

LEGEND	
	PROP RETAINING WALL
	FLOW ARROW
534.0	SPOT ELEVATION
520.1 T	TOP OF WALL
517.7 B	BOTTOM OF WALL
	PROPOSED EASEMENT
	LIMITS OF GRADING
	EXISTING CONTOURS
	PROP CONTOURS
	BREAK POINT
	NON-TYPICAL SWALE

- RETAINING WALL NOTES:**
- A BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS FOR SUBDIVISION THROUGH ENGINEERING DEPARTMENT/SCREENING WALLS. ALL RETAINING WALLS, INCLUDING FOOTINGS, SHALL BE LOCATED ENTIRELY WITHIN PRIVATE PROPERTY.
 - ANY PROPOSED RETAINING WALLS HIGHER THAN 3 FEET & HIGHER FROM THE BOTTOM OF THE FOOTING ARE REQUIRED TO BE DESIGNED BY A PROFESSIONAL ENGINEER AND MUST BE CONSTRUCTED BASED ON THE APPROVED STRUCTURAL DETAILS PROVIDED BY THE ENGINEER OF THE RECORD.
 - ALL RETAINING WALLS, INCLUDING FOOTINGS, SHALL BE LOCATED ENTIRELY ON PRIVATE PROPERTY.
 - RETAINING WALLS SHALL BE CONSTRUCTED ON THE HIGH SIDE OF THE LOT.
 - RETAINING WALLS TO BE ROCK OR STONE FACADE.
- NOTES:**
- MAX SLOPE SHALL BE 4:1 EXCEPT WITHIN PROPOSED BUILDING PADS. SLOPE BETWEEN PAD TIERS SHALL BE MAX 2:1. DEVELOPER SHALL MAINTAIN AND STABILIZE PADS WITH ADEQUATE EROSION CONTROL MEASURES PRIOR TO TOWNHOME CONSTRUCTION.

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-5:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND COMMODORE PLAZA APPROXIMATELY 400' WEST OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 560.58' FIELD 561.09'

CITY OF ROCKWALL MONUMENT NO. COR-7:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED ON THE SOUTH SIDE OF SUMMER LEE DRIVE APPROXIMATELY 250' WEST OF THE INTERSECTION OF SUMMER LEE DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 567.52' FIELD 567.78'

CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'

CAUTION!!!
EXISTING UTILITIES

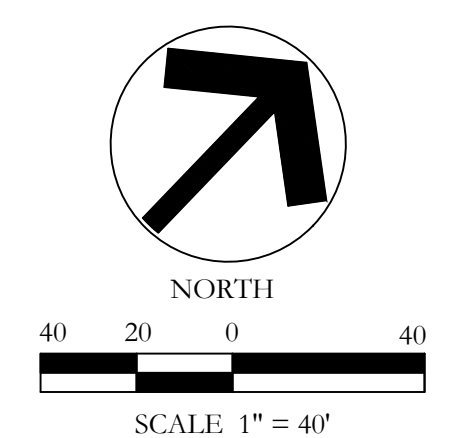
THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

"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."

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.



	RETAINING WALL REVISIONS
	FLUME ADDITION

