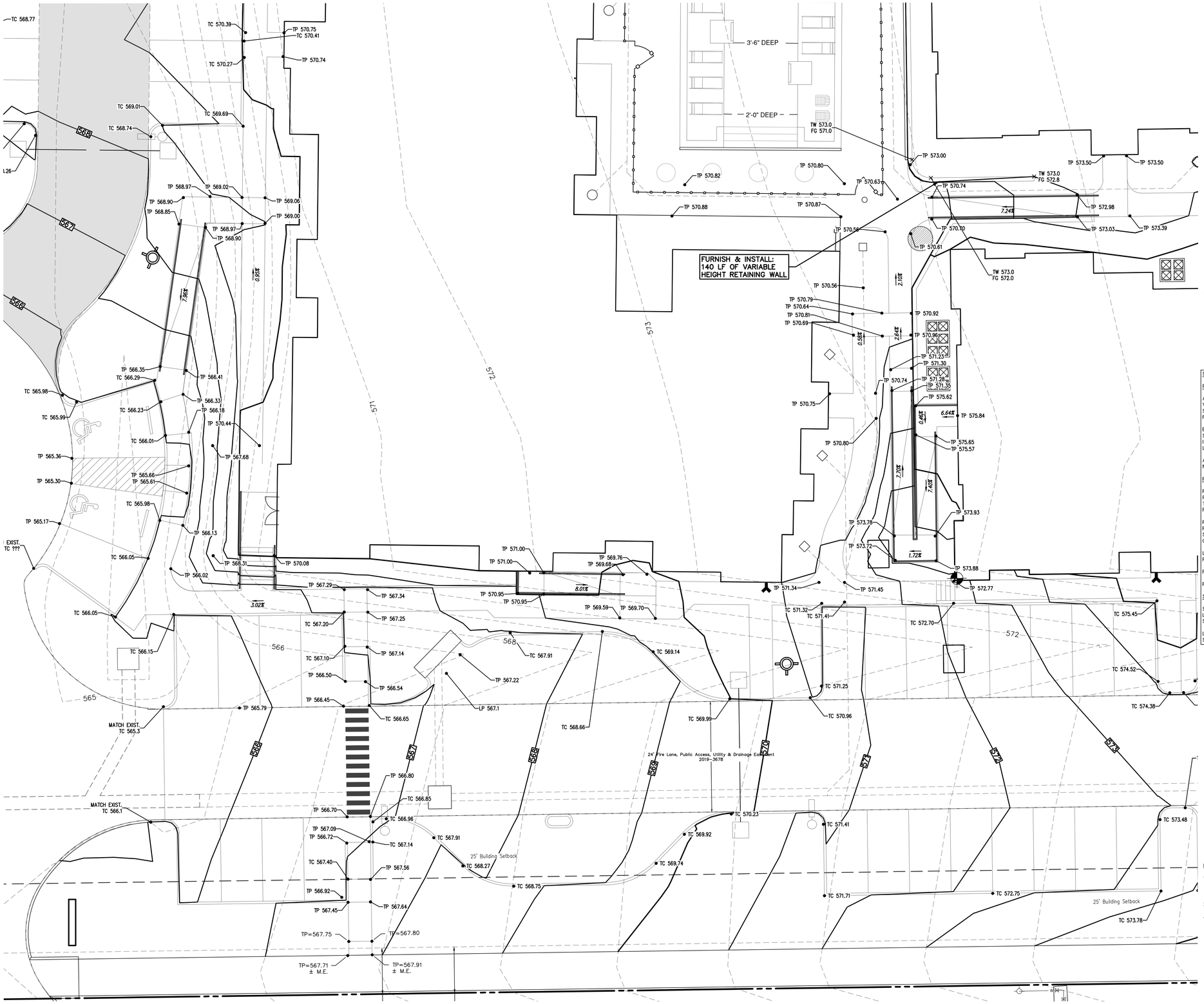

10 0 10 20 30 Feet

SCALE: 1"=10'

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. RETAINING WALLS OVER 3' IN HEIGHT (INCLUDING THE FOOTING) MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
2. REFERENCE SHEET C8.06 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.

STANDARD ACCESSIBILITY NOTES:

PARKING:

ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE FOR NO LESS THAN ONE VAN SPACE FOR EVERY 6 ACCESSIBLE SPACES.

EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. APPROPRIATE VAN ACCESSIBLE SPACES MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED AS NOTED TO 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF SIGN.

ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.

RAMPS:

RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

RAMPS SHALL HAVE A SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE TO SIGNIFICANTLY CONTRAST FROM ADJACENT SURFACES OR COLORS ONLY IF REQUIRED BY LOCAL OR STATE JURISDICTION

LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS)

RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" RISE

RAMPS AND LANDINGS SHALL NOT EXCEED 1:48 (2% CROSS SLOPE)

SIDEWALKS AND ACCESSIBLE ROUTES:

SIDEWALKS MUST BE AT LEAST 36" WIDE WITH 5'X5' CLEAR PASSING OPPORTUNITIES IN INCREMENTS LESS THAN 150 LF
SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:48 (2%)

LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)

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

STATE OF TEXAS
MATTHEW G. ST. MARIE
110326
LICENSED
PROFESSIONAL ENGINEER

FLOODPLAIN NOTES

1. APPROXIMATE LIMITS OF 100-YEAR FULLY DEVELOPED FLOODPLAIN PER CORRECTED ROCKWALL DOWNES ULTIMATE MODEL TAKEN FROM REPORT TITLED "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF SWBC PHASE I DEVELOPMENT" PREPARED BY DHR ENGINEERING, INC.
2. REFER TO HYDRAULIC STUDY REPORT PREPARED BY McAdams FOR PHASE 2 DEVELOPMENT.
3. REFER TO AFOREMENTIONED REPORTS FOR DEMONSTRATION THAT PROPOSED IMPROVEMENTS DO NOT INCREASE THE 100-YEAR FULLY DEVELOPED WATER SURFACE ELEVATION IN BUFFALO CREEK.

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE, SUITE 750
DALLAS, TEXAS 75225
Ph. (214) 987-0700
Contact: Spencer Byington

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www.mcadamsco.com

McADAMS

SWBC ROCKWALL PHASE II

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

DETAILED GRADING PLAN

MCADAMS
TBPE: 19762

Drawn By:	CMK
Date:	12/30/2020
Scale:	1"=10'
Revisions:	
	02/11/2021
	03/11/2021
	05/07/2021
	07/12/2021
A	09/25/2023 – AS-BUILTS

WBC20000

C3.05

File: M:\Projects\WBC-20000\04-Production\As-Builts\Sheets\WBC20000-AsBt-C3
Plotted: 9/26/2023 10:50 AM, by Matthew St. Marie; Saved: 9/25/2023 3:35 PM, by smorie