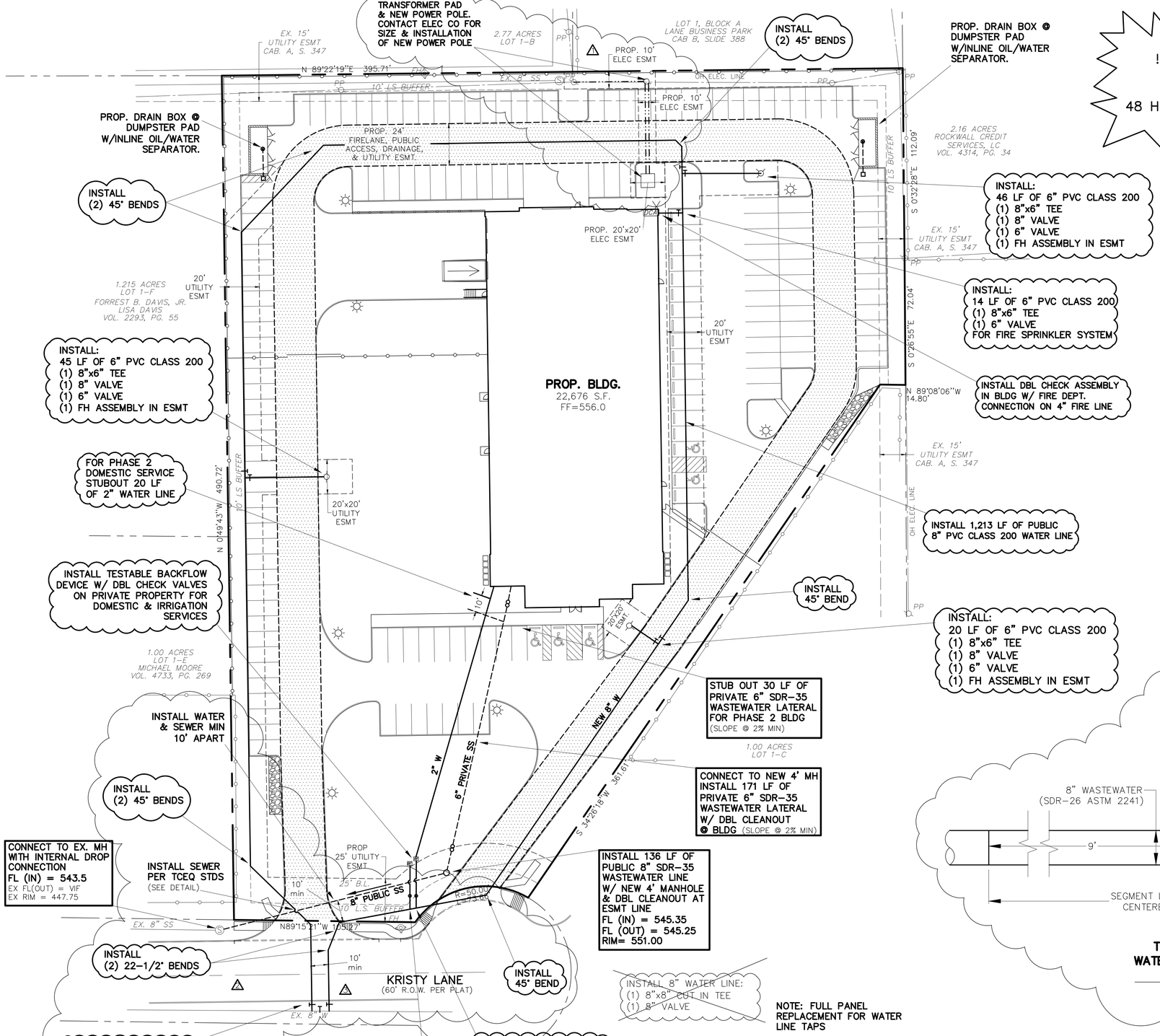
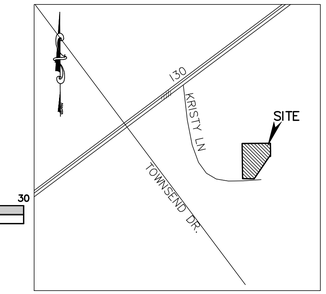


!!!! CAUTION !!!!
CALL 811 TO LOCATE
UNDERGROUND LINES
48 HRS PRIOR TO CONSTRUCTION

30 15 0 30
1" = 30'



LOCATION MAP
(NOT TO SCALE)

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL WATER & SEWER SERVICES MUST BE APPROVED & PERMITTED BY THE CITY OF ROCKWALL.
5) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT. BACKFLOW PREVENTION DEVICES MUST BE PLACED ON PRIVATE PROPERTY (NOT IN AN EASEMENT)
6) PRIVATE UTILITIES TO BE MAINTAINED, REPAIRED, AND REPLACED BY PROPERTY OWNER.
7) CONTRACTOR TO INSTALL BLUE EMS DISKS ON THE WATER LINE AT EVERY CHANGE IN DIRECTION, VALVE, FIRE HYDRANT, AND SERVICE CONNECTION.
8) CONTRACTOR TO INSTALL GREEN EMS DISKS ON THE SANITARY SEWER LINE AT EVERY CHANGE IN DIRECTION, MANHOLE, CLEANOUT, AND SERVICE CONNECTION.
9) ALL MANHOLES TO BE RAVEN LINED OR CONSHEILD LINER (TERRA COTTA COLOR).
10) WATER LINE: DR14 C-900 CLASS 200

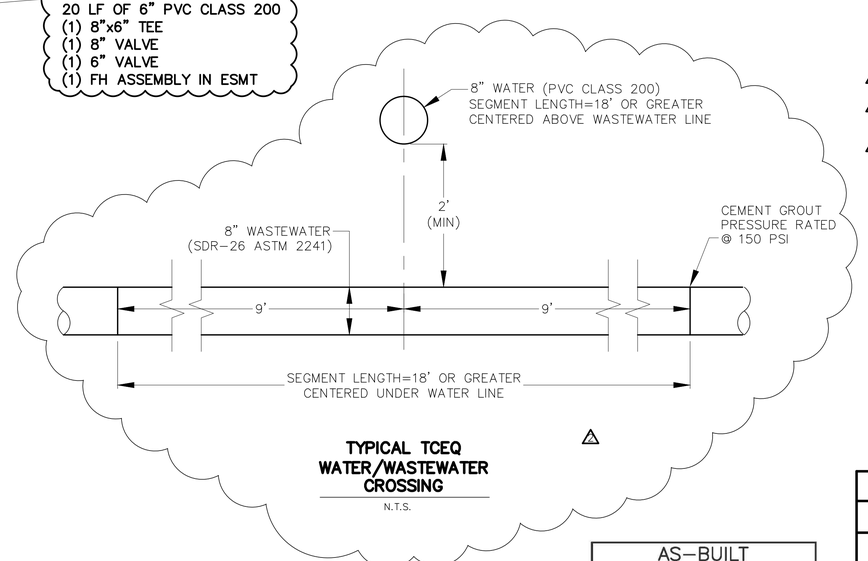
FIRE SPRINKLER LINE IS SEPARATE PERMIT FROM THE FIRE DEPARTMENT

WATER LINE: DR14 C-900 CLASS 200

LEGEND

	= PROPERTY LINE
EX. SS	= EXISTING SANITARY SEWER LINE
EX. W	= EXISTING WATER LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
T	= EX. WATER VALVE
S	= EXISTING SEWER MANHOLE
G	= EXISTING GAS METER
B-B	= BACK OF CURB TO BACK OF CURB
EXIST. or EX.	= EXISTING
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
	= PROPOSED FIRE HYDRANT
	= PROPOSED FIRELANE

revised date:	note
9/15/20	Revised layout of electric easement & added power pole
11/4/20	Revised water layout to minimize panel replacement of ex. street & added TCEQ crossing detail
11/24/20	Revised water layout to minimize panel replacement of ex. street



TYPICAL TCEQ WATER/WASTEWATER CROSSING
N.T.S.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED PROFESSIONAL ENGINEER
8-31-2020

CASE #: SP2019-047

UTILITY PLAN

BACON PLUMBING OFFICE

2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 RANCH TRAIL
ROCKWALL, TEXAS 75032
CONTACT: BRAD BACON (972)236-5794

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567

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date:	scale:	sheet:
8/31/20	1" = 30'	C102

AS-BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS, INC HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

BENCHMARK:
PK NAIL IN CONCRETE.
NORTHING=7,021,752.890
EASTING=2,601,063.913
ELEVATION = 549.01'

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.