

CIVIL CONSTRUCTION PLANS FOR

AMERICAN NATIONAL BANK OF TEXAS

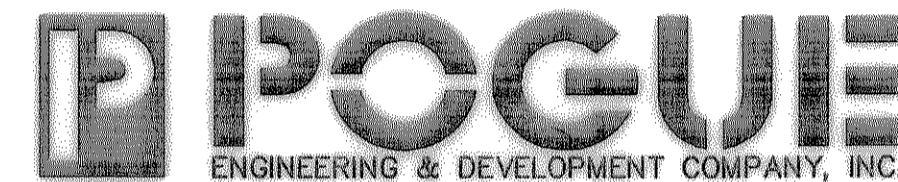
BLOCK A, LOT 2, BURKS ADDITION

1.07± ACRE TRACT

J.H.B. JONES SURVEY, ABSTRACT NO. 124

ROCKWALL COUNTY
CITY OF ROCKWALL, TEXAS

PLANS PREPARED BY:



1515 HERITAGE DRIVE, SUITE 105
MCKINNEY, TEXAS 75069
PH (214) 544-8880
FAX (214) 544-8882
RANDALL P. POGUE, P.E.

PLANS PREPARED FOR:

MR. MIKE CRONIN
AMERICAN NATIONAL BANK OF TEXAS
P.O. BOX 40
TERRELL, TEXAS 75160
(214) 863-6532 PHONE
(214) 863-5704 FAX

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SGN	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
CHL	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
---	FENCE
---	EXISTING CONTOURS
XXX	PROPOSED CONTOURS
XXX	EXISTING SPOT GRADES
TO XXX	PROPOSED SPOT GRADES
---	PROPOSED EROSION CONTROL
---	PROPOSED DRAINAGE DIVIDES

FRANCHISE UTILITY NOTES:

1. TXU ELECTRIC - (972) 771-3878 - JOE PECINA
2. ATMOS ENERGY (GAS) - (972) 485-8277 - MS. DINAH WOOD
3. SBC - (903) 457-2092 - CAROLYN NAYLOR
4. CHARTER COMM. (CABLE) - (817) 909-8272 x8898 - HECTOR S. MONDO

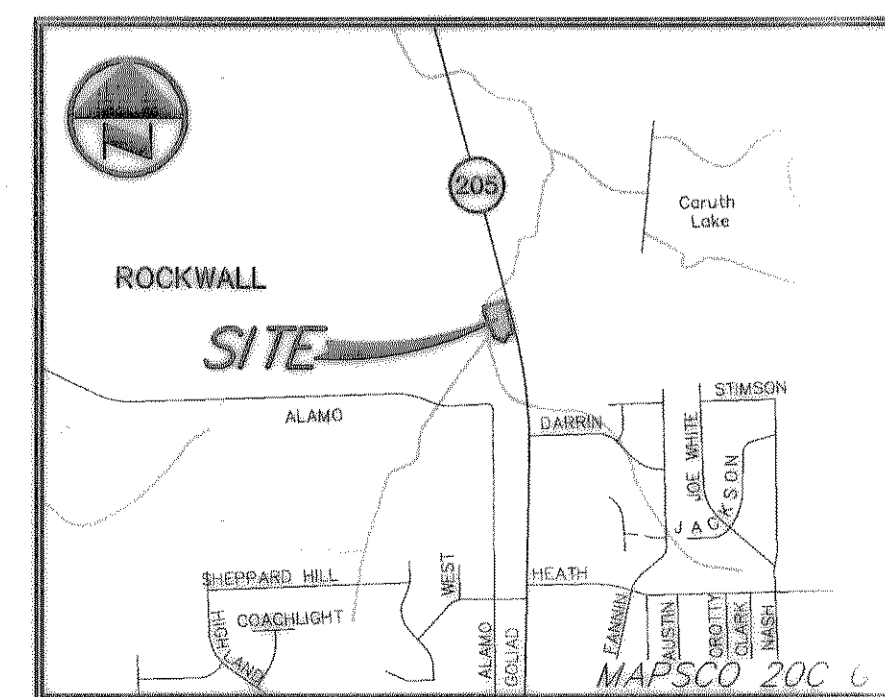
CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.

TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-688-8344 EXT. 5

BEFORE YOU DIG...

BENCH MARK LIST:

BENCHMARK: SQUARE CUT ON THE TOP OF THE WEST END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 205 AND THE SOUTH RIGHT-OF-WAY LINE OF CARUTH LANE. ELEVATION = 481.85
REFERENCE NAVD 88



RECORD DRAWINGS:
IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN.

RANDALL P. POGUE, P.E. DATE: OCTOBER 16, 2006
TX LIC. NO. 84780

- GENERAL NOTES:**
1. THE BEARING SYSTEM FOR THIS TRACT WAS BASED ON A BEARING OF NORTH 12 DEGREES 21 MINUTES, 56 SECONDS WEST FOR THE EAST LINE OF LOT 11, BLOCK W, OF THE REVIEW SUMMIT - PHASE 1, AS DEFINED IN THE PLAT AS RECORDED IN CABINET D, BOX 315, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.
 2. BASE BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN IS BASED ON AN ON THE GROUND SURVEY AS PREPARED BY HAROLD L. EVANS, CONSULTING ENGINEER, DATED 02-02-2006.
 3. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 480547 0005C, DATED JUNE 16, 1992. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
ZONE "X" - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YR FLOOD PLAIN.
THIS FLOOD STATEMENT REGARDING FLOODING DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR AND/OR ENGINEER.
 4. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PLANS AND SPECIFICATIONS INCLUDING ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AS ISSUED BY THE NORTH TEXAS CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THE CITY STANDARDS FOR PUBLIC WORKS CONSTRUCTION AND ANY OTHER APPLICABLE STANDARD AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK HEREIN SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BECOME FAMILIAR WITH SAID STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 5. REFER TO THE GEOTECHNICAL REPORT FOR SUBSURFACE SOIL CONDITIONS AND RECOMMENDATIONS PERTAINING TO THE SUBJECT SITE.
 6. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 7. REFER TO THE STANDARD DETAILS AND GENERAL NOTES PLAN(S) FOR PAVING, DRAINAGE, AND UTILITY STANDARD DETAILS AND GENERAL NOTES.
 8. REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 9. REFER TO THE ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, STAIRS, DUMPSTER AREA, BUILDING OVERHANGS, BOLLARDS, LANDSCAPING AND SIDEWALKS.
 10. REFER TO THE ARCHITECTURAL AND MECHANICAL PLANS FOR THE EXACT LOCATIONS OF ROOF DRAIN COLLECTION SYSTEMS IN LOCATIONS.
 11. REFER TO THE ARCHITECTURAL AND ELECTRICAL PLANS FOR THE SITE LIGHTING FIXTURES, REQUIREMENTS AND SPECIFICATIONS.
 12. REFER TO THE ARCHITECTURAL PLANS FOR DUMPSTER SCREENING TO COMPLY WITH CITY REQUIREMENTS.

NOTES:

1. CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE CONFORMANCE TO TxDOT STANDARD SPECIFICATIONS, STANDARD PLANS, AND TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION IN JUNE 1, 2004, AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS SHALL GOVERN ON THIS PROJECT. FOR ALL WORK WITHIN THE STATE RIGHT OF WAY.

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C2.01 DRAINAGE AREA MAP
C3.01 GRADING PLAN
C4.01 EROSION CONTROL PLAN (SWPPP)
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C5.04 STORM SEWER DETAILS
C6.01 WATER & SANITARY SEWER PLAN
C7.01 GENERAL NOTES SHEET
L1.01 LANDSCAPE PLAN
PROPOSED LEFT TURN LANE (BY OTHERS)

* THE STANDARD SHEETS, SPECIFICALLY IDENTIFIED IN THIS INDEX OF SHEETS, HAVE BEEN SELECTED BY ME OR UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

- 10-16-06 REVISED DRAWINGS
- 05-26-06 REVISED TO COMPLY WITH ADA COMMENTS
- 05-19-06 MODIFIED TO 8" X 11" PRINT
- 04-11-06 ADDED (REV. 11) LANDSCAPE ISLAND

THE SEAL PREPARING THESE PLANS FOR THE CITY OF ROCKWALL, TEXAS, IS THE PROPERTY OF RANDALL P. POGUE, P.E. ANY ALTERATION TO THESE PLANS WITHOUT HIS WRITTEN AUTHORIZATION IS UNLAWFUL.

RANDALL P. POGUE, P.E. LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS
TX LIC. NO. 84780

DATE: OCTOBER 16, 2006

R.P.P. 4-17-06

WILLIAMS 10/13/2006 - 10:13AM
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AMERICAN NATIONAL BANK OF TEXAS - STATE HIGHWAY NO. 205