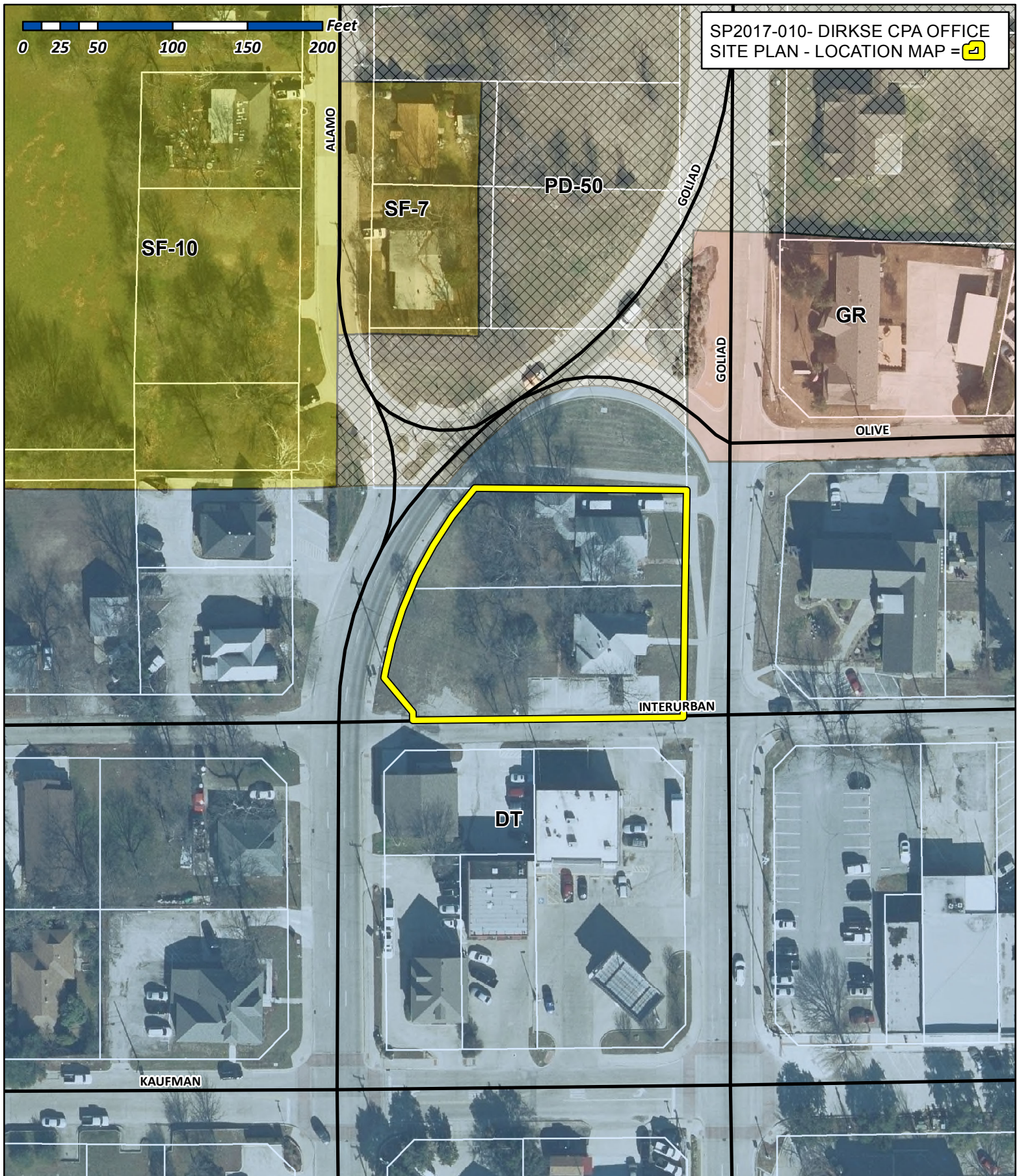
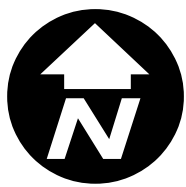


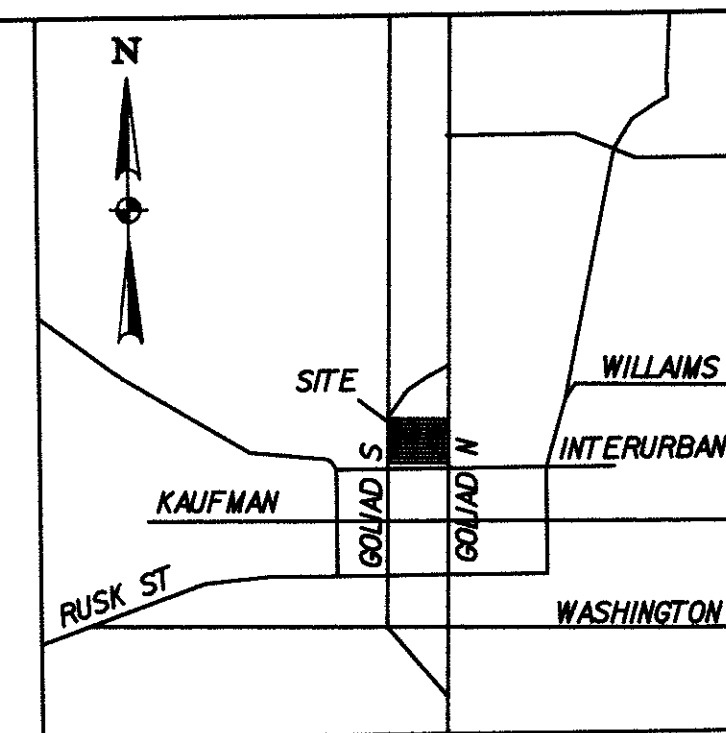
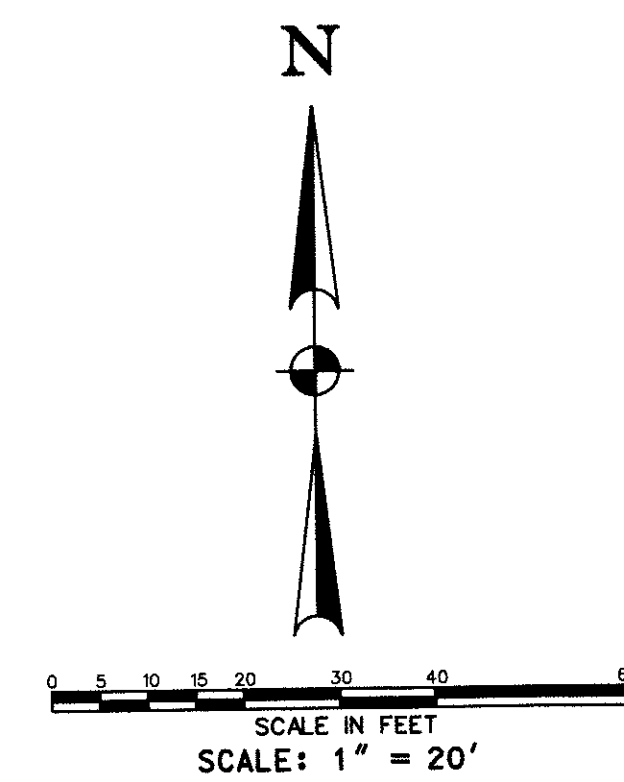


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

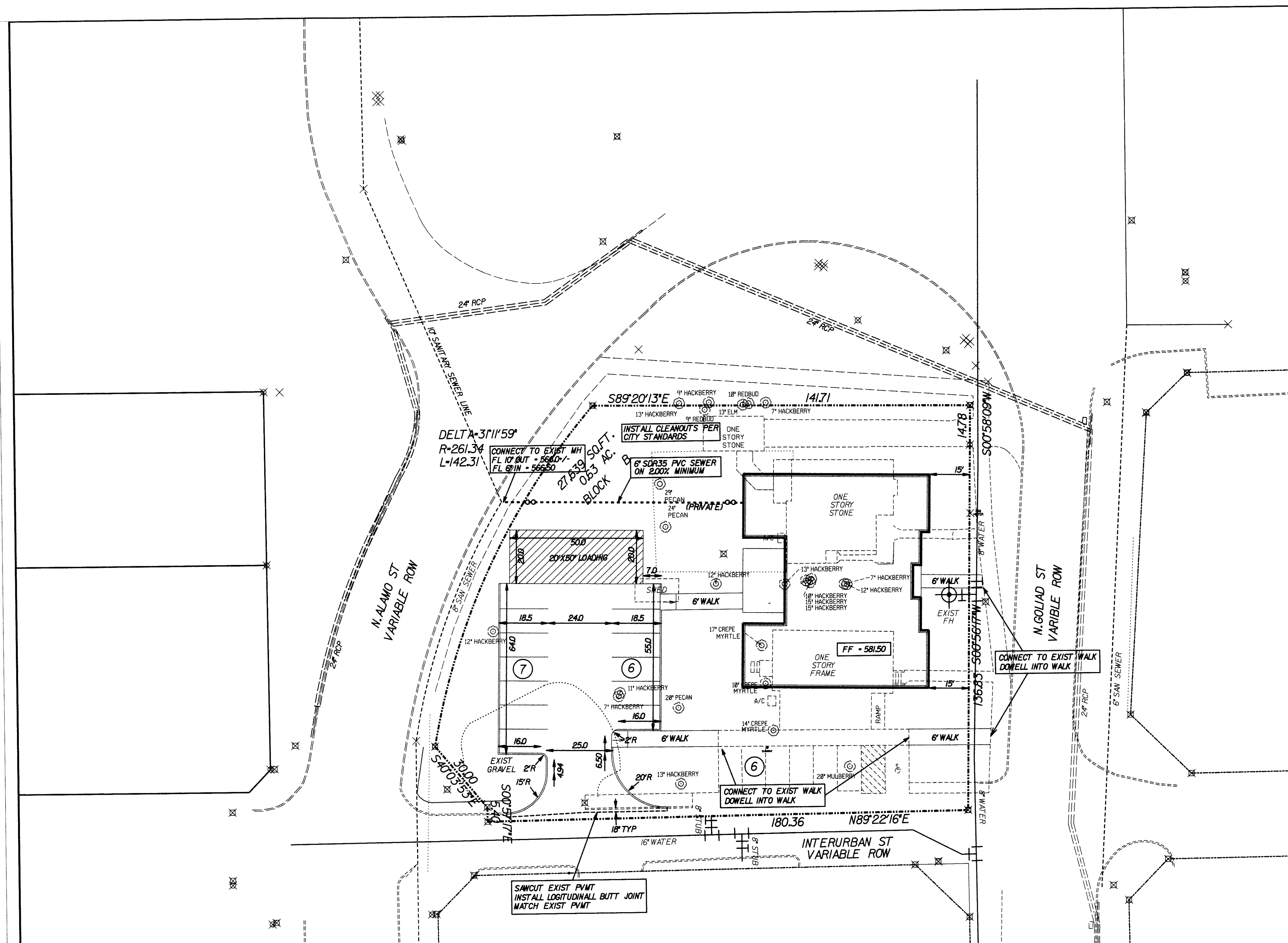
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
NOT TO SCALE

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



ZONING: DT - DOWNTOWN DISTRICT

PARKING REQUIREMENTS:

USE: OFFICE 1 SPACE PER 300 SF

4999 SF/300 = 17 SPACES

REQUIRED PARKING = 34 SPACES

PARKING PROVIDED: 19 SPACES

HANDICAP PARKING REQUIRED: 1 SPACE

HANDICAP PARKING PROVIDED: 1 SPACE

HELMBERGER ASSOCIATES, INC. - E-000756
CIVIL/ENVIRONMENTAL ENGINEERS
PRELIMINARY - FOR INTERIM REVIEW ONLY
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Intended for Construction, Bidding, or Permit
Purposes. They were prepared by, or under the supervision
of: Stephen A. Helmsberger 467844

2/14/17

OWNER:
DIRKSE AND ASSOCIATES, LTD
3077 NORTH GOLIAD
ROCKWALL, TEXAS 75087
MR. RICK DIRKSE
(972) 771-1040

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

ENGINEERING SITE PLAN

LOT 1 BLOCK A - DIRKSE ADDITION

DIRKSE AND ASSOCIATES, LTD

CITY OF ROCKWALL, TEXAS

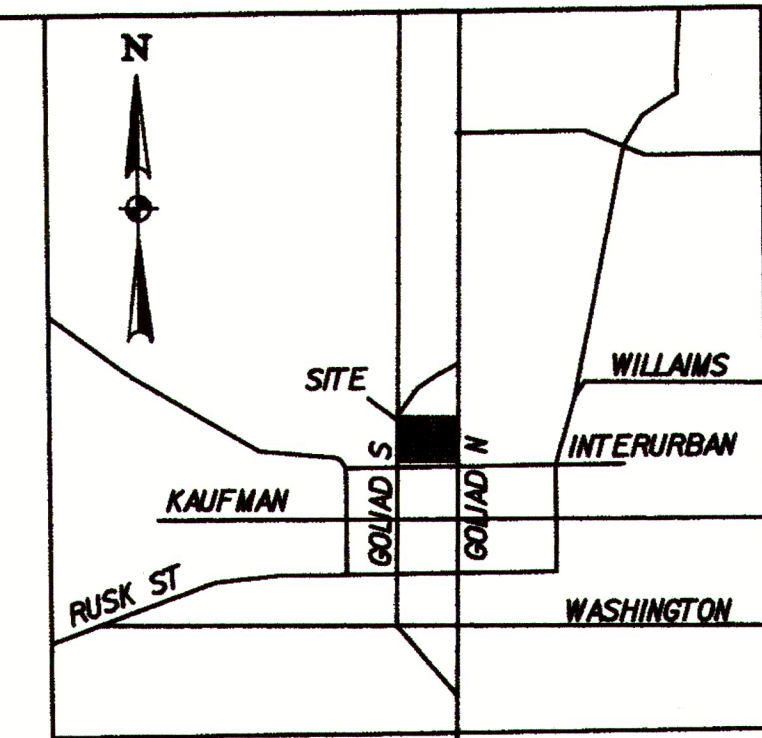
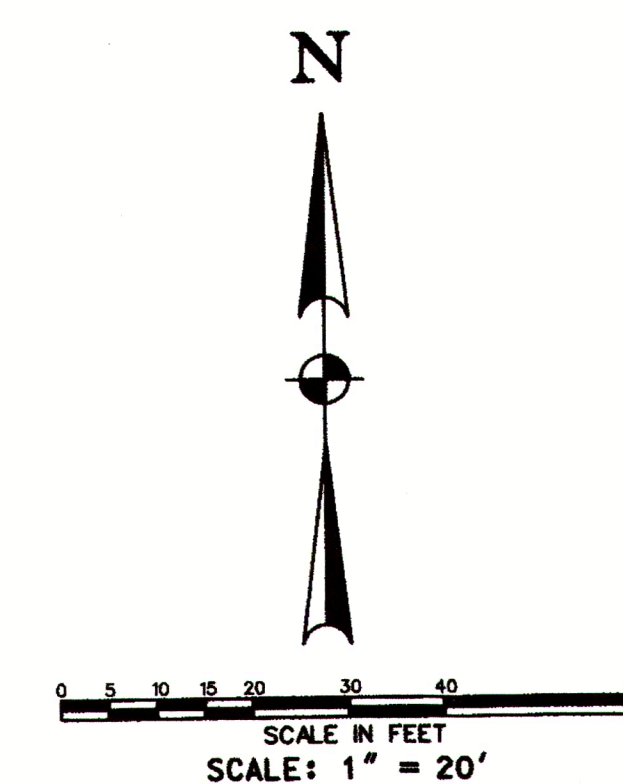
TBPE
REGISTRATION
NO. 000756



HELMBERGER ASSOCIATES, INC.

CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMAN ROAD, WYLIE, TEXAS 75098 (972) 442-7459

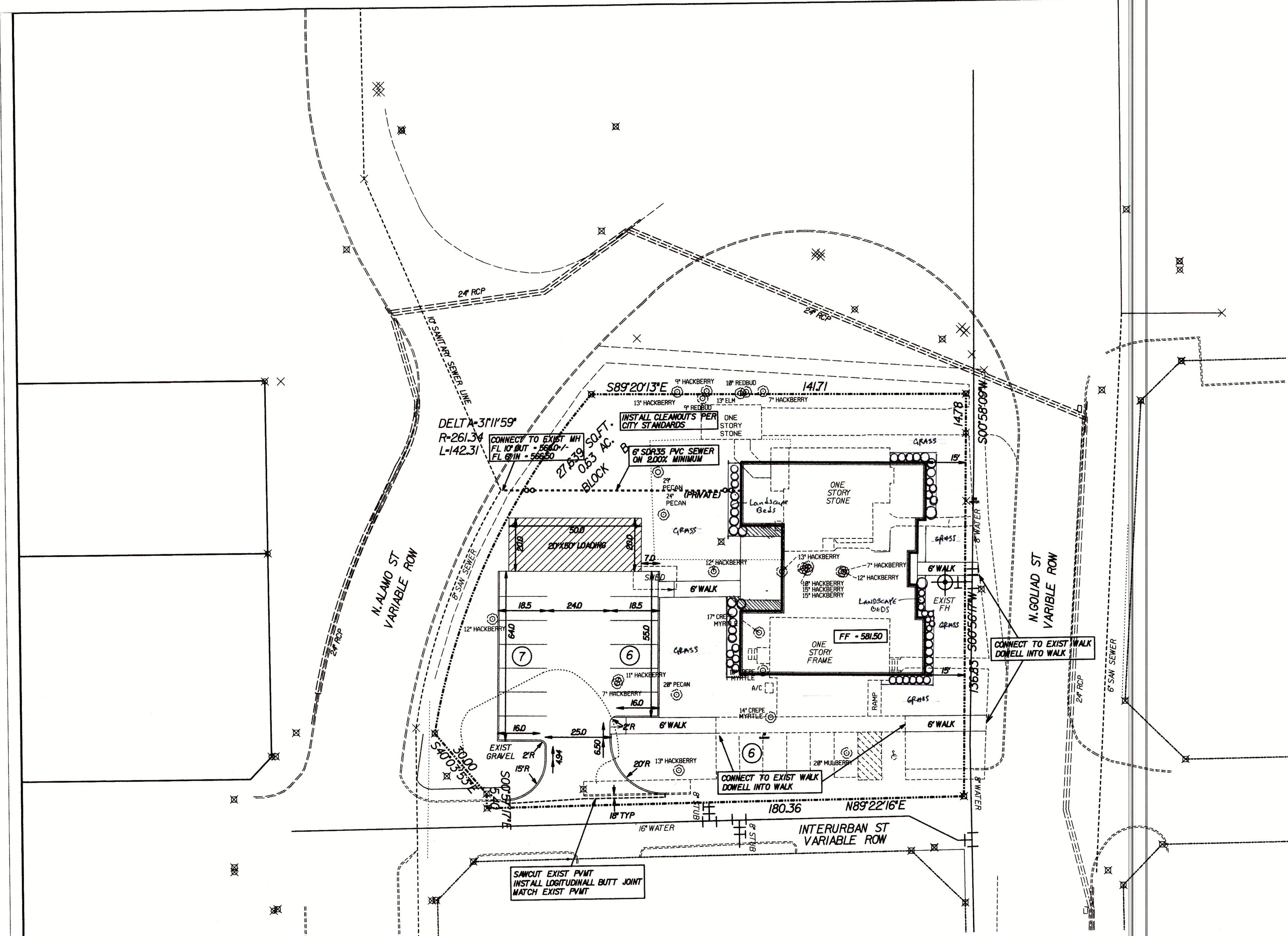
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HELM.	CADD	FEB 2017	1"=20'	SPLAN	1709	C1



VICINITY MAP
NOT TO SCALE

LINE LEGEND:

---	PROPERTY LINE
---	DRAINAGE FLOW
---	PROPOSED WATER LINE
---	ROAD CENTER LINE
---	PROPOSED STORM SEWER
---	PROPOSED STREET
---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE
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---	DRAINAGE DIVIDE LINE
---	ROW / LOT LINE
---	PROPOSED FENCE



ZONING: DT - DOWNTOWN DISTRICT
PARKING REQUIREMENTS:
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1899 SF/300 = 17 SPACES
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ENGINEERING SITE PLAN

LOT 1 BLOCK A - DIRKSE ADDITION

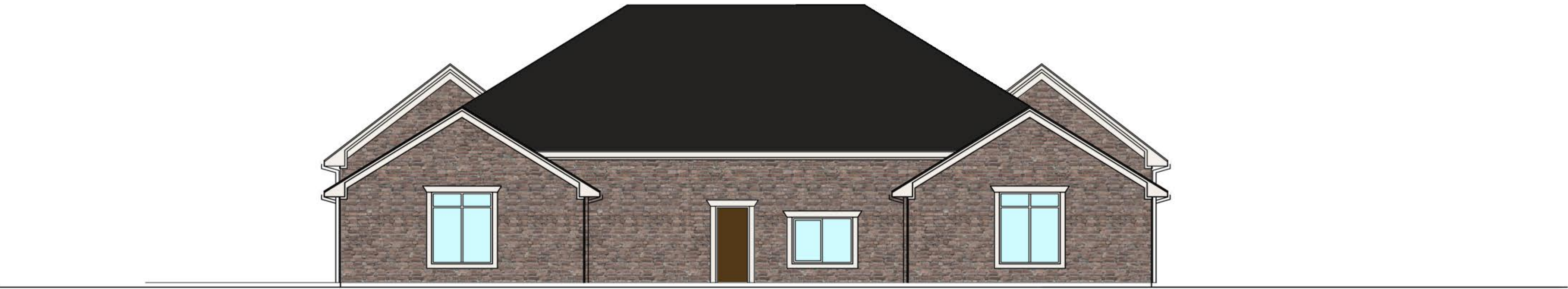
DIRKSE AND ASSOCIATES, LTD

CITY OF ROCKWALL, TEXAS

TYPE REGISTRATION NO. 000756			HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS 9225 BOZMAN ROAD, WYLIE, TEXAS 75098 (972) 442-7459			
DESIGN	DRAWN		DATE	SCALE	NOTES	FILE
HELM.	CADD	FEB 2017	1"-20'	SPLAN	1709	C1

HELMBERGER ASSOCIATES, INC. - F-000756
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of: Stephen A. Helmsberger, P.E.

2/14/17



④ SOUTH ELEVATION
SCALE:1/8" = 1'-0"



③ EAST ELEVATION
SCALE:1/8" = 1'-0"



② WEST ELEVATION
SCALE:1/8" = 1'-0"



① NORTH ELEVATION
SCALE:1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
(A)	FIELD BRICK — ACME BRICK #1
(B)	STONE — CUSTOM STONE PRODUCTS #2
(C)	CAST STONE, DALLAS CAST STONE
(D)	HARDIE BOARD FASCIA
(E)	STANDING SEAM ROOF PANEL SYSTEM
(F)	PREFINISHED ALUMINUM FLASHING
(G)	ENTRY DOORS AS SELECTED
(#)	WINDOW TYPE NUMBER, REF: WINDOW SCHEDULE A701
(H)	EXTERIOR HOLLOW METAL DOOR & FRAME, PAINT
(J)	CAST STONE WATER TABLE — DALLAS CAST STONE
(K)	4"x6" GUTTER — PREFINISHED COLOR AS SELECTED
(L)	4"x 6" DOWNSPOUT — PREFINISHED, COLOR AS SELECTED, TIE INTO UG. SYSTEM (REF-CIVIL)
(M)	ROUGH SAWN (RS) CEDAR , STAIN AS SELECTED
(N)	FLASHING, TYP
(P)	FRIEZE, 1 x BOARD TYP
(R)	COMPOSITION ROOF, TYP
(S)	RIDGE VENT, TYP
(T)	GABLE END VENT, PAINTED,TYP

PROPOSED OFFICE BUILDING
for
DIRKSE & ASSOCIATES
Rockwall, TX

address
Site
Rockwall, TX 75032
(###) ###-####

CARROLL
architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR
ELEVATIONS

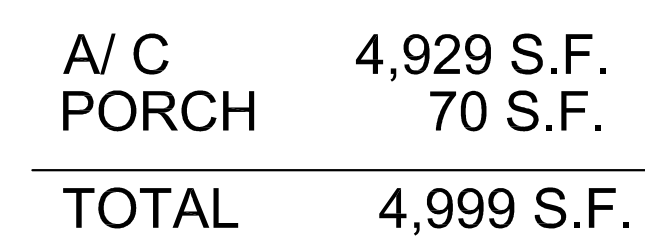
DATE: JAN 2017 SHEET NO:
PROJECT NO: 2016049
DRAWN BY: sk
CHECKED BY: JC

A501



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ISSUE: PERMIT REVIEW JAN 26, 2017



A1

PROPOSED OFFICE BUILDING
for
DIRKSE & ASSOCIATES

Rockwall, TX

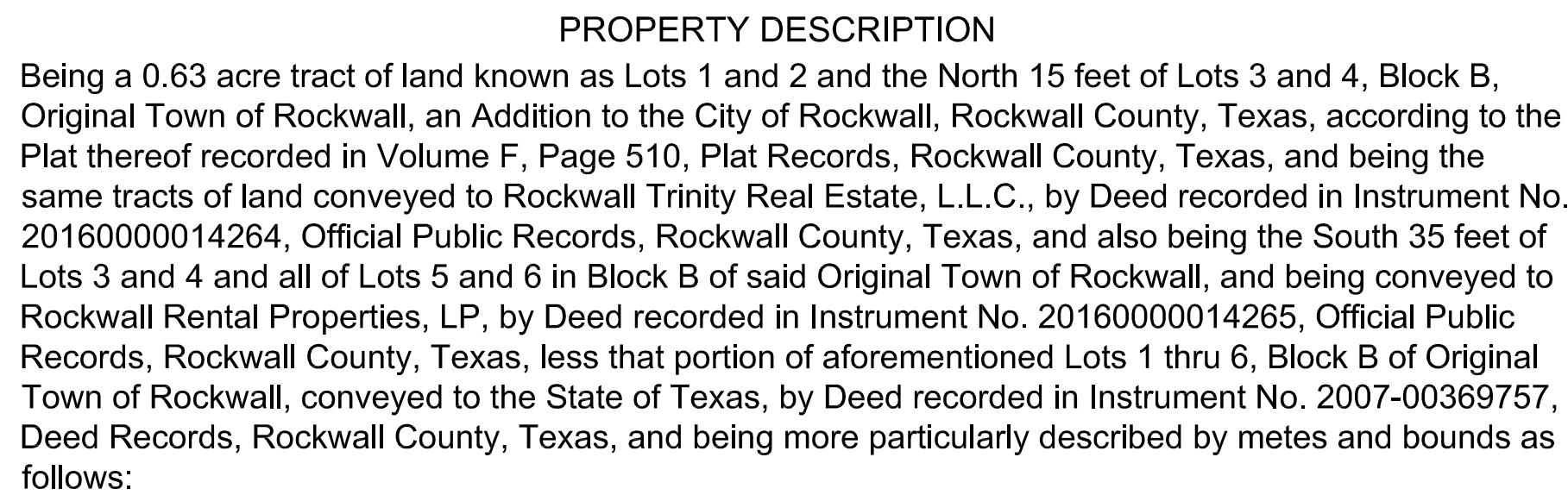
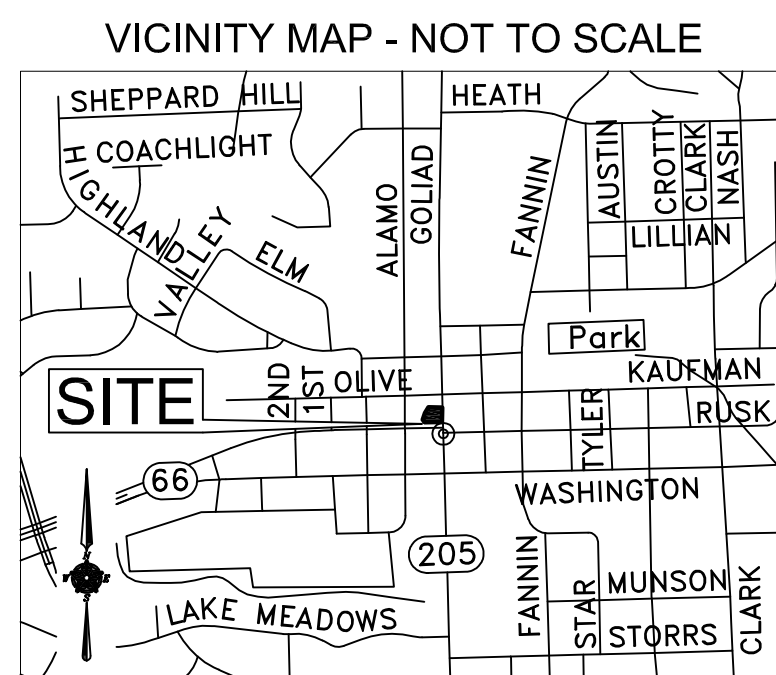


750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

address
Ste
Rockwall, TX 75032

(###) ###-####

FLOOR PLAN
REV JAN 29



Thence South 89 degrees 22 minutes 12 seconds West, along said North right-of-way line of Interurban Street, a distance of 180.36 feet to a Mag nail set;

Thence North 01 degrees 00 minutes 50 seconds West, a distance of 5.40 feet to a Mag nail set at the Southeasterly end of a corner clip for corner;

Thence North 40 degrees 03 minutes 57 seconds West, along corner clip, a distance of 30.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the Northwesterly end of said corner clip and lying in the Southeast right-of-way line of N. Alamo Street (variable width right-of-way) and being the beginning of a curve to the right with a radius of 261.34 feet;

Thence along said curve to the right having a delta angle of 31 degrees 11 minutes 56 seconds, with a chord that bears North 25 degrees 30 minutes 55 seconds East, a chord distance of 140.55 feet and an arc length of 142.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the Northwesterly corner of the herein described tract;

Thence South 89 degrees 20 minutes 13 seconds East, a distance of 141.71 feet to a 5/8 inch iron rod found for corner lying in said West right-of-way line of said N. Goliad Street, for the Northeasterly corner of the herein described tract;

Thence South 00 degrees 56 minutes 18 seconds West, along said West right-of-way line of N. Goliad Street, a distance of 136.82 feet to the POINT OF BEGINNING and containing 27,639 square feet or 0.63 acre of land.

REVISIONS		
No.	Revision/Issue	Date

	HANDICAPPED SPACE		SANITARY SEWER MANHOLE COVER
	PARKING SPACE		LIGHT POLE
	IRON ROD FOUND		POWER POLE
	IRON ROD SET		BRICK COLUMN
	IRON PIPE FOUND		AIR CONDITIONING
	FENCE POST CORNER		FIRE HYDRANT
	"X" FOUND / SET		ELECTRIC METER

- ## GENERAL NOTES

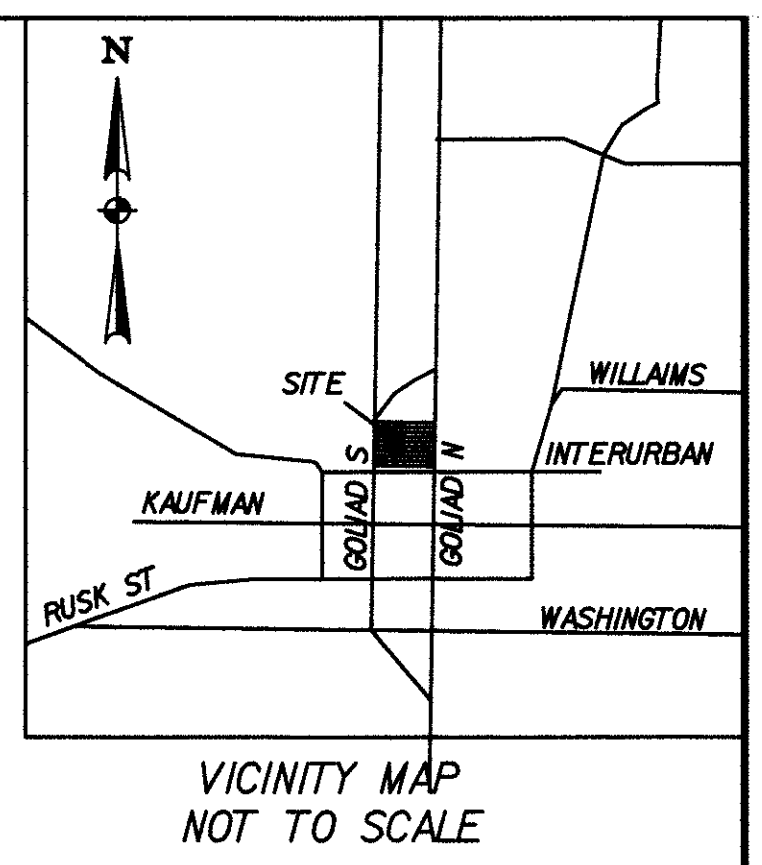
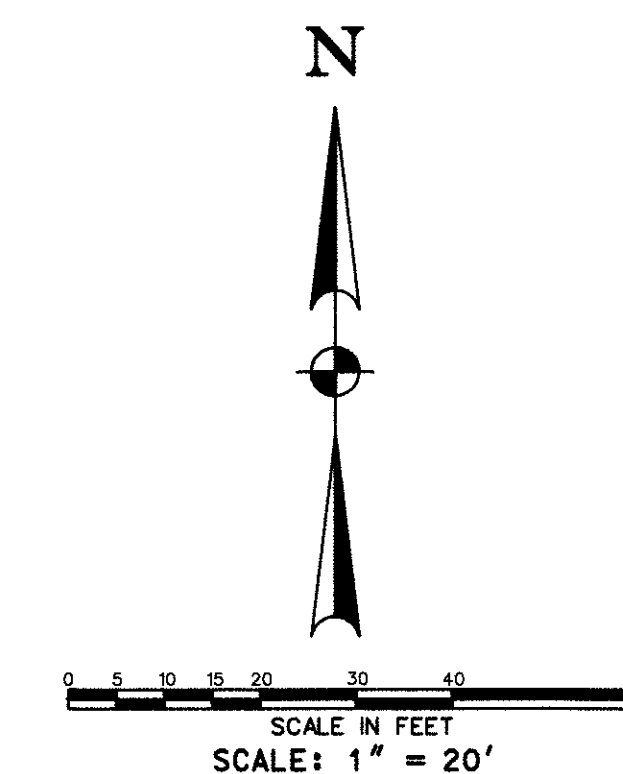
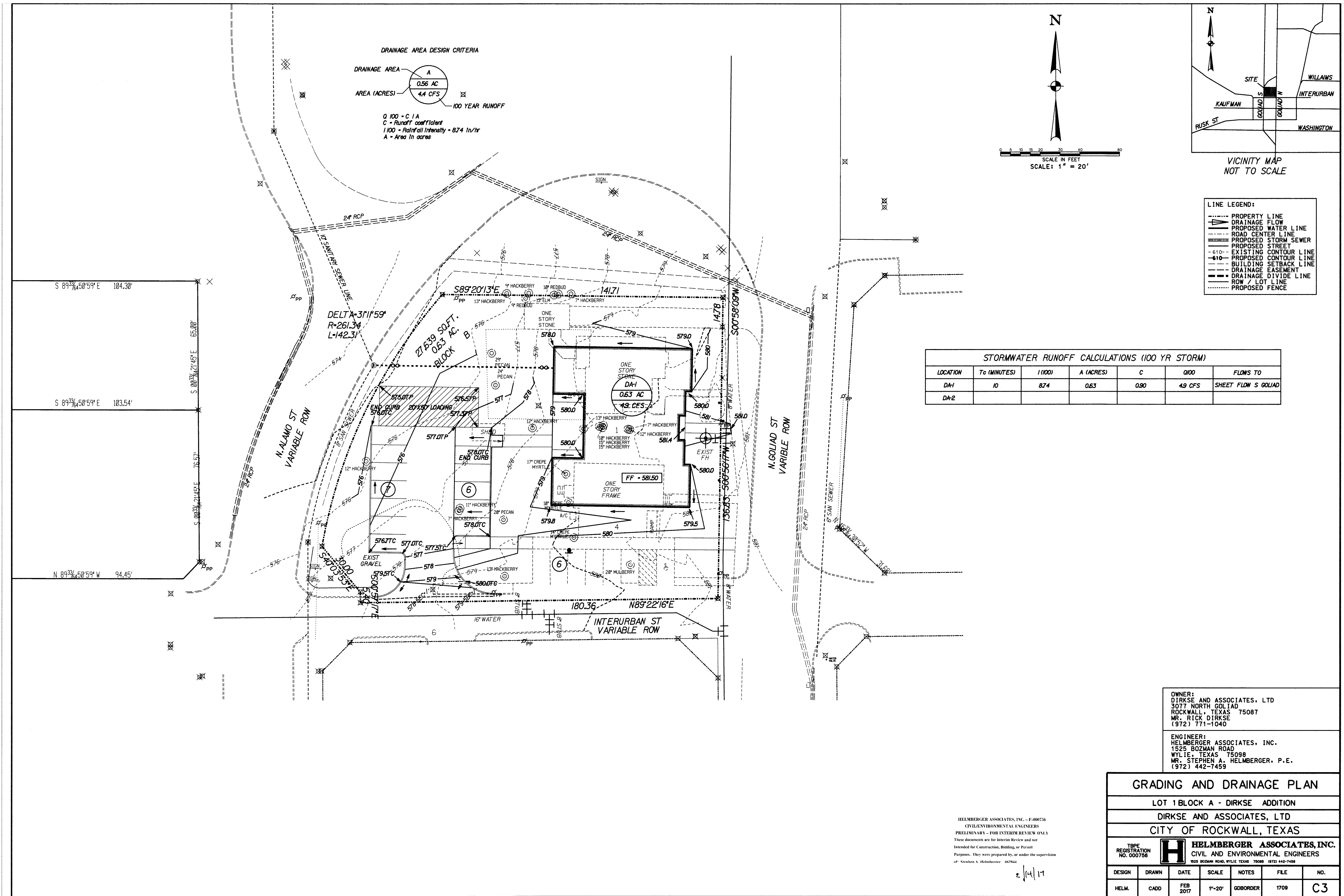
- 1) According to the F.I.R.M. No. 48397C0040 L, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- 2) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011).
- 3) Benchmark: City of Rockwall, Texas Monument R004
Northing: 7028087.562; Easting: 2597871.006; Elevation: 523.462
- 4) This survey plat has been prepared without benefit of abstract title. Texas Heritage Surveying has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances. Additional matters may be disclosed in the course of a thorough examination of the record title.
- 5) The existing utilities depicted hereon are based on field location of visible, above ground evidence and record public drawings, the undersigned is not responsible for the exact location of subsurface utilities.



301 & 303 GOLIAD STREET
ROCKWALL, TEXAS 75087
PART OF LOTS 1-6, BLOCK B
ORIGINAL TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Task No.	1603968-1
Drawn BY	CN
Date	12-2-16
Scale	1" = 20'





LINE LEGEND:

---	PROPERTY LINE
---	PROPOSED WATER LINE
---	ROAD CENTER LINE
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---	PROPOSED STREET
---	EXISTING CONTOUR LINE
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---	ROW / LOT LINE
---	PROPOSED FENCE

STORMWATER RUNOFF CALCULATIONS (100 YR STORM)

LOCATION	T _c (MINUTES)	I (100)	A (ACRES)	C	Q ₁₀₀	FLWS TO
DA-1	10	8.74	0.63	0.90	4.9 CFS	SHEET FLOW S GOLIAD
DA-2						

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

GRADING AND DRAINAGE 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 1525 BOZMAN ROAD, WYLIE, TEXAS 75098 (972) 442-7459						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	FEB 2017	1"=20'	GDORDER	1709	C3

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2/14/17