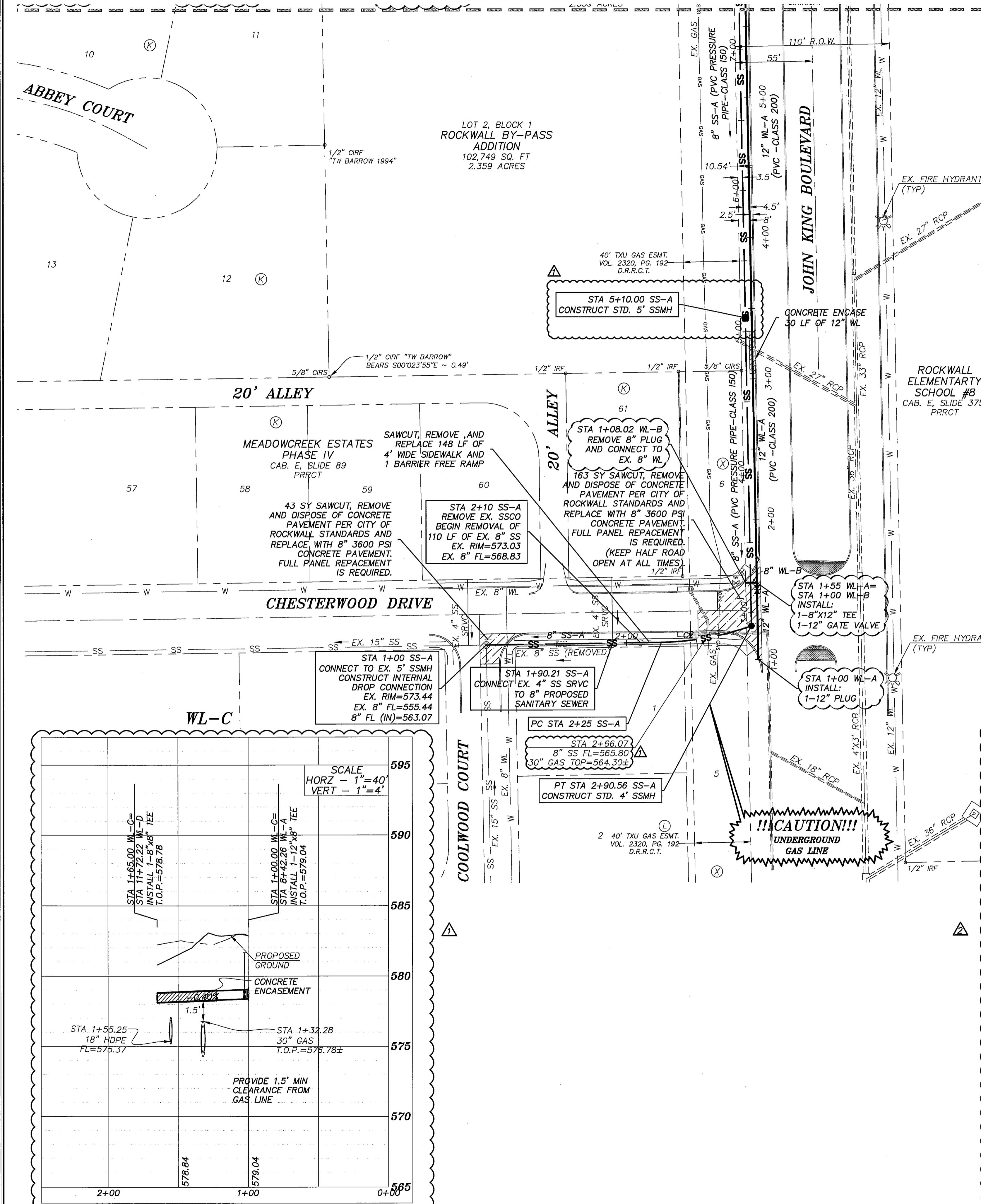
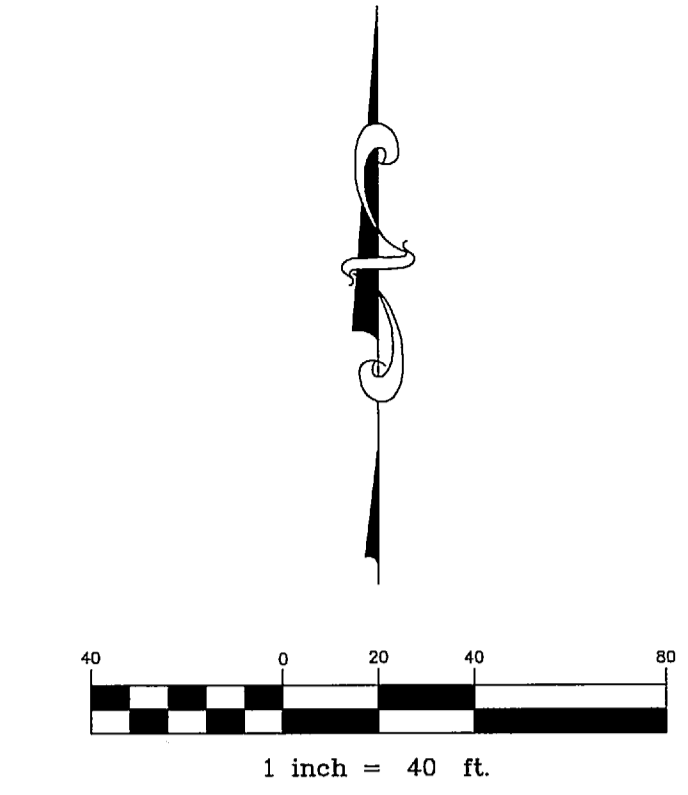


SHEET A



- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. FIRE SPRINKLER LINE REQUIRES A MINIMUM OF 10' SEPARATION DISTANCE FROM ALL OTHER UTILITIES.
 3. A SEPARATE PERMIT FROM THE FIRE DEPARTMENT IS REQUIRED FOR THE FIRE SPRINKLER LINE.
 4. ALL SANITARY SEWER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER.
 5. THE CONTRACTOR SHALL END 3" DOMESTIC WATER SERVICES, 6" FIRE LINES, AND SANITARY SEWER SERVICES 5' FROM THE BUILDING. COORDINATE WITH MEP PLANS FOR CONNECTION.
 6. THE CONTRACTOR SHALL MAINTAIN SANITARY SEWER SERVICE FOR LOT 61, BLOCK K OF MEADOWCREEK ESTATES PHASE IV DURING CONSTRUCTION OF PROPOSED 8" SS-A.
 7. MINIMUM COVER ON WATER PIPE SHALL BE 48" OVER THE WATER PIPE AS MEASURED FROM THE TOP OF THE PIPE TO THE EXISTING GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS GREATER.
 8. FIRE HYDRANT ASSEMBLY SHALL INCLUDE HYDRANT, FITTINGS, AND 6" LEAD PIPE.
 9. ALL FIRE LINES, SHALL BE SIZED AND INSTALLED BY A STATE OF TEXAS LICENSED FIRE SPRINKLER CONTRACTOR.
 10. GENERAL CONTRACTOR SHALL PURCHASE AND INSTALL WATER METERS. METERS TO BE PURCHASED FROM CITY OF ROCKWALL WATER DEPARTMENT.
 11. MAINTAIN A MINIMUM SEPARATION OF 9 FEET BETWEEN WATER AND SEWER LINES. IN AREAS WHERE MINIMUM SEPARATION CANNOT BE MET, THE WASTE WATER PIPE SHALL BE PVC PRESSURE WITH A MINIMUM WORKING PRESSURE CLASS OF 150 PSI.
 12. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STANDARDS AND SPECIFICATIONS AND NCTCOG PUBLIC WORKS CONSTRUCTION STANDARDS 3RD EDITION. A COPY OF THE CITY STANDARDS AND SPECIFICATIONS FOR USE ON THIS PROJECT MAY BE OBTAINED FROM THE CITY OF ROCKWALL'S WEBSITE.
 13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND DOCUMENTS APPROVED BY THE PERMITTING AGENCIES.
 14. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON CITY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
 15. TRENCH EXCAVATION FOR TRENCHES 5 FEET OR MORE IN DEPTH SHALL BE IN ACCORDANCE WITH ALL PROVISIONS OF PART 1926, SUBPART B - "EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH'S STANDARDS AND INTERPRETATIONS". IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM TO THE ABOVE PROVISIONS AND PROVIDE NECESSARY TRENCH SAFETY PLANS TO THE CITY PRIOR TO RELEASE OF PLANS FOR CONSTRUCTION.
 16. A TRENCH SAFETY PLAN AND A TRAFFIC SAFETY PLAN BOTH SEALED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS WILL BE PROVIDED BY THE CONTRACTOR.
 17. STATE LAW REQUIRES THE PRIVATE FIRE SERVICE UTILITIES AND UNDERGROUND SPRINKLER SYSTEM PIPING BE INSTALLED BY A CONTRACTOR LICENSED BY THE TEXAS COMMISSION OF FIRE PROTECTION TO INSTALL PRIVATE FIRE SERVICE UTILITIES.
 18. THE FIRE DEPARTMENT CONNECTION FOR THE SPRINKLER SYSTEM IS A 4" STORZ CONNECTION.
 19. ALL MANHOLES TO BE RAVEN LINED (OR APPROVED EQUAL). MANHOLES SHALL BE SPARK AND VACUUM TESTED.
 20. ALL WATER LINES TO BE CLASS 200.



- LEGEND:**
- PROP. FIRE HYDRANT ASSEMBLY (INCLUDES ALL FITTINGS)
 - PROP. GATE VALVE
 - PROP. WATER LINE
 - PROP. DOMESTIC WATER LINE
 - PROP. FIRE WATER LINE
 - PROP. SANITARY SEWER LINE
 - PROP. STORM LINE
 - PROP. STORM INLET
 - EXIST. STORM LINE
 - EXIST. STORM INLET
 - EXIST. SANITARY SEWER LINE
 - EXIST. SS MANHOLE
 - EXIST. WATER LINE
 - EXIST. FIRE HYDRANT
 - EXIST. VALVE
 - EXIST. OVERHEAD ELECTRIC
 - EXIST. BURIED ELECTRIC
 - EXIST. BURIED TELEPHONE
 - EXIST. POWER POLE
 - EXIST. LIGHT POLE
 - PROP. LIGHT POLE

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	65.56	200.00	18.78	N79° 48' 30"E	65.27

RESPONSIBILITY NOTE:
 "ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

BENCHMARK:
 BM NO. 1
 CITY OF ROCKWALL R-19. BRASS MONUMENT AT THE NORTHWEST CORNER OF SILVERVIEW & DIAMOND WAY, ±500' SOUTH OF SH 276.
 PUBLISHED NAVD88 ELEV: 600.69'

BM NO. 2
 BOX CUT ON TOP OF THE WEST CURB LINE OF SH 205 BYPASS, ON THE SOUTH CURB RETURN OF A DRIVEWAY, 615' SOUTH OF THE CENTERLINE OF SH 276, AND 19' NORTHEAST OF A 5/8" CAPPED IRON ROD STAMPED "MYCOSKIE MCINNIS".
 ELEV: 581.15'

GENERAL UTILITY NOTES:
 ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

OAC SENIOR LIVING, LLC.
 ROCKWALL BY-PASS ADDITION
 UTILITIES LAYOUT - SHEET B
 ROCKWALL, TEXAS

PROJECT TITLE:
 OAC SENIOR LIVING, LLC.
 ROCKWALL BY-PASS ADDN.

m|j|a
 mycoskie+mcinnis+associates
 civil engineering surveying landscape architecture planning
 tpe registration number: 1-2759
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RECORD DRAWINGS
 PROJECT NUMBER: 2651-00-01
 PROJECT MANAGER: J. SUMPTER
 DRAWN BY: S. BELL
 CHECKED BY: A. CASCO
 ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE MYCOSKIE MCINNIS ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS IS BASED ON SURVEY DATA, VISUAL POST-CONSTRUCTION FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR.

NO.	DATE	DESCRIPTION	BY
02.12.15		RECORD DRAWINGS	AEC
2.21.14		ADD WL-E PROFILE ADD GAS CROSSING	AEC
12.31.13		ADD WL PROFILE	AEC

SHEET CONTENT:
UTILITIES LAYOUT - SHEET B