

# CIVIL CONSTRUCTION PLANS FOR ROCKWALL DISTRIBUTION COMPLEX PHASE I

**J.M. ALLEN SURVEY, ABSTRACT NO. 2  
ROCKWALL, ROCKWALL COUNTY, TEXAS**

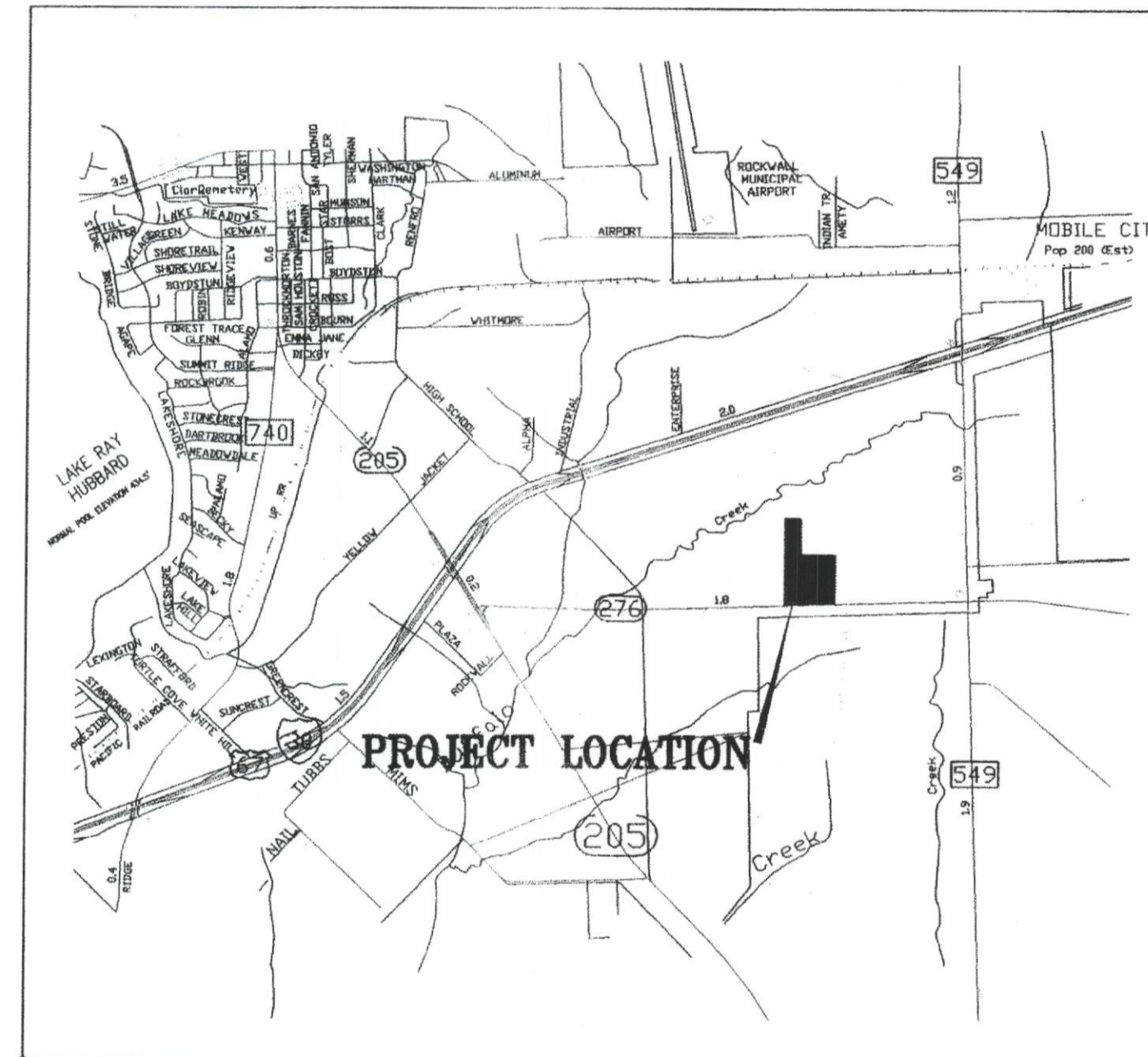
**21.441 ACRES**

**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. Compacted with sheep foot roller.
4. Pavement thickness shall be a minimum of 8" thickness with a strength of 3600 psi at 28 days and reinforced with No.3 bar at 24" centers each way. } 6 sack (machine pour)  
6-1/2 sack (hand pour)
5. 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.
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 installing the water line and double strap services when installing the services.
12. 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.
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 2' to 6' behind curb line. All fire hydrants shall be Mueller or approved equal.

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VICINITY MAP

**OWNER/DEVELOPER:  
PNEUMA VENTURES, LTD  
504 SMIRL DRIVE  
HEATH, TEXAS 75032  
(972) 771-8078**

**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.



**DOUPHRATE & ASSOCIATES, INC.**  
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THIS SET OF CONSTRUCTION PLANS IS INTENDED FOR INTERIM REVIEW ONLY UNDER THE AUTHORITY OF W.L. DOUPHRATE II, P.E. TEXAS NO. 60102 ON 7-25-02. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102 ON



BENCHMARK: NW CORNER OF CONCRETE HEADWALL, +/- 285' EAST OF THE SOUTHEAST LOT CORNER OF TRACT & ALONG N. ROW LINE OF HWY 276. ELEV 581.52.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO TxDOT, NCTCOG AND THE CITY OF ROCKWALL DETAILS AND SPECIFICATIONS.

DATE: AUGUST 2001

ROCKWALL DISTRIBUTION COMPLEX - PHASE I

e TxDOT permit  
8-19-02  
2002

SUBMITTAL  
JUL 25 2002  
City of Rockwall Engineering Dept.

11  
8-25-02