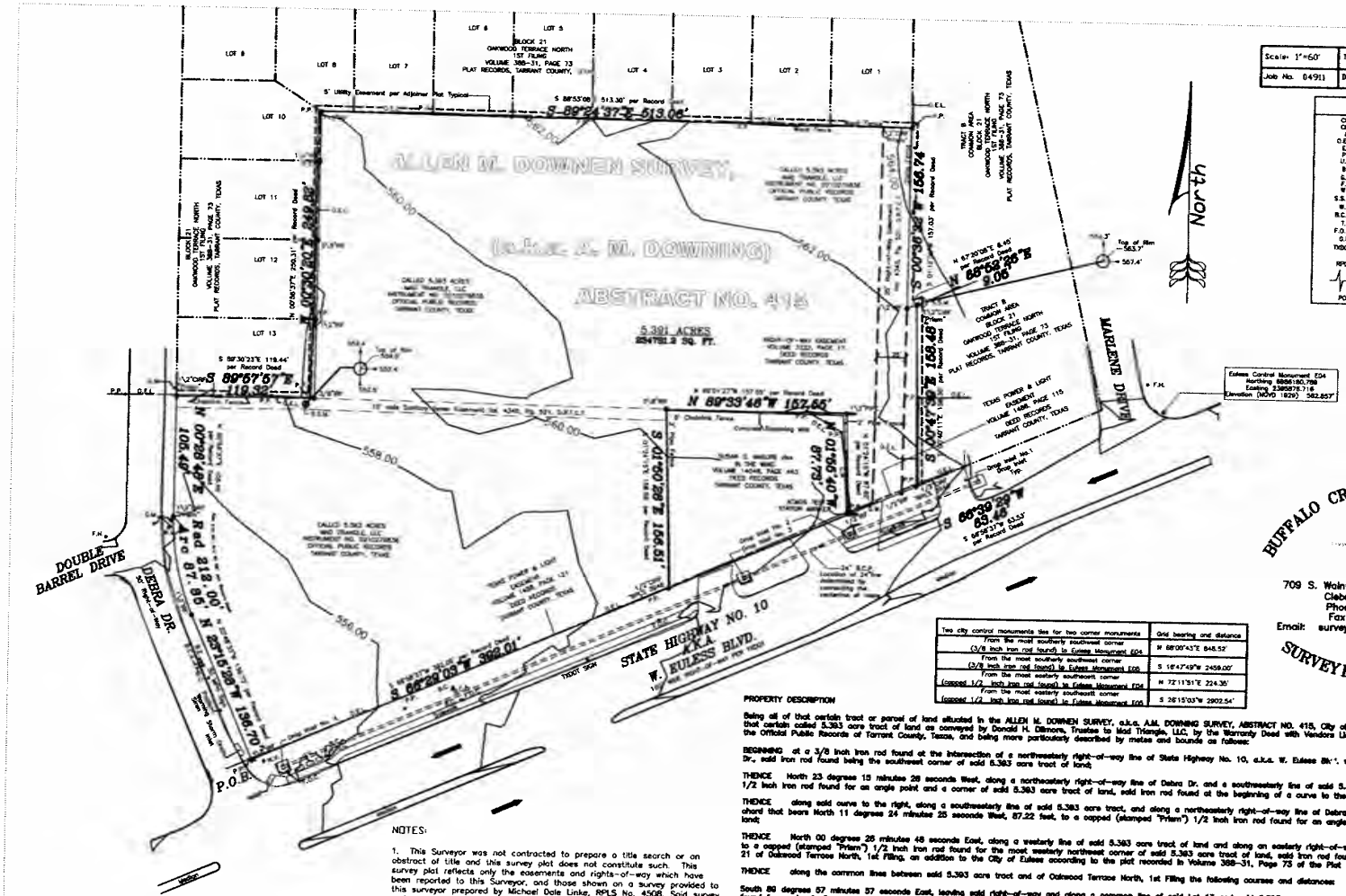


Scale: 1"=60'	Drawn by: JDB	Approved by: JDB
Job No. 04911	Date drawn 3.06.11	Date Approv'd 3.06.11

LEGEND

CRF = CAPPED IRON ROD FOUND
CRS = CAPPED IRON ROD SET
IRF = IRON ROD FOUND
O.E.L. = OVERHEAD ELECTRIC LINE
E.M. = ELECTRIC METER
P.P. = POWER POLE
U.V. = UTILITY VAULTS
B.E. = BURIED ELECTRIC
G.W. = GUY WIRE
F.H. = FIRE HYDRANT
W.V. = WATER VALVE
S.S.M. = SANITARY SEWER MANHOLE COVER
W.M. = WATER METER
B.C.A. = A.T.&T. BURIED CABLE
T.P. = TELEPHONE PEDESTAL
F.O.C. = FIBER OPTIC CABLE SIGN
G.M. = GAS PIPELINE MARKER
TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION
RPLS = REGISTERED PROFESSIONAL LAND SURVEYOR
= SHOWS LINE HAS BEEN SHORTENED FOR SKETCH PURPOSES
POB = POINT OF BEGINNING

Euless Control Monument E04
Northing 6896180.799
Easting 2395878.716
Elevation (NGVD 1929) 562.857'

Inlet No.	Top of Inlet	Flow in	Flow out
No. 1	560.1'	556.1'	556.0'
No. 2	559.1'	555.4'	555.0'
No. 3	558.9'	554.4'	554.3'
No. 4	552.8'	548.8'	548.5'

Two city control monuments ties for two corner monuments	Grid bearing and distance
From the most southerly southeast corner (3/8 inch iron rod found) to Euless Monument E04	N 88°00'43"E 848.52'
From the most southerly southeast corner (3/8 inch iron rod found) to Euless Monument E05	S 16°47'49"W 2459.00'
From the most easterly southeast corner (capped 1/2 inch iron rod found) to Euless Monument E04	N 72°11'51"E 224.35'
From the most easterly southeast corner (capped 1/2 inch iron rod found) to Euless Monument E05	S 26°15'03"W 2902.54'

BUFFALO CREEK SURVEYOR, LLC

709 S. Walnut Street, P.O. Box 1143
Cleburne, Texas 76033
Phone 817-774-3338
Fax 817-774-3339
Email: surveyingtexasland@sbcglobal.net

D.B.A.
SURVEYING TEXAS LAND

PROPERTY DESCRIPTION

Being all of that certain tract or parcel of land situated in the ALLEN M. DOWNEN SURVEY, a.k.a. A.M. DOWNING SURVEY, ABSTRACT NO. 415, City of Euless, Tarrant County, Texas, and being all of that certain called 5.393 acre tract of land as conveyed by Donald H. Dillmore, Trustee to Mad Triangle, LLC, by the Warranty Deed with Vendors Lien recorded as Instrument No. D210279836, of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the intersection of a northwesterly right-of-way line of State Highway No. 10, a.k.a. W. Euless Blv'd, with a northeasterly right-of-way line of Debra Dr., said iron rod found being the southeast corner of said 5.393 acre tract of land;

THENCE North 23 degrees 15 minutes 28 seconds West, along a northeasterly right-of-way line of Debra Dr. and a southwesterly line of said 5.393 acre tract, a distance of 136.70 feet, to a 1/2 inch iron rod found for an angle point and a corner of said 5.393 acre tract of land, said iron rod found at the beginning of a curve to the right, having a radius of 212.00 feet;

THENCE along said curve to the right, along a southwesterly line of said 5.393 acre tract, and along a northeasterly right-of-way line of Debra Dr., an arc distance of 87.95 feet, with a chord that bears North 11 degrees 24 minutes 25 seconds West, 87.22 feet, to a capped (stamped "Priam") 1/2 inch iron rod found for an angle point and a corner of said 5.393 acre tract of land;

THENCE North 00 degrees 38 minutes 48 seconds East, along a westerly line of said 5.393 acre tract of land and along an easterly right-of-way line of Debra Dr., a distance of 106.49 feet, to a capped (stamped "Priam") 1/2 inch iron rod found for the most westerly northwest corner of said 5.393 acre tract of land, said iron rod found being the southwest corner of Lot 13, Block 21 of Oakwood Terrace North, 1st Filing, an addition to the City of Eulless according to the plat recorded in Volume 388-31, Page 73 of the Plat Records of Tarrant County, Texas;

THENCE along the common lines between said 5.393 acre tract and of Oakwood Terrace North, 1st Filing the following courses and distances:

South 89 degrees 57 minutes 57 seconds East, leaving said right-of-way and along a common line of said Lot 13 and said 5.393 acre tract, a distance of 119.32 feet to a 3/8 inch iron rod found for an inset ell corner of said 5.393 acre tract and said iron rod found being the southeast corner of said Lot 3;

North 00 degree 30 minutes 20 seconds East, along a distance of 249.82 feet, to a 1/2 inch iron rod found for the most northerly northwest corner of said 5.393 acre, said iron rod found for the common corner of Lot 10 and Lot 9;

South 89 degree 24 minutes 37 seconds East, a distance of 513.06 feet, to a capped (stamped "Priam") 1/2 inch iron rod found for the most northerly northeast corner of said 5.393 acre tract, said iron rod found being the southeast corner of Lot 1, and said iron rod found being on a westerly line of Tract B, Common Area;

South 00 degree 36 minutes 32 seconds West, a distance of 156.74 feet, to a 1/2 inch iron rod found for an inset corner of said 5.393 acre tract of land;

THENCE North 68 degree 52 minutes 28 seconds East, along a northwesterly line of said 5.393 acre tract, a distance of 9.06 feet, to a capped (stamped "Priam") 1/2 inch iron rod found for an outset corner of said 5.393 acre tract of land;

THENCE South 00 degree 47 minutes 39 seconds East, along an easterly line of said 5.393 acre tract, a distance of 158.48 feet, to a capped (stamped "RPLS 3646") 1/2 inch iron rod found for the southeast corner of said 5.393 acre tract, said iron rod found being on a northwesterly right-of-way line of State Highway No. 10;

THENCE South 66 degree 39 minutes 29 seconds West, along a southwesterly line of said 5.393 acre tract, and along a northwesterly right-of-way line of State Highway No. 10, at a distance of 14.08 feet, passing capped (stamped "RPLS 3646") 1/2 inch iron rod found, and continuing in all, a distance of 63.48 feet, to a 1/2 inch iron rod found for an outset corner of said 5.393 acre tract of land, said iron rod found for the southeast corner of that certain tract of land conveyed to Susan G. Maxure, dba In The Wind, by the deed recorded in Volume 14048, Page 463, of the Deed Records of Tarrant County, Texas;

THENCE along the common lines between said 5.393 acre tract and said In The Wind tract and the following courses and distances:

THENCE North 01 degrees 55 minutes 40 seconds West, a distance of 87.73 feet to a 1/2 inch in diameter pipe found for a common corner between said tracts;

THENCE North 89 degrees 33 minutes 46 seconds West, a distance of 157.55 feet to a 5/8 inch iron rod found for a common corner between said tracts;

THENCE South 01 degrees 50 minutes 28 seconds East, a distance of 156.51 feet to a capped (stamped "RPLS 3646") 1/2 inch iron rod found for a common corner between said tracts, and said iron rod found being on a northwesterly right-of-way line of State Highway No. 10;

THENCE South 66 degrees 29 minutes 03 seconds West, along a northwesterly right-of-way line of State Highway No.10 and a southwesterly line of said 5.393 acre tract, a distance of 392.01 feet, to the POINT OF BEGINNING and containing 5.391 acres of land more or less, as surveyed by Buffalo Creek Surveyor, LLC, Joe Davis Ballard, RPLS No. 5614.

NOTES:

1. This Surveyor was not contracted to prepare a title search or an abstract of title and this survey plat does not constitute such. This survey plat reflects only the easements and rights-of-way which have been reported to this Surveyor, and those shown on a survey provided to this surveyor prepared by Michael Dale Linke, RPLS No. 4508. Said survey makes reference to title work provided to said surveyor by Fidelity National Title Company G.F. No. FT2AW-9110100011884, issued June 11, 2010.

2. All bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Texas Zone, 1983 Datum, determined by using the Global Positioning System. City of Euless Control Monument E04 and E05 were used for establishing both horizontal and vertical control. All bearings shown are grid bearings and all distances are grid distances.

SURVEYOR'S CERTIFICATION

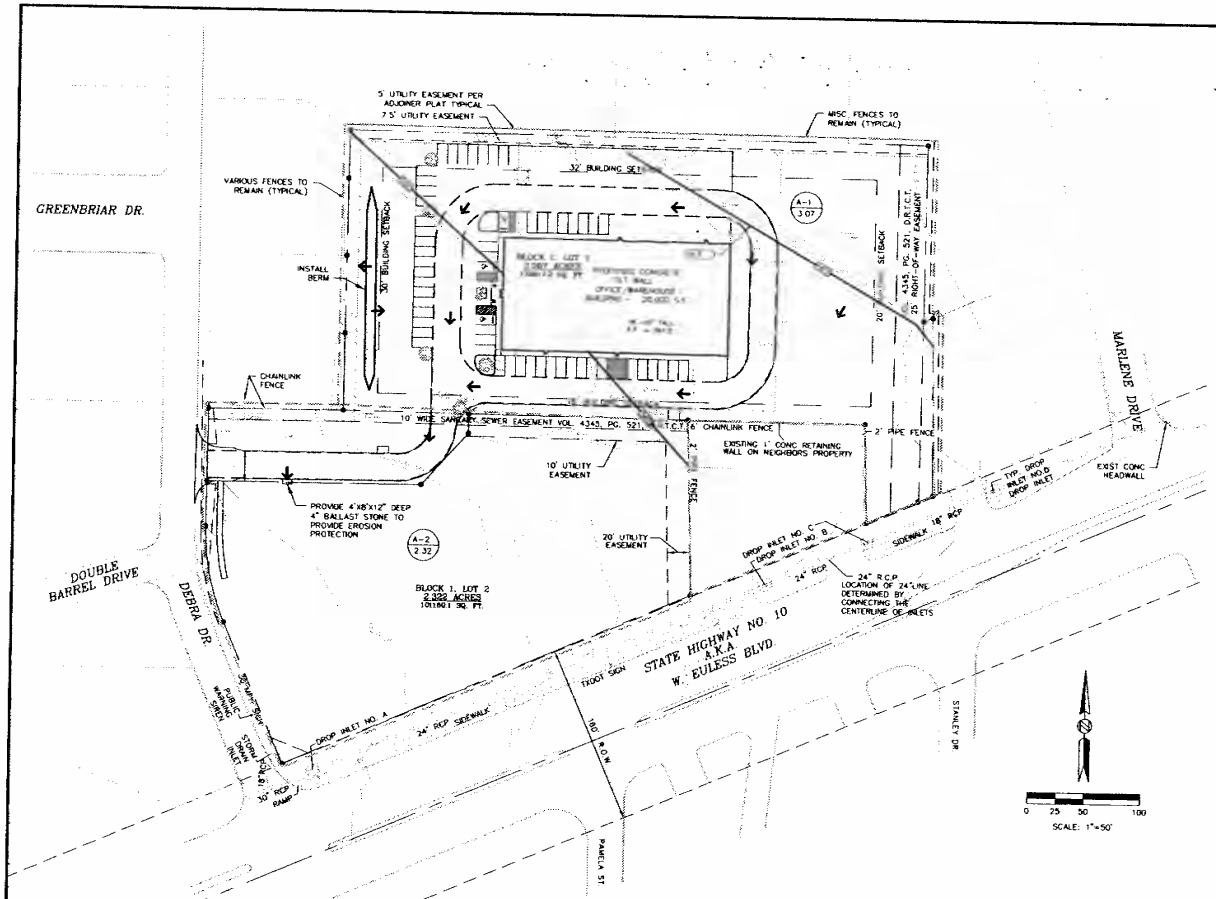
I, Joe Davis Ballard, Registered Professional Land Surveyor number 5614, do hereby certify that a survey was made on the ground, under my supervision, on March 30-April 1, 2011, of the property hereon described, and do declare there are no conflicts of overlapping of improvements or possession known to me except as shown.

PRELIMINARY, THIS DOCUMENT SHOULD NOT BE RECORDED FOR ANY PURPOSE

STATE OF TEXAS
Joe Davis Ballard
5614
PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5614

SHEET 02 OF 2

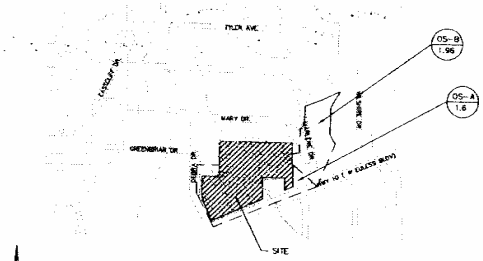


1 C1.0 **PRELIMINARY DRAINAGE PLAN**
SCALE: 1"=50'

Hydrological Calculations

SHOWING THE INCREASE WITH POST DEVELOPED AREA

OFF-SITE AREA																
Drg. No.	Acreage	C	T-c	Tc	Tc	Ty	C-5	C-10	C-25	C-50	C-100	Q-100	PICK UP POINT	
OS-A	1.60	0.50	1.44	10	1.00	1.50	0.50	1.00	1.00	1.25	1.00	0.80	SHEET FLOW INTO CURB INLET	
OS-B	4.95	0.50	1.25	10	1.00	1.50	0.43	1.10	1.00	1.25	1.00	9.65	SHEET FLOW INTO CURB INLET	
Sub Totals	3.34						0.50					20.19		30.00
PRE-DEVELOPED ON-SITE														
P-1 PRE	2.02	0.30	0.07	10	1.00	1.50	0.45	1.10	1.00	1.25	1.00	9.30	SHEET FLOW ONTO TXDOT	
P-2 PRE	2.32	0.30	0.20	10	1.00	1.50	0.43	1.10	1.00	1.25	1.00	9.85	SHEET FLOW ONTO DEBRA DR	
Sub Totals	3.35						0.54					19.15		
POST-DEVELOPED ON-SITE														
P-1 POST	2.02	0.90	7.78	5	1.00	0.80	0.70	1.10	1.00	1.25	1.00	31.90	INTO PROPOSED CURB INLET	
P-2 POST	2.32	0.90	7.09	5	1.00	0.80	0.70	1.10	1.00	1.25	1.00	36.75	SHEET FLOW ONTO DEBRA DR	
Sub Totals	3.36						0.70					68.65		56.75



2 C1.0 **OFFSITE DRAINAGE AREA MAP**
SCALE 1"=400'

NOTES

1) OFFSITE AREA DRAINAGE MAPS HAVE BEEN OBTAINED FROM TWO SOURCES. THE TEN FOOT CONTOURS HAVE BEEN OBTAINED FROM U.S.G.S. MAPS. THESE COVER A LARGER AREA AWAY FROM THE HIGHWAY. THE ONE FOOT CONTOURS HAVE BEEN OBTAINED FROM TXDOT AS BUILTS FOR HWY 10 DATED 8-89, FEDERAL PROJECT # CPR 88(65) MX, SHEET # 73. ALSO SEE SHEET #78 FOR TABULATED RUNOFF COMPUTATIONS AND "C" VALUES DISCUSSED BELOW.

2) THERE IS A SLIGHT CONFLICT BETWEEN THE TWO TOPOGRAPHY MAPS. DRAINAGE DIVIDE LINES FOR OFFSITE HAVE BEEN PLACED BASED UPON FIELD OBSERVATIONS.

3) AT THE POINT WHERE THE STORM DRAIN CROSSES DEBRA DRIVE AND CONTINUES WEST THE TXDOT DRAWINGS SHOW A TOTAL OF 6.64 ACRES OF WATER SHED ENTERING INTO THE EXISTING 30" STORM DRAIN. WE ARE DOING NOTHING THAT WOULD INCREASE THIS AREA AND DIRECT MORE FLOW INTO THE EXISTING 30" STORM DRAIN. THEREFORE THE TXDOT STORM DRAIN WAS DESIGNED TO HANDLE OUR SAME WATER SHED.
THE CALCULATIONS FROM TXDOT IN 1989 USED THE FOLLOWING "C" VALUES:
COMMERCIAL C = 0.7
PAVING C = 0.9

THE C VALUES WE USE TODAY ARE:
COMMERCIAL C = 0.9
PAVING C = 1.0

BECAUSE WE ARE USING HIGHER C VALUES TODAY WE ARE SHOWING HIGHER FLOW RATES INTO THE PIPE.

4) CONCLUSION. WE ARE NOT DIRECTING MORE WATER SHED ACRES INTO THE EXISTING STORM DRAIN. THE C VALUES USED IN THE RATIONAL FORMULA ARE SLIGHTLY HIGHER TODAY THAN IN 1989 BUT THE ACTUAL FLOWS HAVE NOT INCREASED. THEREFORE THE STORM DRAIN SHOULD BE DESIGNED TO HANDLE OUR EXPECTED FLOWS.

INTERIM REVIEW ONLY
DO NOT USE FOR CONSTRUCTION

STATE OF TEXAS — CLINT HULSEY — 85081 — REGISTERED PROFESSIONAL ENGINEER
7-27-11

REVISIONS		
△	DESCRIPTION	DATE

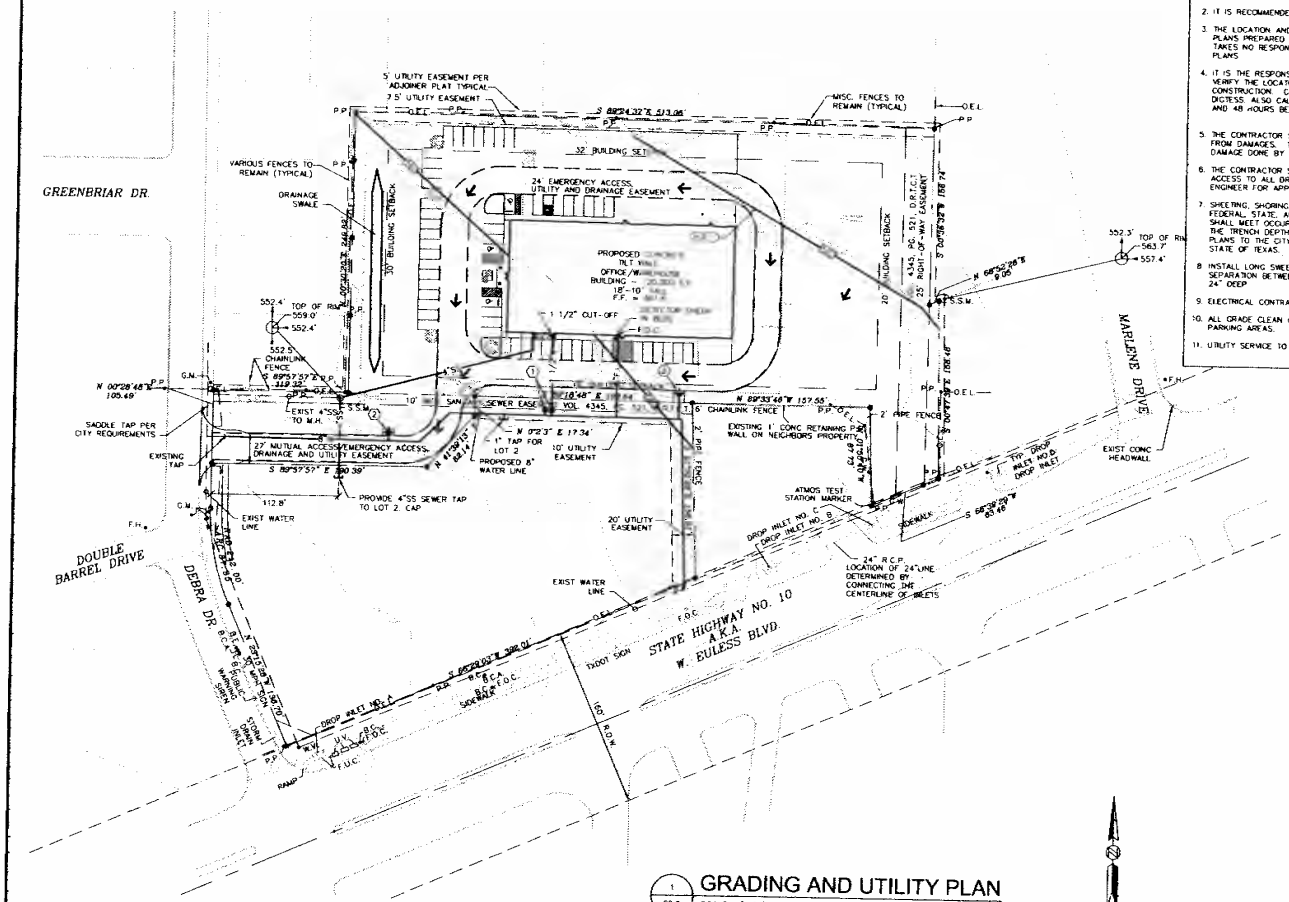
SERVICE MASTER

MAD TRIANGLE ADDITION, BLOCK A, LOTS 1 & 2
ALLEN M. DOWNEN SURVEY ABSTRACT NO. 415, TRACT 1 AND 2
CASE #11-02-SP

DRAINAGE PLAN

HULSEY ENGINEERING
P.O. BOX 477, 300 THOMAS LANE
ULLMAN, TEXAS 76061
PH. (817) 790-7740 FX (817) 790-7776
FIRM # F-1255

DESIGNED: CH	DATE	JOB NO.	SHEET
DRAWN: GC	7-27-11	103089	C1.0 OF 7
APPROVED: CH			



GENERAL UTILITY NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY & STATE STANDARD SPECIFICATIONS.
2. IT IS RECOMMENDED THAT THE CONTRACTOR VISIT THE JOB SITE PRIOR TO BIDDING.
3. THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM PLANS PREPARED BY OTHERS AND OTHER UTILITIES NOT SHOWN MAY EXIST. THIS ENGINEER TAKES NO RESPONSIBILITY FOR THE DEPTH AND LOCATION OF EXISTING UTILITIES SHOWN ON PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO VERIFY THE LOCATION AND DEPTH OF THE UTILITIES IN THE FIELD PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL CONTACT DIGTESS PRIOR TO ANY EXCAVATION. 1-800 DIGTESS. ALSO CALL "TEXAS ONE CALL" 1-800-545-6005 NO MORE THAN 14 DAYS PRIOR AND 48 HOURS BEFORE DIGGING.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING PRIVATE AND PUBLIC FEATURES/UTILITIES FROM DAMAGES. THE CONTRACTOR SHALL BE HELD FINANCIALLY RESPONSIBLE FOR ANY DAMAGE DONE BY HIS CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN THE FLOW OF TRAFFIC AT ALL TIMES AND PROVIDE ACCESS TO ALL DRIVES. A TRAFFIC CONTROL PLAN TO BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
7. SHEETING, SHORING, & BRACING: THE CONTRACTOR WILL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. TRENCHES AND SIDE SLOPES, SHALL MEET OCCUPATION SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. WHEN THE TRENCH DEPTH EXCEEDS 5' THE CONTRACTOR SHALL SUBMIT DETAIL TRENCH SAFETY PLANS TO THE CITY. THESE PLANS WILL BE SEALED BY AN ENGINEER REGISTERED BY THE STATE OF TEXAS.
8. INSTALL LONG SWEEP 90° ELBOWS ON PHONE LINES. MAINTAIN A MINIMUM OF 24" SEPARATION BETWEEN POWER LINES AND PHONE LINES. BURY PHONE LINES A MINIMUM OF 24" DEEP.
9. ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE WITH ELECTRIC COMPANY.
10. ALL GRADE CLEAN OUTS TO BE TRAFFIC RATED W/ FLUSH BRASS PLUG WHEN INSTALL IN PARKING AREAS.
11. UTILITY SERVICE TO AND WITHIN THIS SITE SHALL BE UNDERGROUND.

UTILITY LEGEND

—SS—	NEW SANITARY SEWER
—SS—	EXISTING SANITARY SEWER
—W—	NEW WATER
—W—	EXISTING WATER
—G—	NEW GAS
—G—	EXISTING GAS
—OHE—	NEW OVERHEAD ELECTRIC
—OHE—	EXISTING OVERHEAD ELECTRIC
—UE—	NEW UNDERGROUND ELECTRIC
—UE—	EXISTING UNDERGROUND ELECTRIC
—T—	NEW TELEPHONE
—T—	EXISTING TELEPHONE
—CABLE—	CABLE
—SD—	NEW STORM DRAIN
—SD—	EXISTING STORM DRAIN
PP	POWER POLE
DCO	DOUBLE CLEAN OUT
CO	CLEAN OUT
GM	GAS METER
XFMR	ELECTRIC TRANSFORMER
SSMH	NEW SANITARY SEWER MANHOLE
SSMH	EXISTING SANITARY SEWER MANHOLE
WM	NEW WATER METER
WM	EXISTING WATER METER
FH	NEW FIRE HYDRANT
FH	EXISTING FIRE HYDRANT
	NEW GATE VALVE
	EXISTING GATE VALVE
PT. #	POINT NUMBER FOR HORIZONTAL CONTROL. REF SHEET C4.1

UTILITY NOTES BY SYMBOL

1. (1) 1" IRRIGATION METER WITH BACKFLOW PREVENTER
   (1) 1" DOMESTIC WATER METER
2. PROPOSED FIRE HYDRANT. VERIFY LOCATION WITH FIRE MARSHAL

1 C2.0 GRADING AND UTILITY PLAN
SCALE: 1"=50'

0 25 50 100
SCALE: 1"=50'

INTERIM REVIEW ONLY
DO NOT USE FOR CONSTRUCTION

STATE OF TEXAS
CLINT HULSEY
61081
REGISTERED
PROFESSIONAL ENGINEER
7-27-11

REVISIONS

△	DESCRIPTION	DATE

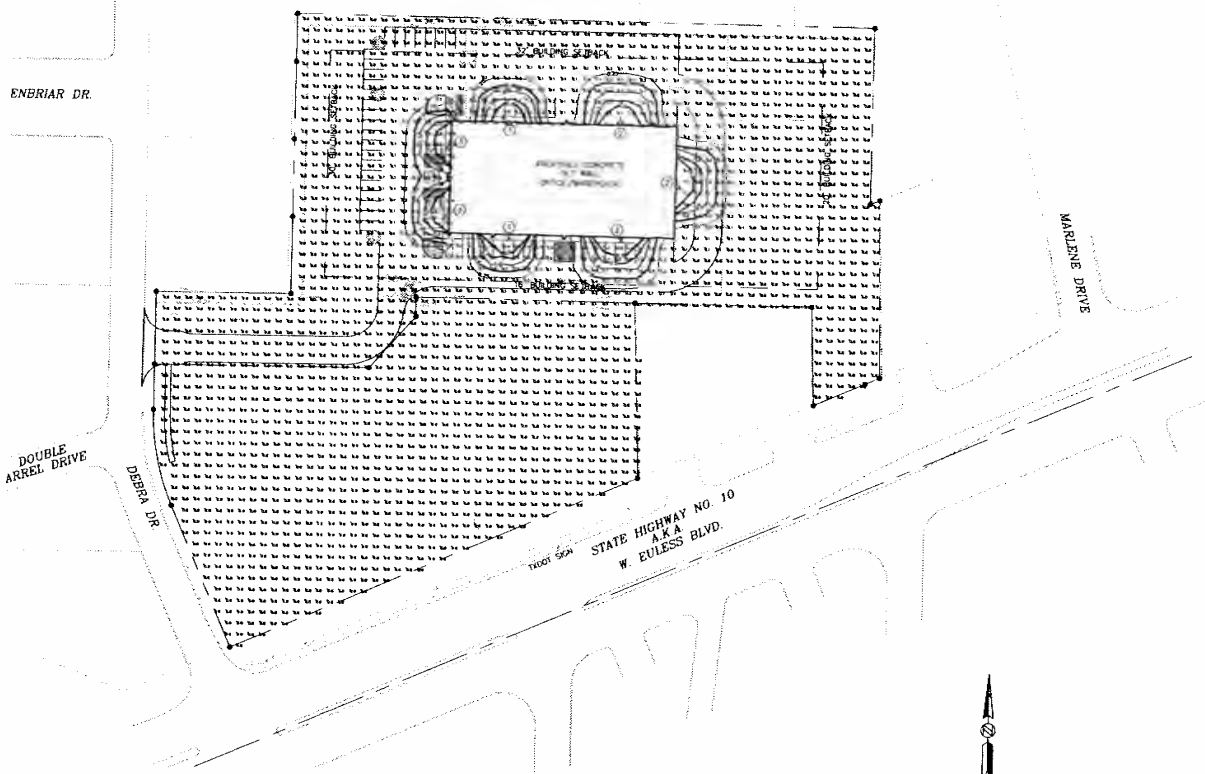
SERVICE MASTER

MAD TRIANGLE ADDITION, BLOCK A, LOTS 1 & 2
ALLEN W. DOWNEN SURVEY ABSTRACT NO. 415, TRACT 1 AND 2
CASE #11-02-SP

GRADING AND UTILITY PLAN

HULSEY ENGINEERING
P.O. BOX 477, 300 THOMAS LANE
LILLIAN, TEXAS 76061
PH. (817) 790-7740 FX (817) 790-7776
FIRM # F-1255

DESIGNED: CH	DATE	JOB NO.	SHEET
DRAWN: GC	7-27-11	103059	C2.0 OF 7
APPROVED: CH			



1 C2.1 EXTERIOR LIGHTING PLAN
SCALE: 1" = 50'

0 25 50 100
SCALE: 1"=50'

LIGHT FIXTURE SCHEDULE			
MARK	DESCRIPTION	LAMPS	MANUFACTURER & MODEL
A	WALL PACK	(1) 250W MH 120 V	LITHONIA TWH 250M 120 SCWA PE FS LPI

NOTE:
THE PROPERTY REPRESENTED ON THIS PLAN CONFORMS WITH THE PARKING LOT LIGHTING REQUIREMENTS OF SECTION 8A-201(I) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS, TEXAS.

LIGHTING NOTES BY SYMBOL
(1) MOUNT AT 10' A.F.F.
(2) MOUNT AT 14' A.F.F.
(3) MOUNT AT 12' A.F.F.

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PROFESSIONAL ENGINEER
7-27-11

REVISIONS		
△	DESCRIPTION	DATE

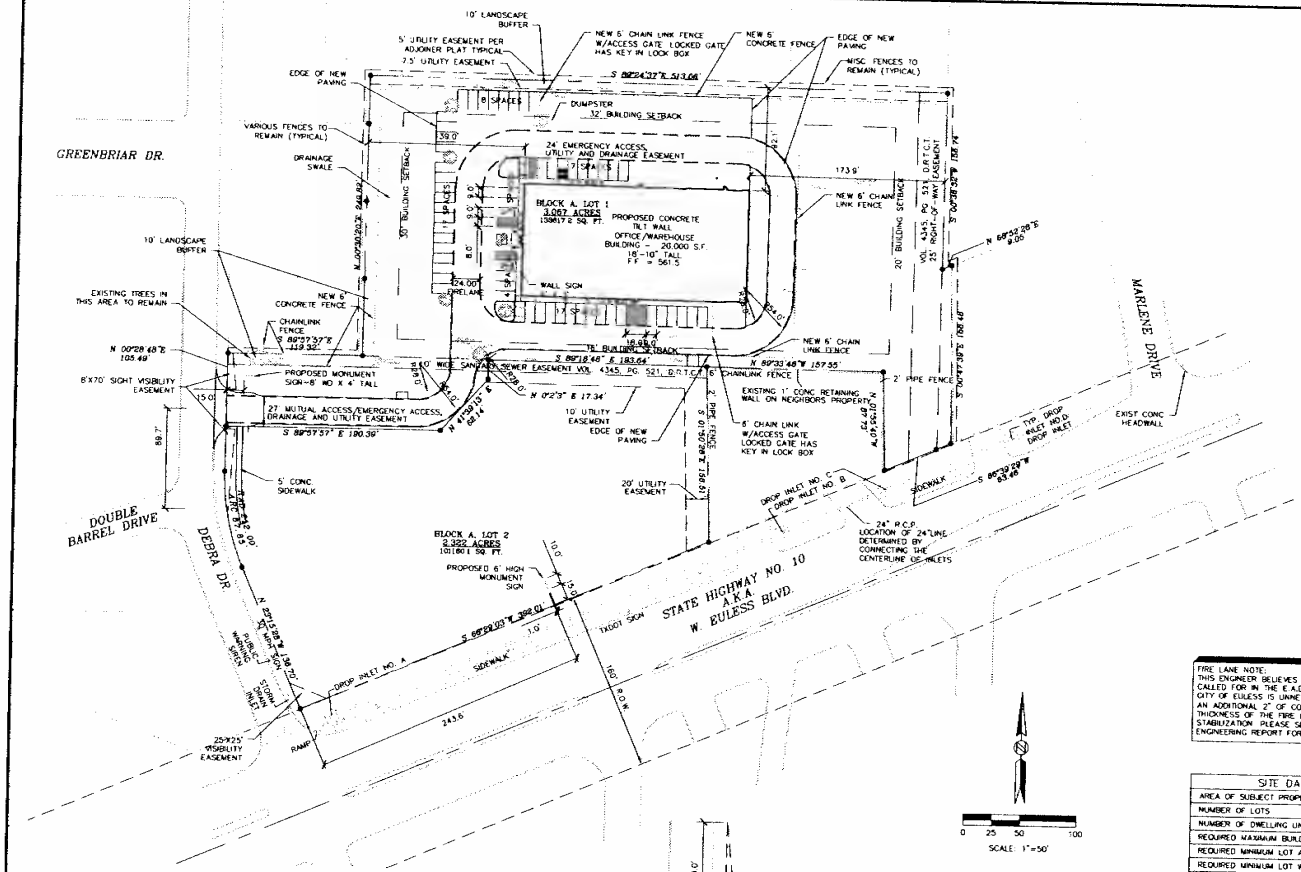
SERVICE MASTER

MAD TRIANGLE ADDITION, BLOCK A, LOTS 1 & 2
ALLEN M. DOWNEN SURVEY ABSTRACT NO. 415, TRACT 1 AND 2
CASE #11-02-SP

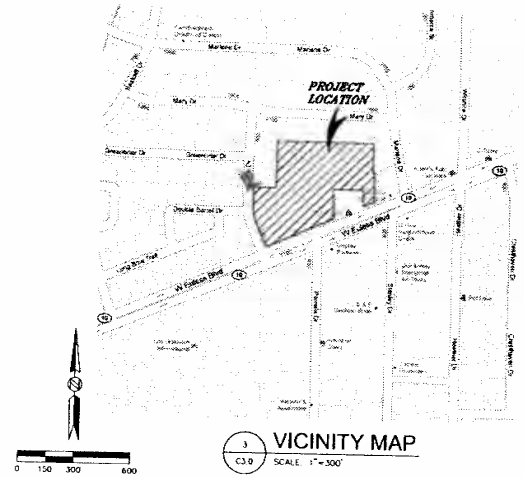
EXTERIOR LIGHTING PLAN

HULSEY ENGINEERING
P.O. BOX 477, 300 THOMAS LANE
LILLIAN, TEXAS 76061
PH. (817) 790-7740 FX. (817) 790-7776
FIRM # F-1255

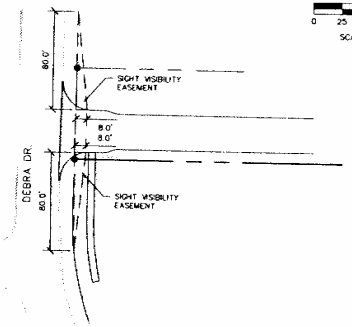
DESIGNED: CH	DATE	JOB NO.	SHEET
DRAWN: GC	7-27-11	103989	C2.1 OF 7
APPROVED: CH			



1 / C3.0 **SITE PLAN**
SCALE: 1"=50'



3 / C3.0 **VICINITY MAP**
SCALE: 1"=300'



2 / C3.0 **SIGHT VISIBILITY EASEMENT DETAIL**
N.T.S.

FIRE LANE NOTE:
THIS ENGINEER BELIEVES THAT THE LIME STABILIZATION CALLED FOR IN THE E.A.D.U.E. DETAIL PROVIDED BY THE CITY OF EULESS IS UNNECESSARY. WE ARE REQUESTING AN ADDITIONAL 2" OF CONCRETE BE ADDED TO THE THIGKNESS OF THE FIRE LANE INSTEAD OF THE LIME STABILIZATION. PLEASE SEE THE ATTACHED GEOTECHNICAL ENGINEERING REPORT FOR SOIL CONDITIONS.

SITE DATA TABLE	
AREA OF SUBJECT PROPERTY	5.391 ACRES
NUMBER OF LOTS	2
NUMBER OF DWELLING UNITS	0
REQUIRED MAXIMUM BUILDING HEIGHT	1 STORY
REQUIRED MINIMUM LOT AREA	22,500 FT²
REQUIRED MINIMUM LOT WIDTH	150 FT
REQUIRED LANDSCAPING	40,000 FT²
PROVIDED LANDSCAPING	56,564 FT²

PARKING TABLE			
GROUP	GROSS AREA	REQUIRED	PROVIDED
OFFICE	6,130 FT²	20.4	33
WAREHOUSE	13,870 FT²	13.9	24
TOTALS		35	57*

* OF WHICH (3) ARE HANDICAPPED

SITE DATA NOTES:
1) PROPOSED LAND USES: LOT 1 - OFFICE WAREHOUSE, LOT 2- UNKNOWN AT THIS TIME.
2) LANDSCAPEING: INSTALLATION OF NEW TREES AND SHRUBS AS INDICATED ON LANDSCAPE PLAN. INSTALLATION OF LANDSCAPING IS EXPECTED TO BE AFTER FINAL GRADING AND BEFORE OCCUPANCY.
3) 6' TALL PRECAST MASONRY FENCE PANELS EQUAL TO VERTI-CRETE PRECAST WALL SYSTEMS.

INTERIM REVIEW ONLY
DO NOT USE FOR CONSTRUCTION

STATE OF TEXAS
CLAY HULSEY
61061
REGISTERED
7-27-11

REVISIONS		
△	DESCRIPTION	DATE

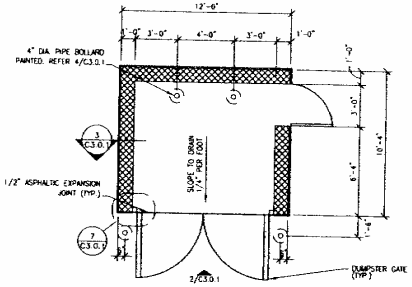
SERVICE MASTER

MAD TRIANGLE ADDITION, BLOCK A, LOTS 1 & 2
ALLEN M. DOWNEN SURVEY ABSTRACT NO. 415, TRACT 1 AND 2
CASE #11-02-SP

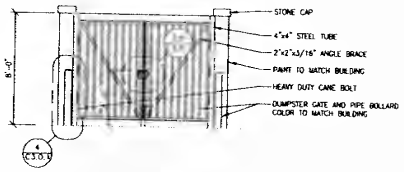
SITE PLAN

HULSEY ENGINEERING
P.O. BOX 477, 300 THOMAS LANE
LILLIAN, TEXAS 76061
PH. (817) 790-7740 FX (817) 790-7776
FIRM # F-1255

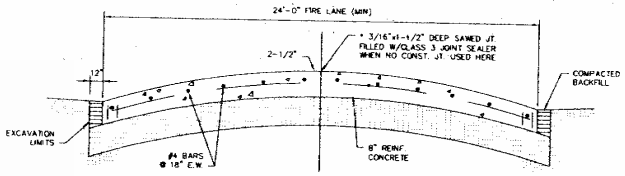
DESIGNED: CH	DATE	JOB NO.	SHEET
DRAWN: GC	7-27-11	103089	C3.0 OF 7
APPROVED: CH			



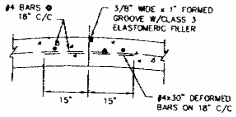
1 C3.0.1 **SINGLE DUMPSTER SCREEN**
SCALE: 1/4"=1'-0"



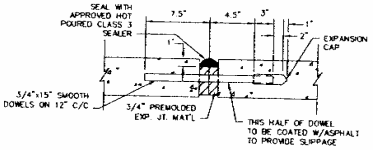
2 C3.0.1 **DUMPSTER ELEVATION**
SCALE: 1/4"=1'-0"



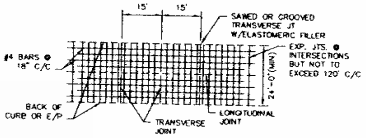
8 C3.0.1 **EMERGENCY ACCESS AND FIRE LANE EASEMENT TYPICAL PAVEMENT SECTION**
N.T.S.



9 C3.0.1 **LONGITUDINAL CONST. JT. DETAIL**
N.T.S.



10 C3.0.1 **EXPANSION JT. DETAIL**
N.T.S.

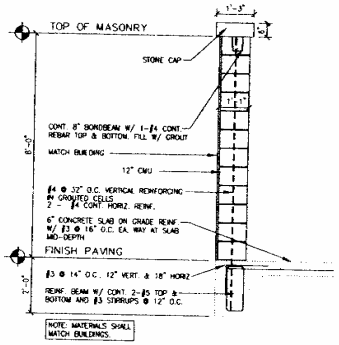


11 C3.0.1 **STEEL LAYOUT PLAN**
N.T.S.

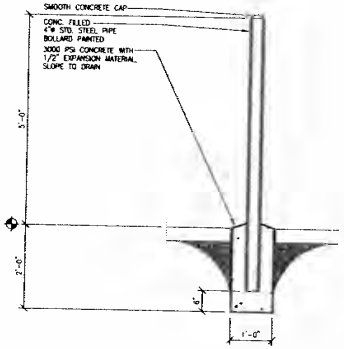
NOTES:

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

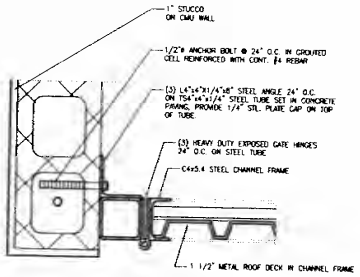
SECTION MAY BE CROWNED (PARABOLIC OR STRAIGHT); INVERTED; OR HAVE A STRAIGHT CROSS SLOPE. MAXIMUM CROSS SLOPE IS 6%. MAXIMUM LONGITUDINAL GRADE IS 6%.



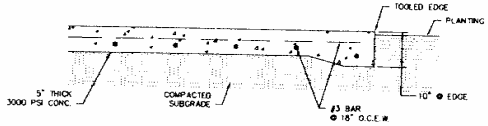
3 C3.0.1 **WALL SECTION**
SCALE: 1/2"=1'-0"



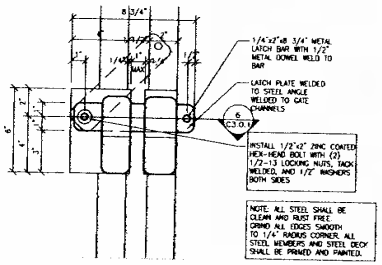
4 C3.0.1 **PIPE BOLLARD DETAIL**
SCALE: 3/4"=1'-0"



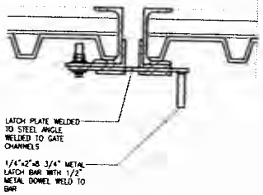
7 C3.0.1 **GATE HINGE DETAIL**
SCALE: 1 1/2"=1'-0"



12 C3.0.1 **PARKING LOT SECTION**
N.T.S.



5 C3.0.1 **GATE LATCH DETAIL**
SCALE: 3"=1'-0"



6 C3.0.1 **GATE LATCH DETAIL**
SCALE: 3"=1'-0"

INTERIM REVIEW ONLY
DO NOT USE FOR CONSTRUCTION

STATE OF TEXAS — CLINT HULSEY — 81081 — REGISTERED PROFESSIONAL ENGINEER
7-27-11

REVISIONS		
△	DESCRIPTION	DATE

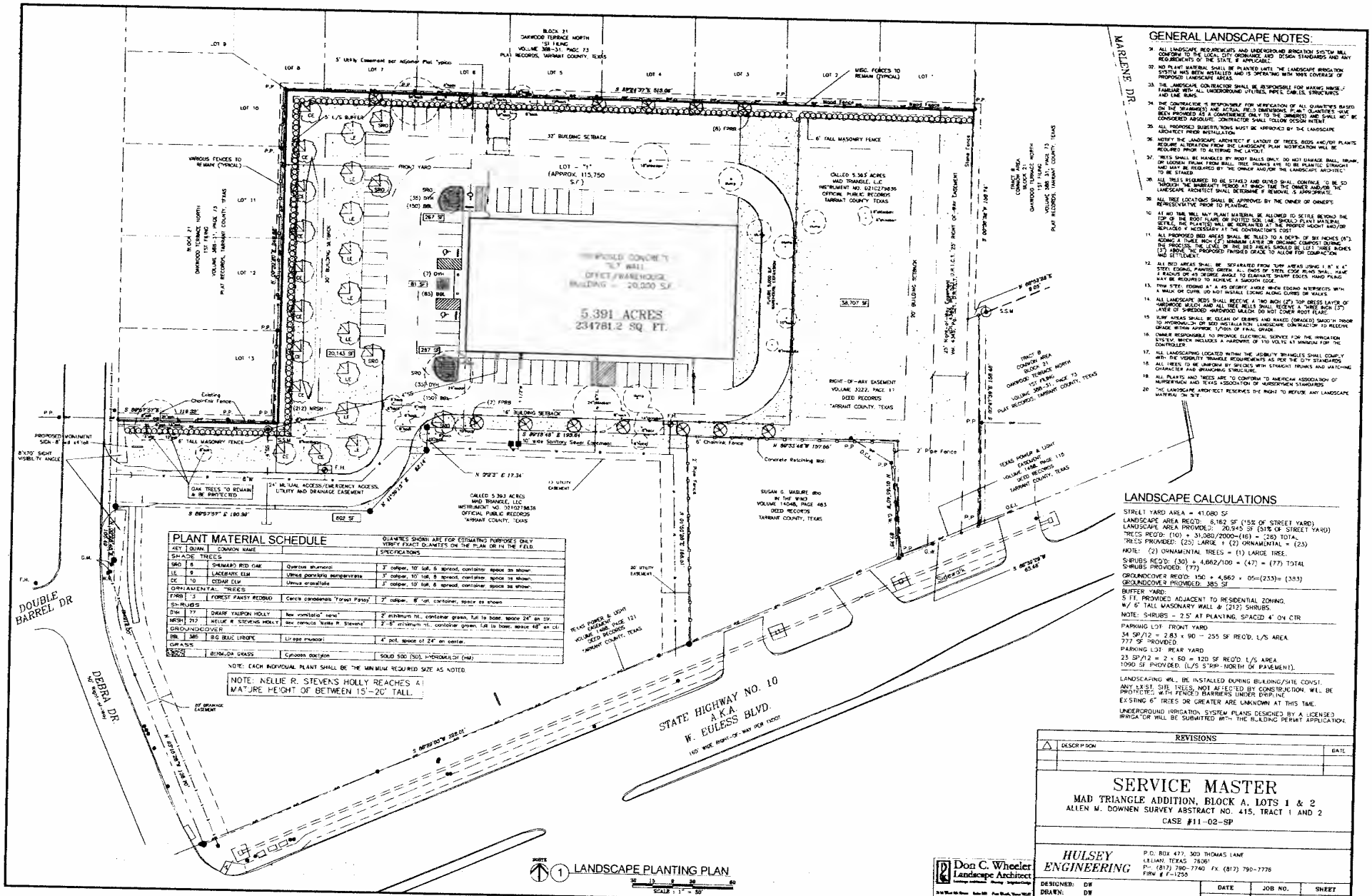
SERVICE MASTER

MAD TRIANGLE ADDITION, BLOCK A, LOTS 1 & 2
ALLEN M. DOWNEN SURVEY ABSTRACT NO. 415, TRACT 1 AND 2
CASE #11-02-SP

SITE PLAN DETAILS

HULSEY ENGINEERING
P.O. BOX 477, 300 THOMAS LANE
LILLIAN, TEXAS 76061
PH. (817) 790-7740 FX. (817) 790-7776
FIRM # F-1255

DESIGNED: CH	DATE	JOB NO.	SHEET
DRAWN: GC	7-27-11	193089	C3.0.1 OF 7
APPROVED: CH			



GENERAL LANDSCAPE NOTES:

31. ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
32. NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
33. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
34. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWINGS AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
35. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
36. NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
37. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN FROM THEIR BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
38. ALL TREES REQUIRED TO BE STAKED AND GUYED SHALL CONTINUE TO BE SO THROUGH THE WARRANTY PERIOD AT WHICH TIME THE OWNER AND/OR THE LANDSCAPE ARCHITECT SHALL DETERMINE IF REMOVAL IS APPROPRIATE.
39. ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
40. AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
41. ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6") ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
42. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1 1/2" x 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND PULLING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
43. PIN STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
44. ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
45. TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
46. OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
47. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
48. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND UNCHANGING STRUCTURE.
49. ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
50. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

PLANT MATERIAL SCHEDULE

QUANTIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. VERIFY EXACT QUANTES ON THE PLAN OR IN THE FIELD.

KEY	QUAN.	COMMON NAME		SPECIFICATIONS
SHADE TREES				
SRO	8	SHUMARD RED OAK	Quercus shumardi	3" caliper, 10' tall, 6' spread, container space as shown
LE	9	LACEBARK ELM	Ulmus parvifolia sempervirens	3" caliper, 10' tall, 6' spread, container space as shown
CE	10	CEDAR ELM	Ulmus crassifolia	3" caliper, 10' tall, 6' spread, container space as shown
ORNAMENTAL TREES				
FRRB	3	FOREST PANSY REDBUD	Cercis canadensis 'Forest Pansy'	2" caliper, 6' tall, container, space as shown
SHRUBS				
DYH	77	DWARF YAUPON HOLLY	Ilex vomitoria" nana"	2' minimum ht., container grown, full to base, space 24" on ctr.
NRSH	212	NELLIE R. STEVENS HOLLY	Ilex cornuta 'Nellie R. Stevens'	2'-6' minimum ht., container grown, full to base, space 48" on ctr.
GROUNDCOVER				
BRL	385	BIG BLUE LIRIOPE	Liriope muscari	4" pot, space at 24" on center.
GRASS				
		BERMUDA GRASS	Cynodon dactylon	SOLID SOD (SOD, HYDROMULCH (HM)

NOTE: EACH INDIVIDUAL PLANT SHALL BE THE MINIMUM REQUIRED SIZE AS NOTED.

NOTE: NELLIE R. STEVENS HOLLY REACHES A MATURE HEIGHT OF BETWEEN 15'-20' TALL.

LANDSCAPE CALCULATIONS

STREET YARD AREA = 41,080 SF
LANDSCAPE AREA REQ'D: 6,162 SF (15% OF STREET YARD)
LANDSCAPE AREA PROVIDED: 20,945 SF (51% OF STREET YARD)
TREES REQ'D: (10) + 31,080/2000=(16) = (26) TOTAL
TREES PROVIDED: (25) LARGE + (2) ORNAMENTAL = (23)
NOTE: (2) ORNAMENTAL TREES = (1) LARGE TREE.
SHRUBS REQ'D: (30) + 4,862/100 = (47) = (77) TOTAL SHRUBS PROVIDED: (77)
GROUNDCOVER REQ'D: 150 + 4,862 x .05=(233)= (383)
GROUNDCOVER PROVIDED: 385 SF
BUFFER YARD:
5 FT. PROVIDED ADJACENT TO RESIDENTIAL ZONING.
W/ 6' TALL MASONARY WALL & (212) SHRUBS.
NOTE: SHRUBS - 2.5' AT PLANTING, SPACED 4' ON CTR
PARKING LOT FRONT YARD
34 SP/12 = 2.83 x 90 = 255 SF REQ'D. L/S AREA.
777 SF PROVIDED.
PARKING LOT REAR YARD
23 SP/12 = 2 x 60 = 120 SF REQ'D. L/S AREA.
1090 SF PROVIDED. (L/S STRIP NORTH OF PAVEMENT).

LANDSCAPING WILL BE INSTALLED DURING BUILDING/SITE CONST.
ANY EXIST. SITE TREES, NOT AFFECTED BY CONSTRUCTION, WILL BE PROTECTED WITH FENCED BARRIERS UNDER DRIPLINE.
EXISTING 6" TREES OR GREATER ARE UNKNOWN AT THIS TIME.

UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.

NORTH
1 LANDSCAPE PLANTING PLAN
SCALE: 1" = 30'

REVISIONS		
△	DESCRIPTION	DATE

SERVICE MASTER

MAD TRIANGLE ADDITION, BLOCK A, LOTS 1 & 2
ALLEN M. DOWNEN SURVEY ABSTRACT NO. 415, TRACT 1 AND 2
CASE #11-02-SP

Don C. Wheeler Landscape Architect

HULSEY ENGINEERING
P.O. BOX 477, 300 THOMAS LANE
LILLIAN, TEXAS 76061
PH: (817) 790-7740 FX: (817) 790-7776
FIRM # F-1255

DESIGNED: DW	DATE	JOB NO.	SHEET
DRAWN: DW	07/18/11	103088	OF
APPROVED: DW			