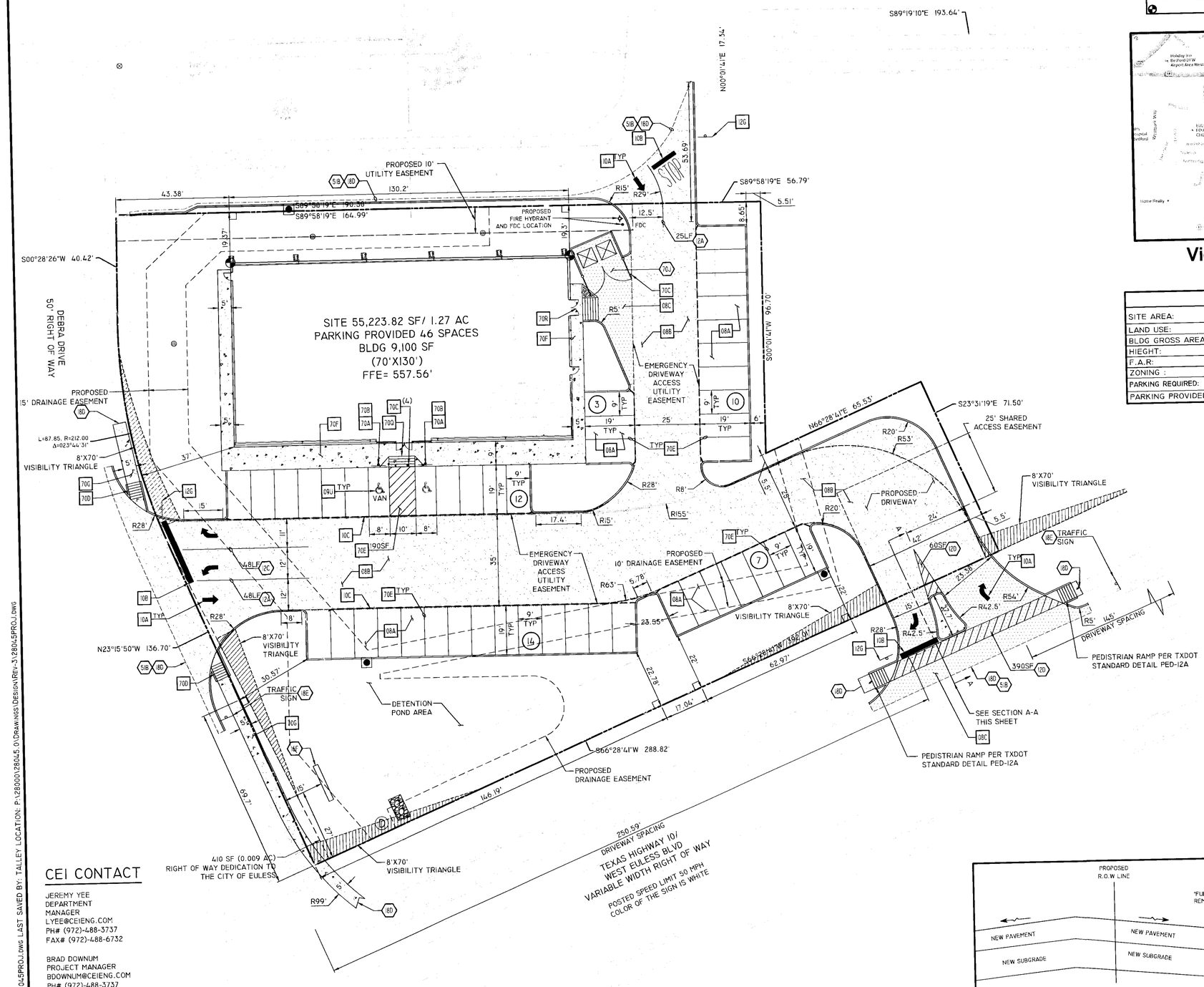
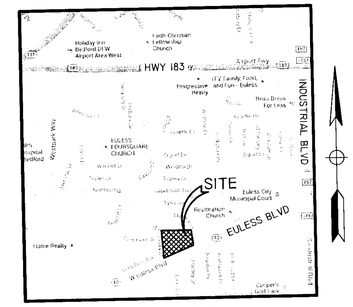


SITE BENCHMARK

THE SITE BENCHMARK IS A MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEY" SET ON THE SOUTHEAST CORNER OF A CURB INLET ON THE EAST SIDE OF DEBRA DRIVE, AND 90' NORTHERLY OF THE APPROXIMATE CENTERLINE OF STATE HIGHWAY 10 (A.K.A. WEST EULESS BOULEVARD). ELEVATION = 555.34'



Vicinity Map

SCALE: 1"=1000'

SITE DATA	
SITE AREA:	1.27 ACRES (55,223 S.F.)
LAND USE:	RETAIL
BLDG GROSS AREA:	9,100 S.F.
HIEGHT:	18'-6" (1 STORY)
F.A.R:	1 : 6.06
ZONING :	TX-10 DISTRICT
PARKING REQUIRED:	46 SPACES
PARKING PROVIDED:	46 SPACES

Know what's **below.** **Call** before you dig.

0 20' 30' 40'
SCALE IN FEET

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

LEGEND

EXISTING

- PROPERTY LINE/RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING STORM SEWER
- OVERHEAD ELECTRIC LINE
- EXISTING WATER LINE
- GUARD POST
- TELEPHONE RISER
- ELECTRIC METER
- LIGHT POLE
- SIGN
- STORM DRAIN MANHOLE
- UTILITY POLE
- TREE W/ DIAMETER
- CONTOUR LINES (NAVD '88)
- ALUMINUM DISC MARKED "TEXAS DEPARTMENT OF TRANSPORTATION"
- SURVEY SITE BENCHMARK
- GUY WIRE
- LIGHT POLE
- UTILITY CABINET
- UTILITY MARKING
- UTILITY POLE WITH RISER
- FLOW LINE

DEED RECORDS TARRANT COUNTY, TEXAS
PLAT RECORDS TARRANT COUNTY, TEXAS

PROPOSED

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- NYLOPLAST YARD INLET
- CURB INLET
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 2' AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 70E.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 70B.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 70A

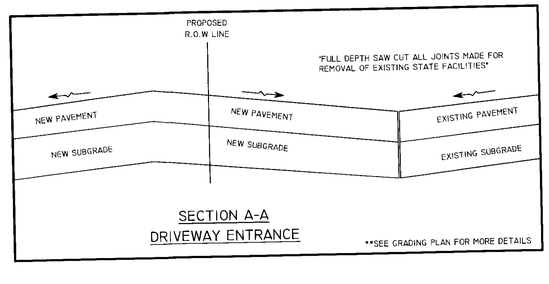
F. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.

SITE NOTES

- 12A 4 INCH TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
- 12C 4 INCH REFLECTIVE WHITE LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL).
- 12D 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
- 16F DOLLAR GENERAL SIGN (TO BE FURNISHED AND INSTALLED BY OTHERS).
- 18D MATCH EXISTING PAVEMENT ELEVATIONS.
- 18E POINT OF RELOCATION.
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 70J DUMPSTER PAD W/ MASONRY SCREENING WALL (SEE ARCH PLANS)

SITE DETAILS

- 08A 5" CONCRETE PAVING
- 08B 6" CONCRETE PAVING
- 08C 7" CONCRETE PAVING
- 09U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
- 10A TRAFFIC FLOW ARROW
- 10B STOP BAR
- 10C FIRE LANE MARKING
- 12G STOP SIGN
- 70A ACCESSIBLE/VAN ACCESSIBLE PARKING SIGN
- 70B SIGN BASE
- 70C GUARD POST
- 70D TYPE "A" RAMP PER CITY OF EULESS STANDARD DETAIL COE-HC-1
- 70E PARKING AND ACCESSIBLE PARKING DETAIL
- 70F CONCRETE SIDEWALK
- 70G TYPICAL SIDEWALK PER CITY OF EULESS STANDARD DETAIL COE-SW
- 70P PRECAST CONCRETE PARKING CURB
- 70Q WHEELCHAIR RAMP IN SIDEWALK
- 70R RAMP AT STOCK ROOM DOOR (LOADING AREA)



SECTION A-A
DRIVEWAY ENTRANCE

**SEE GRADING PLAN FOR MORE DETAILS

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OWNER

VAQUERO VENTURES
3207 W 4TH STREET
FORT WORTH, TX 76107
PHONE: 817-228-5268
WWW.VAQUEROVENTURES.COM

CITY OF EULESS
CASE NUMBER: 14-04-SP

STATE OF TEXAS
LEONG-WEE YEE
93589
LICENSED
PROFESSIONAL ENGINEER
3/28/14
F-7524

SITE PLAN CASE NUMBER:
MAD TRIANGLE ADDITION, BLOCK A, LOT 2
1 LOT LOCATED ON 1.27 ACRES OF LAND OUT OF THE MAD TRIANGLE ADDITION,
CITY OF EULESS, TARRANT COUNTY, TEXAS
DATE OF PREPARATION: 3/28/2014

28045.0	3/28/14	LWY	BJD	TJA	TJA
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECT • ENVIRONMENTAL SCIENTISTS
3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
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FAX (972)488-6732

DOLLAR GENERAL
WEST EULESS BLVD (TX HWY 10)
EULESS, TEXAS

SITE PLAN

REV DATE	SHEET NO
3/28/14 REV-3	C3 OF 11

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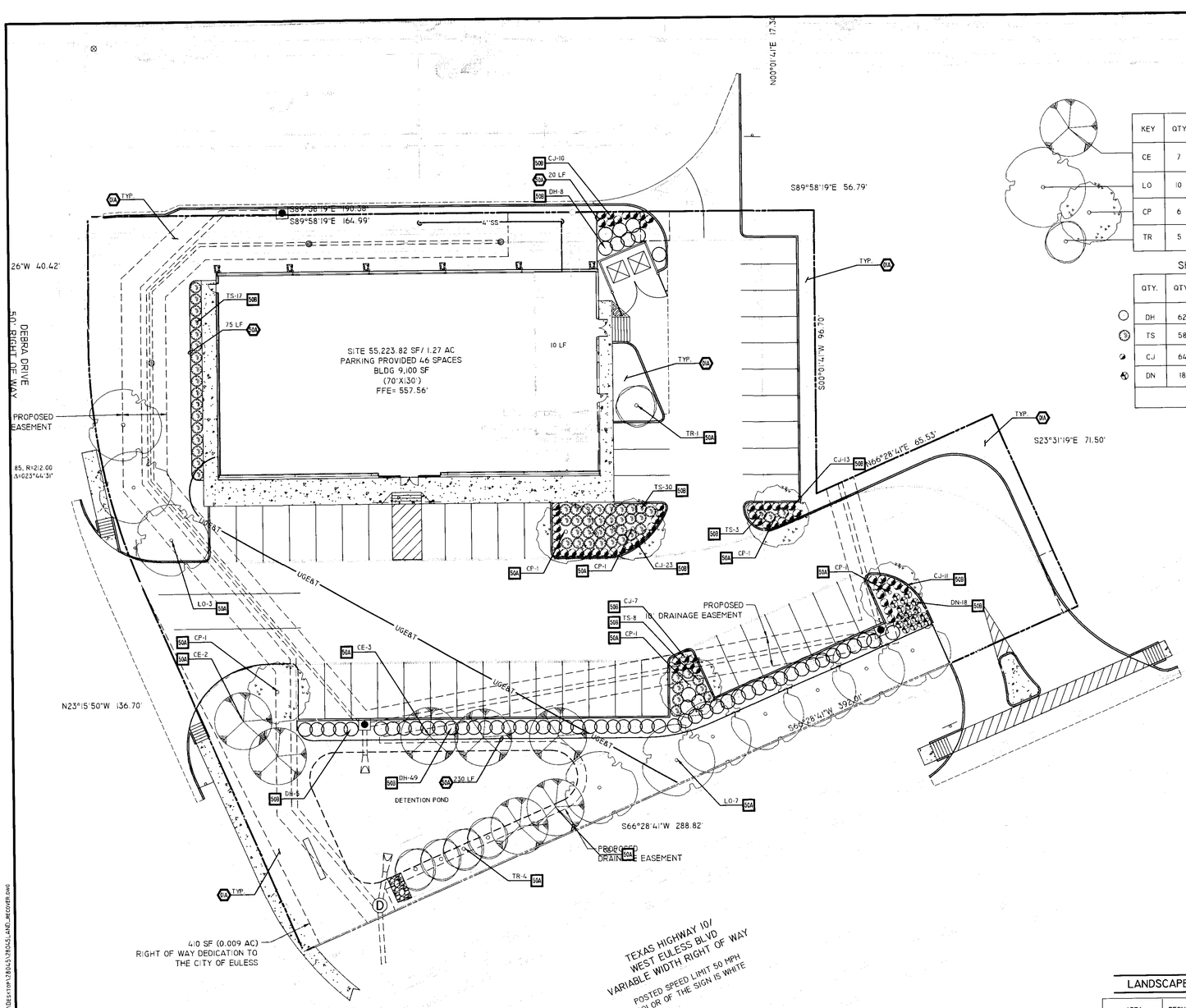
JOB # 28045.0 DRAWING: 28045PROJ.DWG LAST SAVED BY: TALLEY LOCATION: P:\28000\28045.0\DRAWINGS\DESIGN\REV-3\28045PROJ.DWG



TREES

KEY	QTY.	COMMON NAME BOTANICAL NAME	ROOT	SIZE/HT. AT PLANTING	SPACING	NOTES
CE	7	CEDAR ELM ULMUS CRASSIFOLIA	B&B	3" CALIPER	SEE PLAN	
LO	10	LIVE OAK QUERCUS VIRGINIANA	B&B	3" CALIPER	SEE PLAN	
CP	6	CHINESE PISTACHE PISTACIA CHINENSIS	B&B	2" CALIPER	SEE PLAN	
TR	5	TEXAS REDBUD CERISIS CANADENSIS	B&B	2" CALIPER	SEE PLAN	

SHRUBS

QTY.	QTY.	COMMON NAME BOTANICAL NAME	ROOT	SIZE	SPACING	NOTES
DH	62	DWARF BURFORD HOLLY ILEX CORNUTA 'BUFORDII NANA'	CONT.	5 GAL.	48" O.C.	
TS	58	TEXAS SAGE LEUCOPHYLLUM FRUTESCENS	CONT.	5 GAL.	36" O.C.	
CJ	64	CREEPING JUNIPER JUNIPERUS HORIZONTALIS	CONT.	5 GAL.	36" O.C.	
DN	18	HARBOUR DWARF NANDINA NANDINA DOMESTICA 'HARBOUR DWARF'	CONT.	1 GAL.	30" O.C.	
		BERMUDA GRASS				

Know what's below.
Call before you dig.

0 20' 30' 40'
SCALE IN FEET

NOTE:
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LEGEND

EXISTING

- PROPERTY LINE/RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
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- GUARD POST
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- SURVEY SITE BENCHMARK
- DEED RECORDS TARRANT COUNTY, TEXAS
- PLAT RECORDS TARRANT COUNTY, TEXAS
- GUY WIRE
- LIGHT POLE
- UTILITY CABINET
- UTILITY MARKING

PROPOSED

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER
- SEED

GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

C. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.

D. SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING (2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH "CURLEX" BLANKETS. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.

E. SEE GRADING PLAN FOR APPLICATION OF TOPSOIL AND MAINTENANCE OF SEEDED AREAS.

F. HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

G. ALL PLANT MATERIALS SHALL BE INSTALLED ACCORDING TO THE SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERYMEN.

LANDSCAPE NOTES

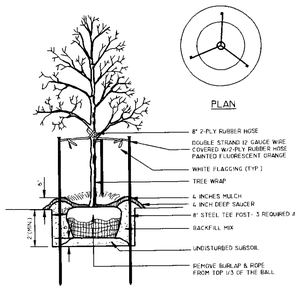
01A SEEDED GREEN AREA
50A STEEL EDGING

LANDSCAPE DETAILS

50A TREE PLANTING
50B SHRUB PLANTING

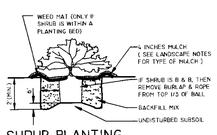
LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
STREET YARD AREA	NOT LESS THAN 15 PERCENT OF THE AREA OF THE STREET YARD SHALL BE LANDSCAPED AREA	32,892.0 *15%=4,934 SF	10,969.43 SF. 33.35%
STREET YARD TREES	NOT LESS THAN TEN TREES PLUS ONE TREE PER 2,000 SQUARE FEET FOR OVER 10,000SF	32892.0-10,000=22892 / 2,000=11 + 10 =22 TREES	22 TREES
STREET YARD SHRUBS	30 SHRUBS PLUS ONE SHRUB PER 100 SQUARE FEET OF REQUIRED LANDSCAPED AREA OVER 1,500 SQUARE FEET SHALL BE PROVIDED	4,934 / 100=49 + 30 = 79 SHRUBS	98 SHRUBS
STREET YARD GROUNDCOVER	NOT LESS THAN 150 SQUARE FEET OF GROUND COVER PLUS FIVE PERCENT OF THE REQUIRED LANDSCAPED AREA OVER 1,500 SQUARE FEET (UP TO 4,000 SQUARE FEET) SHALL BE MAINTAINED IN GROUND COVER	32,892.0 *5%=1,644.6 SF + 150 SF =1,794.6 SF	8,945 SF
PARKING	WITHIN STREET YARD: 90 SF OF LANDSCAPE PER 12 PARKING SPACES (33) NONSTREET YARD : 60 SF OF LANDSCAPE PER 12 PARKING SPACES	34 SPACES /12 *90=255 SF 12 SPACES / 12*60=60 SF	2,230 SF 586 SF
HWY 10 DISTRICT REQUIREMENTS	FRONTAGE LANDSCAPE: 10' WIDE STRIP MIN. ONE TREE (3" CAL) AND 4 SHRUBS PER 25 LF PARKING LOT: 25 SF PER PARKING SPACE 1 TREE / 10 PARKING SPACES IN STREET YARD	283 LF / 25 = 11 TREES 44 SHRUBS 34*25 = 850 34 /10 = 3 TREES	11 TREES 98 SHRUBS 2,230 SF 4 TREES



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING 50A
N.T.S.



SHRUB PLANTING 50B
N.T.S.

REGISTERED LANDSCAPE ARCHITECT
RICHARD W. ROGERS
1918
STATE OF TEXAS

3/28/2014
F-7524

28045.0	2/28/14	LWY	BJD	TJA	TJA
CEI PROJECT NO:	INITIAL DATE	DPCR	PM	DES	DRW

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234

(972)488-3737
FAX (972)488-6732

DOLLAR GENERAL

TEXAS HIGHWAY 10
EULESS, TEXAS

LANDSCAPE PLAN

REV DATE 3/28/14 REV-2

SHEET NO. L1

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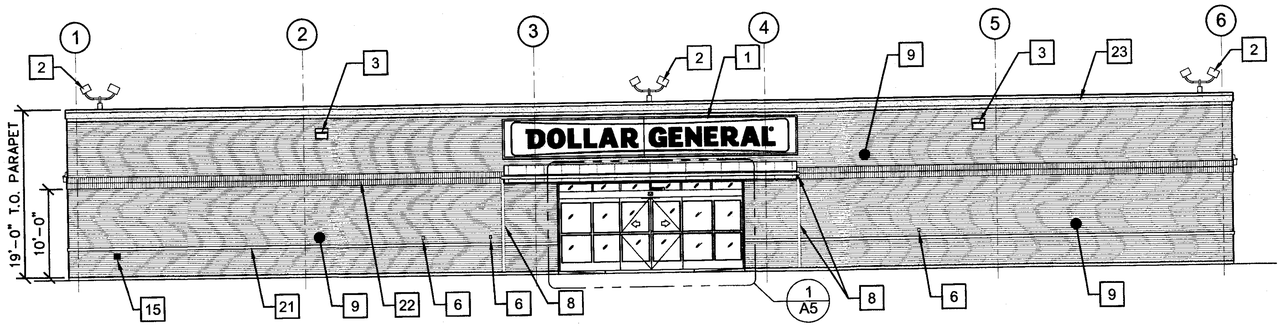
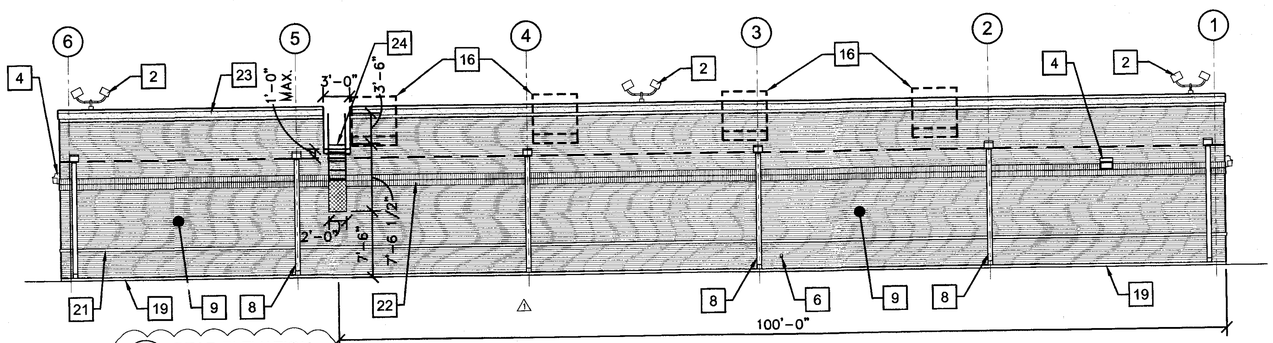
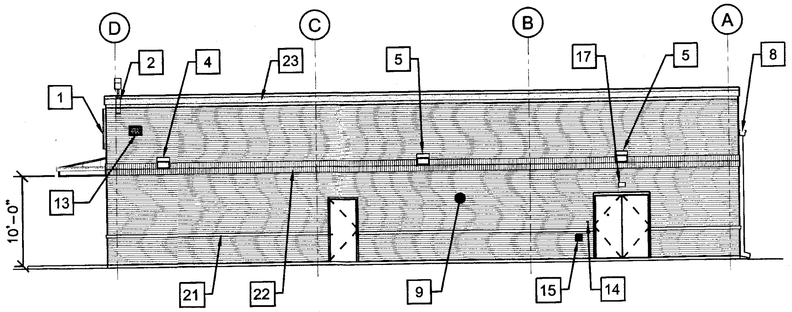


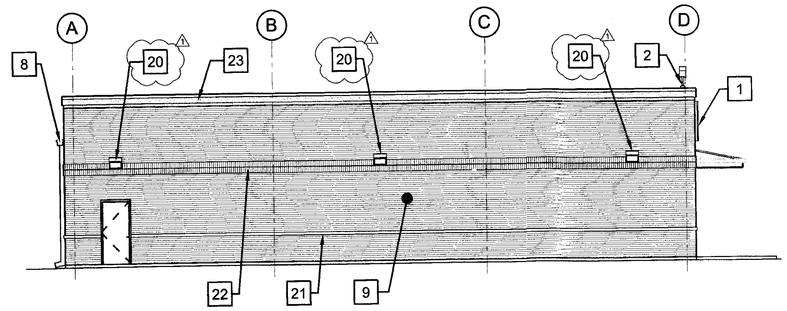
1 / A2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 / A2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 / A2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 / A2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
2. BI-DIRECTONAL SECURITY LIGHT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. WALL PACK. 16'-6" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. WALL PACK 12'-0" A.F.F. TO TOP OF WALL PACK. (REQUIRED). REFER TO E2 FOR ADDITIONAL INFORMATION.
5. WALL PACK. (ALTERNATE PARKING LIGHT) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. REQUIRED ONLY IF THERE IS PARKING THIS SIDE OF BUILDING.
6. RECEPTACLE. REFER TO E1 FOR ADDITIONAL INFORMATION.
7. TRIM - SEE SHEET A8 FOR COLOR.
8. GUTTER AND DOWNSPOUT - SEE SHEET A8 FOR COLOR.
9. MODULAR BRICK.
10. METAL ROOF. GALVALUME FINISH.
11. PRE-FINISHED METAL WALL PANELS, REVERSE RIB PROFILE. SEE SHEET A8 FOR COLOR.
12. PRE-FINISHED METAL WALL PANELS. SEE SHEET A8 FOR COLOR.
13. VENT FOR BATHROOM EXHAUST. REFER TO M1 FOR ADDITIONAL INFORMATION.
14. DOOR BUZZER. REFER TO E1 FOR ADDITIONAL INFORMATION.
15. WALL HYDRANT. REFER TO P1 FOR ADDITIONAL INFORMATION.
16. HVAC UNITS MOUNTED ON ROOF. SCREEN AS REQUIRED BY CITY ORDINANCE. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
17. OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
18. MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
19. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
20. WALL PACK WITH FULL CUTOFF. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. 1
21. MODULAR BRICK WATER TABLE.
22. BRICK SOLDIER COURSE.
23. E.I.F.S. CORNICE.
24. ROOF ACCESS LADDER PER OSHA AND CITY CODE. 1

CASE NUMBER: 14-04-SP 1

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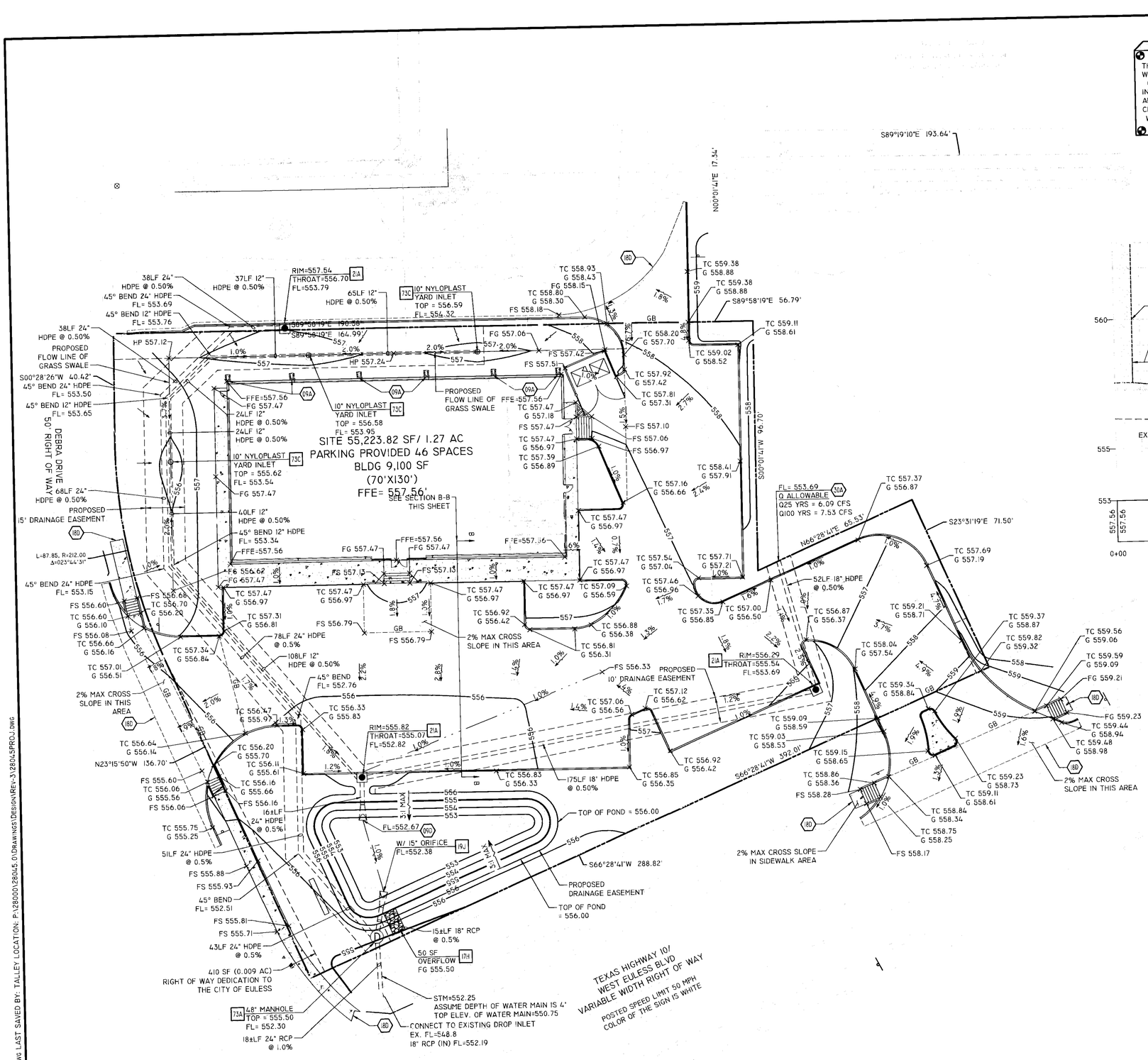
(817) 737-9822

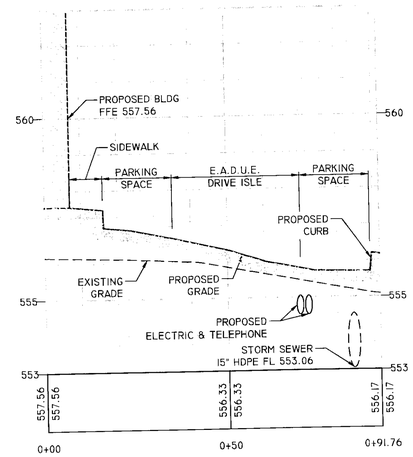
DOLLAR GENERAL®
HWY 10 & DEBRA DR.
EULESS, TEXAS

Revisions:
1 REVISION 1 / 03-14-14 / BY AJK
1 SITE PLAN SUBMITTAL COMMENTS

File Name: 13178-A2
Project No: 13178
Date: 02/24/2014
Drawn By: AJK
Checked By: JWF

SHEET
A2





SECTION B-B
E.A.D.U.E. & PARKING LOT
SCALE H=20, V-10

SITE BENCHMARK

THE SITE BENCHMARK IS A MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEY" SET ON THE SOUTHEAST CORNER OF A CURB INLET ON THE EAST SIDE OF DEBRA DRIVE, AND 90' NORTHERLY OF THE APPROXIMATE CENTERLINE OF STATE HIGHWAY 10 (A.K.A. WEST EULESS BOULEVARD). ELEVATION = 555.34'

Know what's **below.** **Call** before you dig.

N

SCALE IN FEET 0 20' 30' 40'

NOTE:

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

LEGEND

EXISTING

PROPERTY LINE/RIGHT-OF-WAY LINE
BUILDING SETBACK LINE
EXISTING STORM SEWER
OVERHEAD ELECTRIC LINE
EXISTING WATER LINE
GUARD POST
TELEPHONE RISER
ELECTRIC METER
LIGHT POLE
SIGN
STORM DRAIN MANHOLE
UTILITY POLE

DEED RECORDS TARRANT COUNTY, TEXAS
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TREE W/ DIAMETER
CONTOUR LINES (NAVD '88)
ALUMINUM DISC MARKED "TEXAS DEPARTMENT OF TRANSPORTATION"
SURVEY SITE BENCHMARK
GUY WIRE
LIGHT POLE
UTILITY CABINET
UTILITY MARKING
UTILITY POLE WITH RISER
FLOW LINE

PROPOSED

PROPERTY LINE/RIGHT OF WAY LINE
GRADE BREAK (GB)
XXX CONTOUR ELEVATIONS
STORM DRAIN
x XX.XX SPOT ELEVATIONS:
TC = TOP OF CURB
FS = FINISHED SURFACE (PAVEMENT)
FG = FINISHED GRADE (NATURAL GROUND)
HP = HIGH POINT

GENERAL GRADING NOTES

A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

B. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

C. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

E. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER PER CITY OF EULESS STANDARD DETAIL COE-EB-1 (28A). ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

GRADING NOTES

09A DOWN SPOUTS - (TYP.-PER ARCH. PLANS).
09D FLARED END SECTION.
18D MATCH EXISTING PAVEMENT ELEVATIONS.

GRADING DETAILS

17H RIP RAP PAD GROUTED IN PLACE
19J METAL FLARED END SECTION WITH ORIFICE PLATE
21A CURB INLET
73A 48" DIA. PRECAST ROUND MANHOLE TYPE PRM TXDOT STANDARD DETAIL PRESTD02
73C NYLOPLAST 10" DIAMETER STANDARD GRATE OR EQUIVALENT

THE CITY WILL NOT MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT

FLOOD CERTIFICATION:

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X". FLOOD ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR BOROUGH OF CONFLUENCE, TARRANT COUNTY, TEXAS.
MAP NUMBER: 4712003016
MAP REVISED: FEBRUARY 28, 2013

CITY OF EULESS
CASE NUMBER: 14-04-SP

STATE OF TEXAS
LEONG-WEE YEE
93589
LICENSED PROFESSIONAL ENGINEER
3/28/14
F-7524

SITE PLAN CASE NUMBER:
MAD TRIANGLE ADDITION, BLOCK A, LOT 2
1 LOT LOCATED ON 1.27 ACRES OF LAND OUT OF THE MAD TRIANGLE ADDITION,
CITY OF EULESS, TARRANT COUNTY, TEXAS
DATE OF PREPARATION: 3/28/2014

28045.0	3/28/14	LWY	BJD	TJA	TJA
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECT • ENVIRONMENTAL SCIENTISTS
3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
(972)488-3737
FAX (972)488-6732

DOLLAR GENERAL

WEST EULESS BLVD (TX HWY 10)
EULESS, TEXAS

GRADING PLAN

REV DATE	SHEET NO
3/28/14 REV-3	C4 OF 11

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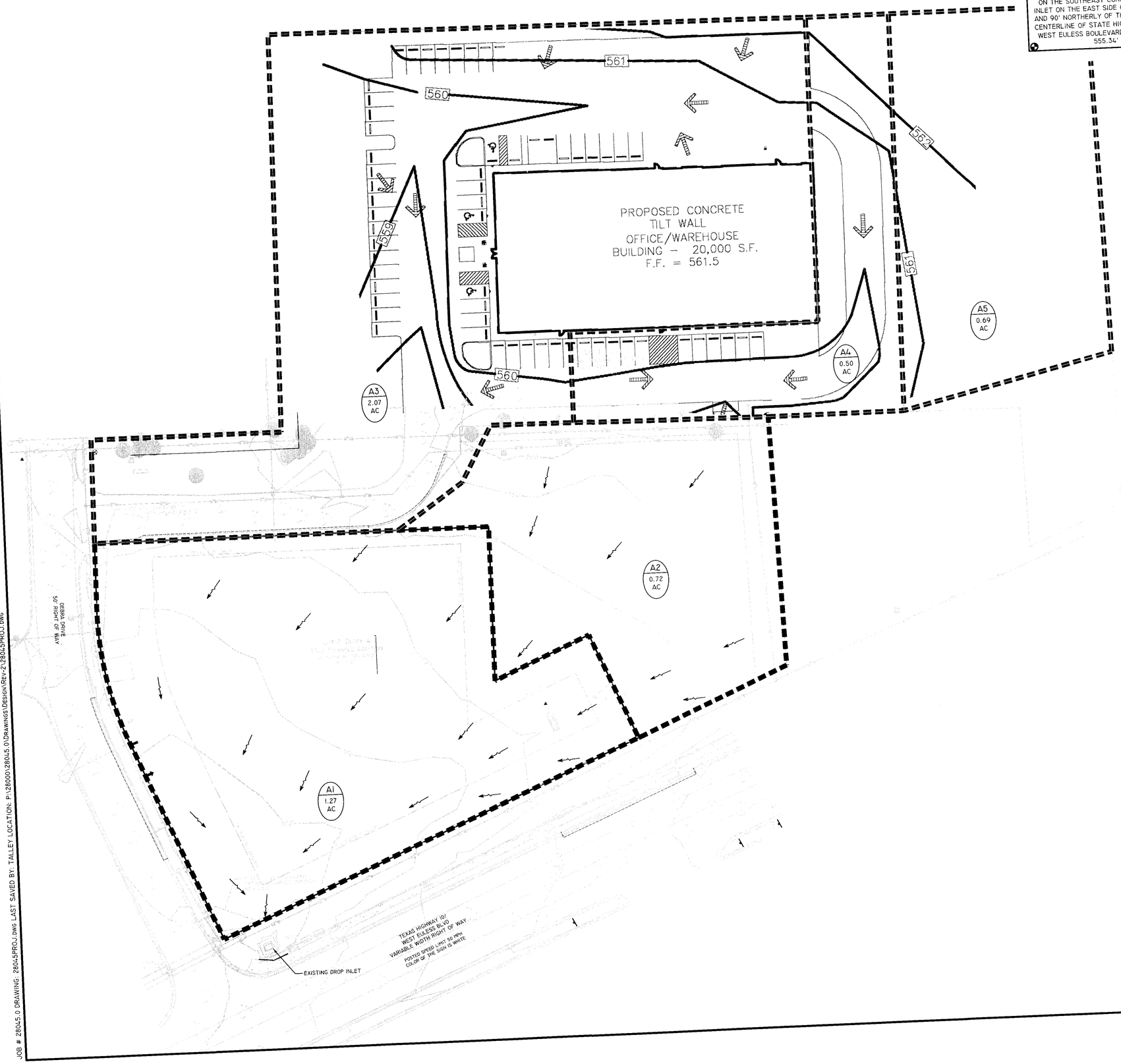
JOB # 28045.0 DRAWING: 28045PROJ.DWG LAST SAVED BY: TALLEY LOCATION: P:\28000\28045.0\DRAWINGS\DESIGN\REV-3\28045PROJ.DWG



SITE BENCHMARK

THE SITE BENCHMARK IS A MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEY" SET ON THE SOUTHEAST CORNER OF A CURB INLET ON THE EAST SIDE OF DEBRA DRIVE, AND 90' NORTHERLY OF THE APPROXIMATE CENTERLINE OF STATE HIGHWAY 10 (A.K.A. WEST EULESS BOULEVARD). ELEVATION = 555.34'

811 Know what's below. Call before you dig.

N

0 30' 45' 60'
SCALE IN FEET

NOTE:

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

LEGEND

EXISTING

PROPERTY LINE/RIGHT-OF-WAY LINE
BUILDING SETBACK LINE
EXISTING STORM SEWER
OVERHEAD ELECTRIC LINE
EXISTING WATER LINE
GUARD POST
TELEPHONE RISER
ELECTRIC METER
LIGHT POLE
SIGN
STORM DRAIN MANHOLE
UTILITY POLE

DEED RECORDS TARRANT COUNTY, TEXAS
PLAT RECORDS TARRANT COUNTY, TEXAS

TREE W/ DIAMETER
CONTOUR LINES (NAVD '88)
ALUMINUM DISC MARKED "TEXAS DEPARTMENT OF TRANSPORTATION"
SURVEY SITE BENCHMARK
GUY WIRE
LIGHT POLE
UTILITY CABINET
UTILITY MARKING
UTILITY POLE WITH RISER
FLOW LINE

PROPOSED

BOUNDARY LINE/RIGHT-OF-WAY LINE
DRAINAGE AREA

SUB AREA — A
ACRES — XX AC

PRE-DEVELOPMENT RUNOFF SUMMARY

Area No.	Area (AC.)	Runoff Coefficient "C"	T_C	I_{25}	I_{100}	Q_{25} (cfs)	Q_{100} (cfs)	Comments
A1	1.27	0.35	15.00	6.46	7.98	2.87	3.55	To existing drop inlet
A2	0.72	0.35	15.00	6.46	7.98	1.63	2.01	To existing drop inlet
A3	2.07	0.90	15.00	6.46	7.98	12.03	14.87	To existing drop inlet
A4	0.50	0.90	15.00	6.46	7.98	2.91	3.59	To existing drop inlet
A5	0.69	0.35	15.00	6.46	7.98	1.56	1.93	To existing drop inlet

CITY OF EULESS
CASE NUMBER: 14-04-SP

STATE OF TEXAS
LEONG-WEE YEE
93589
LICENSED
PROFESSIONAL ENGINEER
3/17/14

F-7524

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CITY OF EULESS, TARRANT COUNTY, TEXAS
DATE OF PREPARATION: 3/17/2014

28045.0	3/12/14	LWY	BJD	TJA	T
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	D

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FAX (972)488-67

DOLLAR GENERAL
WEST EULESS BLVD (TX HWY 10)
EULESS, TEXAS

PRE-DRAINAGE AREA MAP

REV DATE	SHEE
3/17/14 REV-2	C5

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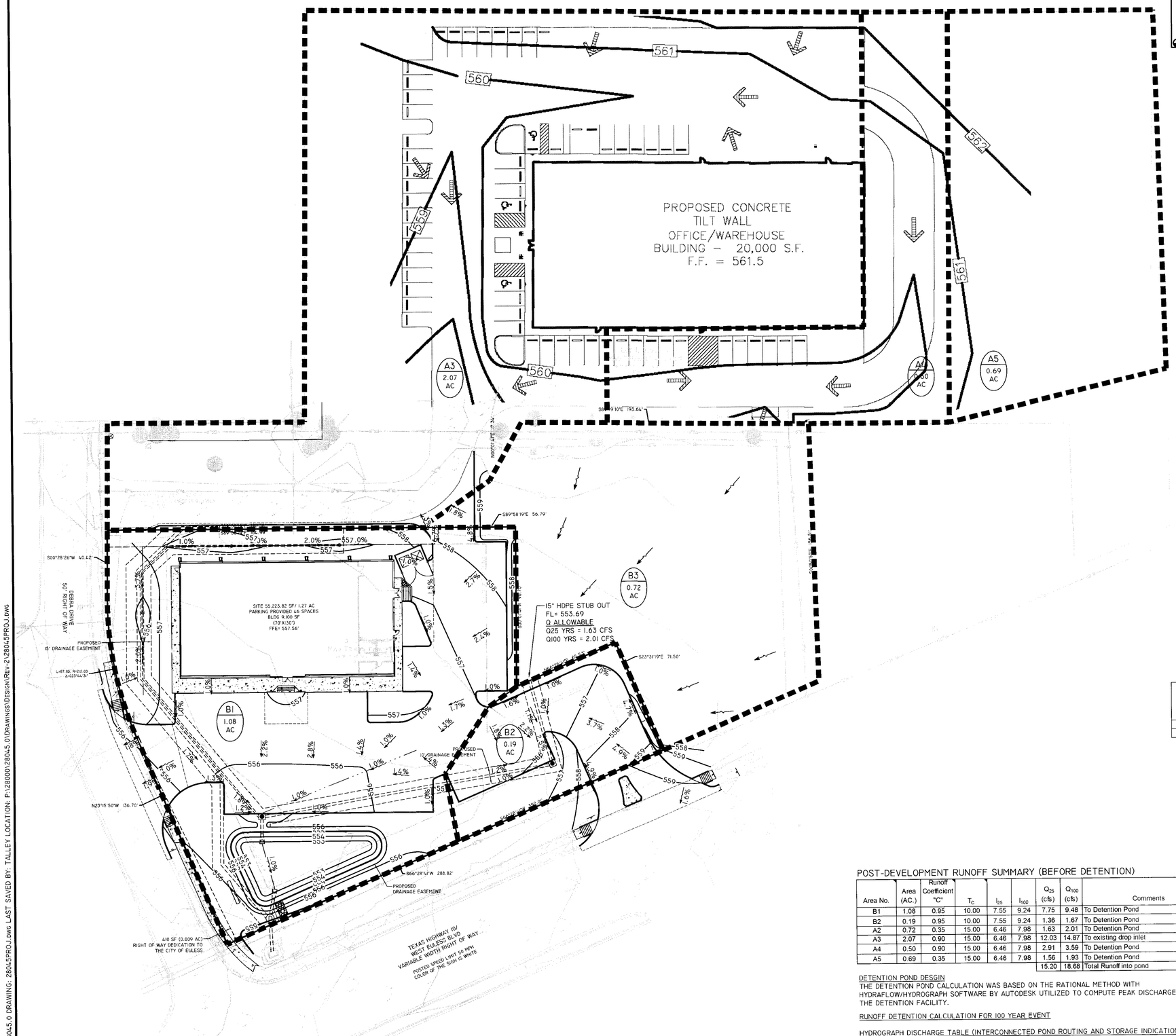

JOB # 28045.0 DRAWING: 28045PROJ.DWG LAST SAVED BY: TALLEY LOCATION: P:\28000\28045.0\DRAWINGS\DESIGN\Rev-2\28045PROJ.DWG

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LEGEND

EXISTING

PROPERTY LINE/RIGHT-OF-WAY LINE
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GUARD POST
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UTILITY POLE WITH RISER
FLOW LINE

PROPOSED

BOUNDARY LINE/RIGHT-OF-WAY LINE
DRAINAGE AREA

SUB AREA — A
ACRES — XX AC

OUTFLOW STRUCTURE DESIGN

*CLV A (ORIFICES)= 15" (INVERT EL.=552.38 FT.)

WATER SURFACE ELEVATION AT PEAK DISCHARGE=555.43 FT.

MAXIMUM RUNOFF (Q100) FROM DETENTION POND= 11.08 CFS

THE DETENTION POND VOLUME WAS DETERMINED BY INTERPOLATION METHOD TO FIND REQUIRE POND VOLUME.
A) THE MAXIMUM REQUIRED WATER SURFACE ELEVATION FROM RUNOFF DETENTION CAL.=555.43 FT.

B) MAXIMUM REQUIRED STORAGE = 5,970 CU.FT.

C) STORAGE VOLUME PROVIDED = 7,764 CU.FT.

D) TOP OF POND ELEV.=556.0 FT.

DETENTION POND CALCULATION SUMMARY

DESIGN EVENT	STORAGE REQUIRED (CU.FT.)	STORAGE PROVIDED (CU.FT.)	ALLOW. DISCHARGE (CFS)	ACTUAL DISCHARGE (CFS)	MAX WATER SURFACE ELEV.
25 YR	4,619	7,764	8.97	8.32	554.99
100 YR	5,970	7,764	11.08	9.19	555.43

DETENTION POND VOLUME

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	552.38	00	0	0
0.62	553.00	1,520	314	314
1.62	554.00	2,214	1,856	2,170
2.62	555.00 555.43 FT.	2,764	2,484	4,654 5,970
3.62	556.00	3,471	3,111	7,764 CU.FT

Hydrograph Discharge Table

Time (hrs)	Inflow cfs	Elevation ft	Clv A cfs	Outflow cfs
0.03	3.737	552.80	0.352	0.352
0.05	5.605	553.08	0.707	0.707
0.07	7.474	553.26	0.932	0.932
0.08	9.342	553.50	1.168	1.168
0.10	11.21	553.76	3.058	3.058
0.12	13.08	554.02	4.989	4.989
0.13	14.95	554.23	6.098	6.098
0.15	16.82	554.45	7.065	7.065
0.17	18.68 ←	554.70	7.692	7.692
0.18	18.32	554.95	8.249	8.249
0.20	16.45	555.14	8.625	8.625
0.22	14.59	555.27	8.885	8.885
0.23	12.72	555.36	9.061	9.061
0.25	10.85	555.41	9.160	9.160
0.27	8.980	555.42 ←	9.187	9.187 ←
0.28	7.111	555.40	9.146	9.146
0.30	5.243	555.35	9.038	9.038
0.32	3.375	555.26	8.863	8.863
0.33	1.506	555.13	8.620	8.620
0.35	0.753	554.99	8.325	8.325

POST-DEVELOPMENT RUNOFF SUMMARY (BEFORE DETENTION)

Area No.	Area (AC.)	Runoff Coefficient "C"	T_C	I_{25}	I_{100}	Q_{25} (cfs)	Q_{100} (cfs)	Comments
B1	1.08	0.95	10.00	7.55	9.24	7.75	9.48	To Detention Pond
B2	0.19	0.95	10.00	7.55	9.24	1.36	1.67	To Detention Pond
A2	0.72	0.35	15.00	6.46	7.98	1.63	2.01	To Detention Pond
A3	2.07	0.90	15.00	6.46	7.98	12.03	14.87	To existing drop inlet
A4	0.50	0.90	15.00	6.46	7.98	2.91	3.59	To Detention Pond
A5	0.69	0.35	15.00	6.46	7.98	1.56	1.93	To Detention Pond
						15.20	18.68	Total Runoff into pond

DETENTION POND DESGIN
THE DETENTION POND CALCULATION WAS BASED ON THE RATIONAL METHOD WITH HYDRAFLOW/HYDROGRAPH SOFTWARE BY AUTODESK UTILIZED TO COMPUTE PEAK DISCHARGE AND SIZE THE DETENTION FACILITY.

RUNOFF DETENTION CALCULATION FOR 100 YEAR EVENT

HYDROGRAPH DISCHARGE TABLE (INTERCONNECTED POND ROUTING AND STORAGE INDICATION METHOD USED)

CITY OF EULESS
CASE NUMBER: 14-04-SP

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POST-DRAINAGE AREA MAP

REV DATE	SHEET NO.
3/17/14 REV-2	C6 OF 11

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