SPRING VALLEY APARTMENT ADDITION
VOL. 388-65, PG. 37
P.R.T.C.T.

R-1 ZONING

LOT 15

BLOCK 9
CEDAR HILL ESTATES
VOL. 388-__, PG. __
P.R.T.C.T.
R-1 ZONING

LOT 14

LOT 9

BLOCK 16
CEDAR HILL ESTATES
VOL. 388-__, PG. __
P.R.T.C.T.
C-1 ZONING

LOT 10

N89°59'00"E 477.69'

N00°01'00"E 134.70'

N89°59'00"E 6.98'

N00°01'42"E 315.18'

S00°04'00"E 450.02'

WEST 486.21'

CHAIN LINK FENCE

PROPOSED 6 FT. HIGH MASONRY WALL AS SHOWN

LOT 6
9,510 SQ. FT.

LOT 7
6,385 SQ. FT.

LOT 8
6,409 SQ. FT.

BLOCK A
LOT 9
6,400 SQ. FT.

LOT 10
6,403 SQ. FT.

LOT 11
6,362 SQ. FT.

LOT 12
9,511 SQ. FT.

LOT 5
6,438 SQ. FT.

LOT 4
6,000 SQ. FT.

LOT 3
6,006 SQ. FT.

BLOCK A
LOT 2
6,012 SQ. FT.

LOT 1
7,881 SQ. FT.

LOT 13
6,490 SQ. FT.

LOT 14
6,001 SQ. FT.

LOT 15
6,001 SQ. FT.

BLOCK A
LOT 16
6,001 SQ. FT.

LOT 17
7,948 SQ. FT.

LAIN STREET

LOT 4
6,856 SQ. FT.

LOT 5
6,856 SQ. FT.

BLOCK B
LOT 3
6,001 SQ. FT.

LOT 6
6,001 SQ. FT.

LOT 2
6,001 SQ. FT.

LOT 7
6,001 SQ. FT.

BLOCK B
LOT 8
7,958 SQ. FT.

LOT 1
7,948 SQ. FT.

SOUTH MAIN STREET
(EULESS - GRAPEVINE ROAD)

ANGIE LANE

NEVEAN LANE

VISTA GLEN LANE

PIPE LINE ROAD
(HURST PIPE LINE ROAD)

PART OF BLOCK 1
J. E. WHITENER ESTATE
VOL. 388-J, PG. 139,
P.R.T.C.T.
R-1 ZONING

VARIABLE WIDTH RIGHT-OF-WAY DEDICATION

CONCRETE PAD

CELL TOWER ENCLOSURE (CINDER BLOCK SCREEN WALL)

CHURCH SIGN

PROPOSED 6 FT. HIGH MASONRY WALL AS SHOWN

40' DRAINAGE & UTILITY EASEMENT

SIGN EASEMENT

VISIBILITY TRIANGLE

FUTURE CITY OF EULESS MONUMENT SIGN

WATER VAULT

RECLAIMED WATER MARKER

UTILITY VAULT

TEST STATION

JBOX

CABLE VAULT

GMKR

TMKR

TPED

FH

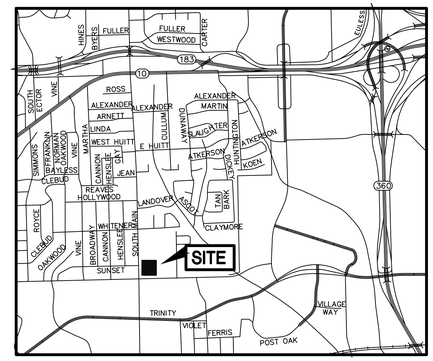
SSMH

TMH

OHE

NORTH

0' 30' 60' 90'
GRAPHIC SCALE



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

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

4. THE MINIMUM SIZE OF DWELLING UNITS SHALL BE 1,800 SQUARE FOOT WITH AN AVERAGE OF 2,300 SQUARE FOOT.

5. SIDEWALK ALONG SOUTH MAIN STREET WILL BE CONSTRUCTED AT THE TIME OF DEVELOPMENT. PRIOR TO CONSTRUCTION, A SIDEWALK FEE MUST BE PAID FOR THE FUTURE SIDEWALK CONSTRUCTION ALONG S. PIPELINE ROAD. INTERNALL SIDEWALKS WILL BE REQUIRED ON ALL LOTS AT THE TIME EACH LOT IS DEVELOPED.

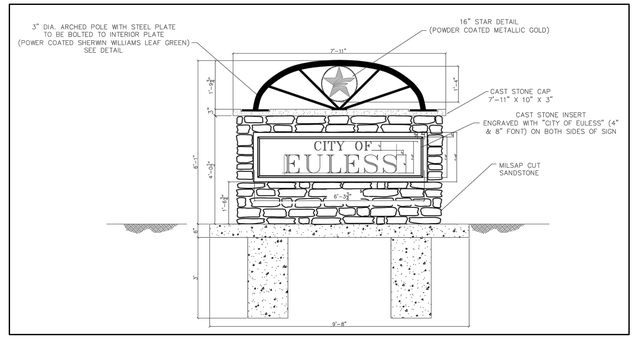
6. THE EXISTING CHAIN LINK FENCE ALONG THE NORTH AND EAST PROPERTY LINES WILL BE REPLACED WITH A WOOD FENCE AT THE TIME OF EACH LOT DEVELOPMENT.

MASONARY FACADE REQUIREMENTS:

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

SITE DATA

AREA OF PROPERTY	217,424 SQ. FT. (4.991 AC)
NUMBER OF LOTS	25
MINIMUM LOT AREA	6,000 SQUARE FEET
MINIMUM FRONT SETBACKS	
ONE STORY	20 FEET (EXCEPT AS SHOWN)
GARAGE	22 FEET
TWO STORY	25 FEET
MINIMUM SIDE SETBACK	5 FEET
MINIMUM REAR SETBACK	15 FEET
MIMIMUM SIDE SETBACK ADJACENT TO STREET	15 FEET
MIMIMUM LOT WIDTH AT FRONT SETBACK	50 FEET



CITY OF EULESS MONUMENT SIGN DETAIL

CITY CASE NO. 13-06-PD

REVISIONS:	
12/04/13	PER CITY REVIEW

STATE OF TEXAS
JAMES DEWEY, JR.
61408
REGISTERED PROFESSIONAL ENGINEER
12/04/13

SHEET TITLE:

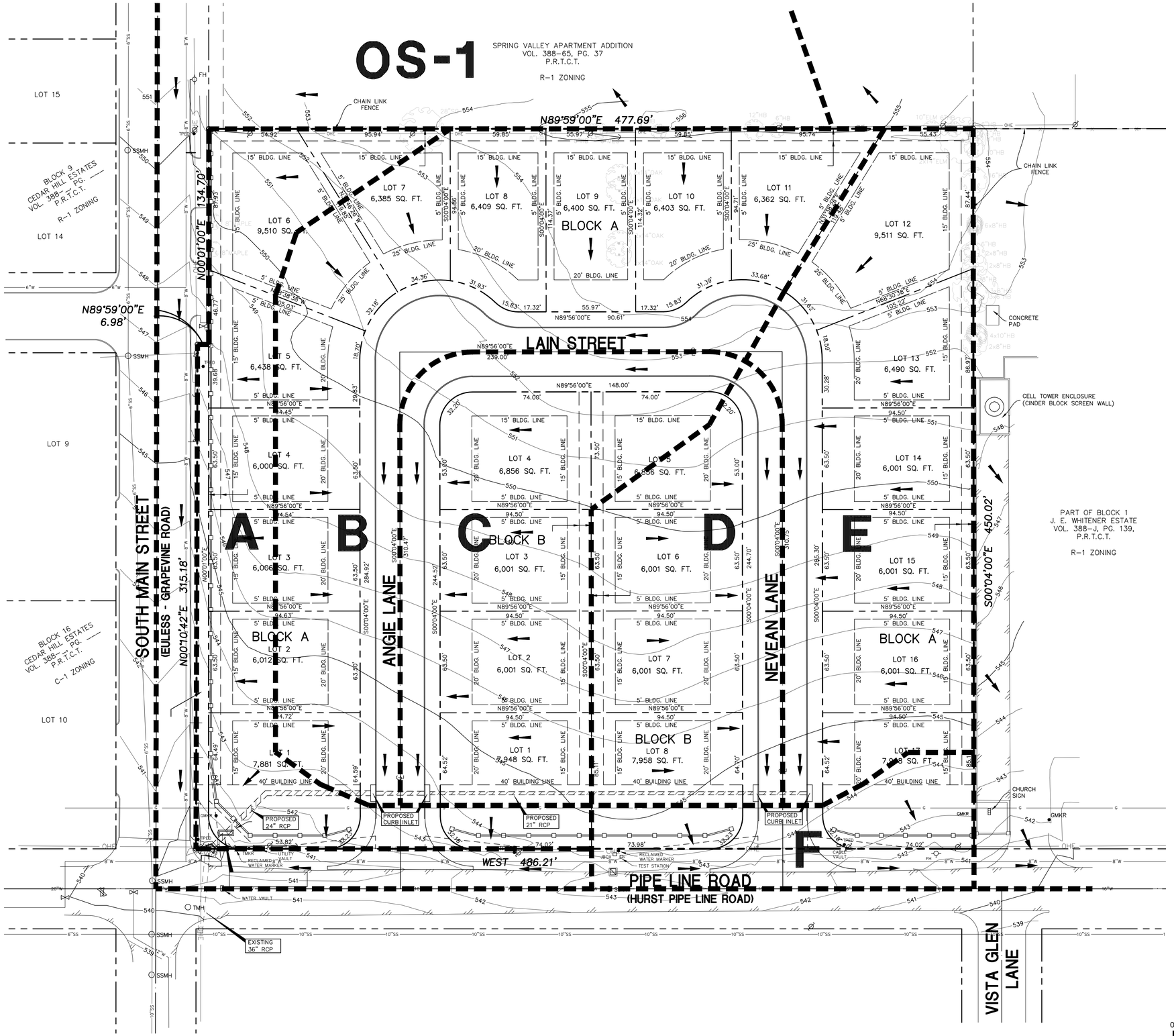
CONCEPT PLAN FOR PD

SILVER CREST ADDITION
EULESS, TEXAS

PREPARED BY:
JDJR 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: NOV. 13, 2013	DRAWN BY: SAS	SHEET NO.	
SCALE: 1" = 30'	CHECKED BY: JDJR	1 OF 3	

JDJR FILE NO. 463-27-13



PROPOSED DRAINAGE DATA FOR ON-SITE STORMDRAIN						
AREA	ACRES	C	$T_{C\ MIN}$	I_{25} IN/HR	Q_{25} CFS	OUTFALL REMARKS
A	0.72	0.65	10	7.55	3.53	SHEET FLOW TO MAIN STREET
B	1.48	0.65	10	7.55	7.26	TO PROPOSED CURB INLET
C	0.90	0.65	10	7.55	4.42	TO PROPOSED CURB INLET
D	0.63	0.65	10	7.55	3.09	TO PROPOSED CURB INLET
E	1.05	0.65	10	7.55	5.15	TO PROPOSED CURB INLET
F	0.34	0.65	10	7.55	1.67	SHEET FLOW TO PIPELINE

PROPOSED DRAINAGE DATA FOR EXISTING 36" STORMDRAIN						
AREA	ACRES	C	$T_{C\ MIN}$	I_{25} IN/HR	Q_{25} CFS	OUTFALL REMARKS
A	0.72	0.65	15	6.46	3.02	SHEET FLOW TO MAIN STREET
B-E	4.06	0.65	15	6.46	17.05	TO PROPOSED ON-SITE STORMDRAIN
OS-1	5.75	0.70	15	6.46	26.00	TO EXISTING 36" RCP AT PIPELINE ROAD

LEGEND

- 624 ——— EXISTING CONTOUR LINE
- DIRECTION OF SURFACE FLOW
- DRAINAGE DIVIDE LINE

NOTE: THE CITY OF EULESS RESERVES THE RIGHT TO REQUIRE MINIMUM FINISHED FLOOR ELELVATIONS ON ANY LOT WITHIN THIS ADDITION.

REVISIONS:	
12/04/13	PER CITY REVIEW

STATE OF TEXAS
JAMES DEWEY JR.
61458
REGISTERED PROFESSIONAL ENGINEER
12/04/13

NORTH
NORTH
0' 30' 60' 90'
GRAPHIC SCALE

SHEET TITLE:

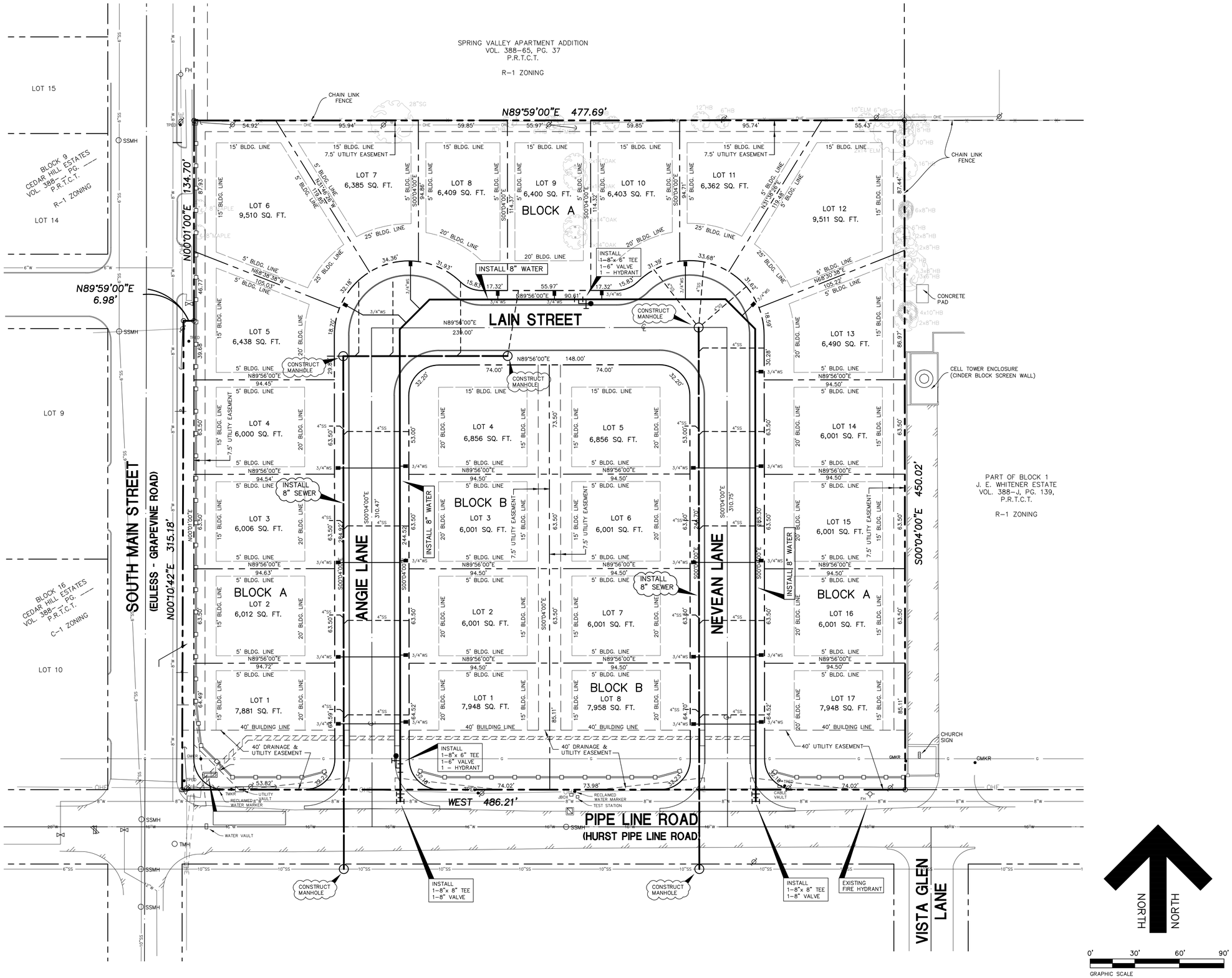
PRELIMINARY DRAINAGE PLAN

SILVER CREST 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 972-252-8858

DATE: NOV. 19, 2013	DRAWN BY: SAS	SHEET NO.
SCALE: 1" = 30'	CHECKED BY: JDJR	2 OF 3

JDJR FILE NO. 463-27-13



REVISIONS:	
12/04/13	PER CITY REVIEW

STATE OF TEXAS
JAMES DEWEY, JR.
61480
REGISTERED PROFESSIONAL ENGINEER
12/04/13

SHEET TITLE:

PRELIMINARY WATER AND SEWER PLAN

SILVER CREST ADDITION
EULESS, TEXAS

PREPARED BY:

JDJR 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: NOV. 19, 2013	DRAWN BY: SAS	SHEET NO.
SCALE: 1" = 30'	CHECKED BY: JDJR	3 OF 3

JDJR FILE NO. 463-27-13