

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street): <u>2800 and 2801 BRAZOS BLVD</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>JOHN H. HAVENS SURVEY, ABSTRACT NO. 685</u> <u>LOT 1, BLOCK G and LOT 1, BLOCK H</u>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>GLADE PARKS PLANNED DEVELOPMENT DISTRICT</u>	
USE/CONDITIONS/PARKING:	
Proposed Use: <u>URBAN RESIDENTIAL/COMMERCIAL</u> SIC Code: _____	
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s): <u>NONE</u>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): _____	
PROPOSED BUILDING STATISTICS:	
Lot Area <u>BLOCK H = 8.146 ACRES ; BLOCK G = 7.238 ACRES</u>	
Lot Width at Building Line for each Street Frontage _____	
Proposed Building Setbacks: <u>20' ON HERITAGE AND 5' ON BRAZOS AND RED RIVER</u> <u>PER GLADE PARKS P.D. SECTION 5.4</u>	
Front: _____	Rear: _____ Side (left): _____ Side (right): _____
Gross Building Floor Area	<u>463,157 SQ. FT. *SEE ARCHITECTURAL SITE PLAN</u>
Height in Feet to Highest Point	<u>ALL BUILDINGS LESS THAN 50'</u>
Number of Floors	<u>3 FLOORS</u> <u>FOR DETAILED BREAKOUT BY BUILDING</u>
Exterior Masonry Façade (exclusive of doors and windows): <u>TYPE VII BUILDING</u>	
Front Elevation:	Brick <u>53</u> % / Stucco <u>47</u> % / Other <u>0</u> %
Left Side Elevation:	Brick <u>52</u> % / Stucco <u>48</u> % / Other <u>0</u> %
Right Side Elevation:	Brick <u>52</u> % / Stucco <u>48</u> % / Other <u>0</u> %
Rear Elevation:	Brick <u>17</u> % / Stucco <u>83</u> % / Other <u>0</u> %
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>820 REQUIRED / 822 PROVIDED</u>
Number of Handicapped Spaces	<u>20 SPACES</u>
Number of Loading Bays Provided	<u>NO LOADING SPACES REQUIRED</u>

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DRIVEWAYS: (UDC 84-202 through 84-210)

Number proposed per street RED RIVER = 1 ; BRAZOS = 5

Clearance from nearest street intersections _____

Clearance between existing and proposed driveways _____

Width of each driveway _____

Curb Radii for each driveway _____

Distance between property line and first parking space _____

SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)

Proposed Pole/Ground Signs: * REFERENCE LANDSCAPE PLANS FOR SIGN LOCATION AND
 Street Name BRAZOS BLVD Front Setback _____ Side Setback ELEVATION

Overall Height _____ Sign Area _____

Proposed Wall Signs:
 Street the sign faces _____ Sign Area _____

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard	Street Yard	Non Street Yard
Number of parking spaces provided	_____	_____
Square feet of landscaped area	_____	_____
Square feet of landscape islands in parking lot	_____	_____
Number of large trees existing / proposed	_____	_____
Number of ornamental trees proposed	_____	_____
Number of shrubs proposed	_____	_____
Square feet of ground cover proposed	_____	_____

SIGNATURES:

Applicant (please print) <u>ERIC OVERTON</u>	Owner: <u>GLADE 121 L.P</u>
Address: <u>909 LAKE CAROLYN PARKWAY, STE 960</u> <u>IRVING, TX 75039</u>	Address: <u>4949 HARRISON AVE</u> <u>Suite 202</u> <u>ROCKFORD IL</u>
Phone: <u>(214) 276-6864</u>	Phone: <u>817-685-0236</u> <u>61108</u>
Fax: <u>(214) 206-8022</u>	Fax: _____
Email: <u>eoverton@jlbpartners.com</u>	Email: <u>tomwinn@RUBLOFFCONSTRUCTION.COM</u>
Signature: <u>[Signature]</u>	Signature: <u>Tom Winn SR. P.N.</u>

OFFICE USE ONLY:

Fee Paid: <u>\$300⁰⁰</u>	Received By: <u>Alicia D.</u>	Date Received: <u>8/29/11</u>	Case Number: <u>11-04-SP</u>	H.T.E. Number: <u>11-40000004</u>
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Building Layout

- Building footprints
- Distance from property lines to buildings and from building to building
- When adjacent to flood prone areas, include minimum finished floor elevations
- For each building: gross floor area, height, stories, building number, address ranges

Grading

- Existing topography, showing 2' contours, half toned, extending at least 200 feet beyond subject property lines
- Proposed grading with spot elevations throughout site, particularly along perimeter

Drainage and Utilities

- Location, type, and size of proposed and existing water and sanitary sewer mains and taps, and their utility easements
- Limits of 100 year frequency storm water run-off
- Boundaries and elevations of flood prone areas identified on the Flood Insurance Rate Maps
- Areas to be reclaimed
- Location, type, size, capacity of existing and proposed storm sewer systems on and off site
- Locations of proposed detention and retention areas, with capacities and discharge velocities and rates
- Locations and sizes of existing and proposed drainage easements
- Drainage area map (overall as well as on site) with calculations and areas in tabular form

Existing and Proposed Fire Protection Systems

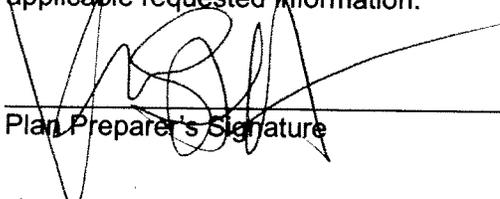
- Existing and proposed fire hydrants with fire protection radii indicated
- Proposed fire sprinkler line, fire vault, and fire department connection locations

SHEET THREE

- Typical building elevations, indicating exterior façade materials and percentages, and addressing
- Location of address plaque on each elevation provided
- Detail of an address plaque, showing layout, typestyle, and colors
- Roof slopes labeled
- Elevations of proposed screening, indicating height and materials, for the following: the site, trash receptacles, docks, loading areas, service areas
- Detail of controlled access gate design and description of operation

PLAN PREPARER'S ACKNOWLEDGMENT:

I prepared this Site Plan in accordance with the City of Euless Unified Development Code and I included all applicable requested information.



Plan Preparer's Signature

8/29/11

Date

Kevin S. Wier

Printed Name

Partner

Printed Title

Kevin.Wier@spiarsoengineering.com
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POST OFFICE APPROVAL FOR MULTI-UNIT DEVELOPMENT SECONDARY ADDRESSING

The City of Euless, as per UDC § 84-441 (6), will assign one address per platted lot on all developments. Building designations, suite numbers, apartment numbers, and the like will be assigned by the property owner/developer and shall follow a logical sequence allowing for emergency services identification and future expansion of the site. These numbers should also conform to the U.S. Postal Service requirements for automated mail sortation and provide ease of use for the customer.

The U.S. Postal Service requires that secondary addresses not exceed 4 digits. No alpha or fractions will be allowed in any secondary range. A numbering scheme consistent with like development is preferred.

For multi-family residential units, an acceptable example would be to incorporate the building number with a sequential numbering of the units. The first one or two numbers would represent the building number while the last two numbers would represent a sequential unit number, with the possibility of starting the sequential number over at 1 within a grouping of buildings. As an example, building numbers 1-9 would carry a unit designation of 101-9XX, with building 2 numbers being 2XX, building 3 numbers being 3XX and so forth. Buildings 10-19 may start the sequential numbering over with 1001-19XX, and buildings 20-29 may be 2001-29XX. This would create very little repetition in the last two digits, which is desirable for automated sorting.

Commercial buildings must conform to the same usage guidelines, allowing no alphas or fractions. Suite numbers should leave voided numbers for future realignments or sub-leasing. As an example, a multiple building strip commercial center may use 100, 120, 140, 160, 180 as suite numbers for building one and 200, 220, 240, 260, 280 for suite numbers in building two. This same example may be used to designate floors, as well. The gaps left in the numbers will make it easier to accommodate future expansion or splitting of suites. This can also be helpful in keeping the suite numbers in succession to aid in location by emergency services.

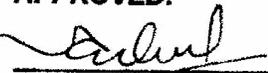
Please check with the City of Euless GIS department [(817) 685-1633] for street address assignment, develop your internal numbering scheme, then submit the following to the Euless Postmaster for his review. This signed and completed form **MUST** accompany your Site Plan application before it can be certified by the Development Review Committee.

Addition Name: GLADE PARKS
Lot/Block: LOT 1 BLOCK G AND LOT 1 BLOCK H
Street Address: 2800 & 2800 BRAZOS BLVD

Attach for review a site plan for the development that will show:

- Drives/Sidewalks/Parking Areas
- Building Locations & Number of Units/Suites per Building
- City Assigned Street Address
- Proposed Internal Numbering Scheme w/Range for Each Building and Floor
- Proposed Location for Central Mail Delivery Boxes
- Contact Information for the Developer

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APPROVED:

Tony Angadicheril
Growth Coordinator 817-317-2804

Submissions may be mailed to:
Tony Angadicheril
Growth Coordinator
4600 Mark IV Pkwy
Fort Worth TX 76161-9322

8/29/11
Date