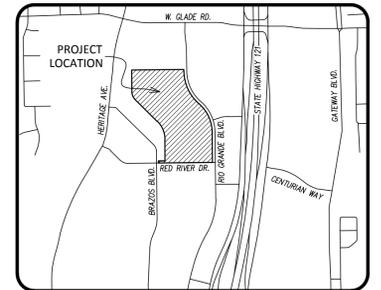
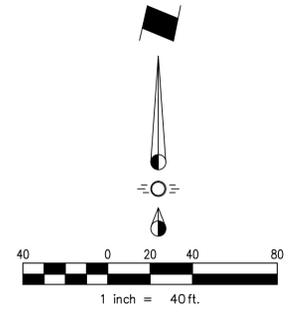


MATCHLINE SHEET 2



Vicinity Map
N.T.S.

SITE DATA	LOT 1, BLOCK K
Zoning:	PD 1944 (GLADE PARK)
Proposed Use:	Retail
Lot Area:	24,398 Ac. (1,062,763 S.F.)
Number Of Lots:	1
Building Area:	286,493 Sq. Ft. Bldg.
Building Height:	2 Story, 65' Max.
Lot Coverage:	21.95%
Floor Area Ratio:	0.270:1
Parking Provided:	955 Spa.
Parking Provided:	1,382 Spa. (incl. 34 HC)
Street Yard Area:	572,135 Sq. Ft.
Street Yard Landscape Required:	85,820
Street Yard Landscape Provided:	90,217 Sq. Ft.

Legend

	Sidewalk
	Firelane
E.A.D.U.E. & M.A.E. Emergency Access, Drainage and Utility Easement & Mutual Access Easement	

Note:
All Utility Services Shall Be Underground.

SHEET 1 OF 2
SITE PLAN
OF

GLADE PARKS ADDITION
LOT 1, BLOCK K
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: (815) 387-3120 Contact: Zach Knutson	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 plots, approved this plot 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

PROP. LOT 1, BLOCK K
GLADE PARKS ADDITION
Bldg. Area=286,493 Sq. Ft.
Bldg. Height=2 Story, 65' Max.
Land Use: Retail
Zoning: PD 1944
24,398 Acres/
1,062,763 Sq. Ft.

Fin. Flr. = 571.00

Lot 1, Block H
GLADE PARKS ADDITION
Doc. No. D21130827 DRCT

N 00°36'18" W
316.17'

N 89°23'41" E
95.14'

RED RIVER DRIVE
60' R.O.W.
Doc. No. D212104749 DRCT

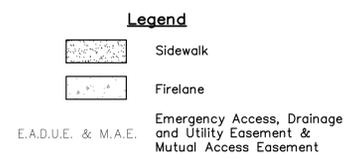
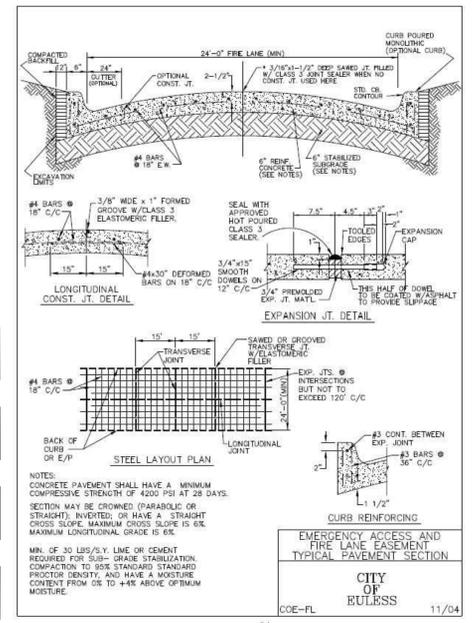
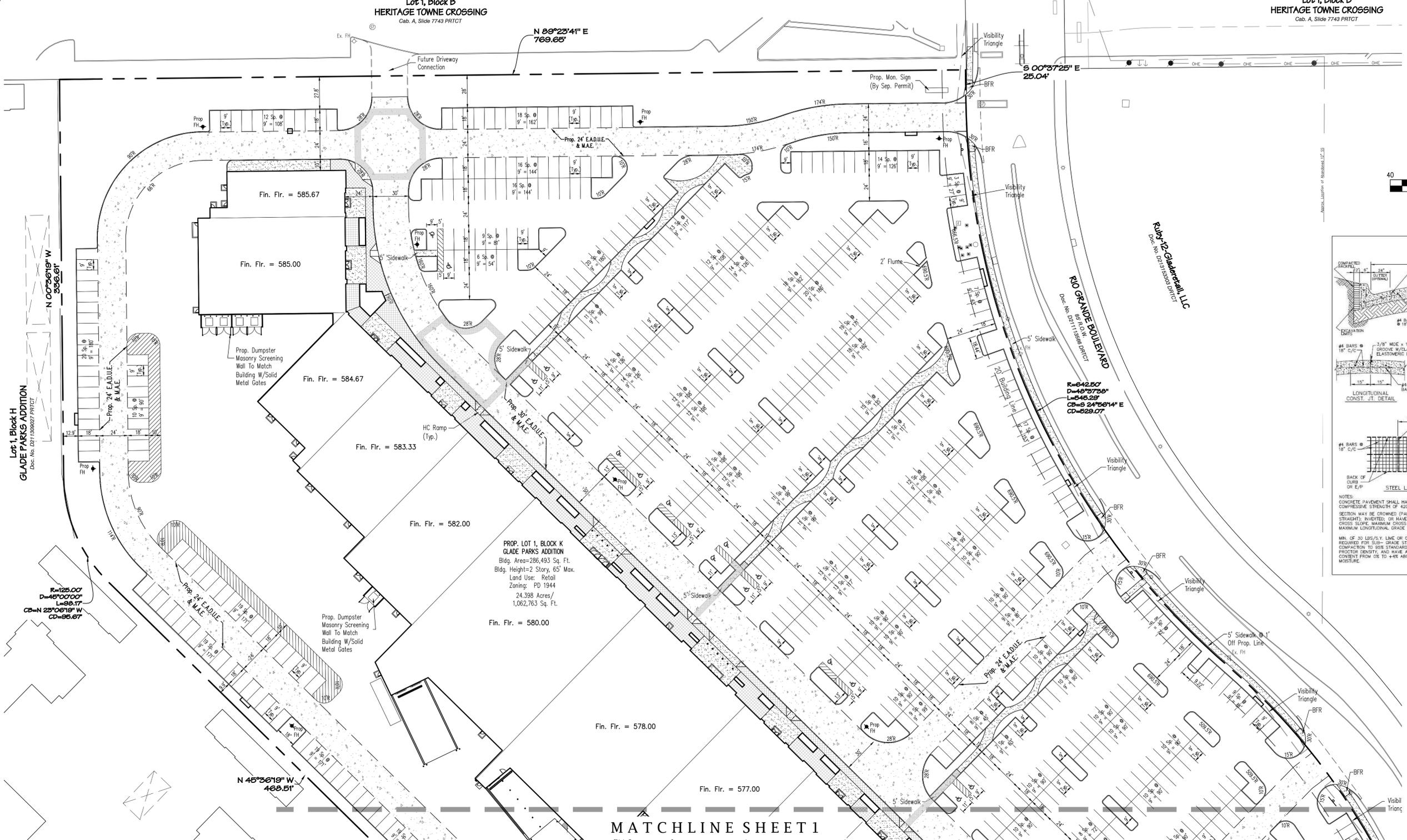
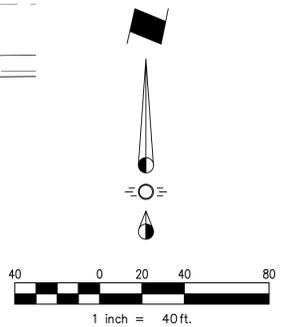
Ruby-12-Gladeretail, LLC
Doc. No. D21315303 DRCT

Lot 1, Block B
GLADE PARKS ADDITION

RIO GRANDE BOULEVARD
85' R.O.W.
Doc. No. D211715303 DRCT

Ruby-12-Gladeretail, LLC
Doc. No. D21315303 DRCT

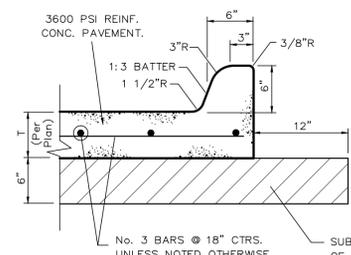
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Plotted By: ibland@D Plot Date: 7/8/2014 6:03 PM



Note:
All Utility Services Shall Be Underground.

PROP. LOT 1, BLOCK K
GLADE PARKS ADDITION
Bldg. Area=286,493 Sq. Ft.
Bldg. Height=2 Story, 65' Max.
Land Use: Retail
Zoning: PD 1944
24.398 Acres/
1,062,763 Sq. Ft.

- NOTE**
1. Refer to LS plans for crosswalk locations and patterns.
 2. All curb radii 2' or 5' unless otherwise noted.
 3. All dimensions are to face of curb or edge of building.
 4. All parking lot lighting shall be consistent with the overall Glade Parks Development.



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.

T= PAVEMENT THICKNESS

CONCRETE PAVEMENT SECTION (NON-FIRELANE)

SHEET 2 OF 2
SITE PLAN
OF
GLADE PARKS ADDITION
LOT 1, BLOCK K
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: (815) 387-3120
Contact: Zach Knutson

Engineer/Surveyor
Spiars Engineering, Inc.
STBE 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. 14-11-SP

Scale 1"=40' June 2014

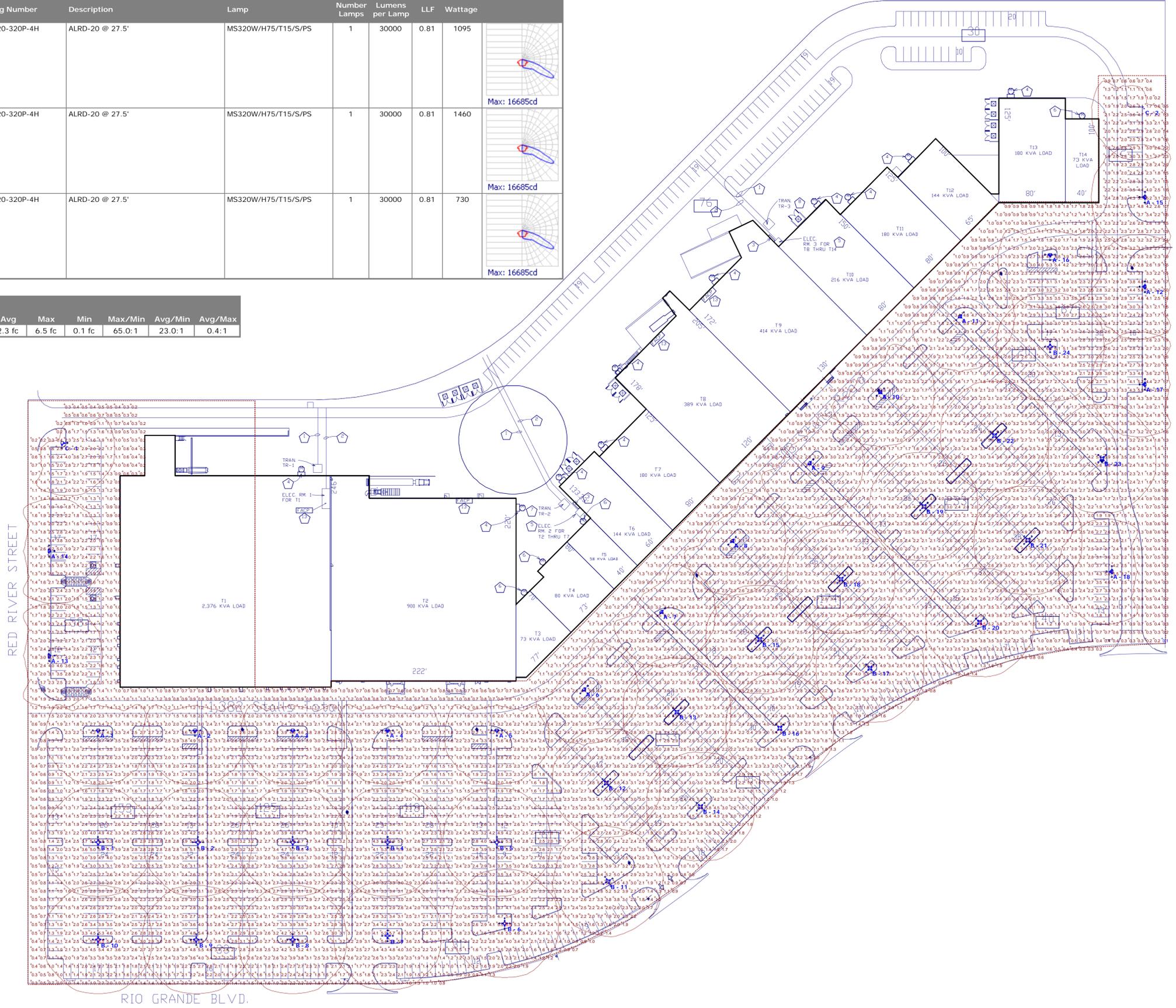
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Luminaire Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	
	A	18	ALRD-20-320P-4H	ALRD-20 @ 27.5'	MS320W/H75/T15/S/PS	1	30000	0.81	1095	
	B	24	ALRD-20-320P-4H	ALRD-20 @ 27.5'	MS320W/H75/T15/S/PS	1	30000	0.81	1460	
	C	2	ALRD-20-320P-4H	ALRD-20 @ 27.5'	MS320W/H75/T15/S/PS	1	30000	0.81	730	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #3	+	2.3 fc	6.5 fc	0.1 fc	65.0:1	23.0:1	0.4:1



NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

A PROPOSED SHELL FOR
PHASE 1 IN-LINE

EULESS, TEXAS

RICHARD SAUNDERS ARCHITECT
PHONE: 815.721.3613
RICHARD@RSARCHITECT.COM

PROJECT NO.: 13-013
DATE: 05-01-14

SCALE: AS NOTED
CHECKED BY: RJS
DRAWN BY: LBG

REVISIONS

REV	DESCRIPTION	DATE
REV 1	REVISED FOR RESUBMITTAL	06-16-14

SHEET
ES1.1

- STUCCO 1: MATCH SW6143 BASKET BEIGE
- STUCCO 2: MATCH SW6141 SOFTER TAN
- STUCCO 3: MATCH SW2835 CRAFTSMAN BROWN
- STUCCO 4: MATCH SW6142 MACADAMIA
- STUCCO 5: MATCH SW7046 ANONYMOUS
- STUCCO 6: MATCH EIFS VENEER "SPECTRUM BROWN"
- PAINT 1: SW6143 BASKET BEIGE
- PAINT 2: SW6141 SOFTER TAN
- PAINT 3: SW2835 CRAFTSMAN BROWN
- PAINT 4: SW6142 MACADAMIA
- PAINT 5: SW7046 ANONYMOUS
- PAINT 6: MATCH EIFS VENEER "VAN DYKE"
- EIFS 1: DRYVIT 449 BUCKSKIN, SANDPEBBLE FINE
- EIFS 2: MATCH SW2835 CRAFTSMAN BROWN
- AWNING: COLORS TO BE DETERMINED BY TENANTS
- PAINT 6: SW7067 CITYSCAPE
- PAINT 7: SW6061 TANBARK
- WOOD SLAT AWNING (PIER ONE ONLY)
- MC: PREFINISHED METAL COPING PAINTED TO MATCH SW2835 CRAFTSMAN BROWN
- BR: BRICK BORAL CONCORD WITH SANTA FE ACCENTS
- CS: CAST STONE - SMOOTH FINISH - BUFF
- MS: MANUFACTURED STONE - SUNSET STONE, WOLF CREEK LEDGE
- SIDING: NICHIIHA - NICHIFRONTIER TERRA



PROPOSED FINISHES
SCALE: 1/8"=1'-0"

NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION

SHEET CLR-2	A PROPOSED SHELL FOR THE PHASE 1 IN-LINE EULESS, TEXAS	PROJECT NO.: DRAWN BY: LDS DATE: 05-01-14	SCALE: AS NOTED CHECKED BY: RJS
RICHARD SAUNDERS ARCHITECT RICHARD@RSARCHITECT.COM PHONE: 815.721.3613		REVISIONS REV 1 REVISED FOR RE-SUBMITTAL 06-16-14	



SOUTH THIRD OF EAST ELEVATION
SCALE: 3/32"=1'-0"



MIDDLE THIRD OF EAST ELEVATION
SCALE: 3/32"=1'-0"



NORTH THIRD OF EAST ELEVATION
SCALE: 3/32"=1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REV	DESCRIPTION	DATE
REV 1	REVISED FOR RE-SUBMITTAL	06-16-14

RICHARD SAUNDERS ARCHITECT
RICHARD@RSARCHITECT.COM
PHONE: 815.721.3613
PROJECT NO.:
DATE: 05-01-14



A PROPOSED SHELL FOR THE
PHASE 1 IN-LINE
EULESS, TEXAS

SHEET
CLR-1

SCALE: AS NOTED
CHECKED BY: RJS
DRAWN BY: LDG