

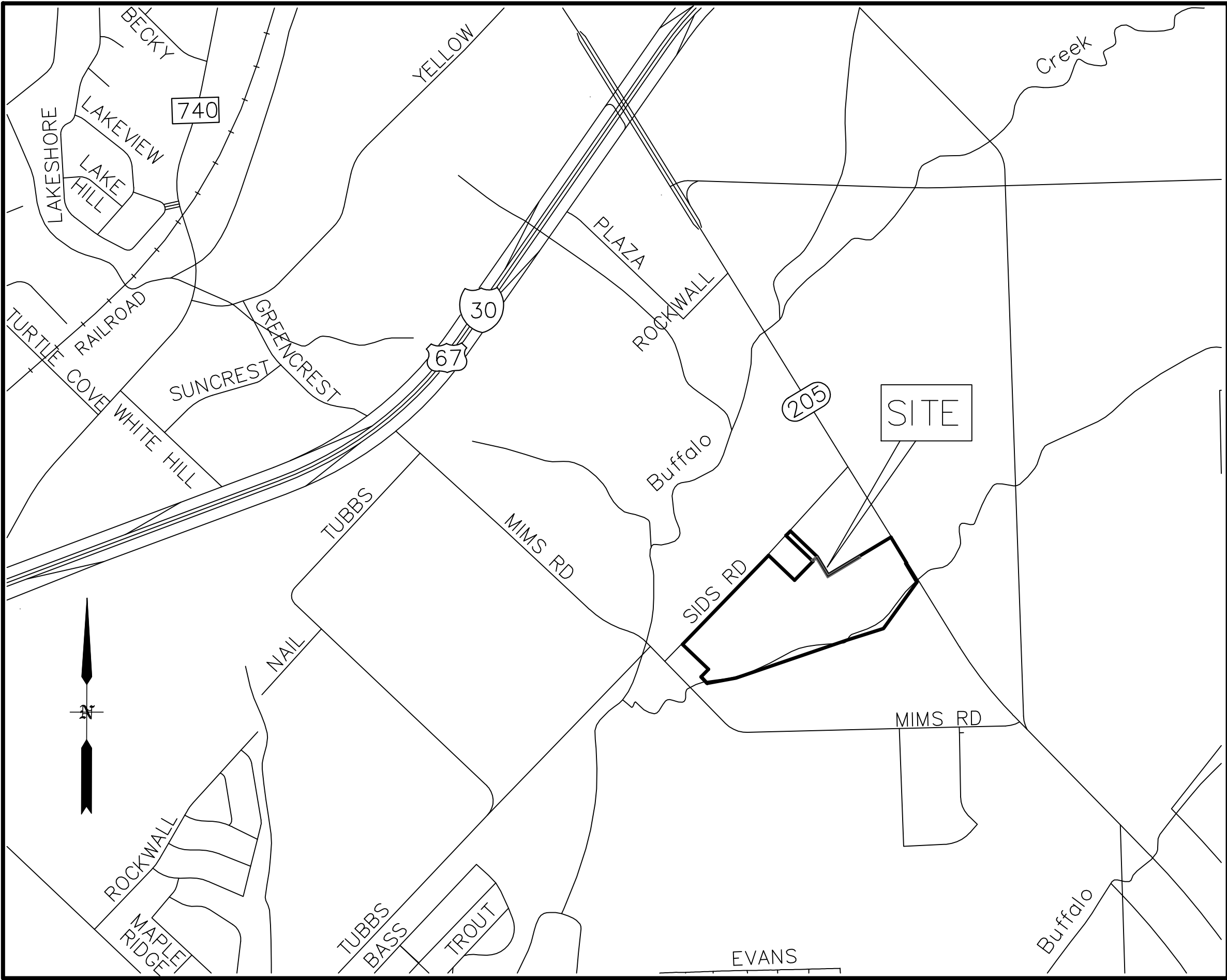
CONSTRUCTION PLANS FOR

SRYGLEY SEWER EXTENSION

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

CONTACT INFORMATION:

City of Rockwall Mayor: Kevin Fowler  
City of Rockwall Engineer:  
Amy Williams, P.E., (972) 771-7746  
City Manager:  
Mary Smith (972) 771-7746  
Public Services Coordinator:  
Jennifer Wolfe (972) 771-7746  
Building Inspections:  
Rusty McDowell (972) 772-6748



VICINITY MAP  
N.T.S.

SHEET INDEX

- C0 COVER  
C1.1 PLAT  
C1.2 PLAT  
C1.3 PLAT  
C2.1 GENERAL CONSTRUCTION NOTES  
C2.2 GENERAL CONSTRUCTION NOTES  
C3 SANITARY SEWER PLAN AND PROFILE  
C4 CITY DETAILS

RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED  
BASED ON INFORMATION PROVIDED BY OTHERS.  
THE ENGINEER HAS NOT VERIFIED THE ACCURACY  
OF THIS INFORMATION AND SHALL NOT BE  
RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY  
BE INCORPORATED HEREIN AS A RESULT.

ENGINEERING CONCEPTS & DESIGNS, L.P.  
*Todd Winters* 10-10-2025  
TODD WINTERS, P.E. DATE



CAUTION!

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



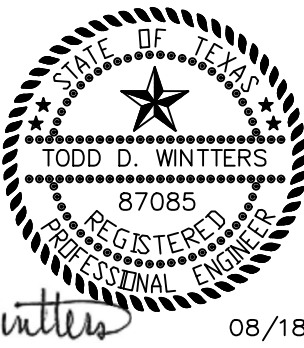
BEARINGS ARE BASED ON  
TEXAS STATE PLANE COORDINATES. PROJECTION:  
STATE PLANE NAD83 TEXAS NORTH CENTRAL ZONE  
4202, LAMBERT CONFORMAL CONIC, FEET (TX83-NCF).

CAUTION!  
THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

**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

DRAWN: ECDLP	DATE: August 18, 2021
CHECKED: TW	DATE: August 18, 2021
PROJECT NO.: 03560	
DWG FILE NAME: 03560 - COVER.DWG	

THIS DOCUMENT IS RELEASED FOR THE  
PURPOSE OF CONSTRUCTION.



COVER  
SRYGLEY SEWER EXTENSION  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

C0

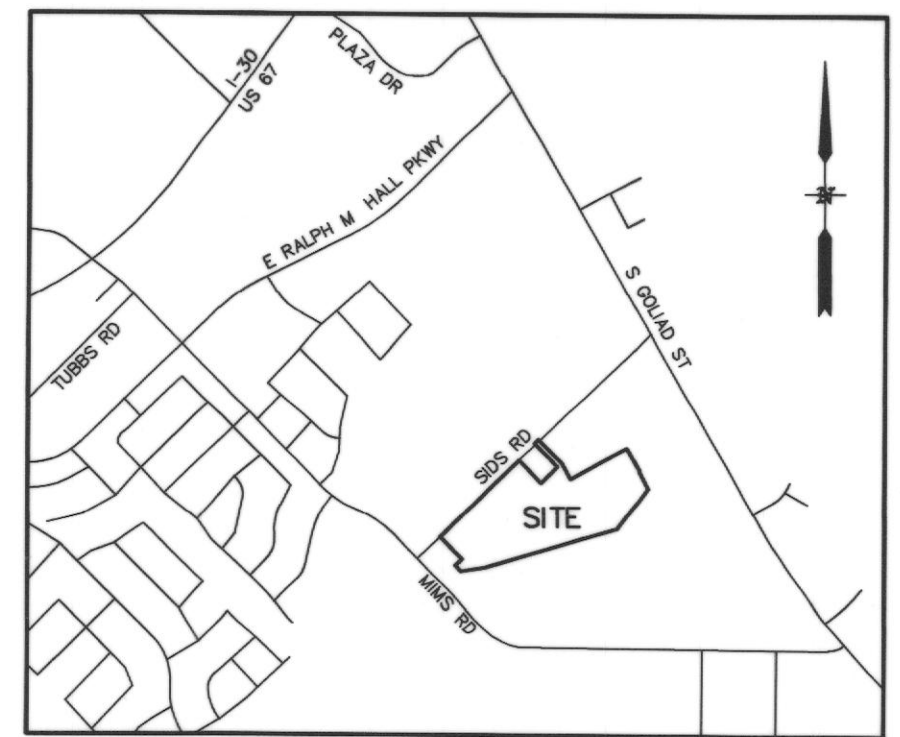
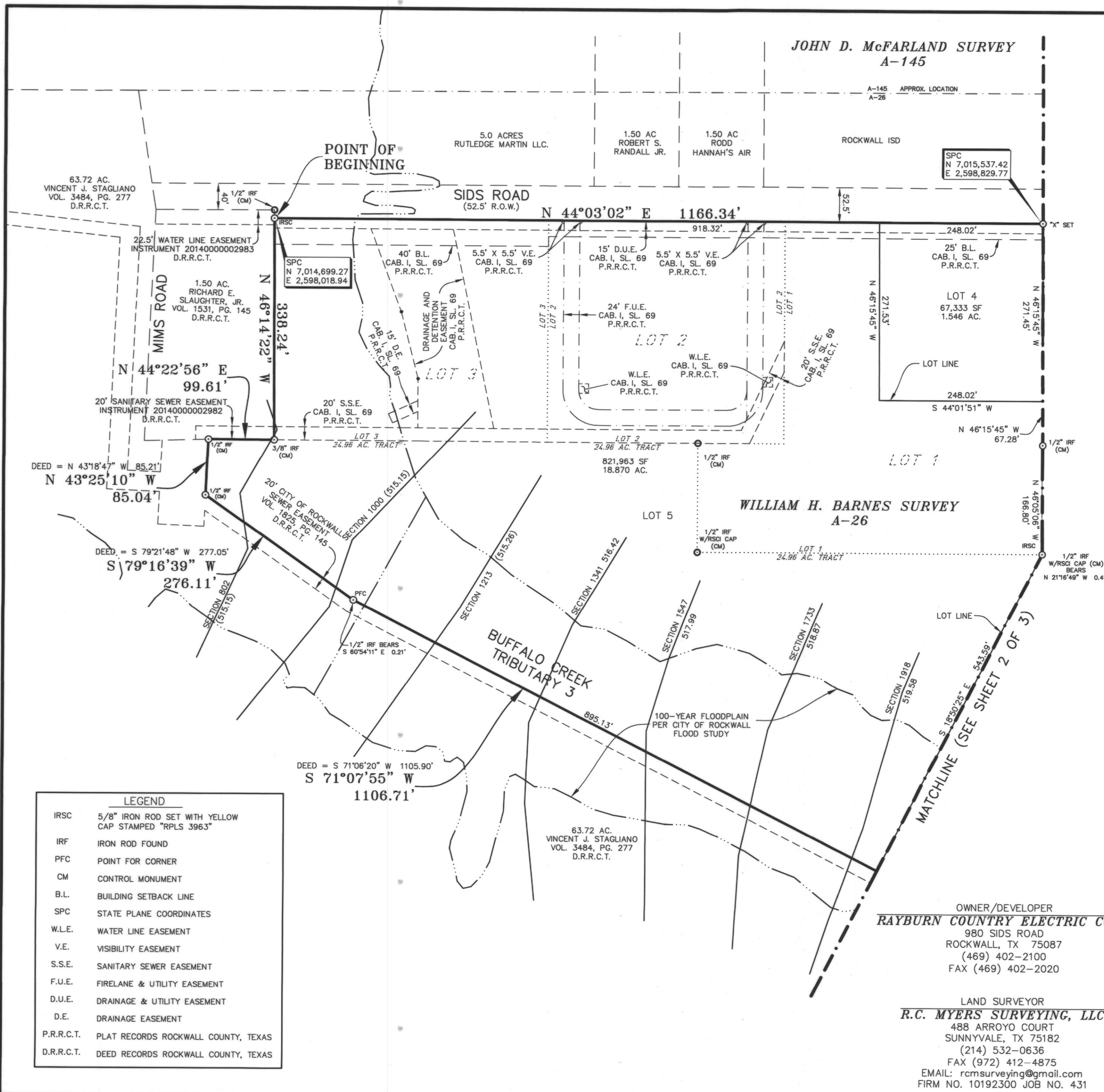
SHEET

SRYGLEY SEWER EXTENSION  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

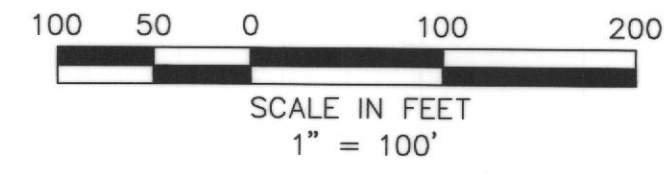
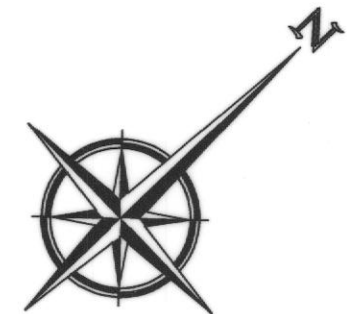
AUGUST 2021

FOR CONSTRUCTION

Y:\PROJECTS\03560\_05EE\SRygley Sewer\04 CAD Files\04 Sheets\03560 - COVER.dwg - COV Plotted Sep 02, 2021 at 3:15pm by Clayton Murrey | Last Saved by Clayton Murrey



VICINITY MAP  
N.T.S.



LEGEND	
IRSC	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
CM	CONTROL MONUMENT
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
W.L.E.	WATER LINE EASEMENT
V.E.	VISIBILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
F.U.E.	FIRELANE & UTILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER  
**RAYBURN COUNTRY ELECTRIC COOP.**  
980 SIDS ROAD  
ROCKWALL, TX 75087  
(469) 402-2100  
FAX (469) 402-2020

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 431

J 341  
REPLAT  
**RAYBURN COUNTRY ADDITION**  
**LOTS 4-7, BLOCK A**  
  
BEING  
**36.036 ACRES**  
  
SITUATED IN THE  
**WILLIAM H. BARNES SURVEY, A-26**  
**CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**  
  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401



JOHN D. McFARLAND SURVEY  
A-145

2.0 AC  
ROBERT G. AND  
BETTY K. LOFLAND

DEED = N 43°56'12" E 59.38'  
N 44°03'02" E

59.38'

SIDS ROAD

40'

59.40'

52.5'

S 46°15'31" E

350.71'

350.35'

337.85'

338.69'

351.19'

351.45'

338.73'

S 46°15'45" E

338.73'

1/2" IRF (CM)

N 44°02'35" E

247.68'

DEED = N 44°03'25" E 247.51'

IRSC BEARS

S 15°49'08" E 6.91'

DEED = N 44°03'25" E 247.51'

166.80'

S 46°05'06" E

IRSC

1/2" IRF

W/RSCL CAP (CM)

BEARS

N 21°16'49" W 0.41'

LOT LINE

SEE MATCHLINE

SEE SHEET 1 OF 3

S 18°50'23" E 543.59'

520.37'

SEC 2121

SEC 2226

SEC 2366

LOT 6

499,630 SF

11.470 AC.

100-YEAR FLOODPLAIN

PER CITY OF ROCKWALL

FLOOD STUDY

1/2" IRF (CM)

DEED = S 72°29'00" W 356.73'

S 72°30'03" W

356.82'

20' CITY OF ROCKWALL

SEWER EASEMENT

VOL. 1825, PG. 145

D.R.R.C.T.

IRSC

5' OFFSET

ON LINE

154.94'

N 15°43'19" W

18.99'

SEC 2616

SEC 2843

SEC 3137

LOT 7

180,050 SF

4.133 AC.

DEED = S 35°56'02" W 535.68'

S 35°54'40" W

537.75'

63.72 AC.

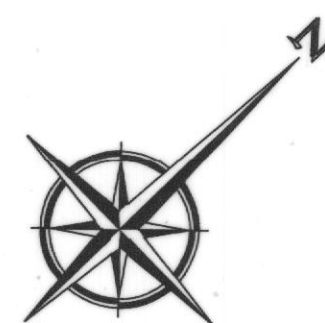
VINCENT J. STAGLIANO

VOL. 3484, PG. 277

D.R.R.C.T.

LOT 1, BLOCK 1  
HELMIG ADDITION REPLAT  
CAB. D. SL. 107  
P.R.R.C.T.

LOT 1, BLOCK 1  
ESTEP SUBDIVISION  
CAB. E. SL. 273  
P.R.R.C.T.



100 50 0 100 200  
SCALE IN FEET  
1" = 100'

WILLIAM H. BARNES SURVEY  
A-26

LOT LINE

15' CITY OF ROCKWALL  
DRAINAGE EASEMENT  
VOL. 6006, PG. 32  
VOL. 6016, PG. 216  
D.R.R.C.T.

20' CITY OF ROCKWALL  
SEWER EASEMENT  
VOL. 1825, PG. 145  
D.R.R.C.T.

LOT 7  
180,050 SF  
4.133 AC.

DEED = S 30°59'46" E 284.32'  
S 31°06'54" E  
282.44'

DEED = S 56°23'21" W  
S 58°53'06" W  
10.00'

OWNER/DEVELOPER  
**RAYBURN COUNTRY ELECTRIC COOP.**  
980 SIDS ROAD  
ROCKWALL, TX 75087  
(469) 402-2100  
FAX (469) 402-2020

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 431

GENERAL NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 8354.
2. Bearings and state plane coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
3. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) Zone "AE" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
4. Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" was set at all lot corners.
5. The floodplain section elevations and locations shown on this plat were provided by the City of Rockwall.
6. Property owner is responsible for on-site drainage, maintenance, repair and replacement.
7. Dimensions marked "DEED =" refer to deed recorded in Instrument 20170000005360, D.R.R.C.T.

J 342  
REPLAT

RAYBURN COUNTRY ADDITION  
LOTS 4-7, BLOCK A

BEING

36.036 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A-26  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: MARCH 21, 2018 CASE NUMBER: P2017-063 SHEET 2 OF 3

03560\DWG\3560 Replat.dwg



STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 36.036 acre tract of land situated in the William H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of Lots 1-3, Rayburn Country Addition, an addition to the City of Rockwall, as recorded in Cabinet 1, Slide 69, Plat Records, Rockwall County, Texas and all of a 24.96 acre tract of land described in deed to Rayburn Country Electric Cooperative, Inc., as recorded in Instrument 2017000005360, Deed Records, Rockwall County, Texas, said 36.036 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the west corner of Lot 3 of said Rayburn Country Addition, said corner being in the northeast boundary line of a 1.50 acre tract of land described in deed to Richard E. Slaughter, Jr., as recorded in Volume 1531, Page 145 of said Deed Records and in the southeast right-of-way line of Sids Road, a 52.5 ft. right-of-way at this point;

THENCE North 44 degrees 03 minutes 02 seconds East, with the common line of said Rayburn Country Addition and said Sids Road, a distance of 1166.34 feet to an "X" set for the north corner of Lot 1 of said Rayburn Country Addition;

THENCE South 46 degrees 15 minutes 45 seconds East, passing the west corner of Lot 1, Block 1, Shrigley Addition, an addition to the City of Rockwall, as recorded in Cabinet C, Slide 367 of said Plat Records and continuing with the common line of said Shrigley Addition and said Lot 1, a total distance of 338.73 feet to a 1/2-inch iron rod found at the south corner thereof common to an exterior ell corner of said 24.96 acre tract;

THENCE North 44 degrees 02 minutes 35 seconds East, with the common boundary of said Shrigley Addition and said 24.96 acre tract, a distance of 247.68 feet to a point for corner near a chain link fence post at a common corner thereof, from which a 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" set for reference bears South 15 degrees 49 minutes 08 seconds East, a distance of 6.91 feet;

THENCE North 46 degrees 09 minutes 17 seconds West, continuing with the common boundary of said Shrigley Addition and said 24.96 acre tract, passing the north corner of said Shrigley Addition and continuing a total distance of 351.19 feet to a 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" set at an exterior ell corner of said 24.96 acre tract, said corner being in the southeast line of said Sids Road, a 40 ft. right-of-way at this point;

THENCE North 44 degrees 03 minutes 02 seconds East, with the common line of said 24.96 acre tract and said Sids Road, a distance of 59.38 feet to a 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" set for the west corner of Lot 1, Block 1, Helwig Addition, an addition to the City of Rockwall, as recorded in Cabinet D, Slide 107 of said Plat Records;

THENCE with the common boundary lines of said Helwig Addition and said 24.96 acre tract, the following courses:

South 46 degrees 15 minutes 31 seconds East, a distance of 350.35 feet to a 1/2-inch iron rod found for corner at a common angle point thereof;

South 31 degrees 10 minutes 16 seconds East, a distance of 199.45 feet to a point for corner near a chain link fence post at a common corner thereof, from which a 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" set for reference, bears South 65 degrees 25 minutes 30 seconds East, a distance of 10.15 feet;

North 59 degrees 00 minutes 30 seconds East, passing the common south corner of said Helwig Addition and Lot 1, Block 1, Estep Subdivision, an addition to the City of Rockwall, as recorded in Cabinet E, Slide 273 of said Plat Records and continuing with the common line of said Estep Subdivision and said 24.96 acre tract, a total distance of 688.76 feet to a 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" set for the east corner of said Estep Subdivision common to an exterior ell corner of said 24.96 acre tract, said corner being in the west right-of-way line of State Highway 205 (SH 205), a variable width right-of-way;

THENCE Southeasterly, with the common lines of said SH 205 and said 24.96 acre tract, the following courses:

South 31 degrees 06 minutes 54 seconds East, a distance of 282.44 feet to 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" set at a common angle point thereof;

South 58 degrees 53 minutes 06 seconds West, a distance of 10.00 feet to a 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" set at a common angle point thereof;

South 31 degrees 06 minutes 54 seconds East, a distance of 207.55 feet to a 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" found for the common east corner of said 24.96 acre tract and a 63.72 acre tract of land described in deed to Vincent J. Staglaniio, recorded in Volume 3484, Page 277 of said Deed Records;

THENCE Southwesterly, with the common boundary lines of said 24.96 acre tract and said 63.72 acre tract, the following courses:

South 35 degrees 54 minutes 40 seconds West, a distance of 537.75 feet to a 1/2-inch iron rod found for corner;

South 72 degrees 30 minutes 03 seconds West, a distance of 356.82 feet to a 1/2-inch iron rod found for corner;

South 71 degrees 07 minutes 55 seconds West, a distance of 1106.71 feet to a point for corner from which a 1/2-inch iron rod found for reference, bears South 60 degrees 54 minutes 11 seconds East, a distance of 0.21 feet;

South 79 degrees 16 minutes 39 seconds West, a distance of 276.11 feet to a 1/2-inch iron rod found for corner;

North 43 degrees 25 minutes 10 seconds West, a distance of 85.04 feet to a 1/2-inch iron rod found for corner in the southeast line of the aforementioned 1.50 acre tract at the most western corner of said 24.96 acre tract ;

THENCE North 44 degrees 22 minutes 56 seconds East, with the common line of said 1.50 acre tract and said 24.96 acre tract, a distance of 99.61 feet to a 3/8-inch iron rod found for the east corner of said 1.50 acre tract and the south corner of said Lot 3;

THENCE North 46 degrees 14 minutes 22 seconds West, with the common line of said 1.50 acre tract and said Lot 3, a distance of 338.24 feet to the POINT OF BEGINNING AND CONTAINING 1,569,719 square feet or 36.036 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the RAYBURN COUNTRY ADDITION, LOTS 4-7, BLOCK A to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the RAYBURN COUNTRY ADDITION, LOTS 4-7, BLOCK A have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

FOR: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.

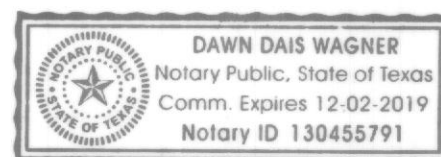
BY:

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared David Taylor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 28 day of March, 2018.

Dawn Dais Wagner  
Notary Public in and for the State of Texas  
My Commission Expires:



Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
05/18/2018 02:39:45 PM  
\$150.00  
20180000008589



Shelli

COPY

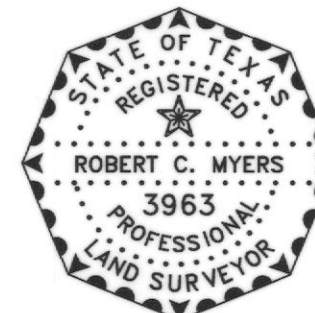
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE 22nd DAY OF MARCH, 2018.

Robert C. Myers  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963

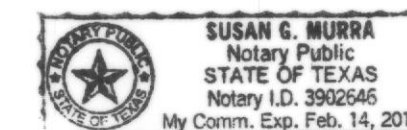


STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF MARCH, 2018.

Susan G. Murra  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 02/14/2019



STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman

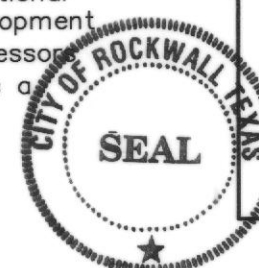
Date 11/28/17

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 9 day of Dec, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 15th day of May, 2017.



Mayor, City of Rockwall

City Secretary

City Engineer

J 343  
REPLAT

RAYBURN COUNTRY ADDITION  
LOTS 4-7, BLOCK A

BEING

36.036 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A-26  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES

TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: MARCH 21, 2018

CASE NUMBER: P2017-063

SHEET 3 OF 3

03560\DWG\3560 Replat.dwg



<div><div>GENERAL ITEMS</div><div><div><div>1. All construction shall conform to the requirements set forth in the City of Rockwall’s Engineering Department’s “Standards of Design and Construction” and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Departments "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times</div><div>2. Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.</div><div>3. The City of Rockwall Engineering Departments “Standards of Design and Construction” can be found online at: <a href="http://www.rockwall.com/engr.asp">http://www.rockwall.com/engr.asp</a></div><div>4. All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.</div><div>5. Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.</div><div>6. The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original “approved plans to be on-site”.</div><div>7. All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.</div><div>8. All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.</div><div>9. The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state “from date of City acceptance” as the starting time.</div><div>10. A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.</div></div><div><div>EROSION CONTROL &amp; VEGETATION</div><div><div>1. The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees</div><div>2. Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.</div><div>3. All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.</div><div>4. If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.</div><div>5. All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection’s reports to the engineering inspection after each inspection.</div><div>6. The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess materials.</div><div>7. CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.</div><div>8. CONTRACTOR shall establish grass and maintain the seeded area, including watering, until a “Permanent Stand of Grass” is obtained at which time the project will be accepted by the City. A “Stand of Grass” (not winter rye or weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1”) in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don’t grow.</div><div>9. All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.</div><div>10. All adjacent streets/alleys shall be kept clean at all times</div><div>11. CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.</div><div>12. Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not meet. Work may commence after deficiency has been rectified.</div><div>13. During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.</div><div>14. Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be</div></div></div></div></div>	<div><div>removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.</div><div><div>15. All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.</div><div>16. During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.</div></div><div><div>TRAFFIC CONTROL</div><div><div>1. All new Detouring or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.</div><div>2. When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.</div><div>3. All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMUTCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.</div><div>4. All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.</div><div>5. The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.</div><div>6. Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.</div><div>7. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure.</div><div>8. Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:30 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:00 am – 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start-finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure of a roadway whether they are working or not.</div><div>9. No traffic signs shall be taken down without permission from the City.</div><div>10. No street/roadway will be allowed to be fully closed.</div></div><div><div>UTILITY LINE LOCATES</div><div><div>1. It is the CONTRACTOR’s responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities proper to excavating, trenching, or drilling and shall be required to take any precautionary measures to protect all lines shown and .or any other underground utilities not on record or not shown on the plans.</div><div>2. The CONTRACTOR shall be responsible for damages to utilities</div><div>3. CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.</div><div>4. All utilities shall be placed underground.</div><div>5. CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and charge the CONTRACTOR for labor, equipment, material and loss of water if repairs aren’t made in a timely manner by the CONTRACTOR.</div><div>6. The City of Rockwall (City utilities) is not part of the Dig Tess or Texas one Call – 811 – line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center. 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.</div><div>7. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:<div><div>a. No more than 500 linear feet of trench may be opened at one time.</div><div>b. Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends.</div><div>c. Applicable safety regulations shall be complied with.</div></div></div><div>11. This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections. CONTRACTOR shall supply and install pipe adapters as necessary.</div><div>12. All underground lines shall be installed, inspected, and approved prior to backfilling.</div><div>13. All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).</div></div></div></div></div>	<div><div>WATER LINE NOTES</div><div><div>1. The CONTRACTOR shall maintain existing water service at all times during construction.</div><div>2. Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipeline sizes 12-inch and smaller, and DR 18 (PC 235) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.</div><div>3. Proposed water line embedment shall be NCTCOG Class 'B-3' as amended by the City of Rockwall's engineering standards of design and construction manual.</div><div>4. CONTRACTOR shall coordinate the shutting down of all water lines with the City of Rockwall Engineering Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut downs impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.</div><div>5. CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).</div><div>6. All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.</div><div>7. Blue EMS pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.</div><div>8. All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.</div><div>9. All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.</div><div>10. Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any extensions and the valve box removed and shall be capped in concrete.</div><div>11. All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.</div><div>12. All joints are to be megalug joints with thrust blocking.</div><div>13. Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.</div><div>14. CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.</div><div>15. All domestic and irrigation services are required to have a testable backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.</div></div><div><div>WASTEWATER LINE NOTES</div><div><div>1. The CONTRACTOR shall maintain existing wastewater service at all times during construction.</div><div>2. Wastewater line for 4-inch through 15-inch shall be Green PVC – SDR 35 (ASTM D3034) [less 10 ft cover] and SDR 26 (ASTM D3034) [10 ft or more cover]. For 18-inch and lager wastewater line shall be Green PVC – PS 46 (ASTM F679) [less 10 ft cover] and PS 115 (ASTM F679) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.</div><div>3. Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.</div><div>4. Green EMS pads shall be installed at every 250’, manhole, clean out and service lateral on proposed wastewater lines.</div><div>5. CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.</div><div>6. All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.</div><div>7. Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.</div><div>8. All wastewater pipes and public services shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR’s expense. A television survey will be performed as part of the final testing in the twentieth (20<sup>th</sup>) month of the maintenance period.</div><div>9. All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-5031.</div><div>10. All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal.. Consheild must have terracotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.</div><div>11. All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.</div><div>12. If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City’s Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.</div><div>13. CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.</div></div></div><div><table><tr><td rowspan="2"></td><td colspan="2">GENERAL CONSTRUCTION NOTES Sheet 1 of 2 October 2020</td></tr><tr><td colspan="2">CITY OF ROCKWALL ENGINEERING DEPARTMENT</td></tr><tr><td></td><td>385 S. Goliad Rockwall, Texas 75087</td><td>P (972) 771-7746 F (972) 771-7748</td></tr></table></div></div>		GENERAL CONSTRUCTION NOTES Sheet 1 of 2 October 2020		CITY OF ROCKWALL ENGINEERING DEPARTMENT			385 S. Goliad Rockwall, Texas 75087	P (972) 771-7746 F (972) 771-7748
	GENERAL CONSTRUCTION NOTES Sheet 1 of 2 October 2020									
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	385 S. Goliad Rockwall, Texas 75087	P (972) 771-7746 F (972) 771-7748								

DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

1. All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.
2. Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
3. All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted flexbase.
4. No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

PAVING AND GRADING

1. All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either sod or anchored seeded curlex installed prior to any concrete placement.
2. All paving roadway, driveways, fire lanes, drive-isles, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

Street/Pavement Type	Minimum Thickness (inches)	Streng th 28- Day (psi)	Minimum Cement (sacks / CY)		Steel Reinforcement	
			Machine placed	Hand Placed	Bar #	Spacing (O.C.E.W.)
Arterial	10”	3,600	6.0	6.5	#4 bars	18”
Collector	8”	3,600	6.0	6.5	#4 bars	18”
Residential	6”	3,600	6.0	6.5	#3 bars	24”
Alley	7”-5”-7”	3,600	6.0	6.5	#3 bars	24”
Fire Lane	6”	3,600	6.0	6.5	#3 bars	24”
Driveways	6”	3,600	6.0	6.5	#3 bars	24”
Barrier Free Ramps	6”	3,600	N/A	6.5	#3 bars	24”
Sidewalks	4”	3,000	N/A	5.5	#3 bars	24”
Parking Lot/Drive Aisles	5”	3,000	5.0	5.5	#3 bars	24”
Dumpster Pads	7”	3,600	6.0	6.5	#3 bars	24”

3. Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 time longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
4. No sand shall be allowed under any paving.
5. All concrete mix design shall be submitted to the City for review and approval prior to placement.
6. Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.
7. All curb and gutter shall be integral (monolithic) with the pavement.
8. All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.
9. All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.
10. All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).
11. All public sidewalks shall be doweled into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
12. All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance)
13. Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
14. All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
15. Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.
16. All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.
17. CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
18. CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.
19. CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

DRAINAGE / STORM SEWER NOTES

1. The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.
2. All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.
3. Proposed storm sewer embedment shall be NCTCOG Class 'B' as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.
4. All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
5. All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
6. All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.
7. All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
8. All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20<sup>th</sup>) month of the maintenance period.

RETAINING WALLS

1. All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department
2. All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.
3. All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.
4. All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-builts prior to City Engineering acceptance.
5. No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

FINAL ACCEPTANCE AND RECORD DRWINGS/AS-BUILTS

1. Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.
2. After improvements have been constructed, the developer shall be responsible for providing to the City “As Built” or “Record Drawings”. The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.
3. Submit 1-set of printed drawings of the “Record Drawings” containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the “Record Drawing” digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing the digital files.
4. Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as “Record Drawings” or “As Built Drawings” on all sheets.
5. The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyor/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like or similar disclaimer verbiage will not be accepted by the City of Rockwall.
6. Example of Acceptable Disclaimer: “To the best of our knowledge ABC Engineering, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.”



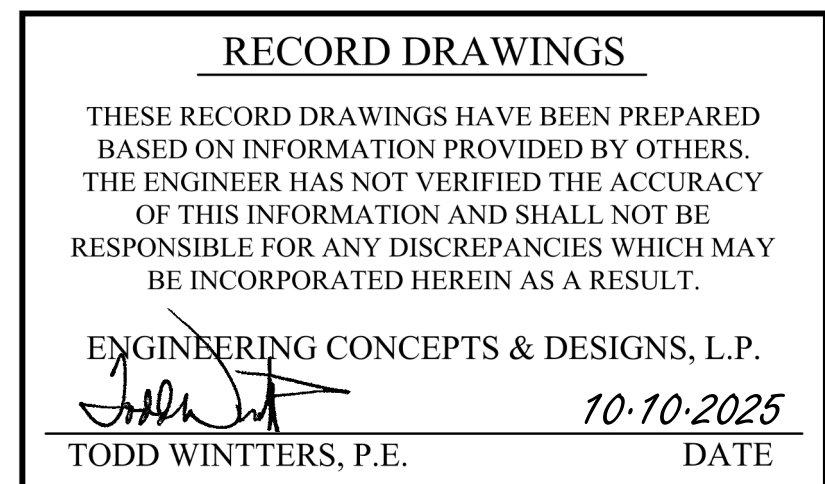
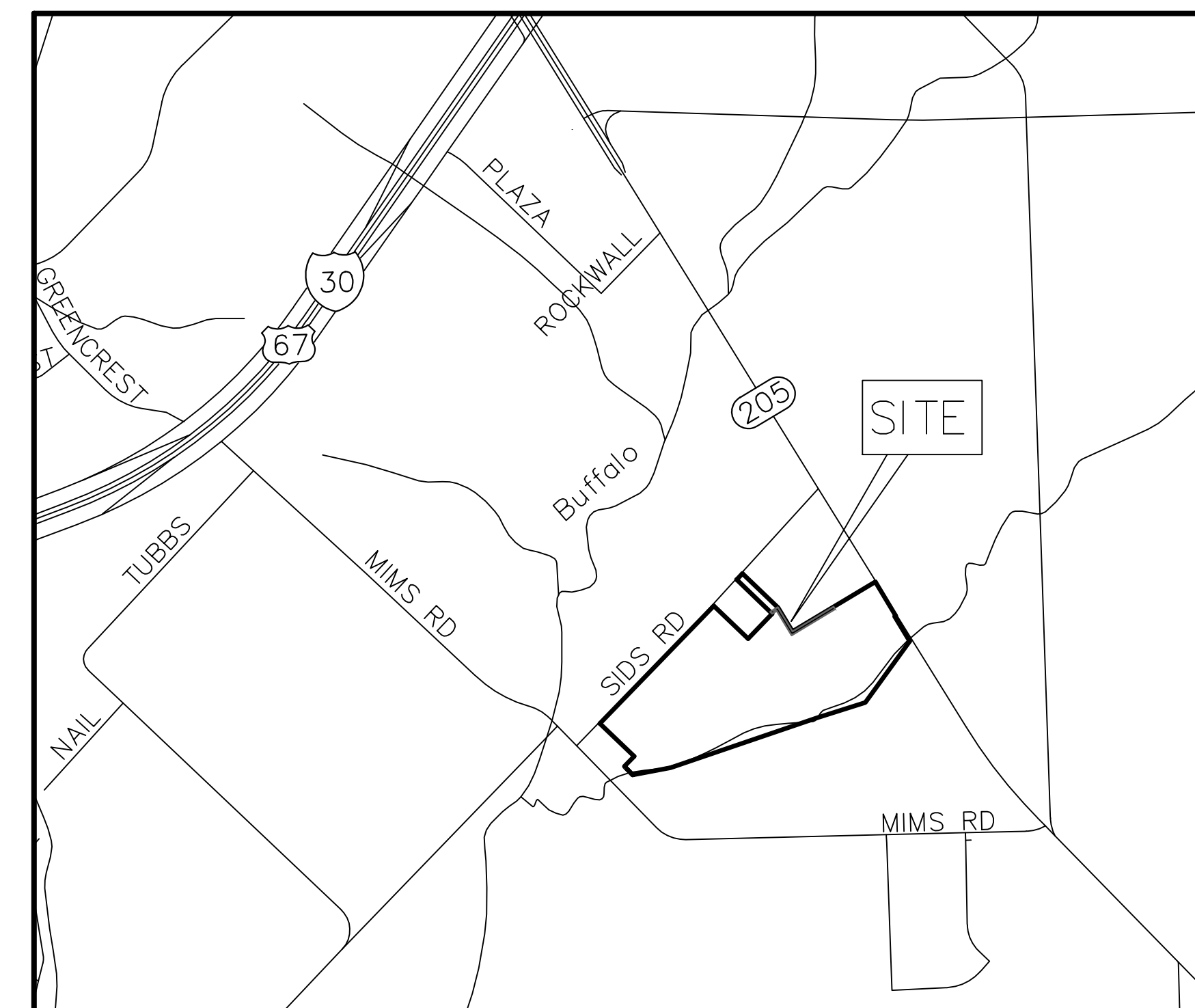
GENERAL CONSTRUCTION NOTES  
Sheet 2 of 2  
October 2020

CITY OF ROCKWALL  
ENGINEERING DEPARTMENT

385 S. Goliad  
Rockwall, Texas 75087

P (972) 771-7746  
F (972) 771-7748





C3

SHEET



1. FIRST MAN LINE JOINT TO BE A MIN. OF 5' LONG.
2. IF FALSE M.H. ARE REQUIRED, THEY SHALL BE CONSTRUCTED, INSTALLED AND REMOVED PER STD. DWG. NO. 5100.
3. M.H.'S LOCATED OUTSIDE OF PAVING SHALL BE CONSTRUCTED WITH A CONCRETE MOW STRIP PER STD. DWG. NO. R-7005.
4. REFER TO STD. DWG. NO. 5031 FOR INFLOW PROTECTION AT MANHOLE GRADE RINGS.
5. MANHOLE JOINTS AND ON OUTSIDE OF STRUCTURE.
6. REFER TO STD. DWG. NO. R-5032 FOR CORROSION PROTECTION.
7. CONCRETE SHALL BE 4,200 PSI (7.0 SACK/CY) 28 DAY STRENGTH.
8. REINFORCING SHALL MEET OR EXCEED ASTM C478 REQUIREMENTS.
9. INSTALL GREEN EWS DISK AT ALL MANHOLES.
10. LIP TO BE PRECAST.



DATE AUG '19	DRAWING NO. R-5020
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← ACCESS OPTIONS →  
N.T.S.



DATE AUG '19	DRAWING NO. R-5030
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DATE AUG '19	DRAWING NO. R-5180
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