

# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



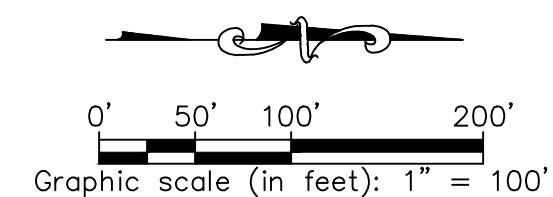
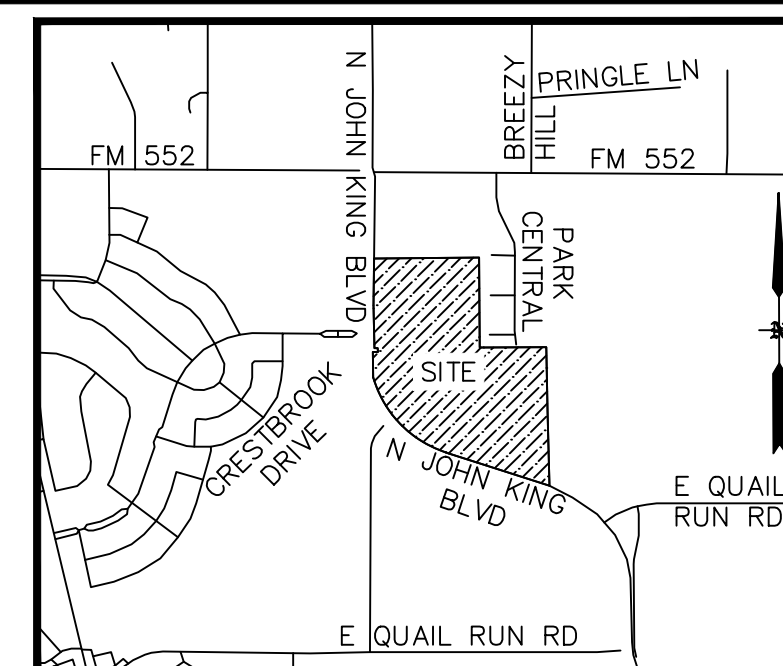


NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 0°38'27" W	40.00'
L3	S 89°38'05" W	34.29'

STONE CREEK SF, LTD  
VOLUME 5011, PAGE 9

CITY OF ROCKWALL  
STONE CREEK PHASE VI  
CABINET 1, PAGE 161

JOHN KING BOULEVARD  
(APPARENT 120' RIGHT-OF-WAY)



**NOTE:**  
DETENTION TO BE PROVIDED PER CITY OF ROCKWALL  
DRAINAGE SPECIFICATIONS AND STANDARDS

**PHASING DATA**

- PHASE ONE ~ 66 LOTS
- PHASE TWO ~ 77 LOTS
- PHASE THREE ~ 33 LOTS
- COMMON AREA/H.O.A. ~ 7 LOTS

**SADDLE STAR SOUTH STATEMENT OF SERVICE  
MASTER PLAT  
11/14/2019**

-A 16 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE EAST PROPERTY LINE OF THE PROPOSED DEVELOPMENT NEAR THE EXISTING JOHN KING BOULEVARD. AN 20 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE WEST PROPERTY LINE OF THE PROPOSED DEVELOPMENT AT THE EXISTING JOHN KING BOULEVARD. THE FIRST PHASE OF THIS DEVELOPMENT IS UNDER CONSTRUCTION AND ENGINEERING PLANS FOR THESE CONNECTIONS HAVE BEEN APPROVED.

-THE STONEY HOLLOW LIFT STATION IS APPROXIMATELY 2,000 FEET FROM THE PROPOSED DEVELOPMENT. THE FIRST PHASE OF THIS DEVELOPMENT IS UNDER CONSTRUCTION AND WILL BE PROVIDING UPGRADED LIFT STATION AND THE OFFSITE SANITARY SEWER. THESE IMPROVEMENTS HAVE BEEN APPROVED.

-THE SITE CURRENTLY DRAINS OVERLAND TO THE THOMPSON BRANCH TO THE NORTH OF THE PROPOSED DEVELOPMENT NEAR WHERE IT CROSSES UNDER JOHN KING BOULEVARD. DETENTION AND/OR RETENTION WILL BE UTILIZED TO CONTROL THE FLOW.

-THE STREET SYSTEM OF THE PROPOSED DEVELOPMENT WILL HAVE THREE CONNECTIONS TO JOHN KING BOULEVARD TO THE SOUTH AND WEST. TWO OF THESE CONNECTIONS HAVE BEEN APPROVED AND ARE CURRENTLY UNDER CONSTRUCTION.

**LAND USE DATA**

TOTAL AREA ~ 70.408 ACRES / 3,066,972 SQ. FT.  
TOTAL OPEN SPACE ~ 14,220 ACRE / 619,436 SQ. FT.  
TYPICAL LOT SIZE ~ 70' x 125'  
TOTAL LOTS ~ 176  
DENSITY ~ 2.49 DWELLING UNITS / ACRE

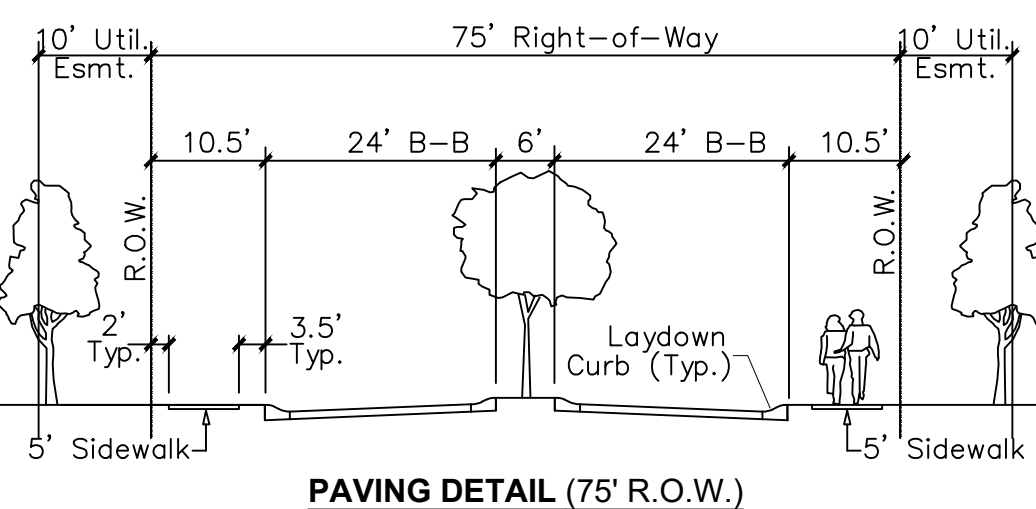
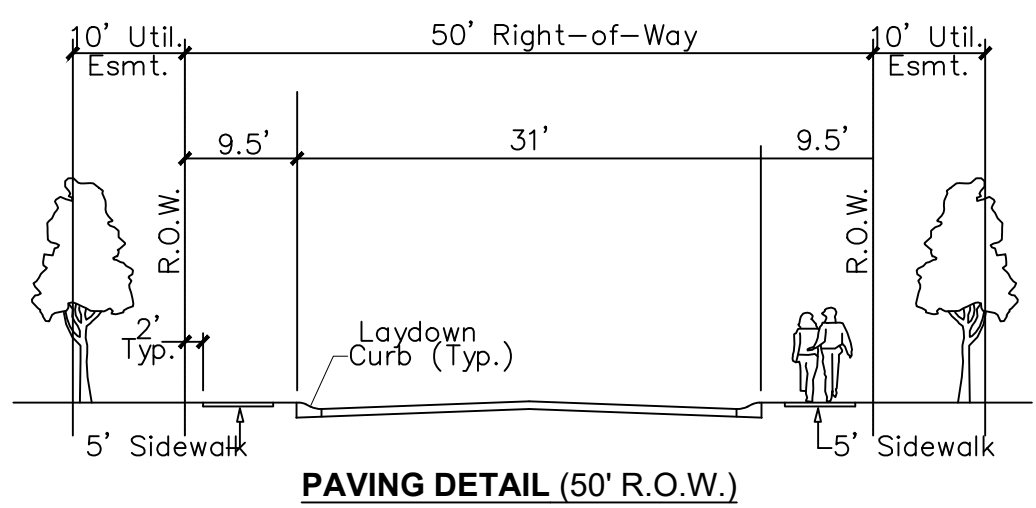
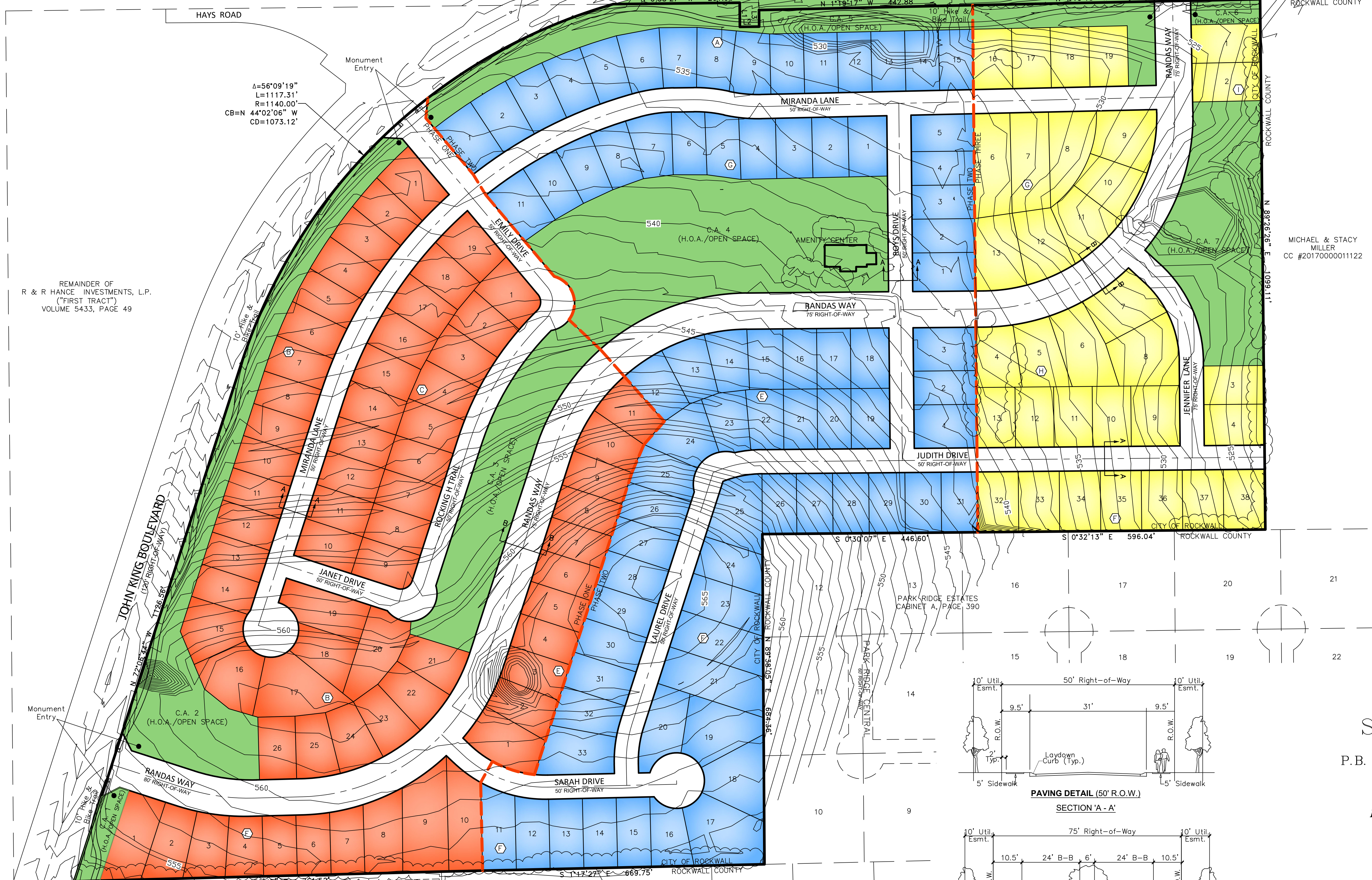
MASTER PLAT/OPEN SPACE PLAN  
**SADDLE STAR SOUTH**  
70.408 ACRES SITUATED IN THE  
P.B. HARRISON SURVEY, ABSTRACT No. 97  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN L.P.**  
ENGINEERING / SURVEYING / PROJECT MANAGEMENT  
201 WINDCO CIRCLE, SUITE 200 WYLIE, TX 75098  
(972) 941-8400

**DEVELOPER**  
**K P A CONSULTING, INC.**  
3076 HAYS LANE ROCKWALL, TEXAS 75087  
PAT ATKINS: 972-388-6383

**OWNERS**

SADDLE STAR SOUTH HOLDINGS LLC 2200 ROSS AVENUE SUITE 4200W DALLAS, TEXAS 75201	CDT ROCKWALL/2017 LLC 6925 F.M. 2515 KAUFMAN, TEXAS 75142	GWENDOLYN REED 3076 HAYS LANE ROCKWALL, TEXAS 75087
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$\Delta=56^{\circ}09'19''$   
 $L=1117.31'$   
 $R=1140.00'$   
 $CB=N 44^{\circ}02'06'' W$   
 $CD=1073.12'$

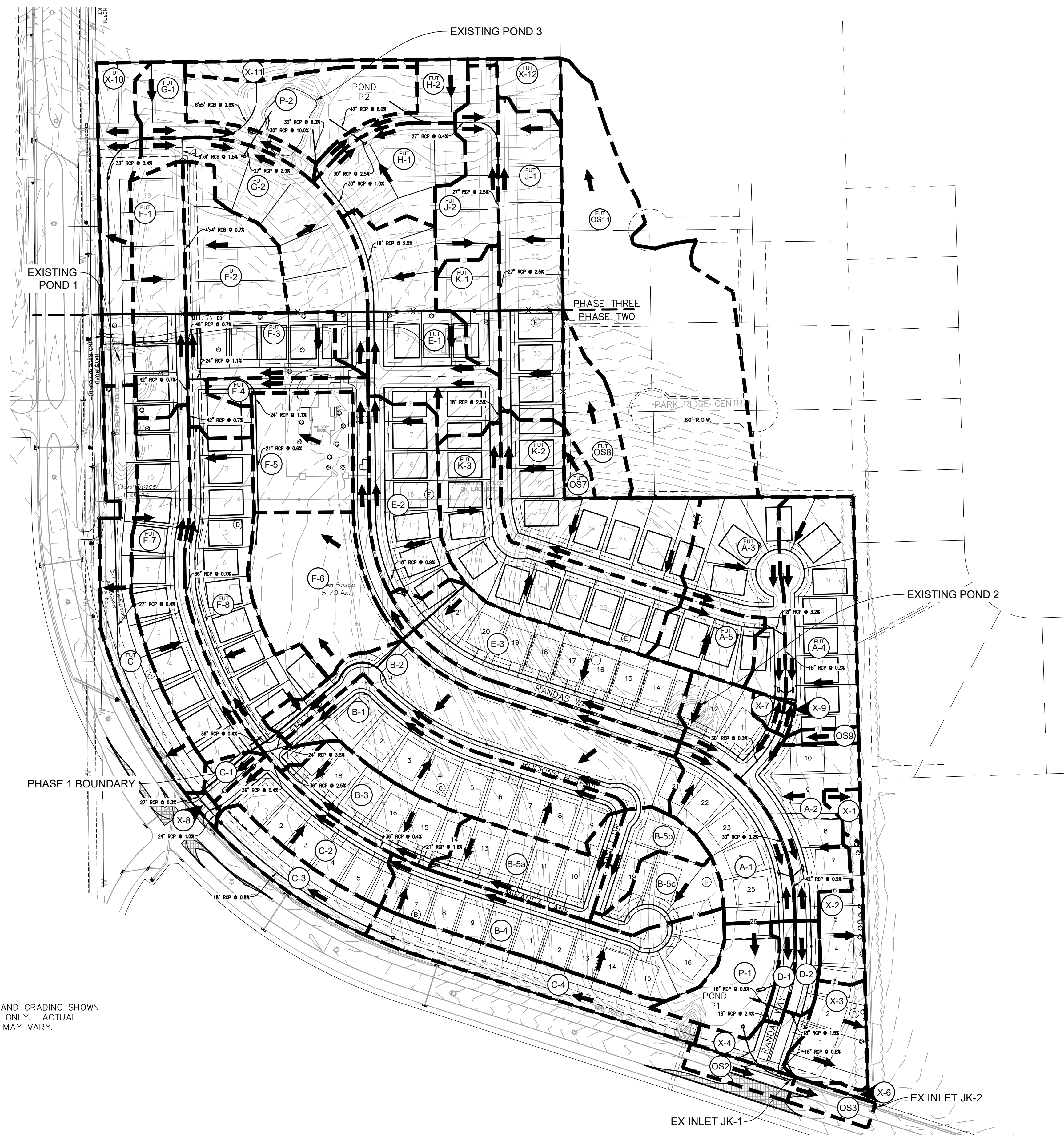
REMAINDER OF  
R & R HANCE INVESTMENTS, L.P.  
("FIRST TRACT")  
VOLUME 5433, PAGE 49

GIDEON GROVE LTD  
CC #20150000014609  
Proposed GIDEON GROVE NORTH

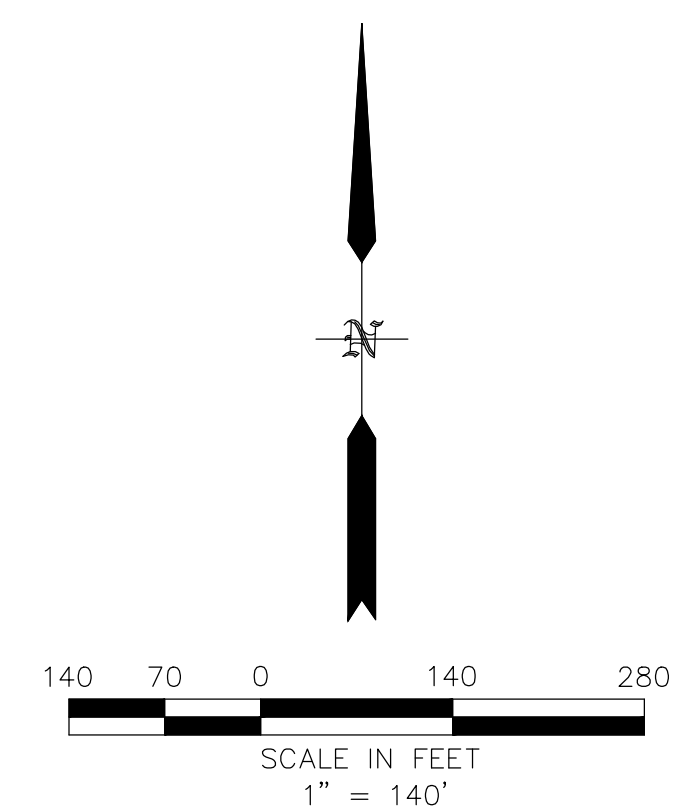
BLOCK A  
WINDMILL VALLEY  
SUBDIVISION  
CABINET A, PAGE 157

PARK RIDGE ESTATES  
CABINET A, PAGE 390

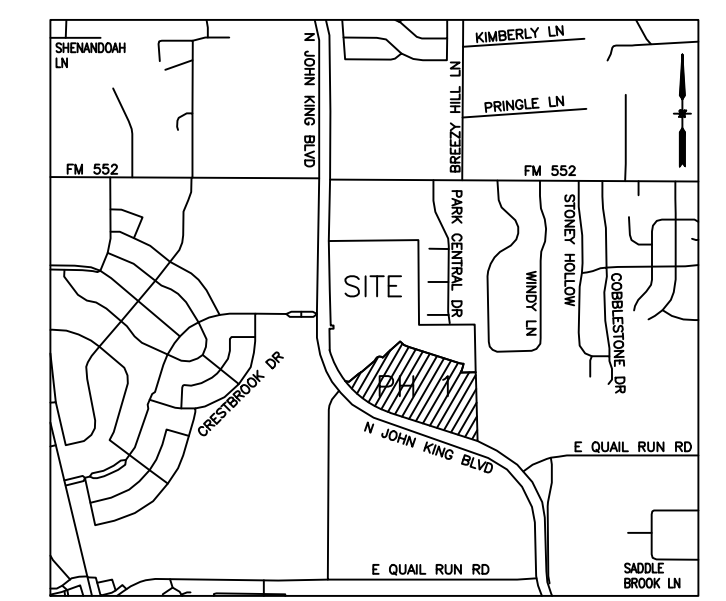




\*FUTURE POND AND GRADING SHOWN FOR REFERENCE ONLY. ACTUAL FUTURE DESIGN MAY VARY.



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



VICINITY MAP  
N.T.S.

Ultimate Drainage Area Calculations							
Drainage Area	Area (AC)	Tc (min)	C	K	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (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	2.73	10.00	0.50	1.00	9.80	13.38	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	1.80	10.00	0.50	1.00	9.80	8.82	TO JOHN KING
C-1	0.20	10.00	0.50	1.00	9.80	0.98	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
FUT E-1	2.44	10.00	0.50	1.00	9.80	11.96	TO POND 2
E-2	1.70	10.00	0.50	1.00	9.80	8.33	TO POND 2
E-3	2.62	10.00	0.50	1.00	9.80	12.82	TO POND 2
FUT F-1	1.66	10.00	0.50	1.00	9.80	8.12	TO POND 2
FUT F-2	1.40	10.00	0.50	1.00	9.80	6.86	TO POND 2
FUT F-3	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 2
FUT F-4	0.05	10.00	0.50	1.00	9.80	0.25	TO POND 2
F-5	1.60	10.00	0.50	1.00	9.80	7.84	TO POND 2
F-6	2.14	10.00	0.50	1.00	9.80	10.49	TO POND 2
FUT F-7	2.46	10.00	0.50	1.00	9.80	12.04	TO POND 2
FUT F-8	2.78	10.00	0.50	1.00	9.80	13.62	TO POND 2
FUT G-1	0.55	10.00	0.50	1.00	9.80	2.70	TO POND 2
FUT G-2	2.36	10.00	0.50	1.00	9.80	11.56	TO POND 2
FUT H-1	1.42	10.00	0.50	1.00	9.80	6.96	TO POND 2
FUT H-2	0.55	10.00	0.50	1.00	9.80	2.70	TO POND 2
FUT J-1	2.52	10.00	0.50	1.00	9.80	12.35	TO NORTH BYPASS
FUT J-2	1.13	10.00	0.50	1.00	9.80	5.54	TO NORTH BYPASS
FUT K-1	0.68	10.00	0.50	1.00	9.80	3.33	TO POND 2
FUT K-2	2.37	10.00	0.50	1.00	9.80	11.61	TO POND 2
FUT K-3	2.70	10.00	0.50	1.00	9.80	13.23	TO POND 2
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
P-2	1.73	10.00	0.50	1.00	9.80	8.48	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-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	1.44	10.00	0.50	1.00	9.80	7.07	TO OFFSITE NORTH
X-11	0.37	10.00	0.50	1.00	9.80	1.81	TO OFFSITE NORTH
FUT X-12	0.44	10.00	0.50	1.00	9.80	2.16	TO OFFSITE NORTH
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 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
FUT OS11	5.93	10.00	0.50	1.00	9.80	29.06	TO POND 2

\* 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#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: MJH	DATE:
CHECKED: RCK	DATE: 11/14/2019
PROJECT NO.: 06824	
DWG FILE NAME: 2019-11-12 PRELIM 06824 DA.DWG	

**PRELIMINARY DRAINAGE EXHIBIT**  
**SADDLE STAR SOUTH**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET  
**1**  
OF  
**1**