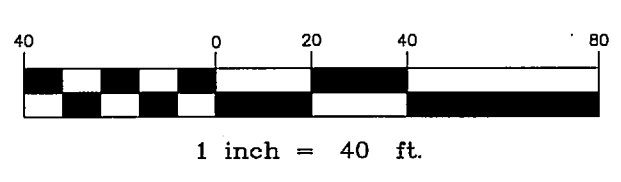


Curve Table

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	⊕ _{PP}
TRAFFIC SIGN	+	EXISTING LIGHT POLE	⊙
EXISTING STORM DRAIN	---	PROPOSED AREA LIGHT	⊕
EXISTING STORM DRAIN INLET	---	UTILITY EASEMENT	U.E.
EXISTING SANITARY SEWER	---	WATER EASEMENT	W.E.
EXISTING SEWER MANHOLE	⊙	PARKING SPACE	P/S
EXISTING WATER LINE	---	ACCESSIBLE PARKING SPACE	H/C
EXISTING FIRE HYDRANT	⊙	SIDEWALK	SW
FIRE DEPARTMENT CONNECTION (FDC)	+	BARRIER FREE RAMP	BFR
EXISTING OVERHEAD ELECTRIC	---	FIRE LINE	FL
EXISTING BURIED ELECTRIC	---		

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.**

mima
 mycoskie+mcinnis+associates
 civil engineering surveying landscape architecture planning
 llp registration number: f-2759
 200 east obrom
 arlington, texas 76010
 817-468-1671
 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
02.12.15	AS-BUILT REVISIONS	AEC
REV.	DATE	DESCRIP.

SHEET CONTENT:
DIMENSION CONTROL PLAN

SHEET NO:
6

COPYRIGHT © 2013 MMA, INC.