

CIVIL CONSTRUCTION PLANS FOR

STONE CREEK RETAIL

BLOCK A, LOTS 1-6, STONE CREEK RETAIL ADDITION
SEC OF STATE HIGHWAY 205 & F.M. 552
W.T. DEWEESE SURVEY, ABSTRACT NO. 71

ROCKWALL COUNTY
CITY OF ROCKWALL, TEXAS

PLANS PREPARED BY:




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

PLANS PREPARED FOR:
CRESTVIEW REAL ESTATE, L.L.C.
MR. GREY STOGNER
8214 WESTCHESTER, SUITE 850
DALLAS, TEXAS 75225
(214) 343-4477 PHONE
(214) 340-2029 FAX

LEGEND	
B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
PH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MR	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIG	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
---OHL---	O.H. POWER LINES
---TEL---	U/G TELEPHONE LINES
---WATER---	U/G WATER LINE
---GAS---	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
XXXXX	PROPOSED CONTOURS
TO XXXXX	PROPOSED SPOT GRADES
G XXXXX	PROPOSED EROSION CONTROL
	PROPOSED DRAINAGE DIVIDES

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

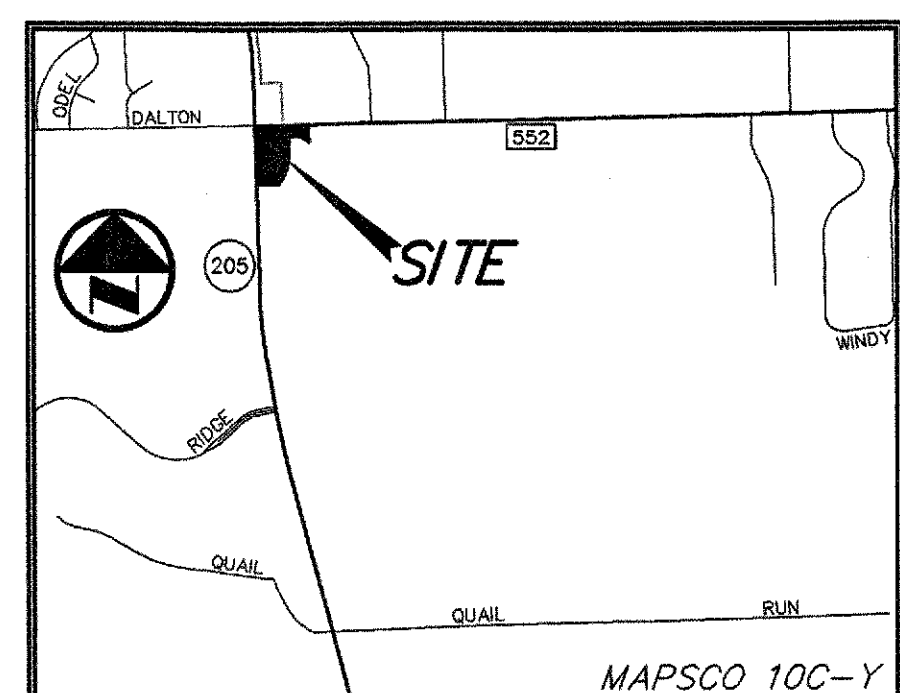


BEFORE YOU DIG...

BENCH MARK LIST:
BENCHMARK #1
SQUARE CUT SET AT SOUTHWEST CORNER OF WATER VAULT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SH 205 AND THE SOUTH RIGHT-OF-WAY LINE OF FM 552.
ELEVATION = 543.09
BENCHMARK #2
CITY OF ROCKWALL MONUMENT (R010) FOUND.
ELEVATION = 524.788

OWNER:
MR. GREY STOGNER
METROPLEX ACQUISITION FUND, L.P.
8214 WESTCHESTER, SUITE 850
DALLAS, TEXAS 75225
(214) 343-4477 PHONE
(214) 340-2029 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: APRIL 15, 2010
TX LIC. NO. 84780



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.
3. EDGE DROP OFFS GREATER THAN 2 INCHES WILL NOT BE ALLOWED OVERNIGHT WITHOUT PROPER SIGNING OR THE INSTALLATION OF TEMPORARY 3:1 SAFETY SLOPES.

- △ 04-15-10 RECORD DRAWINGS
- △ 02-24-10 ADDED RIGHT TURN LANE ON S.H. 205
- △ 07-17-09 SANITARY SEWER & ADA ROUTE REVISIONS
- △ 06-19-09 TXDOT COMMENTS

PROJECT GENERAL NOTES:

- 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.
- 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 SPECIAL WARRANTY DEED TO BETSY COMMERCIAL, LTD. RECORDED IN INSTRUMENT NO. 2007-00376397 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.
- BASE BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN IS BASED ON AN ON THE GROUND SURVEY AS PREPARED BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. DATED 07-16-2008.
- 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 480543 0030 B, DATED SEPTEMBER 17, 1980. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE 'C' ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
ZONE 'C' - AREAS OF MINIMAL FLOODING.

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.

- 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.
- REFER TO THE GEOTECHNICAL REPORT FOR SUBSURFACE SOIL CONDITIONS AND RECOMMENDATIONS PERTAINING TO THE SUBJECT SITE.
- ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- REFER TO THE STANDARD DETAILS AND GENERAL NOTES PLAN(S) FOR PAVING, DRAINAGE, AND UTILITY STANDARD DETAILS AND GENERAL NOTES.
- REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- REFER TO THE ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, DUMPSTER AREA, BUILDING OVERHANGS, BOLLARDS, LANDSCAPING AND SIDEWALKS.
- REFER TO THE ARCHITECTURAL AND MECHANICAL PLANS FOR THE EXACT LOCATIONS FOR ROOF DRAIN COLLECTION SYSTEM TIE IN LOCATIONS.
- REFER TO THE ARCHITECTURAL AND ELECTRICAL PLANS FOR THE SITE LIGHTING LOCATIONS, REQUIREMENTS AND SPECIFICATIONS.
- 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 BRANDON E. COX, P.E. 10/09 ON 05-21-09 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Brandon E. Cox 05-21-09



TULLIAMS 04/29/2010 - 3:26PM
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ROCKWALL - ROCKWALL
STONE CREEK RETAIL - ROCKWALL
TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION #000481
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00