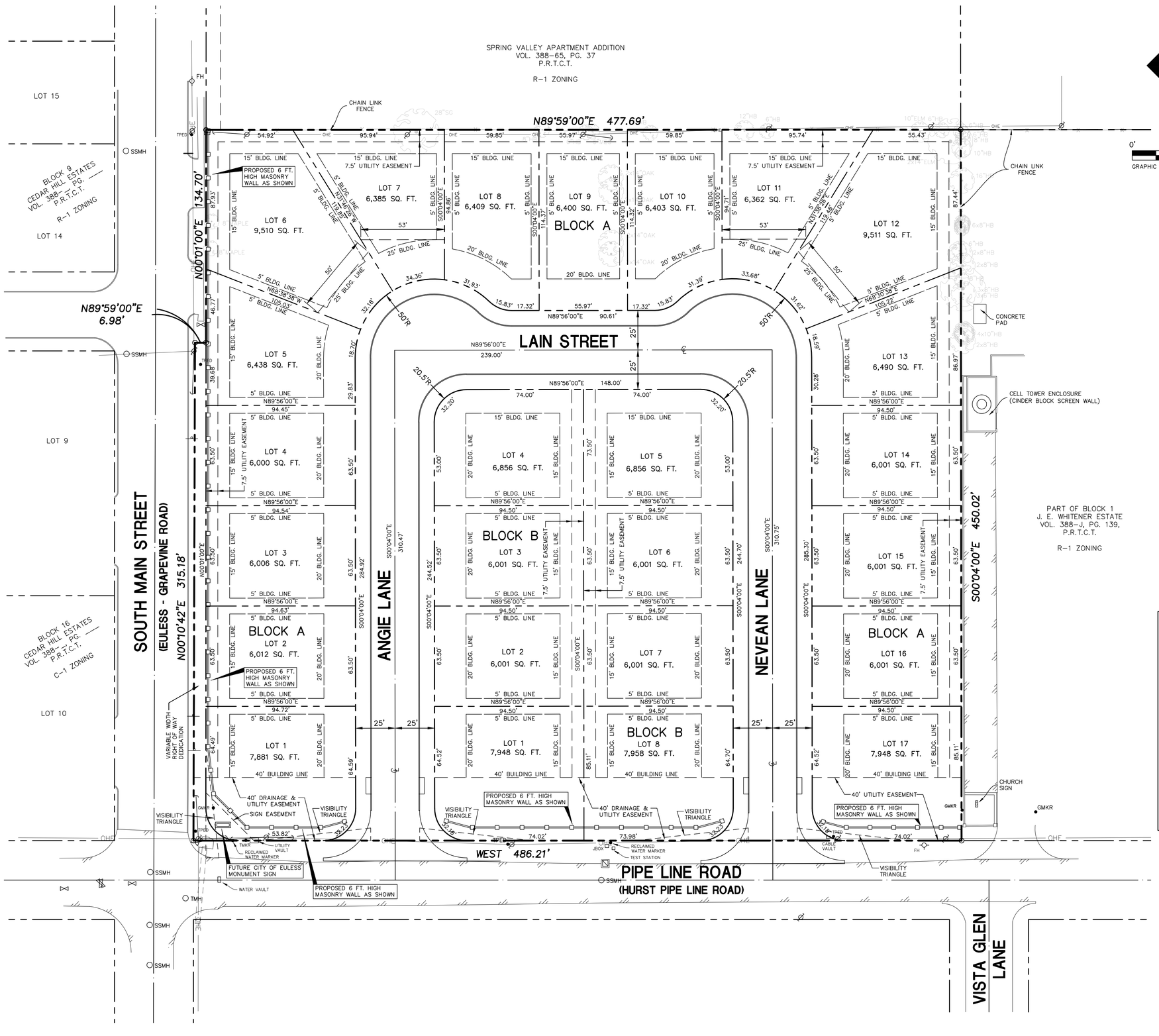
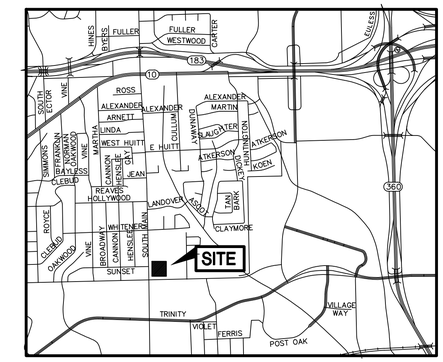




LOCATION MAP

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.

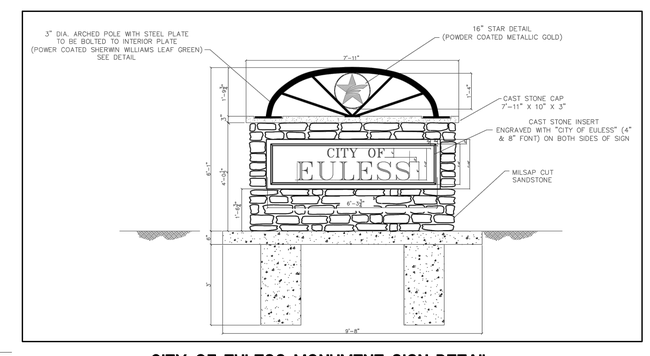
6. THE EXISTING CHAIN LINK FENCE ALONG THE NORTH AND EAST PROPERTY LINES WILL BE REPLACED WITH A WOOD FENCE AT THE TIME OF EACH LOT DEVELOPMENT.

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.
61492
REGISTERED PROFESSIONAL ENGINEER
12/04/13

SHEET TITLE:

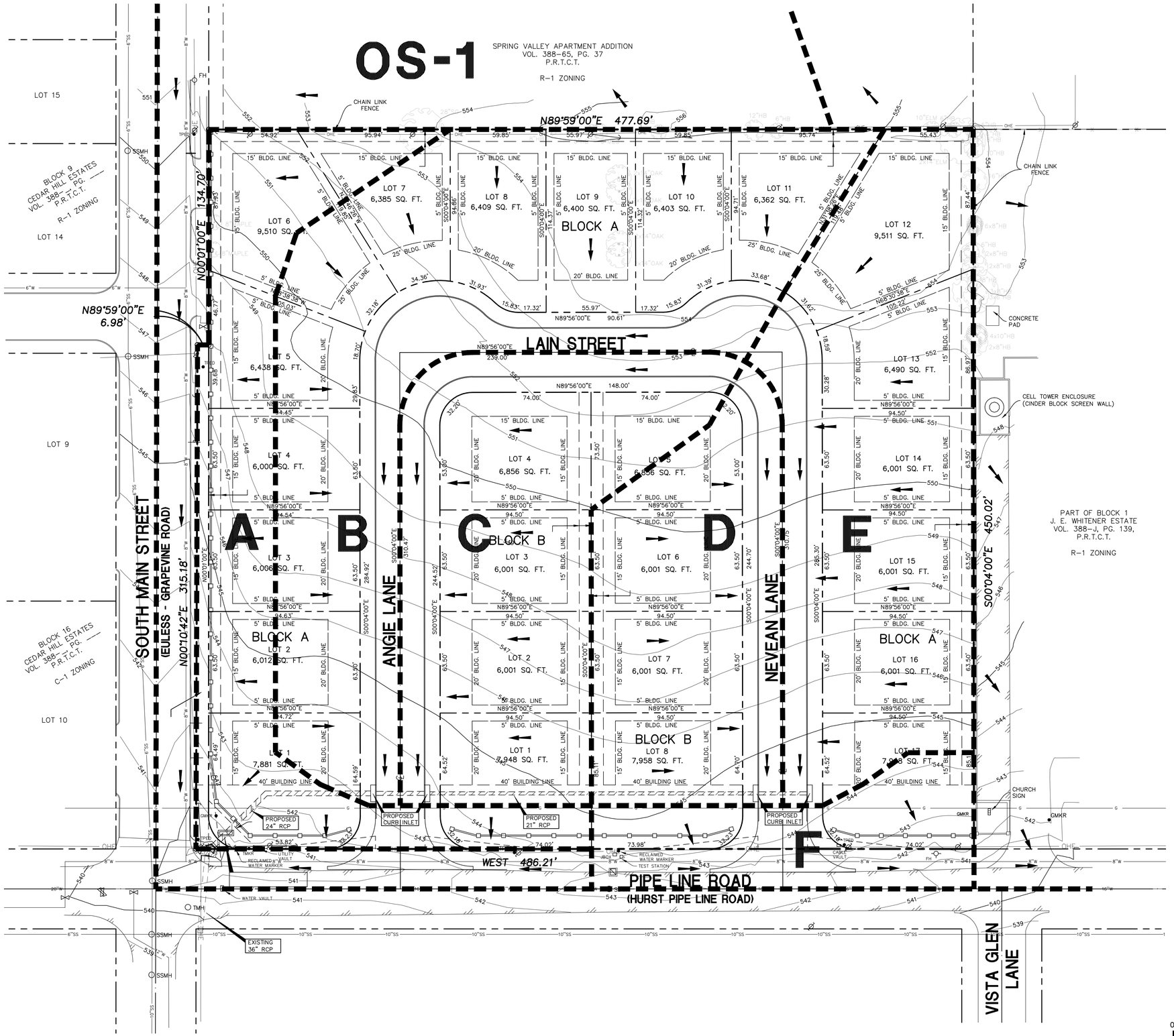
CONCEPT PLAN FOR PD

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.
61484
REGISTERED PROFESSIONAL ENGINEER
12/04/13

NORTH

0' 30' 60' 90'
GRAPHIC SCALE

SHEET TITLE:

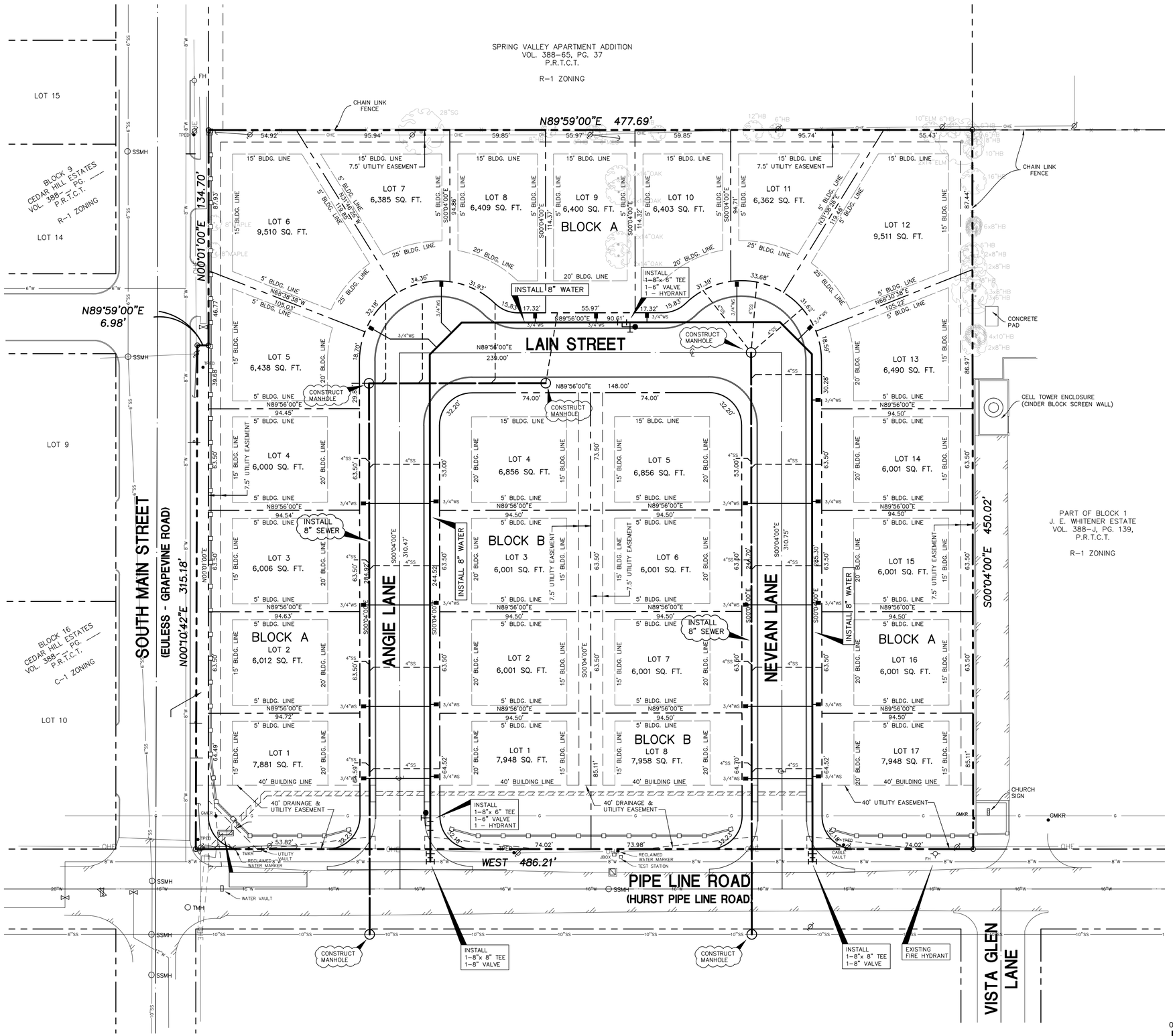
PRELIMINARY DRAINAGE PLAN

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	2 OF 3

JDJR FILE NO. 463-27-13



REVISIONS:	
12/04/13	PER CITY REVIEW

STATE OF TEXAS
JAMES DEWEY, JR.
61489
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
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DATE: NOV. 19, 2013	DRAWN BY: SAS	SHEET NO.
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JDJR FILE NO. 463-27-13