

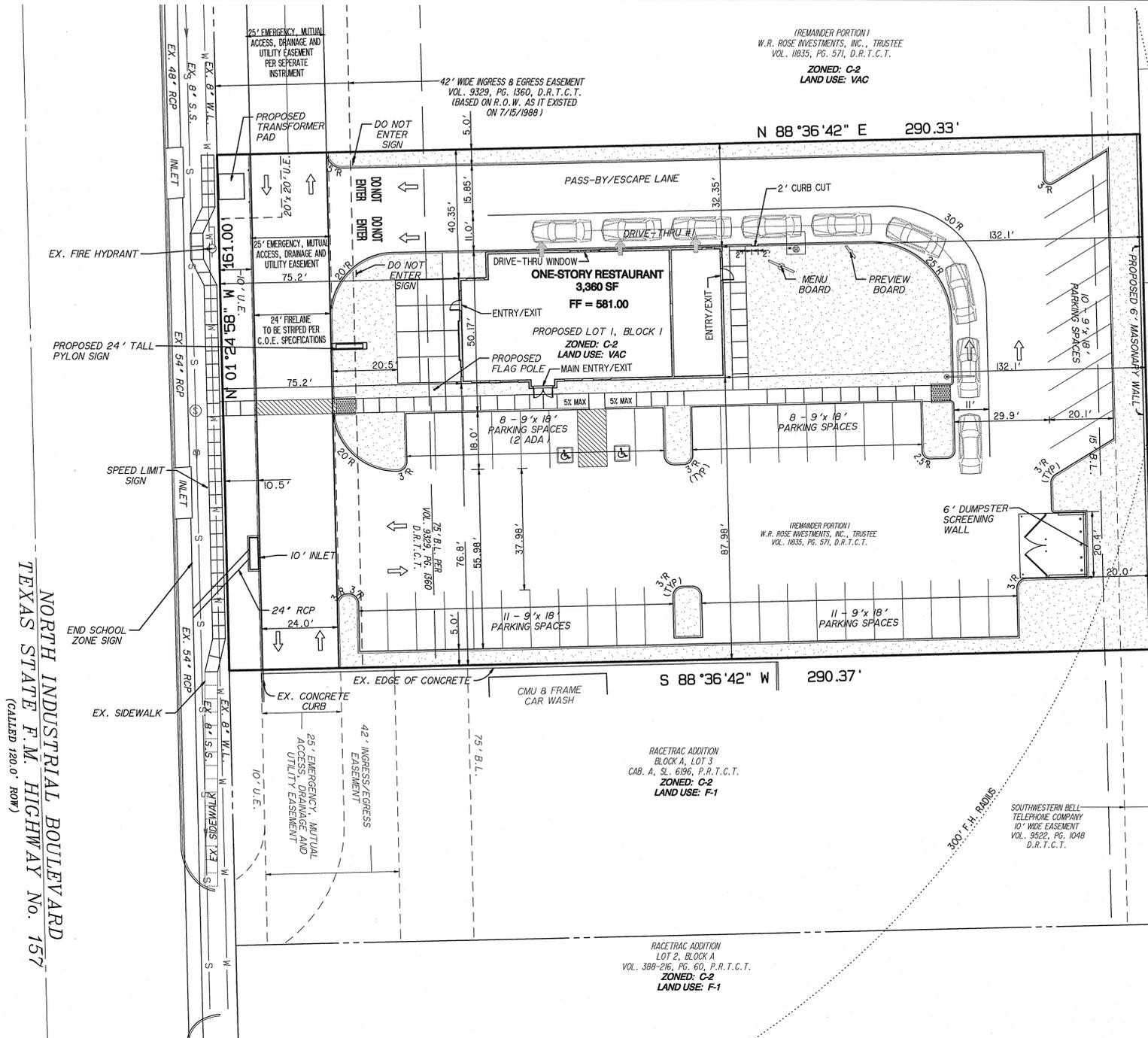
NOTES:
 CONCRETE PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4200 PSI AT 28 DAYS.
 SECTION MAY BE CROWNED (PARABOLIC OR STRAIGHT); INVERTED; OR HAVE A STRAIGHT CROSS SLOPE. MAXIMUM CROSS SLOPE IS 6%. MAXIMUM LONGITUDINAL GRADE IS 6%.
 MIN. OF 30 LBS/S.Y. LIME OR CEMENT REQUIRED FOR SUB-GRADE STABILIZATION. COMPACTION TO 95% STANDARD STANDARD PROCTOR DENSITY, AND HAVE A MOISTURE CONTENT FROM 0% TO +4% ABOVE OPTIMUM MOISTURE.

EMERGENCY ACCESS AND FIRE LANE EASEMENT TYPICAL PAVEMENT SECTION
 CITY OF EULESS
 COE-FL 11/04

SITE DATA TABLE	
SITE AREA	46,746 SF
# OF LOTS	1
# OF DWELLING UNITS	N/A
MAXIMUM LOT COVERAGE	N/A
MAXIMUM BUILDING HEIGHT	60 FT.
MINIMUM LOT AREA	22,500 SF
MINIMUM LOT WIDTH	130 FT.
LANDSCAPING REQUIRED	
TREES	11
SHRUBS	32
GROUND COVER	160 SF
LANDSCAPING PROVIDED	
TREES	11.5*
SHRUBS	33**
GROUND COVER	195 SF***
STREET YARD AREA	11,974 SF
REQUIRED LANDSCAPE AREA (15% OF STREET YARD MIN)	1,796 SF
REQUIRED MINIMUM SIZE FOR LANDSCAPING	3" CALIPER/12' HEIGHT

* Ornamental Tree = 0.5 trees
 ** Does not include required screening shrubs
 *** Does not include non-street yard ground cover

SITE DATA NOTES
 1. A DAIRY QUEEN DRIVE-THRU RESTAURANT IS PROPOSED ON THE SUBJECT TRACT.
 2. THE LANDSCAPING WILL BE INSTALLED IMMEDIATELY AFTER SITE WORK IS COMPLETED.
 3. THE SAME MASONRY MATERIALS USED FOR THE FACIA OF THE MAIN BUILDING WILL BE USED ON THE DUMPSTER ENCLOSURE.

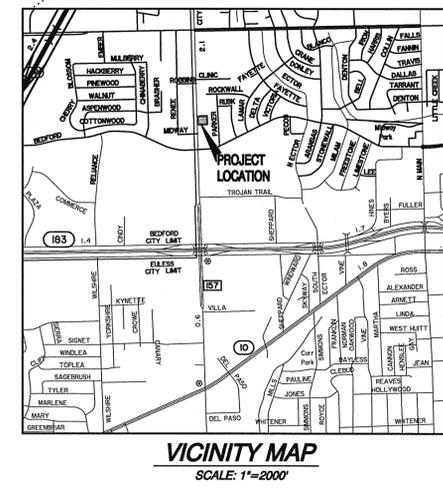


PARKING TABLE	
PARKING SPACES REQUIRED* (GROUP 5)	34
PARKING SPACES PROVIDED	46
ADA PARKING SPACES REQUIRED	2
ADA PARKING SPACES PROVIDED	2
TOTAL PARKING SPACES PROVIDED ON-SITE	48

* PARKING SPACES REQUIRED IS BASED UPON THE GFA OF THE BUILDING AREA (3,360 SF)

PREPARED BY:
GOODWIN & MARSHALL INC.
 CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
 2405 Mustang Drive, Grapevine, TX 76051
 Metro (817) 329-4373
 Fax (817) 329-4453
 Contact: John Andersen II, P.E.
 GOODWIN AND MARSHALL, INC. TPE REGISTRATION # F-2944

OWNER:
W.R. ROSE INVESTMENTS, INC., TRUSTEE
 5440 HARVEST HILL ROAD, SUITE 250
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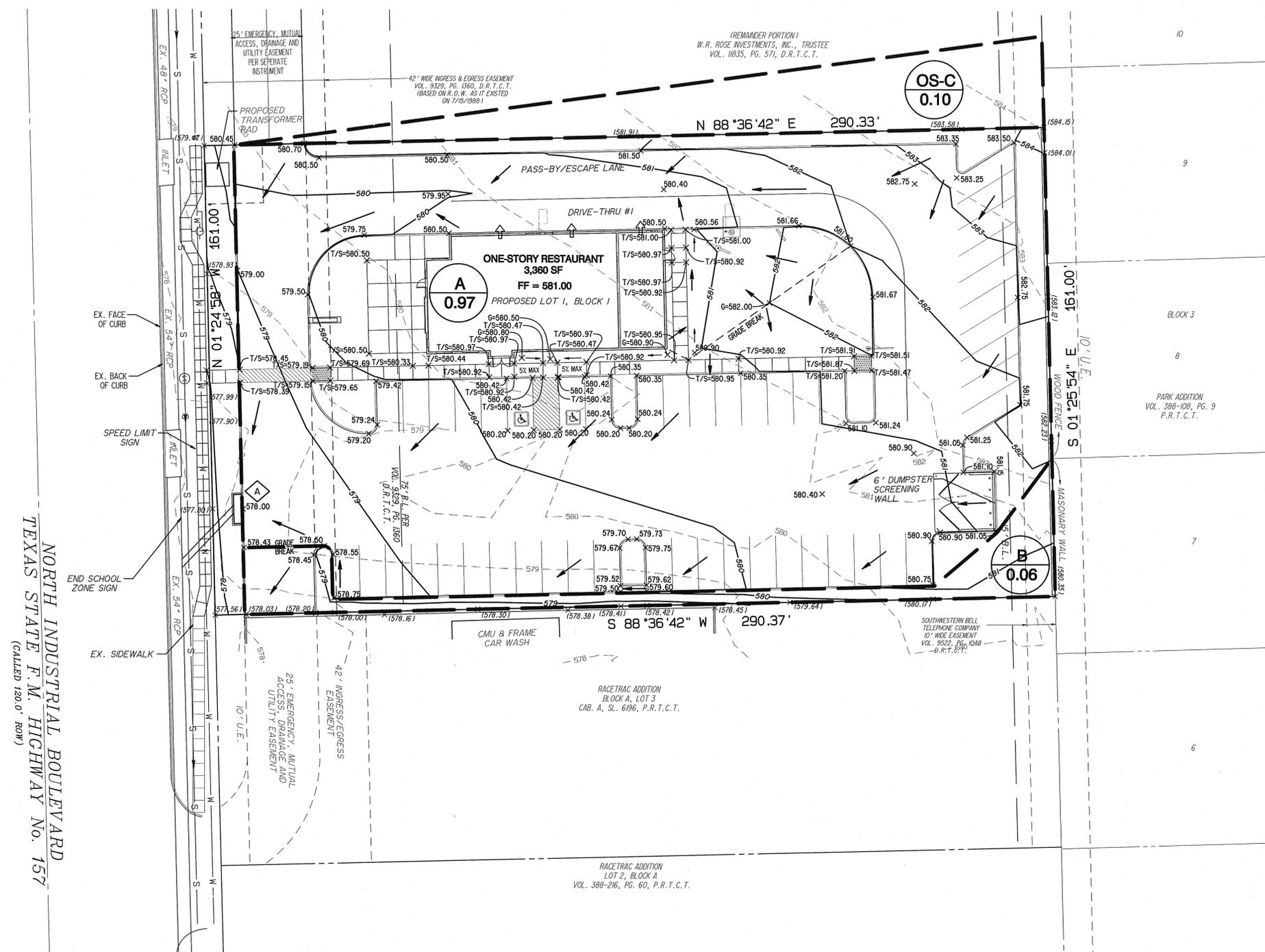
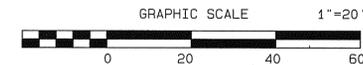


THE CITY OF EULESS CITY COUNCIL APPROVED THIS SITE PLAN ON THE DATE SPECIFIED. THE CITY ENGINEER WILL ISSUE A RELEASE FOR CONSTRUCTION OF THE PUBLIC IMPROVEMENTS AFTER A REVIEW AND FINAL APPROVAL OF CONSTRUCTION PLANS. AUTHORIZATION FOR PROPERTY OWNER TO COMMENCE SITE GRADING MAY BE APPROVED BY THE CITY ENGINEER.

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SITE PLAN - CASE #12-10-SP
SITE PLAN
ROSE ADDITION, PROPOSED BLOCK A, LOT 1
700 N. INDUSTRIAL BLVD.
1 Lot Located on 1.073 Acres
 SITUATED IN
J.P. HALFORD SURVEY, ABSTRACT No. 711
CITY OF EULESS, TARRANT COUNTY, TEXAS

PREPARED: OCTOBER 1, 2012
 REVISED: OCTOBER 24, 2012
 REVISED: DECEMBER 10, 2012



HYDROLOGIC COMPUTATIONS

AREA	C	CA	TIME	I10	Q10	I100	Q100	PICK-UP POINT	
A	0.97	0.95	0.92	10.0	7.90	7.3	11.55	10.7	Proposed Inlet No. 1
B	0.06	0.95	0.06	10.0	7.90	0.5	11.55	0.7	Sheet Flow to Existing Inlet
C	0.10	0.95	0.10	10.0	7.90	0.8	11.55	1.1	Proposed Inlet No. 1

NOTE: REFER TO THE F.M. 157 DRAINAGE PLANS FOR EXISTING DRAINAGE AREAS

GRADING LEGEND

- × (590.00) EXISTING TOP OF PAVEMENT
- × 590.00 PROPOSED TOP OF PAVEMENT
- FF= FINISHED FLOOR

ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE SPECIFIED.

DRAINAGE LEGEND

- (C 5.4) DRAINAGE AREA /ACREAGE
- DRAINAGE AREA DIVIDE
- STORM DRAIN INLET
- FLOW ARROW (RUNOFF DIRECTION)
- ◇ INLET NAME

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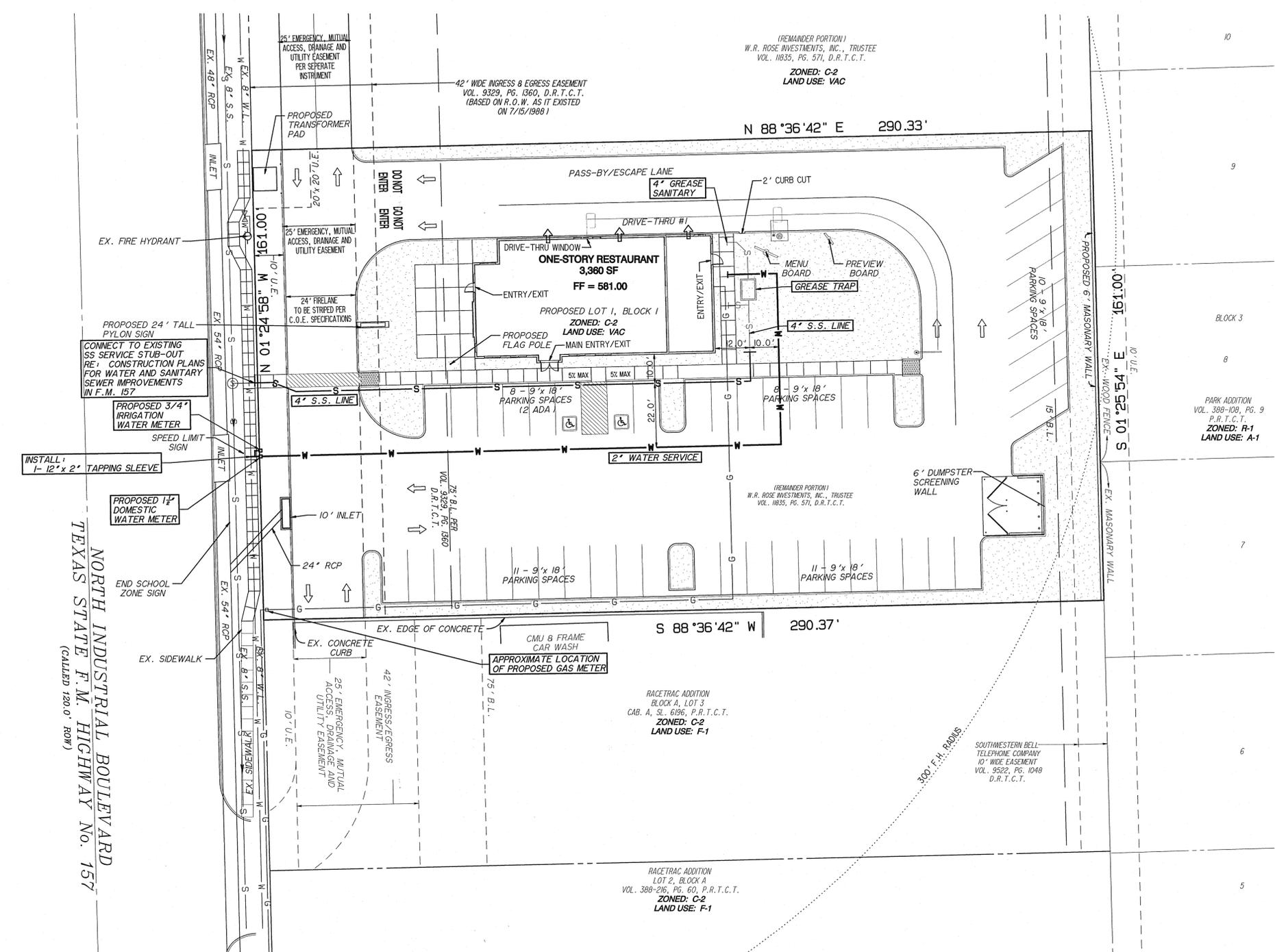
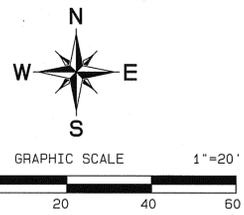
SITE PLAN - CASE #12-10-SP
PRELIMINARY GRADING & DRAINAGE PLAN
 ROSE ADDITION, PROPOSED BLOCK A, LOT 1
 700 N. INDUSTRIAL BLVD.
 1 Lot Located on 1.073 Acres
 SITUATED IN
 J.P. HALFORD SURVEY, ABSTRACT No. 711
 CITY OF EULESS, TARRANT COUNTY, TEXAS

PREPARED: OCTOBER 1, 2012
 REVISED: OCTOBER 24, 2012
 REVISED: DECEMBER 10, 2012

PREPARED BY:
GOODWIN & MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2405 Mustang Drive, Grapevine, TX. 76051
 Metro (817) 329-4373
 Fax (817) 329-4453
 Contact: John Andersen II, P.E.
 GOODWIN AND MARSHALL, INC. TBPB REGISTRATION # F-2944

OWNER:
W.R. ROSE INVESTMENTS, INC., TRUSTEE
 5440 HARVEST HILL ROAD, SUITE 250
 DALLAS, TX 75230
 (214) 954-1100
 Fax (214) 954-0011





UTILITY LEGEND	
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	FIRE HYDRANT COVERAGE RADIUS
	EXISTING SANITARY SEWER LINE
	PROPOSED WATER SERVICE
	PROPOSED SANITARY SEWER
	PROPOSED GAS SERVICE
	PROPOSED STORM DRAIN INLET

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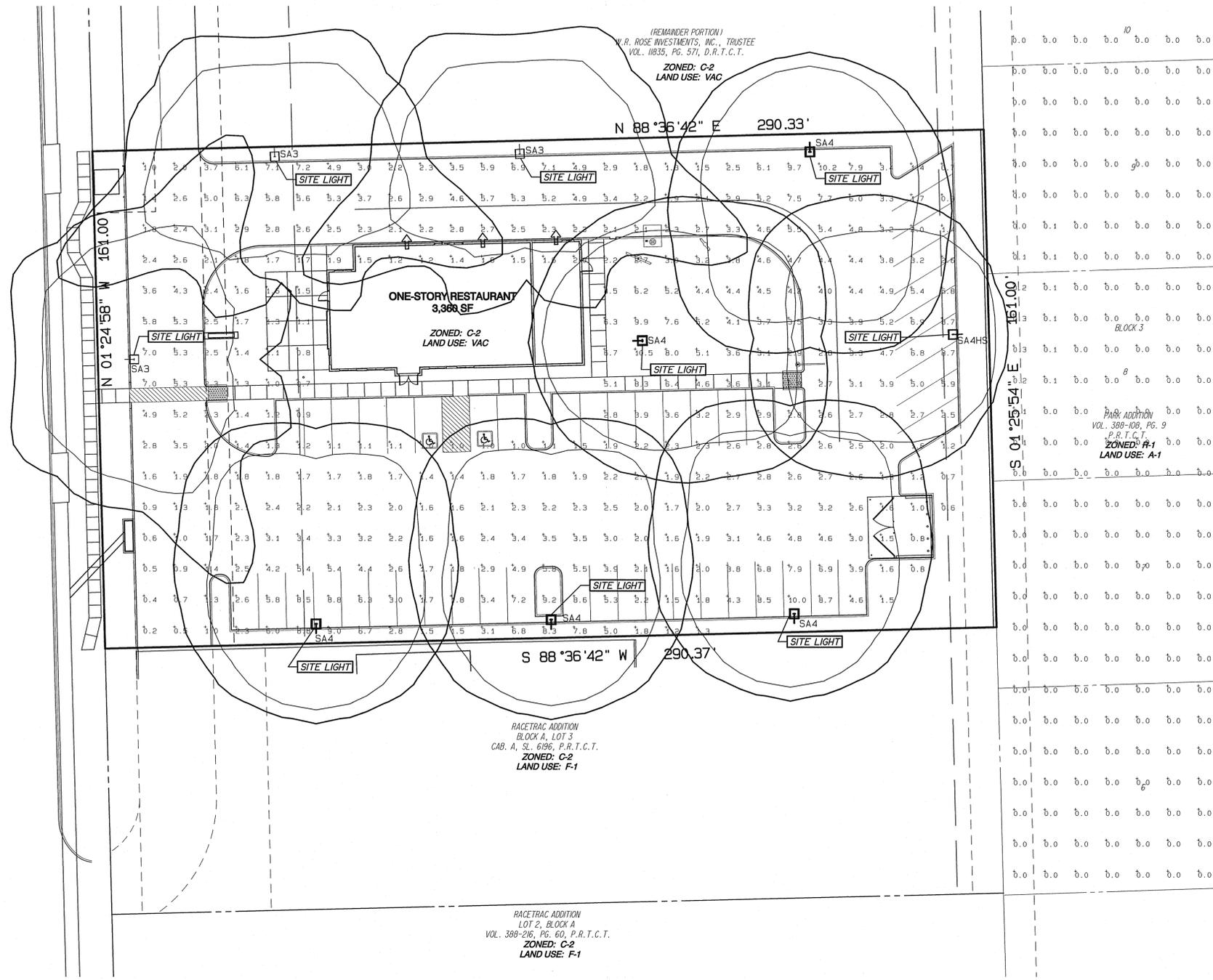
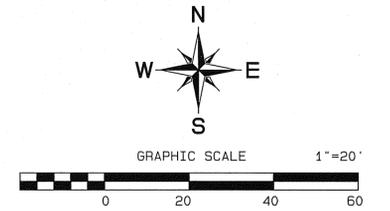
SITE PLAN - CASE #12-10-SP
PRELIMINARY UTILITY PLAN
 ROSE ADDITION, PROPOSED BLOCK A, LOT 1
 700 N. INDUSTRIAL BLVD.
 1 Lot Located on 1.073 Acres
 SITUATED IN
 J.P. HALFORD SURVEY, ABSTRACT No. 711
 CITY OF EULESS, TARRANT COUNTY, TEXAS

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NORTH INDUSTRIAL BOULEVARD
 TEXAS STATE F.M. HIGHWAY No. 157
 (CALLED 120.0' ROW)

Luminaire Schedule						
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lumens/Lamp
□	3	SA3	0.720	Spaulding - CR1-A-P40-H3	453	40000
□	5	SA4	0.720	Spaulding - CR1-A-P40-H4	453	40000
□	1	SA4HS	0.720	Spaulding - CR1-A-P40-H4-HS	453	40000

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	3.33	10.5	0.2	16.65	52.50
Outside property line	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.

- NOTES:**
1. CALCULATIONS ARE AT GROUND LEVEL.
 2. LIGHTS ARE MOUNTED ON A 25' TALL POLE ON A 30" BASE.
 3. THE PROPERTY REPRESENTED ON THIS PLAN CONFORMS WITH THE PARKING LOT LIGHTING REQUIREMENTS OF SECTION 84-201(1) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS, TEXAS.

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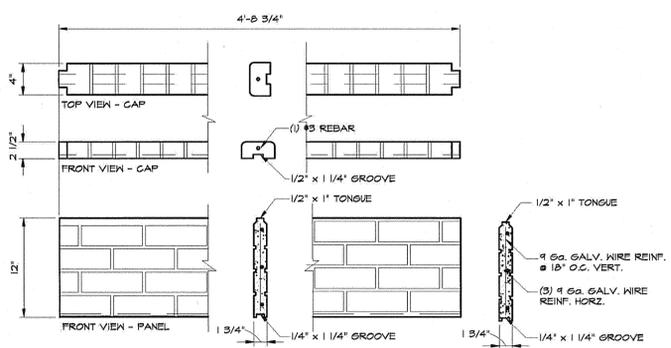
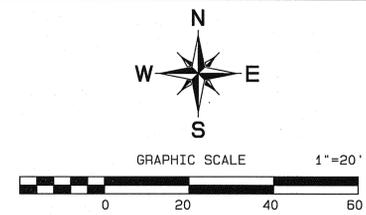
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SITE PLAN - CASE #12-10-SP
LIGHTING PLAN
 ROSE ADDITION, PROPOSED BLOCK A, LOT 1
 700 N. INDUSTRIAL BLVD.
 1 Lot Located on 1.073 Acres
 SITUATED IN
 J.P. HALFORD SURVEY, ABSTRACT No. 711
 CITY OF EULESS, TARRANT COUNTY, TEXAS

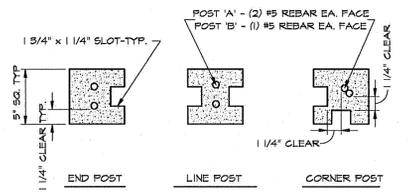
PREPARED BY:
 HOSSLEY LIGHTING ASSOCIATES
 1202 DRAGON ST., STE. 100
 DALLAS, TX 75207
 (214) 413-7000

OWNER:
 W.R. ROSE INVESTMENTS, INC., TRUSTEE
 5440 HARVEST HILL ROAD, SUITE 250
 DALLAS, TX 75230
 (214) 954-1100
 Fax (214) 954-0011

PREPARED: OCTOBER 1, 2012
 REVISED: OCTOBER 24, 2012
 REVISED: DECEMBER 10, 2012



DETAILS - PANEL & CAP
SCALE 1/2" = 1'-0"



SECTIONS 5" x 5" POST
SCALE 2" = 1'-0"

PIER SCHEDULE					
PIER	PIER DIA.	PIER DIA. RE. WALL PLAN	VERTICAL REIN. DIA.	HORIZONTAL TIES DIA.	VERTICAL TIES DIA.
1					
2					
3					
4					
5					
6 AND BEYOND					

BASED ON SITE-SPECIFIC LOADINGS AND SOILS

NOTE: PIER SCHEDULE AND POST SIZE ARE TYP. FOR EACH WALL END

SPECIFICATIONS AND NOTES:

- General
- Project has been designed in accordance with the International Building Code, 2006 Edition.
 - Wind Loads:
Basic Wind Speed:
Exposure Category:
Importance Factor:
 - Product to be manufactured by a NPCA Certified Plant.
Manufacturer: Superior Concrete Products
Contact: Calvin Clarke
1203 Raider Drive
Eules, Texas 76040
Phone No: (817) 277-9255
Fax No: (817) 281-0184
 - Screening Wall is to be constructed entirely on the project property.
 - Should drainage be required, the bottom panel shall be raised 2"-4" above grade by means of a concrete filled "Schedule 80 PVC Pipe" placed in the groove of the respective posts.
 - Color to be job specific.

Concrete

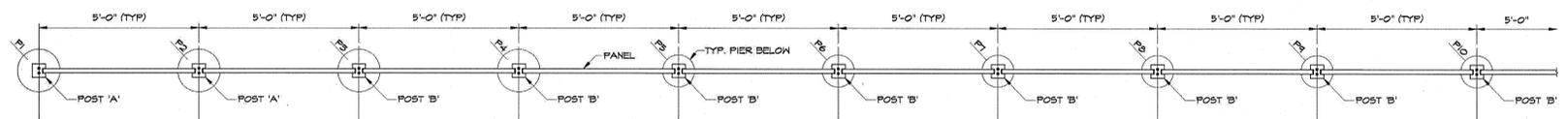
- Concrete Materials:
a. Concrete shall be normal weight concrete having sand and gravel or crushed stone aggregates, mixed with ASTM-C150, Type I or Type III Portland Cement to meet the minimum compressive strengths as follows:
-panels & posts: 5000 psi @ 28 days
-footings & piers: 2500 psi at 28 days
-sidewalks & non-structural: 2500 psi at 28 days
b. Water used for concrete shall be clean water and free from injurious amounts of oils, acids, alkalis, organic or other deleterious substances.
c. All concrete permanently exposed to the weather shall contain an air-entraining admixture resulting in 3 to 6% entrained air or as recommended by the manufacturer.

Reinforcements

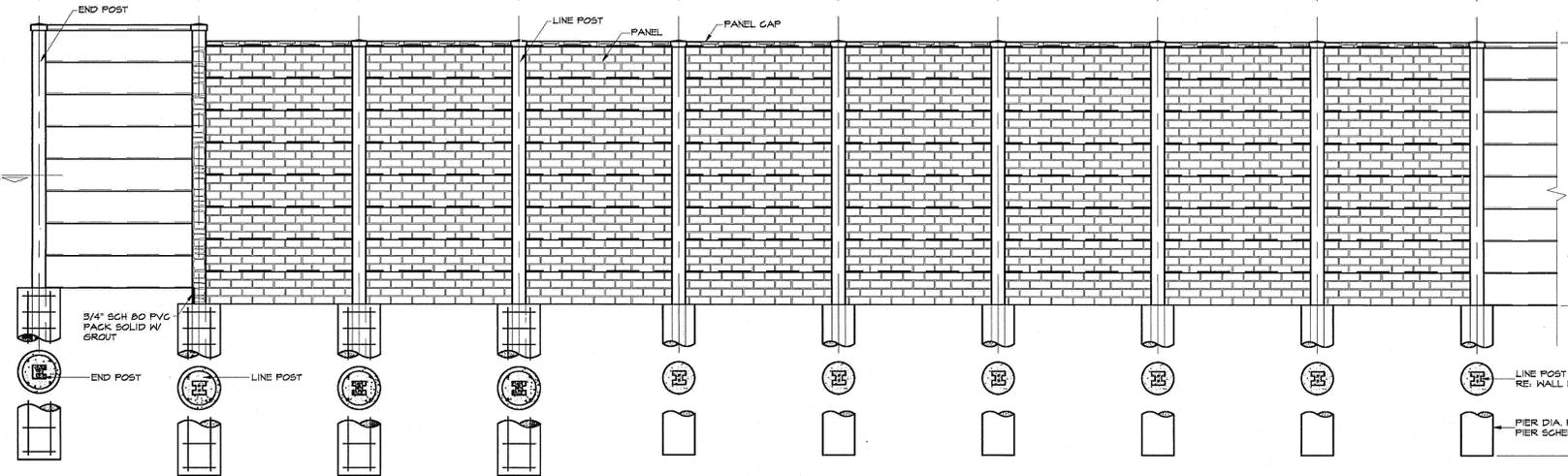
- Reinforcing Materials:
a. Deformed type bars shall conform to ASTM-A 615, Grade 60, placed as shown on the drawings.
b. Steel Reinforcing wire shall meet U.S. Steel wire gage, ASTM-A 82, fy = 70,000 psi min. Galvanized.
c. All ties and stirrups shall conform to the requirements of ASTM-A 615, grade 40.
- Reinforcing Workmanship:
a. Reinforcement steel shall be fabricated in accordance with the CRSI Standard Details. Reinforcing bars shall be cold-bent only. Use of heat to bend reinforcement steel shall be cause for rejection.
b. Reinforcement steel, bars and wire fabric shall be thoroughly cleaned before placing and again before the concrete is placed, shall be accurately positioned and secured in place. Provide standard bar chairs for all beam steel. No brick or porous materials may be used to support the steel off the ground.
c. Install all reinforcement with the following clearances between reinforcing steel and face of concrete:
a. Footing, pier, or beam bottom: 3"
b. Earth-formed pier or beam sides: 2"
c. Formed footing, pier or beam sides, exposed: 1"
d. Precast exposed to weather: panels 3/4", posts 1 1/4"
d. Splices within continuous unscheduled reinforcing steel shall have a minimum lap of 30 bar diameters.

Soils

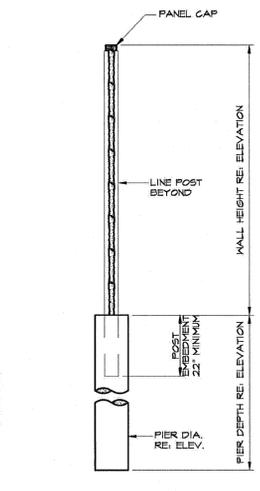
- Footing size is based on the following minimum soil properties:
Soil Compaction:
Bearing Capacity:
Frictional Resistance:
Lateral Bearing:



PLAN - SCREENING WALL



ELEVATION - SCREENING WALL
SCALE 1/2" = 1'-0"



SECTION - SCREENING WALL
SCALE 1/2" = 1'-0"

NOTE: SCREENING WALL IMAGE IS NOT TO SCALE

REVISIONS

PRECAST SCREENING WALL

SUPERIOR-CONCRETE
Manufactured By
SUPERIOR CONCRETE PRODUCTS
1203 RAIDER DRIVE EULESS, TX 76040
1 (800) 942-9255 (817) 277-9255

DATE:
DRAWN:
SHEET
OF SHEET(S)

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OWNER:
W.R. ROSE INVESTMENTS, INC., TRUSTEE
5440 HARVEST HILL ROAD, SUITE 250
DALLAS, TX 75230
(214) 954-1100
Fax (214) 954-0011

SITE PLAN - CASE #12-10-SP
SCREENING WALL DETAIL
ROSE ADDITION, PROPOSED BLOCK A, LOT 1
700 N. INDUSTRIAL BLVD.
1 Lot Located on 1.073 Acres
SITUATED IN
J.P. HALFORD SURVEY, ABSTRACT No. 711
CITY OF EULESS, TARRANT COUNTY, TEXAS

PREPARED: OCTOBER 1, 2012
REVISED: OCTOBER 24, 2012
REVISED: DECEMBER 10, 2012

THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF SPRING BROOK PLANNING GROUP, AND IS ISSUED AS AN INSTRUMENT OF SERVICE FOR THE SUBJECT PROJECT. SPRING BROOK PLANNING GROUP RETAINS TITLE AND OWNERSHIP OF THIS DOCUMENT WHETHER THE PROJECT IS EXECUTED OR NOT AND IT SHALL NOT BE COPIED, REPRODUCED OR EXHIBITED IN WHOLE OR PART FOR ANY OTHER PURPOSE, OR USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECTS, UNLESS AUTHORIZED IN WRITING BY SPRING BROOK PLANNING GROUP.

GENERAL NOTES:

SEE CIVIL / SITE PLANS FOR EXACT LOCATIONS OF EXISTING AND PROPOSED UTILITIES AND EASEMENTS.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED AS REQUIRED BY CODE.

Underground irrigation shall be designed by a Licensed Irrigator and will be submitted with the Building Permit Application.

STREET YARD = 11,974 SF

THERE ARE NO EXISTING TREES ON THE SITE.

SOD SHALL BE INSTALLED FOR ALL TURF GRASS AREAS.

PARKING LOT OPEN SPACE:

Street Yard - 6 spaces with 435sf landscape islands (870 sf / 12 spaces).

Non Street Yard - 42 spaces with 1,097 sf landscape islands (313 sf / 12 spaces)

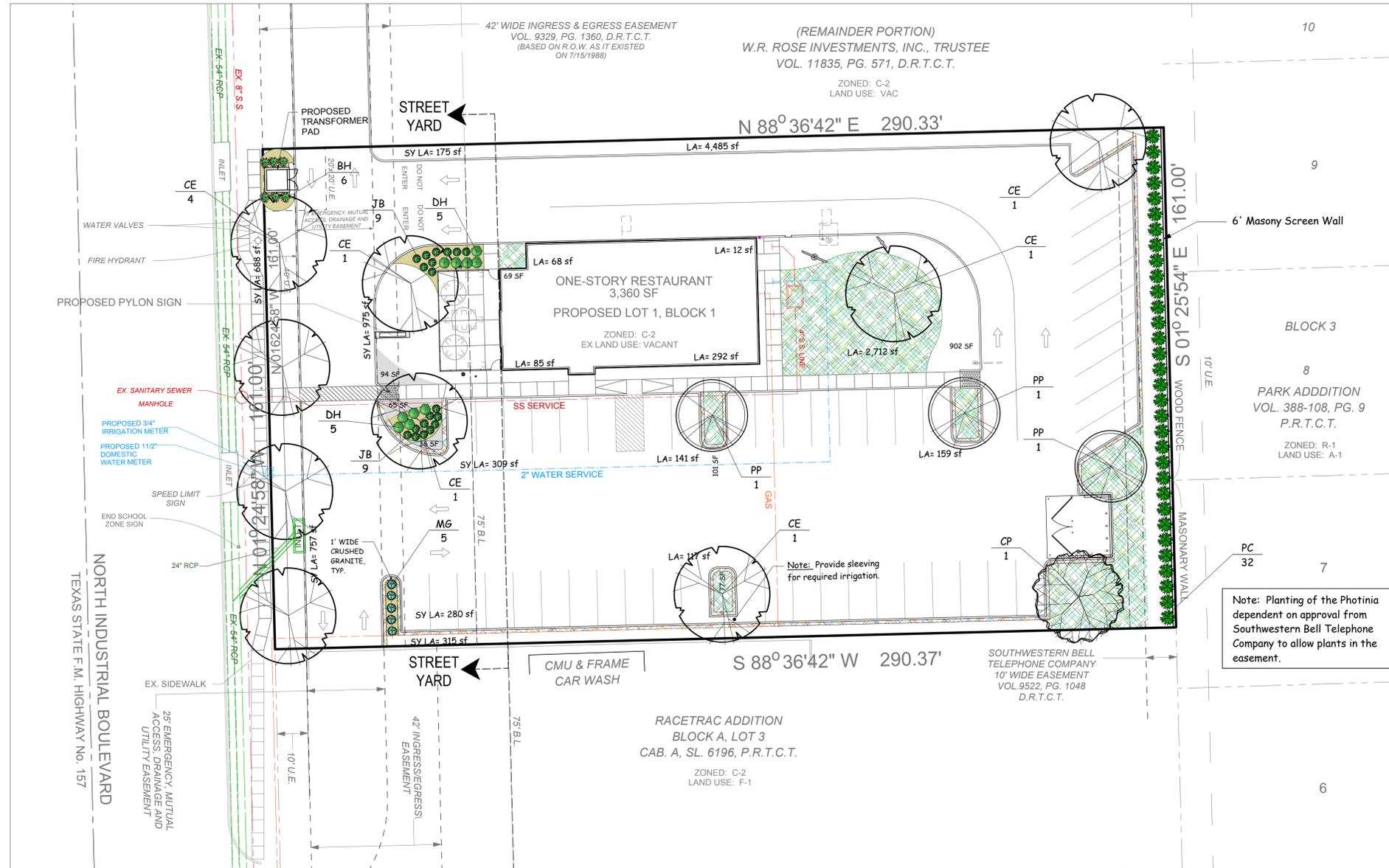
OPEN SPACE DATA

LOT AREA	46,746 SF
STREET YARD	11,974 SF
STREET YARD LANDSCAPED AREA	3,184 sf (26.6% of Street Yard)
TOTAL LANDSCAPED AREA	11,255 sf (24.1% of Total Site)
TREES REQUIRED / PROVIDED	11 / 11.5*
SHRUBS REQUIRED / PROVIDED	32 / 33 **
GROUND COVER REQUIRED / PROVIDED	160 sf / 195 sf ***

* Ornamental Tree = 0.5 trees.

** Does not include required screening shrubs.

*** Does not include non-street yard ground cover.



- Shredded Hardwood Mulch Bed
- Ground Cover - Monkey Grass (*Liriope muscari*) and/or Asin Jasmine (*Trachelospermum asiaticum*) planted 18" O.C. - to be determined based on availability and owners preference.
- Xeriscape
- SY LA Street Yard Landscaped Area
- LA Landscaped Area (Non Street Yard)

PLANT LIST

SYM	KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
	CP	1	CHINESE PISTACHE	<i>Pistacia chinensis</i>	3" Cal. Min.	Container Grown
	CE	9	CEDER ELM	<i>Ulmus crassifolia</i>	3" Cal. Min.	Container Grown
	PP	3	PURPLE LEAF PLUM	<i>Prunus Cerasifera</i>	12' Ht. Min.	Container Grown
	JB	18	JAPANESE BARBERRY	<i>Berberis thunbergi</i>	24" Ht. Min.	Container Grown
	DH	10	DWARF YAUPON HOLLY	<i>Ilex vomitoria 'Nana'</i>	24" Ht. Min.	Container Grown
	PC	32	CHINESE PHOTINIA	<i>Photinia serrulata</i>	3' Ht. Min.	5' O.C.
	BH	6	DWARF BURFORD HOLLY	<i>Ilex cornuta 'Dwarf Burford'</i>	24" Ht. Min.	Container Grown
	MG	5	ADAGIO MADIAN GRASS	<i>Miscanthus sinensis 'Adagio'</i>	24" Ht. Min.	Container Grown *

Note: Do not cut back Miscanthus (Adagio Madian Grass) until the new growth starts to appear.

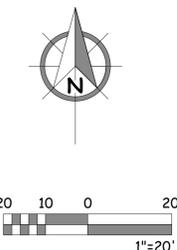
SITE PLAN - CASE # 12-10-SP
LANDSCAPE PLAN

ROSE ADDITION, PROPOSED BLOCK A, LOT1
700 N. INDUSTRIAL BLVD.

1 Lot Located on 0.981 Acres Being a Replat of
1 Lot Located on 1.073 Acres

SITUATED IN
J.P. HALFORD SURVEY, ABSTRACT No. 711
CITY OF EULESS, TARRENT COUNTY, TEXAS

PREPARED: OCTOBER 1, 2012
REVISED: OCTOBER 24, 2012
REVISED NOVEMBER 30, 2012 (Revised ht. of Masonry Wall)
REVISED DECEMBER 10, 2012 (Revised Site Plan)



Prepared By:
SpringBrook
planning group
2405 Mustang Drive
Grapevine, TX 76051
(469) 955-8580
larry@sbplanning.net

