



TBM: "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

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

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

- RETAINING WALL NOTES**
1. RETAINING WALLS OVER 3' IN HEIGHT (INCLUDING THE FOOTING) MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
 2. REFERENCE SHEET C3.06 FOR STRUCTURAL DETAILS.
 3. ALL WALLS TO BE STONE, ROCK, OR OTHER KIND OF MASONRY. NO SMOOTH WALLS ALLOWED.
 4. WHERE INDICATED ON THE PLANS, RETAINING WALLS TO HAVE A TRAFFIC RATED GUARD RAIL INTEGRATED INTO DESIGN.
 5. ALL CITY R.O.W. TO BE SODDED PRIOR TO ACCEPTANCE.

STORM WATER WITHIN DUMPSTER AREA TO DRAIN TO OIL-WATER SEPARATOR PRIOR TO DISCHARGING TO STORM SEWER.

FURNISH & INSTALL: 456 LF OF VARIABLE HEIGHT RETAINING WALL WITH PILOT CHANNEL

FURNISH & INSTALL: 180 LF INTEGRATED TRAFFIC RATED BARRIER

The John R. McAdams Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.435.9712
 201 Country View Drive
 Rockwall, Texas 75087
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.mcadamsco.com

MCADAMS

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

SITE & DIMENSIONAL CONTROL PLAN

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



MCADAMS
 TBPE: 19762

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

OWNER/DEVELOPER
 SWBC ROCKWALL LP
 6949 SHERRY LANE, SUITE 750
 DALLAS, TEXAS 75225
 Ph: (214) 987-0700
 Contact: Spencer Byington

WBC20000

C2.03

File: M:\Projects\WBC20000\04-Production\As-Built\Drawings\WBC20000-Add-01.dwg
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