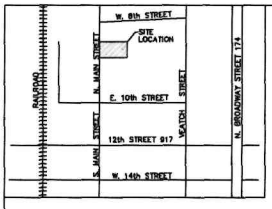
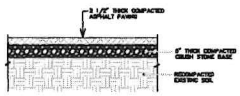
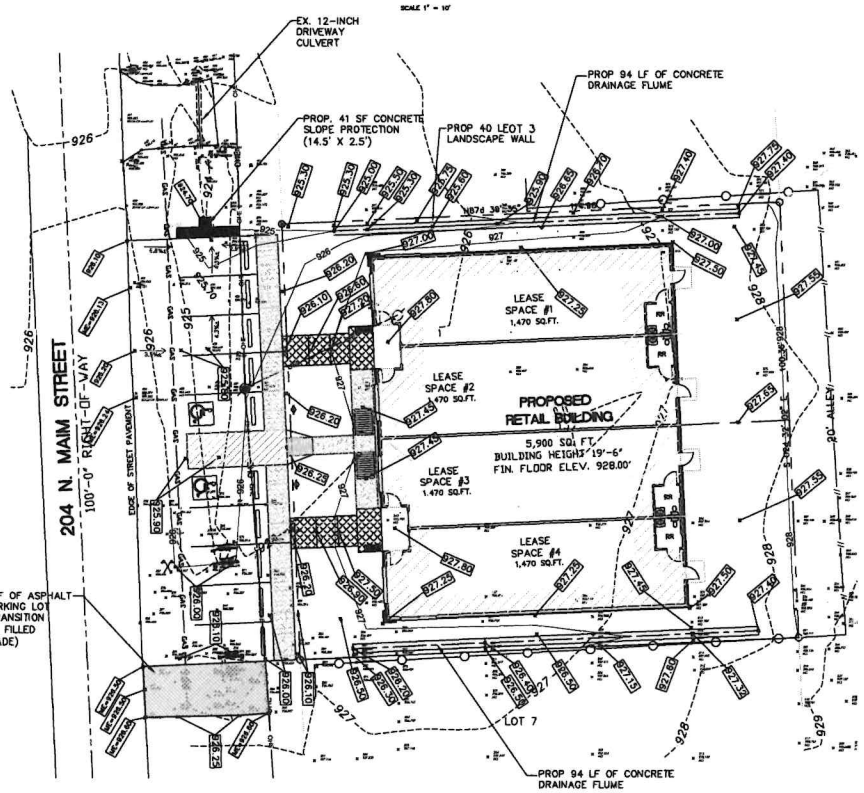


VICINITY MAP



ASPHALT PAVING
(NOT TO SCALE)

SITE DATA	PROVIDED	PERCENTAGE
TOTAL LOT GROSS SITE AREA	11,547 SQ. FT.	100%
TOTAL BUILDING AREA	5,900 SQ. FT.	51%
TOTAL IMPERVIOUS AREA (WALK WAY)	400 SQ. FT.	4%
TOTAL OPEN SPACE (LANDSCAPED AREA)	5,247 SQ. FT.	45%



SPECIAL DRAINAGE NOTES

1. THE PROPOSED DEVELOPMENT INCLUDES CONCRETE FLUMES ON THE NORTH AND SOUTH SUCH TO INTERCEPT AND REDIRECT DRAINAGE RUNOFF FROM THE PROPOSED STRUCTURE AND DIRECT RUNOFF TO THE PARKING LOT AREA SUCH THAT RUNOFF DOES NOT IMPACT ADJACENT PROPERTIES.
2. THE SOUTH OFF-SITE TRANSITION AREA SHALL BE FILLED IN TO MATCH THE PROPOSED GRADING SUCH THAT DRAINAGE FROM THE OFF-SITE PARKING LOT AREA WILL DRAIN ACROSS THE PROPOSED PARKING LOT AND CONTINUE TO THE NORTH.

DATE:

SUBMITTED MARCH 20, 2024

CONSTRUCTION NOTES:

1. 5" THICK CONCRETE PAVING WITH #3 SPACED 18" ON CENTER EACH WAY ON 2" THICK CUSHION SAND RECOMPACTED 6" EXISTING SOIL.
2. HANDICAPPED PARKING SIGN MOUNTED 60" ABOVE GRADE.
3. EXISTING UTILITY POWER POLE.
4. NEW LOCATION OF GAS METER.
5. VERIFY LOCATION OF UNDERGROUND GAS LINE.
6. RELOCATE SPEED LIMIT SIGN TO THIS LOCATION.

LEGEND

- PROPERTY BOUNDARY
- 926 EXISTING CONTOURS
- 928 PROPOSED CONTOURS
- ME=682.15 PROPOSED SPOT ELEVATIONS • GROUND / PAVEMENT • ME-MATCH EXISTING
- OFF-SITE PARKING LOT PAVEMENT TRANSITION (ASPHALT/GRAVEL)

OWNER:

RUMFIELD PROPERTIES
ROBBIE RUMFIELD, OWNER
517 NORTH MAIN STREET
JOSHUA, TEXAS 76058
(817) 475-1001 OFFICE
(817) 475-9920 CELL
E-MAIL: robbierumfield@icloud.com

ZONING:

PROPERTY ZONED ..... C1 HERITAGE PRESERVATION OVERLAY DISTRICT

PARKING:

REQUIRED PARKING 9
PARKING PROVIDED 9

LEGAL:

LOT-3 AND 4
BLOCK-10
ORIGINAL TOWN JOSHUA
126.5534.98689.01170
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS

HENRY
ENGINEERING & CONSULTING
TEXAS REGISTERED ENGINEERING FIRM F-10648

PROPOSED RETAIL COMMERCIAL DEVELOPMENT PROJECT
FOR
RUMFIELD PROPERTIES
204 NORTH MAIN STREET JOSHUA,TEXAS 76058

SHEET TITLE: GRADING PLAN

DATE: ------
REVISED: ------
REVISED: ------
REVISED: ------

SHEET: C2.0