH → SANITARY SEWER MANHOLE
 - TPED → TELEPHONE PEDESTAL
 - XFR → ELECTRIC TRANSFORMER
 - MB → MAILBOX
 - WV → WATER VALVE
 - EBX → ELECTRIC BOX
 - FOM → FIBER OPTIC CABLE MARKER
 - A/C → AIR CONDITIONER UNIT
 - ES → ELECTRIC SWITCH
 - HW → HEADWALL
 - TS → TRAFFIC SIGN
 - WF → WATER FAUCET
 - FH → FIRE HYDRANT
 - FOV → FIBER OPTIC VAULT
 - CMP → CORRUGATED METAL PIPE
 - PVC → POLYVINYL CHLORIDE PIPE
 - ROP → REINFORCED CONCRETE PIPE
 - P.R.R.C.T. → PLAT RECORDS ROCKWALL COUNTY TEXAS
 - D.R.R.C.T. → DEEDS RECORDS ROCKWALL COUNTY TEXAS
 - — — → EDGE OF ASPHALT
 - - - - - → WIRE FENCE
 - - - - - → OVERHEAD ELECTRIC LINE
 - ◆ → PROPOSED FIRE HYDRANT
 - → CLEAN-OUT
 - FDC → FIRE DEPARTMENT CONNECTION

"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.

Todd Winters 7-31-15
TODD WINTERS DATE

DRAINAGE CALCULATIONS

AREA NO.	AREA (ACRES)	C	T _c (MIN)	I ₁₀ (IN/HR)	I ₂₅ (IN/HR)	I ₁₀₀ (IN/HR)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)	COMMENTS
1	1.51	0.90	10	7.3	8.3	9.8	9.92	11.28	13.32	DOUBLE 10" CURB INLET
2	0.75	0.90	10	7.3	8.3	9.8	4.93	5.60	6.62	10" CURB INLET
3	0.18	0.90	10	7.3	8.3	9.8	1.18	1.34	1.59	ROOF DRAIN PIPES
4	0.03	0.90	10	7.3	8.3	9.8	0.20	0.22	0.26	AREA DRAIN

BENCHMARK:
BM FOUND ON 10' RECESSED CURB INLET IN THE NORTH LINE OF RALPH HALL PARKWAY ADJACENT TO SITE. ELEVATION = 547.25

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: TONY DATE: JANUARY 08, 2015
CHECKED: TW DATE:
PROJECT NO.: 2109
DWG FILE NAME: Z:\PROJECTS\02109\DWGS\SHEETS\07 DA MAP.DWG

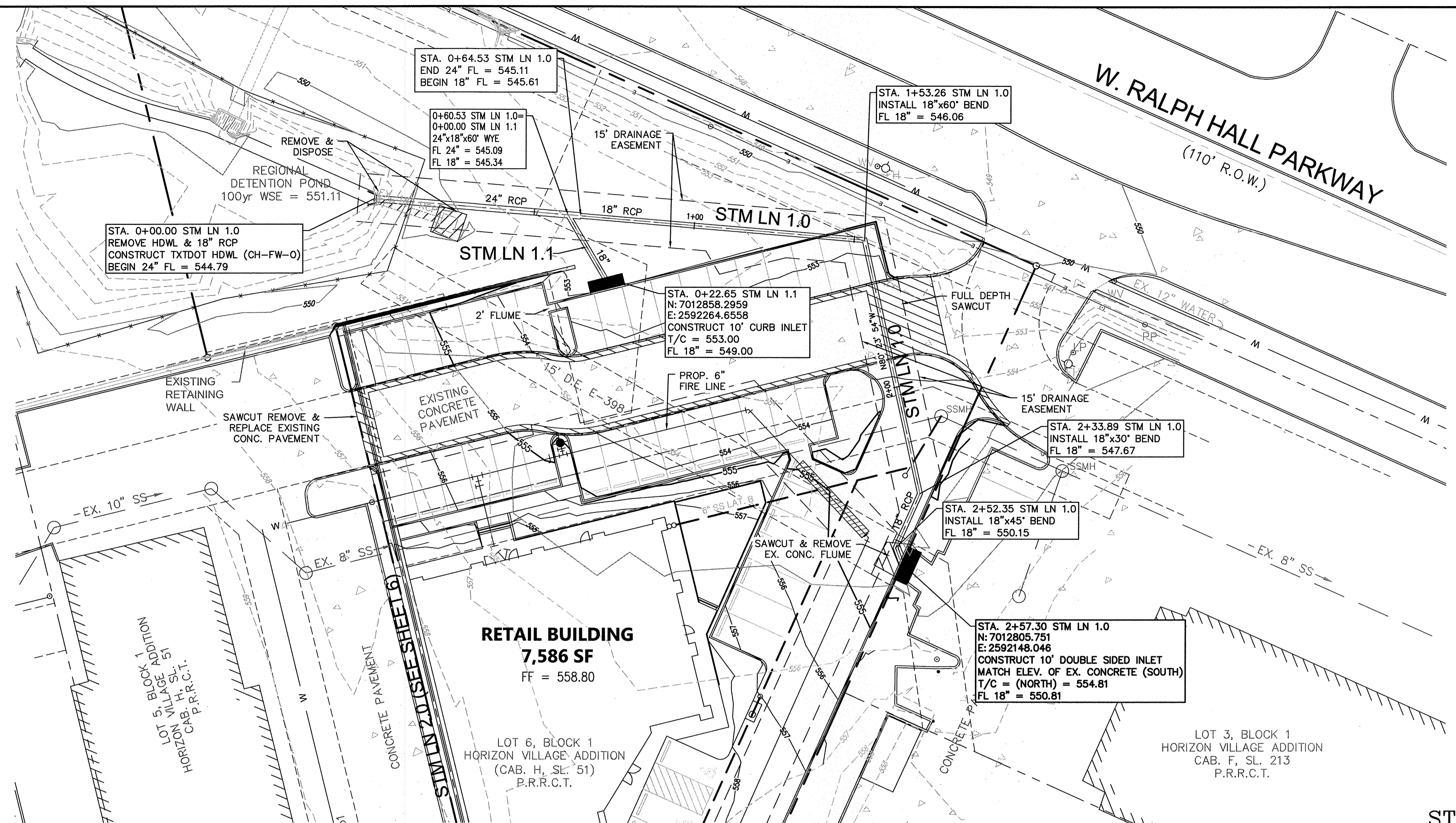
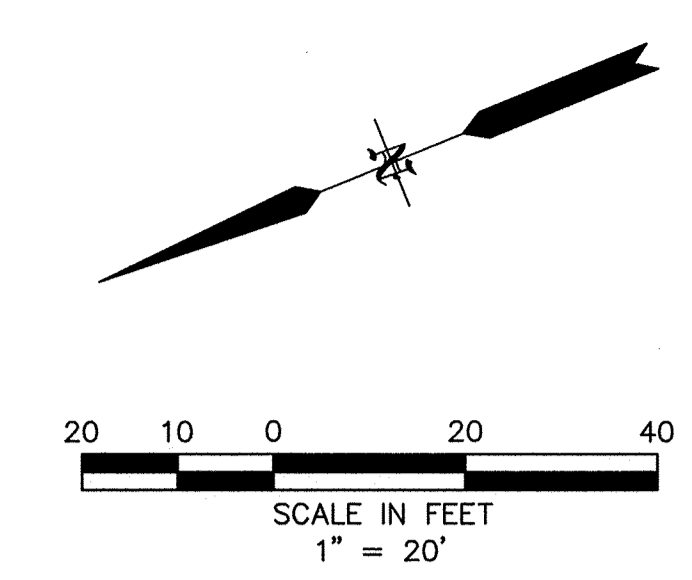
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.



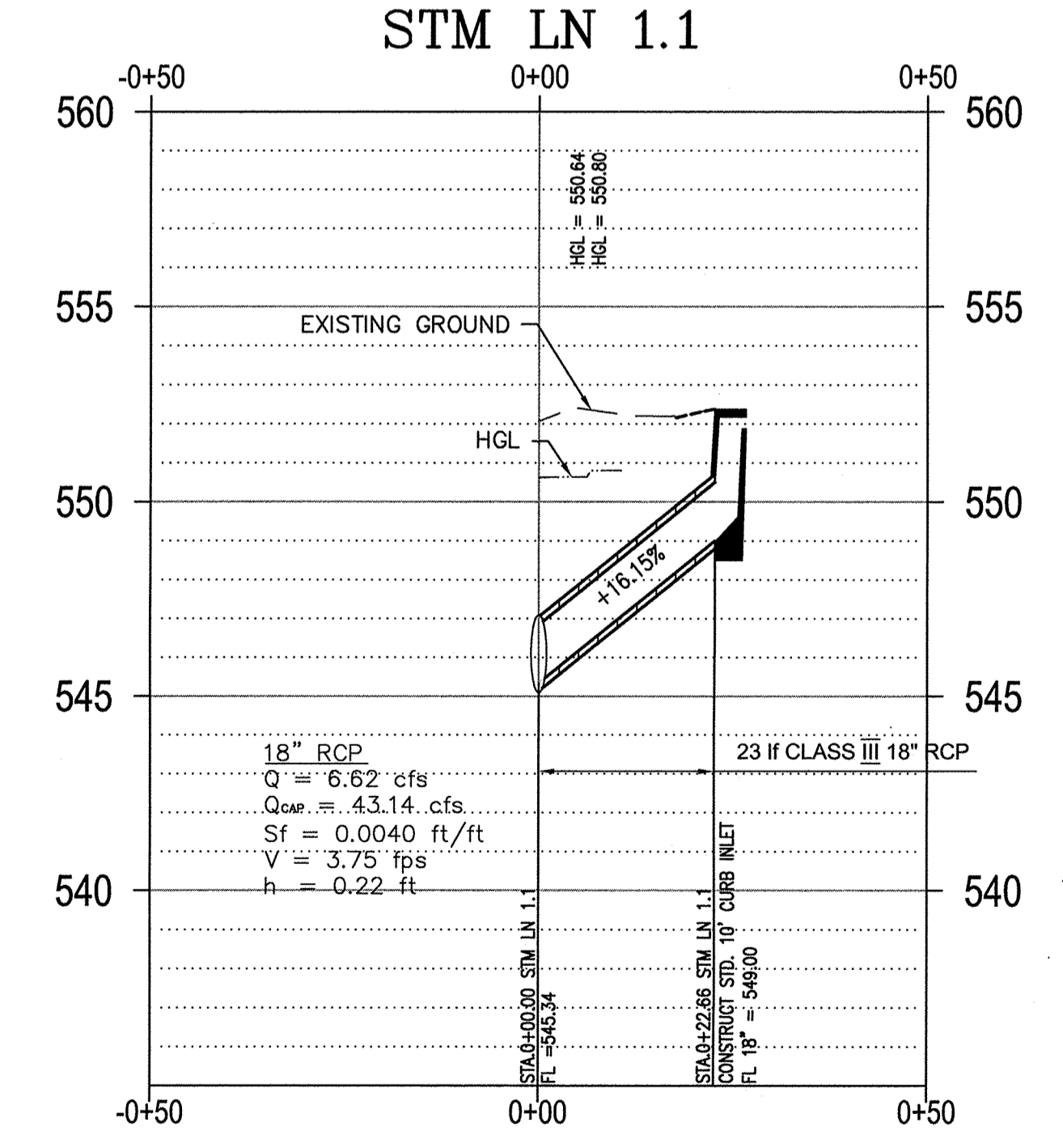
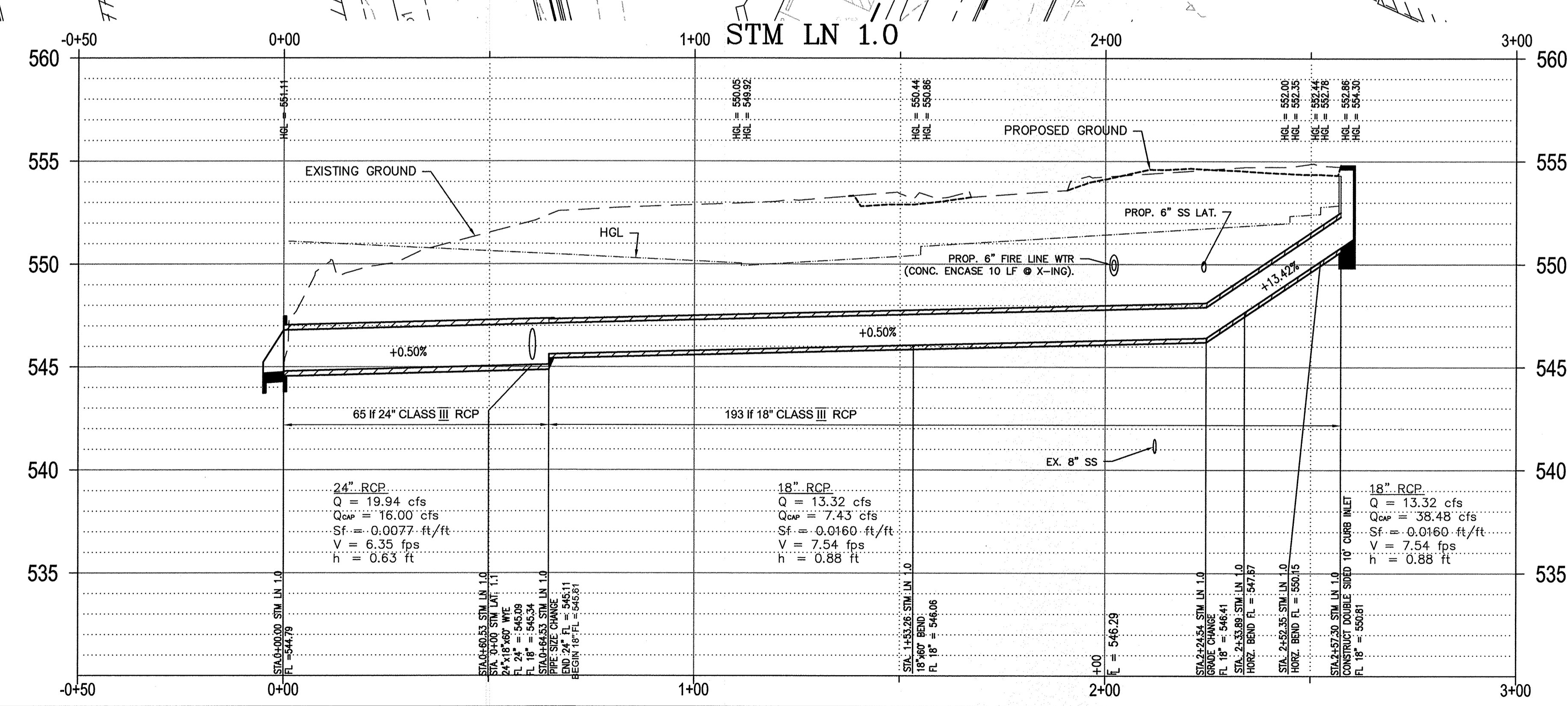
DRAINAGE AREA MAP

LOT 6, BLOCK 1
HORIZON VILLAGE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
7
OF
13



"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.
 Todd Winters 7-31-15
 TODD WINTERS DATE

BENCHMARK:
 BM FOUND ON 10' RECESSED CURB INLET IN THE NORTH LINE OF RALPH HALL PARKWAY ADJACENT TO SITE. ELEVATION = 547.25

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

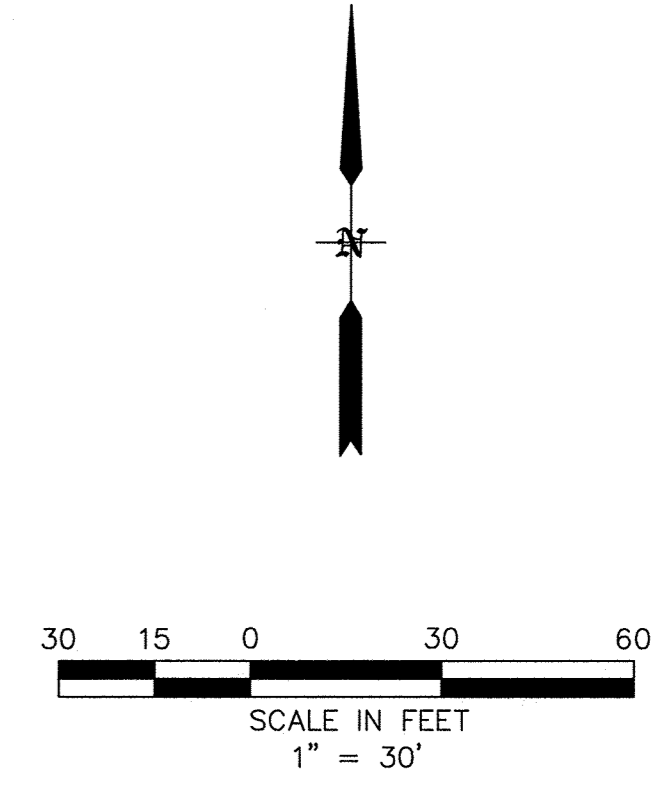
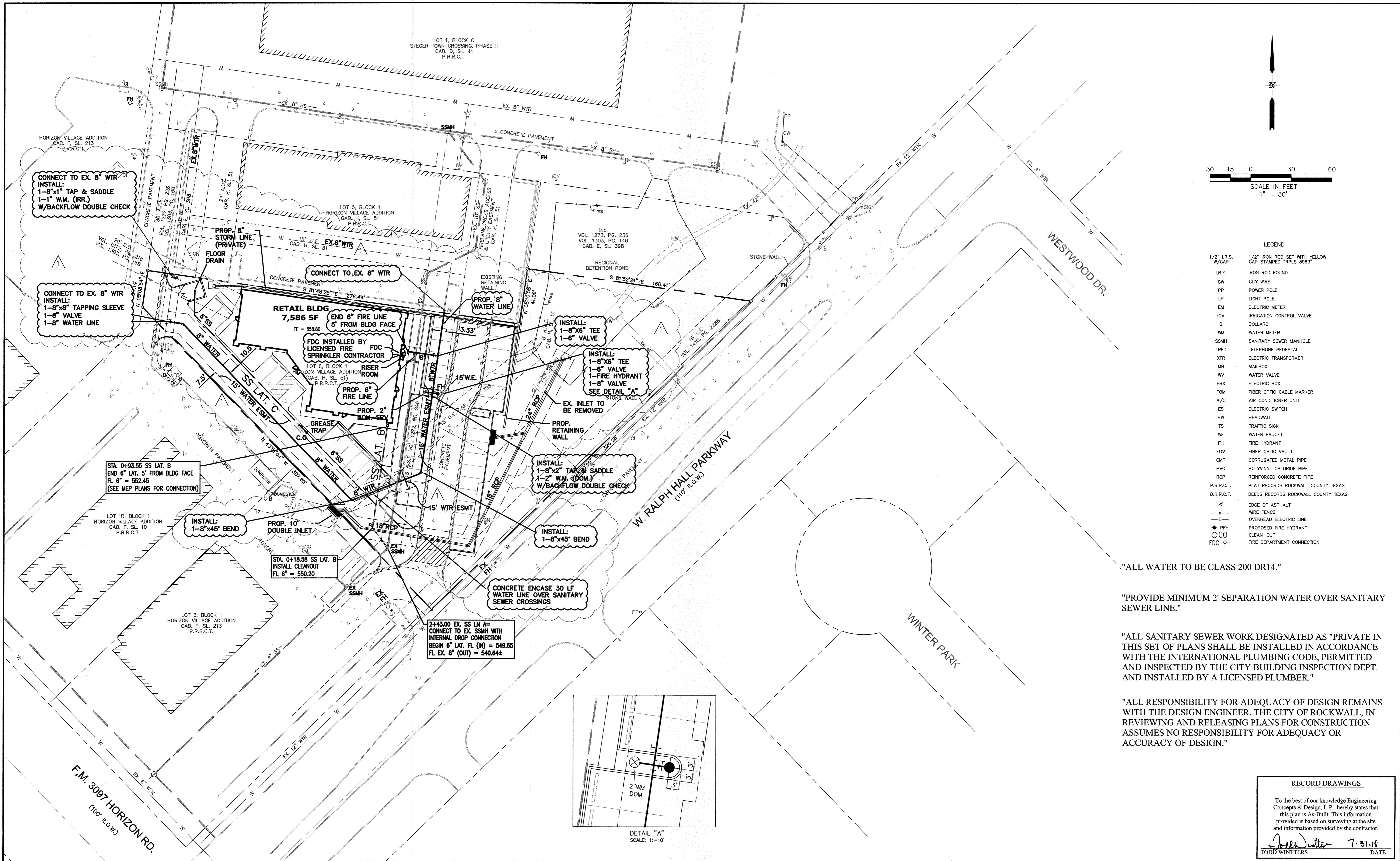
REVISIONS:	
DRAWN: JIM	DATE: JANUARY 08, 2015
CHECKED: TW	DATE:
PROJECT NO: 2109	
DWG FILE NAME: Z:\PROJECTS\02109\DWG\SHEETS\08 DRAINAGE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.



DRAINAGE PLAN
 LOT 6, BLOCK 1
 HORIZON VILLAGE
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
 8
 OF
 13



LEGEND

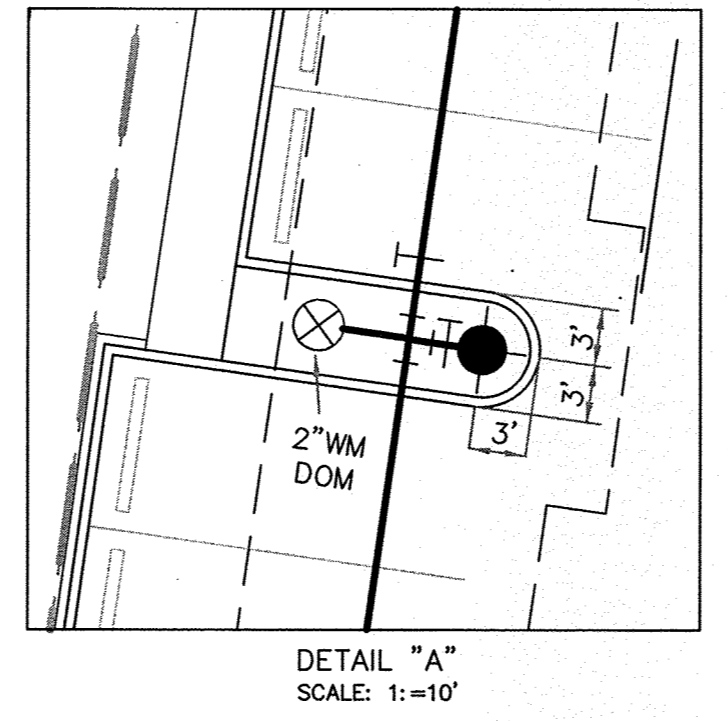
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
GW	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
B	BOLLARD
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
XFR	ELECTRIC TRANSFORMER
MB	MAILBOX
WV	WATER VALVE
EBX	ELECTRIC BOX
FOM	FIBER OPTIC CABLE MARKER
A/C	AIR CONDITIONER UNIT
ES	ELECTRIC SWITCH
HW	HEADWALL
TS	TRAFFIC SIGN
WF	WATER FAUCET
FH	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
D.R.R.C.T.	DEEDS RECORDS ROCKWALL COUNTY TEXAS
---	EDGE OF ASPHALT
-x-	WIRE FENCE
-E-	OVERHEAD ELECTRIC LINE
+	PROPOSED FIRE HYDRANT
○	CLEAN-OUT
○-○	FIRE DEPARTMENT CONNECTION

"ALL WATER TO BE CLASS 200 DR14."

"PROVIDE MINIMUM 2' SEPARATION WATER OVER SANITARY SEWER LINE."

"ALL SANITARY SEWER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPT. AND INSTALLED BY A LICENSED PLUMBER."

"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."



BENCHMARK:
 BM FOUND ON 10' RECESSED CURB INLET IN THE NORTH LINE OF RALPH HALL PARKWAY ADJACENT TO SITE. ELEVATION = 547.25

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:
 △ REVISED 8" WATER, 6" FIRE, FDC. JANUARY 8, 2015

DRAWN: JIM DATE: JANUARY 08, 2015
 CHECKED: TW DATE:
 PROJECT NO.: 2109
 DWG FILE NAME: Z:\PROJECTS\02109\DWGS\09 UTILITY PLAN.DWG

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.

UTILITY PLAN

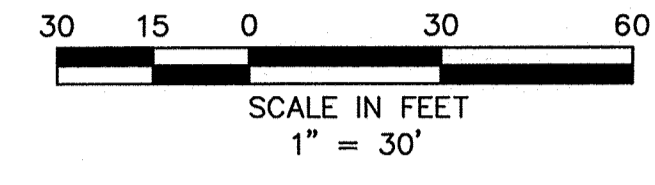
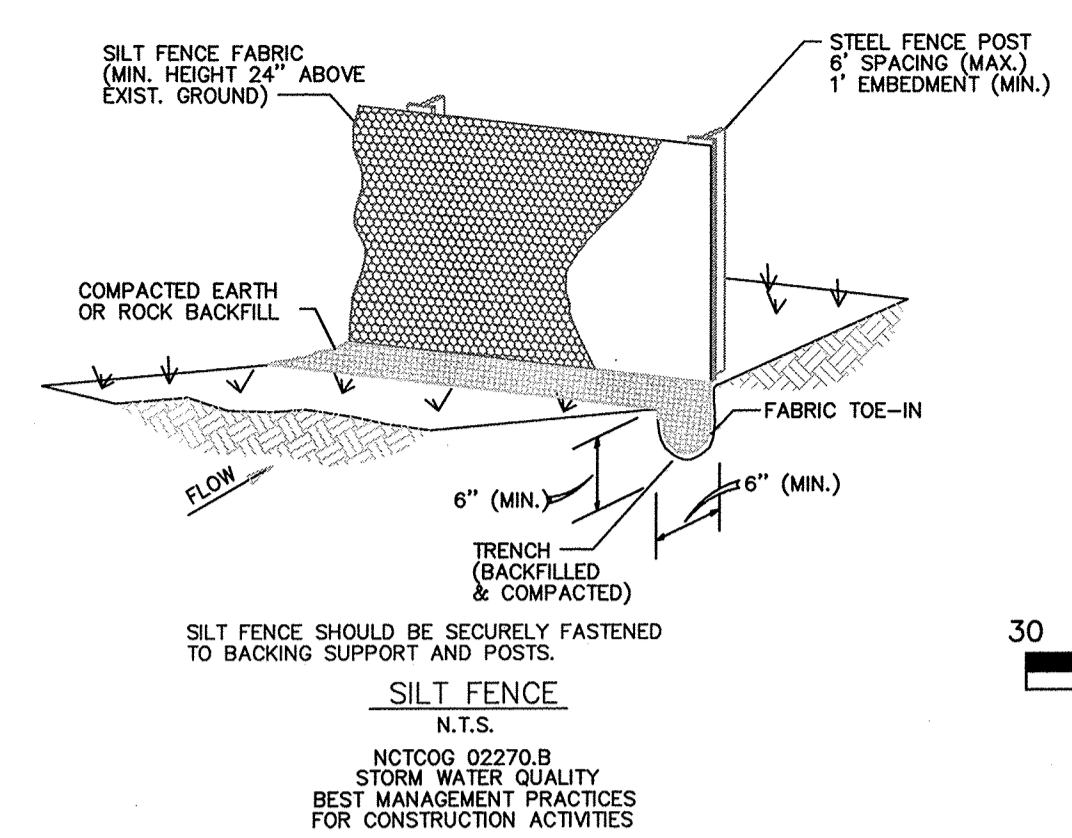
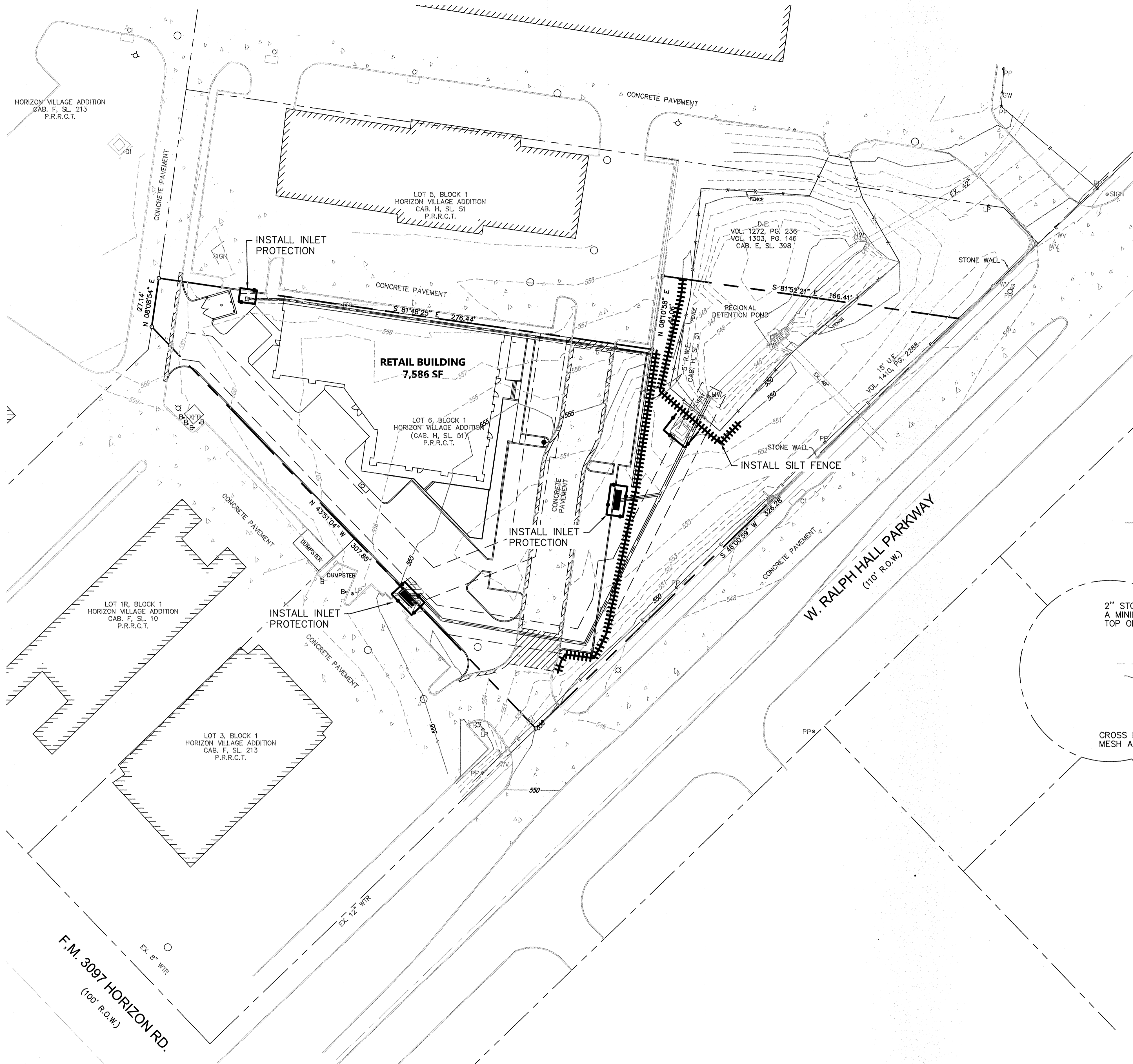
LOT 6, BLOCK 1
 HORIZON VILLAGE
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 9 OF 13

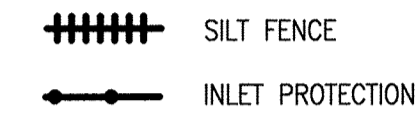
RECORD DRAWINGS

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.

Todd Winters 7-31-15
 TODD WINTERS DATE



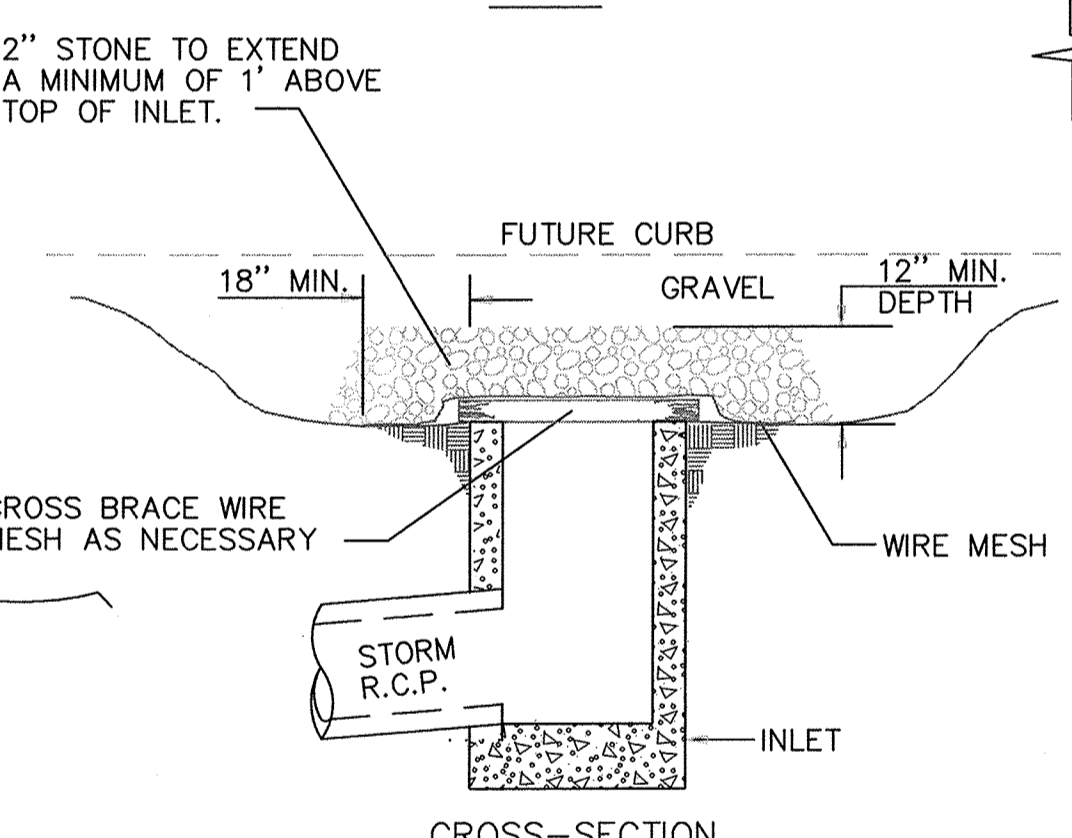
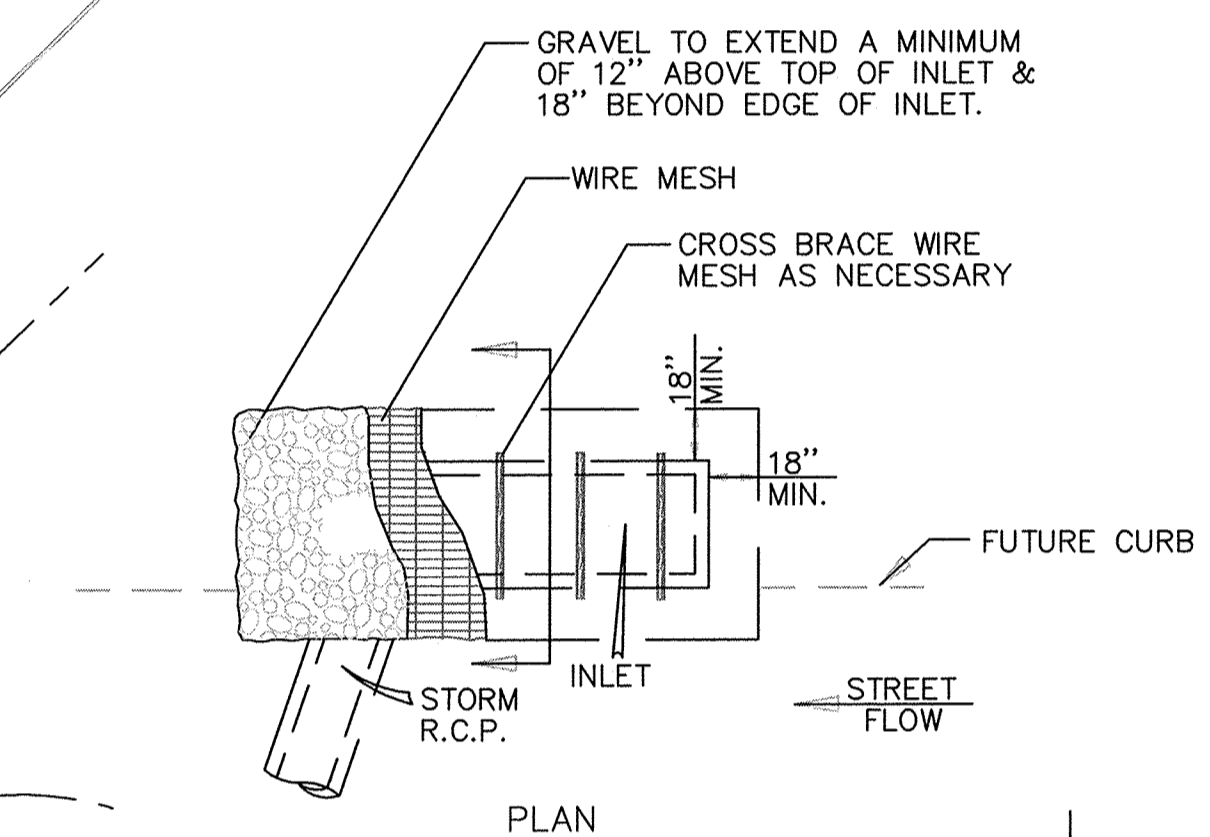
LEGEND:



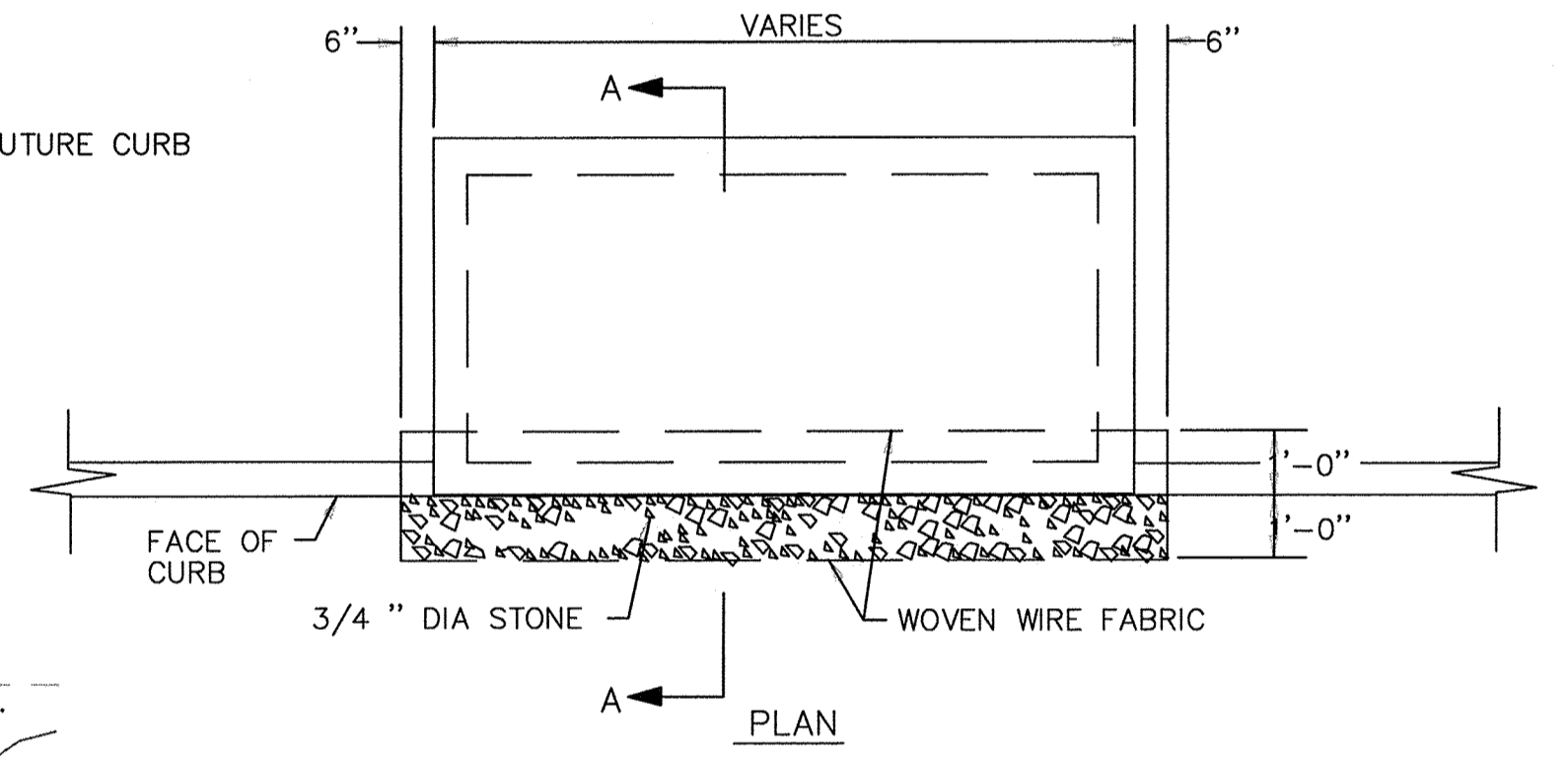
NOTES:
1.) SOD ALL DISTURBED AREAS
NOTES:
TOTAL SITE AREA: 2.181 ACRES
DISTURBED AREAS: 0.73 ACRES

LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
GW	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
B	BOLLARD
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
XFR	ELECTRIC TRANSFORMER
MB	MAILBOX
WV	WATER VALVE
EBX	ELECTRIC BOX
FOM	FIBER OPTIC CABLE MARKER
A/C	AIR CONDITIONER UNIT
ES	ELECTRIC SWITCH
HW	HEADWALL
TS	TRAFFIC SIGN
WF	WATER FAUCET
FH	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
D.R.R.C.T.	DEEDS RECORDS ROCKWALL COUNTY TEXAS
—	EDGE OF ASPHALT
—	WIRE FENCE
—	OVERHEAD ELECTRIC LINE
—	PROPOSED FIRE HYDRANT
—	CLEAN-OUT
—	FIRE DEPARTMENT CONNECTION



CROSS-SECTION
INLET PROTECTION
WIRE MESH & GRAVEL
N.T.S.
NCTCOG 02270.G
STORM WATER QUALITY
BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES
CONTRACTOR SHALL INTERCEPT FLOW AND INSTALL INLET PROTECTION MEASURES AS SOON AS PRACTICABLE.



SECTION "A-A"
CURB INLET
SEDIMENT FILTER
N.T.S.
NCTCOG 02270.G
STORM WATER QUALITY
BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES

"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.
Todd Winters 7-31-15
TODD WINTERS DATE

BENCHMARK:
BM FOUND ON 10' RECESSED CURB INLET IN THE NORTH LINE OF RALPH HALL PARKWAY ADJACENT TO SITE. ELEVATION = 547.25

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: TONY	DATE: JANUARY 08, 2015
CHECKED: TW	DATE:
PROJECT NO.: 2109	
DWG FILE NAME: Z:\PROJECTS\021109\DWG\SHEETS\10 EROSION CONTROL PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.

EROSION CONTROL PLAN
LOT 6, BLOCK 1
HORIZON VILLAGE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 10 OF 13

GENERAL NOTES:

- All work, methods, materials, and equipment shall conform to City of Rockwall Subdivision Regulations, the North Central Texas Council of Government construction standards 3rd edition, any special provisions to the NCTCOG approved by the city of Rockwall. Standard details can be obtained from NCTCOG and the City of Rockwall.
- Prior to construction, the contractor shall familiarize himself with the contract documents and specifications, the plans including all notes and any other applicable standards or specifications relevant to the proper completion of the work specified. Failure on the part of the contractor to familiarize himself with all standards or specifications pertaining to this work shall in no way relieve the contractor of responsibility for performing the work in accordance with all such applicable standards and specifications.
- Contractor shall have in his possession, prior to construction, all necessary permits, licenses, etc. Contractor shall have at least one set of approved engineering plans and specifications on site at all time.
- Any item of work called for by the plans and/or specification and not included, as a bid item shall be subsidiary to the construction of the various bid items.
- Construction inspection will be performed by representatives of the owner, engineer, City, geotechnical engineer, and reviewing authorities and agencies. Unrestricted access shall be provided to them at all times. Contractor is responsible for scheduling required inspections as required by contract documents.
- The contractor and all subcontractors must confine their activities to the work area. Any damage resulting from work outside the work area, shall be the contractor's responsibility.
- It will be the responsibility of each contractor to protect all existing public and private utilities throughout the construction of this project. Contractor shall contact the appropriate utility companies for line locations prior to commencement of construction and shall assume full liability to those companies for any damages caused to their facilities. Location of utilities are taken from the City and Utility Company records. Contractor shall field verify to determine exact location of utilities.
- Trench safety design will be the responsibility of the contractor. The contractor shall abide by all applicable federal, state, and local laws governing excavation. Trench side slopes shall meet OSHA standards. Shoring, shoring, and bracing shall be required when side slope standards are not met. A pull box, meeting OSHA standards will be acceptable. The contractor shall submit detailed plans to the City Engineer for review showing how OSHA Standards for excavation shall be met prior to the start of any utility construction. The plans shall be sealed by an Engineer registered by the State of Texas.
- Contractor shall stockpile salvage materials for inspection. All items not salvaged by the owner shall be removed from the site at the contractor's expense. The owner will transport salvaged materials away from the site at the owner's expense. Salvage, stockpile, and removal of materials shall be considered subsidiary to the various bid items and shall not be paid for directly unless such items are specifically included in the bid items.
- The contractor shall be responsible for providing and maintaining all necessary warning and safety work, material, and operations needed to provide for the health and safety of the public until all work has been completed, including maintenance bond periods, and to be accepted by City of Rockwall in writing.
- All fill to be compacted to 95% with sheeps foot roller in 8" lifts.

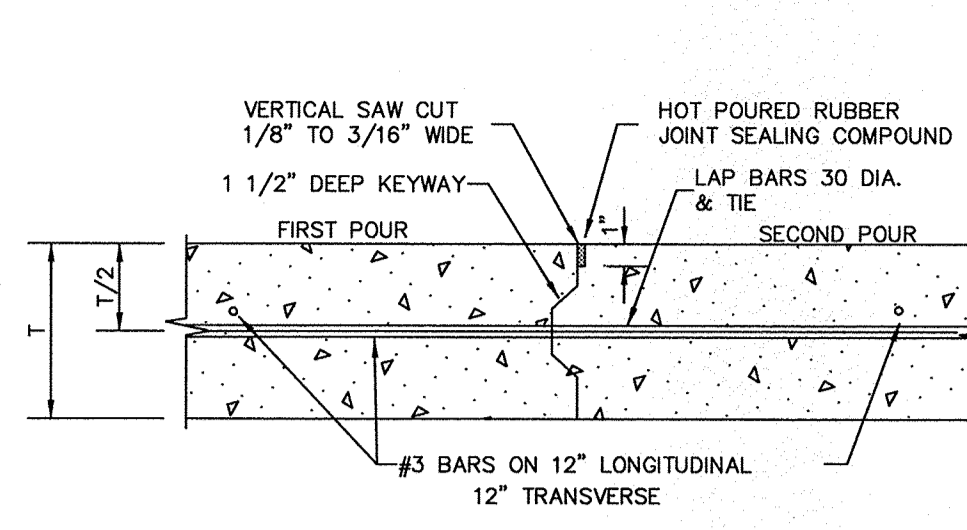
WATER NOTES:

- All new water line shall be fully purged. Do not test against existing valves when connecting to existing lines.
- Where water mains either cross or otherwise come within 9 feet of a sanitary sewer main, the contractor will conform to Texas Administrative Code Title 30, Part 1, Chapter 290, Subchapter D, Rule §290.44.
- Utility contractor shall use MEGALUG when installing the water line and double strap services when installing the services.
- Water services shall be installed w/double strap saddle and tap installed with a corporation stop at the distribution pipeline and an angle stop.
- All water lines shall be pressure tested and disinfected in accordance with AWWA C 601. A passing Bacteriological test (negative for coliform) shall be achieved prior to acceptance.
- Water pipelines shall be PVC pipe conforming to the Standard Specifications for Construction. In general, the water pipelines shall be Class 200 PVC C900 DR14 pipe, and installed with a minimum of four feet (4') of cover, unless approved by the City. All pipes shall be installed in embedment material as shown on the Standard Drawings and in conformance with the Standard Specifications of Construction. Blue EMS locator pads to be installed on waterline every 250' and at every bend, service, and valve.
- All gate valves shall be manufactured by Mueller or Kennedy, or an approved equal with resilient seat only and shall conform to and shall be installed according to the Standard Specifications of Construction.
- Fire hydrants shall be either Mueller, American Darling or an approved equal conforming to the requirements set forth in the Standard Specifications for Construction. All fire hydrants shall be installed with a six-inch (6") gate valve on the hydrant lead. The installation shall be as set forth in the Standard Specifications for Construction. Fire hydrants shall be painted to meet the City's requirements for color code as set forth in the Standard Specifications. In general, the fire hydrant will be reflective silver with differing cap color, which corresponds to the size of hydrant feeder line, as detailed in Table 5.2 Fire hydrants shall be installed at the end of each dead end line. Minimum main size for a fire hydrant shall be eight inches (8") if main is over fifty feet (50') long.

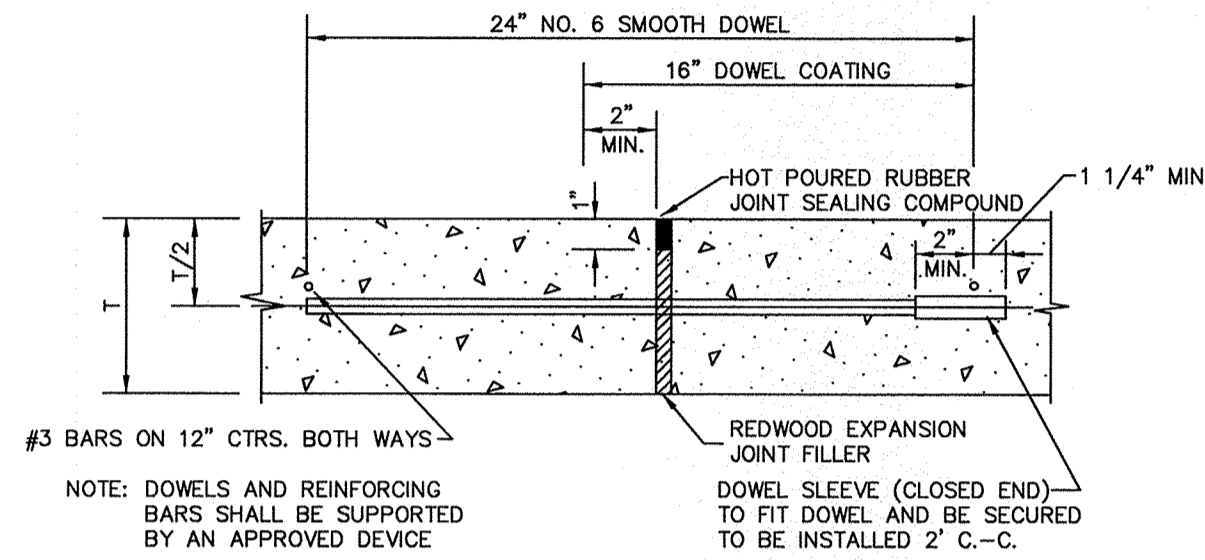
In non-residential developments an eight inch (8") lead will be required on all fire hydrants that are located more than fifty feet (50') from a looped water line.
- Service pipelines shall be in accordance with the designs shown on the Standard Drawings. The materials shall be Mueller or approved equal and shall be installed in accordance with the Standard Specifications for Construction. All connections shall be flare type or approved equal.
- Mega-lugs or approved equal shall be installed at all horizontal change in directions at all vertical changes in directions that require a bend. The restraints shall be placed at the bend and at the next pipe joint in each direction from the bend.
- Commercial irrigation meters shall have a testable double check backflow preventer.
- Install blue EMS disks on the water line at every change in direction, valve, fire hydrant, and every 250'.
- All water lines to be Class 200 DR14.

WASTEWATER NOTES:

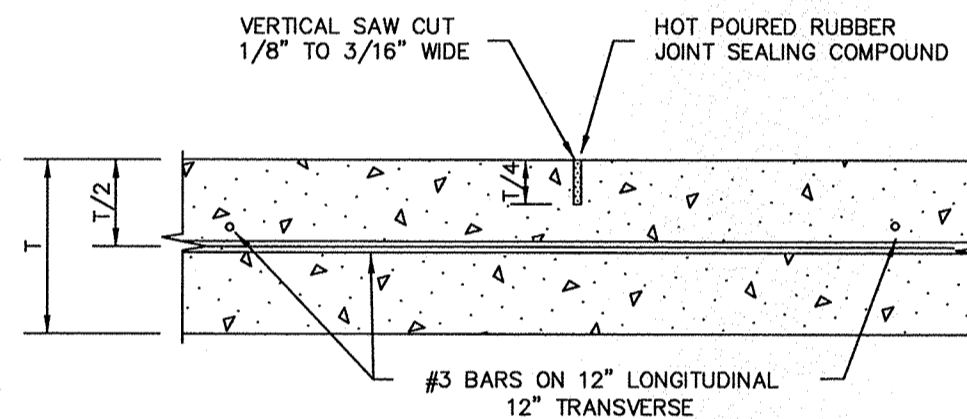
- All wastewater lines shall be tested for infiltration in accordance with the procedures set forth in the Standard Specifications for Construction. In general, all wastewater pipe shall be installed so that the completed wastewater will have a maximum exfiltration of one hundred fifty (150) gallons per inch of internal diameter, per mile of pipe, per 24 hours, where the maximum hydrostatic head at the centerline of the pipe does not exceed twenty-five (25) feet. A television survey will be performed as part of the final testing in the tenth (10th) month of the maintenance period. The City's representative shall be present at all testing. All expenses for this work shall be the developer's responsibility.
- Install green EMS disks on sanitary sewer line at every change in direction, manhole, service, & clean out.
- All manholes to be Raven lined or approved equal.



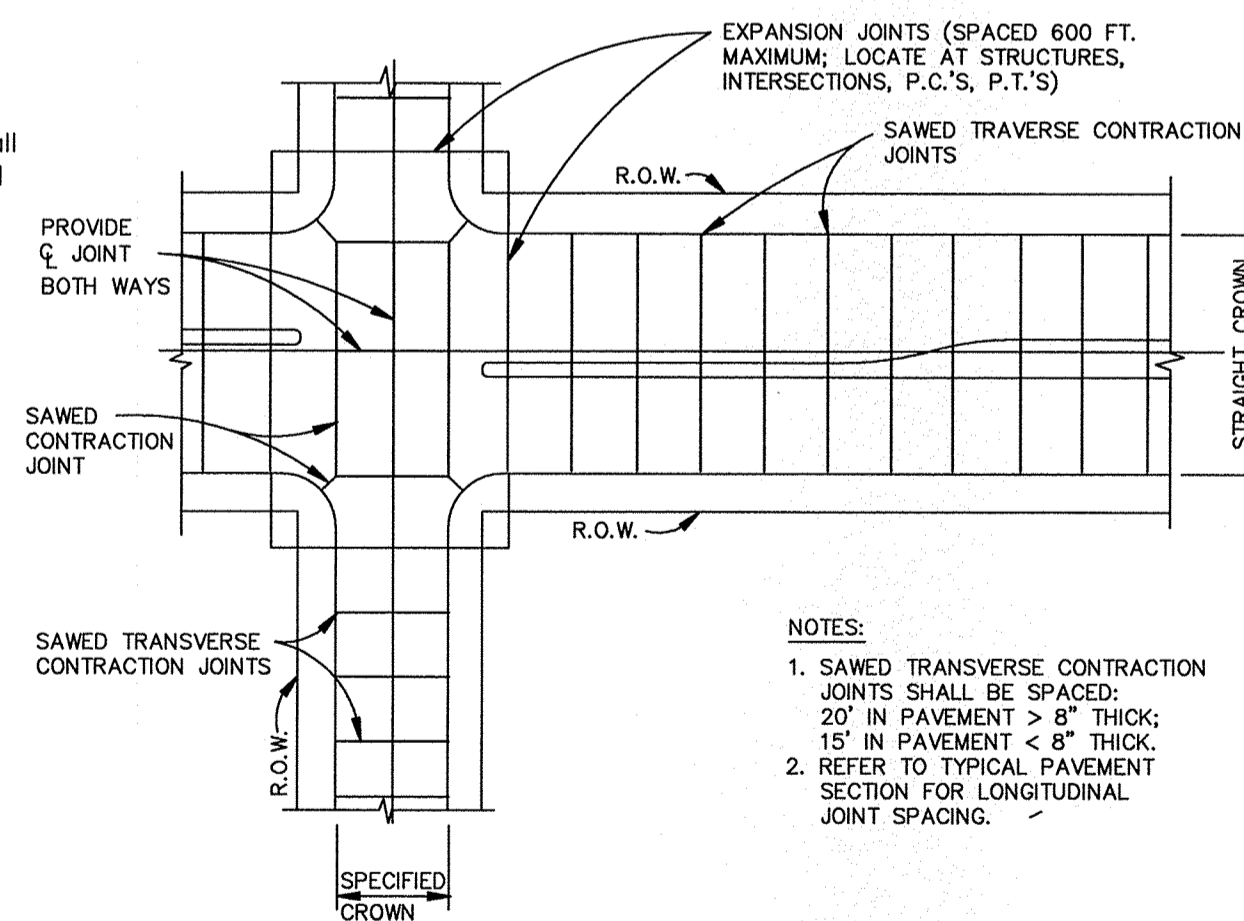
CONSTRUCTION JOINT DETAIL



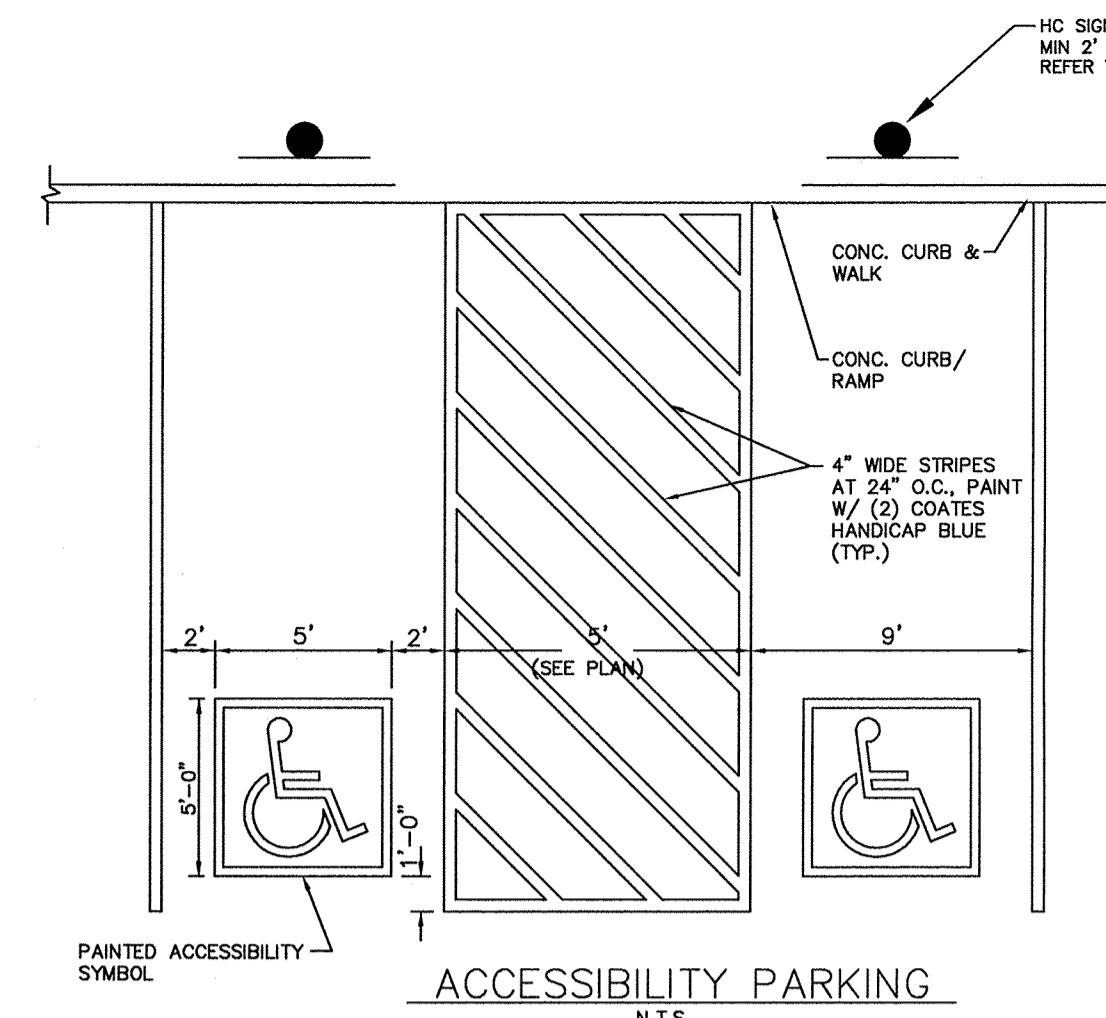
TRANSVERSE EXPANSION JOINT DETAIL



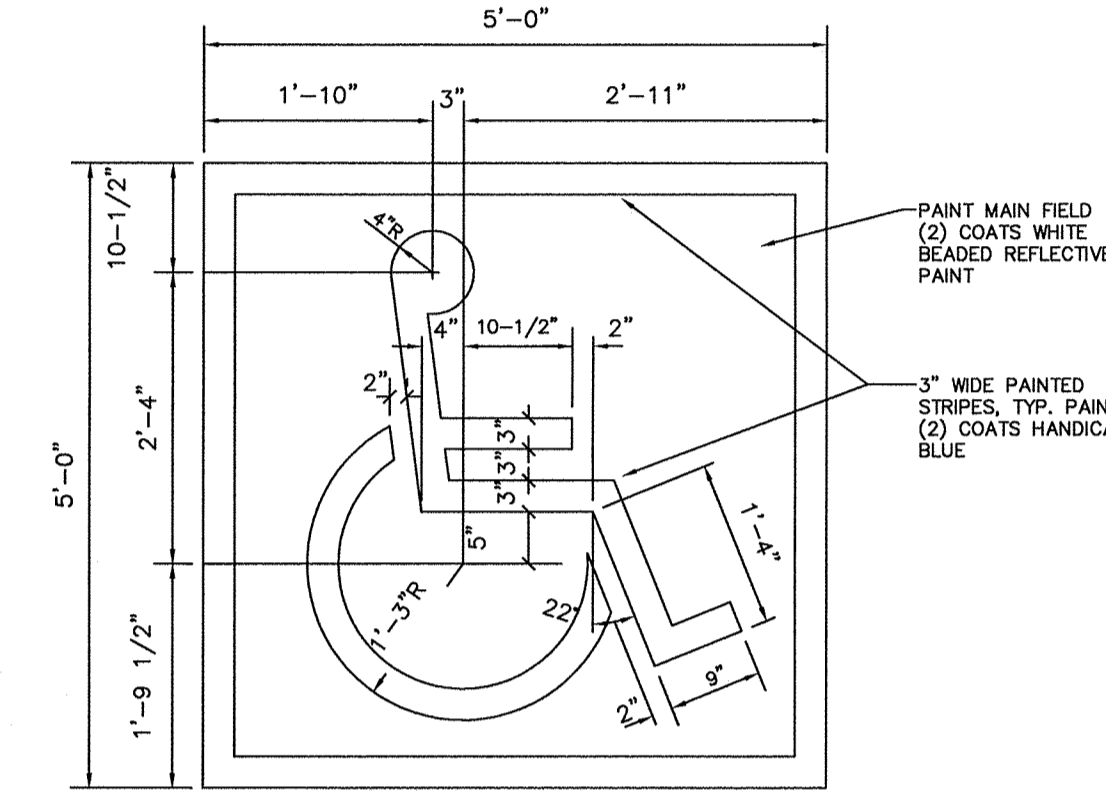
SAWED DUMMY JOINT DETAIL



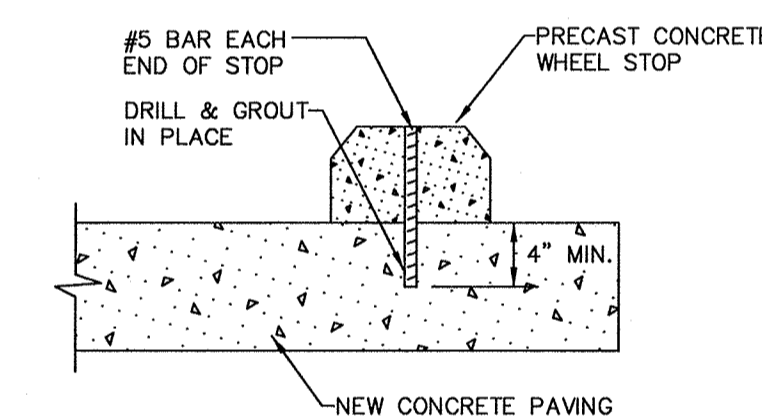
SPACING DIAGRAM FOR TRANSVERSE JOINTS



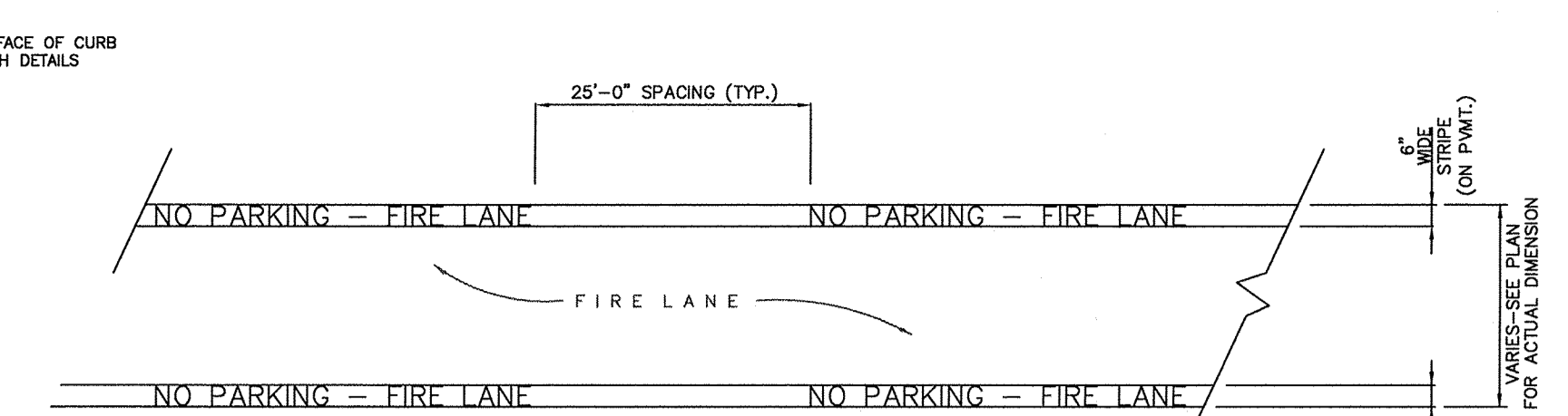
ACCESSIBILITY PARKING



PAINTED ACCESSIBILITY SYMBOL

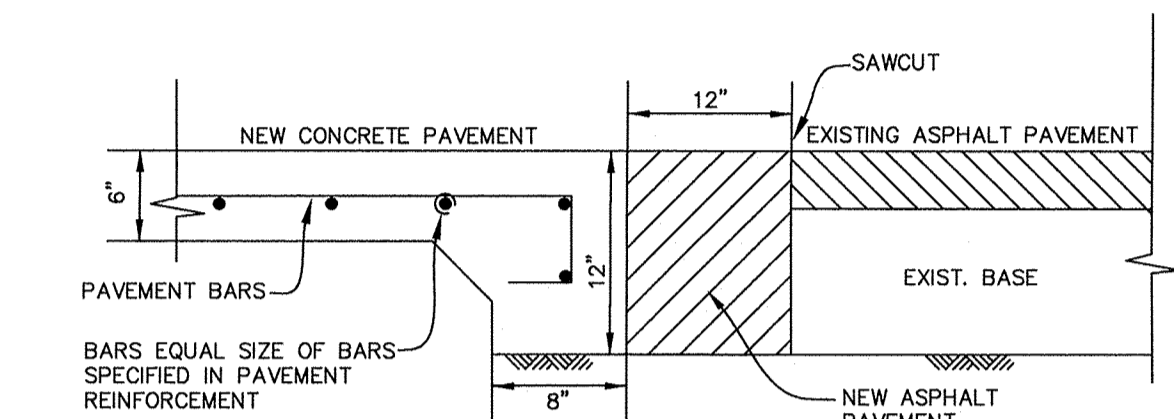


WHEEL STOP DETAIL

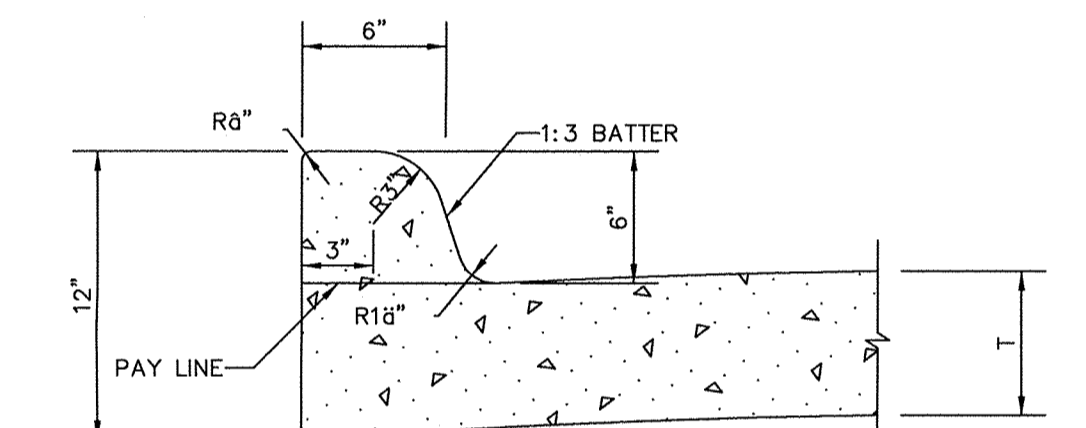


FIRELANE STRIPING DETAIL

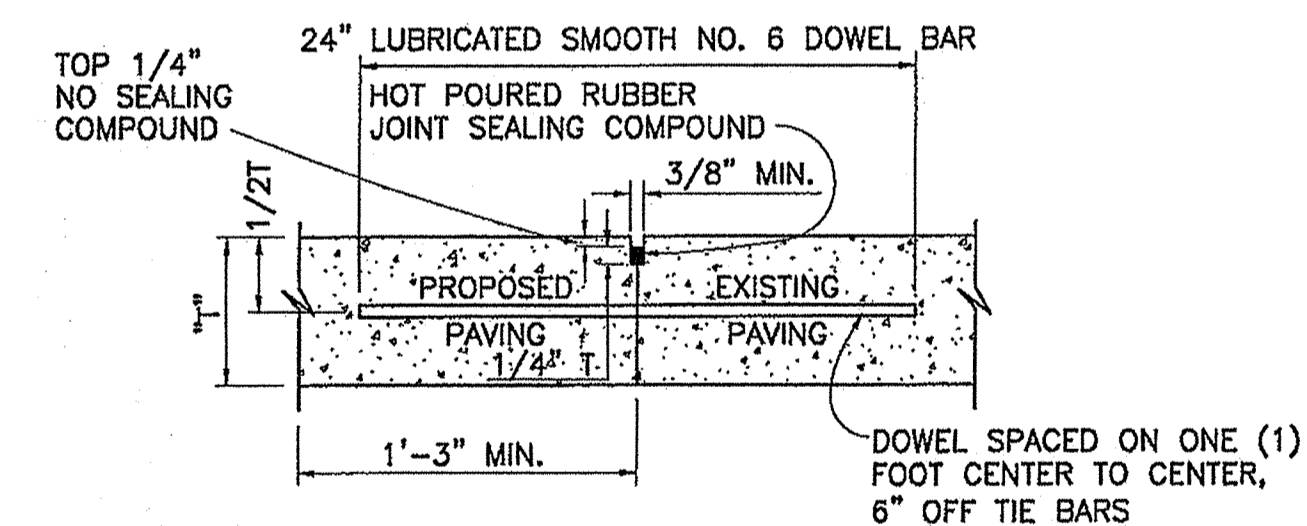
- NOTE: Firelane markings shall be placed on curb when firelane is adjacent to curb and on pavement in all other applications.
- STRIPING DETAILS AND SPECIFICATIONS
- A. Paint:
- Stripe shall be six (6) inches wide when on pavement and from the top of the seam of the curb to a point even with the driving surface when on curb, painted with an exterior acrylic latex paint.
 - Color shall be "Traffic Red" Glidden No. 63251 or equal.
 - Letters shall be four (4) inches high painted with an exterior acrylic latex paint.
 - Color shall be "Traffic White" Glidden No. 563245 or equal.
- B. Application:
- Stripe may be brushed or sprayed, one coat to finish.
 - Letters shall be stencil formed, brush applied and spaced as detailed on this sheet.



CONNECTION TO EXISTING ASPHALT PAVEMENT



INTEGRAL CURB DETAIL



LONGITUDINAL BUTT JOINT

- NOTES: T=PAVEMENT THICKNESS
- LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTOR'S OPTION.
 - DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
- DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE

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.

Todd Winters 7-25-15
TODD WINTERS DATE

BENCHMARK:
BM FOUND ON 10' RECESSED CURB INLET IN THE NORTH LINE OF RALPH HALL PARKWAY ADJACENT TO SITE. ELEVATION = 547.25

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: TONY	DATE: JANUARY 08, 2015
CHECKED: TW	DATE:
PROJECT NO.: 2109	
DWG FILE NAME: Z:\PROJECTS\02109\DWG\SHEETS\11-13 GENERAL NOTES.DWG	

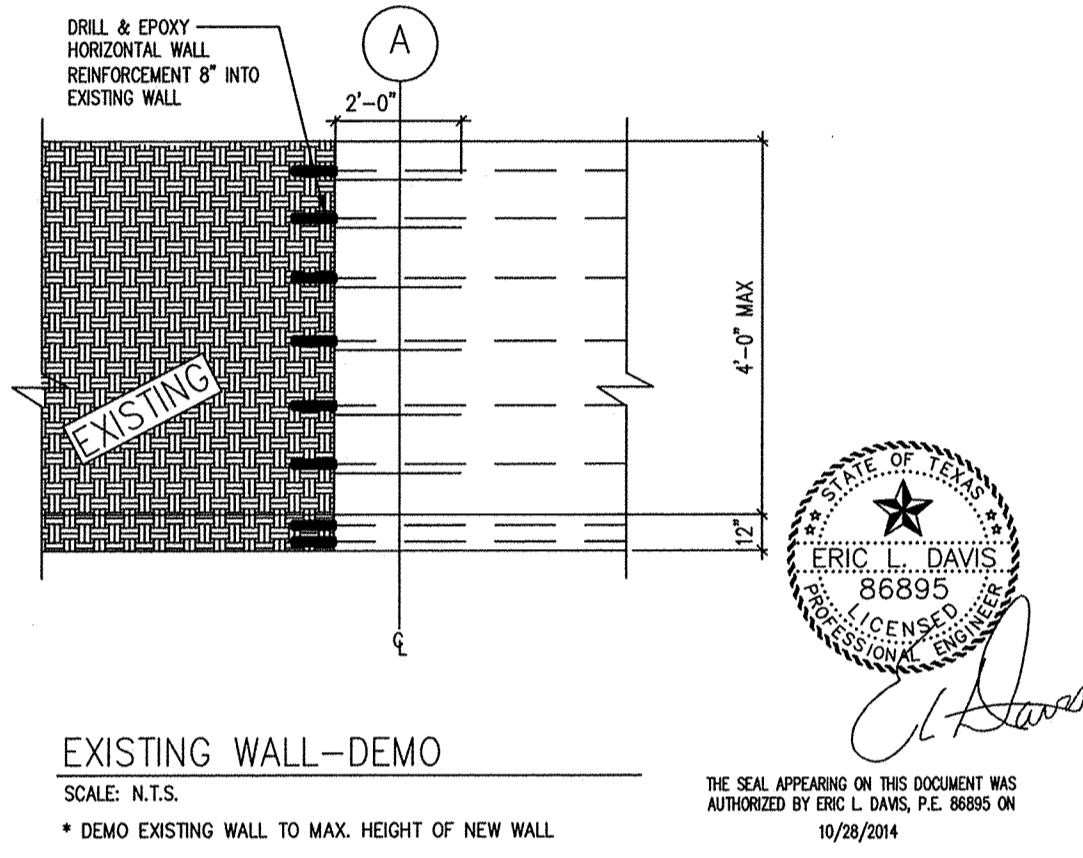
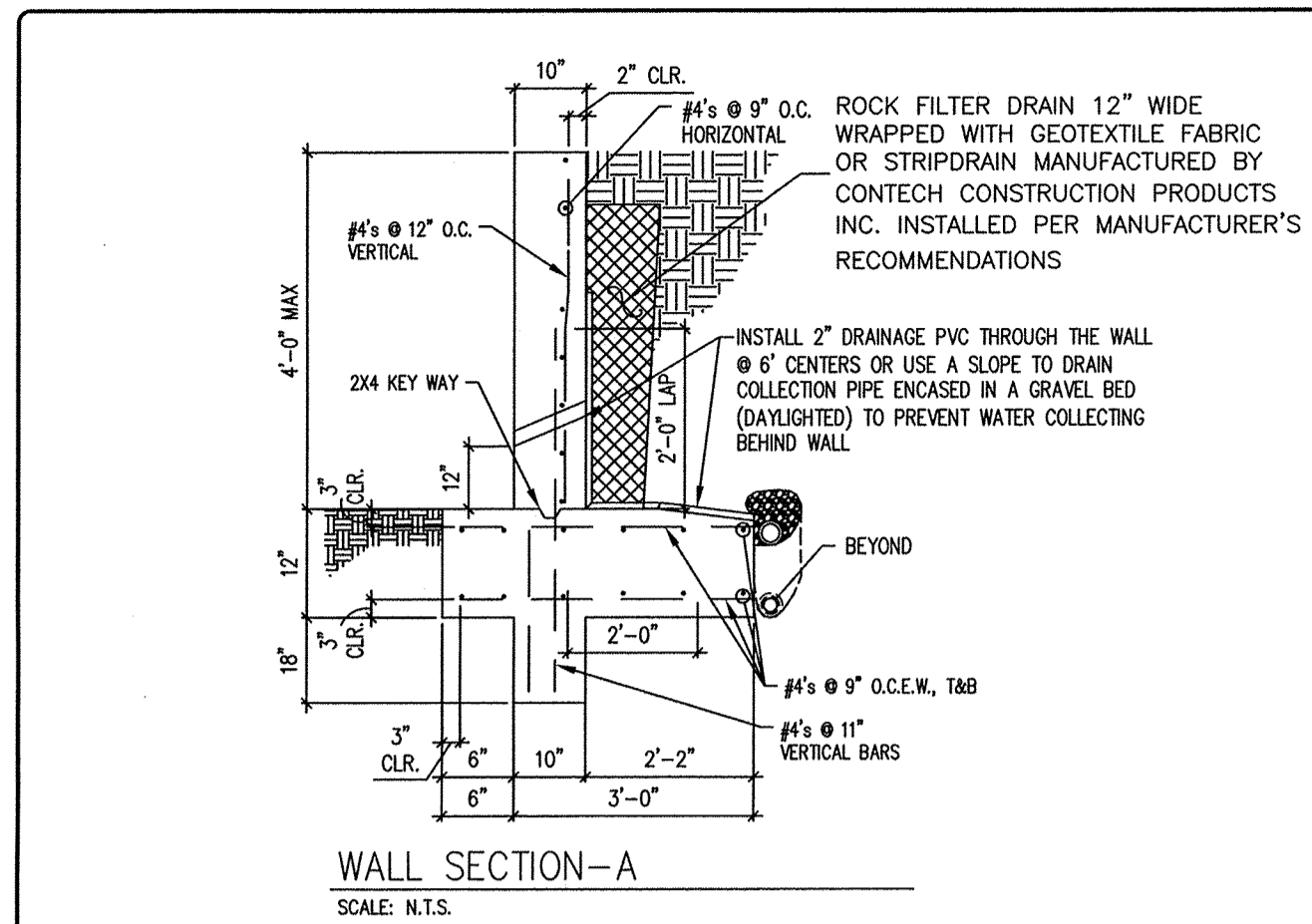
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.



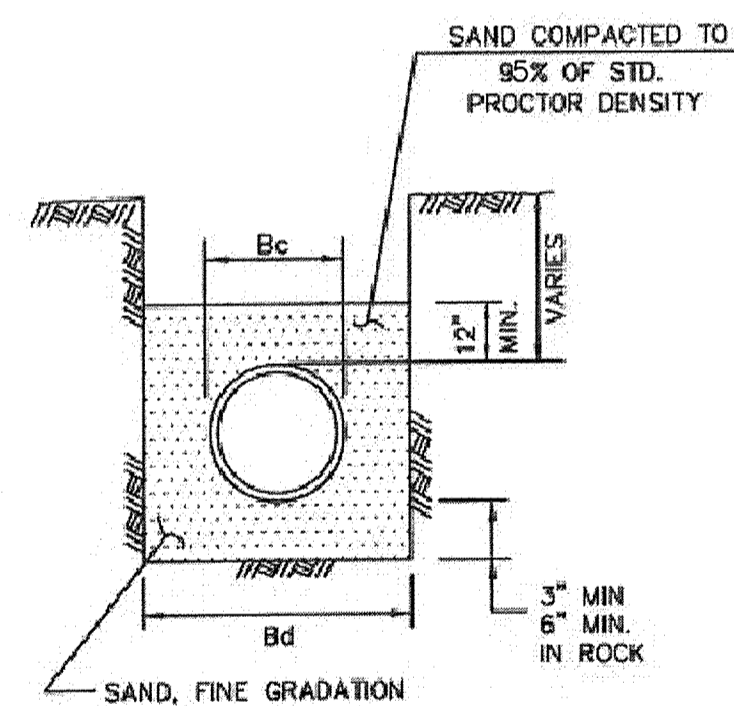
GENERAL NOTES & TYPICAL PAVING SECTIONS

LOT 6, BLOCK 1
HORIZON VILLAGE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
11
OF
13



*NOTE: RETAINING WALL SURFACE SHALL BE STONE OR FORM LINE FACED.



- NOTES:
1. Bc = OUTSIDE DIAMETER OF PIPE
2. Bd = TRENCH WIDTH

SIZE OF PIPE IN INCHES DIA.	KIND OF PIPE	EXTERNAL DIA. (Bc) IN INCHES	TRENCH WIDTH (Bd) IN INCHES
6"	PVC WATER PIPE	6.28	24
8"	PVC WATER PIPE	8.16	24
10"	PVC WATER PIPE	10.2	26

WATER EMBEDMENT
CLASS "B-3"

10/28/2014

ERIC L. DAVIS ENGINEERING, INC.
120 East Main Street
P.O. Box 78226
Rockwall, TX 75087
E-Mail: eric@ecdlp.com

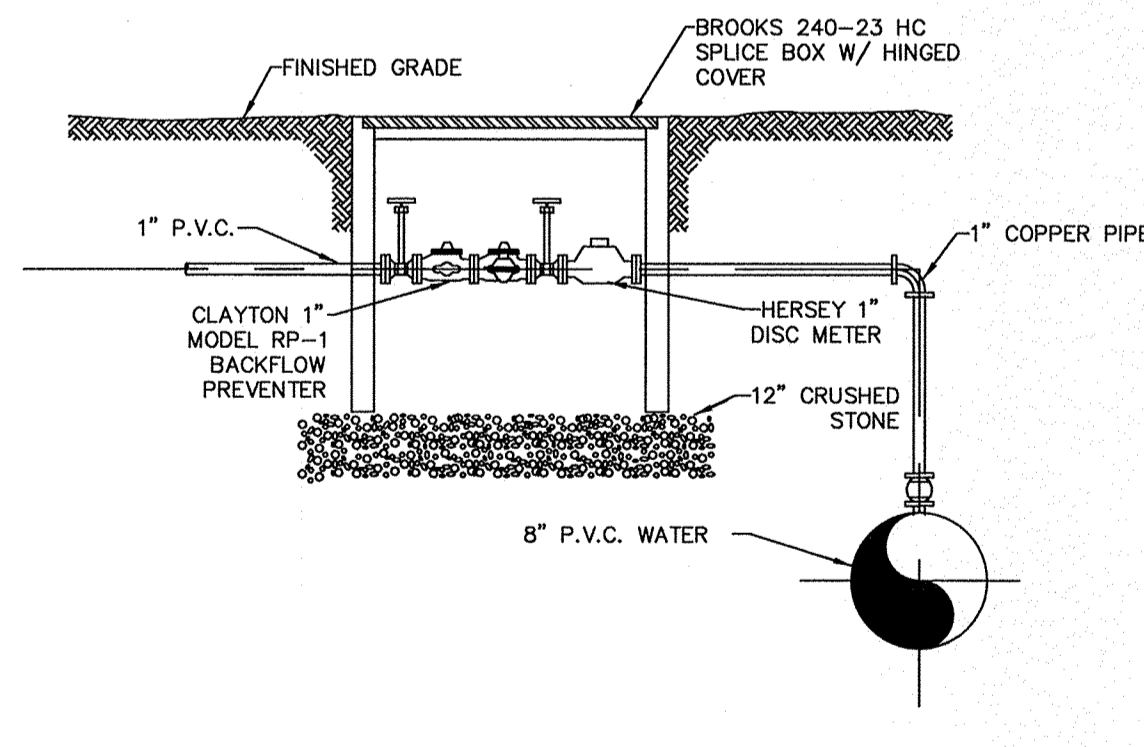
RETAINING WALL DETAIL
ENGINEERED FOR
C. SCOTT LEWIS
HOMES

ERIC L. DAVIS ENGINEERING, INC.
120 East Main Street
P.O. Box 78226
Rockwall, TX 75087
E-Mail: eric@ecdlp.com

PLANNED HORIZON VILLAGE
ADDRESS: LOT 6 BLOCK 1, HORIZON VILLAGE
LOT 6, BLOCK 1
CITY: ROCKWALL, TEXAS

CHECKED BY: ELD
SCALE: N.T.S.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ERIC L. DAVIS, P.E. 86895 ON 10/28/2014



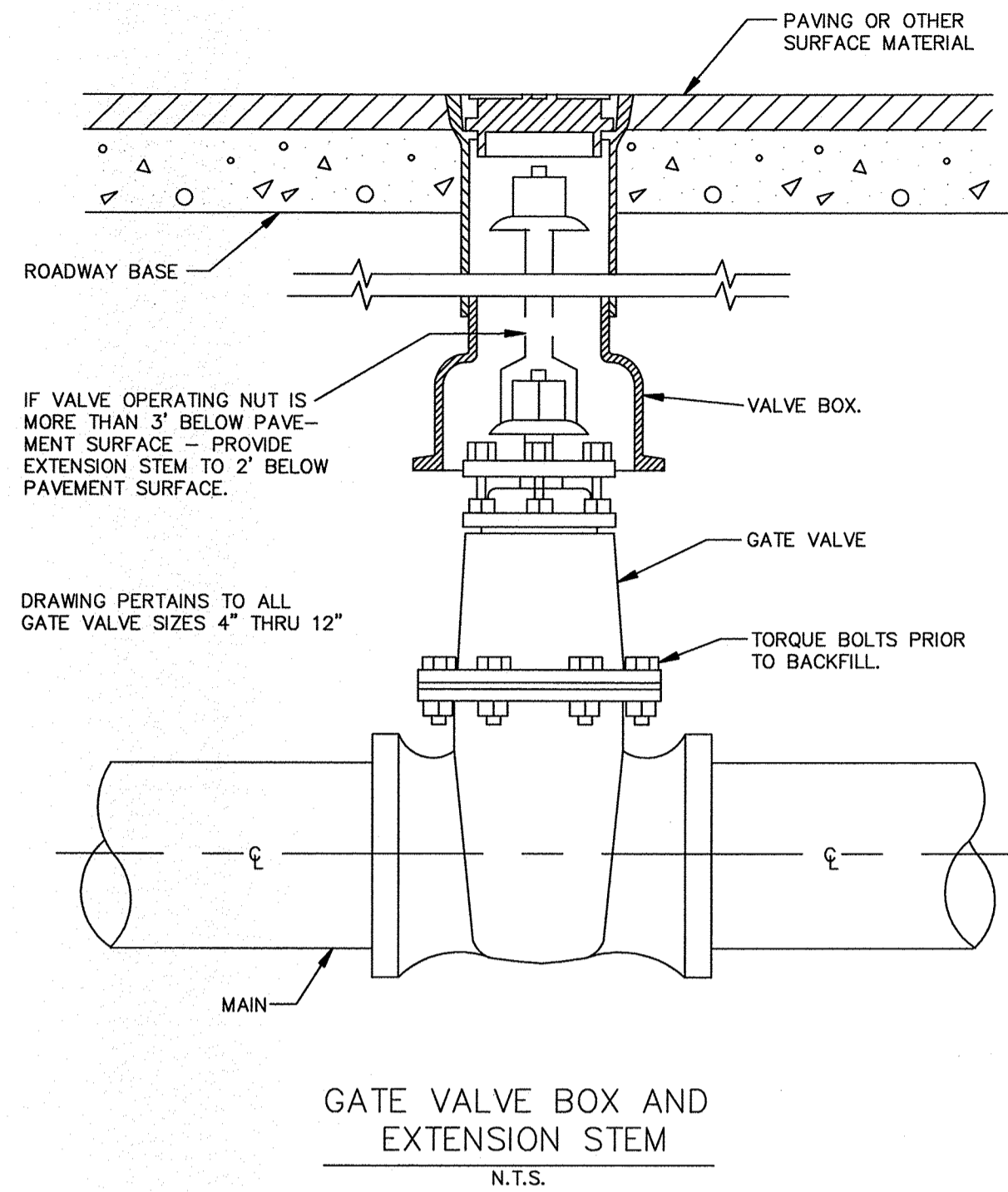
BACKFLOW PREVENTER DETAIL
NO SCALE

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN: TONY DATE: JANUARY 08, 2015
CHECKED: TW DATE:
PROJECT NO.: 2109
DWG FILE NAME: Z:\PROJECTS\02109\DWG\SHEETS\11-13 GENERAL NOTES.DWG

NOTE:
IN UNPAVED AREAS, INSTALL 2' x 2' x 6" CONCRETE VALVE PAD FLUSH WITH THE TOP OF VALVE BOX. REINFORCE WITH #3 BARS ON 6" CENTERS BOTH WAYS.



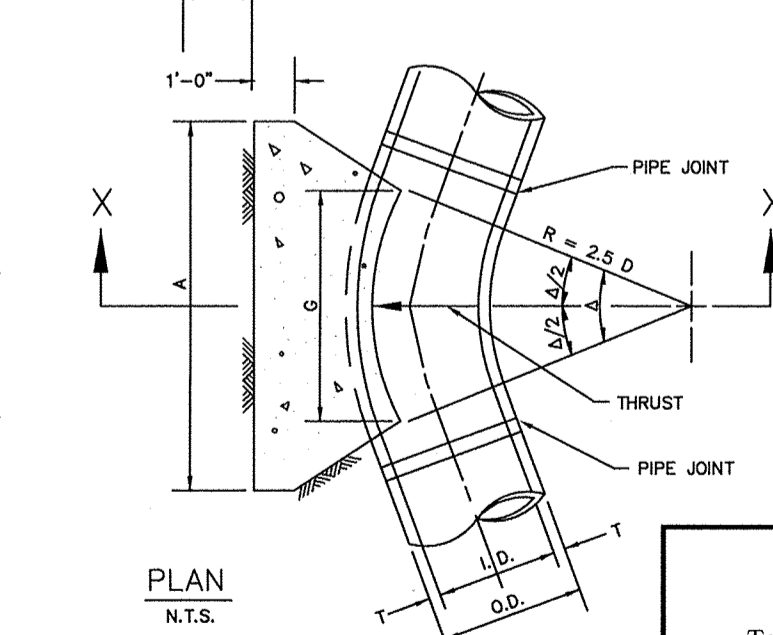
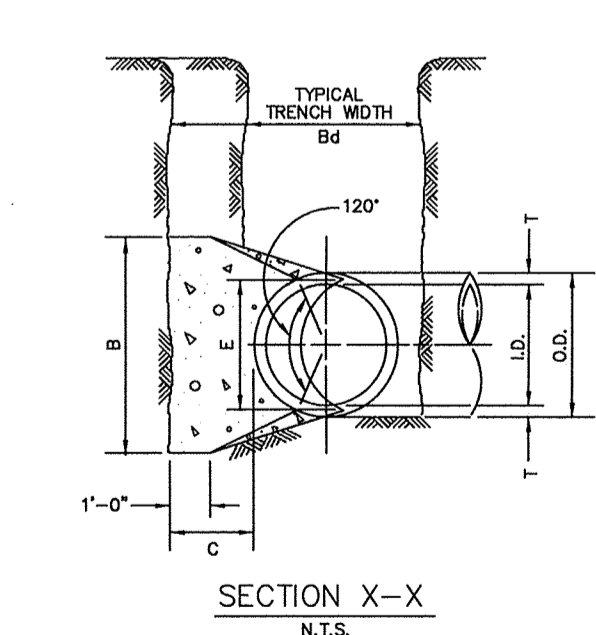
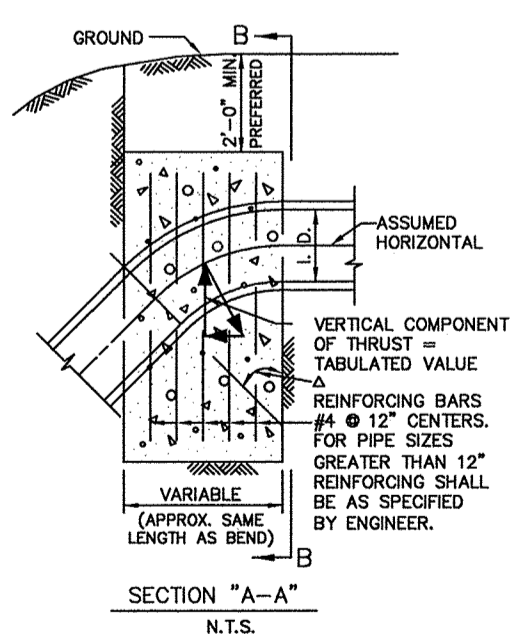
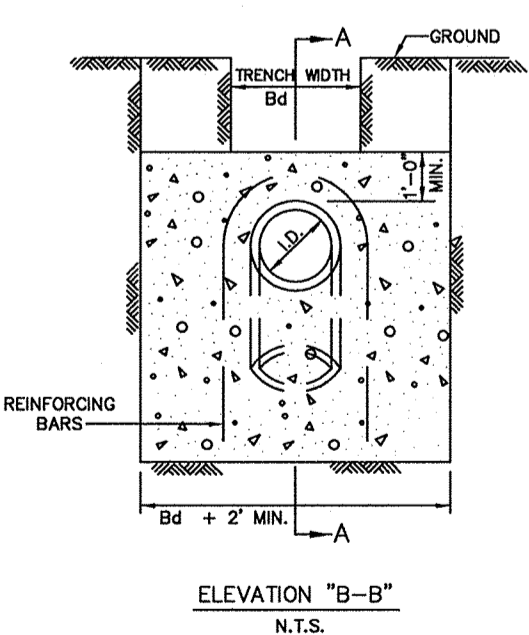
GENERAL NOTES FOR ALL THRUST BLOCKS:

- CONCRETE FOR BLOCKING SHALL BE CLASS "B".
- ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR P.V.C. AND CONCRETE PIPE. (NO DUCTILE IRON PIPE ALLOWED)
- VOLUMES OF THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS "B") IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.
- WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
- POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.
- DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
- THE SOIL BEARING PRESSURES ARE BASED ON 1000 LBS./S.F. IN SOIL AND 2000 LBS./S.F. IN ROCK.
- USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE AND BEND, TEE, OR PLUG TO PREVENT THE CONCRETE FROM STICKING TO IT.
- CONCRETE SHALL NOT EXTEND BEYOND JOINTS.

I.D. (IN.)	G THRUST (TONS)	EARTH		ROCK		I.D. (IN.)	G THRUST (TONS)	EARTH		ROCK	
		A (FT.)	B (FT.)	A (FT.)	B (FT.)			A (FT.)	B (FT.)	A (FT.)	B (FT.)
4.6,8	1.0	1.0	1.5	0.1	1.0	1.0	1.5	0.1	1.0	1.0	1.5
10,12	1.5	1.5	2.0	0.2	1.5	1.5	2.0	0.2	1.5	1.5	2.0
16,18	2.0	2.0	2.5	0.3	2.0	2.0	2.5	0.3	2.0	2.0	2.5
20	2.5	2.5	3.0	0.4	2.5	2.5	3.0	0.4	2.5	2.5	3.0
24	3.0	3.0	3.5	0.5	3.0	3.0	3.5	0.5	3.0	3.0	3.5
28	3.5	3.5	4.0	0.6	3.5	3.5	4.0	0.6	3.5	3.5	4.0
32	4.0	4.0	4.5	0.7	4.0	4.0	4.5	0.7	4.0	4.0	4.5
36	4.5	4.5	5.0	0.8	4.5	4.5	5.0	0.8	4.5	4.5	5.0
40	5.0	5.0	5.5	0.9	5.0	5.0	5.5	0.9	5.0	5.0	5.5
44	5.5	5.5	6.0	1.0	5.5	5.5	6.0	1.0	5.5	5.5	6.0
48	6.0	6.0	6.5	1.1	6.0	6.0	6.5	1.1	6.0	6.0	6.5
52	6.5	6.5	7.0	1.2	6.5	6.5	7.0	1.2	6.5	6.5	7.0
56	7.0	7.0	7.5	1.3	7.0	7.0	7.5	1.3	7.0	7.0	7.5
60	7.5	7.5	8.0	1.4	7.5	7.5	8.0	1.4	7.5	7.5	8.0
64	8.0	8.0	8.5	1.5	8.0	8.0	8.5	1.5	8.0	8.0	8.5
68	8.5	8.5	9.0	1.6	8.5	8.5	9.0	1.6	8.5	8.5	9.0
72	9.0	9.0	9.5	1.7	9.0	9.0	9.5	1.7	9.0	9.0	9.5
76	9.5	9.5	10.0	1.8	9.5	9.5	10.0	1.8	9.5	9.5	10.0
80	10.0	10.0	10.5	1.9	10.0	10.0	10.5	1.9	10.0	10.0	10.5
84	10.5	10.5	11.0	2.0	10.5	10.5	11.0	2.0	10.5	10.5	11.0
88	11.0	11.0	11.5	2.1	11.0	11.0	11.5	2.1	11.0	11.0	11.5
92	11.5	11.5	12.0	2.2	11.5	11.5	12.0	2.2	11.5	11.5	12.0
96	12.0	12.0	12.5	2.3	12.0	12.0	12.5	2.3	12.0	12.0	12.5

I.D. (IN.)	G THRUST (TONS)	EARTH		ROCK		I.D. (IN.)	G THRUST (TONS)	EARTH		ROCK	
		A (FT.)	B (FT.)	A (FT.)	B (FT.)			A (FT.)	B (FT.)	A (FT.)	B (FT.)
4.6,8	1.0	1.0	1.5	0.1	1.0	1.0	1.5	0.1	1.0	1.0	1.5
10,12	1.5	1.5	2.0	0.2	1.5	1.5	2.0	0.2	1.5	1.5	2.0
16,18	2.0	2.0	2.5	0.3	2.0	2.0	2.5	0.3	2.0	2.0	2.5
20	2.5	2.5	3.0	0.4	2.5	2.5	3.0	0.4	2.5	2.5	3.0
24	3.0	3.0	3.5	0.5	3.0	3.0	3.5	0.5	3.0	3.0	3.5
28	3.5	3.5	4.0	0.6	3.5	3.5	4.0	0.6	3.5	3.5	4.0
32	4.0	4.0	4.5	0.7	4.0	4.0	4.5	0.7	4.0	4.0	4.5
36	4.5	4.5	5.0	0.8	4.5	4.5	5.0	0.8	4.5	4.5	5.0
40	5.0	5.0	5.5	0.9	5.0	5.0	5.5	0.9	5.0	5.0	5.5
44	5.5	5.5	6.0	1.0	5.5	5.5	6.0	1.0	5.5	5.5	6.0
48	6.0	6.0	6.5	1.1	6.0	6.0	6.5	1.1	6.0	6.0	6.5
52	6.5	6.5	7.0	1.2	6.5	6.5	7.0	1.2	6.5	6.5	7.0
56	7.0	7.0	7.5	1.3	7.0	7.0	7.5	1.3	7.0	7.0	7.5
60	7.5	7.5	8.0	1.4	7.5	7.5	8.0	1.4	7.5	7.5	8.0
64	8.0	8.0	8.5	1.5	8.0	8.0	8.5	1.5	8.0	8.0	8.5
68	8.5	8.5	9.0	1.6	8.5	8.5	9.0	1.6	8.5	8.5	9.0
72	9.0	9.0	9.5	1.7	9.0	9.0	9.5	1.7	9.0	9.0	9.5
76	9.5	9.5	10.0	1.8	9.5	9.5	10.0	1.8	9.5	9.5	10.0
80	10.0	10.0	10.5	1.9	10.0	10.0	10.5	1.9	10.0	10.0	10.5
84	10.5	10.5	11.0	2.0	10.5	10.5	11.0	2.0	10.5	10.5	11.0
88	11.0	11.0	11.5	2.1	11.0	11.0	11.5	2.1	11.0	11.0	11.5
92	11.5	11.5	12.0	2.2	11.5	11.5	12.0	2.2	11.5	11.5	12.0
96	12.0	12.0	12.5	2.3	12.0	12.0	12.5	2.3	12.0	12.0	12.5

TABLES OF DIMENSIONS AND QUANTITIES



REFER TO STD. DWG. No. 4040 FOR GENERAL NOTES.

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.

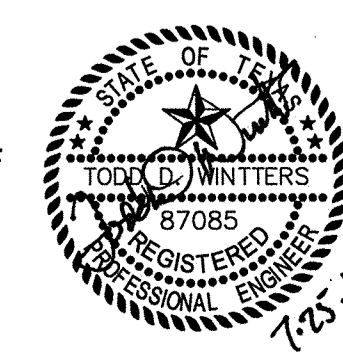
TODD WINTTERS 7.25.15
DATE

BENCHMARK:
BM FOUND ON 10' RECESSED CURB INLET IN THE NORTH LINE OF RALPH HALL PARKWAY ADJACENT TO SITE. ELEVATION = 547.25

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

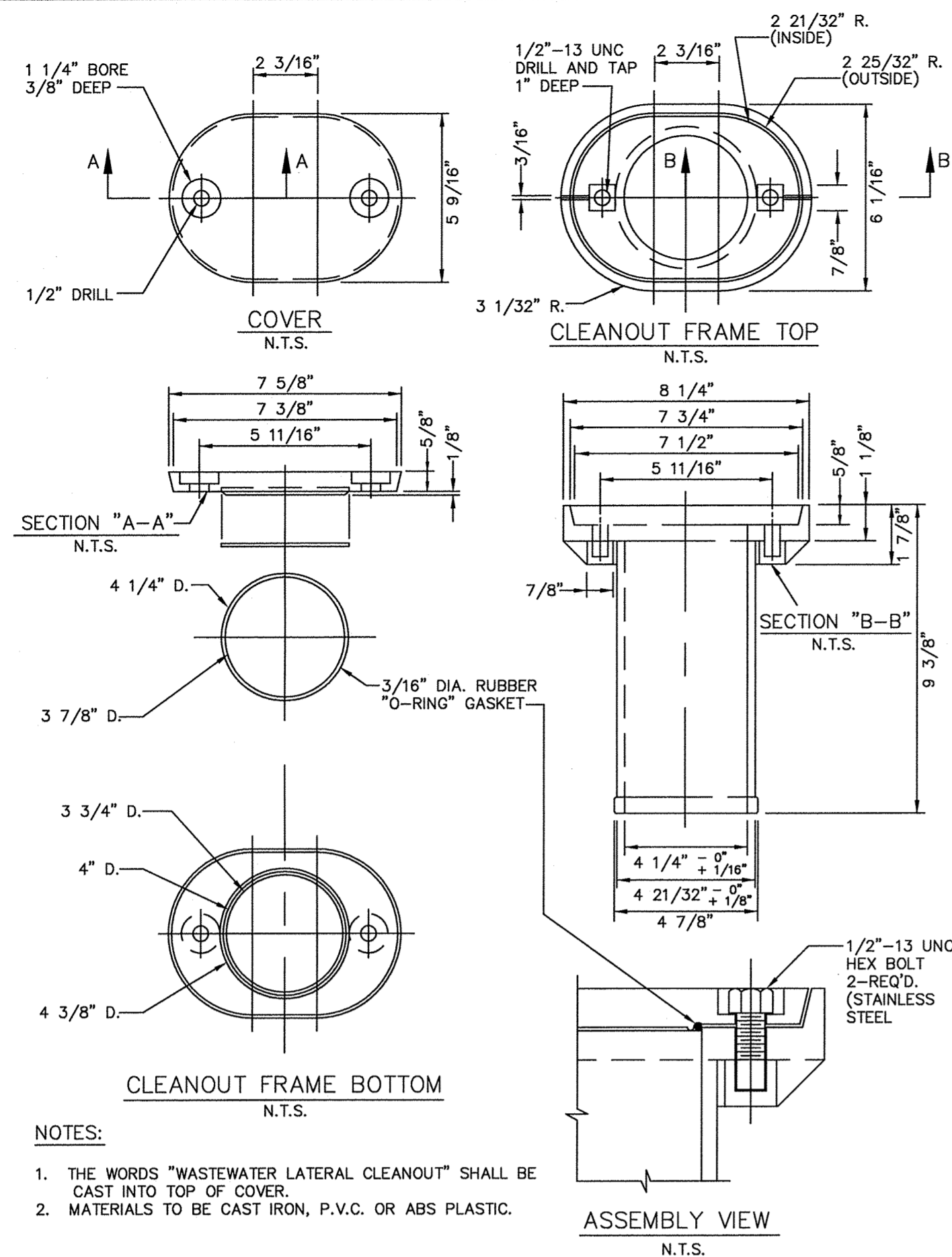
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.



WATER & RETAINING WALL DETAILS

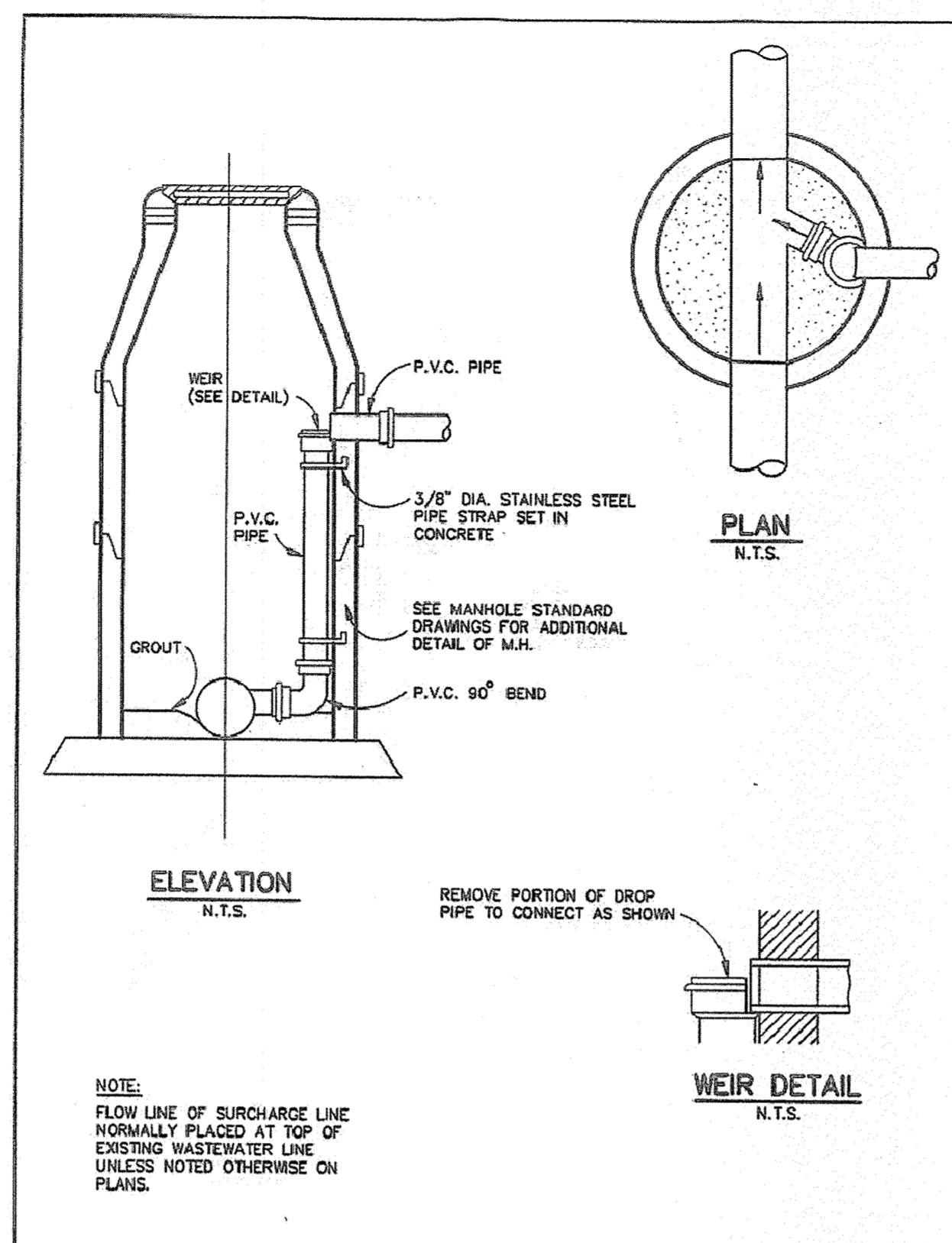
LOT 6, BLOCK 1
HORIZON VILLAGE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
12
OF
13



NOTES:

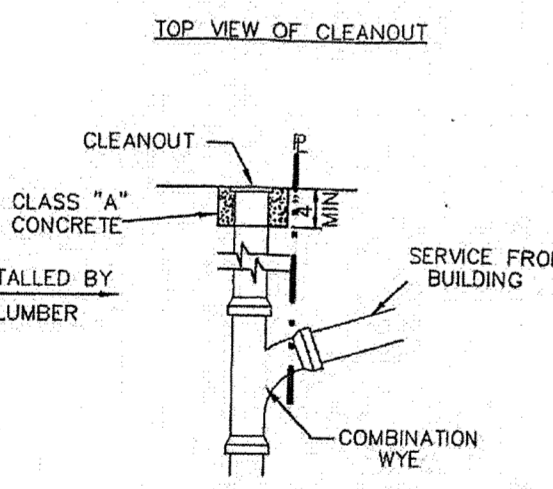
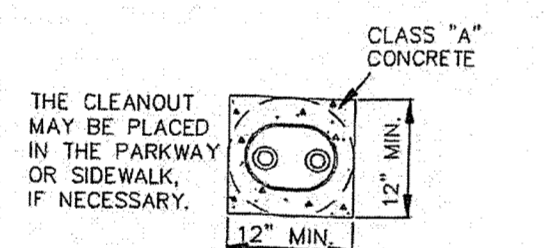
1. THE WORDS "WASTEWATER LATERAL CLEANOUT" SHALL BE CAST INTO TOP OF COVER.
2. MATERIALS TO BE CAST IRON, P.V.C. OR ABS PLASTIC.



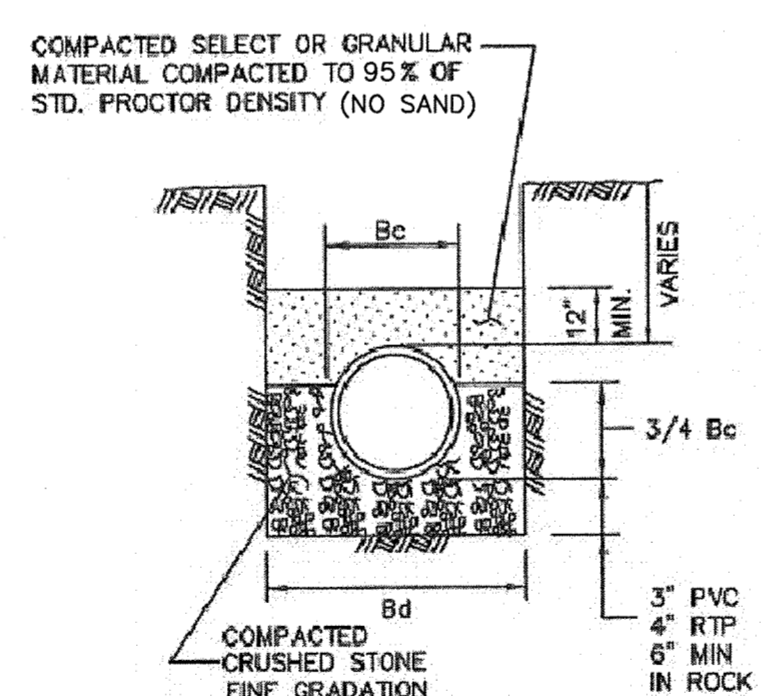
NOTE:
FLOW LINE OF SURCHARGE LINE NORMALLY PLACED AT TOP OF EXISTING WASTEWATER LINE UNLESS NOTED OTHERWISE ON PLANS.

WASTEWATER MANHOLE INSIDE DROP CONNECTION		<small>With Care See Table of Contents</small> 	<small>STANDARD SPECIFICATION REFERENCE</small> 6.7 <small>DATE</small> NOV. '96 <small>STANDARD DRAWING NO.</small> 5080
--	--	--	--

CLASS	BAGS CEMENT PER C.Y.	MIN. STRENGTH 28-DAY PSI
A	5	3000
B	4	2000



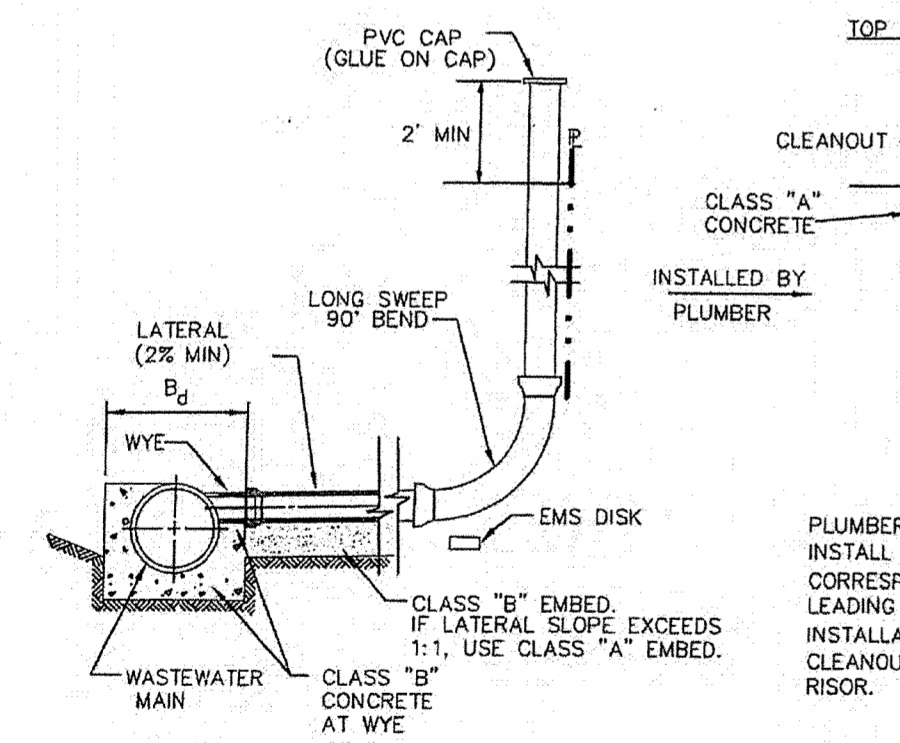
PLUMBER TO CUT CLEANOUT RISER TO INSTALL COMBINATION WYE TO CORRESPOND W/ GRADE OF THE PIPE LEADING FROM BUILDING. AFTER INSTALLATION OF THE WYE, INSERT CLEANOUT INTO THE TOP OF THE RISER.



- NOTES:**
1. Bc = OUTSIDE DIAMETER OF PIPE
 2. Bd = TRENCH WIDTH

SIZE OF PIPE IN INCHES DIA.	KIND OF PIPE	EXTERNAL DIA. (Bc) IN INCHES	TRENCH WIDTH (Bd) IN INCHES
6"	PVC SEWER PIPE	6.28	24
8"	PVC SEWER PIPE	8.16	24
10"	PVC SEWER PIPE	10.2	26

**SANITARY SEWER EMBEDMENT
CLASS "B-2"**



**WASTEWATER LATERAL CONNECTIONS
N.T.S.**

BENCHMARK:
BM FOUND ON 10' RECESSED CURB INLET IN THE NORTH LINE OF RALPH HALL PARKWAY ADJACENT TO SITE. ELEVATION = 547.25

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

REVISIONS:

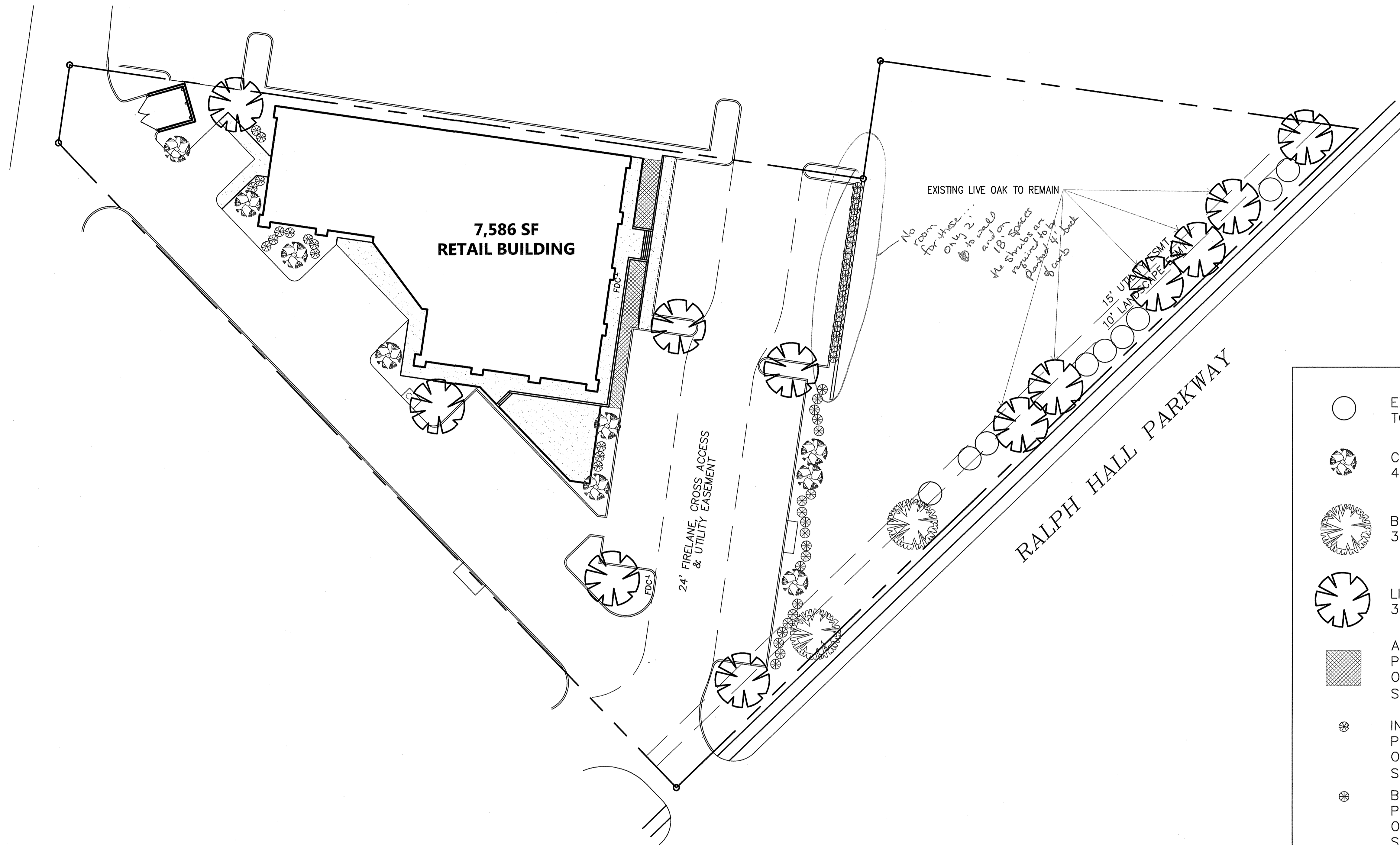
DRAWN: TONY	DATE: JANUARY 08, 2015
CHECKED: TW	DATE:
PROJECT NO.: 2109	
DWG FILE NAME: Z:\PROJECTS\02109\DWG\SHEETS\11-13 GENERAL NOTES.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.



SEWER DETAILS
LOT 6, BLOCK 1
HORIZON VILLAGE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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.
Todd Winters 7-25-15
TODD WINTERS DATE



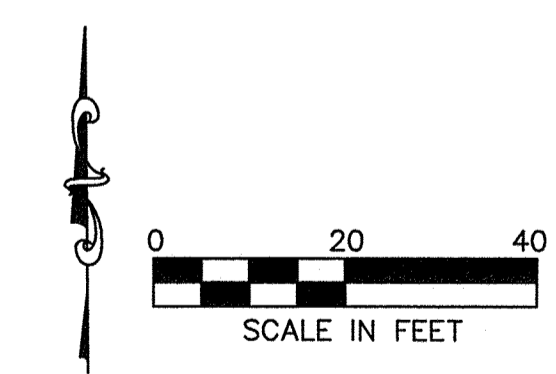
	EXISTING FRAZIER PHOTINIA TO REMAIN
	CAPE MYRTLE (9) 4' HIGH @ INSTALLATION
	BURR OAK (2) 3" MIN. CALIPER
	LIVE OAK (7) 3" MIN. CALIPER
	ASIAN JASMINE PLANTS SHALL BE A MINIMUM OF 6" TALL @ PLANTING SHALL BE PLANTED @ 18" O.C.
	INDIAN HAWTHORNE (14) PLANTS SHALL BE A MINIMUM OF 30" TALL @ PLANTING SHALL BE PLANTED @ 36" O.C.
	BOXWOOD BUSH (37) PLANTS SHALL BE A MINIMUM OF 30" TALL @ PLANTING. SHALL BE PLANTED @ 36" O.C.

GENERAL NOTES:

1. VERIFY ALL UTILITIES BEFORE CONSTRUCTION.
2. EA. SUB-CONTRACTOR SHALL COORDINATE AND CALL FOR ALL INSPECTIONS W/TESTING LAB, OWNER WILL PAY FOR TESTING LABS.
3. ALL BUILDING ENTRANCES AND EXITS SHALL BE HANDICAP ACCESSIBLE; SIDEWALK AND RAMP SLOPES SHALL NOT EXCEED THE MAXIMUM REQUIRED SLOPE NOT REQUIRING HANDRAILS, SEE T&S NOTES & DETAILS.
4. LANDSCAPE SUBCONTRACTOR SHALL PROVIDE STABILIZATION OF ALL DISTURBED AREAS.
5. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
6. NO TREES SHALL BE PLANTED WITHIN 5'-0" OF ANY UTILITIES.
7. NO SHRUBS SHALL BE PLANTED CLOSER THAN 4'-0" FROM CURB @ 18' DEEP PARKING SPACES

LOT 6 BLOCK 1 OF THE HORIZON VILLAGE ADDITION

1. PROPOSED USE: - RETAIL
2. PROPERTY AREA: 53,927.3 SF OR 1.238 ACRES
3. BUILDING AREA: 7,586 SF
4. BUILDING HEIGHT: SINGLE STORY - 27'-0"
5. LOT COVERAGE: 14.00%
F.A.R. = 0.14:1
6. PARKING REQUIRED: 4,672 SF GYM @ 1 SPACE PER 200 SF = 23
2,368 SF OF RESTAURANT @ 1 SPACE PER 100 SF = 24
47 SPACES REQUIRED
7. HANDICAP REQUIRED 2 ACCESSIBLE FOR 26-50 SPACES = 2 ACCESSIBLE
8. TOTAL PARKING PROVIDED: 45 SPACES W/ 2 SHARED SPACES = 47 SPACES
9. LANDSCAPE AREA REQUIRED: 8,089 SF
LANDSCAPE AREA PROVIDED: 23,410 SF
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 30,517 SF



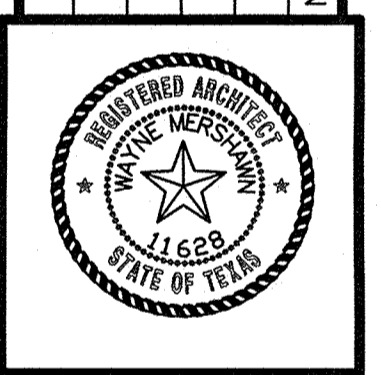
PLANNING APPROVAL
OCT 21 2014
Planner: [Signature]

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.

RESIDENTIAL RESTAURANTS
MEDICAL COMMERCIAL CHURCHES
MERSHAWN ARCHITECTS
PHONE: 972-722-9302
FAX: 972-249-2081
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

No.	Date	Revision	By



HORIZON VILLAGE
ROCKWALL, TEXAS
LANDSCAPE PLAN

Scale: 1" = 20'-0"

Date:	07/09/14
Project No.:	140110
Designed:	GW
Drawn:	GW
Checked:	WM