

# CONSTRUCTION PLANS

# TIMBER CREEK ESTATES

## PHASE TWO & THREE

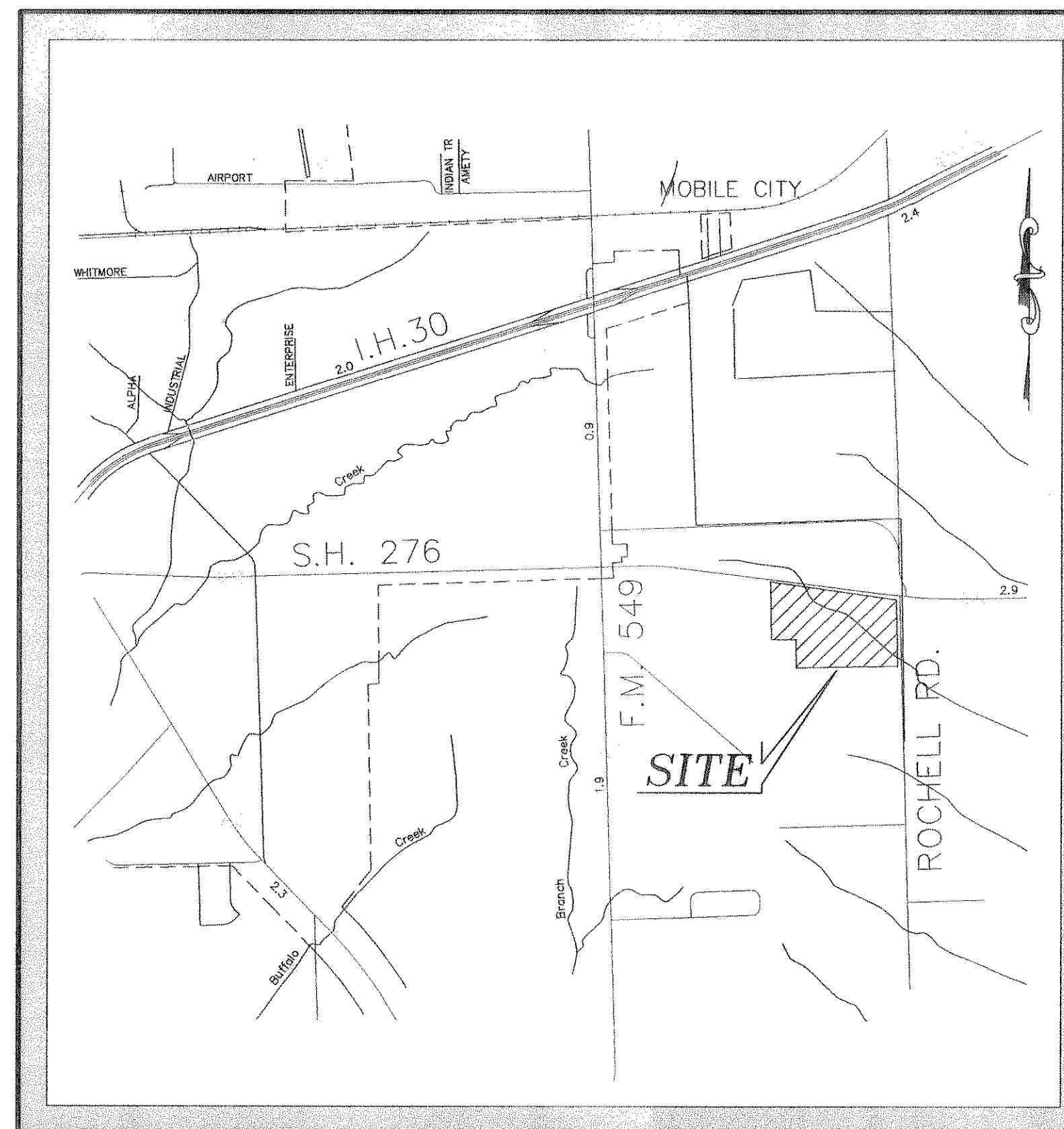
J.A. RAMSEY SURVEY, ABSTRACT NO. 186

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.3 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 oriseal 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

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| <ol style="list-style-type: none"> <li>1. COVER SHEET</li> <li>2. FINAL PLAT</li> <li>3. FINAL PLAT</li> <li>4. OWNER'S CERTIFICATE</li> <li>5. DRAINAGE AREA MAP</li> <li>5B. OFFSITE DRAINAGE AREA MAP</li> <li>5C. GRADE TO DRAIN CHANNEL NO. 4</li> <li>6. STORM CALCULATIONS</li> <li>7. PHASE LINE</li> <li>7A. PADS</li> <li>8. LOT GRADING PLAN</li> <li>8A. LOT GRADING PLAN</li> <li>8B. LOT GRADING PLAN</li> <li>9. TREE PLAN BASE SHEET</li> <li>10. TREE PLAN-SHEET 1</li> <li>11. TREE PLAN-SHEET 2</li> <li>12. TREE PLAN-SHEET 3</li> <li>13. TREE PLAN-SHEET 4</li> <li>14. TREE PLAN-SHEET 5</li> <li>15. TREE PLAN-SHEET 6</li> <li>16. TREE PLAN-SHEET 7</li> <li>17. TREE PLAN-SHEET 8</li> <li>18. TREE PLAN-SHEET 9</li> <li>19. TREE PLAN-SHEET 10</li> <li>20. TREE PLAN-SHEET 11</li> </ol> | <ol style="list-style-type: none"> <li>46. WATER PLAN</li> <li>47. SANITARY SEWER PLAN</li> <li>50. SANITARY SEWER PROFILE-LINES H, I &amp; J</li> <li>51. SANITARY SEWER PROFILE-LINE A</li> <li>52. SANITARY SEWER PROFILE-LINES C, D &amp; D-1</li> <li>53. SANITARY SEWER PROFILE-LINES E &amp; G</li> <li>61. EROSION CONTROL PLAN</li> <li>62. EROSION CONTROL DETAILS</li> <li>62A. INLET EROSION DETAILS</li> <li>67. PAVING DETAILS</li> <li>68. STORM PLAN &amp; PROFILE-LINE A &amp; A-1</li> <li>70. STORM PLAN &amp; PROFILE-LINES C &amp; D</li> <li>71. STORM PLAN &amp; PROFILE-LINE E</li> <li>72. STORM PLAN &amp; PROFILE-LINE F</li> <li>73. STORM PLAN &amp; PROFILE-LINES G &amp; G-1</li> <li>74. STORM PLAN &amp; PROFILE-LINE H</li> <li>75. STORM PLAN &amp; PROFILE-LINE I</li> <li>76A. STORM PLAN &amp; PROFILE-LINE K</li> <li>77. PEDESTRIAN WALKWAY-WALK 1</li> <li>78. PEDESTRIAN WALKWAY-WALK 2</li> </ol> |
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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-CEDAR 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
33. PAVING PLAN & PROFILE-ROCHELL RD.
35. PAVING PLAN & PROFILE-RIVER BIRCH LN & ALDER CT.
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

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.  
DATE: 5/23/03

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

**DOUPHRATE & ASSOCIATES, INC.**  
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