MATCHLINE SHEET 3

MATCHLINE SHEET 4

MATCHLINE SHEET 4

MATCHLINE SHEET 5

BLDG 19 | BLDG 42 | BLDG 31 | BLDG 27 | BLDG 28

BLDG 18 | BLDG 41 | BLDG 6 | BLDG 5

BLDG 17 | BLDG 40 | BLDG 7

BLDG 16 | BLDG 39 | BLDG 35 | BLDG 8

BLDG 15 | BLDG 38 | BLDG 37 | BLDG 36 | BLDG 9

BLDG 14 | BLDG 13 | BLDG 12 | BLDG 11 | BLDG 10

PROP. RETAINING WALL

PROP. 8' CONC. SIDEWALK

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PROP. RETAINING WALL

PROP. RETAINING WALL

RECREATIONAL AREA

CONSTRUCT PEDESTRIAN HAND RAIL ON TOP OF THIS RETAINING WALL

CONSTRUCT PEDESTRIAN HAND RAIL ON TOP OF THIS RETAINING WALL

Delta=90°00'00"
Radius=50.00'
Length=78.54'
CB=S44°09'13"W
CL=70.71'

50' LANDSCAPE BUFFER

50' LANDSCAPE BUFFER

50' LANDSCAPE BUFFER

N 00°19'14" W 1204.28'

S 00°50'47" E 383.95'

S 89°11'35" W 898.80'

10' SIDEWALK EASEMENT

B.M.
ELEV.=552.00

PROP. 8' CONC. SIDEWALK

EMERGENCY VEHICLE ACCESS AND TENANT EXIT ONLY

PROPOSED 4' CURB CUT

EXIT ONLY SIGN

BARRIER FREE RAMP

BARRIER FREE RAMP

EXIT ONLY SIGN

1' FROM PROPERTY LINE (TYP.)

EXISTING ASPHALT PAVEMENT

FLUSH PROP. CONC. PVM'T. TO EXIST. ASPH. PVM'T.

EXISTING ASPHALT PAVEMENT

STATE HIGHWAY 276

157.22' | 11.8' | 355.89' | 24' | 381.33'

73.2' | 55.5' | 51.7' | 53.8' | 52.4' | 59.0' | 77.5'

67.3' | 68.0' | 63.4' | 68.4' | 65.4' | 53.6'

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

LEGEND

- 5" CONCRETE PAVING (3,600 PSI W/ COMPACTED SUBGRADE)
- 6" CONCRETE PAVING (3,600 PSI W/ LIME TREATED SUBGRADE – 6 SACK MIN. FOR MACHINE PLACED – 6.5 SACK MIN. FOR HAND PLACED)
- 7" CONCRETE PAVING (3,600 PSI W/ LIME TREATED SUBGRADE)
- STRIPING/MARKING "NO PARKING"

NOTE: REFER TO GEOTECHNICAL ENGINEERING REPORT (RONE ENGINEERING NO. 07-13883) FOR PAVING SECTION DETAILS AND SUBGRADE REQUIREMENTS. IN LIEU OF LIME TREATMENT OF PAVING SUBGRADE, THE CONCRETE SECTIONS MAY BE INCREASED BY 1-INCH AND LIME TREATMENT MAY BE OMITTED (PER REPORT).

R — RADIUS

(5) — PARKING SPACE COUNT

6' SCREENING WALL; 12'; 15'; 40' TRUCK BACK-UP — TYPICAL DUMPSTER LAYOUT

PROPOSED RETAINING WALL

TEXAS ONE CALL SYSTEM
STOP-CALL BEFORE YOU DIG

TOCS
1-800-245-4545
txticket@1-call.com

MANSIONS FAMILY - ROCKWALL, RKMCE PROJECT # 1026-005

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB WHERE CURB IS PRESENT
2. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT
3. ALL FIRELANE WIDTHS ARE 24' WITH 20' RADII FOR THE MULTI-FAMILY SITE AND 24' WITH 39' RADII FOR THE AGE-RESTRICTED MULTI-FAMILY SITE.
4. ALL OTHER RADII ARE 3' UNLESS NOTED OTHERWISE
5. ALL PARKING SPACES ARE 9'X18'

RECORD DRAWING
RECORD INFORMATION PROVIDED BY CONASTER CONSTRUCTION, FORT WORTH, TEXAS
ELEVATION VERIFICATION PERFORMED BY SURVEY CONSULTANTS, INC., PLANO, TEXAS

STATE OF TEXAS
ROBERT K. MANAOIS
86508
LICENSED PROFESSIONAL ENGINEER

REV.	DATE	REMARKS	BY

DIMENSION CONTROL & PAVING PLAN

MANSIONS FAMILY

CITY of ROCKWALL, TEXAS

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7616 LBJ Freeway, Suite 530
Dallas, Texas 75251
phone (214) 432-8070
fax (214) 432-8069
Firm No. F-7237
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CHECKED	DESIGN	DRAWN	JOB	DATE	SCALE	SHEET
RKM	JRY	JRY	1026-005	05/27/09	1"=40'	4 OF 33