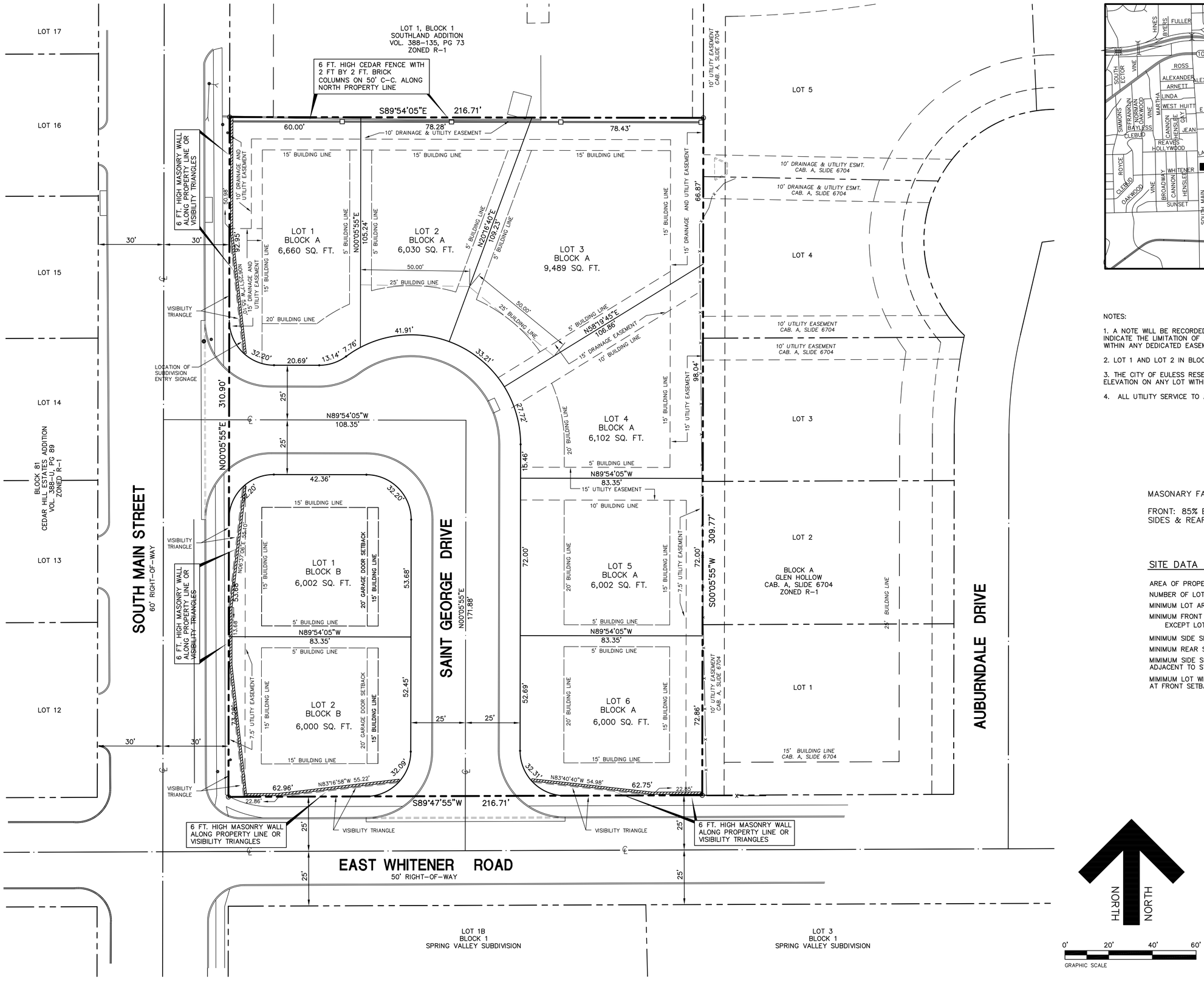


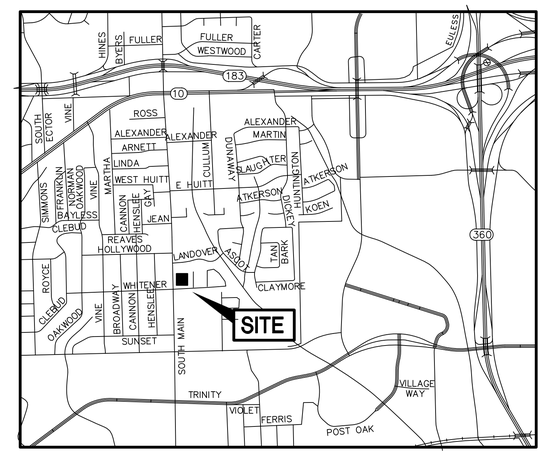


## LOCATION MAP

NOTES:

1. A NOTE WILL BE RECORDED ON THE FINAL PLAT OF THE SUBDIVISION WHICH WILL INDICATE THE LIMITATION OF ABILITY TO CONSTRUCT PERMANENT ACCESSORY STRUCTURES WITHIN ANY DEDICATED EASEMENTS.

2. LOT 1 AND LOT 2 IN BLOCK B WILL FACE THE INTERIOR STREET.

3. THE CITY OF EULESS RESERVES THE RIGHT TO REQUIRE A MINIMUM FINISHED FLOOR ELEVATION ON ANY LOT WITHIN THIS ADDITION.

4. ALL UTILITY SERVICE TO AND WITHIN THIS SITE SHALL BE UNDERGROUND.

MASONARY FACADE REQUIREMENTS:

FRONT: 85% BRICK, 15% STONE
SIDES & REAR: 90% BRICK, 10% OTHER

## SITE DATA

| | |
|---|---|
| AREA OF PROPERTY | 67,253 SQ. FT. (1.544 AC) |
| NUMBER OF LOTS | 8 |
| MINIMUM LOT AREA | 6,000 SQUARE FEET |
| MINIMUM FRONT SETBACK | 20' FEET<br>EXCEPT LOT 2 & 3, BLOCK A = 25 FEET |
| MINIMUM SIDE SETBACK | 5 FEET |
| MINIMUM REAR SETBACK | 15 FEET |
| MINIMUM SIDE SETBACK ADJACENT TO STREET | 15 FEET |
| MINIMUM LOT WIDTH AT FRONT SETBACK | 50 FEET |

| REVISIONS: | |
|---|---|
| 8/19/13 | CITY COMMENTS |
| 9/9/13 | CITY COMMENTS |
| 9/12/13 | CITY COMMENTS |
| | |
| | |

STATE OF TEXAS
JAMES DEWEY, JR.
61484
LICENSED PROFESSIONAL ENGINEER
9/12/13

**CITY CASE NO. 13-02-PD**

SHEET TITLE:

# CONCEPT PLAN FOR PD

TRINITY COURT ADDITION
EULESS, TEXAS


JDR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958


| | | | |
|---|---|---|---|
| DATE: AUG. 5, 2013 | DRAWN BY: SAS | SHEET NO. | |
| SCALE: 1" = 20' | CHECKED BY: JDJR | 1 OF 3 | |

JDJR FILE NO. 463-26-13


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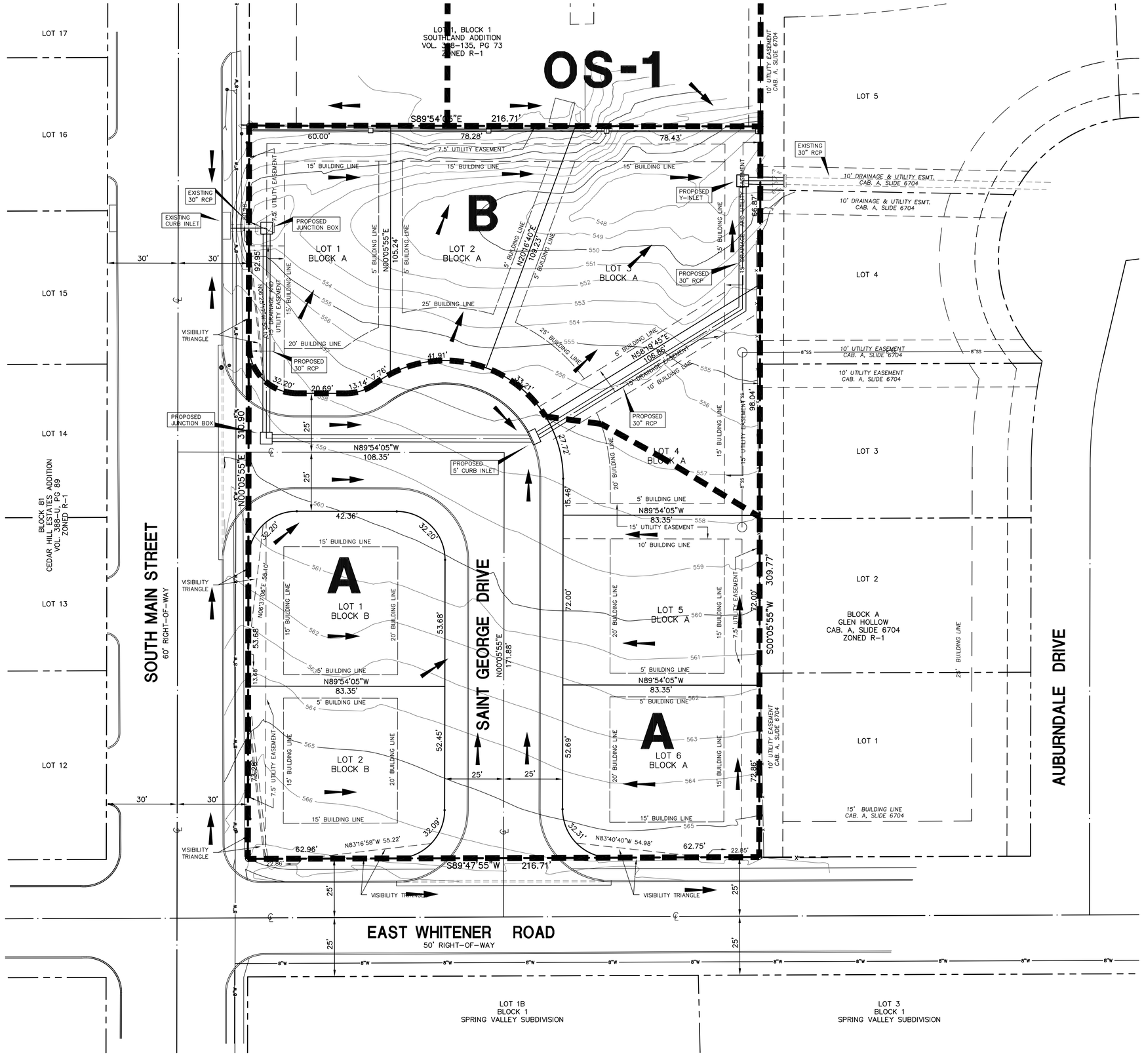


NOTES:

1. THE CITY OF EULESS RESERVES THE RIGHT TO REQUIRE MINIMUM FINISHED FLOOR ELELVATIONS ON ANY LOT WITHIN THIS ADDITION.
2. OVERFLOW FLUMES WILL BE REQUIRED AT LOW POINTS.

## DRAINAGE DATA PROPOSED

| AREA | ACRES | C | $T_C$ MIN | $I_{100}$ IN/HR | $Q_{100}$ CFS | OUTFALL REMARKS |
|---|---|---|---|---|---|---|
| A | 0.94 | 0.65 | 10 | 11.6 | 7.09 | TO PROPOSED CURB INLET |
| B | 0.60 | 0.65 | 10 | 11.6 | 4.52 | TO PROPOSED Y-INLET |
| OS-1 | 0.31 | 0.95 | 10 | 11.6 | 3.42 | TO PROPOSED Y-INLET |

## LEGEND

624 — EXISTING CONTOUR LINE

DIRECTION OF SURFACE FLOW

DRAINAGE DIVIDE LINE

| REVISIONS: | |
|---|---|
| 8/19/13 | CITY COMMENTS |
| | |
| | |
| | |
| | |

STATE OF TEXAS
JAMES DEWEY, JR.
61480
LICENSED PROFESSIONAL ENGINEER
8/05/13

**CITY CASE NO. 13-02-PD**

SHEET TITLE:

**PRELIMINARY DRAINAGE PLAN**

TRINITY COURT ADDITION
EULESS, TEXAS


JDJR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958


| DATE: | AUG. 5, 2013 | DRAWN BY: | SAS | SHEET NO. |
|---|---|---|---|---|
| SCALE: | 1" = 20' | CHECKED BY: | JDJR | 2 OF 3 |

JDJR FILE NO. 463-26-13


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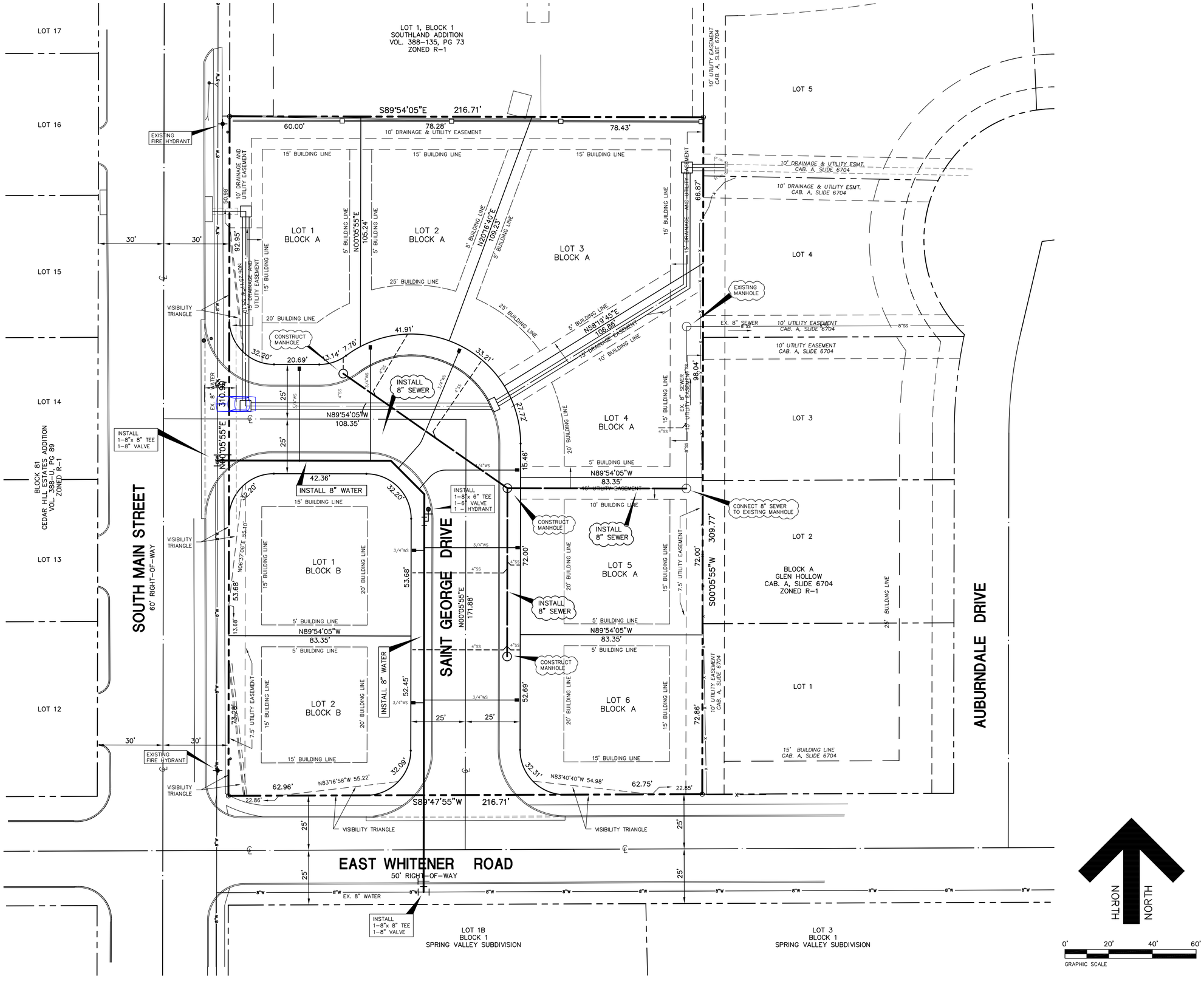


| REVISIONS: | |
|---|---|
| 8/19/13 | CITY COMMENTS |
| 9/9/13 | CITY COMMENTS |

STATE OF TEXAS
JAMES DEWEY, JR.
61480
PROFESSIONAL ENGINEER
9/9/13

SHEET TITLE:

**PRELIMINARY WATER AND SEWER PLAN**

TRINITY COURT ADDITION
EULESS, TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
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|---|---|---|
| SCALE: 1" = 20' | CHECKED BY: JDJR | 3 OF 3 |

JDJR FILE NO. 463-26-13

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