

PRELIMINARY PLAT APPLICATION

PROPERTY DESCRIPTION:

Proposed Subdivision Name: Riverwalk!

Blocks and Lots: _____

General Property Location (street name and block number or nearest cross street):

East of Bear Creek Parkway, South of E. Midway Drive, West of Minters Chapel Road & North of Airport Freeway

Current Legal Description (abstract and tract number): A. Bradford Survey Abstract No. 152

Acreage: 21.58 Intended Land Use: Multi-family Residential

Current Zoning (including the number of acres contained within each district): 10-02 PD

Proposed Zoning (including the number of acres to be contained within each district): N/A

Are any modifications to public facilities required with this proposed facility? Yes No

PROPOSED BUILDING STATISTICS:

Number of Lots Proposed:		Smallest Lot:	If Residential:
Single Family Lots	_____	Lot # <u>1</u>	Number of Units: _____
Duplex Lots	_____	Lot Size: <u>6.78</u>	Acres: _____
Multifamily Lots	<u>2</u>	Largest Lot:	Density (Units/Acre): _____
Commercial Lots	_____	Lot # <u>2</u>	
Industrial Lots	_____	Lot Size: <u>11.56</u>	
Other (Specify)	_____	Average Lot Size:	
TOTAL	_____	<u>9.14</u>	

SIGNATURES:

Property Owner/Agent: [Signature]

Signature: SLF IV - Eutess Riverwalk, L.P.

Mailing Address: 5949 Sherry Lane, Suite 1750

City: Dallas State: TX Zip Code 75225

Telephone (214) 368-9191

Fax (214) 368-9192

Email: bhietbrink@stratfordland.com

Developer: [Signature]

Signature: SLF IV - Eutess Riverwalk, L.P.

Mailing Address: 5949 Sherry Lane, Suite 1750

City: Dallas State: TX Zip Code 75225

Telephone (214) 368-9191

Fax (214) 368-9192

Email: bhietbrink@stratfordland.com

SIGNATURES:

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Design Engineer or Land Planner: Dowdey, Anderson & Associates	Surveyor: Dowdey, Anderson & Associates
Name: <u>J. Casey Ross, P.E.</u>	Name: <u>Sean Patton, R.P.L.S.</u>
Signature: <u><i>J. Casey Ross</i></u>	Signature: <u><i>Sean Patton</i></u>
Mailing Address: <u>5225 Village Creek Drive Suite 200</u>	Mailing Address: <u>5225 Village Creek Drive Suite 200</u>
City: <u>Plano</u> State: <u>TX</u> Zip Code <u>75093</u>	City: <u>Plano</u> State: <u>TX</u> Zip Code <u>75093</u>
Telephone (972) <u>931-0694</u>	Telephone (972) <u>931-0694</u>
Fax (972) <u>931-9538</u>	Fax (972) <u>931-9538</u>
Email: <u>cross@daa-civil.com</u>	Email: <u>spatton@daa-civil.com</u>

ACKNOWLEDGMENTS

I, the undersigned, being the property owner of record, hereby make application for approval of the attached Plat or Land Plan.

<u><i>Kevin M. Watson</i></u>	<u>8-1-13</u>
Property Owner's Signature	Date
<u>Kevin M. Watson</u>	
Property Owner's Name, Printed	

OFFICE USE ONLY:				
Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
<u>\$275⁰⁰</u>	<u><i>Alicia D</i></u>	<u>8/5/2013</u>	<u>13-04-PP</u>	<u>13-13000004</u>

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INFORMATION TO BE INCLUDED ON ALL PRELIMINARY PLATS

The Development Services Group WILL NOT REVIEW any drawings that are missing any applicable check list items. Please mark all that apply and submit signed list with the application. Application will not be accepted unless this list is submitted.

Plat Layout

- Title Block near lower right corner.
- City approval block.
- Names, addresses, telephone and fax numbers of preparer, applicant, property owner.
- Signature and seal of Plat preparer (on every submittal)
- North indicator, Graphic scale, Sheet number
- All print is to be 5' on a scale of 1 inch = 50 feet
- Vicinity map to scale
- Boundary of the site, with true bearings to nearest second and distances to nearest hundredth. Exact layout of all arc lengths, radii, deflection angles, chord lengths and bearings, and tangent lengths and bearings.
- Location, size, and purpose of all easements, including but not limited to utilities, drainage, flowage, and emergency access
- Additional documentation necessary for the dedication or conveyance of easements or rights of way as required by the City
- Lot lines with bearings and distances
- Block and Lot designations
- Square feet of street right-of-way to be dedicated to the City of Euless
- Square feet or acreage of each lot in a table or placed on lots
- Required building setbacks
- Location of correct number of property corners to be monumented (see UDC 84-441 section (5) a). Identify in a table the horizontal control data for each monument required. Include vertical control data at Final Plat.
- Grid bearing and distance to two city control monuments, for at least two corner monuments
- True bearing and distance to the nearest established streetline that has known and identifiable point (commencing).
- Special restrictions such as flood way, adjacent minimum finished floor elevations, and perpetual maintenance agreements for floodway and flood plain
- Outline of all property which is offered for dedication to public use, with purpose indicated
- Outline of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision or addition.

Notes, Certifications

- Owner's Certificate and Dedication Form with complete legal description
- Surveyor's Certification Form
- Impact Fee Table including note at bottom of table.
- Note that installation and dedication of public improvements will be made prior to the submission of final plat.
- Use true bearings on plats and legal descriptions submitted to this city. Place a note that provides the rotational angle and combined scale factor for conversion from true grid to city grid.
- Perpetual Maintenance Agreement statements and filing data for offsite Perpetual Maintenance easements and agreements

- Note stating "Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits."
- If property is located east of Euless Main Street, add an Avigation Easement statement and a note stating "This property is within Aircraft Noise Zone B. All noise sensitive uses will be constructed to achieve a 25 decibel reduction from outside to inside."
- Entry easements to allow City inspectors to enter the property being platted for the purpose of inspecting the construction of public improvements, if required by staff

Surrounding Property and Street Information (200 feet around subject property)

- Property lines; existing right of way widths; street intersections, street names, and street center lines.
- Filing data, owner's name, easements by separate instrument, etc.

PLAT PREPARER'S ACKNOWLEDGEMENT:

I prepared this Plat in accordance with the City of Euless Unified Development Code.

Jason Crisanti
Plat Preparer's Signature

8/2/13
Date

JASON CRISANTI
Printed Name

PLANNER
Printed Title