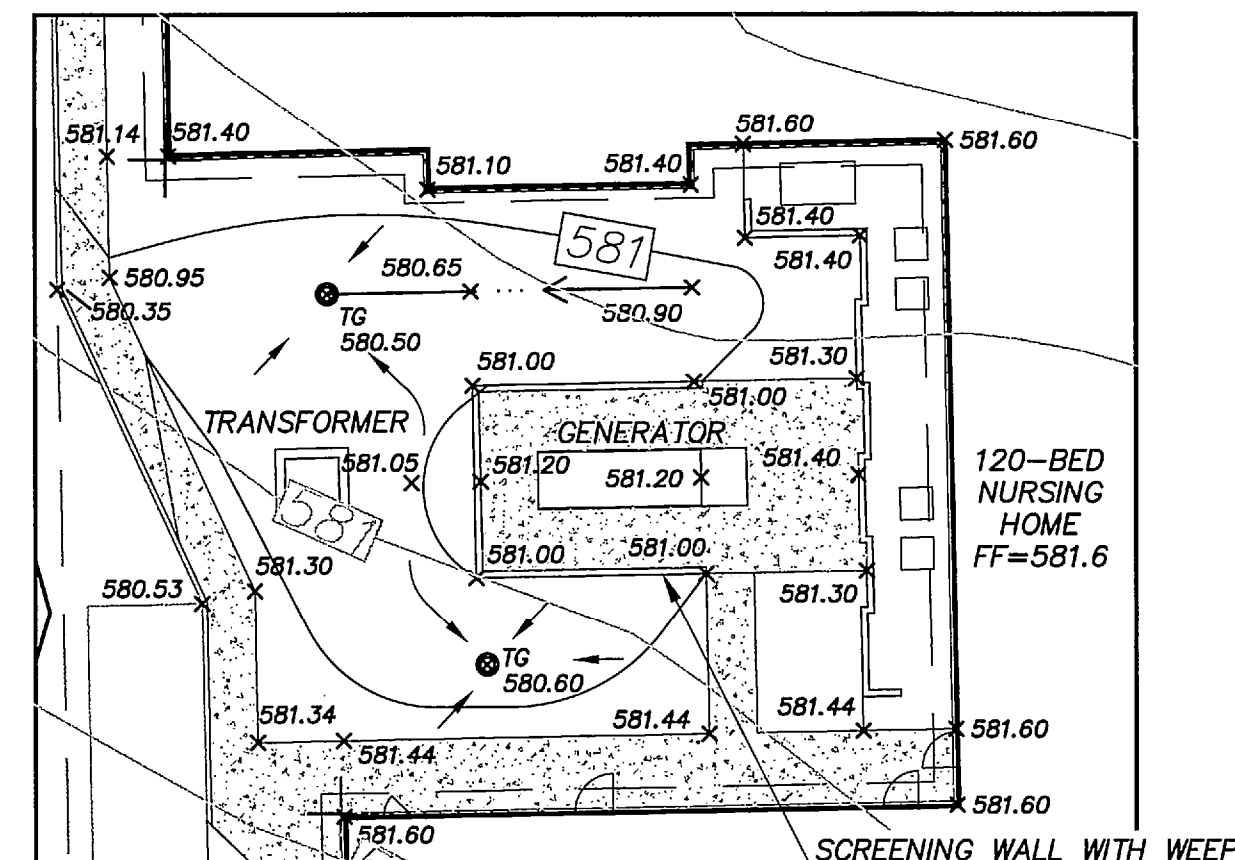
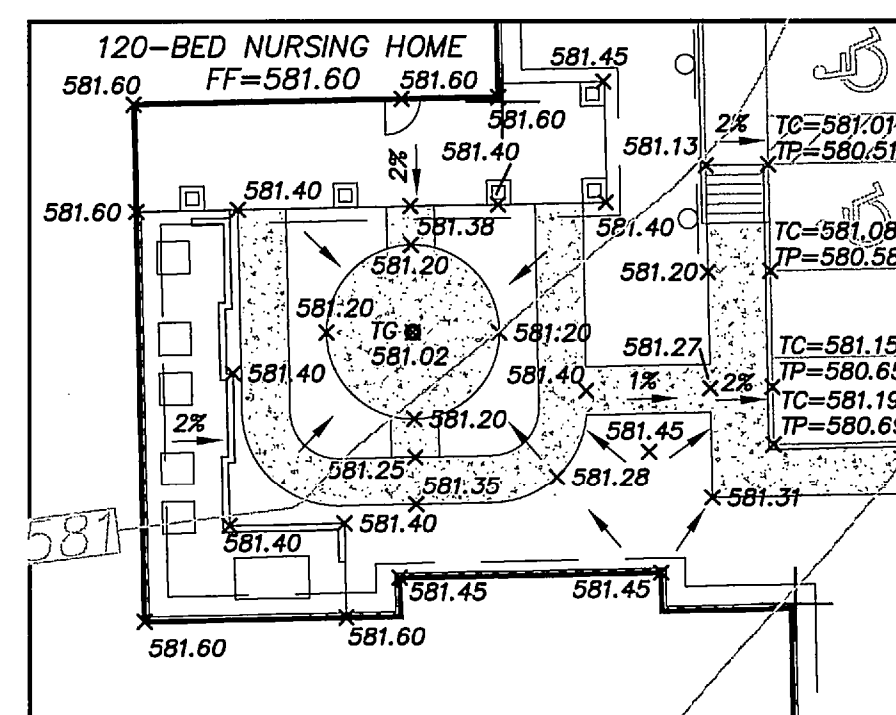


DETAIL A
SCALE: 1" = 20'



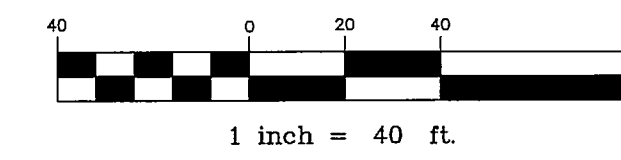
DETAIL B
SCALE: 1" = 20'



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	— 630 —
PROP. STORM DRAIN INLET	— 630 —
EXISTING STORM DRAIN	— 630 —
EXISTING POWER POLE	⊙ PP
PROP. RETAINING WALL	— 630 —
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:

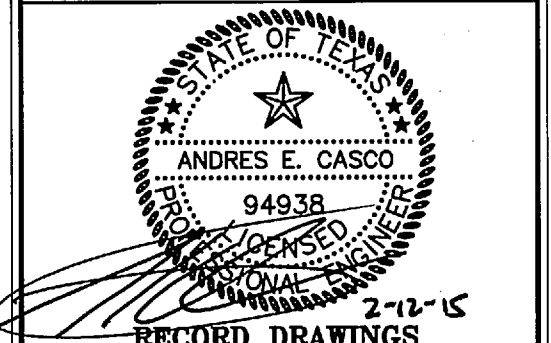
ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT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

m|ma
mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning
tpe registration number: f - 2759
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817-469-1671
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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
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