



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.

Approximate limits of 100-Year Fully Developed Floodplain per corrected Rockwall District ultimate model. Refer to "Hydrologic and Hydraulic study in support of SWBC Phase I Development" prepared by DHR Engineering, Inc.

**AS-BUILT RECORD DRAWING**

THE INFORMATION ON THESE PLANS HAS BEEN REVISED 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



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

MATCHLINE SHEET C2.04  
 MATCHLINE SHEET C2.03

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

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

**SITE & DIMENSIONAL CONTROL PLAN**

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

**WBC20000**  
 C2.04

File: M:\Projects\WBC\_20000\04-Production\As-Built\DWG\WBC20000-Add-01.dwg  
 Plotter: 9/25/2023 10:30 AM by Matthew G. St. Marie, Sheet: 9/25/2023 3:10 PM, by smore

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**MCADAMS**

**SWBC ROCKWALL PHASE II**