



TCM: "X" CUT ON CURB INLET ALONG NORTHSIDE OF DISCOVERY BLVD. APPROXIMATELY 85' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LINE. ELEV.= 564.92
 BM: CITY OF ROCKWALL CONTROL MONUMENT " N1495", CALLED ELEV.= 566.71. MEASURED ELEV. = 566.83

SITE SUMMARY TABLE	
Site Address	2300 Discovery Blvd. Rockwall, Texas 75032
County	Rockwall
Project Name	SWBC Rockwall Addition, PH II
Zoning District	PD-83
Proposed Use	Apartments
Site Area	21,275 AC
	926,739 SF
Lot Coverage %	42%
Impervious Area	386,683 SF
Impervious %	42%

UNIT PARKING SUMMARY			
UNIT	# OF UNITS	PARKING SPOTS REQUIRED	
1 BEDROOM UNITS	173	173 (1.5)	260
2 BEDROOM UNITS	86	86(2)	172
3 BEDROOM UNITS	36	36(2.5)	90
TOTAL UNIT PARKING REQUIRED			522
CLUB PARKING REQUIRED		1/300 SF	10
TOTAL PARKING REQUIRED			532

UNIT PARKING PROVIDED	
UNCOVERED	404
ATTACHED GARAGE	58
DETACHED GARAGE	12
CARPORT	48
TOTAL UNIT PARKING PROVIDED	522
CLUB PARKING PROVIDED	11
TOTAL PARKING PROVIDED	532

ACCESSIBLE STALLS REQUIRED	11
VAN PROVIDED	3
STANDARD PROVIDED	8
ACCESSIBLE STALLS PROVIDED	11

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE STATED.
 - RADII ARE 3.0' UNLESS OTHERWISE STATED.
 - SIDEWALKS ARE 5.0' UNLESS OTHERWISE STATED.
 - PARKING SPACES ALONG BUILDINGS ARE 9'X20'. ALL OTHER SPACES ARE 9'X18' WITH A CLEAR 2' OVERHANG.
 - ALL WALLS 3' OR TALLER TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
 - ALL WALLS TO BE STONE, ROCK, OR OTHER KIND OF MASONRY. NO SMOOTH WALLS ALLOWED.
 - ANY BACK OF CURB EXPOSED TO GREATER THAN 6" SHALL BE STONECLAD (OR APPROVED EQUAL).

- UTILITY NOTES**
- WATERLINE TO HAVE 10' EASEMENT ON EACH SIDE FOR A TOTAL EASEMENT WIDTH OF 20'.
 - NO STRUCTURES OR OVERHANGS ALLOWED IN UTILITY OR DETENTION EASEMENTS.

- RETAINING WALL NOTES**
- RETAINING WALLS OVER 3' IN HEIGHT (INCLUDING THE FOOTING) MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
 - REFERENCE SHEET C8.06 FOR STRUCTURAL DETAILS.
 - ALL WALLS TO BE STONE, ROCK, OR OTHER KIND OF MASONRY. NO SMOOTH WALLS ALLOWED.
 - WHERE INDICATED ON THE PLANS, RETAINING WALLS TO HAVE A TRAFFIC RATED GUARD RAIL INTEGRATED INTO DESIGN.
 - ALL CITY R.O.W. TO BE SODDED PRIOR TO ACCEPTANCE.

AS-BUILT RECORD DRAWING

THE INFORMATION ON THESE PLANS HAS BEEN REVIEWED TO REFLECT CHANGES TO PUBLIC IMPROVEMENTS MADE DURING CONSTRUCTION. UNLESS OTHERWISE NOTED, THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS IS IN GENERAL CONFORMANCE WITH THESE PLANS, BASED UPON INFORMATION PROVIDED BY THE CONTRACTOR AND FIELD VERIFICATIONS. THE RESPONSIBILITY FOR ACCURACY AND COMPLETENESS BELONGS TO THE CONTRACTOR.

Matthew G. St. Marie
 THE JOHN R. MCADAMS COMPANY, INC.
 Date: 09/25/2023

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SWBC ROCKWALL PHASE II
Lot 1, Block A
SWBC ROCKWALL ADDITION, PHASE II
21,275 Acres
 in the
J.M. ALLEN SURVEY ABSTRACT NO. NO. 2
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

OVERALL SITE PLAN

Drawn By: CMK
Date: 12/30/2020
Scale: 1"=80'
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021
09/25/2023 - AS-BUILTS

WBC20000

C2.01

OWNER/DEVELOPER
SWBC ROCKWALL LP
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 DALLAS, TEXAS 75225
 Ph. (214) 987-0700
 Contact: Spencer Byington

File: W:\Projects\WBC20000\04-Production\As-Built\Overall\WBC20000-041-01.dwg
 Plot: 9/25/2023 10:29 AM by Matthew St. Marie, Sheet: 6/25/2023 5:38 PM, by vltoro