

CAUTION !!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

IMPORTANT !!
CONTRACTOR SHALL PREPARE A COORDINATION PLAN TO NOT DISRUPT ANY ACCESSIBILITY OR UTILITY SERVICE TO EXISTING NEIGHBORING LOTS.

1. ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
2. DETENTION POND SHALL CONTINUE TO FUNCTION THROUGH CONSTRUCTION AND THE CONTRACTOR SHALL PROVIDE UNINTERRUPTED DETENTION VOLUME DURING THE INSTALLATION OF UNDERGROUND DETENTION SYSTEM.
3. UNDERGROUND DETENTION SYSTEM TO BE INSTALLED BY CONSTRUCTION AND FUNCTIONING PRIOR TO ANY PAVING INSTALLATION INCLUDING SLAB.

UTILITY CONTACTS

UTILITY	UTILITY COMPANY	CONTACT	PHONE
ELECTRIC	ONCOR	JAMES JACKSON	(972) 860-6647
WATER & WASTEWATER	CITY OF ROCKWALL	AMY WILLIAMS	(972) 771-7746
TELEPHONE/CABLE	AT&T	TYSON PATE	(903) 457-2302
GAS	ATMOS ENERGY	DINAH WOOD	(972) 485-6277

LEGEND

REMOVE EXIST. CONCRETE PAVEMENT

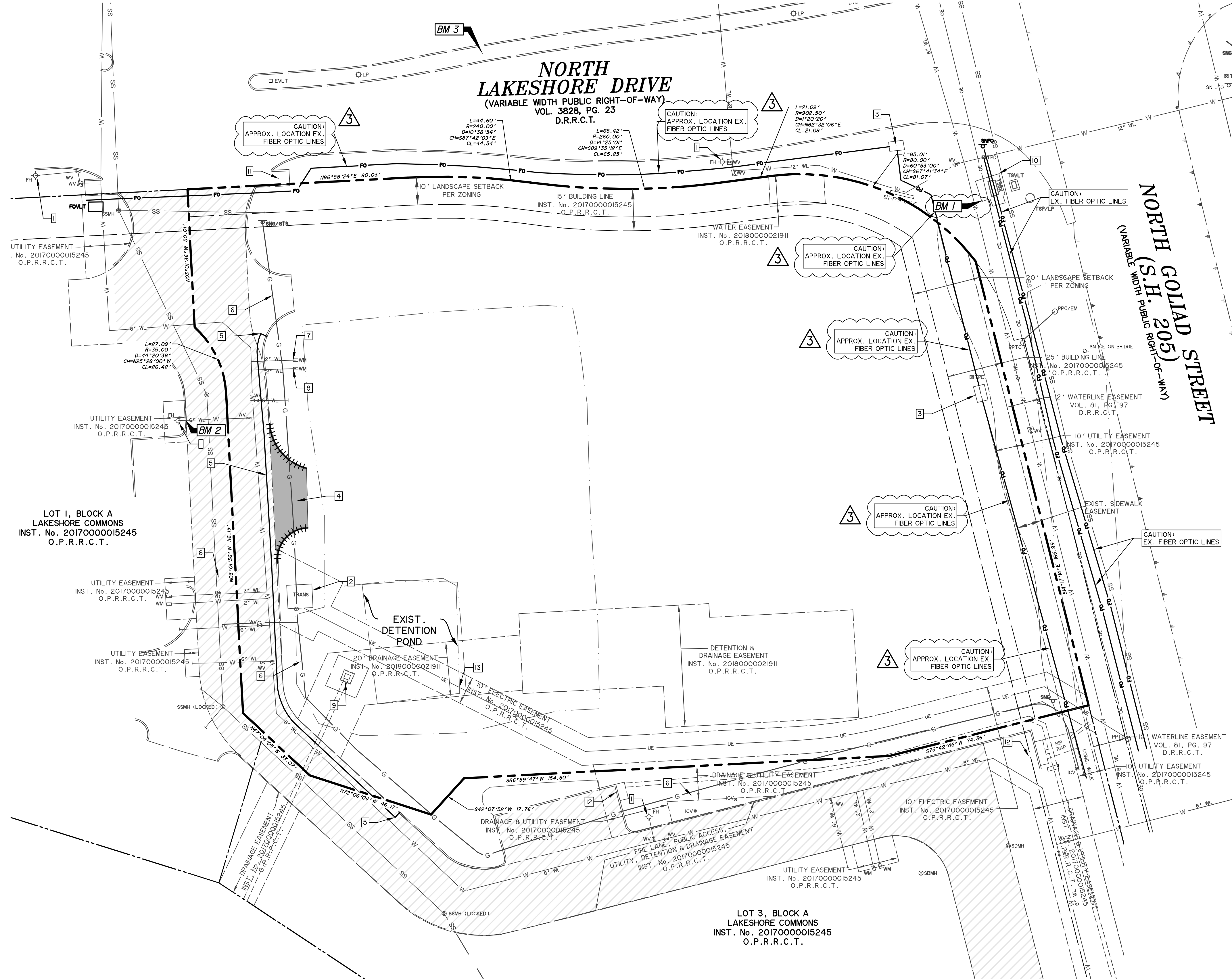
CURB TO BE REMOVED

EXISTING PAVEMENT

- DEMOLITION NOTES**
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
 - CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITE WORK SPECIFICATIONS.
 - CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, OR OTHER MEANS OF PROTECTION, INCLUDING, BUT NOT LIMITED TO: ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL NECESSARY FOR DRIVE DEMOLITION/CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND IMPLEMENTING AN ASBESTOS OR OTHER HAZARDOUS MATERIAL ABATEMENT PLAN.
 - CONTRACTOR SHALL REVIEW ENVIRONMENTAL SITE ASSESSMENT REPORTS, ASBESTOS REPORT, AND ASBESTOS ABATEMENT REPORT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

*** LEGEND ***

AC	AIR CONDITIONER
BOLL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EM	ELECTRIC METER
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GM	GREASE TRAP MANHOLE
GTS	GUY WIRE
GUY	GUY WIRE
GAS MW	GAS MONITOR WELL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POLE W/CONDUIT AND TRANSFORMER
RR TE RW	RAIL ROAD TIE RETAINING WALL
SDMH	STORM DRAIN MANHOLE
SNVT	SANITARY SEWER MANHOLE
SNT	UNDERGROUND TELEPHONE SIGN
SMH	SANITARY SEWER MANHOLE
SSCO	TELEPHONE SIGNAL
TSB	TRAFFIC SIGNAL BOX
TSM	TRAFFIC SIGNAL MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
WVLT	WATER VAULT
UE	UNDERGROUND ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
SS	SANITARY SEWER LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE



RECORD DRAWING
June 9, 2020

To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

SCALE: 1" = 20'



- LAYOUT NOTES**
- EX. FIRE HYDRANT TO REMAIN
 - EX. TRANSFORMER & PAD TO REMAIN & SERVE SITE DEVELOPMENT
 - EX. FIBER OPTIC VAULT TO REMAIN AT EX. GRADE
 - REMOVE EXISTING CONCRETE DRIVEWAY
 - FULL DEPTH SAWCUT & REMOVE WHERE EXIST. CURB & GUTTER
 - EXISTING GAS LINE
 - REMOVE EXISTING DOMESTIC METER AT MAIN
 - REMOVE EXISTING IRRIGATION METER AT MAIN
 - REMOVE EXISTING OUTLET STRUCTURE
 - EXIST. TRANSFORMER & PAD TO REMAIN & SERVE PUBLIC INFRASTRUCTURE
 - EXIST. CURB RAMP TO REMAIN
 - EXIST. DROP INLET TO REMAIN AT EXIST. GRADE

- GENERAL NOTES**
- CONTRACTOR SHALL ARRANGE AND PAY FOR DISCONNECTING, REMOVING, AND PLUGGING UTILITY SERVICES. CONTRACTOR SHALL NOTIFY AFFECTED UTILITY COMPANIES AND OBTAIN APPROVAL BEFORE STARTING WORK.
 - CONTRACTOR SHALL REMOVE VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION.
 - DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED OR IN USE WITHOUT PRIOR WRITTEN APPROVAL FROM ARCHITECT. CONTRACTOR TO ENSURE TEMPORARY UTILITY SERVICES ARE OPERATIONAL BEFORE INTERRUPTION OF EXISTING SERVICES.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH CONTRACT DOCUMENTS, SPECIFICATIONS, CONSTRUCTION PLANS, ALL NOTES, CITY OF ROCKWALL STANDARDS, AND ANY OTHER SPECIFICATIONS APPLICABLE TO THE PROPER COMPLETION OF THIS PROJECT.
 - THE CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO ANY DEMOLITION OR CONSTRUCTION, ALL NECESSARY PERMITS AND LICENSES. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTIONS.
 - BARRICADE, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES', AS CORRECTLY AMENDED, AND CITY OF ROCKWALL STANDARDS.
 - ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR. TOP SOIL SHALL BE STOCKPILED AT THE SITE FOR USE IN LANDSCAPED AREAS.
 - CONTRACTOR TO COORDINATE WITH ALL FRANCHISE & CITY UTILITY COMPANIES PRIOR TO REMOVAL OF ANY EXISTING FACILITIES.
 - ALL PAVEMENT REMOVAL ADJACENT TO EX. PAVEMENT TO BE REMOVED BY FULL DEPTH SAWCUT.
 - PRIOR TO BID THE CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING FACILITIES, TREES, AND UTILITIES LOCATED WITHIN THE PROJECT.

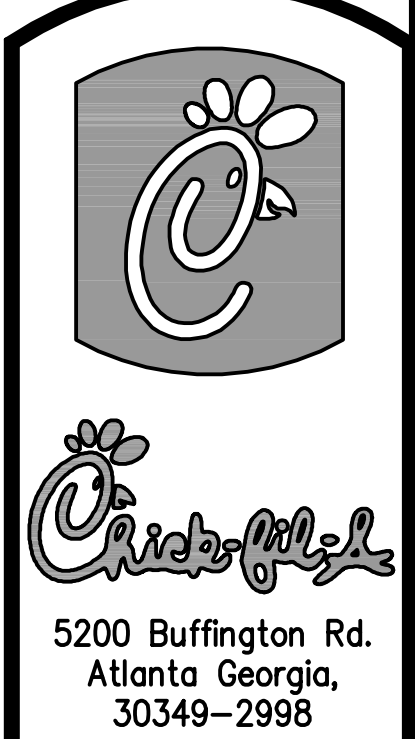
VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT ON THE SOUTHWEST CORNER OF THE CONCRETE PAD OF A TRAFFIC SIGNAL BOX LOCATED AT THE SOUTHWEST CORNER OF LAKESHORE DR. AND N GOLIAD ST., 4' +/- SOUTHWEST OF THE SOUTHWEST CORNER OF THE TRAFFIC SIGNAL BOX, 16' +/- SOUTH OF A FIBER OPTIC PEDESTAL, AND 17' +/- WEST OF THE TRAFFIC SIGNAL POLE.
ELEVATION = 476.04'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE BACK OF CURB WEST SIDE OF ACCESS DRIVE WEST OF LOT 2, LAKESHORE COMMONS, ±3' EAST OF FIRE HYDRANT AND ±12' SOUTHWEST OF SANITARY SEWER MAN HOLE.
ELEVATION = 471.87'

SITE BENCHMARK NO. 3 AN "X" CUT IN PAVERS BRICK MEDIAN OF NORTH LAKESHORE DRIVE ±45' DIRECTLY EAST OF A LIGHT POLE ±176' WEST OF INTERSECTION WITH NORTH GOLIAD STREET.
ELEVATION = 472.68'

PREPARED BY:
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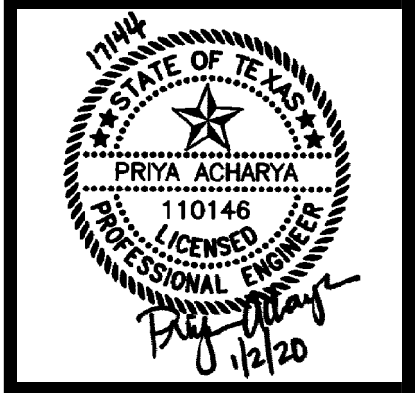


Revisions:

Mark	Date	By
3	12/17/19	RBC

ISSUED FOR CONSTRUCTION

Mark	Date	By



LOT 2, BLOCK A
LAKESHORE COMMONS
1979 NORTH LAKESHORE DRIVE
ROCKWALL, TEXAS

STORE# 03897

SHEET SERIES P13-LSR

SHEET TITLE
DEMOLITION PLAN

- For Permit
- For Bid
- For Construction

Job No. : 17144
Store : #03897
Date : 1/2/2020
Drawn By : SCR
Checked By : PNA

Sheet
C-3