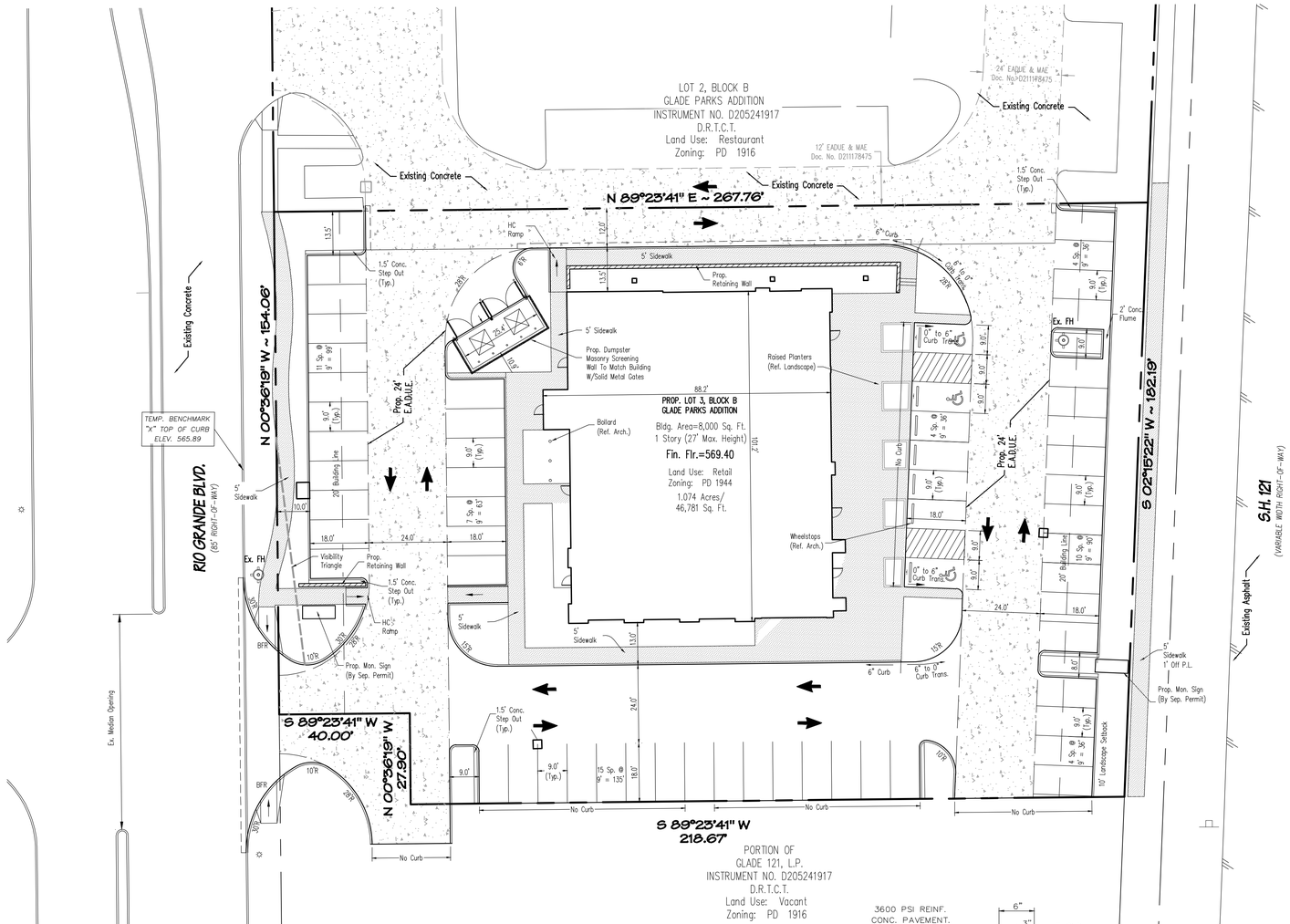
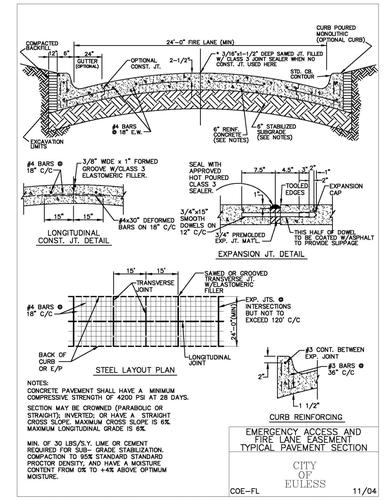
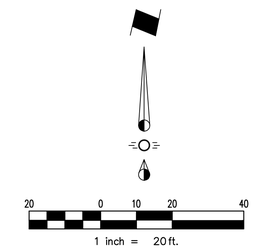
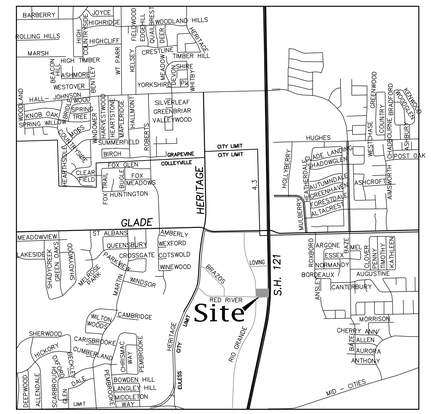








Vicinity Map

N.T.S.

SITE DATA	LOT 3, BLOCK B
Zoning:	PD 1944 (GLADE PARK)
Proposed Use:	Retail
Lot Area:	1.074 Ac. (46,781 S.F.)
Number Of Lots:	1
Building Area:	8,000 Sq. Ft. Bldg.
Building Height:	1 Story, 27' Max.
Lot Coverage:	17.6%
Floor Area Ratio:	0.176:1
Parking Required:	40 Spa.
Parking Provided:	58 Spa. (Incl. 3 HC)
Street Yard Area:	29,973 Sq. Ft.
Street Yard Landscape Required:	4,496 Sq. Ft.
Street Yard Landscape Provided:	5,207 Sq. Ft.

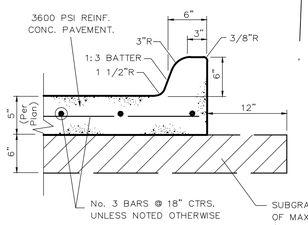
Legend

Sidewalk

Firelane

E.A.D.U.E — Emergency Access, Drainage, & Utility Easement

Note:
All Utility Services Shall Be Underground.



NOTE

REFER TO GEOTECHNICAL EXPLORATION BY FARGO CONSULTANTS, INC. REPORT NO. G13-2090, DATED AUGUST, 2013 FOR FILL COMPACTION REQUIREMENTS, PAVEMENT INSTALLATION, AND ALL EARTHWORK OPERATIONS.

CONCRETE PAVEMENT SECTION (NON-FIRELANE)

N.T.S.

SHEET 1 OF 3
SITE PLAN
OF

GLADE PARKS ADDITION

LOT 3, BLOCK B
situated in the
J. HAVENS SURVEY, ABSTRACT NO. 685
TARRANT COUNTY, TEXAS

Applicant/Owner
Ruby 12 Glade Retail, LLC
6723 Weaver Road, Suite 108
Rockford, IL 61114
Telephone: (817) 480-6340
Contact: Tom Winn

Engineer/Surveyor
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: John Spiars

CITY APPROVAL BLOCK

The City of Euless Planning and Zoning Commission, being the municipal authority responsible for approving plats, approved this plat on the date specified below and authorizes it to be recorded in the Plat Records of Tarrant County, Texas.

Chairman, Planning and Zoning Commission — Date of P&Z Approval

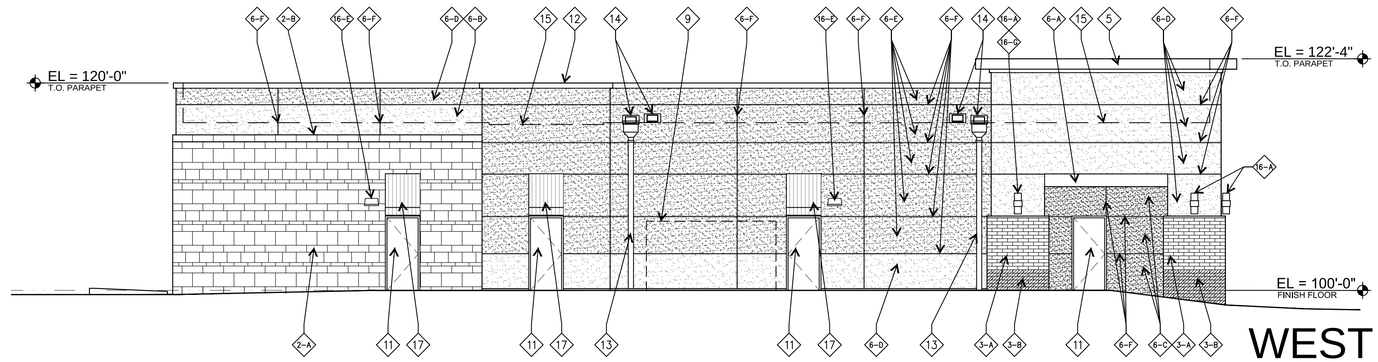
Case No. 13-09 SP

Scale 1"=20' November 2013

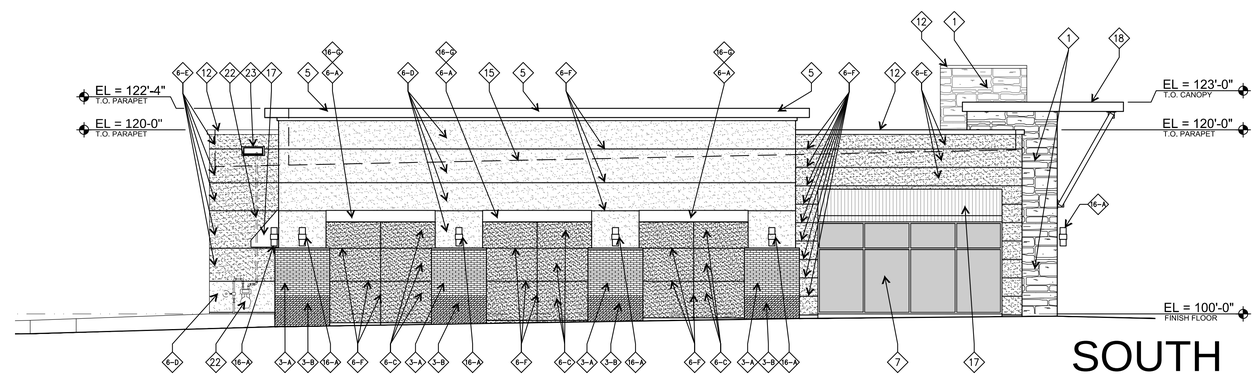
Plotted by: dbond10 Plot Date: 12/12/2013 2:06 PM
Drawing: G:\2013 JOBS\13-116 Glade Parks Retail (Lot 19)\13-116 Site Plan.dwg Saved By: Dbond10 Save Time: 12/5/2013 3:29:40 PM

EXTERIOR ELEVATION KEYNOTES

1. MANUFACTURED STONE TYPE 1:
   VENEER STONE BY TEJAS TEXTURE STONE – CANYON GOLD
   12"x24" ROUGH FACE LIMESTONE
2. MANUFACTURED STONE TYPE 2:
   CAPROCK STONE BY FEATHERLITE – TX SHELL
   - A. ROCKFACE 4"x16", 12"x16", 8"x24", 16"x24
     ALTERNATING RUNNING BOND PLUS CORNER SHAPES
   - B. SMOOTH FACED CAP STONE 8"x24"
3. FACE BRICK
   - A. BORAL, SANTA FE
   - B. BORAL, CONCORD
4. FIBER CEMENT PANELS:
   NICHIHA VINTAGE WOOD PANELS (NOT USED AT TRACT 19)
5. CORNICE
6. STUCCO
   - A. PAINTED SW6141 SOFTER TAN
   - B. PAINTED SW6142 MACADAMIA
   - C. PAINTED SW7046 ANONYMOUS
   - D. PAINTED SW6143 BASKET BEIGE
   - E. PAINTED SW2835 CRAFTSMAN BROWN
   - F. STUCCO REVEAL
   - G. STUCCO TRIM
   - H. PAINTED SW7067 CITYSCAPE
7. STOREFRONT:
   1" INSULATED LOW-E GLASS IN KAWNEER CLEAR ANODIZED ALUMINUM FRAME
8. STOREFRONT DOOR, REF. DOOR SCHEDULE
9. ELECTRICAL EQUIPMENT/METERS,
   REF. ELEC.
10. WOOD DOOR, REF. DOOR SCHEDULE
11. PAINTED HOLLOW METAL DOOR & FRAME,
    REF. DOOR SCHEDULE
12. METAL COPING:
    PREWEATHERED GALV. ALUM.
13. PREFINISHED METAL DOWNSPOUT W/ COLLECTOR BOX, COLOR TO MATCH ADJACENT WALL
14. SCUPPER, REF. 07 & 08/A4.2
15. LINE OF ROOF BEYOND
16. WALL MOUNTED LIGHT FIXTURE, REF. MEP
    - A. TEKA-AR-HS 20" FIXTURE, ARCADE SERIES HALF SHIELD 20 COMPACT FLUORESCENT
    - B. TEKA-CLASSIC WALL MOUNT (CWM-CF) 12" FIXTURE
    - C. SC11-BEGA-UPDOWN
    - D. SC-13-TMS – SIGN 7
    - E. EMERGENCY FIXTURE
17. FABRIC COVERED AWNING
18. STEEL CANOPY
19. FROSTED GLASS IN KAWNEER CLEAR ANODIZED ALUMINUM FRAME
20. MANUFACTURED STONE TYPE 3:
    VENEER STONE BY SUNSET STONE – WOLF CREEK LEDGE
21. TENANT SIGNAGE
22. GAS METER MANIFOLD, REF. MEP. ROUTE GAS PIPING UP WALL & THROUGH SCUPPER. PAINT PIPING TO MATCH ADJACENT WALL.
23. GAS LINE SCUPPER, REF. 05/A4.2



WEST



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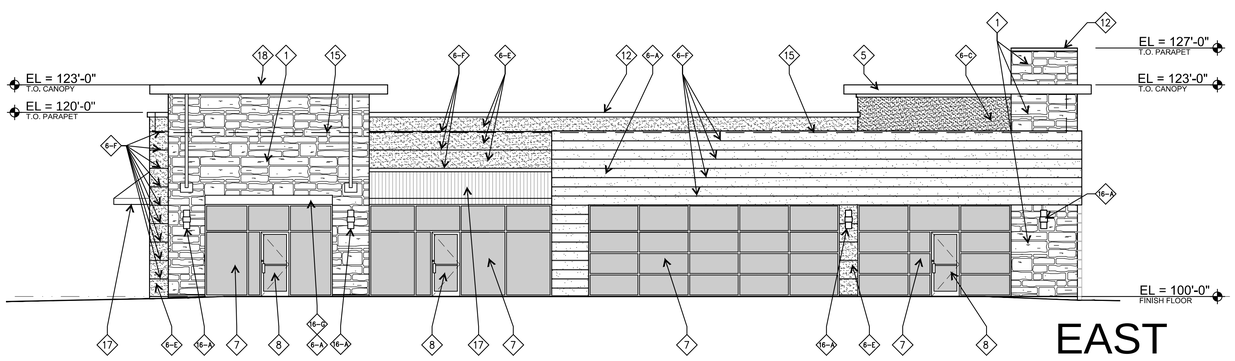
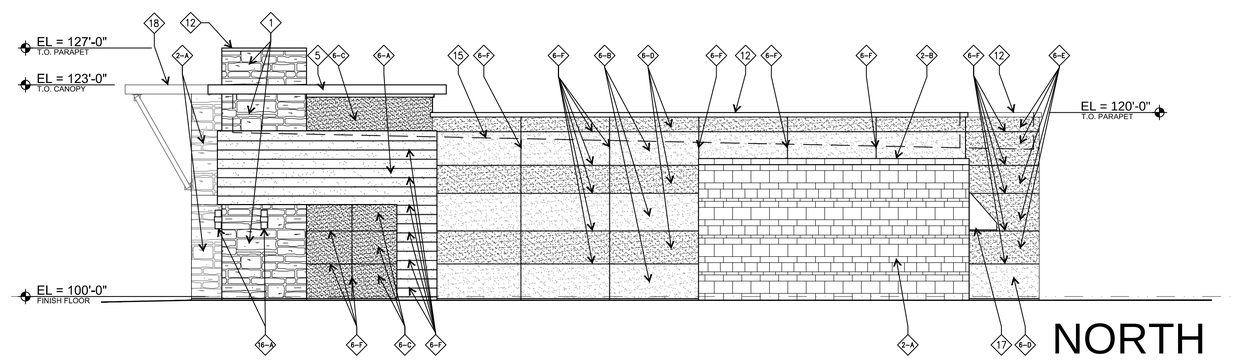


EAST



NORTH

CASE #13-09-SP

HIGHWAY 121/GLADE ROAD EULESS, TEXAS

NORTH ROCK REAL ESTATE

BLDG 19

SCALE: 1/8"=1'-0" ■ JOB#: 13033 ■ ISSUE DATE: 12/10/13
APPROVED BY: _____ DATE:_____

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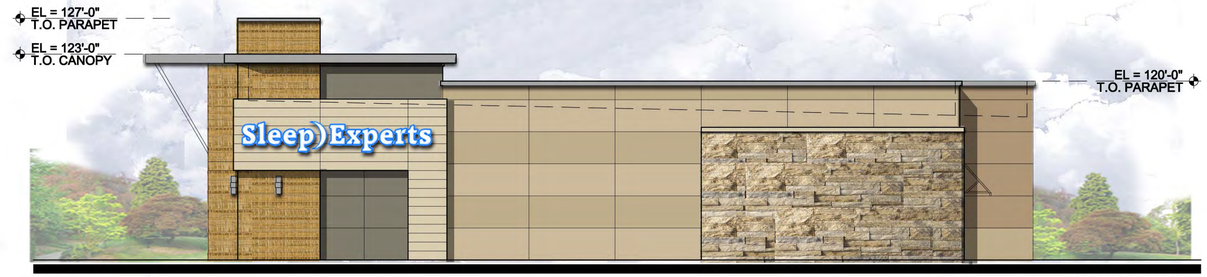
O'BRIEN

WEST

SOUTH

EAST



NORTH

CASE #13-09-SP - SITE PLAN

HIGHWAY 121/GLADE ROAD EULESS, TEXAS

NORTH ROCK REAL ESTATE

BLDG 19

SCALE: 1/8"=1'-0" ▪ JOB#: 13033 ▪ ISSUE DATE: 12/10/13

APPROVED BY: _____ DATE: _____

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O'BRIEN

04

LANDSCAPE CHECK LIST

City of Euless Landscape Ordinance & Glade Parks PD

LANDSCAPE REQUIREMENTS

✓ Area required. On all lots, not less than 15% of the area of the street yards shall be landscaped area. All of the requried landsed area shall be located in the street yard and parking lots.

121 Street Edge
Required = 16,189 sf x .15 = 2,428 sf
Provided = 2,470 sf

Rio Grande Blvd Street Edge
Required = 13,764 sf x .15 = 2,065 sf
Provided = 2,271 sf

✓ Tree required in Street Yards - In street yards of more than 10,000 sf and not more than 100,000 sf, not less than ten trees plus one tree per 2,000 sf, or fraction thereof, of street yard area over 10,000 sf shall be maintained. (3" min. caliper)

121 Street Edge
Required = (first 10,000 sf = 10 trees) + (6,189/2000 = 3.1 trees) = 13.1 trees
Provided = 13 trees

Rio Grande Blvd. Street Edge
Required = (first 10,000 sf = 10 trees) + (3,764/2000 = 1.9 trees) = 11.9 trees
Provided = 12 trees

✓ Shrubbery required in Street Yards - In street yards having at least 10,000 and not more than 100,000 sf, 30 shrubs plus one shrub per 100 sf of required landed area over 1,500 sf shall be provided.

121 Street Edge
Required = (first 10,000 sf = 30 shrubs) + (6,189/100 = 61.9 shrubs) = 91.9 shrubs
Provided = 94 shrubs

Rio Grande Blvd. Street Edge
Required = (first 10,000 sf = 30 shrubs) + (3,764/100 = 37.6 shrubs) = 67.6 shrubs
Provided = 68 shrubs

✓ Groundcover required in Street Yards - In street yards having at least 10,000 and not more than 100,000 sf, not less than 150 sf of ground cover plus five percent of the required landscaped area over 1,500 sf (up to 4,000 sf) shall be maintained.

121 Street Edge
Required = (150 sf) + ((16,189 x .15 = 2,428 sf - 1,500 sf = 928 x .05 = 46.4 sf)) = 196.4 sf
Provided = 197 sf

Rio Grande Blvd. Street Edge
Required = (150 sf) + ((13,764 x .15 = 2,065 sf - 1,500 sf = 565 x .05 = 28.3 sf)) = 178.3 sf
Provided = 194 sf

✓ Parking lots and vehicular areas. A minimum amount of the total area of all vehicular use areas shall be devoted to landscaped islands, peninsulas or medians.

Street Yard Area - The minimum total area is such islands, peninsulas and medians in the street yard shall be 90 sf for each 12 parking spaces. Landscape islands, peninsulas and medians located in the street yard may be included in calculating the minimum required landscape in the street yard.

121 Street Edge
Required = 28 spaces / 12 = 2.33 x 90 = 209.7 sf
Provided = 598 sf

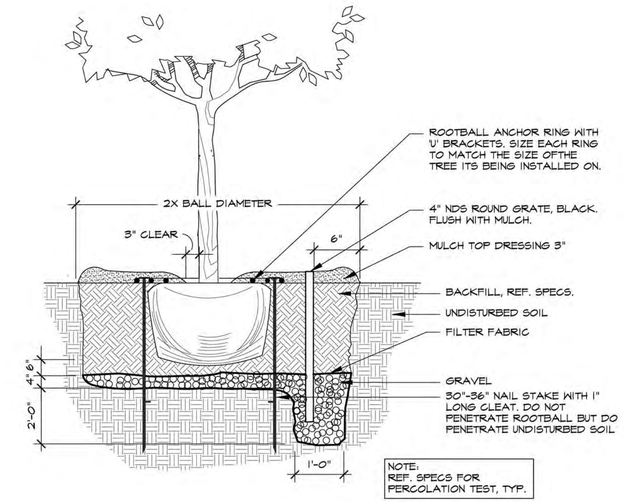
Rio Grande Blvd. Street Edge
Required = 20 spaces / 12 = 1.66 x 90 = 149.4 sf
Provided = 408 sf

Nonstreet Yard Area - The minimum total area is such islands, peninsulas and medians in the street yard shall be 60 sf for each 12 parking spaces.
Required = 9 spaces / 12 = .75 x 60 = 45 sf
Provided = 105 sf

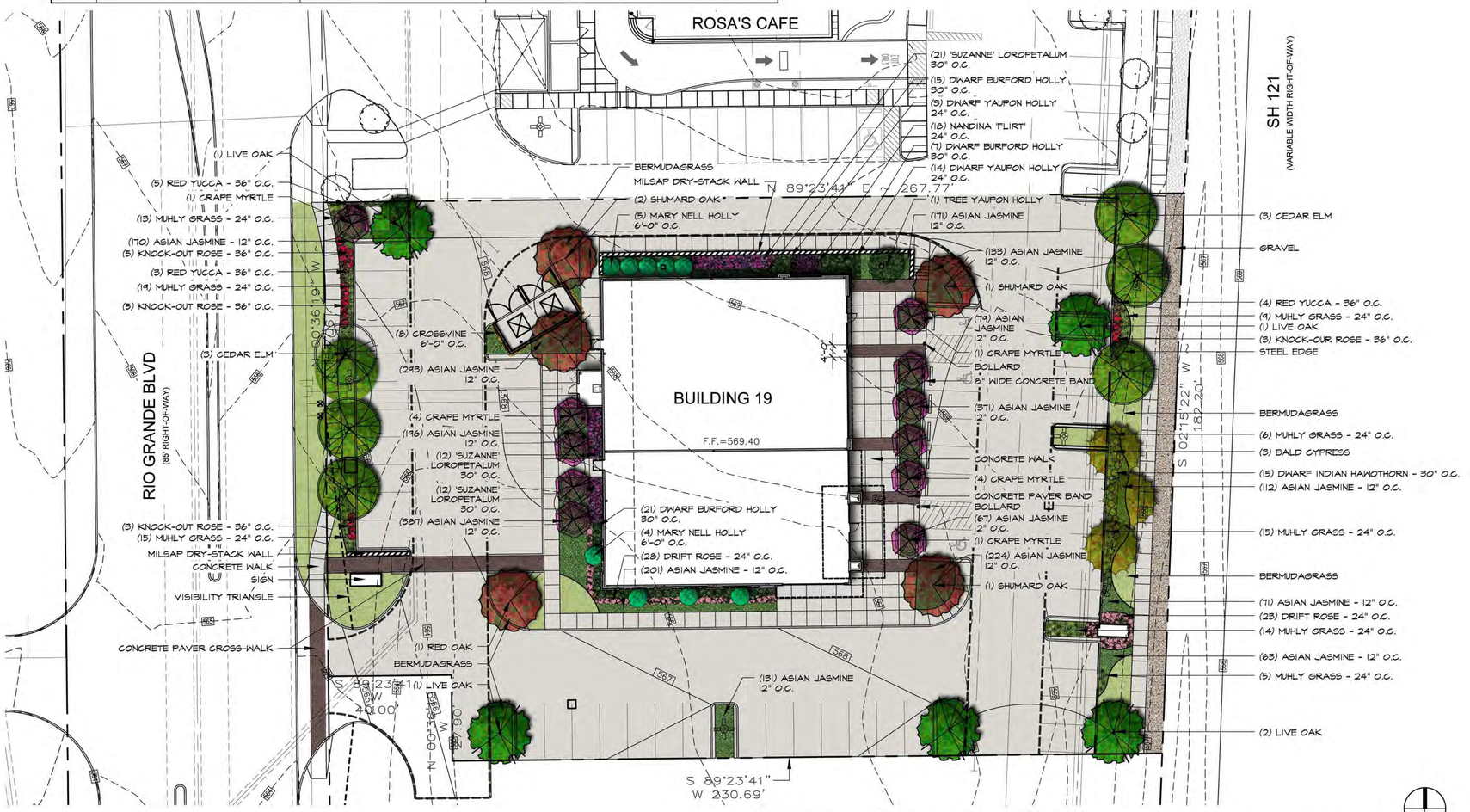
✓ Two design standards must be incorporated:
- Enhanced vehicular pavement (brick, stamped concrete or pavers) - paver crosswalk provided.
- Foundation planting strip

PLANT LIST

QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
LARGE CANOPY TREES			
5	LIVE OAK	*Quercus virginiana*	45 gal., 13'-14' ht., 4.5'-5' sp., 3" cal. min., match, full (Twin Lakes Nursery)
5	SHUMARD OAK	*Quercus shumardii*	45 gal., 13'-14' ht., 4.5'-5' sp., 3" cal. min., match, full
6	CEDAR ELM	*Ulmus crassifolia*	B&B, 12'-14' ht., 5'-6' sp., 3" cal. min., split central leader, match, full
3	BALD CYPRESS	*Taxodium distichum*	45 gal., 13'-14' ht., 4'-4.5' sp., 3" cal. min., match, full
11	CRAPE MYRTLE	*Lagerstroemia indica 'Tuscarora'*	45 gal., 10'-11' ht., 5' sp., 3-5 canes min., 1.5" cal. each cane min., match, full (Twin Lakes Nursery)
1	TREE YAUPON HOLLY	*Ilex vomitoria*	B&B, 7'-8' ht., 4'-5' sp., 3-5 canes min., 1.5" cal. each cane min., match, full
SHRUBS/ORNAMENTAL GRASS			
43	DWARF BURFORD HOLLY	*Ilex cornuta 'Burfordii Nana'*	5 gal., 22"-26" ht., 16"-18" sp., full
9	MARY NELL HOLLY	*Ilex x 'Mary Nell'*	15 gal., 4'-5' ht., 2.5'-3' sp., full to ground, match, no voids, specimen
16	KNOCK-OUT ROSE	*Rosa 'Knock-out'*	3 gal., 20"-24" ht. x sp., full
51	DRIFT ROSE	*Rosa 'Meigalpio'*	3 gal., 12"-15" ht. x sp., full
17	DWARF YAUPON HOLLY	*Ilex vomitoria 'Bordeaux'*	3 gal., 18" ht. x sp., full
15	DWARF INDIAN HAWTHORN	*Raphiolepis indica 'Pinkie'*	3 gal., 12"-14" ht. x sp., full
46	PURPLE MUHLY GRASS	*Muhlenbergia capillaris*	3 gal., heavily rooted, full
12	RED YUCCA	*Hesperaloe parvifolia*	3 gal., 12"-15" ht. x sp., full
18	NANDINA 'FLIRT'	*Nandina domestica 'Flirt'*	3 gal., 8"-10" ht., 12"-14" sp., multiple canes, full
44	LOROPETALUM 'SUZANNE'	*Loropetalum chinensis 'Suzanne'*	3 gal., 15"-18" ht. x sp., full
GROUNDCOVERS/VINES			
2,364 SF	ASIAN JASMINE	*Trachelospermum asiaticum*	4" pot, heavily rooted, full
8	CROSSVINE	*Bignonia capreolata*	1 gal., heavily rooted, full



B TREE STAKING/SUMP - SHADE AND ORNAMENTAL TREES
SECTION
NOT TO SCALE



A LOT 1 - BUILDING 19 LANDSCAPE PLAN
PLAN
SCALE: 1" = 20'-0"
0 10 20 40 60
GRAPHIC SCALE IN FEET
NORTH

Newman, Jackson, Bieberstein
Landscape Architecture

Banner Place North
12770 Colt Road, Suite 210
Dallas, Texas 75251
tel: 972-233-2033
fax: 972-233-2022
njbinc@njbinc.net

-PROGRESS DRAWING-
FOR REVIEW ONLY,
NOT FOR CONSTRUCTION.

GLADE PARKS
LOT 1 & 3, BLOCK B
CITY OF EULESS
TARRANT COUNTY TEXAS

Case # 13-08-SP

Revisions
No. Date Item

Date	11/8/13
Drawn	MEA
Checked	RJ
Project No.	0015-13

Sheet Title
LANDSCAPE PLAN

Scale : as noted

Sheet No.
L3.00