

PRELIMINARY PLAT APPLICATION

PROPERTY DESCRIPTION:

Proposed Subdivision Name: GLADE PARKS

Blocks and Lots: Block K, Lots 1-5, Block J, Lot 1

General Property Location (street name and block number or nearest cross street):
VACANT TRACT WEST OF RIO GRANDE, SOUTH OF TARGET, EAST OF KNOX & JUB

Current Legal Description (abstract and tract number): ABS. 685, J. HAVENS SURVEY, PORTION OF TRACT

Acreage: 48.5 Intended Land Use: COMMERCIAL

Current Zoning (including the number of acres contained within each district): PD-1944 GLADE PARKS

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 on 1

PROPOSED BUILDING STATISTICS:

Number of Lots Proposed:	Smallest Lot:	If Residential:	<u>N/A</u>
Single Family Lots <u>-</u>	Lot # <u>5, 10</u>	Number of Units:	<u>-</u>
Duplex Lots <u>-</u>	Lot Size: <u>0.662 Ac.</u>	Acres:	<u>-</u>
Multifamily Lots <u>-</u>	Largest Lot:	Density (Units/Acre):	<u>-</u>
Commercial Lots <u>6</u>	Lot # <u>1, 10</u>		
Industrial Lots <u>-</u>	Lot Size: <u>22.960 Ac.</u>		
Other (Specify) <u>-</u>	Average Lot Size:		
TOTAL <u>6</u>	<u>8.086 Ac.</u>		

SIGNATURES:

Property Owner/Agent: <u>RUBY-12-GLADE RETAIL, LLC</u>	Developer: <u>NORTH ROCK REAL ESTATE, LLC</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>
Mailing Address: <u>6723 WEAVER ROAD, STE 108</u>	Mailing Address: <u>6723 WEAVER ROAD, STE 108</u>
City: <u>ROCKFORD</u> State: <u>IL</u> Zip Code <u>61114</u>	City: <u>ROCKFORD</u> State: <u>IL</u> Zip Code <u>61114</u>
Telephone (815) <u>387-3120</u>	Telephone (815) <u>387-3120</u>
Fax (815) <u>398-5278</u>	Fax (815) <u>398-5278</u>
Email: <u>Eachknutson@nrockre.com</u>	Email: <u>Eachknutson@nrockre.com</u>

SIGNATURES:

RECEIVED
MAR 04 2014
BY: _____

Design Engineer or Land Planner: Name: <u>SPIARS ENGINEERING INC. - JOHN SPIARS</u> Signature: <u><i>John W. Spiars</i></u> Mailing Address: <u>765 CUSTER ROAD - STE 100</u> City: <u>PLANO</u> State: <u>TX</u> Zip Code <u>75075</u> Telephone (972) <u>422-0077</u> Fax (972) <u>422-0075</u> Email: <u>john.spiars@spiarsengineering.com</u>	Surveyor: Name: <u>SAME AS ENGINEER</u> Signature: _____ Mailing Address: _____ City: _____ State: _____ Zip Code _____ Telephone () _____ Fax () _____ Email: _____
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ACKNOWLEDGMENTS

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

ZK _____ Date 3/3/14
Property Owner's Signature
Zachary Knutson, Vice President
Property Owner's Name, Printed

OFFICE USE ONLY:				
Fee Paid: <u>\$2750</u>	Received By: <u>Alicia D</u>	Date Received: <u>3/4/14</u>	Case Number: <u>14-0477</u>	H.T.E. Number: <u>14-000004</u>

Pd Chk #

RECEIVED
MAR 04 2014

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 Eules
- 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

MAR 04 2014

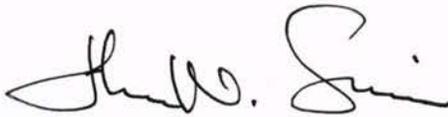
- Note stating "Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits."
- If property is located east of Eules Main Street, add an Avigation Easement statement and a note stating "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 Eules Unified Development Code.



Plat Preparer's Signature

3/3/14

Date

JOHN W. SPIARS

Printed Name

PRESIDENT

Printed Title

