

**SITE PLAN APPLICATION**

<b>PROPERTY DESCRIPTION:</b>									
General Property Location (street name and block number or nearest cross street): <u>2711 STATE Highway 121</u> <u>EULESS, TX</u>									
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>Lot 2 Block 3 Glade Parks, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY TEXAS</u> <u>No. D211178475</u>									
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>PD</u>									
<b>USE/CONDITIONS/PARKING:</b>									
Proposed Use: <u>RESTAURANT</u> SIC Code: <u>5812</u>									
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>j, ab, 4.2.1.2</u>									
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): <u>5 + 2g</u>									
<b>PROPOSED BUILDING STATISTICS:</b>									
Lot Area <u>1.616 ACRES (70,393 sq. ft)</u>									
Lot Width at Building Line for each Street Frontage <u> Hwy 121 - 257.06' </u>									
Proposed Building Setbacks: Front: <u>20'</u> Rear: <u>20'</u> Side (left): <u>0</u> Side (right): <u>0</u>									
Gross Building Floor Area <u>6,940 sq. ft</u> Height in Feet to Highest Point <u>27'-3"</u> Number of Floors <u>1</u>									
Exterior Masonry Façade (exclusive of doors and windows): <table style="width:100%; border: none;"> <tr> <td style="width: 20%;">Front Elevation:</td> <td style="width: 20%;">Brick <u>24</u> % / Stucco <u>69</u> % / Other <u>7</u> %</td> </tr> <tr> <td>Left Side Elevation:</td> <td>Brick <u>22</u> % / Stucco <u>50</u> % / Other <u>28</u> %</td> </tr> <tr> <td>Right Side Elevation:</td> <td>Brick <u>33</u> % / Stucco <u>55</u> % / Other <u>12</u> %</td> </tr> <tr> <td>Rear Elevation:</td> <td>Brick <u>34</u> % / Stucco <u>51</u> % / Other <u>15</u> %</td> </tr> </table>		Front Elevation:	Brick <u>24</u> % / Stucco <u>69</u> % / Other <u>7</u> %	Left Side Elevation:	Brick <u>22</u> % / Stucco <u>50</u> % / Other <u>28</u> %	Right Side Elevation:	Brick <u>33</u> % / Stucco <u>55</u> % / Other <u>12</u> %	Rear Elevation:	Brick <u>34</u> % / Stucco <u>51</u> % / Other <u>15</u> %
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<b>OFF STREET PARKING: (UDC 84-200 and 84-202)</b>									
Total Spaces Required / Provided	<u>70 / 100</u>								
Number of Handicapped Spaces	<u>5</u>								
Number of Loading Bays Provided	<u>N/A</u>								

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

Number proposed per street	<u>2 existing</u>
Clearance from nearest street intersections	<u>195' EXISTING</u>
Clearance between existing and proposed driveways	<u>183.26' EXISTING</u>
Width of each driveway	<u>26'</u>
Curb Radii for each driveway	<u>30'</u>
Distance between property line and first parking space	<u>10'</u>

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

**Proposed Pole/Ground Signs:**  
 Street Name  Hwy 121  Front Setback  10'  Side Setback \_\_\_\_\_  
 Overall Height  TBD  Sign Area  TBD

**Proposed Wall Signs:**  
 Street the sign faces  Hwy 121  Sign Area  TBD

**LANDSCAPING: (UDC Article VII)**

Land Area of Street Yard	<u> 53,655 </u>	
	<u> Street Yard </u>	<u> Non Street Yard </u>
Number of parking spaces provided	<u> 76 </u>	<u> 24 </u>
Square feet of landscaped area	<u> 9,412 </u>	<u> 1262 </u>
Square feet of landscape islands in parking lot	<u> 850+ </u>	<u> 250+ </u>
Number of large trees existing / proposed	<u> 37 </u>	<u> 0 </u>
Number of ornamental trees proposed	<u> 0 </u>	<u> 0 </u>
Number of shrubs proposed	<u> 139 </u>	<u> 35 </u>
Square feet of ground cover proposed	<u> 725 </u>	<u> 60 </u>

**SIGNATURES:**

Applicant (please print) <u> JOHN MEASELS </u>	Owner: <u> GLADE 121, LP </u>
Address: <u> 6401 W. ELDORADO PKWY </u> <u> SUITE 319 MCKINNEY TX 75070 </u>	Address: <u> 4949 HARRISON Ave Suite 200 </u> <u> Rockford IL 61108 </u>
Phone: <u> 214-491-1830 </u>	Phone: <u> 815-387-3100 </u>
Fax: _____	Fax: <u> 815-398-5278 </u>
Email: <u> john@jt-eng.com </u>	Email: _____
Signature: <u> [Signature] </u>	Signature: <u> MARKVONORAK@rubloffusa.com </u>

**OFFICE USE ONLY:**

Fee Paid: <u> \$300<sup>00</sup> </u>	Received By: <u> Alicia D. </u>	Date Received: <u> 10/10/11 </u>	Case Number: <u> 11-05-SP </u>	H.T.E. Number: <u> 11-40000006 </u>
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**FILE COPY**

**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**

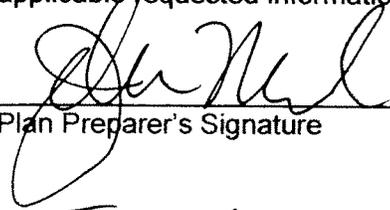
- Existing and proposed fire hydrants with fire protection radii indicated
- Proposed fire sprinkler line, fire vault, and fire department connection locations

**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

10/10/11  
\_\_\_\_\_  
Date

JOHN Measers  
\_\_\_\_\_  
Printed Name

Principal  
\_\_\_\_\_  
Printed Title