

CIVIL CONSTRUCTION PLANS

Flagstone Estates

OWNER/DEVELOPER
CAP STAR REALTY
 ONE HORIZON COURT
 HEATH, TEXAS 75032
 (214) 499-3168

J.D. McFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 76 LOTS - 52.375 AC.

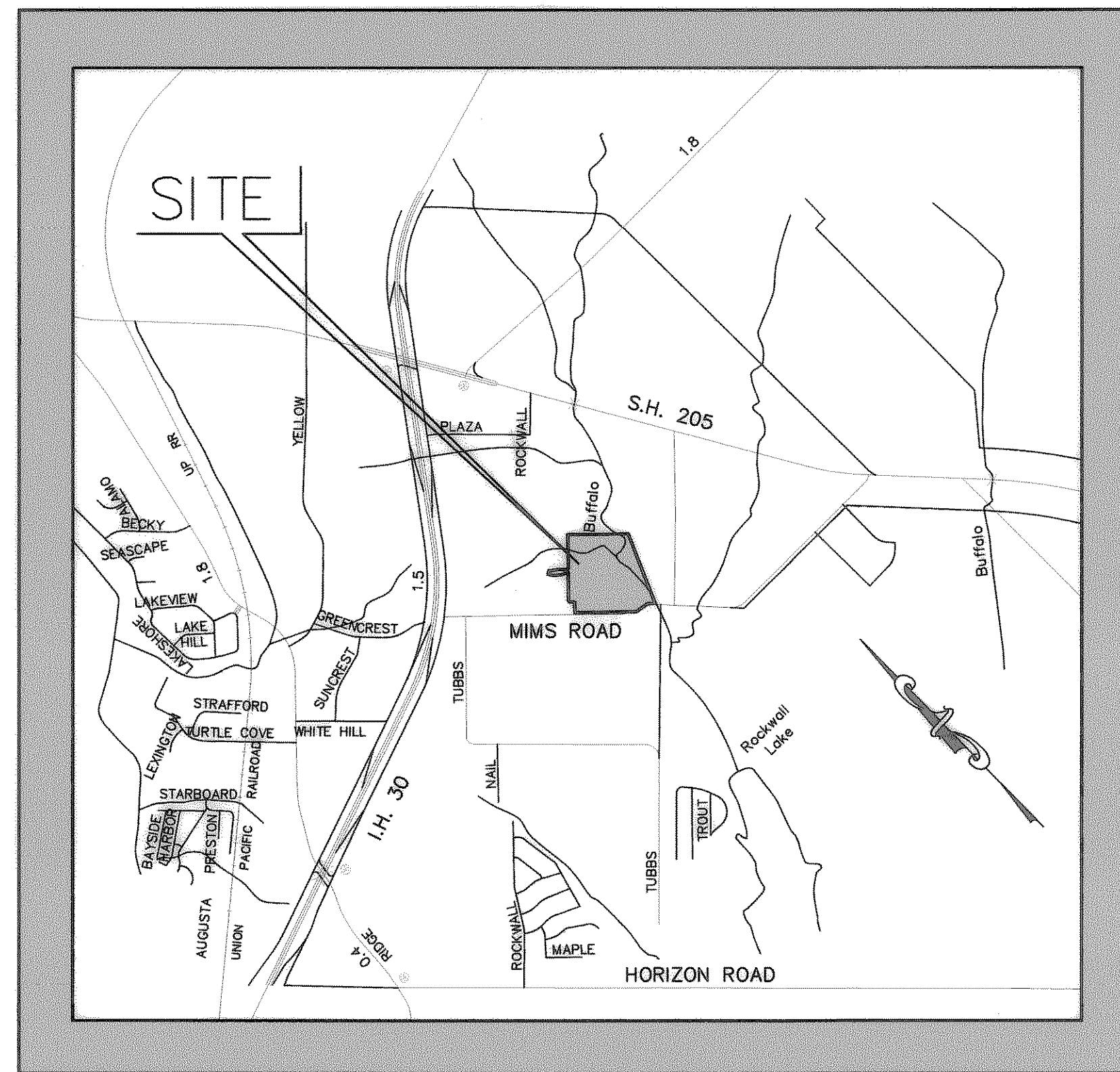
CIVIL ENGINEER/SURVEYOR
DOUPHRADE & ASSOCIATES, INC.
 2235 RIDGE ROAD, SUITE 200
 ROCKWALL, TEXAS 75087
 (972) 771-9004

REVISED TO CONFORM TO CONSTRUCTION RECORDS.
 DATE: 10/27/04

CAUTION!!!
 UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY THE VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING FACILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE.

NOTE:
 CONTRACTOR TO VERIFY IN THE FIELD THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INFORMATION PROVIDED WITHIN THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE FULL AND TOTAL RESPONSIBILITY FOR THE PROTECTION OF EXISTING UTILITIES NOR ANY DAMAGES CAUSED BY SAID CONTRACTOR DURING CONSTRUCTION.



VICINITY MAP

GENERAL NOTES
 (APPLICABLE TO ALL SHEETS)

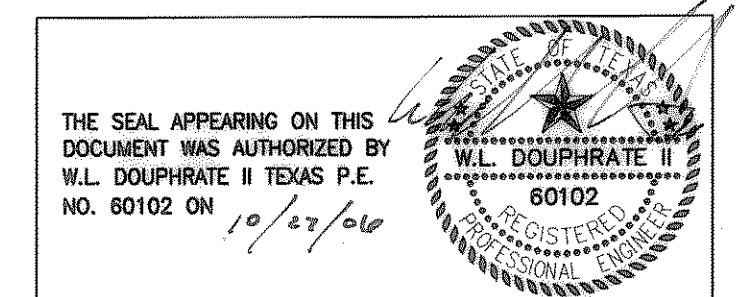
1. ALL WORKS ON THIS PROJECT/CONTRACT SHALL COMPLY WITH ALL THE REQUIREMENT OF CITY OF ROCKWALL AND AUTHORITIES HAVING JURISDICTION.
2. COPIES OF CITY OF ROCKWALL & NCTCOG SPECS AND DETAILS SHOULD BE PURCHASED PRIOR TO CONSTRUCTION.

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| *MULTIPLE BOX CULVERTS CAST-IN-PLACE:10'-0"SPAN:0' TO 7' FILL(MC-10-7) | |
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REVISIONS

- 11-15-05 REROUTE STORM SEWER AND DETAIL MIMS BOX CULVERT DESIGN
- 01-18-06 OPTIMIZE STORM SEWER LINE
- 01-18-06 REALIGN FLAGSTONE CREEK BLVD
- 01-31-06 REVISE RETAINING WALL AND EROSION CONTROL
- 03-08-06 DELETE LEFTTURN LANE FROM FLAGSTONE CREEK BLVD.
- 05-08-06 STORM LINE "H"-WYE INLET REVISED
- 6-08 REVISE DETENTION POND OUTFALL STRUCTURE
- 6-21-06 BOX CULVERTS AT MIMS RD.-HEADWALL AMENDED



OCT. 2005

Flagstone Estates