

2300 Discovery Blvd. Rockwall, Texas 75032

SWBC Rockwall Addition, PH II

PARKING SPOTS REQUIRED

173 (1.5)

36(2.5)

1/300 SF

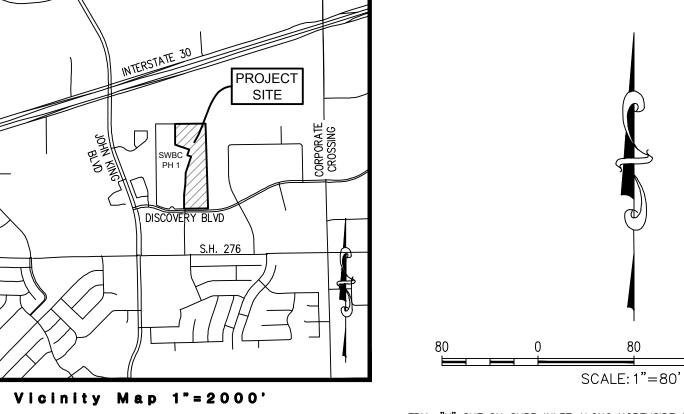


SITE SUMMARY TABLE

# OF UNITS

173

**UNIT PARKING PROVIDED** 



Rockwall

Apartments

21.275 AC

926,739 SF

386,683 SF

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.

## GENERAL NOTES

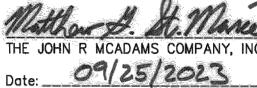
MEASURED ELEV. = 566.83

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE STATED.
- . 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.
- 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.
- 7. ANY BACK OF CURB EXPOSED TO GREATER THAN 6" SHALL BE STONECLAD (OR APPROVED EQUAL).

- WATERLINE TO HAVE 10' EASEMENT ON EACH SIDE FOR A
- . NO STRUCTURES OR OVERHANGS ALLOWED IN UTILITY OR DETENTION EASEMENTS.

## RETAINING WALL NOTES

- RETAINING WALLS OVER 3' IN HEIGHT (INCLUDING THE FOOTING)
- REFERENCE SHEET C8.06 FOR STRUCTURAL DETAILS. ALL WALLS TO BE STONE, ROCK, OR OTHER KIND OF
- 4. WHERE INDICATED ON THE PLANS, RETAINING WALLS TO HAVE
- A TRAFFIC RATED GUARD RAIL INTEGRATED INTO DESIGN.

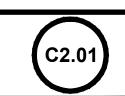


MATTHEW G. ST. MARIE

**MCADAMS** TBPE: 19762

9/25/2023 - AS-BUIL

**WBC20000** 



TOTAL EASEMENT WIDTH OF 20'. MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER. MASONRY. NO SMOOTH WALLS ALLOWED. 5. ALL CITY R.O.W. TO BE SODDED PRIOR TO ACCEPTANCE. 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 CONTRACTOR AND FIELD VERIFICATIONS. THE RESPON THE JOHN R MCADAMS COMPANY, INC. 09/25/2023 **OWNER/DEVELOPER** SWBC ROCKWALL LP 5949 SHERRY LANE, SUITE 750 DALLAS, TEXAS 75225 Ph. (214) 987-0700 Contact: Spencer Byington