GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH DIST	CH BRG
C1	63.10	104.00	34°45'41"	32.55	62.13	N24°22'09"W
C2	35.58	43.23	47°09'13"	18.86	34.58	S20°22'38"E
C3	29.85	20.00	85°30'25"	18.49	27.15	N88°36'33"E
C4	48.25	80.00	34°33'22"	24.88	47.52	N24°16'00"W
C5	51.21	65.57	44°45'02"	26.99	49.92	S22°00'44"E
C6	9.74	9.96	56°00'51"	5.30	9.36	N18°33'51"E
C7	20.43	20.00	58°31'22"	11.21	19.55	N37°03'20"W
C8	26.58	21.00	72°31'31"	15.40	24.84	S44°26'43"W
C9	16.81	34.00	28°19'39"	8.58	16.64	N31°59'06"E
C10	17.09	100.00	9°47'21"	8.56	17.06	S48°49'04"E
C11	48.62	258.40	10°46'51"	24.38	48.55	N51°36'17"W
C12	31.67	20.00	90°43'29"	20.25	28.46	S01°22'47"W

Note:
1. Temporary firelane turn around will be constructed of 3" of asphalt, 6" of rock, and on subgrade compacted 95%.

2. Waterline is to be Class 200 PVC-C900.

3. Sanitary sewer services shall have double cleanouts located at right-of-way or easement lines.

LOWE'S
LOT 1, BLOCK C
STEGER TOWNE CROSSING, PHASE II
18.23 AC.

INSTALL:
8"x8" TAPPING SLEEVE
ASSEMBLY WITH VALVE

EX. FH

ACCESS, UTILITY & DRAINAGE EASEMENT VOL. 1272, PG. 202

N 5417.7517
E 3705.0023
INSTALL:
1-6" F.H. COMPLETE W/ ASSEMBLY

N 5400.4443
E 3721.6292
INSTALL:
1- 8"x8" TEE
1- 8" VALVE

N 5365.2020
E 3727.9434
INSTALL:
1-8" PLUG

N 5386.6842
E 3707.3059
INSTALL:
1- 8"x8" CROSS
3- 8" VALVE
1- 8" X 3" REDUCER

PROP. 8" WTR

PROP. 2" WATER SERVICE

FULL SERVICE CAR WASH

CANOPY

DRY CLEANERS

FIRELANE ESMT.

24' ACCESS ESMT.

12'

EXIST. FH

PROPOSED 24' FIRELANE EASEMENT

PROP. 8" WATER SERVICE

PROPOSED 24' TEMPORARY ASPHALT FIRELANE EASEMENT

EX. ROAD

10' TXU EASEMENT

EXIST. 8" WATER

10' UTIL. ESMT.

5 PARKING SPACES

LANDSCAPING

SIGN

N 5348.6145
E 3503.2895
INSTALL:
1-6" F.H. COMPLETE W/ ASSEMBLY

PROP. 10' UTIL. ESMT.

PROP. 8" WATER

PROP. 4" SEWER SERVICE

EX. 8" SEWER — 10' S.S. EASEMENT, VOL. 214, PG. 721

EX. 8" WTR — 15' WATER PIPELINE EASEMENT, VOL. 64, PG. 308

5' R.O.W. DEDICATION

INSTALL:
8"x8" TAPPING SLEEVE
ASSEMBLY WITH VALVE

INSTALL:
4" SANITARY SEWER SERVICE WITH DOUBLE CLEANOUT AT ESMT. LINE

INSTALL:
8"x8" TAPPING SLEEVE
ASSEMBLY WITH VALVE

REVISED TO CONFORM TO CONSTRUCTION RECORDS
DATE: 7/17/03

F.M. ROAD NO. 3097 - HORIZON ROAD 100' R.O.W.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102 ON 6/1/02

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

UTILITY PLAN
HORIZON CARWASH ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

- REVISIONS PER CITY COMMENTS 6/28/01
- REVISIONS PER CLIENT COMMENTS 04/04/02

REVISION

W.L.D.
CHECKED

K.E.B.
DRAWN

5/01
DATE

0031UTIL
PROJECT

6
OF

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