NORTH

20 0 20 40

GRAPHIC SCALE IN FEET

STATE HWY 183

ACCESS ROAD

Buried Cable Sign
REMOVE EX. CONC. PAVEMENT
Planters 2.5' Above Floor
REMOVE EX. WALKS & WALLS
Bushes
Gravel (Typ)
Area Under Construction as of 4/24/13
Concrete Parking Area (wheel stop at every parking space)
REMOVE EX. CONC. PAVEMENT
One Way Sign
Street Sign
Underground Water
Paint Stripes Marked "AE CLR"
One Way Sign
SAW CUT LINE
EXISTING FIRE HYDRANT TO BE RELOCATED
REMOVE EX. FITTINGS & INSTALL M.J. PLUG ON EX. TEE
Metal Fence on Top of Concrete Wall
12" OAK
REMOVE EX. TREE
Tiled Decorative Walls Height Varies (Typ)
3.70' Overhang (Typ)
REMOVE EX. WALK
3" CREPE MYRTLE
4" CREPE MYRTLE
3" CREPE MYRTLE
FFE=565.27'
Flowerbed
4" CREPE MYRTLE
5" CREPE MYRTLE
Auto Sprinkler
Concrete Parking Area
Fire Lane
EX. WALK TO REMAIN
EX. CONC. PAVEMENT TO REMAIN
Privacy Fence on Top of Concrete Wall
Concrete Sidewalk
REMOVE EX. WALK
26" TREE
28" TREE
5" CREPE MYRTLE
Flowerbed
Handicapped Sign
REMOVE EX. WALK
SINGLE STORY BUILDING BRICK SIDING CONCRETE FOUNDATION
BUILDING TO BE DEMOLISHED
FFE=565.18'
FFE=565.35'
No Parking Sign
SAW CUT LINE
10" OAK
22" TREE
Temporary Bench Mark #1 Box Cut on Top of Curb Elev=567.98'
Grate Inlet Top Elev.=561.83' East flowline=561.03' West flowline=561.03'
Sanitary Manhole Top Elev.=564.25' East flowline (8" PVC)=552.00' South flowline (8" PVC)=551.90'
14" TREE
EX. MANHOLE TO REMAIN
Grate Inlet Top Elev.=562.86' East flowline=562.01' West flowline=562.01'
Grate Inlet Top Elev.=562.64' East flowline=561.79' West flowline=561.79'
Iron Pipe Fence
Grate Inlet Top Elev.=561.80' West flowline=561.09'
Flowerbed
Bushes
Temporary Bench Mark #2 Box Cut on Top of Curb Elev=562.43'
Orange Paint Stripes No Marks
REMOVE EX. WALK
REMOVE EXISTING DRAINAGE SYSTEM
No Parking Sign
Brick Wall
Bushes
Brick Planter
7" CEDAR
8" OAK
Concrete
FCC Tower ID#DA23XC726
Utility Box Unmarked
Grate Inlet Top Elev.=562.20' East flowline=561.47' West flowline=561.47'
8" CREPE MYRTLE
4" CREPE MYRTLE
6" CREPE MYRTLE
4" CREPE MYRTLE
6" TREE
7" TREE
Wood Fence
Brick
Grate Inlet Top Elev.=561.96' East flowline=561.24' West flowline=561.24'
Grate Inlet Top Elev.=561.76' East flowline=560.11'
Brick Planter
SINGLE STORY BUILDING BRICK SIDING CONCRETE FOUNDATION
EXISTING BUILDING TO REMAIN
3.70' Overhang (Typ)
EXISTING BUILDING TO REMAIN
EXISTING BUILDING TO REMAIN
Lot 1, Block 1 Regency Center Addition Phase I Volume 388-193, Page 18 Plat Records, Terrant County, Texas
Lot 1, Block 2 Regency Center Addition Phase I Volume 388-193, Page 18 Plat Records, Terrant County, Texas
NITA LANE
80' Righ-of-Way
(Concrete Pavement)
7.5' UTILITY EASEMENT
24' FIRE LANE
21.00'
15' UTILITY EASEMENT
42.50'
20' BUILDING LINE
15' UTILITY EASEMENT
24' FIRE LANE
18.00'
7.50'

Plot: Aug 20, 2013 - 9:40am bill
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Regency Office Park

Baird, Hampton & Brown, Inc.
Engineering & Surveying
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TBPE Registration #F-2578 TBPLS Registration #100294

08/20/13

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Fort Worth, Texas 76102
Tel 817.335.4991 Fax 817.871.1861
www.bbpttx.com

Project No: 12169.00
Issue Date: 24 JULY 2013

Rev.	Description	Date

DEMOLITION PLAN

C1.0

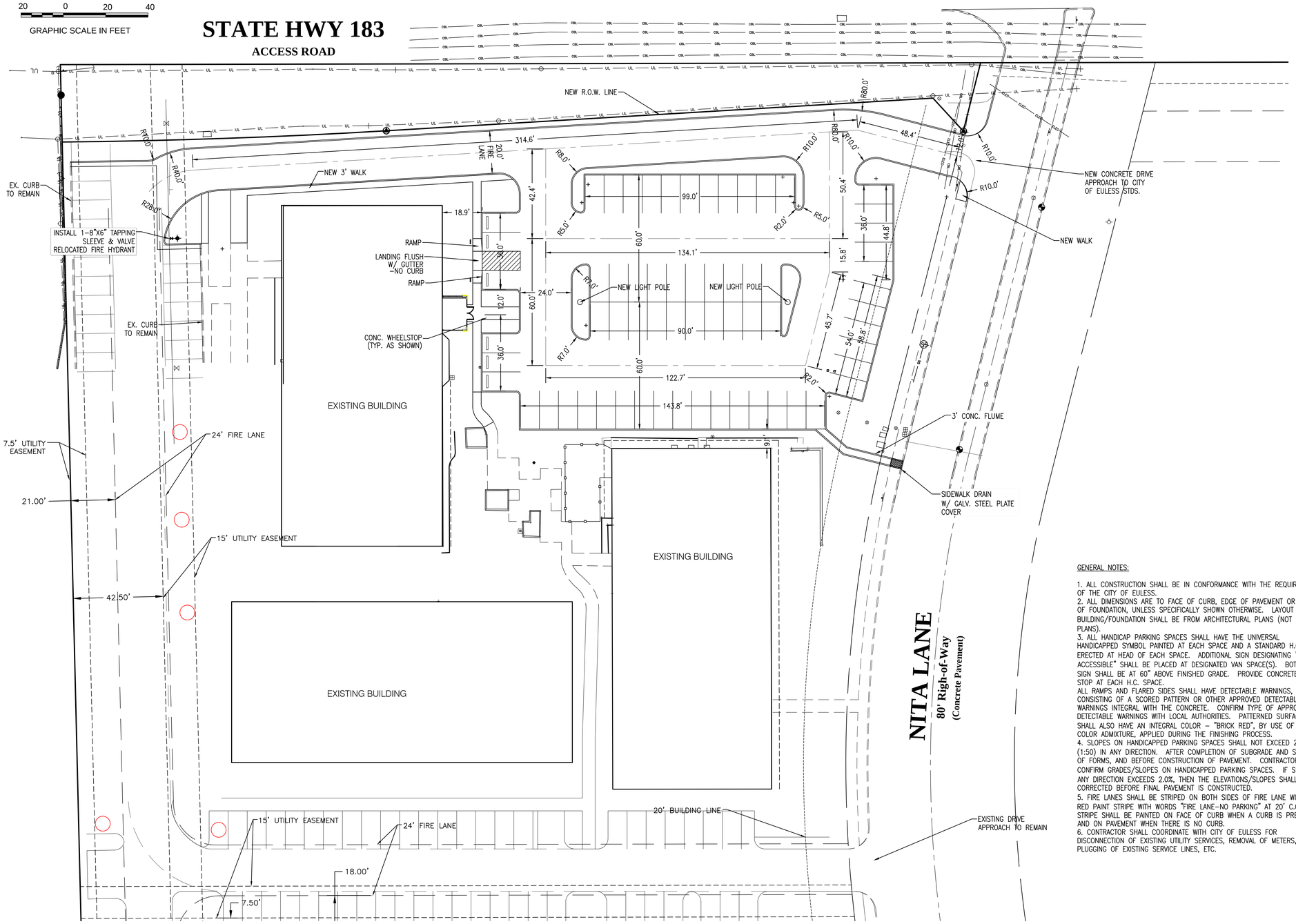
NORTH

20 0 20 40

GRAPHIC SCALE IN FEET

STATE HWY 183

ACCESS ROAD



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF EULESS.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR EDGE OF FOUNDATION, UNLESS SPECIFICALLY SHOWN OTHERWISE. LAYOUT OF BUILDING/FOUNDATION SHALL BE FROM ARCHITECTURAL PLANS (NOT SITE PLANS).
3. ALL HANDICAP PARKING SPACES SHALL HAVE THE UNIVERSAL HANDICAPPED SYMBOL PAINTED AT EACH SPACE AND A STANDARD H.C. SIGN ERECTED AT HEAD OF EACH SPACE. ADDITIONAL SIGN DESIGNATING "VAN ACCESSIBLE" SHALL BE PLACED AT DESIGNATED VAN SPACE(S). BOTTOM OF SIGN SHALL BE AT 60" ABOVE FINISHED GRADE. PROVIDE CONCRETE WHEEL STOP AT EACH H.C. SPACE.
ALL RAMPS AND FLARED SIDES SHALL HAVE DETECTABLE WARNINGS, CONSISTING OF A SCORED PATTERN OR OTHER APPROVED DETECTABLE WARNINGS INTEGRAL WITH THE CONCRETE. CONFIRM TYPE OF APPROVED DETECTABLE WARNINGS WITH LOCAL AUTHORITIES. PATTERNED SURFACES SHALL ALSO HAVE AN INTEGRAL COLOR – "BRICK RED", BY USE OF A COLOR ADMIXTURE, APPLIED DURING THE FINISHING PROCESS.
4. SLOPES ON HANDICAPPED PARKING SPACES SHALL NOT EXCEED 2.0% (1:50) IN ANY DIRECTION. AFTER COMPLETION OF SUBGRADE AND SETTING OF FORMS, AND BEFORE CONSTRUCTION OF PAVEMENT. CONTRACTOR SHALL CONFIRM GRADES/SLOPES ON HANDICAPPED PARKING SPACES. IF SLOPE IN ANY DIRECTION EXCEEDS 2.0%, THEN THE ELEVATIONS/SLOPES SHALL BE CORRECTED BEFORE FINAL PAVEMENT IS CONSTRUCTED.
5. FIRE LANES SHALL BE STRIPED ON BOTH SIDES OF FIRE LANE WITH 6" RED PAINT STRIPE WITH WORDS "FIRE LANE–NO PARKING" AT 20' C.C. PAINT STRIPE SHALL BE PAINTED ON FACE OF CURB WHEN A CURB IS PRESENT AND ON PAVEMENT WHEN THERE IS NO CURB.
6. CONTRACTOR SHALL COORDINATE WITH CITY OF EULESS FOR DISCONNECTION OF EXISTING UTILITY SERVICES, REMOVAL OF METERS, PLUGGING OF EXISTING SERVICE LINES, ETC.

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TBPE Firm Registration No. F-2566 TBPLS Firm Registration No. 10064400

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SITE PLAN

C2.0

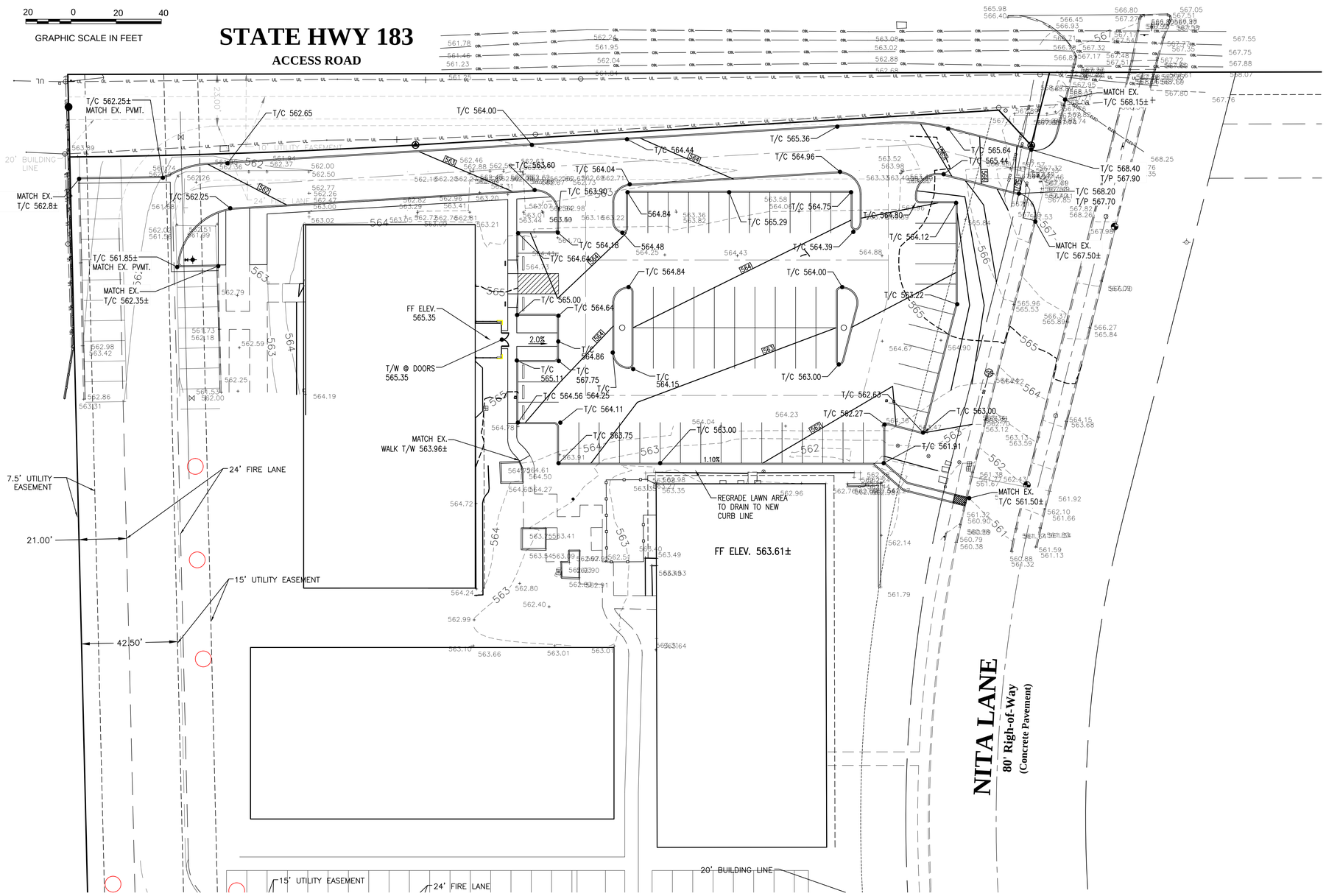
NORTH

20 0 20 40

GRAPHIC SCALE IN FEET

STATE HWY 183

ACCESS ROAD



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GRADING PLAN

C3.0

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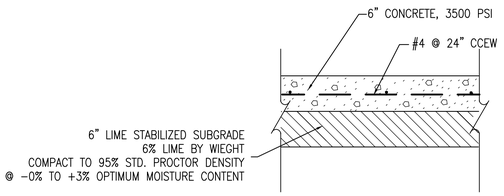
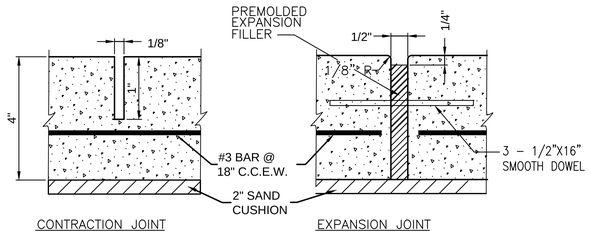
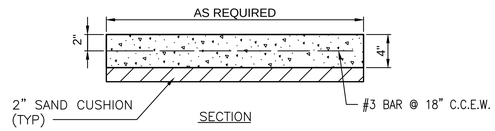


CONCRETE PAVEMENT– FIRE LANES & PARKING LOT

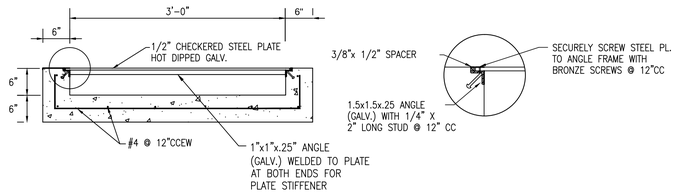
NO SCALE



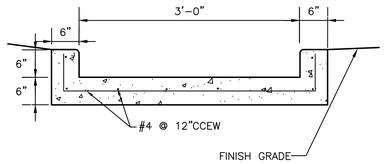


SIDEWALK DETAILS

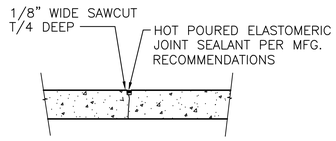
1. PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING SIDEWALK WIDTH. PROVIDE CENTERLINE CONTRACTION JOINTS IN SIDEWALKS WIDER THAN 8'–0". SPACING OF CENTERLINE CONTRACTION JOINTS SHALL NOT EXCEED 6'–0".
2. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 42'–0" ON CENTER. ALIGN EXPANSION JOINTS WITH CURB & GUTTER EXPANSION JOINTS WHERE APPLICABLE.
3. FOR ALL WALKS PROVIDE CROSS SLOPE OF 2% IN DIRECTION OF DRAINAGE. PRIOR TO PLACING CONCRETE ON ALL HANDICAPPED ROUTES, VERIFY CROSS SLOPE TO ENSURE 2% (MAX.) –– GREATER THAN 2% IS NOT ALLOWABLE.



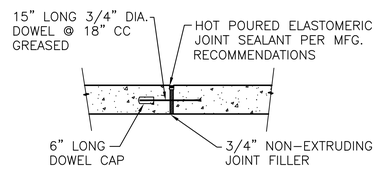
CONCRETE SIDEWALK DRAIN



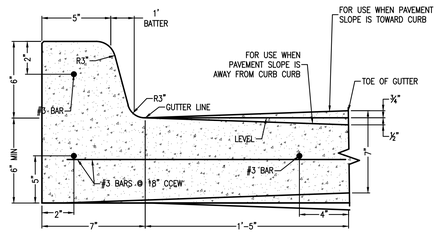
CONCRETE FLUME



CONTRACTION JOINT



EXPANSION JOINT

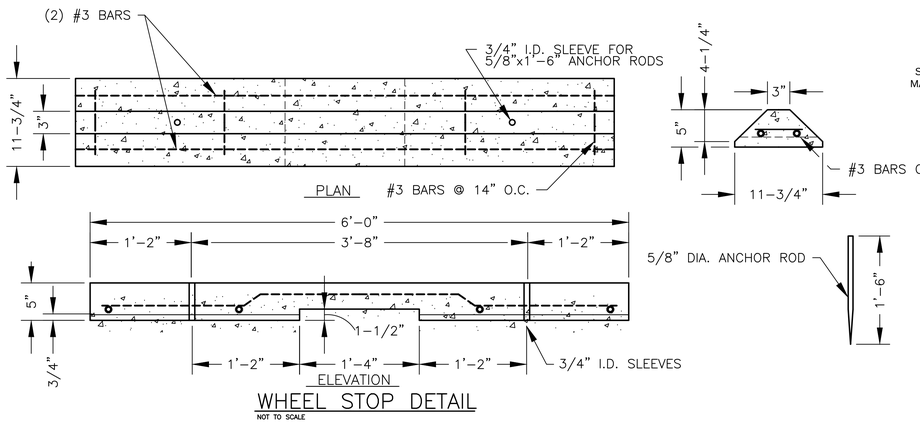


MONOLITHIC CONCRETE CURB

N.T.S.

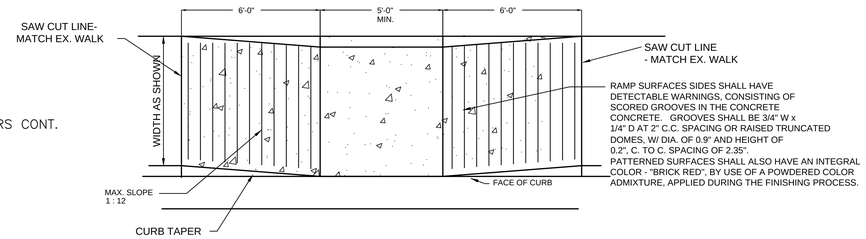
1. PROVIDE CONTRACTION JOINTS @ 12'± GRID SPACING OR AS SHOWN.
2. PROVIDE EXPANSION JOINTS @ 120' MAX SPACING OR AS SHOWN.
3. CONSTRUCTION JOINTS SHALL BE PLACED AT CONTRACTION OR EXPANSION JOINT LOCATIONS AND DOWELED & SEALED PER JOINT TYPE.

CONC PAVEMENT JOINTS



WHEEL STOP DETAIL

NOT TO SCALE



HANDICAP RAMP

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DETAILS

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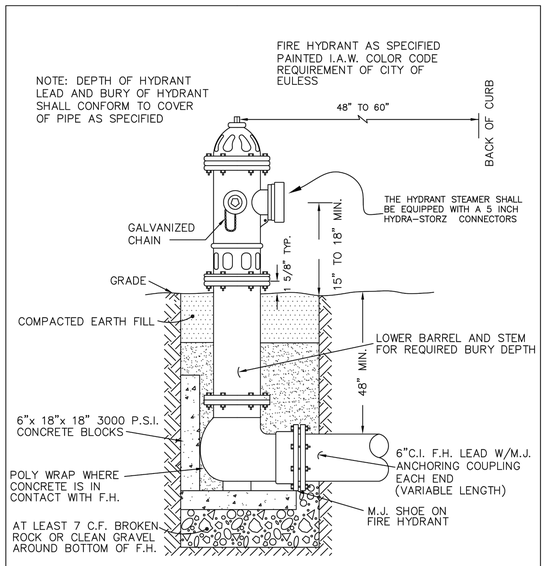
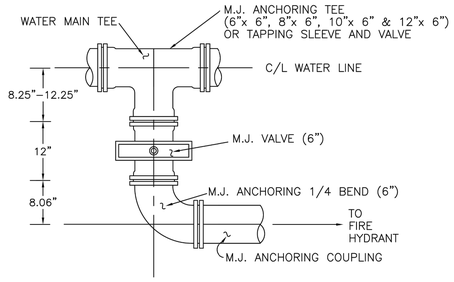


FIRE HYDRANT DETAIL

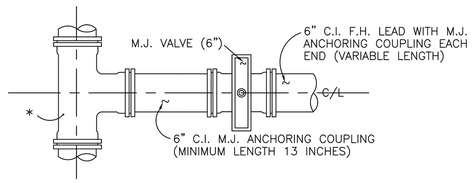
FIRE HYDRANT DETAILS		
CITY OF EULESS		
COE-FH-1		6/07

1.



THESE MEASUREMENTS ARE FOR 6" FITTINGS. ADJUST MEASUREMENTS FOR THE APPLICABLE PIPE SIZE

SPECIAL FIRE HYDRANT SETTING



NORMAL FIRE HYDRANT SETTING

*C.I. TEE IN WATER MAIN WITH 6" STANDARD M.J. BRANCH. USE M.J. x M.J. x S. TEE (ANCHORING TEE) WHEN M.J. VALVE IS CONNECTED DIRECTLY TO THE TEE. WHEN F.H. IS TO BE INSTALLED ON AN EXISTING WATER MAIN USE TAPPING SLEEVE AND VALVE (F.x M.J.)

FIRE HYDRANT DETAILS		
CITY OF EULESS		
COE-FH-2		2/99

2.

FIRE HYDRANT SPECIFICATIONS

1. ALL FIRE HYDRANTS IN THE CITY OF EULESS SHALL MEET OR EXCEED AWWA STANDARD FOR DRY BARREL FIRE HYDRANTS, C502. FINAL PAINT COLOR SHALL BE FIRE HYDRANT RED. VALVE OPENING SHALL BE 5 1/4-INCHES IN 1/4-INCHES IN DIAMETER. ALL FIRE HYDRANTS SHALL OPEN TO THE LEFT (COUNTER-CLOCKWISE).
2. ALL HYDRANTS SHALL BE EQUIPPED WITH:
   A. 1-STEAMER NOZZLE, 4 1/2-INCH I.D., 5 3/4-INCH O.D. NATIONAL STANDARD THREADS, 4 THREADS PER INCH.
   B. 2-HOSE NOZZLES, 2 1/2-INCH I.D., 3 1/16-INCH O.D., NATIONAL STANDARD THREADS, 7 1/2 THREADS PER INCH.
   C. THE HYDRANT STEAMER SHALL BE EQUIPPED WITH A 5 INCH HYDRA-STORZ CONNECTORS WITH BUILT-IN BUTTERFLY VANES AS MANUFACTURED BY HYDRA-SHIELD MFG.,IRVING, TX. OR APPROVED EQUAL.
3. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED INCORPORATING THE FOLLOWING COMPONENTS AND FEATURES:
   A. LUBRICATION PLUG, SITUATED TO PROVIDE EASY ACCESS TO LUBRICATE OPERATING THREADS.
   B. BRONZE OPERATING NUT, NATIONAL STANDARD PENTAGON MEASURING 1 1/2-INCH POINT TO FLAT.
   C. OPERATING LOCKNUT/WEATHER SHIELD THAT FUNCTIONS AS THRUST BEARING TO RETAIN BRONZE OPERATING NUT WITH O-RING SEAL TO PREVENT ENTRY OF WEATHER ELEMENTS.
   D. NYLON THRUST WASHER TO ASSURE FRICTION-FREE LOW TORQUE OPERATION.
   E. BRASS ROD SLEEVE TO SHEATH THE UPPER OPERATING ROD FOR CONTACT WITH O-RINGS IN SEAL PLATE THROUGHOUT TRAVEL. ALSO AN O-RING SHALL BE INSET BETWEEN SLEEVE AND ROD.
   F. O-RING SEAL PLATE TO PREVENT WATER FROM ENTERING BONNET DURING OPERATION.
   G. TRAFFIC IMPACT FLANGE THAT ALLOWS THE HYDRANT TO BREAK CLEANLY WITHOUT DAMAGE TO STRUCTURAL OR OPERATING COMPONENTS INCLUDING A TRAFFIC STEM COUPLING DESIGNED TO BREAK WITHOUT DAMAGE TO MAIN BREAK WITHOUT DAMAGE TO MAIN VALVE OR LOWER ROD. ALL BOLTS SHALL BE ELECTRO-ZINC PLATED FOR BOLTS SHALL BE ELECTRO-ZINC PLATED FOR CORROSION PROTECTION.
   H. BRONZE MAIN VALVE TOP PLATE WHICH INCLUDES TWO RUBBER FACED BRONZE DRAINAGE VALVES AND PROVIDES POSITIVE CLOSURE OF TWO BRONZE BUSHED DRAIN PORTS DURING OPERATION. AFTER OPERATION, THE DRAIN VALVES SHALL DRAIN ALL WATER FROM THE STANDPIPE TO PREVENT COLD WEATHER FREEZE-UP. DRAIN PORTS SHALL BE PURGED AS HYDRANT IS OPENED AND AGAIN AS HYDRANT IS CLOSED.
   I. BRONZE MAIN VALVE SEAT - CONTOURED FOR SMOOTH FLOW AND LOW PRESSURE DROP.
   J. SOLID BRONZE MAIN VALVE SEAT RETAINER RING PERMANENTLY AFFIXED IN SHOE AND O-RING SEALED TO PROVIDE FOR BRONZE TO BRONZE INTERFACE FOR MAIN VALVE SEAT.
   K. RUBBER MAIN VALVE SEAT, COMPRESSION DESIGN, OPENING AGAINST SYSTEM PRESSURE DESIGNED TO ALLOW PRESSURE AGAINST MAIN VALVE ASSEMBLY KEEP VALVE TIGHT EVEN IF NOZZLE SECTION IS SEPARATED AT THE GROUND-LINE FLANGE.
   L. STAINLESS STEEL LOCK RING TO PREVENT LOOSENING OF STEM CAP NUT.
   M. HYDRANT SHOE SHALL BE FUSION BONDED EPOXY COATED, I.D. AND O.D., AS WELL AS THE MAIN VALVE BOTTOM AND O.D., AS WELL AS THE MAIN VALVE BOTTOM PLATE AND LOWER ROD STEM CAP NUT.
4. SHOE CONNECTION SHALL BE 6-INCH MECHANICAL JOINT.
5. BURY SHALL BE SPECIFIED WHEN ORDERED AND REFERS TO THE DISTANCE FROM GROUND LINE TO BOTTOM OF CONNECTING PIPE. EXTENSION KITS SHALL BE AVAILABLE IN 6-INCH INCREMENTS.

APPROVED FIRE HYDRANTS:
M & H - STYLE 129
AMERICAN DARLING - B-84-B
MUELLER - CENTURION

NOTE:
THE MANUFACTURER SHALL HAVE A RELIABLE AND REPUTABLE DEALER WITHIN 25 MILES OF THE CITY OF EULESS AND MAINTAINS IN STOCK THE SPECIFIED HYDRANTS, EXTENSION KITS, AND REPAIR KITS AVAILABLE IN 24 HOURS OR LESS.

FIRE HYDRANT DETAILS		
CITY OF EULESS		
COE-FH-3		8/10

3.

Regency Office Park

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DETAILS

C4.1

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CITY LANDSCAPE TABULATION

STREET YARD: 49,183 SF
REQUIRED 15% OF STREET YARD TO BE LANDSCAPE: 7,378 SF
PROVIDED STREET YARD LANDSCAPE: 17,423 SF

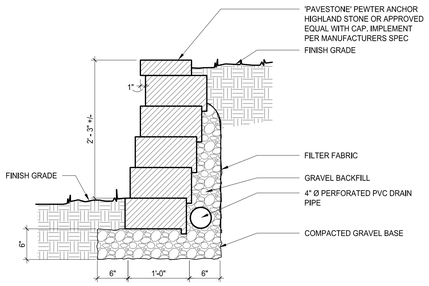
TREES:
17,423 - 10,000 = 7,423 SF / 2,000 = 4 TREES +10 REQUIRED = 14 TREES
PROVIDED: 14
- 3 EXISTING = 6
- 4 BIG TREES = 4
- 10 SMALL TREES = 4

SHRUBS:
30 SHRUBS + 1 PER 100 SF OF REQUIRED LANDSCAPE ARE OVER 1,500 SF
7,378 - 1,500 = 5,878 / 100 = 59 + 30 REQUIRED= 89 SHRUBS
PROVIDED: 91 SHRUBS

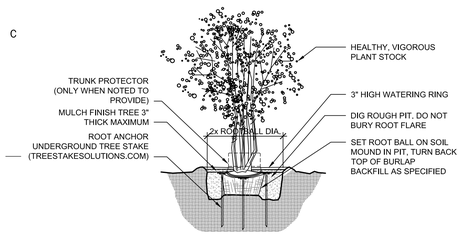
GROUND COVER:
(7378 - 1500 = 5875 (5%) = 294 + 150 = 444 SF
PROVIDED: 1,593 SF

PARKING LOT LANDSCAPE AREA:
90 SF PER EVERY 12 STREET YARD PARKING SPACES SHALL BE IN PARKING LOT ISLAND AREA
64 (SPACES) / 12 = 5.33 (90) = 480 SF
REQUIRED: 480 SF
PROVIDED: 1,305 SF

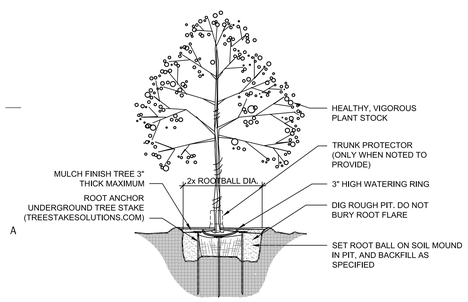
PATCH ALL NEW CONSTRUCTION SCARS WITH NEW SOD GRASS AS REQUIRED



4 BLOCK RETAINING WALL SECTION
1/8" = 1'-0"



3 MULTI TRUNK TREE PLANTING DETAIL
NO SCALE



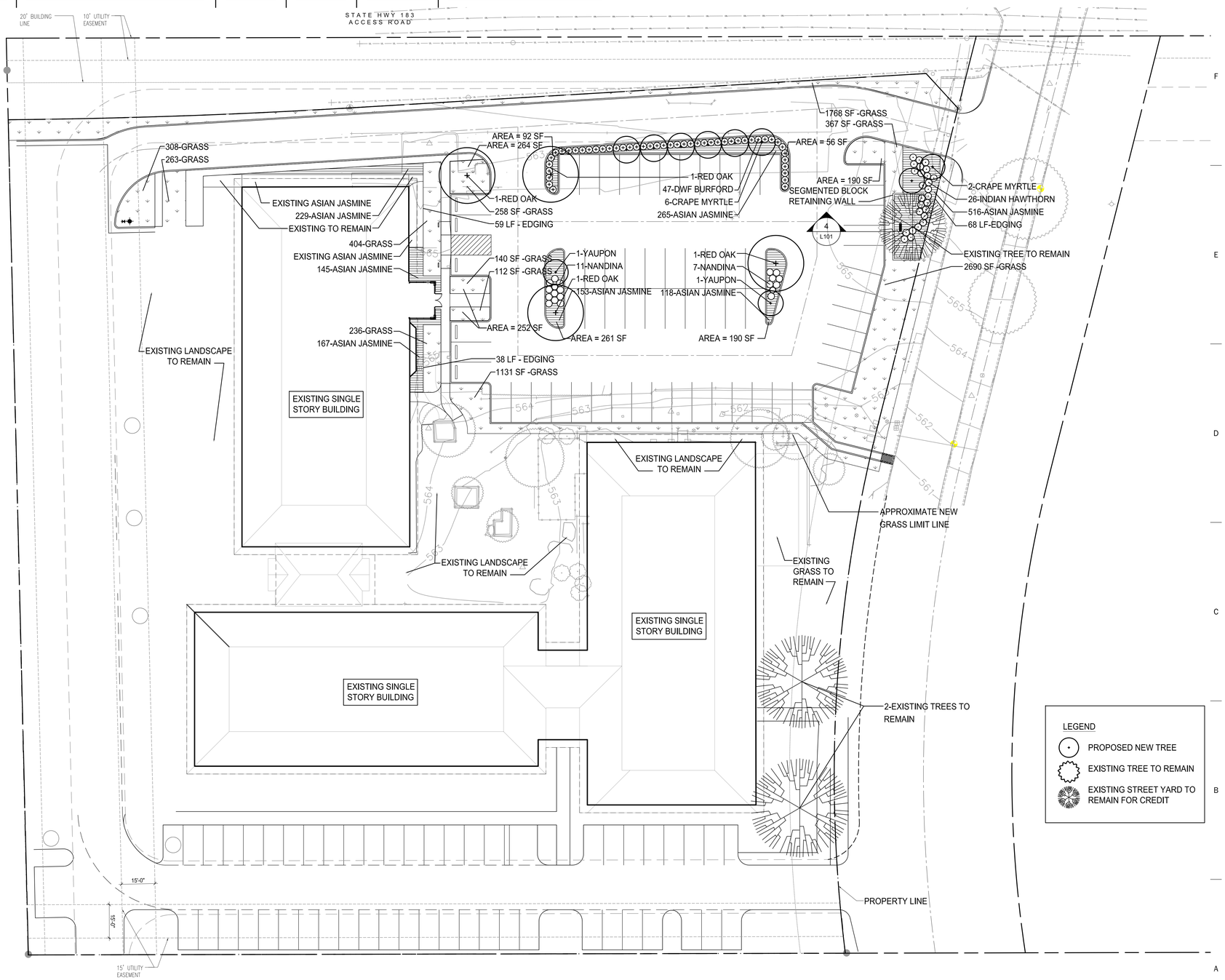
2 SHADE TREE PLANTING DETAIL
NO SCALE

PLANT LIST

QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING	MIN. HT. / SPRD.	COMMENTS
4	RED OAK / QUERCUS SHUMARDII	3" CAL	25' OC	12' / 6'	CONTAINER GROWN
8	RED CRAPE MYRTLE / LAGERSTROEMIA INDICA	8' - 10' HT	12' OC	8' / 4'	3- CANES MIN; CONTAINER GROWN
2	YAUPON HOLLY / ILEX VOMITORIA	8' - 10' HT	12' OC	8' / 4'	CONTAINER GROWN
47	DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORDII NANA'	5 GAL	36" OC	24" / 12"	-
14	NANDINA / N DOMESTICA COMPACTA	5 GAL	36" OC	15" / 12"	-
15	INDIAN HAWTHORN / RHAPIOLEPSIS INDICA	5 GAL	36" OC	15" / 15"	'SPRINGTIME' OR APRV'D EQL
1593	ASIAN JASMINE / TRACHELOSPERMUM ASIATICUM	4" POTS	12" OC	2- 8" RUNNERS MIN.	STAGGER ROWS
5542	BERMUDA GRASS / CYNODON DACTYLON	SOLID SOD	-	-	MATCH EXISTING
165 LN. FT.	STEEL EDGING	1/8" x 4"	-	-	6" ± RADIUS ON CORNERS

GENERAL LANDSCAPE NOTES

1. VERIFY ALL QUANTITIES SHOWN TO BE AS REQUIRED ON SITE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACTUAL NUMBERS NEEDED TO IMPLEMENT PLAN ELEMENTS AS SHOWN.
2. ALL MATERIALS ARE SUBJECT TO APPROVAL BY OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR APPROVAL OF OWNER OR LANDSCAPE ARCHITECT.
3. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITY LINES AND VAULTS PRIOR TO DIGGING.
4. SOIL AMENDMENTS - PROFESSIONAL COMBINATION COMPOST / SOIL PLANTING MEDIUM ('SOIL BUILDING SYSTEM' 50/50 LANDSCAPERS BLEND OR EQUAL)
5. PLANTING BACKFILL - BACKFILL ALL PLANTS WITH 3 PARTS EXCAVATED SOIL TO 1 PART SOIL AMENDMENT DESCRIBED ABOVE, MULCH FINISH BEDS 2" DEEP WITH SHREDDED HARDWOOD MULCH.
6. BED PREPARATION - TILL SHRUB AND GROUNDCOVER BEDS 6"- 8" DEEP TO BREAK UP SOIL AND REMOVE ALL EXISTING PLANT ROOTS AND DEBRIS. SPREAD 3"± OF SOIL AMENDMENTS OVER BED. APPLY 5-2-4 FORMULA ORGANIC FERTILIZER (" SUSTANE" OR APRV'D. EQL.) AT THE RATE OF 2 LBS. PER 100 SQ.FT, UNIFORMLY OVER BED. TILL SOIL AMENDMENTS 8"± INTO EXISTING SOIL AND RAKE SMOOTH PRIOR TO PLANTING.
7. GRASS AREAS - REMOVE EXISTING VEGETATION AND LARGE DEBRIS. CONDITION SOIL TO RECEIVE GRASS BY DISKING, HARROWING, OR DRAGGING WITH A FLOAT SO THAT SOIL IS LOOSE AND FINELY PULVERIZED TO A DEPTH OF 2" AND WET PRIOR TO SODDING.
8. STAKE TREES VIA BURIED ANCHOR SYSTEM (TREESTAKESOLUTION.COM OR APPROVED EQUAL)
9. ALL WORK AND MATERIALS TO COMPLY WITH ALL APPLICABLE CODES AND LAWS, AND SHALL MEET OR EXCEED ACCEPTED LOCAL HORTICULTURAL STANDARDS.
10. PROJECT TO BE IRRIGATED VIA UNDERGROUND AUTOMATIC SPRINKLER SYSTEM INSTALLED TO MEET ALL STATE AND MUNICIPAL CODES AND REQUIREMENTS. SYSTEM TO BE DESIGN / BUILD BY LICENSED IRRIGATOR, WHO IS TO PROVIDE PLAN FOR APPROVAL PRIOR TO IMPLEMENTATION.



LEGEND
- PROPOSED NEW TREE
- EXISTING TREE TO REMAIN
- EXISTING STREET YARD TO REMAIN FOR CREDIT

1 LANDSCAPE PLAN
0 20'-0" 40'-0" 60'-0" 1/8" = 1'-0"

Regency Office Park

STATE OF TEXAS — JAMES WILLIAM BENNETT — 2124 — REGISTERED LANDSCAPE ARCHITECT
11 SEPTEMBER 2013

BENNETT ■ BENNER ■ PETTIT
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CONSTRUCTION DOCUMENT

Project No: 12169.00
Issue Date: 11 SEPTEMBER 2013

Rev.	Description	Date

plotted by: Shoby Modjarrad
date-time: 9/10/2013 5:07 PM

LANDSCAPE PLAN

L101

Plot: Sep 10, 2013 - 5:07pm smodjarrad
Last Save: Sep 04, 2013 - 5:07pm
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