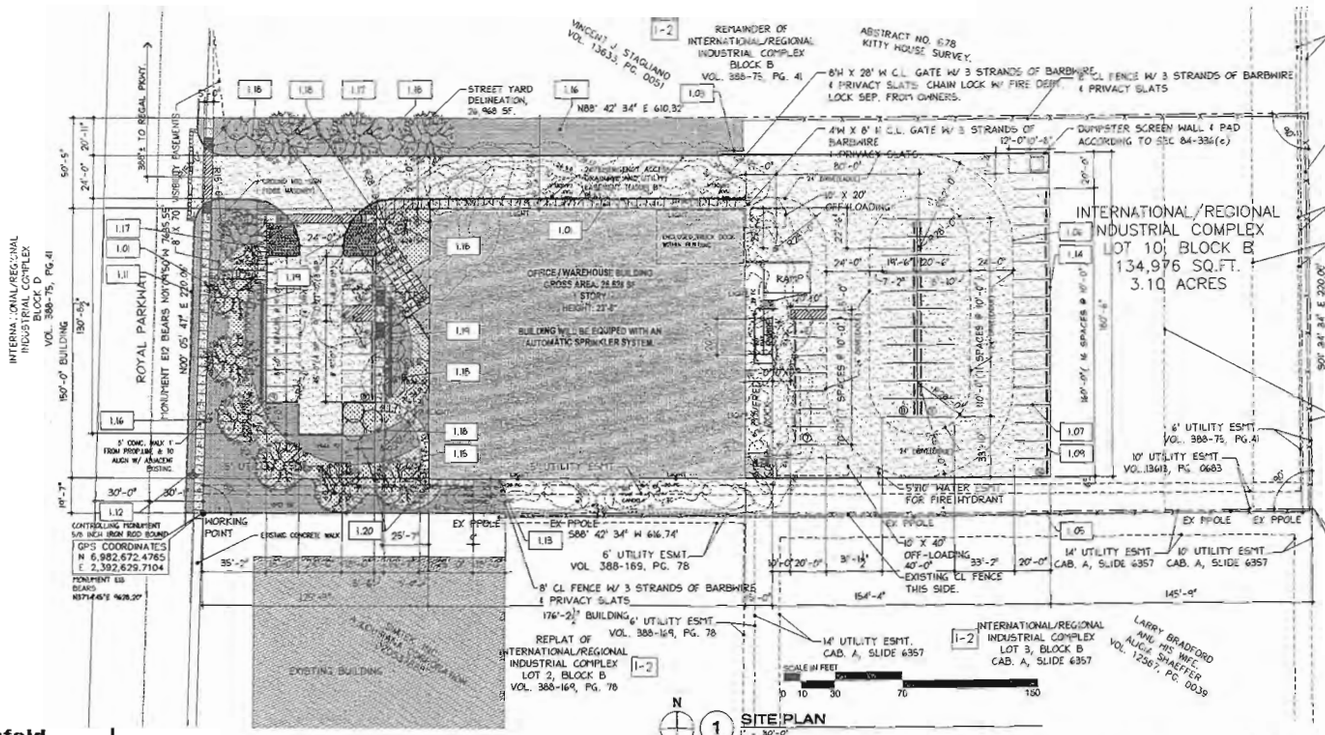
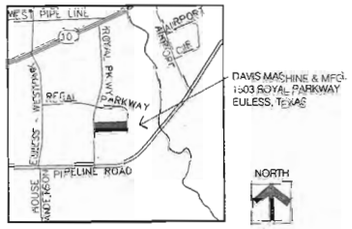


1 SITE PLAN
1" = 30'-0"

VICINITY MAP

SCALE 1" = 1000' 0"



NOTES BY SYMBOL

1.01 5' CONCRETE WALK.
1.02 KNOX BOX (2 REQ'D.).
1.03 C.L SWING GATES
1.04 DUMPSTER LOCATION WITH SCREEN MASONRY WALL.
1.05 EXISTING CHAIN-LINK FENCE TO REMAIN.
1.06 FIRE LANE STRIPING.
1.07 PAINTED STRIPING.
1.08 CONCRETE PAVING.
1.09 PRECAST CONCRETE WHEEL STOPS.
1.10 CONCRETE CURB
1.11 EXISTING CURB TO REMAIN.
1.12 EXISTING FIRE HYDRANT.
1.13 GAS METER
1.14 EDGE OF PAVING (NO CURB).
1.15 GROUND COVER ("ASIAN JASMINE"), 180.C.
1.16 GRASS ("COMMON BERMUDA")
1.17 RED OAK TREE.33' O.C.
1.18 CRAPE MYRTLE. 10' O.C.
1.19 DWARF YAUPON HOLLY. 24" O.C.
1.20 STEEL EDGING

Hahnfeld Hoffer Stanford
architect planner interior
1425 8th Avenue
Fort Worth, Texas 76104
817.921.5505
fax 817.429.6026

T.B.A.E. # 15,180
MARCH 17, 2010

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1508 HARRISON AVE.
ARLINGTON, TEXAS 76011
TEL 817-261-7282
FAX 817-261-8002

CIVIL ENGINEER
HAMILTON DURFY, PC CONSULTING
CIVIL ENGINEERS
[illegible]
NORTHRICHLAND HILLS, TEXAS 76180
TEL 817-[illegible]
FAX 817-[illegible]

SITE DATA

	City Requirements	Project
Zoning District:	I-2 Heavy Industrial	
Use:	Manufacturing, general electrical	
Minimum Front Yard:	20 feet (60 feet)	125'-0"
Minimum Rear Yard:	0	115'
Minimum Side Yard:	0	19'-0"
Minimum Side Yard:	0	10'-6"
Maximum Building Height:	No limitation	27'-8"
PARKING:	City Requirements	Project
Gross 12 1/800 SF of gross floor area	34 spaces req.	65
Handicapped Spaces	1-25, provides 3 req.	3
USE:		
Lot Area:		134,976 SF (3.0966 acres)
Gross Building Area:		24,836 SF
Number of Levels:		1
Street Yard Area:		26,968 SF
LANDSCAPING:	City Requirements	Project
15% of street yard area:	4,044 SF	10,722 SF
Trees:	19	19
Shrubs:	50	80
Ground cover:	20%	55.13 SF

PLANT LIST

QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE/COMMENTS
LARGE TREE:			
50	RED OAK	Quercus Shumardii	300 gal., 7-8' ht., 3-4" cal. 3.0" int., full
ORNAMENTAL TREES:			
16	CRAPE MYRTLE	Lagerstroemia indica, "pink"	30 gal., 8'-10' ht., 4"-6" ht., multi-trunk, w/ 3 1/2" cal. ht. Cont. B/A screen min.
SHRUBS:			
60	DWARF YAUPON HOLLY	Ilex vomitoria "Nana" Dwarf	1 gal., 12"-18" ht., full
GROUNDCOVER			
2,312	ASIAN JASMINE	Trachelospermum asiaticum	1 gal., heavily rooted, full
GRASS			
	COMMON BERMUDA GRASS	Cynodon dactylon	

NOTE: Underground irrigation system plans designed by a licensed engineer will be submitted with the building permit application.
Landscape will be installed March 2011.

METES AND BOUNDS DESCRIPTION / OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, RWWM, LTD. ARE THE OWNER'S OF A TRACT OF LAND SITUATED IN THE KITTY HOUSE SURVEY, ABSTRACT NO. 678 IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS, KNOWN AS TRACT 11.01 AND TRACT 1J IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS, SAME BEING A PORTION OF INTERNATIONAL/REGIONAL INDUSTRIAL COMPLEX, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-75, PAGE 41, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF SAID VINCENT J. STAGLIANO TRACT CONVEYED TO RWWM, LTD. BY DEED RECORDED IN INSTRUMENT NO. D206240070, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

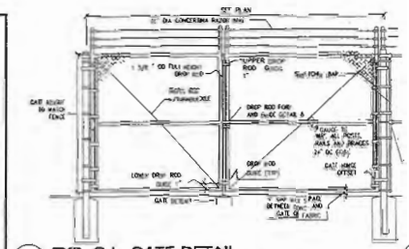
BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER, AND BEING THE NORTHWEST CORNER OF LOT 2, BLOCK B, INTERNATIONAL/REGIONAL INDUSTRIAL COMPLEX, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-169, PAGE 78, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING IN THE EAST LINE OF ROYAL PARKWAY (A 60' FOOT RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES 10 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID ROYAL PARKWAY, A DISTANCE OF 220.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND BEING IN THE SOUTHWEST CORNER OF THE REMAINDER OF A TRACT OF LAND CONVEYED TO VINCENT J. STAGLIANO BY DEED RECORDED IN VOLUME 13633, PAGE 0001, DEED RECORDS, TARRANT COUNTY, TEXAS.

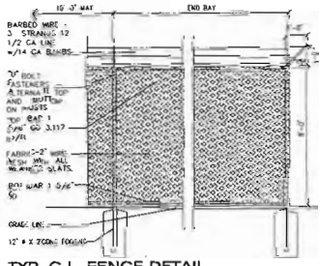
THENCE NORTH 88 DEGREES 26 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STAGLIANO TRACT A DISTANCE OF 610.32 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AND BEING THE SOUTHEAST CORNER OF SAID STAGLIANO TRACT AND BEING IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF EULESS BY DEEDS RECORDED IN VOLUME 11961, PAGE 967 AND VOLUME 11966, PAGE 1137, DEED RECORDS, TARRANT COUNTY, TEXAS.

THENCE SOUTH 01 DEGREES 51 MINUTES 08 SECONDS EAST, ALONG THE WEST LINE OF SAID CITY OF EULESS TRACT, AND ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO LARRY BRADFORD AND HIS WIFE, ALICIA SHAEFFER BY DEED RECORDED IN VOLUME 11192, PAGE 0122, DEED RECORDS, TARRANT COUNTY, TEXAS, A DISTANCE OF 220.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, AND BEING THE NORTHEAST CORNER OF LOT 3, BLOCK B, INTERNATIONAL/REGIONAL INDUSTRIAL COMPLEX, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 6357, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 26 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF LOT 3 OF SAID INTERNATIONAL/REGIONAL INDUSTRIAL COMPLEX (CAB. A, SLIDE 6357), AND ALONG THE NORTH LINE OF LOT 2 OF SAID INTERNATIONAL/REGIONAL INDUSTRIAL COMPLEX (VOL. 388-169, PG. 78), A DISTANCE OF 616.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 134,976 SQUARE FEET OR 3.10 ACRES OF LAND.



2 TYP. C.L. GATE DETAIL
3/8" = 1' - 0"



3 TYP. C.L. FENCE DETAIL
3/8" = 1' - 0"

Case Number: 10-02-SP

A NEW MANUFACTURING FACILITY FOR
DAVIS MACHINE & MANUFACTURING
1503 ROYAL PARKWAY
EULESS, TEXAS

PROJECT # 09001-01
DATE 03.03.2010 REVISED

SHEET
SPS-1

1 OF 3 SHEETS

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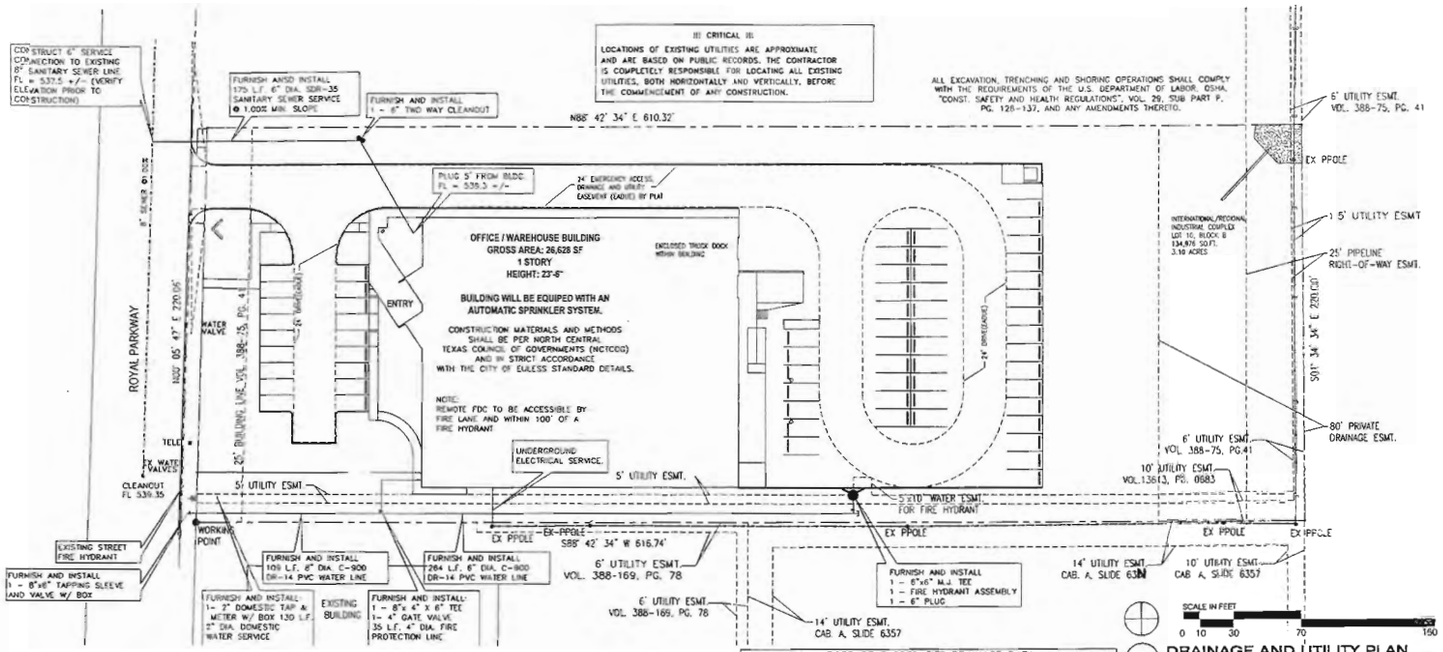
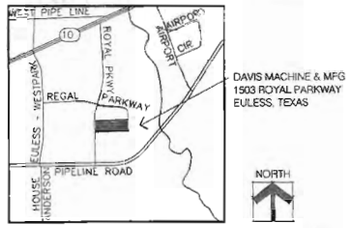


2 DRAINAGE AND UTILITY PLAN
1" = 30'-0"

POST-DEVELOPED SITE DRAINAGE DATA								
MARK	AREA (ACRE)	C	Tc (MIN.)	Ia (IN./HR)	Ip (IN./HR)	Iso (IN./HR)	Qi (CFS)	Qp (CFS)	Qso (CFS)
A1	0.05	0.35	10	6.7	9.3	11.6	0.2	0.3	0.3
B1	1.27	0.95	10	6.7	9.3	11.6	8.1	11.2	14.0
B2	1.44	0.95	10	6.7	9.3	11.6	9.2	12.7	15.9
B3	0.34	0.35	10	6.7	9.3	11.6	0.8	0.8	1.0
B4	0.06	0.35	10	6.7	9.3	11.6	0.1	0.2	0.3

NOTES:
1. RATIONAL METHOD CIA = Q
2. DRAINAGE DESIGNED PER CITY OF EULESS UNIFIED DEVELOPMENT CODE.
3. C FACTOR OF 0.95 USED FOR COMMERCIAL/INDUSTRIAL AREAS. C FACTOR OF 0.35 USED FOR OPEN/GRASS AREAS.

VICINITY MAP
SCALE: 1" = 1000'-0"



GUTTER CALCULATIONS
Q100 = 14.0 CFS
SLOPE (MIN.) = 4.5%
N = 0.013
DEPTH = 6"
USING MANNING'S EQUATION:
DEPTH = 0.37' OK
V = 7.7 FPS

SECTION OF DRIVE
N.T.S.

DETENTION POND CALCULATIONS (5 YEAR EVENT)

DETENTION POND SHALL BE DESIGNED SUCH THAT PRE-DEVELOPED FLOW RATES ARE MAINTAINED

OS(PRE) = B2 = 4.0 CFS (SEE PRE-DEVELOPED MAP)
OS(BYPASS) = B3 = 0.8 CFS (SEE THIS MAP)
OS(ALLOWABLE) = OPRE-OBYPASS = 4.0 - 0.8= 3.2 CFS = Q

OS(POST) = CIA = Qp

C = 0.95
Tc = 10 MIN
I = 6.7 IN/HR
A = B1 + B2 = 2.71 ACRES

DETENTION POND CALCULATIONS (100 YEAR EVENT)

DETENTION POND SHALL BE DESIGNED SUCH THAT PRE-DEVELOPED FLOW RATES ARE MAINTAINED

Q100(PRE) = B2 = 6.8 CFS (SEE PRE-DEVELOPED MAP)
Q100(BYPASS) = B3 = 1.0 CFS (SEE THIS MAP)
Q100(ALLOWABLE) = QPRE-QBYPASS = 6.8 - 1.0 = 5.8 CFS = Q

Q100(POST) = CIA = Qp

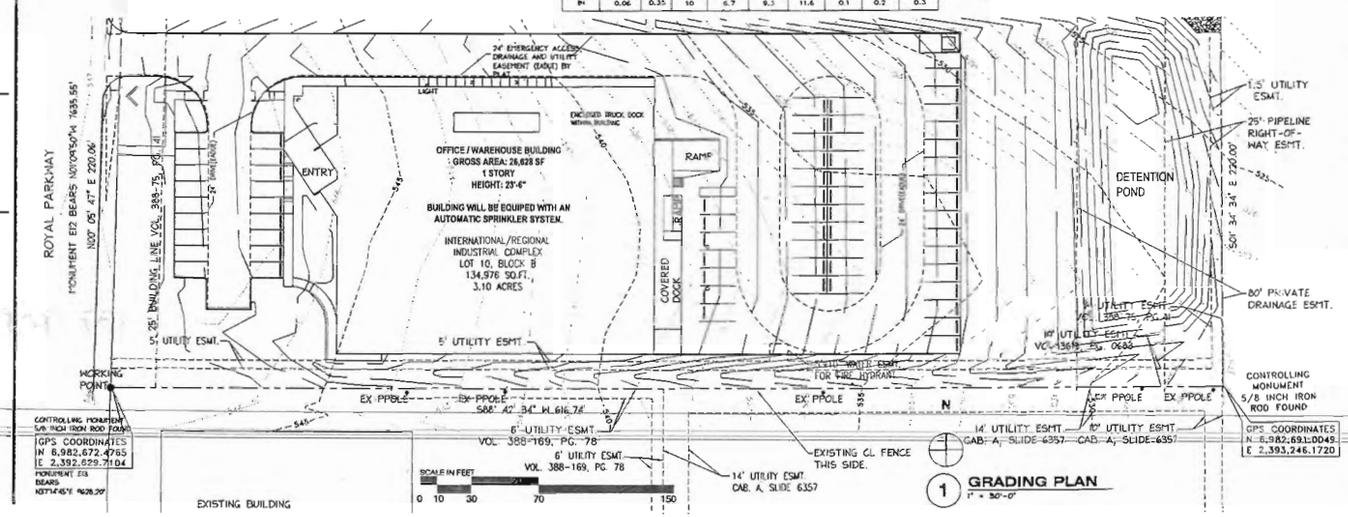
C = 0.95
Tc = 10 MIN
I = 11.6 IN/HR
A = B1 + B2 = 2.71 ACRES

MODIFIED RATIONAL METHOD
---- Summary for Single Storm Frequency ----
Q = CIA * Units Conversion Where Conversion = 43560 / (12 * 3600)
RETURN FREQUENCY: 100 yr "C" Adjustment = 1.0000Allowable Q = 5.80 cfs
Hydrograph Storm Duration, Td = 1.1500 hrs Tc = .1667 hrs
Hydrograph File: S-1

Hrs	Adjusted	Duration hrs	Intens. in/hr	Area acres	Qpeak cfs	Inflow cfs-hr	VOLUMES Storage ac-ft
.950	.950	.1667	11.5130	2.710	29.89	.415	.332
.950	.950	.3333	8.6000	2.710	22.33	.621	.496
.950	.950	.5000	6.9000	2.710	17.91	.746	.596
.950	.950	.6667	5.7500	2.710	14.93	.829	.662
.950	.950	.8333	4.9300	2.710	12.80	.887	.709
.950	.950	1.0000	4.3000	2.710	11.16	.931	.744
					Storage Maximum		
.950	.950	1.0000	4.3000	2.710	11.16	.931	.332

MODIFIED RATIONAL METHOD
---- Summary for Single Storm Frequency ----
Q = CIA * Units Conversion Where Conversion = 43560 / (12 * 3600)
RETURN FREQUENCY: 5 yr "C" Adjustment = 1.0000Allowable Q = 3.20 cfs
Hydrograph Storm Duration, Td = 1.5000 hrs Tc = .1667 hrs
Hydrograph File: S-1

Hrs	Adjusted	Duration hrs	Intens. in/hr	Area acres	Qpeak cfs	Inflow cfs-hr	VOLUMES Storage ac-ft
.950	.950	.1667	6.8000	2.710	17.65	.245	.197
.950	.950	.3333	5.0000	2.710	12.97	.361	.290
.950	.950	.5000	4.0000	2.710	10.38	.432	.347
.950	.950	.6667	3.3000	2.710	8.56	.476	.382
.950	.950	.8333	2.8000	2.710	7.27	.505	.405
.950	.950	1.0000	2.5000	2.710	6.49	.540	.433
					Storage Maximum		
.950	.950	1.0000	2.5000	2.710	6.49	.540	.377



1 GRADING PLAN
1" = 30'-0"

CONTROLLING MONUMENT 5/8 INCH IRON ROD FOUND
GPS COORDINATES N 6,982,691.0049 E 2,393,246.1720

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REGISTERED ARCHITECT HAHNFELD HOFFER STANFORD 16199 STATE OF TEXAS
T.B.A.E. # 15,180
MARCH 17, 2010

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FAX 817-284-8406

Case Number: 10-02-SP
A NEW MANUFACTURING FACILITY FOR
DAVIS MACHINE & MANUFACTURING
1503 ROYAL PARKWAY
EULESS, TEXAS

PROJECT #: 0803-00
DATE: 03.15.2010 REVISED:
SHEET
SPS-2
2 OF 3 SHEETS

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