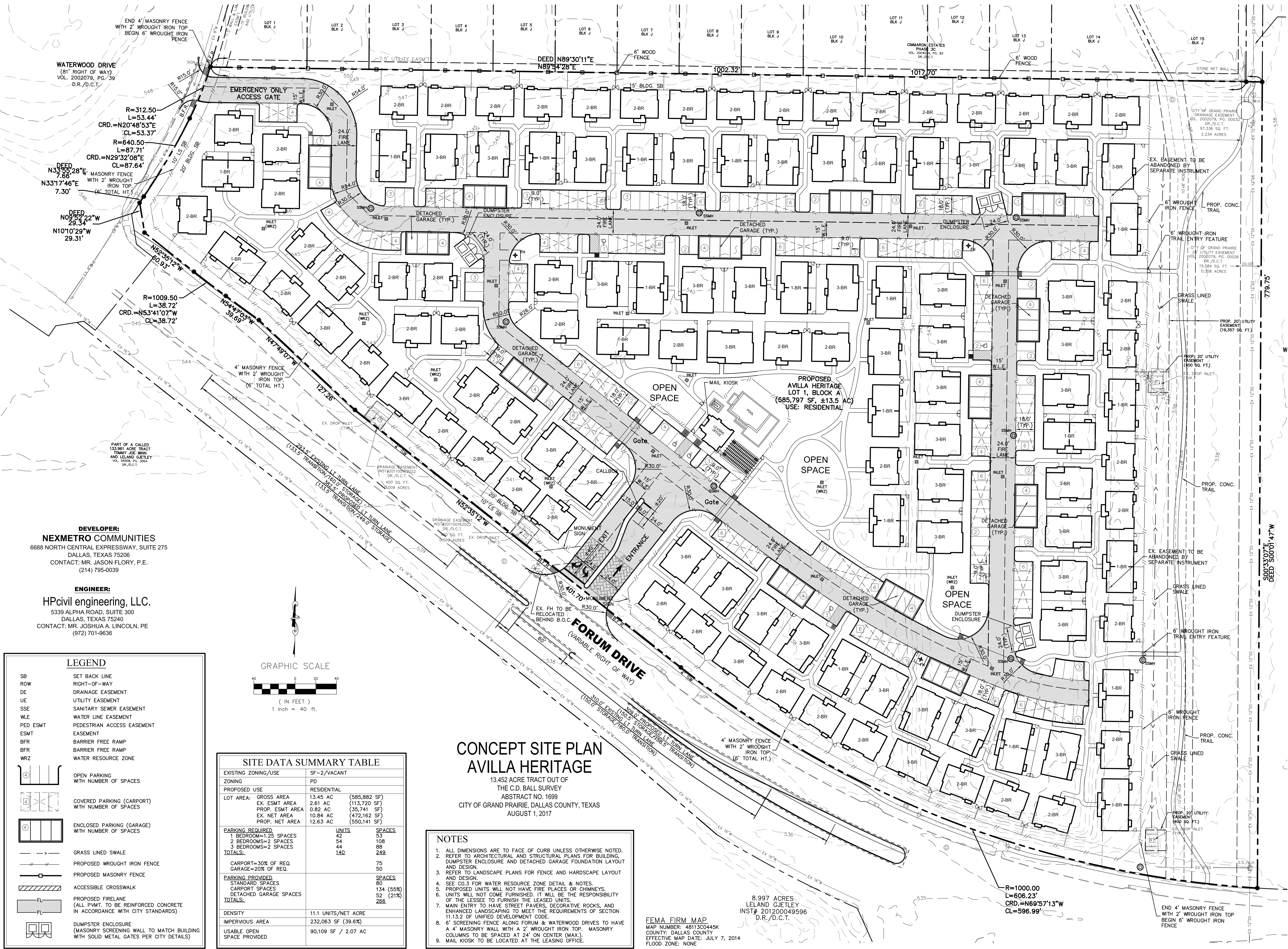


FILE: Y:\Projects\17-370 TX City of Grand Prairie\Avilla Heritage\AutoCAD\Working Drawings\CDL SP 17-370.dwg
USER: jgallagher DATE/TIME: Sep 06, 2017 - 12:27pm



DEVELOPER:
NEXMETRO COMMUNITIES
6688 NORTH CENTRAL EXPRESSWAY, SUITE 275
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(214) 795-0039

ENGINEER:
HPcivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
CONTACT: MR. JOSHUA A. LINCOLN, P.E.
(972) 701-9636

LEGEND

SB SET BACK LINE
ROW RIGHT-OF-WAY
DE DRAINAGE EASEMENT
UE UTILITY EASEMENT
SSE SANITARY SEWER EASEMENT
WLE WATER LINE EASEMENT
PEL PED ESMT PEDESTRIAN ACCESS EASEMENT
ESMT EASEMENT
BFR BARRIER FREE RAMP
BFR BARRIER FREE RAMP
WRZ WATER RESOURCE ZONE

① OPEN PARKING WITH NUMBER OF SPACES

④ COVERED PARKING (CARPORT) WITH NUMBER OF SPACES

④ ENCLOSED PARKING (GARAGE) WITH NUMBER OF SPACES

GRASS LINED SWALE

PROPOSED WROUGHT IRON FENCE

PROPOSED MASONRY FENCE

ACCESSIBLE CROSSWALK

PROPOSED FIRELINE (ALL P.V.T. TO BE REINFORCED CONCRETE IN ACCORDANCE WITH CITY STANDARDS)

FL DUMPSTER ENCLOSURE (MASONRY SCREENING WALL TO MATCH BUILDING WITH SOLID METAL GATES PER CITY DETAILS)

SITE DATA SUMMARY TABLE

EXISTING ZONING/USE	PD	SF-2/VACANT
PROPOSED USE	RESIDENTIAL	
LOT AREA:		
GROSS AREA	13.45 AC	(585,882 SF)
EX. ESMT AREA	2.61 AC	(113,720 SF)
PROP. ESMT AREA	0.82 AC	(35,741 SF)
EX. NET AREA	10.84 AC	(472,162 SF)
PROP. NET AREA	12.63 AC	(550,141 SF)
PARKING REQUIRED:		
1 BEDROOM=1.25 SPACES	42	53
2 BEDROOMS=2 SPACES	54	108
3 BEDROOMS=2 SPACES	44	88
TOTALS:		249
CARPORT=30% OF REQ. GARAGE=20% OF REQ.		75
PARKING PROVIDED:		
STANDARD SPACES	80	
CARPORT SPACES	134 (55%)	
DETACHED GARAGE SPACES	52 (21%)	
TOTALS:		266
DENSITY	11.1 UNITS/NET ACRE	
IMPERVIOUS AREA	232,063 SF (39.6%)	
USABLE OPEN SPACE PROVIDED	90,109 SF / 2.07 AC	

CONCEPT SITE PLAN AVILLA HERITAGE

13.45 ACRE TRACT OUT OF
THE C.D. BALL SURVEY
ABSTRACT NO. 1699
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
AUGUST 1, 2017

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
- REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
- SEE CO.3 FOR WATER RESOURCE ZONE DETAIL & NOTES.
- PROPOSED UNITS WILL NOT HAVE FIRE PLACES OR CHIMNEYS.
- UNITS WILL NOT COME FURNISHED. IT WILL BE THE RESPONSIBILITY OF THE LESSEE TO FURNISH THE LEASED UNITS.
- MAIN ENTRY TO HAVE STREET PAVERS, DECORATIVE ROCKS, AND ENHANCED LANDSCAPING TO MEET THE REQUIREMENTS OF SECTION 11.13.2 OF UNIFIED DEVELOPMENT CODE.
- 6' SCREENING FENCE ALONG FORUM & WATERWOOD DRIVES TO HAVE A 4' MASONRY WALL WITH A 2' WROUGHT IRON TOP. MASONRY COLUMNS TO BE SPACED AT 24' ON CENTER (MAX.).
- MAIL KIOSK TO BE LOCATED AT THE LEASING OFFICE.

FEMA FIRM MAP
MAP NUMBER: 4813C0445K
COUNTY: DALLAS COUNTY
EFFECTIVE MAP DATE: JULY 7, 2014
FLOOD ZONE: NONE

Engineer of Record:	JAL	
Drawn by:	HPL	
Date Plotted:	9/6/2017	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
REVISIONS		
#	DATE	COMMENTS

**AVILLA HERITAGE
LOT 1, BLOCK A**
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

HPcivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • 972.701.9639 FAX
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PRELIMINARY
[NOT FOR CONSTRUCTION]
THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF JOSHUA A. LINCOLN, P.E., TEXAS REG. #114389
DATE: 08/25/2017

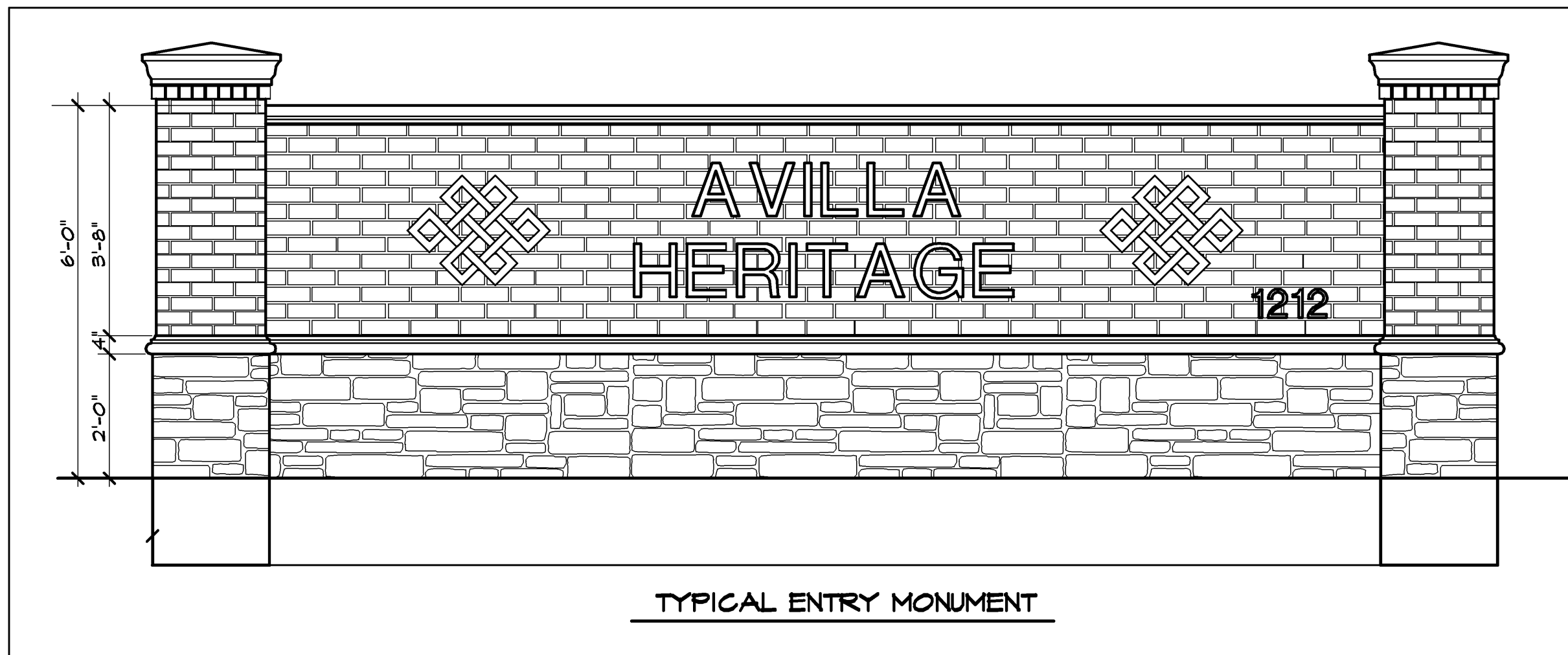
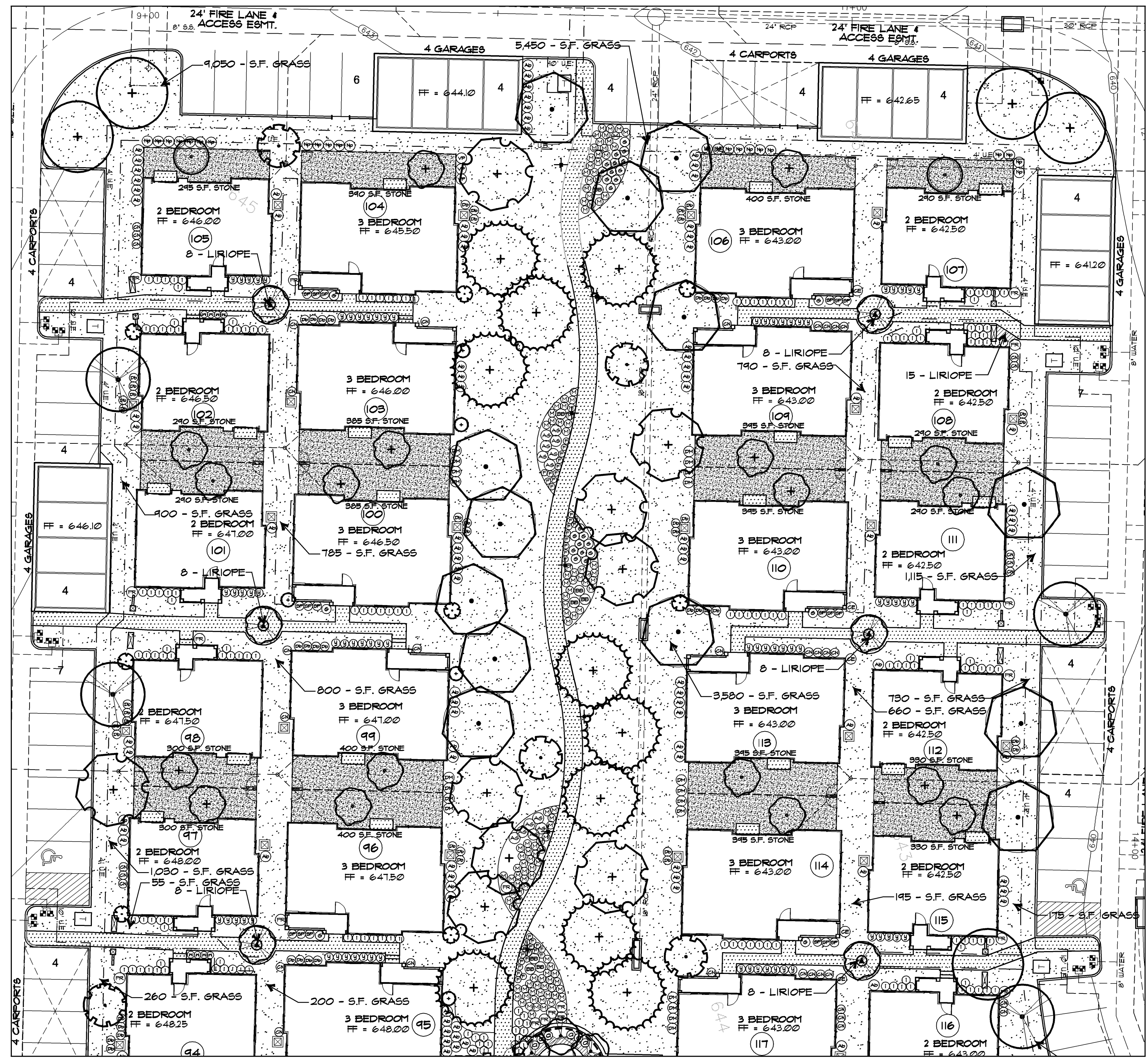
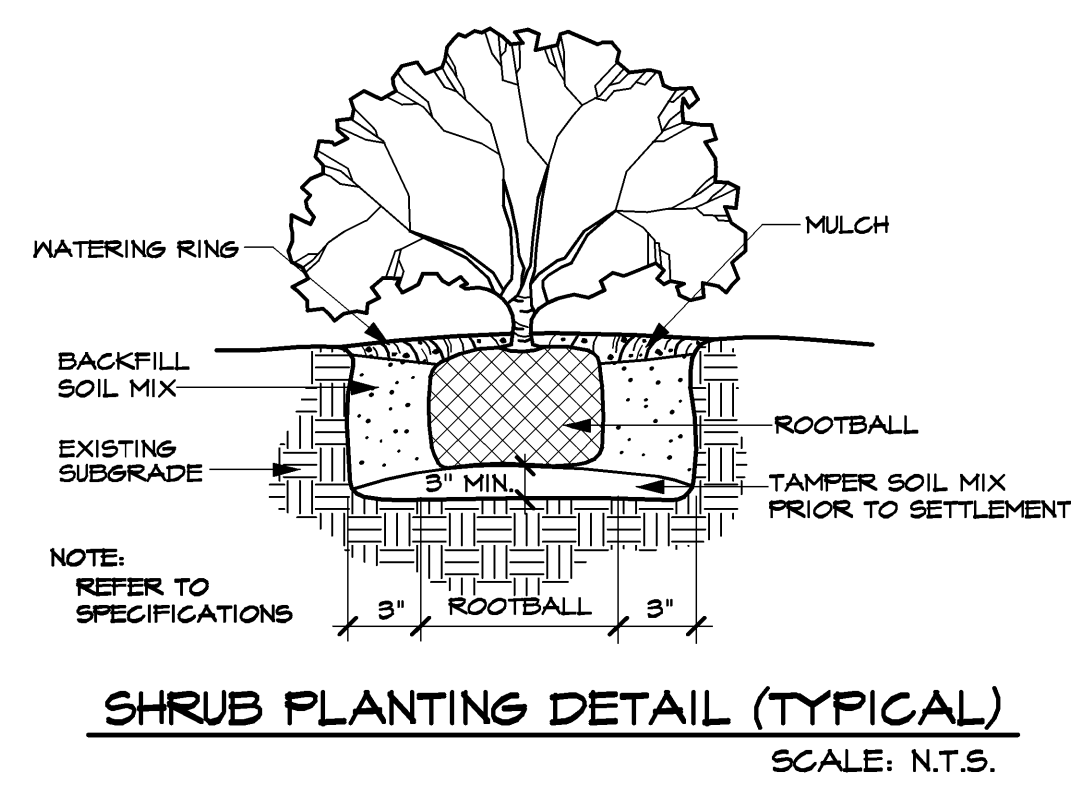
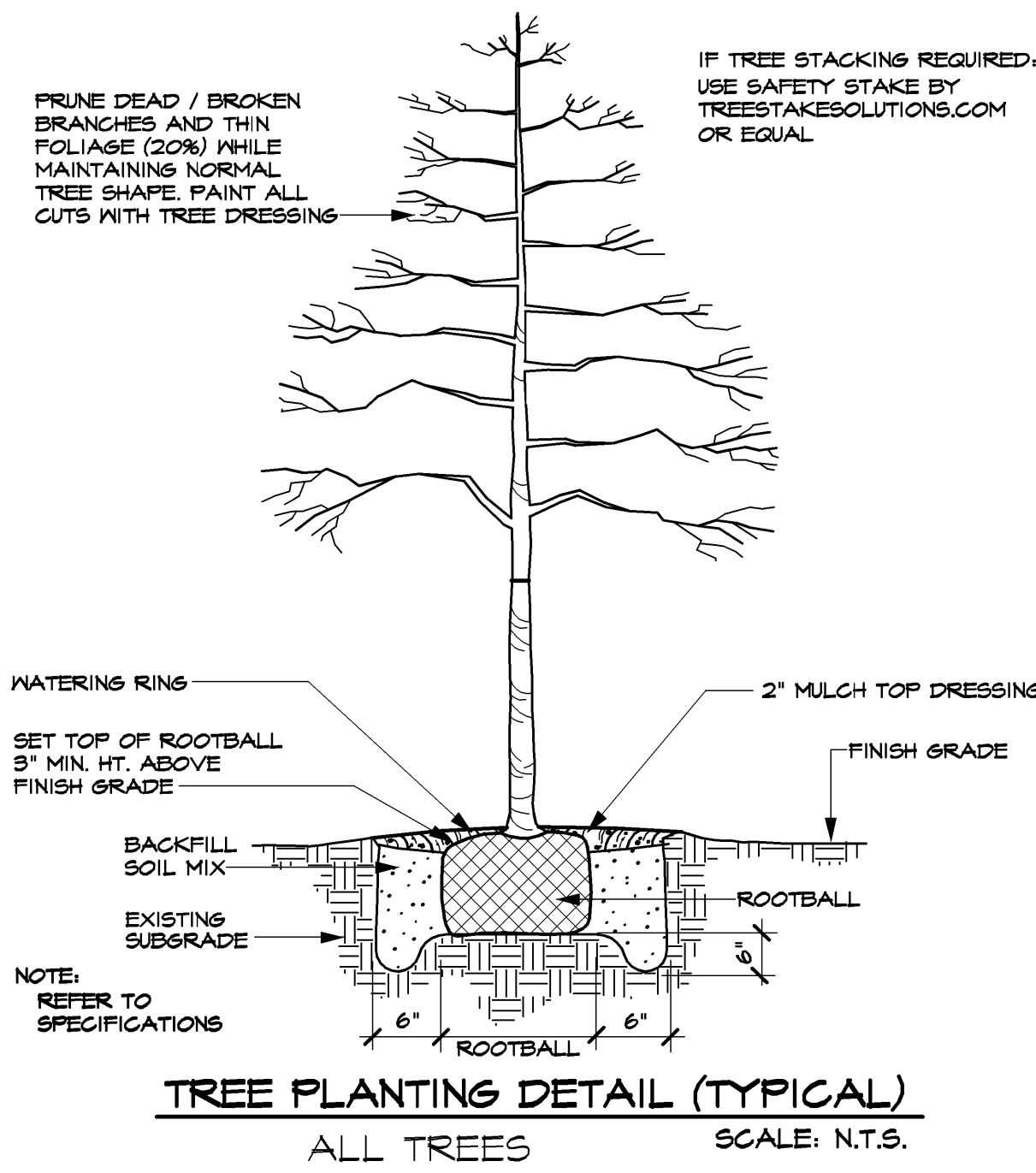
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CONCEPT SITE PLAN

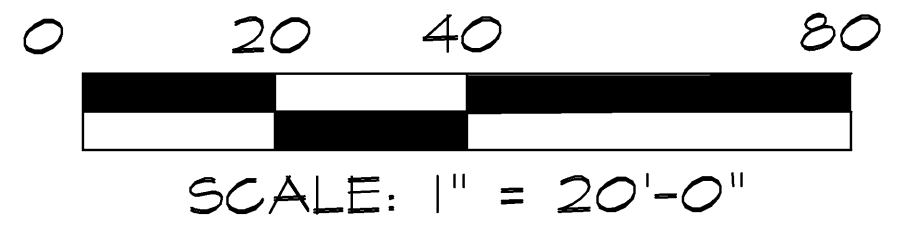
SHEET NO.

C0.1

HPCE #17-370



TYPICAL ENTRY MONUMENT



LARGE TREES	
SYMBOL	COMMON NAME
	Cedar Elm
	Bur Oak
	Chinquapin Oak
	Live Oak
	Platane
	Shumard Red Oak

ORNAMENTAL TREES	
SYMBOL	COMMON NAME
	Natchez Grape Myrtle
	Tuscarora Grape Myrtle
	Yucca Grape Myrtle
	Yucca Standard Grape Myrtle
	Nellie R. Stevens Holly
	Oklahoma Red Bud
	Vitex

SHRUBS	
SYMBOL	COMMON NAME
	Wintergreen Box Wood
	Japanese Cleyera
	Gulf Stream Nandina
	Harbour Dwarf Nandina
	Dwarf Burford Holly
	Dwarf Yaupon Holly
	Eleanor Tabor Indian Hawthorn
	Needle Point Holly
	Andorra Juniper
	Purple Diamond Loropetalum
	Shingle Red Knockout Rose
	Black Knight Butterfly Bush
	Anthony Waterer Spirea
	Tyner's Dwarf Variegated Philadelphus
	Edward Goucher Abelia
	Red Yucca
	Mexican Feather Grass
	Gulf Coast Muhly Grass
	Feather Reed Grass
	Adagio Maiden Grass
	Mesquite Grass
	Dwarf Picea Myrtle
	Podocarpus
	Chinese Wateria

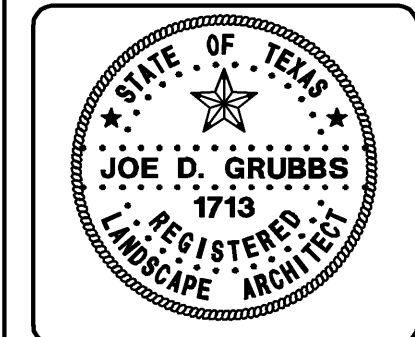
TURF GRASS	
	S.F. GRASS
GROUND COVER	
	LIRIOPE
	EUNYMIUS
	ROCK DECOMPOSED GRANITE

Date:	
Revisions:	
#	

Issued For:
SUBMITTAL
Job No.
17117
Scale
1" = 20'-0"
Drawn By:
JDG
Date
7-31-2017

Avilla Heritage

Grand Prairie Texas



Typical Unit Landscape Plan

Sheet Title:
Sheet Number:
L2
of L2 Sheets