

FIELD NOTES to that certain tract being a portion of Block A of International/Regional Industrial Complex addition in the City of Euless, Tarrant County, Texas, according to the plat recorded in Volume 388-75, Page 41 of the Plat Records of Tarrant County, Texas, said tract being the remainder of the tract described in the deed to Iris Enterprises, L.P. recorded under Instrument Number D202193956 of the Official Public Records of Tarrant County, Texas, the subject tract being more particularly described as follows:

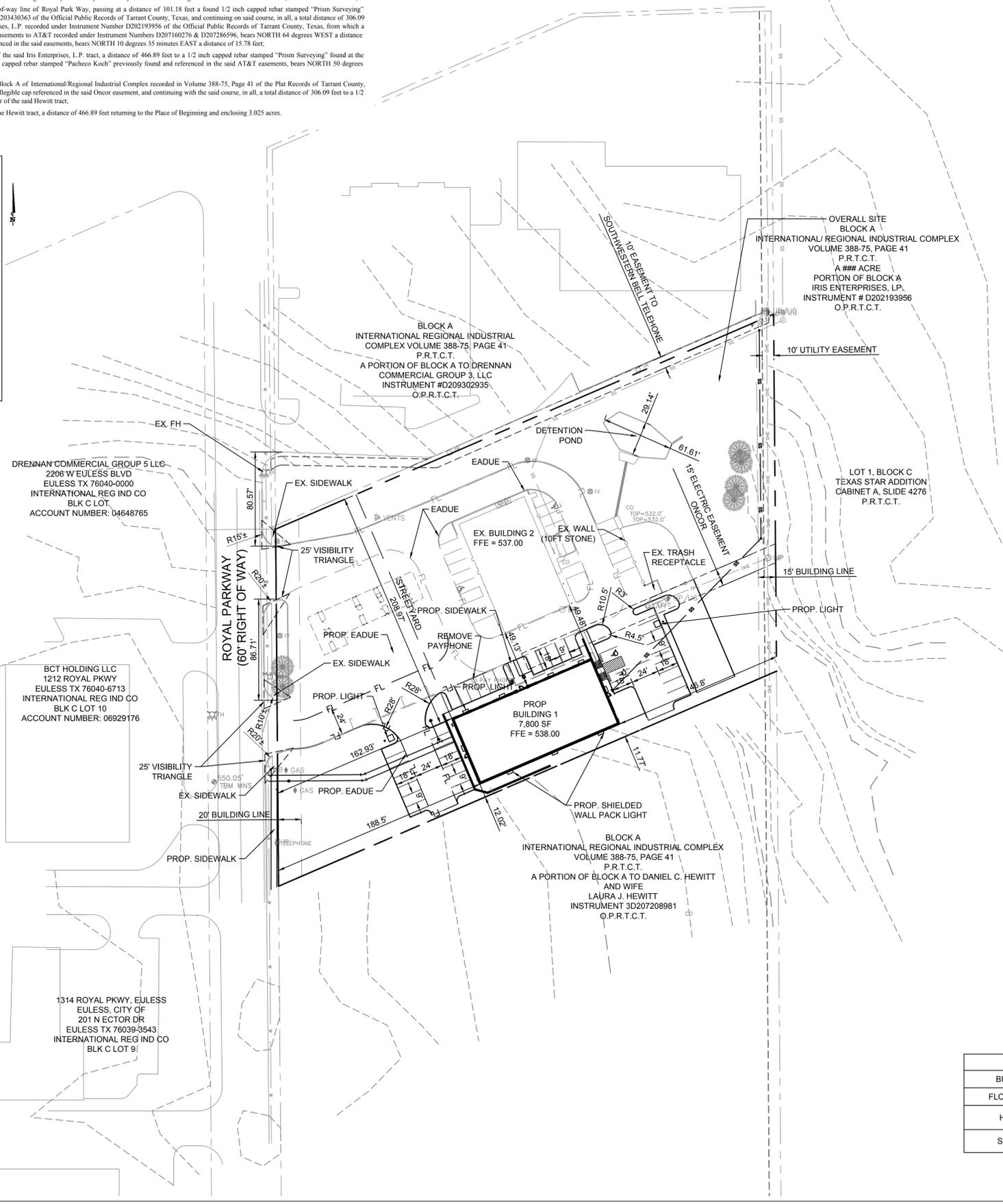
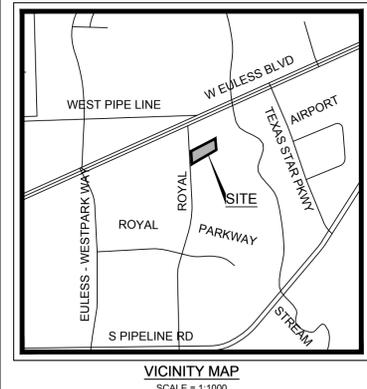
**Beginning** at a 1/2 inch rebar with an illegible cap found on the east right-of-way line of Royal Park Way a 60-foot wide right of way dedicated on the plat recorded in Volume 388-75, Page 41 of the Plat Records of Tarrant County, Texas, at the northwest corner of the tract described in the deed to Daniel C. Hewitt and wife Laura J. Hewitt recorded under Instrument Number D207208981 of the Official Public Records of Tarrant County, Texas, from which a bent 1/2 inch rebar found at the beginning of a curve on the said east right-of-way line of Royal Park Way bears SOUTH 00 degrees 28 minutes 45 seconds EAST, a distance of 339.58 feet;

**THENCE** NORTH 00 degrees 28 minutes 45 seconds WEST, with the east right-of-way line of Royal Park Way, passing at a distance of 101.18 feet a found 1/2 inch capped rebar stamped "Prism Surveying" referenced in the easement to Oncor recorded under Instrument Number D203430363 of the Official Public Records of Tarrant County, Texas, and continuing on said course, in all, a total distance of 306.09 to the northwest corner of the tract described in the deed to Iris Enterprises, L.P. recorded under Instrument Number D202193956 of the Official Public Records of Tarrant County, Texas, from which a found 1/2 inch capped rebar stamped "Pacheco Koch" referenced in the easements to AT&T recorded under Instrument Numbers D207160276 & D207286596, bears NORTH 64 degrees WEST a distance of 3.84 feet and a second found 1/2 inch rebar without a cap and not referenced in the said easements, bears NORTH 10 degrees 35 minutes EAST a distance of 15.78 feet;

**THENCE** NORTH 66 degrees 44 minutes 15 seconds EAST, with the north line of the said Iris Enterprises, L.P. tract, a distance of 466.89 feet to a 1/2 inch capped rebar stamped "Prism Surveying" found at the northeast corner of the Iris Enterprises, L.P. tract, from which a 1/2 inch capped rebar stamped "Pacheco Koch" previously found and referenced in the said AT&T easements, bears NORTH 50 degrees WEST a distance of 5.59 feet;

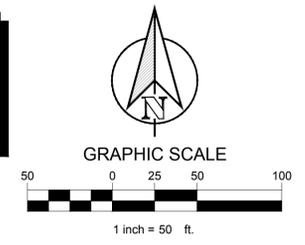
**THENCE** SOUTH 00 degrees 28 minutes 45 seconds EAST, with the east line of Block A of International/Regional Industrial Complex recorded in Volume 388-75, Page 41 of the Plat Records of Tarrant County, Texas, passing at a distance of 204.92 feet a found 1/2 inch rebar with an illegible cap referenced in the said Oncor easement, and continuing with the said course, in all, a total distance of 306.09 feet to a 1/2 inch capped rebar stamped "Prism Surveying" found at the northeast corner of the said Hewitt tract;

**THENCE** SOUTH 66 degrees 44 minutes 15 seconds WEST, with the north line of the Hewitt tract, a distance of 466.89 feet returning to the Place of Beginning and enclosing 3.025 acres.



**FLOODPLAIN NOTE**

ACCORDING TO MAP NO. 48439C0230K, DATED SEPTEMBER 25, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, PART OF THIS PROPERTY IS WITHIN ZONE "X" WHICH IS A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



**SITE DATA NOTES**

1. PROP. LAND USES - FUEL DISTRIBUTION
2. PROP. LANDSCAPE PROTECTION SHALL BE REFEREEED TO THE LANDSCAPE NOTES IN SHEET L-1
3. LANDSCAPE SHALL BE INSTALLED AFTER THE CONSTRUCTION PHASE OF THE PROJECT
4. THE PROPERTY REPRESENTED ON THE PLAN CONFORMS WITH THE PARKING LOT LIGHTING REQUIREMENTS OF SECTION 84-201(i) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS, TEXAS
5. UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION

LEGEND	
	EX. FIRE HYDRANT
	FIRELANE
	PROP. LIGHT POLE
	EX. TREE

BUILDING DATA			
BUILDING	1	2	
FLOOR AREA	7,800 SF	6,161 SF	
HEIGHT	22 FT	22 FT	
STORIES	1	1	

**SITE DATA SUMMARY**

LOT	ZONING	MIN LOT AREA	MIN LOT WIDTH	LOT WIDTH PROVIDED (FT)	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	STREET YARD AREA (SQ. FT.)	REQ. LANDSCAPED AREA (SQ. FT.)	PROP. LANDSCAPED AREA (SQ. FT.)	MIN LS SPACING (FT)	MAX BLDG HEIGHT (FT)	MIN TREE SIZE CALIPER/HEIGHT	BLDG HGT. (FT-# ST.)	LOT COVERAGE REQ.	LOT COVERAGE PROV.	PARKING		HANDICAP SP.		
																		REQ. RATIO	REQ.	PROV.	REQ.	PROV.
1	I-2	NONE	NONE	306.4	FUEL DISTRIBUTION	3.03	131,757	7,800	37,967	5,695	13,908	5	N/A	3"/12'	22' - 1 ST.	80% MAX	5.9%	1:300 INDUSTRIAL	26	38	2	2

LEGAL DESCRIPTION:  
3.025 AC / 131,757 SF  
1 STORY- 22FT  
RICOCHET FUEL ADDITION- 1201 ROYAL PARKWAY  
LOT A  
CITY PROJECT CASE # 14-15-SP

**SITE PLAN**

OWNER:  
IRIS ENTERPRISE LP C/O RICOCHET FUEL DISTRIBUTORS  
1201 ROYAL PKWY  
EULESS, TX 76040-6714  
PH: 817.268.5910

APPLICANT:  
CLAYMOORE ENGINEERING, INC.  
1105 CHEEK SPARGER RD, SUITE #1  
COLLEYVILLE, TX 76034  
PH: 817.281.0572

SURVEYOR:  
JPH LAND SURVEYING INC  
807 BLUEBONNET DRIVE SUITE C KELLER, TX 76248  
PH: 817.431.4971

CITY: EULESS STATE: TEXAS  
COUNTY: TARRANT SURVEY: TELITHA AKERS ABSTRACT NO.: 20

TEXAS FIRM #14199

**GLAY MOORE ENGINEERING**

1105 CHEEK SPARGER RD, SUITE #1  
COLLEYVILLE, TX 76034  
WWW.CLAYMOOREENGINEERING.COM

STATE OF TEXAS  
MATT MOORE  
95813  
LICENSED PROFESSIONAL ENGINEER

*Matt Moore 10/20/14*

**RICOCHET FUEL  
ROYAL PARKWAY  
EULESS, TX**

No.	DATE	REVISION	BY

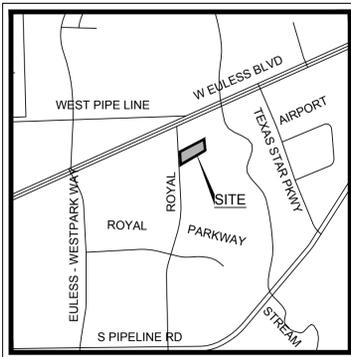
**SITE PLAN**

DESIGN: CLG  
DRAWN: ASD  
CHECKED: MAN  
DATE: 10/28/2014

SHEET  
**SP-1**

File No. 2014-095

PLOTTED BY: DREW 10/28/2014 4:47 PM  
DWG NAME: I:\CLAYMOORE\ASD\PROJECTS\PROJECTS\2014-095 RICOCHET FUEL\CAD\DWG\SHEETSP-1 CITY SITE PLAN.DWG  
LAST SAVED: 10/28/2014 10:24 AM  
IMAGES: IMAGES\177



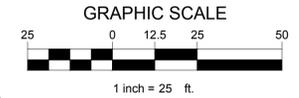
VICINITY MAP  
SCALE = 1:1000

BLOCK A  
INTERNATIONAL REGIONAL INDUSTRIAL  
COMPLEX VOLUME 388-75, PAGE 41  
P.R.T.C.T.  
A PORTION OF BLOCK A TO DRENNAN  
COMMERCIAL GROUP 3, LLC  
INSTRUMENT #D209302935  
O.P.R.T.C.T.

DRENNAN COMMERCIAL GROUP 5 LLC  
2206 W EULESS BLVD  
EULESS TX 76040-0000  
INTERNATIONAL REG IND CO  
BLK C LOT  
ACCOUNT NUMBER: 04648765

OVERALL SITE  
BLOCK A  
INTERNATIONAL REGIONAL INDUSTRIAL COMPLEX  
VOLUME 388-75, PAGE 41  
P.R.T.C.T.  
A ### ACRE  
PORTION OF BLOCK A  
IRIS ENTERPRISES, LP  
INSTRUMENT # D202193956  
O.P.R.T.C.T.

LOT 1, BLOCK C  
TEXAS STAR ADDITION  
CABINET A, SLIDE 4276  
P.R.T.C.T.



LEGEND	
— 100 —	EXISTING CONTOUR
— 100 —	PROPOSED CONTOUR
---	FULL-DEPTH SAWCUT
x698.50	PROPOSED GRADE (TOP OF PAVEMENT)
ME	MATCH EXISTING
TR	TOP OF RAMP
TW	TOP OF WALL
BW	BOTTOM OF WALL

- NOTES:
- ALL SPOT ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.
  - EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND NOTIFY THE ENGINEER FOR ANY DISCREPANCIES WITH THIS PLAN.
  - MAXIMUM SLOPE IN LANDSCAPE AREAS ARE NOT TO EXCEED 4:1.
  - ALL CURB HEIGHTS ARE 6-INCHES UNLESS NOTED OTHERWISE.
  - REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
  - REF. STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PAD PREPARATION CRITERIA.
  - THE CONTRACTOR SHALL CONSTRUCT ALL BARRIER FREE RAMPS PER CITY OF EULESS ADA STANDARDS.
  - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
  - GRADING OF ALL HANDICAPPED SPACES AND ROUTES IS TO CONFORM TO LOCAL, STATE, AND FEDERAL GUIDELINES. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.



RICOCHET FUEL  
ROYAL PARKWAY  
EULESS, TX

No.	DATE	REVISION	BY

PRELIMINARY GRADING PLAN

DESIGN: CLG  
DRAWING: ASD  
CHECKED: MAN  
DATE: 10/28/2014

SHEET  
SP-2

File No. 2014-095

PLOTTED BY: DREW 10/28/2014 4:55 PM  
 DWG NAME: VICINITY MAP  
 LAST SAVED: 10/28/2014 12:33 PM  
 IMAGES: \$IMAGES\$

1314 ROYAL PKWY, EULESS  
EULESS, CITY OF  
201 N ECTOR DR  
EULESS TX 76039-3543  
INTERNATIONAL REG IND CO  
BLK C LOT 9

ROYAL PARKWAY  
(60' RIGHT OF WAY)

20' BUILDING LINE

BLOCK A  
INTERNATIONAL REGIONAL INDUSTRIAL COMPLEX  
VOLUME 388-75, PAGE 41  
P.R.T.C.T.  
A PORTION OF BLOCK A TO DANIEL C. HEWITT  
AND WIFE  
LAURA J. HEWITT  
INSTRUMENT 3D207208981  
O.P.R.T.C.T.

PROP. BUILDING  
7,800 SF  
FFE ≈ 538.00

EX. BUILDING  
FFE = 537.00

SLOPE = 80% CONTRACTOR  
SHALL PROVIDE SLOPE  
STABILIZATION SUCH AS  
GEO-WEBBING.

CONTRACTOR SHALL PROVIDE  
DRAINAGE SWALE TO PROVIDE  
POSITIVE DRAINAGE. MINIMUM  
SLOPE 1%.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RAISED  
DECK. REFER TO  
ARCH PLANS FOR  
DETAILS.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

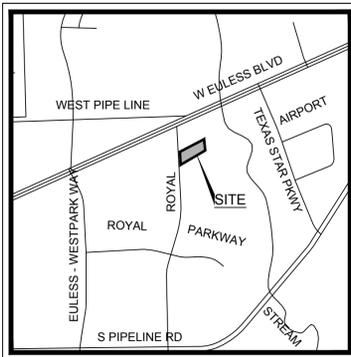
PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SHALL PROVIDE  
SIGNED ENGINEERING  
DESIGN.

PROP. RETAINING  
WALL. CONTRACTOR  
SH





VICINITY MAP  
SCALE = 1:1000

BLOCK A  
INTERNATIONAL REGIONAL INDUSTRIAL  
COMPLEX VOLUME 388-75, PAGE 41  
P.R.T.C.T.  
A PORTION OF BLOCK A TO DRENNAN  
COMMERCIAL GROUP 3, LLC  
INSTRUMENT #D209302935  
O.P.R.T.C.T.

DRENNAN COMMERCIAL GROUP 5 LLC  
2206 W EULESS BLVD  
EULESS TX 76040-0000  
INTERNATIONAL REG IND CO  
BLK C LOT  
ACCOUNT NUMBER: 04648765

OVERALL SITE  
BLOCK A  
INTERNATIONAL REGIONAL INDUSTRIAL COMPLEX  
VOLUME 388-75, PAGE 41  
P.R.T.C.T.  
A ### ACRE  
PORTION OF BLOCK A  
IRIS ENTERPRISES, LP.  
INSTRUMENT # D202193956  
O.P.R.T.C.T.

EX. BUILDING  
FFE = 537.00

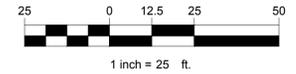
PROP. BUILDING  
7,800 SF  
FFE = 538.00

BLOCK A  
INTERNATIONAL REGIONAL INDUSTRIAL COMPLEX  
VOLUME 388-75, PAGE 41  
P.R.T.C.T.  
A PORTION OF BLOCK A TO DANIEL C. HEWITT  
AND WIFE  
LAURA J. HEWITT  
INSTRUMENT 3D207208981  
O.P.R.T.C.T.

LOT 1, BLOCK C  
TEXAS STAR ADDITION  
CABINET A, SLIDE 4276  
P.R.T.C.T.



GRAPHIC SCALE



LEGEND

	EXISTING WATER MAIN
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT SPRINKLER CONNECTION

TEXAS FIRM #14199

**GLAY MOORE ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS  
MATT MOORE  
95813  
LICENSED PROFESSIONAL ENGINEER

DATE: 10/28/2014

**RICOCHET FUEL ROYAL PARKWAY EULESS, TX**

**RICOCHET FUEL ROYAL PARKWAY EULESS, TX**

No.	DATE	REVISION	BY

**PRELIMINARY UTILITY PLAN**

DESIGN: CLC  
DRAWN: ASB  
CHECKED: MAN  
DATE: 10/28/2014

SHEET  
**SP-4**

File No. 2014-095

**NOTES**

- CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANIES AND IRRIGATION PLANS TO DETERMINE QUANTITY, SIZE, AND LOCATION FOR ALL CONDUIT AND SLEEVING REQUIRED TO SERVE BUILDING AND SITE. ALL CONDUIT AND SLEEVES SHALL BE INSTALLED PRIOR TO SUBGRADE PREPARATION AND PAVING.
- ALL PROPOSED UTILITIES DESIGNED TO WITHIN 5 FEET OF THE BUILDING. REFER TO MEP PLANS FOR CONTINUATION.
- UTILITY SERVICE TO AND WITHIN THIS SITE SHALL BE UNDERGROUND
- KNOX BOX WILL BE REQUIRED
- THE RISER ROOM WILL NEED TO HAVE DIRECT OUTSIDE ACCESS UNLESS OTHERWISE APPROVED

**FRANCHISE UTILITY NOTES:**

- THE GAS, ELECTRIC AND TELEPHONE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE LATEST INFORMATION AVAILABLE FROM THE RESPECTIVE FRANCHISE UTILITY COMPANIES. IT IS INTENDED FOR PURPOSES OF GENERAL BIDDING AND BASIC CLARITY. SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED PER NOTES 2 THROUGH 4 BELOW. THE FRANCHISE UTILITY CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES INVOLVED.
- THE FRANCHISE UTILITY CONTRACTOR SHALL CONTACT THE RESPECTIVE FRANCHISE UTILITY COMPANIES, VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL, INCLUDING BUT NOT LIMITED TO, ALL METERS, TRANSFORMERS, CONDUIT, CONCRETE PADS, TRENCHING, AND BACKFILL NECESSARY FOR PROPER INSTALLATION. FRANCHISE UTILITY CONTRACTOR SHALL ALSO PAY ALL FEES AND CHARGES INCURRED AND COORDINATE WITH OTHER FRANCHISE UTILITY COMPANIES.
- THE FRANCHISE UTILITY CONTRACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, THE LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES AND EQUIPMENT. THE FRANCHISE UTILITY CONTRACTOR SHALL INCLUDE IN HIS BID SUFFICIENT FUNDS TO COVER ALL COSTS REQUIRED BY UTILITY COMPANIES TO PROVIDE NEW SERVICES AND/OR UPGRADE EXISTING SERVICES. NO ALLOWANCES WILL BE MADE FOR FRANCHISE UTILITY CONTRACTOR'S UNFAMILIARITY WITH THE EXISTING CONDITION, REQUIREMENTS OF THE NEW CONDITIONS, AND/OR FAILURE TO COORDINATE INSTALLATION.
- CONTRACTOR SHALL VERIFY THAT METER AND TRANSFORMER LOCATIONS SHOWN MEET DESIGN CRITERIA BY FRANCHISE UTILITY COMPANIES FOR, BUT NOT LIMITED TO, THE OFFSET DISTANCE FROM FACE OF BUILDING.

PLOTTED BY: DREW 10/28/2014 5:04 PM  
DWG NAME: ICLAYMOORE\ASB\PROJECTS\PROJECTS\2014-095 RICOCHET FUEL\CLC\DRG\SP-4.CITY SITE UTILITY PLAN.DWG  
LAST SAVED: 10/28/2014 5:29 PM  
IMAGES: 517

1314 ROYAL PKWY, EULESS  
EULESS, CITY OF  
201 N ECTOR DR  
EULESS TX 76039-3543  
INTERNATIONAL REG IND CO  
BLK C LOT 9

