

PAVING, STORM DRAIN, WATER, AND  
SANITARY SEWER CONSTRUCTION PLANS  
for  
**OAC SENIOR LIVING, LLC**  
ROCKWALL BY-PASS ADDITION  
LOT 1, BLOCK 1

1870 SOUTH JOHN KING BOULEVARD  
ROCKWALL, TEXAS

**OWNER/DEVELOPER:**

OAC SENIOR LIVING, LLC  
610 TOWSON AVENUE  
FORT SMITH, AR 72901  
TEL: 479-783-5015  
CONTACT: RICK GRIFFIN

**ARCHITECT:**

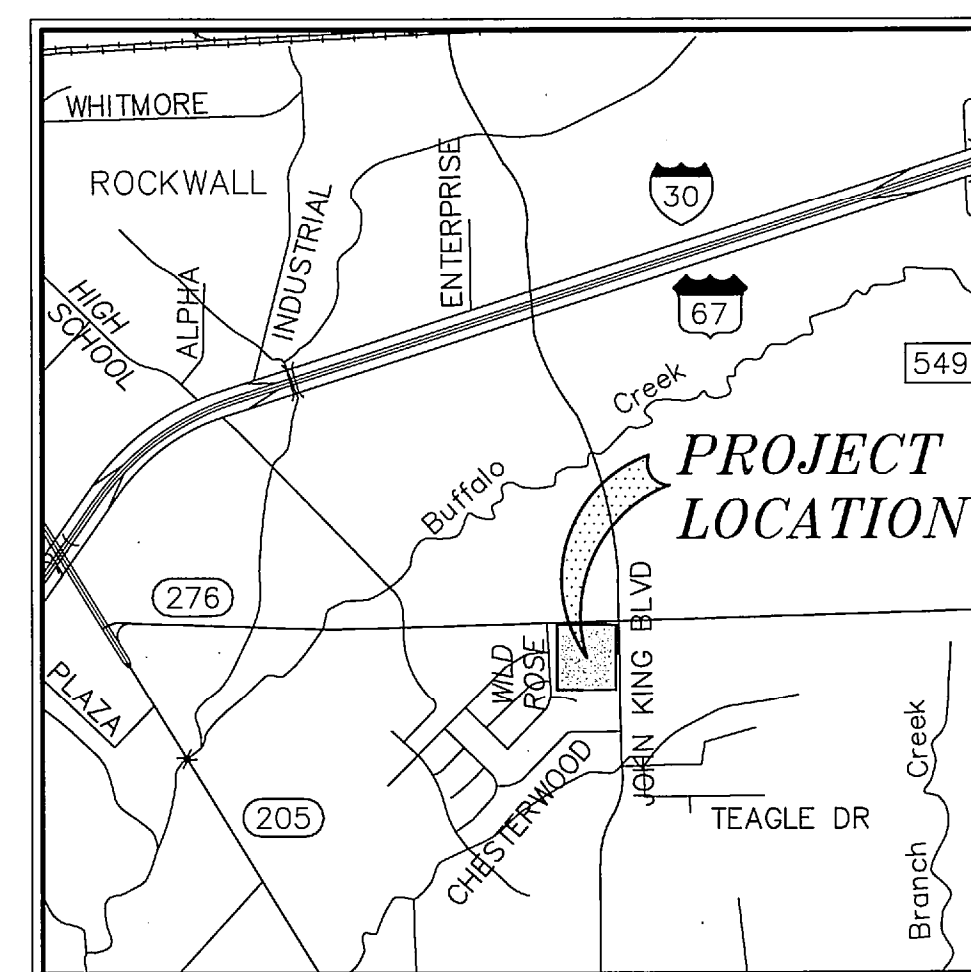
WILLIAM STAFFORD  
610 TOWSON AVENUE, SUITE B  
FORT SMITH, ARKANSAS 72901  
(479) 783-5015

**PREPARED BY:**

**mimja**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
texas registration number: f-2759  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com  
EMAIL: acasco@mmatexas.com  
CONTACT: ANDRES E. CASCO, P.E.

**RESPONSIBILITY NOTE:**

"ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."



**VICINITY MAP**

NO SCALE

MAPSCO GRID: 30D-B

ISSUE DATE: APRIL, 2013  
CONSTRUCTION START DATE: JULY, 2013

BM NO. 1  
CITY OF ROCKWALL R-19. BRASS MONUMENT AT THE  
NORTHWEST CORNER OF SILVERVIEW & DIAMOND WAY, ±500'  
SOUTH OF SH 276.

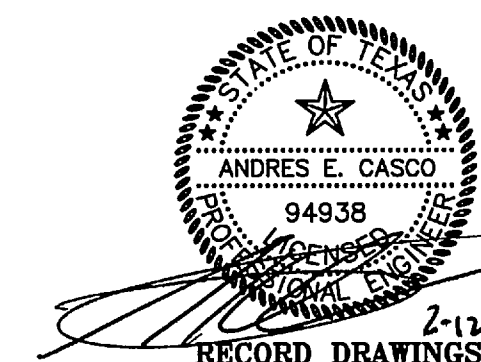
PUBLISHED NAVD88 ELEV: 600.69'

BM NO. 2  
BOX CUT ON TOP OF THE WEST CURB LINE OF SH 205 BYPASS,  
ON THE SOUTH CURB RETURN OF A DRIVEWAY, 615' SOUTH OF  
THE CENTERLINE OF SH 276, AND 19' NORTHEAST OF A 5/8"  
CAPPED IRON ROD STAMPED "MYCOSKIE MCINNIS".

ELEV: 581.15'

**SHEET INDEX**

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	COVER SHEET
2-3	FINAL PLAT
4-5	SITE PLAN (SHEET A AND B)
6	DIMENSION CONTROL PLAN
7	PAVING PLAN
8-8a	GRADING PLAN
9	DRAINAGE AREA MAP
10	DRAINAGE CALCULATIONS
11	STORM DRAIN PLAN
12	STORM DRAIN PROFILE: SD-A, SD-B, SD-C, & SD-D
13	STORM DRAIN PROFILE: LATERALS "A"
14	STORM DRAIN PROFILE: LATERALS "B"
15	DETENTION POND SYSTEM
16	DETENTION POND CALCULATIONS
17-18	UTILITY PLAN (SHEET A AND B)
19	SANITARY SEWER PROFILE: SS-A
20	EROSION AND SEDIMENT CONTROL PLAN
21-25	CONSTRUCTION DETAILS
L1.01	TREE MITIGATION PLAN
L1.02-L1.05	LANDSCAPE PLAN AND DETAILS



**REVISION TABLE**

TO THE BEST OF OUR KNOWLEDGE  
MYCOSKIE MCINNIS ASSOCIATES, INC.  
HEREBY STATES THAT THIS PLAN IS  
AS-BUILT. THIS IS BASED ON  
SURVEY DATA, VISUAL  
POST-CONSTRUCTION FIELD  
OBSERVATIONS AND INFORMATION  
PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

REV. DATE DESCRIP. BY

CAMBRIDGE COMPANIES, INC.  
VOL. 99, PG. 1022  
DRRCT

J.M. ALLEN SURVEY ~  
ABSTRACT NO. 2

STATE HIGHWAY NO. 276  
(120' RIGHT-OF-WAY)

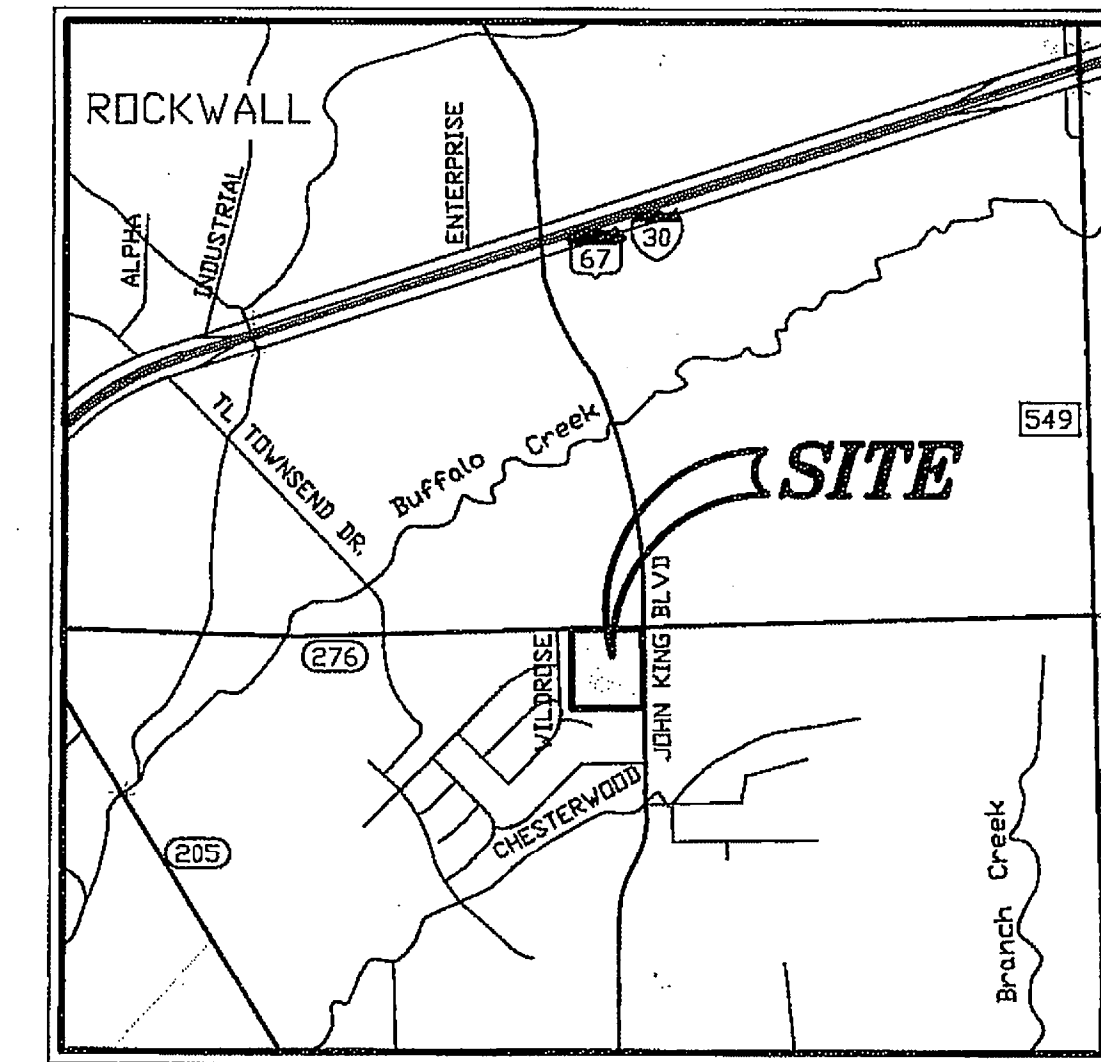
TxDOT CONC. MONUMENT  
NE COR. LOT 2, BLOCK X  
BEARS S01°03'58"E ~ 0.79'  
FROM SET MMA CORNER

1/2" CIRF "STOVALL ASSOC."  
BEARS S87°37'01"E ~ 0.51'  
FROM SET MMA CORNER

NAD 83 GRID  
N: 7,018,945.23  
E: 2,603,328.73

CITY OF ROCKWALL R019, BRASS MON.  
BEARS S81°54'34"E ~ 6268.12'

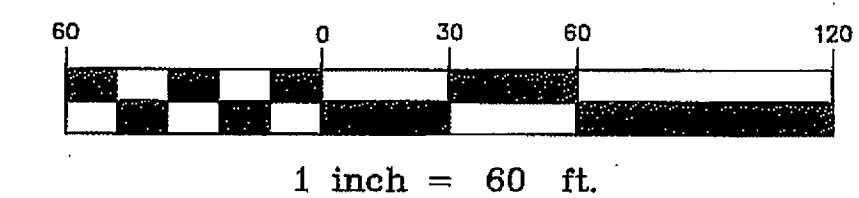
LINE	BEARING	DISTANCE
L1	N88°54'59"E	20.50'
L2	N88°54'59"E	20.50'
L3	S89°10'18"W	6.22'
L4	S01°05'01"E	15.00'
L5	S40°35'29"W	29.20'
L6	N01°05'01"W	10.00'
L7	S88°54'59"W	10.00'
L8	S01°05'01"E	10.00'
L9	S01°05'01"E	9.00'
L10	N88°54'59"E	9.00'
L11	S01°05'01"E	9.00'
L12	S01°05'01"E	5.00'
L13	S88°54'59"W	5.00'
L14	S01°05'01"E	5.00'
L15	N01°05'01"W	10.00'
L16	S88°54'59"W	10.00'
L17	S01°05'01"E	9.36'
L18	S01°05'01"E	9.99'
L19	N88°54'59"E	10.00'
L20	N01°05'01"W	10.00'
L21	S01°05'01"E	10.00'
L22	N88°54'59"E	10.00'
L23	N01°05'01"W	10.00'



VICINITY MAP  
N.T.S.

\* LEGEND/ABBREVIATIONS \*

CIRS	CAPPED IRON ROD SET
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OPRRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
C.M.	CONTROLLING MONUMENT
ESMT.	EASEMENT
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
POB	POINT OF BEGINNING
COR.	CORNER
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
W.E.	WATERLINE EASEMENT



FINAL PLAT  
OF  
ROCKWALL BYPASS ADDITION  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
BEING 6.775 ACRES OF LAND  
LOCATED IN THE W. H. BAIRD SURVEY ~  
ABSTRACT NO. 25, IN THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JUNE, 2013  
ENGINEER/SURVEYOR

mim/a

mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning

type registration number: 1-2758  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

OWNER / DEVELOPER:  
OAC SENIOR LIVING, LLC.  
610 TOWSON AVENUE  
FORT SMITH, ARKANSAS 72901  
(479) 783-5191  
CONTACT: RICK GRIFFIN

SHEET 1 OF 2

4325

20' ALLEY

MEADOWCREEK ESTATES  
PHASE IV  
CAB. E, SLIDE 89  
PRRCT

20' ALLEY

20' ALLEY

POB  
1/2" CIRF  
"TW BARROW 1994"  
(C.M.)

MEADOWCREEK ESTATES  
PHASE IV  
CAB. E, SLIDE 89  
PRRCT

W.H. BAIRD SURVEY ~  
ABSTRACT NO. 25

LOT 1, BLOCK 1  
6.705 ACRES  
292,096 SQUARE FEET  
ZONED PD-10

CALLED 6.775 ACRES  
OAC SENIOR LIVING, LLC  
VOL. 7184, PG. 264  
OPRRCT

REMAINDER  
CALLED 10.28 ACRES  
ROCKWALL BYPASS, LTD.  
VOL. 2852, PG. 109  
DRRCT

40' GAS EASEMENT  
VOL. 2330, PG. 192  
DRRCT

SOUTH JOHN KING BLVD.  
(110' RIGHT-OF-WAY)

CENTERLINE

REMAINDER  
CALLED 172,854 ACRES  
LOFLAND FARMS, LTD.  
VOL. 1392, PG. 271  
OPRRCT

ROCKWALL ELEMENTARY SCHOOL #8  
IN LOFLAND FARMS  
CAB. E, SLIDE 375  
PRRCT

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	90°00'00"	S 46°05'01" E	28.28'
C2	44.00'	69.12'	90°00'00"	N 46°05'01" W	62.23'
C3	20.00'	31.42'	90°00'00"	S 46°05'01" E	28.28'
C4	20.00'	31.42'	90°00'00"	S 43°54'59" W	28.28'
C5	20.00'	31.33'	89°44'42"	S 45°57'22" E	28.22'
C6	25.50'	15.25'	34°15'20"	N 72°02'37" E	15.02'
C7	20.00'	5.62'	16°05'38"	S 09°07'50" E	5.60'
C8	20.00'	29.25'	83°47'42"	N 49°11'35" W	26.71'
C9	44.00'	56.76'	73°54'22"	S 54°07'50" E	52.90'
C10	44.00'	12.36'	16°05'38"	S 09°07'50" E	12.32'
C11	20.00'	31.42'	90°00'00"	S 43°54'59" W	28.28'
C12	20.00'	31.42'	90°00'00"	N 46°05'01" W	28.28'
C13	20.00'	31.42'	90°00'00"	N 43°54'59" E	28.28'
C14	20.00'	25.80'	73°54'22"	S 54°07'50" E	24.05'



# OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, OAC SENIOR LIVING, LLC, acting by and through the undersigned, it's duly authorized agent, is the sole owner of a 6.775 acre tract of land located in the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, being all of a called 6.775 acre tract of land as described in the Special Warranty Deed to OAC Senior Living, LLC, filed for record in County Clerks Instrument No. 2013-486465, of the Official Public Records of Rockwall County, Texas (OPRRCT), said 6.775 acre tract of land being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found stamped "TW Barrow 1994" (controlling monument) on the east line of a 20' public alley and being the northwest corner of Lot 10, Block K, Meadowcreek Estates, Phase IV, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet E, Slide 89, Plat Records, Rockwall County, Texas (PRRCT), same being the southwest corner of said called 6.775 acre tract of land;

THENCE North 01 degrees 03 minutes 58 seconds West, along the east line of said public alley, being common to the west line of said called 6.775 acre tract of land, at a distance of 30.35 feet (19.88' left - perpendicular), passing a 1/2 inch capped iron rod found stamped "TW Barrow 1994" for the southeast corner of Lot 7, Block K, of said Meadowcreek Estates, Phase IV, at a distance of 240.50 feet (20.08' left - perpendicular), passing a 1/2 inch capped iron rod found stamped "TW Barrow 1994" for the southeast corner of Lot 4, Block K, of said Meadowcreek Estates, Phase IV, at a distance of 380.44 feet (19.96' left - perpendicular), passing a 1/2 inch capped iron rod found stamped "TW Barrow 1994" for the southeast corner of Lot 2, Block K, of said Meadowcreek Estates, Phase IV, at a distance of 474.86 feet, passing a 1/2 inch capped iron rod found stamped "TW Barrow 1994" for the southeast corner of Lot 1, Block K, of said Meadowcreek Estates, Phase IV, at a distance of 570.80 feet passing a concrete TXDOT monument found for northeast corner of Lot 2, Block X, of said Meadowcreek Estates, Phase IV, and continuing in all a total distance of 571.58 feet to a 5/8" capped iron rod set stamped "Mycoskie McInnis" on the south right-of-way line of State Highway No. 276, a 120' right-of-way, being the northwest corner of the herein described tract of land, from which a 1/2" capped iron rod found stamped "Stovall & Assoc." bears South 87 degrees 37 minutes 01 seconds East, a distance of 0.51 feet;

THENCE North 89 degrees 14 minutes 42 seconds East, along said south right-of-way line, a distance of 516.56 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" on the west right-of-way line of South John King Boulevard, a 110' right-of-way;

THENCE South 01 degrees 05 minutes 01 seconds East, along said west right-of-way line, a distance of 570.92 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" for the southeast corner of said called 6.775 acre tract of land;

THENCE South 89 degrees 10 minutes 18 seconds West, departing said west right-of-way line, and along the south line of said called 6.775 acre tract of land, at a distance of 294.03 feet passing a 1/2 inch capped iron rod found stamped "Stovall & Assoc." for the northeast corner of Lot 11, Block K, of said Meadowcreek Estates, Phase IV, and continuing in all a total distance of 516.73 feet, to the POINT OF BEGINNING and containing 6.775 acres (295,129 square feet) of land, more or less.

## OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL BYPASS ADDITION, to the City of Rockwall, Texas, and whose name is described hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL BYPASS ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or public utility shall at all times have the right of ingress and egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the subdivision regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall, or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer, and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing commercial rates, or have the same made by the contractor and pay for the same out of escrow deposit, should the developer and/or owner fail or refuse to install the required the improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or the developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. I, my successors and assigns hereby waive any claim, damage or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: OAC Senior Living, LLC

By: Rick Griffin

Name: Rick Griffin

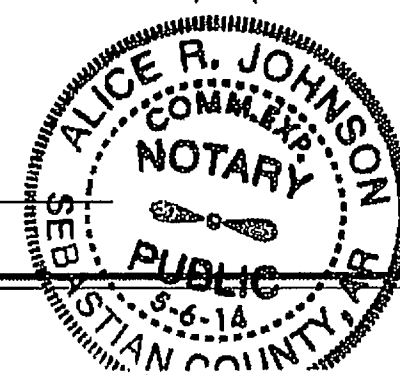
Title: Manager

STATE OF ARKANSAS  
COUNTY OF SEBASTIAN

Before me, the undersigned authority, on this day personally appeared Rick Griffin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 24 day of June, 2013.

Alice R. Johnson Sebastian, Arkansas 5/16/14  
Notary Public in and for said County and State My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

Plan North  
Planning and Zoning Commission

5/28/13  
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 28 day of June, 2013.

Witness our hands, this 19th day of July, 2013.

This approval shall be invalid unless the approved plat for such addition is recorded in the off of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 19th day of July, 2013.

Paul Sweet  
Mayor, City of Rockwall

Kristy Anthony  
City Secretary

Commissioners  
City Engineer

## GENERAL NOTES

- 1) Bearings shown hereon are in reference to NAD 83 - Texas Coordinate System - North Central Zone, 4202, based on GPS observations utilizing the Leica GPS Reference Network.
- 2) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the city the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 3) The maximum building height is 31.5 feet.
- 4) The building construction type is VA (1 hour fire rated) with automatic sprinkler system.

## SURVEYOR'S CERTIFICATION

I, Merle W. Miller, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey, and upon completion of construction, all lot corners, angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents the property as determined by a survey made by me or under my direct supervision.

Merle W. Miller  
Registered Professional  
Land Surveyor No. 5438  
State of Texas

Date: June 17, 2013



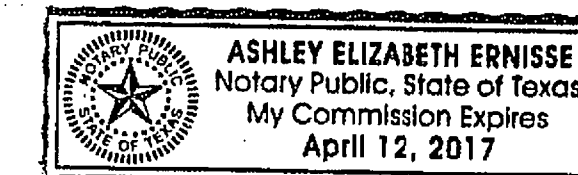
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Merle W. Miller, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 17 day of June, 2013.

Notary Public in and for the State of Texas

4/12/2017  
My Commission Expires:



## FINAL PLAT

OF  
**ROCKWALL BYPASS ADDITION**  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
BEING 6.775 ACRES OF LAND  
LOCATED IN THE W. H. BAIRD SURVEY ~  
ABSTRACT NO. 25, IN THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JUNE, 2013  
ENGINEER/SURVEYOR

m/m/a

mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning

telephone registration number: f - 2759  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

OWNER / DEVELOPER:  
OAC SENIOR LIVING, LLC.  
610 TOWSON AVENUE  
FORT SMITH, ARKANSAS 72901  
(479) 783-5191  
CONTACT: RICK GRIFFIN

SHEET 2 OF 2

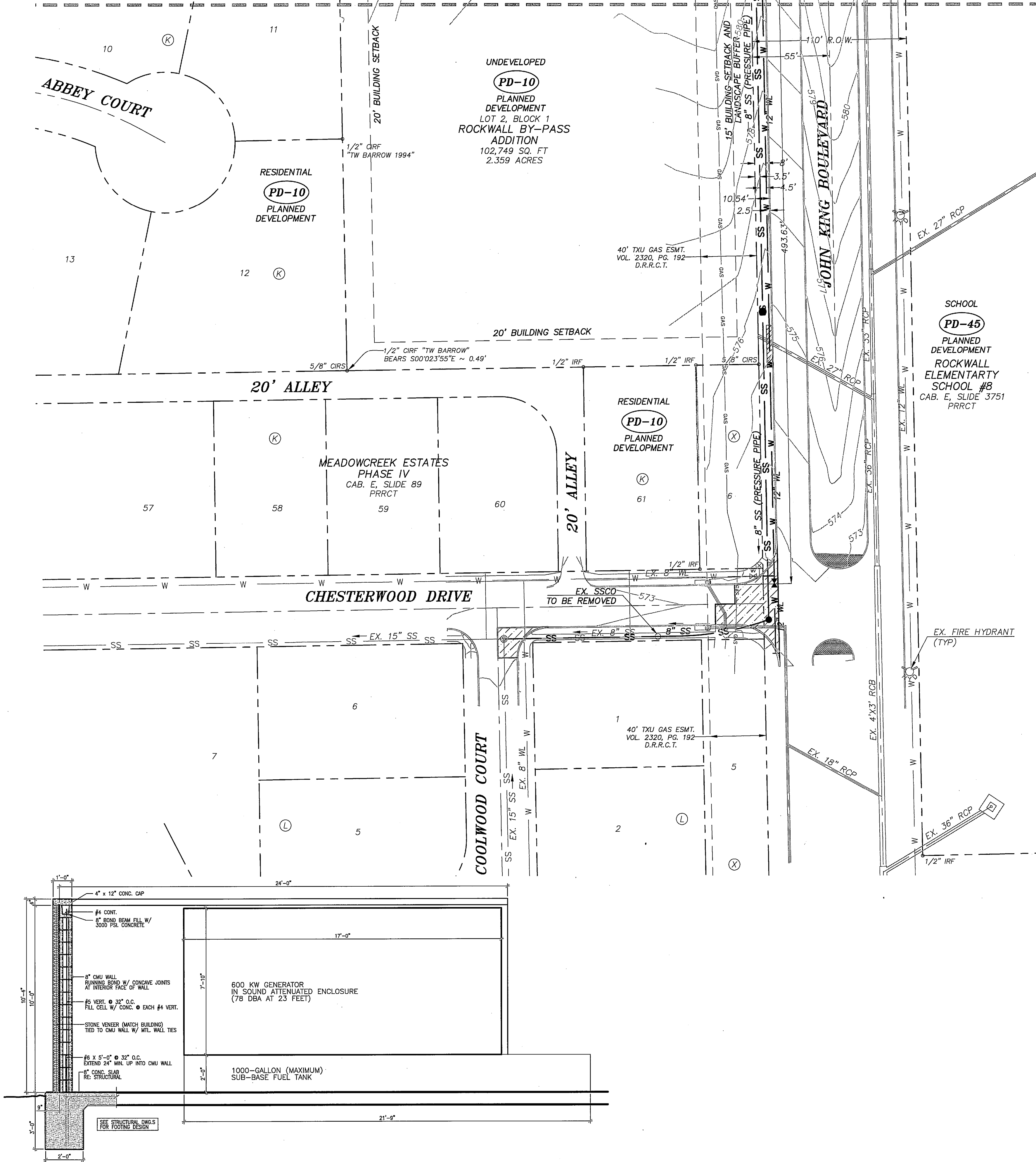
4326



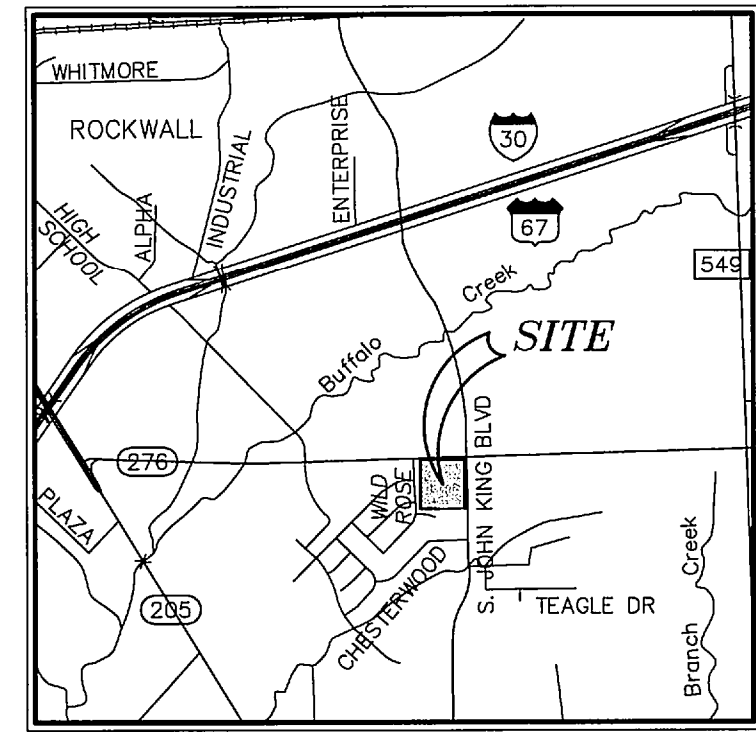
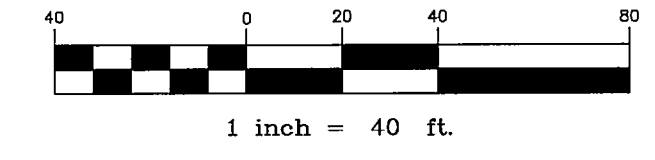
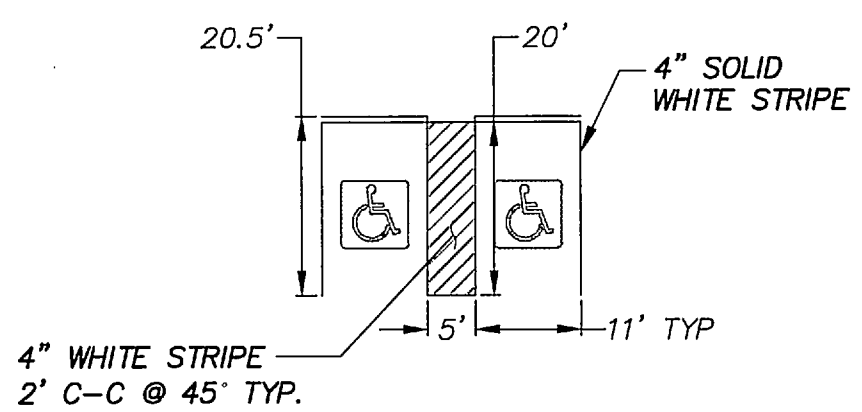




SHEET A



TYPICAL ACCESSIBLE PARKING  
DETAIL



VICINITY MAP  
N.T.S.

NOTES:

1. TYPICAL PARKING STALL IS 20' LONG X 9' WIDE.
2. ACCESSIBLE PARKING STALL IS 20' LONG X 11' WIDE.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
6. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
7. FIRE LANES SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TEN TO TWENTY FIVE FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.
8. PARKING STALL LINE SHALL BE A 4" SOLID WHITE STRIPE.
9. REFER TO PHOTOMETRIC PLAN FOR LIGHTING TYPE AND INTENSITY INFORMATION.
10. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND.
11. THERE SHALL BE AT LEAST 3' CLEARANCE AROUND FIRE HYDRANTS.
12. PROPOSED LIGHT FIXTURES SHALL BE 20 FT ABOVE FINISHED GRADE.
13. ALL SIDEWALK AND PAVEMENT WILL BE CONCRETE UNLESS OTHERWISE NOTED.
14. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL SIGNS.
15. PROPOSED CONSTRUCTION TYPE IS VA (1-HOUR FIRE RATED) WITH AUTOMATIC FIRE SPRINKLER SYSTEM.
16. ALL DRIVES AND PARKING AREAS SHALL BE CONCRETE PAVEMENT.
17. ALL PROPOSED STORM SYSTEMS TO BE PRIVATE UNLESS OTHERWISE NOTED.
18. ON-SITE STORM RUNOFF FLOWS TOWARD AND DISCHARGES INTO DETENTION POND.
19. REFERENCE SHEET 1 (SITE PLAN - SHEET A) FOR LEGEND.
20. REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE, GENERATOR UNIT SCREEN, AND AREA LIGHT DETAILS.

BENCHMARK:

BM No. 1  
City of Rockwall R-19. Brass monument at the northwest corner of Silverview & Diamond Way, ±500' south of SH 276.  
Published NAVD88 Elev. 600.69'

BM No. 2  
Box cut on top of the west curb line of SH 205 Bypass, on the south curb return of a driveway, 615' south of the centerline of SH 276, and 19' northeast of a 5/8" capped iron rod stamped "Mycoskie McInnis".  
Elev. 581.15'

GENERAL UTILITY NOTES:

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

ARCHITECT:  
WILLIAM STAFFORD  
P.O. BOX 1166  
FORT SMITH, AR 72902  
TEL: (479) 783-5015

OWNER/DEVELOPER:  
OAC SENIOR LIVING  
CENTER, LLC  
610 TOWSON AVENUE  
FORT SMITH, AR 72902  
TEL: (479) 783-5015  
CONTACT: RICK GRIFFIN

SUBMITTAL DATE: APRIL 30, 2013

OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDITION  
SITE PLAN - SHEET B  
ROCKWALL, TEXAS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**m|m|p|a**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
type registration number: f - 2759  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

STATE OF TEXAS  
ANDRES E. CASCO  
94938  
Professional Engineer  
2-12-15

RECORD DRAWINGS  
PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE  
MYCOSKIE MCINNIS ASSOCIATES, INC.  
HEREBY STATES THAT THIS PLAN IS  
AS-BUILT. THIS IS BASED ON  
SURVEY DATA, VISUAL  
POST-CONSTRUCTION FIELD  
OBSERVATIONS AND INFORMATION  
PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

REV. DATE DESCRIP. BY

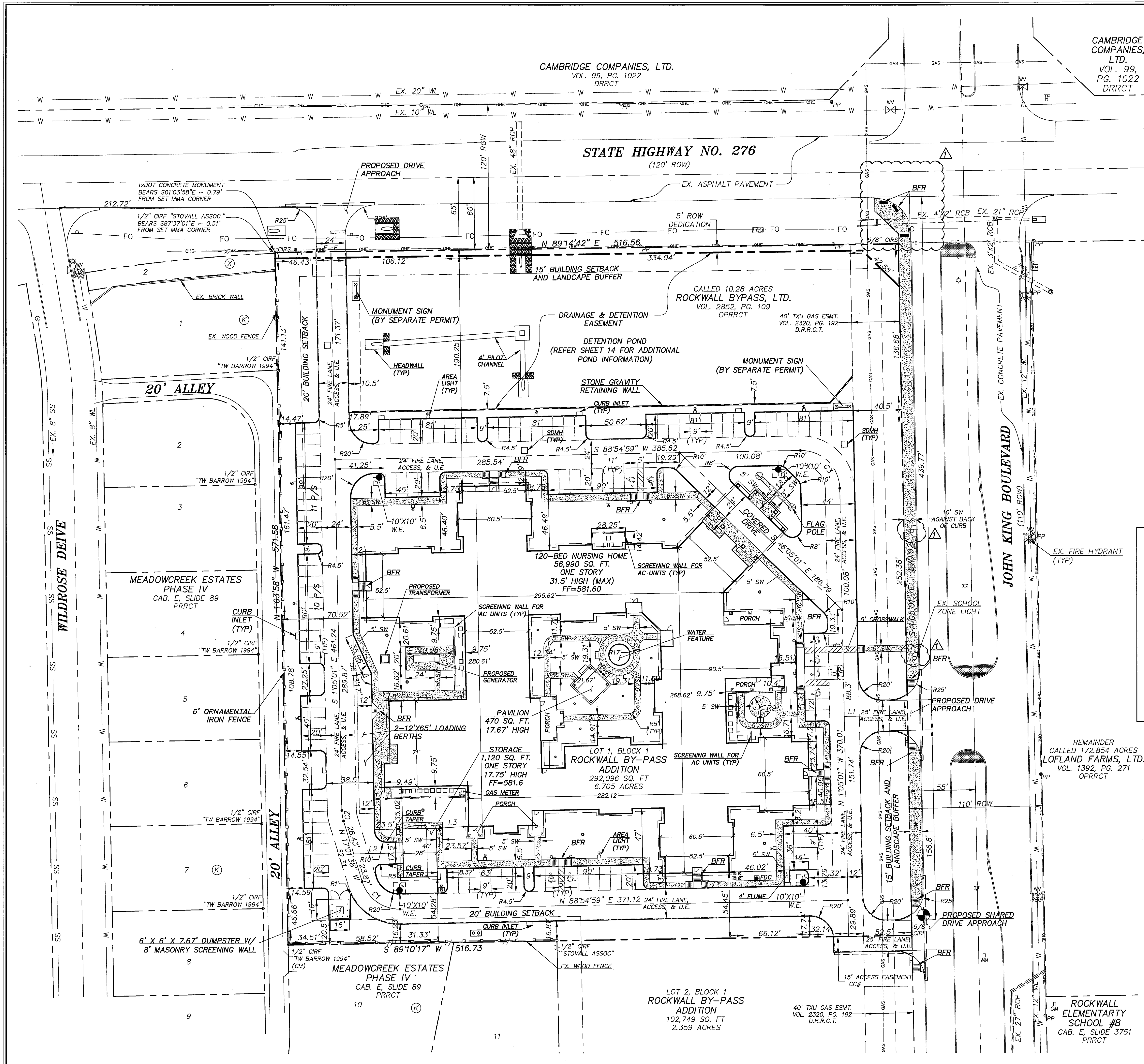
SHEET CONTENT:  
SITE PLAN -  
SHEET B

SHEET NO:  
5

COPYRIGHT © 2013 MMA, INC.

GENERATOR SCREEN  
1/2" = 1' (SECTION)

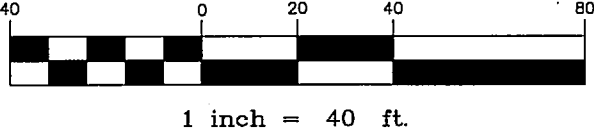




CAMBRIDGE COMPANIES, LTD.  
VOL. 99, PG. 1022  
D.R.R.C.T.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	41.28	32.00	73° 54' 22"	S54° 07' 50"E	38.47
C2	8.99	32.00	16° 05' 38"	S9° 07' 50"E	8.96
C3	50.27	32.00	90° 00' 00"	N46° 05' 01"W	45.25

Line Table		
Line #	Length	Direction
L1	52.50	N88° 54' 59"E
L2	40.86	S88° 54' 59"W
L3	27.01	N86° 34' 10"E



- NOTES:**
1. TYPICAL PARKING STALL IS 20' LONG X 9' WIDE.
  2. ACCESSIBLE PARKING STALL IS 20' LONG X 11' WIDE.
  3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  4. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
  5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
  6. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
  7. FIRE LINES SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TEN TO TWENTY FIVE FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.
  8. PARKING STALL LINE SHALL BE A 4" SOLID WHITE STRIPE.
  9. REFER TO PHOTOMETRIC PLAN FOR LIGHTING TYPE AND INTENSITY INFORMATION.
  10. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND.
  11. THERE SHALL BE AT LEAST 5' CLEARANCE AROUND FIRE HYDRANTS.
  12. ALL SIDEWALK AND PAVEMENT WILL BE CONCRETE UNLESS OTHERWISE NOTED.
  13. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL SIGNS.
  14. PROPOSED CONSTRUCTION TYPE IS VA (1-HOUR FIRE RATED) WITH AUTOMATIC FIRE SPRINKLER SYSTEM.
  15. ALL DRIVES AND PARKING AREAS SHALL BE CONCRETE PAVEMENT.
  16. ALL PROPOSED STORM SYSTEMS TO BE PRIVATE UNLESS OTHERWISE NOTED.
  17. ON-SITE STORM RUNOFF FLOWS TOWARD AND DISCHARGES INTO DETENTION POND.

LEGEND:		
FIRE LANE	---	EXISTING BURIED TELEPHONE
TYPICAL ACCESSIBLE SPACE	⊕	EXISTING POWER POLE
TRAFFIC SIGN	+	EXISTING LIGHT POLE
EXISTING STORM DRAIN	---	PROPOSED AREA LIGHT
EXISTING STORM DRAIN INLET	⊕	UTILITY EASEMENT
EXISTING SANITARY SEWER	SS	WATER EASEMENT
EXISTING SEWER MANHOLE	⊕	PARKING SPACE
EXISTING WATER LINE	W	ACCESSIBLE PARKING SPACE
EXISTING FIRE HYDRANT	⊕	SIDEWALK
FIRE DEPARTMENT CONNECTION (FDC)	⊕	BARRIER FREE RAMP
EXISTING OVERHEAD ELECTRIC	OHE	FIRE LINE
EXISTING BURIED ELECTRIC	UGE	

**RESPONSIBILITY NOTE:**  
"ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

**BENCHMARK:**  
BM NO. 1  
CITY OF ROCKWALL R-19. BRASS MONUMENT AT THE NORTHWEST CORNER OF SILVERVIEW & DIAMOND WAY, ±500' SOUTH OF SH 276.  
PUBLISHED NAVD88 ELEV: 600.69'

BM NO. 2  
BOX CUT ON TOP OF THE WEST CURB LINE OF SH 205 BYPASS, ON THE SOUTH CURB RETURN OF A DRIVEWAY, 615' SOUTH OF THE CENTERLINE OF SH 276, AND 19' NORTHEAST OF A 5/8" CAPPED IRON ROD STAMPED "MYCOSKIE MCINNIS".  
ELEV: 581.15'

**GENERAL UTILITY NOTES:**  
ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

# OAC SENIOR LIVING, LLC. ROCKWALL BY-PASS ADDITION DIMENSION CONTROL PLAN ROCKWALL, TEXAS

**PROJECT TITLE:**  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**mycoskie+mcinnis+associates**  
civil engineering surveying landscape architecture planning  
license registration number: f-2759  
200 east obrom  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mma-texas.com

**RECORD DRAWINGS**  
PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE MYCOSKIE MCINNIS ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS IS BASED ON SURVEY DATA, VISUAL POST-CONSTRUCTION FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC  
02.12.15 AS-BUILT REVISIONS AEC  
REV. DATE DESCRIP. BY  
SHEET CONTENT:  
**DIMENSION CONTROL PLAN**  
SHEET NO:  
**6**  
COPYRIGHT © 2013 MMA, INC.



# CONSTRUCTION JOINT NOTES:

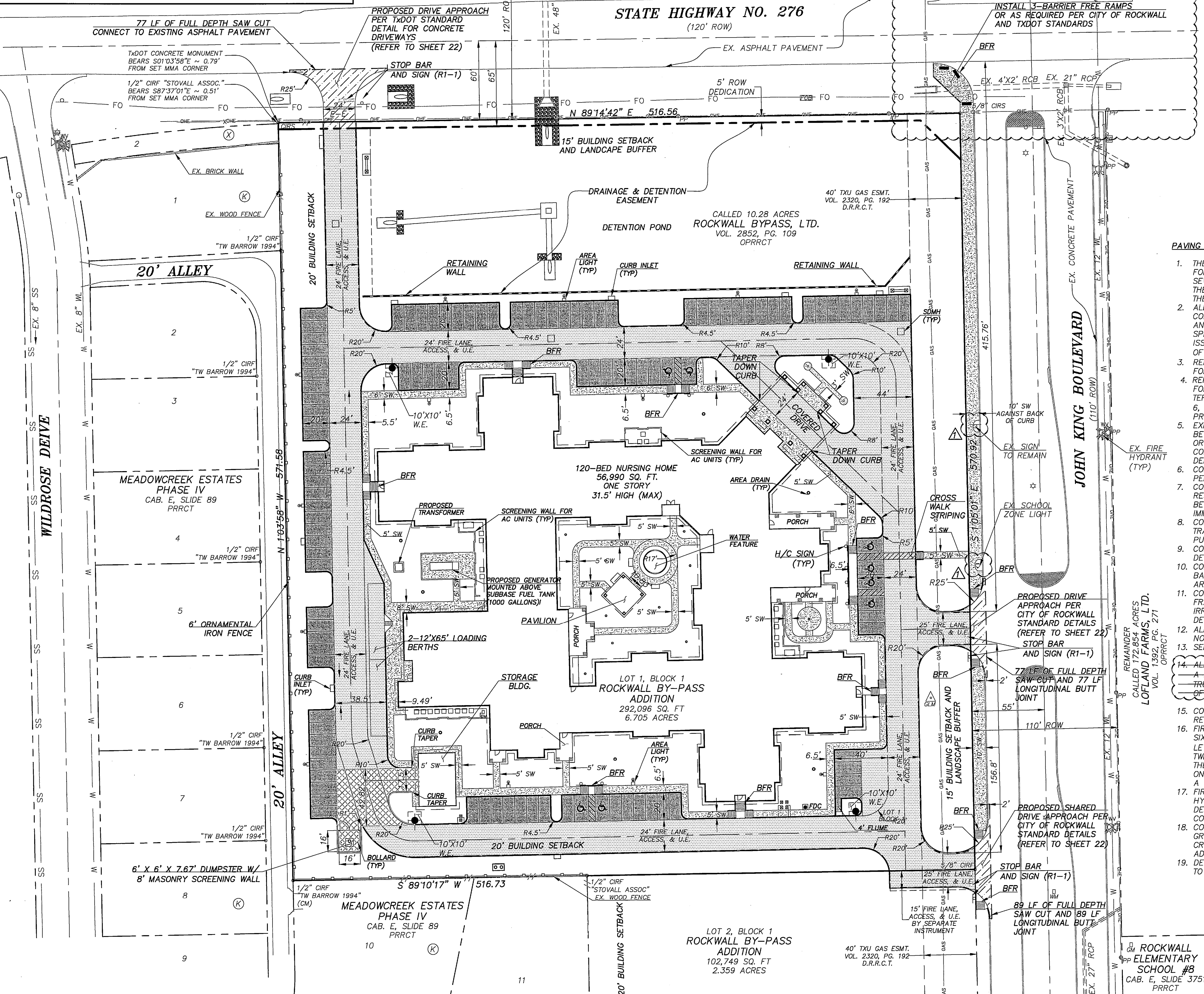
DUMMY JOINTS SHOULD BE FORMED BY ONE OF THE FOLLOWING METHODS: SAWED, HAND-FORMED OR FORMED BY PREMOLDED FILLER. JOINT DEPTH SHOULD BE EQUAL TO ONE-THIRD (1/3) OF THE SLAB THICKNESS. HAND FORMED JOINTS SHOULD HAVE A MAXIMUM EDGE RADIUS OF ONE-FOURTH (1/4) INCH. SAWING OF JOINTS SHOULD BEGIN AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. ALL JOINTS SHOULD BE COMPLETED BEFORE UNCONTROLLED SHRINKAGE CRACKING OCCURS. JOINTS SHOULD BE CONTINUOUS ACROSS THE SLAB UNLESS INTERRUPTED BY FULL-DEPTH PREMOLDED JOINT FILLER AND SHOULD EXTENDED COMPLETELY THROUGH THE CURB. ALL JOINT OPENINGS SHALL BE CLEANED AND SEALED BEFORE OPENING PAVED AREA TO TRAFFIC.

## JOINT SPACING

EXPANSION JOINTS 80' MAX  
SAWED JOINTS 18' APPROX., 20' MAX FOR 5" AND 6" PAVEMENT  
CONSTRUCTION JOINTS LOCATED AT SAWED JOINTS OR EXPANSION JOINTS.

CAMBRIDGE COMPANIES, LTD.  
VOL. 99, PG. 1022  
D.R.R.C.T.

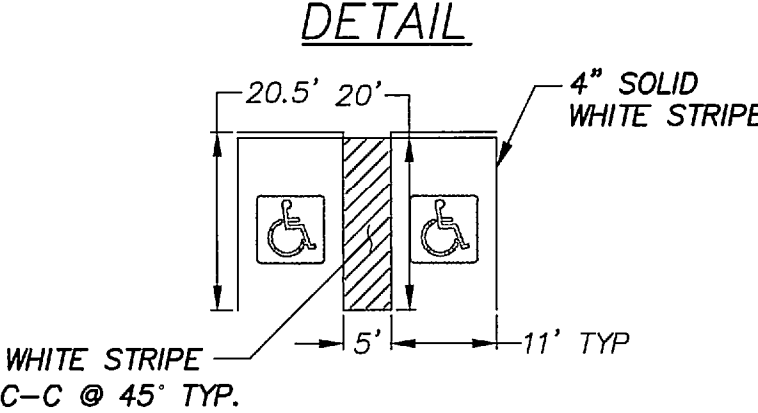
CAMBRIDGE COMPANIES, LTD.  
VOL. 99, PG. 1022  
D.R.R.C.T.



## LEGEND:

- 4" - 3000 PSI CLASS "A" (5.5 SACK MIN.) CONCRETE SIDEWALK WITH #3 BARS @ 24" OCEW OVER 6" COMPACTED SUBGRADE TO 95% STD. PROCTOR DENSITY
- 5" - 3000 PSI CLASS "C" (6.5 SACK MIN.) CONCRETE PAVEMENT WITH #3 BARS @ 18" OCEW OVER 6" COMPACTED SUBGRADE TO 95% STD. PROCTOR DENSITY
- 6" - 3600 PSI CLASS "C" (6.5 SACK MIN.) CONCRETE PAVEMENT WITH #3 BARS @ 18" OCEW OVER 6" COMPACTED SUBGRADE TO 95% STD. PROCTOR DENSITY
- 7" - 3600 PSI CLASS "C" (6.5 SACK MIN.) CONCRETE PAVEMENT WITH #3 BARS @ 18" OCEW OVER 6" COMPACTED SUBGRADE TO 95% STD. PROCTOR DENSITY
- 8" - 3600 PSI CLASS "C" (6.5 SACK MIN.) CONCRETE PAVEMENT WITH #3 BARS @ 18" OCEW OVER 6" COMPACTED SUBGRADE TO 95% STD. PROCTOR DENSITY
- PROPOSED BARRIER FREE RAMP
- SIDEWALK

## TYPICAL ACCESSIBLE PARKING DETAIL



## RESPONSIBILITY NOTE:

"ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

## BENCHMARK:

BM NO. 1  
CITY OF ROCKWALL R-19. BRASS MONUMENT AT THE NORTHWEST CORNER OF SILVERVIEW & DIAMOND WAY, ±500' SOUTH OF SH 276.  
PUBLISHED NAVD88 ELEV: 600.69'

## GENERAL UTILITY NOTES:

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

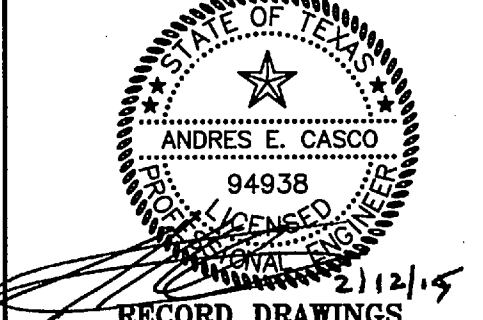
## PAVING NOTES:

- THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF WATER AND SANITARY SEWER APPURTENANCES IN ACCORDANCE WITH THE STANDARD DETAILS AND SPECIFICATION OF THE CITY OF ROCKWALL.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS AND SPECIFICATION, AND TO THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT (NCTCOG) 3RD EDITION.
- REFER TO DIMENSION CONTROL PLAN (SHEET 6) FOR ALL DIMENSIONS.
- REFER TO GEOTECHNICAL ENGINEERING REPORT FOR OAC SENIOR LIVING CENTER PREPARED BY TERRACON CONSULTANTS, INC. DATED SEPTEMBER 6, 2012 (PROJECT NO. 94125167) FOR SUBGRADE PREPARATION & STABILIZATION REQUIREMENTS.
- EXPANSION JOINTS OR ISOLATION JOINTS SHALL BE USED TO ISOLATE FIXED OBJECTS ABUTTING OR WITHIN THE PAVED AREA. THEY SHOULD CONTAIN PREMOLDED JOINT FILLER FOR THE FULL DEPTH OF THE SLAB.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED.
- CONCRETE SURFACE FINISHING SHALL BE SKID RESISTANT. A LIQUID CURING COMPOUND SHALL BE UNIFORMLY SPRAYED ON THE CONCRETE IMMEDIATELY AFTER THE FINISHED OPERATION.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING A TRAFFIC CONTROL PLAN FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL PROVIDE ALL SAFETY DEVICES FOR THE PROTECTION OF THE PUBLIC.
- CONCRETE PAVEMENT AND STRUCTURES SHALL BE BACKFILLED AS SOON AS POSSIBLE AFTER FORMS ARE REMOVED.
- CONTRACTOR RESPONSIBLE FOR IRRIGATION AND FRANCHISE UTILITY SLEEVING. REFERENCE IRRIGATION PLAN FOR IRRIGATION SLEEVING DETAILS.
- ALL CURBS TO BE 6" HIGH UNLESS OTHERWISE NOTED.
- SEE SHEET 22 FOR PAVING DETAILS.
- ALL PRIVATE BARRIER FREE RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE (AKA TRUNCATED DOMES) THE FULL DEPTH AND WIDTH OF RAMP.
- CONTRACTOR TO PROVIDE JOINTING PLAN FOR REVIEW & APPROVAL BY ENGINEER.
- SIX LANES SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TWENTY-FIVE FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.
- FIRE LANE ACCESS MUST BE COMPLETE AND FIRE HYDRANTS MUST BE APPROVED BY THE FIRE DEPARTMENT AND MUST BE IN-SERVICE PRIOR TO CONSTRUCTION PROGRESSING ABOVE FOUNDATION.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING GRADES ON ALL WALKS DO NOT EXCEED 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE. ADJUST GRADES AS NECESSARY.
- DETENTION POND MUST BE OPERATIONAL PRIOR TO PAVING OPERATIONS.

# OAC SENIOR LIVING, LLC. ROCKWALL BY-PASS ADDITION PAVING PLAN ROCKWALL, TEXAS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**mima**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
type registration number: f-2759  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com



RECORD DRAWINGS  
PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE MYCOSKIE MCINNIS ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS IS BASED ON SURVEY DATA, VISUAL POST-CONSTRUCTION FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

02.12.15 AS-BUILT REVISIONS AEC

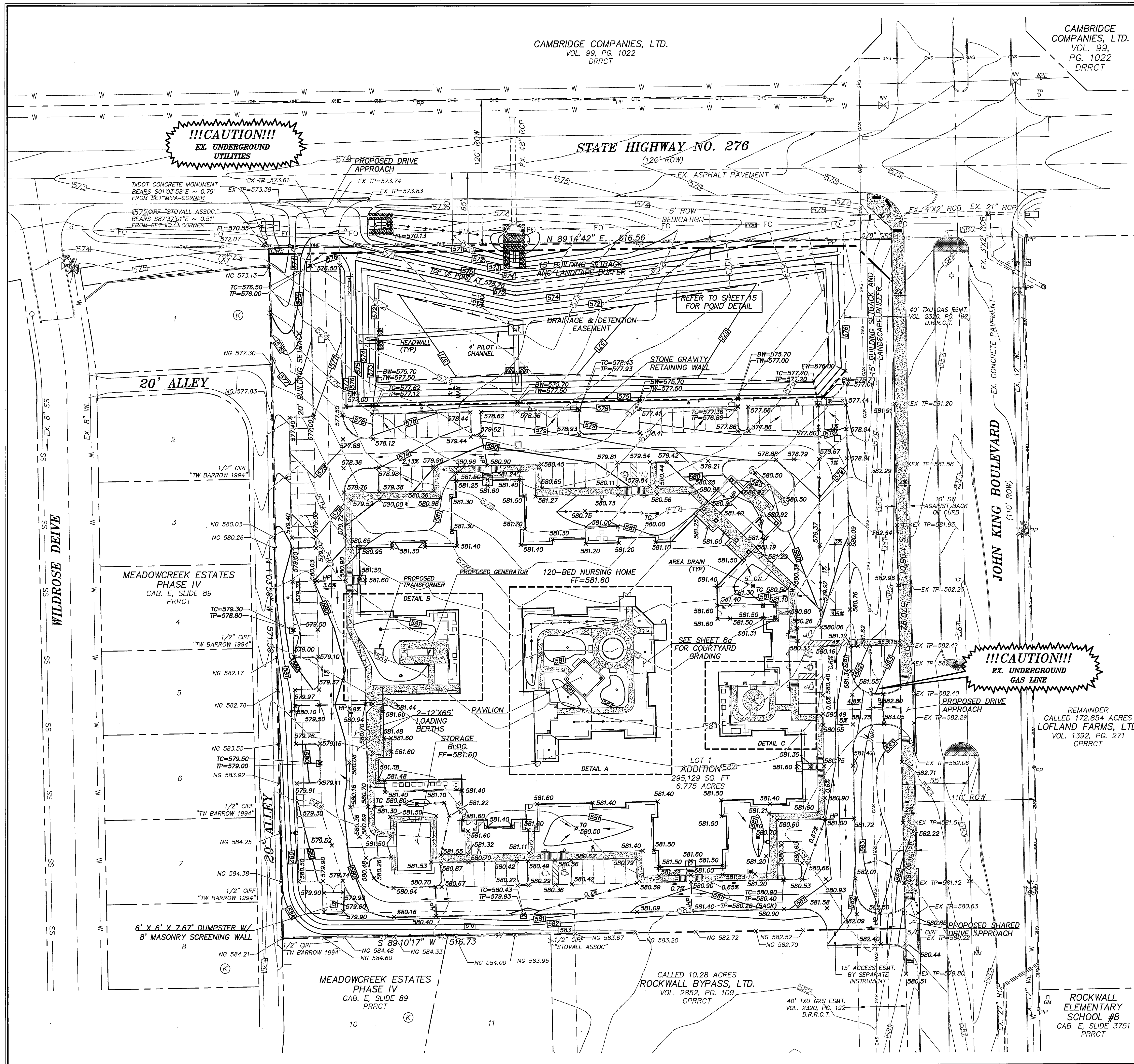
REV. DATE DESCR. BY

SHEET CONTENT:  
PAVING PLAN

SHEET NO:  
7

COPYRIGHT © 2013 MIMA, INC.





# LEGEND:

FINISHED FLOOR ELEVATION	FF=630.0
PROP. TOP OF PAVEMENT OR FINISH GRADE ELEVATION	X 630.00
PROP. CONTOUR	630
EXISTING CONTOUR	630
PROP. STORM DRAIN	
PROP. STORM DRAIN INLET	
EXISTING STORM DRAIN	
EXISTING POWER POLE	PP
PROP. RETAINING WALL	
TOP OF WALL ELEVATION	TW=630.00
BOTTOM OF WALL ELEVATION	BW=630.00
TOP OF GRATE INLET	TG=580.80
TOP OF CURB	TC=630.00
TOP OF PAVEMENT	TP=630.00
NATURAL GRADE	NG

## GRADING NOTES

- CLEARING AND GRUBBING SHALL CONSIST OF REMOVING ALL NATURAL AND ARTIFICIAL OBJECTIONABLE MATERIALS FROM THE PROJECT SITE.
- ALL TREES, SHRUBS AND ALL SCRUB GROWTH SHALL BE CLEARED. ALL DEAD TREES, LOGS, STUMPS, RUBBISH OF ANY NATURE, AND OTHER SURFACE DEBRIS SHALL ALSO BE CLEARED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE SITE OF THE WORK AND THE ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL REMOVE SAME FROM ANY PORTION OF THE SITE.
- THE CONTRACTOR SHALL MAKE A FINAL CLEAN-UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE IN AN ORDERLY MANNER OF APPEARANCE.
- UNSUITABLE MATERIAL, INCLUDING ALL ROCKS MEASURING LARGER THAN 6" IN THE LARGEST DIMENSION, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. CONTRACTOR SHALL, ALSO, COMPLY WITH ALL APPLICABLE LAWS GOVERNING THE SPILLING OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
- THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE CITY OF ROCKWALL.
- WORK IN THE AREA OF DRIVEWAY ALONG S.H. 276 SHALL BE COORDINATED WITH TxDOT AREA ENGINEER.
- TOTAL LOT/DISTURBED AREA IS 6.8 ACRES.
- POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION MUST BE PROVIDED. CONTRACTOR TO ENSURE THERE IS NO PONDING AROUND FOUNDATION.
- THE GRADES SHOWN ON THIS PLAN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- REFER TO GEOTECHNICAL ENGINEERING REPORT FOR OAC SENIOR LIVING CENTER PREPARED BY TERRACON CONSULTANTS, INC. DATED SEPTEMBER 6, 2012 (PROJECT NO. 94125167) FOR SUBGRADE PREPARATION & STABILIZATION REQUIREMENTS.
- SHOULD THE CONTRACTOR ENCOUNTER ANY UNUSUAL GEOLOGICAL CONDITIONS DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING GEOTECHNICAL ENGINEER AND REQUESTING SUPPLEMENTAL RECOMMENDATIONS.
- TESTING IS REQUIRED AND SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE ENGINEER/OWNER AND PAID FOR BY THE OWNER.
- CONTRACTOR SHALL PROVIDE RETAINING WALL DESIGN & PROCESS THROUGH CITY OF ROCKWALL FOR APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING GRADES ON ALL WALKS DO NOT EXCEED 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE. ADJUST GRADES AS NECESSARY.
- ALL FILL TO BE COMPACTED TO A MIN OF 95% STD. DENSITY USING A SHEEP'S FOOT ROLLER.
- DETENTION POND MUST HAVE SIDES AND BOTTOM ANCHORED WITH CURLEX OR SODDED PRIOR TO ANY PAVING INCLUDING SLAB. THE DETENTION MUST BE FULLY FUNCTIONAL PRIOR TO ANY PAVING INCLUDING SLAB.
- ALL DISTURBED AREA IN RIGHT-OF-WAY TO BE SODDED. 75-80% OF ALL DISTRIBUTED AREA ON-SITE TO HAVE ESTABLISHED 1" TALL GRASS PRIOR TO ENGINEERING ACCEPTANCE.

## RESPONSIBILITY NOTE:

"ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

## BENCHMARK:

BM NO. 1  
CITY OF ROCKWALL R-19. BRASS MONUMENT AT THE NORTHWEST CORNER OF SILVERVIEW & DIAMOND WAY, ±500' SOUTH OF SH 276.  
PUBLISHED NAVD88 ELEV: 600.69'

BM NO. 2  
BOX CUT ON TOP OF THE WEST CURB LINE OF SH 205 BYPASS, ON THE SOUTH CURB RETURN OF A DRIVEWAY, 615' SOUTH OF THE CENTERLINE OF SH 276, AND 19' NORTHEAST OF A 5/8" CAPPED IRON ROD STAMPED "MYCOSKIE MCINNIS".  
ELEV: 581.15'

## GENERAL UTILITY NOTES:

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

# OAC SENIOR LIVING, LLC. ROCKWALL BY-PASS ADDITION GRADING PLAN ROCKWALL, TEXAS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**m|ma**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
texas registration number: 1-2759  
200 east abram  
arlington, texas 76010  
817-469-1871  
fax: 817-274-8757  
www.mmaoas.com

**STATE OF TEXAS**  
**ANDRES E. CASCO**  
94938  
2-12-15  
RECORD DRAWINGS

PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE,  
MYCOSKIE MCINNIS ASSOCIATES, INC.  
HEREBY STATES THAT THIS PLAN IS  
AS-BUILT. THIS IS BASED ON  
SURVEY DATA, VISUAL  
POST-CONSTRUCTION FIELD  
OBSERVATIONS AND INFORMATION  
PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

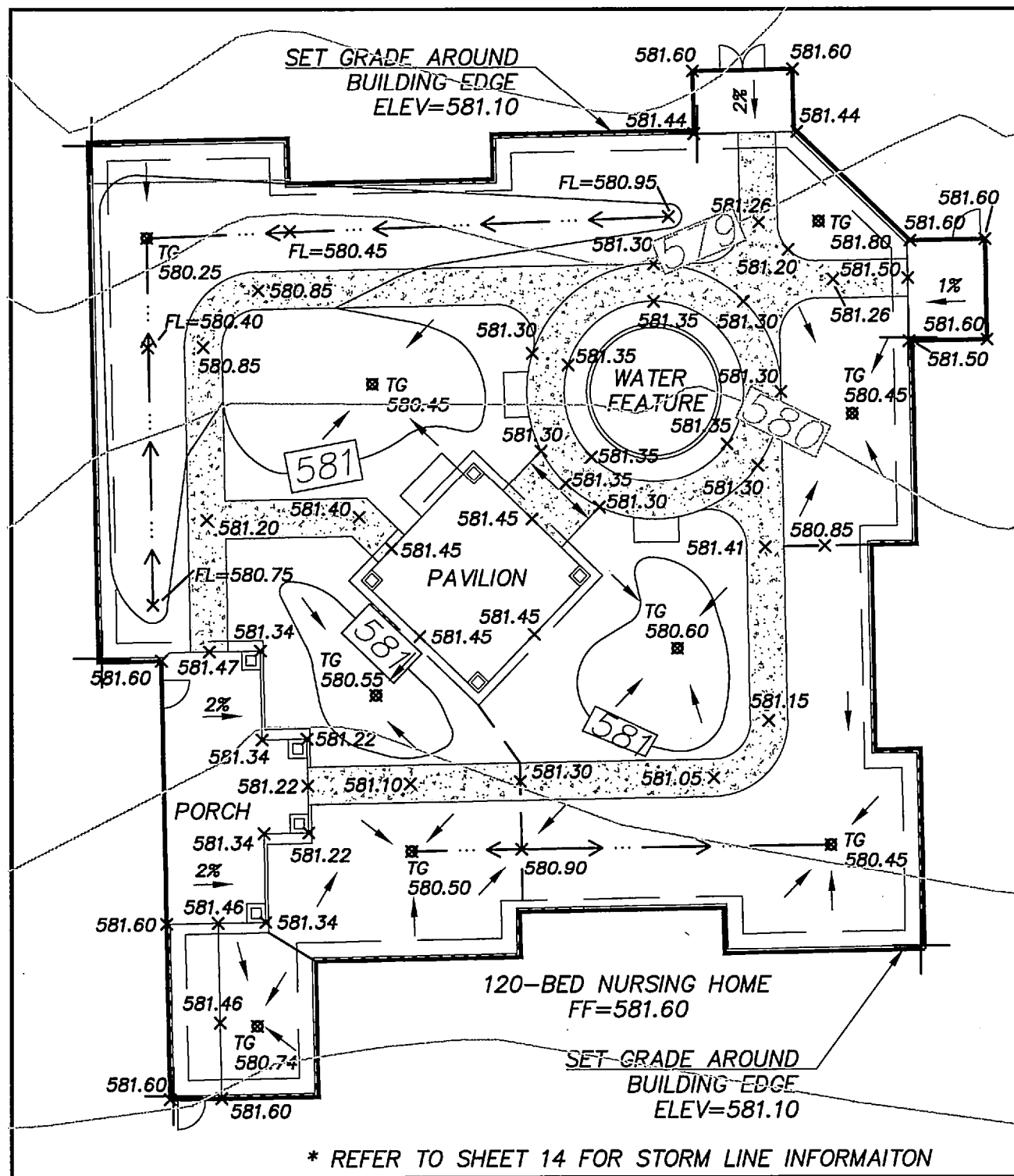
REV. DATE DESCRIP. BY  
SHEET CONTENT:  
**GRADING PLAN**

SHEET NO:

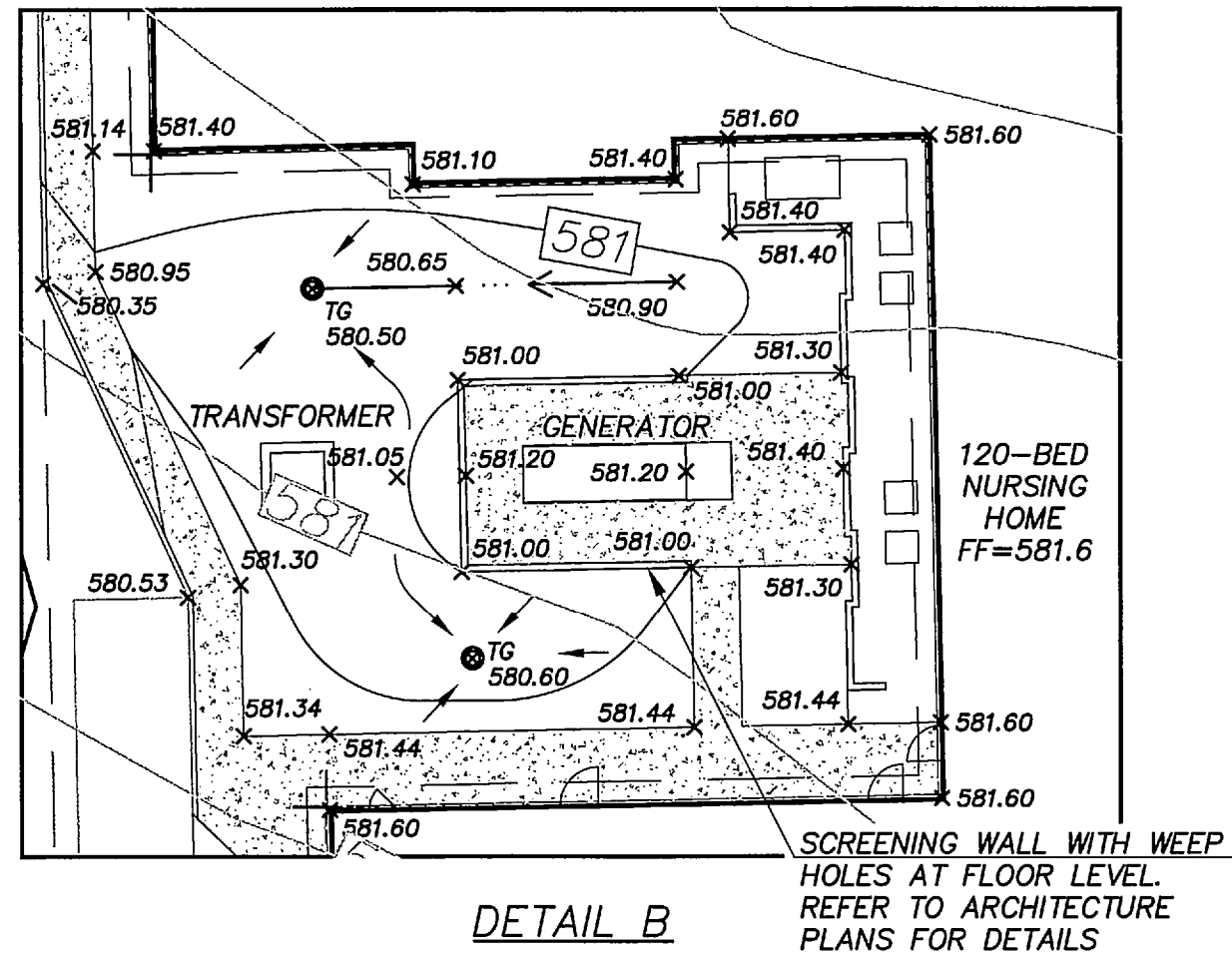
8

COPYRIGHT © 2013 MMA, INC.

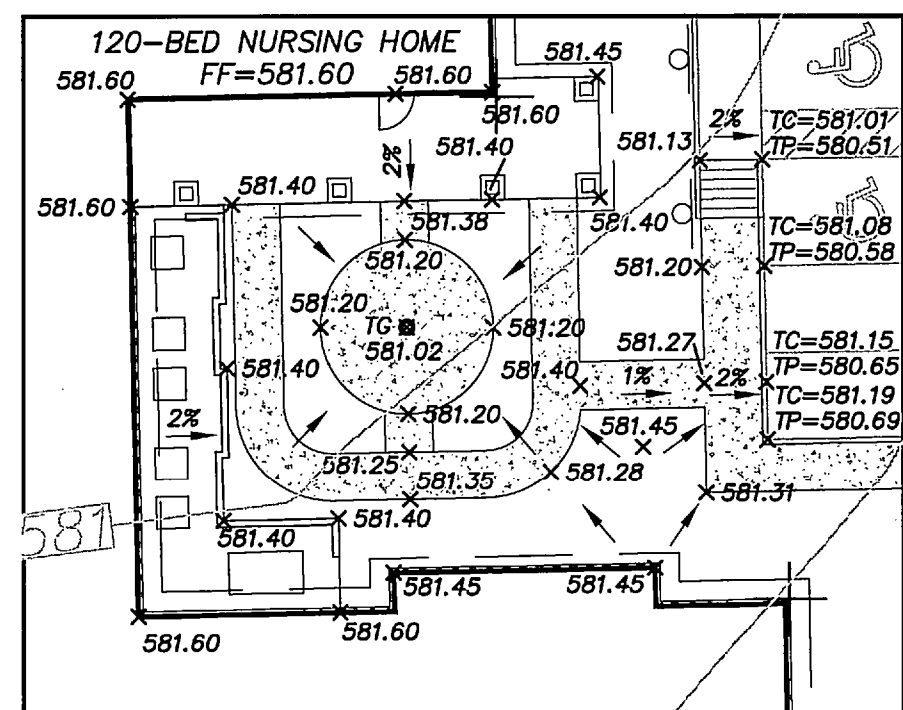




DETAIL A  
SCALE: 1" = 20'



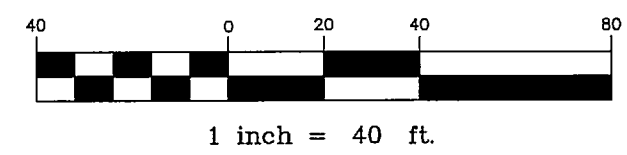
DETAIL B  
SCALE: 1" = 20'



DETAIL C  
SCALE: 1" = 20'

LEGEND:

FINISHED FLOOR ELEVATION	FF=630.0
PROP. TOP OF PAVEMENT OR FINISH GRADE ELEVATION	X 630.00
PROP. CONTOUR	630
EXISTING CONTOUR	630
PROP. STORM DRAIN	
PROP. STORM DRAIN INLET	
EXISTING STORM DRAIN	
EXISTING POWER POLE	PP
PROP. RETAINING WALL	
TOP OF WALL ELEVATION	TW=630.00
BOTTOM OF WALL ELEVATION	BW=630.00
TOP OF GRATE INLET	TG 580.80
TOP OF CURB	TC=630.00
TOP OF PAVEMENT	TP=630.00
NATURAL GRADE	NG



GRADING NOTES

- CLEARING AND GRUBBING SHALL CONSIST OF REMOVING ALL NATURAL AND ARTIFICIAL OBJECTIONABLE MATERIALS FROM THE PROJECT SITE.
- ALL TREES, SHRUBS AND ALL SCRUB GROWTH SHALL BE CLEARED. ALL DEAD TREES, LOGS, STUMPS, RUBBISH OF ANY NATURE, AND OTHER SURFACE DEBRIS SHALL ALSO BE CLEARED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE SITE OF THE WORK AND THE ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL REMOVE SAME FROM ANY PORTION OF THE SITE.
- THE CONTRACTOR SHALL MAKE A FINAL CLEAN-UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE IN AN ORDERLY MANNER OF APPEARANCE.
- UNSUITABLE MATERIAL, INCLUDING ALL ROCKS MEASURING LARGER THAN 6" IN THE LARGEST DIMENSION, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. CONTRACTOR SHALL, ALSO, COMPLY WITH ALL APPLICABLE LAWS GOVERNING THE SPILLING OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
- THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE CITY OF ROCKWALL.
- WORK IN THE AREA OF DRIVEWAY ALONG S.H 276 SHALL BE COORDINATED WITH TXDOT AREA ENGINEER.
- TOTAL LOT/DISTURBED AREA IS 6.8 ACRES.
- POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION MUST BE PROVIDED. CONTRACTOR TO ENSURE THERE IS NO PONDING AROUND FOUNDATION.
- THE GRADES SHOWN ON THIS PLAN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- REFER TO GEOTECHNICAL ENGINEERING REPORT FOR OAC SENIOR LIVING CENTER PREPARED BY TERRACON CONSULTANTS, INC. DATED SEPTEMBER 6, 2012 (PROJECT NO. 94125167) FOR SUBGRADE PREPARATION & STABILIZATION REQUIREMENTS.
- SHOULD THE CONTRACTOR ENCOUNTER ANY UNUSUAL GEOLOGICAL CONDITIONS DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING GEOTECHNICAL ENGINEER AND REQUESTING SUPPLEMENTAL RECOMMENDATIONS.
- TESTING IS REQUIRED AND SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE ENGINEER/OWNER AND PAID FOR BY THE OWNER.
- CONTRACTOR SHALL PROVIDE RETAINING WALL DESIGN & PROCESS THROUGH CITY OF ROCKWALL FOR APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING GRADES ON ALL WALKS DO NOT EXCEED 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE. ADJUST GRADES AS NECESSARY.
- ALL FILL TO BE COMPACTED TO A MIN OF 95% STD. DENSITY USING A SHOP'S FOOT ROLLER.
- DETENTION POND MUST HAVE SIDES AND BOTTOM ANCHORED WITH CURLEX OR SODDED PRIOR TO ANY PAVING INCLUDING SLAB. THE DETENTION MUST BE FULLY FUNCTIONAL PRIOR TO ANY PAVING INCLUDING SLAB.
- ALL DISTURBED AREA IN RIGHT-OF-WAY TO BE SODDED. 75-80% OF ALL DISTRIBUTED AREA ON-SITE TO HAVE ESTABLISHED 1" TALL GRASS PRIOR TO ENGINEERING ACCEPTANCE.

RESPONSIBILITY NOTE:

"ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

BENCHMARK:

BM NO. 1  
CITY OF ROCKWALL R-19. BRASS MONUMENT AT THE NORTHWEST CORNER OF SILVERVIEW & DIAMOND WAY, ±500' SOUTH OF SH 276.  
PUBLISHED NAVD88 ELEV: 600.69'

BM NO. 2  
BOX CUT ON TOP OF THE WEST CURB LINE OF SH 205 BYPASS, ON THE SOUTH CURB RETURN OF A DRIVEWAY, 615' SOUTH OF THE CENTERLINE OF SH 276, AND 19' NORTHEAST OF A 5/8" CAPPED IRON ROD STAMPED "MYCOSKIE MCINNIS".  
ELEV: 581.15'

GENERAL UTILITY NOTES:

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDITION  
GRADING PLAN - DETAILS  
ROCKWALL, TEXAS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**mimja**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
texas registration number: f-2759  
200 east obrom  
orlington, texas 76010  
817-469-1871  
fax: 817-274-8757  
www.mmatexas.com

STATE OF TEXAS  
ANDRES E. CASCO  
94938  
2-12-15  
RECORD DRAWINGS

PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE MYCOSKIE MCINNIS ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS IS BASED ON SURVEY DATA, VISUAL POST-CONSTRUCTION FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR.

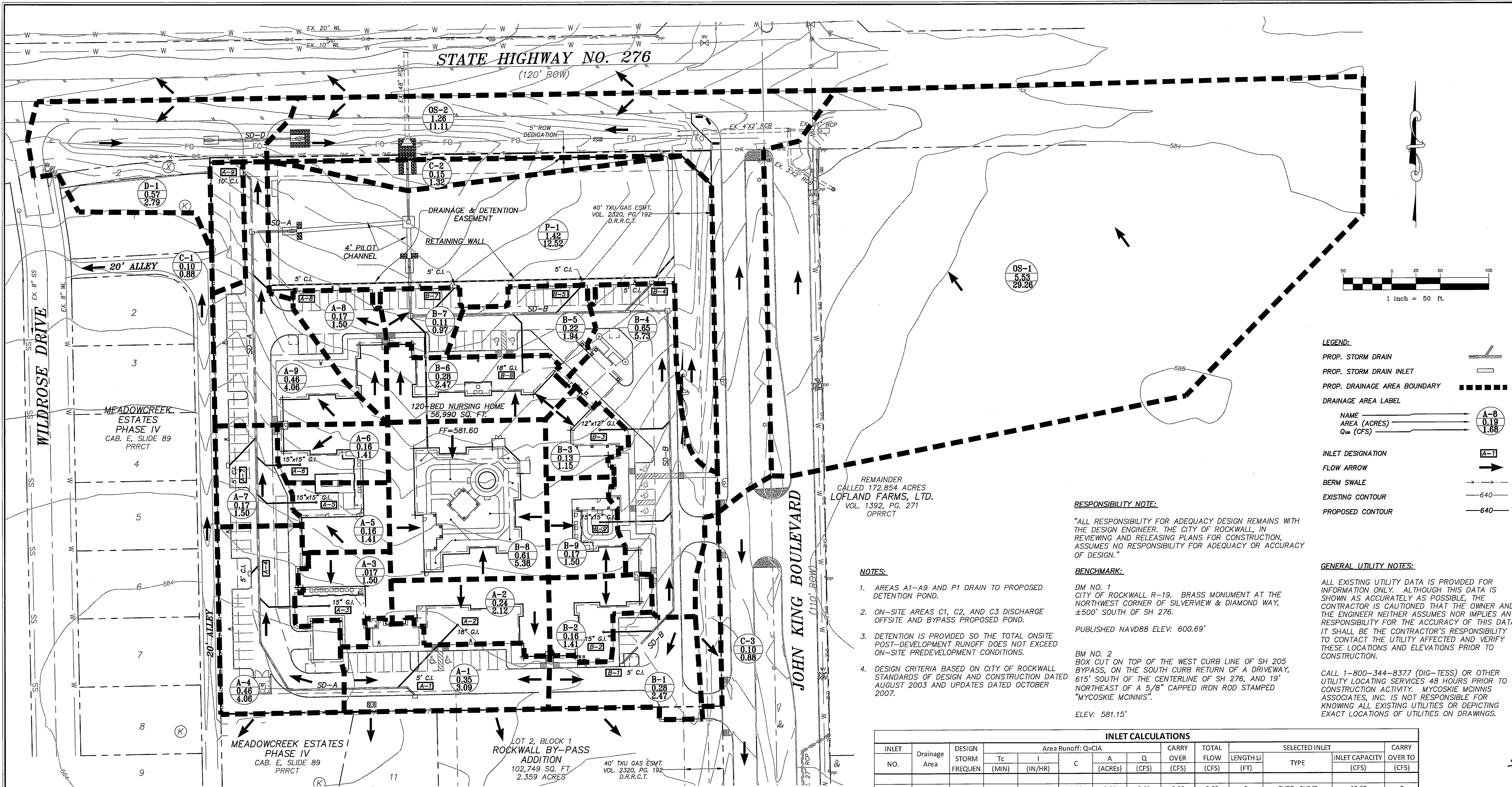
02.12.15 RECORD DRAWINGS AEC

REV. DATE DESCRIP. BY

SHEET CONTENT:  
GRADING PLAN - DETAILS

SHEET NO:  
8a

COPYRIGHT © 2013 MMA, INC.



**LEGEND:**

PROP. STORM DRAIN  
PROP. STORM DRAIN INLET  
PROP. DRAINAGE AREA BOUNDARY  
DRAINAGE AREA LABEL  
NAME  
AREA (ACRES)  
Q<sub>100</sub> (CFS)  
INLET DESIGNATION  
FLOW ARROW  
BERM SWALE  
EXISTING CONTOUR  
PROPOSED CONTOUR

**RESPONSIBILITY NOTE:**

"ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

**BENCHMARK:**

BM NO. 1  
CITY OF ROCKWALL R-19. BRASS MONUMENT AT THE NORTHWEST CORNER OF SILVERVIEW & DIAMOND WAY, ±500' SOUTH OF SH 276.  
PUBLISHED NAVD88 ELEV: 600.69'

BM NO. 2  
BOX CUT ON TOP OF THE WEST CURB LINE OF SH 205 BYPASS, ON THE SOUTH CURB RETURN OF A DRIVEWAY, 615' SOUTH OF THE CENTERLINE OF SH 276, AND 19' NORTHEAST OF A 5/8" CAPPED IRON ROD STAMPED "MYCOSKIE MCINNIS".  
ELEV: 581.15'

- NOTES:**
- AREAS A1-A9 AND P1 DRAIN TO PROPOSED DETENTION POND.
  - ON-SITE AREAS C1, C2, AND C3 DISCHARGE OFFSITE AND BYPASS PROPOSED POND.
  - DETENTION IS PROVIDED SO THE TOTAL ONSITE POST-DEVELOPMENT RUNOFF DOES NOT EXCEED ON-SITE PREDEVELOPMENT CONDITIONS.
  - DESIGN CRITERIA BASED ON CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION DATED AUGUST 2003 AND UPDATES DATED OCTOBER 2007.

**GENERAL UTILITY NOTES:**

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

INLET CALCULATIONS													
INLET NO.	Drainage Area	DESIGN STORM FREQUEN	Area Runoff: Q=CIA				CARRY OVER (CFS)	TOTAL FLOW (CFS)	SELECTED INLET			CARRY OVER TO (CFS)	
			Tc (MIN)	I (IN/HR)	C	A (ACRES)			Q (CFS)	LENGTH LI (FT)	TYPE		INLET CAPACITY (CFS)
A-1	A1	100	10	9.8	0.90	0.35	3.09	0.00	3.09	5	CURB - SUMP	10.60	0
A-2	A2	100	10	9.8	0.90	0.24	2.12	0.00	2.12	18" DIA	DOME GRATE - SUMP	2.70	0
A-3	A3	100	10	9.8	0.90	0.17	1.50	0.00	1.50	15" DIA	DOME GRATE - SUMP	2.00	0
A-4	A4	100	10	9.8	0.90	0.46	4.06	0.00	4.06	5	CURB - SUMP	10.60	0
A-5	A5	100	10	9.8	0.90	0.16	1.41	0.00	1.41	15"X15"	GRATE - SUMP	2.10	0
A-6	A6	100	10	9.8	0.90	0.16	1.41	0.00	1.41	15"X15"	GRATE - SUMP	2.10	0
A-7	A7	100	10	9.8	0.90	0.17	1.50	0.00	1.50	5	CURB - SUMP	10.60	0
A-8	A8	100	10	9.8	0.90	0.17	1.50	0.00	1.50	5	CURB - SUMP	10.60	0
A-9	A9	100	10	9.8	0.90	0.46	4.06	0.00	4.06	10	CURB - ON GRADE	6.00	0
B-1	B1	100	10	9.8	0.90	0.28	2.47	0.00	2.47	5	CURB - SUMP	10.60	0
B-2	B2	100	10	9.8	0.90	0.16	1.41	0.00	1.41	15" DIA	DOME GRATE - SUMP	2.00	0
B-3	B3	100	10	9.8	0.90	0.13	1.15	0.00	1.15	12"X12"	GRATE - SUMP	1.55	0
B-4	B4	100	10	9.8	0.90	0.65	5.73	0.00	5.73	5	CURB - SUMP	10.60	0
B-5	B5	100	10	9.8	0.90	0.22	1.94	0.00	1.94	5	CURB - SUMP	10.60	0
B-6	B6	100	10	9.8	0.90	0.28	2.47	0.00	2.47	18" DIA	DOME GRATE - SUMP	2.70	0
B-7	B7	100	10	9.8	0.90	0.11	0.97	0.00	0.97	5	CURB - SUMP	10.60	0
B-9	B9	100	10	9.8	0.90	0.17	1.50	0.00	1.50	15"X15"	PED GRATE - SUMP	1.80	0

- Notes:**
- The capacity of grate inlets A-2, A-3, A-4, A-5, A-6, B-2, B-3, B-6, and B-9 is based on Nyloplast Storm Structures Technical Data for a ponding depth of 0.50 ft.
  - The capacity of Curb inlets A-1, A-4, A-7, A-8, B-1, B-4, B-5, and B-7 is based on Figure 3.7 City of Rockwall Standards of Design and Construction
  - The capacity of Curb inlet A-9 is based on Figure 3.5a City of Rockwall Standards of Design and Construction

DRAINAGE AREA	TOTAL AREA (AC)	LAND USE	C VALUE	C*A	T <sub>c</sub> (MIN)	INTENSITY		DISCHARGE		INTENSITY		DISCHARGE		INTENSITY		DISCHARGE		NOTES
						5 YR (IN/HR)	5 YR (CFS)	10 YR (IN/HR)	10 YR (CFS)	25 YR (IN/HR)	25 YR (CFS)	100 YR (IN/HR)	100 YR (CFS)	5 YR (IN/HR)	5 YR (CFS)	10 YR (IN/HR)	10 YR (CFS)	
A-1	0.35	Senior Facility	0.90	0.32	10	6.10	1.92	7.10	2.24	8.30	2.61	9.80	3.09	6.10	1.92	7.10	2.24	To Inlet A-1
A-2	0.24	Senior Facility	0.90	0.22	10	6.10	1.32	7.10	1.53	8.30	1.79	9.80	2.12	6.10	1.32	7.10	1.53	To Inlet A-2 & Bldg Downspouts tie into Pipe
A-3	0.17	Senior Facility	0.90	0.15	10	6.10	0.93	7.10	1.09	8.30	1.27	9.80	1.50	6.10	0.93	7.10	1.09	To Inlet A-3 & Bldg Downspouts tie into Pipe
A-4	0.46	Senior Facility	0.90	0.41	10	6.10	2.53	7.10	2.94	8.30	3.44	9.80	4.06	6.10	2.53	7.10	2.94	To Inlet A-4
A-5	0.16	Senior Facility	0.90	0.14	10	6.10	0.88	7.10	1.02	8.30	1.20	9.80	1.41	6.10	0.88	7.10	1.02	To Inlet A-5 & Bldg Downspouts tie into Pipe
A-6	0.16	Senior Facility	0.90	0.14	10	6.10	0.88	7.10	1.02	8.30	1.20	9.80	1.41	6.10	0.88	7.10	1.02	To Inlet A-6 & Bldg Downspouts tie into Pipe
A-7	0.17	Senior Facility	0.90	0.15	10	6.10	0.93	7.10	1.09	8.30	1.27	9.80	1.50	6.10	0.93	7.10	1.09	To Inlet A-7
A-8	0.17	Senior Facility	0.90	0.15	10	6.10	0.93	7.10	1.09	8.30	1.27	9.80	1.50	6.10	0.93	7.10	1.09	To Inlet A-8 & Bldg Downspouts tie into Pipe
A-9	0.46	Senior Facility	0.90	0.41	10	6.10	2.53	7.10	2.94	8.30	3.44	9.80	4.06	6.10	2.53	7.10	2.94	To Inlet A-9
B-1	0.28	Senior Facility	0.90	0.25	10	6.10	1.54	7.10	1.79	8.30	2.09	9.80	2.47	6.10	1.54	7.10	1.79	To Inlet B-1
B-2	0.16	Senior Facility	0.90	0.14	10	6.10	0.88	7.10	1.02	8.30	1.20	9.80	1.41	6.10	0.88	7.10	1.02	To Inlet B-2 & Bldg Downspouts tie into Pipe
B-3	0.13	Senior Facility	0.90	0.12	10	6.10	0.71	7.10	0.83	8.30	0.97	9.80	1.15	6.10	0.71	7.10	0.83	To Inlet B-3 & Bldg Downspouts tie into Pipe
B-4	0.65	Senior Facility	0.90	0.59	10	6.10	3.57	7.10	4.15	8.30	4.86	9.80	5.73	6.10	3.57	7.10	4.15	To Inlet B-4
B-5	0.22	Senior Facility	0.90	0.20	10	6.10	1.21	7.10	1.41	8.30	1.64	9.80	1.94	6.10	1.21	7.10	1.41	To Inlet B-5
B-6	0.28	Senior Facility	0.90	0.25	10	6.10	1.54	7.10	1.79	8.30	2.09	9.80	2.47	6.10	1.54	7.10	1.79	To Inlet B-6 & Bldg Downspouts tie into Pipe
B-7	0.11	Senior Facility	0.90	0.10	10	6.10	0.60	7.10	0.70	8.30	0.82	9.80	0.97	6.10	0.60	7.10	0.70	To Inlet B-7
B-8	0.61	Senior Facility	0.90	0.55	10	6.10	3.35	7.10	3.90	8.30	4.56	9.80	5.38	6.10	3.35	7.10	3.90	To Courtyard Inlets
B-9	0.17	Senior Facility	0.90	0.15	10	6.10	0.93	7.10	1.09	8.30	1.27	9.80	1.50	6.10	0.93	7.10	1.09	To Inlet B-9 & Bldg Downspouts tie into Pipe
C-1	0.10	Senior Facility	0.90	0.09	10	6.10	0.55	7.10	0.64	8.30	0.75	9.80	0.88	6.10	0.55	7.10	0.64	Sheet Flow Offsite
C-2	0.15	Senior Facility	0.90	0.14	10	6.10	0.82	7.10	0.96	8.30	1.12	9.80	1.32	6.10	0.82	7.10	0.96	Sheet Flow Offsite
C-3	0.10	Senior Facility	0.90	0.09	10	6.10	0.55	7.10	0.64	8.30	0.75	9.80	0.88	6.10	0.55	7.10	0.64	Sheet Flow Offsite
D-1	0.57	OFFSITE	0.50	0.29	10	6.10	1.74	7.10	2.02	8.30	2.37	9.80	2.79	6.10	1.74	7.10	2.02	From Plans by Tipton Engineering dated 7-12-01 for Meadowcreek Estates Phase IV
OS-1	5.53	OFFSITE	0.54	2.99	10	6.10	18.22	7.10	21.20	8.30	24.79	9.80	29.26	6.10	18.22	7.10	21.20	From Plans by Winkelmann & Associates, dated 6-21-02 for State Highway 205 Bypass
OS-2	1.26	OFFSITE	0.90	1.13	10	6.10	6.92	7.10	8.05	8.30	9.41	9.80	11.11	6.10	6.92	7.10	8.05	Area between pond and existing 48" culvert under State Highway 276
P-1	1.42	POND AREA	0.90	1.28	10	6.10	7.80	7.10	9.07	8.30	10.61	9.80	12.52	6.10	7.80	7.10	9.07	Proposed Detention Pond Area

# OAC SENIOR LIVING, LLC. ROCKWALL BY-PASS ADDITION DRAINAGE AREA MAP ROCKWALL, TEXAS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**mima**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

STATE OF TEXAS  
ANDRES E. CASCO  
94938  
2-12-05  
RECORD DRAWINGS

PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE  
MYCOSKIE MCINNIS ASSOCIATES, INC.  
HEREBY STATES THAT THIS PLAN IS  
AS-BUILT. THIS IS BASED ON  
SURVEY DATA, VISUAL  
POST-CONSTRUCTION FIELD  
OBSERVATIONS AND INFORMATION  
PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

REV. DATE DESCRIP. BY  
SHEET CONTENT:  
DRAINAGE  
AREA MAP

SHEET NO:  
9  
COPYRIGHT © 2013 MMA, INC.



SD-A (PRIVATE)

Storm Sewer Tabulation

Page 1

Station	Len	Drng Area		Rnoff	Area x C		Tc		Rain	Total	Cap	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	Incr	Total	coeff	Incr	Total	Inlet	Syst	(l)	flow	full	(ft/s)	Size	Slope	Dn	Up	Dn	Up	Dn	Up	
		(ft)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	45.000	0.00	2.37	0.00	0.00	0.0	3.2	0.0	20.65	23.60	6.57	24	1.09	571.44	571.93	573.62	574.00	575.70	576.67	SD-A
2	1	44.000	0.00	1.91	0.00	0.00	0.0	3.1	0.0	16.59	23.62	5.28	24	1.09	571.93	572.41	574.68	574.91	576.67	576.50	SD-A
3	2	167.500	0.00	1.74	0.00	0.00	0.0	2.5	0.0	15.09	16.02	4.80	24	0.50	572.41	573.25	575.01	575.76	576.50	580.20	SD-A
4	3	19.160	0.00	1.57	0.00	0.00	0.0	2.4	0.0	13.59	16.34	4.33	24	0.52	573.25	573.35	575.86	575.93	580.20	579.90	SD-A
5	4	38.910	0.00	1.41	0.00	0.00	0.0	2.3	0.0	12.18	15.81	3.88	24	0.49	573.35	573.54	576.03	576.14	579.90	579.30	SD-A
6	5	72.950	0.00	1.25	0.00	0.00	0.0	1.9	0.0	10.77	15.89	3.43	24	0.49	573.54	573.90	576.24	576.41	579.30	579.40	SD-A
7	6	33.400	0.00	0.79	0.00	0.00	0.0	1.8	0.0	6.71	7.49	3.80	18	0.51	574.40	574.57	576.51	576.64	579.40	579.30	SD-A
8	7	46.050	0.00	0.62	0.00	0.00	0.0	1.5	0.0	5.21	7.42	2.95	18	0.50	574.57	574.80	576.75	576.86	579.30	579.50	SD-A
9	8	56.760	0.00	0.62	0.00	0.00	0.0	1.2	0.0	5.21	7.38	2.95	18	0.49	574.80	575.08	576.89	577.03	579.50	580.00	SD-A
10	9	112.270	0.00	0.62	0.00	0.00	0.0	0.5	0.0	5.21	7.42	2.95	18	0.50	575.08	575.64	577.08	577.36	580.00	580.20	SD-A
11	10	9.730	0.00	0.38	0.00	0.00	0.0	0.1	0.0	3.09	12.14	1.75	18	1.34	575.64	575.77	577.46	577.47	580.20	580.10	SD-A
12	11	11.310	0.38	0.38	0.00	0.00	0.0	0.0	0.0	3.09	12.49	1.75	18	1.41	575.77	575.93	577.49	577.50	580.10	580.43	SD-A
13	10	89.000	0.24	0.24	0.00	0.00	0.0	0.0	0.0	2.12	3.16	2.70	12	0.79	575.89	576.59	577.46	577.78	580.20	580.50	LAT A-1
14	7	13.620	0.00	0.17	0.00	0.00	0.0	0.5	0.0	1.50	5.79	1.91	12	2.64	574.92	575.18	576.75	576.77	579.30	580.00	LAT A-2
15	14	62.000	0.17	0.17	0.00	0.00	0.0	0.0	0.0	1.50	5.76	2.77	12	2.61	575.18	576.80	576.79	577.32	580.00	580.80	LAT A-2
16	6	11.310	0.46	0.46	0.00	0.00	0.0	0.0	0.0	4.06	16.29	3.31	15	6.37	574.28	575.00	576.51	576.55	579.40	579.50	LAT A-3
17	5	13.620	0.00	0.16	0.00	0.00	0.0	0.5	0.0	1.41	7.09	1.80	12	3.97	574.04	574.58	576.24	576.26	579.30	579.90	LAT A-4
18	17	50.970	0.16	0.16	0.00	0.00	0.0	0.0	0.0	1.41	7.09	2.68	12	3.96	574.58	576.60	576.28	577.10	579.90	580.60	LAT A-4
19	4	13.620	0.00	0.16	0.00	0.00	0.0	0.3	0.0	1.41	8.30	1.80	12	5.43	573.85	574.59	576.03	576.05	579.90	580.10	LAT A-5
20	19	35.010	0.16	0.16	0.00	0.00	0.0	0.0	0.0	1.41	8.32	2.68	12	5.46	574.59	576.50	576.07	577.00	580.10	580.50	LAT A-5
21	3	39.600	0.17	0.17	0.00	0.00	0.0	0.0	0.0	1.50	5.80	1.91	12	2.65	573.75	574.80	575.86	575.93	580.20	579.30	LAT A-6
22	2	23.330	0.00	0.17	0.00	0.00	0.0	0.2	0.0	1.50	4.36	1.91	12	1.50	572.91	573.26	575.01	575.06	576.50	577.00	LAT A-7
MMA - OAC Line A															Number of lines: 25					Run Date: 4/17/2013	
NOTES: Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82; Return period = Yrs. 100 ; c = cir e = ellip b = box																					

Storm Sewers v8.00

Storm Sewer Tabulation

Page 2

Station		Len	Drng Area		Rnoff	Area x C		Tc		Rain	Total	Cap	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total	coeff	Incr	Total	Inlet	Syst	(l)	flow	full		Size	Slope	Dn	Up	Dn	Up	Dn	Up	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
23	22	24.500	0.17	0.17	0.00	0.00	0.00	0.0	0.0	0.0	1.50	4.32	1.91	12	1.47	573.26	573.62	575.08	575.12	577.00	577.62	LAT A-7
24	1	53.940	0.00	0.46	0.00	0.00	0.00	0.0	0.1	0.0	4.06	7.43	2.30	18	0.50	572.43	572.70	574.68	574.76	576.67	575.00	LAT A-8
25	24	11.320	0.46	0.46	0.00	0.00	0.00	0.0	0.0	0.0	4.06	7.65	2.30	18	0.53	572.70	572.76	574.79	574.80	575.00	576.50	LAT A-8
MMA - OAC Line A																Number of lines: 25				Run Date: 4/17/2013		
NOTES: Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82; Return period = Yrs. 100 ; c = cir e = ellip b = box																						

Storm Sewers v8.00

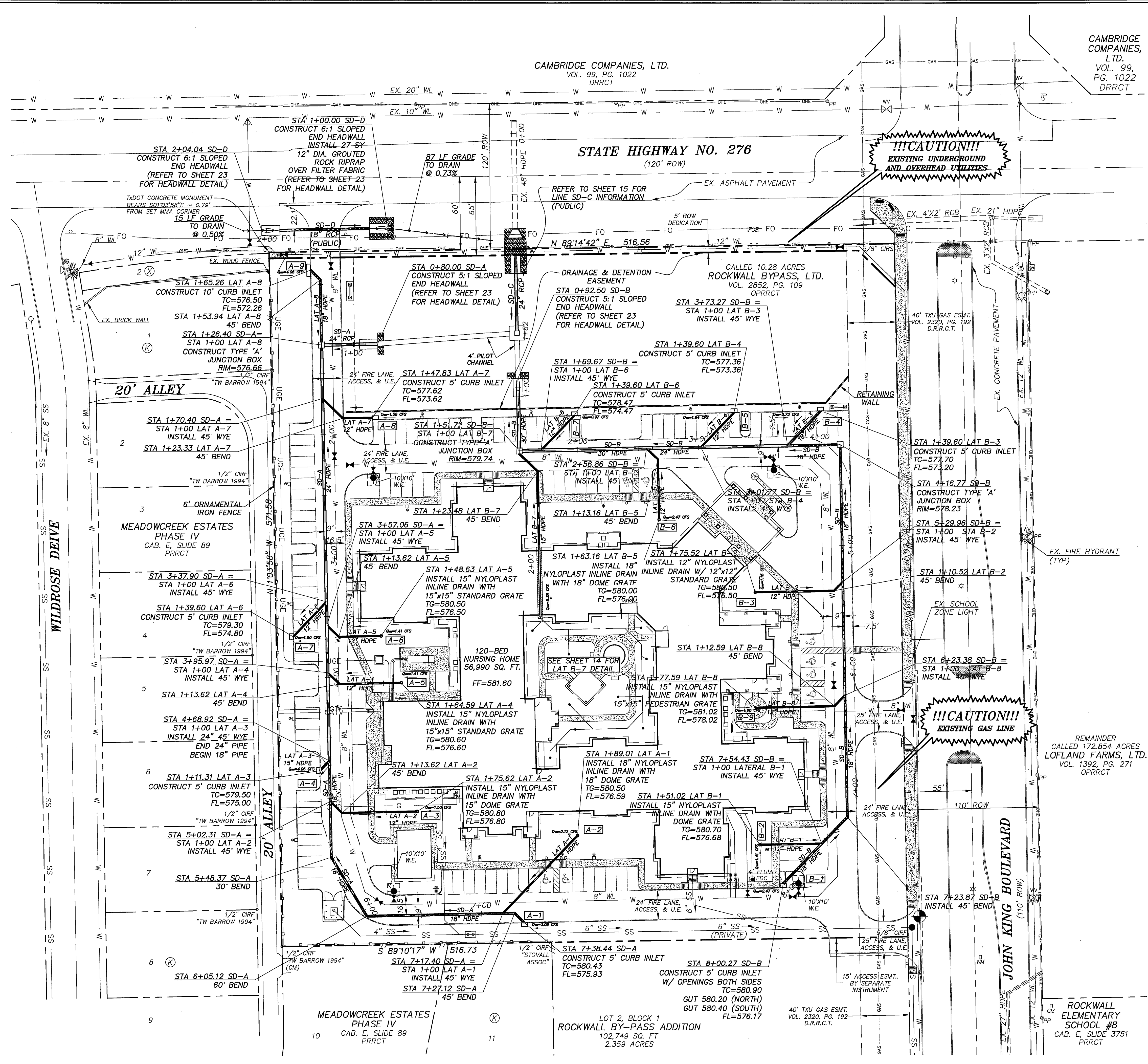
SD-B (PRIVATE)

Storm Sewer Tabulation

Page 1

Station	Len	Drng Area	Rnoff Coeff	Area x C		Tc		Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID		
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	59.220	0.00	2.63	0.00	0.00	0.00	0.0	3.7	0.0	23.04	29.19	4.69	30	0.51	570.50	570.80	573.63	573.82	575.70	579.80	SD-B
2	1	17.950	0.00	2.00	0.00	0.00	0.00	0.0	3.7	0.0	17.64	29.04	3.59	30	0.50	570.80	570.89	573.96	573.99	579.80	579.70	SD-B
3	2	87.190	0.00	1.89	0.00	0.00	0.00	0.0	3.2	0.0	16.67	29.13	3.40	30	0.50	570.89	571.33	574.09	574.24	579.70	578.50	SD-B
4	3	44.910	0.00	1.61	0.00	0.00	0.00	0.0	3.1	0.0	14.20	15.83	4.52	24	0.49	571.83	572.05	574.34	574.51	578.50	578.40	SD-B
5	4	71.500	0.00	1.39	0.00	0.00	0.00	0.0	2.8	0.0	12.26	16.05	3.90	24	0.50	572.05	572.41	574.61	574.82	578.40	578.00	SD-B
6	5	43.500	0.00	0.74	0.00	0.00	0.00	0.0	2.6	0.0	6.53	7.47	3.70	18	0.51	572.91	573.13	574.92	575.09	578.00	578.20	SD-B
7	6	113.190	0.00	0.74	0.00	0.00	0.00	0.0	2.1	0.0	6.53	13.68	4.53	18	1.70	573.13	575.05	575.20	576.03	578.20	580.10	SD-B
8	7	93.420	0.00	0.61	0.00	0.00	0.00	0.0	1.5	0.0	5.38	7.45	4.55	18	0.50	575.05	575.62	576.03	576.45	580.10	581.10	SD-B
9	8	100.490	0.00	0.44	0.00	0.00	0.00	0.0	0.8	0.0	3.88	7.41	3.49	18	0.50	575.62	576.02	576.62	576.80	581.10	581.00	SD-B
10	9	30.560	0.00	0.44	0.00	0.00	0.00	0.0	0.5	0.0	3.88	7.36	3.90	18	0.49	576.02	576.17	576.89	576.95	581.00	580.80	SD-B
11	10	45.840	0.28	0.28	0.00	0.00	0.00	0.0	0.0	0.0	2.47	7.44	2.50	18	0.50	576.17	576.40	577.11	577.13	580.80	580.90	SD-B
12	10	51.020	0.16	0.16	0.00	0.00	0.00	0.0	0.0	0.0	1.41	2.54	2.84	12	0.51	576.42	576.68	577.11	577.22	580.80	580.70	LAT B-1
13	7	10.520	0.00	0.13	0.00	0.00	0.00	0.0	0.7	0.0	1.15	4.53	2.36	12	1.62	575.30	575.47	576.03	575.98	580.10	580.00	LAT B-2
14	13	65.000	0.13	0.13	0.00	0.00	0.00	0.0	0.0	0.0	1.15	4.48	2.94	12	1.58	575.47	576.50	576.03	576.96	580.00	580.50	LAT B-2
15	5	39.600	0.65	0.65	0.00	0.00	0.00	0.0	0.0	0.0	5.73	12.26	3.24	18	1.36	572.66	573.20	574.92	575.04	578.00	577.70	LAT B-3
16	4	39.600	0.22	0.22	0.00	0.00	0.00	0.0	0.0	0.0	1.94	5.19	2.47	12	2.12	572.55	573.39	574.61	574.73	578.40	577.39	LAT B-4
17	3	13.160	0.00	0.28	0.00	0.00	0.00	0.0	0.3	0.0	2.47	8.89	3.15	12	6.23	572.08	572.90	574.34	574.40	578.50	579.20	LAT B-5
18	17	50.000	0.28	0.28	0.00	0.00	0.00	0.0	0.0	0.0	2.47	8.87	3.79	12	6.20	572.90	576.00	574.45	576.67	579.20	580.00	LAT B-5
19	2	39.600	0.11	0.11	0.00	0.00	0.00	0.0	0.0	0.0	0.97	9.62	2.18	12	7.15	571.64	574.47	574.09	574.89	579.70	578.47	LAT B-6
20	1	23.480	0.00	0.63	0.00	0.00	0.00	0.0	2.4	0.0	5.40	11.07	4.40	15	2.94	572.05	572.74	573.96	574.12	579.80	580.45	LAT B-7
21	20	120.830	0.00	0.63	0.00	0.00	0.00	0.0	1.9	0.0	5.40	11.04	4.96	15	2.92	572.74	578.27	574.23	577.20	580.45	581.10	LAT B-7
22	21	2.440	0.00	0.63	0.00	0.00	0.00	0.0	1.9	0.0	5.40	4.14	4.40	15	0.41	576.27	576.28	577.52	577.53	581.10	581.00	LAT B-7
MMA - OAC Line B																Number of lines: 44				Run Date: 4/22/2013		
NOTES:Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82; Return period =Yrs. 100 ; c = cir e = ellip b = box																						





**LEGEND:**

- PROP. STORM DRAIN
- EXISTING STORM DRAIN
- PROP. STORM DRAIN INLET
- PROP. DRAINAGE SWALE
- INLET DESIGNATION

**NOTES:**

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS AND SPECIFICATIONS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) 3RD EDITION.
- ALL WYES, BENDS AND PIPE TO BE PREFABRICATED.
- SEE SHEETS 23-25 FOR DETAILS.
- TRENCH EXCAVATION FOR TRENCHES 5 FEET OR MORE IN DEPTH SHALL BE IN ACCORDANCE WITH ALL PROVISIONS OF PART 1926, SUBPART B - "EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH'S STANDARDS AND INTERPRETATIONS". IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TO THE ABOVE PROVISIONS AND PROVIDE NECESSARY TRENCH SAFETY PLANS TO THE CITY PRIOR TO RELEASE OF PLANS FOR CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND DOCUMENTS APPROVED BY THE PERMITTING AGENCY.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF ROCKWALL DETAILS.
- ALL HDPE PIPE SHALL BE ADS N-12 OR APPROVED EQUAL.
- DRAIN BASINS SHALL BE NYLOPLAST OR APPROVED EQUAL.
- ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.
- ALL PUBLIC LINES SHALL BE RCP.
- CONNECT ROOF DOWNSPOUTS TO STORM DRAIN PIPES.

**RESPONSIBILITY NOTE:**

"ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

**BENCHMARK:**

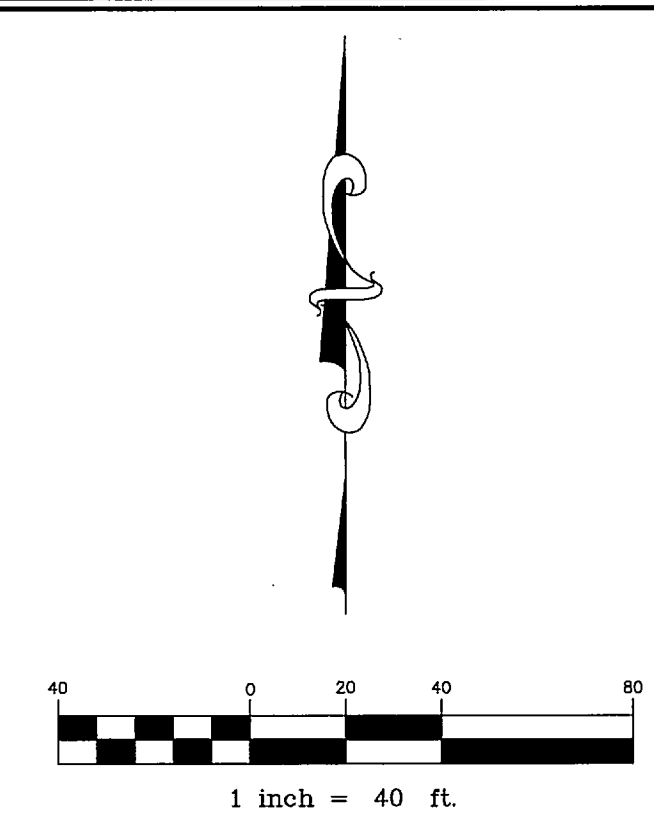
BM NO. 1  
CITY OF ROCKWALL R-19. BRASS MONUMENT AT THE NORTHWEST CORNER OF SILVERVIEW & DIAMOND WAY, ±500' SOUTH OF SH 276.  
PUBLISHED NAVD88 ELEV: 600.69'

BM NO. 2  
BOX CUT ON TOP OF THE WEST CURB LINE OF SH 205 BYPASS, ON THE SOUTH CURB RETURN OF A DRIVEWAY, 615' SOUTH OF THE CENTERLINE OF SH 276, AND 19' NORTHEAST OF A 5/8" CAPPED IRON ROD STAMPED "MYCOSKIE MOINNIS".  
ELEV: 581.15'

**GENERAL UTILITY NOTES:**

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MOINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.



**OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDITION  
STORM DRAIN PLAN  
ROCKWALL, TEXAS**

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**mimja**  
mycoskie+moinnis+associates  
civil engineering surveying landscape architecture planning  
type registration number: f-2759  
200 east abram  
orlington, texas 76010  
817-489-1871  
fax: 817-274-8757  
www.mimotexas.com

STATE OF TEXAS  
ANDRES E. CASCO  
94938  
REGISTERED PROFESSIONAL ENGINEER  
2-12-15  
RECORD DRAWINGS

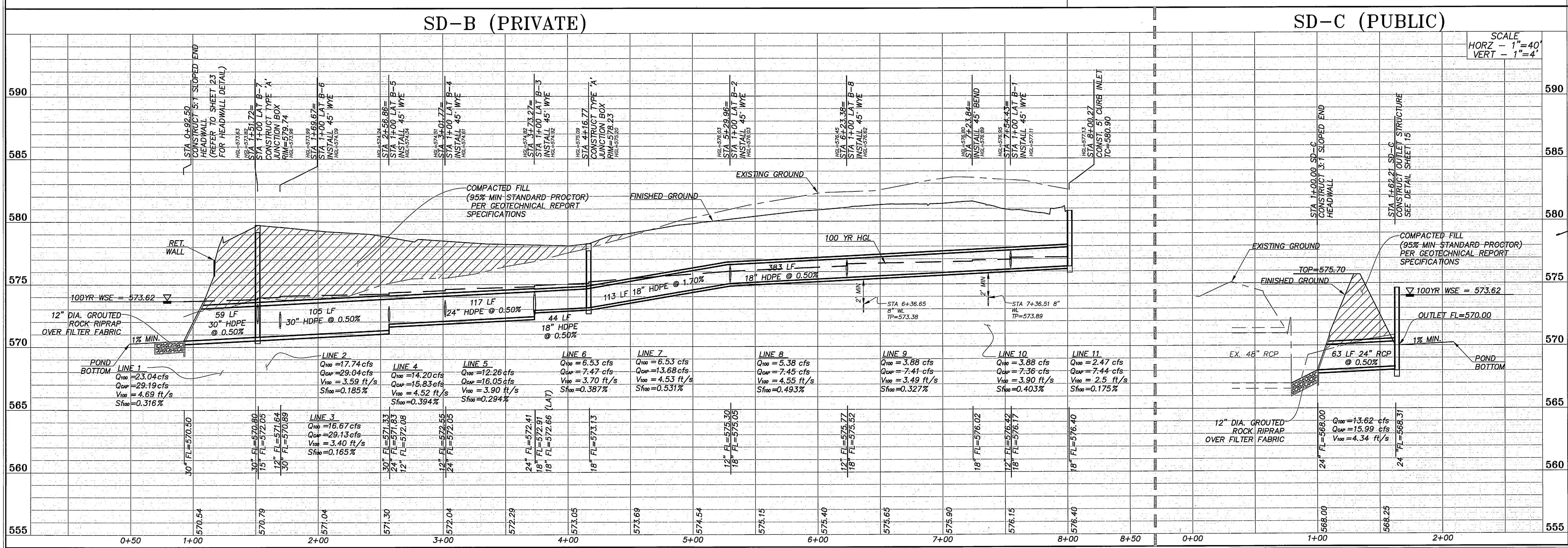
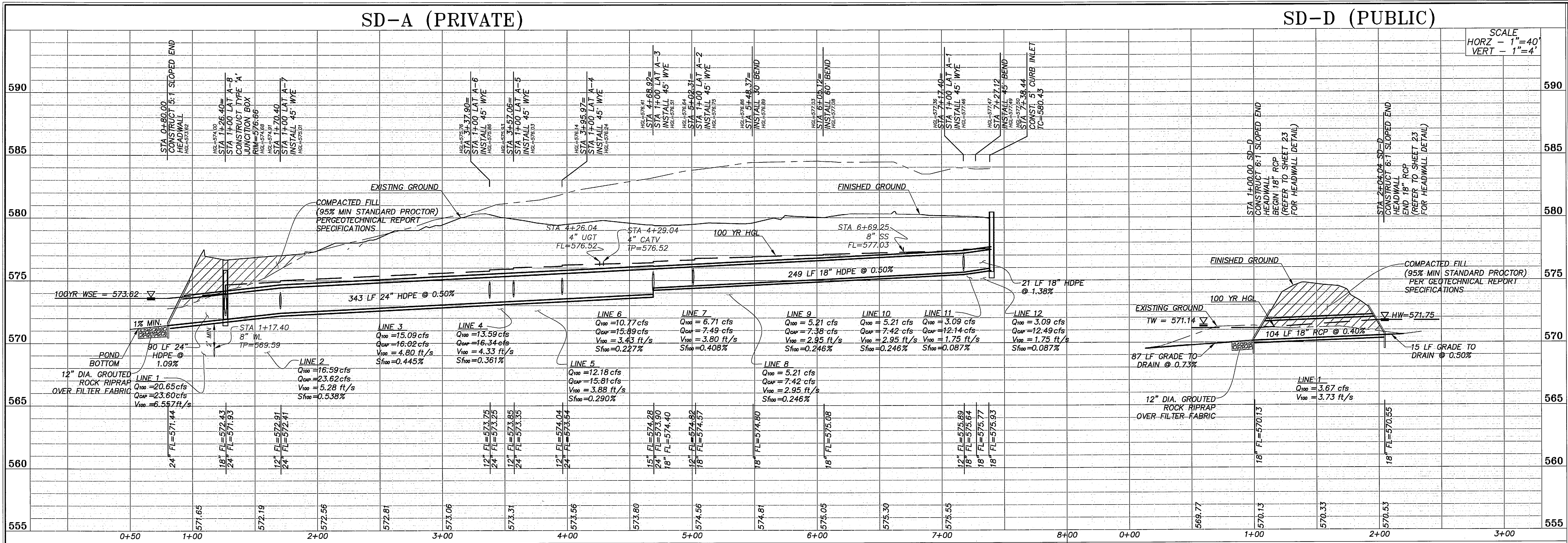
PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE, MYCOSKIE MOINNIS ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS IS BASED ON SURVEY DATA, VISUAL POST-CONSTRUCTION FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

REV. DATE DESCRIP. BY  
SHEET CONTENT:  
**STORM DRAIN PLAN**





**OAC SENIOR LIVING, LLC.**  
**ROCKWALL BY-PASS ADDITION**  
SD-A, SD-B, SD-C, & SD-D PROFILES  
ROCKWALL, TEXAS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**mima**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
license registration number: 1-2759  
200 east abram  
arlington, texas 76010  
817-468-1671  
fax: 817-274-8757  
www.mimatexas.com

**RECORD DRAWINGS**  
PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE,  
MYCOSKIE+MCINNIS+ASSOCIATES, INC.  
HEREBY STATES THAT THIS PLAN IS  
AS-BUILT. THIS IS BASED ON  
SURVEY DATA, VISUAL  
POST-CONSTRUCTION FIELD  
OBSERVATIONS AND INFORMATION  
PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

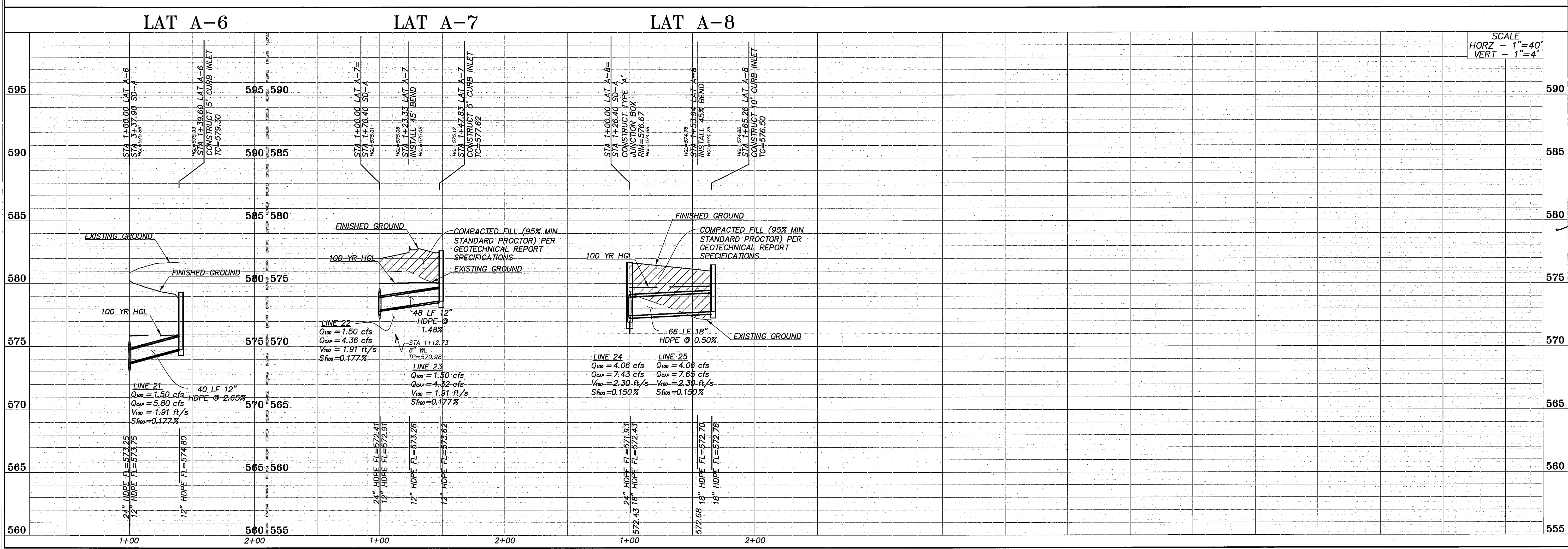
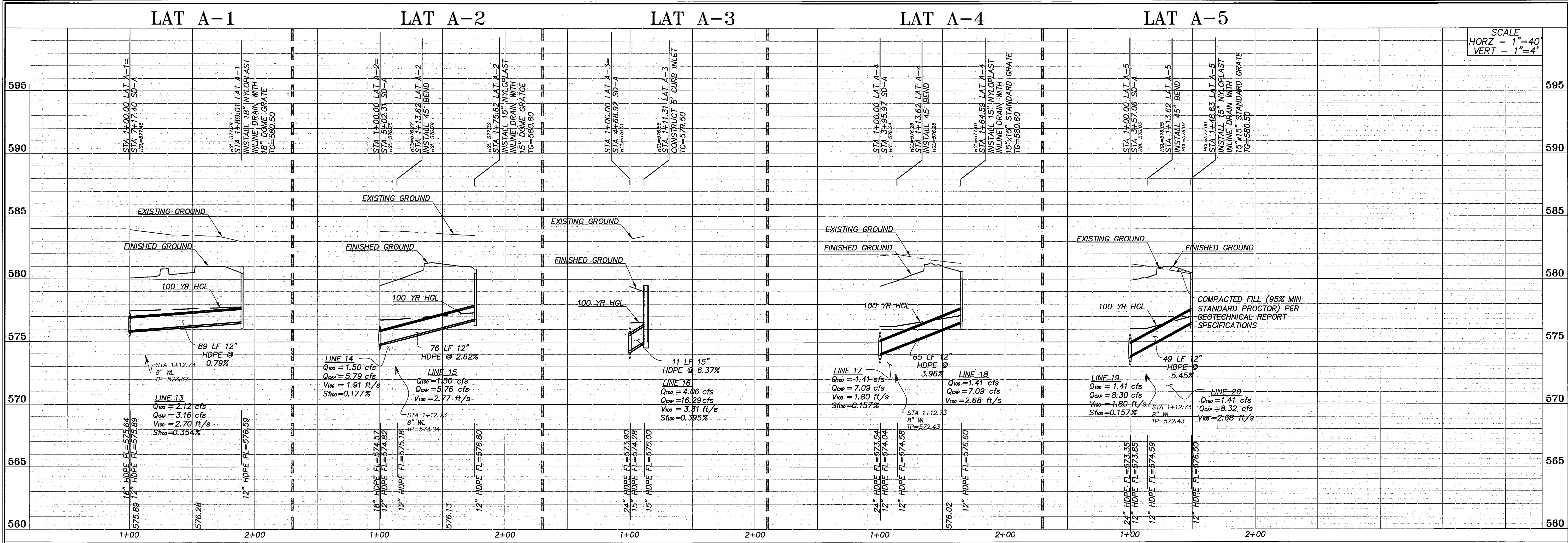
REV. DATE DESCRIP. BY

SHEET CONTENT:  
SD-A, SD-B,  
SD-C, & SD-D  
PROFILES

SHEET NO:  
**12**

COPYRIGHT © 2013 MIMA, INC.





**OAC SENIOR LIVING, LLC.**  
**ROCKWALL BY-PASS ADDITION**  
**SD-A LATERAL PROFILES**  
**ROCKWALL, TEXAS**

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**mimja**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
tpe registration number: f-2759  
200 east abram  
arlington, texas 76010  
817-469-1871  
fax: 817-274-8757  
www.mmotexas.com

**RECORD DRAWINGS**  
2-12-15  
PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: J. STORZ  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE  
MYCOSKIE MCINNIS ASSOCIATES, INC.  
HEREBY STATES THAT THIS PLAN IS  
AS-BUILT. THIS IS BASED ON  
SURVEY DATA, VISUAL  
POST-CONSTRUCTION FIELD  
OBSERVATIONS AND INFORMATION  
PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

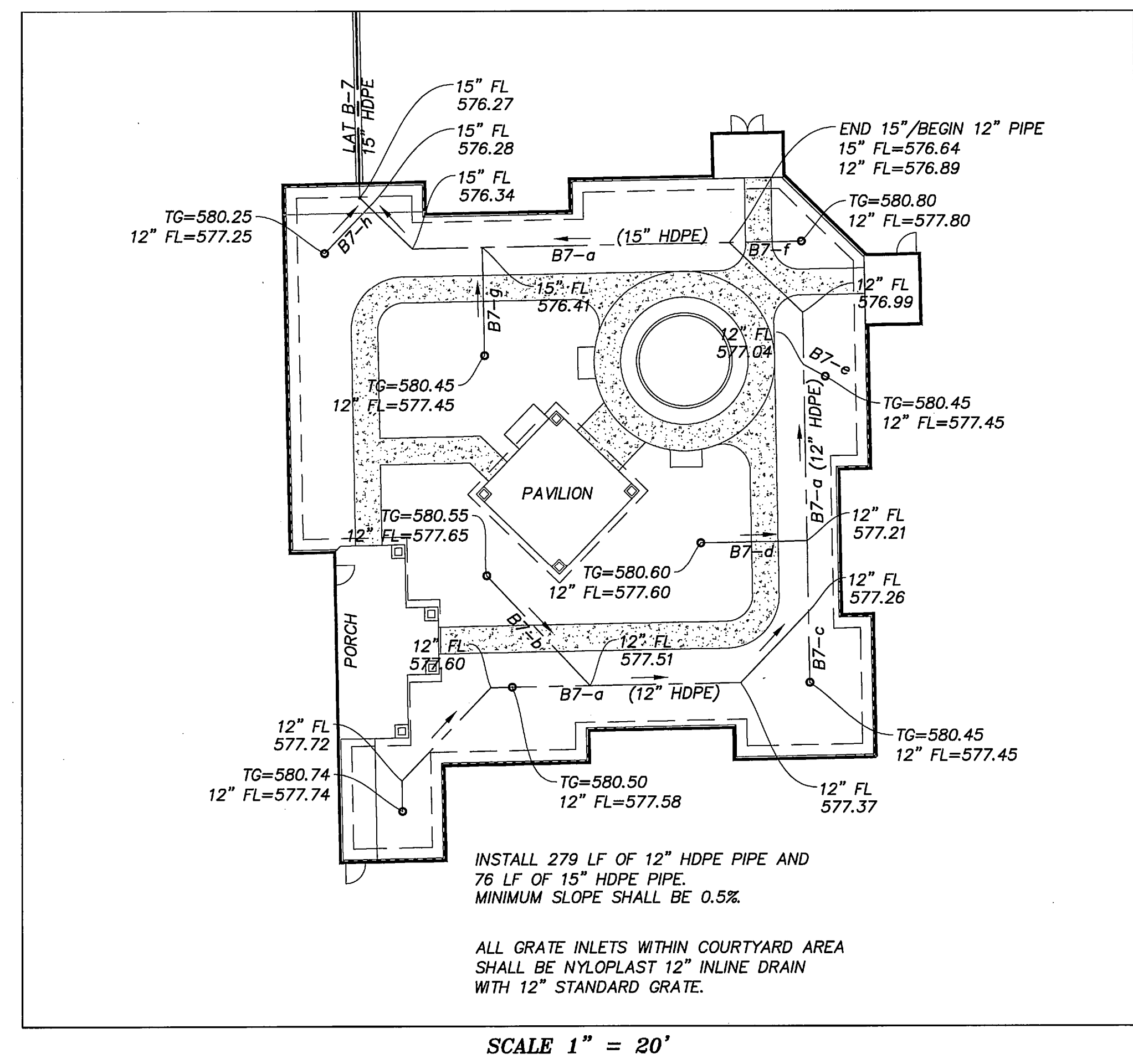
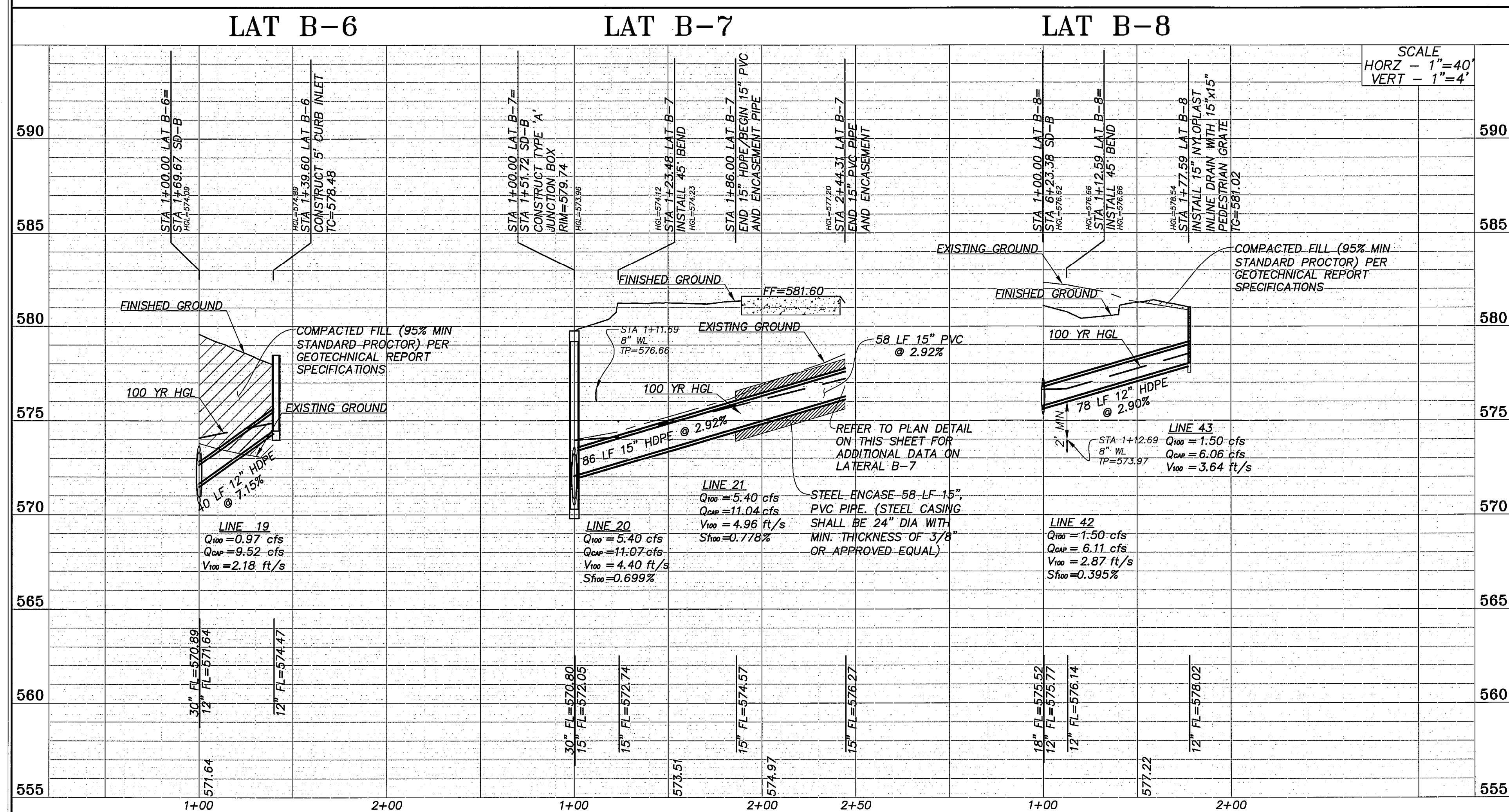
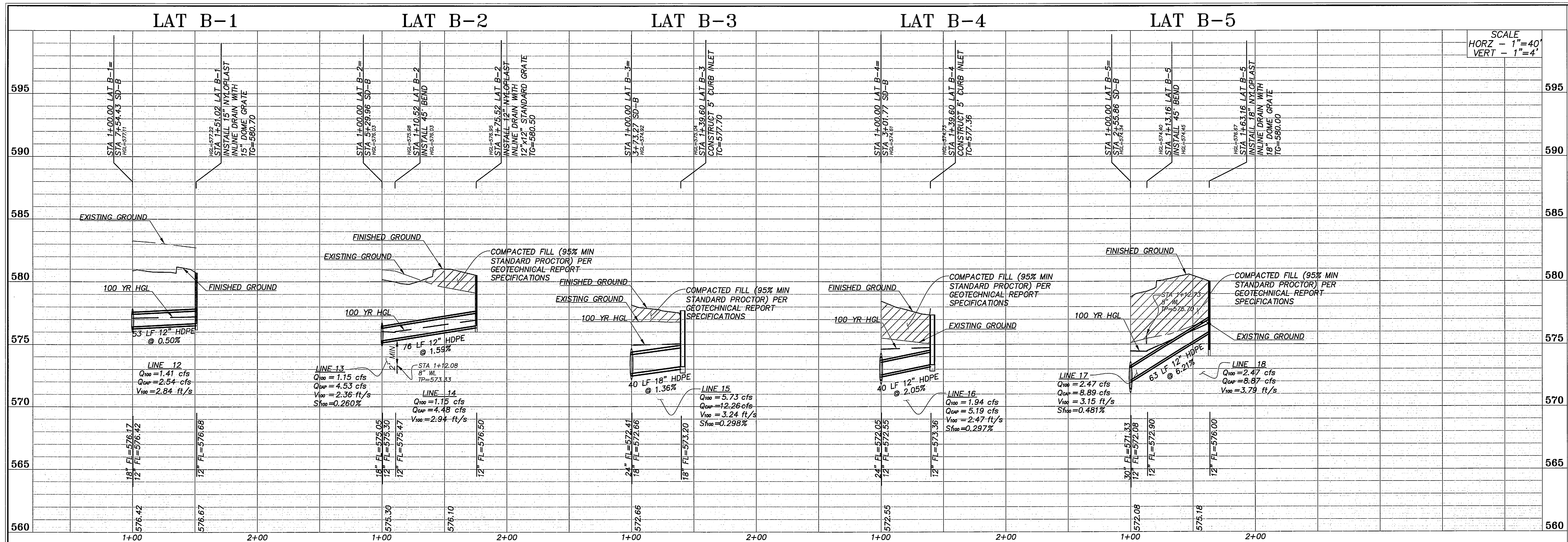
REV. DATE DESCRIP. BY

SHEET CONTENT:  
**SD-A LATERAL  
PROFILES**

SHEET NO:  
**13**

COPYRIGHT © 2013 MMA, INC.





OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDITION  
LATERALS PROFILES  
ROCKWALL, TEXAS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

mima  
mycoskie+mccinnis+associates  
civil engineering surveying landscape architecture planning  
the registration number: f-2759  
200 east abram  
arlington, texas 76010  
817-469-1871  
fax: 817-274-8757  
www.mmatexas.com

STATE OF TEXAS  
ANDRES E. CASCO  
94938  
REGISTERED PROFESSIONAL ENGINEER  
RECORD DRAWINGS  
PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

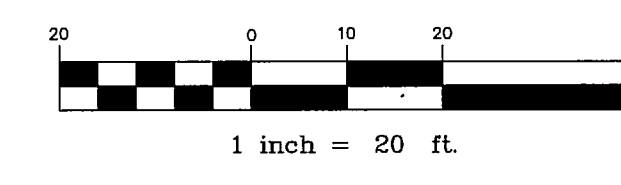
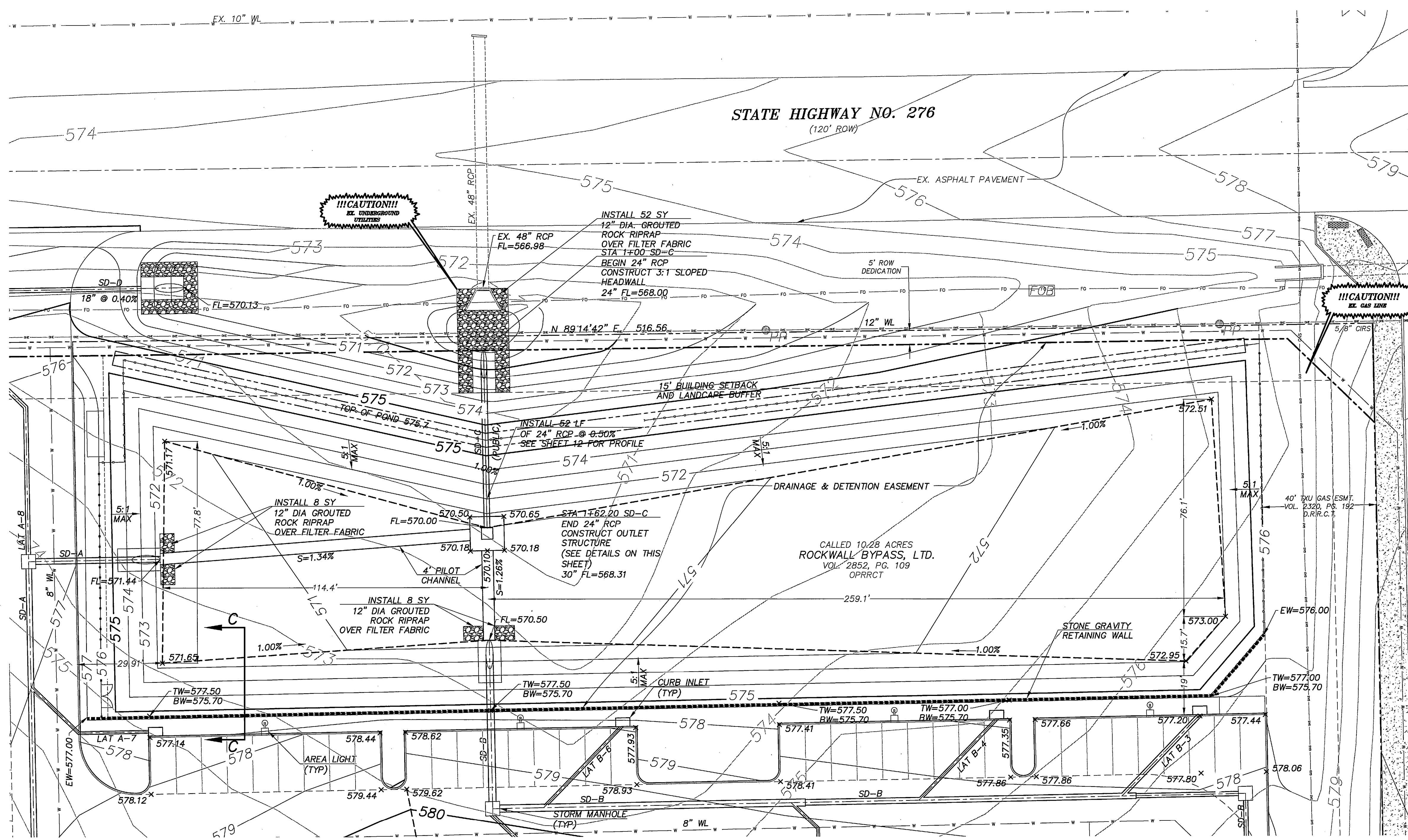
TO THE BEST OF OUR KNOWLEDGE,  
MYCOSKIE+MCCINNIS ASSOCIATES, INC.  
HEREBY STATES THAT THIS PLAN IS  
AS-BUILT. THIS IS BASED ON  
SURVEY DATA, VISUAL  
POST-CONSTRUCTION FIELD  
OBSERVATIONS AND INFORMATION  
PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

REV. DATE DESCRIP. BY  
SHEET CONTENT:  
LATERALS  
PROFILES

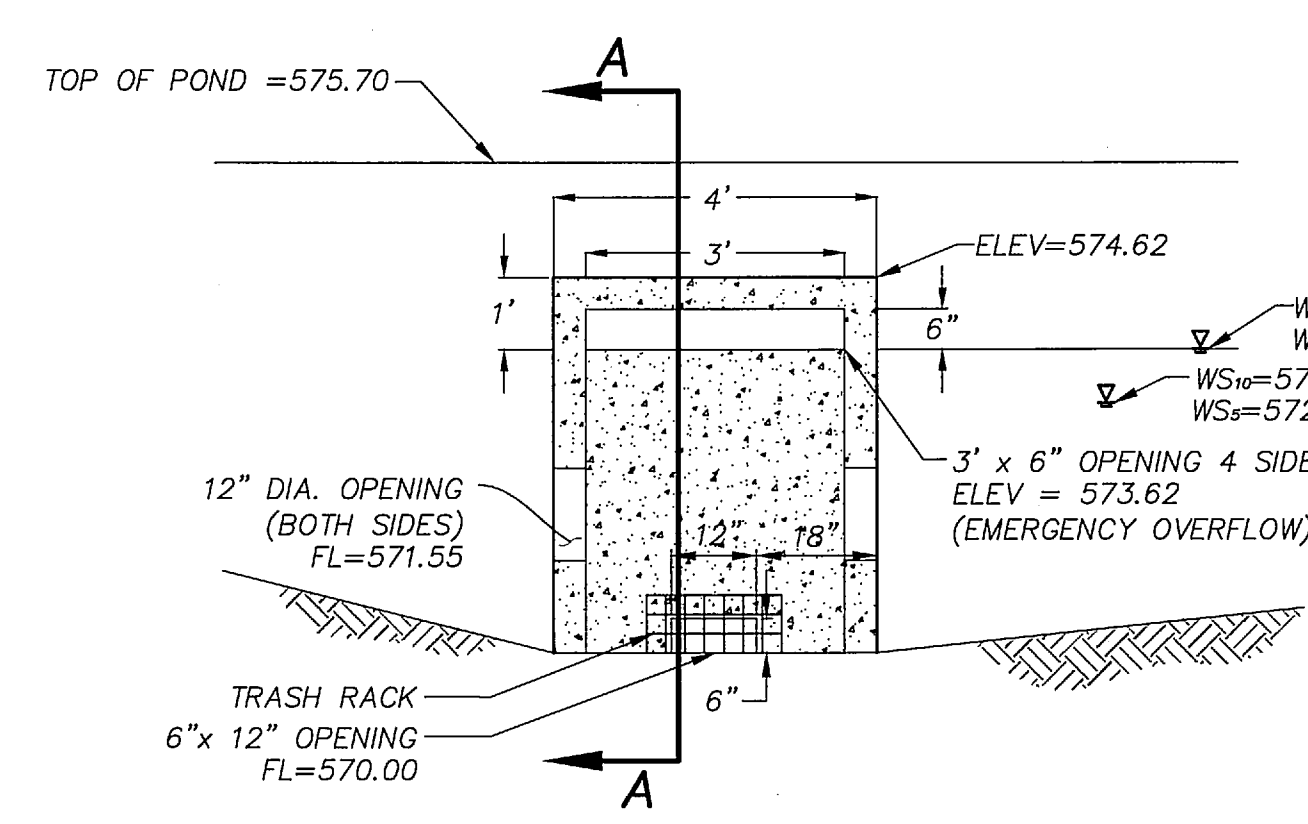
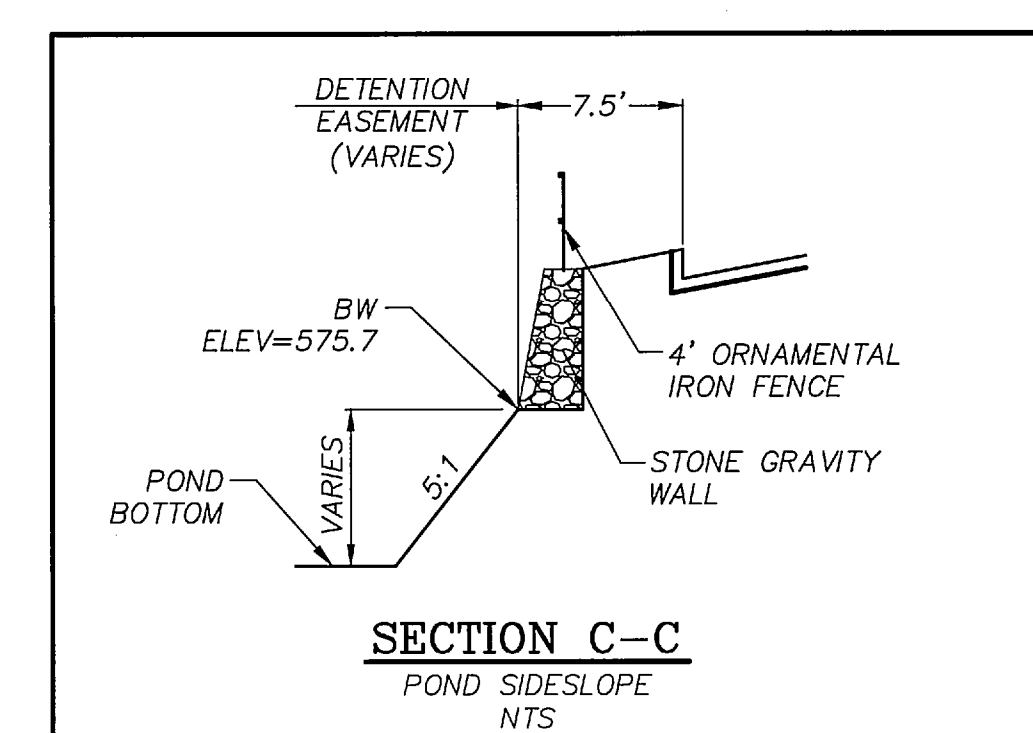
SHEET NO:  
14  
COPYRIGHT © 2013 MMA, INC.



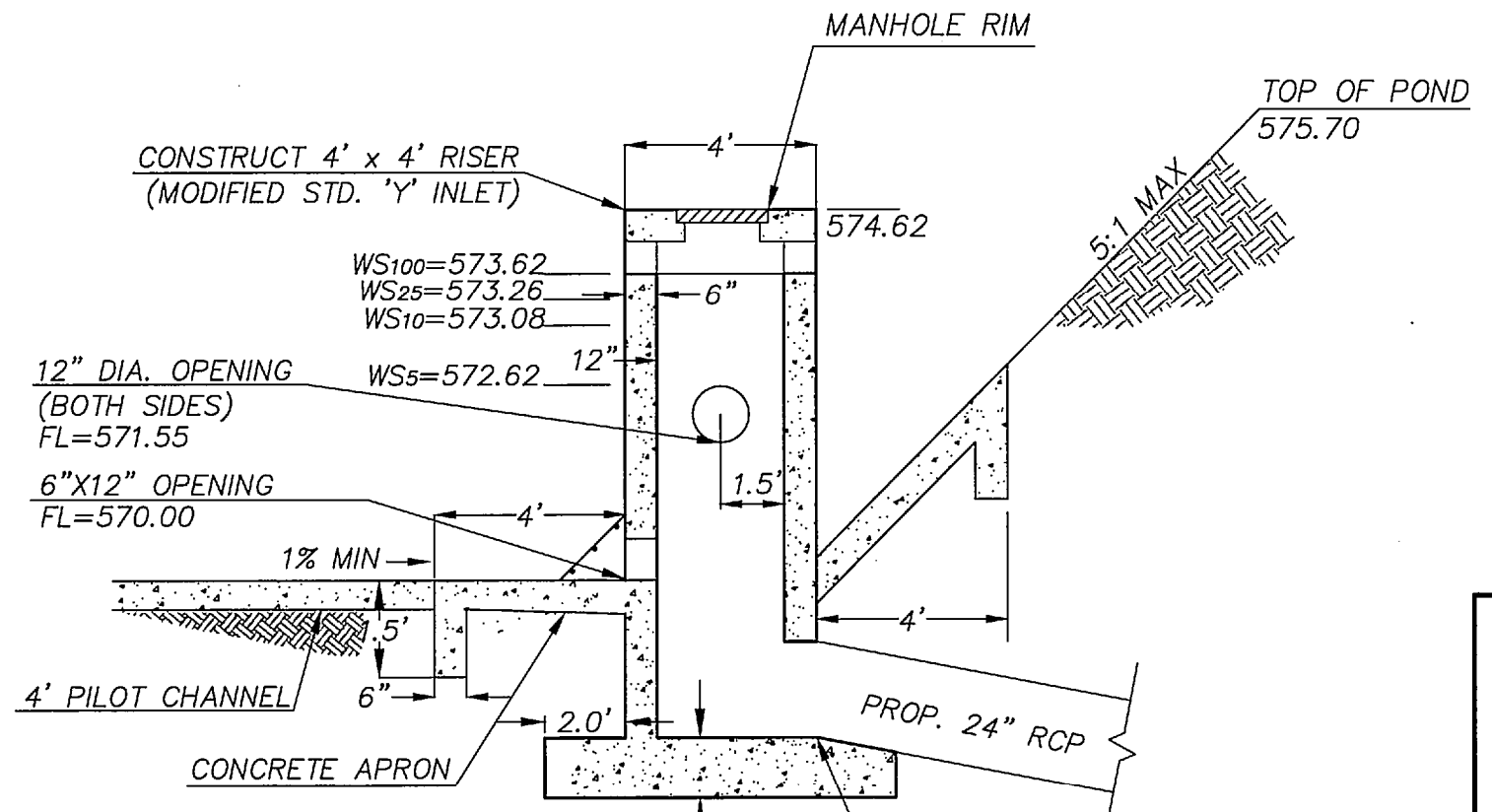


- LEGEND:**
- PROP. STORM DRAIN
  - EXISTING STORM DRAIN
  - PROP. STORM DRAIN INLET
  - EXISTING STORM DRAIN INLET
  - PROP. DRAINAGE FLOW LINE

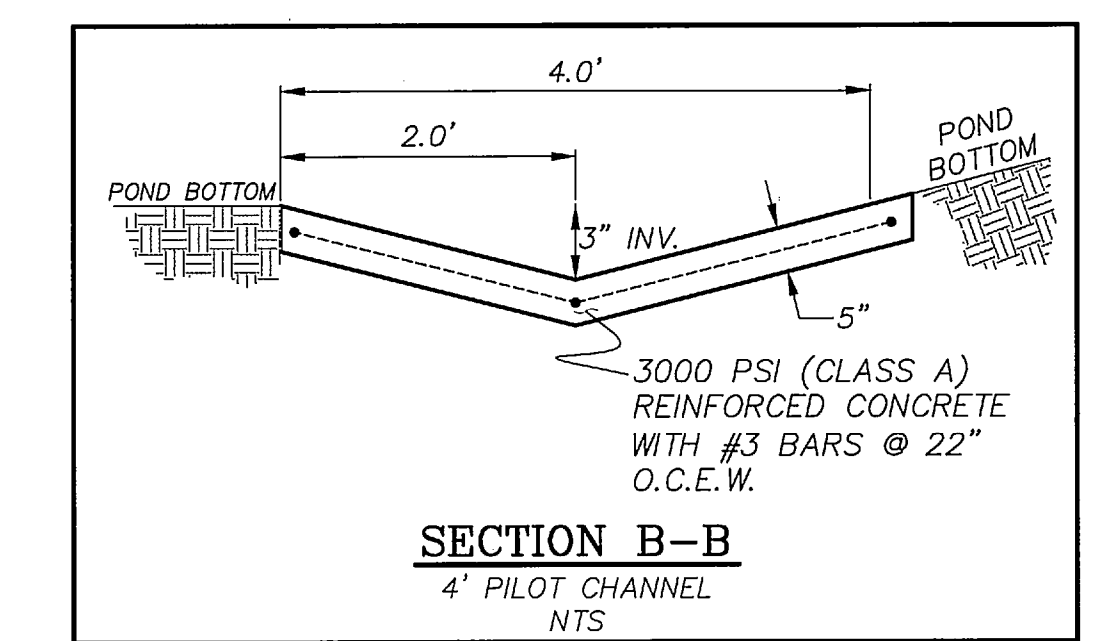
- NOTES:**
- CONTRACTOR TO PROVIDE RETAINING WALL DESIGN AND PROCESS THROUGH CITY FOR APPROVAL.
  - REFER TO SHEETS 22-23 FOR STORM DETAILS.
  - REFER TO SHEET 12 FOR LINE SD-C PROFILE.
  - ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STANDARDS AND SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY NCTCOG 3RD EDITION. A COPY OF THE CITY STANDARDS AND SPECIFICATIONS FOR USE ON THIS PROJECT MAY BE OBTAINED FROM THE CITY OF ROCKWALL'S WEBSITE.
  - TRENCH EXCAVATION FOR TRENCHES 5 FEET OR MORE IN DEPTH SHALL BE IN ACCORDANCE WITH ALL PROVISIONS OF PART 1926, SUBPART B - "EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH'S STANDARDS AND INTERPRETATIONS". IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TO THE ABOVE PROVISIONS AND PROVIDE NECESSARY TRENCH SAFETY PLANS TO THE CITY PRIOR TO RELEASE OF PLANS FOR CONSTRUCTION.
  - SEE SHEET 16 FOR DETENTION POND CALCULATIONS MODIFIED RATIONAL METHOD UTILIZED TO DESIGN POND.
  - REFER TO GEOTECHNICAL REPORT FOR EARTHWOR SPECIFICATIONS.
  - CONTRACTOR SHALL PROVIDE RETAINING WALL DESIGN AND PROCESS THROUGH CITY FOR APPROVAL.



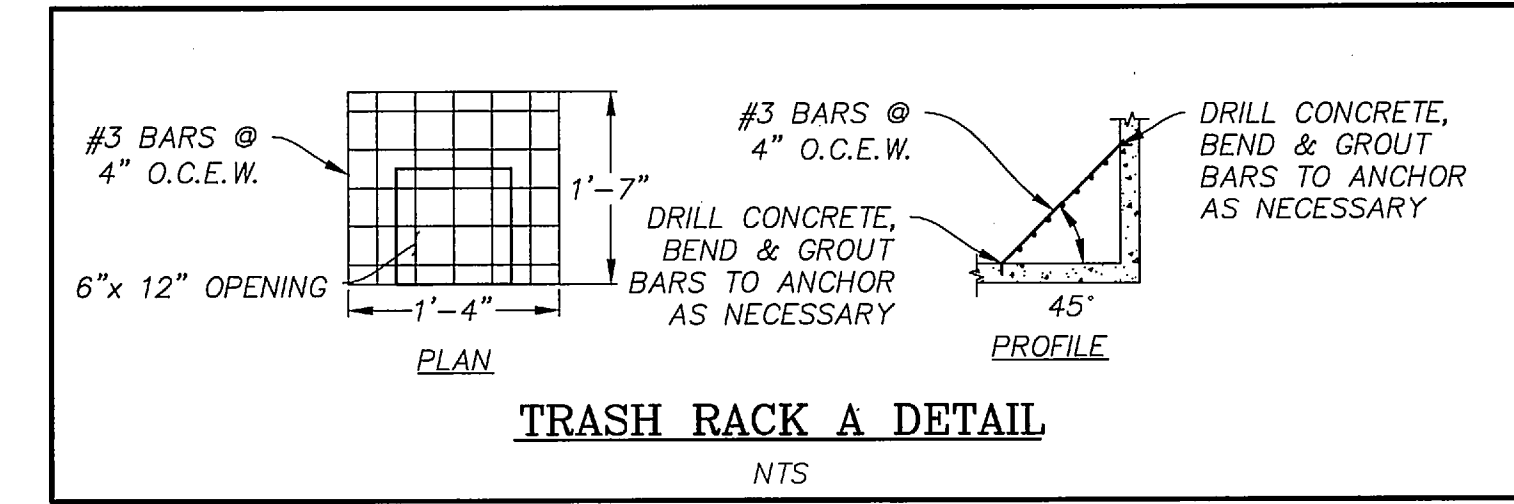
- NOTES:**
- REFER TO CITY OF ROCKWALL AND/OR NCTCOG STANDARD DROP INLET DETAIL FOR CONCRETE SPECS, REINFORCEMENT LAYOUT AND ADDITIONAL STRUCTURAL INFORMATION.
  - CONCRETE SHALL BE 4,200 PSI.



**SECTION A-A**  
NTS



**SECTION B-B**  
4' PILOT CHANNEL  
NTS



**TRASH RACK A DETAIL**  
NTS

**RESPONSIBILITY NOTE:**

"ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

**BENCHMARK:**

BM NO. 1  
BOX CUT ON TOP OF THE WEST CURB LINE OF SH 205 BYPASS, ON THE SOUTH CURB RETURN OF A DRIVEWAY, 615' SOUTH OF THE CENTERLINE OF SH 276, AND 19' NORTHEAST OF A 5/8" CAPPED IRON ROD STAMPED "MYCOSKIE MCINNIS".

PUBLISHED NAVD88 ELEV: 600.69'

BM NO. 2  
BOX CUT ON TOP OF THE WEST CURB LINE OF SH 205 BYPASS, ON THE SOUTH CURB RETURN OF A DRIVEWAY, 615' SOUTH OF THE CENTERLINE OF SH 276, AND 19' NORTHEAST OF A 5/8" CAPPED IRON ROD STAMPED "MYCOSKIE MCINNIS".

ELEV: 581.15'

**GENERAL UTILITY NOTES:**

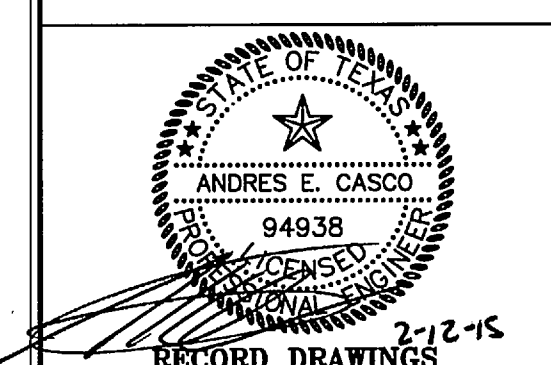
ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATE AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

# OAC SENIOR LIVING, LLC. ROCKWALL BY-PASS ADDITION DETENTION POND PLAN ROCKWALL, TEXAS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**m|ma**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
license registration number: 1-2759  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mma-texas.com



**RECORD DRAWINGS**  
PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: A.MCGINLEY  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE MYCOSKIE MCINNIS ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS IS BASED ON SURVEY DATA, VISUAL POST-CONSTRUCTION FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

REV. DATE DESCRIP. BY

SHEET CONTENT:  
**DETENTION POND PLAN**

SHEET NO:  
**15**  
COPYRIGHT © 2013 MMA, INC.



+ Existing Conditions Discharge From Entire Site (A = 6.705 acres Lot 1, Block 1).

C = 0.35 and Tc = 20 min

I <sub>100</sub> =	8.3 in/hr	Q <sub>100</sub> = (6.705)x(0.35)x(8.3) = 19.48 cfs
I <sub>25</sub> =	6.6 in/hr	Q <sub>25</sub> = (6.705)x(0.35)x(6.6) = 15.49 cfs
I <sub>10</sub> =	5.9 in/hr	Q <sub>10</sub> = (6.705)x(0.35)x(5.9) = 13.85 cfs
I <sub>5</sub> =	4.9 in/hr	Q <sub>5</sub> = (6.705)x(0.35)x(4.9) = 11.50 cfs

Note: The number above represent the maximum allowable discharge of the site for the corresponding storm event.

+ Proposed Conditions Discharge From Entire Site (A = 6.705 acres).

C = 0.9, Tc = 10min, Commercial Land Use

I <sub>100</sub> =	9.8 in/hr	Q <sub>100</sub> = (6.705)x(0.9)x(9.8) = 59.14 cfs
I <sub>25</sub> =	8.3 in/hr	Q <sub>100</sub> = (6.705)x(0.9)x(8.3) = 50.09 cfs
I <sub>10</sub> =	7.1 in/hr	Q <sub>100</sub> = (6.705)x(0.9)x(7.1) = 42.84 cfs
I <sub>5</sub> =	6.1 in/hr	Q <sub>100</sub> = (6.705)x(0.9)x(6.1) = 36.81 cfs

+ The difference in discharge flows from existing to proposed conditions must be detained onsite.

Q <sub>DIFF -100</sub>	39.66 cfs
Q <sub>DIFF -25</sub>	34.60 cfs
Q <sub>DIFF -10</sub>	28.99 cfs
Q <sub>DIFF -5</sub>	25.31 cfs

+ Drainage areas C1, C2, & C3 sheet flows offsite without being routed through the proposed detention pond. The total existing conditions discharge is reduced by the postdevelopment flow amounts from bypass areas to obtain the max allowable discharge of the pond.

Q <sub>BY</sub> = C1+ C2 + C3 (0.35 Ac Bypass)		
Q <sub>BY -100</sub>	3.09 cfs	Postdevelopment Flow
Q <sub>BY -25</sub>	2.61 cfs	Postdevelopment Flow
Q <sub>BY -10</sub>	2.24 cfs	Postdevelopment Flow
Q <sub>BY -5</sub>	1.92 cfs	Postdevelopment Flow

+ Calculate Adjusted Allowable Discharge from Pond

Q <sub>POND ALL -100</sub>	16.39 cfs
Q <sub>POND ALL -25</sub>	12.88 cfs
Q <sub>POND ALL -10</sub>	11.61 cfs
Q <sub>POND ALL -5</sub>	9.58 cfs

Calculate required storage volume for the 10-Year event utilizing the modified rational method

Adjusted Allowable		Proposed Condition	
C=	0.35	C=	0.9
T <sub>c</sub> =	20.00	T <sub>c</sub> =	10
I <sub>10</sub> =	5.90	I <sub>10</sub> =	7.1
A=	5.62	A=	6.37
Q <sub>10</sub> =	11.61	Q <sub>10</sub> =	40.70

Storm Duration	I <sub>p</sub> = (in/hr)	Q <sub>p</sub> IN (cfs)	Inflow Volume (ft <sup>3</sup> )	Outflow Volume (ft <sup>3</sup> )
10	7.10	40.70	24,423	6,966
15	6.50	37.26	33,538	8,707
20	5.90	33.82	40,590	10,449
30	4.80	27.52	49,533	13,932
40	4.00	22.93	55,037	17,415
50	3.50	20.07	60,197	20,898
60	3.00	17.20	61,916	24,381
70	2.80	16.05	67,420	27,864
80	2.60	14.91	71,548	31,347
90	2.50	14.33	77,396	34,830
100	2.40	13.76	82,555	38,313
110	2.30	13.19	87,027	41,796
120	2.20	12.61	90,811	45,279
130	2.10	12.04	93,907	48,762

Calculate required storage volume for the 5-Year event utilizing the modified rational method

Adjusted Allowable		Proposed Condition	
C=	0.35	C=	0.9
T <sub>c</sub> =	20.00	T <sub>c</sub> =	10
I <sub>5</sub> =	4.90	I <sub>5</sub> =	6.1
A=	5.59	A=	6.37
Q <sub>5</sub> =	9.58	Q <sub>5</sub> =	34.97

Storm Duration	I <sub>p</sub> = (in/hr)	Q <sub>p</sub> IN (cfs)	Inflow Volume (ft <sup>3</sup> )	Outflow Volume (ft <sup>3</sup> )
10	6.10	34.97	20,983	6,966
15	5.50	31.53	28,378	8,707
20	4.90	28.09	33,710	10,449
30	4.10	23.51	42,310	13,932
40	3.40	19.49	46,781	17,415
50	2.80	16.05	48,157	20,898
60	2.60	14.91	53,661	24,381
70	2.40	13.76	57,789	27,864
80	2.30	13.19	63,292	31,347
90	2.10	12.04	65,012	34,830
100	1.90	10.89	65,356	38,313
110	1.80	10.32	68,108	41,796

Calculate required storage volume for the 100-Year event utilizing the modified rational method

Adjusted Allowable Discharge		Proposed Condition (Commercial)	
C=	0.35	C=	0.90
T <sub>c</sub> =	20	T <sub>c</sub> =	10
I <sub>100</sub> =	8.30	I <sub>100</sub> =	9.80
A=	5.64	A=	6.37
Q <sub>100</sub> =	16.39	Q <sub>100</sub> =	56.18

Storm Duration	I <sub>100</sub> (in/hr)	Q <sub>100</sub> IN (cfs)	Inflow Volume (ft <sup>3</sup> )	Outflow Volume (ft <sup>3</sup> )	Required Storage (ft <sup>3</sup> )
10	9.80	56.18	33,710	9,834	23,876
15	9.00	51.60	46,437	12,292	34,145
20	8.30	47.58	57,101	14,751	42,350
30	6.90	39.56	71,204	19,668	51,536
40	5.80	33.25	79,803	24,585	55,218
50	5.00	28.67	85,995	29,502	56,493
60	4.50	25.80	92,875	34,419	58,456
70	4.00	22.93	96,314	39,336	56,978
80	3.70	21.21	101,818	44,253	57,565
90	3.50	20.07	108,354	49,170	59,184
100	3.40	19.49	116,953	54,087	62,866
110	3.20	18.35	121,081	59,004	62,077

Calculate required storage volume for the 25-Year event utilizing the modified rational method

Adjusted Allowable		Proposed Condition	
C=	0.35	C=	0.9
T <sub>c</sub> =	20.00	T <sub>c</sub> =	10
I <sub>25</sub> =	6.60	I <sub>25</sub> =	8.3
A=	5.58	A=	6.37
Q <sub>25</sub> =	12.88	Q <sub>25</sub> =	47.58

Storm Duration	I <sub>25</sub> = (in/hr)	Q <sub>25</sub> IN (cfs)	Inflow Volume (ft <sup>3</sup> )	Outflow Volume (ft <sup>3</sup> )
10	8.30	47.58	28,550	7,728
15	7.50	43.00	38,698	9,660
20	6.60	37.84	45,405	11,592
30	5.50	31.53	56,757	15,456
40	4.60	26.37	63,292	19,320
50	4.00	22.93	68,796	23,184
60	3.50	20.07	72,236	27,048
70	3.30	18.92	79,459	30,912
80	3.10	17.77	85,307	34,776
90	2.90	16.63	89,779	38,640
100	2.70	15.48	92,875	42,504
110	2.50	14.33	94,595	46,368

## Pond Report

Hydraflo Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

Friday, Apr 19, 2013

### Pond No. 1 - Onsite Pond

#### Pond Data

Pond storage is based on user-defined values.

#### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Iner. Storage (cuft)	Total storage (cuft)
0.00	570.00	n/a	0	0
0.25	570.25	n/a	50	50
0.50	570.50	n/a	352	402
0.75	570.75	n/a	917	1,319
1.00	571.00	n/a	1,580	2,909
1.25	571.25	n/a	2,387	5,306
1.50	571.50	n/a	3,240	8,546
1.75	571.75	n/a	4,033	12,549
2.00	572.00	n/a	4,650	17,199
2.25	572.25	n/a	5,524	22,523
2.50	572.50	n/a	6,075	28,598
2.62	572.62	n/a	3,347	31,945
2.75	572.75	n/a	3,507	35,452
3.00	573.00	n/a	7,486	42,938
3.08	573.08	n/a	2,584	45,532
3.26	573.26	n/a	5,807	51,139
3.40	573.40	n/a	4,538	55,677
3.62	573.62	n/a	7,189	62,866
4.00	574.00	n/a	13,347	76,213
4.50	574.50	n/a	18,483	94,696
5.00	575.00	n/a	19,723	114,419

#### Culvert / Orifice Structures

	[A]	[B]	[C]	[Pr/Rs]		[A]	[B]	[C]	[D]
Rise (in)	= 24.00	6.00	12.00	Inactive	Crest Len (ft)	= 12.00	Inactive	Inactive	Inactive
Span (in)	= 24.00	12.00	12.00	0.00	Crest El. (ft)	= 573.62	0.00	0.00	0.00
No. Barrels	= 1	1	2	0	Weir Coeff.	= 3.33	3.33	3.33	3.33
Invert El. (ft)	= 568.31	570.00	571.55	0.00	Weir Type	= Rect	Rect	Rect	—
Length (ft)	= 62.23	0.50	0.50	0.00	Multi-Stage	= Yes	No	No	No
Slope (%)	= 0.50	0.00	0.00	n/a					
N-Value	= .013	.013	.013	n/a					
Orifice Coeff.	= 0.60	0.60	0.60	0.60	Exfil.(dn/hr)	= 0.000 (by Weir area)			
Multi-Stage	= n/a	Yes	Yes	No	TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (a) and outlet (c) (cc) control. Weir flows checked for orifice conditions (c) and submergence (s).

Stage ft	Storage cuft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	Pr/Rsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	570.00	0.00	0.00	0.00	—	0.00	—	—	—	—	—	0.000
0.25	50	570.25	8.79 cc	0.43 ic	0.00	—	0.00	—	—	—	—	—	0.426
0.50	402	570.50	8.79 cc	1.20 ic	0.00	—	0.00	—	—	—	—	—	1.204
0.75	1,319	570.75	8.79 cc	1.70 ic	0.00	—	0.00	—	—	—	—	—	1.702
1.00	2,909	571.00	8.79 cc	2.08 ic	0.00	—	0.00	—	—	—	—	—	2.085
1.25	5,306	571.25	8.79 cc	2.41 ic	0.00	—	0.00	—	—	—	—	—	2.407
1.50	8,546	571.50	8.79 cc	2.69 ic	0.00	—	0.00	—	—	—	—	—	2.692
1.75	12,549	571.75	8.79 cc	2.85 ic	0.36 ic	—	0.00	—	—	—	—	—	3.204
2.00	17,199	572.00	8.79 cc	3.18 ic	1.58 ic	—	0.00	—	—	—	—	—	4.764
2.25	22,523	572.25	8.79 cc	3.40 ic	3.38 ic	—	0.00	—	—	—	—	—	6.780
2.50	28,598	572.50	8.79 cc	3.61 ic	5.12 ic	—	0.00	—	—	—	—	—	8.733
2.62	31,945	572.62	9.42 cc	3.71 ic	5.71 ic	—	0.00	—	—	—	—	—	9.416
2.75	35,452	572.75	10.05 cc	3.72 ic	6.33 ic	—	0.00	—	—	—	—	—	10.05
3.00	42,938	573.00	11.22 cc	3.85 ic	7.37 ic	—	0.00	—	—	—	—	—	11.22
3.26	45,532	573.26	11.56 cc	3.89 ic	7.68 ic	—	0.00	—	—	—	—	—	11.56
3.40	55,677	573.40	12.83 cc	4.04 ic	8.79 ic	—	0.00	—	—	—	—	—	12.83
3.62	62,866	573.62	13.62 cc	4.14 ic	9.48 ic	—	0.00	—	—	—	—	—	13.62
4.00	76,213	574.00	23.37 cc	3.45 ic	10.58 ic	—	0.00	—	—	—	—	—	23.37
4.50	94,696	574.50	33.13 ic	1.51 ic	4.74 ic	—	28.68 s	—	—	—	—	—	33.13
5.00	114,419	575.00	35.60 ic	0.93 ic	2.91 ic	—	51.76 s	—	—	—	—	—	35.60

## Pond Report

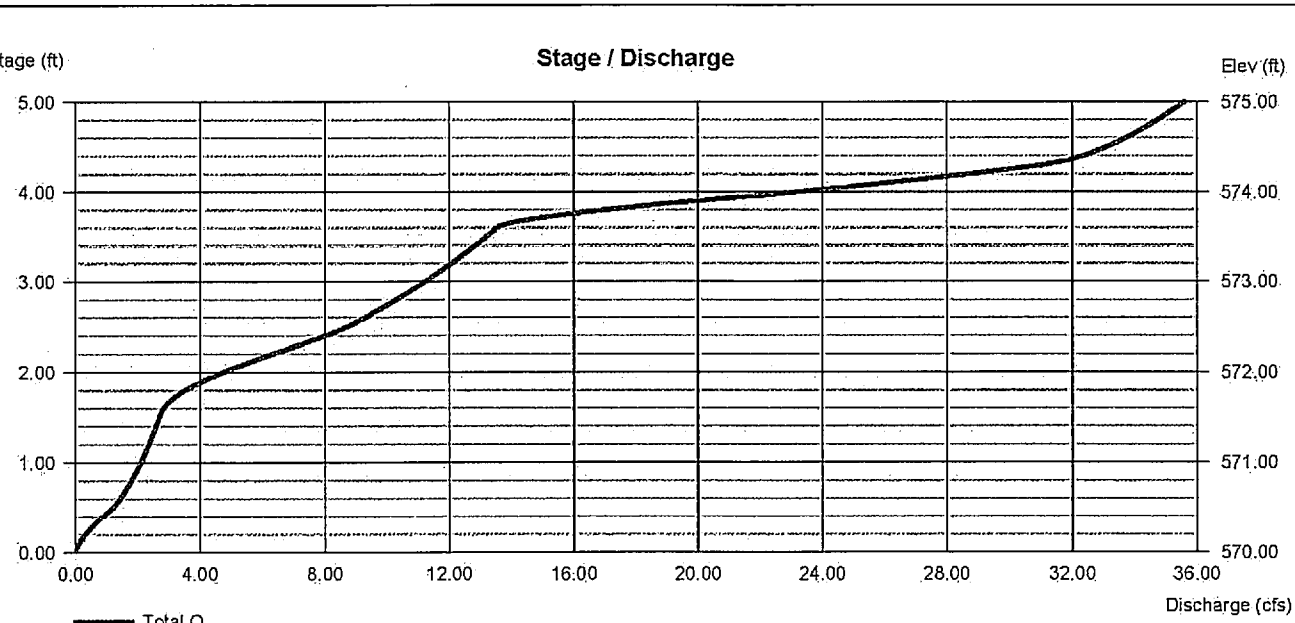
Hydraflo Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

Friday, Apr 19, 2013

### Pond No. 1 - Onsite Pond

#### Pond Data

Pond storage is based on user-defined values.



## Pond Report

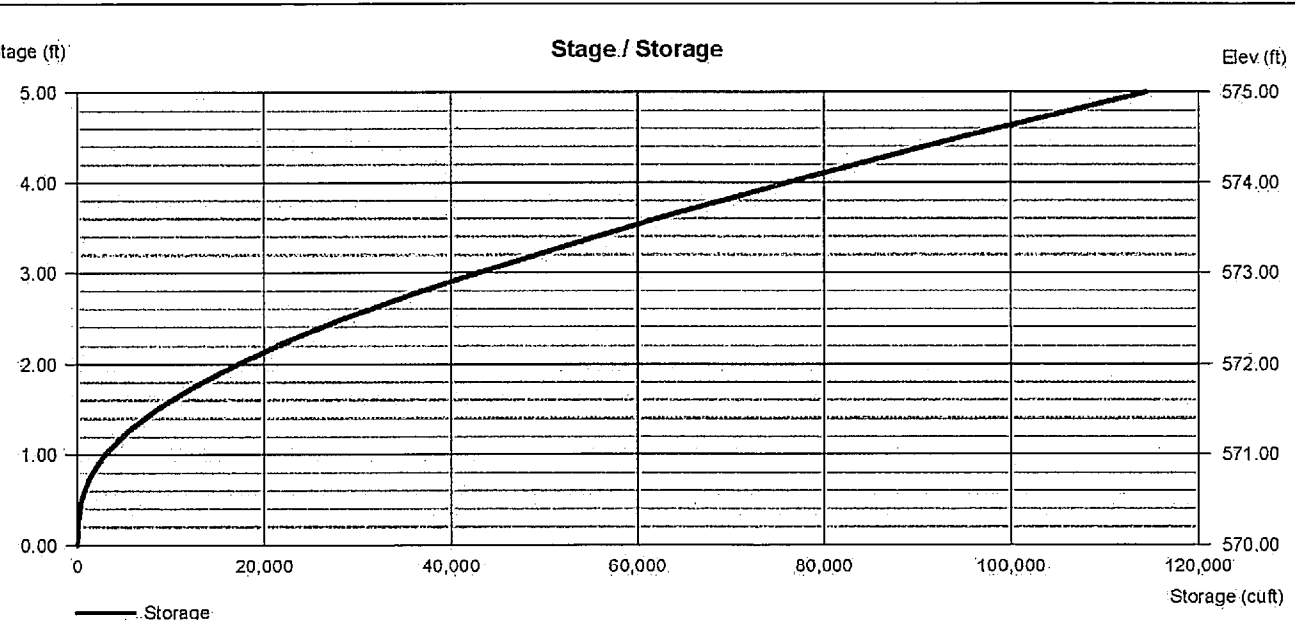
Hydraflo Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

Friday, Apr 19, 2013

### Pond No. 1 - Onsite Pond

#### Pond Data

Pond storage is based on user-defined values.



### RESPONSIBILITY NOTE:

"ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

### GENERAL UTILITY NOTES:

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

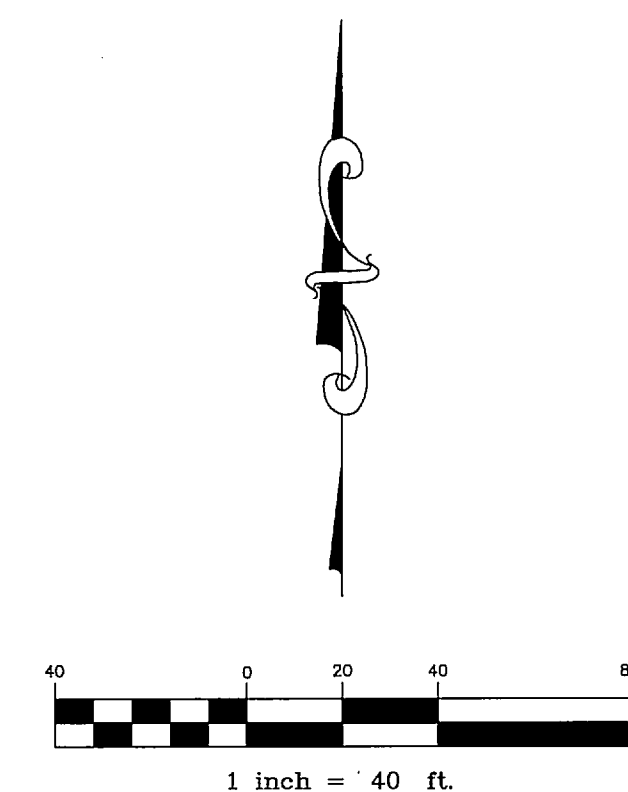
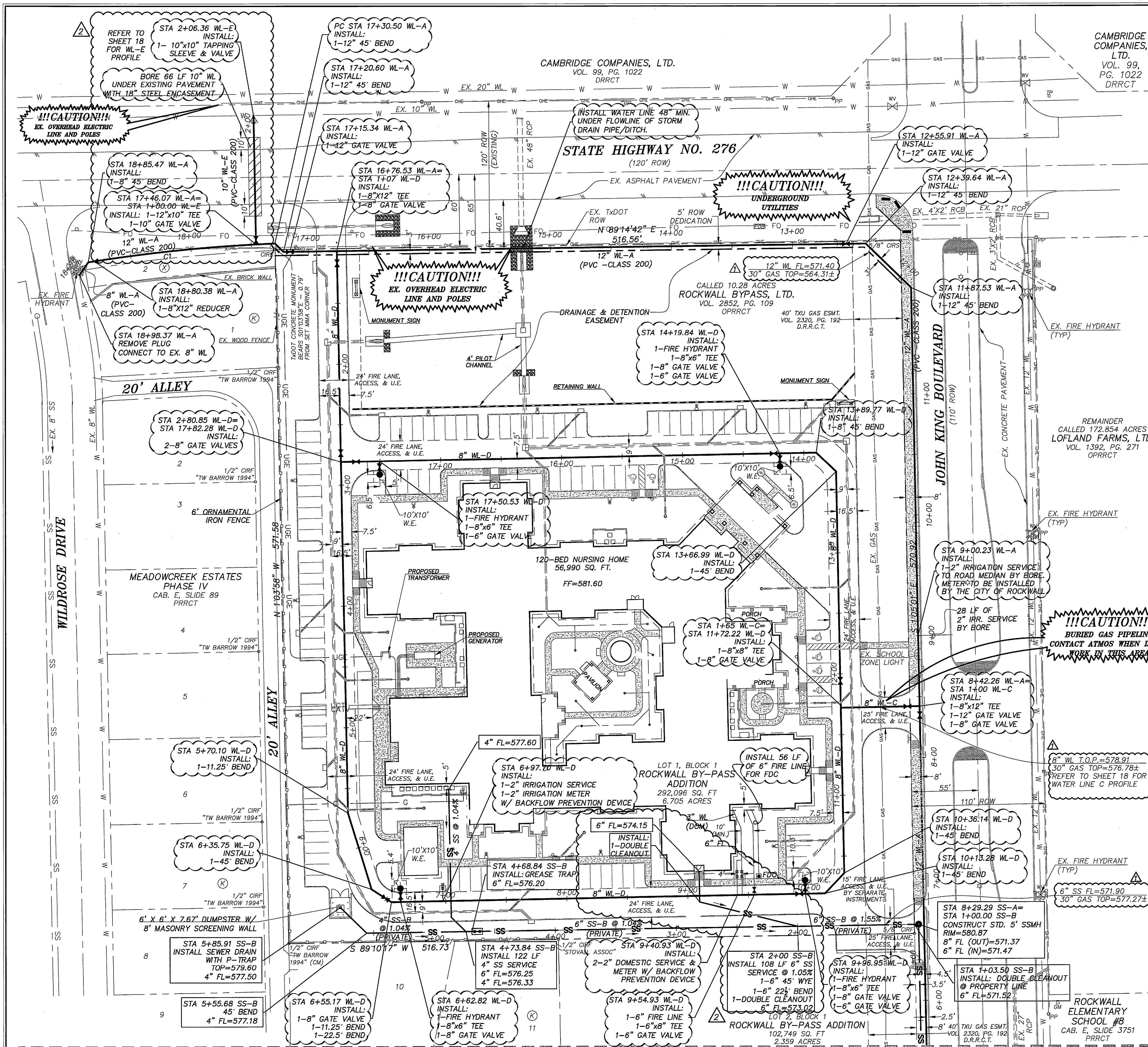
CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

# OAC SENIOR LIVING, LLC. ROCKWALL BY-PASS ADDITION DETENTION POND CALCULATIONS ROCKWALL, TEXAS

PROJECT TITLE:

OAC SENIOR LIVING, LLC





**LEGEND:**

- PROP. FIRE HYDRANT ASSEMBLY (INCLUDES ALL FITTINGS)
- PROP. GATE VALVE
- PROP. WATER LINE
- PROP. DOMESTIC WATER LINE
- PROP. FIRE WATER LINE
- PROP. SANITARY SEWER LINE
- PROP. STORM LINE
- PROP. STORM INLET
- EXIST. STORM LINE
- EXIST. STORM INLET
- EXIST. SANITARY SEWER LINE
- EXIST. SS MANHOLE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT
- EXIST. VALVE
- EXIST. OVERHEAD ELECTRIC
- EXIST. BURIED ELECTRIC
- EXIST. BURIED TELEPHONE
- EXIST. POWER POLE
- EXIST. LIGHT POLE
- PROP. LIGHT POLE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	154.97	1245.71	7.13	S84° 18' 01" W	154.87

**NOTES:**

- SEE SHEET 18 FOR NOTES.
- THE CONTRACTOR SHALL END 3" DOMESTIC WATER SERVICES, 6" FIRE LINES, AND SANITARY SEWER SERVICES 5' FROM THE BUILDING. COORDINATE WITH MEP PLANS FOR CONNECTION.
- A SEPARATE PERMIT FROM THE FIRE DEPARTMENT IS REQUIRED FOR FIRE LINES.
- INSTALL BLUE EMS DISKS ON THE WATER LINE AT EVERY CHANGE IN DIRECTION, VALVE, AND FIRE HYDRANT
- INSTALL GREEN EMS DISK ON THE SEWER LINE AT EVERY CHANGE IN DIRECTION, MANHOLES, AND CLEANOUTS.
- ALL WORK COMPLETED WITHIN THE R.O.W. OF S.H. 276 SHALL BE IN ACCORDANCE TO TxDOT "SPECIFICATIONS FOR UTILITY INSTALLATIONS"

**RESPONSIBILITY NOTE:**

"ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

**BENCHMARK:**

BM NO. 1  
CITY OF ROCKWALL R-19. BRASS MONUMENT AT THE NORTHWEST CORNER OF SILVERVIEW & DIAMOND WAY, ±500' SOUTH OF SH 276.

PUBLISHED NAVD88 ELEV. 600.69'

BM NO. 2  
BOX CUT ON TOP OF THE WEST CURB LINE OF SH 205 BYPASS, ON THE SOUTH CURB RETURN OF A DRIVEWAY, 615' SOUTH OF THE CENTERLINE OF SH 276, AND 19' NORTHEAST OF A 5/8" CAPPED IRON ROD STAMPED "MYCOSKIE MCINNIS".

ELEV. 581.15'

**GENERAL UTILITY NOTES:**

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

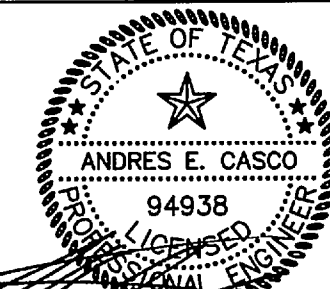
CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

# OAC SENIOR LIVING, LLC. ROCKWALL BY-PASS ADDITION UTILITIES LAYOUT ROCKWALL, TEXAS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**m|ma**

mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
license registration number: 1-2759  
200 east ostrom  
arlington, texas 76010  
817-418-1671  
fax: 817-274-8757  
www.mmatexas.com



RECORD DRAWINGS 2-12-15

PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE MYCOSKIE MCINNIS ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS IS BASED ON SURVEY DATA, VISUAL POST-CONSTRUCTION FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC  
ADD 10" WL-E & PROFILE  
02.21.14 UPDATE S.S. SERVICE AEC  
ADD GAS CROSSING  
12.31.13 & WL PROFILE AEC  
REV. DATE DESCRIP. BY

SHEET CONTENT:  
**UTILITIES LAYOUT**

SHEET NO:

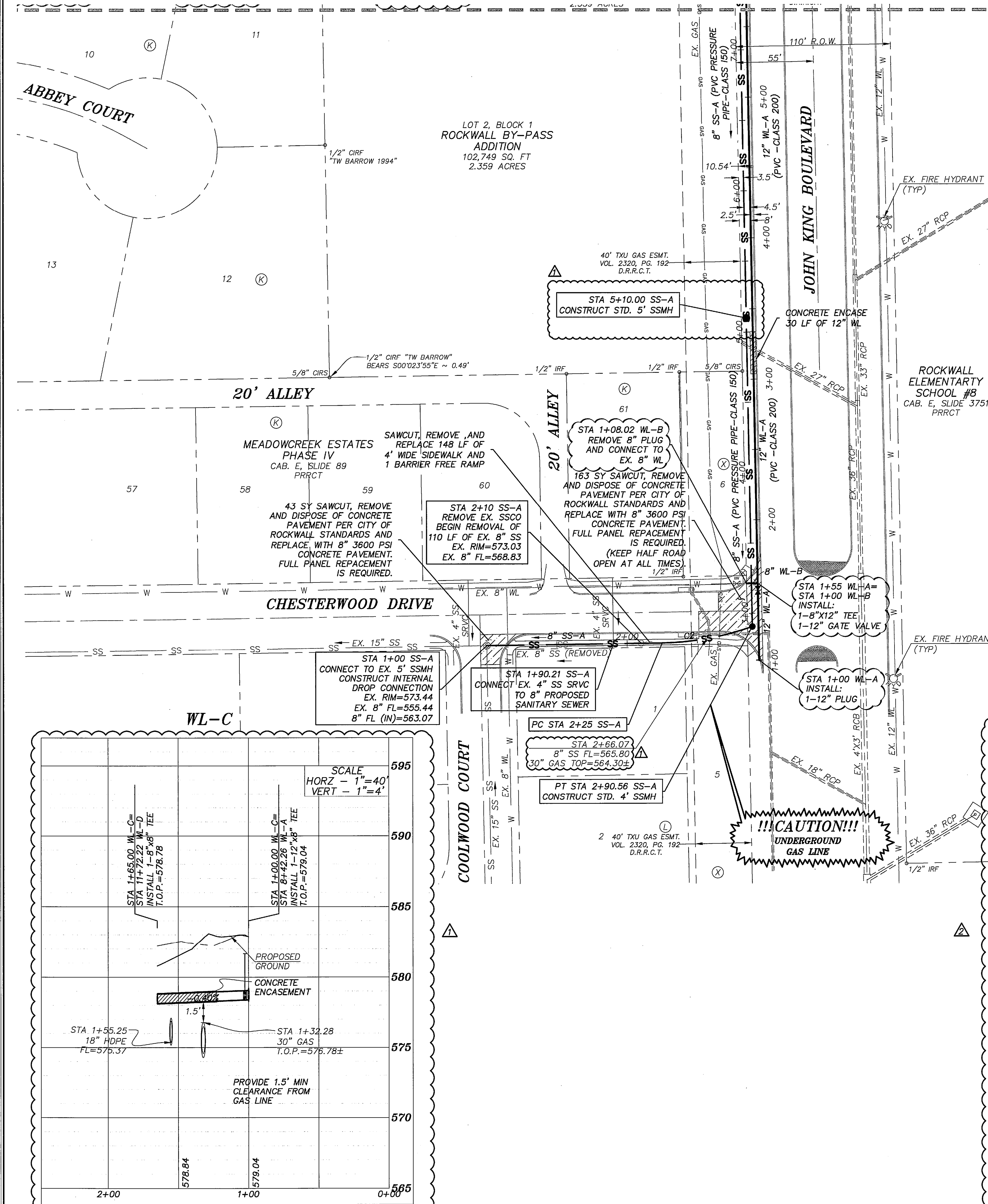
17

COPYRIGHT © 2013 MMA, INC.

**SHEET B**

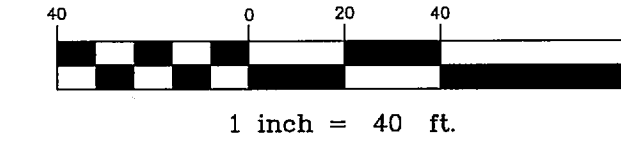


## SHEET A



## NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- FIRE SPRINKLER LINE REQUIRES A MINIMUM OF 10' SEPARATION DISTANCE FROM ALL OTHER UTILITIES.
- A SEPARATE PERMIT FROM THE FIRE DEPARTMENT IS REQUIRED FOR THE FIRE SPRINKLER LINE.
- ALL SANITARY SEWER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER.
- THE CONTRACTOR SHALL END 3" DOMESTIC WATER SERVICES, 6" FIRE LINES, AND SANITARY SEWER SERVICES 5' FROM THE BUILDING. COORDINATE WITH MEP PLANS FOR CONNECTION.
- THE CONTRACTOR SHALL MAINTAIN SANITARY SEWER SERVICE FOR LOT 61, BLOCK K OF MEADOWCREEK ESTATES PHASE IV DURING CONSTRUCTION OF PROPOSED 8" SS-A.
- MINIMUM COVER ON WATER PIPE SHALL BE 48" OVER THE WATER PIPE AS MEASURED FROM THE TOP OF THE PIPE TO THE EXISTING GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS GREATER.
- FIRE HYDRANT ASSEMBLY SHALL INCLUDE HYDRANT, FITTINGS, AND 6" LEAD PIPE.
- ALL FIRE LINES, SHALL BE SIZED AND INSTALLED BY A STATE OF TEXAS LICENSED FIRE SPRINKLER CONTRACTOR.
- GENERAL CONTRACTOR SHALL PURCHASE AND INSTALL WATER METERS. METERS TO BE PURCHASED FROM CITY OF ROCKWALL WATER DEPARTMENT.
- MAINTAIN A MINIMUM SEPARATION OF 9 FEET BETWEEN WATER AND SEWER LINES. IN AREAS WHERE MINIMUM SEPARATION CANNOT BE MET, THE WASTE WATER PIPE SHALL BE PVC PRESSURE WITH A MINIMUM WORKING PRESSURE CLASS OF 150 PSI.
- ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STANDARDS AND SPECIFICATIONS AND NCTCOG PUBLIC WORKS CONSTRUCTION STANDARDS 3RD EDITION. A COPY OF THE CITY STANDARDS AND SPECIFICATIONS FOR USE ON THIS PROJECT MAY BE OBTAINED FROM THE CITY OF ROCKWALL'S WEBSITE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND DOCUMENTS APPROVED BY THE PERMITTING AGENCIES.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON CITY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- TRENCH EXCAVATION FOR TRENCHES 5 FEET OR MORE IN DEPTH SHALL BE IN ACCORDANCE WITH ALL PROVISIONS OF PART 1926, SUBPART B - "EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH'S STANDARDS AND INTERPRETATIONS". IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TO THE ABOVE PROVISIONS AND PROVIDE NECESSARY TRENCH SAFETY PLANS TO THE CITY PRIOR TO RELEASE OF PLANS FOR CONSTRUCTION.
- A TRENCH SAFETY PLAN AND A TRAFFIC SAFETY PLAN BOTH SEALED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS WILL BE PROVIDED BY THE CONTRACTOR.
- STATE LAW REQUIRES THE PRIVATE FIRE SERVICE UTILITIES AND UNDERGROUND SPRINKLER SYSTEM PIPING BE INSTALLED BY A CONTRACTOR LICENSED BY THE TEXAS COMMISSION OF FIRE PROTECTION TO INSTALL PRIVATE FIRE SERVICE UTILITIES.
- THE FIRE DEPARTMENT CONNECTION FOR THE SPRINKLER SYSTEM IS A 4" STORZ CONNECTION.
- ALL MANHOLES TO BE RAVEN LINED (OR APPROVED EQUAL). MANHOLES SHALL BE SPARK AND VACUUM TESTED.
- ALL WATER LINES TO BE CLASS 200.



## LEGEND:

- PROP. FIRE HYDRANT ASSEMBLY (INCLUDES ALL FITTINGS)
- PROP. GATE VALVE
- PROP. WATER LINE
- PROP. DOMESTIC WATER LINE
- PROP. FIRE WATER LINE
- PROP. SANITARY SEWER LINE
- PROP. STORM LINE
- PROP. STORM INLET
- EXIST. STORM LINE
- EXIST. STORM INLET
- EXIST. SANITARY SEWER LINE
- EXIST. SS MANHOLE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT
- EXIST. VALVE
- EXIST. OVERHEAD ELECTRIC
- EXIST. BURIED ELECTRIC
- EXIST. BURIED TELEPHONE
- EXIST. POWER POLE
- EXIST. LIGHT POLE
- PROP. LIGHT POLE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	65.56	200.00	18.78	N79° 48' 30"E	65.27

## RESPONSIBILITY NOTE:

"ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

## BENCHMARK:

BM NO. 1  
CITY OF ROCKWALL R-19. BRASS MONUMENT AT THE NORTHWEST CORNER OF SILVERVIEW & DIAMOND WAY, ±500' SOUTH OF SH 276.

PUBLISHED NAVD88 ELEV: 600.69'

BM NO. 2  
BOX CUT ON TOP OF THE WEST CURB LINE OF SH 205 BYPASS, ON THE SOUTH CURB RETURN OF A DRIVEWAY, 615' SOUTH OF THE CENTERLINE OF SH 276, AND 19' NORTHEAST OF A 5/8" CAPPED IRON ROD STAMPED "MYCOSKIE MCINNIS".

ELEV: 581.15'

## GENERAL UTILITY NOTES:

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

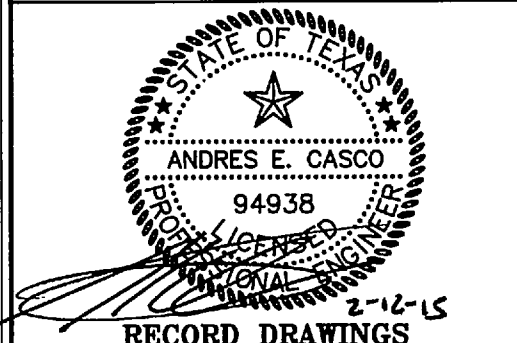
CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

# OAC SENIOR LIVING, LLC. ROCKWALL BY-PASS ADDITION UTILITIES LAYOUT - SHEET B ROCKWALL, TEXAS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

mima

mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
the registration number: 1-2759  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-9757  
www.mimotexas.com



RECORD DRAWINGS  
PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE MYCOSKIE MCINNIS ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS IS BASED ON SURVEY DATA, VISUAL POST-CONSTRUCTION FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

2.21.14 ADD WL-E PROFILE AEC  
ADD GAS CROSSING AEC  
12.31.13 & WL PROFILE AEC  
REV. DATE DESCRIP. BY

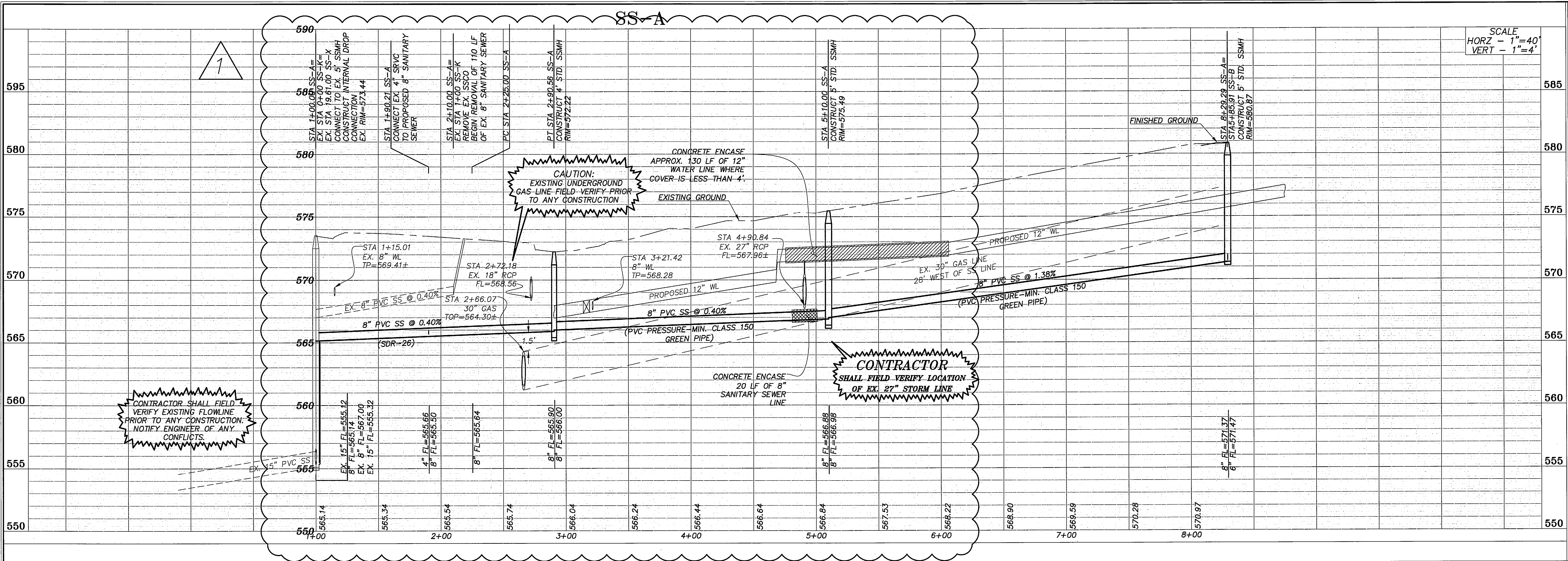
SHEET CONTENT:  
**UTILITIES  
LAYOUT -  
SHEET B**

SHEET NO:

18

COPYRIGHT © 2013 MMA, INC.





OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDITION  
SANITARY SEWER PROFILES SS-A  
ROCKWALL, TEXAS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**m|ma**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
ltpc registration number: f - 2759  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

**RECORD DRAWINGS**  
2-12-15  
PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE, MYCOSKIE MCINNIS ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS IS BASED ON SURVEY DATA, VISUAL POST-CONSTRUCTION FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

12.31.13 ADD GAS CROSSING AEC

SHEET CONTENT:  
SANITARY SEWER PROFILES:  
SS-A

SHEET NO:  
19

COPYRIGHT © 2013 MMA, INC.

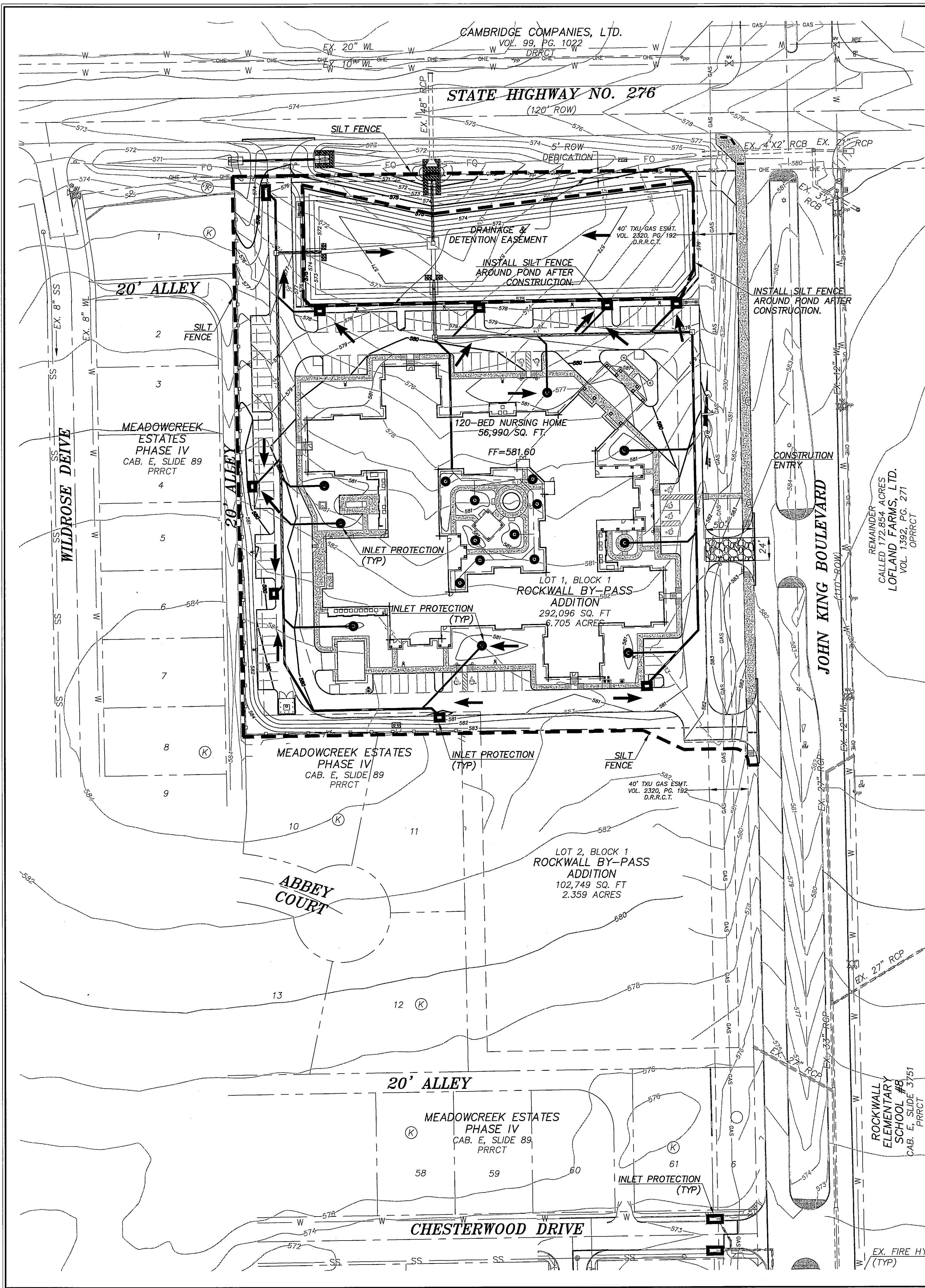
**RESPONSIBILITY NOTE:**  
"ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

**BENCHMARK:**  
BM NO. 1  
CITY OF ROCKWALL R-19. BRASS MONUMENT AT THE NORTHWEST CORNER OF SILVERVIEW & DIAMOND WAY, ±500' SOUTH OF SH 276.  
PUBLISHED NAVD88 ELEV: 600.69'

BM NO. 2  
BOX CUT ON TOP OF THE WEST CURB LINE OF SH 205 BYPASS, ON THE SOUTH CURB RETURN OF A DRIVEWAY, 615' SOUTH OF THE CENTERLINE OF SH 276, AND 19' NORTHEAST OF A 5/8" CAPPED IRON ROD STAMPED "MYCOSKIE MCINNIS".  
ELEV: 581.15'

**GENERAL UTILITY NOTES:**  
ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.  
CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.





# EROSION CONTROL INSTALLATION/PHASING LEGEND

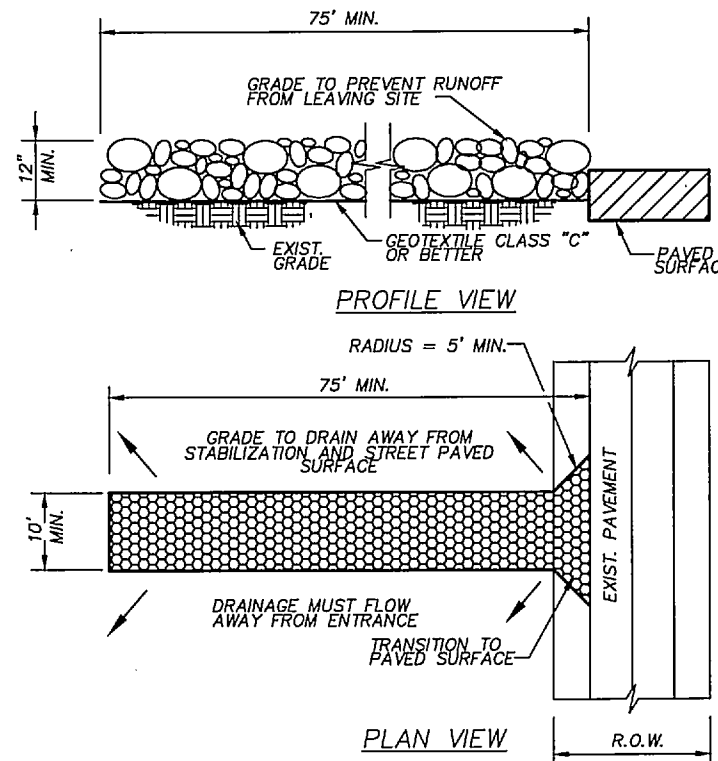
\* CONSTRUCTION AND SUBSEQUENT EROSION CONTROL INSTALLATION MUST BE SEQUENCED AS WRITTEN BELOW

MEASURE	BY	INSTALLED
CONST. ENTRY/EXIT	EXCAVATION CONTRACTOR	PRIOR TO EXCAVATION (SEE NOTE 12 FOR LOCATION)
SILT FENCE	EXCAVATION CONTRACTOR	PRIOR TO EXCAVATION
ROCK BERM	EXCAVATION CONTRACTOR	IMMEDIATELY AFTER EXCAVATION
STRAW/HAY CHECK DAM	EXCAVATION CONTRACTOR	IMMEDIATELY AFTER STREET EXCAVATION (ALL STREET EXCAVATION BEFORE LOT GRADING)
INLET PROTECTION	UTILITY CONTRACTOR	IMMEDIATELY AFTER INLET CONSTRUCTION AND REMOVED AFTER ACCEPTANCE OF PUBLIC FACILITIES

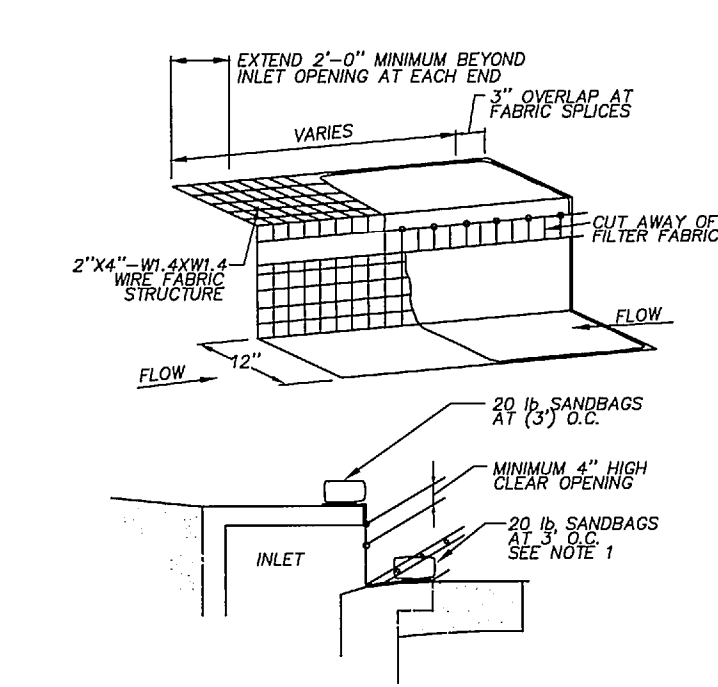
## CONSTRUCTION QUANTITIES

### EROSION CONTROL

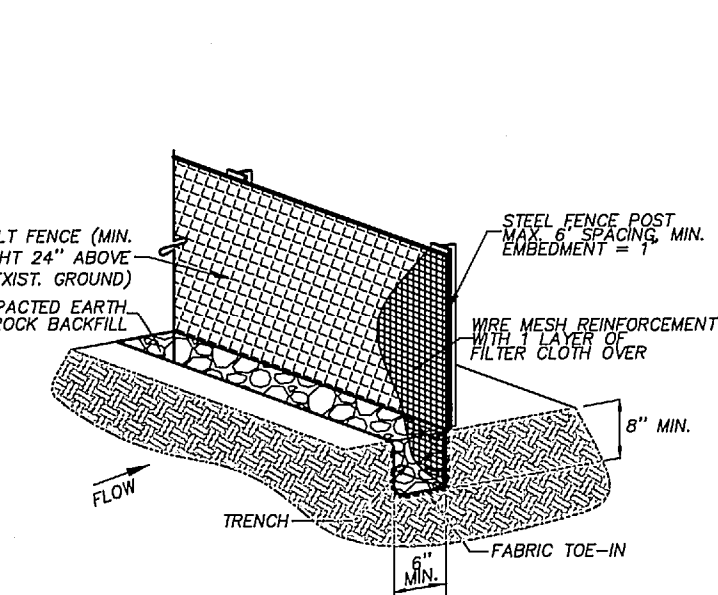
SINGLE LAYER SILT FENCE	2,639 L.F.
INLET PROTECTION	26 EACH



CONSTRUCTION EXIT  
SCALE: NO SCALE



INLET PROTECTION  
SCALE: NO SCALE



ISOMETRIC PLAN VIEW

SILT FENCE  
SCALE: NO SCALE

### GENERAL NOTES:

- STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE. NO CRUSHED CONCRETE WILL BE ALLOWED.
- LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.
- THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
- THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT, SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
- THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
- INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

NORTH CENTRAL COUNCIL OF GOVERNMENTS  
STD. SPEC. 0201.10  
DWG. NO. 1070-A OCT. 10-4

### GENERAL NOTES:

- WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3" O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
- A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOE RINGS AT THIS LOCATION.
- DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
- CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
- INLET PROTECTIONS SHALL BE REMOVED AFTER ACCEPTANCE OF PUBLIC FACILITIES.

### GENERAL NOTES:

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- INSPECTION SHALL BE MADE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

## EROSION CONTROL NOTES

- THE FOLLOWING ARE THE CONTACT PERSONNEL FOR THE PROJECT:  
OWNER/DEVELOPER: OAC SENIOR LIVING, LLC  
610 TOWSON AVENUE  
FORT SMITH, AR 72901  
TEL: 479-783-5015
- PERIMETER EROSION CONTROL MEASURE MUST BE IN PLACE BEFORE STARTING ANY SOIL DISTURBING ACTIVITIES.
- STREET EXCAVATION TO BE PERFORMED AND EROSION CONTROL MEASURES IN PLACE BEFORE GRUBBING/LOT GRADING.
- SEDIMENT DISCHARGED OR TRACKED TO EXISTING PAVEMENT SHALL BE REMOVED DAILY.
- CONTRACTOR IS TO CONTAIN ALL RUNOFF FROM MATERIALS USED IN THE SUBGRADE STABILIZATION PROCESS.
- RETAIN FLOATABLE AND WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
- PAVING CONTRACTOR TO INSTALL A PIT FOR TEMPORARY ON-SITE DISPOSAL OF CONCRETE WASTE FROM MIXING DRUMS AND CHUTES.
- INSPECT POLLUTION CONTROL MEASURES EVERY TWO WEEKS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2" OR MORE. REPAIR OR REPLACE DAMAGED MEASURES TO RETAIN SEDIMENT AND OTHER POLLUTANTS ON SITE. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS.
- PERMANENTLY STABILIZE EXPOSED SOIL WITHIN AND ADJACENT TO THE SITE, THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION ACTIVITIES. STABILIZATION IS OBTAINED WHEN THE SOIL IS COVERED BY A COMBINATION OF STRUCTURES, PAVING, AND PERENNIAL VEGETATION.
- INSTALL A LIQUID TIGHT BERMED AREA (LINER REQUIRED), OR OTHER SPILL PROTECTION MEASURE PER THE FIRE CODE, FOR ANY TEMPORARY FUEL TANKS PLACED ON SITE DURING CONSTRUCTION.
- ALL CONTRACTORS TO MAINTAIN EXISTING EROSION CONTROL MEASURES IN PLACE.
- CONSTRUCTION ENTRANCE/EXIT TO BE LOCATED BY GRADING CONTRACTOR AND APPROVED BY OWNER.
- ALL GRADING TO CONFORM TO THE APPROVED GRADING PLAN FOR OAC SENIOR LIVING, LLC.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE, AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
- DISTURBED AREA 6.705 ACRES.
- SIDES AND BOTTOM OF POND TO BE ESTABLISHED WITH EITHER ANCHORED CURLEX OR SOD PRIOR TO ANY PAVING, INCLUDING SLAB.
- DETENTION POND SHALL BE FUNCTIONING PER DESIGN PRIOR TO ANY PAVING, INCLUDING SLAB.
- ALL RIGHT-OF-WAYS TO BE SODDED IF DISTURBED.
- 75-80% OF ALL DISTURBED AREA TO HAVE 1" TALL ESTABLISHED GRASS PRIOR TO ENGINEERING ACCEPTANCE.

## RESPONSIBILITY NOTE:

"ALL RESPONSIBILITY FOR ADEQUACY DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

## BENCHMARK:

BM NO. 1  
CITY OF ROCKWALL R-19. BRASS MONUMENT AT THE NORTHWEST CORNER OF SILVERVIEW & DIAMOND WAY, ±500' SOUTH OF SH 276.

PUBLISHED NAVD88 ELEV: 600.69'

BM NO. 2  
BOX CUT ON TOP OF THE WEST CURB LINE OF SH 205 BYPASS, ON THE SOUTH CURB RETURN OF A DRIVEWAY, 615' SOUTH OF THE CENTERLINE OF SH 276, AND 19' NORTHEAST OF A 5/8" CAPPED IRON ROD STAMPED "MYCOSKIE MCINNIS".

ELEV: 581.15'

## GENERAL UTILITY NOTES:

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

# OAC SENIOR LIVING, LLC. ROCKWALL BY-PASS ADDITION EROSION CONTROL PLAN ROCKWALL, TEXAS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**mima**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
texas registration number: f - 2759  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mimotexas.com



## RECORD DRAWINGS

PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE  
MYCOSKIE MCINNIS ASSOCIATES, INC.  
HEREBY STATES THAT THIS PLAN IS  
AS-BUILT. THIS IS BASED ON  
SURVEY DATA, VISUAL  
POST-CONSTRUCTION FIELD  
OBSERVATIONS AND INFORMATION  
PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

REV. DATE DESCRIP. BY

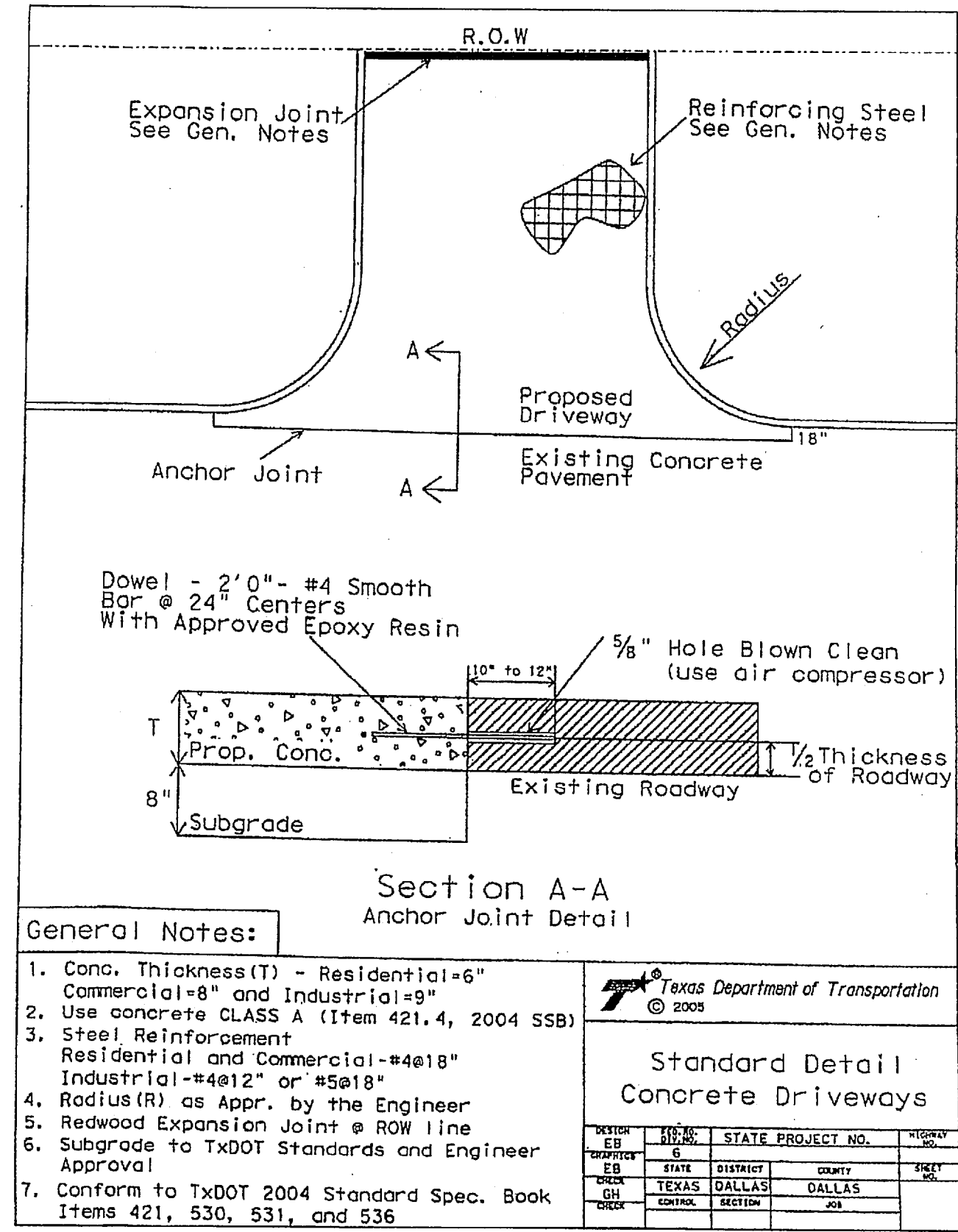
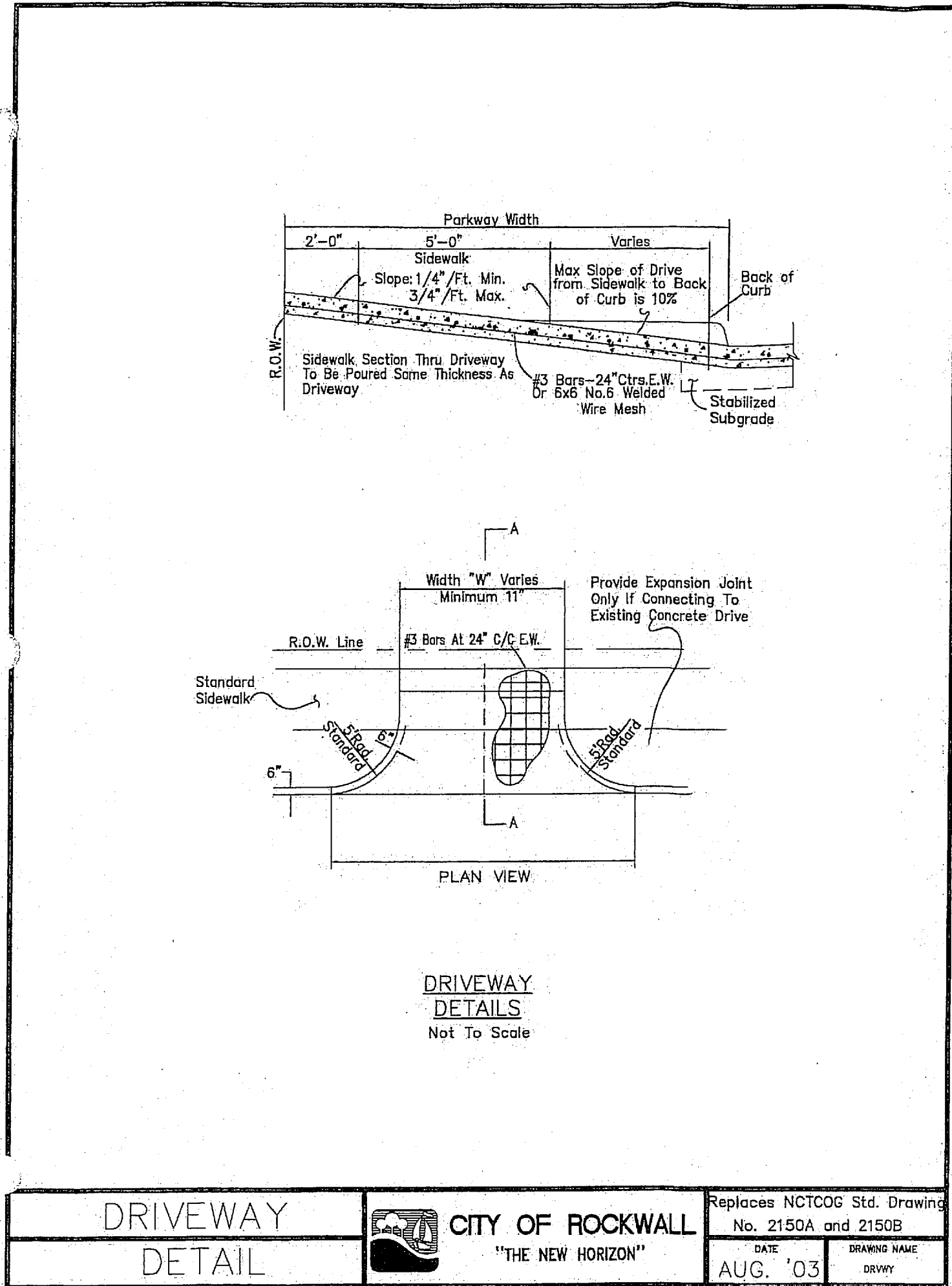
SHEET CONTENT:  
**EROSION  
CONTROL PLAN**

SHEET NO:

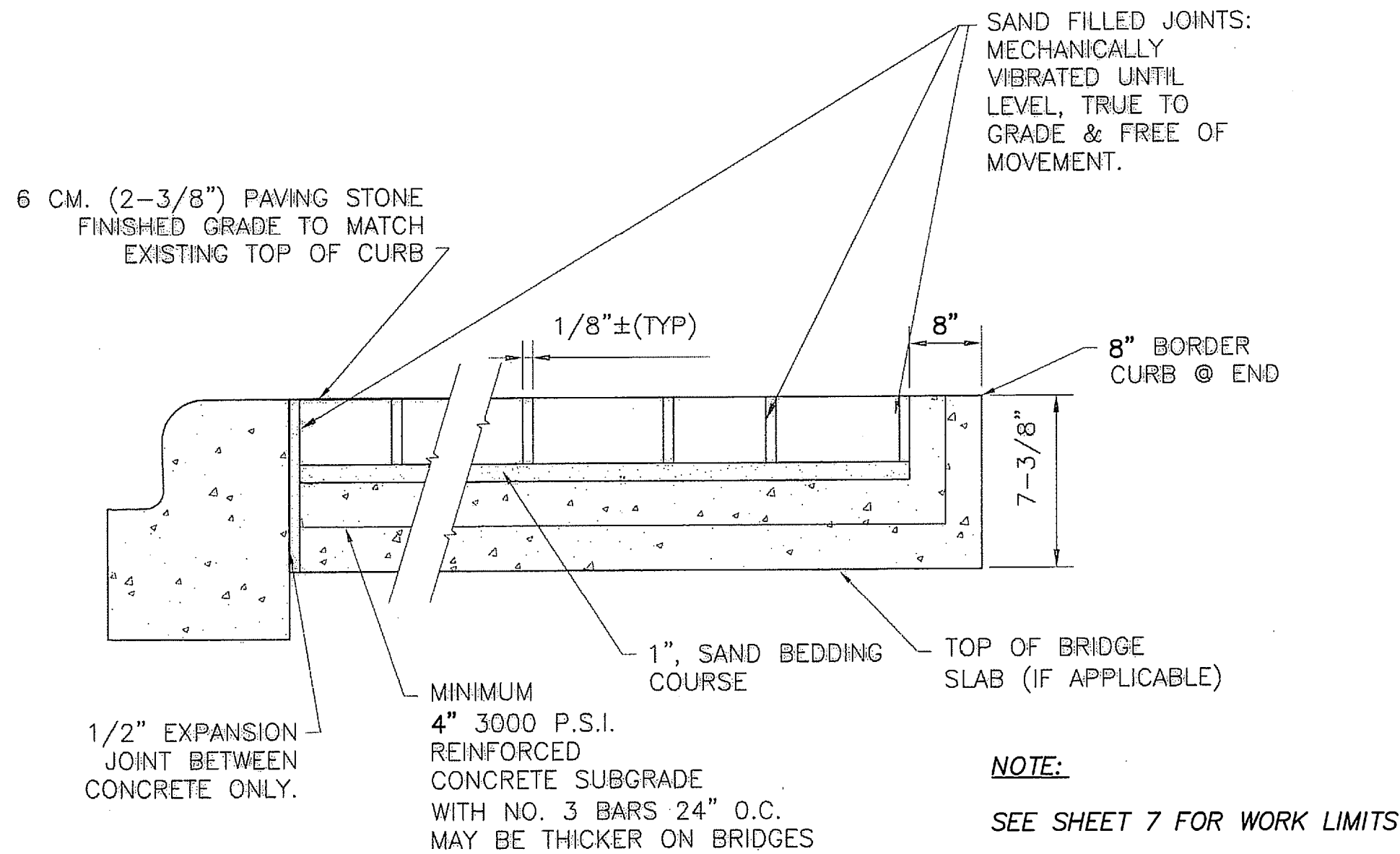
20

COPYRIGHT © 2013 MIMA, INC.





FOR ADDITIONAL DETAILS REFER TO NCTCOG STANDARD DRAWINGS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION THIRD EDITION AND THE CITY OF ROCKWALL SPECIAL PROVISIONS (AVAILABLE FROM THE CITY'S WEBSITE)

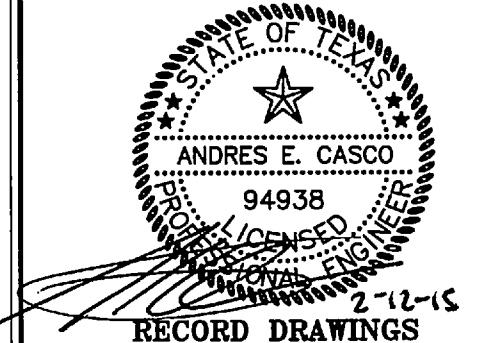


SIDEWALK PAVER DETAIL  
NOT TO SCALE

OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDITION  
DETAILS  
PAVING DETAILS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

m|ma  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
texas registration number: 1 - 2759  
200 east obrom  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmotexas.com



RECORD DRAWINGS  
PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE  
MYCOSKIE MCINNIS ASSOCIATES, INC.  
HEREBY STATES THAT THIS PLAN IS  
AS-BUILT. THIS IS BASED ON  
SURVEY DATA, VISUAL  
POST-CONSTRUCTION FIELD  
OBSERVATIONS AND INFORMATION  
PROVIDED BY THE CONTRACTOR.

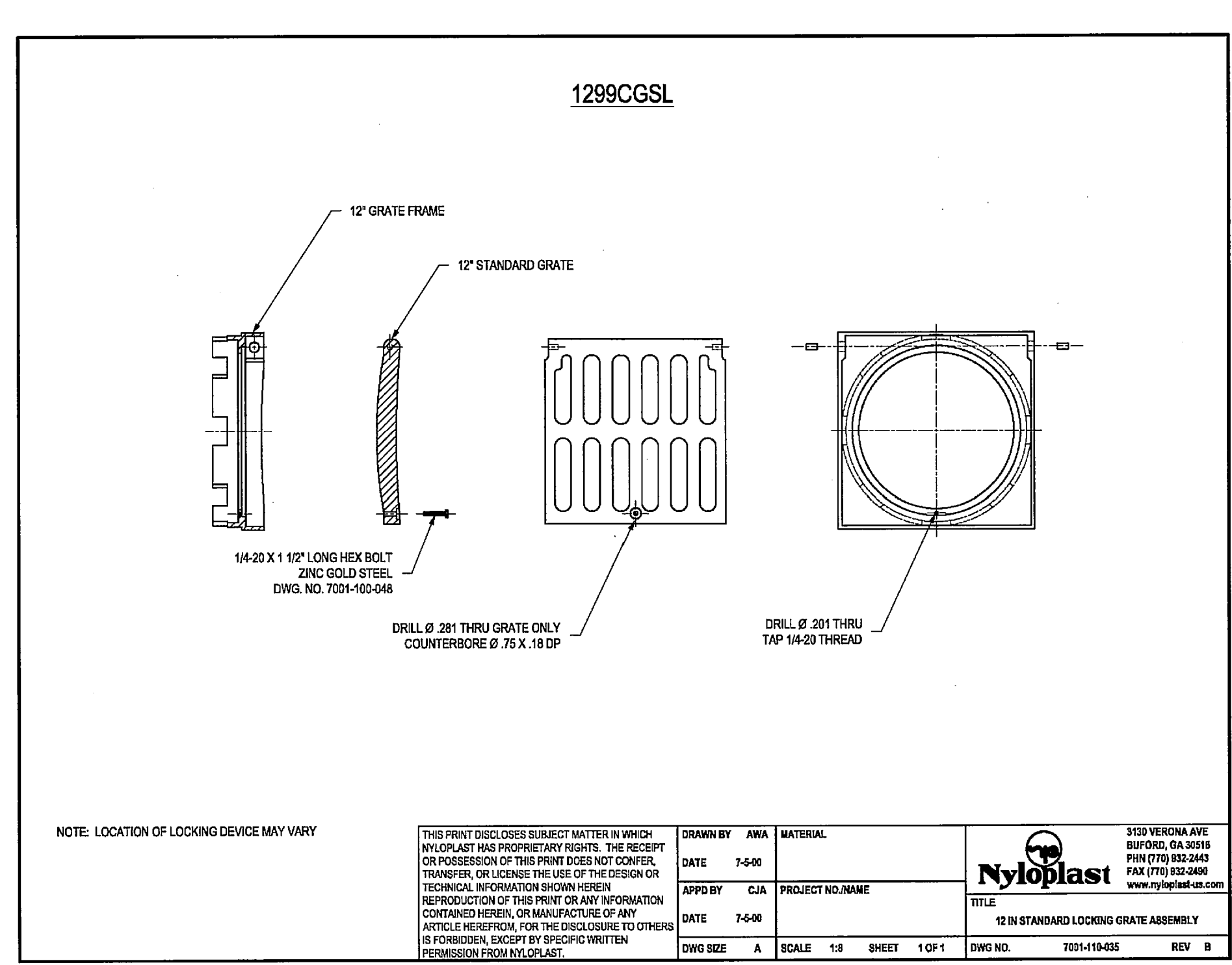
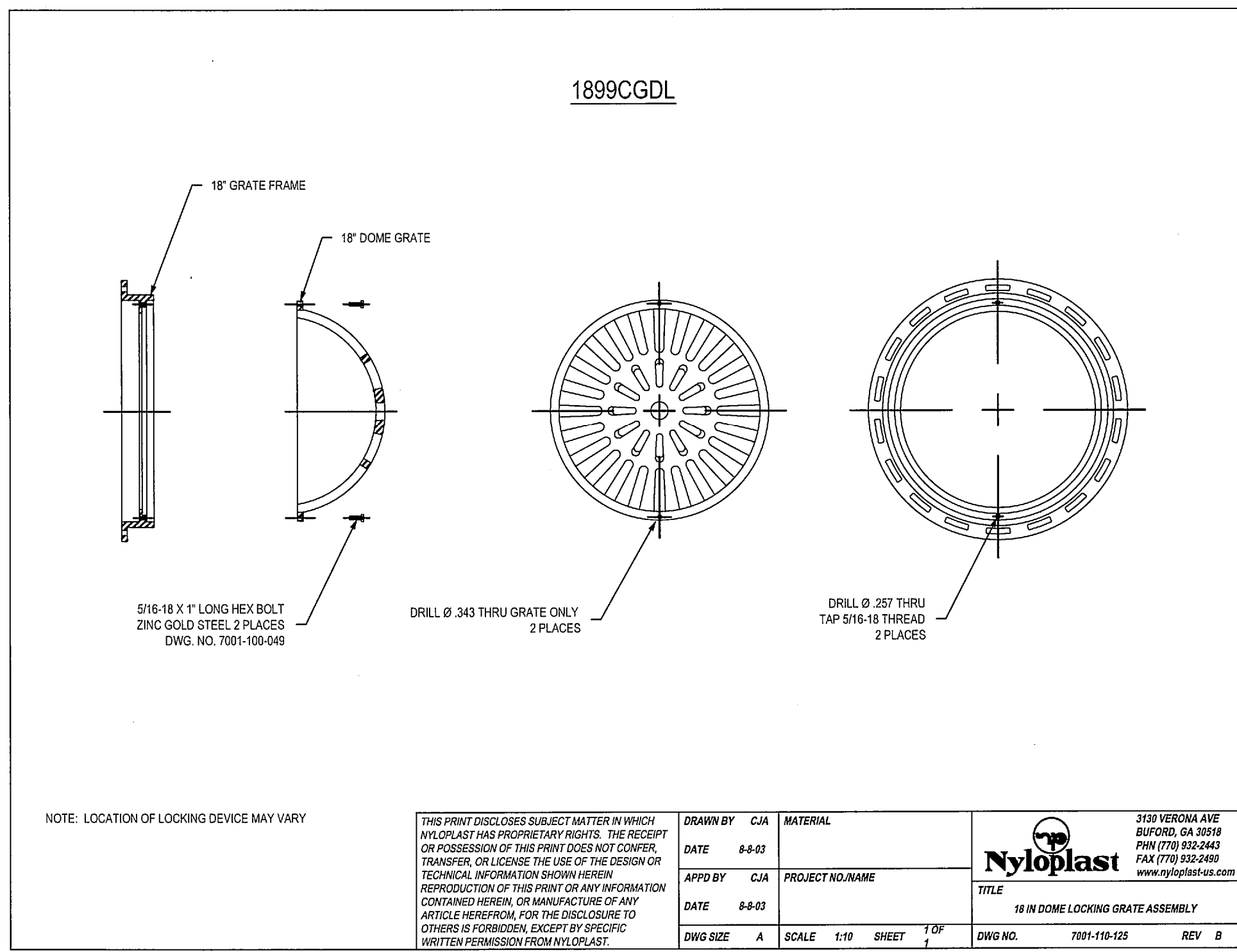
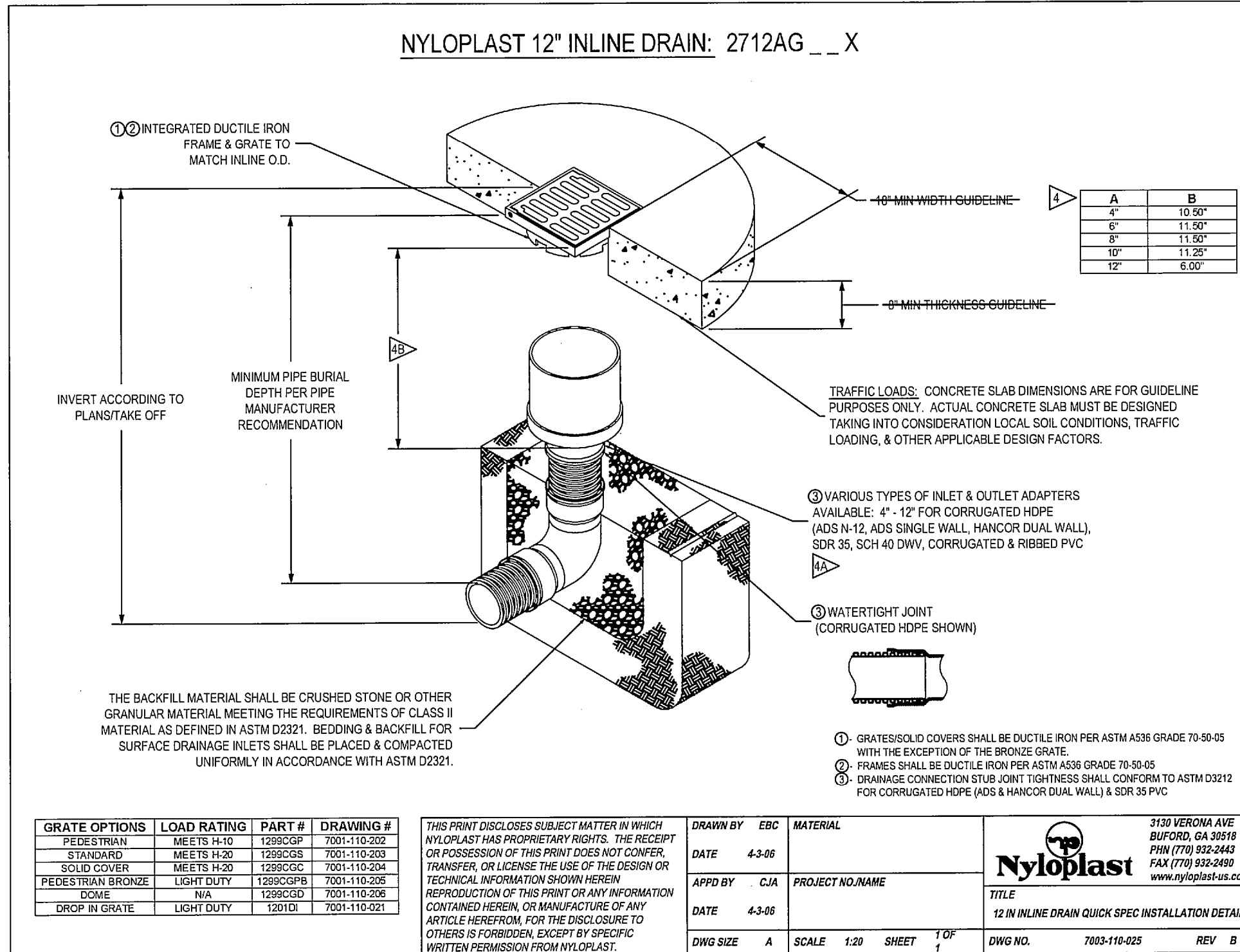
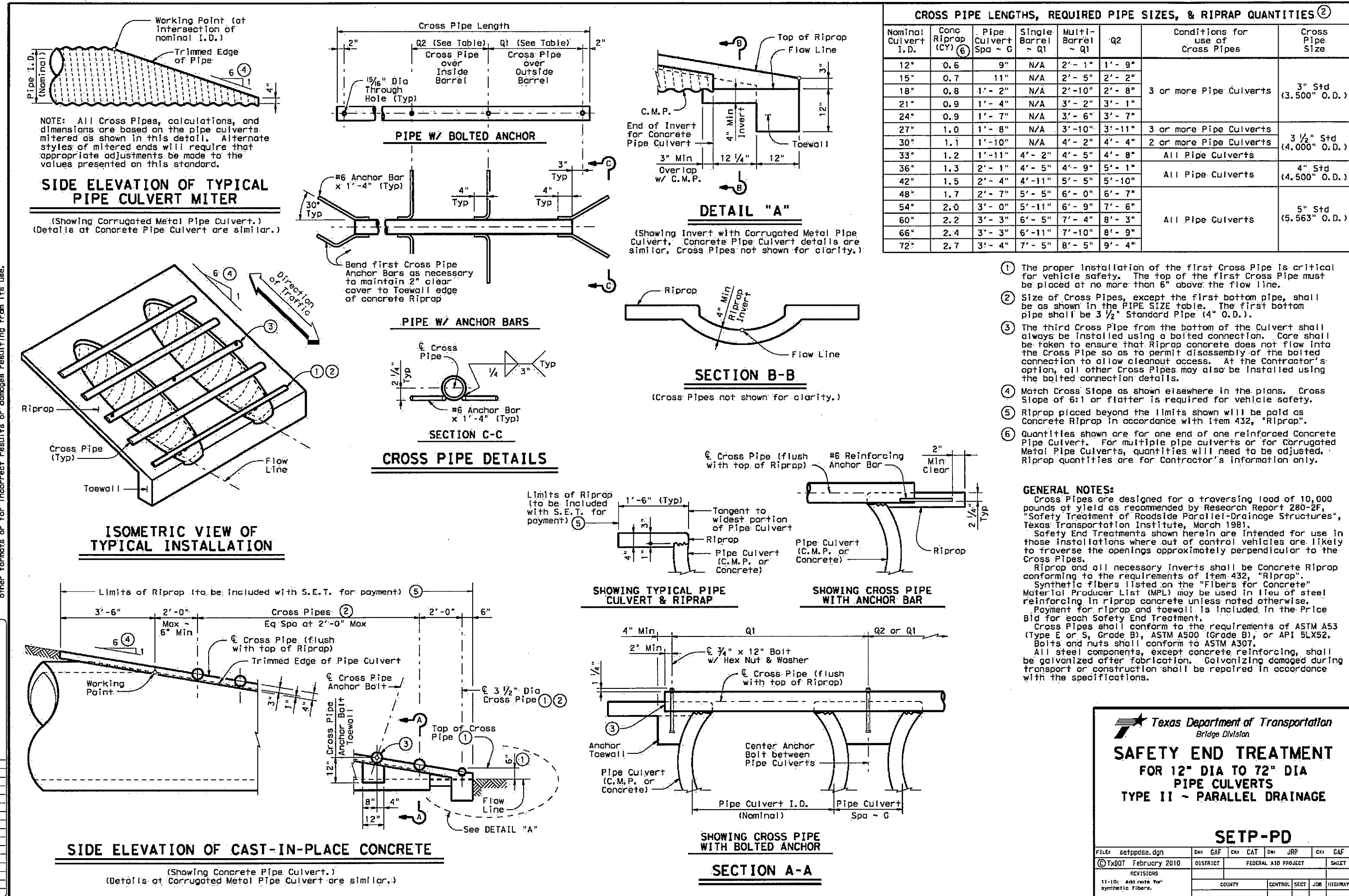
02.12.15 RECORD DRAWINGS AEC

REV. DATE DESCRIP. BY  
SHEET CONTENT:  
PAVING  
DETAILS









FOR ADDITIONAL DETAILS REFER TO NCTCOG STANDARD DRAWINGS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION THIRD EDITION AND THE CITY OF ROCKWALL SPECIAL PROVISIONS (AVAILABLE FROM THE CITY'S WEBSITE)

**OAC SENIOR LIVING, LLC.**  
**ROCKWALL BY-PASS ADDITION**  
**DETAILS**  
**DRAINAGE DETAILS**

PROJECT TITLE:  
**OAC SENIOR LIVING, LLC.**  
**ROCKWALL BY-PASS ADDN.**

**mima**  
**mycoskie+mcinnis+associates**  
civil engineering surveying landscape architecture planning  
texas registration number: f - 2759  
200 east abram  
arlington, texas 76010  
817-469-1871  
fax: 817-274-8757  
www.mmatexas.com

**STATE OF TEXAS**  
**ANDRES E. CASCO**  
**94938**  
**RECORD DRAWINGS**

PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE MYCOSKIE+MCINNIS+ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS IS BASED ON SURVEY DATA, VISUAL POST-CONSTRUCTION FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

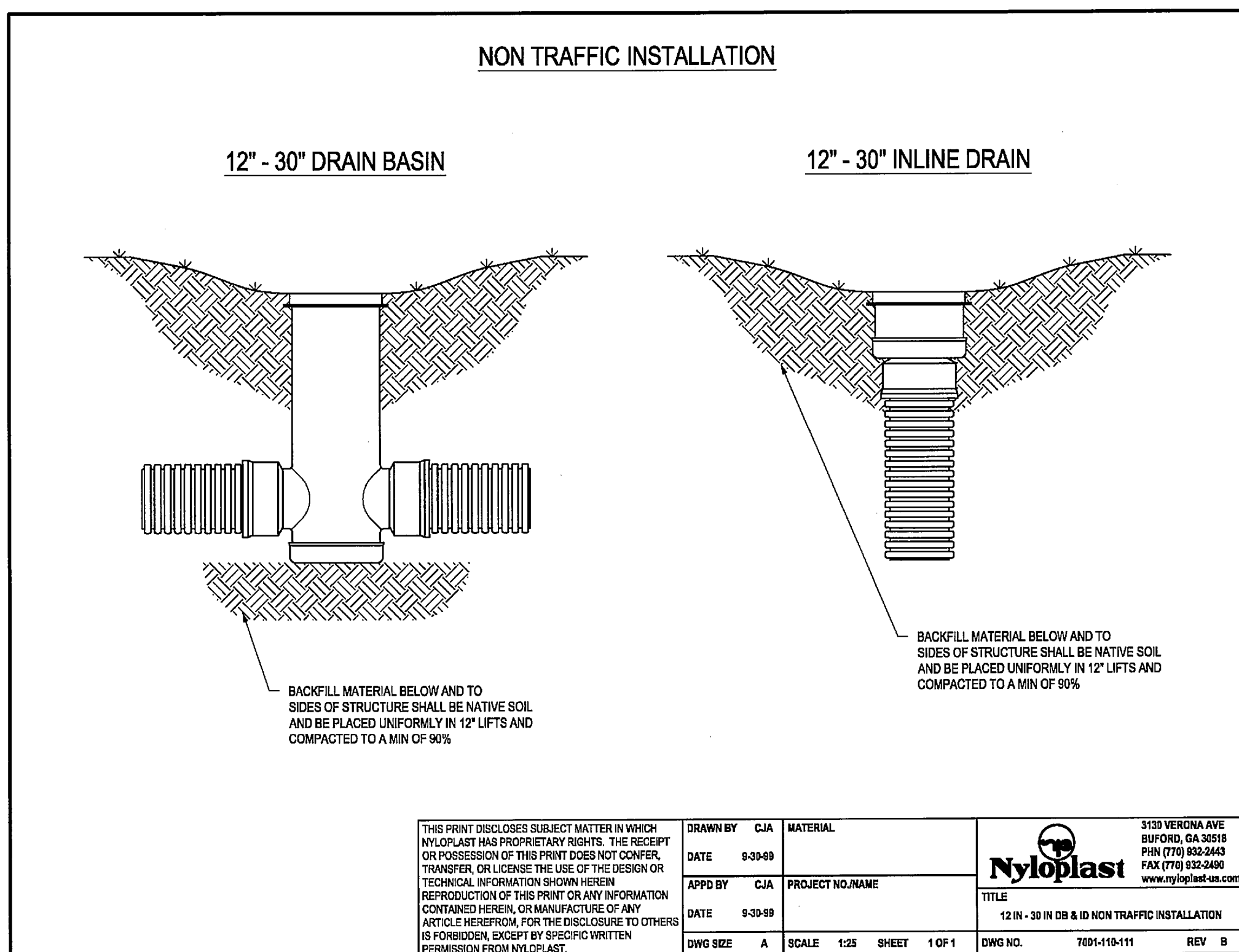
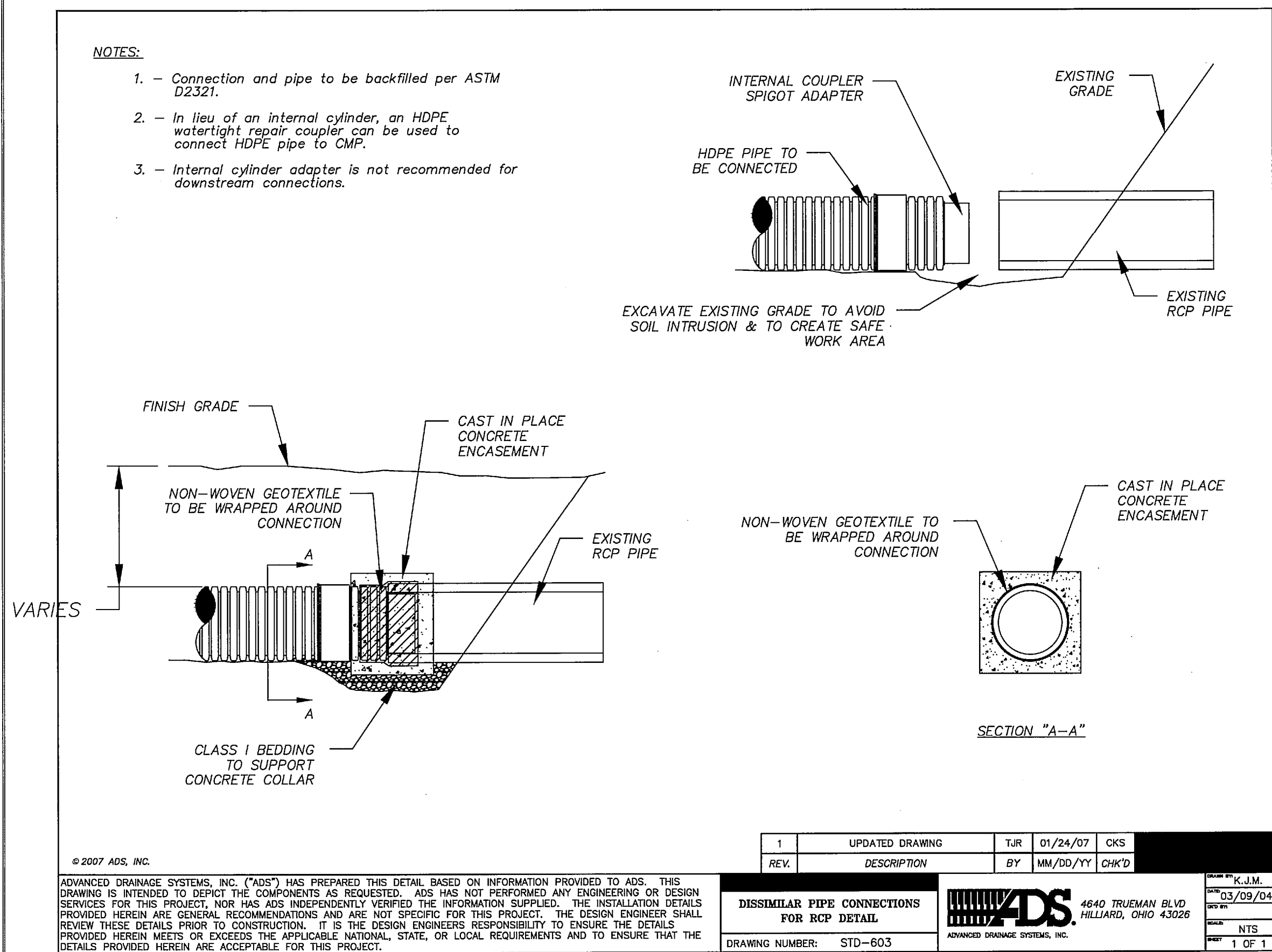
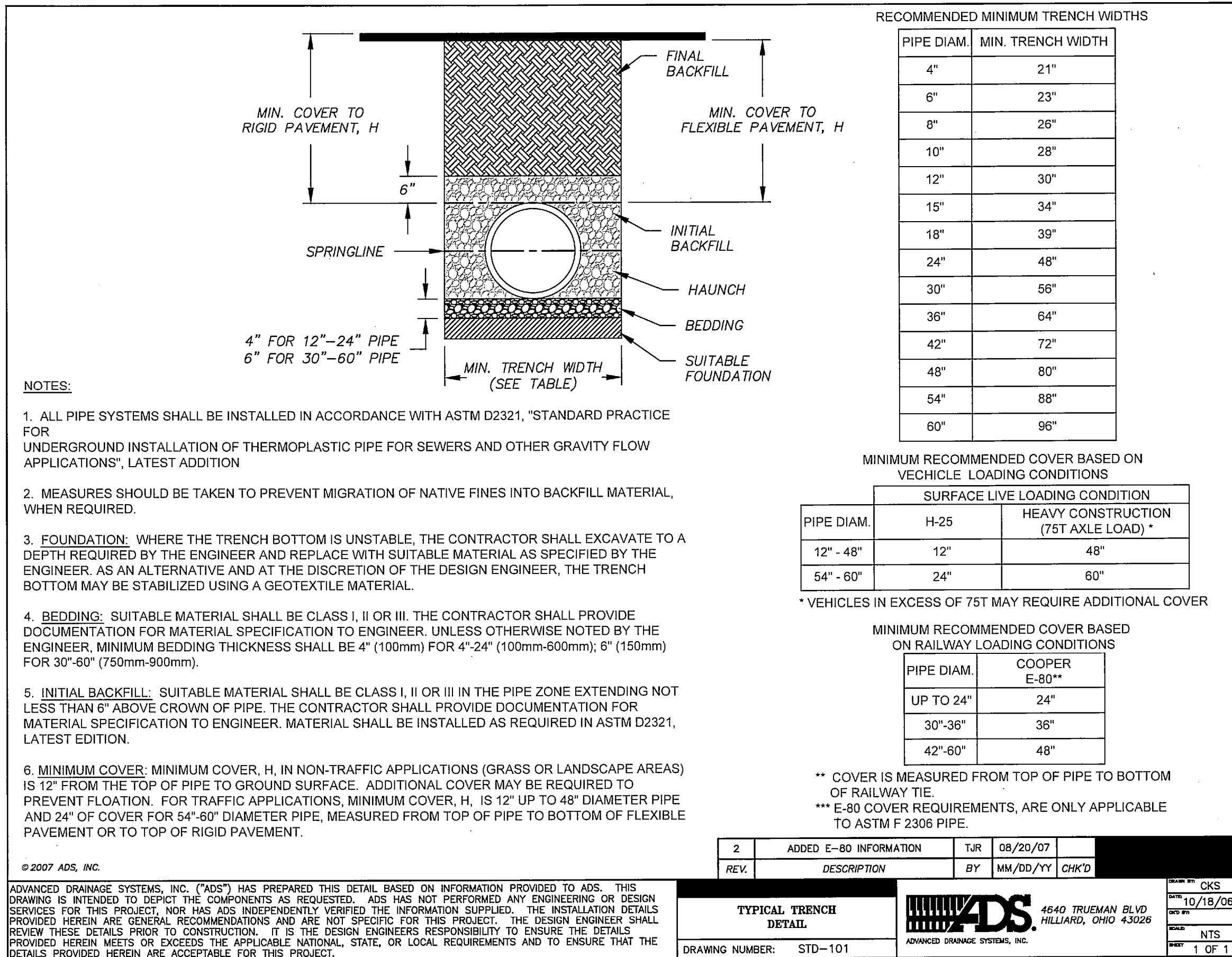
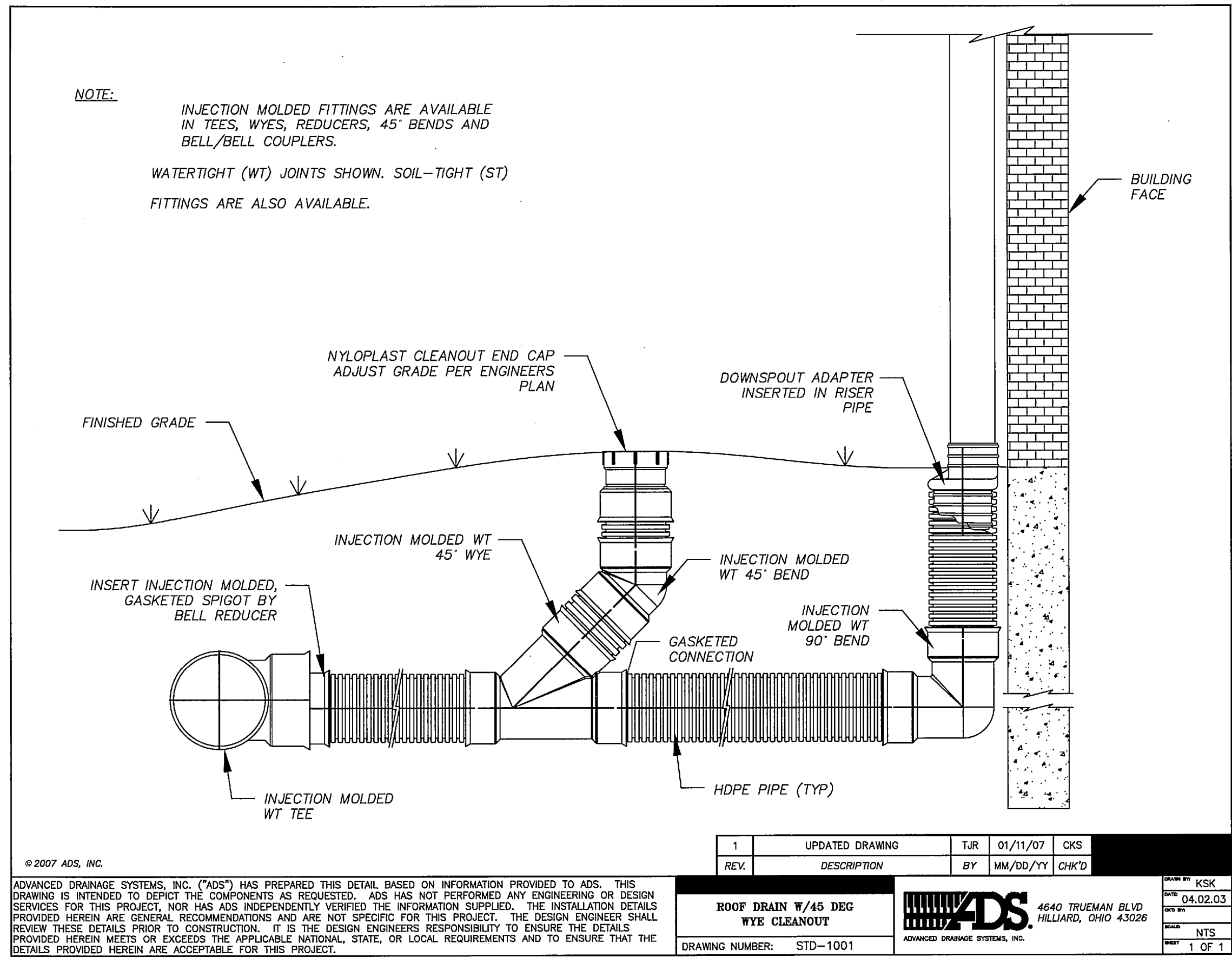
REV. DATE DESCRIP. BY

SHEET CONTENT:  
**DRAINAGE**  
**DETAILS**

SHEET NO:  
**23**

COPYRIGHT © 2013 MMA, INC.





# OAC SENIOR LIVING, LLC. ROCKWALL BY-PASS ADDITION DETAILS DRAINAGE DETAILS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**m|ma**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
type registration number: 1 - 2759  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmotexas.com

**STATE OF TEXAS**  
ANDRES E. CASCO  
94938  
2-12-15  
RECORD DRAWINGS  
PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE  
MYCOSKIE MCINNIS ASSOCIATES, INC.  
HEREBY STATES THAT THIS PLAN IS  
AS-BUILT. THIS IS BASED ON  
SURVEY DATA, VISUAL  
POST-CONSTRUCTION FIELD  
OBSERVATIONS AND INFORMATION  
PROVIDED BY THE CONTRACTOR.

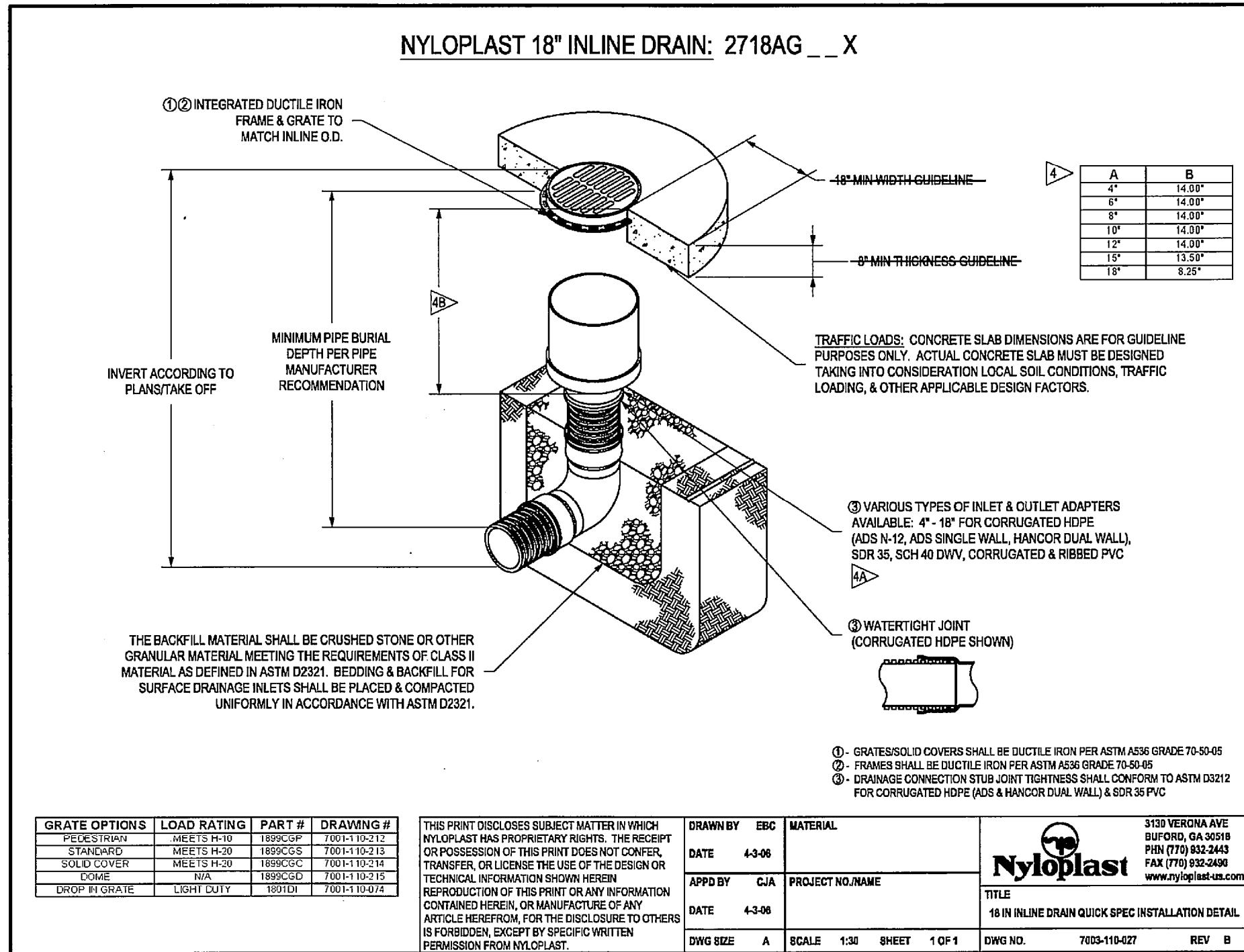
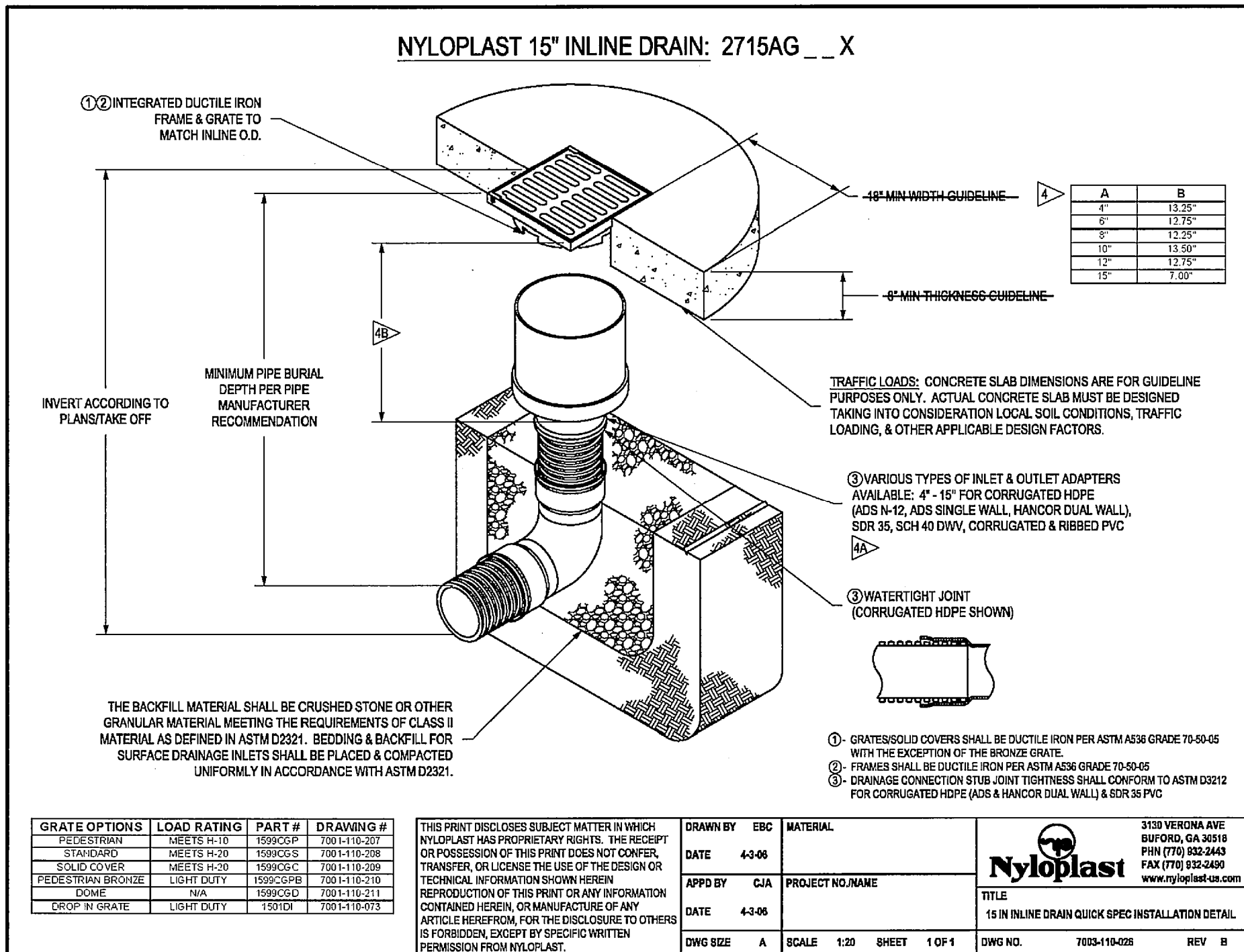
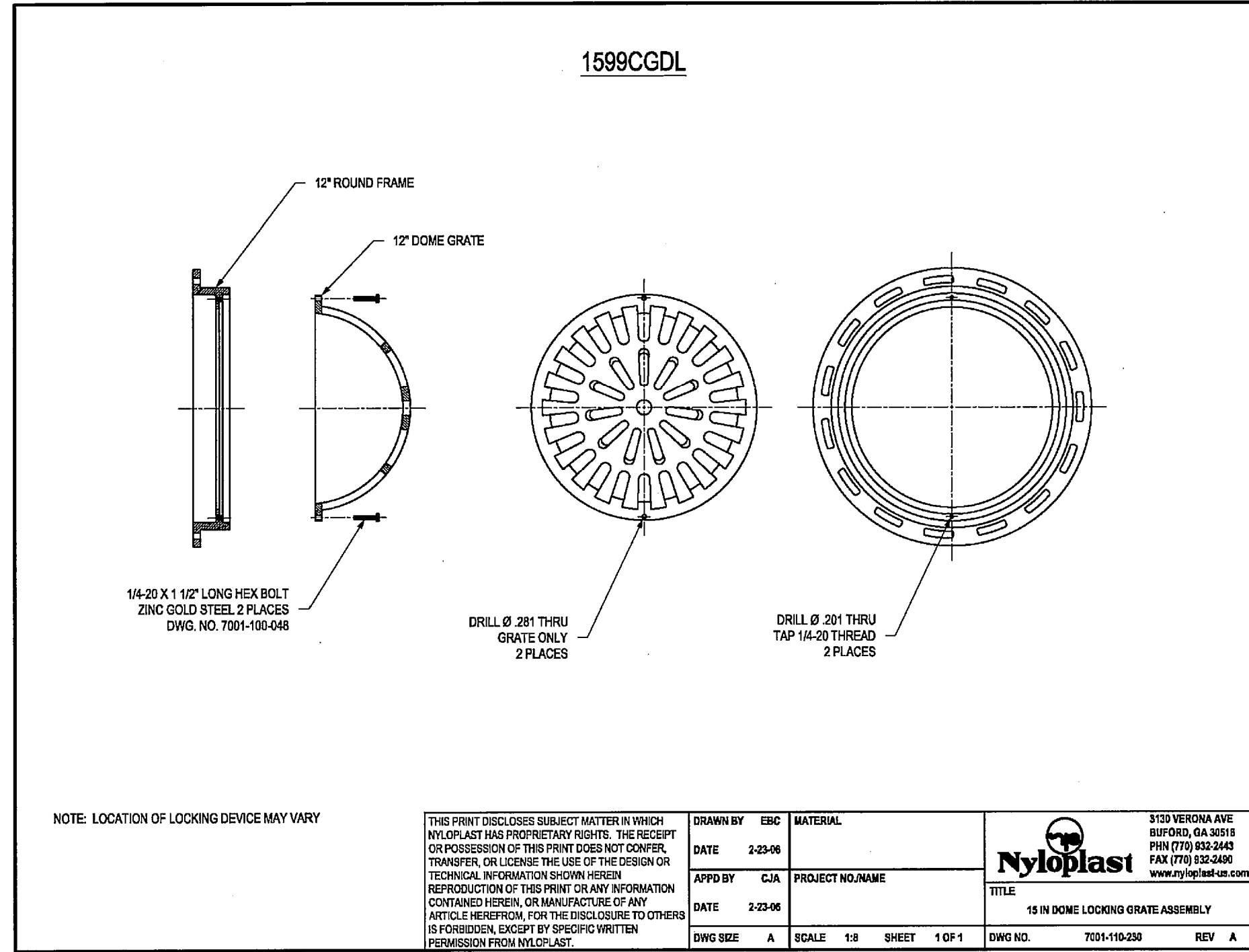
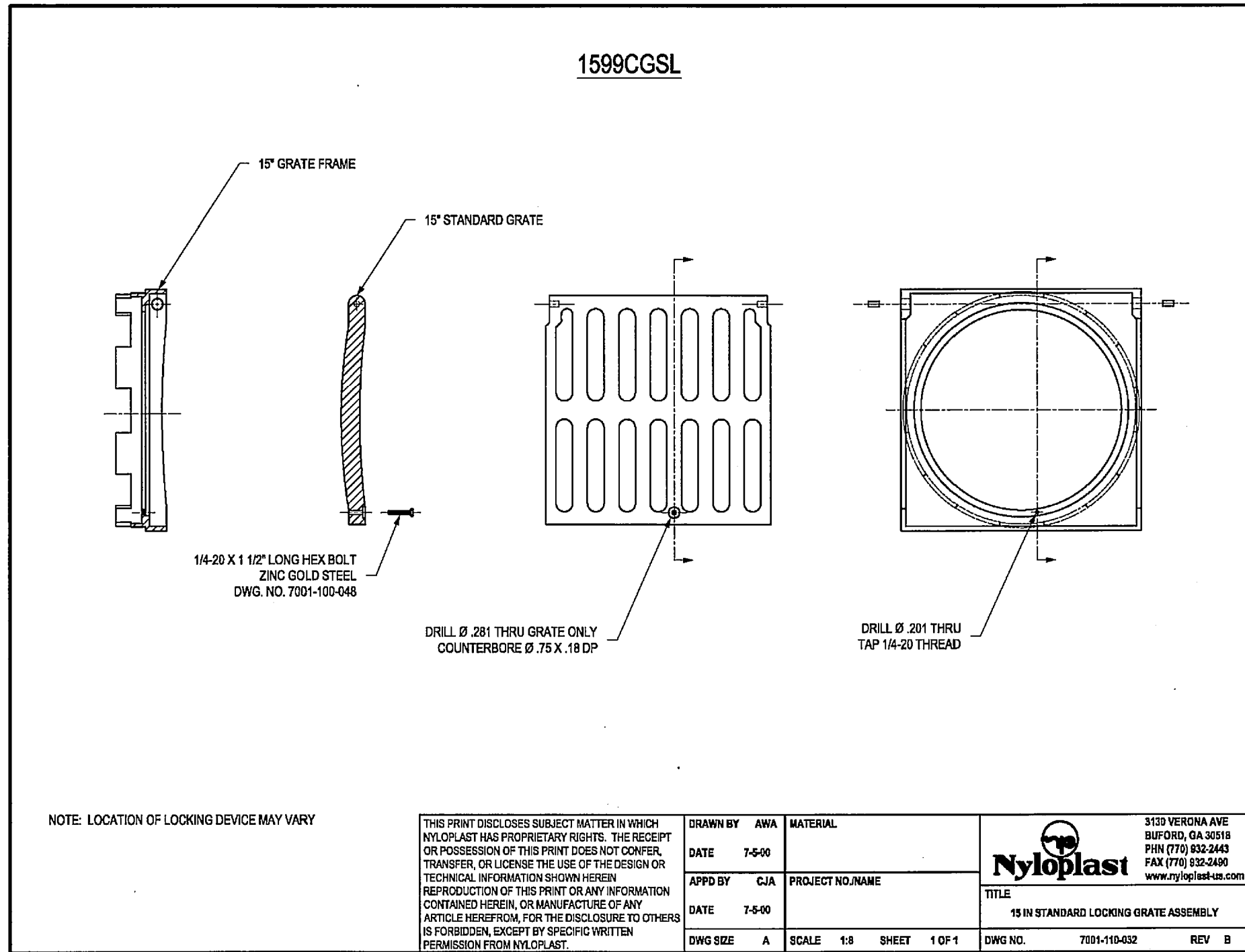
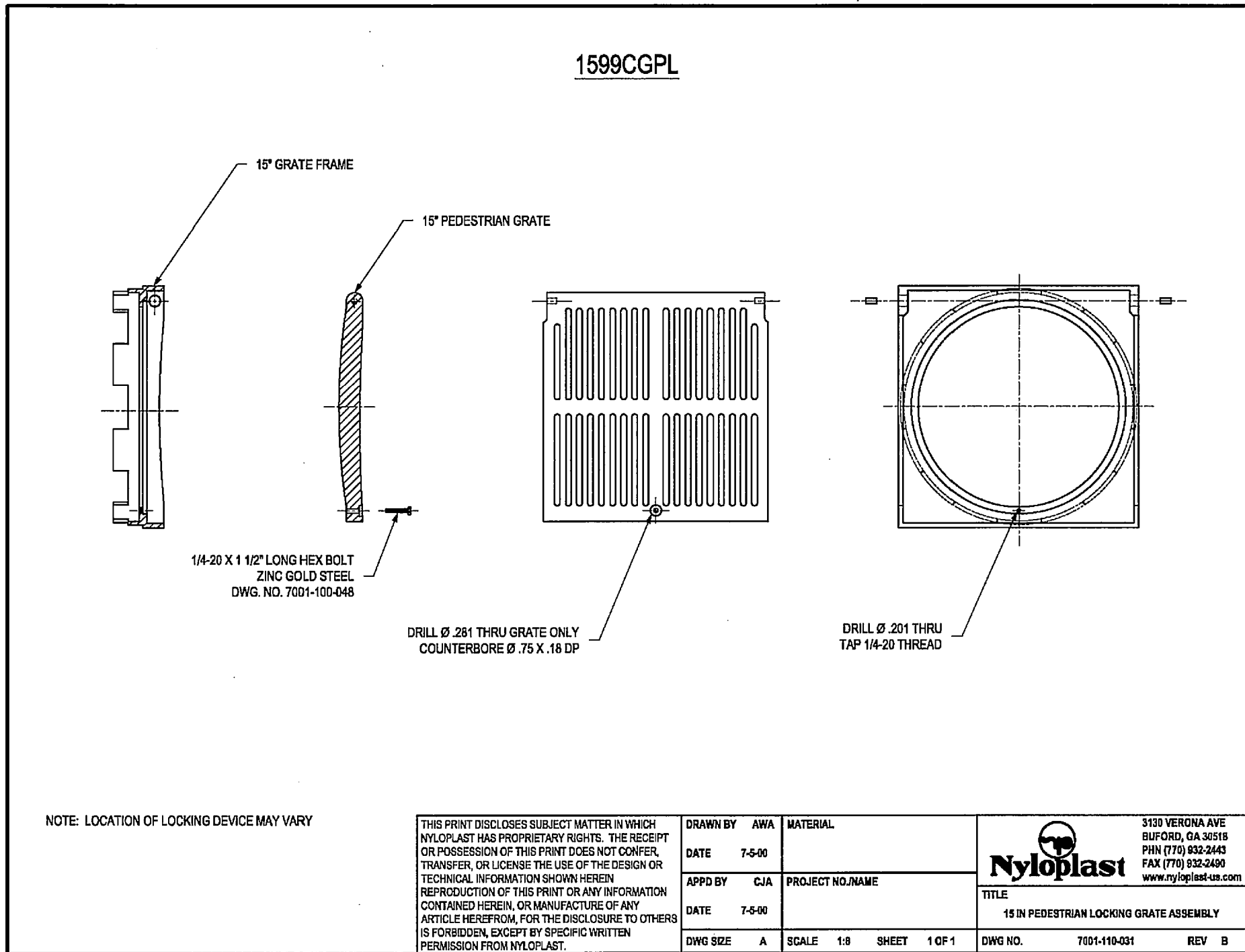
02.12.15 RECORD DRAWINGS AEC

REV. DATE DESCRIP. BY

SHEET CONTENT:  
**DRAINAGE  
DETAILS**

SHEET NO:  
**24**  
COPYRIGHT © 2013 MMA, INC.





# OAC SENIOR LIVING, LLC. ROCKWALL BY-PASS ADDITION DETAILS DRAINAGE DETAILS

PROJECT TITLE:  
OAC SENIOR LIVING, LLC.  
ROCKWALL BY-PASS ADDN.

**mimja**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
tipe registration number: f - 2759  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmtexas.com

STATE OF TEXAS  
ANDRES E. CASCO  
94938  
RECORD DRAWINGS

PROJECT NUMBER: 2651-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: S. BELL  
CHECKED BY: A. CASCO  
ISSUE DATE: 04/30/2013

TO THE BEST OF OUR KNOWLEDGE  
MYCOSKIE MCINNIS ASSOCIATES, INC.  
HEREBY STATES THAT THIS PLAN IS  
AS-BUILT. THIS IS BASED ON  
SURVEY DATA, VISUAL  
POST-CONSTRUCTION FIELD  
OBSERVATIONS AND INFORMATION  
PROVIDED BY THE CONTRACTOR.

02.12.15 RECORD DRAWINGS AEC

REV. DATE DESCRIP. BY

SHEET CONTENT:  
DRAINAGE  
DETAILS

SHEET NO:

25

COPYRIGHT © 2013 MMA, INC.