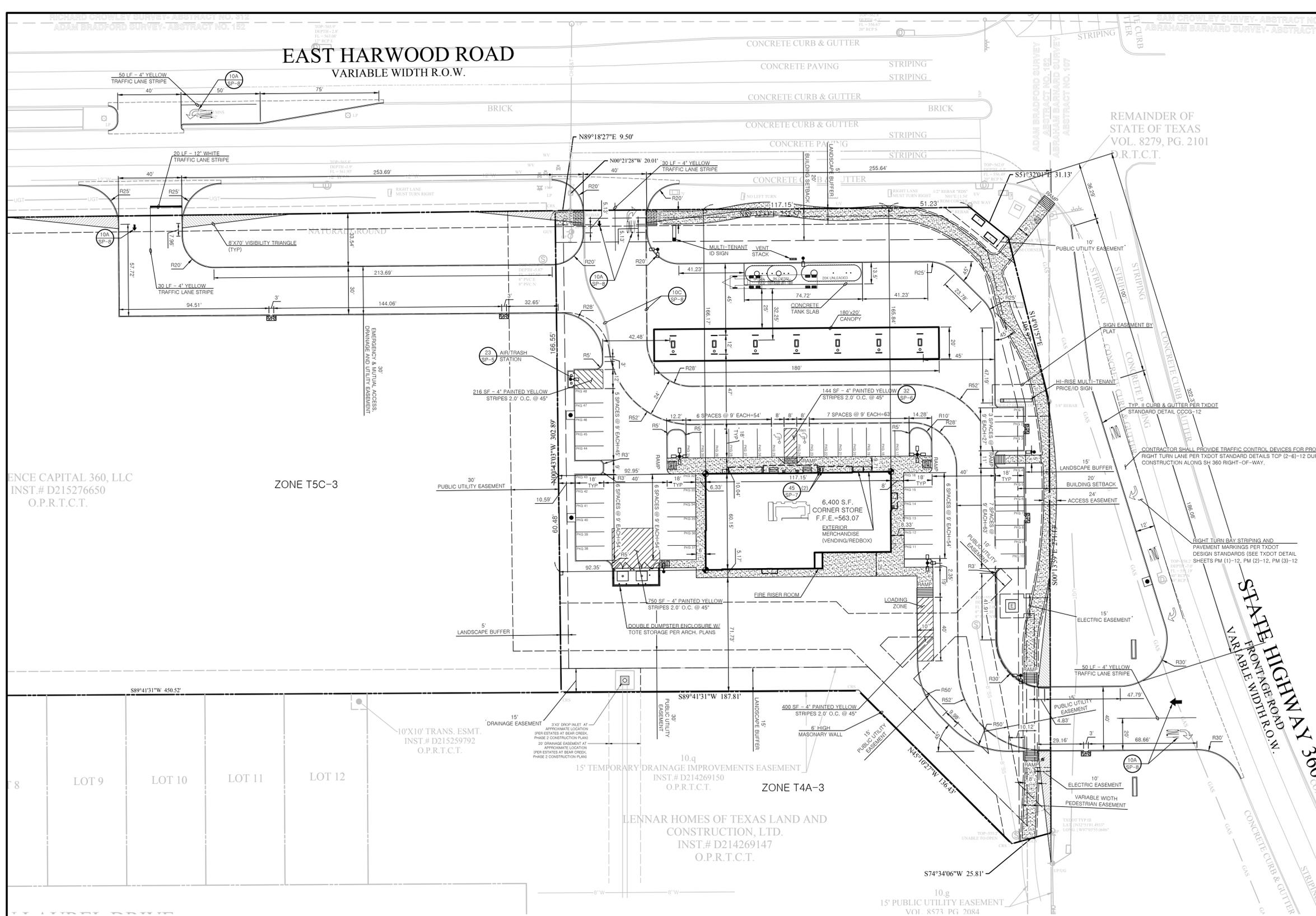


# EAST HARWOOD ROAD VARIABLE WIDTH R.O.W.



ENCE CAPITAL 360, LLC  
INST.# D215276650  
O.P.R.T.C.T.

ZONE T5C-3

LENNAR HOMES OF TEXAS LAND AND  
CONSTRUCTION, LTD.  
INST.# D214269147  
O.P.R.T.C.T.

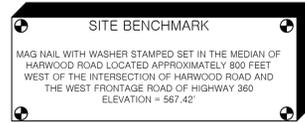
ZONE T4A-3

- ### GENERAL NOTES
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  - CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PREVISIONS APPLICABLE TO THIS PROJECT.
  - CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT. EXCEPTIONS FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
  - BIDDERS ARE HEREBY NOTIFIED TO MAKE A THOROUGH REVIEW OF THE JOB SITE AND SOIL BORING INFORMATION PROVIDED BY OWNER. NO ADDITIONAL PAYMENT SHALL BE MADE FOR ROCK, SAND, GRAVEL, OR OTHER UNSTABLE CONDITIONS ENCOUNTERED IN ANY WORK IMPLIED BY THESE DRAWINGS.
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  - CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE SPECIFIED ON PLANS. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4 INCH CHAMFER. REINFORCING STEEL SHALL BE GRADE 60 MINIMUM.
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  - FOR LOCATION OF UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND WATER FACILITIES, CALL THE LOCAL UTILITY LOCATOR 48 HOURS BEFORE BEGINNING ANY EXCAVATION.
  - WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE DEPARTMENT OF HEALTH RULES AND REGULATIONS FOR PUBLIC WATER SYSTEM.
  - (A) HEAD-IN PARKING PLACES SHALL BE 9' X 18' OR 9' X 20' WITH 4" WIDE YELLOW LINE (B) PARALLEL PARKING PLACES SHALL BE 10' X 22' STRIPED WITH YELLOW PAINT.
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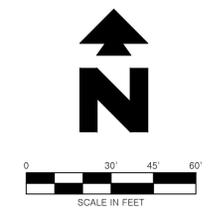
## LEGEND

- | EXISTING   |   |
|--|---|
| <ul style="list-style-type: none"> <li>air conditioner</li> <li>bench</li> <li>cable tv</li> <li>electric meter</li> <li>fence or handrail</li> <li>fire dept. connection</li> <li>fire hydrant</li> <li>guard rail</li> <li>grease trap</li> <li>bollard</li> <li>grate inlet</li> <li>gas meter</li> <li>utility pole anchor</li> <li>irrigation valve</li> <li>landscape or tree line</li> <li>light pole</li> <li>mailbox</li> </ul> | <ul style="list-style-type: none"> <li>monitoring well</li> <li>overhead utility lines</li> <li>pool equipment</li> <li>road sign</li> <li>silt fence</li> <li>spot elevation</li> <li>sanitary sewer manhole</li> <li>storm water manhole</li> <li>telephone manhole</li> <li>tank fill lid</li> <li>telephone riser</li> <li>traffic signal pole</li> <li>utility clean out</li> <li>utility cabinet</li> <li>utility vault</li> <li>utility markings (line color = color of markings)</li> </ul> |
| <ul style="list-style-type: none"> <li>utility pole</li> <li>utility pole with riser</li> <li>utility sign</li> <li>water shutoff</li> <li>water valve</li> <li>water manhole</li> <li>water meter</li> <li>well</li> <li>one-foot contour lines (NAVD 1988)</li> <li>tank fill lid</li> <li>tree</li> <li>diameter in inches at breast height</li> <li>ornamental tree</li> <li>waterline</li> <li>deed line</li> </ul>                 |   |

SITE DATA	
SITE AREA	2.27 ACRES (99,092 ± SF)
BUILDING AREA	6,350 SF (6.40%)
PARKING PROVIDED	48 SPACES
RV PARKING PROVIDED	N/A
HC PARKING PROVIDED	2 SPACES
IMPERVIOUS COVER	65.00 SF (65.6%)
PERVIOUS COVER	34,092 SF (34.4%)
HEIGHT TO PARAPET	16'-7"



## DIMENSIONAL SITE PLAN



- ### PROPOSED
- PROPERTY LINE/RIGHT OF WAY LINE
  - CONCRETE CURB AND GUTTER
  - Y-INLET (AS PROPOSED WITH CITY APPROVED ESTATES OF BEAR CREEK SUBDIVISION PLANS)
  - BUILDING CONTROL POINT
  - PRICE/ID SIGN

**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

JOB NO. 29265  
EXISTING INFORMATION ON THIS DRAWING WAS OBTAINED FROM A SURVEY PREPARED BY:  
JPH LAND SURVEYING, INC.  
807 BLUEBONNET DRIVE, SUITE C KELLER, TX 76248  
JEWEL CHADD, R.P.L.S. #5994

REVISIONS		DRAWING REISSUE DATE	
NO.	DATE	DESCRIPTION	ISSUE DATE
0	5-3-2016	CITY SUBMITTAL	ISSUE DATE
1	6-2-2016	CITY SUBMITTAL	ISSUE DATE
2	7-14-2016	CITY SUBMITTAL	ISSUE DATE
3	8-2-2016	CITY SUBMITTAL	ISSUE DATE

**corner store**  
CST BRANDS, INC.  
1 VALERO WAY, BUILDING D, SUITE 200 SAN ANTONIO, TEXAS 78249

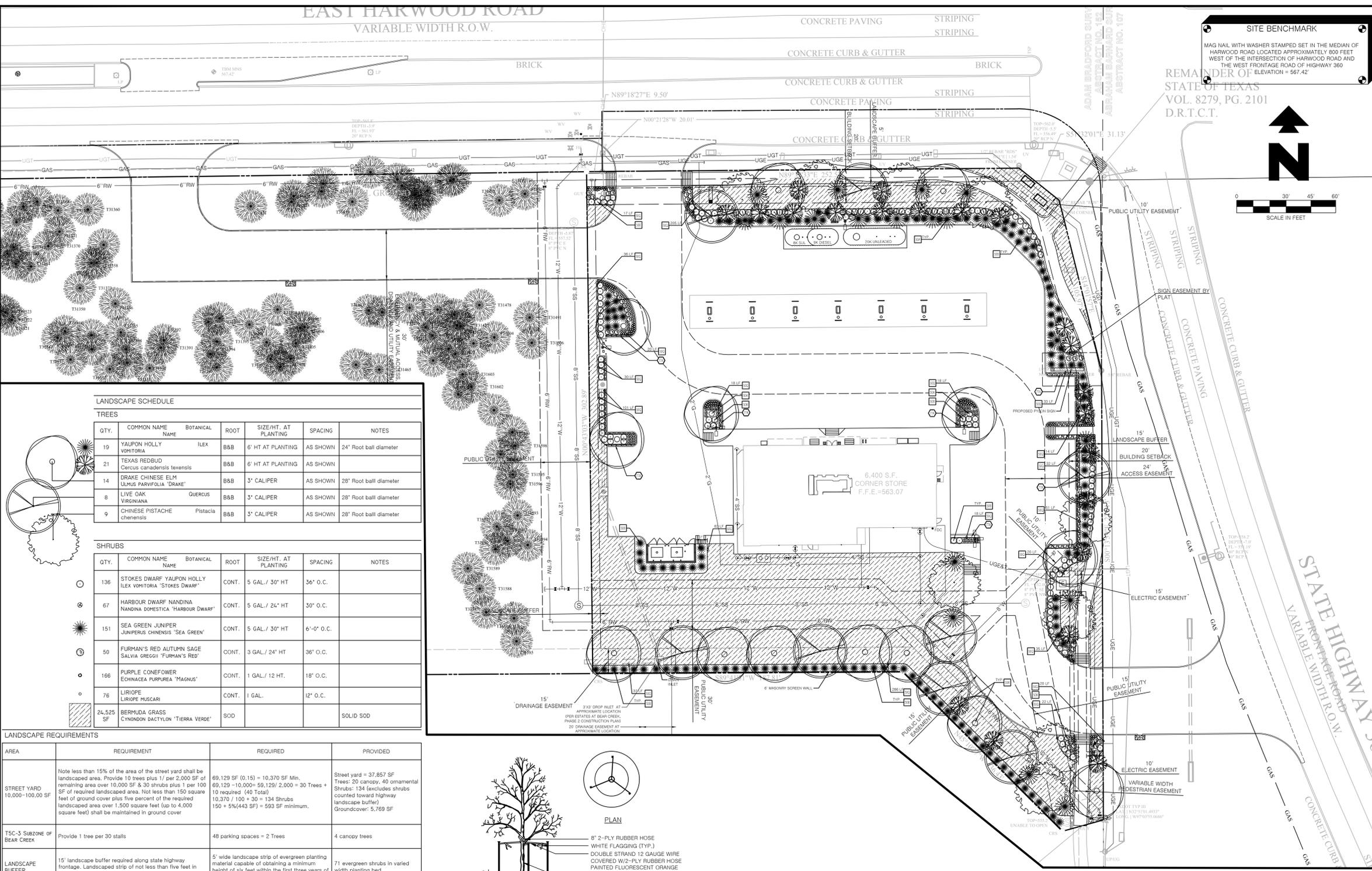
#1880

DIMENSIONAL SITE PLAN  
E. HARWOOD RD & S.H. 360  
EULESS TEXAS

SP-1A

8/3/16 F-7524

**EAST HARWOOD ROAD**  
VARIABLE WIDTH R.O.W.



**SITE BENCHMARK**  
MAG NAIL WITH WASHER STAMPED SET IN THE MEDIAN OF HARWOOD ROAD LOCATED APPROXIMATELY 800 FEET WEST OF THE INTERSECTION OF HARWOOD ROAD AND THE WEST FRONTAGE ROAD OF HIGHWAY 360. ELEVATION = 567.42'

REMAINDER OF STATE OF TEXAS VOL. 8279, PG. 2101 D.R.T.C.T.

0 30' 45' 60'  
SCALE IN FEET

**N**

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**LANDSCAPE SCHEDULE**

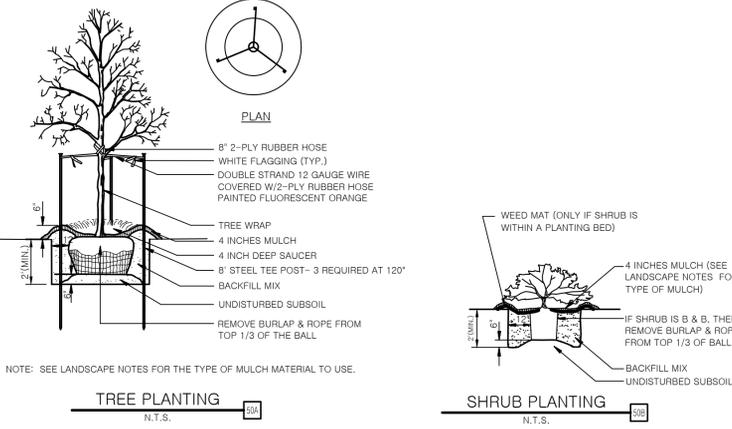
TREES						
QTY.	COMMON NAME	BOTANICAL NAME	ROOT	SIZE/HT. AT PLANTING	SPACING	NOTES
19	YALPON HOLLY	ILEX	B&B	6' HT AT PLANTING	AS SHOWN	24" Root ball diameter
21	TEXAS REDBUD	Cercis canadensis 'texensis'	B&B	6' HT AT PLANTING	AS SHOWN	
14	DRAKE CHINESE ELM	ULMUS PARVIFOLIA 'DRAKE'	B&B	3' CALIPER	AS SHOWN	28" Root ball diameter
8	LIVE OAK VIRGINIANA	QUERCUS	B&B	3' CALIPER	AS SHOWN	28" Root ball diameter
9	CHINESE PISTACHE	Pistacia chinensis	B&B	3' CALIPER	AS SHOWN	28" Root ball diameter

**SHRUBS**

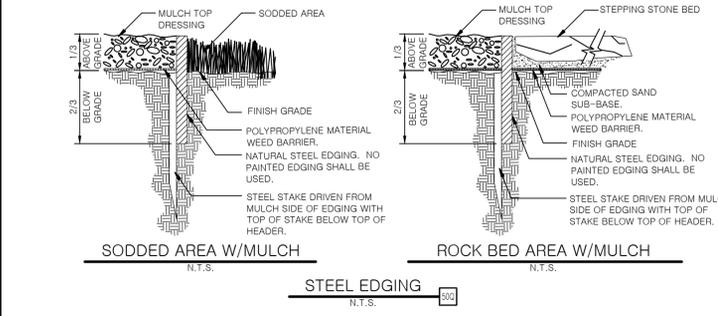
QTY.	COMMON NAME	BOTANICAL NAME	ROOT	SIZE/HT. AT PLANTING	SPACING	NOTES
136	STOKES DWARF YALPON HOLLY	ILEX VOMITORIA 'STOKES DWARF'	CONT.	5 GAL./ 30" HT	36" O.C.	
67	HARBOR DWARF NANDINA	NANDINA DOMESTICA 'HARBOR DWARF'	CONT.	5 GAL./ 24" HT	30" O.C.	
151	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT.	5 GAL./ 30" HT	6'-0" O.C.	
50	FURMAN'S RED AUTUMN SAGE	SALVIA GREGGII 'FURMAN'S RED'	CONT.	3 GAL./ 24" HT	36" O.C.	
166	PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'	CONT.	1 GAL./ 12 HT.	18" O.C.	
76	LIRIOPE	LIRIOPE MUSCARI	CONT.	1 GAL.	12" O.C.	
24,525	BERMUDA GRASS	CYNODON DACTYLON 'TIERRA VERDE'	SOD			SOLID SOD

**LANDSCAPE REQUIREMENTS**

AREA	REQUIREMENT	REQUIRED	PROVIDED
STREET YARD 10,000-100,00 SF	Note less than 15% of the area of the street yard shall be landscaped area. Provide 10 trees plus 1/ per 2,000 SF of remaining area over 10,000 SF & 30 shrubs plus 1 per 100 SF of required landscaped area. 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	69,129 SF (0.15) = 10,370 SF Min. 69,129 - 10,000 = 59,129 / 2,000 = 30 Trees + 10 shrubs (40 Total) 10,370 / 100 + 30 = 134 Shrubs 150 + 5%(443 SF) = 593 SF minimum. Groundcover: 5,769 SF	Street yard = 37,857 SF Trees: 20 canopy, 40 ornamental Shrubs: 134 (excludes shrubs counted toward highway landscape buffer) Groundcover: 5,769 SF
TSC-3 SUBZONE OF BEAR CREEK	Provide 1 tree per 30 stalls	48 parking spaces = 2 Trees	4 canopy trees
LANDSCAPE BUFFER	15' landscape buffer required along state highway frontage. Landscaped strip of not less than five feet in width and shall include hedge-like shrubbery.	5' wide landscape strip of evergreen planting material capable of obtaining a minimum height of six feet within the first three years of initial planting.	71 evergreen shrubs in varied width planting bed
LANDSCAPE SCREEN	Type a= (5' landscape strip with 6' tall evergreen hedge) + Type d= (masonry wall or fence 6'-8' tall)	5' landscape strip w/ 6' tall evergreen hedge, and 6' fence.	Provided along south property line



- LANDSCAPE NOTES**
- 77A PROVIDE 2" WIDE AREA OF DECOMPOSED GRANITE, 4" THICK, 1/2" MINUS DIAMETER, COLOR TO MATCH MULCH.
- LANDSCAPE DETAILS**
- 50A TREE PLANTING  
50B SHRUB PLANTING  
50Q STEEL EDGING
- REFER TO SHEET L2 FOR LANDSCAPE NOTES



**LANDSCAPE PLAN**

**LEGEND**

EXISTING	PROPOSED
Boundary Line	PROPERTY LINE/RIGHT OF WAY LINE
Lot/Deed Line	STORM DRAIN
Adjoining Boundary Line	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)
Easement Line	
Centerline	
Gas Line	
Overhead Electric Line	
Sanitary Sewer Line	
Storm Drainage Pipe	
Underground Fiber Optic Line	
Water Line (Not field verified)	
5/8" Rebar (As Noted)	
Benchmark	
Sanitary Sewer Manhole	
Drainage Manhole	
Grate Inlet	
Fire Hydrant	
Water Manhole	
Water Valve	
Gas Valve	
Utility Pole	
Telephone Riser	
Telephone Sign	
Telephone Manhole	
Pedestrian Crossing	
Traffic Signal 3 Lamp	
Traffic Signal Vault	
Bollard	
Existing Ground	
Top Bank	
Flow Line (Ditch)	
Gutter	
Edge of Asphalt	
Driveway	
Edge of Concrete	
Existing Concrete	
Concrete Sidewalk	
Sanitary Sewer Manhole	
Drainage Manhole	
Record Dimension per Title Commitment Description & Survey by RPLS 3534, dated 13 May 2005	
Record Dimension per Survey by RPLS 3534, dated 13 May 2005	

**CEI Engineering Associates, Inc.**  
ENGINEERS PLANNERS SURVEYORS  
LANDSCAPE ARCHITECTS ENVIRONMENTAL SCIENTISTS  
3030 LBJ Freeway, Suite 100 (972)488-3737  
Dallas, TX 75234 FAX (972)488-6732

**JOB NO. 29265**  
EXISTING INFORMATION ON THIS DRAWING WAS OBTAINED FROM A SURVEY PREPARED BY: JPH LAND SURVEYING, INC. 807 BLUEBONNET DRIVE, SUITE C KELLER, TX 76248 JEWEL CHADD, R.P.L.S. #5994

**REVISIONS**

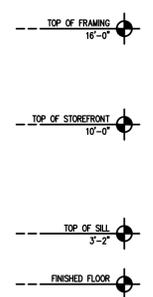
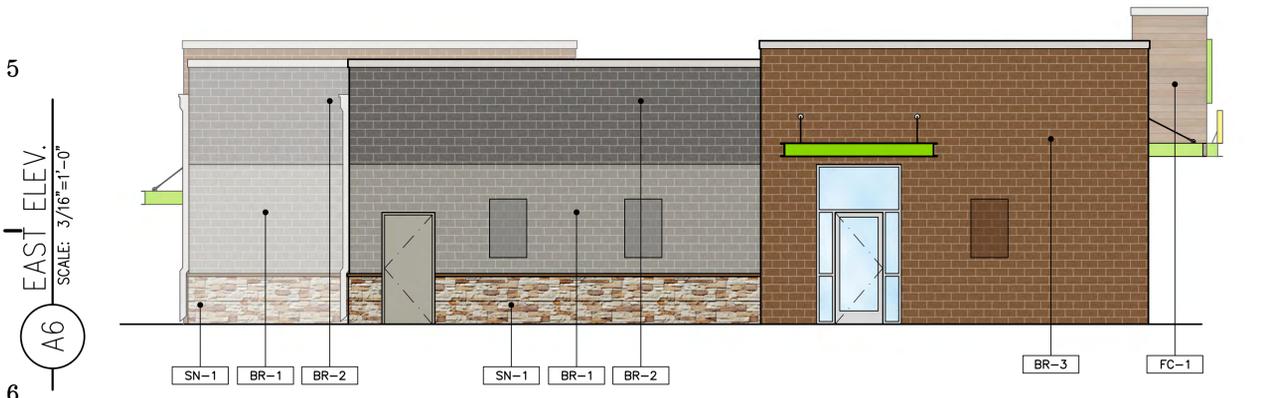
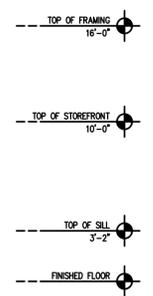
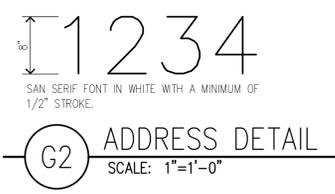
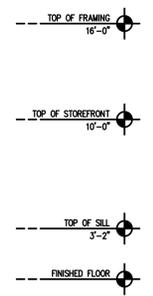
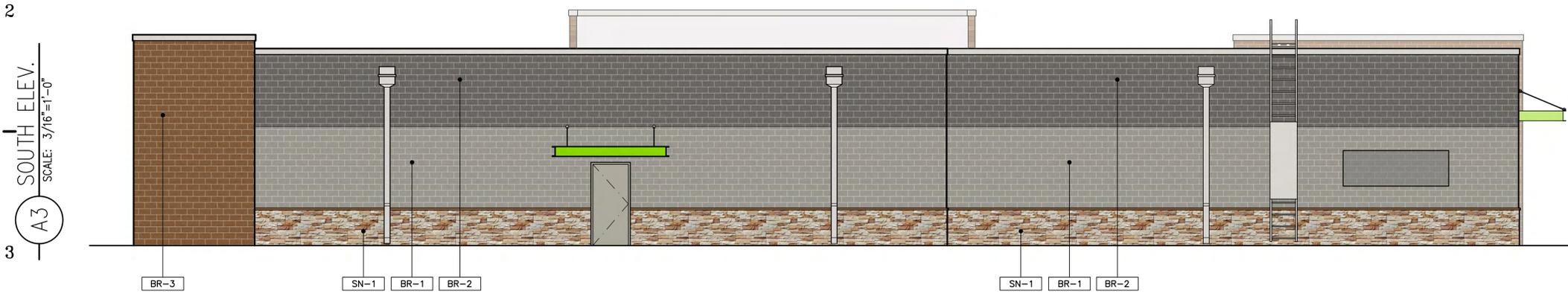
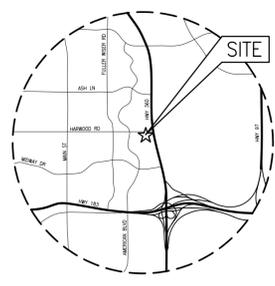
NO.	DATE	DESCRIPTION	DRAWN	APP'D	ISSUE DATE
0.	2-10-16	PRELIMINARY PLAT	BST	MH	ISSUE DATE
1	6-2-2016	CITY SUBMITTAL	BST	MH	ISSUE DATE
					ISSUE DATE
					ISSUE DATE

**DRAWING REISSUE DATE**

**corner store**  
CST BRANDS, INC. #1880  
1 VALERO WAY, BUILDING D, SUITE 200 SAN ANTONIO, TEXAS 78249

**LANDSCAPE PLAN**  
E. HARWOOD RD & SH360  
EULESS TEXAS  
7/14/2016

BR347



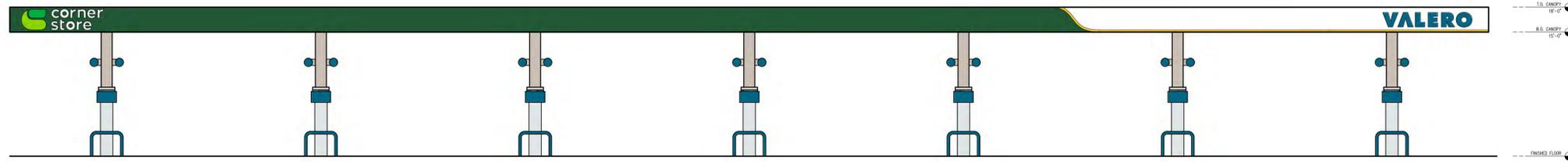
MATERIAL FINISH SCHEDULE		
	MATERIAL TYPE	COLOR
BR-1	BRICK VENEER	ACME BRICK; COLOR TO MATCH SHERWIN-WILLIAMS #SW 7017 - DORIAN GRAY
BR-2	BRICK VENEER	ACME BRICK; COLOR TO MATCH SHERWIN-WILLIAMS #SW 7019 - GAUNTLET GRAY
BR-3	BRICK VENEER	ACME BRICK; COLOR TO MATCH FC-1
FC-1	FIBER CEMENT WALL PANEL (PREFINISHED)	NICHIHA VINTAGEWOOD SERIES; CEDAR
SN-1	STONE VENEER	COLOR TO MATCH ALAMO STONE; MILLSTONE LEDGE

MATERIAL COVERAGE CALCULATIONS								
	NORTH ELEVATION		SOUTH ELEVATION		EAST ELEVATION		WEST ELEVATION	
MATERIAL	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
BR-1	100.0	7.0	717.0	38.7	233.1	24.6	243.9	23.7
BR-2	366.6	25.7	649.7	35.1	218.9	23.1	217.2	21.1
BR-3	420.6	29.5	176.5	9.5	367.3	38.8	425.3	41.4
FC-1	308.3	21.6	0.0	0.0	30.7	3.2	33.9	3.3
SN-1	231.2	16.2	309.1	16.7	97.7	10.3	106.9	10.4
TOTAL:	1426.7	100.0	1852.3	100.0	947.7	100.0	1027.2	100.0
TOTAL % MASONRY: 92.9%								
TOTAL % FIBER CEMENT: 7.1%								
GLAZING	581.6	29.0			53.3	5.3		

REVISIONS

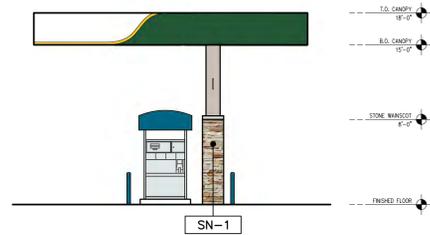
A I B I C I D I E I F I G

1



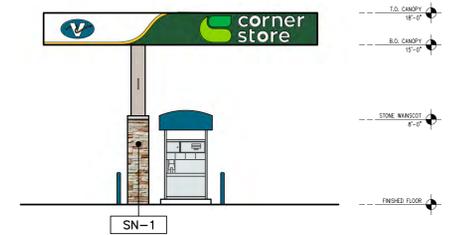
**A2** CANOPY LONG ELEVATION  
SCALE: 1/8"=1'-0"

2



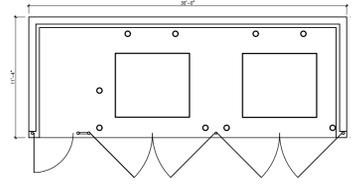
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SCALE: 1/8"=1'-0"

3



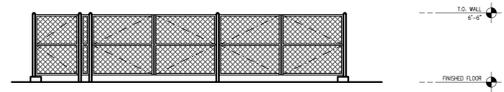
**C4** CANOPY SHORT ELEVATION  
SCALE: 1/8"=1'-0"

4

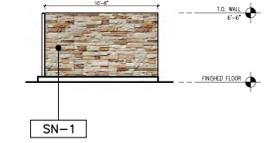


**A6** DUMPSTER PLAN  
SCALE: 1/8"=1'-0"

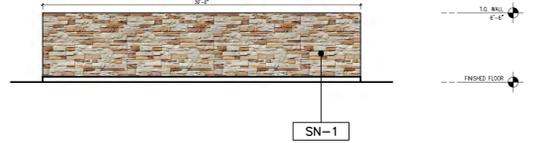
5



**C6** DUMPSTER FRONT  
SCALE: 1/8"=1'-0"



**D6** DUMPSTER SIDE  
SCALE: 1/8"=1'-0"



**E6** DUMPSTER BACK  
SCALE: 1/8"=1'-0"

6

7/8/2016 9:27 AM

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**HEIGHTS VENTURE**  
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ROBERT R. HOLTON  
#14938

PROJECT 6350 MADE TO ORDER  
**CST CORNER STORE #1880**  
1000 E. HARWOOD RD.  
DALLAS, TX  
**EXTERIOR ELEVATIONS**  
SHEET TITLE

PROJECT NO. 16019

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△ REVISIONS

SHEET NO.

**A3.2**

6350L-S.3