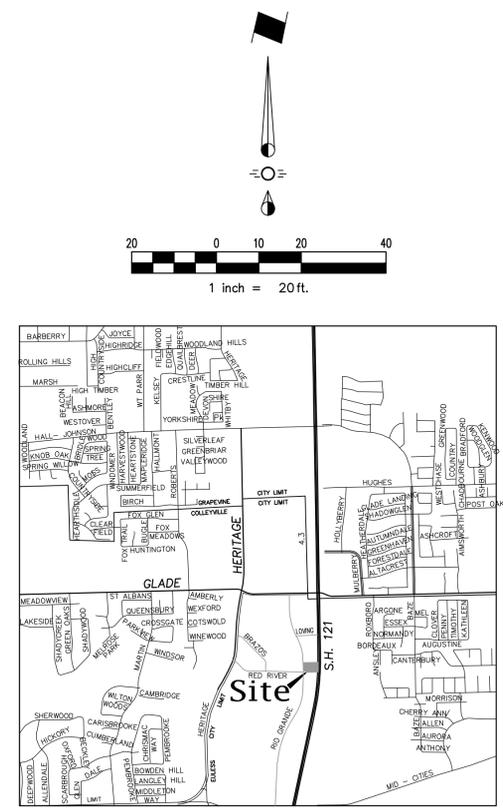
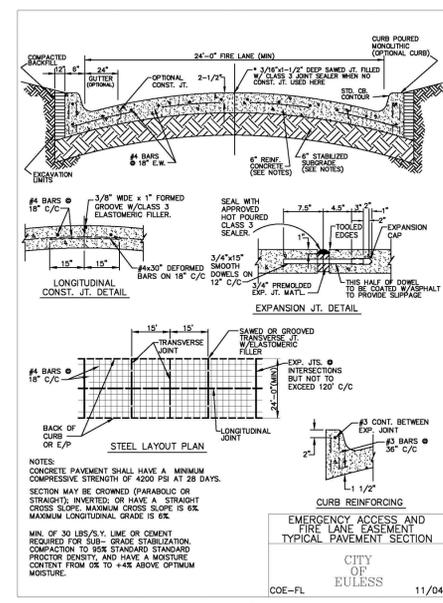
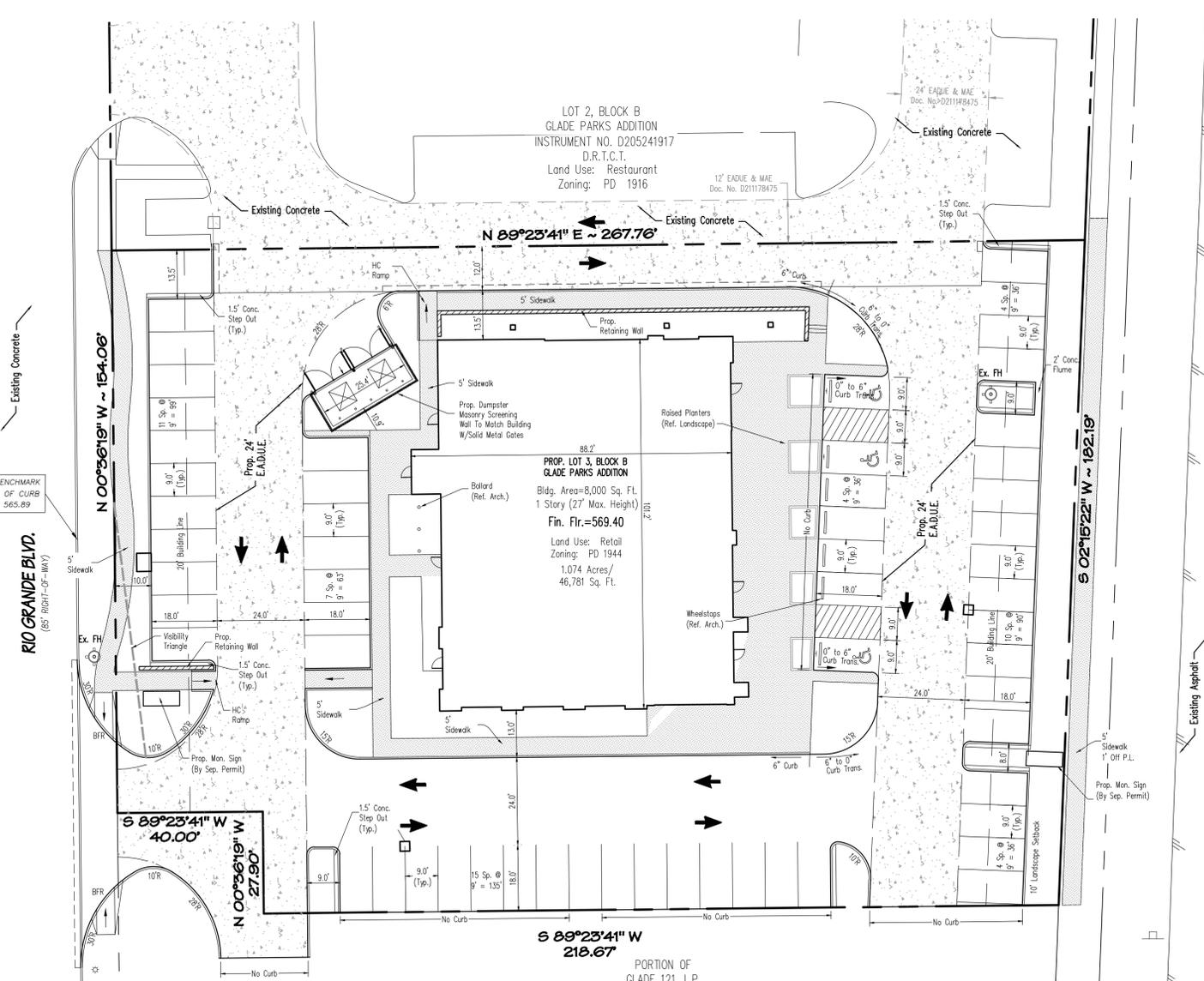


Drawing: G:\2013_085\13-116_Glade Parks Retail (Lot 19)\13-116_Site Plan.dwg Saved By: dbord10 Date: 12/12/2013 3:29:40 PM
 Plotted By: dbord10 Plot Date: 12/12/2013 3:08:38 PM



SITE DATA	
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
	Emergency Access, Drainage, & Utility Easement

Note: All Utility Services Shall Be Underground.

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

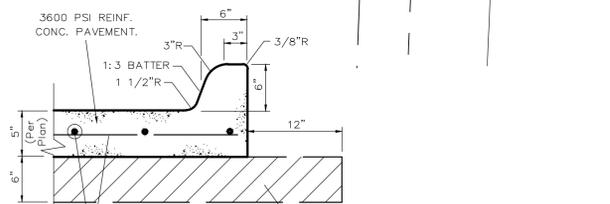
Applicant/Owner
 Ruby 12 Glade Retail, LLC
 6723 Weaver Road, Suite 108
 Rockford, IL 61114
 Telephone: (817) 480-6340
 Contact: Tom Winn

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 Euleless 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



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.

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 required landscaped area shall be located in the street yard and parking lots.

121 Street Edge
 Required = $16,189 \text{ sf} \times .15 = 2,428 \text{ sf}$
 Provided = 2,470 sf

Rio Grande Blvd Street Edge
 Required = $13,764 \text{ sf} \times .15 = 2,065 \text{ sf}$
 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) + $(6,189/2000 = 3.1 \text{ trees}) = 13.1 \text{ trees}$
 Provided = 13 trees

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

Shrubby 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 landscaped area over 1,500 sf shall be provided.

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

Rio Grande Blvd Street Edge
 Required = (first 10,000 sf = 30 shrubs) + $(3,764/100 = 37.6 \text{ shrubs}) = 67.6 \text{ shrubs}$
 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 = $(150 \text{ sf}) + ((16,189 \times .15 = 2,428 \text{ sf} - 1,500 \text{ sf} = 928 \text{ sf}) \times .05 = 46.4 \text{ sf}) = 196.4 \text{ sf}$
 Provided = 197 sf

Rio Grande Blvd Street Edge
 Required = $(150 \text{ sf}) + ((13,764 \times .15 = 2,065 \text{ sf} - 1,500 \text{ sf} = 565 \text{ sf}) \times .05 = 28.3 \text{ sf}) = 178.3 \text{ sf}$
 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 = $28 \text{ spaces} / 12 = 2.33 \times 90 = 209.7 \text{ sf}$
 Provided = 598 sf

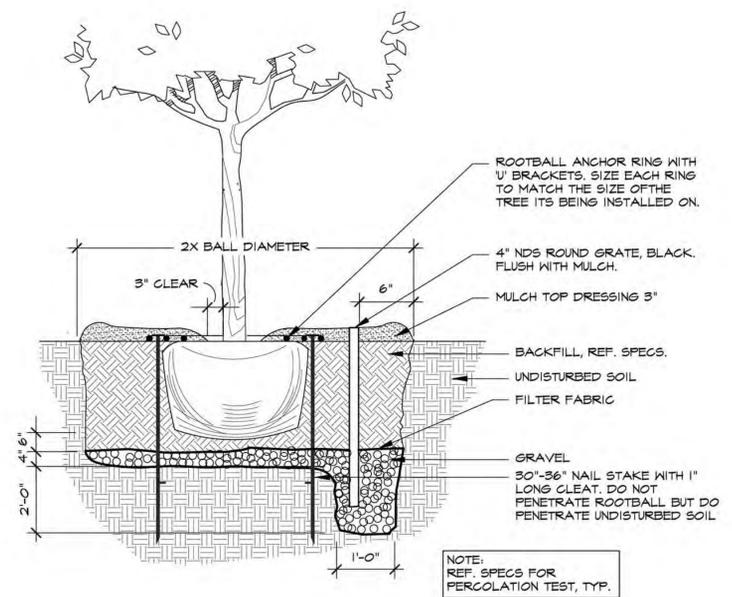
Rio Grande Blvd Street Edge
 Required = $20 \text{ spaces} / 12 = 1.66 \times 90 = 149.4 \text{ sf}$
 Provided = 408 sf

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 = $9 \text{ spaces} / 12 = .75 \times 60 = 45 \text{ sf}$
 Provided = 105 sf

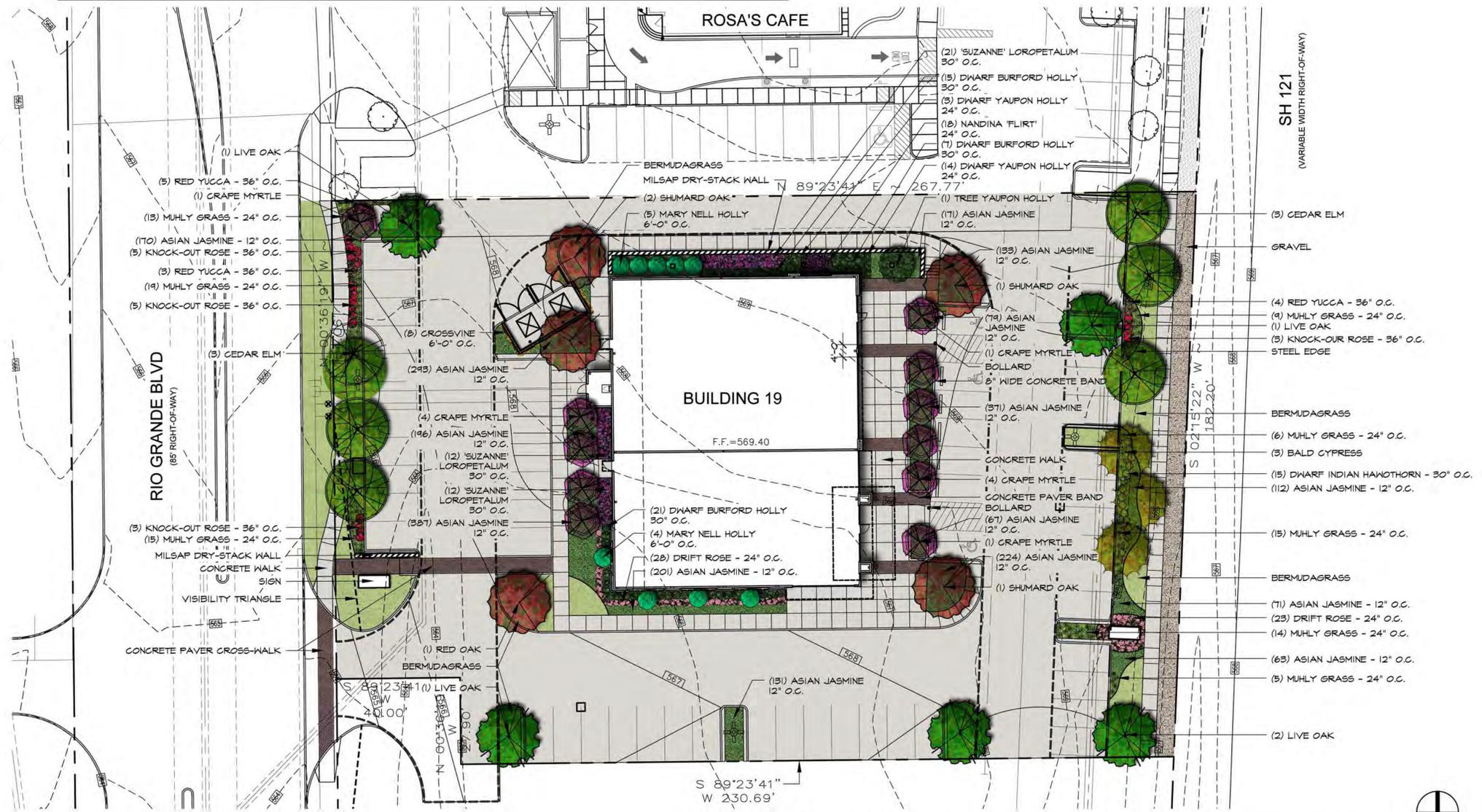
Two design standards must be incorporated:
 - Enhanced vehicular pavement (brick, stamped concrete or pavers) - paver crosswalk provided.
 - Foundation planting strip

PLANT LIST

QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
LARGE CANOPY TREES			
5	LIVE OAK	<i>Quercus virginiana</i>	45 gal., 13'-14" ht., 4.5'-5" sp., 3" cal. min, match, full (Twin Lakes Nursery)
5	SHUMARD OAK	<i>Quercus shumardii</i>	45 gal., 13'-14" ht., 4.5'-5" sp., 3" cal. min, match, full
6	CEDAR ELM	<i>Ulmus crassifolia</i>	B4B, 12'-14" ht., 5'-6" sp., 3" cal. min, split central leader, match, full
3	BALD CYPRESS	<i>Taxodium distichum</i>	45 gal., 13'-14" ht., 4'-4.5" sp., 3" cal. min, match, full
11	GRAPE MYRTLE	<i>Lagerstroemia indica 'Tuscarora'</i>	45 gal., 10'-11" ht., 5' sp., 3-5 canes min., 1.5" cal. each cane min, match, full (Twin Lakes Nursery)
1	TREE YAUFON HOLLY	<i>Ilex vomitoria</i>	B4B, 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	<i>Ilex cornuta 'Burfordii Nana'</i>	5 gal., 22"-26" ht., 16"-18" sp., full
9	MARY NELL HOLLY	<i>Ilex x Mary Nell'</i>	15 gal., 4'-5" ht., 2.5'-3" sp., full to ground, match, no voids, specimen
16	KNOCK-OUT ROSE	<i>Rosa 'Knock-out'</i>	3 gal., 20"-24" ht. x sp., full
51	DRIFT ROSE	<i>Rosa 'Meigalpa'</i>	3 gal., 12"-15" ht. x sp., full
17	DWARF YAUFON HOLLY	<i>Ilex vomitoria 'Bordeaux'</i>	3 gal., 18" ht. x sp., full
15	DWARF INDIAN HAWTHORN	<i>Raphiolepis indica 'Pinkie'</i>	3 gal., 12"-14" ht. x sp., full
96	PURPLE MUHLY GRASS	<i>Muhlenbergia capillaris</i>	3 gal., heavily rooted, full
12	RED YUCCA	<i>Hesperaloe parviflora</i>	3 gal., 12"-15" ht. x sp., full
18	NANDINA 'FLIRT'	<i>Nandina domestica 'Flirt'</i>	3 gal., 8"-10" ht., 12"-14" sp., multiple canes, full
44	LOROPETALUM 'SUZANNE'	<i>Loropetalum chinensis 'Suzanne'</i>	3 gal., 15"-18" ht. x sp., full
GROUNDCOVERS/VINES			
2,341	ASIAN JASMINE	<i>Trachelospermum asiaticum</i>	4" pot, heavily rooted, full
8	CROSSVINE	<i>Bignonia capreolata</i>	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"



Newman, Jackson, Bieberstein
 Landscape Architecture

Banner Place North
 12770 Coit 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



WEST



SOUTH



EAST



NORTH

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: _____

www.obrien.com
 COPYRIGHT (C) 2013 O'BRIEN
 THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD,
 FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM O'BRIEN & ASSOCIATES, INC.

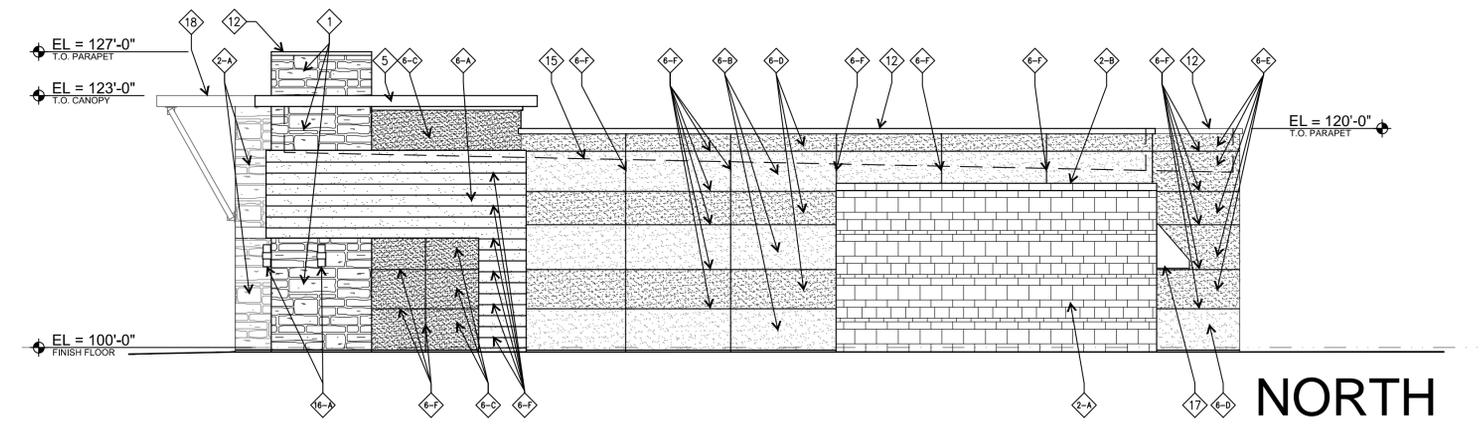
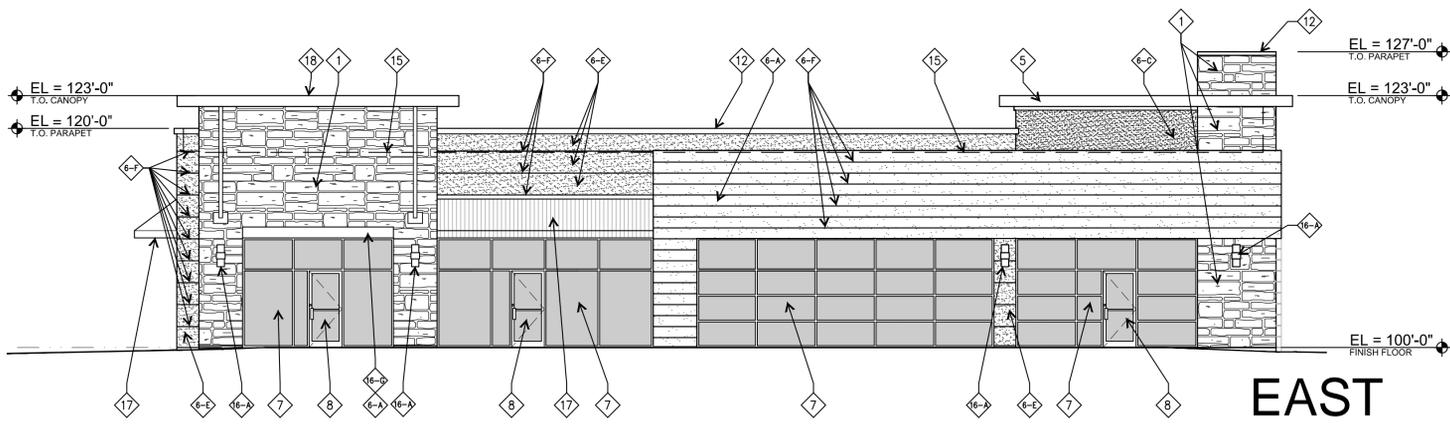
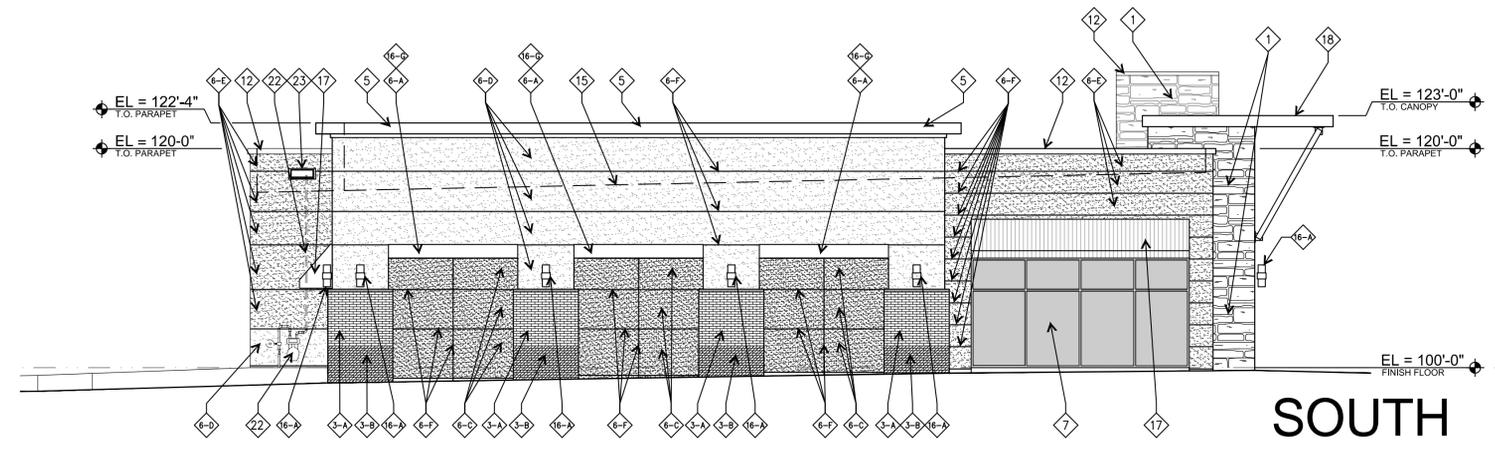
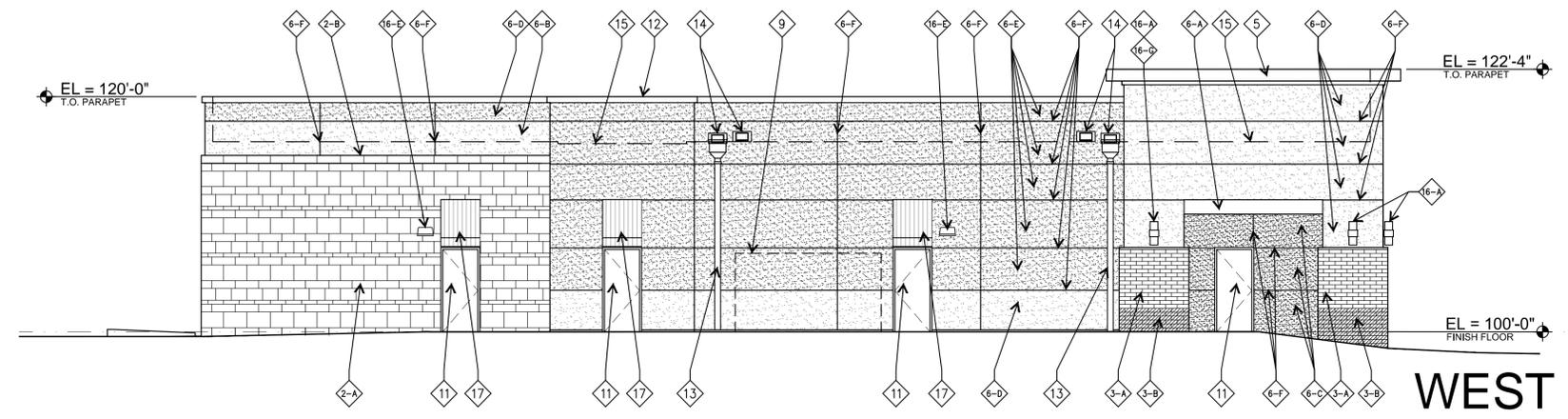
CASE #13-09-SP - SITE PLAN



O'BRIEN

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:
NICHHA 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 MANFOLD, REF. MEP. ROUTE GAS PIPING UP WALL
& THROUGH SCUPPER. PAINT PIPING TO MATCH ADJACENT
WALL.
- 23 GAS LINE SCUPPER, REF. 05/A4.2



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: _____

www.obrienarch.com
COPYRIGHT © 2013 O'BRIEN
THESE DRAWINGS OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM BY ANY METHOD,
FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM O'BRIEN & ASSOCIATES, INC.



CASE #13-09-SP