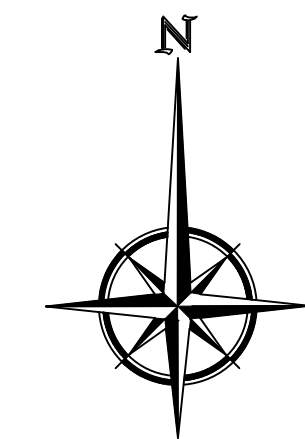


CAUTION!

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.

2.000 ACRES EPIC ROCKWALL
VENTURES LLC 2014000008464



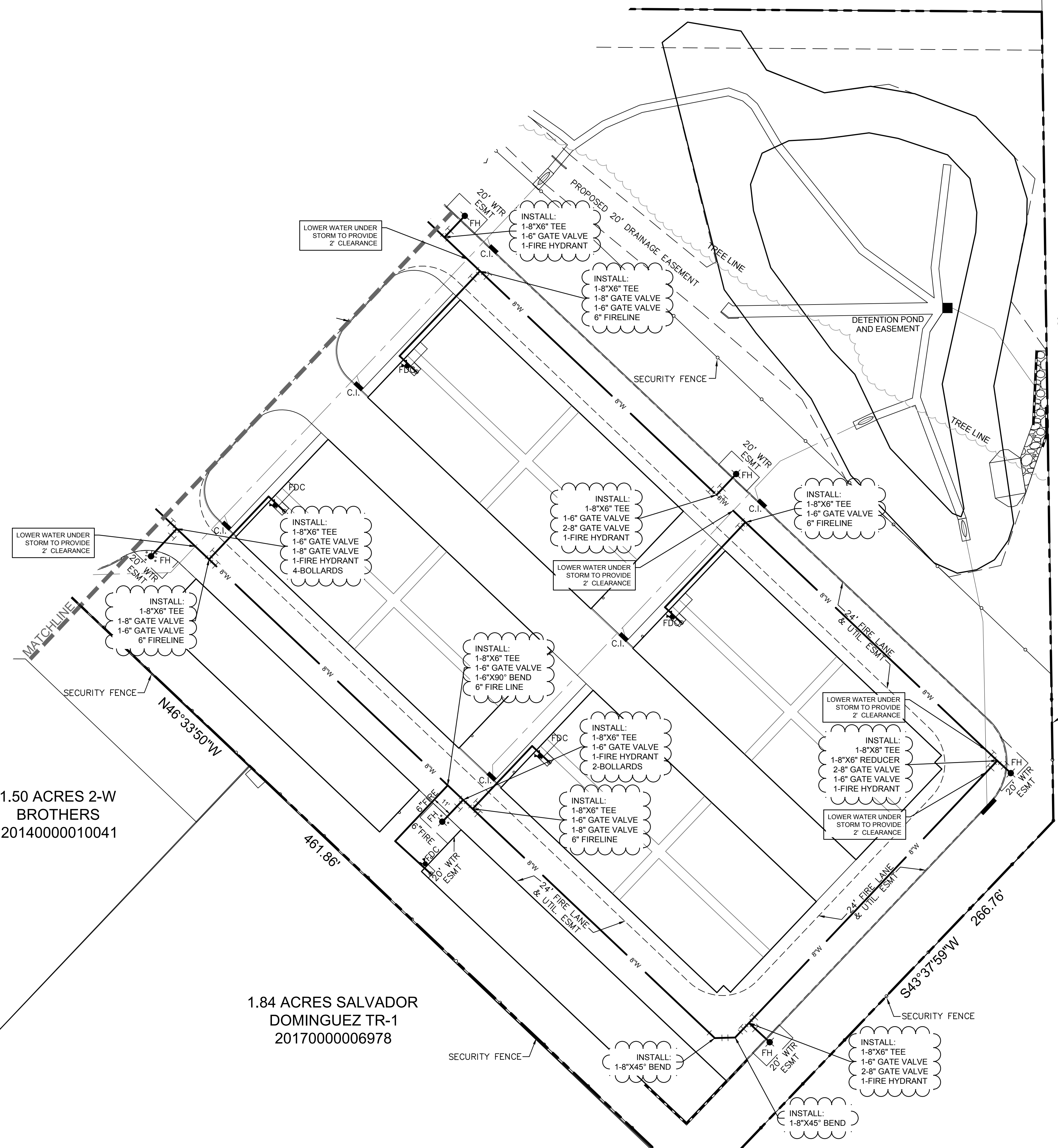
NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
3. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC WITHIN THE AREA OF CONSTRUCTION. THEY MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PAVING AND GRADING.
4. INSTALL BLUE EMS DISKS ON THE WATER LINE AT EVERY CHANGE IN DIRECTION, VALVE, FIRE HYDRANT, SERVICE CONNECTION, AND EVERY 250'.
5. ALL WASTEWATER LINES SHALL BE TESTED FOR INFILTRATION IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE STANDARD SPECIFICATIONS FOR CONSTRUCTION. IN GENERAL, ALL WASTEWATER PIPE SHALL BE INSTALLED SO THAT THE COMPLETED WASTEWATER WILL HAVE A MAXIMUM EXFILTRATION OF ONE HUNDRED FIFTY (150) GALLONS PER INCH OF INTERNAL DIAMETER, PER MILE OF PIPE, PER 24 HOURS, WHERE THE MAXIMUM HYDROSTATIC HEAD AT THE CENTERLINE OF THE PIPE DOES NOT EXCEED TWENTY-FIVE (25) FEET. A TELEVISION SURVEY WILL BE PERFORMED AS PART OF THE FINAL TESTING IN THE TENTH (10TH) MONTH OF THE MAINTENANCE PERIOD. THE CITY'S REPRESENTATIVE SHALL BE PRESENT AT ALL TESTING. ALL EXPENSES FOR THIS WORK SHALL BE THE DEVELOPER'S RESPONSIBILITY.
6. INSTALL GREEN EMS DISKS ON SANITARY SEWER LINE AT EVERY CHANGE IN DIRECTION, MANHOLE, SERVICE, & CLEAN OUT.
7. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.
8. CONTRACTOR TO LOWER WATER AT STORM PIPE CROSSINGS TO KEEP 2 FOOT (2') OF SEPARATION.

1.84 ACRES WALLACE
LAND PARTNERS 2017176

1.50 ACRES 2-W
BROTHERS
20140000010041

1.84 ACRES SALVADOR
DOMINGUEZ TR-1
20170000006978

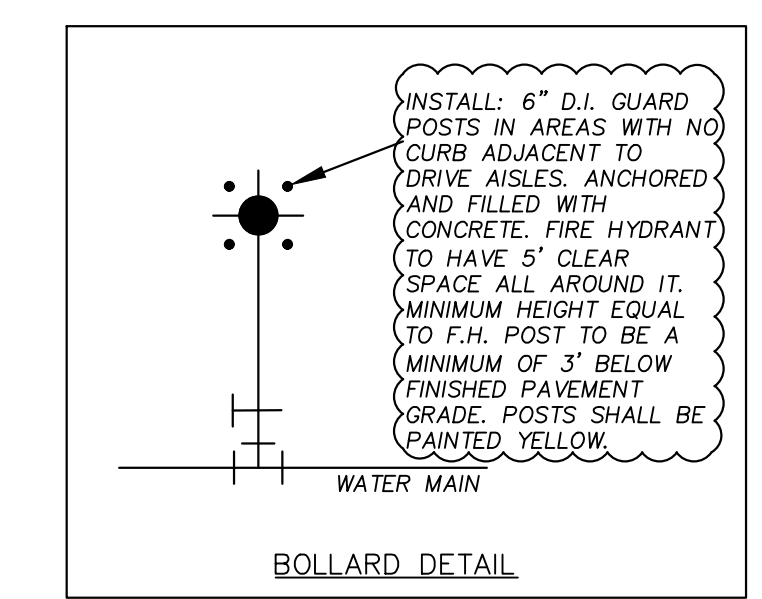


S00°49'26"E
421.43'

SECURITY FENCE

LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
GW	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
B	BOLLARD
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
XFR	ELECTRIC TRANSFORMER
MB	MAILBOX
WV	WATER VALVE
EBX	ELECTRIC BOX
FOM	FIBER OPTIC CABLE MARKER
A/C	AIR CONDITIONER UNIT
ES	ELECTRIC SWITCH
HW	HEADWALL
TS	TRAFFIC SIGN
WF	WATER FAUCET
FH	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
P.R.R.C.T.	PLAT RECORDS ROCKWALL CO. TX.
D.R.R.C.T.	DEEDS RECORDS ROCKWALL CO. TX.
—	EDGE OF ASPHALT
—	WIRE FENCE
—	OVERHEAD ELECTRIC LINE
○ SSSC	SANITARY SEWER CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTION
C.I.	CURB INLET
W.I.	WYE INLET



RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Todd Winters 3-15-2021
TODD WINTERS DATE

BENCHMARKS: CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION

ROCKWALL MONUMENT "RESET #1 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR NORTHWEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
N: 7011544.252; E: 2590135.160; ELEVATION: 567.704
BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE.

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

REVISIONS:

DRAWN: ECDLP	DATE: March 5, 2021
CHECKED: TW	DATE: January 7, 2020
PROJECT NO.: 5211	
DWG FILE NAME: 10-WATER & SANITARY SEWER PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.



WATER PLAN
HORIZON ROAD SELF STORAGE
PHASE 1 & 2 - 575 UNITS
TRACT 23 OF RAINBOW ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET

17

"Case No. SP2019-027"