

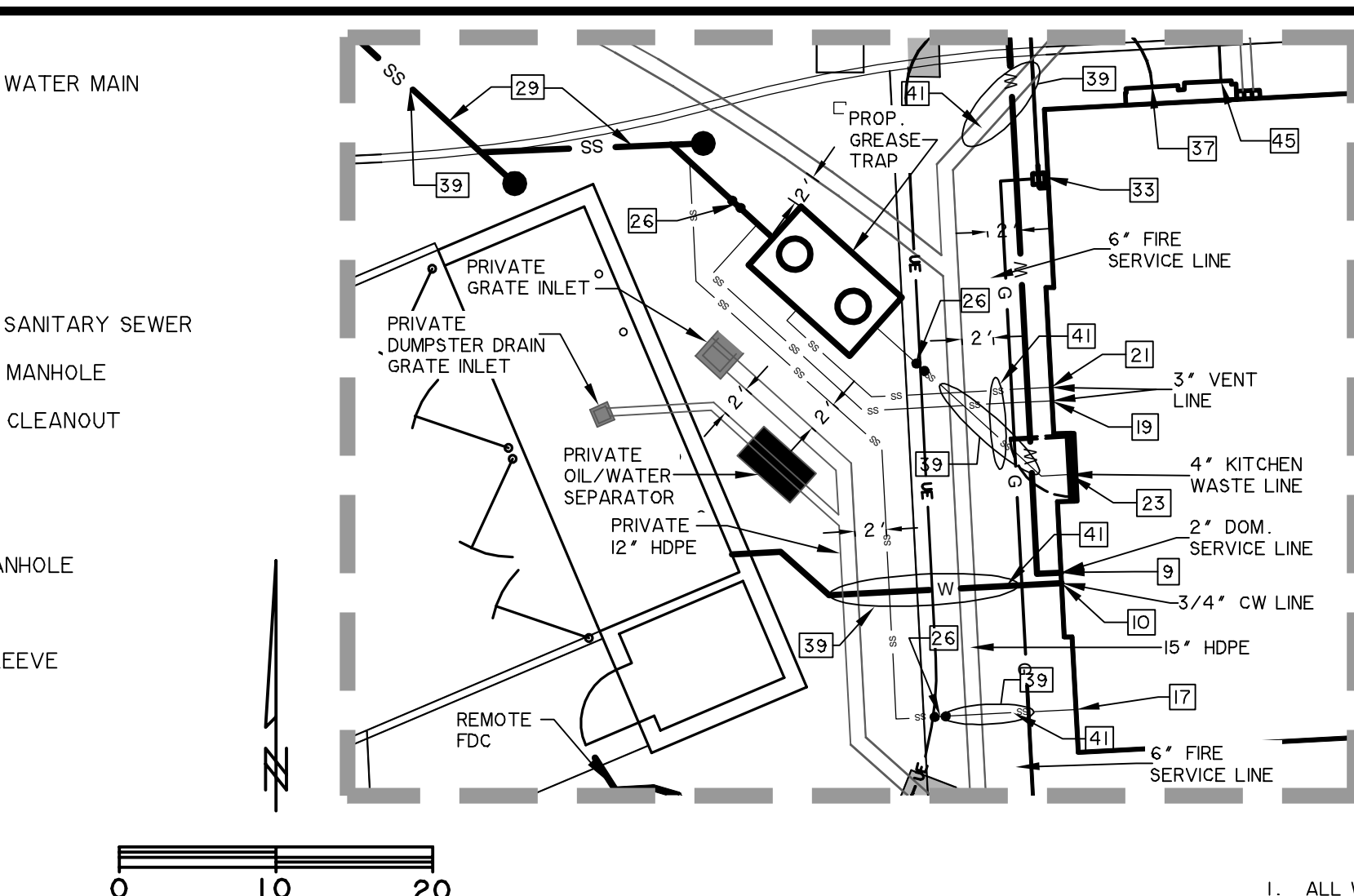
- LAYOUT NOTES**
- EXIST. FIRE HYDRANT
  - REMOTE FDC LOCATION. COORDINATE WITH MEP PLANS.
  - CONNECT TO EXIST. 12" WL. INSTALL 12"x6" TAPPING SADDLE & VALVE PER CITY OF ROCKWALL APPROVED MATERIALS LIST
  - PROP. 6" FIRE SERVICE LINE
  - END 6" FIRE SERVICE LINE WITHIN 5' OF BUILDING. SEE MEP FOR CONTINUATION
  - CFA CONTRACTOR SHALL CONNECT TO EXIST. 12" WL. INSTALL 12"x6" TAPPING SADDLE & VALVE PER CITY OF ROCKWALL APPROVED MATERIALS LIST
  - CITY OF ROCKWALL SHALL INSTALL 2" DOMESTIC METER PER DETAIL R-4130
  - PROP. 2" DOMESTIC SERVICE LINE
  - END 2" DOM. SERVICE LINE WITHIN 5' BUILDING SEE MEP FOR CONTINUATION
  - END 3/4" CW LINE WITHIN 5' OF BUILDING SEE MEP FOR CONTINUATION
  - PROP. 3/4" CW LINE TO DUMPSTER
  - INSTALL DUMPSTER POST HYDRANT (PRIVATE)
  - CFA CONTRACTOR SHALL CONNECT TO EXIST. 12" WL. INSTALL 12"x11" TAPPING SADDLE & VALVE PER CITY OF ROCKWALL APPROVED MATERIALS LIST
  - CITY OF ROCKWALL SHALL INSTALL 1" IRRIGATION METER PER DETAIL R-4130 SEE IRRIGATION PLAN FOR CONTINUATION
  - PROP. 20'x10' WATER EASEMENT
  - REMOVE EXISTING DOMESTIC & IRRIGATION METERS AT MAIN
  - END 4" RESTROOM WASTE LINE WITHIN 5' OF BUILDING. SEE MEP FOR CONTINUATION

- 4" RESTROOM WASTE LINE
- END 3" VENT LINE WITHIN 5' OF BUILDING. SEE MEP FOR CONTINUATION FL 3" SS = 470.00
- 3" VENT LINE
- END 3" VENT LINE WITHIN 5' OF BUILDING. SEE MEP FOR CONTINUATION FL 3" SS = 470.00
- 3" VENT LINE
- END 4" KITCHEN WASTE LINE WITHIN 5' OF BUILDING. SEE MEP FOR CONTINUATION FL 4" SS = 470.00
- 4" KITCHEN WASTE LINE
- INSTALL PRECAST 1500 GAL CAPACITY GREASE TRAP. SEE MEP PLANS FOR CONTINUATION. GREASE TRAP RIMS TO BE 0.2' ABOVE FINISHED GRADE. 6" FL OUT = 469.01
- INSTALL DOUBLE SSSO (PRIVATE)
- FL 6" SS = 468.83
- INSTALL SSSO (PRIVATE)
- 6" SANITARY SEWER SERVICE LINE @ 10.9% (PRIVATE)
- REMOVE EXIST. 6" SS PLUG & CONNECT TO EXIST. 6" SS LINE. INSTALL DOUBLE SSSO PER CITY OF ROCKWALL STANDARDS. FL EX. 6" SS = 461.80. CONTRACTOR SHALL VERIFY EXISTING ELEVATION PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES
- ATMOS TO CONNECT TO EXIST. 2" GAS LINE
- CONTRACTOR TO PROVIDE 1-4" SCHEDULE 40 PVC CONDUIT SLEEVE PER ATMOS STANDARDS TO WITHIN 5'

- OF BUILDING. SEE MEP PLANS FOR CONTINUATION. GAS SERVICE TO BE PROVIDED BY ATMOS ENERGY.
- ATMOS TO INSTALL AND CONNECT GAS SERVICE LINE TO BUILDING SIDE METER.
- GAS METER TO BE INSTALLED BY ATMOS
- CFA CONTRACTOR SHALL PROVIDE SECONDARY CONDUIT & CABLE TO THE EXISTING TRANSFORMER. ONCOR SHALL MAKE THE SECONDARY CONNECTION TO THE EXISTING PAD-MOUNTED TRANSFORMER.
- CFA CONTRACTOR SHALL INSTALL 2-4" PVC SECONDARY CONDUITS AND SECONDARY CABLES FOR UNDERGROUND ELECTRIC SERVICE FROM TRANSFORMER TO BUILDING CONNECTION POINT.
- CFA CONTRACTOR SHALL PROVIDE 8" INSTALL 2-4" PVC SECONDARY CONDUITS & SECONDARY CABLES TO WITHIN 5' OF BUILDING. AT&T TO PROVIDE & INSTALL SERVICE TO BUILDING.
- END REMOTE FDC LINE WITHIN 5' OF BUILDING. SEE MEP PLAN FOR CONTINUATION
- REMOVE EXIST. 6" SS PLUG & CONNECT TO EXIST. 6" SS LINE. INSTALL DOUBLE SSSO PER CITY OF ROCKWALL STANDARDS. FL EX. 6" SS = 461.80. CONTRACTOR SHALL VERIFY EXISTING ELEVATION PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES
- ATMOS TO CONNECT TO EXIST. 2" GAS LINE
- CONTRACTOR TO PROVIDE 1-4" SCHEDULE 40 PVC CONDUIT SLEEVE PER ATMOS STANDARDS TO WITHIN 5'

- INSTALL 2" TESTABLE BACKFLOW DEVICE W/DOUBLE CHECK VALVE PER CITY OF ROCKWALL STANDARDS
- CFA CONTRACTOR TO END 3-4" PVC CONDUITS WITH 90° STUBS ABOVE FINISH GRADE AT AT&T HAND-HOLE VAULT AND TO MARK CONDUITS FOR AT&T. AT&T TO CONNECT TO VAULT AND PROVIDE & INSTALL SERVICE TO BUILDING VIA PROVIDED CONDUIT.
- CFA CONTRACTOR TO PROVIDE & INSTALL 3-4" PVC CONDUITS WITH PULL STRING FROM AT&T HAND-HOLE VAULT TO WITHIN 5' OF BUILDING. AT&T TO PROVIDE AND INSTALL SERVICE LINES FROM HAND-HOLE VAULT TO BUILDING.
- CFA CONTRACTOR TO END 3-4" PVC CONDUITS WITH 90° STUBS ABOVE FINISH GRADE WITHIN 5' OF BUILDING CONNECTION POINT AND TO MARK CONDUITS FOR AT&T. AT&T TO PROVIDE & INSTALL SERVICE TO BUILDING.
- END REMOTE FDC LINE WITHIN 5' OF BUILDING. SEE MEP PLAN FOR CONTINUATION
- REMOVE EXIST. 6" SS PLUG & CONNECT TO EXIST. 6" SS LINE. INSTALL DOUBLE SSSO PER CITY OF ROCKWALL STANDARDS. FL EX. 6" SS = 461.80. CONTRACTOR SHALL VERIFY EXISTING ELEVATION PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES
- ATMOS TO CONNECT TO EXIST. 2" GAS LINE
- CONTRACTOR TO PROVIDE 1-4" SCHEDULE 40 PVC CONDUIT SLEEVE PER ATMOS STANDARDS TO WITHIN 5'

- LEGEND**
- PROPOSED 12" OR SMALLER WATER MAIN
  - PROPOSED GATE VALVE
  - PROPOSED REDUCER
  - PROPOSED WATER METER
  - PROPOSED FIRE HYDRANT
  - PROPOSED 12" OR SMALLER SANITARY SEWER
  - PROPOSED SANITARY SEWER MANHOLE
  - PROPOSED SANITARY SEWER CLEANOUT
  - PROPOSED STORM SEWER
  - PROPOSED GRATE INLET
  - PROPOSED STORM SEWER MANHOLE
  - LIGHT POLE
  - PROPOSED 4" IRRIGATION SLEEVE



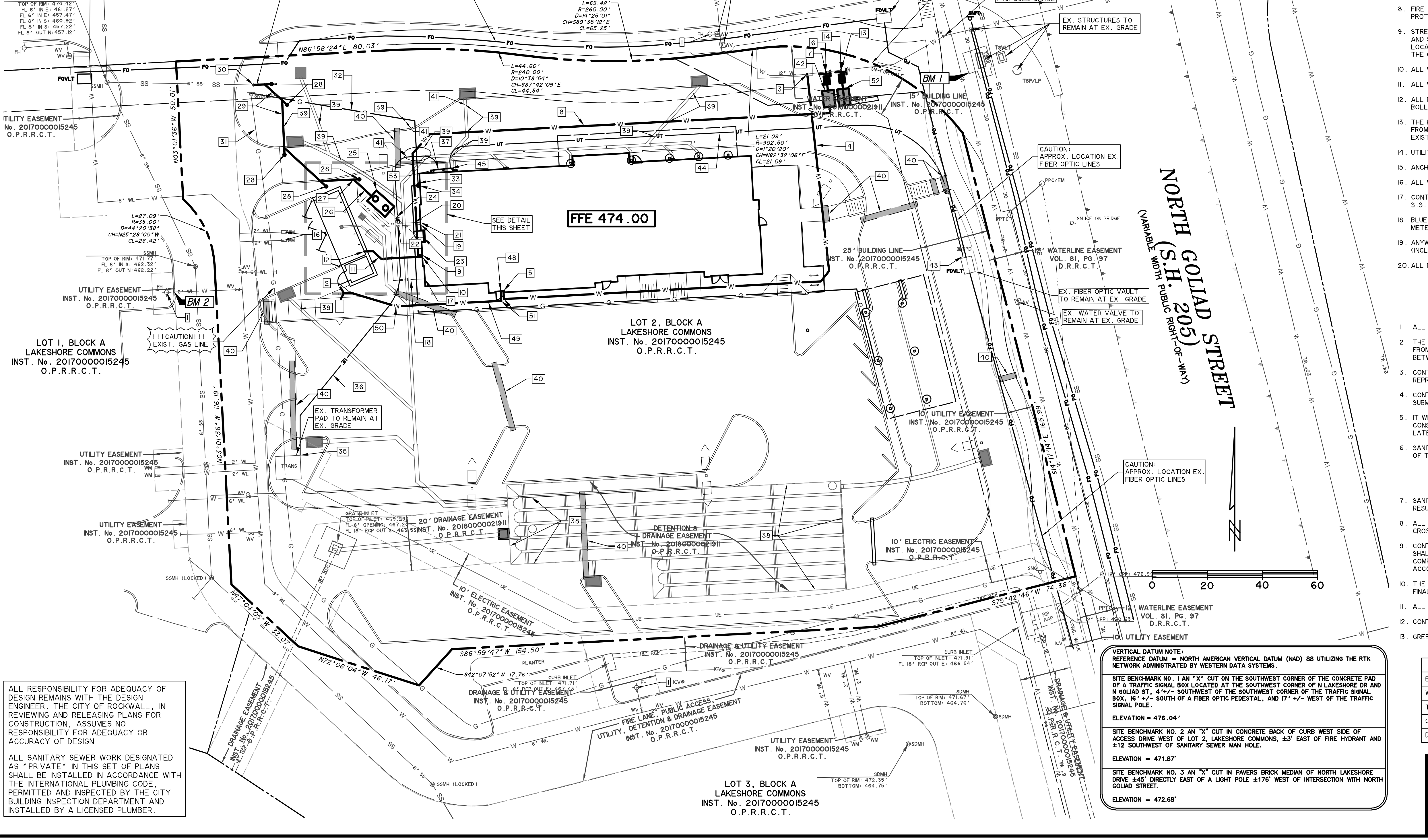
**CAUTION !!**  
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTOR'S OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

**RECORD DRAWING**  
**June 9, 2020**

To the best of our knowledge Wier & Associates, Inc. states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

**WATER LINE GENERAL NOTES**

- ALL WORK AND MATERIALS, UNLESS OTHERWISE NOTED, SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
- ALL 6" OR 8" WATER MAINS SHALL BE PVC AWWA C900, DR 14, CLASS 150 WATER PIPE. FOR PVC SERVICE TAPS 1" AND LARGER, TAPPING SADDLES SHALL BE USED.
- DEPTHS OF WATER LINES TO MEET CITY DESIGN CRITERIA. UTILITIES IN TxDOT R.O.W. TO MEET CRITERIA APPROVED IN TxDOT PERMIT.
- FIRE HYDRANTS TO BE CITY APPROVED.
- VALVES TO BE CITY APPROVED.
- THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE CITY TO RUN TWO (2) YEARS FROM THE DATE OF ACCEPTANCE OF THE SYSTEM BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD DRAWING" PLANS TO THE ENGINEER SHOWING THE LOCATION OF WATER SERVICES AND VALVES.
- FIRE HYDRANTS SHALL BE PAINTED AS PER CITY STANDARDS AND SPECIFICATIONS AND LOCATED IN A PROTECTED AREA WITH 6" CURB OR BOLLARDS.
- STREAMER NOZZLES ON FIRE HYDRANTS SHALL BE 18" ABOVE THE TOP OF THE CURB ON FINISHED GRADE, AND SHALL FACE THE CENTER OF THE FIRE LANE OR STREET. FIRE HYDRANTS SHALL USUALLY BE LOCATION FOUR (4) FEET, BUT NOT LESS THAN TWO (2) FEET NOR MORE THAN SIX (6) FEET, BEHIND THE CURB.
- ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED PER CITY STANDARDS AND SPECIFICATIONS.
- ALL WATER LINES SHALL BE STERILIZED PER CITY STANDARDS AND SPECIFICATIONS.
- ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS AND PROTECTED BY 6" CURBS OR BOLLARDS.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THAT NECESSARY CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO THE CONSTRUCTION OF ANY SUCH CROSSING.
- UTILITY TRENCHES SHALL BE BACKFILLED WITH MATERIAL PER CITY SPECIFICATIONS.
- ANCHOR FITTING SHALL BE USED TO ATTACH FIRE HYDRANTS.
- ALL WATER SERVICES OUTSIDE OF EASEMENTS SHALL BE INSTALLED BY A PLUMBER.
- CONTRACTOR TO INCLUDE ALL CITY WATER AND SEWER FEES IN BID. PAY CITY IMPACT FEES FOR WATER & S.S.
- BLUE EMS DISK SHALL BE PLACED AT 250' INTERVALS AND AT ALL BENDS, TEES, CORPS, SERVICES, METERS, ETC.
- ANYWHERE OUTSIDE 5' FROM BUILDING WHERE THE FIRE SPRINKLER LINE CROSSES ANOTHER UTILITY LINE (INCLUDING WATER), THE FSL MUST BE CONCRETE ENCASED.
- ALL FIRE HYDRANTS AND METER SHALL HAVE 5' CLEARANCE AROUND THEM.



- WASTE WATER GENERAL NOTES**
- ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
  - THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING.
  - CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER, OR HIS REPRESENTATIVE AND CITY REPRESENTATIVE REGARDING ANY DEVIATIONS FROM THESE PLANS.
  - CONTRACTOR SHALL MAINTAIN ONE SET OF RECORD DRAWINGS (AS BUILT) ON SITE WHICH WILL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THIS PROJECT.
  - IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, SEWER LATERALS, WATER SERVICE, ETC.
  - SANITARY SEWER PIPE SHALL CONFORM TO CITY SPECIFICATIONS AND SHALL BE MANUFACTURED FROM ONE OF THE FOLLOWING MATERIALS:
    - Polyvinyl Chloride (PVC)
      - ASTM D 3034 SDR 26 (FOR 10" AND DEEPER) Diameter 4" - 15"
      - ASTM D 3034 SDR 35 (FOR 10" AND SHALLOWER) Diameter 4" - 15"
  - SANITARY SEWER PIPE MUST BE KEPT CLEAR OF BROKEN CONCRETE, DIRT, OR ANY OTHER DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS.
  - ALL SANITARY SEWER MAINS ARE TO HAVE 1-2' JOINT CENTERED ON EITHER SIDE OF WATER MAINS WHERE CROSSING OCCURS.
  - CONTRACTOR SHALL TIE A 1" WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36" OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
  - THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE CITY TO RUN 2 YEARS FROM THE DATE OF FINAL ACCEPTANCE OF THE SYSTEM BY THE CITY.
  - ALL SANITARY SEWER LATERALS SHALL BE SIZED AND LOCATED AS SHOWN.
  - CONTRACTOR TO INCLUDE ALL REQ. BONDS, TAP FEES, & CAMERA FEES IN PROPOSAL.
  - GREEN EMS DISK SHALL BE PLACED AT ALL MH, CLEANOUTS, WYES, AND 250' INTERVALS.

**UTILITY CONTACTS**

UTILITY	UTILITY COMPANY	CONTACT	PHONE
ELECTRIC	ONCOR	JAMES JACKSON	(972) 860-6647
WATER & WASTEWATER	CITY OF ROCKWALL	AMY WILLIAMS	(972) 771-7746
TELEPHONE/CABLE	AT&T	TYSON PATE	(903) 457-2302
GAS	ATMOS ENERGY	DINAH WOOD	(972) 485-6277
DETENTION SYSTEM	CONTECH	MARA SMITH	(817) 542-1362

**VERTICAL DATUM NOTE**  
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAVD) 88 UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.

**SITE BENCHMARK NO. 1** AN "X" CUT ON THE SOUTHWEST CORNER OF THE CONCRETE PAD OF A TRAFFIC SIGNAL BOX LOCATED AT THE SOUTHWEST CORNER OF N LAKESHORE DR AND N GOLAD ST. 4' +/- SOUTH OF THE SOUTHWEST CORNER OF THE TRAFFIC SIGNAL BOX, 16' +/- SOUTH OF A FIBER OPTIC PEDESTAL, AND 17' +/- WEST OF THE TRAFFIC SIGNAL POLE.  
ELEVATION = 476.04'

**SITE BENCHMARK NO. 2** AN "X" CUT IN CONCRETE BACK OF CURB WEST SIDE OF ACCESS DRIVE WEST OF LOT 2, LAKESHORE COMMONS, ±3' EAST OF FIRE HYDRANT AND ±12' SOUTHWEST OF SANITARY SEWER MAIN HOLE.  
ELEVATION = 471.87'

**SITE BENCHMARK NO. 3** AN "X" CUT IN PAVERS BRICK MEDIAN OF NORTH LAKESHORE DRIVE ±45' DIRECTLY EAST OF A LIGHT POLE ±176' WEST OF INTERSECTION WITH NORTH GOLAD STREET.  
ELEVATION = 472.68'

**PREPARED BY:**  
**WIER & ASSOCIATES, INC.**  
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30349-2998

Revisions:  
Mark Date By  
3 12/17/19 RBC

ISSUED FOR  
CONSTRUCTION

Mark Date By  
9 3/6/2020

OMD CANOPY

Mark Date By  
△

LOT 2, BLOCK A  
LAKESHORE COMMONS  
1979 NORTH LAKESHORE DRIVE  
ROCKWALL, TEXAS

STORE# 03897

SHEET TITLE  
**UTILITY PLAN**

For Permit  
 For Bid  
 For Construction

Job No. : 17144  
Store : #03897  
Date : 6/9/2020  
Drawn By : RRW  
Checked By : RSE

Sheet  
**PS-1.0**