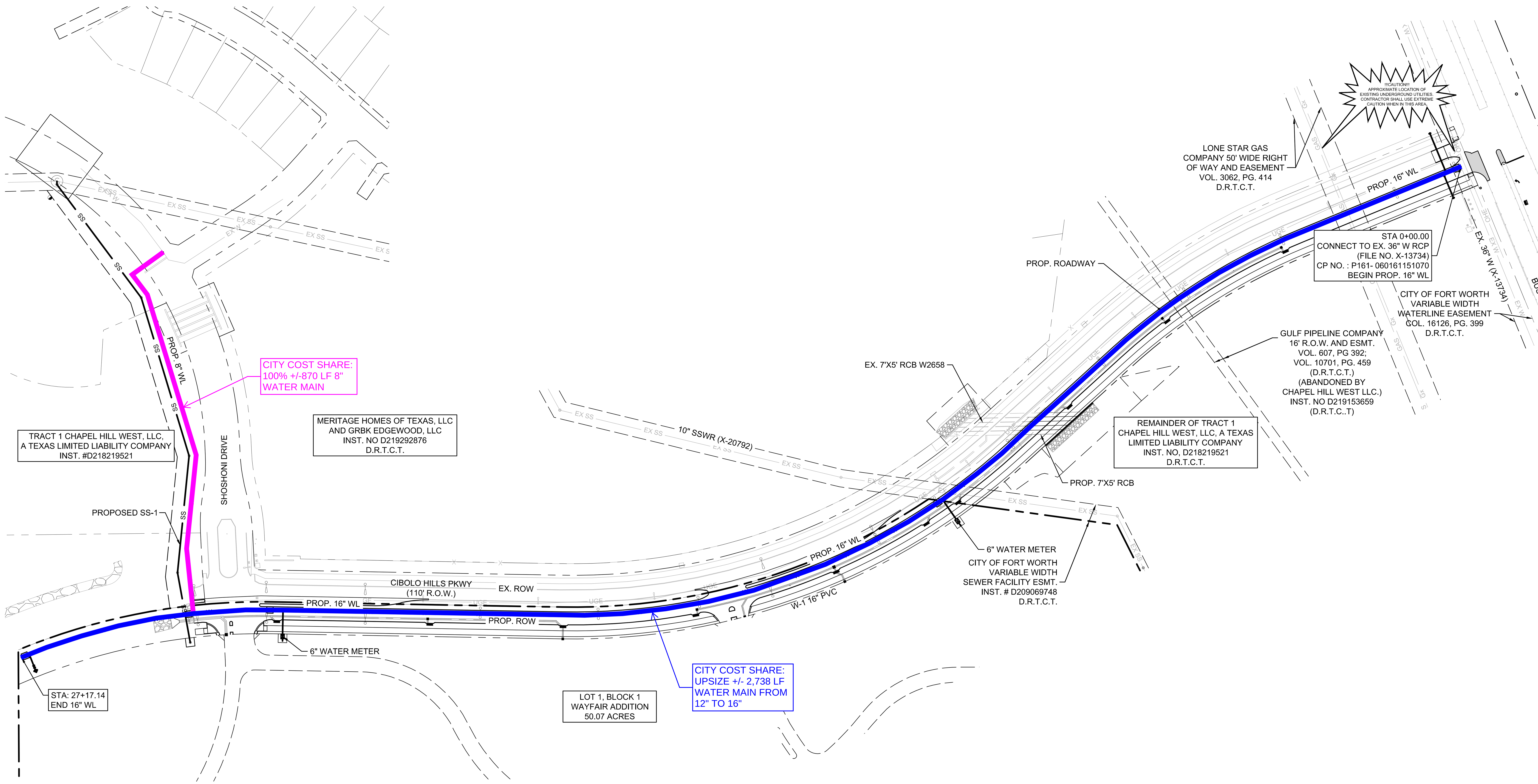
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FORT WORTH	817-392-1234
CITY OF FORT WORTH WATER DEPT.	817-392-4477

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED WATERLINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE

NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARD SPECIFICATIONS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY.
2. THE CONTRACTOR SHALL COORDINATE ALL PHASES OF INSPECTION OF UTILITIES WITH THE CITY PRIOR TO CONSTRUCTION AND/OR INSTALLATION. ALL PIPES AND PIPE FITTINGS SHALL BE INSPECTED BY THE CITY PRIOR TO COVERING AND/OR BACKFILLING OF UTILITY TRENCHES.
3. THE CONTRACTOR SHALL MAKE APPLICATION FOR SERVICES, OBTAIN ALL PERMITS AND PAY ALL CHARGES, FEES, AND CONNECTION COSTS FOR EACH UTILITY SERVICE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "AS-BUILT" PLANS TO THE ENGINEER OF RECORD SHOWING ALL UTILITY INSTALLATION VARIANCES FROM THE FINAL CONSTRUCTION DOCUMENTS. FIELD CHANGES SHALL BE LOCATED ON THE "AS-BUILT" PLANS BY DISTANCE TO THE LOT LINES OR PROPERTY LINES.
5. UNLESS OTHERWISE NOTED, ALL CONCRETE USED IN UTILITY INSTALLATION SHALL BE CLASS "A" (3000 PSI).
6. ALL WATER MAINS SHALL BE A MINIMUM OF PVC C900, DR 18, CLASS 150.
7. WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
8. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL HAVE A MINIMUM COVER OF 48" BELOW FINISHED GRADE.
9. WHEN WATER MAINS AND SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET HORIZONTALLY IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES.
10. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
11. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED IN 6" LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE CITY SPECIFICATIONS.
12. ALL BORE PITS, TRENCHES, AND INSPECTION HOLES SHALL BE BACKFILLED WITHIN 48 HOURS OF THE INSTALLATION OF UTILITY LINES. THE METHOD OF COMPACTION SHALL BE SUCH THAT A SOIL DENSITY EQUAL TO THAT EXISTING PRIOR TO THE START OF CONSTRUCTION WILL BE REQUIRED AS VERIFIED BY AN APPROVED TESTING LABORATORY. ANY EXCESS OR SURPLUS MATERIAL RESULTING DUE TO DISPLACEMENT OF UTILITY LINES AND CONDUITS SHALL BE DISPOSED OF IN A MANNER ACCEPTABLE TO THE CITY

BENCHMARKS

BM #1 - 1/2" IRON ROD FOUND WITH CAPS STAMPED "BROOKS BAKER" IN THE WESTERLY R.O.W. LINE OF NORTH SAGINAW BLVD (US HWY 81 AND STATE HWY 287 BUS) IN THE NORTH LINE OF A TESCO EASEMENT +/- 11,480' FROM THE INTERSECTION OF THE WESTERLY R.O.W. LINE OF NORTH SAGINAW BLVD AND THE SOUTH R.O.W. LINE OF BONDS RANCH ROAD.
ELEVATION = 822.31'

BM #2 - PK NAIL FOUND IN THE WESTERLY R.O.W. LINE OF NORTH SAGINAW BLVD (US HWY 81 AND STATE HWY 287 BUS) AND IN THE NORTH LINE OF A TESCO EASEMENT +/- 2,100' FROM THE INTERSECTION OF THE WESTERLY R.O.W. LINE OF NORTH SAGINAW BLVD AND THE SOUTH R.O.W. LINE OF BONDS RANCH ROAD.
ELEVATION = 821.95'

STATE OF TEXAS
THOMAS C. BARTKOWSKI
99976
LICENSED
PROFESSIONAL ENGINEER
08/23/2021

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS C. BARTKOWSKI, P.E. # 99976.

	Location of Water Sampling	Sampling Quantity	Number of Samples
1	2718 LF of Water Pipe	4 EA/1000	11
2	1 Dead End Main	4 EA/1000	4
3	2 Branched off Main	4 EA	8
4	Fire Line	2 EA	2
5	Fire Hydrant	1 EA	1
	Subtotal		26
	Total Sample Tested (2 Consecutive Passing)		52
	Total Estimated Cost for Water Sampling ($30/Each)		$1,560.00

Water Sampling Table

NOTES:

1. THE CITY OF FORT WORTH DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL T.C.EQ. PIPE SEPARATION MUST BE MET.
4. ALL WYE CONNECTIONS AND BENDS SHALL BE MANUFACTURED FITTINGS.
5. ALL HORIZONTAL AND VERTICAL FITTINGS AND VALVES SHALL BE RESTRAINED BY THRUST BLOCKING AND MECHANICAL RESTRAINT PER DESIGN CRITERIA SECTION 5.6.3 AND COFW SPEC 33 11 11
6. MINIMUM RADIUS OF CURVE AND MAXIMUM DEFLECTION ANGLE OF PIPE JOINTS WILL BE RESTRICTED TO 50% OF MANUFACTURER'S RECOMMENDATION, AFTER WHICH THE USE OF HORIZONTAL OR VERTICAL BENDS WILL BE REQUIRED. NO BENDING OF PIPE IS ALLOWED.
7. WATER AND PRIVATE STORM CROSSINGS INCLUDED IN ENCROACHMENT AGREEMENT: PN21-00085

EXHIBIT:
CITY COST-PARTICIPATION

8/27/2021

WATER / SEWER STUDY (WSS) RECORD NO. WSS-2021-1298

NO.	DATE	REVISION

WAYFARE MULTIFAMILY
(CIBOLO HILLS PARKWAY)

OVERALL WATER PLAN

FORT WORTH, TARRANT COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TCG	DATE	PROJECT #	SHEET
DESIGNED: JS	AUGUST 2021	IMS20001	8
REVIEWER: AM			

WATER, SANITARY SEWER, STORM DRAIN, PAVING, & STREET LIGHTING IMPROVEMENTS
CIBOLO HILLS PARKWAY