CURRENT ZONING
PLANNED DEVELOPMENT

DEVELOPER
TONTI PROPERTIES
4949 WESTGROVE DRIVE, SUITE 100
DALLAS, TX 75248
CONTACT: ADAM AUENSEN
PH: 972-764-0853

ENGINEER/SURVEYOR
MYCOSKIE+MCINNIS+ASSOCIATES
200 E. ABRAM STREET
ARLINGTON, TEXAS 76010
CONTACT: JACOB SUMPTER, AICP
PH: 817-469-1671

ARCHITECT
WOMACK + HAMPTON ARCHITECTS, LLC.
4311 OAK LAWN AVENUE, SUITE 50
DALLAS, TX 75219
CONTACT: CRAIG LEWIS, A.I.A.
PH: 214-252-9000

LEGAL DESCRIPTION
BEING A 15.25 ACRE PORTION OF LAND LOCATED IN THE J. DOSS SURVEY, ABSTRACT NO. 441, AND THE B.B.B. & C. RAILROAD SURVEY, ABSTRACT NO. 204, IN THE CITY OF EULESS, TARRANT COUNTY,

GENERAL NOTES
1. A KNOX LOCK WILL BE PROVIDED ON ANY GATE FOR ACCESS BY THE FIRE DEPARTMENT. NO GATES WILL CROSS FIRE LANES.
2. FINISHED FLOOR ELEVATION SHALL NOT BE LOWER THAN 544.88.
3. FIRE LANES ARE NOTED AS E.A.D.U.E. (EMERGENCY ACCESS, DRAINAGE, AND UTILITY EASEMENT.)
4. BUILDING #1 TOTAL GROSS BUILDING SQUARE FEET INCLUDES PARKING GARAGE AREA.
5. PARKING GARAGE CAN NOT BE SEEN FROM THE PUBLIC RIGHT-OF-WAY.
6. MASONRY SCREENING WALL MATERIALS WILL BE COMPLIMENTARY TO THE MAIN STRUCTURE(S).
7. ALL TANDEM PARKING SPACES WILL BE AT LEAST A MINIMUM 18' FROM THE GARAGE DOOR TO ANY DRIVE AISLE.
8. THE CONSTRUCTION TYPE FOR THE PROPOSED BUILDINGS SHALL BE TYPE V-A.
9. THE FIRE SPRINKLER FDC'S SHALL BE WITHIN 100 FEET OF A FIRE HYDRANT.
10. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND.
11. REFER TO SHEET 2 FOR CITY OF EULESS TYPICAL CROSS SECTION OF THE EMERGENCY ACCESS, DRAINAGE, AND UTILITY EASEMENT (EADUE).

PARKING TABLE

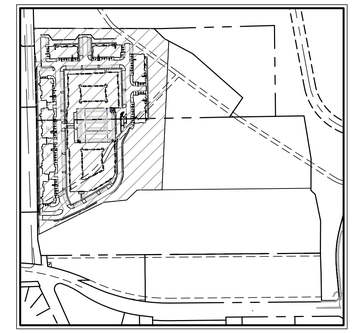
	REQUIREMENT	# OF UNITS	SPACES REQUIRED	SPACES PROVIDED
MULTI-FAMILY	1.6 PS / UNIT	478	765 PS	
OFF-STREET PARKING				180 PS
TANDEM SPACES				86 PS
OFF-STREET PARKING (APARTMENT GARAGES)				86 PS
OFF-STREET PARKING (PARKING GARAGE)				539 PS
TOTAL PARKING			765 PS	891 PS
ACCESSIBLE	2% OF TOTAL		15 PS	18 PS

SITE DATA TABLE

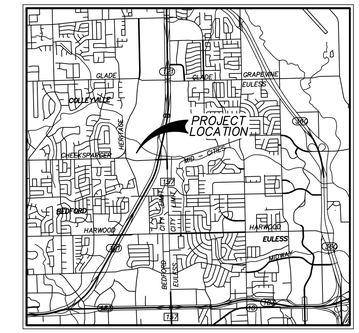
1.	AREA OF SUBJECT PROPERTY	15.25 ACRES, 664,334 SF
2.	# OF LOTS	1 (PROPOSED)
3.	# OF DWELLING UNITS	478 UNITS (326 4-STORY / 152 2 & 3-STORY)
4.	MAXIMUM DWELLING UNITS	65 UNITS PER GROSS ACRE
5.	MAXIMUM BUILDING HEIGHT	65 FEET (4 STORIES) (56'-4.5" 4-STORY 39'-10 1/2" 3-STORY)

SETBACK TABLE
PER ZONED DISTRICT: GLADE SOUTH URBAN LOFTS SUB-DISTRICT

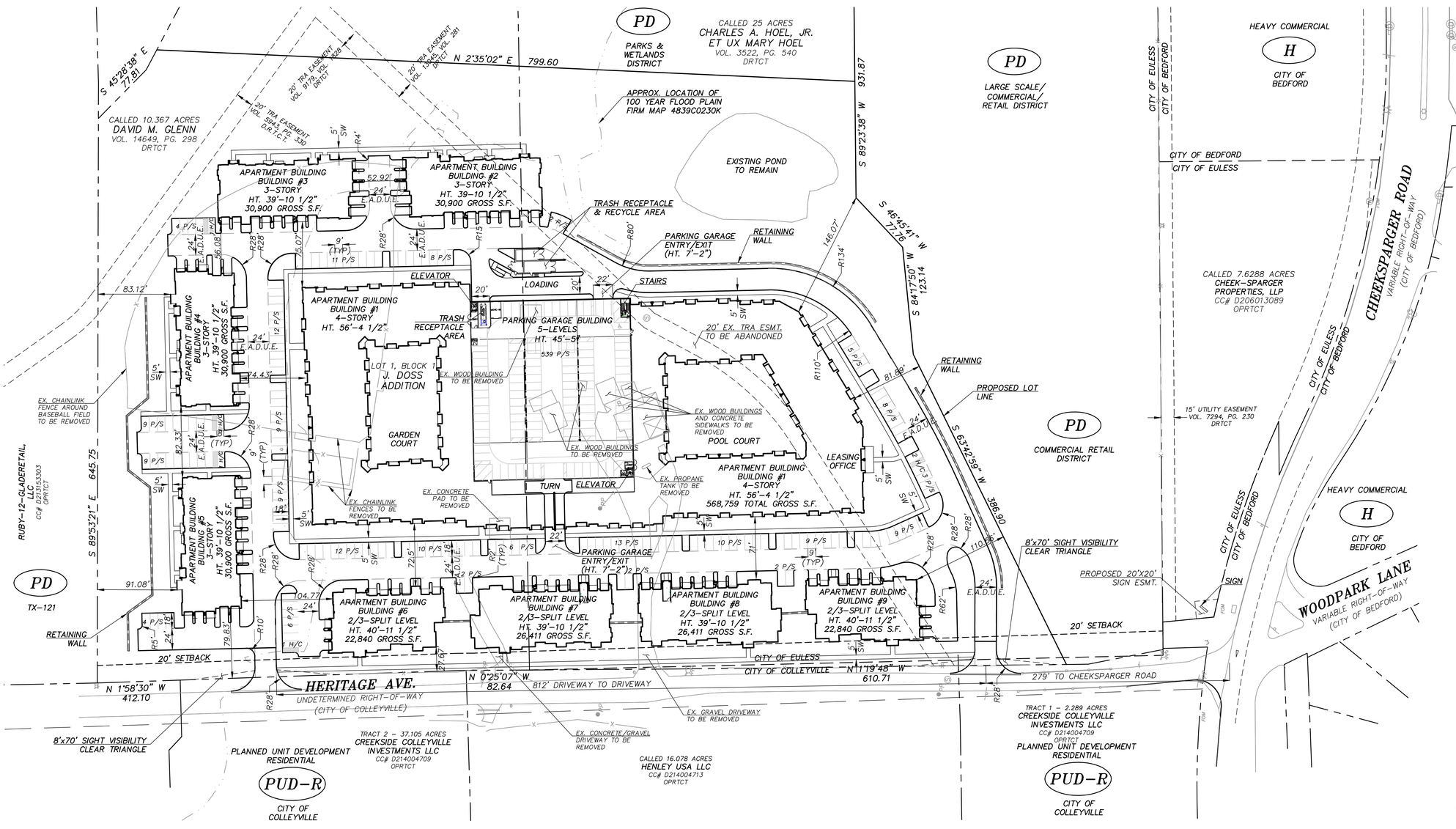
20' HERITAGE AVENUE
5' ALL OTHERS



KEY MAP
N.T.S.



VICINITY MAP
N.T.S.



1 inch = 60 ft.

THIS DOCUMENT IS RELEASED FOR SITE PLAN APPROVAL BY THE CITY OF EULESS AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

GLADE PARKS SOUTH URBAN LOFTS
SITE PLAN
EULESS, TEXAS

PROJECT TITLE:
GLADE PARKS SOUTH
SITE PLAN

mma
mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning
tbpe registration number: f - 2759
200 east abram
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

PROJECT NUMBER:	2735-00-01
PROJECT MANAGER:	J. SUMPTER
DRAWN BY:	S. BELL
CHECKED BY:	J. SUMPTER
ISSUE DATE:	02/23/2015

REV.	DATE	DESCRIP.	BY

SHEET CONTENT:
SITE PLAN

SHEET NO:
1

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PLANNED DEVELOPMENT

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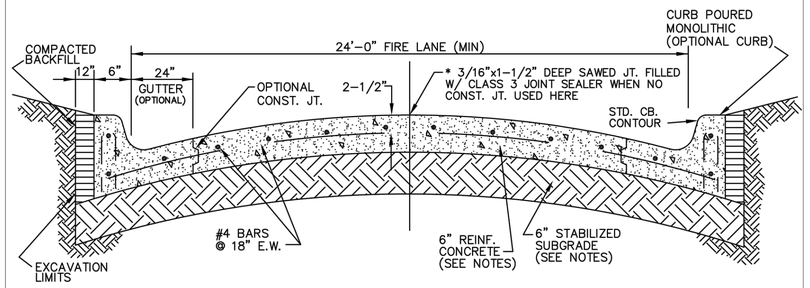
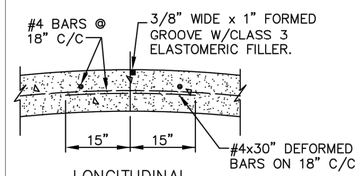
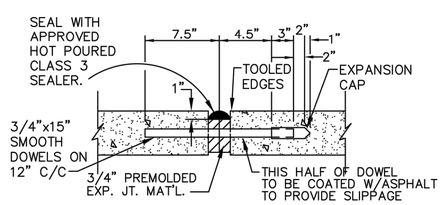
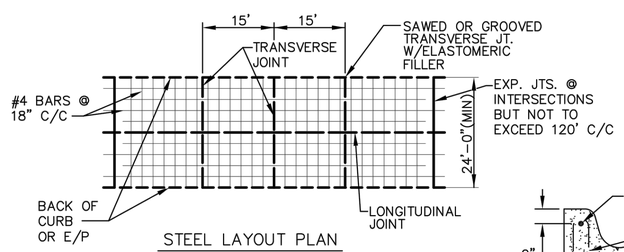




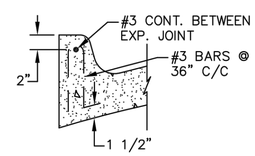
LONGITUDINAL CONST. JT. DETAIL



EXPANSION JT. DETAIL



STEEL LAYOUT PLAN



CURB REINFORCING

NOTES:
CONCRETE PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4200 PSI AT 28 DAYS.

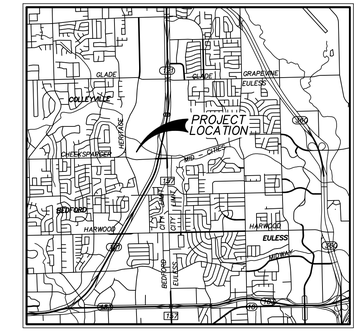
SECTION MAY BE CROWNED (PARABOLIC OR STRAIGHT); INVERTED; OR HAVE A STRAIGHT CROSS SLOPE. MAXIMUM CROSS SLOPE IS 6%. MAXIMUM LONGITUDINAL GRADE IS 6%.

MIN. OF 30 LBS/S.Y. LIME OR CEMENT REQUIRED FOR SUB- GRADE STABILIZATION. COMPACTION TO 95% STANDARD STANDARD PROCTOR DENSITY, AND HAVE A MOISTURE CONTENT FROM 0% TO +4% ABOVE OPTIMUM MOISTURE.

EMERGENCY ACCESS AND FIRE LANE EASEMENT TYPICAL PAVEMENT SECTION

CITY OF EULESS

COE-FL 11/04



VICINITY MAP
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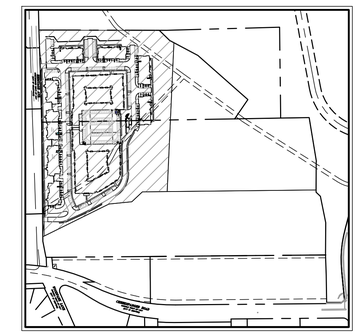

KEY MAP
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GLADE PARKS SOUTH URBAN LOFTS
SITE PLAN - DETAILS
EULESS, TEXAS

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SITE PLAN

mma
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civil engineering surveying landscape architecture planning
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PROJECT NUMBER:	2735-00-01
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CHECKED BY:	J. SUMPTER
ISSUE DATE:	02/23/2015

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SHEET CONTENT:
SITE PLAN - DETAILS

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2

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