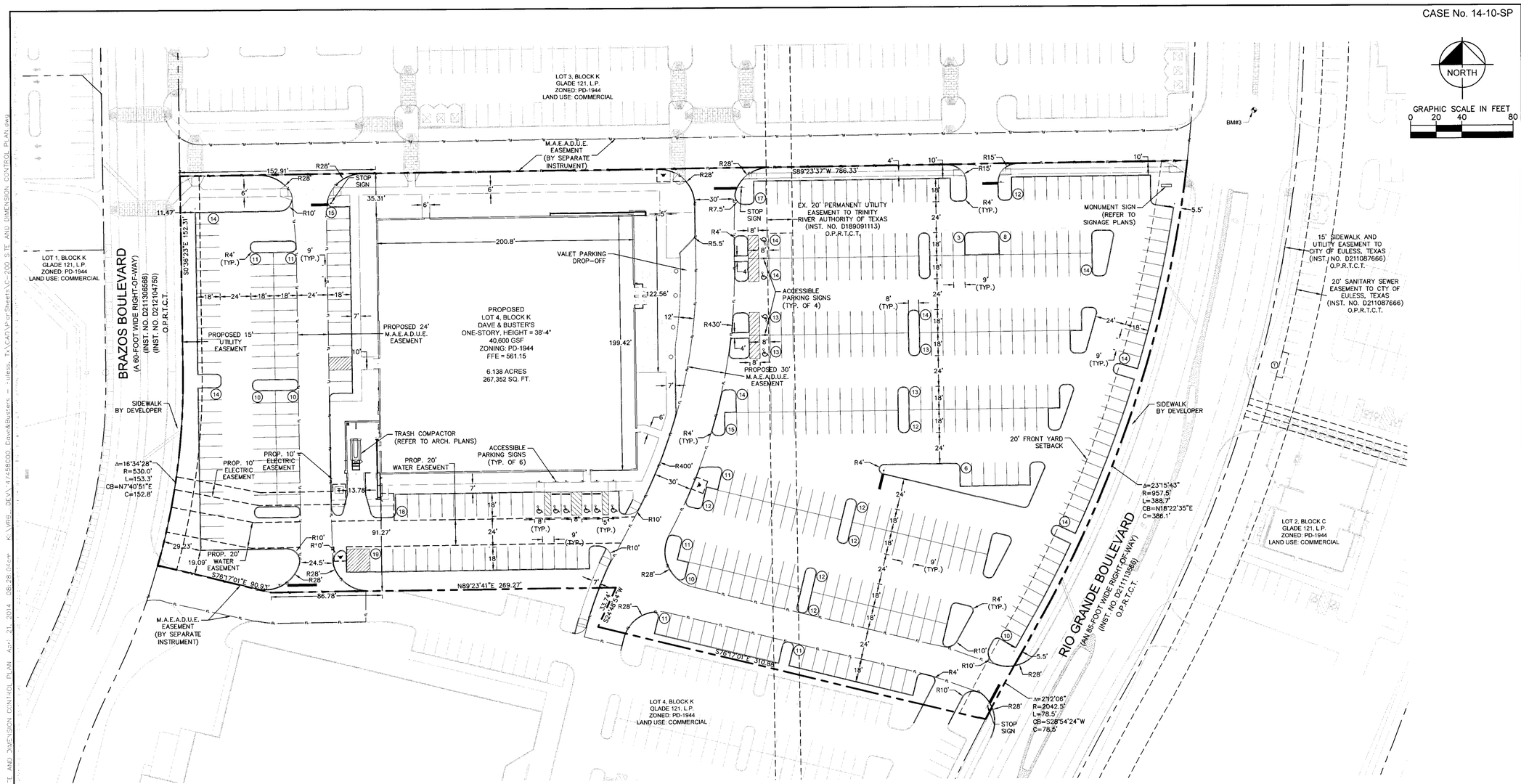
CASE No. 14-10-SP



NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN REPRESENT THE OUTER MOST BUILDING FACADE. THEY DO NOT ALWAYS REPRESENT THE BUILDING CORNER. CONTRACTOR SHALL REFERENCE FOUNDATION PLANS FOR EXACT BUILDING CORNERS. REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS.
3. SITE LIGHTING TO BE COORDINATED WITH NORTH ROCK REAL ESTATE LIGHTING SPECIFICATIONS.

BENCH MARK LIST

BM#1 SQUARE CUT FOUND ON CONCRETE INLET ON THE EAST SIDE OF RIO GRANDE BOULEVARD, ±611 FEET NORTH OF CHISHOLM TRAIL. (KHA#141)
ELEV=568.98

BM#2 ALUMINUM DISK FOUND ON CONCRETE CURB INLET AT THE NORTHEAST CORNER OF THE INTERSECTION OF RIO GRANDE BOULEVARD AND CHISHOLM TRAIL. (KHA#139)
ELEV=562.62

BM#3 SQUARE CUT WITH "X" SET ON NOSE OF CENTER MEDIAN ON RIO GRANDE BOULEVARD, ±200 FEET SOUTH OF CHISHOLM TRAIL. (KHA#53)
ELEV=560.94

BM#4 SQUARE CUT WITH "X" SET ON SOUTHWEST CORNER OF CURB INLET LOCATED ON WEST SIDE OF RIO GRANDE BOULEVARD, ±20 FEET NORTH OF CHISHOLM TRAIL. (KHA#52)
ELEV=562.66

BM#5 EULESS CONTROL MONUMENT E15 BEING A 3 1/4-INCH DOMED BRASS DISK SET IN CONCRETE WITH A 1/2-INCH CAPPED STEEL ROD STAMPED "MOAK SURV INC" FOR A SUB-SURFACE MONUMENT AND WITNESS BY AN ORANGE FIBERGLASS STAKE.(KHA#50)
ELEV=531.74
(PUBLISHED ELEV=531.40)

BM#6 EULESS CONTROL MONUMENT E16 BEING A 3 4-INCH ALUMINUM TOP SECURITY ROD MONUMENT WITH A 3-1/4-INCH ALUMINUM CAP STAMED "EULESS CONTROL MONUMENT E16 RESET DEC 2011" BENEATH A 6" ALUMINUM ACCESS COVER WITH THE SAME STAMPINGS. (KHA#51)
ELEV=594.12
(PUBLISHED ELEV=593.59)

SITE DATA

PARCEL INFO:	PART OF CALLED 161.261 ACRE TRACT RUBY-12-GLADERETAIL, LLC INST. NO. D213153303 O.P.R.T.C.T.		
ZONING DISTRICT:	PD (GLADES PARK ADDITION)		
SITE AREA:	267,352 S.F.	6.14 AC.	
MAX. BUILDING HEIGHT:	REQUIRED	PROVIDED	
	NONE	38'-4"	
SITE COVERAGE:	REQUIRED	PROVIDED	
	267,352 S.F. (6.14 AC)	267,352 S.F. (6.14 AC)	100.0%
BUILDING AREA (90% MAX.):	240,619 S.F. (5.52 AC)	40,600 S.F. (0.93 AC)	15.15%
IMPERVIOUS AREA:	N/A	166,535 S.F. (3.83 AC)	62.38%
LANDSCAPE AREA:	N/A	60,217 S.F. (1.38 AC)	22.47%
YARD SETBACKS:	REQUIRED	PROVIDED	
FRONT	20'	369.60'	
REAR	0'	152.90'	
SIDE	0'	35.2'	
PARKING SUMMARY:	REQUIRED	PROVIDED	
STANDARD	203	459	
ACCESSIBLE	9	10	
TOTAL		469	

PARKING CALCULATION:
1 SPACE PER 200 SF GROSS FLOOR AREA = ((1 SP/200 SF) X 40,600 SF) = 203 SPACES

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

CITY APPROVAL BLOCK

SITE PLAN CASE NO: 14-03
GLADE PARKS ADDITION, LOT 4, BLOCK K

1 LOT LOCATED ON 6.138 ACRES OUT OF THE J. HAVENS SURVEY, ABSTRACT NO. 685 & J. DOSS SURVEY, ABSTRACT NO. 441

CITY OF EULESS, TARRANT COUNTY, TEXAS
DATE: 3/28/2014

No.	REVISIONS	DATE	BY

Kimley-Horn and Associates, Inc.
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12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
NOT FOR CONSTRUCTION
Not for bidding or construction purposes.
Released for review by: Kimley-Horn and Associates, Inc.
Engineer: M.A. Stokes
Reg. No.: 113936 Date: 03/27/2014

KHA PROJECT 147458000
DATE 3/28/2014
SCALE AS SHOWN
DESIGNED BY MST
DRAWN BY ESM
CHECKED BY SES

SITE AND DIMENSION CONTROL PLAN

DAVE & BUSTER'S GLADE PARKS PD

PREPARED FOR
DAVE & BUSTER'S

CITY OF EULESS TEXAS

SHEET NUMBER
C-200

Plotted By: Meeks, Elizabeth Sheet: Sd\Dave & Buster's Euless TX Layout:C 200 SITE AND DIMENSION CONTROL PLAN Apr 21, 2014 08:28:06am K:\VRB_DEV\147458000 Dave&Busters - Euless\CAD\Proj-Sheets\C-200 SITE AND DIMENSION CONTROL PLAN.dwg

CASE No. 14-10-SP

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	PC	20	Pistacia chinensis / Chinese Pistache	3" cal, 12' ht x 4' spr	Full, Staight, Single Leader
	QM	8	Quercus macrocarpa / Burr Oak	3" cal, 12' ht x 4' spr	Full, Straight, Single Leader
	QS	13	Quercus shumardii / Shumard Red Oak	3" cal, 12' ht x 4' spr	Full, Single Leader, Straight
	QV	22	Quercus virginiana / Southern Live Oak	3" cal, 12' ht x 4' spr	Full, Single Leader, Straight
	TD	17	Taxodium distichum / Bald Cypress	3" cal, 12' ht x 4' spr	Full, Straight, Single Leader
	UP	15	Ulmus parvifolia / Lacebark Elm	3" cal, 12' ht x 4' spr	Full, Straight, Single Leader

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	BEA	11	Berberis thunbergii `Atropurpurea` / Red Leaf Japanese Barberry	24" ht, 18" spr, 24" oc	Full, 5 gallon min.
	COS	27	Cordatena selloana / Pampus Grass	30" ht, 24" spr., 36" oc	Full
	FOR	13	Forsythia x intermedia / Border Forsythia	24" ht, 18" spr, 36" oc	Full, 5 gallon min
	IDB	139	Ilex cornuta `Dwarf Burford` / Dwarf Burford Holly	24" ht, 18" spr, 24" oc	Full, 5 gallon min.
	LEU	41	Leucophyllum frutescens / Texas Sage	24" ht, 18" spr, 24" oc	Full, 5 gallon min.
	NAS	51	Nassella tenuissima / Texas Needle Grass	24" ht, 18" spr, 24" oc	Full, 5 gallon min.

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
	EUF	311	Euonymus fortunei `Colorata` / Purple-leaf Winter Creeper	Install	16" o.c.	Full, 1 gallon min.
	JUP	467	Juniperus chinensis procumbens / Japgarden Juniper	Install	18" o.c.	Full, 1 gallon min.
	TRA	214	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine	Install	12" o.c.	Full, 1 gallon min.

MISC	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
	SOD	TBD	Cynodon spp./ Bermuda Sod	Solid sod, with tight sand rolled joints. 100% weed/ disease/ insect free
	MULCH	TBD	Shredded Hardwood Mulch	3" depth, Brown, 4' diameter mulch ring around all trees in sod areas
	DG	TBD	Decomposed Granite	4" depth

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
AREA REQUIRED IN STREETYARD TO BE LANDSCAPED 150,535 SF X 15%	15% 22,580 SF	20.8% 31,385 SF
STREET YARDS > 100,000 SF NOT LESS THAN 55 TREES PLUS 1 TREE/ 4,000 SF	55 TREES 13 TREES	55 TREES 13 TREES
SHRUBS REQUIRED STREET YARDS > 100,000 SF NOT LESS THAN 165 SHRUBS PLUS 1 SHRUB / 500 SF OF REQ LA AREA 22,580 SF - 15,000 SF = / 7580SF/ 500 SF =	165 SHRUBS 16 SHRUBS	165 SHRUBS 33 SHRUBS
GROUNDCOVER REQUIRED STREET YARDS > 10,000 SF NOT LESS THAN 150 SF OF GCVR PLUS 5% OF REQ LA AREA 22,580 SF - 1,500 SF = 21,080 SF X 5% =	150 SF GCVR 1,054 SF GCVR	150 SF GCVR 1,535 SF GCVR
PARKING LOT & VUA AREAS STREET YARD AREA- 90 SF / 12 PARKING SPACES 346 / 12 = 29 X 90 SF = NON STREET YARD AREA - 60 SF/ 12 PARKING SPACES 123 / 12 = 11 X 60 SF =	2,610 SF 660 SF	10,667 SF 816 SF

LG TREES = 3" CAL. 12' HT
ORNAMENTAL TREES = 6' HT, 2 ORNAMENTAL = 1 LG TREE
NO MORE THAN 50% OF REQ LG TREES TO BE SUBSTITUTED
SHRUBS ALONG PARKING AREAS TO BE MAINTAINED AT 24" HT
2 SHRUBS MAY BE SUBSTITUTED FOR 10 SF OF GCVR

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWNG DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TONATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLE) TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

No.	REVISIONS	DATE	BY

Kimley-Horn and Associates, Inc.

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PHONE: 972-770-1300
TEXAS REGISTERED ENGINEERING FIRM F-928

CONSTRUCTION DOCUMENTS
Not for construction or permit purposes
Date: Nov. 2014
Kimley-Horn and Associates, Inc.
L.A.: LEAH M. CAMPBELL
L.A. No.: 2905 Date: 04/21/14

KHA PROJECT 147458000
DATE 3/31/2014
SCALE AS SHOWN
DESIGNED BY LMC
DRAWN BY LMC
CHECKED BY LMC

LANDSCAPE PLAN

DAVE & BUSTER'S EULESS, TEXAS

PREPARED FOR
DAVE & BUSTER'S

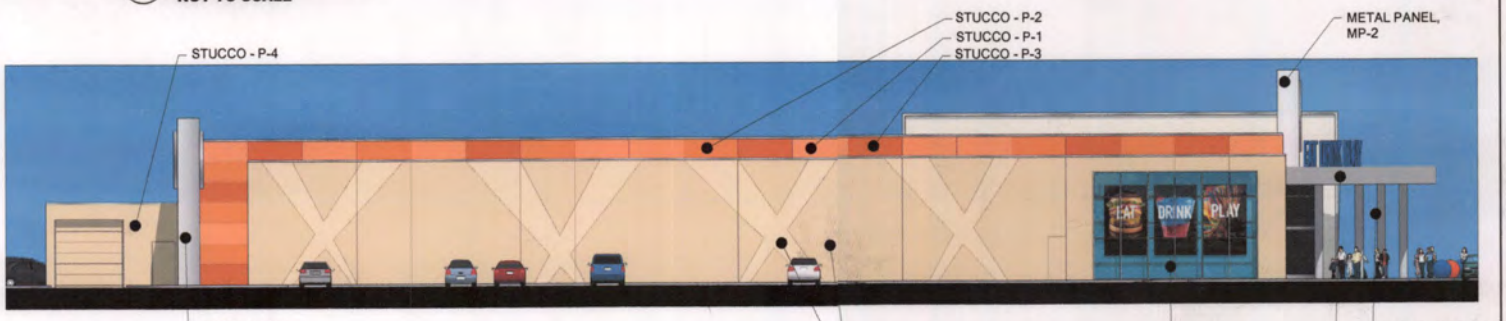
CITY OF EULESS TEXAS

SHEET NUMBER
L-100

Hunter Campbell, Leah Sheet Set: Dave & Buster's Euless TX Layout: L-100 LANDSCAPE PLAN Apr 21, 2014 09:33:19am K:\FW_LA\147458000 - Dave & Buster's Euless\Civil\CADD\PlanSheets\L-100 LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

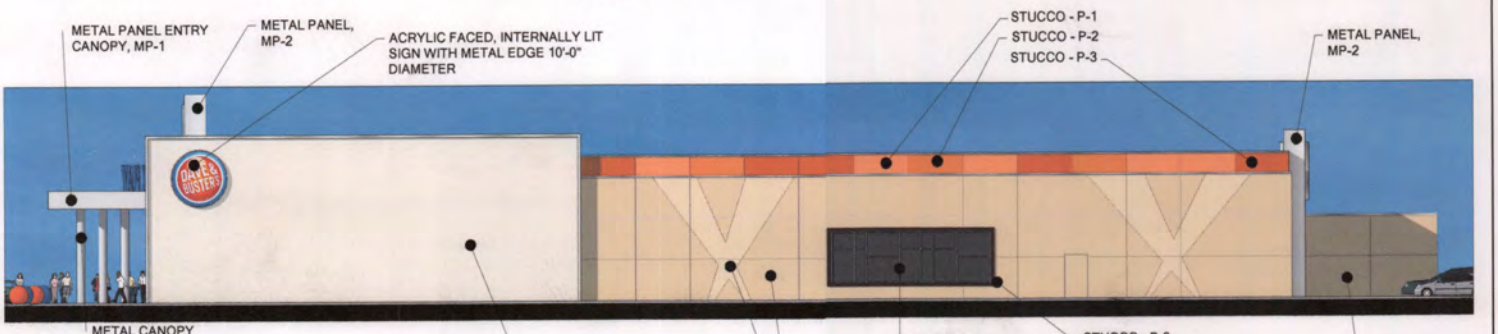
REVISED ELEVATIONS

1A EAST ELEVATION
NOT TO SCALE



2A SOUTH ELEVATION
NOT TO SCALE

3A WEST ELEVATION
NOT TO SCALE



4A NORTH ELEVATION
NOT TO SCALE

NS

ARCHITECT: Philip Kemery
DATE: 3-28-14

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

linear!
the architecture of Kemery Brundige and Young