

CONSTRUCTION PLANS

TIMBER CREEK ESTATES

J.A. RAMSEY SURVEY, ABSTRACT NO. 186

CITY OF ROCKWALL

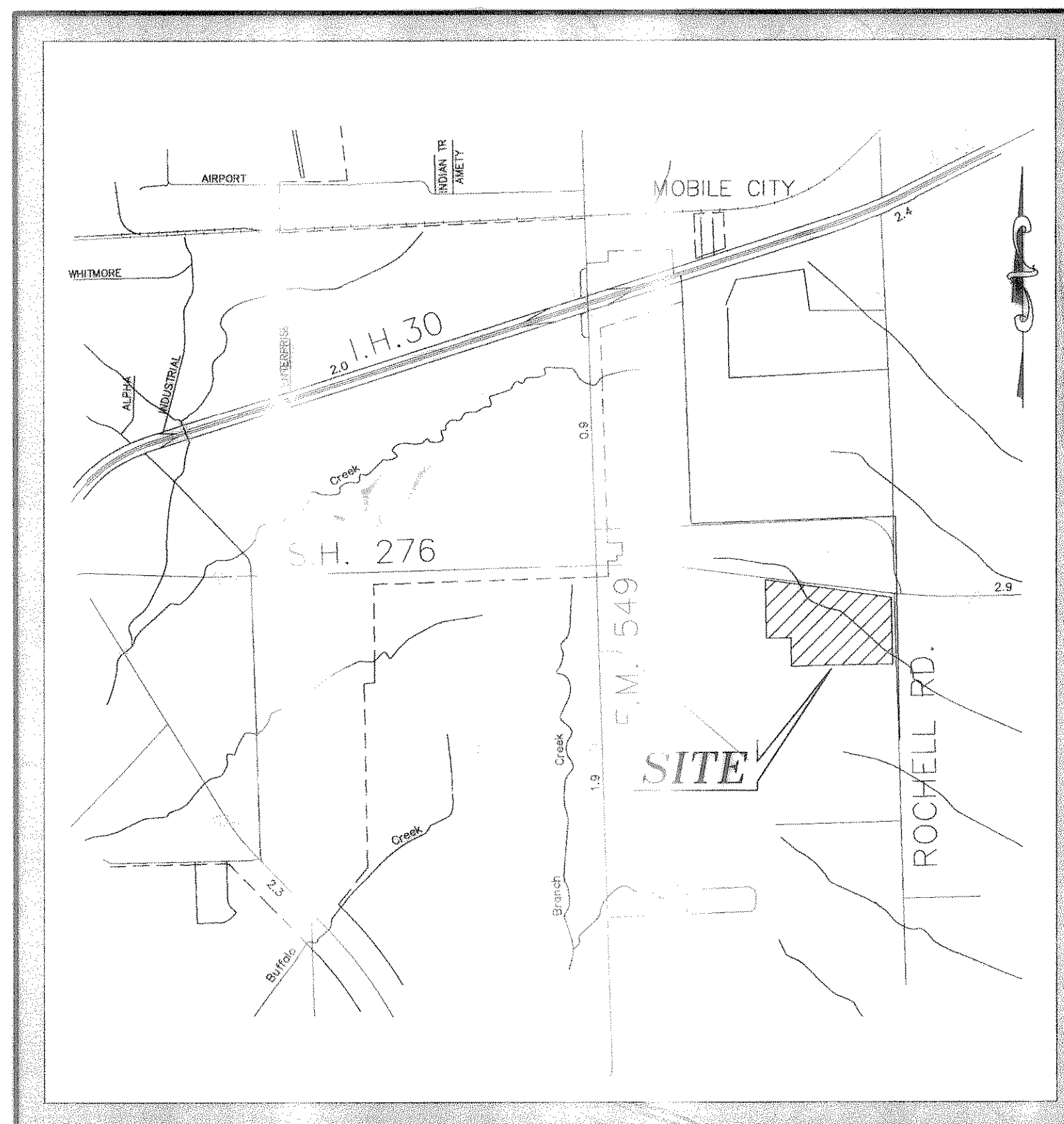
ROCKWALL COUNTY, TEXAS

235 LOTS-82.422 ACRES

SHEET INDEX

GENERAL NOTES
(APPLICABLE TO ALL SHEETS)

1. Excavated material shall be placed as directed by the Owner.
2. Construction shall meet the requirements of the latest revision of the Standards of Design and Standard Details for the City of Rockwall.
3. All fill areas to be density controlled and compacted to 95% density at optimum moisture content.
4. Pavement thickness shall be a minimum of 6" thickness with a strength of 3000 psi at 28 days and reinforced with No. 2 bar at 24" centers each way.
5. All streets shall be constructed with 6% lime stabilized subgrade compacted to 95% standard proctor density.
6. 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.
7. 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.
8. All water lines installed to be PVC pipe Class 200 conforming to AWWA Standard C-900, fitting shall be mechanical or O-ring.
9. All water lines are to be installed a minimum of 48" deep measured from top of pipe.
10. All storm inlets shall be cast-in-place.
11. Utility contractor shall use MEGALUGS when install the water line and double strap services when installing the services.
12. Water services shall be a minimum of 1" Schedule 40 Polyethylene 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 or approved equal.
13. All water lines shall be pressure tested and disinfected in accordance with AWWA C 601.
14. 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.
15. All fire hydrants shall be located at the right-of-way line. All fire hydrants shall be Mueller or approved equal.
16. Permits must be obtained from TXDOT prior to any work being performed in the R.O.W. of State Highway No. 276.
17. Barrier free ramps will be constructed at all street and alley intersections.
18. All inlets must be verified for horizontal and vertical alignment before placement. (Verification after bottom forms but before pouring bottom)



VICINITY MAP

<p>(PH. 1) - 1. COVER SHEET (PH. 1) - 2. FINAL PLAT (PH. 1) - 3. FINAL PLAT (PH. 1) - 4. OWNER'S CERTIFICATE (PH. 1) - 5. DRAINAGE AREA MAP 5A. GRADE TO DRAIN CHANNEL NO. 1 5B. OFFSITE DRAINAGE AREA MAP (PH. 1) - 6. STORM CALCULATIONS (PH. 1) - 7. PHASE LINE 7A. PADS (PH. 1) - 8. LOT GRADING PLAN 8A. LOT GRADING PLAN 8B. LOT GRADING PLAN (PH. 1) - 9. TREE PLAN-BASE SHEET 10. TREE PLAN-SHEET 1 11. TREE PLAN-SHEET 2 12. TREE PLAN-SHEET 3 13. TREE PLAN-SHEET 4 14. TREE PLAN-SHEET 5 15. TREE PLAN-SHEET 6 16. TREE PLAN-SHEET 7 17. TREE PLAN-SHEET 8 18. TREE PLAN-SHEET 9 19. TREE PLAN-SHEET 10 20. TREE PLAN-SHEET 11 (PH. 1) - 21. PAVING PLAN & PROFILE-EVERGREEN DR. 0+00-7+00 (PH. 1) - 22. PAVING PLAN & PROFILE-EVERGREEN & HAWTHORNE 7+00-13+61.33 (PH. 1) - 23. PAVING PLAN & PROFILE-HAWTHORNE & SMOKETREE 0+00-8+00 (PH. 1) - 24. PAVING PLAN & PROFILE-SMOKETREE DR. 8+00-11+28.30 (PH. 1) - 25. PAVING PLAN & PROFILE-TIMBERCREEK 0+00-11+00 26. PAVING PLAN & PROFILE-TIMBERCREEK & LAUREL 11+00-19+50.02 27. PAVING PLAN & PROFILE-HOLLY HILL 28. PAVING PLAN & PROFILE-ACACIA DR. 29. PAVING PLAN & PROFILE-CEDRAR DR. 30. PAVING PLAN & PROFILE-LAUREL 0+00-9+51.59 31. PAVING PLAN & PROFILE-JUNIPER HILLS 0+00-10+00 32. PAVING PLAN & PROFILE-JUNIPER HILLS 10+00-19+00.68 (PH. 1) - 33. PAVING PLAN & PROFILE-ROCHELL RD. (PH. 1) - 34. PAVING PLAN & PROFILE-PINEBLUFF LN. (PH. 1) - 35. PAVING PLAN & PROFILE-RIVER BIRCH LN & ALDER CT. (PH. 1) - 36. PAVING PLAN & PROFILE-ALLEYS B-2 & B-3 (PH. 1) - 37. PAVING PLAN & PROFILE-ALLEY B-1 38. PAVING PLAN & PROFILE-ALLEY G-1 39. PAVING PLAN & PROFILE-ALLEY G-2 40. PAVING PLAN & PROFILE-ALLEY G-4 0+00-8+00 41. PAVING PLAN & PROFILE-ALLEY G-3 & ALLEY G-4 8+00-16+25.82 42. PAVING PLAN & PROFILE-ALLEY J-1 43. PAVING PLAN & PROFILE-ALLEY I-1 44. PAVING PLAN & PROFILE-POPLAR POINT DR. 45. PAVING PLAN & PROFILE-ALLEY H-1</p>	<p>(PH. 1) - 46. WATER PLAN (PH. 1) - 46A. OFFSITE WATER PLAN (PH. 1) - 46B. WATER LINE PROFILE (PH. 1) - 46C. WATER LINE PROFILE (PH. 1) - 46D. WATER LINE PROFILE (PH. 1) - 47. SANITARY SEWER PLAN (PH. 1) - 48. SANITARY SEWER PROFILE-LINE B 1+19.15-25+00 (PH. 1) - 49. SANITARY SEWER PROFILE-LINE F & LINE B 25+00-35+65.38 (PH. 1) - 50. SANITARY SEWER PROFILE-LINES H, I & J 51. SANITARY SEWER PROFILE-LINE A 52. SANITARY SEWER PROFILE-LINES C, D & D-1 53. SANITARY SEWER PROFILE-LINES E & G (PH. 1) - 54. SANITARY SEWER PROFILE-FORCE MAIN 0+00-12+00 (PH. 1) - 55. SANITARY SEWER PROFILE-FORCE MAIN 12+00-24+00 (PH. 1) - 56. SANITARY SEWER PROFILE-FORCE MAIN 24+00-36+00 (PH. 1) - 57. SANITARY SEWER PROFILE-FORCE MAIN 36+00-48+00 (PH. 1) - 58. SANITARY SEWER PROFILE-FORCE MAIN 48+00-60+00 (PH. 1) - 59. SANITARY SEWER PROFILE-FORCE MAIN 60+00-72+00 (PH. 1) - 60. SANITARY SEWER PROFILE-FORCE MAIN 72+00-75+77.04 61. EROSION CONTROL PLAN 62. EROSION CONTROL DETAILS 62A. INLET EROSION DETAILS (PH. 1) - 63. LIFT STATION-SITE & YARD PIPING PLAN 64. LIFT STATION-HORIZONTAL & TOP VIEW (PH. 1) - 65. LIFT STATION-SECTION A-A PLAN 66. LIFT STATION-GRADING PLAN 67. PAVING DETAILS (PH. 1) - 68. STORM PLAN & PROFILE-LINE A & A-1 (PH. 1) - 69. STORM PLAN & PROFILE-LINE B (PH. 1) - 70. STORM PLAN & PROFILE-LINES C & D 71. STORM PLAN & PROFILE-LINE E 72. STORM PLAN & PROFILE-LINE F 73. STORM PLAN & PROFILE-LINES G & G-1 74. STORM PLAN & PROFILE-LINE H 75. STORM PLAN & PROFILE-LINE I (PH. 1) - 75A. GRADE TO DRAIN CHANNEL - LINE A (PH. 1) - 76. STORM PLAN & PROFILE-LINE J (PH. 1) - 77. PEDESTRIAN WALKWAY-WALK 1 78. PEDESTRIAN WALKWAY-WALK 2</p>
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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.

REVISED TO CONFORM TO CONSTRUCTION RECORDS.
W.L. Douphrate DATE 12/18/02

OWNER/DEVELOPER:
TAYLOR DUNCAN INTERESTS, INC.
5000 QUORUM DRIVE, SUITE 395
DALLAS, TEXAS 75240
(972) 404-8500

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
P.O. BOX 1396 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS, P.E. NO. 60102 ON 12/18/02



AUGUST 2000

REV. 06/01

TIMBER CREEK ESTATES-PHASE ONE