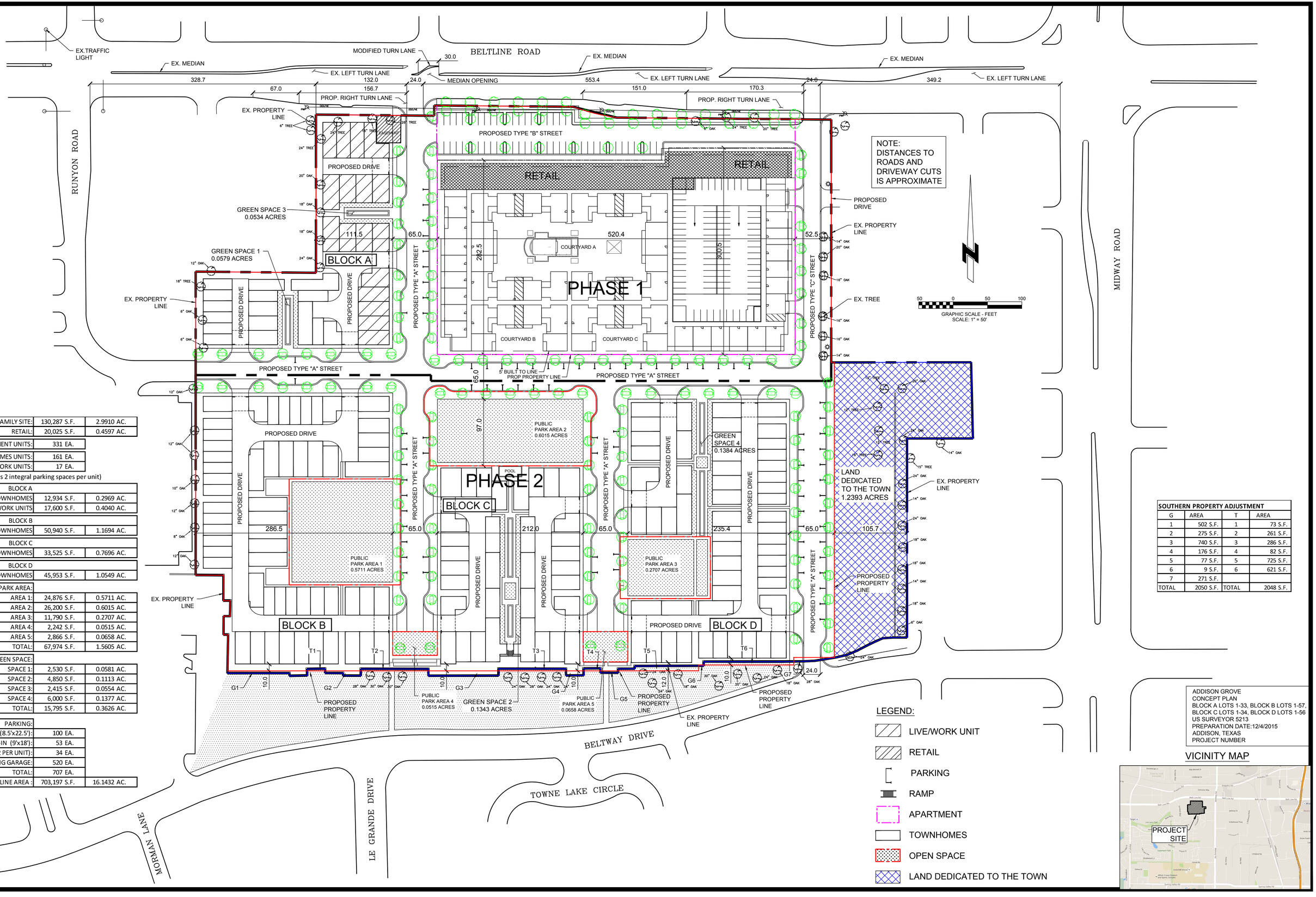


MULTI-FAMILY SITE:	130,287 S.F.	2.9910 AC.
RETAIL:	20,025 S.F.	0.4597 AC.
APARTMENT UNITS:	331 EA.	
TOWNHOMES UNITS:	161 EA.	
LIVE/WORK UNITS:	17 EA.	

. (includes 2 integral parking spaces per unit)

BLOCK A		
16 TOWNHOMES	12,934 S.F.	0.2969 AC.
17 LIVE/WORK UNITS	17,600 S.F.	0.4040 AC.
BLOCK B		
57 TOWNHOMES	50,940 S.F.	1.1694 AC.
BLOCK C		
34 TOWNHOMES	33,525 S.F.	0.7696 AC.
BLOCK D		
54 TOWNHOMES	45,953 S.F.	1.0549 AC.
PUBLIC PARK AREA:		
AREA 1:	24,876 S.F.	0.5711 AC.
AREA 2:	26,200 S.F.	0.6015 AC.
AREA 3:	11,790 S.F.	0.2707 AC.
AREA 4:	2,242 S.F.	0.0515 AC.
AREA 5:	2,866 S.F.	0.0658 AC.
TOTAL:	67,974 S.F.	1.5605 AC.
PRIVATE GREEN SPACE:		
SPACE 1:	2,530 S.F.	0.0581 AC.
SPACE 2:	4,850 S.F.	0.1113 AC.
SPACE 3:	2,415 S.F.	0.0554 AC.
SPACE 4:	6,000 S.F.	0.1377 AC.
TOTAL:	15,795 S.F.	0.3626 AC.

PARKING:		
ON-STREET (8.5'x22.5'):	100 EA.	
HEAD-IN (9'x18'):	53 EA.	
RESIDENTIAL (2 PER UNIT):	34 EA.	
PARKING GARAGE:	520 EA.	
TOTAL:	707 EA.	
NEW PROPERTY LINE AREA :	703,197 S.F.	16.1432 AC.

SOUTHERN PROPERTY ADJUSTMENT

G	AREA	T	AREA
1	502 S.F.	1	73 S.F.
2	275 S.F.	2	261 S.F.
3	740 S.F.	3	286 S.F.
4	176 S.F.	4	82 S.F.
5	77 S.F.	5	725 S.F.
6	9 S.F.	6	621 S.F.
7	271 S.F.		
TOTAL	2050 S.F.	TOTAL	2048 S.F.

LEGEND:

- LIVE/WORK UNIT
- RETAIL
- PARKING
- RAMP
- APARTMENT
- TOWNHOMES
- OPEN SPACE
- LAND DEDICATED TO THE TOWN

ADDISON GROVE
CONCEPT PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57,
BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE:12/4/2015
ADDISON, TEXAS
PROJECT NUMBER

VICINITY MAP

BELTLINE ROAD

NOTE:
DISTANCES TO ROADS AND DRIVEWAY CUTS IS APPROXIMATE

50 0 50 100
GRAPHIC SCALE - FEET
SCALE: 1" = 50'

LEGEND:

- LIVE/WORK UNIT
- RETAIL

BELTLINE ROAD

EX. MEDIAN

EX. LEFT TURN LANE

EX. MEDIAN OPENING

EX. MEDIAN

EX. LEFT TURN LANE

EX. MEDIAN

EX. LEFT TURN LANE

RUNYON ROAD

PROP. RIGHT TURN LANE

N 00°33'00" E 19.00' (R)
N 00°31'55" E 14.99' (M)

S 89°23'00" E 202.58' (R)
S 89°24'46" E 202.06' (M)

185.01'
R317.00'
Δ=34°04'03"
CH=182.29'
Q=L264.80'
BRGAZ 103°56'48" (R) BRGAZ 103°58'06" (M)

184.88'
R310.38'
Δ=34°07'13"
CH=182.19'
Q=L264.62'
BRGAZ 103°58'06" (M)

PROP. RIGHT TURN LANE

PROPOSED TYPE "B" STREET

EX. PROPERTY LINE

PROPOSED DRIVE

N 00°33'00" E 232.00' (R)
N 00°31'55" E 232.00' (M)

N 89°23'00" E 177.00' (R)
S 89°25'59" E 176.94' (M)

EX. PROPERTY LINE

PROPOSED DRIVE

PROPOSED DRIVE

PROPOSED TYPE "A" STREET

PROPOSED TYPE "A" STREET

PROPOSED TYPE "C" STREET

EX. PROPERTY LINE

MIDWAY ROAD

50 0 50 100

GRAPHIC SCALE - FEET
SCALE: 1" = 50'

N 89°57'48" E 203.47' (R)
N 89°56'38" E 203.48' (M)

S 00°33'00" E 232.00' (R)
S 00°33'55" E 232.00' (M)

WEST 99.00' (R)
S 89°58'48" W 99.00' (M)

EX. PROPERTY LINE

S 89°23'00" W 202.58' (R)
S 89°24'46" W 202.06' (M)

PROPOSED DRIVE

PROPOSED TYPE "A" STREET

PROPOSED DRIVE

PROPOSED DRIVE

PROPOSED TYPE "A" STREET

PROPOSED DRIVE

PROPOSED DRIVE

PROPOSED DRIVE

PROPOSED DRIVE

PROPOSED TYPE "A" STREET

PROPOSED DRIVE

PROPOSED DRIVE

EX. PROPERTY LINE

PROP. PROPERTY LINE

PROPOSED SIDEWALK

BELTWAY DRIVE

TOWNE LAKE CIRCLE

LE GRANDE DRIVE

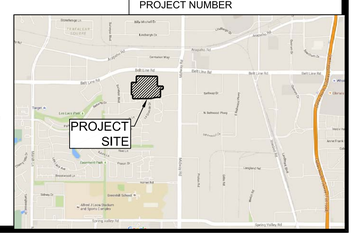
NORMAN LANE

LEGEND:

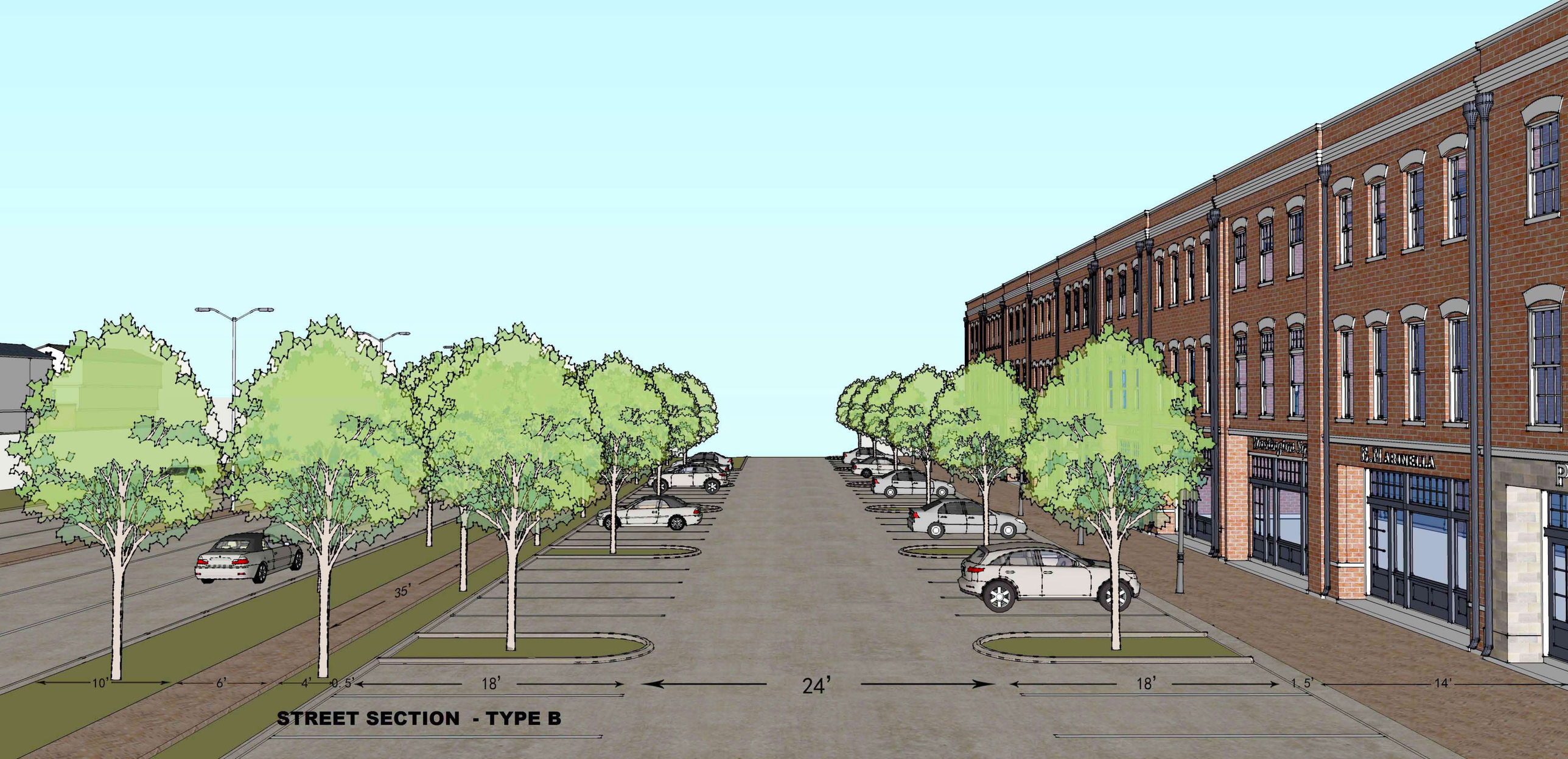
- LIVE/WORK UNIT
- RETAIL
- PARKING
- TOWNHOMES
- OPEN SPACE
- APARTMENT
- LAND DEDICATED TO CITY

ADDISON WALK
STREET SECTION EXHIBIT
US SURVEYOR 5213
PREPARATION DATE:12/7/2015
ADDISON, TEXAS
PROJECT NUMBER

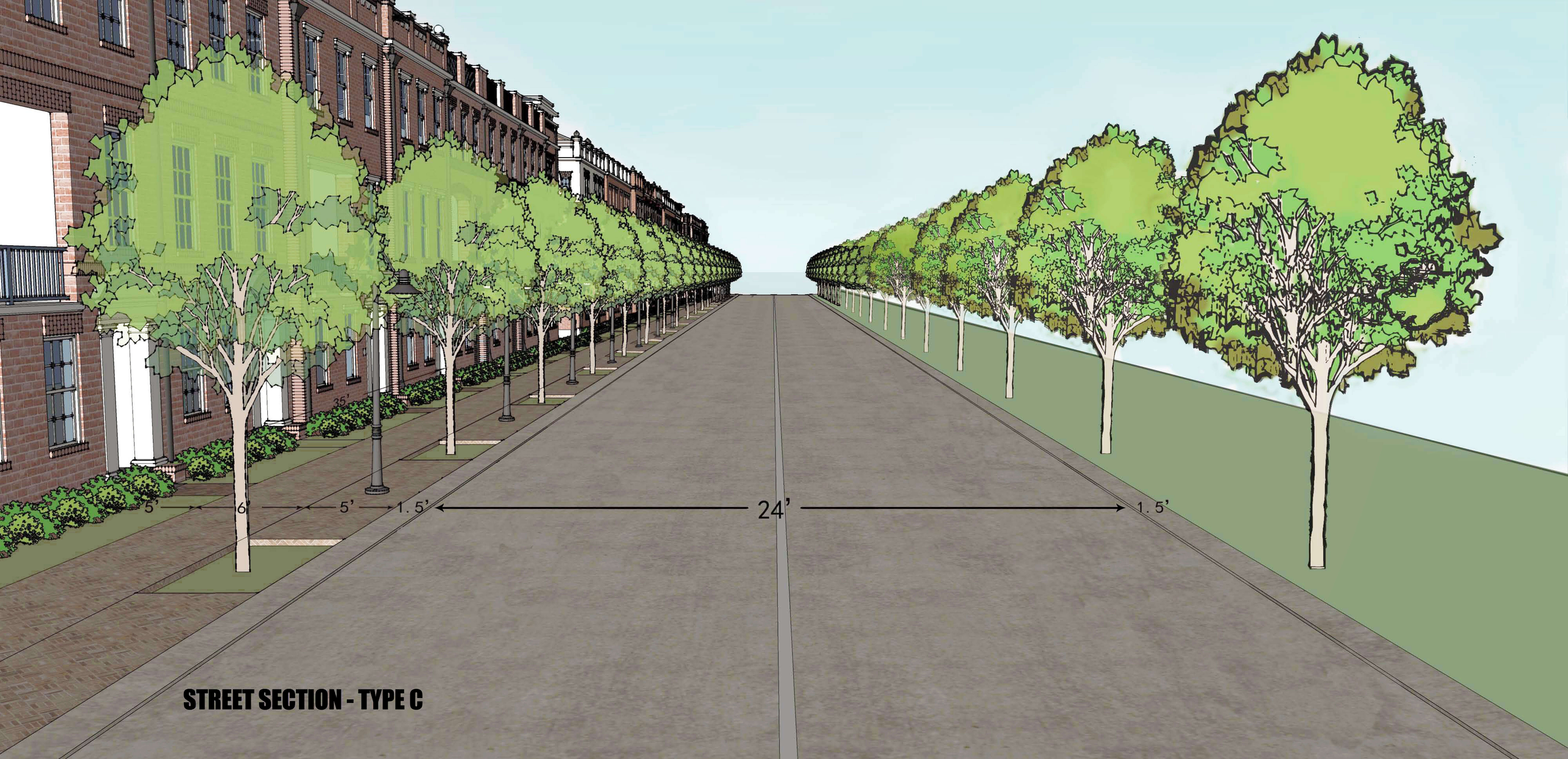
VICINITY MAP



STREET SECTION - TYPE A



STREET SECTION - TYPE B



STREET SECTION - TYPE C