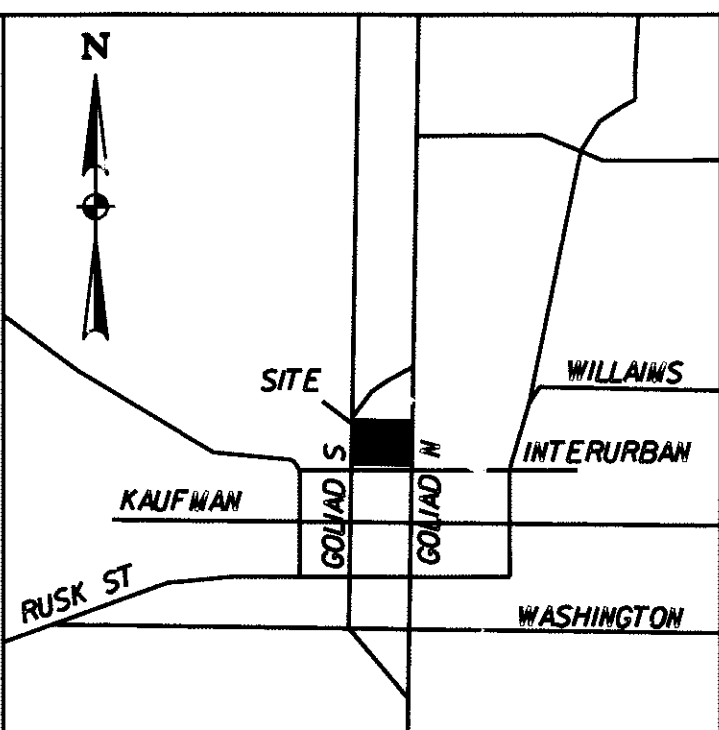
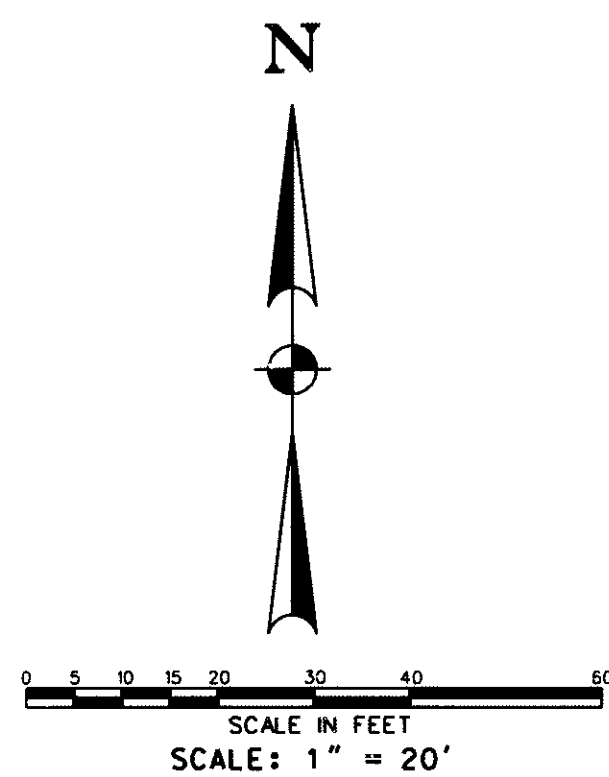




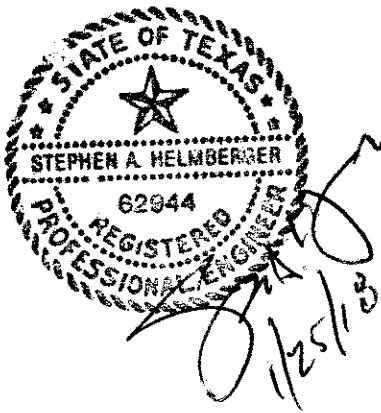
VICINITY MAP
NOT TO SCALE

- LINE LEGEND:
- PROPERTY LINE
 - DRAINAGE FLOW
 - PROPOSED WATER LINE
 - ROAD CENTER LINE
 - PROPOSED STORM SEWER
 - PROPOSED STREET
 - 610- EXISTING CONTOUR LINE
 - 610- PROPOSED CONTOUR LINE
 - BUILDING SETBACK LINE
 - DRAINAGE EASEMENT
 - DRAINAGE DIVIDE LINE
 - ROW / LOT LINE
 - PROPOSED FENCE

PARKING LOT PAVEMENT
5" 3600 PSI CONCRETE WITH NO. 3 BARS ON 18"
CENTERS BOTH WAYS ON COMPACTED SUBGRADE
MIN 6 1/2 SACK - NO SAND ALLOWED

SIDEWALK PAVEMENT
4" 3600 PSI CONCRETE WITH NO. 4 BARS ON 18"
CENTERS BOTH WAYS ON COMPACTED SUBGRADE
MIN 6 1/2 SACK - NO SAND ALLOWED

NO PAVING INCLUDING SLAB CAN BE INSTALLED
UNTIL THE DETENTION SYSTEM IS INSTALLED
WITH EITHER SOD OR ANCHORED SEEDS CURLEX
INSTALLED ON THE POND SIDESLOPES AND BOTTOM.
POND MUST BE FULLY FUNCTIONING PER APPROVED PLANS
PRIOR TO ANY PAVING (INCLUDING SLAB) BEING CONSTRUCTED.



ZONING: DT - DOWNTOWN DISTRICT

PARKING REQUIREMENTS:
USE: OFFICE 1 SPACE PER 300 SF
4994 SF / 300 = 17 SPACES
REQUIRED PARKING: 17 SPACES
PARKING PROVIDED: 19 SPACES
HANDICAP PARKING REQUIRED: 1 SPACE
HANDICAP PARKING PROVIDED: 1 SPACE

AS-BUILT DRAWING 01-25-18

THIS DOCUMENT IS SUBMITTED AS AN "AS-BUILT DRAWING" FOR RECORD PURPOSES ONLY. TO THE BEST OF OUR KNOWLEDGE HELMBERGER ASSOCIATES, INC. STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION IS BASED ON LIMITED AS-BUILT SURVEYING AT THE SITE PROVIDED BY OTHERS AND INFORMATION PROVIDED BY THE OWNER/CONTRACTOR. CONSTRUCTION SUPERVISION WAS PERFORMED BY OTHERS. TBPE FIRM NO. 000756

OWNER:
DIRKSE AND ASSOCIATES, LTD
30717 NORTH GOLIAO
ROCKWALL, TEXAS 75087
MR. RICK DIRKSE
(972) 771-1040

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
MR. STEPHEN A. HELMBERGER, P.E.
(972) 442-7459

PAVING AND UTILITY PLAN						
LOT 1 BLOCK A - DIRKSE ADDITION						
DIRKSE AND ASSOCIATES, LTD						
CITY OF ROCKWALL, TEXAS						
TBPE REGISTRATION NO. 000756		 HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS 625 BOZMAN ROAD, WYLIE, TEXAS 75098 (972) 442-7459				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	MAY 2017	1"=20'	PBORDER	1709	C2