

CIVIL CONSTRUCTION PLANS FOR

SPR PACKAGING

BLOCK A, LOT 1, SPR PACKAGING ADDITION
NWC OF INDUSTRIAL BLVD. @ JUSTIN ROAD
N. BUTLER SURVEY, ABSTRACT NO. 20 AND THE
R. BALLARD SURVEY, ABSTRACT NO. 29

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. STEVEN ROSENBERG
SPR VENTURE, INC.
5720 SPERLING, SUITE 630
DALLAS, TEXAS 75240
(214) 862-8680 PHONE
(972) 385-0279 FAX

LEGEND	
B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FD	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
---	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

FRANCHISE UTILITY NOTES:

1. TXU ELECTRIC - (972) 771-3979 - JOE PECINA
2. ATMOS ENERGY (GAS) - (972) 485-6277 - MS. DINAH WOOD
3. SBC - (903) 457-2092 - CAROLYN NAYLOR
4. CHARTER COMM. (CABLE) - (817) 509-6272 x6896 - HECTOR ELIZONDO

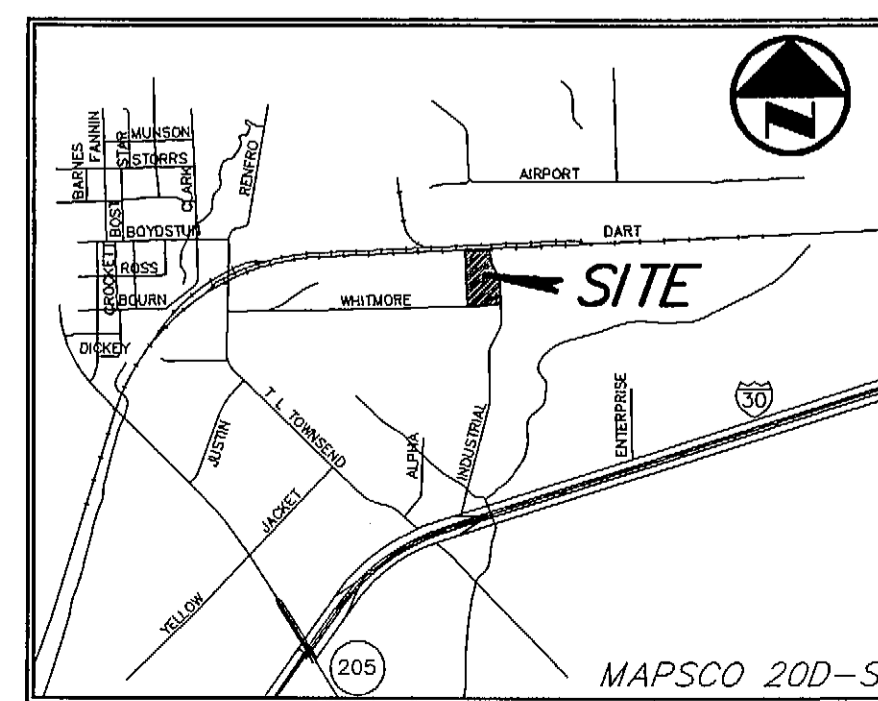
CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



BEFORE YOU DIG!!!

BENCH MARK LIST:	
BENCHMARK #1	X-CUT FOUND ON THE TOP OF CURB OF THE SOUTHERN CURB RETURN AT EAST SIDE OF INDUSTRIAL BLVD. 590± SOUTH FROM CENTERLINE OF RAILROAD ELEVATION = 564.27
BENCHMARK #2	X-CUT FOUND ON THE TOP OF CURB OF THE SOUTHERN CURB RETURN AT EAST SIDE OF INDUSTRIAL BLVD. 330± SOUTH FROM CENTERLINE OF RAILROAD ELEVATION = 568.39

OWNER:
MR. RAY SCHWERTNER
THE WHITMORE MANUFACTURING COMPANY
P.O. BOX 9300
ROCKWALL, TEXAS 75083
(972) 771-1000 PHONE
(972) 722-2108 FAX



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: FEBRUARY 25, 2008
TX LIC. NO. 84780

- △ 02-25-08 RECORD DRAWINGS
- △ 04-12-07 FIRE HYDRANT DETAILS REVISIONS
- △ 03-12-07 CITY WATER MAIN RELOCATION
- △ 02-26-07 SITE PLAN REVISIONS
- △ 02-09-07 NORTHERNMOST ACCESS DRIVE & FIRE HYDRANT REVISIONS

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 NORTH 87 DEGREES, 51 MINUTES, 50 SECONDS WEST FOR THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED TO THE WHITMORE MANUFACTURING COMPANY RECORDED IN VOLUME 453, PAGE 167 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.
3. BASE BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN IS BASED ON THE GROUND SURVEY AS PREPARED BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. DATED 11-20-06.
4. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 480547 0005 C, DATED JULY 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.
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 3rd ADDITION, 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 WITHOUT ADDITIONAL COST TO OWNER.
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.

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* 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.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RANDALL P. POGUE, P.E. BASED ON 2/25/2008 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



R.P. Pogue