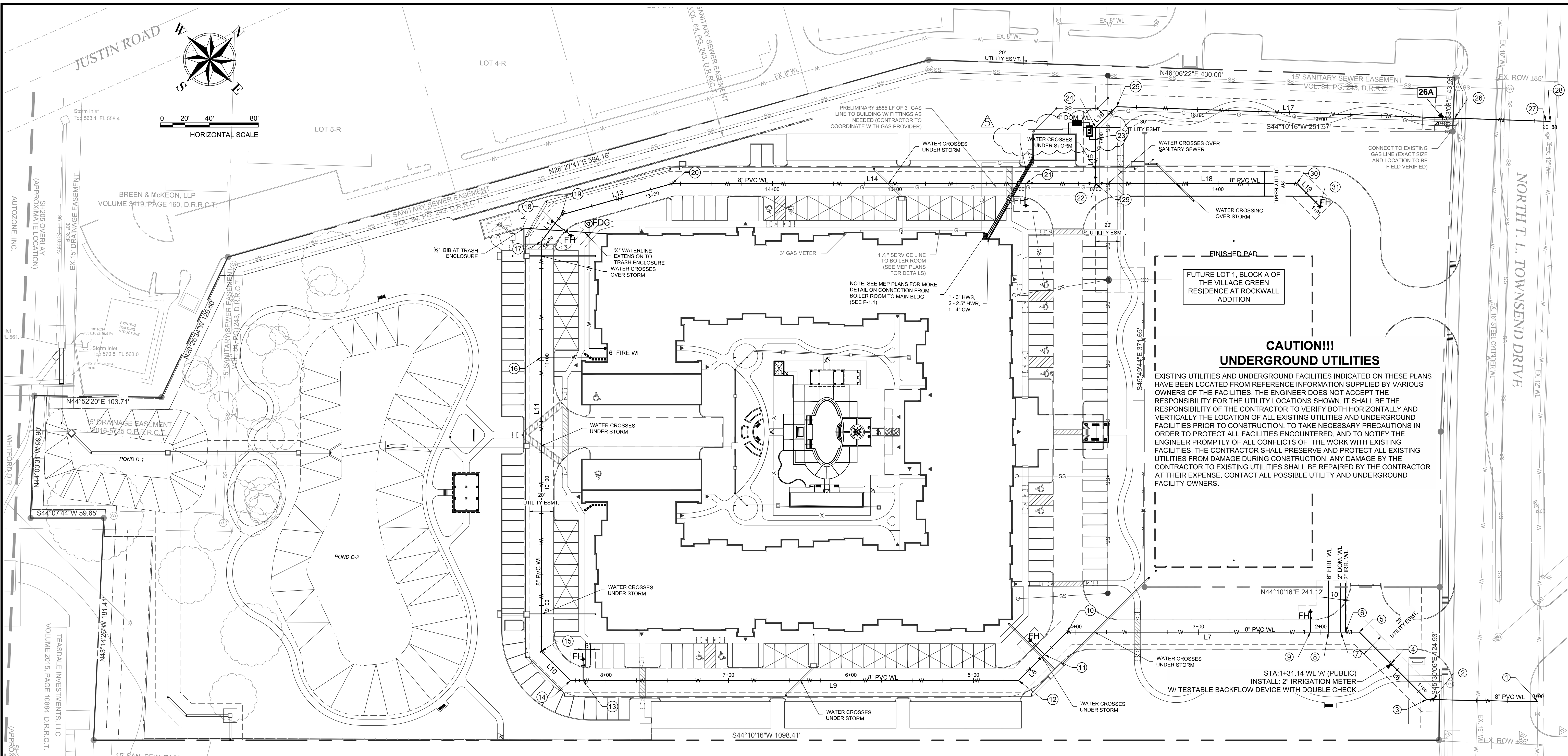


PLOTTED: 1/17/2019 10:09:32 AM
P:\PR5211\Cadd\Modis\Civil\1172019 10:05:07 AM Mulvey, Kyle



BURGESS & NIPLÉ
10701 CORPORATE DR., SUITE 118
STAFFORD, TEXAS 77477
PHONE: (281) 980-7705
TBE FIRM REGISTRATION NO. F-10884

BENCHMARK
CITY: BRL
SITE B.M. NO. CROSS CUT ON TOP OF CURB AT THE NORTHEAST CORNER OF DISTRICT BUILDING 95' SOUTHWESTERLY FROM THE CENTER OF JUSTIN ROAD & 347' SOUTHWESTERLY FROM THE CENTER OF NORTH T.L. TOWNSEND DRIVE
N: 1023100.073 E: 2598900.421 ELEV.: 853.32
SITE B.M. NO. CROSS CUT IN SIDEWALK AT SOUTHWESTERLY FROM THE CENTER OF TOWNSEND BLVD. & 809' SOUTHWESTERLY FROM THE CENTER OF JUSTIN ROAD
N: 1022744.440 E: 2597331.250 ELEV.: 856.72

WATER PLAN
ALDERS AT ROCKWALL
SENIOR INDEPENDENT LIVING
COMMUNITY

DATE	CHK	BY	TAL	TAL	TAL
02/21/19	TAL	TAL	TAL	TAL	TAL
05/17/19	TAL	TAL	TAL	TAL	TAL
07/17/19	KIM	TAL	TAL	TAL	TAL
09/19/19	KIM	TAL	TAL	TAL	TAL
11/07/19	KIM	TAL	TAL	TAL	TAL

POINT	STATION	DESCRIPTION
1	0+00.00'	BEGIN WL 'A' (PUBLIC), CONNECT TO EX 12" WL, INSTALL: 1 - 12"X8" TEE, N. 7022821.38' E: 2597364.29' (CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EX 8" WL) BORE UNDER ROAD WITH 14" STEEL ENCASUREMENT PER PROFILE.
2	0+84.68'	INSTALL: 1 - 8" GATE VALVE
3	0+89.87'	INSTALL: 1 - 8" 45° BEND
4	1+31.14'	INSTALL: 1 - 8"X2" SADDLE TAP, 1 - 2" IRR. METER W/ TESTABLE BACKFLOW DEVICE WITH DOUBLE CHECK, ±5 L.F. OF 2" IRR. SRV STUB
5	1+67.65'	INSTALL: 1 - 8" 45° BEND
6	1+78.94'	INSTALL: 1 - 8"X2" SADDLE TAP, ±42 L.F. OF 2" IRR. SRV STUB (FOR FUTURE 2" IRRIGATION METER)
7	1+82.93'	INSTALL: 1 - 8"X2" TEE, ±42 L.F. OF 2" DOM. SRV TO MEMORY CARE BLDG., 1 - 2" GATE VALVE
8	1+92.93'	INSTALL: 1 - 8"X2" TEE, ±42 L.F. OF 6" FIRE SRV STUB TO MEMORY CARE BLDG., 1 - 6" GATE VALVE
9	2+07.65'	INSTALL: 1 - 8" GATE VALVE (SW), 1 - 8"X8" TEE, ±16 L.F. OF 6" WL, 1 - FIRE HYDRANT ASSEMBLY
10	4+06.38'	INSTALL: 1 - 8" 45° BEND
11	4+32.41'	INSTALL: 1 - 8" GATE VALVE (SW), 1 - 8"X8" TEE, ±16 L.F. OF 6" WL, 1 - FIRE HYDRANT ASSEMBLY
12	4+62.17'	INSTALL: 1 - 8" 45° BEND
13	8+17.80'	INSTALL: 1 - 8" GATE VALVE (SW), 1 - 8"X8" TEE, ±17 L.F. OF 6" WL, 1 - FIRE HYDRANT ASSEMBLY
14	8+28.03'	INSTALL: 1 - 8" 45° BEND
15	8+61.73'	INSTALL: 1 - 8" 45° BEND
16	11+01.72'	INSTALL: 1 - 8"X6" TEE, ±54 L.F. OF 6" FIRE SRV TO S.I.L. BLDG., 1 - 6" GATE VALVE
17	11+96.13'	INSTALL: 1 - 8" 45° BEND
18	12+14.64'	INSTALL: 1 - 8" GATE VALVE (N), 1 - 8"X8" TEE, ±16 L.F. OF 6" WL, 1 - FIRE HYDRANT ASSEMBLY
19	12+23.49'	INSTALL: 1 - 8" 45° BEND
20	13+17.22'	INSTALL: 1 - 8" 11.25° BEND
21	16+06.03'	INSTALL: 1 - 8" GATE VALVE (NE), 1 - 8"X8" TEE, ±16 L.F. OF 6" WL, 1 - FIRE HYDRANT ASSEMBLY
22	16+82.99'	WL 'B' (PUBLIC) POINT#28 (STA. 0+00.00), INSTALL: 1 - 8" TEE - 2 - 8" GATE VALVES (SW & NW) = WL 'B' (PUBLIC) POINT#28 (STA. 0+00.00), INSTALL: 1 - 8" TEE - 2 - 8" GATE VALVES (SW & NW)
23	16+99.04'	INSTALL: 1 - 8"X4" TEE, ±10 L.F. OF 4" DOM. SRV, 1 - 4" GATE VALVE, 1 - 4" METER IN VAULT BOX W/ TESTABLE BACKFLOW DEVICE W/ DOUBLE CHECK ±30 L.F. OF 4" DOM. SRV TO BOILER ROOM
24	17+06.73'	INSTALL: 1 - 8" 45° BEND
25	17+32.85'	INSTALL: 1 - 8" 45° BEND
26A	20+00.00'	INSTALL: 1 - 8" GATE VALVE
26	20+15.66'	BEGIN BORE UNDER ROAD WITH 14" STEEL ENCASUREMENT PER PROFILE
27	20+83.67'	END BORE UNDER ROAD WITH 14" STEEL ENCASUREMENT PER PROFILE
28	20+87.06'	END LINE 'A', CONNECT TO EX 12" WL, INSTALL: 1 - 12"X8" TEE, 1 - 8" GATE VALVE (SW) N. 7023158.52' E: 2597031.58' (CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EX WL)

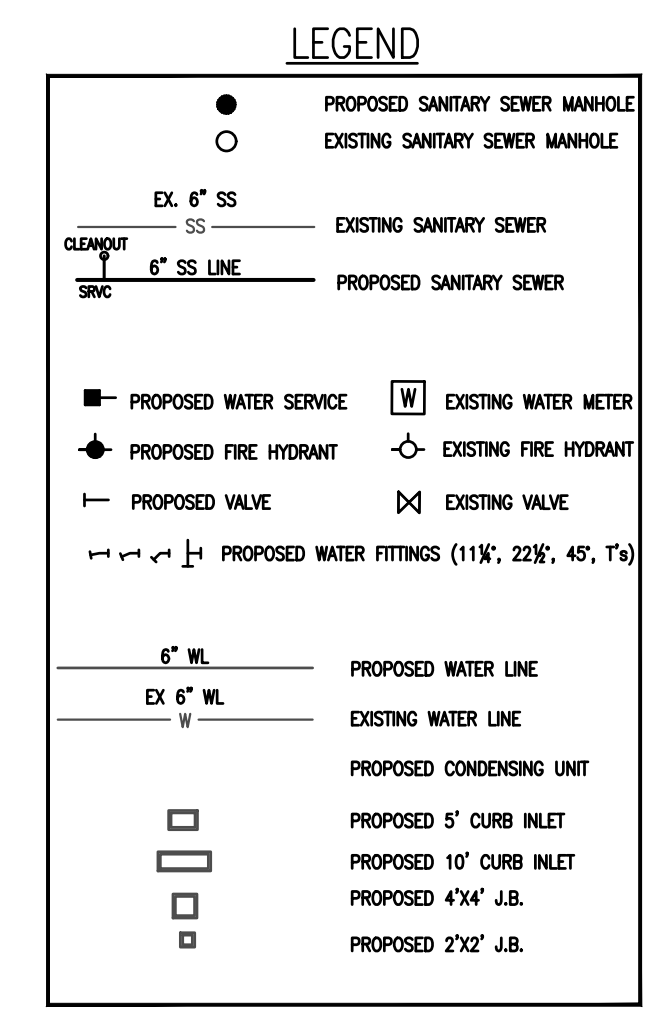
POINT	STATION	DESCRIPTION
29	0+00.00'	= WL 'A' (PUBLIC) POINT#22 (STA. 16+98.16), INSTALL: 1 - 8" TEE, 1 - 8" GATE VALVES (NE)
30	1+64.46'	INSTALL: 1 - 8" 45° BEND
31	1+90.89'	INSTALL: 1 - 8" 45° BEND, FH ASSEMBLY

LOT 8, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION
CABINET I, SLIDE 107, P.R.R.C.T.

NO	BEARING	DISTANCE
L6	S89° 10' 15"W	77.78'
L7	S44° 10' 15"W	238.73'
L8	S0° 49' 45"E	55.79'
L9	S44° 10' 16"W	365.86'
L10	S89° 10' 16"W	33.70'
L11	N45° 49' 44"W	334.41'
L12	N8° 41' 01"W	27.35'
L13	N28° 27' 41"E	93.74'
L15	N45° 48' 56"W	45.73'
L16	N0° 49' 44"W	24.13'

NO	BEARING	DISTANCE
L17	N46° 06' 59"E	354.20'
L18	N44° 10' 16"E	164.46'
L19	N89° 10' 15"E	26.44'

- NOTES:
- PER CITY OF ROCKWALL STANDARDS, ALL 8" WATER MAINS SHALL HAVE 48" OF COVER.
 - ALL 8" WATER MAINS SHALL BE AWA C900 / DR14 PVC PIPE, MECHANICAL JOINT OR A JOINT OF THE TYPE WHICH PROVIDES A RECESSION IN THE BELL FOR THE EMPLOYMENT OF A SINGLE RUBBER GASKET TO BE PLACED BEFORE THE INSERTION OF THE SUCCEEDING SPIGOT. JOINT MATERIAL SHALL CONFORM TO ASTM F477.
 - REFER TO CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS - WATER PROVIDED BY DEPARTMENT OF ENGINEERING.
 - ALL WATER LINE AND SANITARY SEWER CROSSINGS SHALL BE INSTALLED PER CITY OF ROCKWALL AND TCEQ REGULATIONS.
 - FIRE HYDRANT ASSEMBLY TO INCLUDE: 6" GATE VALVE, AND FIRE HYDRANT
 - ANY & ALL DETAILS NOT PROVIDED WITH THESE CONSTRUCTION DRAWINGS, SHALL COME FROM CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION & NCTCOG PUBLIC WORKS CONSTRUCTION STANDARDS FOURTH EDITION.**
 - ALL SITE WORK MUST BE DONE IN ACCORDANCE TO THE CITY OF ROCKWALL'S STANDARDS OF DESIGN AND CONSTRUCTION.
 - CONTRACTOR TO INSTALL BLUE EIMS DISKS ON THE WATER LINE EVERY 250', CHANGE IN DIRECTION, VALVE, FIRE HYDRANT, AND SERVICE CONNECTION.



NOTE: 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 DRAWING
THIS RECORD DRAWING TO THE BEST OF OUR KNOWNED BURGESS AND NIPLÉ, INC. 3 SUGAR CREEK CENTER BOULEVARD, SUITE 610 SUGAR LAND, TEXAS 77478, HEREBY STATES THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEIGN AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

THOMAS A. LUNZMAN P.E. DATE: 03/24/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	11/07/19	UPDATE WATERLINE LAYOUT
2	05/17/19	MINOR HUD/OWNER COMMENTS
3	07/17/19	REV. TO SIDEWALKS & COURTYARD (STORM) PER LANDSCAPE
4	09/19/19	REV. TO EX. STORM IRIE-N ELEVATION
5	11/07/19	REV. COURTYARD DRAINS, BACKFLOW, SS SERVICE, GARAGE FOOTPRINTS

NO. 11/07/19

STATE OF TEXAS
THOMAS A. LUNZMAN
122259
PROFESSIONAL ENGINEER

JOB NUMBER: 56211
DESIGNED BY: TAL
DRAWN BY: NRM/TAL
APPROVED BY: TAL
CHECKED BY: JTR
DATE: 01/29/2019
SCALE: 1" = 40'
SHEET NUMBER: C.19 OF 23