



SITE DEVELOPMENT DATA

BUILDING		
120-BED NURSING HOME BUILDING	56,990 SF/1.308 AC	
STORAGE BUILDING	1,120 SF/0.026 AC	
GROSS FLOOR AREA	58,110 SF/1.334 AC	
PERCENT LOT COVERAGE	18.9%	
PERCENT OPEN SPACE	47.6%	
PERCENT OF SITE USED FOR OUTDOOR STORAGE	0.4%	
MAX. BUILDING HEIGHT	31.5 FT	
IMPERVIOUS AREA/OPEN SPACE		
TOTAL IMPERVIOUS AREA	153,052 SF/3.514 AC	
TOTAL OPEN SPACE	139,044 SF/3.192 AC	
TOTAL LOT AREA	292,096 SF/6.706 AC	
PROVIDED PERCENT IMPERVIOUS AREA	52.4%	
REQUIRED PERCENT IMPERVIOUS AREA	85.0% MAX.	
PROVIDED PERCENT OPEN SPACE/LANDSCAPE	47.6%	
REQUIRED PERCENT OPEN SPACE/LANDSCAPE	15.0% MIN.	
PARKING/LOADING:		
REQUIRED PARKING [1 PS/6 BEDS + 1 PS/EMPLOYEES LARGE SHIFT(60)]	80 SPACES	
REQUIRED ACCESSIBLE PARKING	4 SPACES	
PROVIDED REGULAR PARKING (SIZE: 9'X20')	103 SPACES	
PROVIDED ACCESSIBLE PARKING (SIZE: 11'X20')	8 SPACES	
TOTAL PROVIDED PARKING SPACES	111 SPACES	
LOADING AREA PROVIDED (SIZE: 12'X65')	2 SPACES	
LOADING AREA REQUIRED (SIZE: 12'X65')	2 SPACES	

- TYPICAL PARKING STALL IS 20' LONG X 9' WIDE.
- ACCESSIBLE PARKING STALL IS 20' LONG X 11' WIDE.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- 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.
- PARKING STALL LINE SHALL BE A 4" SOLID WHITE STRIPE.
- REFER TO PHOTOMETRIC PLAN FOR LIGHTING TYPE AND INTENSITY INFORMATION.
- ALL UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND.
- THERE SHALL BE AT LEAST 3' CLEARANCE AROUND FIRE HYDRANTS.
- PROPOSED LIGHT FIXTURES SHALL BE 20 FT ABOVE FINISHED GRADE.
- ALL SIDEWALK AND PAVEMENT WILL BE CONCRETE UNLESS OTHERWISE NOTED.
- A SEPARATE PERMIT WILL BE REQUIRED FOR ALL SIGNS.
- PROPOSED CONSTRUCTION TYPE IS VA (1-HOUR FIRE RATED) WITH AUTOMATIC FIRE SPRINKLER SYSTEM.
- ALL DRIVES AND PARKING AREAS SHALL BE CONCRETE PAVEMENT.
- ALL PROPOSED STORM SYSTEMS TO BE PRIVATE UNLESS OTHERWISE NOTED.
- ON-SITE STORM RUNOFF FLOWS TOWARD AND DISCHARGES INTO DETENTION POND.
- REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE, GENERATOR UNIT SCREEN AND AREA LIGHT DETAILS.

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.

LEGEND:

FIRE LANE	EXISTING OVERHEAD ELECTRIC	OHE
TYPICAL ACCESSIBLE SPACE	EXISTING BURIED ELECTRIC	UGE
TRAFFIC SIGN	EXISTING BURIED TELEPHONE	UGT
EXISTING STORM DRAIN	EXISTING POWER POLE	PP
EXISTING STORM DRAIN INLET	EXISTING LIGHT POLE	LP
EXISTING SANITARY SEWER	PROPOSED AREA LIGHT	AL
EXISTING SEWER MANHOLE	UTILITY EASEMENT	U.E.
EXISTING WATER LINE	WATER EASEMENT	W.E.
EXISTING FIRE HYDRANT	PARKING SPACE	P/S
PROPOSED WATER LINE	ACCESSIBLE PARKING SPACE	H/C
PROPOSED FIRE HYDRANT	SIDEWALK	SW
FIRE DEPARTMENT CONNECTION (FDC)	BARRIER FREE RAMP	BFR
PROPOSED GAS LINE	FIRE LINE	FL
PROPOSED CABLE TELEVISION	ENTRY/EXIT LOCATION OF BUILDING	EB

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

OWNER/DEVELOPER:
 OAC SENIOR LIVING, LLC.
 610 TOWSON AVENUE
 FORT SMITH, AR 72901
 TEL: (479) 783-5015
 CONTACT: RICK GRIFFIN

SHEET B

SUBMITTAL DATE: APRIL 30, 2013

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

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

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STATE OF TEXAS
 ANDRES E. CASCO
 94938
 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
02.12.15	AS-BUILT REVISIONS	AEC

SHEET CONTENT:
SITE PLAN - SHEET A

SHEET NO:
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