

APPROVED FOR
CONSTRUCTION

DEC 04 2006

City of Rockwall Engineering Dept.
City Engineer: CAT

MIRROR MIRROR

LOT 1 BLOCK A CONSELMAN ADDITION

PAVING, DRAINAGE & UTILITY IMPROVEMENTS

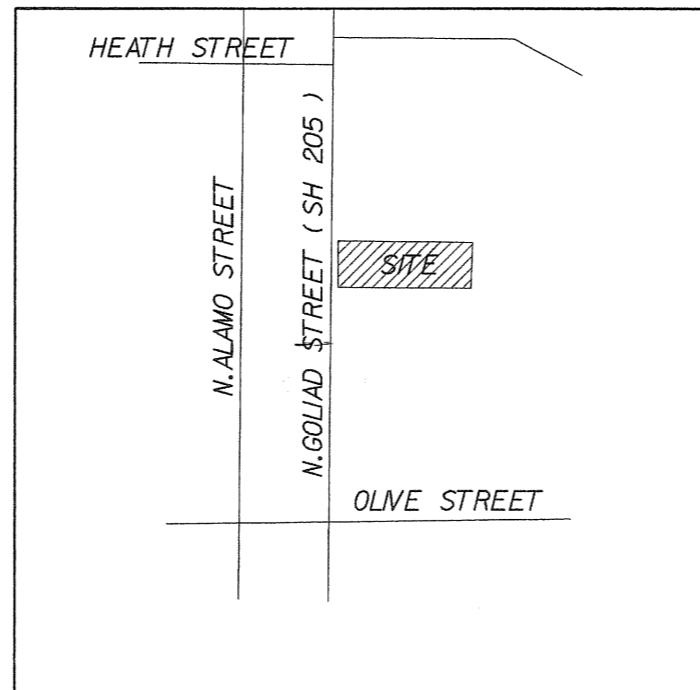
CITY OF ROCKWALL, TEXAS

OWNER:

MR. FRANK CONSELMAN
802 NORTH GOLIAD
ROCKWALL, TEXAS 75032

ENGINEER:

HELMBERGER ASSOCIATES, INC.
124 HOOPER ROAD
WYLIE, TEXAS 75098
MR. RANDALL T. HELMBERGER, P.E.
(972) 442-7459



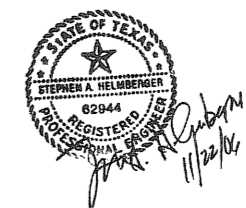
VICINITY MAP
NOT TO SCALE

FILE COPY

**NOT AS-BUILT PLANS.
ENGINEER DIDN'T PROVIDE
RECORD DRAWINGS TO
CITY.**

SHEET INDEX

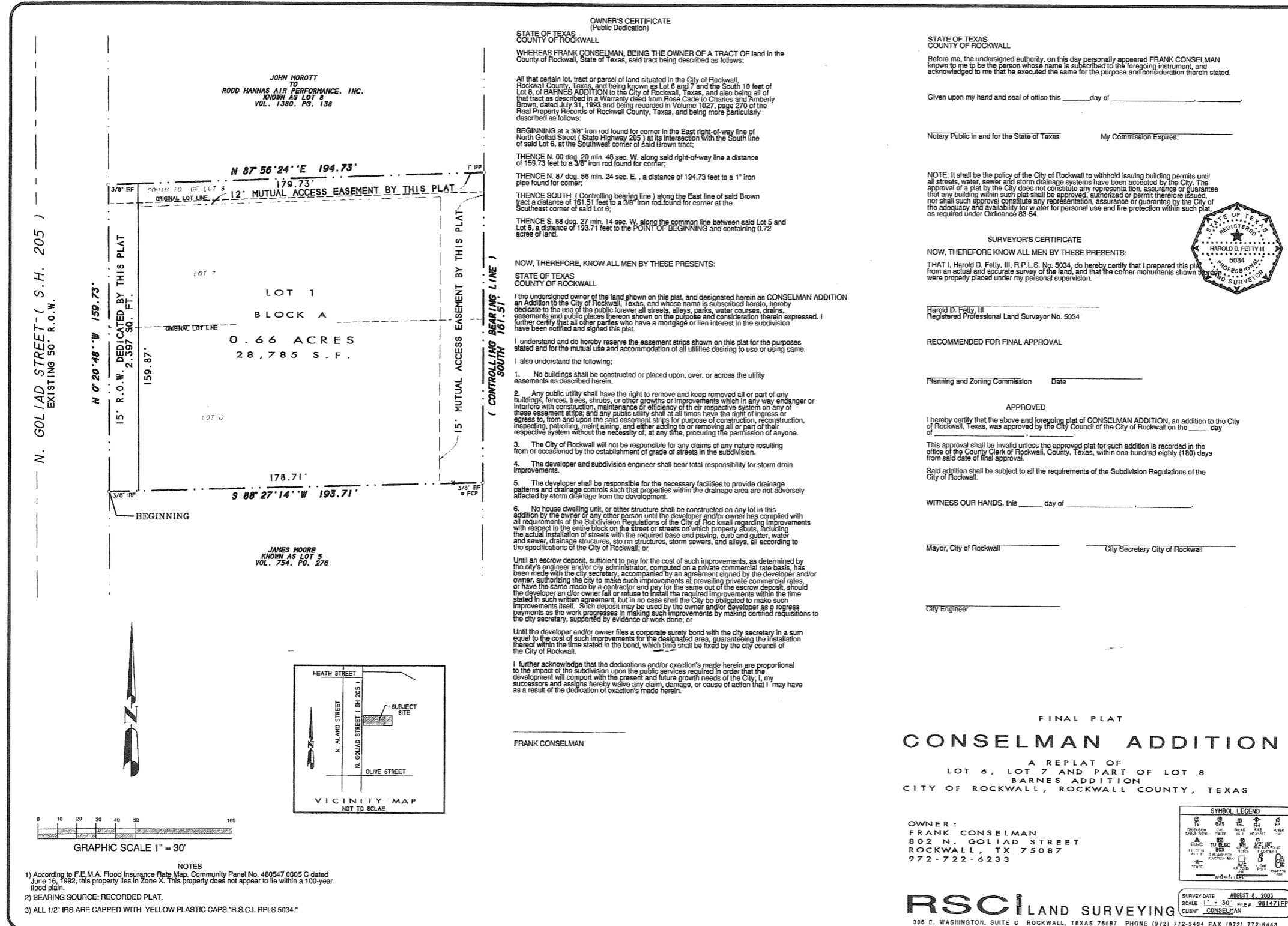
COVER	
FINAL PLAT	FP1
SITE PLAN	C1
GRADING AND DRAINAGE PLAN	C2
EROSION CONTROL PLAN	C3
LANDSCAPE PLAN	L1

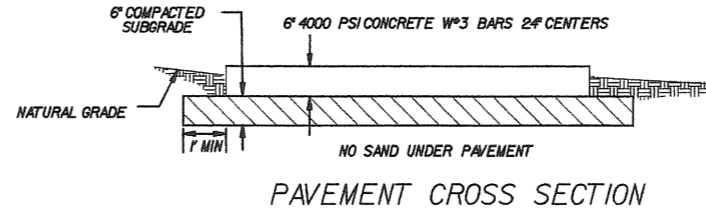


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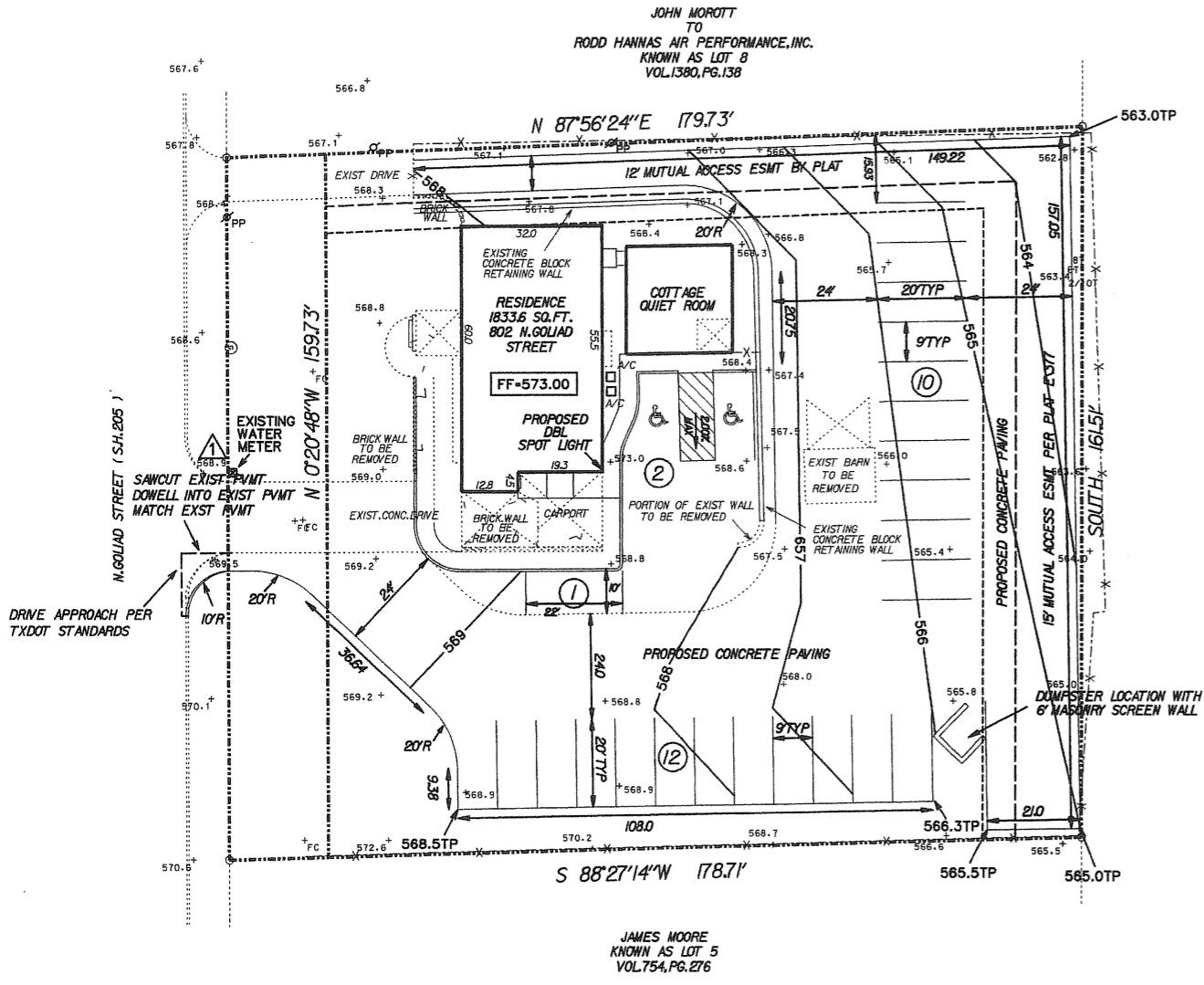
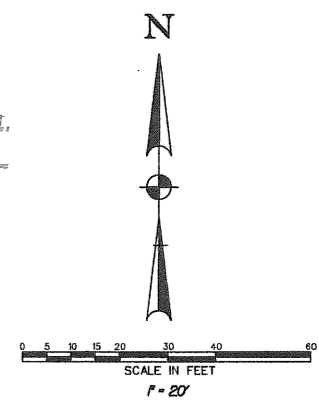
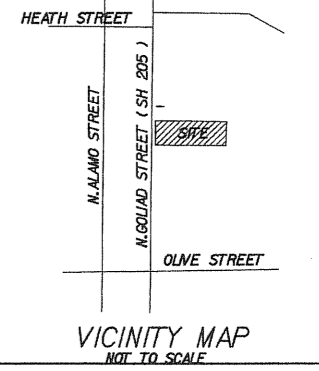




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PAVING AND GRADING GENERAL NOTES

- All construction shall conform to the City of Rockwall Standard Construction Details and Standard Specifications for Public Works Construction. In the event that an item is not covered, the contractor shall bring the problem to the attention of the engineer for approval or modification.
- Excavation or fill operations shall not interfere with or obstruct pre-construction drainage patterns until such time as on-site drainage improvements are constructed.
- Top of curb elevations are noted with (TC) following them. Gutter elevations are 0.50 feet below top of curb. All other spot elevations shown are to top of pavement or finished grade unless otherwise noted. The intention of this grading plan is preclude ponding water on paving or grassed areas. If the contractor finds any location that will result in ponding water, the Engineer shall be notified for clarification prior to pavement placement.
- All subgrade beneath proposed pavement shall be scarified 8" deep and compacted to 95% Standard Proctor (ASTM-D-698) at or slightly above optimum moisture content. All fill to be compacted using a sheepsfoot roller.
- All driveways/approaches shall match existing street pavement sections. Firelane and access to the dumpster location and access easement pavement shall be 6" thick 6-1/2 sack 4000 psi concrete with #3 bars on 24" centers both ways. Parking lot pavement shall be 6" 4000 psi concrete with #3 bars on 24" centers both ways. No sand fill to be used under concrete pavement with up to 1-1/2" max sand under proposed sidewalks.
- The trash enclosure foundation shall be constructed of 8" thick 3600 psi concrete with #3 bars on 18" centers both ways. Slab edges shall be 12" wide by 24" deep with two #5 bars top and bottom.
- Sawed transverse dummy joints shall be installed in concrete pavement on 15' centers. Sawed longitudinal dummy joints shall be installed along centerline of fire lane and outsides were applicable. All joints shall be filled with an approved sealer.
- Transverse expansion joints shall be installed at all drive returns. Expansion joints shall be placed along all fixed objects such as light poles and foundations.
- Contractor shall adjust all manholes and water valves to match finished grades as shown on drawings.
- Street lights (if installed) shall be installed 3 1/2 to 4' behind back of curbs as required but shall not encroach on any sidewalks.
- Contractor shall construct barrier free ramps at all intersections per City of Rockwall Details. All handicap ramps, stalls, walks and access to the building(s) shall meet ADA, TASS and all applicable standards.
- All conduit for irrigation sleeves shall be class 200 PVC installed 2' below concrete pavement and extend 2' outside of back of curb.
- Contractor shall be responsible for traffic control, warning and safety devices until all work has been accepted by the City of Rockwall and the owner.
- Contractor shall be responsible for Trench Safety in compliance with the Occupational Safety and Health Administration's trench safety standards.
- The location of existing utilities shown on these plans are approximate. All utilities may not be shown. It is the responsibility of the contractor to contact the City of Rockwall and all area utilities that may conflict with construction prior to beginning work.
- Erosion control shall conform to the North Texas Council of Government Details as approved by the City of Rockwall.

SITE DATA

- ZONING: COMMERCIAL
- PROPOSED USE: COMMERCIAL (SALON)
- PROPERTY AREA: 27,527 SF - 0.63 ACRES
- BUILDING AREA: 1,834 SF
- BUILDING HEIGHT: 1 STORY - 22'
- BUILDING TYPE: EXISTING WOOD FRAME HOME
- LOT COVERAGE: 6.67%
- IMPERVIOUS SURFACE: 20,940 SF
- PARKING REQUIRED: 1 SPACE/250 SF = 8 SPACES
HANDICAP 1 SPACE
- PARKING PROVIDED: STANDARD SPACES - 23 SPACES
HANDICAP SPACES - 2 SPACES
TOTAL SPACES - 25 SPACES
- INTERIOR LANDSCAPE REQUIRED: 4,129 SF (15% 27,527 SF)
INTERIOR LANDSCAPE PROVIDED: 6,587 SF
LANDSCAPE LOCATED BETWEEN FRONT/SIDE OF BUILDING AND FRONT/SIDE OF PROPERTY LINE: 4,315 SF

UTILITY CONSTRUCTION GENERAL NOTES

- All water and sanitary sewer construction shall conform to the City of Rockwall Standard Construction Details and Standard Specifications for Public Works Construction. In the event an item is not covered, the contractor shall bring the problem to the attention of the Engineer for a decision, approval or modification.
- All water mains shall be class 200, AWWA C900 PVC pipe.
- All gate valves shall be City approved resilient Seat Gate Valves (A-2370-series).
- All fire hydrants must meet City of Rockwall Specifications.
- Hose/pumper nozzles on fire hydrants shall be 18" above top of curb, or finished grade and shall face the streets or firelane. Fire hydrant shall not be placed less than 2.0' nor more than 6.0' behind the curb. All fire hydrants must have 5' of clearance on all sides.
- All water mains shall have a minimum cover of 48" below finished grade.
- All water mains shall be pressure tested in accordance with the specifications. The Contractor shall flush and sterilize all water mains.
- The location of existing utilities shown on these plans is approximate. All utilities may not be shown. It is the responsibility of the contractor to contact all area utilities that may conflict with construction prior to beginning work.
- All sanitary sewer pipe outside of the building shall be SDR35 PVC pipe.
- All concrete blocking and embedment for water and sewer line shall be in accordance with the City of Rockwall construction standards.
- Contractor shall be responsible for traffic control, warning and safety devices until all work has been accepted by the City of Rockwall and the owner.
- Contractor shall be responsible for Trench Safety in compliance with the Occupational Safety and Health Administration's trench safety standards.

Topography and field surveying provided by Rockwall Surveying Co., Inc..

Asbuilt utilities, paving and drainage information obtained from record drawings on file with the City of Rockwall.

**NOT AS-BUILT PLANS.
ENGINEER DIDN'T PROVIDE
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CITY.**

WATER METER SCHEDULE			
TYPE	SIZE	NUMBER	SANITARY SEWER
DOMESTIC	3/4"	1 - EXISTING	6"



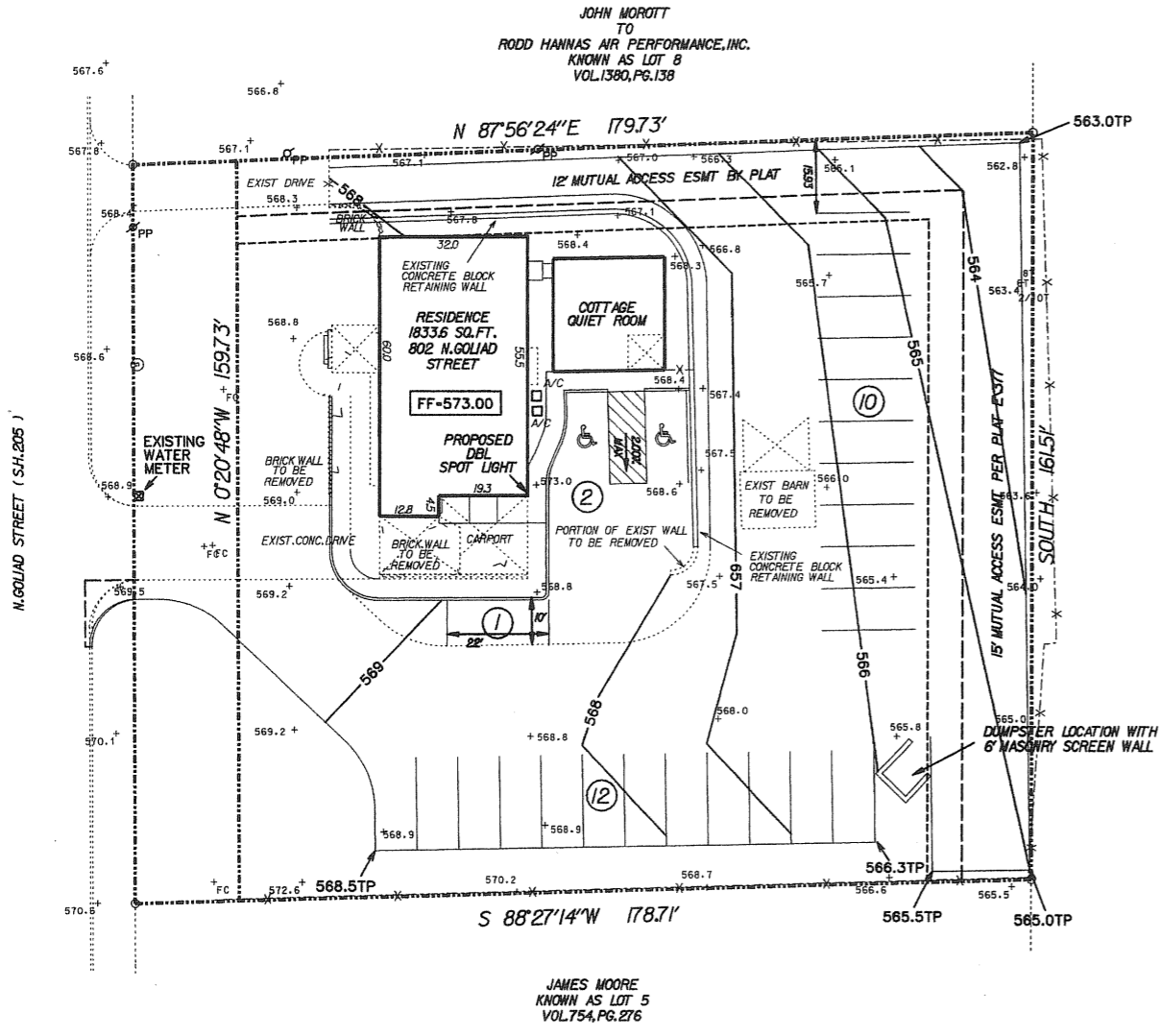
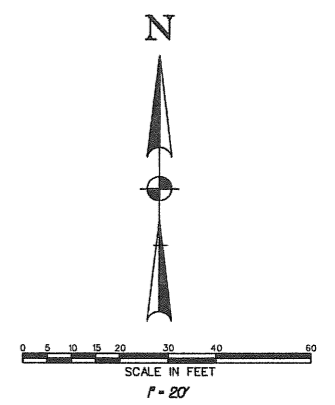
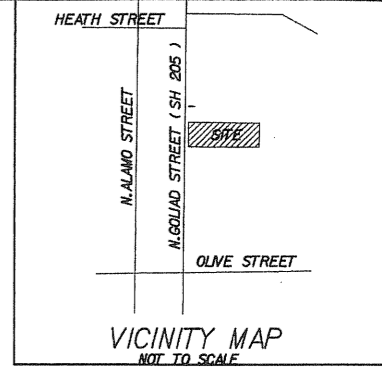
ENGINEER:
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STEPHEN A. HELMBERGER, P.E.
124 HOOPER ROAD
WYLIE, TEXAS 75098
(972) 442-7459

SITE PLAN					
LOT 1 BLOCK A - CONSELMAN ADDITION					
FRANK CONSELMAN					
CITY OF ROCKWALL, TEXAS					
HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS <small>124 HOOPER ROAD, WYLIE, TEXAS 75098 (972) 442-7459</small>					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
		NOVEMBER			

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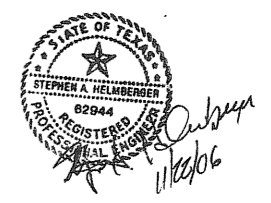
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STORMWATER RUNOFF CALCULATIONS


LOCATION	I (100)	A (ACRES)	C	Q100	DRAINS TO
DA-1	874	0.63	0.9	4.9 CFS	SHEET FLOW TO NORTHEAST CORNER

WATER METER SCHEDULE

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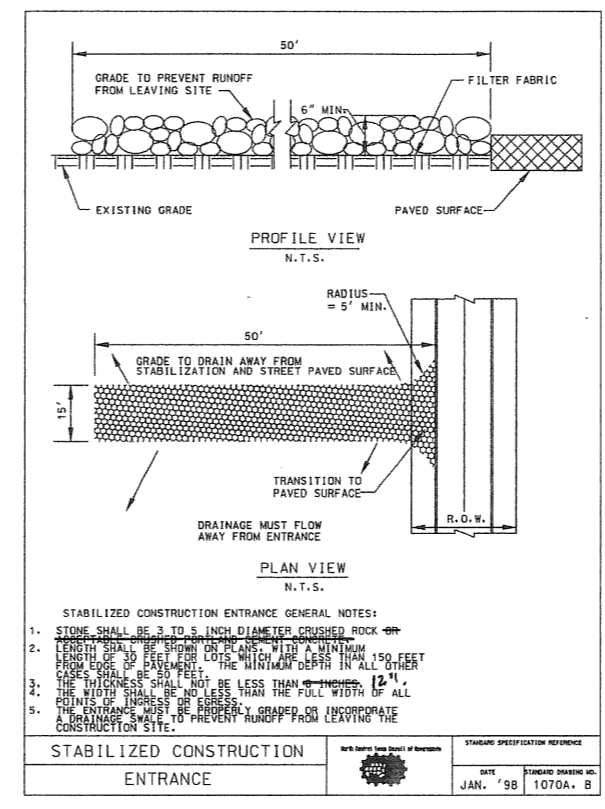
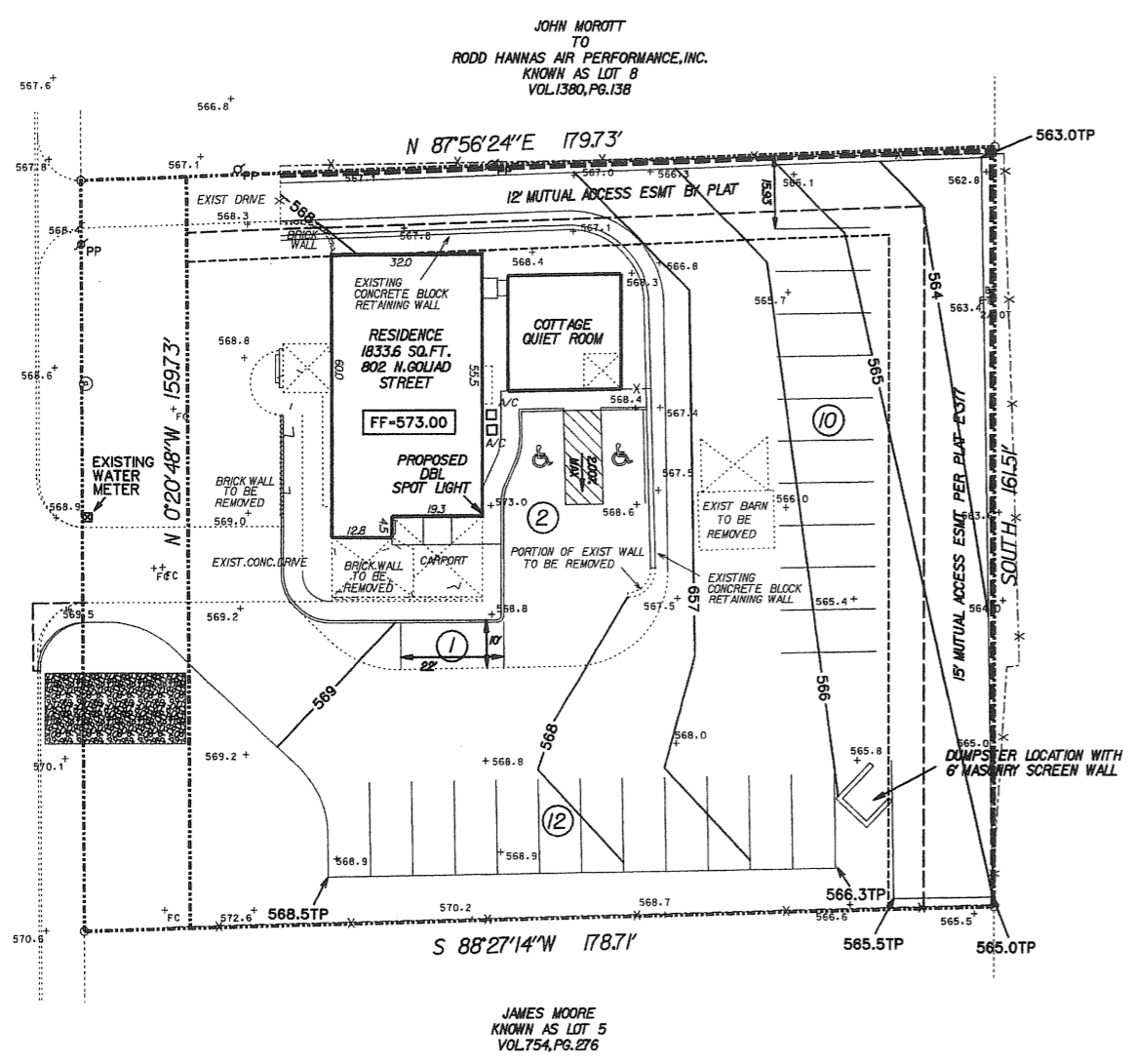
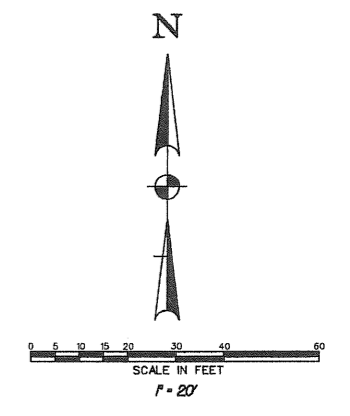
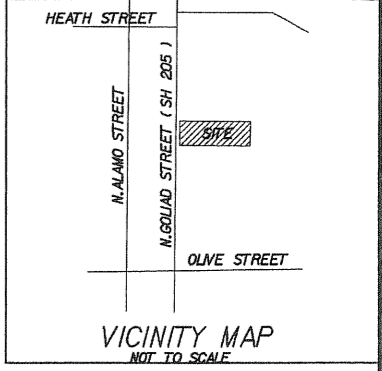
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GRADING AND DRAINAGE PLAN					
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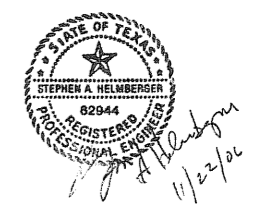
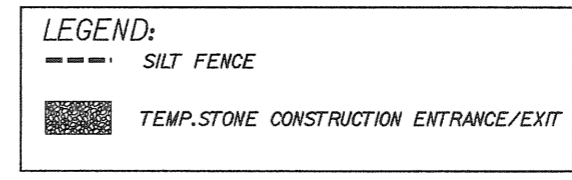
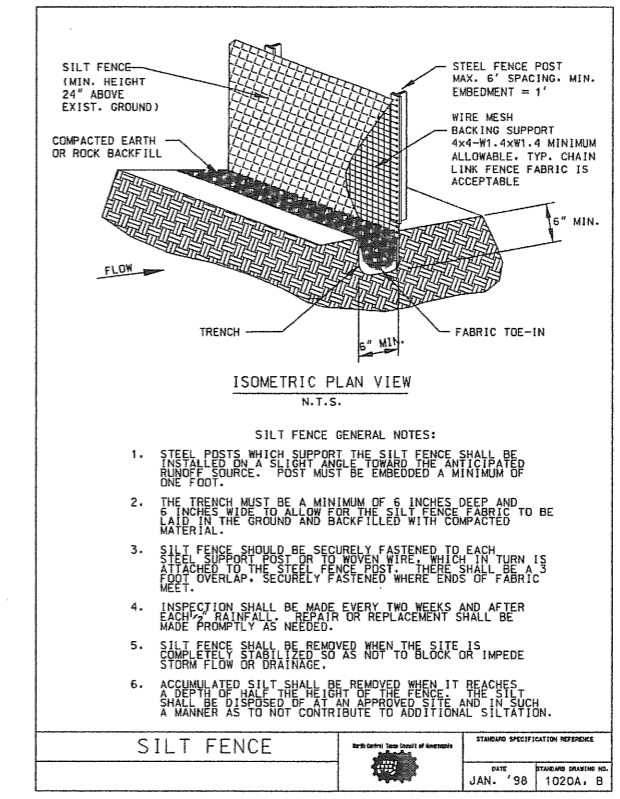
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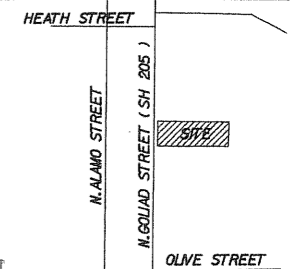
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HELM.	CADD	NOVEMBER 2006	1"=20'	ER	06107	C3

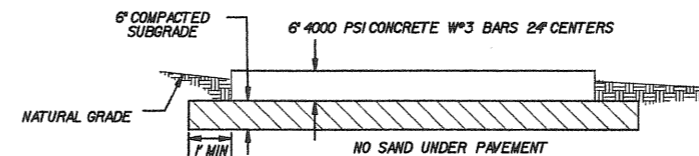
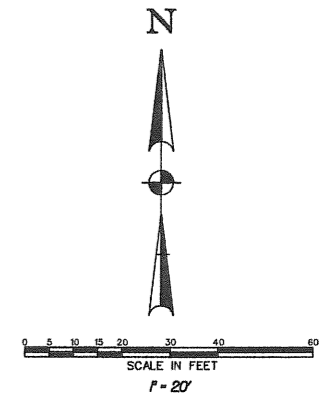
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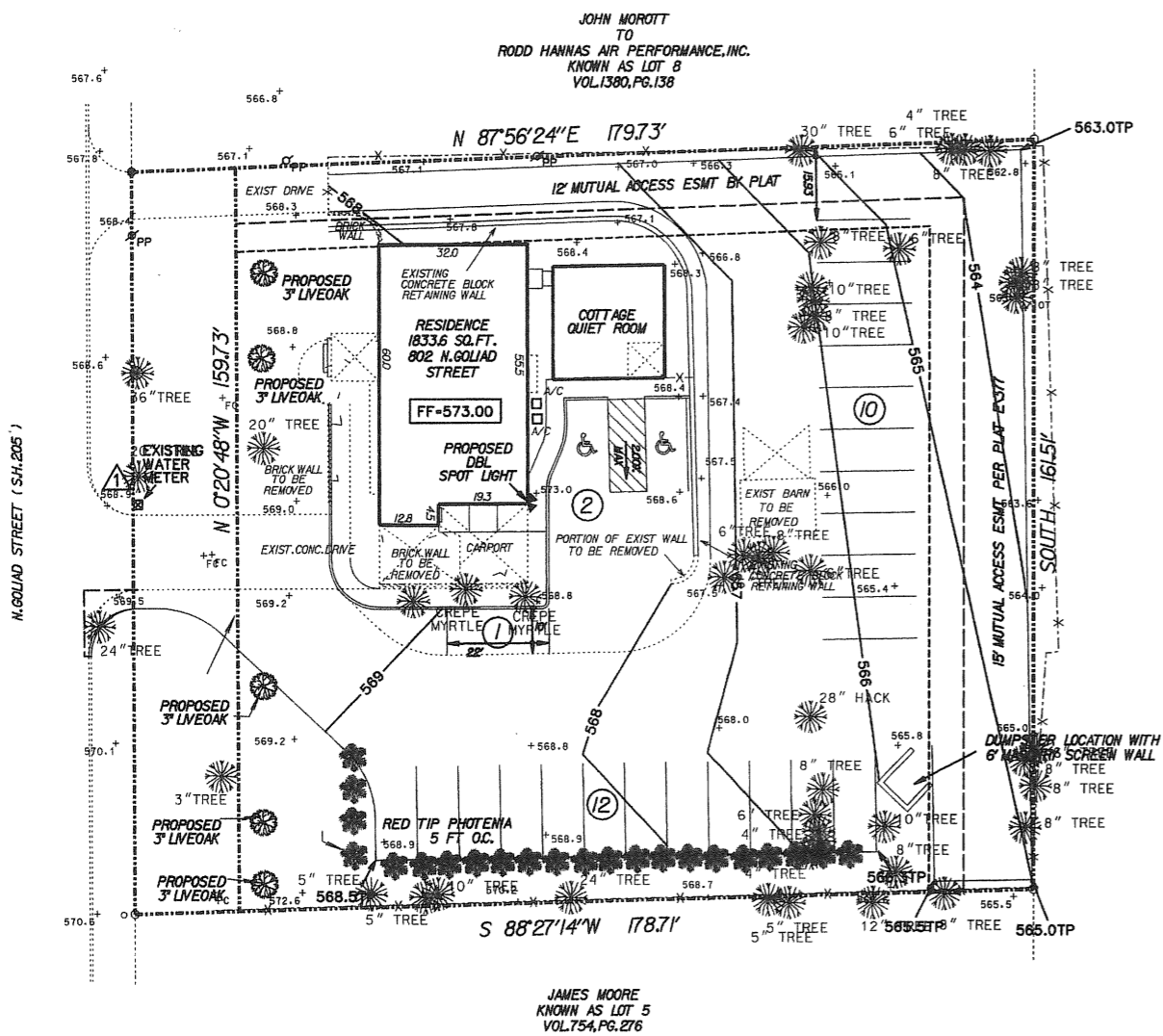
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VICINITY MAP
NOT TO SCALE



PAVEMENT CROSS SECTION



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