

**Note:**  
At time of construction document preparation, this adjacent development was under review and approval. Prior to any utility construction, all adjacent utilities must be in place.

**UTILITY GENERAL NOTES**

- All materials and construction shall conform to the City of Rockwall Standard Construction Details and Specifications, except as noted herein and approved by the City.
- 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.
- The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
- It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project.
- Any utility installed outside of an easement shall be installed by a plumber and inspected by Code Enforcement.
- Backfill for utility lines should be carefully placed so that the utility will be stable. Where utility lines cross the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
- If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
- All water mains shall be C-900 PVC SDR 18 (Class 200). Domestic Fire water service lines shall be per City of Rockwall Building Code requirements.
- All ductile iron fittings shall be of the mechanical joint type or slip joint and shall be Class D, or Class 250 on sizes 12" and smaller in accordance with A.W.W.A. Specification C-110-64 and C-111-64.
- All 6" and smaller water mains shall have a minimum cover of 42"; all 8" and larger water mains shall have a minimum cover of 48" or sufficient cover to clear other utilities as measured from top of pipe to existing ground level or finished grade, whichever is greater.
- Fire hydrants shall be placed 2' to 6' from back of curb located as shown on the plans.
- Fire hydrants shall be City approved and color coded.
- All gate valves shall be City approved.
- All water and sanitary mains and services shall have a 10' min. lateral separation.
- Sanitary sewer manholes shall be constructed of cast-in-place concrete or precast concrete with cast iron frames and cover per City of Rockwall details and sealed.
- Concrete blocking shall be provided on water mains at all tees, fire hydrants, and bends per City of Rockwall standards. Payment for concrete blocking shall be subsidiary to pipe installation and shall be included in the bid price thereof.
- All water meters to be placed in a non-traffic area.
- Refer to Plumbing Plans for exact water and sewer service locations.
- Sanitary sewer lines shall be PVC per ASTM 3034, SDR-35.
- Fire sprinkler line shall be sized and installed by a state licensed fire sprinkler contractor.
- All fire hydrants to have 5' clearance around.
- Install blue EMS disks on the water line at every change in direction, valve, and services.
- Install green EMS disks on the sanitary sewer lines (public only) at every manhole, service, cleanout, or change in direction.
- Firelanes shall be marked "NO PARKING FIRE LANE" every 25 feet with white 4-inch letters on a 6-inch red striped background.
- Firelanes shall be constructed in accordance with City of Rockwall Engineering Standards.
- Three plan sets shall be submitted for underground fire sprinkler line. Plans shall be designed by a general RME and the system shall comply with all applicable NFPA standards, 2006 IFC, 2006 IBC, and local amendments.
- Underground fire sprinkler line shall be installed by state licensed contractor.
- Gates crossing a firelane shall require a permit from the fire department.

**RECORD DRAWINGS**

**NOTE:**  
To the best of our knowledge Spars Engineering, Inc. hereby states that this plan is a Record Drawing. The information provided is based on field surveying at the site and information provided by the contractor.

**BENCHMARK:**  
FOUND "X" CUT IN A CONCRETE DRIVE WAY LOCATED SOUTH 07°04'40" WEST, A DISTANCE OF 35.19 FEET FROM THE NORTHEAST CORNER OF CONCRETE DRIVEWAY AND NORTH 04°59'13" EAST, A DISTANCE OF 130.54' FROM THE NORTH CORNER OF AN EXISTING BUILDING LOCATED AT THE SOUTH END OF CONCRETE DRIVEWAY.

**BENCHMARK:**  
TOP OF RIM OF A SANITARY SEWER MANHOLE LOCATED SOUTH 01°25'39" WEST, A DISTANCE OF 1,705.71 FEET FROM THE FROM A FOUND "X" WHICH IS LOCATED IN A CONCRETE DRIVEWAY SOUTH 17°15'49" EAST, A DISTANCE OF 31.19 FEET FROM EDGE OF ASPHALT.

HONDA OF ROCKWALL ADDITION  
LOT 1, BLOCK 1  
ROCKWALL, TEXAS  
WATER AND SANITARY PLAN

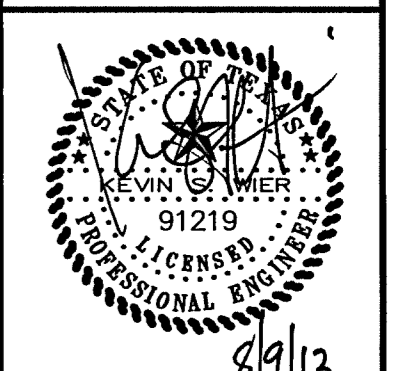
Revisions	Date
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Issue Dates:

Addendum 4 - Nov. 12, 2012

Scale: 1" = 40'  
Drawn By: AO  
Checked by: KSW

Sheet  
of 12  
SEI No. 11-112  
11-112-UTIL



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