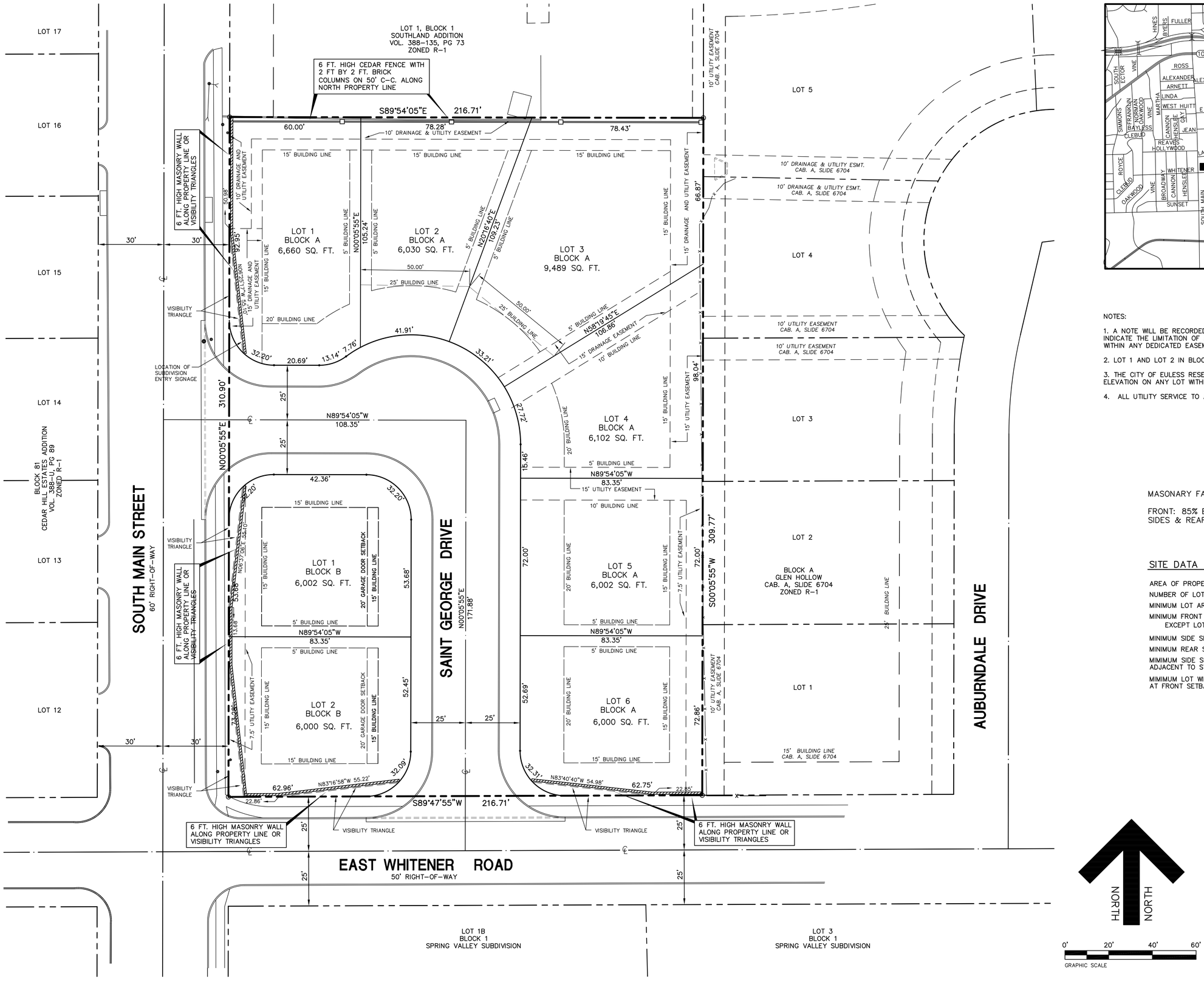
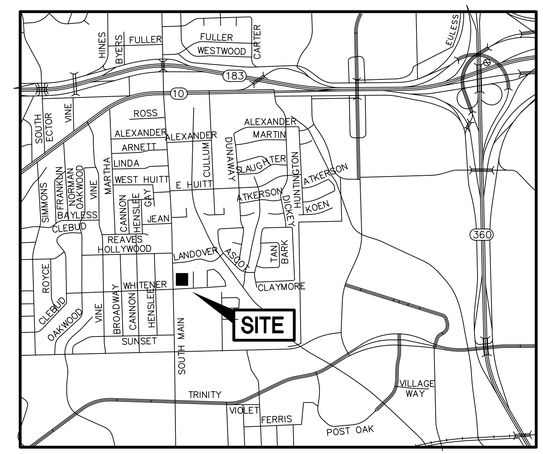




LOCATION MAP

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 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

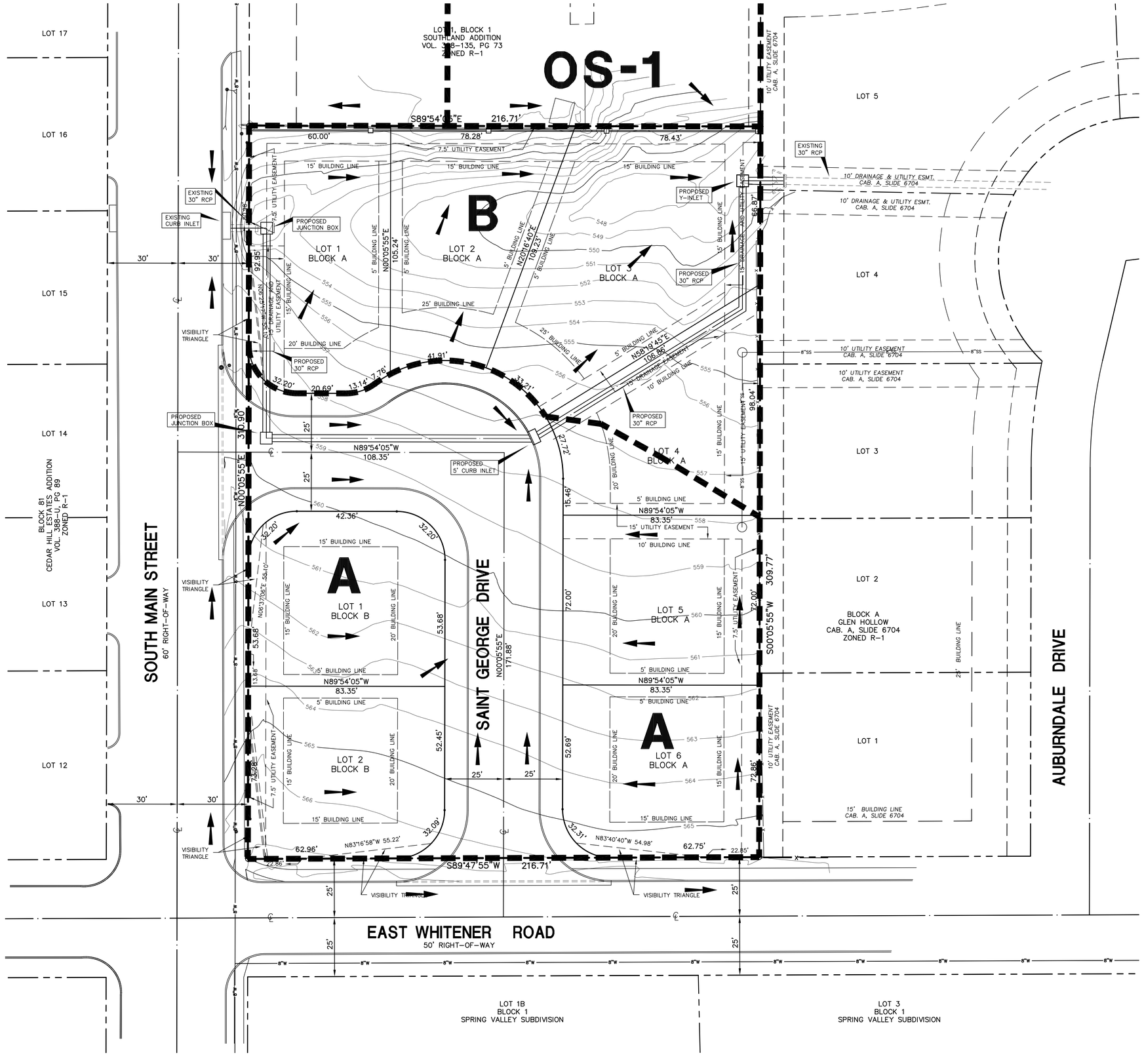
TRINITY COURT ADDITION
EULESS, TEXAS

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

C:\jdjrproj\2013\463-26-13 Euless Residential Main St at Whitener Stn\civil\463-26-13 CIVIL PLANS.dwg, 9/12/2013 3:07:49 PM, JDJR Engineers & Consultants, Inc., * Jim



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

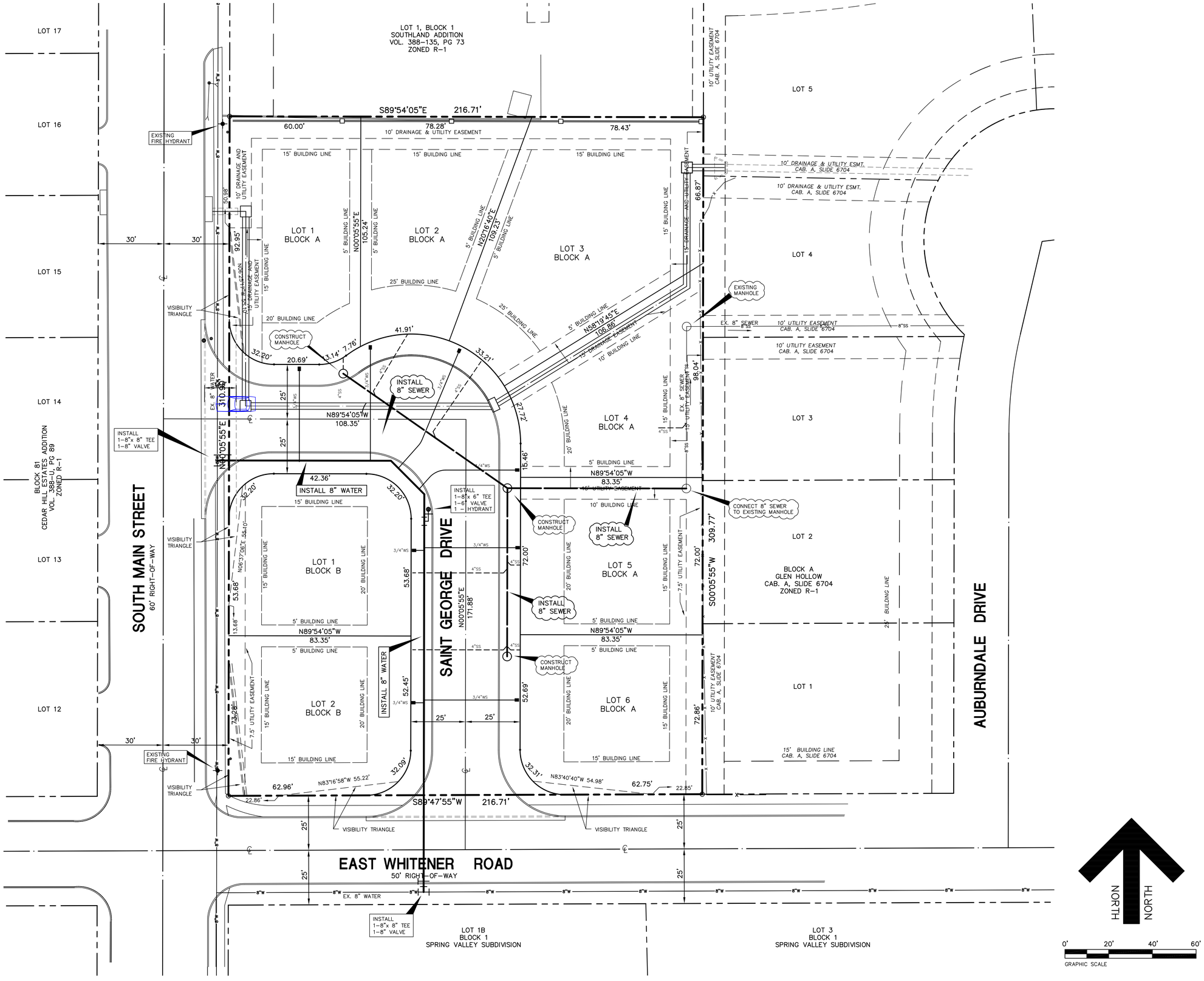
TRINITY COURT ADDITION
EULESS, TEXAS

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

C:\dj\proj\2013\463-26-13 Euless Residential Main St at Whitener St\civil\463-26-13 CIVIL PLANS.dwg, 8/19/2013 9:45:59 AM, JDJR Engineers & Consultants, Inc., - Jim



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.
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	3 OF 3

JDJR FILE NO. 463-26-13

C:\jdjrproj\2013\463-26-13 Euless Residential Main St at Whitener St\civil\463-26-13 CIVIL PLANS.dwg, 9/10/2013 9:46:00 AM, JDJR Engineers & Consultants, Inc. - Jim