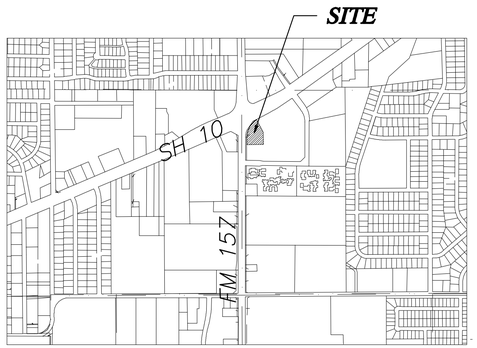
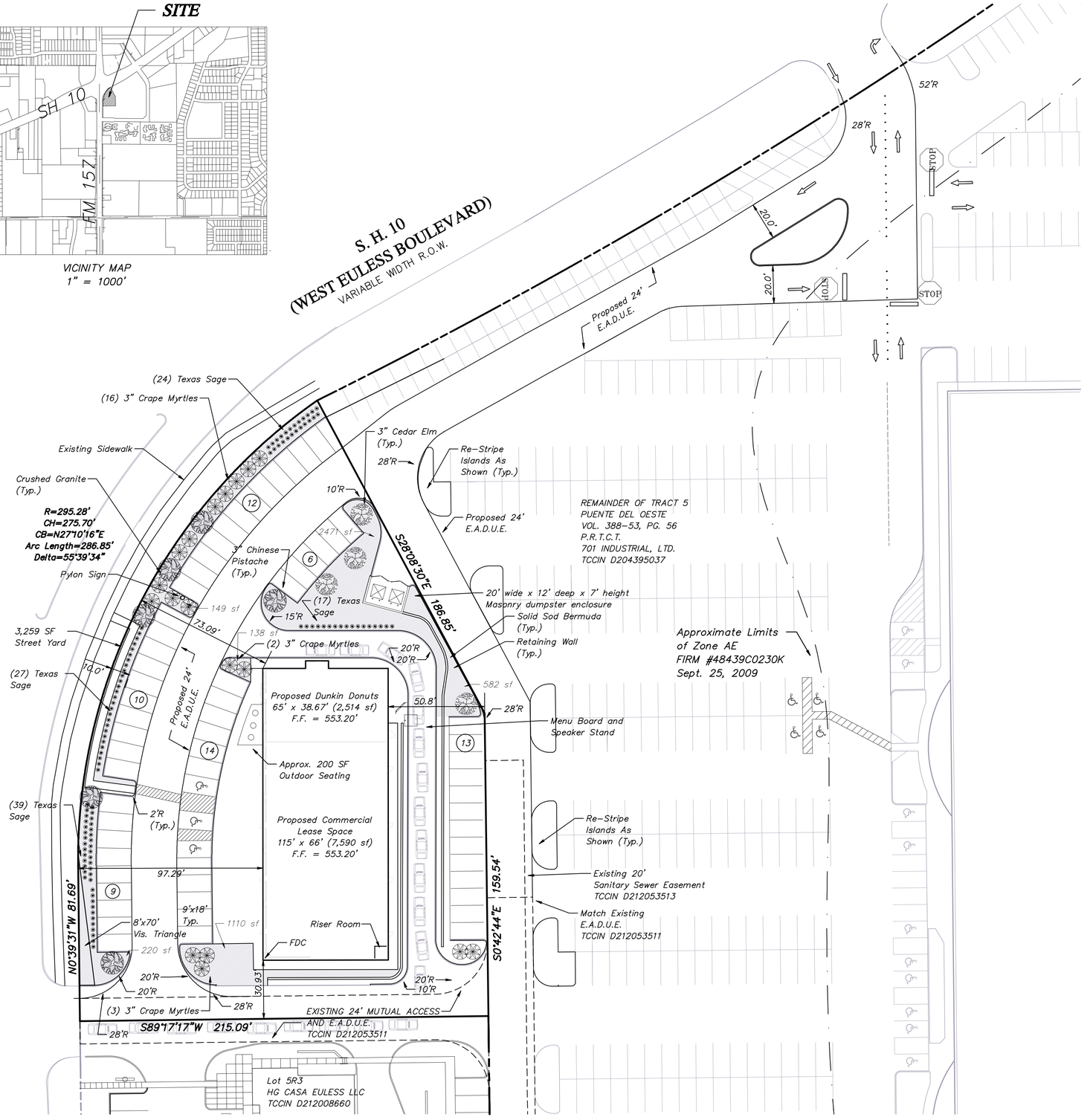


VICINITY MAP
1" = 1000'

S. H. 10
(WEST EULESS BOULEVARD)
VARIABLE WIDTH R.O.W.

F. M. 157
(SOUTH INDUSTRIAL BOULEVARD)
VARIABLE WIDTH R.O.W.



GRAPHIC SCALE 1"=30'

0 30 60 90

No.	DESCRIPTION	DATE	CITY APPR./DATE

REVISIONS

SITE DATA

Site Zoning: TX-10 (same for surrounding sites)
Front Yard Setback : 30 feet
Rear Yard and Side yard: Height of building or 10 feet whichever is greater
Area of Site: 53,369 SF (1.225 Ac)
Number of Proposed Lots : 1
Number of Dwelling Units: 0
Max. Bldg. Height: 60 feet
Min. Lot Depth: 130 feet
Min. Lot Area: 22,500 SF

PARKING DATA

Parking Group 5 -- 2,514 SF
26 spaces required

Parking Group 6 -- 7,590 SF
38 spaces required

Total Parking Required: 64 Spaces
Total Parking Provided: 64 Spaces

LANDSCAPE DATA

Trees required per Euless Code of Ordinances 84-112
One 3" Cal. Tree per 25 SF street frontage
One 3" Cal. Tree per 10 parking spaces in street yard

367 feet of street frontage - 15 trees required
31 parking spaces in street yard - 4 trees required

Total trees required: 19

Shrubs required

4 shrubs required per 25 feet of street frontage
Total street frontage: 367 feet
Total shrubs required: 56

Total landscape area required

10 foot strip along street frontage
Additional 25 SF per parking space
64 parking spaces provided

Total Additional landscape area required: 1,600 SF

Front yard trees provided: 16
Total trees provided: 28
Front yard shrubs provided: 90
Total shrubs provided: 107
Total street yard landcape area provided: 10 foot width
Total Additional landscape area provided: 4,671 SF

LANDSCAPE NOTES

1) Underground irrigation system plans designed by a Licensed Irrigator will be submitted with the Building Permit Application.

2) Landscaping to be installed prior to obtaining final certificate of occupancy.

PREPARER/APPLICANT

Boydston Designs Inc.
222 W. Exchange Ave. #105
Fort Worth, TX 76164
(817) 626.7878

OWNER

701 Industrial Ltd.
222 W. Exchange Ave.
Fort Worth, TX 76164
(817) 624.7266

GENERAL UTILITY NOTE

ITEM	EXISTING	PROPOSED
STORM SEWER	33"	33"
CURB INLET		
CURB		
SAN. SEWER MANHOLE		
SAN. SEWER LINE	S	S
WATERLINE	W	W
GATE VALVE		
REDUCER		
FIRE HYDRANT		
AIR RELEASE VALVE		
BLOW OFF VALVE		
CLEANING WYE		

GENERAL UTILITY NOTE

All existing utility data is provided for information only. Although this data is shown as accurately as possible, the contractor is cautioned that the owner and the engineer neither assumes nor implies any responsibility for the accuracy of this data. It shall be the contractor's responsibility to contact the utility affected and verify these locations and elevations prior to construction.

MCI (Owner of Western Union Lines)	(800) 624-9675
SBC	(800) 395-0440
Texas One Call (locating service)	811
Online:	www.texas811.org
Oncor	(800) 223-2133
Verizon	(800) 483-1000
Atmos Energy (Gas- Ask for Project Manager in your area)	(800) 460-3030

WARNING TO CONTRACTOR

CALL 811 (TEXAS ONE CALL) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. BOYDSTON DESIGNS, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

WARNING TO CONTRACTOR

BENCHMARKS:

CITY OF EULESS MONUMENT No. E03 BEING A 3-1/4" DOMED BRASS DISKSET IN TOP OF A CONCRETE INLETAPPROX. 150' NORTH OF INTERSECTION OF PIPELINE RD AND FM 157 ON THE WEST SIDE OF PIPELINE RD. ELEV. = 535.79'

SITE BM #1
BOX CUT TOP/CURB AT SOUTHERN NOSE OF ISLAND FOR RIGHT TURN LANE OF NORTHBOUND FM 157. ELEV = 556.70'

STATE OF TEXAS
NOAH C. BOYDSTON
98471
LICENSED
PROFESSIONAL ENGINEER

Date: May 25, 2015

Case # 15-04-SP

BOYDSTON DESIGNS, INC.
222 W. Exchange Ave., Suite 105
Fort Worth, TX 76164
Voice: 817 626-7878 Fax: 817 626-7879
Civil Engineering • Surveying • Land Planning
E. Reg.# F-11307 • S. Reg.#10193818

Dunkin Donuts -- 701 Industrial Blvd.

Site Plan 01

DESIGNED: NCB	SCALE: 1" = 30'	PROJECT NO: BDI# 04019	SHEET: C1.01
DRAWN: NCB	DATE: May 2015		
CHECKED: BCB			

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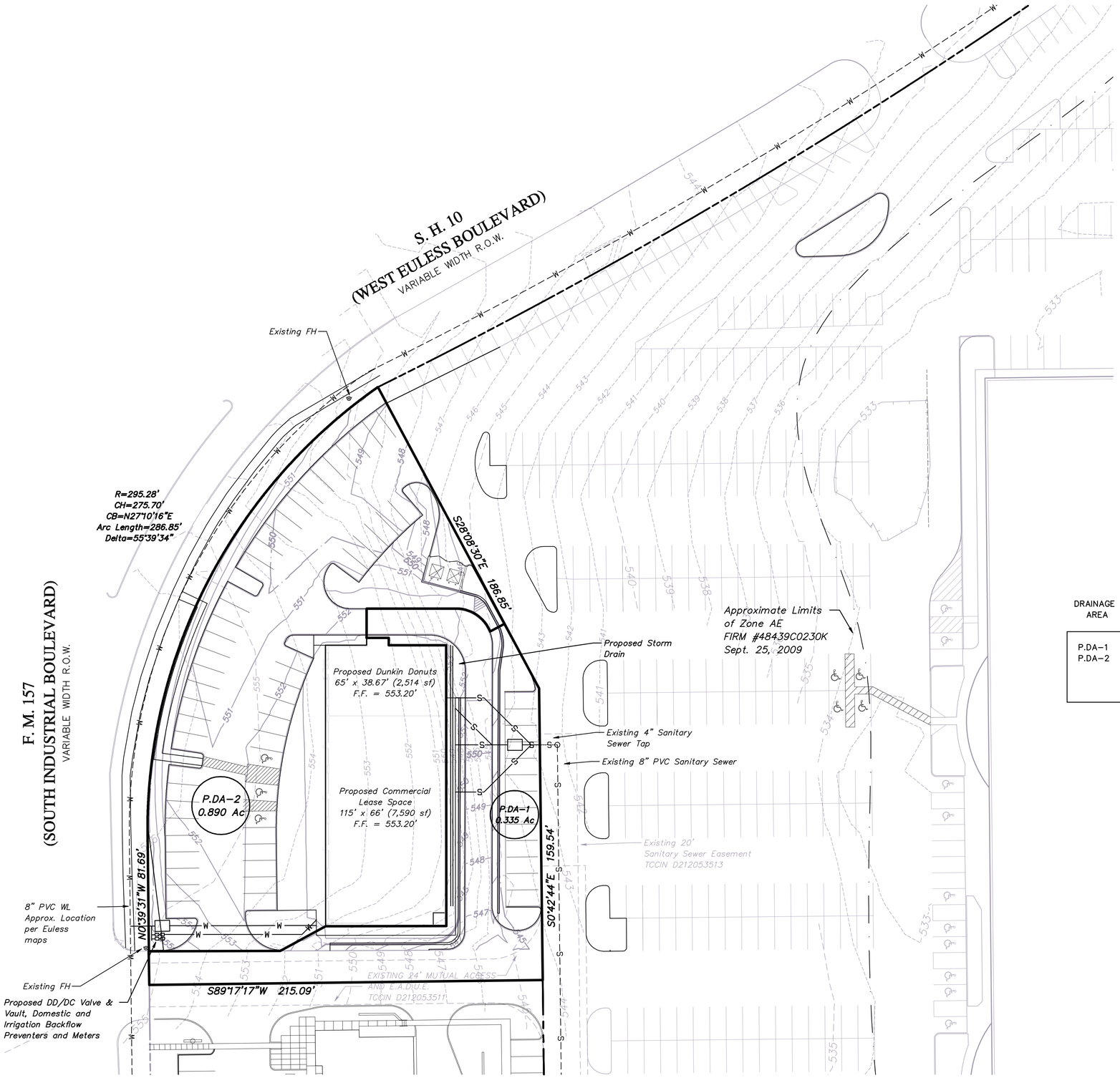

No.	DESCRIPTION	DATE	CITY APPR./DATE

REVISIONS

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Proposed Drainage Calculations

DRAINAGE AREA	AREA (Ac)	Runoff Coefficient	Rainfall Intensity (In/Hr – 100 yr.) Tc = 10 min.	Total Runoff (CFS)
P.DA-1	0.335	0.95	11.6	3.69
P.DA-2	0.890	0.95	11.6	9.81
			Total Runoff:	13.50 cfs

GENERAL UTILITY NOTE

ITEM	EXISTING	PROPOSED
STORM SEWER	33"	33"
CURB INLET		
CURB		
SAN. SEWER MANHOLE		
SAN. SEWER LINE	S	S
WATERLINE	W	W
GATE VALVE		
REDUCER		
FIRE HYDRANT		
AIR RELEASE VALVE		
BLOW OFF VALVE		
CLEANING WYE		

GENERAL UTILITY NOTE

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SITE BM #1
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STATE OF TEXAS
NOAH C. BOYDSTON
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Date: May 25, 2015

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Civil Engineering•Surveying•Land Planning
E. Reg.# F–11307 • S. Reg.#10193818

Dunkin Donuts — 701 Industrial Blvd.

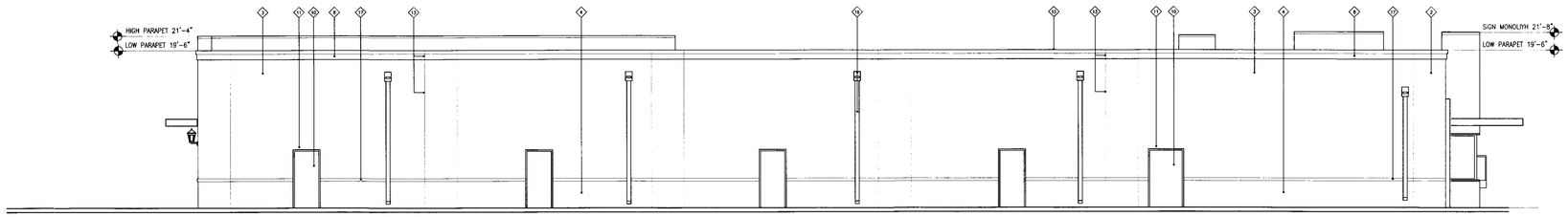
Site Plan 02

DESIGNED:	NCB	SCALE: 1" = 30'	PROJECT NO: BDI# 04019	SHEET: C1.02
DRAWN:	NCB	DATE: May 2015		
CHECKED:	BCB			

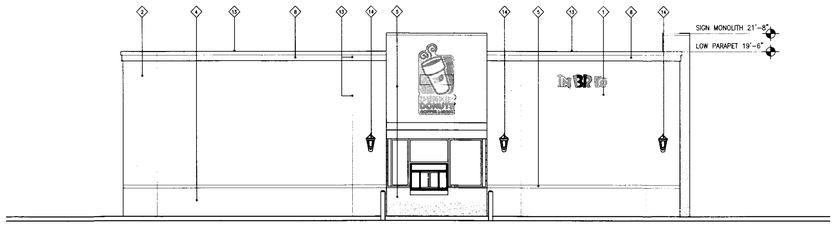
T: \2004\04019–Euless Kmart_Design\Dunkin\Site Plan_04019_2015.05.21.pro 5/25/2015

WALL MATERIAL TABULATION

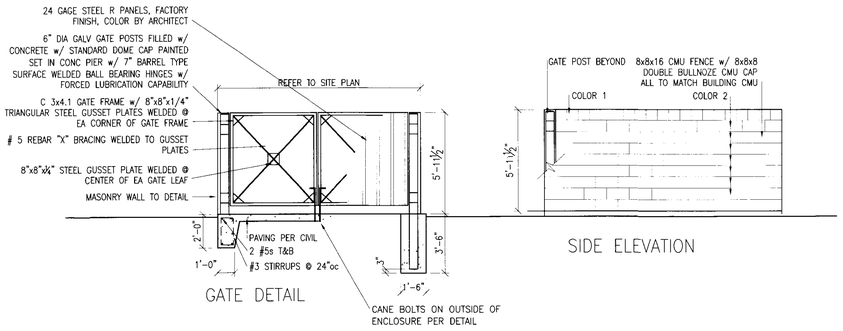
	WALL	MASONRY	PLASTER
NORTH	1234	986	248
EAST	2862	2691	171
SOUTH	1135	1062	127
WEST	1919	1158	761
TOTAL	7150	5897	1307
PERENTAGE	100	82%	18%



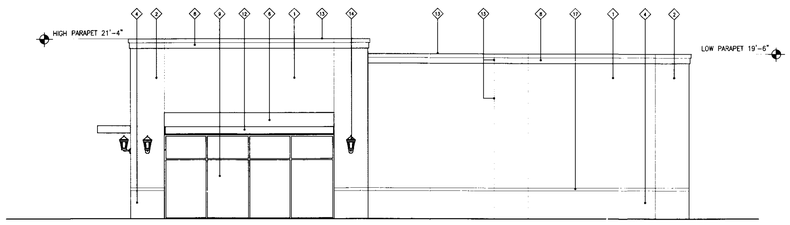
EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



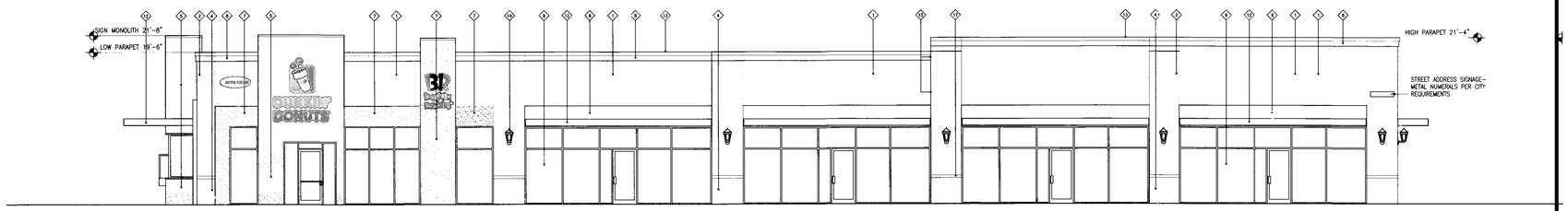
DUMPSTER SCREEN
SCALE: ¼"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEY

1. MODULAR FACE BRICK: COLOR 1 BY ARCHITECT
2. MODULAR FACE BRICK w/ SOLDER COURSES WHERE INDICATED: COLOR BY ARCHITECT
3. CONCRETE MASONRY UNITS: ARCHITECTURAL GRADE ROCK FACE EQUAL TO FEATHERLITE-COLOR 1 BY ARCHITECT
4. CONCRETE MASONRY UNITS: ARCHITECTURAL GRADE ROCK FACE EQUAL TO FEATHERLITE-COLOR 2 BY ARCHITECT
5. DUNKIN MONOLITH SIGN: PORTLAND CEMENT PLASTER/DRIVIT TOP COAT w/ DUNKIN MULTI HUE COLORS
6. PORTLAND CEMENT PLASTER/DRIVIT TOP COAT: COLOR BY ARCHITECT
7. PORTLAND CEMENT PLASTER/DRIVIT TOP COAT: DUNKIN' BRANDS COLORS
8. CORNICE: STYRENE WITH DRIVIT TOP COAT TO MATCH PLASTER
9. ANODIZED ALUMINUM STOREFRONT & DOORS w/ 1" LOW E THERMAL GLASS: COLOR BY ARCHITECT
10. PAINTED HOLLOW METAL DOORS AND FRAMES: COLOR BY ARCHITECT
11. MATCHING CMU STARTER COURSE
12. PAINTED CUSTOM FABRICATED STEEL CANOPY: COLOR BY ARCHITECT
13. PAINTED SHEET METAL CAP FLASHING/COPING: COLOR TO MATCH CORNICE
14. DECORATIVE LIGHT FIXTURE PER MEP
15. MASONRY CONTROL JOINT: CONTINUES THROUGH CORNICE AND CAST STONE-TYPICAL WHERE INDICATED
16. PAINTED SHEET METAL LEADERBOX AND DOWNSPOUTS: COLOR BY ARCHITECT
17. CAST STONE BELT COURSE: COLOR BY ARCHITECT



WEST ELEVATION
SCALE: 1/8"=1'-0"

DATE: 5-1-15

RETAIL DEVELOPMENT w/ DUNKIN DONUTS
FM 157 S INDUSTRIAL BLVD AT SH 10 W EULESS BLVD

4-5-15

ROBERT W. KELLY
ARCHITECT, INC.
201 SOUTH CALHOUN STREET, SUITE 1258
FORT WORTH, TEXAS 76104
817-332-5014 FAX 817-332-8570

SHEET NO.
A3.0
OF
9 A SHEETS