

### SITE PLAN APPLICATION

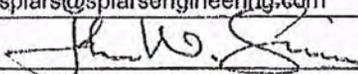
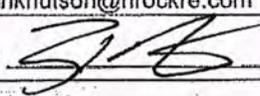
PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street): <u>Located in the northwest corner of City of Euless at the southeast corner of Glade Road and Heritage Avenue. Specifically, fronting Rio Grande Boulevard.</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>Lot 1, Block J, and Lots 1-5, Block K an addition to the City of Euless, being 48.514 Acres of land located in the J. Havens survey, abstract no. 685, City of Euless, Tarrant County, Texas.</u>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>PD 1944 (Glade Park)</u>	
USE/CONDITIONS/PARKING:	
Proposed Use: <u>Retail</u> SIC Code: <u>53**</u>	
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s): <u>None</u>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): <u>6</u>	
PROPOSED BUILDING STATISTICS:	
Lot Area <u>24.398 Acres</u>	
Lot Width at Building Line for each Street Frontage <u>NA</u>	
Proposed Building Setbacks: Front: <u>20'</u> Rear: <u>NA</u> Side (left): <u>NA</u> Side (right): <u>NA</u>	
Gross Building Floor Area	<u>286,498 Sq. Ft.</u>
Height in Feet to Highest Point	<u>27' Max</u>
Number of Floors	<u>2 Story Max</u>
Exterior Masonry Façade (exclusive of doors and windows):  Front Elevation: Brick _____% / Stucco _____% / Other _____% Left Side Elevation: Brick _____% / Stucco _____% / Other _____% Right Side Elevation: Brick _____% / Stucco _____% / Other _____% Rear Elevation: Brick _____% / Stucco _____% / Other _____%	
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>955 required / 1,382 provided</u>
Number of Handicapped Spaces	<u>34</u>
Number of Loading Bays Provided	<u>4</u>



<b>DRIVEWAYS: (UDC 84-202 through 84-210)</b>	
Number proposed per street	<u>5</u>
Clearance from nearest street intersections	<u>280', 180', 150', 413', 175' (South to North)</u>
Clearance between existing and proposed driveways	<u>280' (South), 175' (North)</u>
Width of each driveway	<u>38.7', 38.5', 42.4', 39.5', 36.6' (S to N @ Prop Line)</u>
Curb Radii for each driveway	<u>30'</u>
Distance between property line and first parking space	<u>5.5' (West side)</u>

<b>SIGN &amp; STREET GRAPHICS: (UDC 84-230 through 84-302)</b>	
<u>Proposed Pole/Ground Signs:</u>	
Street Name _____	Front Setback _____ Side Setback _____
Overall Height _____	Sign Area _____
<u>Proposed Wall Signs:</u>	
Street the sign faces _____	Sign Area _____

<b>LANDSCAPING: (UDC Article VII)</b>		
Land Area of Street Yard	<u>Street Yard</u>	<u>Non Street Yard</u>
Number of parking spaces provided	<u>1,276</u>	<u>106</u>
Square feet of landscaped area	<u>90,217</u>	<u>34,815</u>
Square feet of landscape islands in parking lot	<u>38,777</u>	<u>1,510</u>
Number of large trees existing / proposed	<u>219</u>	<u>14</u>
Number of ornamental trees proposed	<u>176</u>	<u>136</u>
Number of shrubs proposed	<u>1,344</u>	<u>0</u>
Square feet of ground cover proposed	<u>7,212</u>	<u>0</u>

<b>SIGNATURES:</b>	
Applicant (please print) <u>Splars Engineering, Inc. - John Splars</u>	Owner: <u>Ruby 12 Glade Retail, L.L.C. - Zach Knutson</u>
Address: <u>765 Custer Road Suite 100,</u> <u>Plano, TX 75075</u>	Address: <u>6723 Weaver Road Ste. 108,</u> <u>Rockford, IL 61114</u>
Phone: <u>(972) 422-0077</u>	Phone: <u>(815) 904-4011</u>
Fax: <u>(972) 422-0075</u>	Fax: _____
Email: <u>John.splars@splarsengineering.com</u>	Email: <u>zachknutson@nrockre.com</u>
Signature: <u></u>	Signature: <u></u>

<b>OFFICE USE ONLY:</b>				
Fee Paid: <u>\$300<sup>00</sup></u>	Received By: <u>Alicia D</u>	Date Received: <u>5/5/2014</u>	Case Number: <u>14-11-SP</u>	H.T.E. Number: <u>14-4000008</u>



## INFORMATION TO BE INCLUDED ON ALL SITE PLANS

Site Plans must be prepared by a Texas-Registered Professional Architect or Professional Civil Engineer, and must include at least the following information. (Staff may require additional information or may eliminate items as needed for specific sites.) Scale used should be 1"=50' or larger. Pages can be combined, or additional pages created, as long as all items can be clearly seen.

**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.**

### SHEET ONE

#### Site Plan Layout

- Title Block near lower right corner
- North indicator, Graphic scale, Sheet number
- Bearings and distances of perimeter of subject property
- Location, size, and purpose of existing and proposed easements, including emergency access and fire vault
- Lot lines with bearings and distances; block and lot designations
- At least 200 feet beyond subject property line; property lines, pavement and ROW widths, street medians, street intersections, street names, driveways, building outlines
- Driveway radii
- Distances between driveways, and between driveways and street intersections
- Location and size of parking spaces, handicapped spaces, and loading zones
- Proposed sidewalks along streets

#### Building Layout

- Building footprints
- Distance from property lines to buildings and from building to building
- When adjacent to flood prone areas, include minimum finished floor elevations
- For each building: gross floor area, height, stories, building number, address ranges

#### General

- Names, addresses, telephone and fax numbers of preparer, applicant, property owner
- Vicinity map to scale

#### Site Data

- Required building setbacks consistent with the zoning district
- Ownership, legal description, zoning, land uses for land within 200 feet of site boundary
- Existing structures and fences, labeled whether they are to be removed
- Sight visibility clear triangles at all driveways
- 25 foot visibility triangles at street intersections
- Parking Table indicating number of parking spaces required and number provided
- Location of any proposed controlled access gates

#### Site Data Table

- Area of subject property
- Number of lots
- Number of dwelling units
- Required maximum lot coverage, maximum building height, minimum lot area, and minimum lot width
- Amounts of landscaping required and provided for trees, shrubs, and groundcover
- Lot area
- Street yard area

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- Required landscaped area
- Required minimum landscape spacing
- Required minimum size (caliper/height) for landscaping materials at time of planting

**Site Data Notes**

- If property is located east of Euless Main Street, add an Avigation Easement and a note stating "This property is located within Aircraft Noise Zone B. All noise sensitive uses will be constructed to achieve a 25 decibel reduction from outside to inside".
- Description of proposed land uses
- Description of proposed landscape protection
- Note indicating when landscaping will be installed

**Lighting Plan**

- Fixture locations
- General throw patterns
- Average and minimum foot-candles provided
- Calculation grid of foot-candles and distance from light fixtures that demonstrates compliance with Unified Development Code Section 84-201(i)
- Lighting Table listing type of luminaries, pole height, and wattage for each fixture
- Note stating, "The property represented on this Plan conforms with the parking lot lighting requirements of Section 84-201(i) of the Unified Development Code of the City of Euless, Texas".

**Screening and Fencing**

- Location of trash receptacle and recycling areas
- Location, height, and type of materials used for all walls, fencing, and screening (including dock, loading areas, and service areas)
- Location of controlled access gates, gate control pedestals, and key boxes

**Landscaping**

- Location of existing trees 6" in diameter or greater, with type and size indicated
- "Street yard" delineated, with square footage indicated
- Square footage of each landscaped area
- Location, type, and size of proposed landscaping material
- Note stating, "Underground irrigation system plans designed by a Licensed Irrigator will be submitted with the Building Permit application", if applicable

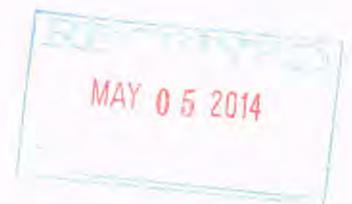
**Free Standing Signs**

- Location, height, and area of existing or proposed free standing signs
- Distance from each sign to front and side property lines

**SHEET TWO**

**Site Plan Layout**

- Title Block near lower right corner
- Date of preparation, with space for revision dates
- North indicator, Graphic scale, Sheet number
- Bearings and distances of perimeter of subject property
- Lot lines with bearings and distances
- Block and lot designations
- Location, size, and purpose of existing and proposed easements, including emergency access and fire vault
- Extending at least 200 feet beyond subject property line: property lines, pavement and ROW widths, street medians, street intersections, street names, driveways, building outlines
- Driveway radii
- Distances between driveways, and between driveways and street intersections
- Location and size of parking spaces, handicapped spaces, and loading zones
- Proposed sidewalks along streets



**Building Layout**

- Building footprints
- Distance from property lines to buildings and from building to building
- When adjacent to flood prone areas, include minimum finished floor elevations
- For each building: gross floor area, height, stories, building number, address ranges

**Grading**

- Existing topography, showing 2' contours, half toned, extending at least 200 feet beyond subject property lines
- Proposed grading with spot elevations throughout site, particularly along perimeter

**Drainage and Utilities**

- Location, type, and size of proposed and existing water and sanitary sewer mains and taps, and their utility easements
- Limits of 100 year frequency storm water run-off
- Boundaries and elevations of flood prone areas identified on the Flood Insurance Rate Maps
- Areas to be reclaimed
- Location, type, size, capacity of existing and proposed storm sewer systems on and off site
- Locations of proposed detention and retention areas, with capacities and discharge velocities and rates
- Locations and sizes of existing and proposed drainage easements
- Drainage area map (overall as well as on site) with calculations and areas in tabular form

**Existing and Proposed Fire Protection Systems**

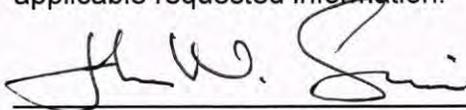
- Existing and proposed fire hydrants with fire protection radii indicated
- Proposed fire sprinkler line, fire vault, and fire department connection locations

**SHEET THREE**

- Typical building elevations, indicating exterior façade materials and percentages, and addressing
- Location of address plaque on each elevation provided
- Detail of an address plaque, showing layout, typestyle, and colors
- Roof slopes labeled
- Elevations of proposed screening, indicating height and materials, for the following: the site, trash receptacles, docks, loading areas, service areas
- Detail of controlled access gate design and description of operation

**PLAN PREPARER'S ACKNOWLEDGMENT:**

I prepared this Site Plan in accordance with the City of Euless Unified Development Code and I included all applicable requested information.

  
\_\_\_\_\_  
Plan Preparer's Signature

5/5/14  
\_\_\_\_\_  
Date

JOHN W. SPIARS  
\_\_\_\_\_  
Printed Name

PRESIDENT  
\_\_\_\_\_  
Printed Title

