

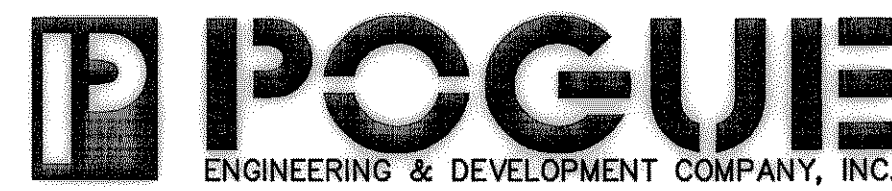
CIVIL CONSTRUCTION PLANS FOR

BANK OF AMERICA

LOT 5R, BLOCK A, HORIZON RIDGE ADDITION
SEC HORIZON ROAD (FM 3097) @ RIDGE ROAD (FM 740)
E. TEAL SURVEY, ABSTRACT NO. 207

ROCKWALL COUNTY
CITY OF ROCKWALL, TEXAS

PLANS PREPARED BY:



2111 ELDORADO PARKWAY, SUITE 101
MCKINNEY, TEXAS 75070
PH (214) 544-8880
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RANDALL P. POGUE, P.E.

PLANS PREPARED FOR:

MR. RICK HENSON
THE SAMUEL GROUP
2906 MAPLE AVENUE, SUITE 202
DALLAS, TEXAS 75201
(214) 922-8012 PHONE
(214) 922-9689 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
CQ	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
---	PROPERTY LINE
---	O.H. POWER LINES
---	U/G TELEPHONE LINES
---	U/G WATER LINE
---	U/G GAS LINE
---	FENCE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	PROPOSED CONTOURS FROM GRADING PLAN FOR HORIZON RIDGE ADDITION PREPARED BY LAWRENCE A. CATES & ASSOCIATES, INC.
xxx.xx	EXISTING SPOT GRADES
TC xxx.xx	PROPOSED SPOT GRADES
G xxx.xx	PROPOSED SPOT GRADES (BY OTHERS)
---	PROPOSED EROSION CONTROL
---	PROPOSED DRAINAGE DIVIDES
---	PROPOSED DRAINAGE DIVIDES FROM DRAINAGE PLAN FOR HORIZON RIDGE ADDITION PREPARED BY LAWRENCE A. CATES & ASSOCIATES, INC. DATED 9-12-01

FRANCHISE UTILITY NOTES:

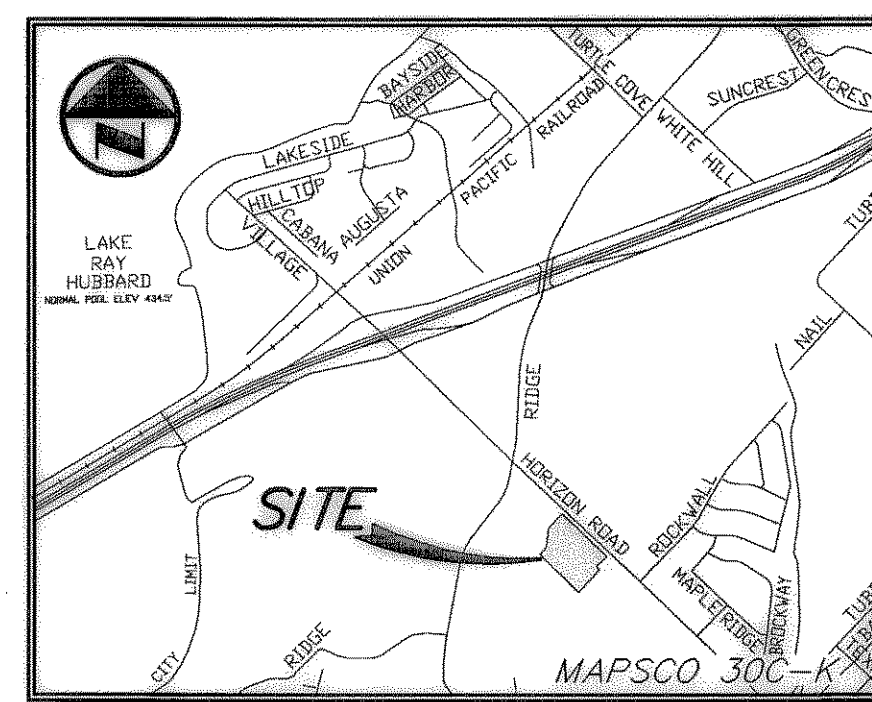
1. ONCOR ELECTRIC & GAS - CONTACT BRIAN HUGHES @ (972) 771-3979
2. SOUTHWESTERN BELL TELEPHONE - (214) 320-5307
3. CHARTER COMMUNICATIONS (CABLE) - CONTACT BEVERLY SELLERS @ (817) 509-6272

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
1-800-669-8344 EXT. 5

BEFORE YOU DIG...

BENCH MARK LIST:

BENCHMARK #1 CITY OF ROCKWALL CONTROL MONUMENT RESET #1 LOCATED WEST OF AN ENTRANCE INTO A BANK OFF OF SUMMER STREET WEST OF F.M. 740. ELEVATION = 567.70
BENCHMARK #2 SQUARE CUT ON TOP OF A CURB INLET LOCATED IN THE PARKING LOT NEAR THE NORTHEAST ENTRANCE TO THE WALGREEN'S STORE NEAR THE INTERSECTION OF F.M. 740 AND HORIZON ROAD. ELEVATION = 565.31



VICINITY MAP
NOT TO SCALE

PROJECT GENERAL NOTES:

1. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES HAVE BEEN REPRODUCED FROM PLANS ON FILE WITH THE CITY. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
2. THE BEARING SYSTEM FOR THIS TRACT WAS BASED ON A BEARING OF SOUTH 45 DEGREES, 37 MINUTES, 17 SECONDS EAST FOR THE NORTHEAST LINE OF THE SUBJECT TRACT. THE SUBJECT TRACT IS DEFINED IN THE PLAT AS RECORDED IN CABINET E, PAGE 117, MAP RECORDS, ROCKWALL COUNTY, TEXAS.
3. BASE BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN IS BASED ON AN ON THE GROUND SURVEY AS PREPARED BY SURVEY CONSULTANTS, INC. DATED 12-12-02.
4. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL, TEXAS COMMUNITY PANEL NUMBER 4805470005C, DATED JUNE 16, 1992. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE 'X' (UNSHADED) ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE 'X' (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YR FLOOD PLAIN.
5. 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.
6. REFER TO THE GEOTECHNICAL REPORT FOR SUBSURFACE SOIL CONDITIONS AND RECOMMENDATIONS PERTAINING TO THE SUBJECT SITE.
7. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.
8. REFER TO THE STANDARD DETAILS AND GENERAL NOTES PLAN(S) FOR PAVING, DRAINAGE, AND UTILITY STANDARD DETAILS AND GENERAL NOTES.
9. REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
10. REFER TO THE ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, DUMPSTER AREA, BUILDING OVERHANGS, BOLLARDS, LANDSCAPING AND SIDEWALKS.
11. REFER TO THE ARCHITECTURAL AND MECHANICAL PLANS FOR THE EXACT LOCATIONS FOR ROOF DRAIN COLLECTION SYSTEM TIE IN LOCATIONS.
12. REFER TO THE ARCHITECTURAL AND ELECTRICAL PLANS FOR THE SITE LIGHTING LOCATIONS, REQUIREMENTS AND SPECIFICATIONS.
13. DUMPSTER SCREENING TO COMPLY WITH CITY REQUIREMENTS.

INDEX OF DRAWINGS

C0.00	COVER SHEET
C0.01	REPLAT (SHEET 1 OF 2)
C0.02	REPLAT (SHEET 2 OF 2)
C1.01	SITE PLAN
C1.02	STANDARD DETAILS SHEET
C2.01	DRAINAGE & STORM SEWER PLAN
C3.01	GRADING PLAN
C4.01	EROSION CONTROL PLAN (SWPPP)
C4.02	EROSION CONTROL DETAILS (SWPPP)
C5.01	WATER & SANITARY SEWER PLAN
C5.02	WATER & SANITARY SEWER DETAILS
C6.01	GENERAL NOTES SHEET
L1.0	LANDSCAPE PLAN

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: DECEMBER 4, 2003
TX LIC. NO. 84780

- 8-19-03 COORDINATION
- 5-21-03 REVISED PER CITY COMMENTS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RANDALL P. POGUE, P.E. 84780 ON 4-24-03. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



R. P. Pogue

BANK OF AMERICA - ROCKWALL (NEW STORE)

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