

# CIVIL CONSTRUCTION PLANS FOR

## STONE CREEK RETAIL ADDITION BLOCK A, LOT 4, STONE CREEK RETAIL ADDITION SEC STATE HIGHWAY NO. 205 @ F.M. 552 W.T. DEWEESE SURVEY, ABSTRACT NO. 71

### ROCKWALL COUNTY CITY OF ROCKWALL, TEXAS

PLANS PREPARED BY:



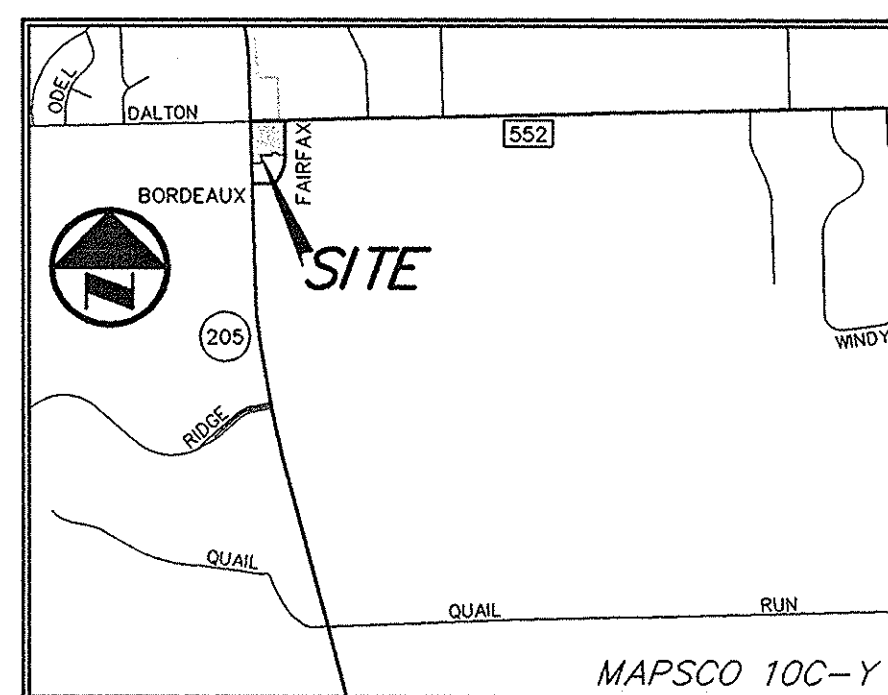
TX BOARD PROF. ENGINEERS, CERT. #F-000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00

1512 BRAY CENTRAL DRIVE, SUITE 100  
MCKINNEY, TEXAS 75069  
PH (214) 544-8880  
FAX (214) 544-8882  
RANDALL P. POGUE, P.E.

PLANS PREPARED FOR:

MR. GREY STOGNER  
METROPLEX ACQUISITION FUND, L.P.  
15150 PRESTON ROAD, SUITE 210  
DALLAS, TEXAS 75248  
(214) 343-4477 PHONE  
(214) 340-2029 FAX

ESTIMATED DATE OF CONSTRUCTION  
COMMENCEMENT: MARCH, 2013



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. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN. DATE: OCTOBER 10, 2013

#### LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- MANHOLE
- GAS METER
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- TELEPHONE BOX
- TV BOX
- FLAG POLE
- 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
- CONTROLLING MONUMENT
- 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	KV	Irrigation Control Valve
BFR	Barrier Free Ramp	IR	Irrigation
BLDG	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
DCM	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	RENF	Reinforcing
RCW	Right of Way	S	Subgrade Thickness
SF	Squares Feet	SSMH	Sanitary Sewer Manhole
SIR	Set Iron Rod	STA	Station
SSMH	Sanitary Sewer Manhole	STMH	Storm Sewer Manhole
STMH	Storm Sewer Manhole	T	Pavement Thickness
T	Pavement Thickness	TC	Top of Curb
TEL	Telephone Lines	TELE	Telephone Reser
TELE	Telephone Reser	TP	Top of Pavement
TP	Top of Pavement	TSC	Traffic Signal Control
TSC	Traffic Signal Control	TSP	Traffic Signal Pole
TSP	Traffic Signal Pole	TV	Television Box
TV	Television Box	TW	Top of Wall
TW	Top of Wall	TYP	Typical
TYP	Typical	VC	Vertical Curve
VC	Vertical Curve	W	Width
W	Width	WM	Water Meter
WM	Water Meter	WSEL	Water Surface Elevation
WSEL	Water Surface Elevation	WV	Water Valve
WV	Water Valve	XXXXX	Ex or Prop Spot Grade

**FRANCHISE UTILITY NOTES:**  
1. TXU ENERGY CONSTRUCTION SERVICES - (800) 711-9112  
2. ATMOS ENERGY (GAS) - 903-457-2092 - DINAH WOOD  
3. AT&T (PHONE) - 903-457-2092 - DWAYNE WELLS

**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  
SQUARE CUT FOUND AT SOUTHWEST CORNER OF WATER VAULT LOCATED AT THE SOUTHEAST CORNER OF THE EAST RIGHT-OF-WAY LINE OF SH 205 AND THE SOUTH RIGHT-OF-WAY LINE OF FM 552.  
ELEVATION = 443.09  
BENCHMARK #2  
CITY OF ROCKWALL MONUMENT (R010) FOUND.  
ELEVATION = 524.78B

- 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 89 DEGREES 09 MINUTES, 25 SECONDS EAST FOR THE SOUTH RIGHT-OF-WAY LINE OF F.M. 552, ACCORDING TO THE PLAT OF STONE CREEK RETAIL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, RECORDED IN CABINET H, SLIDE 15 OF THE PLAT 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 OCTOBER 29, 2012.
  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 0030L, DATED SEPTEMBER 26, 2008. 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, THE CITY STANDARDS FOR PUBLIC WORKS CONSTRUCTION AND ANY OTHER APPLICABLE STANDARDS 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.

**TxDOT NOTES:**  
1. ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO TxDOT STANDARD SPECIFICATIONS, STANDARD PLANS, AND TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.  
2. SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, 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.

#### Sheet List Table

- C000 COVER SHEET
- C001 REPLAT
- C002 REPLAT
- C1.01 DIMENSIONAL CONTROL PLAN
- C1.02 PAVING PLAN
- C1.03 STANDARD DETAILS SHEET
- C2.01 DRAINAGE AREA MAP
- C3.01 GRADING PLAN
- C4.01 EROSION CONTROL PLAN (SWPPP)
- C4.02 EROSION CONTROL DETAILS (SWPPP)
- C5.01 STORM SEWER PLAN
- C5.02 STORM SEWER PROFILE
- C5.03 STORM SEWER DETAILS
- C6.01 WATER & SANITARY SEWER PLAN
- C7.01 GENERAL NOTES SHEET

\* 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.

- 10-10-13: RECORD DRAWINGS
- 05-09-13: REVISED ROOF DRAINAGE DESIGN

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RANDALL P. POGUE, P.E. 04780 ON 05-29-2013. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.  
*R.P. Pogue*  
10/10/2013