LOT 1, BLOCK G
GLADE PARKS ADDITION

LOT 1, BLOCK H
GLADE PARKS ADDITION

LOT 1, BLOCK
GLADE PARKS ADDITION
ZONED: PD-1944
INLINE RETAIL
(UNDER CONSTRUCTION)

RED RIVER DRIVE
60' EXIST. R.O.W.
B-B

BUILDING A
6,820 SF
1 STORY
HEIGHT: 25'-0"

BUILDING B
6,343 SF
1 STORY
HEIGHT: 25'-0"

EXIST. 10' WATER ESMT.

PROP. 30' UTILITY ESMT.

PROP. 20' DRAINAGE ESMT.

EXIST. 15' UTILITY ESMT.

PROP. 5' SIDEWALK

8'x70' SIGHT VISIBILITY TRIANGLES

EXIST. 15' SAN. SWR. ESMT.

EXIST. 20' SAN. SWR. ESMT.

15' SANITARY SEWER EASEMENT

LOT 3, BLOCK K
GLADE PARKS ADDITION
ZONED: PD-1944

BUILDING C1
13,040 SF
1 STORY
HEIGHT: 26'-0"

BUILDING C
9,100 SF
1 STORY
HEIGHT: 26'-0"

15' WATER EASEMENT

BUILDING D
11,410 SF
1 STORY
HEIGHT: 26'-0"

BUILDING E
14,080 SF
1 STORY
HEIGHT: 34'-6"

BUILDING E1
9,800 SF
1 STORY
HEIGHT: 26'-0"

LOT 1, BLOCK J
GLADE PARKS ADDITION
ZONED: PD-1944

BUILDING F
8,450 SF
3 STORIES
HEIGHT: 45'-0"

BUILDING G
7,901 SF
3 STORIES
HEIGHT: 45'-6"

BUILDING H
9,402 SF
2 STORIES
HEIGHT: 45'-0"

BUILDING J
8,800 SF
1 STORY
HEIGHT: 26'-0"

BUILDING J1
11,200 SF
1 STORY
HEIGHT: 26'-0"

PARKING GARAGE
[APPROX. 465 SPACES]
54,000 S.F.
3 LEVELS

BRAZOS BOULEVARD

RIO GRANDE BOULEVARD

CHISHOLM TRAIL

EXIST. 60' R.O.W.

EXIST. 16' UTILITY ESMT.

EXIST. 22' DRAINAGE ESMT.

EXIST. 20' DRAINAGE ESMT.

EXIST. 7.5' UTILITY ESMT.

EXISTING DAVE & BUSTER'S
LOT 4, BLOCK K
GLADE PARKS ADDITION
ZONED: PD-1944

N89° 20' 41" E 145.57'
S0° 39' 19" E 9.00'
N89° 20' 41" E 129.59'
S0° 39' 19"W 24.92'
N89° 20' 41" E 55.31'
N0° 39' 19" W 9.00'
S0° 39' 19" E 13.37'
N89° 20' 41" E 158.29'
N89° 20' 41" E 248.50'
S0° 39' 19" E 11.62'
N0° 32' 27"W 976.51'
S0° 36' 19"E 547.29'
N0° 36' 19"W 669.19'
N89° 23' 41"W 786.33'

R10' R15' R28' R40' R4' TYP. R2' TYP.

Δ=7° 21' 04"
R=957.50'
T=61.51'
L=122.85'

LEGEND

- PROPERTY LINE
- EASEMENT
- (8) PARKING COUNT
- PROPOSED DUMPSTER
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- EADUE EMERGENCY ACCESS DRAINAGE UTILITY EASEMENT
- UE UTILITY EASEMENT

CAUTION:

EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

NOTES:

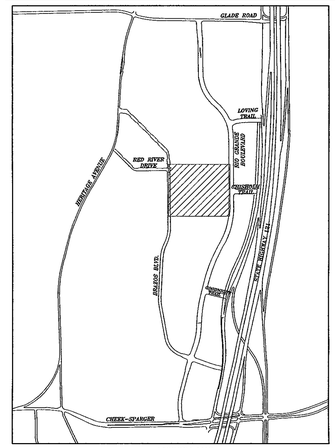
1. BUILDINGS A,B,C,C1,D,E,E1,J, AND J1 ARE PROPOSED TO BE ONE STORY COMPOSED OF 61% RETAIL AND 39% RESTAURANT.

2. BUILDINGS F AND G ARE PROPOSED TO BE THREE STORIES WITH THE FIRST FLOOR COMPOSED OF 61% RETAIL AND 39% RESTAURANT, AND THE SECOND AND THIRD FLOORS COMPOSED OF 100% OFFICE.

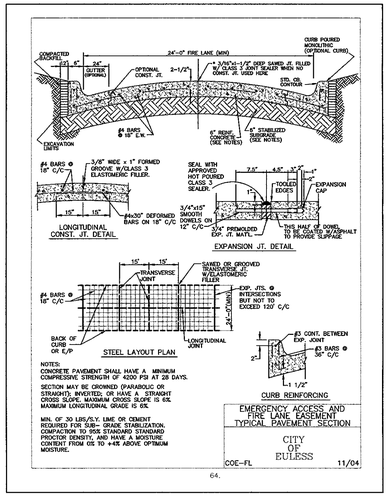
3. BUILDING H IS PROPOSED TO BE TWO STORIES WITH THE FIRST FLOOR COMPOSED OF 61% RETAIL AND 39% RESTAURANT, AND THE SECOND FLOOR COMPOSED OF 100% OFFICE.

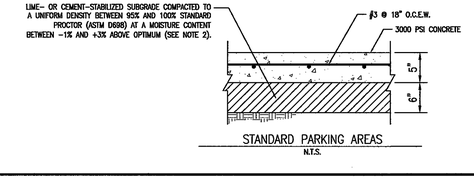
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE HOMELAND SECURITY AGENCY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED ZONE "X" (AREAS DETERMEINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD), AS SHOWN ON MAP. NO. 48439C0230K, MAP REVISED SEPTEMBER 25, 2007 FOR TARRANT COUNTY AND INCORPORATED AREAS.

5. PUBLIC RESTROOM FACILITIES WILL BE PROVIDED WITH THIS DEVELOPMENT AT A LOCATION TO BE MUTUALLY AGREED UPON PRIOR TO CONSTRUCTION.

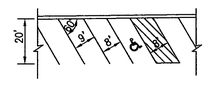


VICINITY MAP





STANDARD PARKING AREAS
N.T.S.



TYPICAL ANGLED PARKING LAYOUT
N.T.S.

SITE DATA TABLE

AREA OF SUBJECT PROPERTY		12.459 ACRES	
NUMBER OF LOTS		1	
ZONING		PD-1944	
LOT INFORMATION		LOT 3, BLOCK K	
DESCRIPTION	UNITS	REQUIREMENT	PROVIDED
LOT COVERAGE	%	80% MAX	73%
BUILDING HEIGHT	FT.	NO MAX	45'-0" (MAX.)
LOT AREA	S.F.	22,500 S.F. MIN.	542,739 S.F.
LOT WIDTH	FT.	130 FT. MIN.	670 FT.
BUILDING SETBACKS	FT.	FRONT: 0 FT. MIN.	0 FT.
		SIDE 0 FT. MIN.	0 FT.
		REAR 0 FT. MIN.	0 FT.

PARKING SUMMARY

REQUIRED PARKING			
PROPOSED USE (PARKING GROUP)	MINIMUM REQUIREMENT	BUILDING AREA (PER USE)	PARKING REQUIRED
RESTAURANT (5)	1 PER 100 S.F.	45,375 S.F.	454
RETAIL (6)	1 PER 200 S.F.	70,971 S.F.	355
OFFICE (8)	1 PER 300 S.F.*	42,104 S.F.	127
		TOTAL REQUIRED PARKING	936
PROVIDED PARKING			
		STANDARD SURFACE SPACES	456
		HANDICAPPEED SURFACES SPACES	16
		PARKING GARAGE SPACES	465
		TOTAL PROVIDED PARKING	937

*OFFICE PARKING REDUCED BY 10% PER CITY CODE SECTION 84-116.i.2.C

STATE OF TEXAS
M.L. PETERSON
92728
LICENSED PROFESSIONAL ENGINEER
06-11-15

GRAPHIC SCALE 1"=40'
40 0 40 80

LIFESTYLE CENTER SITE PLAN

SITE PLAN LAYOUT

GLADE PARKS
CITY OF EULESS, TEXAS

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8525
TBPE FIRM: F-119/TBPLS FIRM: 101838-00

DRAWN BY: As-Noted	PROJECT NO. 2529-1014	SHEET
DATE: 4/29/2015	SHEET 1 OF 5	SP1.01

PLOTTED BY: MANDA MAY
PLOTTED ON: 6/10/2015 4:24 PM
FILE NAME: J:\EULESS\GLADE PARKS\LIFESTYLE CENTER\SITE PLAN\CAD\SHEETS\SP1.01.DWG
SHEET SIZE: ARCH D - 24 X 36 IN. (1/40)(24"=1' - 1")