

CONSTRUCTION PLANS FOR TURTLE COVE ADDITION, PHASE 2 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PAVING GENERAL NOTES:

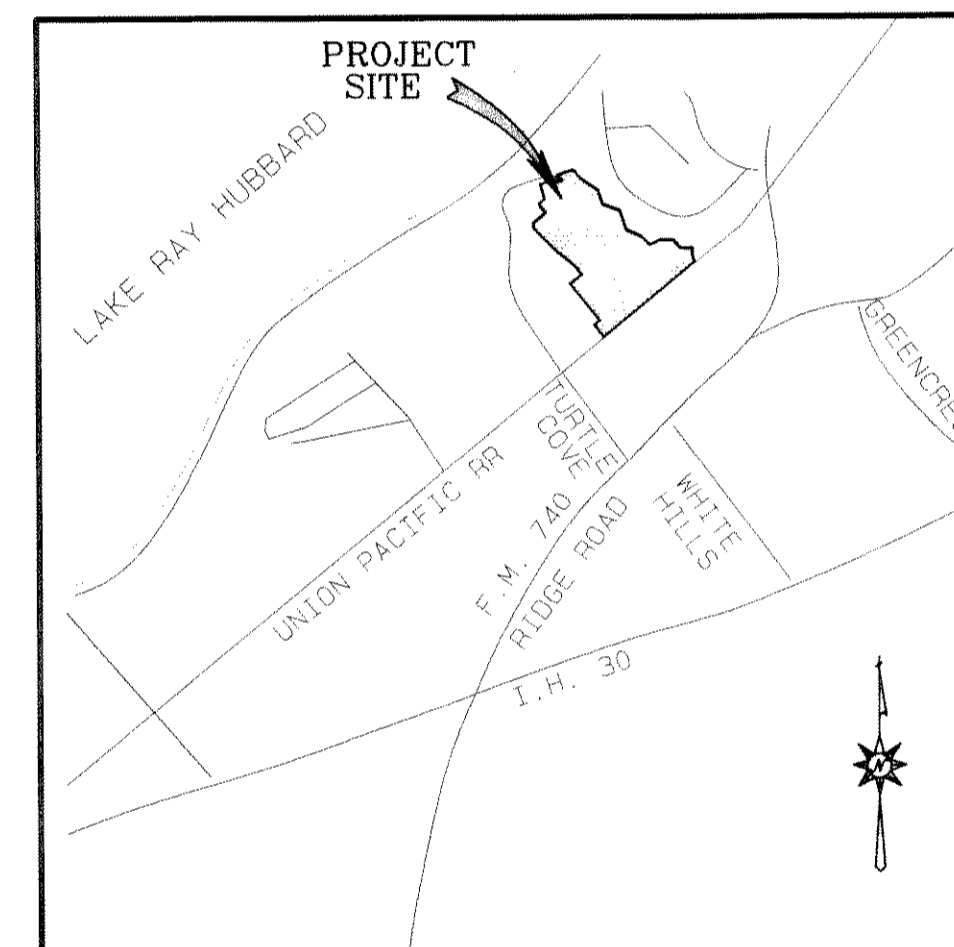
1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL STORM SEWER INLETS, MANHOLES, CLEANOUTS, VALVE BOXES, METER BOXES, FIRE HYDRANTS, MAINS, ELECTRIC AND TELEPHONE LINES AND DUCT BANKS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING.
2. CONTRACTOR SHALL HAVE, PRIOR TO CONSTRUCTION NECESSARY PERMITS, LICENSES ETC.
3. ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8 INCH LIFTS.
4. ALL CURBS SHALL BE INTEGRAL CURBS.
5. UNLESS OTHERWISE NOTED ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CONSTRUCTION SPECIFICATIONS OF THE CITY OF ROCKWALL WITH AMENDMENTS LATEST EDITION. REFER TO THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS. (NOVEMBER, 1990) FOR ADDITIONAL REQUIREMENTS.
6. ALL CURB DIMENSIONS ARE TO BACK OF CURB.
7. PAVEMENT REINFORCING WILL BE GRADE 60.
8. CONSTRUCT A BARRIER-FREE CURB AS SHOWN ON THE PLANS AT ALL STREET INTERSECTIONS.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO HIS OPERATIONS.
10. HYDRATED LIME WILL BE APPLIED AS A SLURRY.

DRAINAGE GENERAL NOTES:

1. UNLESS OTHERWISE NOTED ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF ROCKWALL WITH AMENDMENTS, THE NORTH CENTRAL COUNCIL OF GOVERNMENTS, "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", PARTS II AND III, LATEST EDITION. REFER TO APPLICABLE ATTACHED CITY OF ROCKWALL CONSTRUCTION DETAILS.
2. ALL REINFORCEMENT WILL BE GRADE 60. CONCRETE FOR DRAINAGE STRUCTURES WILL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
3. MINIMUM COMPACTION ADJACENT TO AND ABOVE STORM SEWERS AND DRAINAGE STRUCTURES WILL BE 95% WITH MOISTURE 1% TO 3% WET OF OPTIMUM IN ALL EASEMENTS AND STREET RIGHT-OF-WAYS. COMPACTION IN OTHER AREAS WILL BE 90%. LIFTS WILL NOT EXCEED 6" AND RESULTS WILL BE BY RAMEX, HAND-TAMPING OR AS APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
4. ALL CURVED STORM SEWERS HAVING A RADIUS OF LESS THAN 200 FEET SHALL BE CONSTRUCTED WITH FACTORY BEVELED JOINTS. NO JOINT WILL BE ALLOWED TO HAVE A TONGUE EXPOSED BY MORE THAN ONE-HALF.
5. CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO HIS OPERATIONS.

NORTH TEXAS MUNICIPAL WATER DISTRICT NOTES

- A. THE NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) HAS A 14-INCH FORCE MAIN LOCATED ON THIS SITE.
- B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT, OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF 5 FEET COVER.
- C. TO ASSURE THAT THE EXISTING PIPELINES ARE NOT DAMAGED BY PLACING OF SIGNIFICANT LOADS OVER NTMWD PIPELINES, NO MATERIAL SHALL BE STOCKPILED ON A NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILING OF MATERIALS, PLEASE CONTACT CHARLIE WITTE OF NTMWD AT (972) 442-5405 SO YOUR PLAN FOR USE OF THE NTMWD EASEMENT CAN BE REVIEWED.
- D. IN AREAS WHERE THE COVER BETWEEN THE TOP OF THE NTMWD PIPELINE AND THE BOTTOM OF THE SUBGRADE IS THREE (3) FEET OR LESS, IT IS REQUESTED THAT THE SUBGRADE PREPARATION BE DELETED AND A THICKENED PAVEMENT SECTION BE USED TO LIMIT CONSTRUCTION ACTIVITIES OVER THE PIPELINE.
- E. THE CROSSING OF A NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS, AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO NTMWD FACILITIES.
- F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES, NOT INCLUDED IN THESE PLANS SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT THE WRITTEN APPROVAL OF THE NTMWD.
- G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF ONE (1) FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING NTMWD PIPELINES.
- H. THE CONTRACTOR SHALL CONTACT MR. JOE STANKIEWICZ, P.E., ENGINEERING OFFICER, AT (972) 442-5405 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD FACILITIES.



LOCATION MAP
NOT TO SCALE

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT
3	FINAL PLAT
PAVING	
4	PAVING PLAN & PROFILE - GULLWING DRIVE
5	PAVING PLAN & PROFILE - HARBOR COVE DRIVE & ALLEY "E"
6	PAVING PLAN & PROFILE - CLIFFVIEW CT., ALLEYS "A" & "B"
7	PAVING PLAN & PROFILE - LOCH VIEW CT., ALLEYS "C" & "D"
GRADING	
8	GRADING PLAN
9	EROSION CONTROL PLAN
STORM DRAINAGE	
10	STORM DRAINAGE PLAN & PROFILE - LINE "A"
11	STORM DRAINAGE PLAN & PROFILE - LINES "B" & "C" ~ D.A. MAP
WATER & SANITARY SEWER	
12	WATER & SANITARY SEWER PLAN
13	SANITARY SEWER PROFILES
MISCELLANEOUS	
14	TREESCAPE PLAN

OWNER

ASHTON CUSTER, L.L.C.
15851 DALLAS PARKWY, SUITE 100
DALLAS, TEXAS 75248
(972) 490-3255
(972) 991-4949 (Fax)

ENGINEER

POST, BUCKLEY, SCHUH & JERNIGAN, INC.
5999 SUMMERSIDE DRIVE, SUITE 202
DALLAS, TEXAS 75252
(972) 380-2605

RECORD DRAWINGS

THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF ROCKWALL. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY OF ROCKWALL INSPECTED THE CONSTRUCTION. THE OWNER OR ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION, EXCEPT AS NOTED.

