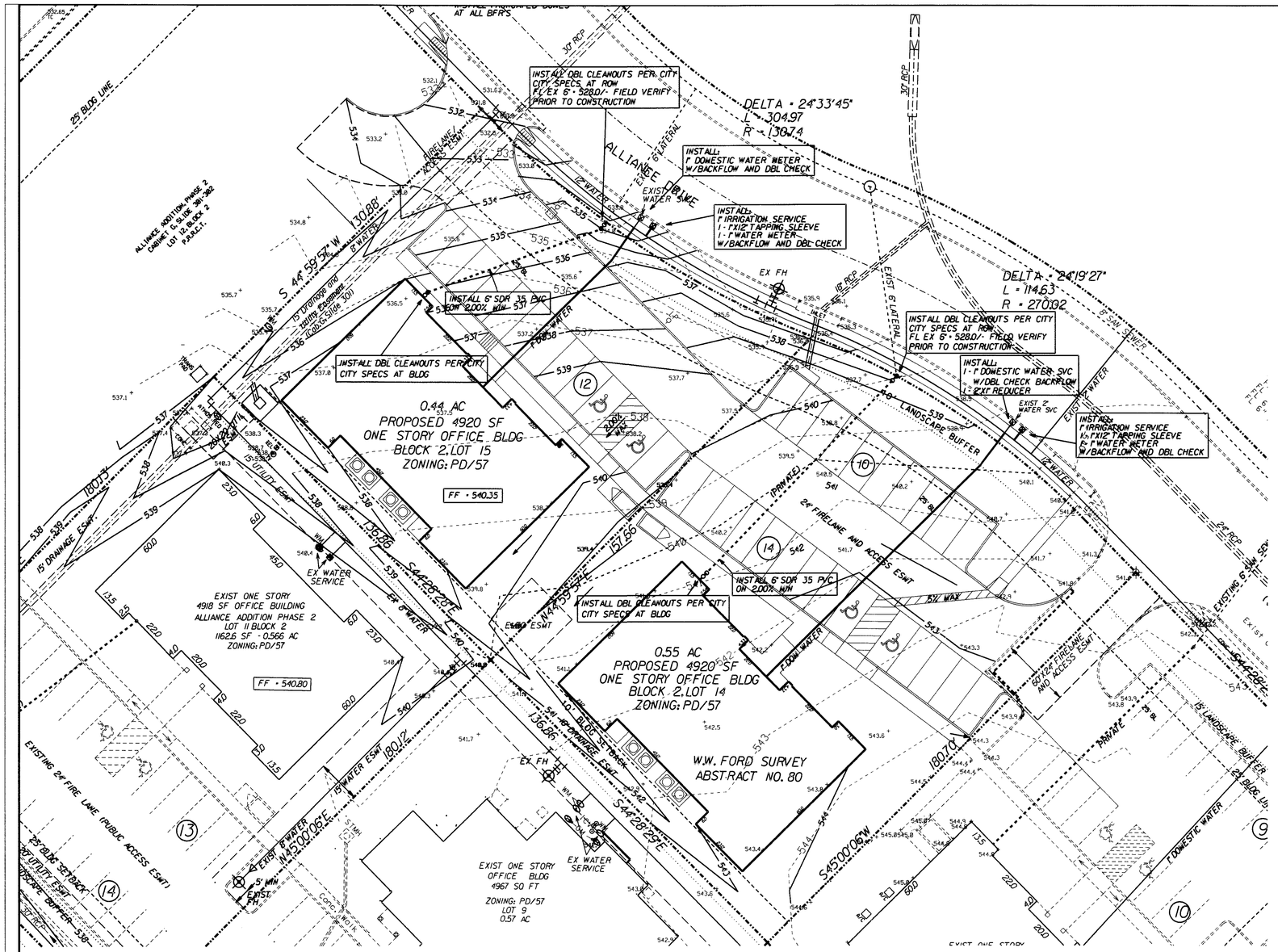

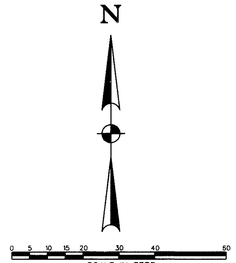

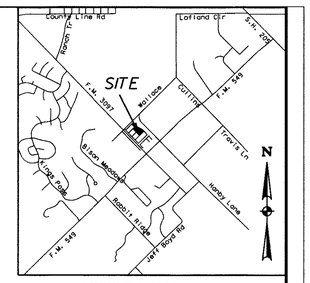

VICINITY MAP
NOT TO SCALE

FIRELANE PAVEMENT
6" 3600 PSI CONCRETE WITH NO. 3 BARS ON 18" CENTERS BOTH WAYS ON COMPACTED SUBGRADE WITH 6½ SACK - NO SAND ALLOWED

PARKING LOT PAVEMENT
5" 3600 PSI CONCRETE WITH NO. 3 BARS ON 18" CENTERS BOTH WAYS ON COMPACTED SUBGRADE WITH 6½ SACK - NO SAND ALLOWED

SIDEWALK PAVEMENT
4" 3600 PSI CONCRETE WITH NO. 4 BARS ON 18" CENTERS BOTH WAYS ON COMPACTED SUBGRADE WITH 6½ SACK - NO SAND ALLOWED

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

LOT 2 BLOCK B - 0.44 AC
1. ZONING: PD-57 - BUSINESS OCCUPANCY
2. PROPOSED USE: OFFICE
3. BUILDING HEIGHT: SINGLE STORY - 28'-0"
4. LOT COVERAGE: 25.7% F.A.R. = 0.2567
5. PARKING REQUIREMENTS:
   USE: OFFICE 1 SPACE PER 300 SF
   4920 SF/300 = 17 SPACES
   REQUIRED PARKING = 17 SPACES
   PARKING PROVIDED: 19 SPACES
   HANDICAP PARKING REQUIRED: 1 SPACE
   HANDICAP PARKING PROVIDED: 2 SPACES

LOT 3 BLOCK B - 0.55 AC
1. ZONING: PD-57 - BUSINESS OCCUPANCY
2. PROPOSED USE: OFFICE
3. BUILDING HEIGHT: SINGLE STORY - 28'-0"
4. LOT COVERAGE: 25.7% F.A.R. = 0.2567
5. PARKING REQUIREMENTS:
   USE: OFFICE 1 SPACE PER 300 SF
   4920 SF/300 = 17 SPACES
   REQUIRED PARKING = 17 SPACES
   PARKING PROVIDED: 22 SPACES
   HANDICAP PARKING REQUIRED: 1 SPACE
   HANDICAP PARKING PROVIDED: 2 SPACES

STATE OF TEXAS
STEPHEN A. HELMBERGER
62944
REGISTERED PROFESSIONAL ENGINEER
7/10/20

AS-BUILT DRAWING 09-10-2020

THIS DOCUMENT IS SUBMITTED AS AN "AS-BUILT DRAWING" FOR RECORD PURPOSES ONLY. ANY MODIFICATION OR CHANGES THAT HAVE BEEN MADE DURING CONSTRUCTION AND NOTED ON THIS DRAWING HAVE BEEN SUPPLIED BY THE OWNER, HIS REPRESENTATIVE OR THE CONTRACTOR. FIELD INSPECTION/CONTRACT SUPERVISION OF THE CONSTRUCTION WAS PERFORMED BY OTHERS. IT IS NOT GUARANTEED BY HELMBERGER ASSOCIATES, INC. THAT THIS DOCUMENT REPRESENTS "AS-BUILT" CONDITIONS. TBPE FIRM NO. 000756

OWNER:
RANDALL NOE ENTERPRISES INC.
P.O. BOX 369
ROCKWALL, TEXAS 75087
MR. ROB WHITTLE
(972) 771-5253

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

STATE OF TEXAS
STEPHEN A. HELMBERGER
62944
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

LOTS 14/15 BLOCK 2 - ALLIANCE ADDITION PH 2

RANDALL NOE ENTERPRISES INC.

CITY OF ROCKWALL, TEXAS

TBPE REGISTRATION NO. 000756

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMA ROAD, WYLIE TEXAS 75098 (972) 442-7459

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	FEB 2018	1"=20'	SPLAN	1727	C1

Y:\2017 Jobs\1727\SPLAN.DGN 6/1/2018 9:47:47 AM