CONSTRUCTION DRAWINGS FOR

AUU FLEX OFFICE STORAGE FACILITY

CITY OF EULESS, TEXAS

3.08 ACRES

OWNER/DEVELOPER

AUU ENTERPRISES, LLC
1527 W. STATE HWY. 114, STE. 500
GRAPEVINE, TEXAS 76051
CONTACT: CLARK MILLER
PHONE: (214) 287-2342
EMAIL: americanung@aol.com

ARCHITECT

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CONTACT: BILL ARNQUIST, AIA
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EMAIL: bill.arnquist@swbell.net

CIVIL ENGINEER:

ADAMS ENGINEERING
910 S. KIMBALL AVE.
SOUTHLAKE, TEXAS 76092
CONTACT: LANCE HOFFMAN, PE
PHONE: (817) 328-3200
lance.hoffman@adams-engineering.com

SURVEYOR:

PRISM SURVEYS, INC.
1361 W. EULESS BOULEVARD #112
EULESS, TEXAS 76040
CONTACT: MICHAEL LINKE
PHONE: (817)-540-8048
EMAIL: prism-mobile@msn.com

FRANCHISE UTILITIES

ONCOR - ELECTRIC AND GAS
200 N. ECTOR DR.
EULESS, TEXAS
CONTACT: BOBBY DVORAK
PHONE: (817) 858-2506

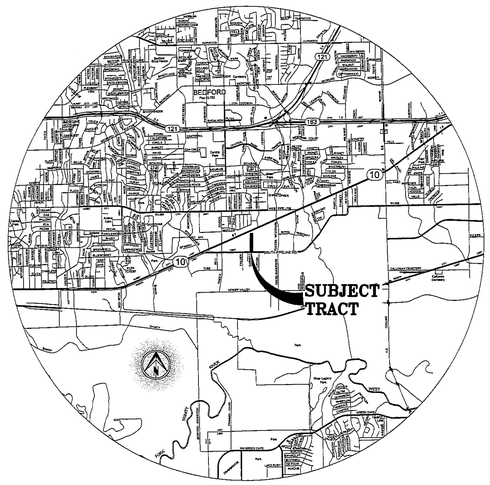
SBC
400 W. SOUTH ST., SUITE 300
ARLINGTON, TX 76010
CONTACT: SAL ESPINOZA
PHONE: (817) 794-5225

ATMOS ENERGY CORP.
800 EAST BORDER ST.
ARLINGTON, TX 76010
CONTACT: ROBERT SHADDOX
PHONE: (817) 303-2902

COMCAST CABLE
1565 CHENAULT ST.
DALLAS, TX 75228
CONTACT: PHILLIP GWIN
PHONE: (214) 320-5433
ABANDONING EASEMENTS
CONTACT: JOSH STEWART
PHONE: (214) 320-7544

GOVERNING AGENCIES:

CITY OF EULESS 201 N. ECTOR DR. EULESS, TX 76039 PHONE: (817) 685-1422
PLANNING & DEVELOPMENT DEPT. 201 N. ECTOR DR. EULESS, TX 76039 CONTACT: CHRIS BARKER PHONE: (817) 685-1422
CITY ENGINEER CONTACT: ROBERT BARKER, P.E. PHONE: (817) 685-1818
ONCOR-ELECTRIC CONTACT: GRACE DANIELS PHONE: (817) 858-2506
ATMOS ENERGY CORPORATION CONTACT: JEFF WYLIE PHONE: (817) 303-2902
SBC CONTACT: SAL ESPINOZA PHONE: (972) 660-0066



VICINITY MAP
NTS

Benchmarks:

Euless Control Monument E06
3-1/4 inch domed brass disk set in concrete with a 1/2 inch capped steel rod stamped "Moak Surv Inc." for a sub-surface monument and witnessed by an orange fiberglass stake.

Elevation: 565.957'

Euless Control Monument E07 Reset
3 1/4" inch domed brass disk set in the top of an inlet near the center of the inlet.

Elevation: 563.171'

(Benchmark Listed on Topo Survey)
City of Hurst Control Monument No. 41A brass cap in concrete located 0.75 feet north of the south end of a curb inlet and 0.6 feet east of the back curb, and being 25 feet north of a fire hydrant. The inlet is an 11' inlet and is located on the east side of Sotogrande Boulevard, appros. 50 feet north of State Highway 10.

Elevation= 562.35 feet.

INDEX OF SHEETS

Sheet Number	Sheet Title	SITEPLANSUBMITTAL (12-15-08)	CITY COMMENTS ADDRESSED(08/31/09)	2nd Rnd. CITY COMMENTS ADDRESSED(09/14/09)	SITE PLAN FOR P&Z (09/29/09)	ISSUE FOR CONSTRUCTION (09/29/09)
0.0	Cover Sheet	■	◪	◪	◪	◪
--	LAND TITLE SURVEY	◪	□	□	□	◪
--	TOPO & TREE SURVEY	■	□	□	□	◪
1.0	GENERAL NOTES	□	□	□	□	◪
2.0	PRELIMINARY PLAT	□	■	■	◪	◪
2.1	PRELIMINARY PLAT	■	■	■	◪	◪
3.0	DEMOLITION PLAN	■	■	□	□	◪
4.0	SWPPP SITE PLAN	□	□	□	□	◪
4.1	SWPPP DETAILS	□	□	□	□	◪
5.0	SITE PLAN	■	■	■	◪	◪
6.0	GRADING PLAN	■	■	■	◪	◪
7.0	PRE-DEVELOPED DRAINAGE PLAN	■	■	■	◪	◪
8.0	POST-DEVELOPED DRAINAGE PLAN	■	■	■	◪	◪
8.1	STORM SEWER PROFILE	□	□	■	◪	◪
9.0	UTILITY PLAN	■	■	■	◪	◪
10.0	SANITARY SEWER PROFILE	□	□	□	□	◪
11.0	PAVEMENT & MISC. DETAILS	□	□	□	□	◪
11.1	DRAINAGE DETAILS	□	□	□	□	◪
11.2	WATER DETAILS	□	□	□	□	◪
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L1.0	LANDSCAPE PLAN	■	■	■	◪	◪
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L2.1	IRRIGATION DETAILS	□	□	□	□	◪
LP1	PHOTOMETRIC LIGHTING PLAN	■	◪	◪	◪	◪
A1.00	ARCHITECTURAL FLOOR PLAN	■	◪	◪	◪	□
A2.00	ARCHITECTURAL ELEVATION	■	◪	◪	◪	□

■ SUBMITTED WITH REVISIONS
◪ SUBMITTED WITHOUT REVISIONS
□ NOT INCLUDED IN SUBMITTAL

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

REVISIONS	DATE	BY
SITE PLAN SUBMITTAL	12/15/08	LBH
CITY COMMENTS ADDRESSED	08/31/09	LBH
2nd Rnd. CITY COMMENTS ADDRESSED	09/14/09	LBH
SITE PLAN FOR P&Z	09/29/09	LBH
ISSUE FOR CONSTRUCTION	09/29/09	LBH

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Adams ENGINEERING
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

AUU FLEX OFFICE STORAGE FACILITY
EULESS, TX

COVER SHEET

09-29-09
STATE OF TEXAS
LANCE B. HOFFMAN
100127
LICENSED
PROFESSIONAL ENGINEER

PROJECT MGR.	LBH
PROJECT TECH.	LBH
CHECKED BY	
JOB NO.	2008.295
SHEET NO.	0.0

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FILENAME: 1.0 Cover Sheet.dwg
PLOTTED BY: Lance Hoffman
PLOT DATE: Tuesday, September 29, 2009
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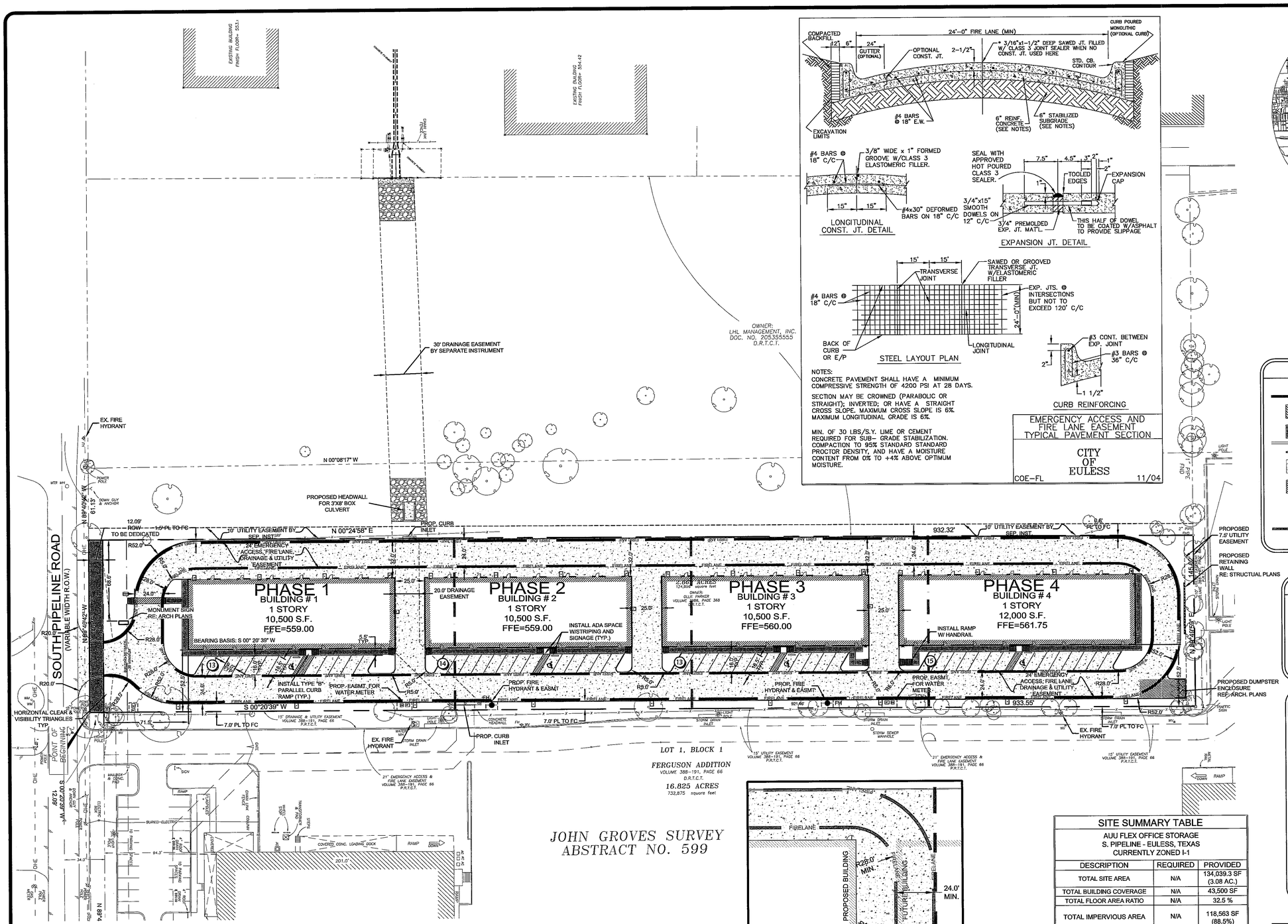


NOTES:
CONCRETE PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4200 PSI AT 28 DAYS.

SECTION MAY BE CROWNED (PARABOLIC OR STRAIGHT); INVERTED; OR HAVE A STRAIGHT CROSS SLOPE. MAXIMUM CROSS SLOPE IS 6%. MAXIMUM LONGITUDINAL GRADE IS 6%.

MIN. OF 30 LBS/S.Y. LIME OR CEMENT REQUIRED FOR SUB- GRADE STABILIZATION. COMPACTION TO 95% STANDARD STANDARD PROCTOR DENSITY, AND HAVE A MOISTURE CONTENT FROM 0% TO +4% ABOVE OPTIMUM MOISTURE.

VICINITY MAP
NTS

GRAPHIC SCALE
0 40 80 FEET
1" = 40'

LEGEND

- PROPOSED FIRE LANE STRIPING
- PROPOSED ACCESSIBLE PATH STRIPING
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL.
- PROPOSED REINFORCED CONCRETE PAVEMENT
- PROPOSED REINFORCED CONCRETE PAVEMENT FOR DUMPSTER AREA
- PROPOSED LIGHT FIXTURE RE: LIGHTING PLAN
- PHASE LINE (BUILDING AND PAVING ONLY)

NOTES

1.ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

2.ALL MINOR RADII ARE 3.0' UNLESS NOTED OTHERWISE.

3. PAVEMENT WITHIN FIRELANE LIMITS MUST CONFORM TO CITY OF EULESS DETAIL "COE-FL" SHOWN ON THIS SHEET.

CONSTRUCTION PHASE NOTES

CONSTRUCTION OF THE ACTUAL BUILDINGS SHALL BE PHASED.

BUILDING 1: SHALL BE INSTALLED INITIALLY WITH CONSTRUCTION OF ALL PUBLIC UTILITIES, STORM SEWER & PAVING.

PADS FOR BUILDINGS 2-4: SHALL BE GRADED TO WITHIN 6" OF PROPOSED FINISHED FLOOR ELEVATION AND CROWNED TO PROMOTE POSITIVE DRAINAGE AND TURF ESTABLISHED IN ACCORDANCE WITH THE SWPPP.

BUILDINGS 2-4: WILL BE INSTALLED AT A LATER DATE DETERMINED BY THE OWNER.

ADDITIONAL TEMPORARY CONCRETE PAVEMENT WILL NEED TO BE INSTALLED TO MEET CITY FIRE LANE STANDARDS ON THE NORTH END OF EACH PHASE. (RE: DETAIL 3-5.0)

SITE SUMMARY TABLE

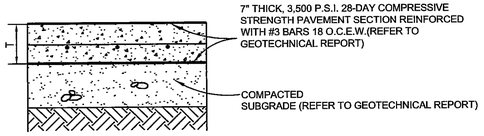
AUU FLEX OFFICE STORAGE
S. PIPELINE - EULESS, TEXAS
CURRENTLY ZONED I-1

DESCRIPTION	REQUIRED	PROVIDED
TOTAL SITE AREA	N/A	134,039.3 SF (3.08 AC.)
TOTAL BUILDING COVERAGE	N/A	43,500 SF
TOTAL FLOOR AREA RATIO	N/A	32.5 %
TOTAL IMPERVIOUS AREA	N/A	118,563 SF (88.5%)
TOTAL PERVIOUS AREA	15% OF STREET YARD	15,476.1 SF (11.5%)
TOTAL PARKING SPACES (1 PER 800 SQFT) 25% AVERAGE	55	55
STREET YARD AREA	1,823 SF	6,276 SF
LANDSCAPE AREA	2,116 SF	15,476.1 SF
REQUIRED MINIMUM LANDSCAPE SPACING	N/A	N/A
REQUIRED MINIMUM SIZE FOR LANDSCAPING MATERIALS	3" CAL/12' HT	3" CAL/12' HT
MAXIMUM BUILDING HEIGHT	NO LIMIT	15.5'

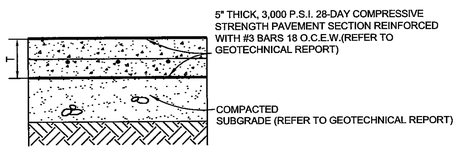
RETAINING WALL NOTE

Retaining walls and screening walls shown hereon are approximate locations and are shown for graphical representation purposes only. The actual design, location, selection of materials, structural engineering, geotechnical engineering, construction observation, staking, testing and structural or geotechnical review shall be performed by others as selected by the owner and/or developer. ADAMS Engineering shall in no way have any responsibility as it relates to the retaining walls or screening walls associated with this project.

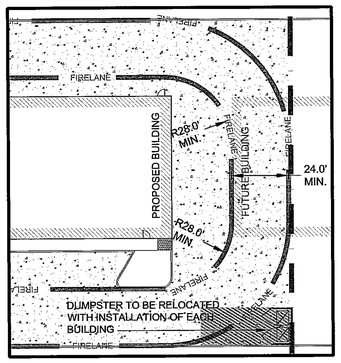
THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.



1 / 5.0 DUMPSTER APRON
N.T.S.



2 / 5.0 AUTOMOBILE DRIVES AND PARKING LOTS
N.T.S.



3 / 5.0 TYPICAL PAVING/STRIPING ON NORTH END OF PHASES 1,2 & 3
1"=30'

REVISIONS	DATE	BY
SITE PLAN SUBMITTAL	12/15/08	LBH
CITY COMMENTS ADDRESSED	08/31/09	LBH
2ND CITY COMMENTS ADDRESSED	09/14/09	LBH

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Adams ENGINEERING
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

AUU FLEX OFFICE STORAGE FACILITY
EULESS, TX

SITE PLAN

09-14-09
STATE OF TEXAS
LANCE B. HOFFMAN
100127
LICENSED
PROFESSIONAL ENGINEER

PROJECT MGR.	LBH
PROJECT TECH.	LBH
CHECKED BY	-
JOB NO.	2008.295
SHEET NO.	5.0

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PLOT DATE: Monday, September 14, 2009
PLOTTED BY: Lance Hoffman
PLOTTER: NeoRelease1WP\PSRC_LMHOM
FILENAME: 5.0 SITE PLAN.dwg

** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY **

Topographic information taken from a Topographic Survey performed by PRISM Surveys, Inc. The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (pa&e), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may result from Contractor's failure to notify Engineer and Owner.

NOTICE TO CONTRACTORS - UTILITIES

The Contractor is specifically cautioned that the location and/or elevation of any existing utilities as shown on these plans are based on records of the various utility companies, the governing municipality, and where possible, measurements taken in the field. The information provided is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on these plans.

*** STOP! CALL BEFORE YOU DIG! ***

As required by "The Texas Underground Facility Damage Prevention and Safety Act" Texas One Call System must be contacted (800-245-4545) at least 48 hours prior to any excavation operations being performed. It is the Contractor's responsibility to contact Texas One Call System.

RETAINING WALL NOTE

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BENCHMARKS

Benchmarks:

Euless Control Monument E06
3-1/4 inch domed brass disk set in concrete with a 1/2 inch capped steel rod stamped "Moak Surv Inc." for a sub-surface monument and witnessed by an orange fiberglass stake.

Elevation: 565.957'

Euless Control Monument E07 Reset
3 1/4" inch domed brass disk set in the top of an inlet near the center of the inlet.

Elevation: 563.171'

(Benchmark Listed on Topo Survey)
City of Hurst Control Monument No. 41A brass cap in concrete located 0.75 feet north of the south end of a curb inlet and 0.6 feet east of the back curb, and being 25 feet north of a fire hydrant. The inlet is an 11' inlet and is located on the east side of Sotogrande Boulevard, appros. 50 feet north of State Highway 10.

Elevation= 562.35 feet.

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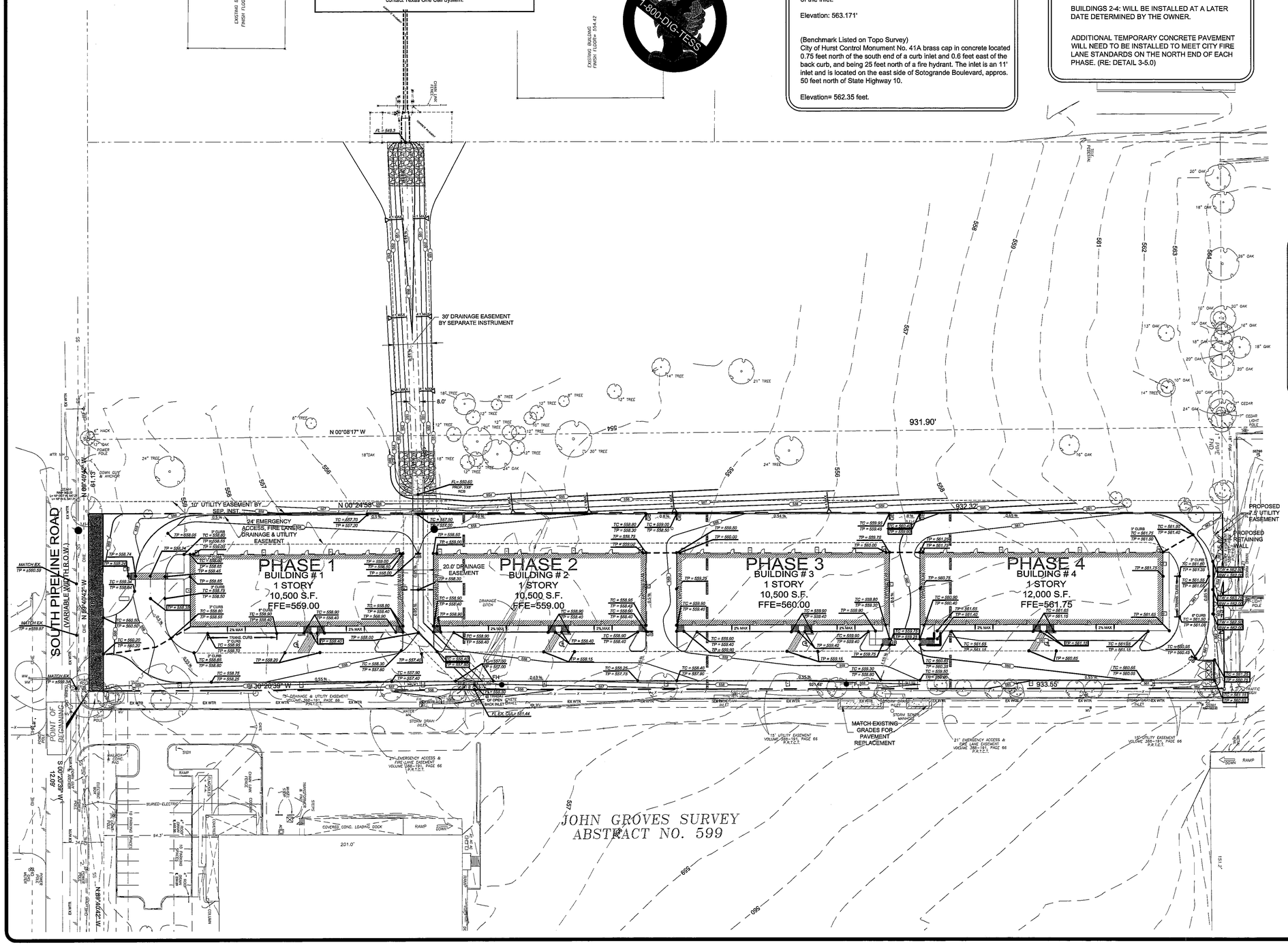
VICINITY MAP
NTS

GRAPHIC SCALE
0 40 80 FEET
1"=40'



SITE LEGEND

GB= PROPOSED GRADE BREAK IN SWALE

TC= PROPOSED TOP OF CURB ELEVATION

TP= PROPOSED ELEVATION AT TOP OF PAVEMENT

TW= PROPOSED ELEVATION AT TOP OF WALL

* BW= PROPOSED FINISHED GRADE ELEVATION AT BOTTOM OF WALL *(NOT BOTTOM OF FOOTING)

— — 561 — —	EXISTING CONTOUR
— — — — — —	PROPOSED RIDGE
—— 561 ——	PROPOSED CONTOUR
0.55 %	PROPOSED SLOPE IN SWALE

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

(A) ACCESSIBLE PARKING SPACES SHALL BE A MIN. 108" WIDE WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS)

(B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED AT 60" ABOVE GROUND SURFACE TO BOTTOM OF TEXT.

(C) ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM AND 96" WIDE MINIMUM FOR VAN DESIGNATED SPACES. ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE.

RAMPS:

(D) RAMPS EXCEEDING 6" IN RISE SHALL HAVE HANDRAILS EACH SIDE AT BETWEEN 34" AND 38" AND EXTEND 12" BEYOND TOP AND BOTTOM OF RAMP AND SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

(E) RAMPS SHALL HAVE A ROUGH (BROOM FINISH) SURFACE OR ABRASIVE TILE. RAMPS SHALL ALSO CONTAIN EITHER TRUNCATED DOMES OR ¼" DEEP GROOVES, ½" - ¾" WIDE AND ¾" - 2'-0" O.C., ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) AND LIGHT AND REFLECTIVE VALUE MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE)

(F) BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5'-0" LONG IN DIRECTION OF TRAVEL, MINIMUM. ALL LANDINGS SHALL BE AT LEAST AS LONG AS THE WIDTH OF THE RAMP THEY SERVE.

(G) RETURN-CURB RAMP WITH MAX SLOPE 1:12

SIDEWALKS AND ACCESSIBLE ROUTES:

(H) 36" MIN. ACCESS ROUTE (MAX. SLOPE 1:20)

(I) NEW SIDEWALK (MIN 3") TO PUBLIC WALK (MIN. SLOPE 1:20)

(J) CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)

(K) LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)

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REVISIONS	DATE	BY
SITE PLAN SUBMITTAL	12/15/08	LBH
CITY COMMENTS ADDRESSED	08/31/09	LBH
2ND RND CITY COMMENTS ADDRESSED	09/14/09	LBH

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Adams ENGINEERING
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

AUU FLEX OFFICE STORAGE FACILITY
EULESS, TX

GRADING PLAN

09-14-09
STATE OF TEXAS
LANCE B. HOFFMAN
100127
LICENSED
PROFESSIONAL ENGINEER

PROJECT MGR.	LBH
PROJECT TECH.	LBH
CHECKED BY	-
JOB NO.	2008.295
SHEET NO.	6.0

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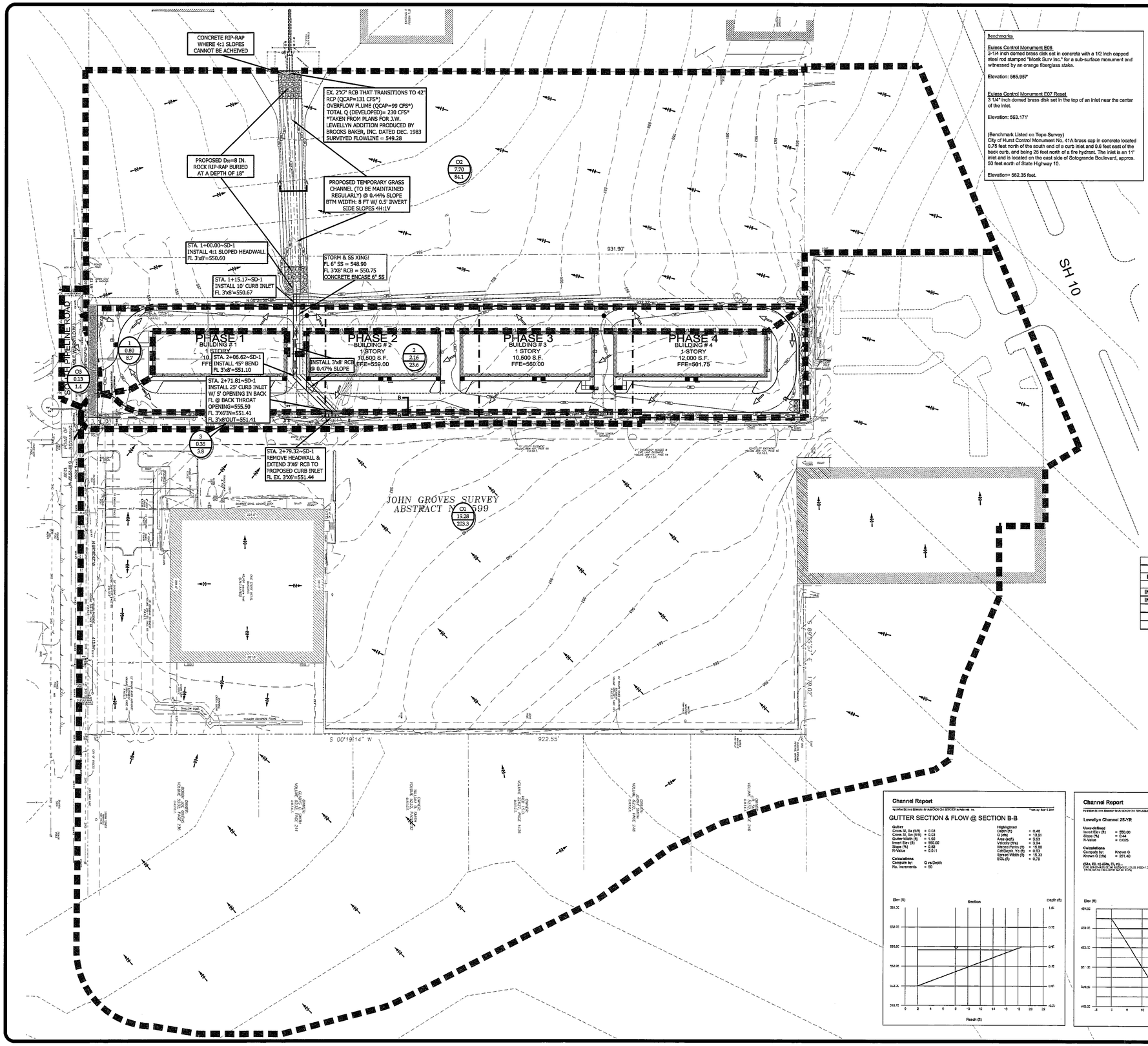


Benchmarks:

Euless Control Monument E08
3-1/4 inch domed brass disk set in concrete with a 1/2 inch capped steel rod stamped "Mosik Surv Inc." for a sub-surface monument and witnessed by an orange fiberglass stake.

Elevation: 565.957'

Euless Control Monument E07 Reset
3 1/4" inch domed brass disk set in the top of an inlet near the center of the inlet.

Elevation: 553.171'

(Benchmark Listed on Topo Survey)
City of Hurst Control Monument No. 41A brass cap in concrete located 0.75 feet north of the south end of a curb inlet and 0.6 feet east of the back curb, and being 25 feet north of a fire hydrant. The inlet is an 11' inlet and is located on the east side of Sologrande Boulevard, approx. 50 feet north of State Highway 10.

Elevation= 562.35 feet.

GRAPHIC SCALE

0 60 120 FEET

1"=60'

LEGEND

- DRAINAGE AREA DIVIDE
- 1 / X.XX / X.XX — ON-SITE DA NUMBER, AREA (ACRES), Q 100-YR
- PROPOSED FLOW ARROW
- EXISTING FLOW ARROW

POST AUU DEVELOPED DRAINAGE AREA CALCULATIONS

AREA #	AREA (ACRES)	Tc	C-VALUE	I_5 (IN/HR)	I_{25} (IN/HR)	I_{100} (IN/HR)	Q_5 (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
1	0.8	10	0.95	6.8	9.2	11.5	5.2	7.0	8.7
2	2.16	10	0.95	6.8	9.2	11.5	14.0	18.9	23.6
3	0.35	10	0.95	6.8	9.2	11.5	2.3	3.1	3.8
TOTAL	3.31							28.9	36.2
OFFSITE AREAS									
O1	19.28	11	0.95	6.5	8.8	11.1	119.1	161.2	203.3
O2	7.70	21	0.35	4.7	6.4	8.0	12.7	17.2	21.6
O3	0.13	10	0.95	6.8	9.2	11.5	0.8	1.1	1.4
TOTAL	27.1							179.6	226.3
OVERALL TOTAL	30.4							208.5	262.4

ULTIMATE DEVELOPED DRAINAGE AREA CALCULATIONS

AREA #	AREA (ACRES)	Tc	C-VALUE	I_5 (IN/HR)	I_{25} (IN/HR)	I_{100} (IN/HR)	Q_5 (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
1	0.8	10	0.95	6.8	9.2	11.5	5.2	7.0	8.7
2	2.16	10	0.95	6.8	9.2	11.5	14.0	18.9	23.6
3	0.35	10	0.95	6.8	9.2	11.5	0.3	3.1	3.8
TOTAL	3.31							28.9	36.2
OFFSITE AREAS									
O1	18.42*	11	0.95	6.5	8.8	11.1	113.7	154.0	194.2
O2	7.70	10	0.95	6.8	9.2	11.5	49.7	67.3	84.1
O3	0.13	10	0.95	6.8	9.2	11.5	0.8	1.1	1.4
TOTAL	26.3							222.4	279.8
OVERALL TOTAL	29.6							251.4	315.9

*PER AS-BUILT PLANS BY ELLIOT & HUGHES, INC. DATED JULY 1966, APPROX. 0.86 ACRES FROM THE FERGUSON LOTS WILL BE DIVERTED & DRAIN EAST ALONG PIPELINE ROAD ONCE ROAD IS PERMANENTLY IMPROVED.

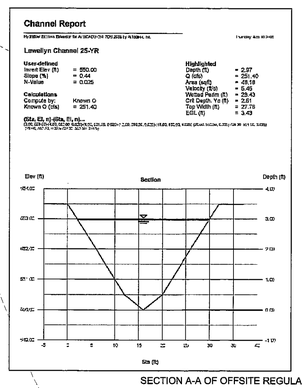
CURB INLET SIZING

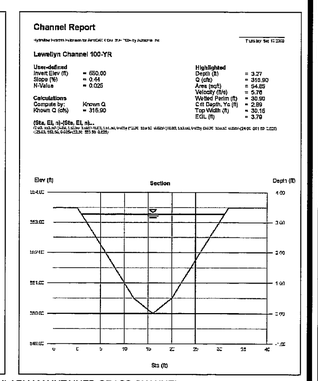
INLET	D.A.	Qa	CARRYOVER	TOTAL Qa	ALLOWABLE HEAD	** Lr 90% eff.	L	% FULL	CAPACITY 90 % eff.
#	#	(cfs)	(cfs)	(cfs)	H (ft)	(ft)	(ft)	Lr / L	(cfs)
INLET 1	1,O3	8.1	0	8.1	0.5	8.25	10	82%	9.82
INLET 2	2,3	22.0	0	22	0.5	22.40	25	90%	24.56
** BASED UPON THE WEIR EQUATION									
Q = 3.087 * L * H^1.5									
CURB INLET SIZE CALCULATIONS BASED ON 25-YR STORM									

NOTE

CONTOURS AND EXISTING DRAINAGE DIVIDES WERE TAKEN FROM A COMBINATION OF GOOGLE EARTH SURFACE DATA, CITY DRAINAGE MAPS AND FIELD OBSERVATION FOR SURROUNDING AREAS.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.





SECTION A-A OF OFFSITE REGULARLY MAINTAINED GRASS CHANNEL

REVISIONS	DATE	BY
SITE PLAN SUBMITTAL	12/15/08	LBH
CITY COMMENTS ADDRESSED	08/31/09	LBH
2ND FNID CITY COMMENTS ADDRESSED	09/14/09	LBH

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AUU FLEX OFFICE STORAGE FACILITY
EULESS, TX

POST-DEVELOPED DRAINAGE & STORM PLAN

09-14-09
STATE OF TEXAS
LANCE B. HOFFMAN
100127
LICENSED PROFESSIONAL ENGINEER

PROJECT MGR.	LBH
PROJECT TECH.	LBH
CHECKED BY	
JOB NO.	2008.295
SHEET NO.	8.0

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FILENAME: 7.2-POST-DEVELOP DRAINAGE PLAN.dwg PLOTTED BY: Lance Hoffman PLOT DATE: Monday, September 14, 2009 PLOT TIME: 9:41:05 AM PLOTTER: \\cosdfs\shares\TBPF\ACL_Lilliefist FULL PATH: S:\Projects\2008\2008.295 AUU Flex Storage - Euless TX\Drawings\1\Projects\2008\2008.295 AUU Flex Storage - Euless TX\Drawings\7.2 POST-DEVELOP DRAINAGE PLAN

STORM SEWER CALCULATIONS BASED ON 25-YR EVENT

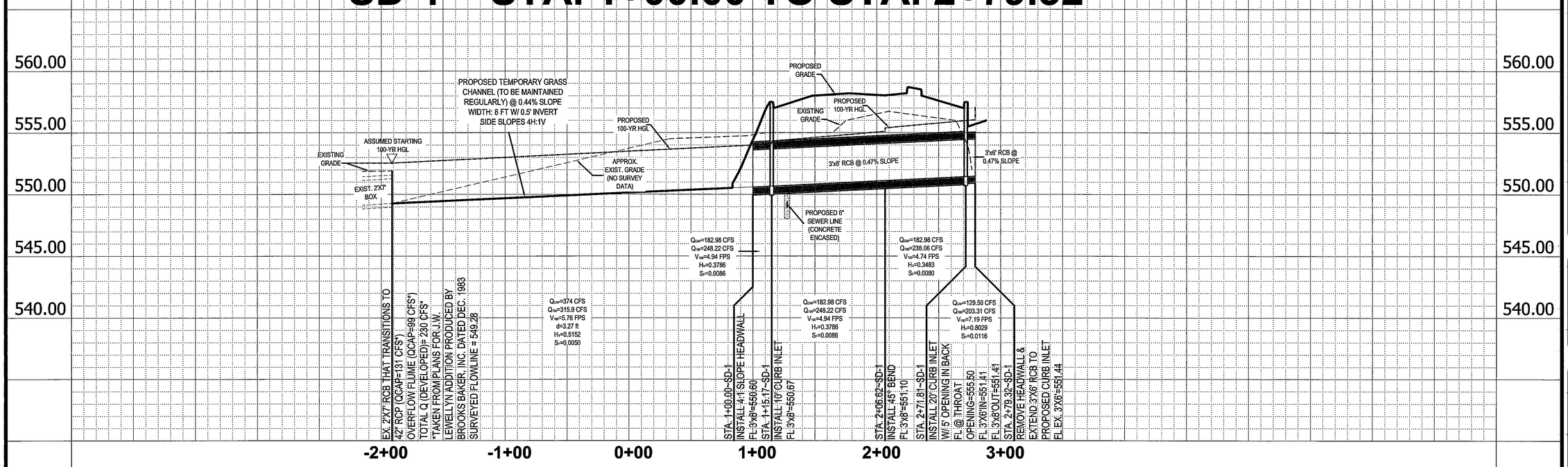
STORM SEWER NUMBER	RUNOFF COLLECTION Downstream Station	Upstream Station	Distance Between Points	Area No.	Drainage Area "A" (Acres)	Run-off coefficient "C"	Accumulated "CA"	Design Storm Frequency (years)	Intensity "I" (in/hr)	Storm Water Runoff Q(des)=Q (cfs)	Pipe Capacity Q(cap) cfs	Pipe Slope S (ft/ft)	Conveyance K	Hydraulic Slope Sf (ft/ft)	Culvert Width (in)	Culvert Height (in)	Pipe Thickness t (in)	Flowline Elevation Downstream	Flowline Elevation Upstream	HGL Elevation Downstream	HGL Elevation Upstream	Ground Elevation Downstream	Ground Elevation Upstream	Pipe Cover Downstream	Pipe Cover Upstream	Velocity In Sewer (fps)	Head Loss Coefficient Kj	Velocity Head loss (Upstream) V2/2g	HGL COVER DOWN	HGL COVER UP
																					555.87									
SD-3	CI	JUNC	7.51	O1	19.28	0.95	18.32	100	8.8	161.18	129.50	0.0047	1888.951	0.0073	72	36	6	551.41	551.44	555.19	555.24	557.00	555.60	2.09	0.66	5.70	1.25	0.5046	1.81	0.36
	BEND	CI	65.19	O1,2,3	21.79	0.95	20.70	100	9.2	190.44	182.98	0.0047	2669.020	0.0051	96	36	6	551.10	551.41	554.89	555.22	558.00	557.00	3.40	2.09	3.79	0.50	0.2229	3.11	1.78
	CI	BEND	91.45	O1,O3,1,2,3	22.72	0.95	21.58	100	9.2	198.57	182.98	0.0047	2669.020	0.0055	96	36	6	550.67	551.10	554.21	554.71	557.00	558.00	2.83	3.40	3.95	0.30	0.2423	2.79	3.29
	HW	CI	15.17	O1,O3,1,2,3	22.72	0.95	21.58	100	9.2	198.57	182.98	0.0047	2669.020	0.0055	96	36	6	550.60	550.67	554.00	554.08	550.60	557.00	-3.50	2.83	3.95	0.50	0.2423	-	2.92

STORM SEWER CALCULATIONS BASED ON 100-YR EVENT

STORM SEWER NUMBER	RUNOFF COLLECTION Downstream Station	Upstream Station	Distance Between Points	Area No.	Drainage Area "A" (Acres)	Run-off coefficient "C"	Accumulated "CA"	Design Storm Frequency (years)	Intensity "I" (in/hr)	Storm Water Runoff Q(des)=Q (cfs)	Pipe Capacity Q(cap) cfs	Pipe Slope S (ft/ft)	Conveyance K	Hydraulic Slope Sf (ft/ft)	Culvert Width (in)	Culvert Height (in)	Pipe Thickness t (in)	Flowline Elevation Downstream	Flowline Elevation Upstream	HGL Elevation Downstream	HGL Elevation Upstream	Ground Elevation Downstream	Ground Elevation Upstream	Pipe Cover Downstream	Pipe Cover Upstream	Velocity In Sewer (fps)	Head Loss Coefficient Kj	Velocity Head loss (Upstream) V2/2g	HGL COVER DOWN	HGL COVER UP
																					556.94									
SD-3	CI	JUNC	7.51	O1	19.28	0.95	18.32	100	11.1	203.31	129.50	0.0047	1888.951	0.0116	72	36	6	551.41	551.44	555.85	555.94	557.00	555.60	2.09	0.66	7.19	1.25	0.8029	1.15	-0.34
	BEND	CI	65.19	O1,2,3	21.79	0.95	20.70	100	11.5	238.06	182.98	0.0047	2669.020	0.0080	96	36	6	551.10	551.41	555.39	555.90	558.00	557.00	3.40	2.09	4.74	0.50	0.3483	2.61	1.10
	CI	BEND	91.45	O1,O3,1,2,3	22.72	0.95	21.58	100	11.5	248.22	182.98	0.0047	2669.020	0.0086	96	36	6	550.67	551.10	554.32	555.11	557.00	558.00	2.83	3.40	4.94	0.30	0.3786	2.68	2.89
	HW	CI	15.17	O1,O3,1,2,3	22.72	0.95	21.58	100	11.5	248.22	182.98	0.0047	2669.020	0.0086	96	36	6	550.60	550.67	554.00	554.13	550.60	557.00	-3.50	2.83	4.94	0.50	0.3786	-	2.87

SD-1 ~ STA. 1+00.00 TO STA. 2+79.32

SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



REVISIONS	DATE	BY
CITY COMMENTS ADDRESSED	08/31/09	LBH
2ND RND CITY COMMENTS ADDRESSED	09/14/09	LBH

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Adams ENGINEERING
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

AUU FLEX OFFICE STORAGE FACILITY
EULESS, TX

STORM SEWER CALCS & PROFILE

09-14-09
STATE OF TEXAS
LANCE B. HOFFMAN
100127
LICENSED
PROFESSIONAL ENGINEER

PROJECT MGR.	LH
PROJECT TECH.	LBH
CHECKED BY	-
JOB NO.	2008.295
SHEET NO.	8.1

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FILENAME: 8.3 STORM SEWER PROFILE.dwg PLOTTED BY: Lance Hoffman PLOT DATE: Monday, September 14, 2009 PLOT TIME: 9:43:39 AM PLOTTER: \\acs\hdlacs\TBP\F1002_LBH\Grid FULL PATH: U:\Projects\2008\2008.295 AUU Flex Storage - Euless TX\Drawings\8.3 STORM SEWER PROFILE

RETAINING WALL NOTE

Retaining walls and screening walls shown hereon are approximate locations and are shown for graphical representation purposes only. The actual design, location, selection of materials, structural engineering, geotechnical engineering, construction observation, staking, testing and structural or geotechnical review shall be performed by others as selected by the owner and/or developer. ADAMS Engineering shall in no way have any responsibility as it relates to the retaining walls or screening walls associated with this project.

** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY **

Topographic information taken from a Topographic Survey performed by PRISM SURVEYS, INC.. The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (p&ls), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may result from Contractor's failure to notify Engineer and Owner.

NOTICE TO CONTRACTORS - UTILITIES

The Contractor is specifically cautioned that the location and/or elevation of any existing utilities as shown on these plans are based on records of the various utility companies, the governing municipality, and where possible, measurements taken in the field. The information provided is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed Improvements shown on these plans.

*** STOP! CALL BEFORE YOU DIG! ***

As required by "The Texas Underground Facility Damage Prevention and Safety Act" Texas One Call System must be contacted (800-245-4545) at least 48 hours prior to any excavation operations being performed. It is the Contractor's responsibility to contact Texas One Call System.

BENCHMARKS

Benchmarks:

Euless Control Monument E06
3-1/4 inch domed brass disk set in concrete with a 1/2 inch capped steel rod stamped "Moak Surv Inc." for a sub-surface monument and witnessed by an orange fiberglass stake.

Elevation: 565.957'

Euless Control Monument E07 Reset
3 1/4" inch domed brass disk set in the top of an inlet near the center of the inlet.

Elevation: 563.171'

(Benchmark Listed on Topo Survey)
City of Hurst Control Monument No. 41A brass cap in concrete located 0.75 feet north of the south end of a curb inlet and 0.6 feet east of the back curb, and being 25 feet north of a fire hydrant. The inlet is an 11' inlet and is located on the east side of Sotogrande Boulevard, appros. 50 feet north of State Highway 10.

Elevation= 562.35 feet.

LEGEND

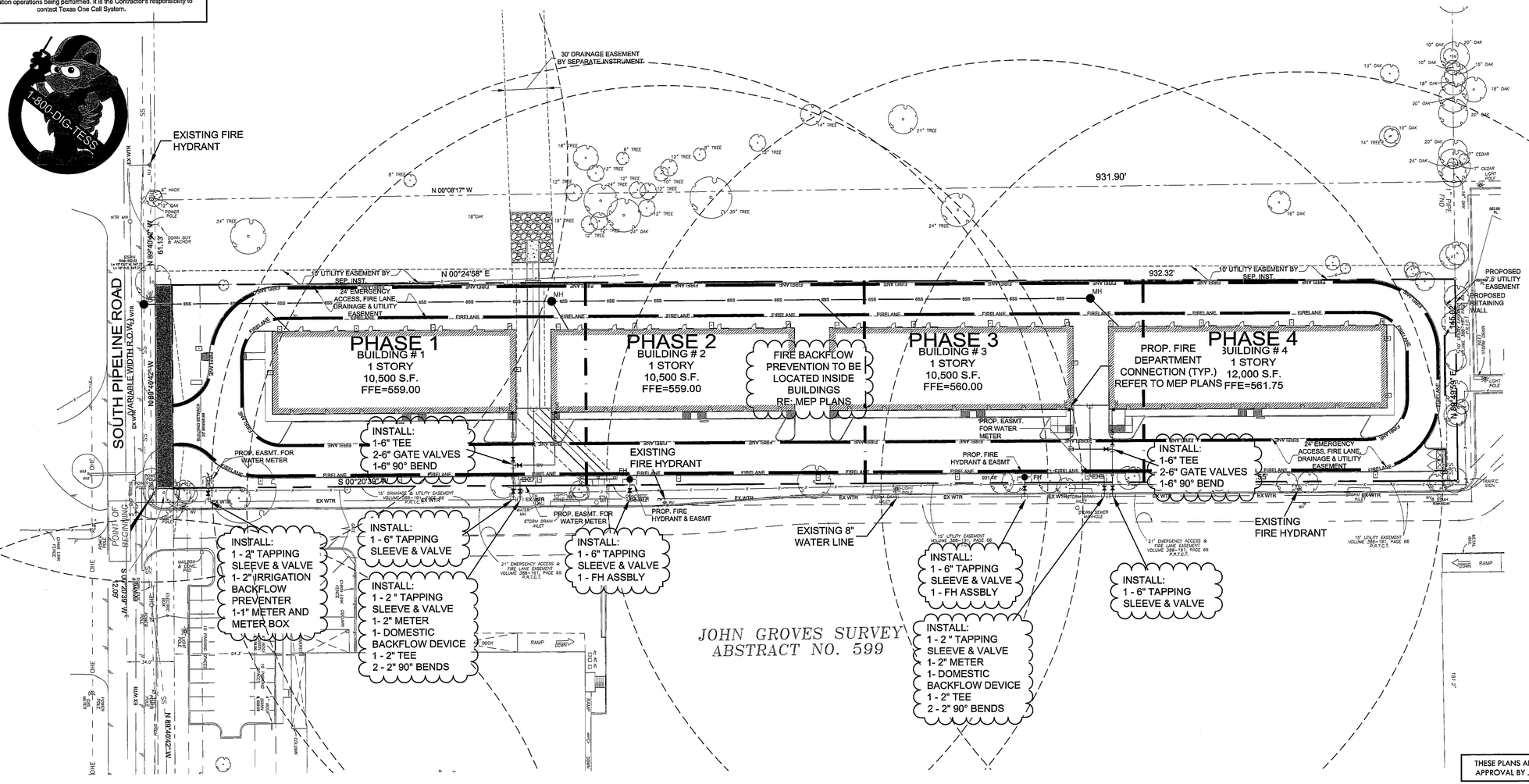
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
FH	PROPOSED FIRE HYDRANT
MH	PROPOSED 4' SANITARY SEWER MANHOLE
FDC	PROPOSED FIRE DEPT. CONNECTION
	PROPOSED HYDRANT RADIUS COVERAGE

FRANCHISE UTILITY NOTE

OWNER WILL BE RESPONSIBLE FOR COORDINATING ELECTRIC AND TELEPHONE SERVICE TO THE SITE AND TO EACH BUILDING. ALL UTILITY SERVICE SHALL BE UNDERGROUND.

VICINITY MAP
NTS

GRAPHIC SCALE
0 40 80 FEET
1"=40'



THESE PLANS ARE SUBJECT TO REVIEW,& APPROVAL BY JURISDICTIONAL ENTITIES.

REVISIONS	DATE	BY
SITE PLAN SUBMITTAL	12/15/08	LBH
CITY COMMENTS ADDRESSED	08/31/09	LBH
2ND RND CITY COMMENTS ADDRESSED	09/14/09	LBH

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Adams ENGINEERING
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AUU FLEX OFFICE STORAGE FACILITY
EULESS, TX
UTILITY PLAN

09-14-09
STATE OF TEXAS
LANCE B. HOFFMAN
100127
LICENSED
PROFESSIONAL ENGINEER

PROJECT MGR.	LBH
PROJECT TECH.	ARM
CHECKED BY	-
JOB NO.	2008.295
SHEET NO.	9.0

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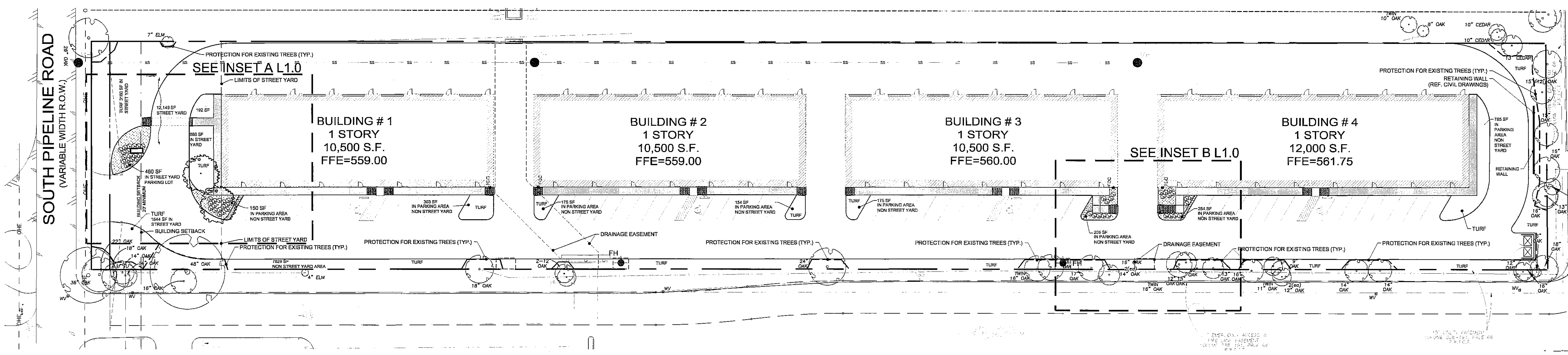
FILENAME: 9.0 UTILITY PLAN.dwg PLOTTED BY: Lance Hoffman PLOT DATE: Monday, September 14, 2009 PLOT TIME: 9:45:44 AM PLOTTER: \\south\laserjet\HP1500C_LBH\Rl1 FULL PATH: L:\Projects\2008\2008.295 AUU Flex Storage - Euless TX\Drawings\9\Projects\2008\2008.295 AUU Flex Storage - Euless TX\Drawings\9\UTILITY PLAN



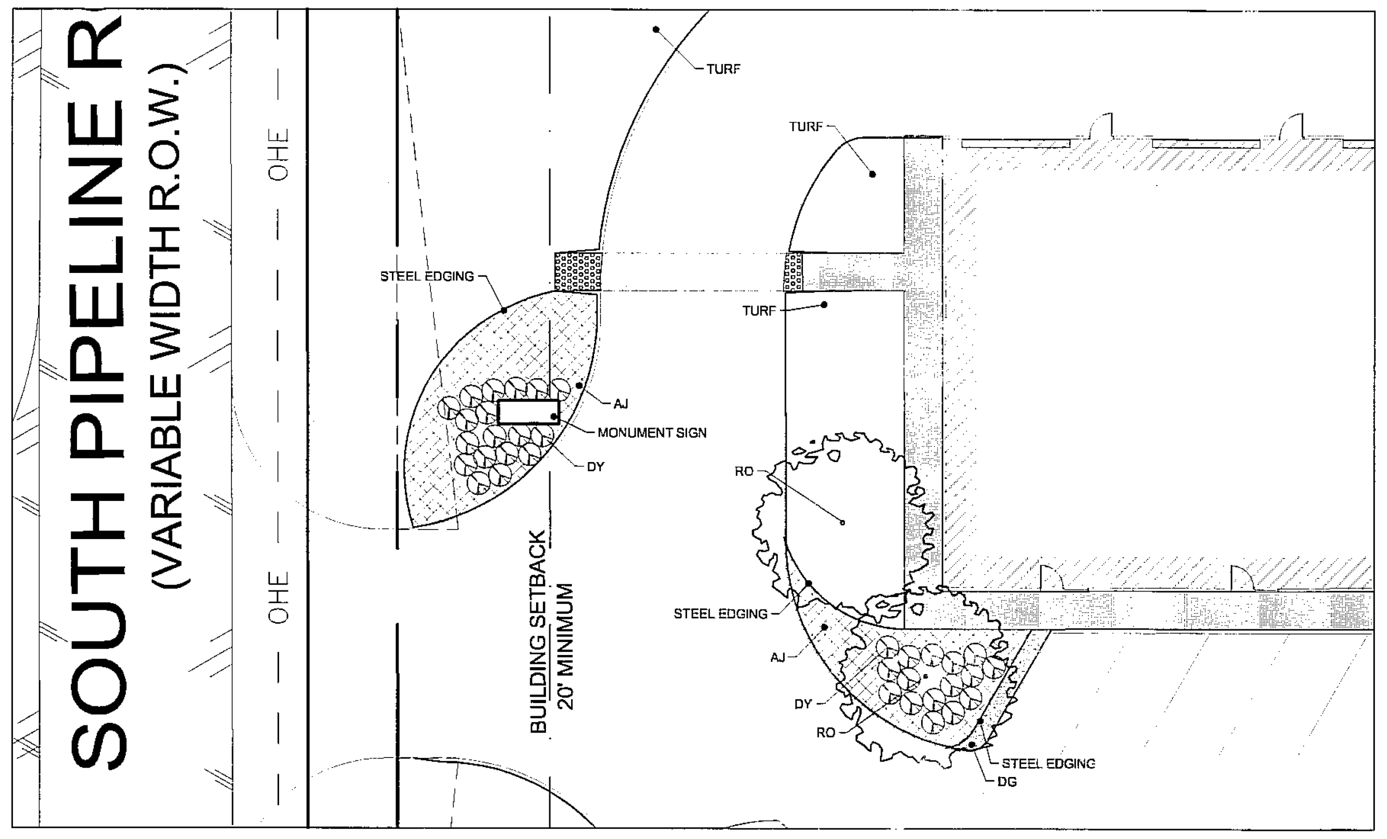
1 PLANTING PLAN

1"=40'-0"

GRAPHIC SCALE

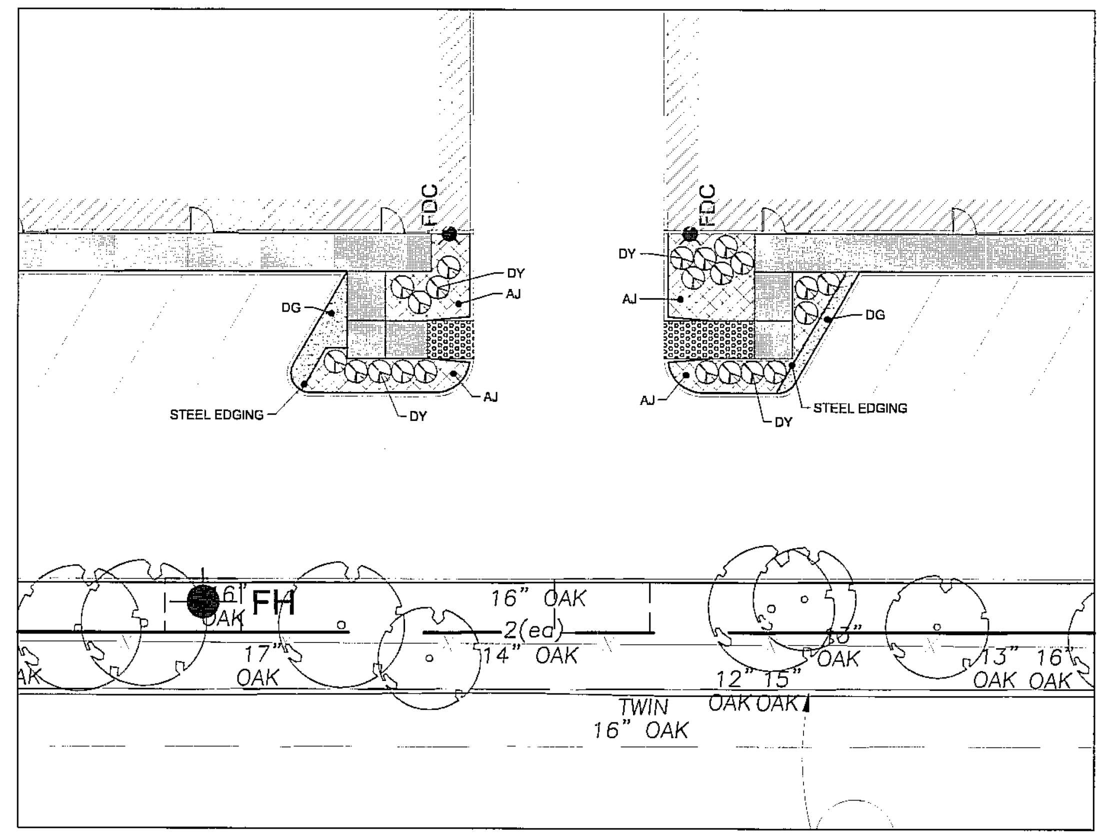
0 40 80 FEET

SCALE: 1" = 40'



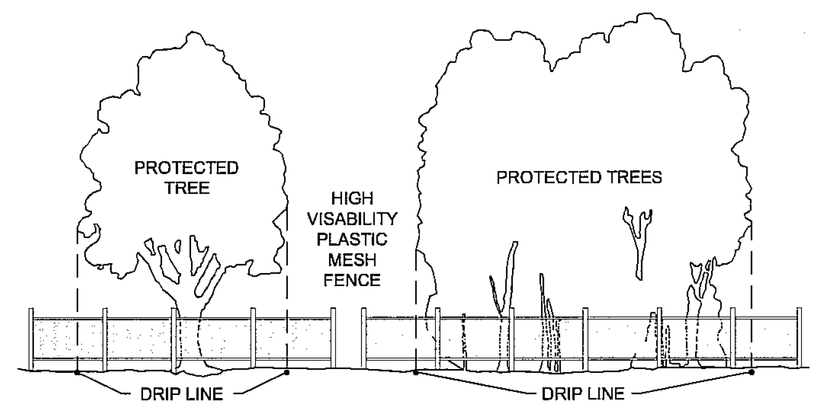
A PLANTING INSET

1"=20'-0"



B PLANTING INSET

1"=20'-0"



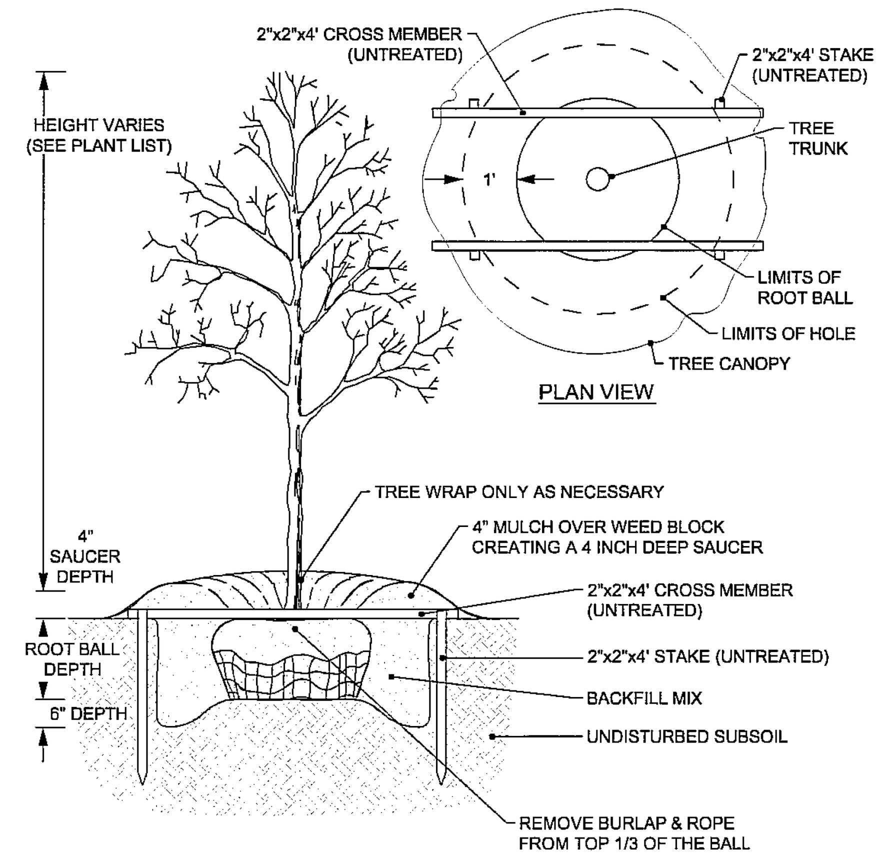
PROTECTIVE FENCING:

Orange vinyl construction fencing, chain link fencing, snow fencing, or other similar fencing at least four feet (4') high and supported at a maximum of ten (10') foot intervals by approved methods sufficient enough to keep the fence upright and in place. The fencing shall be of a highly visible material.

PRIOR TO CONSTRUCTION:

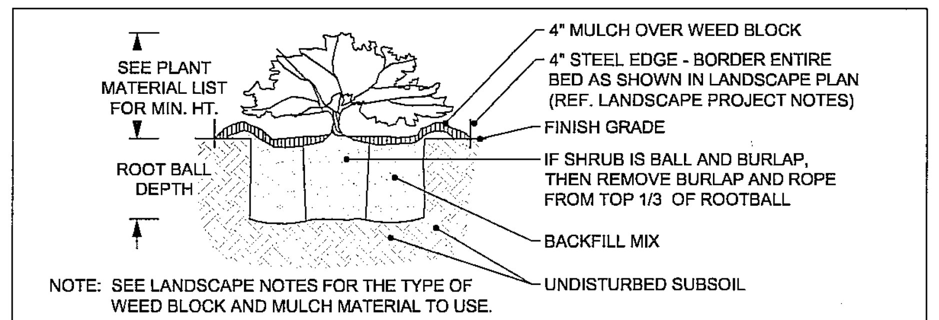
The Contractor or Subcontractor shall construct and maintain, for each protected tree or group of trees on a construction site, a protective fencing which encircles the outer limits of the critical root zone of the trees to protect it from construction activity. All protective fencing shall be in place prior to commencement of any site work, and remain in place until all exterior work has been completed.

TREE PROTECTION FENCING N.T.S.



NOTE:
SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING N.T.S.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

SHRUB PLANTING N.T.S.

LANDSCAPE REQUIREMENTS for the City of Euless

Chapter 84, Article VII

Sec. 84-334
- (a) On all lots, not less than 15 percent of the area of the street yard shall be landscaped area. All of the required landscaped area shall be located in the street yard and parking lots.
- (b) At least one large tree of at least three inches in caliper and 12 feet in initial height shall be provided as follows:
  - (2) In street yards of more than 10,000 square feet and not more than 100,000 square feet, not less than ten trees plus one tree per 2,000 square feet, or fraction thereof, of street yard area over 10,000 square feet shall be maintained.
  - (4) An existing or planted tree of at least six inches in diameter and at least 15 feet in height shall be considered as two trees for purposes of satisfying this requirement. All existing trees used to satisfy the minimum required number of trees shall be maintained in an undisturbed permeable area contained within the dripline of the tree.
  - (5) In lieu of one large tree, two small trees (Reference list of recommended plants contained in Chapter 84, Article VII, Sec. 84-334) may be used. Said small trees shall be a minimum of six feet in height at the time of planting. Not more than 50 percent of the required large trees may be substituted by installing ornamental trees. All newly planted trees shall be planted in permeable area of not less than three feet in diameter.
- (c) Shrubbery shall be provided as follows:
  - (2) Street yards between 10,000 and 100,000 square feet. In street yards having at least 10,000 and not more than 100,000 square feet, 30 shrubs plus one shrub per 100 square feet of required landscaped area over 1,500 square feet shall be provided.
- (d) Ground cover required. Ground cover shall be provided as follows:
  - (2) Street yards 10,000 square feet or more. In street yards 10,000 square feet or more, not less than 150 square feet of ground cover plus five percent of the required landscaped area over 1,500 square feet (up to 4,000 square feet) shall be maintained in ground cover.
- (e) A minimum amount of the total area of all vehicular use areas shall be devoted to landscape islands, peninsulas or medians.
  - (1) The minimum total area in such islands, peninsulas and medians in the street yard shall be 90 square feet for each 12 parking spaces.
  - (2) The minimum total area in such islands, peninsulas and medians in the nonstreet yard shall be 60 square feet for each 12 parking spaces.
- (k) Maintenance. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such materials or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material which dies shall be replaced with plant material of similar variety and size.

LANDSCAPE CALCULATIONS for the City of Euless

	REQUIRED	PROVIDED
STREET YARD LANDSCAPED AREA: 15% of Street Yard being 12,149 SF.	(12,149 x .15) = 1,823 SF	6,276 SF
TREES: 10+1 per 2,000 SF of Street Yard Area (12,149 SF). Existing trees count for 2. Total of 10 Existing trees. (10x2 = 20)	[10 + (12,149/2,000)] = 16 (16) - (20 Existing) = 0 TREES	2
SHRUBS: 30+1 per 100 SF of Street Yard Required Landscaped area over 1,500 SF.	30 + ([1,823-1,500]/100) = 34 SHRUBS	34
GROUND COVER: 150 + 5% of Street Yard Required Landscape area over 1,500 SF.	150 + ([1,821-1,500] x .05) = 166 SF in Street Yard	820 SF
PARKING LANDSCAPE - STREET YARD AREA: 90 SF per 12 parking spaces. 6 spaces provided in Street Yard.	(6 / 12) x 90 = 90 SF in Street Yard	480 SF
PARKING LANDSCAPE - NON-STREET YARD AREA: 60 SF per 12 parking spaces. 59 spaces provided in Non-Street Yard.	(59 / 12) x 60 = 295 SF in Non-street Yard	2,213 SF
TOTAL LANDSCAPE AREA: Street Yard Landscaped area + Parking Landscape (Street Yard and Non-Street Yard areas) =	2,116 SF	15,680 SF

TURF SPECIFICATIONS

All disturbed areas, including shrub and groundcover areas, shall be dressed to typical sections and plowed to a depth of five (5") inches. The top two (2") inches shall be pulverized to provide a uniform bed for solid Bermuda sod.

TREE REMOVAL NOTE WITHIN PROTECTED AREAS

Poor quality trees that exist within the areas of protection, or within twenty-five (25') feet of those areas, shall be carefully removed by chain-saw with the remaining stump ground 3" below grade. Any exceptions shall have the approval of the landscape architect prior to tree removal.

Plant Material List

City of Euless
Reference Recommended Plant Material List

SYM.	KEY	QTY.	COMMON NAME / SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
	RO	2	RED OAK / Quercus shumardii	N/A	B&B	3" Cal.	12' Min.	5' Min.	Full and Healthy with a strong central leader.
	DY	56	DWARF YAUPON HOLLY / Ilex vomitoria 'nana'	36"	Cont.	5 Gal.	18" Min.	18" Min.	Full and healthy with evenly distributed branching to the ground.
	AJ	625 SF	ASIAN JASMINE / Trachelospermum asiaticum	18"	Cont.	1 Gal.	N/A	1' Min.	Minimum of six runners.
	DG	110 sf	Decomposed Granite						

In Accordance to the Current Edition of The American Society of Nursery Stock

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall then be seeded, fertilized, mulched, watered, and maintained until hardy grass growth is established in all areas. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional cost to the Owner.

All landscaped areas will be irrigated with an underground automatic system. Refer to the irrigation plans and details for the location of the controller, irrigation meter, and sleeves. Disturbed areas not covered by the permanent irrigation system shall be watered by the Contractor until a healthy stand of grass is established and accepted. Accepted grass without water will go dormant and not die.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five (5') feet from any utility line or sidewalk, and to the outside of utility easements with a clear ten (10') feet around fire hydrants. Shrubs, regardless of type, shall not be planted within thirty (30") inches of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four (4") inch steel edging unless bed is bordered by concrete. Terminate edging flush with paved surface with no sharp corners exposed.

A four (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

Decomposed Granite, as locally available. Contractor shall install to a compacted depth of three inches (3") and one inch (1") below top of curb or paved surface; half an inch below the top of steel edge

REVISIONS	DATE	BY
CITY COMMENTS ADDRESSED	08/25/09	LBH

1-800-DIG-TESS

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TBPE Registration #: F-1002
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

AUU FLEX OFFICE STORAGE FACILITY
EULESS, TX

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT · JAMES FECHTER · 2076 · STATE OF TEXAS · 08.27.09

PROJECT MGR. LH
PROJECT TECH. REM
CHECKED BY LJF
JOB NO. 2008.295
SHEET NO. **L1.0**

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FULL PATH: I:\Projects\2008\2008.295 AUU Flex Storage - Euless TX\Drawings I:\Projects\2008\2008.295 AUU Flex Storage - Euless TX\Drawings\L1-0_LANDSCAPE PLAN
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PLOT DATE: Tuesday, August 25, 2009
PLOTTED BY: Amanda Richardson
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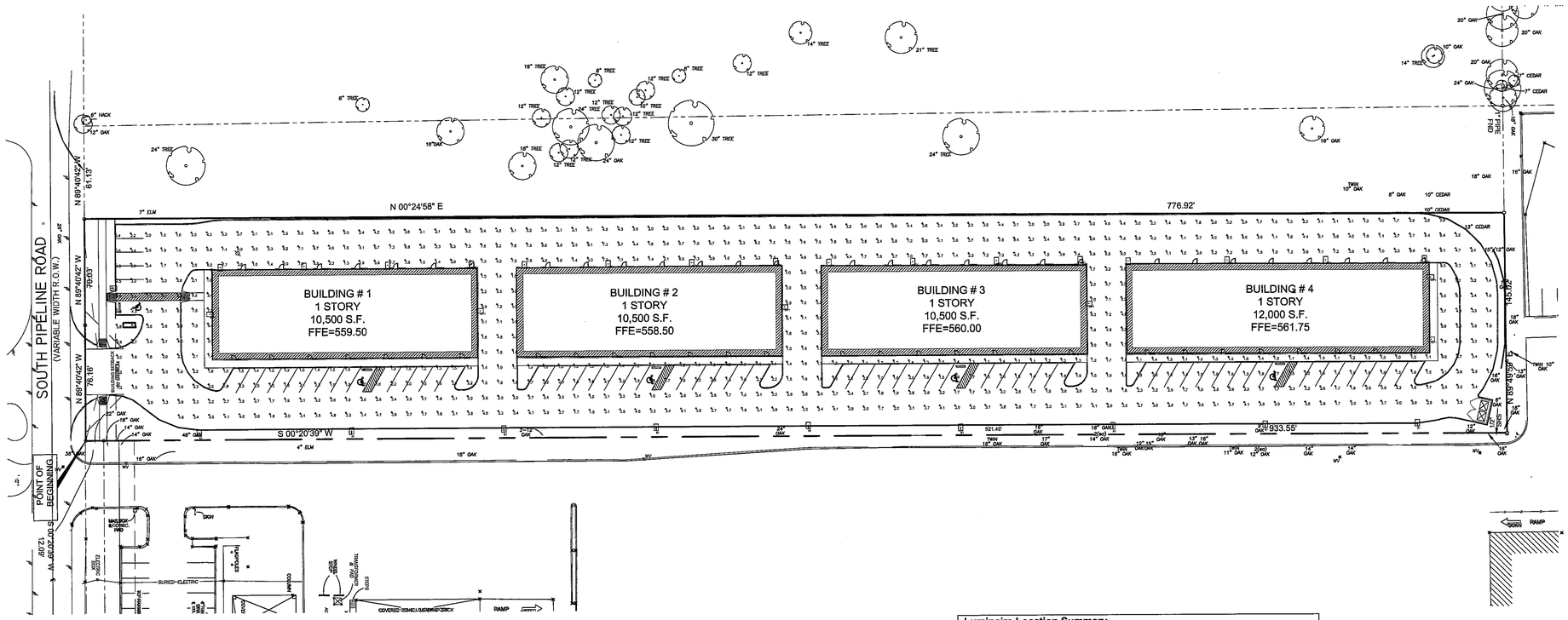
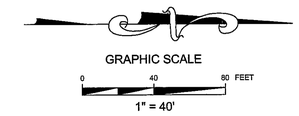




Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
→	10	S1	SINGLE	40000	0.800	MPTR-3S-400
◆	22	WP1	SINGLE	17000	0.800	MPTR-SL-175

Calculations at finished grade.
25' Pole / 2.5' Base

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Site	Illuminance	Fc	3.20	8.9	0.9	3.56	9.89	10	10

Luminaire Location Summary					
LumNo	Label	X	Y	Z	Orient
1	S1	100	479.25	27.5	90
2	S1	200	479.25	27.5	90
3	S1	300	479.25	27.5	90
4	S1	400	479.25	27.5	90
5	S1	500	479.25	27.5	90
6	S1	600	476.75	27.5	90
7	S1	700	476.75	27.5	90
8	S1	800	476.75	27.5	90
9	S1	900	476.75	27.5	90
10	S1	43.25	577	27.5	0
11	WP1	285.25	558.75	14	0
12	WP1	685	558.75	14	0
13	WP1	170	589.5	14	90
14	WP1	225	589.5	14	90
15	WP1	280	589.5	14	90
16	WP1	369.75	588.75	14	90
17	WP1	424.75	588.75	14	90
18	WP1	479.75	588.75	14	90
19	WP1	314.75	588.75	14	90
20	WP1	514.75	587.75	14	90
21	WP1	711.25	586.5	14	90
22	WP1	909.75	533	14	0
23	WP1	115	589.5	14	90
24	WP1	909.75	574	14	0
25	WP1	569.75	587.75	14	90
26	WP1	624.75	587.75	14	90
27	WP1	679.75	587.75	14	90
28	WP1	776.25	586.5	14	90
29	WP1	906	586	14	90
30	WP1	841	586	14	90
31	WP1	108	558.75	14	180
32	WP1	485.25	558.75	14	0

* * *LIGHTING NOTE* * *

The property represented on this Plan conforms with parking lot lighting requirements of Section 84-201(i) of the Unified Development Code of the City of Euless, Texas.

TLS
Texas Lighting Sales, Inc.

Cathi J. Cox - Applications Project Manager
Texas Lighting Sales
831 W. Euless Blvd. #15
Euless, Texas 76040
Voice Number : 817-318-4841
Fax Number : 817-283-8427
Email Address :
ccox@texaslighting.com

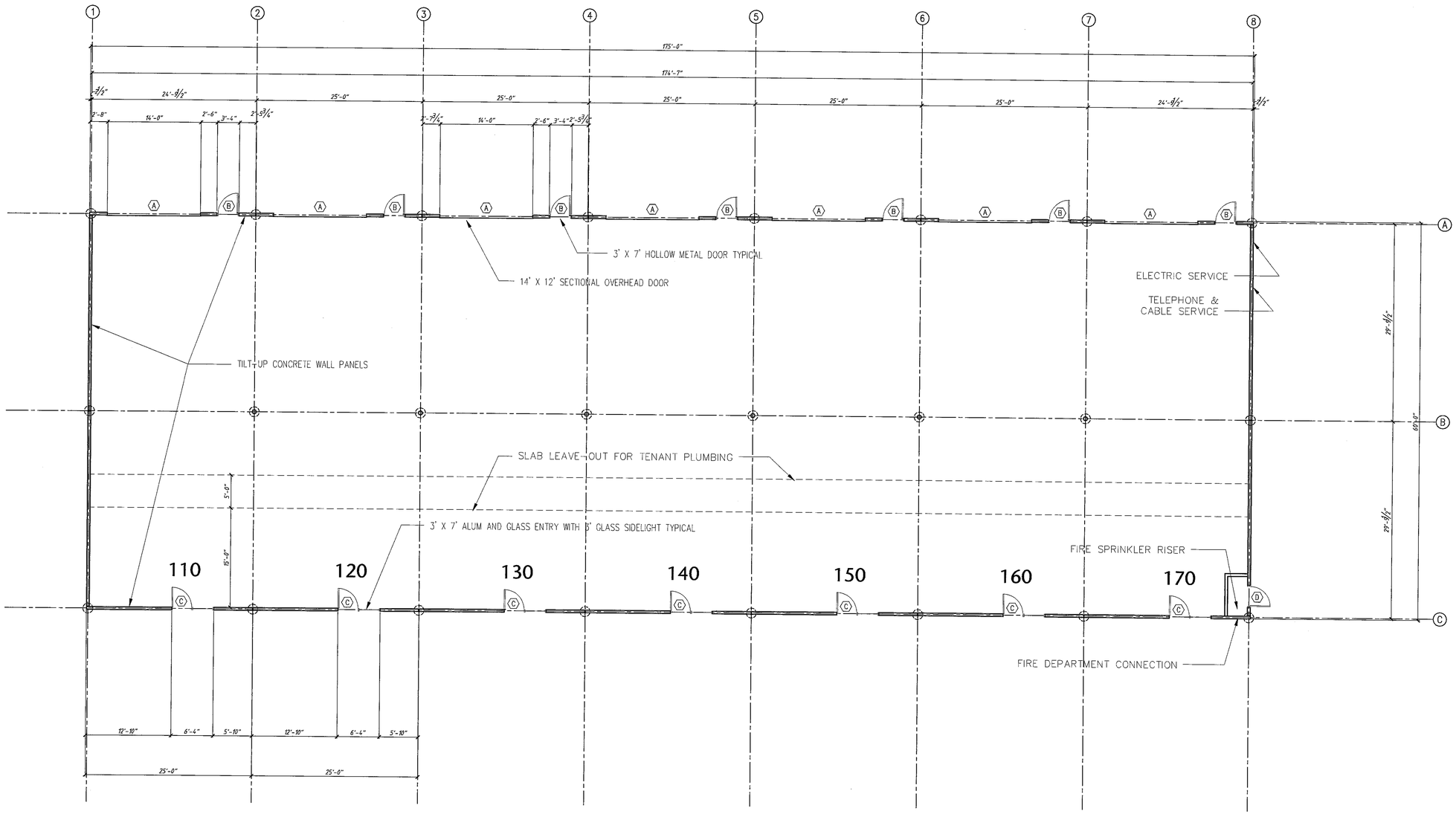
Project: AAU Flex Storage
Euless, Texas

Client: Fox Electric
Kevin Connelly

Scale: 1" = 40 ft.

Date: 12/01/2008

Project No: 081360A



01 FLOOR PLAN - BUILDING 100
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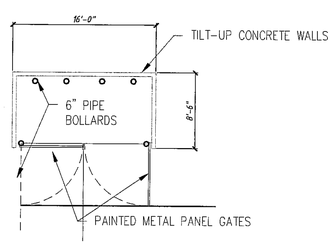

02 DUMPSTER ENCLOSURE PLAN
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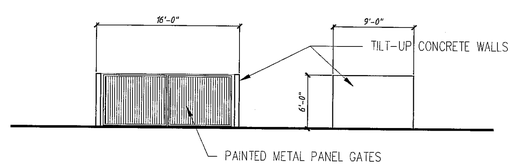

03 DUMPSTER ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"

ARCHITECT:
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4701 Sycamore St
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214.796.6170

OWNER:
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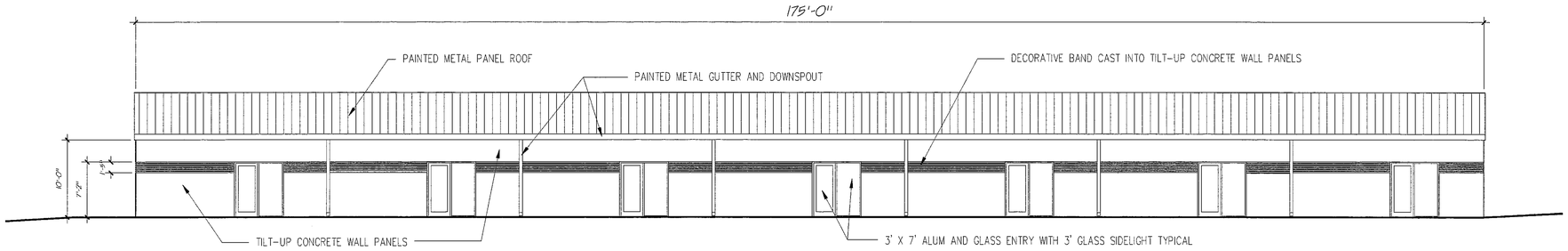
1527 West State Highway 114
Suite 500-368
Grapevine, TX 76051-8646

AUU Enterprises, LLC
Flex Storage Buildings
South Pipeline Road
EULESS, TEXAS

DOCUMENT ISSUES
25 NOV 2008
30 DEC 2008

SHEET:
A1.01



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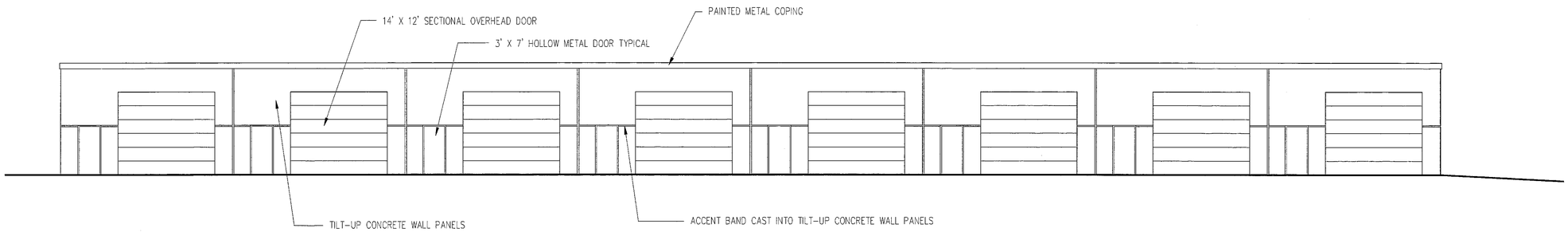

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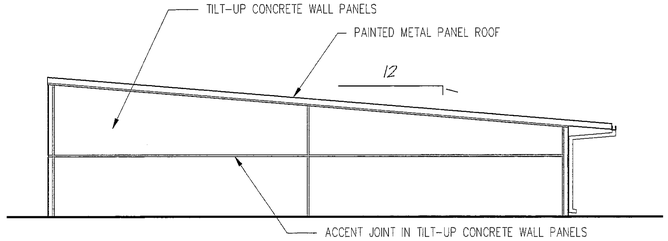

03 TYPICAL SOUTH ELEVATION
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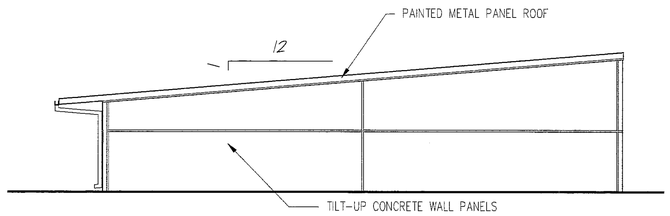

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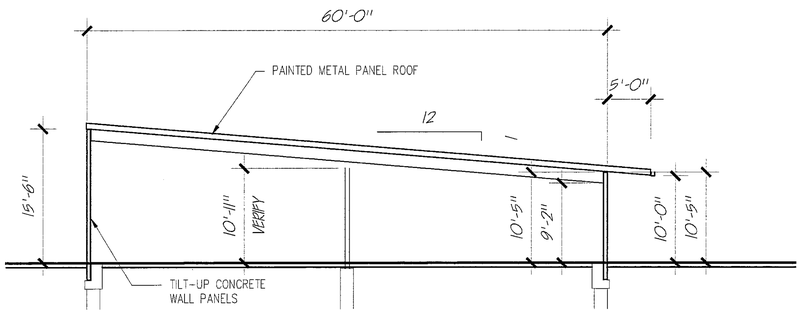

05 TYPICAL BUILDING SECTION
Scale: 1/8" = 1'-0"

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Dallas, TX 75204-7029
214.796.6170

AUU Enterprises, LLC Flex Storage
South Pipeline Road
EULESS, TEXAS

REGISTERED ARCHITECT
WILLIAM R. AMQUIST
7692
STATE OF TEXAS

DOCUMENT ISSUES
25 NOV 2008

SHEET:
A2.00