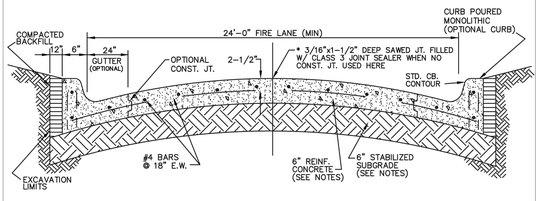
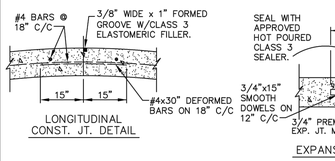
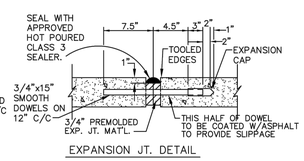
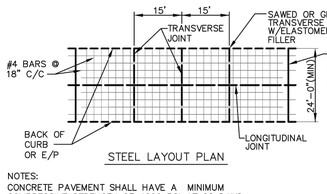




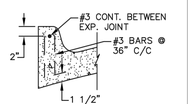
LONGITUDINAL CONST. JT. DETAIL



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%

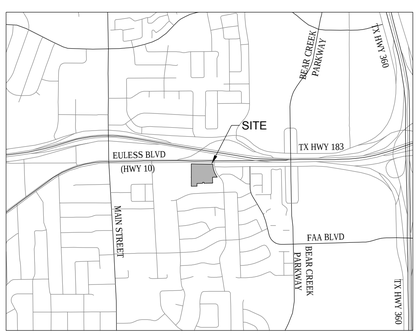
MIN. OF 30 LBS/S.Y. LIME OR CEMENT REQUIRED FOR SUB- GRADE STABILIZATION. COMPACTION TO 95% STANDARD STANDARD PROCTOR DENSITY, AND HAVE A MOISTURE CONTENT FROM 0% TO +4% ABOVE OPTIMUM MOISTURE.

EMERGENCY ACCESS AND FIRE LANE EASEMENT TYPICAL PAVEMENT SECTION

CITY OF EULESS

COE–FL 11/04

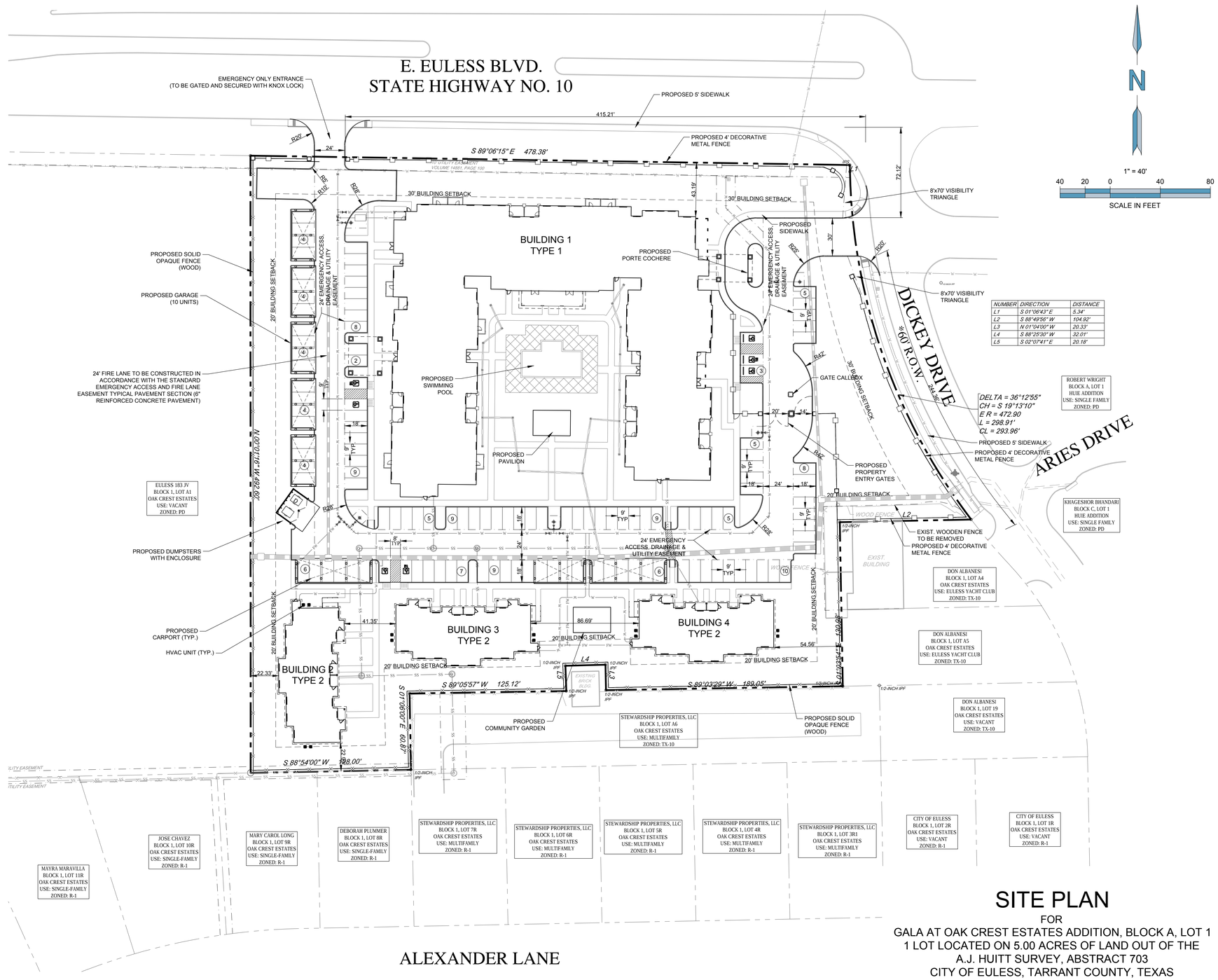
64.



VICINITY MAP
SCALE: 1" = 1,500'

SITE DATA TABLE

	REQUIRED	PROVIDED
SITE AREA		5.0 AC.
NUMBER LOTS		1
DWELLING UNITS		120
MAX. LOT COVERAGE	N/A	
MAX. BUILDING HEIGHT	N/A	
MIN. LOT AREA	N/A	
MIN. LOT WIDTH	N/A	
LANDSCAPE REQUIRED:		
TREES	32	36
SHRUBS	97	198
GROUNDCOVER	484 SF	795 SF
LANDSCAPE AREA	680 SF	5,035 SF
MIN. LANDSCAPE SPACING		SEE LANDSCAPE PLAN
MIN. LANDSCAPE SIZE	3" CALIPER	3" CALIPER
LOT AREA		5.0 AC.
STREET YARD AREA		54,482 SF
PARKING SPACES	120	126



NUMBER	DIRECTION	DISTANCE
L1	S 01°06'43" E	5.34'
L2	S 88°49'56" W	104.92'
L3	N 01°04'00" W	20.33'
L4	S 88°25'30" W	32.01'
L5	S 02°07'41" E	20.18'

BUILDING SUMMARY TABLE

BUILDING #	DWELLING UNITS	BUILDING HEIGHT	GROSS FLOOR AREA	ADDRESS RANGE
1	108	54'-0" AVERAGE	129,607 SF	
2	4	22'-9"	4,275 SF	
3	4	22'-9"	4,275 SF	
4	4	22'-9"	4,275 SF	

GENERAL NOTES:
1. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. LANDSCAPE AREAS ADJACENT TO PAVEMENT SHALL BE PROTECTED WITH CONCRETE CURBS.
3. UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR. PLANS SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
4. LOCATION, TYPE AND SIZE OF PROPOSED LANDSCAPING MATERIAL SHALL CONFORM WITH THE UNIFIED DEVELOPMENT CODE.
5. PROPOSED LANDSCAPING SHALL BE INSTALLED PRIOR TO SUBMITTING APPLICATION FOR CERTIFICATE OF OCCUPANCY.
6. PROPERTY SHALL BE DEVELOPED AS A MULTI-FAMILY RESIDENTIAL FACILITY.
7. THIS PROPERTY IS LOCATED WITHIN AIRCRAFT NOISE ZONE B. ALL NOISE SENSITIVE USES WILL BE CONSTRUTED TO ACHIEVE A 25 DECIBEL REDUCTION FROM OUTSIDE TO INSIDE.

SITE PLAN

FOR

GALA AT OAK CREST ESTATES ADDITION, BLOCK A, LOT 1
1 LOT LOCATED ON 5.00 ACRES OF LAND OUT OF THE
A.J. HUITT SURVEY, ABSTRACT 703
CITY OF EULESS, TARRANT COUNTY, TEXAS

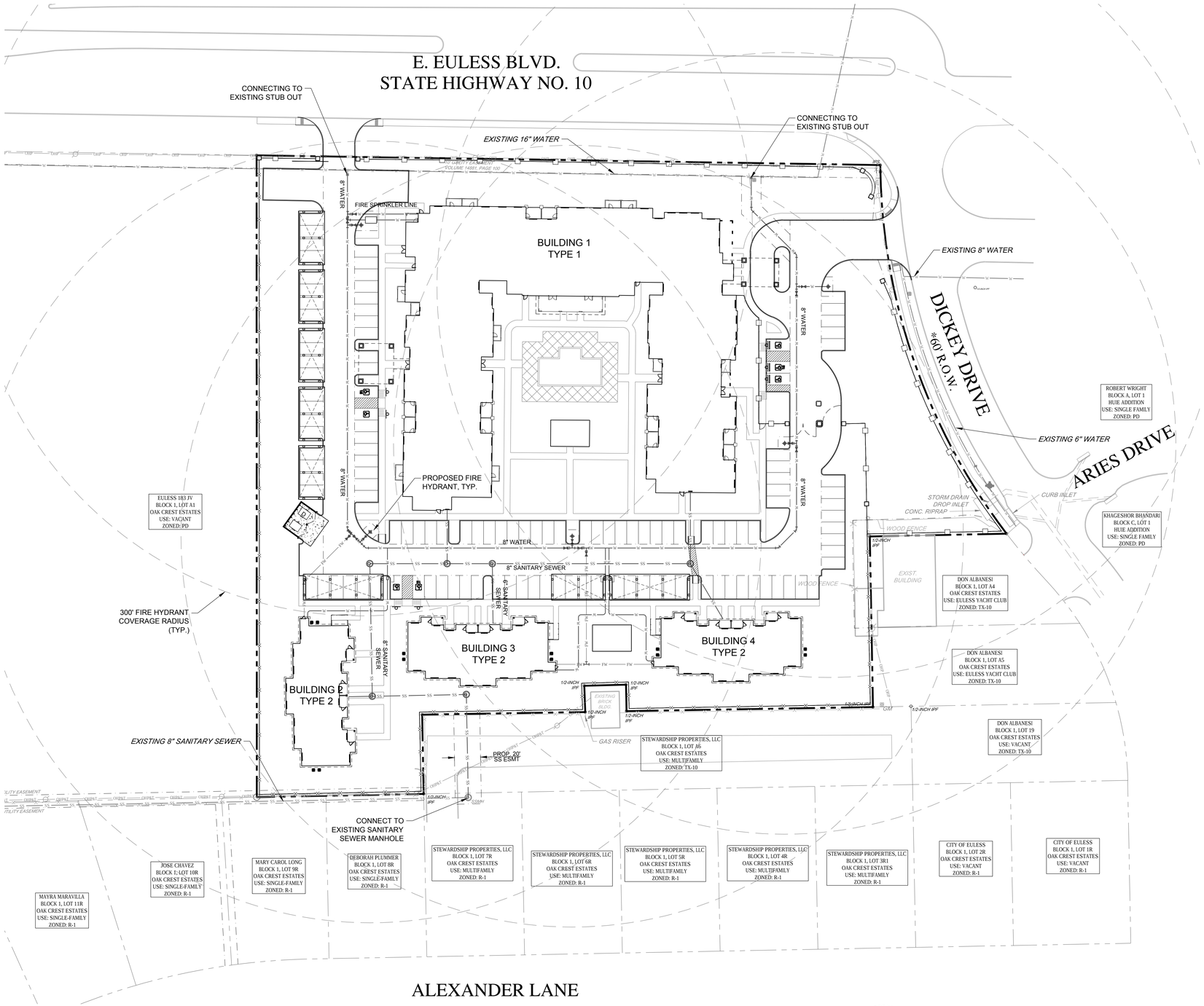
OWNER:
EULESS 183 JV
2904 BEAU-CHAMP DRIVE
PLANO, TX 75093
(972) 365-5091
CONTACT: CHARLES YANG

DEVELOPER:
GARDNER CAPITAL
4801 WOODWAY DRIVE, SUITE 300-E
HOUSTON, TX 77056
(713) 513-6105
CONTACT: JERVON HARRIS

PREPARER:
FORESITE group
TBPE Firm No. F-12878
Foresite Group, Inc.
1999 Bryan St.
Suite 890
Dallas, TX 75201
o | 214.939.7123
f | 888.765.8135
w | www.fg-inc.net
D/B/A Foresite Consulting Group of Texas, Inc.
CONTACT: SEAN FAULKNER, P.E.

PREPARED: AUGUST 17, 2015
REVISED: SEPTEMBER 24, 2015

CASE # 15-08-SP



SITE PLAN

FOR

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1 LOT LOCATED ON 5.00 ACRES OF LAND OUT OF THE
A.J. HUITT SURVEY, ABSTRACT 703
CITY OF EULESS, TARRANT COUNTY, TEXAS

STATE OF TEXAS
SEAN FAULKNER
92581
LICENSED
PROFESSIONAL ENGINEER

9-14-15

NOT FOR CONSTRUCTION - FOR PLANNING PURPOSES ONLY

OWNER:
EULESS 183 JV
2904 BEAU-CHAMP DRIVE
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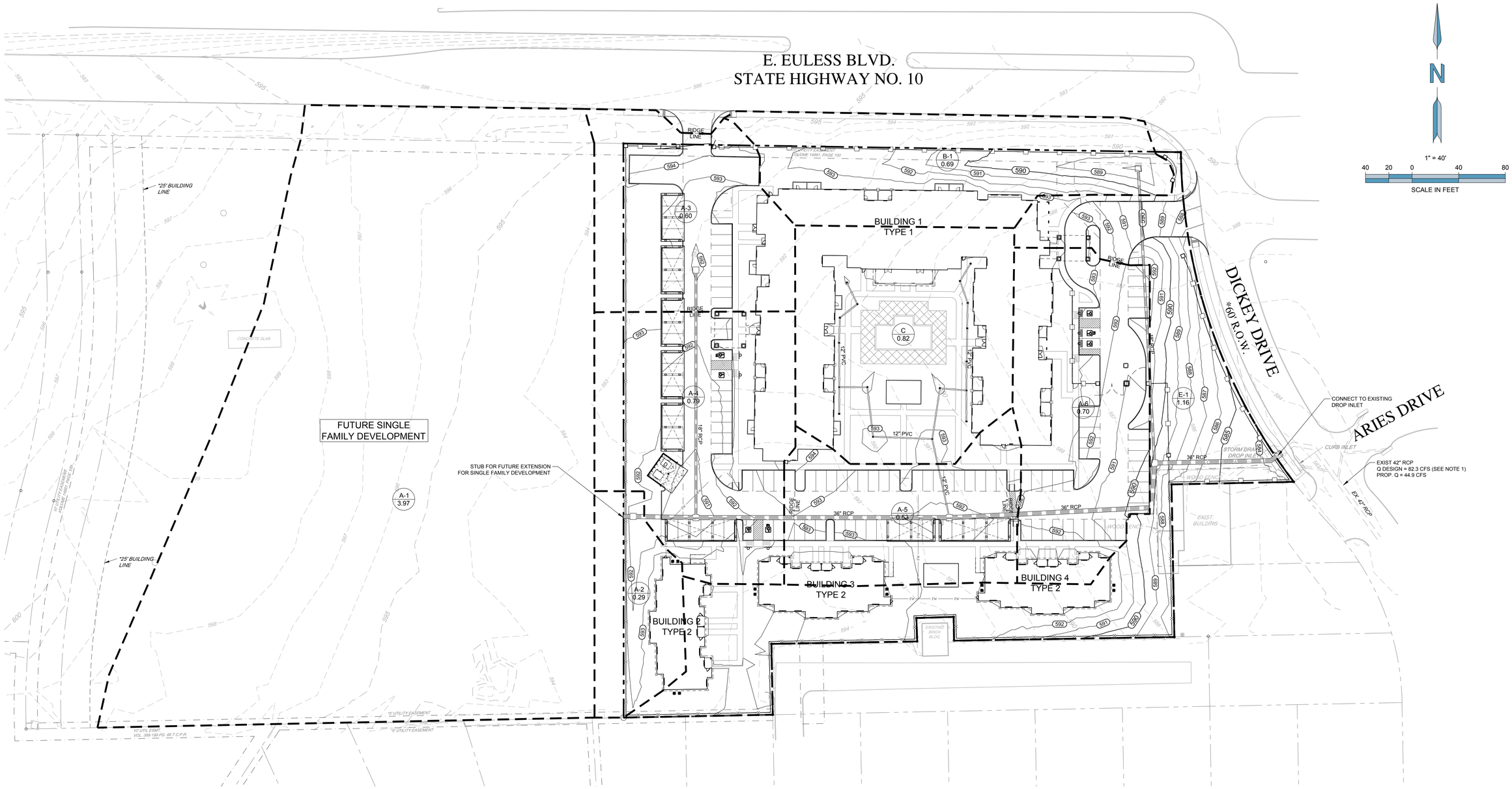

PROPOSED FLOW SUMMARY								
Area	Area (ac.)	C	Time of Conc.** (min.)	I25 (in/hr)	I100 (in/hr)	Q25 (cfs)	Q100 (cfs)	Comments
A-1	3.97	0.70	15	7.64	9.57	21.24	26.59	
A-2	0.29	0.70	10	9.20	11.55	1.87	2.34	
A-3	0.6	0.70	10	9.20	11.55	3.86	4.85	
A-4	0.79	0.70	10	9.20	11.55	5.09	6.39	
A-5	0.53	0.70	10	9.20	11.55	3.41	4.28	
A-6	0.7	0.70	10	9.20	11.55	4.51	5.66	
B-1	0.69	0.70	10	9.20	11.55	4.44	5.58	
C	0.82	0.70	10	9.20	11.55	5.28	6.63	
Total	8.39	0.70	15	7.64	9.57	44.89	56.20	
** MIN TIME PER UDC								

STATE OF TEXAS
SEAN FAULKNER
92581
LICENSED
PROFESSIONAL ENGINEER

9-14-15

NOT FOR CONSTRUCTION - FOR PLANNING
PURPOSES ONLY

NOTE:

1. PER CONSTRUCTION PLANS FOR HUIE ADDITION DATED 5/2002 AND OAK CREST ESTATES DATED 5/1981, PROJECT SITE INITIALLY PROVIDED CAPACITY FOR COMMERCIAL DEVELOPMENT WITH A TIME OF CONCENTRATION OF 10 MINUTES AND A 'C' VALUE OF 0.95 AND AN ACREAGE OF 9.2 ACRES.

SITE PLAN

FOR

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1 LOT LOCATED ON 5.00 ACRES OF LAND OUT OF THE
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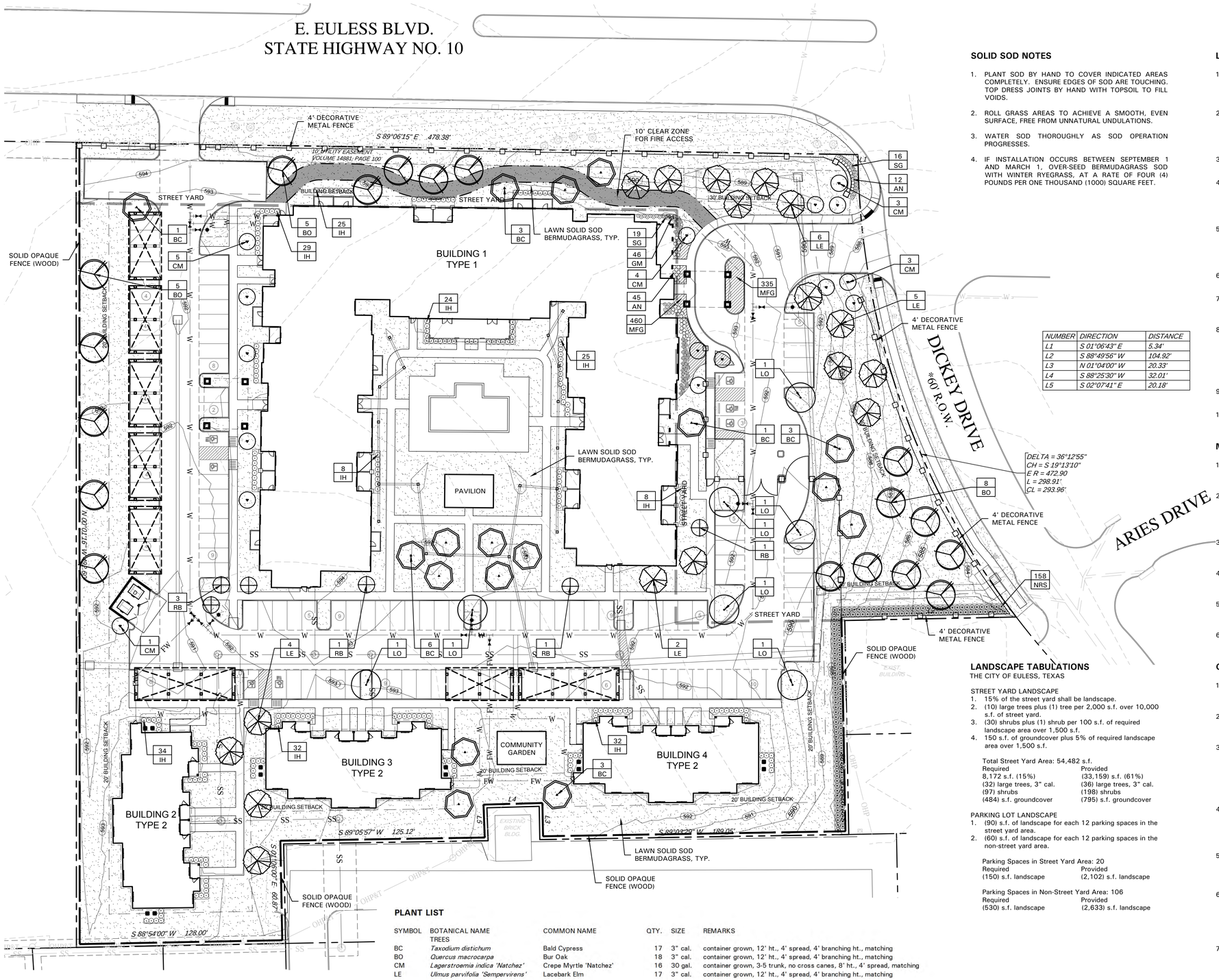
CASE # 15-08-SP



NUMBER	DIRECTION	DISTANCE
L1	S 01°06'43" E	5.34'
L2	S 88°49'56" W	104.92'
L3	N 01°04'00" W	20.33'
L4	S 88°25'30" W	32.01'
L5	S 02°07'41" E	20.18'

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

THE CITY OF EULESS, TEXAS

STREET YARD LANDSCAPE
1. 15% of the street yard shall be landscape.
2. (10) large trees plus (1) tree per 2,000 s.f. over 10,000 s.f. of street yard.
3. (30) shrubs plus (1) shrub per 100 s.f. of required landscape area over 1,500 s.f.
4. 150 s.f. of groundcover plus 5% of required landscape area over 1,500 s.f.

Total Street Yard Area: 54,482 s.f.

Required	Provided
8,172 s.f. (15%)	(33,159) s.f. (61%)
(32) large trees, 3" cal.	(36) large trees, 3" cal.
(97) shrubs	(198) shrubs
(484) s.f. groundcover	(795) s.f. groundcover

PARKING LOT LANDSCAPE
1. (90) s.f. of landscape for each 12 parking spaces in the street yard area.
2. (60) s.f. of landscape for each 12 parking spaces in the non-street yard area.

Parking Spaces in Street Yard Area: 20

Required	Provided
(150) s.f. landscape	(2,102) s.f. landscape

Parking Spaces in Non-Street Yard Area: 106

Required	Provided
(530) s.f. landscape	(2,633) s.f. landscape

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BC	*Taxodium distichum*	Bald Cypress	17	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
BO	*Quercus macrocarpa*	Bur Oak	18	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CM	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle 'Natchez'	16	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	17	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	*Quercus virginiana*	Live Oak	7	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	*Cercis canadensis 'Oklahoma'*	Oklahoma Redbud	6	30 gal.	container grown, 8' ht., 4' spread min.
	SHRUBS/GROUNDCOVER				
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	57	5 gal.	container full, 20" spread, 24" o.c.
GM	*Muhlenbergia capillaris*	Gulf Muhly	46	5 gal.	container full, 36" o.c.
IH	*Raphiolepsis indica 'Jack Evans'*	Indian Hawthorne 'Jack Evans'	217	5 gal.	container full, 20" spread, 24" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass	795	4" pots	container full, 12" o.c.
NRS	*Ilex spp. 'Nellie R. Stevens'*	Nellie R. Stevens Holly	158	5 gal.	container full to base, 36" ht., 36" o.c.
SG	*Salvia greggii 'Red'*	Salvia Greggii 'Red'	35	5 gal.	container full, 20" spread 24" o.c.
	Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

CASE NUMBER 15-08-SP

SCALE: 1" = 30'-0"
0 15 30 60

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

REGISTERED LANDSCAPE ARCHITECT
KERI ANN HAYES
2246
STATE OF TEXAS
09.28.15

GALA
AT
OAK CREST
ESTATE

Euless, Texas

Project Number: 15093
Issue Date: 08.14.2015
Drawn By: KAH
Checked By: KAH

Revisions

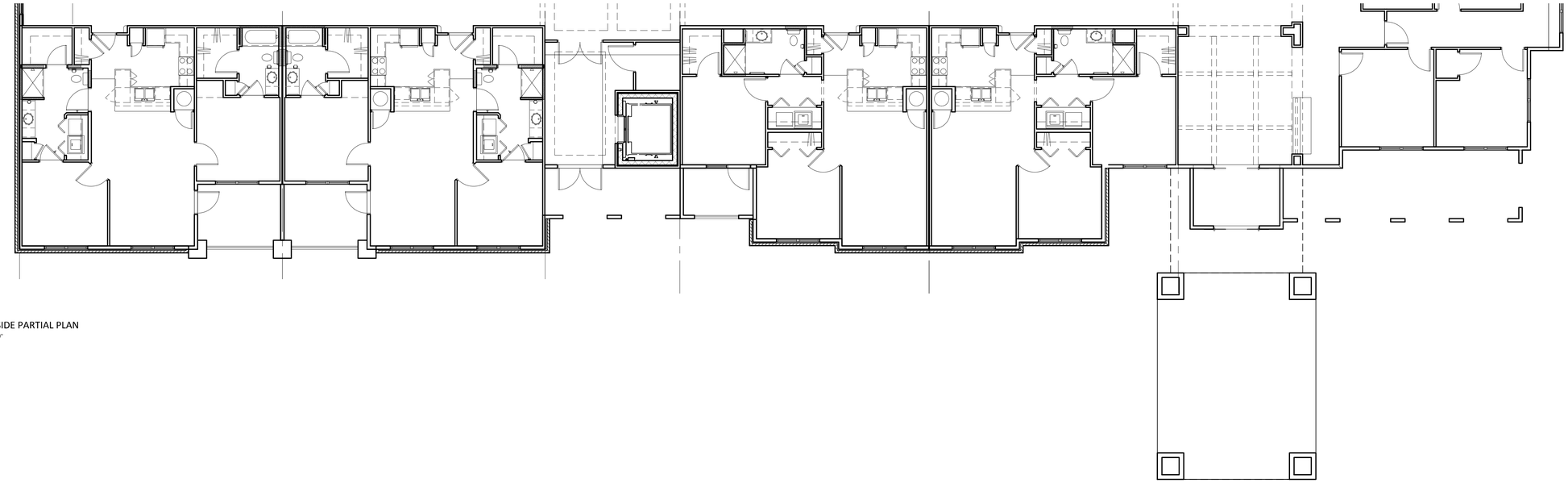
No:	Date:	Detail:
	09.14.2015	City Comments
	09.28.2015	City Comments

Sheet Title:

LANDSCAPE PLAN

Sheet Number:

L1.01



2 EAST SIDE PARTIAL PLAN
1/8" = 1' - 0"

1 EAST ELEVATION
1/8" = 1' - 0"

15% STONE
30% BRICK
55% STUCCO*
*TRUE 3 PARTS STUCCO

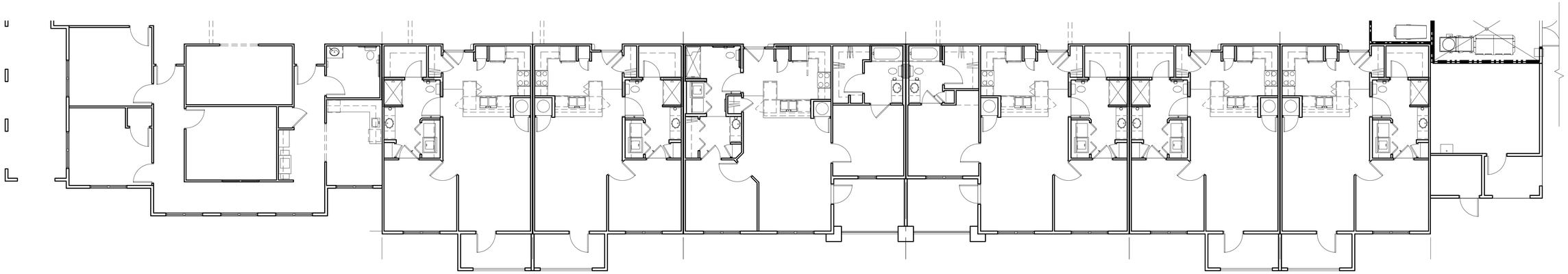
GALA AT OAKCREST ESTATES

CASE # 15-08-SP
September 14, 2015
Conceptual Elevation

City OF EULESS, TARRANT COUNTY, TEXAS

OWNER: EULESS 183 JV 2904 BEAUCHAMP DR. PLANO, TX 75093 DEVELOPER: GARDNER CAPITAL 4801 WOODWAY DR., SUITE 300-E HOUSTON, TX 77056

FOLEY DESIGN



2 NORTH SIDE PARTIAL PLAN
1/8" = 1' - 0"

1 NORTH ELEVATION
1/8" = 1' - 0"

15% STONE
20% BRICK
65% STUCCO*
*TRUE 3 PARTS STUCCO

GALA AT OAKCREST ESTATES

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Conceptual Elevation

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FOLEY DESIGN

2 WEST SIDE PARTIAL PLAN
1/8" = 1' - 0"

1 WEST ELEVATION
1/8" = 1' - 0"

15% STONE
25% BRICK
60% STUCCO*
*TRUE 3 PARTS STUCCO

CASE # 15-08-SP
September 14, 2015
Conceptual Elevation

GALA AT OAKCREST ESTATES

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OWNER: EULESS 183 JV 2904 BEAUCHAMP DR. PLANO, TX 75093 DEVELOPER: GARDNER CAPITAL 4801 WOODWAY DR., SUITE 300-E HOUSTON, TX 77056

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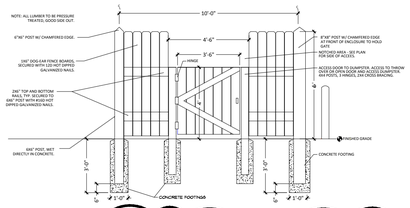
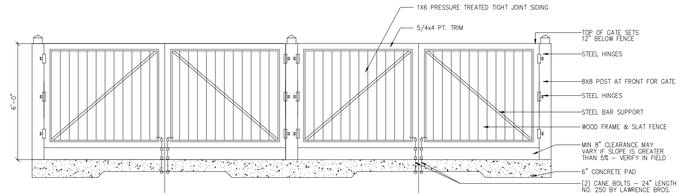
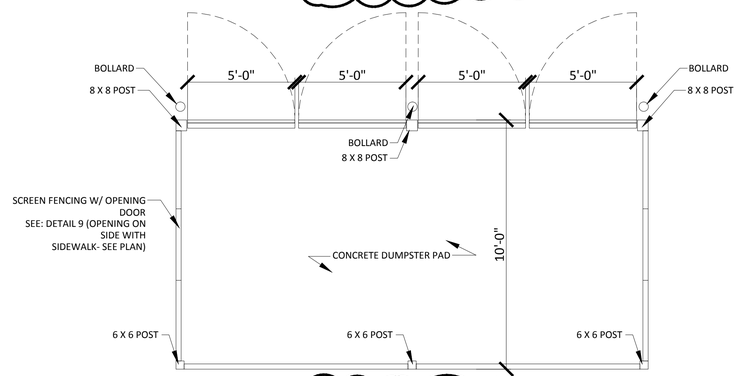


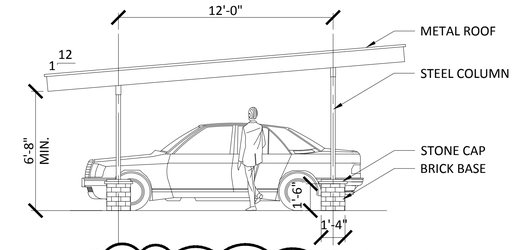
9 SIDE ELEVATION OF DUMPSTER SCREEN FENCE
1/4" = 1'-0"



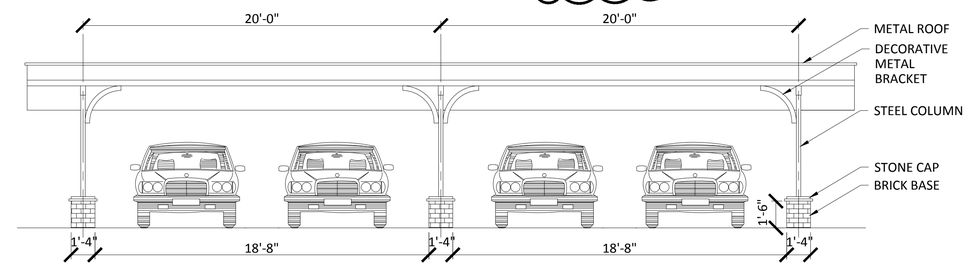
8 FRONT ELEVATION OF DUMPSTER GATE
1/4" = 1'-0"



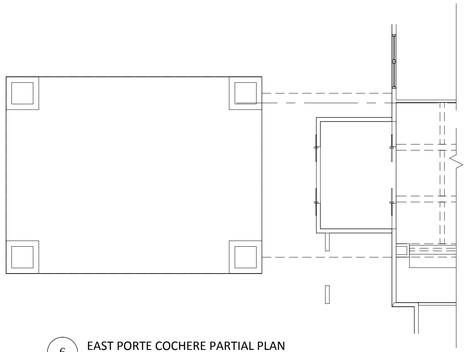
7 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



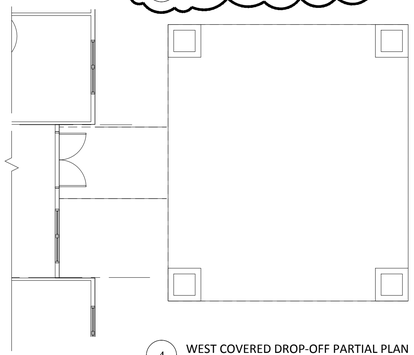
11 COVERED PARKING SIDE ELEVATION
1/4" = 1'-0"



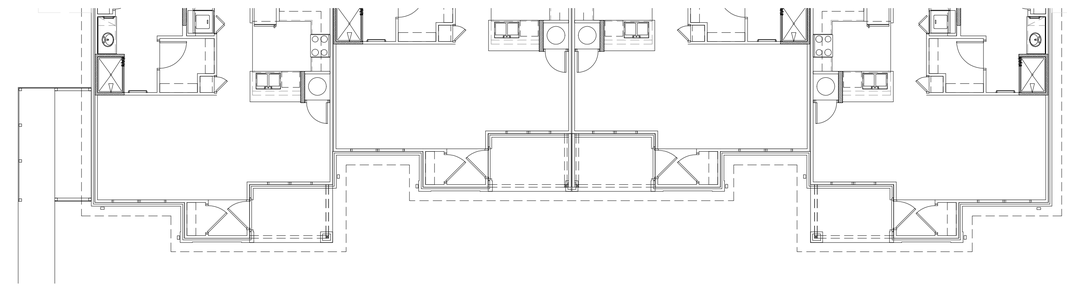
10 COVERED PARKING FRONT ELEVATION
1/4" = 1'-0"



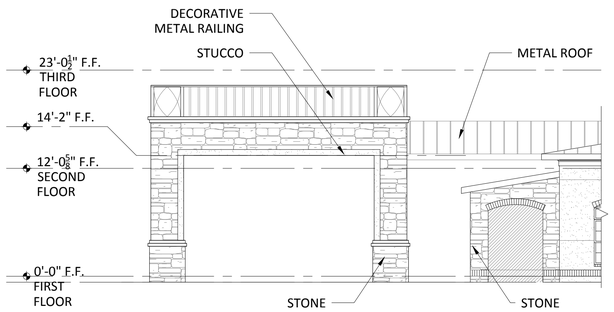
6 EAST PORTE COCHERE PARTIAL PLAN
1/8" = 1' - 0"



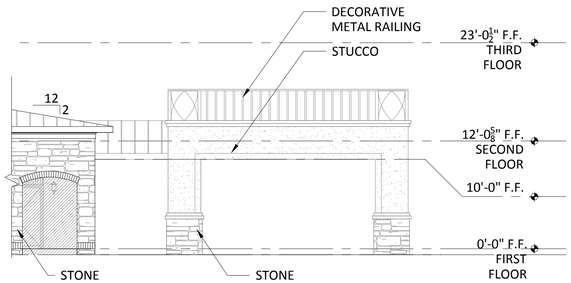
4 WEST COVERED DROP-OFF PARTIAL PLAN
1/8" = 1' - 0"



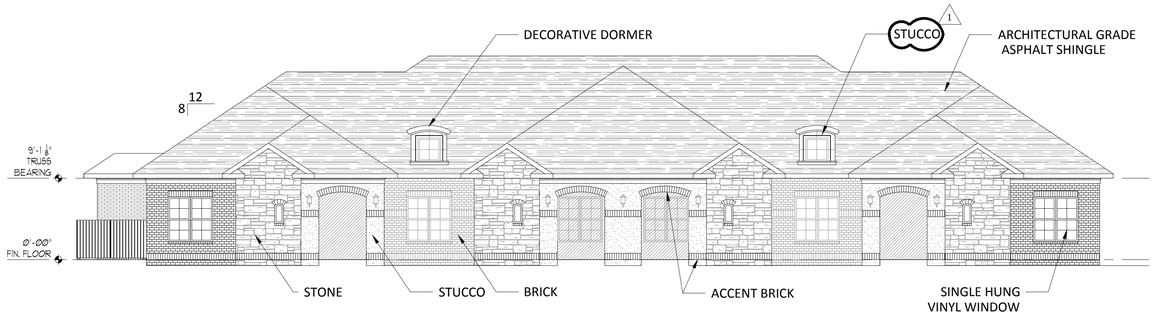
2 PARTIAL COTTAGE PLAN
1/8" = 1' - 0"



5 EAST PORTE COCHERE
1/8" = 1' - 0"



3 WEST COVERED DROP-OFF
1/8" = 1' - 0"



1 TYPICAL COTTAGE ELEVATION
1/8" = 1' - 0"

30% STONE
35% BRICK
35% STUCCO*
*TRUE 3 PARTS STUCCO

CASE # 15-08-SP
September 14, 2015
Conceptual Elevation

GALA AT OAKCREST ESTATES

City OF EULESS, TARRANT COUNTY, TEXAS

OWNER: EULESS 183 JV 2904 BEAUCHAMP DR. PLANO, TX 75093 DEVELOPER: GARDNER CAPITAL 4801 WOODWAY DR., SUITE 300-E HOUSTON, TX 77056

FOLEY DESIGN