

FAIR OAKS WATER DISTRICT
GENERAL NOTES
Updated: December 10, 2008

1. All Owners' work shall be performed in accordance with the standards and specifications of the Fair Oaks Water District (District). Complete District Standard Specifications are available at the District office. The Owner shall have a set of these specifications in his possession before construction may begin and at all times during the course of construction.
2. The Owner shall be responsible for physically locating all existing utilities before the start of on site construction.
3. Water mains shall be installed within street rights-of way and shall be located 10 feet from the centerline of standard Sacramento County rights-of-way (3 feet from the lip of gutter under street pavement). Water mains installed on private property shall be placed at the centerline of a 30-foot wide public utility easement. The district engineer, at his discretion, may require additional or wider easements depending on site-specific circumstances.
4. The Owner shall contact the District a minimum of three working days prior to the beginning of work. Owner shall pay all required fees and obtain all applicable permits before construction may begin.
5. Before the work may proceed, the Owner shall provide the District with a complete list of materials to be used on the job. Contact the District to arrange inspection of materials.
6. Tap and service connections for lots adjoining District mains shall be made by the Owner at their own expense, and then only after written permission is obtained to tap a specific main. A forty-eight hour notice shall be given prior to the tap. Satisfactory results from the hydrostatic test and from the lab analysis of water samples shall be completed before the Owner may tie the new water system to a District water main.
7. All services shall be set adjacent three feet from side property lines and one foot behind the right-of-way on the correct lot site. Owner shall mark lot lines at final inspection time. Services are designed so plumbers need not disturb the meter box during customer hook-up. Water boxes that are temporarily removed shall be replaced by the Owner.
8. All water mains shall be PVC CL 150 C-900 unless otherwise approved or specified by the District. Water mains shall have #10 AWG, single strand copper tracer wire. Copper tracer wire for valves shall be stubbed up on the outside of the valve riser pipe and into the valve box, per District's Standard Specifications. Mechanical joint connections or flex coupling connections are required when fastening C-900 pipe to fittings or unlike pipe. All master valves on water mains shall be resilient wedge gate valves unless otherwise specified or approved by the District. Valves shall be located at tees and shall be flanged on one side and attached to the tees.
9. Native backfill will not be allowed in roadway trenches containing public water mains. All public water mains located within an existing or proposed new roadway, public or private, shall conform to District Specifications 4.0, sections 4.1, 4.1.1, 4.1.2 and 4.1.8; Standard Drawing # 9 "Typical for Traffic Areas"; and all Sacramento County requirements as they apply.
10. One inch, one and one-half inch, and two-inch services shall be type K rolled copper. The District shall approve sizing for all services larger than one inch. Valves used for blow-off and air valve assemblies must be approved ball valves with handles. Service saddles material and installation shall conform to the District's Standard Specifications. Service saddles shall be all bronze and shall be specifically designed for the type of pipe used. Saddles for AC pipe shall be double strapped. Where permitted, cast iron fittings shall be wrapped. Normally, galvanized pipe or fittings are not permitted on District mains and services. All water services shall be metered with

Neptune 1T-10 BRZ 302 PROREAD AUTO DETECT, or approved equal. All meters shall conform to the Districts Standard Specifications 3.13. And shall read in 100 cubic feet increments.

11. Existing services which serve no useful purpose or which are not up to current District standards shall be abandoned by the Owner at the distribution main. Each single family or condo parcel shall have a separate tap. Each individual dwelling unit for duplex parcels must have separate service taps. For apartment and other commercial development on one parcel, each building must have a separate service tap. Water services shall not be looped, and shall not cross parcel lines. For commercial and multi-family development, separate service taps shall be provided for landscape irrigation and be designed with an RP backflow device.
12. Each master valve on water mains shall be covered with rigid eight (8)-inch PVC C900 riser pipe, a round G-5 traffic box, and an approved lockout device. For air valve and blow-off installations refer to appropriate standard drawings of the District's Standard Specifications. All service valves shall be covered with an approved concrete or fiberglass meter box and lid. Type of box will be determined by the District and will depend on type of ground surface. Service boxes shall be installed at grade and visible after completion of landscape restoration by Owner. Place master valves, blow-off valves, and air valves in street pavement. Those not located in paved areas shall have a two feet square concrete pad constructed around each box.
13. All fire hydrants shall comply with the standards of the fire department having jurisdiction. Fire hydrant valves shall be attached with flange to the base tee on the side facing the hydrant. The Owner shall provide the fire department with approved fire hydrant street markers and shall notify the fire department before installation of markers. Contact the appropriate fire department regarding fire flow requirements. All gated communities shall provide the Fair Oaks Water District and the Fire Department with a permanent individual access code or master key immediately upon gate installation.
14. The Owner shall notify the District immediately of any field changes or changes in the approved set of plans that might affect placement or installation of water facilities, and shall obtain written approval from the District for such changes.
15. If after final inspection, the District determines that the job is not complete, the Owner will have 15 days to complete the work to the District's satisfaction. The Owner may be charged for re-inspection. Normally, the new service(s) will be locked off and will not be available for use until all deficiencies have been eliminated and the system accepted by the District.
16. Upon completion of work and before final District acceptance of the new system, the Owner shall furnish to the District all required documentation, including two full size sets (24" x 36") on bond paper, for as built water plans. One set shall be reproducible, one electronic set in AutoCAD (.dwg) format on (CD).
17. Following acceptance of new system by the District, the Owner shall guarantee all work for one year against damage or failure from any cause. In addition, Owner shall post a maintenance bond. Refer to District's Standard Specifications for details.
18. Water mains, services, meters and meter boxes shall not be installed until the finished grade is established and streets are brought to within 6-inch of the finished grade. The Owner/ Developer are fully responsible for any water facilities relocation due to errors in establishing finished grade.