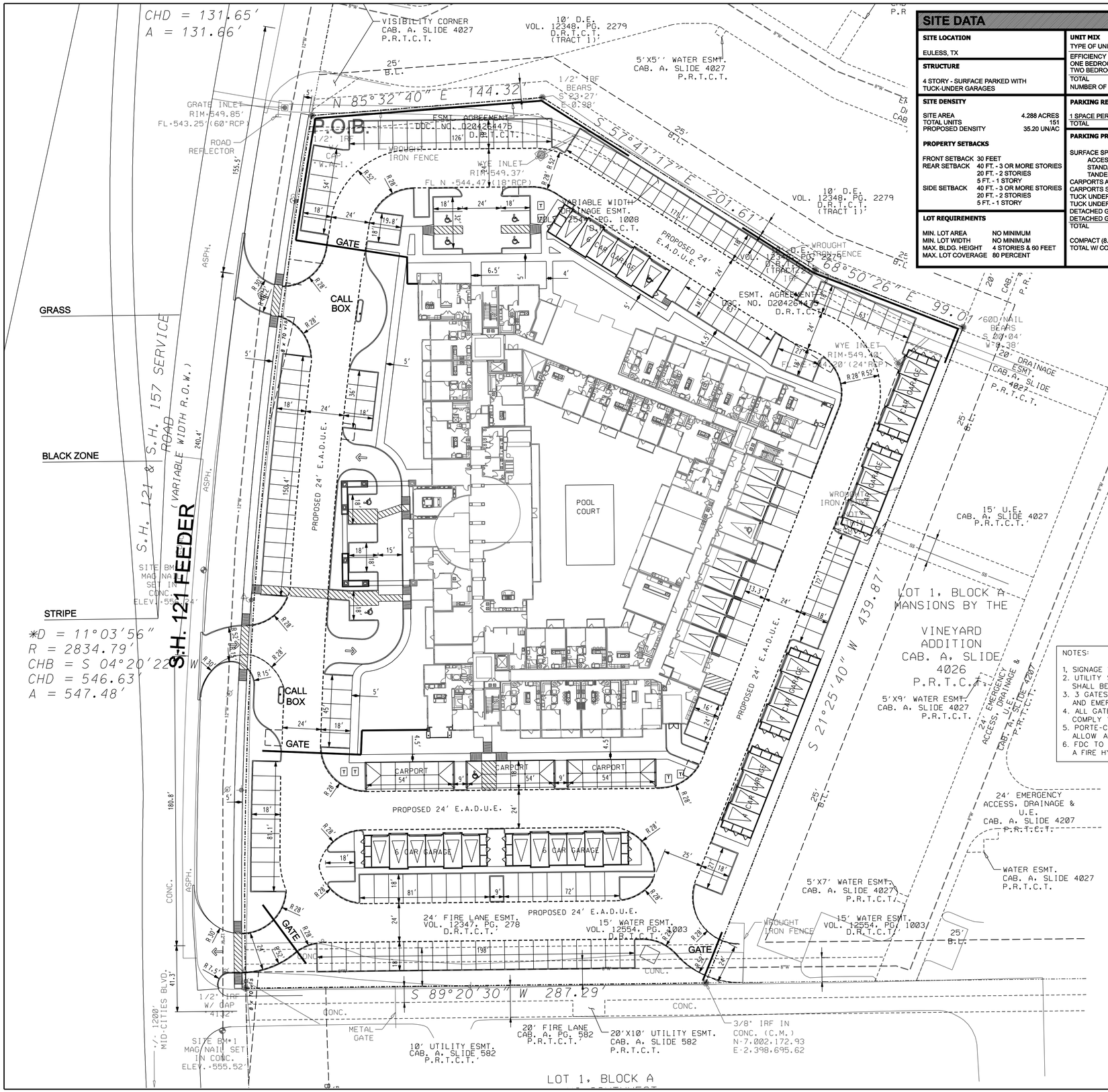


SITE DATA

SITE LOCATION

EULESS, TX

STRUCTURE

4 STORY - SURFACE PARKED WITH TUCK-UNDER GARAGES

SITE DENSITY

SITE AREA	4.288 ACRES
TOTAL UNITS	151
PROPOSED DENSITY	35.20 UN/AC

PROPERTY SETBACKS

FRONT SETBACK	30 FEET	
REAR SETBACK	40 FT. - 3 OR MORE STORIES	
	20 FT. - 2 STORIES	
	5 FT. - 1 STORY	
SIDE SETBACK	40 FT. - 3 OR MORE STORIES	
	20 FT. - 2 STORIES	
	5 FT. - 1 STORY	

LOT REQUIREMENTS

MIN. LOT AREA	NO MINIMUM
MIN. LOT WIDTH	NO MINIMUM
MAX. BLDG. HEIGHT	4 STORIES & 60 FEET
MAX. LOT COVERAGE	80 PERCENT

UNIT MIX

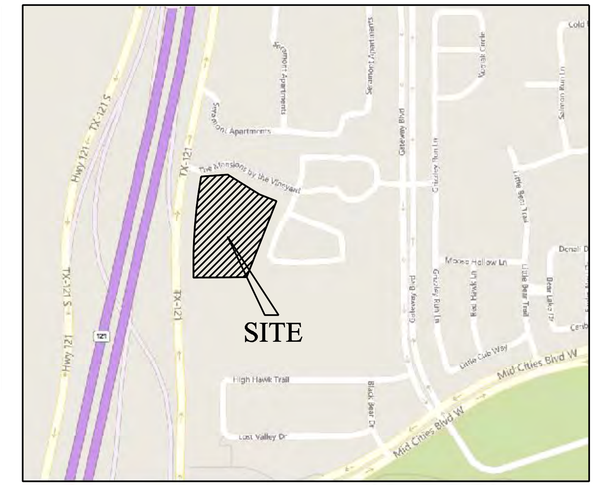
TYPE OF UNIT	# OF UNITS	TOTAL %
EFFICIENCY	9	6.0%
ONE BEDROOM	101	66.9%
TWO BEDROOM	41	27.1%
TOTAL	151	100.0%
NUMBER OF BEDS	192	

PARKING REQUIRED

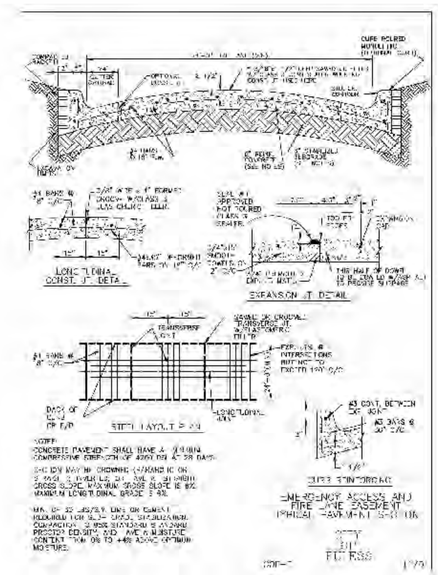
1 SPACE PER UNIT	151
TOTAL	151

PARKING PROVIDED

SURFACE SPACES	
ACCESSIBLE	6
STANDARD (9X18)	149
TANDEM	9
CARPORTS ACCESSIBLE	1
CARPORTS STANDARD	16
TUCK UNDER GARAGES ACCESSIBLE	1
TUCK UNDER GARAGES	8
DETACHED GARAGES ACCESSIBLE	1
DETACHED GARAGES	33
TOTAL	224 (1.48)
COMPACT (8.5 X 16)	3
TOTAL W/ COMPACT	227 (1.50)



VICINITY MAP
N.T.S.



NOTES:

1. SIGNAGE WILL REQUIRE SEPARATE PERMIT.
2. UTILITY SERVICE TO AND WITHIN THIS SITE SHALL BE UNDERGROUND.
3. 3 GATES AT HWY 121 TO BE MOTOR DRIVEN AND EMERGENCY SE GATE SHALL BE MANUAL.
4. ALL GATES AND OPERATING SYSTEMS MUST COMPLY WITH CITY OF EULESS REQUIREMENTS.
5. PORTE-COCHE ENTRY TO BE DESIGNED TO ALLOW AMBULANCE ACCESS UNDERNEATH.
6. FDC TO BE WITHIN ONE HUNDRED FEET OF A FIRE HYDRANT.

NOTE: WITHIN EMERGENCY ACCESS, DRAINAGE AND UTILITY EASEMENTS (EADUE)(AKA FIRE LANES) THE ROADWAY SURFACE, SUBGRADE, MARKINGS AND SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO ALLOW FOR THE CLEAR PASSAGE OF EMERGENCY VEHICLES. CLEAR PASSAGE SHALL INCLUDE BOTH HORIZONTAL AND VERTICAL WIDTHS ACCORDING TO CLEARANCES ESTABLISHED IN THE FIRE MARSHAL'S POLICTY STATEMENT.

SITE PLAN FOR 55 PLUS RESIDENCES

4.288 ACRES RECORDED IN DOCUMENT NUMBER D209061877 IN THE L. FRANKLIN SURVEY, A-513

OWNER/DEVELOPER:
CHARLES S. TEEPLE, IV
TEEPLE PARTNERS, INC.
1301 S. CAPITAL OF TEXAS HWY., SUITE A134
AUSTIN, TX 78746
512-329-5755

ENGINEER:
HAMILTON DUFFY PC
8241 MID-CITIES BLVD., #100
N. RICHLAND HILLS, TX 76182
(817) 268-0408
FAX (817) 284-8408
Contact: Keith Hamilton

CITY OF EULESS
TARRANT COUNTY, TEXAS

DATE OF PREPARATION 8-26-16

REVISED 10-6-16

CASE #16-03-PD

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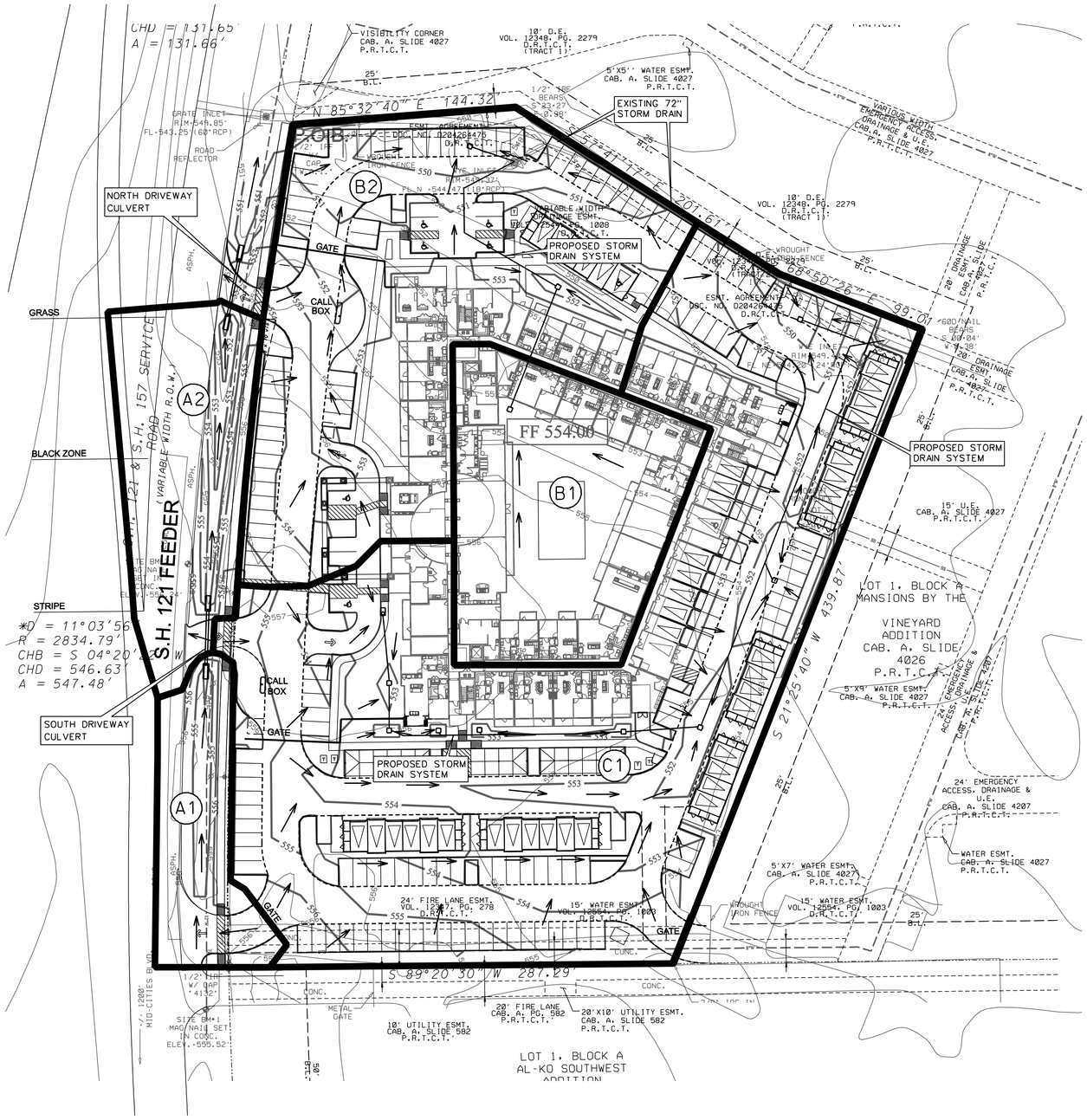


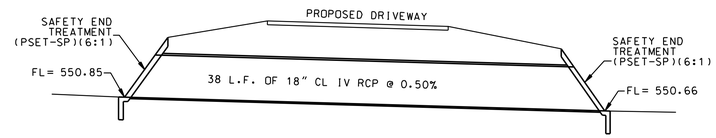
LEGEND

- 690 — EXISTING ELEVATION CONTOUR
- 690 — PROPOSED ELEVATION CONTOUR
- FLOW DIRECTION
- DRAINAGE DIVIDE

N

SCALE 1" = 40'

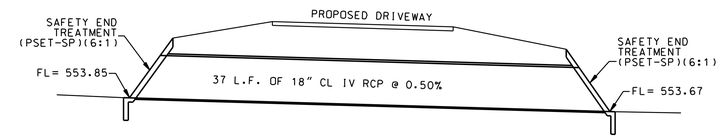
0 20 40 80



NORTH CULVERT PROFILE
N.T.S.

CULVERT HYDRAULICS

Q100 = 7.2 CFS
QCAP = 7.4 CFS



SOUTH CULVERT PROFILE
N.T.S.

CULVERT HYDRAULICS

Q100 = 2.6 CFS
QCAP = 7.4 CFS

CONTRACTOR SHALL SCHEDULE A PRE-WORK INSPECTION WITH THE TXDOT INSPECTOR, (817) 291-6413, AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING WORK.

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF EULESS STANDARD DETAILS.

CONSTRUCTION MATERIALS AND METHODS IN TXDOT R.O.W. SHALL BE PER TXDOT STANDARDS.

POST-DEVELOPED SITE DRAINAGE DATA

MARK	AREA (ACRE)	C	Tc (MIN.)	I5 (IN/HR)	I25 (IN/HR)	I100 (IN/HR)	Q5 (CFS)	Q25 (CFS)	Q100 (CFS)
A1	0.24	0.95	10	6.7	9.3	11.6	1.5	2.1	2.6
A2	0.42	0.95	10	6.7	9.3	11.6	2.7	3.7	4.6
B1	0.60	0.95	10	6.7	9.3	11.6	3.8	5.3	6.6
B2	1.26	0.95	10	6.7	9.3	11.6	8.0	11.1	13.9
B1+B2	1.86	0.95	10	6.7	9.3	11.6	11.8	16.4	20.5
C1	2.39	0.95	10	6.7	9.3	11.6	15.2	21.1	26.3

NOTES:

1. RATIONAL METHOD CIA = Q
2. DRAINAGE DESIGNED PER CITY OF EULESS UNIFIED DEVELOPMENT CODE.
3. C FACTOR OF 0.95 USED FOR COMMERCIAL/INDUSTRIAL AREAS. C FACTOR OF 0.35 USED FOR OPEN/GRASS AREAS.

CASE NO. 16-03-PD

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8241 MID-CITIES BLVD., SUITE 100 · NORTH RICHLAND HILLS, TEXAS 76182-4759
PHONE (817) 268-0408 FAX (817) 284-0408

55 PLUS RESIDENCES
SH 121 AND SH 157 SERVICE ROAD

CITY OF EULESS, TEXAS

PRELIMINARY DRAINAGE AREA MAP

PRELIMINARY
FOR REVIEW ONLY

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KEITH M. HAMILTON 87384 $DATE$
PE NO. DATE

JOB	322-001
DATE	10/6/2016
DESIGNED	K.M.H.
DRAWN	M.J.C.
CHECKED	K.M.H.
TEXAS REGISTERED ENGINEERING FIRM NUMBER F-2580	

NO.	REVISION	BY	DATE

SHEET

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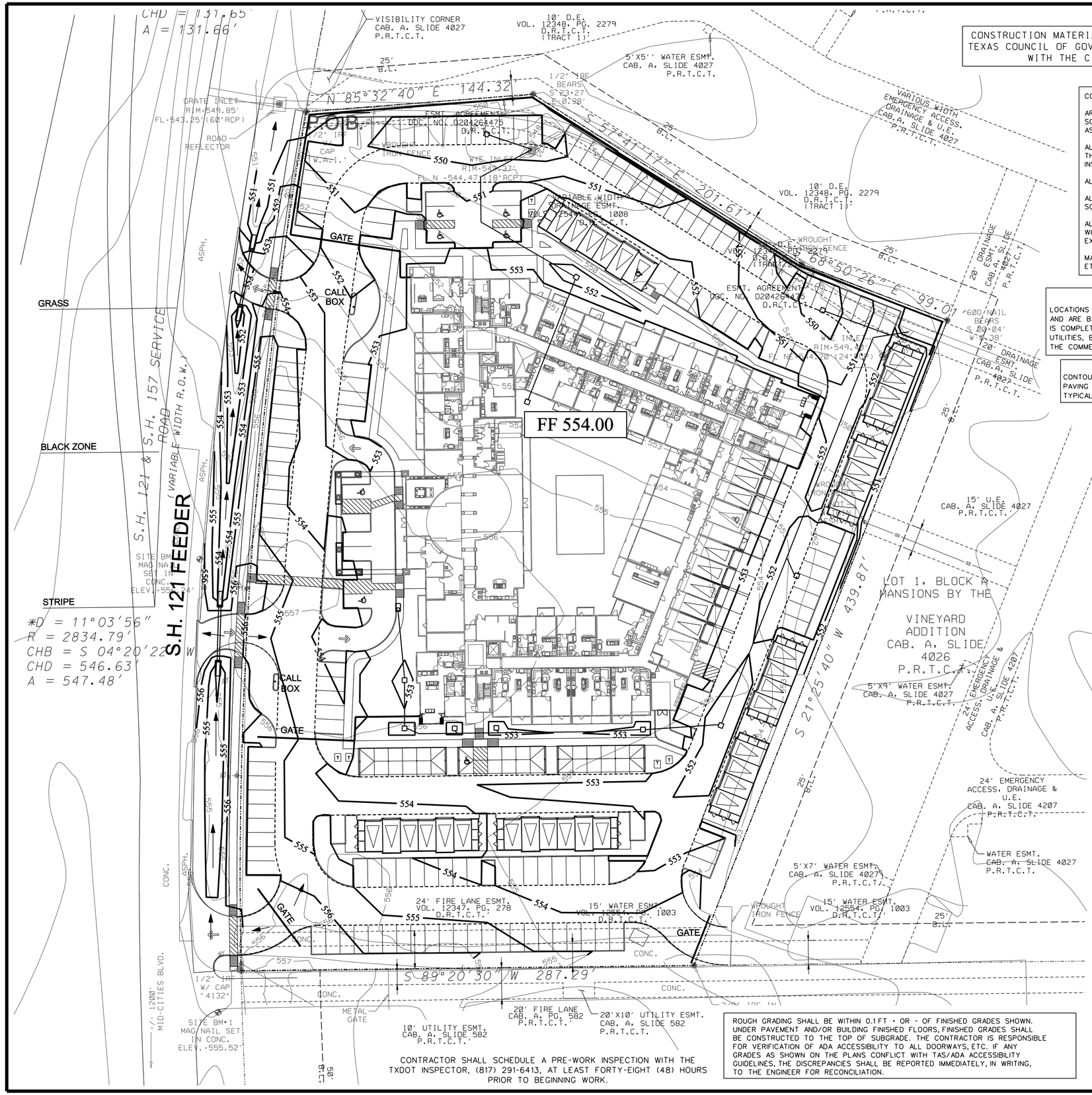

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF EULESS STANDARD DETAILS.

CONSTRUCTION NOTES:

AREAS DISTURBED BY CONSTRUCTION WILL BE FULLY SODDED WITH NATIVE BERMUDA GRASS OR HYDROMULCHED AS DIRECTED BY ENGINEER.

ALL CONCRETE INTERFACES AND CHANGES IN CONCRETE THICKNESS WILL HAVE AN EXPANSION JOINT FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.

ALL SIDEWALKS SHALL CONFORM TO A.D.A. REQUIREMENTS.

ALL SIDEWALKS SHALL BE BACKFILLED TO FINISHED GRADE SO AS NOT TO IMPEDE DRAINAGE.

ALL EXISTING/NEW CONCRETE INTERFACES SHALL BE PROVIDED WITH DOWELED EXPANSION JOINT CONSISTING OF PREMOLDED EXPANSION JOINT MATERIAL AND SEALANT.

MATCH ALL WATER METERS, SANITARY SEWER CLEANOUTS, ETC. WITH FINISHED GRADE.

!!! CRITICAL !!!

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

!!!!IMPORTANT!!!

CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).

SITE GRADING LEGEND

- FF - FINISHED FLOOR
- TP - TOP PAVEMENT
- TI - TOP INLET
- TG - TOP GRATE INLET
- TC - TOP CURB
- GT - GUTTER
- FG - FINISHED GRADE
- TW - TOP WALL
- BW - BOTTOM WALL
- FL - FLOW LINE
- FLOW DIRECTION
- 640 EXISTING ELEVATION CONTOUR
- 620 PROPOSED ELEVATION CONTOUR

! CONTRACTOR NOTICE !

ALL SIDEWALKS, AND PAVED AREAS, REQUIRING ADA ACCESS SHALL BE CONSTRUCTED WITH 5% (MAX.) SLOPE AND 2.0% (MAX.) CROSS SLOPE IN ORDER TO ENSURE A.D.A. ACCESS TO ALL ENTRANCES. IF ANY GRADES AND/OR CONTOURS SHOWN ON THIS PLAN CONFLICT WITH THESE PARAMETERS, THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES (IN WRITING) FOR RECONCILIATION BEFORE CONSTRUCTION COMMENCES.

!! FINAL GRADING NOTE !!

FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING, UNLESS NOTED OTHERWISE.

UNDER NO CIRCUMSTANCES SHALL SOD OR LANDSCAPING BE PLACED ABOVE THE BRICK LEDGE. FINAL GRADE SHALL ENSURE POSITIVE FLOW AWAY FROM THE BUILDING AND OTHER STRUCTURES.

ROUGH GRADING SHALL BE WITHIN 0.1 FT + OR - OF FINISHED GRADES SHOWN. UNDER PAVEMENT AND/OR BUILDING FINISHED FLOORS, FINISHED GRADES SHALL BE CONSTRUCTED TO THE TOP OF SUBGRADE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ADA ACCESSIBILITY TO ALL DOORWAYS, ETC. IF ANY GRADES AS SHOWN ON THE PLANS CONFLICT WITH TAS/ADA ACCESSIBILITY GUIDELINES, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY, IN WRITING, TO THE ENGINEER FOR RECONCILIATION.

GENERAL NOTES FOR GRADING

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED LAYOUT.
2. THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, IRRIGATION SYSEMS, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS, ROADWAYS, ETC.
4. ALL FILL AND STABILIZATION PROCEDURES SHALL BE PER GEOTECHNICAL REPORT. AT MINIMUM, SELECT FILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. FIELD DENSITY TESTS SHALL BE PERFORMED BY GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CONTRACTOR.
5. DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1% SLOPE AROUND BUILDING PAD.
6. SEE PAVING PLAN FOR CONCRETE SPECIFICATIONS AND JOINT LAYOUT.
7. CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
8. ALL PARKING LOT PAVING SHALL BE REINFORCED PER PAVING PLAN.
9. ANY SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF EULESS STANDARDS.
10. TOPOGRAPHICAL SURVEY INFORMATION OBTAINED FROM DOUG CONNALLY & ASSOCIATES.
11. CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

CONTRACTOR SHALL SCHEDULE A PRE-WORK INSPECTION WITH THE TXDOT INSPECTOR, (817) 291-6413, AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING WORK.

ROUGH GRADING SHALL BE WITHIN 0.1FT + OR - OF FINISHED GRADES SHOWN. UNDER PAVEMENT AND/OR BUILDING FINISHED FLOORS, FINISHED GRADES SHALL BE CONSTRUCTED TO THE TOP OF SUBGRADE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ADA ACCESSIBILITY TO ALL DOORWAYS, ETC. IF ANY GRADES AS SHOWN ON THE PLANS CONFLICT WITH TAS/ADA ACCESSIBILITY GUIDELINES, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY, IN WRITING, TO THE ENGINEER FOR RECONCILIATION.

CASE NO. 16-03-PD

SCALE 1" = 30'

HAMILTON DUFFY, PC
CONSULTING
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8241 MID-CITIES BLVD., SUITE 100 · NORTH RICHLAND HILLS, TEXAS 76182-4759
PHONE (817) 268-0408 FAX (817) 284-0408

55 PLUS RESIDENCES
SH 121 AND SH 157 SERVICE ROAD

CITY OF EULESS, TEXAS

GRADING PLAN

PRELIMINARY
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KEITH M. HAMILTON 87384 10/6/16
PE NO. DATE

JOB	322-001
DATE	10/6/2016
DESIGNED	K.M.H.
DRAWN	M.J.C.
CHECKED	K.M.H.
TEXAS REGISTERED ENGINEERING FIRM NUMBER F-2580	

NO.	REVISION	BY	DATE

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CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF EULESS STANDARD DETAILS.

CONSTRUCTION MATERIALS AND METHODS IN TXDOT R.O.W. SHALL BE PER TXDOT STANDARDS.

CONTRACTOR SHALL SCHEDULE A PRE-WORK INSPECTION WITH THE TXDOT INSPECTOR, (817) 291-6413, AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING WORK.

!!! CRITICAL !!!

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

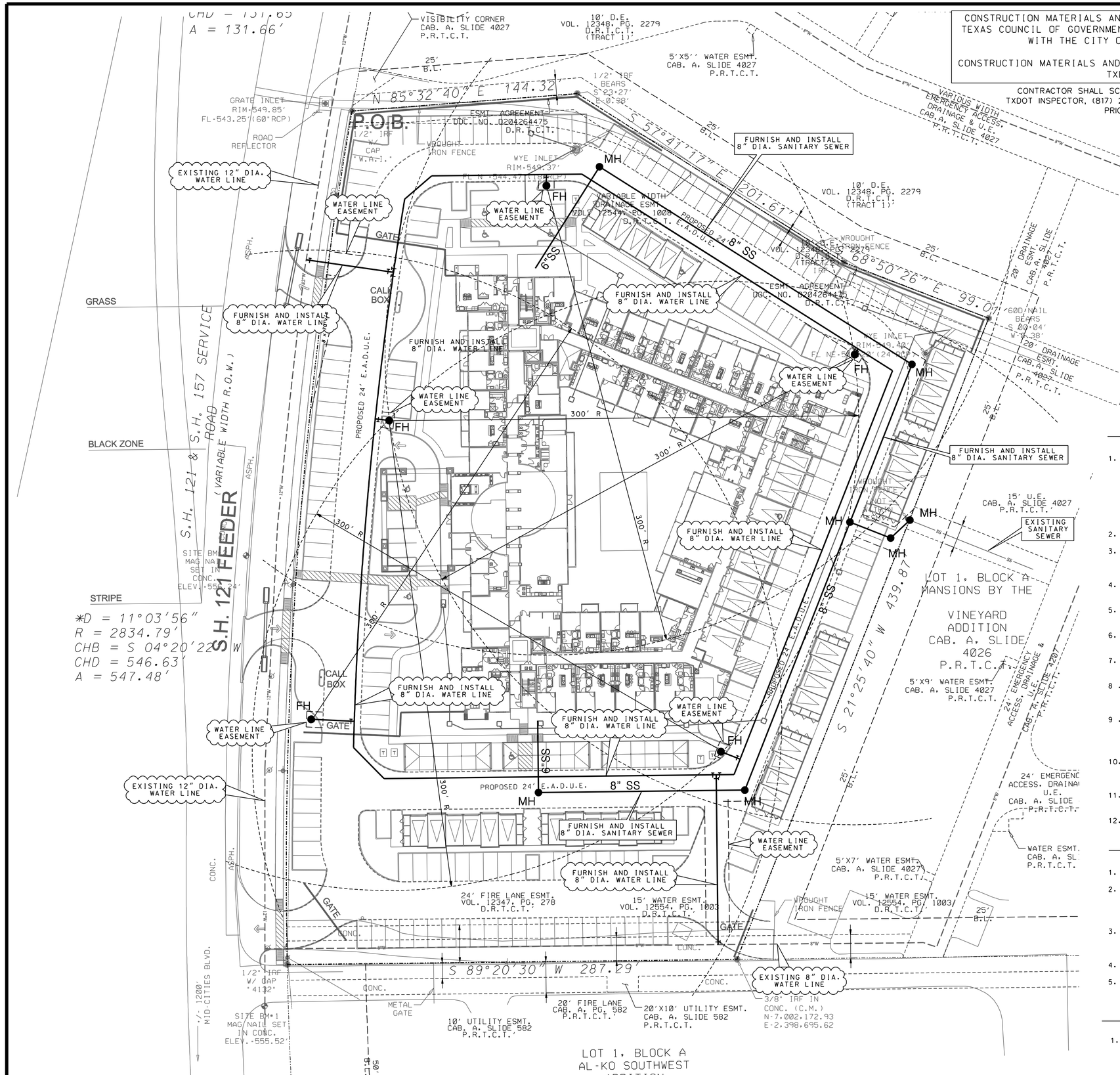
UTILITY RELOCATION NOTE:

IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY AND/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

ALL EXCAVATION, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUB PART P, PG. 128-137, AND ANY AMENDMENTS THERETO.

NOTE:

REMOTE FDC TO BE ACCESSIBLE BY FIRE LANE AND WITHIN 100' OF A FIRE HYDRANT



GENERAL NOTES FOR WATER IMPROVEMENTS

1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO AWWA STANDARD C900 DR-14 OR POLYETHYLENE (PE) PRESSURE PIPE AWWA C-906 DR 9 (200 PSI) PIPE COLOR CODED BLUE OUTSIDE FOR WATER LINE. WITH NSF SEAL.PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE NCTCOG STD. SPECS. WATER MAINS TO HAVE A MINIMUM OF 48" COVER TO TOP OF PIPE AS MEASURED FROM THE TOP OF PIPE TO THE EXISTING GROUND OR PROPOSED FINISHED GRADE. WHICHEVER IS GREATER. SERVICE LINE CONNECTORS SHALL BE COMPRESSION-TYPE WITH STAINLESS STEEL TUBE LINERS.
2. ALL WATER METERS SHALL BE SIZED AND INSTALLED BY CITY PERSONNEL.
3. ALL WATER LINES TO BE ENCASED IN SAND. UNLESS SPECIFIED OTHERWISE AND DETAILED. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. ALL SERVICES TO METER TO BE 1" DIAMETER. TYPE K COPPER AS SPECIFIED IN ASTM B88 UNLESS NOTED OTHERWISE.
5. UTILITY CONTRACTOR TO FURNISH AND INSTALL WATER METER BOXES AFTER THE PAVING CONTRACTOR HAS BEEN COMPLETED.
6. ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX. ALL VALVES AND FIRE HYDRANTS TO BE PER CITY SPECIFICATIONS.
7. ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR.
8. ALL PROPOSED WATER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS. ALL LINES LOCATED WITHIN AREAS OF PAVEMENT SHALL HAVE THE TOP 8" OF BACKFILL REPLACED WITH CRUSHED STONE INCLUDING SERVICES.
9. WATER LINES WILL BE INSTALLED AS SHOWN ON THE PLANS. HOWEVER. FIELD ADJUSTMENTS APPROVED BY THE INSPECTOR OR ENGINEER MAY BE MADE TO LESSEN DAMAGE TO THE ROAD PAVEMENT OR WHEN OTHER UTILITY LOCATIONS. TREES. OR STRUCTURES WARRANT SUCH AN ADJUSTMENT.
10. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THESE PLANS. THE RULES. REGULATIONS. POLICIES AND PROCEDURES OF THE CITY OF EULESS.
11. ALL PVC PIPE AND APPURTENANCES (FITTINGS.VALVES. NIPPLES. ETC.) 3" DIA. AND SMALLER SHALL BE CONSTRUCTED AS SHOWN.
12. ALL TAPPING SLEEVES SHALL BE FULL BODIED CAST IRON.

GENERAL NOTES FOR SANITARY SEWER

1. ALL PROPOSED SANITARY SEWER PIPE SHALL BE PVC SDR-35.
2. WHEN A PROPOSED SEWER LINE CROSSES AN EXISTING WATER LINE. THE CONTRACTOR SHALL INSTALL ONE 20 FOOT JOINT OF DR-18 (C-900) ON THE SEWER LINE. CENTERED ON THE WATER LINE. USING SDR-26 TO C-900 ADAPTORS. NO SPECIAL PAY WILL BE PERMITTED FOR THIS ITEM.
3. ALL PROPOSED SEWER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS. ALL LINES LOCATED WITHIN AREAS OF PAVEMENT SHALL HAVE THE TOP 8" OF BACKFILL REPLACED WITH CRUSHED STONE INCLUDING SERVICES.
4. ALL SEWER LINES SHALL BE INSTALLED PER CITY OF EULESS STANDARDS.
5. ALL WATER MAIN CLEARANCE FOR PARALLEL SANITARY SEWER MAIN SHALL BE A MINIMUM SEPARATION OF 3 FEET VERTICAL AND 9 FEET HORIZONTAL.

GENERAL NOTES FOR SITE IMPROVEMENTS

1. ELECTRIC SERVICE TO AND WITHIN THIS SITE SHALL BE UNDERGROUND.

CASE NO. 16-03-PD

HAMILTON DUFFY, PC
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PHONE (817) 268-0408 FAX (817) 284-0408

55 PLUS RESIDENCES
SH 121 AND SH 157 SERVICE ROAD

CITY OF EULESS, TEXAS

PRELIMINARY UTILITY PLAN

PRELIMINARY
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KEITH M. HAMILTON 87384 $DATE$
PE NO. DATE

NO.	REVISION	BY	DATE

JOB	322-001
DATE	10/6/2016
DESIGNED	K.M.H.
DRAWN	M.J.C.
CHECKED	K.M.H.
TEXAS REGISTERED ENGINEERING FIRM NUMBER F-2597	

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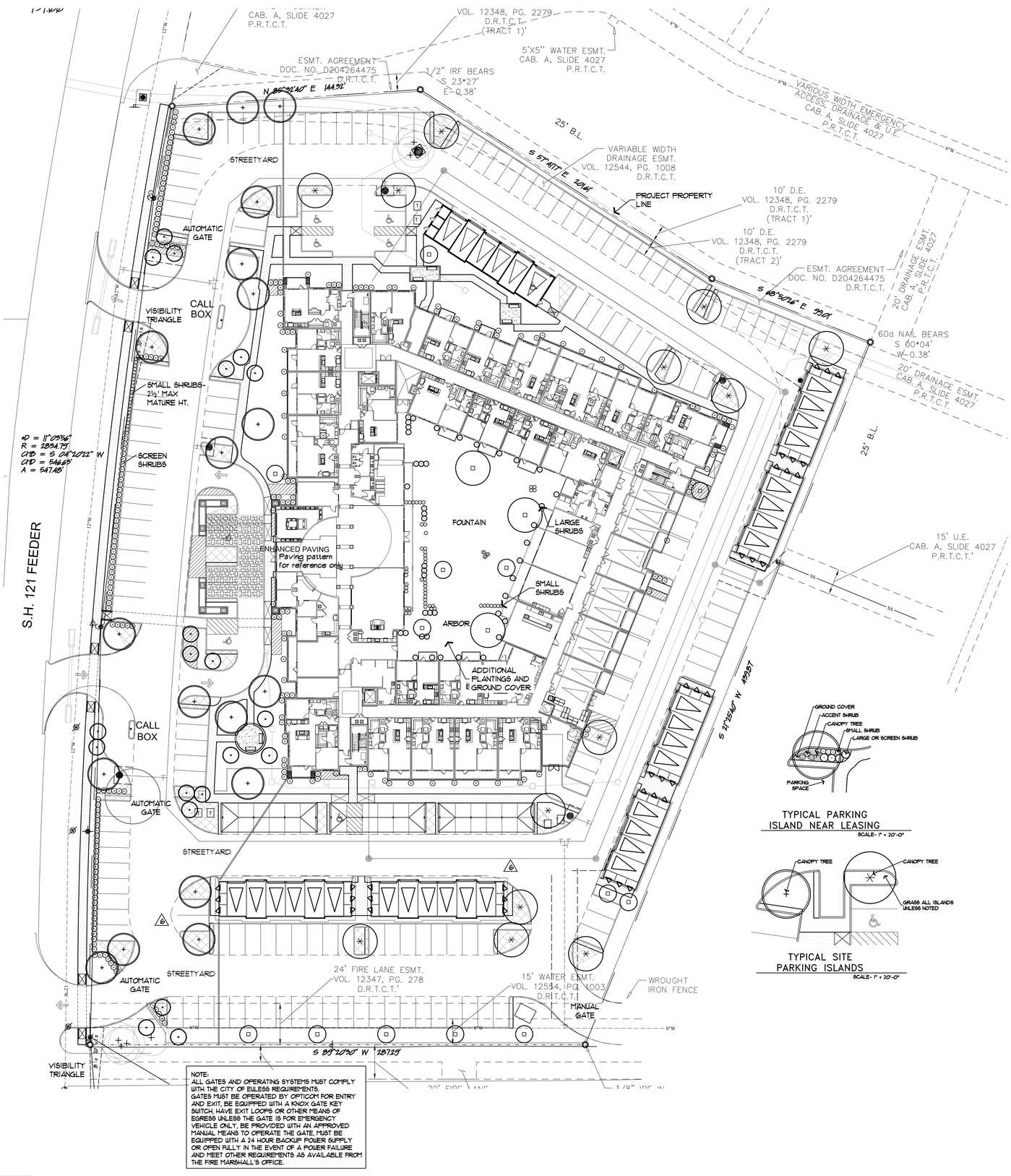


NOTE:
ALL GATES AND OPERATING SYSTEMS MUST COMPLY WITH THE CITY OF EULESS REQUIREMENTS.
GATES MUST BE OPERATED BY OPTICOM FOR ENTRY AND EXIT, BE EQUIPPED WITH A KNOX GATE KEY SWITCH, HAVE EXIT LOOPS OR OTHER MEANS OF EGRESS UNLESS THE GATE IS FOR EMERGENCY VEHICLE ONLY, BE PROVIDED WITH AN APPROVED MANUAL MEANS TO OPERATE THE GATE, MUST BE EQUIPPED WITH A 24 HOUR BACKUP POWER SUPPLY OR OPEN FULLY IN THE EVENT OF A POWER FAILURE AND MEET OTHER REQUIREMENTS AS AVAILABLE FROM THE FIRE MARSHALL'S OFFICE.

TYPICAL PARKING
ISLAND NEAR LEASING
SCALE- 1" = 20'-0"

TYPICAL SITE
PARKING ISLANDS
SCALE- 1" = 20'-0"

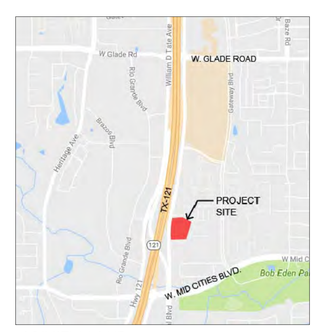
TABULATIONS

SITE AREA (15.25 ACRES)	186,718	S.F.
OPEN SPACE (16.9%+/-)	31,698	S.F.
DESIGN STANDARDS		
ENHANCED VEHICULAR PAVEMENT (CONCRETE PAVERS):	PROVIDED	
PEDESTRIAN FACILITY (POOL & GARDEN COURTYARDS):	PROVIDED	
PARKING LOT (205 PARKING SPACES TOTAL)		
STREET YARD AREA:		
ISLAND LANDSCAPING REQUIRED (90 S.F. PER 12 SPACES)	450	S.F.
58 PARKING SPACES/ 12 = 4.83 (5)		
5 x 90 = 450 S.F.		
6 LANDSCAPING PROVIDED	2,925	S.F
NON-STREET YARD AREA:		
ISLAND LANDSCAPING REQUIRED (60 S.F. PER 12 SPACES)	780	S.F.
147 PARKING SPACES/ 12 = 12.25 (13)		
13 x 60 = 780 S.F.		
6 LANDSCAPING PROVIDED	2,243	S.F.
PARKING ISLANDS REQUIRED (1 PER 20 PARKING SPACES)	11	EA
205 PARKING SPACES / 20 = 10.25 ISLANDS		
PARKING ISLANDS PROVIDED	30	EA
6 PARKING ISLAND AREA PROVIDED	5,208	S.F.
STREET YARD (48,192 S.F.)		
LANDSCAPE AREA REQUIRED (15%)	7,319	S.F.
48,192 S.F. x 15% = 7,319 S.F.		
LANDSCAPE AREA PROVIDED (29.48%)	14,386	S.F.
TREES REQUIRED (10 TREES + 1 PER 2,000 SQ. FT. OVER 10,000 SQ. FT.)	29	EA
48,192 S.F. - 10,000 S.F. = 38,192 S.F./ 2,000 S.F. = 19.4 + 10 = 29 TREES		
LARGE TREES PROVIDED	19	EA
ORNAMENTAL TREES PROVIDED (20) (2 ORNAMENTALS = 1 LARGE TREE = 10)	10	EA
SHRUBS REQUIRED (30 SHRUBS + 1 PER 100 S.F. OVER 1,500 S.F.)	159	EA
14,386 S.F. - 1,500 S.F. = 12,886 S.F./100 = 128.86 + 30 = 159 SHRUBS)		
SHRUBS PROVIDED	186	MIN
GROUNDCOVER REQUIRED (150 S.F. + 5% OF REQUIRED OVER 1,500 S.F.)	795	S.F.
14,386 S.F. - 1,500 S.F. =12,886 S.F. x 5% = 644.3 + 150 = 794.3 S.F.		
GROUNDCOVER PROVIDED	860	S.F. MIN.
SITE TREES		
ADDITIONAL SITE AND PARKING ISLAND TREES:		
LARGE TREES PROVIDED	16	EA
ORNAMENTAL TREES PROVIDED (TOTAL COUNT)	13	EA

LEGEND

IRRIGATION METER LOCATION
TO BE VERIFIED

- PROPOSED CANOPY SITE TREE 3" CALIPER
- PROPOSED ORNAMENTAL SITE TREE 6' HEIGHT MINIMUM
- PROPOSED PARKING LOT TREE - 3" CALIPER
- PROPOSED ORNAMENTAL PARKING LOT TREE 6' HEIGHT MINIMUM
- PROPOSED CANOPY STREET YARD TREE - 3" CALIPER
- PROPOSED ORNAMENTAL STREET YARD TREE 6' HEIGHT MINIMUM
- PROPOSED SHRUBS 5 GALLON
- ISLAND LANDSCAPING
- GROUND COVER
- PEDESTRIAN WALK
- CONCRETE PAVERS- reference pattern only



VICINITY MAP

GENERAL LANDSCAPE NOTES

1. An underground automatic pop-up type irrigation system shall be installed to water all landscape areas, including right-of-wayareas, unless noted otherwise. Adjustments to system will limit overspray onto adjacent roadways and conserve water to the greatest extent possible. A rain sensing device and a freeze sensor will be part of the system.
2. Additional plant material may be installed on site by Owner in accordance with the City of Euless landscape standards. Material specified on this plan is to meet minimum City of Euless Unified Development Code Article VII requirements.
3. All plant material shall be maintained by Owner in a neat, healthy and growing condition, and be replaced with plant material of similar variety and size if damaged, destroyed or removed.
4. Landscape areas shall be kept free of trash, litter, weeds, and other materials or plants not a part of the original landscaping.
5. All landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheelstops or other permanent barriers.
6. All landscape areas shall be constructed, installed and maintained so as not to obstruct view of motorists between the street and access drives. Visibility triangles shall remain unobstructed at all times.
7. All permeable surfaces not occupied by trees, shrubs, planting beds, signs and other permitted items or fixtures shall be Bermudagrass, Buffalo grass or St. Augustine grass laun areas, unless noted otherwise.
8. All trees are to be located, whenever possible, outside sanitary sewer and utility easements.
9. Reference engineering plans for proposed grades.
10. Final location of plant material may vary due to actual field conditions and proposed grades. General intent is to be met.
11. Landscaping shall not be placed or located to obstruct any emergency equipment (fire hydrants) and sprinkler system controls, nor shall landscaping be placed in a manner to obstruct emergency ingress/egress access to the building.
12. Swimming pools shall be fenced per requirements of City of Euless and State of Texas building code. The fence shall be a minimum of four feet height, be constructed of masonry or tubular steel and be equipped with self-closing and self latching gates.
13. Irrigation controller to have a smart port to allow for remote control input.
14. Irrigation controller to have a hard line for phone installed. No cellular system.
15. Rain/freeze sensor in place of solar sync.
16. Irrigation system to have double check valves rather than Pressure Vacuum Breaker (PVB)
17. Irrigation system to have no stacking of pipe. System to have dirt between pipes.
18. Run two extra wires to last valve for future use or bad wire.
19. At each irrigation valve, install an isolation ball valve to cut main line supply to the valve.
20. Shrubs along parking areas must be maintained at a maximum height of twenty-four (24) inches.

PLANT LIST

LARGE CANOPY TREE - 3" caliper minimum (36 total)

Live Oak (Quercus virginiana),
Cedar Elm (Ulmus crassifolia),
Shumard Red Oak (Quercus shumardii),
Chinese Pistachio (Pistachia chinensis -male species),
Bur Oak (Quercus macrocarpa),
Lacebark Elm (Ulmus parvifolia),
Little Gem Magnolia (Magnolia grandiflora 'Little Gem Magnolia).

ORNAMENTAL TREE - 6' height minimum (30 total)

*Eastern Redbud (Cercis canadensis),
*Yaupon Holly (Ilex vomitoria),
Eastern Red Cedar (Juniperus virginiana),
*Crape Myrtle (Lagerstroemia indica),
East Palatka Holly (Ilex x attenuata 'East Palatka'),
Wax Myrtle (Myrica cerifera).

*Can be used as a streetyard tree

SHRUBS - 5 gallon minimum

Nellie R. Steven's Holly (Ilex x 'Nellie R. Steven's'),
Dwarf Abelia (Abelia grandiflora 'Edward Goucher'),
Cleyera, (Cleyera japonica),
Nandina (Nandina domestica),
Podocarpus (Podocarpus macrophylla),
Dwarf Burford Holly (Ilex cornuta 'Burfordii Nana'),
Foster Holly (Ilex x attenuata 'Foster'),
Soft Yucca (Yucca gloriosa),
Red Yucca (Hesperaloe parviflora),
Japanese Barberry (Berberis thunbergii),
Sea Green Juniper (Juniperus chinensis 'Sea Green'),
Texas Sage (Leucophyllum frutescens 'nana'), .
Indian Hawthorn (Raphiolepis indica 'Clara').

GROUNDCOVERS - 4" POT MINIMUM

Asian Jasmine (Trachelospermum asiaticum),
Euonymus Coloratus (Euonymus fortunei 'coloratus'),
Juniper Species (Juniper horizontalis),
Mondo Grass (Ophiopogon japonicus),
Monkey Grass (Liriope muscari),
Vinca (Vinca Minor).

EULESS SENIOR APARTMENTS
LANDSCAPE SUBMITTAL

PREPARED FOR:
TEEPLE PARTNERS, INC.
1301 S. CAPITAL OF TEXAS HIGHWAY
SUITE A134
AUSTIN, TEXAS 78746
(512) 329-5155
CONTACT: CHARLES TEEPLE

PREPARED BY:
LANDSCAPE ARCHITECT
ENVIRO DESIGN
7424 GREENVILLE AVENUE,
SUITE 320
DALLAS, TEXAS 75231
(214) 987-3010
CONTACT: DICK ARTHUR

LANDSCAPE SUBMITTAL

scale: 1" = 30'-0"

0 15 30 60 90

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7424 Greenville Ave. Suite 200 Dallas, TX 75231 (214) 987-3010

REGISTERED LANDSCAPE ARCHITECT
RICHARD B. ARTHUR
176
STATE OF TEXAS

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REVISIONS

5 OCT. 7, 2016
CITY COMMENTS

6 OCT. 21, 2016
FIRE LANES

55PLUS RESIDENCES

TEEPLE PARTNERS
EULESS, TEXAS

SCALE
1" = 30'-0"

DATE
AUG. 29, 2016

TITLE
LANDSCAPE SUBMITTAL

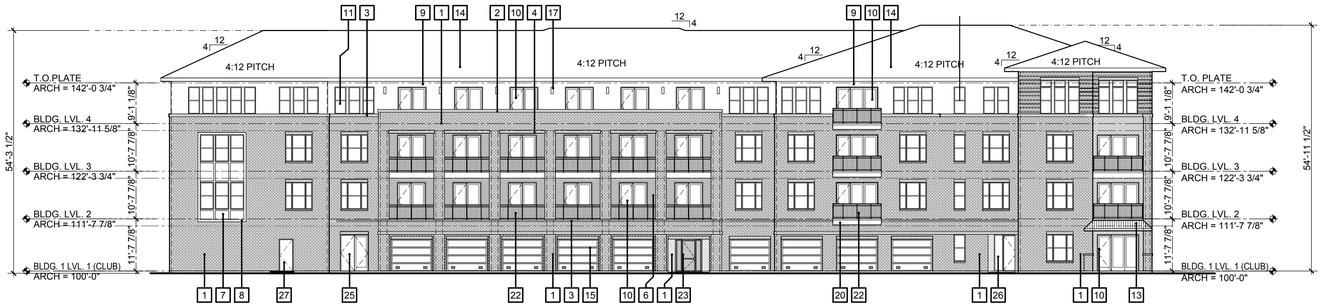
SHEET
1LS OF 1

File Name: Teeple Euless submittal.dwg
Plot Date: 10/21/2016 – 01:20pm

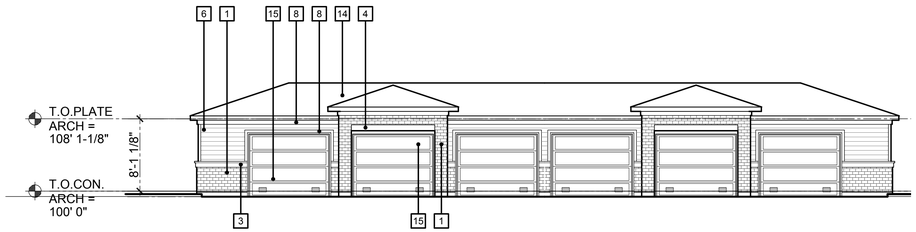
ELEVATION LEGEND

1	BRICK VENEER	7	FIBER CEMENT PANEL BOARD	13	STANDING SEAM METAL ROOF	19	BALCONY PRIVACY WALL BEYOND	25	EXTERIOR METAL DOOR SYSTEM
2	BRICK COPING	8	FIBER CEMENT TRIM	14	COMPOSITION SHINGLE ROOF COLOR: WEATHERED WOOD	20	BALCONY SYSTEM WOOD CANTILEVER W/ CONC. TOPPING	26	SCHED. EXTERIOR DOOR
3	BRICK ROWLOCK	9	STUCCO FINISH SYSTEM	15	SCHED. GARAGE DOOR	21	BALCONY SYSTEM WOOD INSET W/ CONC. TOPPING	27	METER CLOSET/METER BANK LOCATION
4	BRICK SOLDIER COURSE	10	PATIO DOOR UNIT	16	SIGNAGE BY OTHERS	22	TUBE STEEL GUARDRAIL W/ RECTANGULAR 2"X4" NEWELL POST W/ 1X1 VERTICAL PICKETS		
5	BRICK CORBELING SYSTEM	11	VINYL WINDOW UNIT	17	SCHEDULED EXTERIOR LIGHTING	23	2" TUBE STEEL FRAME W/ 2"X2" STEEL MESH AS SECURITY GATE		
6	FIBER CEMENT LAP SIDING (8" W/ 7 1/4" REVEAL)	12	STOREFRONT WINDOW AND DOOR SYSTEM	18	SCUPPER AND DOWNSPOUT	24	6 X 6 WOOD POST AT UNIT PORCHES		

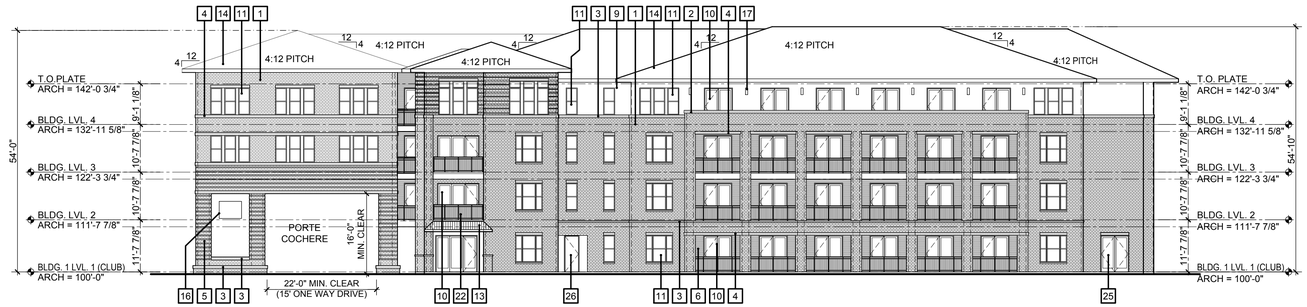
ELEVATIONS BRICK PERCENTAGES	NORTH	WEST	SOUTH	EAST	AVERAGES
	S.F. - % OF S.F.	S.F. - % OF S.F.	S.F. - % OF S.F.	S.F. - % OF S.F.	AVERAGES%
1. BRICK MATERIAL 1 2. STUCCO/BRICK MATERIAL 2 3. SIDING	11,268 SF - 82 % 1,405 SF - 10 % 1,069 SF - 8 %	9,303 SF - 75 % 2,216 SF - 18 % 885 SF - 7 %	6,746 SF - 72 % 1,862 SF - 20 % 762 SF - 8 %	7,350 SF - 78 % 1,164 SF - 12 % 910 SF - 10 %	
TOTAL % BRICK/STUCCO (MASONRY)	92 %	93 %	92 %	90 %	92 %-TOTAL



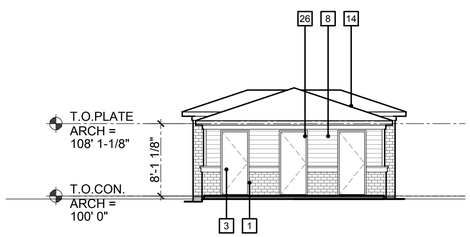
04 EAST ELEVATION - SIDE
SCALE: 1/16" = 1'-0"



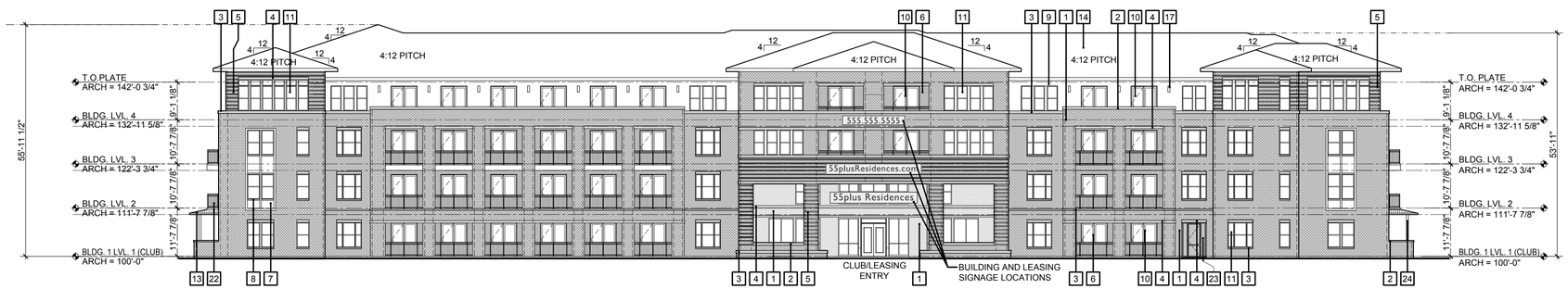
06 TYPICAL GARAGE ELEVATIONS - FRONT
SCALE: 1/8" = 1'-0"



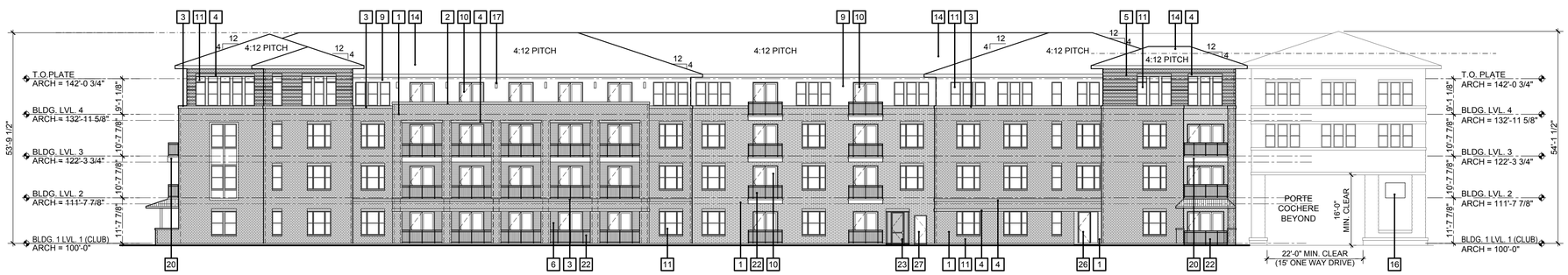
03 SOUTH ELEVATION - REAR
SCALE: 1/16" = 1'-0"



05 TYPICAL GARAGE ELEVATIONS - SIDE
SCALE: 1/8" = 1'-0"



02 WEST ELEVATION - SIDE
SCALE: 1/16" = 1'-0"



01 NORTH ELEVATION - FRONT
SCALE: 1/16" = 1'-0"

HLR ARCHITECTS
HENSLEY LAMKIN RACHEL, INC.
DALLAS • HOUSTON • SEATTLE
WWW.HLRINC.NET
PH: 972.726.9400

Revisions

STATE OF TEXAS REGISTERED ARCHITECT BRUCE W. RACHEL 14373
10-07-16

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
FOR PRELIMINARY SITE PLAN
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Project Title:

55plus Residences

EULESS, TEXAS

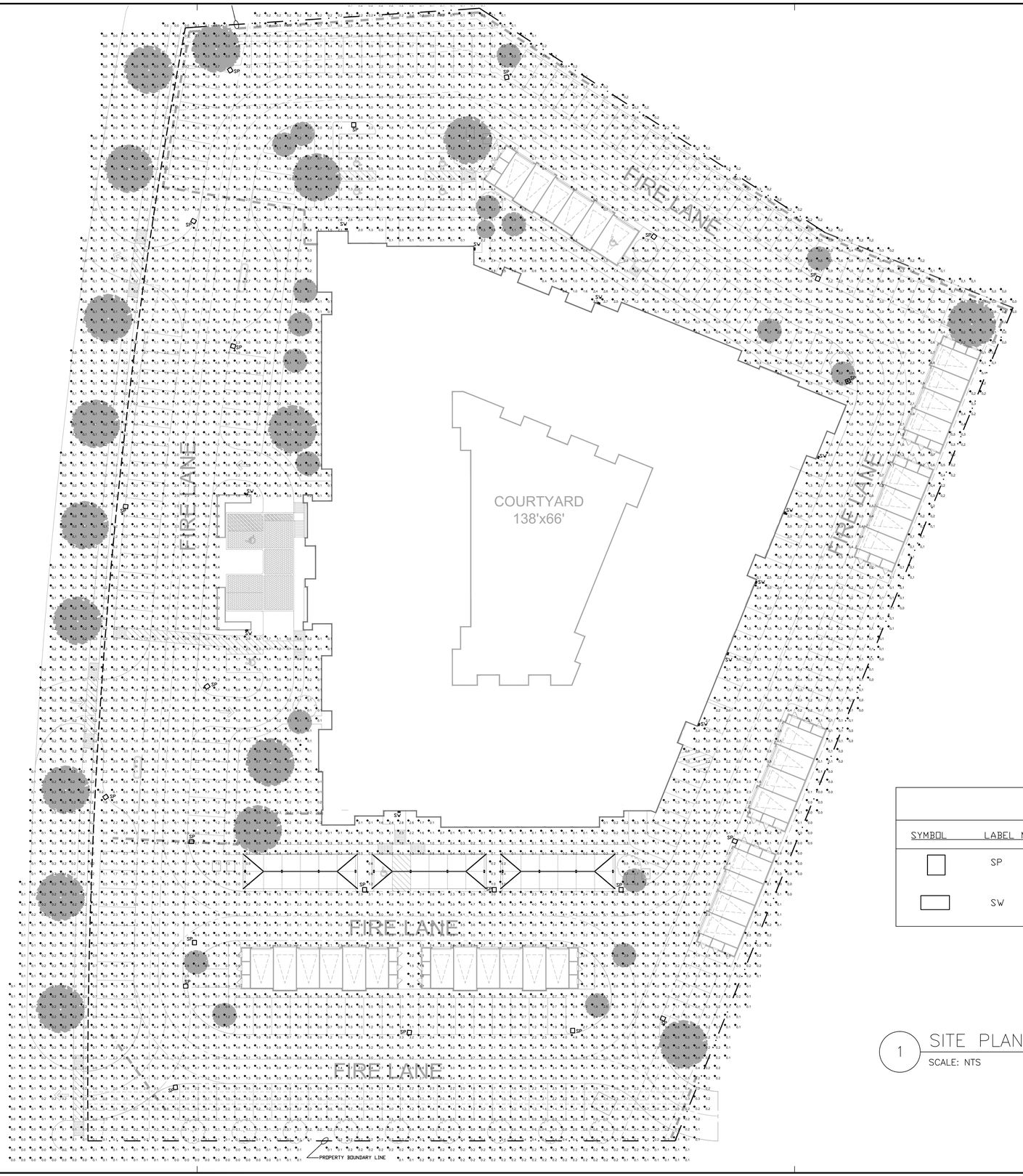
TEEPLE PARTNERS

Drawn By: HLR
Development Issue: ---
Progress Set Issue: ---
Permit Set Issue: ---
Construction Set Issue:
Project ID 16020

Drawing No.

A101
OVERALL EXTERIOR ELEVATIONS

16-03-PD



SCHEDULE

SYMBOL	LABEL	MOUNTING	QUANTITY	CATALOG NUMBER	FILENAME	LIGHT LOSS FACTOR	WATTAGES
	SP	20'	22	ALED3T150N-RWLED3T150N - RWLED3T150SFN - WPLED3T150N (TYPE III)	itl79622.ies	0.91	149.2
	SW	20'	11	SLIM37N	itl76691.ies	0.91	37.6

1 SITE PLAN – PHOTOMETRIC

SCALE: NTS

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

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Revisions

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Project Title:

55plus Residences

EULESS, TEXAS

TEEPLE PARTNERS

Development Issue: ---

Progress Set Issue: ---

Permit Set Issue: ---

Construction Set Issue:

Project ID 16020

Drawing No.

E1.00P

HLR ARCHITECTS

TEEPLE PARTNERS

RENDERING - SOUTH WEST VIEW

16-03-PD

#16020

10.07.2016

55PLUS RESIDENCES
EULESS, TX

HLR ARCHITECTS

TEEPLE PARTNERS

RENDERING - NORTH EAST VIEW

55PLUS RESIDENCES
EULESS, TX

16-03-PD #16020 10.07.2016

HLR ARCHITECTS

TEEPLE PARTNERS

RENDERING - WEST ELEVATION

55PLUS RESIDENCES
EULESS, TX

16-03-PD #16020 10.07.2016