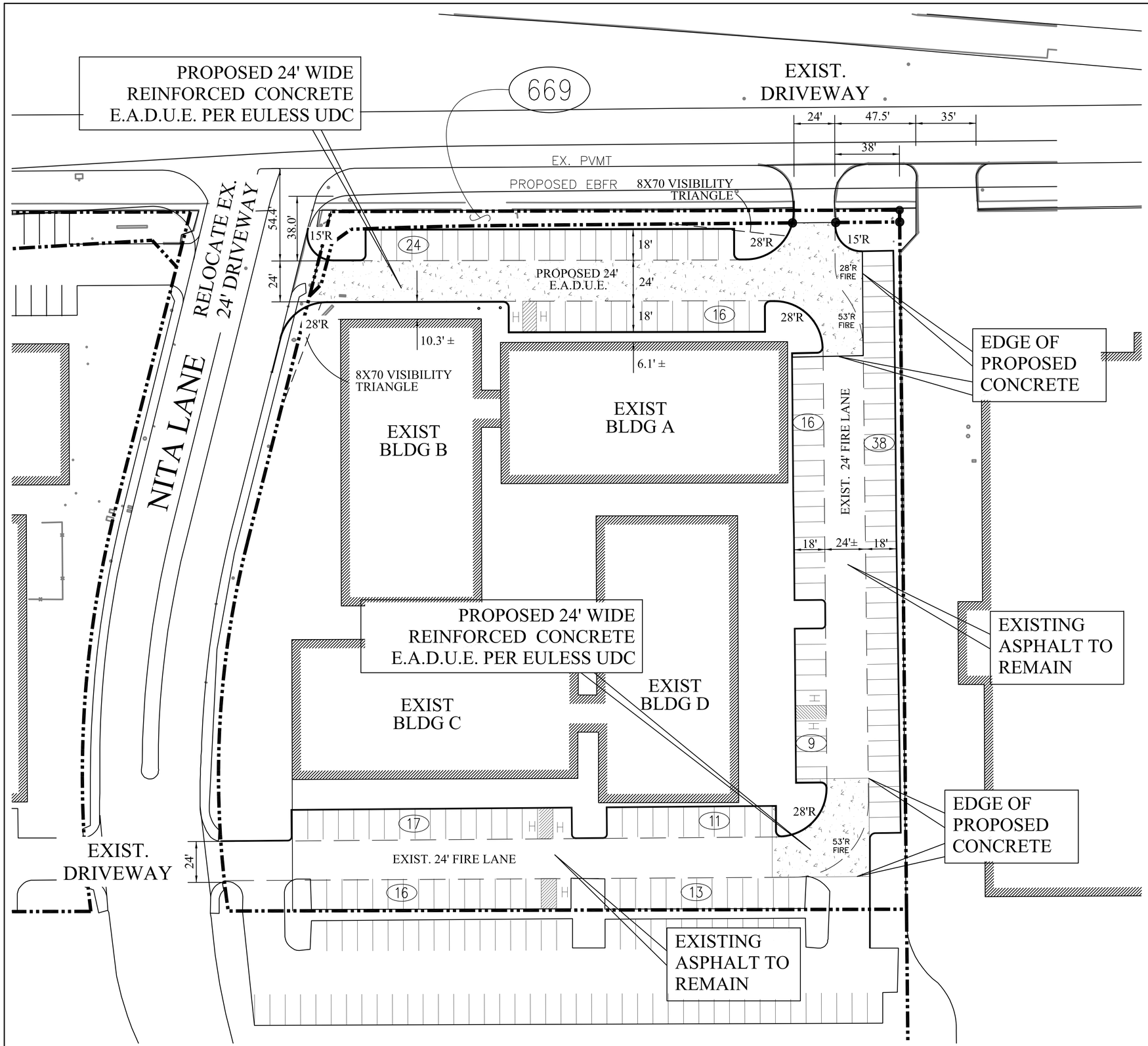
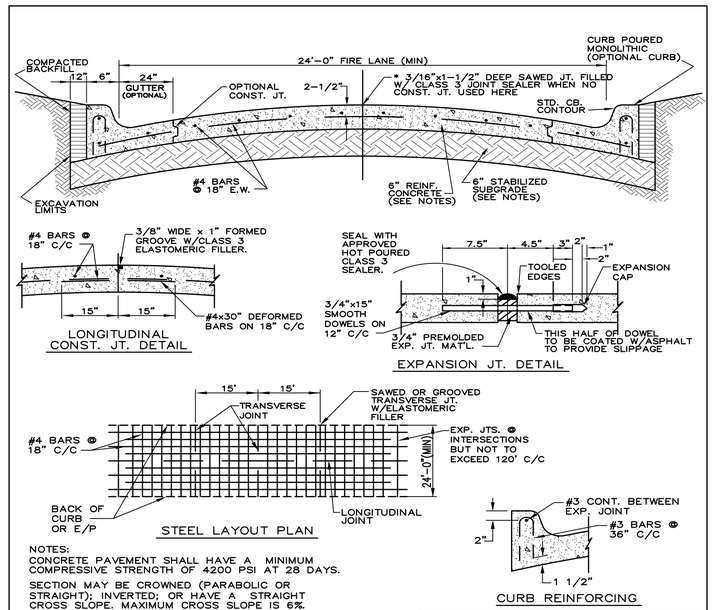
No.	REVISIONS/ SUBMISSIONS	Date



0 30 60
Scale in Feet

SITE DATA SUMMARY TABLE

	SITE PLAN LOT 1, BLOCK 2 REGENCY CENTER ADDITION, PH 1
EXISTING ZONING	C–2
EXISTING USE	OFFICE
TRACT AREA	3.52± AC/ 153,2314 SF
BUILDING SQUARE FOOTAGE	12,001 SF EACH
TOTAL BUILDING AREA	48,005 SF
PARKING CATEGORY PER UDC	GROUPS 6 & 8
PARKING REQUIRED BY UDC MAX.	1 SPACE / 200 SF
PARKING REQUIRED BY UDC MIN.	1 SPACE / 300 SF
EXISTING MIN. PARKING REQUIRED	160
EXISTING MAX. PARKING REQUIRED	240
EXISTING PARKING PROVIDED PRIOR TO TAKE	176
EXISTING PARKING LOST TO MOD. FIRE LANE	–6
EXISTING TOTAL PARKING PROVIDED AFTER TxDOT R.O.W. EXPANSION & FIRE LANE MOD.	160 / 1 per 300 SF



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

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(817) 431–0790 PH. (817) 431–0780 FAX
T.B.P.E. FIRM REGISTRATION NO. 006009

LOT 1, BLOCK 2
REGENCY CENTER ADDN PH 1

EMERGENCY ACCESS PLAN

1331 AIRPORT FREEWAY

DESIGNED THE	SCALE 1" = 30'	PROJECT NO.	SHEET
DRAWN SDS	DATE 03–15–13	02–00001.68	C–1 of ___
CHECKED TLH			