FM Floodplain Monument

* Required Location Of Driveway (To Meet Maximum 14% Grade, Minimum Distance From Intersection, Inlet, And Retaining Walls.

Note:
No Portion Of Wall (Footing, Tie Back, Etc.) Can Be In Easement, ROW Or Split Property Lines. Walls To Be Located Fully On One Lot.

Each Individual Lot Will Require A Grading Plan At Time Of Building Permit.

WARNING !!!

NO FILL MAY BE PLACED WITHIN WATERS OF THE U.S. AS INDICATED ON THE PLANS AS DEFINED BY THE OWNER'S REPRESENTATIVE. EQUIPMENT MUST BE KEPT OUT OF WATERS OF THE U.S. AT ALL TIMES, UNLESS ABSOLUTELY NECESSARY. IN THE CASE THAT IT BECOMES NECESSARY FOR EQUIPMENT TO OPERATE WITHIN WATERS OF THE ORDINARY HIGH WATER MARK, THEY MUST BE CONFINED TO TIMBER MATS AND NO MATERIAL MAY BE SIDE CAST OR OTHERWISE PLACED WITHIN WATERS OF THE U.S.

BM1
Being an "X" found in concrete at the intersection of the north line of Arcadia Way with the west line of Highland Drive and being the southeast corner of Lot 24, Block Q of the Preserve Phase III.
Elevation = 565.30

BM2
Being an "X" found in concrete at the intersection of the north line of East Fork Road with the west line of Calistoga Drive and being the southeast corner of Lot 16, Block X of Lakeview Summit, Phase One.
Elevation = 500.49

40 0 20 40 80
1 inch = 40ft.

AS-BUILT DRAWINGS
THIS DRAWING HAS BEEN REVISED TO CONFORM TO THE CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR. ALIGNMENT AND GRADES SHOWN ON THIS DRAWING WERE NOT FIELD VERIFIED BY SPIARS ENGINEER.
GREG T. HELSEL, P.E.
DATE 12/16/16

GANNON HEIGHTS LANE

Post-Project Fully Developed 100yr. Floodplain

Construct 42" Ht. Ornamental Metal Handrail On Top Of Retaining Wall (Refer To Landscape Plans For Detail)

Note:
Lots 15–26, Blk. E &
Lots 6–14, Blk. F Are
To Be J-Swing Front
Entry Driveways Only.

WILDWOOD LANE

ALLEY 'E'

COOPER COURT

ARCADIA WAY

POTOMAC DRIVE

JAMESON ADDITION
Lot 1, Block A
Cab. F, Sld. 369 PRRCT

Contractor To Grade Along Wall & Construct Conc. Mow Strip To Provide Adequate Drainage To Culverts

End Headwall

See Detail A

See Detail B

See Detail C

Proposed 3' Bottom Width Flume

FP=528.5 | FP=526.2 | FP=524.1 | FP=522.0 | FP=520.4 | FP=519.8 | FP=519.5 | FP=541.6 | FP=538.1 | FP=534.5 | FP=529.7 | FP=524.1 | FP=519.1 | FP=519.3 | FP=515.4 | FP=512.9 | FP=509.4 | FP=512.1 | FP=513.4 | FP=522.3 | FP=522.3 | FP=520.4 | FP=518.9 | FP=516.6 | FP=514.3 | FP=522.0

Property Line
Varies 1' 3' 1'
4 Max.
Conc. Flume
Retaining Wall
4" 3000 P.S.I. Concrete W/#3 Bars @ 24" O.C.E.W.
0.5' Max.

TYPICAL BACKYARD SWALE DETAIL
nts

CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SPIARS ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

Retaining Wall
Flow
28.91W 28.91W
6"
28.9EC 28.9EC
Concrete Flume
3'x3' Drop Inlet Lip = 528.4

Detail B
nts

Retaining Wall
15.51W 15.51W
Flow Flow
6"
15.5EC 15.5EC
Concrete Flume
3'x3' Drop Inlet Lip = 515.0

Detail C
nts

Retaining Wall
Flow Flow
6"
22.7TW 22.7TW
22.7EC
Concrete Flume
7.5'
3,x3, Drop Inlet Lip = 522.2

Detail A
nts

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STATE OF TEXAS
GREG T. HELSEL
120339
LICENSED PROFESSIONAL ENGINEER
12/16/16

THE PRESERVE PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
GRADING PLANS

Issue Dates:
06-30-2015

Date	Revisions

Scale: 1"=40'
Drawn By: GD
Checked By: GTH
Sheet 56 of 62
SEI No. 13-141

Plotted By: dmckell Plot Date: 12/16/2016 11:11 AM
Drawing G:\2013\13-141 The Preserve Phase 1\13-141-Hydro.dwg Saved By: DMcKell Save Time: 12/16/2016 10:43:47 AM