

CIVIL CONSTRUCTION PLANS

# PEAR PEDI MEDICAL OFFICE

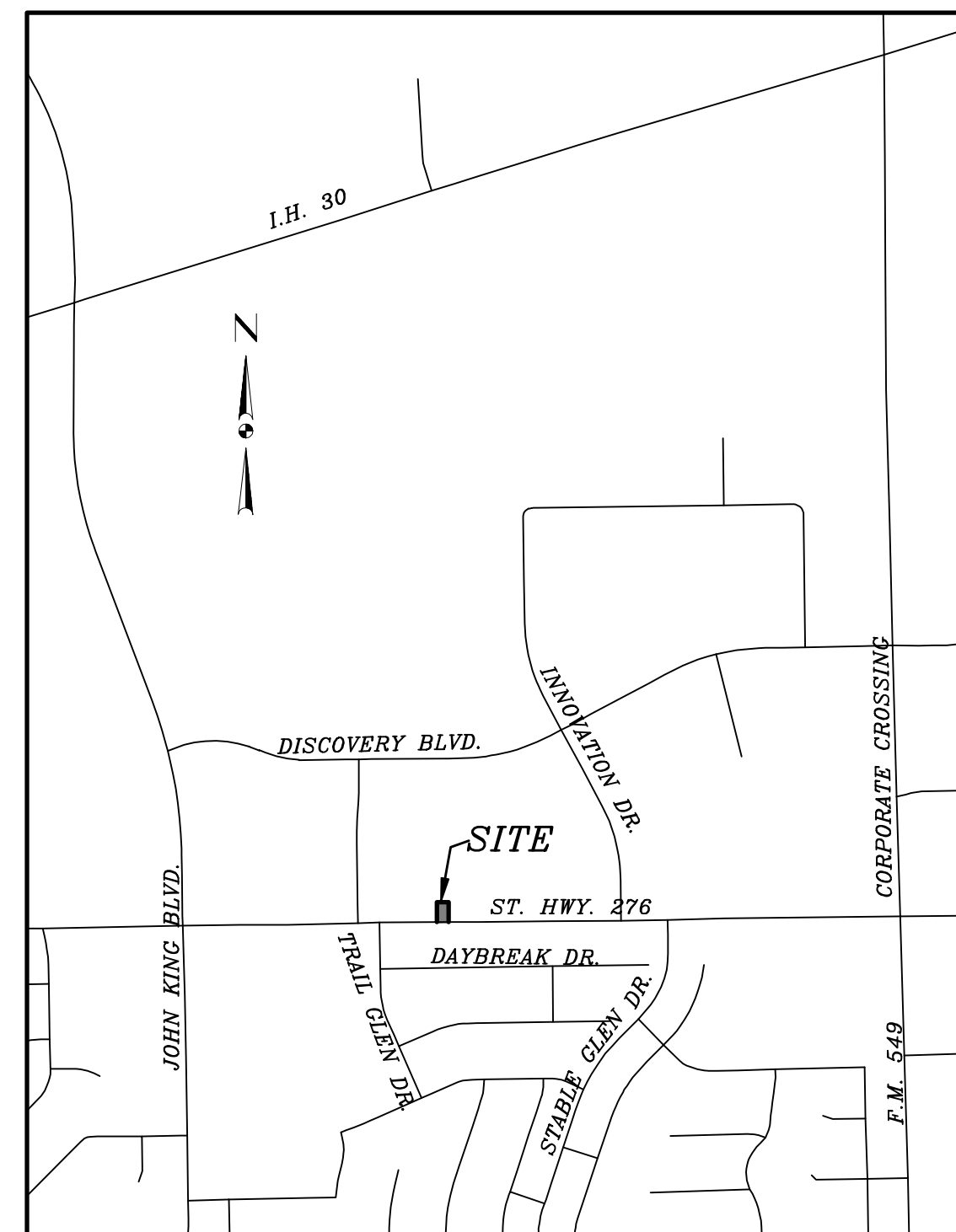
LOT 1, BLOCK A  
J.M. ALLEN SURVEY, ABSTRACT NO. 2

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
0.99 AC. - 1 LOT

GENERAL NOTES  
(APPLICABLE TO ALL SHEETS)

- Excavated material shall be placed as directed by the Owner.
- Construction shall meet the requirements of the latest revision of the Standards of Design and Standard Details for the City of Rockwall & NTCOG Standards, 3rd Edition.
- All fill areas to be density controlled and compacted to 95% density at optimum moisture content. Compacted with sheep foot roller.
- Pavement thickness and strength shall be as follows:  
Fire Lanes.....6"  
Parking areas.....5"  
3600 psi at 28 days and reinforced with No.3 bar at 24" centers each way using a 6 sack mix for machine pour and a 6-1/2 sack mix for hand pour.
- All streets shall be constructed with min. 6% lime stabilized subgrade compacted to 95% standard proctor density, lime series needs to be performed to verify.
- It shall be the responsibility of the Contractor to locate and verify all existing utilities prior to the beginning of construction to insure no conflicts between all utility lines.
- Where water pipelines either cross or otherwise come within 9 feet of a sanitary sewer pipeline, the sewer pipeline shall be with a minimum working pressure Class 150 psi.
- All water lines installed to be PVC pipe Class 200 conforming to AWWA DR14 Standard C-900, fitting shall be mechanical or O-ring.
- All water lines are to be installed a minimum of 48" deep measured from top of pipe.
- All storm inlets shall be cast-in-place.
- Utility contractor shall use MEGALUGS when installing the water line and double strap services when installing the services.
- Water services shall be a minimum of 1" SDR-9 polyethylene pipe installed with two in-line nylon ball cutoff valves inside the meter box. Corporation cock shall be Mueller No. H-15000 w/ straight coupling nut or approved equal. Curb stops shall be Mueller No. H-15174 MK oriseal or approved equal.
- All water lines shall be pressure tested and disinfected in accordance with AWWA C 601.
- All gate valves shall be Mueller or approved equal and conform to AWWA C-500 specifications. All gate valves shall be iron body, bronze mounted, double disk, parallel seat, non-rising stem, internal wedging type.
- All fire hydrants shall be located 2' to 6' behind curb line. All fire hydrants shall be Mueller or approved equal.
- All handicap ramps shall be installed with paving.
- Contractor is responsible for acquiring NTCOG and Rockwall Standards and Details.
- Blue EMS disk to installed at every change in direction, services, and valves on waterlines
- Green EMS disks to installed at every change in direction, manhole, cleanout, and service on sanitary sewer lines..
- Floodway monument shall be installed per City of Rockwall detail.
- All gravity sewer shall be SDR 35, unless otherwise noted and in conformance with City of Rockwall Standards.

**FIRE LANE STRIPING:**  
Fire apparatus access roads shall be marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRELANE NO PARKING" shall appear in four inch (4") white letters at 25 foot intervals on the red red border markings along both sides of the fire lanes. Where a curb is available the striping shall be on both the vertical and horizontal faces of the curb.



LOCATION MAP  
NTS

GENERAL NOTES  
(APPLICABLE TO ALL SHEETS)

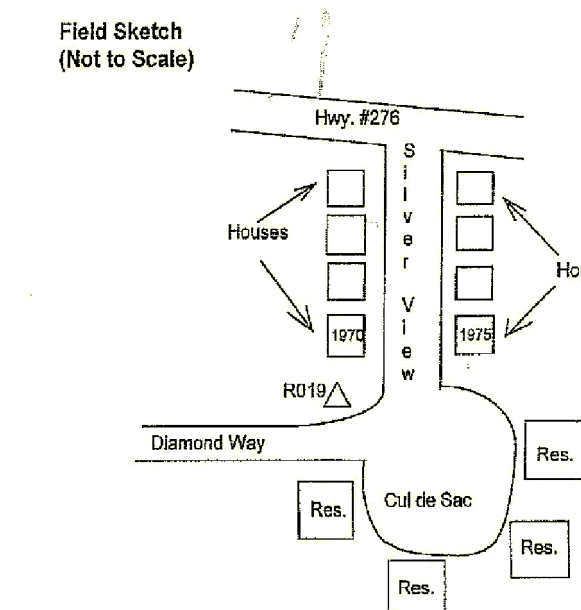
- ALL WORKS ON THIS PROJECT/CONTRACT SHALL COMPLY WITH ALL THE REQUIREMENT OF CITY OF ROCKWALL AND AUTHORITIES HAVING JURISDICTION.

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BENCHMARK:

BRASS CAP MONUMENT NO. 19 SET IN CONCRETE AT THE NORTHWEST CORNER OF SILVER VIEW AND DIAMOND WAY N 7018063.211, E 2609533.550  
ELEV. = 600.69



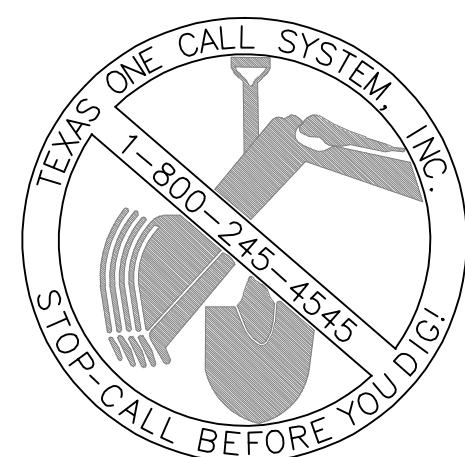
REVISED TO CONFORM TO CONSTRUCTION RECORDS.  
*W. Douphrate* DATE: 12-16-15

**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.



**CIVIL ENGINEER**  
DOUPHRATE & ASSOCIATES, INC.  
ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
P.O. BOX 1336 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

**SURVEYOR**  
MADDOX SURVEYING & MAPPING, INC.  
P.O. Box 2109  
Forney, Texas 75126  
(972) 564-4416  
Firm No. 10013200

**Owner**  
PEAK PEDI, LLC  
6222 BROADWAY BLVD.  
SUITE 101  
GARLAND, TEXAS 75043  
(972) 226-5853

