

# CIVIL CONSTRUCTION PLANS FOR

## LAKESIDE REHABILITATION CENTER BLOCK C, LOT 6, HORIZON RIDGE MEDICAL PARK 5242 MEDICAL DRIVE EDWARD TEAL SURVEY, ABSTRACT NO. 207

ROCKWALL COUNTY  
CITY OF ROCKWALL, TEXAS

PLANS PREPARED BY:



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PLANS PREPARED FOR:

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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
SIGN	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
---	O.H. POWER LINES
---	U/G TELEPHONE LINES
---	U/G WATER LINE
---	U/G GAS LINE
---	FENCE
---	EXISTING CONTOURS
xxx.xx	EXISTING SPOT GRADES
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH
---	POGUE ENG & DEV CAP SET
---	PROPOSED CONTOURS
---	PROPOSED SPOT GRADES
---	PROPOSED EROSION CONTROL
---	PROPOSED DRAINAGE DIVIDES

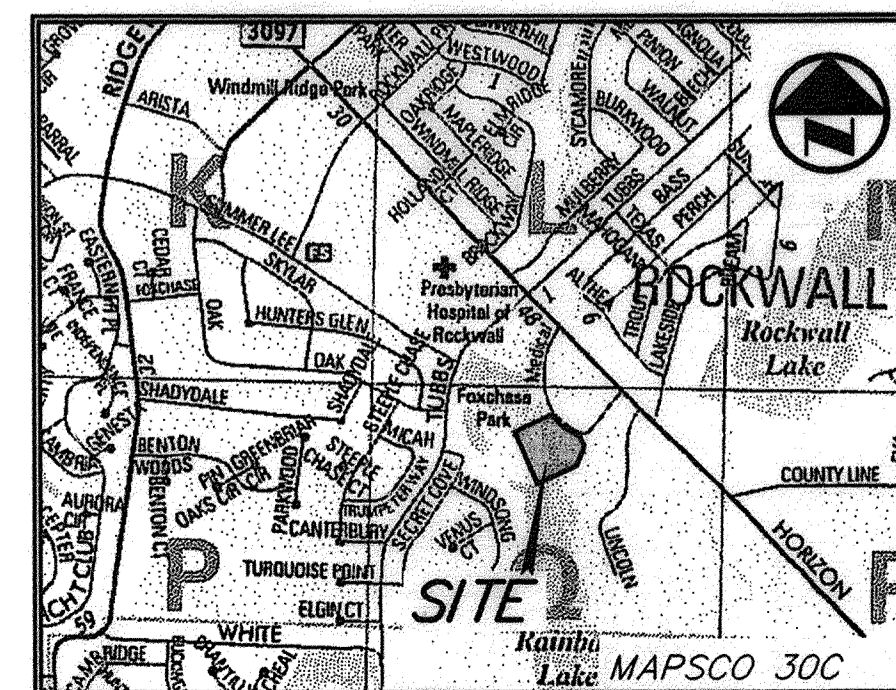
PLAN ABBREVIATIONS LIST			
B	Bollard	GM	Gas Meter
BC	Back of Curb	ICV	Irrigation Control Valve
BFR	Barrier Free Ramp	IRR	Irrigation
BLDD	Building	LA	Landscape Area
BW	Exposed Bottom of Wall	LS	Light Standard
C-C	Center to Center	MAX	Maximum
CI	Curb Inlet	MH	Manhole
CM	Controlling Monument	MIN	Minimum
CO	Clean Out	NIC	Not in Contract
CONC	Concrete	NTS	Not to Scale
CR	Curb Return	OC	On Center
DBL CO	Double Clean Out	OCEW	On Center Each Way
DOM	Domestic	PC	Point of Curve
EL	Elevation	PI	Point of Intersection
ELEV	Elevation	PP	Power Pole
EM	Electric Meter	PRC	Point of Reverse Curve
EX	Existing	PROP	Proposed
FC	Face of Curb	PT	Point of Tangency
FH	Fire Hydrant	PVC	Point of Vertical Curvature
FR	Found Iron Rod	PVI	Point of Vertical Intersection
FL	Flow Line	PVMT	Pavement
FP	Flag Pole	PVT	Point of Vertical Tangency
G	Gutter	R	Radius
GB	Grade Break	REIN	Reinforcing
		ROW	Right of Way
		S	Subgrade Thickness
		SF	Square Feet
		SIR	Set Iron Rod
		SSMH	Sanitary Sewer Manhole
		STA	Station
		STMH	Storm Sewer Manhole
		T	Pavement Thickness
		TC	Top of Curb
		TEL	Telephone Lines
		TELE	Telephone Riser
		TYP	Top of Pavement
		TSC	Traffic Signal Control
		TSP	Traffic Signal Pole
		TV	Television Box
		TW	Top of Wall
		TYP	Typical
		VC	Vertical Curve
		W	Width
		WM	Water Meter
		WSEL	Water Surface Elevation
		WV	Water Valve
		XXX.XX	Ex or Prop Spot Grade

**FRANCHISE UTILITY NOTES:**  
1. ONCOR ELECTRIC DELIVERY - (972) 588-8310 - RUSSELL LEWIS  
2. ATOMS ENERGY (GAS) - (972) 488-8277 - MS. DINAH WOOD  
3. AT&T - (903) 457-2092 - CAROLYN ANDERSON  
4. CHARTER COMM. (CABLE) - (817) 509-8272 x8898 - HECTOR ELIZONDO

**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...**

**BENCHMARK LIST:**  
BENCHMARK #1  
CITY OF ROCKWALL MONUMENT (RESET #1) FOUND  
ELEVATION = 567.704  
BENCHMARK #2  
CUT AT NORTHWEST CORNER OF CURB INLET LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MEDICAL DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF MEDICAL DRIVE.  
ELEVATION = 516.10



VICINITY MAP  
NOT TO SCALE

**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. DATE: MARCH 4, 2013.

- 03-04-13 RECORD DRAWINGS
- 04-30-12 REVISED DUMPSTER DRAIN
- 02-28-12 REVISED WATER TAP
- 02-09-12 ADDED DETAILS FOR FIRE LINE
- 10-31-11 CITY COMMENTS
- 09-19-11 CITY COMMENTS

**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 58 DEGREES, 06 MINUTES, 25 SECONDS EAST FOR A SOUTHWESTERLY RIGHT-OF-WAY LINE OF MEDICAL DRIVE ACCORDING TO THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ROYSE CITY REALTY, LTD. RECORDED IN VOLUME 5370, PAGE 67 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.
3. BASE BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN IS BASED ON AN ON THE GROUND SURVEY AS PREPARED BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. DATED 05-09-2011.
4. 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 483970004L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:  
 ZONE "X" - OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
 ZONE "A" - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.

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.

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 STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK HEREBY 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.

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.

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ARLYN W. SAMUELSON, P.E. 9871 ON 03-01-2011. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

*Arlyn W. Samuelson* 09-01-11

