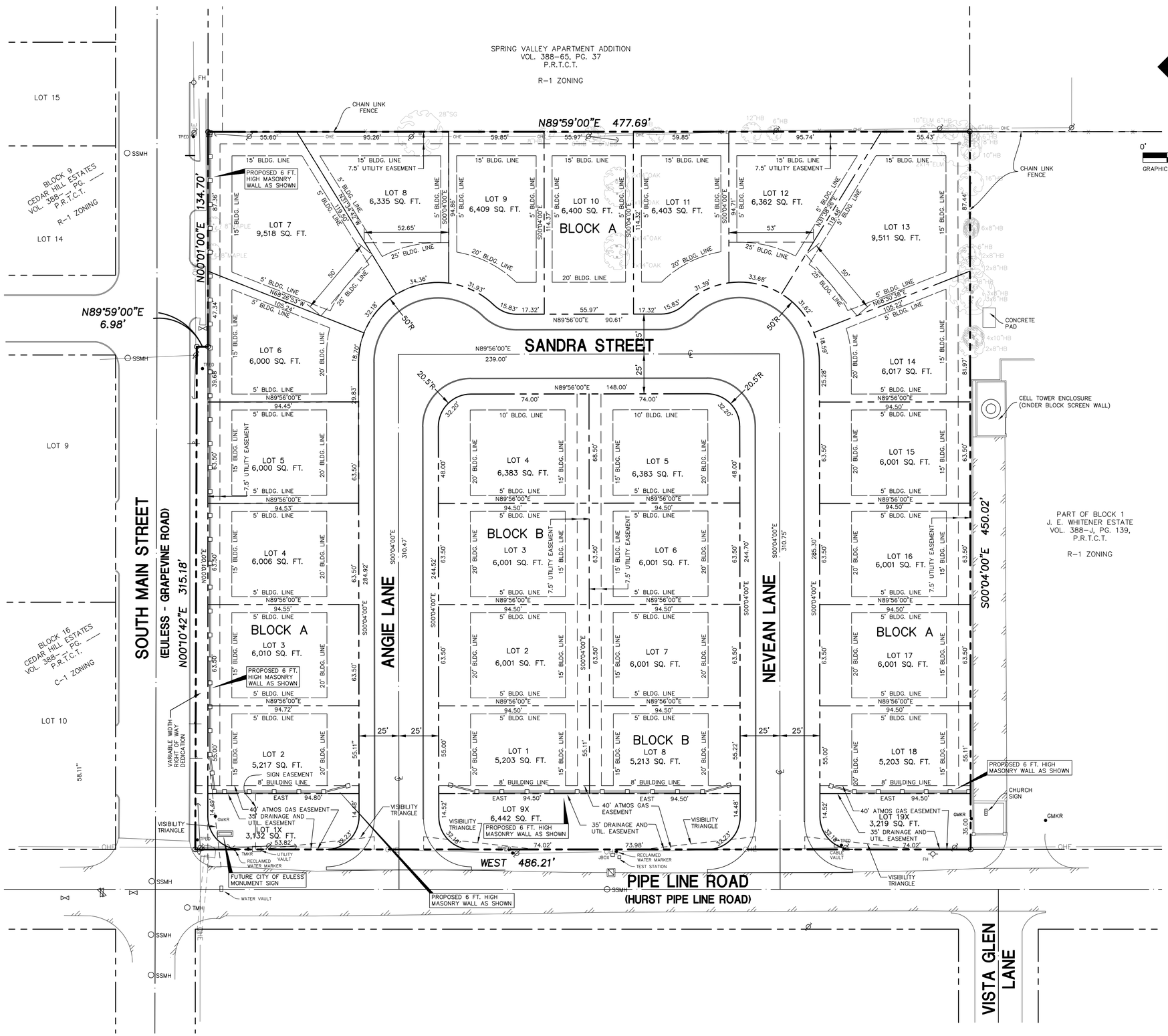
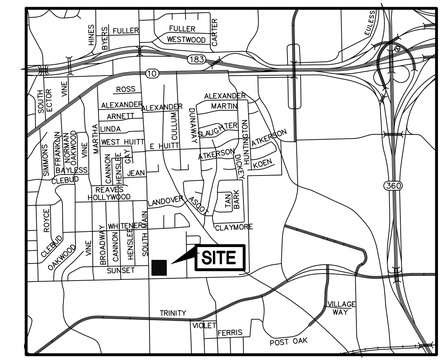




LOCATION MAP

NOTES:

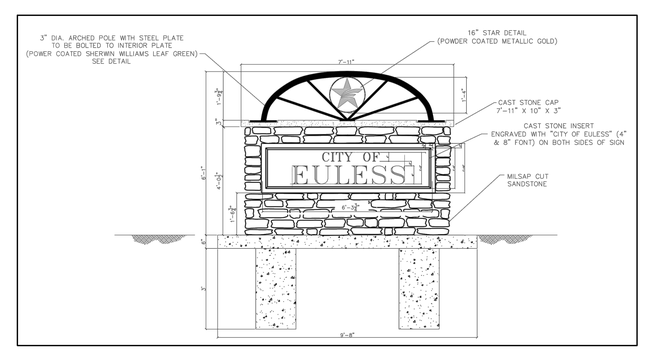
1. A NOTE WILL BE RECORDED ON THE FINAL PLAT OF THE SUBDIVISION WHICH WILL INDICATE THE LIMITATION OF ABILITY TO CONSTRUCT PERMANENT ACCESSORY STRUCTURES WITHIN ANY DEDICATED EASEMENTS.
2. THE CITY OF EULESS RESERVES THE RIGHT TO REQUIRE A MINIMUM FINISHED FLOOR ELEVATION ON ANY LOT WITHIN THIS ADDITION.
3. ALL UTILITY SERVICE TO AND WITHIN THIS SITE SHALL BE UNDERGROUND.
4. THE MINIMUM SIZE OF DWELLING UNITS SHALL BE 1,800 SQUARE FOOT WITH AN AVERAGE OF 2,300 SQUARE FOOT.
5. SIDEWALK ALONG SOUTH MAIN STREET WILL BE CONSTRUCTED AT THE TIME OF DEVELOPMENT. PRIOR TO CONSTRUCTION, A SIDEWALK FEE MUST BE PAID FOR THE FUTURE SIDEWALK CONSTRUCTION ALONG S. PIPELINE ROAD. INTERNALL SIDEWALKS WILL BE REQUIRED ON ALL LOTS AT THE TIME EACH LOT IS DEVELOPED.
6. THE EXISTING CHAIN LINK FENCE ALONG THE NORTH AND EAST PROPERTY LINES WILL BE REPLACED WITH A WOOD FENCE AT THE TIME OF EACH LOT DEVELOPMENT.
7. LOTS 1X AND 19X, BLOCK A, AND LOT 9X BLOCK B WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

MASONARY FACADE REQUIREMENTS:

FRONT: 85% BRICK, 15% STONE
SIDES & REAR: 90% BRICK, 10% OTHER

SITE DATA

AREA OF PROPERTY	217,424 SQ. FT. (4.991 AC)
NUMBER OF LOTS	25
MINIMUM LOT AREA	6,000 SQUARE FEET FOR LOTS 2 THRU 17, BLOCK A AND LOTS 2 THRU 7, BLOCK B 5,200 SQUARE FEET FOR LOTS 1 AND 18, BLOCK A AND LOTS 2 THRU 7, BLOCK B NO MINIMUM AREA FOR LOTS 1X AND 19X, BLOCK A AND LOT 9X, BLOCK B
MINIMUM FRONT SETBACKS	
ONE STORY	20 FEET (EXCEPT AS SHOWN)
GARAGE	22 FEET
TWO STORY	25 FEET
MINIMUM SIDE SETBACK	5 FEET
MINIMUM REAR SETBACK	15 FEET
MIMIMUM SIDE SETBACK ADJACENT TO STREET	15 FEET
MIMIMUM LOT WIDTH AT FRONT SETBACK	50 FEET



CITY OF EULESS MONUMENT SIGN DETAIL

CITY CASE NO. 14-XX-PD

REVISIONS:	
03/18/14	REV. WALL LOCATION
03/18/14	ADD HOA LOTS
03/27/14	CITY COMMENTS

STATE OF TEXAS
JAMES DEWEY, JR.
61484
LICENSED PROFESSIONAL ENGINEER
03/27/14

SHEET TITLE:

CONCEPT PLAN FOR PD

SILVER CREST ADDITION
EULESS, TEXAS

JDR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: MAR. 18, 2014	DRAWN BY: SAS	SHEET NO.
SCALE: 1" = 30'	CHECKED BY: JDJR	1 OF 3

JDJR FILE NO. 463-27-13

H:\JDJproj\2013\463\463-27-13 Euless Residential Main St at Pipeline\Civil\463-27-13 Zoning revised 3-21-14.dwg, 3/27/2014 9:07:18 AM, DWG To PDF.pc3, JDJR Engineers • Jim