LOT 1, BLOCK F
GLADE PARKS ADDITION
RESIDENTIAL

FUTURE
LOT 5, BLOCK K
GLADE PARKS ADDITION
ZONED: PD-1944
RETAIL

LOT 2, BLOCK F
GLADE PARKS ADDITION
DRAINAGE AND FLOWAGE EASEMENT

BRAZOS BLVD.
(EXIST. 80' R.O.W.)

RIO GRANDE BLVD.
(EXIST. 85' R.O.W.)

BLOCK C
GLADE PARKS ADDITION
ZONED: PD-1944
FUTURE COMMERCIAL

PROPOSED
24-HOUR FITNESS
37,021 S.F.

LOT 6, BLOCK K
GLADE PARKS ADDITION
ZONED: PD-1944

FUTURE
LOT 7, BLOCK K
GLADE PARKS ADDITION
ZONED: PD-1944
RETAIL

GOODNIGHT TRAIL
(EXIST. 80' R.O.W.)

BLOCK D
GLADE PARKS ADDITION
ZONED: PD-1944
FUTURE COMMERCIAL

N76° 16' 11"W
330.88'

N13° 43' 49"E
56.00'

S76° 16' 11"E
243.37'

S52° 39' 48"W
243.06'

Δ=0° 52' 10"
R=2042.50
T=15.50
L=31.00

N13° 43' 02"E
195.27'

S76° 16' 11"E
283.93'

S13° 43' 49"W
27.00'

S76° 15' 56"E
245.50'

Δ=2° 43' 14"
R=2042.50
T=48.50
L=96.98

20' BUILDING LINE

365' TO FUTURE DRIVEWAY

220' TO FUTURE DRIVEWAY

PROP. 5' SIDEWALK

EXIST. 60' R.O.W.

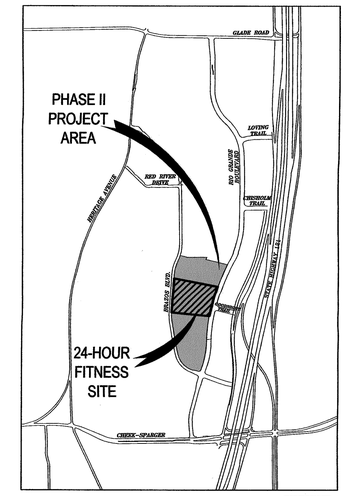
EXIST. 85' R.O.W.

24' FIRE LANE & M.E.A.D.U.E.

30' FIRE LANE & M.E.A.D.U.E.

LEGEND

— — —	PROPERTY LINE
- - - -	EASEMENT
(5)	PARKING COUNT
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE LANE
	PROPOSED SIDEWALK
MEADUE	MUTUAL AND EMERGENCY ACCESS, DRAINAGE AND UTILITY EASEMENT



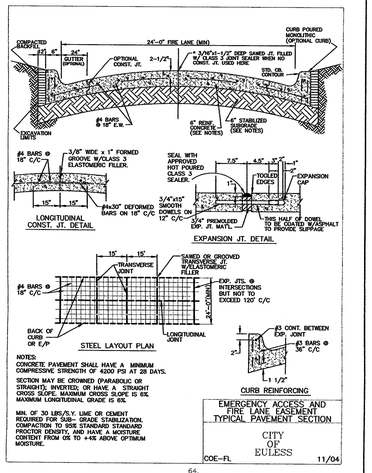
VICINITY MAP
SCALE: 1"=1000'

NOTES:
1. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE HOMELAND SECURITY AGENCY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD), AS SHOWN ON THE MAP NO. 48439C0230K, MAP REVISED SEPTEMBER 25, 2007 FOR TARRANT COUNTY AND INCORPORATED AREAS.

STATE OF TEXAS
M.L. PETERSON
92728
LICENSED
PROFESSIONAL ENGINEER
12-23-2015

GRAPHIC SCALE 1"=40'
40 0 40 80

CASE NO. 15-12-SP



SITE DATA TABLE

DESCRIPTION	UNITS	REQUIREMENT	REQUIRED	PROVIDED		
			LOT 5, BLOCK K	LOT 6, BLOCK K	LOT 7, BLOCK K	LOT 8, BLOCK K
LOT AREA	S.F.	22,500 S.F. MIN.	308,326 S.F.	152,400 S.F.	213,852 S.F.	111,076 S.F.
LOT COVERAGE	%	90% MAX.	89%	88%	83%	80%
BUILDING HEIGHT	FT.	NO MAX.	UNKNOWN	39.0 FT.	UNKNOWN	UNKNOWN
LOT WIDTH	FT.	130 FT. MIN.	471 FT.	243 FT.	354 FT.	395 FT.
BUILDING SETBACKS	FT.	FRONT: 20 FT. MIN.	20 FT.	20 FT.	20 FT.	20 FT.
		SIDE: 0 FT. MIN.	0 FT.	0 FT.	0 FT.	0 FT.
		REAR: 0 FT. MIN.	0 FT.	0 FT.	0 FT.	0 FT.

PARKING SUMMARY

LOT, BLOCK	BUILDING NUMBER	PROPOSED USED	PARKING GROUP	PARKING REQUIREMENT	BUILDING AREA (S.F.)	REQUIRED PARKING	PARKING PROVIDED
LOT 5, BLOCK K	1	APPAREL	6	1 SPACE PER 200 S.F.	50,000	250	374
	2	FURNITURE	9	1 SPACE PER 400 S.F.	40,000	100	
LOT 6, BLOCK K	3	FITNESS CENTER	5	1 SPACE PER 200 S.F.	37,021	185	216
LOT 7, BLOCK K	4	RETAIL	6	1 SPACE PER 200 S.F.	14,000	70	247
	5	RETAIL	6	1 SPACE PER 200 S.F.	25,000	125	
LOT 8, BLOCK K	6	HOTEL	1	1 SPACE PER UNIT	115 ROOMS	115	142
PHASE 2 TOTAL PARKING						845	979

24-HOUR FITNESS SITE PLAN

SITE PLAN LAYOUT

GLADE PARKS
CITY OF EULESS, TEXAS

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

DRAWN BY: AM	PROJECT NO. 2529-1026A	SHEET SP1.01
DATE: 11/20/2015	SHEET 1 OF 5	

PLOTTED BY: DNSY
PLOTTED ON: 12/23/2015 2:25 PM
FILE PATH: \\GAI-FS\CAD\PROJECTS\2529\PHASE 2\24HR FITNESS\SITE PLAN\CAD\SHEETS\SP1.01.DWG
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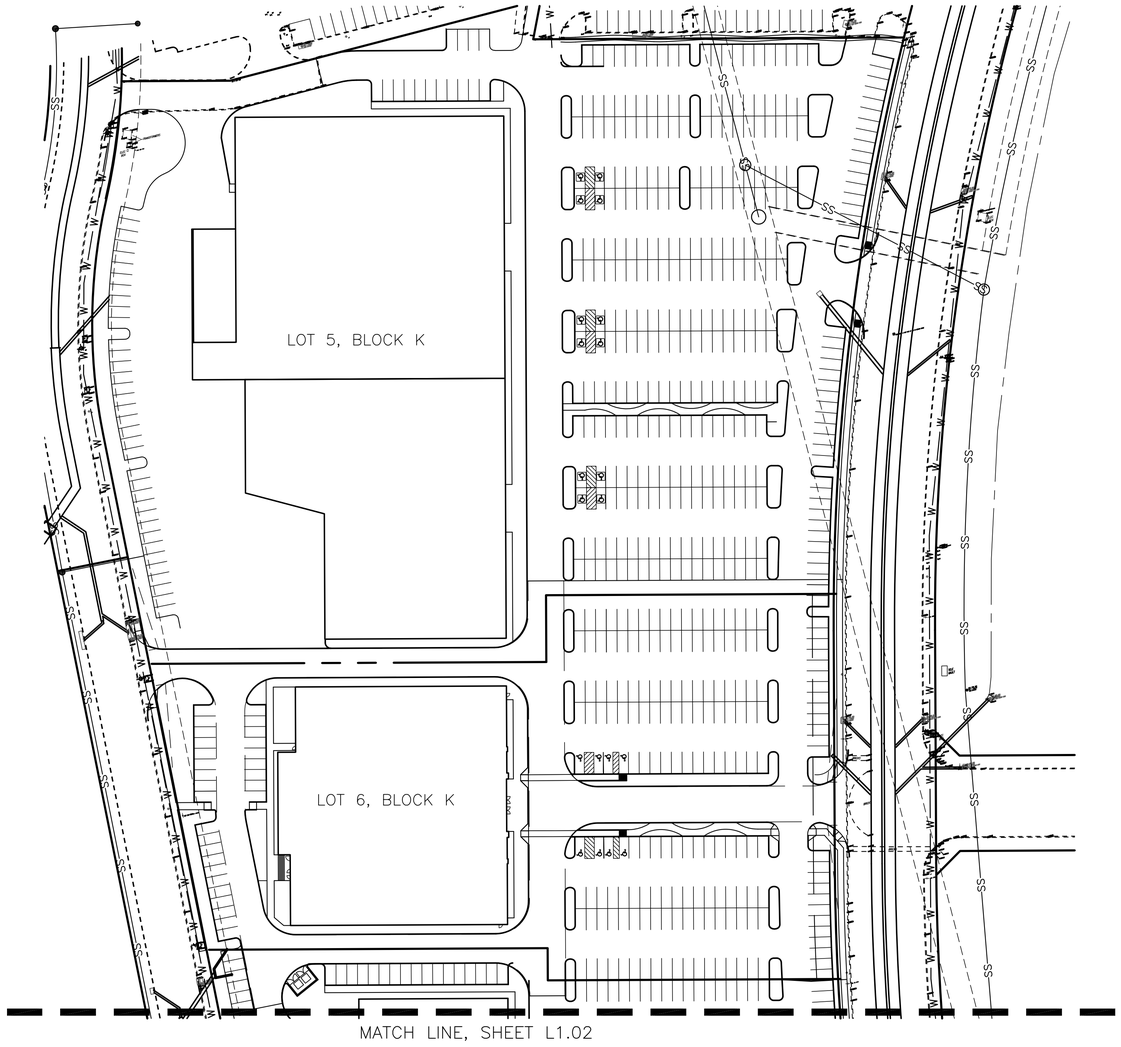


CITY OF EULESS LANDSCAPE REQUIREMENTS LOT 5		
STREETYARD LANDSCAPE	15% OF STREET YARD SHALL BE LANDSCAPE	
	REQUIRED	PROVIDED
	197,681 SF X 15% = 29,652 SF	25,047 SF
	NOT LESS THAN 55 TREES PLUS 1/4000 SF OVER 100,000	
	REQUIRED	PROVIDED
	97,681 SF / 4,000 = 24 + 55 TREES = 79	xxx SF
	NOT LESS THAN 165 SHRUBS PLUS 1/500 SF OVER 15,000	
	REQUIRED	PROVIDED
	10,047 SF / 500 = 20 + 165 SHRUBS = 185	xxx
	NOT LESS THAN 150 SF OF GROUNDCOVER PLUS 5% OF REQUIRED SF OVER 1,500	
	REQUIRED	PROVIDED
	17,693 SF X 5% = 1,177 + 150 SF = 1,327 SF	xxx
PARKING LOT LANDSCAPE	90 SF PER 12 PARKING SPACES	
	REQUIRED	PROVIDED
	377 SPACES / 12 X 90 = 2,827 SF	7,566 SF

CITY OF EULESS LANDSCAPE REQUIREMENTS LOT 6		
STREETYARD LANDSCAPE	15% OF STREET YARD SHALL BE LANDSCAPE	
	REQUIRED	PROVIDED
	106,197 SF X 15% = 15,929 SF	16,289 SF
	NOT LESS THAN 55 TREES PLUS 1/4000 SF OVER 100,000	
	REQUIRED	PROVIDED
	6,197 SF / 4,000 = 2 + 55 TREES = 57	42 TREES + 15 CREDITS (ORNAMENTAL) = 57 TREES
	NOT LESS THAN 165 SHRUBS PLUS 1/500 SF OVER 15,000	
	REQUIRED	PROVIDED
	929 SF / 100 = 9 + 165 SHRUBS = 174	195 SHRUBS
	NOT LESS THAN 150 SF OF GROUNDCOVER PLUS 5% OF REQUIRED SF OVER 1,500	
	REQUIRED	PROVIDED
	14,429 SF X 5% = 721 + 150 SF = 871 SF	4,850 SF GROUNDCOVER
PARKING LOT LANDSCAPE	90 SF PER 12 PARKING SPACES	
	REQUIRED	PROVIDED
	216 SPACES / 12 X 90 = 1,620 SF	2,065 SF

1. ALL REQUIRED LANDSCAPE SHALL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM APPROVED BY ADMINISTRATOR.
2. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED BY DEVELOPER/OWNER OF THE LAND AT ALL TIMES.
3. ALL REQUIRED LANDSCAPING WHICH ARE ADJACENT TO PAVING SHALL BE PROTECTED WITH CURBS.

NOTE: UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.

TREE REMOVAL			
Number	DBH	Common Name	Comment–Reason
THERE ARE NO EXISTING TREES ON THIS SITE			

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NORTH

0 60 120 180
SCALE: 1" = 60'-0"

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1–800–344–8377
TEXAS ONE CALL SYSTEMS
1–800–245–4545
LONE STAR NOTIFICATION CENTER
1–800–669–8344 EXT. 5

BEFORE YOU DIG...

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
7201 Grand Hill Drive
North Richland Hills, TX 76182-4761 817-470-9735
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

REGISTERED LANDSCAPE ARCHITECT
GREGORY A. CUPPETT
2672
STATE OF TEXAS
12/18/15

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGESTRATION NUMBER 2672 ON 12/18/15, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

CASE # 15–12–SP

24-HOUR FITNESS

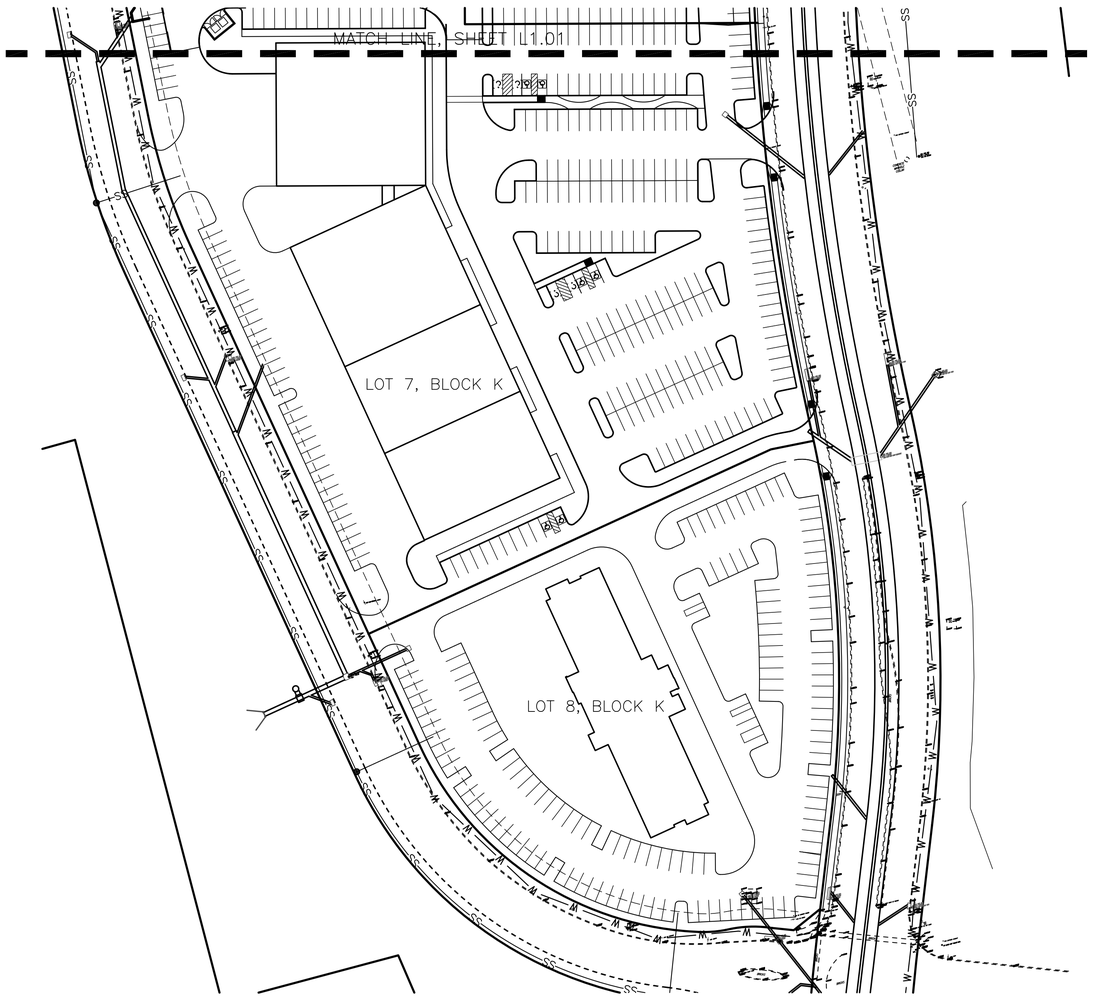
PHASE 2 LANDSCAPE REQUIREMENTS

GLADE PARKS
CITY OF EULESS, TEXAS

Graham Associates,Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

DRAWN BY: As-Noted	PROJECT NO. 2529-1026A	SHEET
DATE: 11/19/2015	SHEET 1 OF 6	L1.01

PLOTTED BY: JOHN
PLOTTED ON: 12/21/2015 11:30 AM
FILE NAME: C:\USERS\PUBLIC\DOCUMENTS\GREGSDOCUMENTS\NORTH ROCK REAL ESTATE\24 HOUR FITNESS\24-HOUR LANDSCAPE.DWG
SHEET SIZE: ARCH D 1" = 1'



CITY OF EULESS LANDSCAPE REQUIREMENTS LOT 7		
STREETYARD LANDSCAPE	15% OF STREET YARD SHALL BE LANDSCAPE	
	REQUIRED	PROVIDED
	150,018 SF X 15% = 22,503 SF	27,653 SF
	NOT LESS THAN 55 TREES PLUS 1/4000 SF OVER 100,000	
	REQUIRED	PROVIDED
	50,018 SF / 4,000 = 13 + 55 TREES = 68	xx TREES
	NOT LESS THAN 165 SHRUBS PLUS 1/500 SF OVER 15,000	
	REQUIRED	PROVIDED
	7,503 SF / 100 = 15 + 165 SHRUBS = 180	xxx SHRUBS
	NOT LESS THAN 150 SF OF GROUNDCOVER PLUS 5% OF REQUIRED SF OVER 1,500	
	REQUIRED	PROVIDED
	21,003 SF X 5% = 1,050 + 150 SF = 1,200 SF	xxx SF GROUNDCOVER
PARKING LOT LANDSCAPE	90 SF PER 12 PARKING SPACES	
	REQUIRED	PROVIDED
	248 SPACES / 12 X 90 = 1,860 SF	7,999 SF

CITY OF EULESS LANDSCAPE REQUIREMENTS LOT 8		
STREETYARD LANDSCAPE	15% OF STREET YARD SHALL BE LANDSCAPE	
	REQUIRED	PROVIDED
	89,518 SF X 15% = 13,428 SF	15,668 SF
	NOT LESS THAN 10 TREES PLUS 1/2000 SF OVER 10,000	
	REQUIRED	PROVIDED
	79,518 SF / 2,000 = 40 + 10 TREES = 50	xx TREES
	NOT LESS THAN 30 SHRUBS PLUS 1/100 SF OVER 1,500	
	REQUIRED	PROVIDED
	11,928 SF / 100 = 119 + 30 SHRUBS = 149	xxx SHRUBS
	NOT LESS THAN 150 SF OF GROUNDCOVER PLUS 5% OF REQUIRED SF OVER 1,500	
	REQUIRED	PROVIDED
	11,928 SF X 5% = 596 + 150 SF = 746 SF	xxx SF GROUNDCOVER
PARKING LOT LANDSCAPE	90 SF PER 12 PARKING SPACES	
	REQUIRED	PROVIDED
	141 SPACES / 12 X 90 = 1,058 SF	6,878 SF

CITY OF EULESS LANDSCAPE REQUIREMENTS PHASE 2		
STREETYARD LANDSCAPE	15% OF STREET YARD SHALL BE LANDSCAPE	
	REQUIRED	PROVIDED
	543,414 SF X 15% = 81,512 SF	84,657 SF
	NOT LESS THAN 55 TREES PLUS 1/4000 SF OVER 100,000	
	REQUIRED	PROVIDED
	443,414 SF / 4,000 = 111+55 TREES = 166 TREES	xx TREES
	NOT LESS THAN 165 SHRUBS PLUS 1/500 SF OVER 15,000	
	REQUIRED	PROVIDED
	66,512 SF / 500 = 133 + 165 SHRUBS = 298	xxx SHRUBS
	NOT LESS THAN 150 SF OF GROUNDCOVER PLUS 5% OF REQUIRED SF OVER 1,500	
	REQUIRED	PROVIDED
	80,012 SF X 5% = 4,001 + 150 SF = 4,151 SF	xxx SF GROUNDCOVER
PARKING LOT LANDSCAPE	90 SF PER 12 PARKING SPACES	
	REQUIRED	PROVIDED
	980 SPACES / 12 X 90 = 7,350 SF	24,508 SF

1. ALL REQUIRED LANDSCAPE SHALL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM APPROVED BY ADMINISTRATOR.
2. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED BY DEVELOPER/OWNER OF THE LAND AT ALL TIMES.
3. ALL REQUIRED LANDSCAPING WHICH ARE ADJACENT TO PAVING SHALL BE PROTECTED WITH CURBS.

NOTE: UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

TREE REMOVAL			
Number	DBH	Common Name	Comment–Reason
THERE ARE NO EXISTING TREES ON THIS SITE			

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NORTH

0 60 120 180

SCALE: 1" = 60'–0"

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
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TEXAS ONE CALL SYSTEMS
1–800–245–4545
LONE STAR NOTIFICATION CENTER
1–800–669–8344 EXT. 5

BEFORE YOU DIG...

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
7001 Grapevine Hwy, Suite 110
North Richland Hills, TX 76182-4761 817-476-9739
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

REGISTERED LANDSCAPE ARCHITECT
GREGORY A. CUPPETT
2072
STATE OF TEXAS
12/18/15

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT. LANDSCAPE ARCHITECT REGISTRATION NUMBER 2072 ON 12/18/15, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

CASE # 15–12–SP

24-HOUR FITNESS

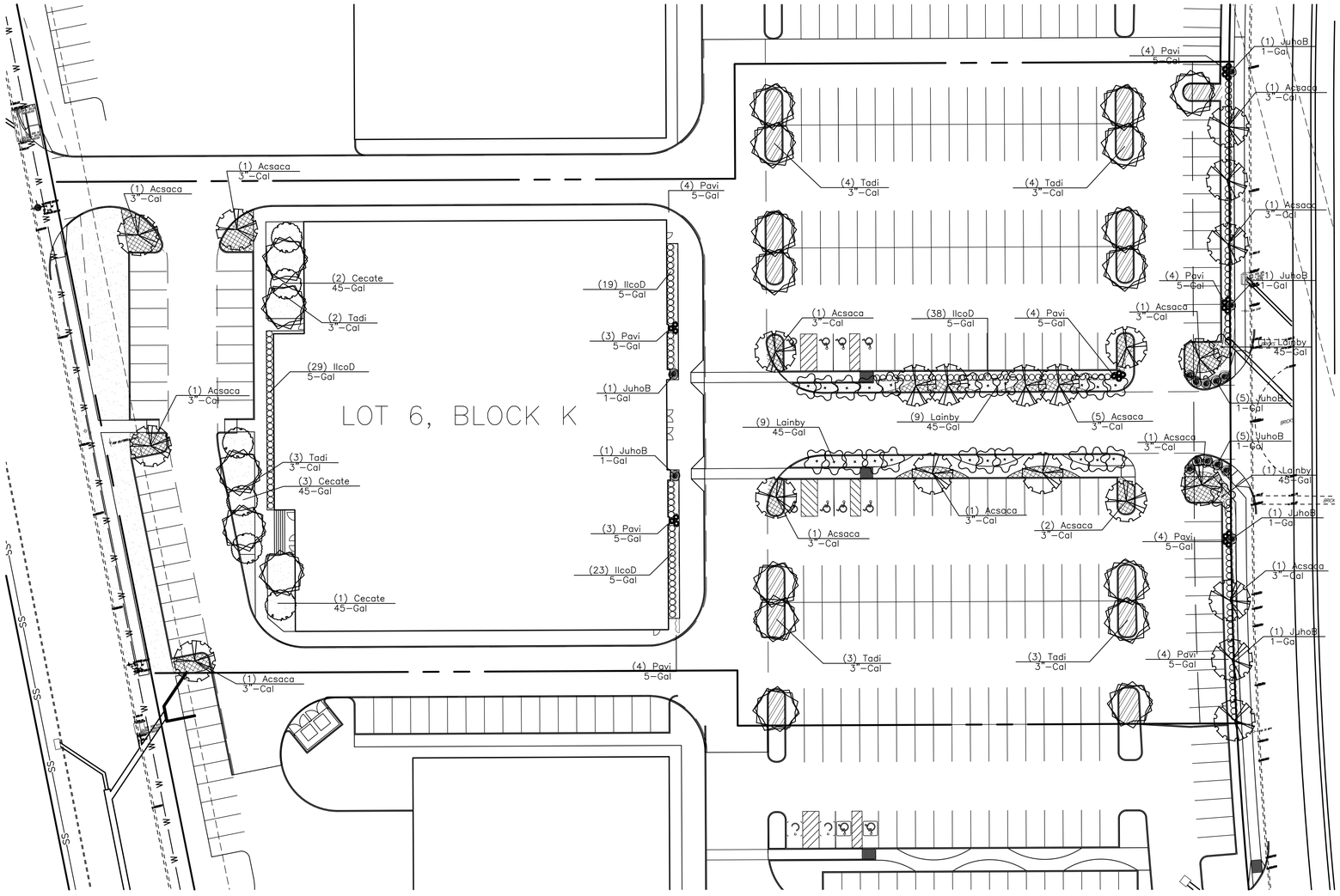
PHASE 2 LANDSCAPE REQUIREMENTS

GLADE PARKS
CITY OF EULESS, TEXAS

Graham Associates,Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

DRAWN BY: As-Noted	PROJECT NO. 2529-1026A	SHEET
DATE: 11/19/2015	SHEET 1 OF 6	L1.02

PLOTTED BY: JOHN
PLOTTED ON: 12/21/2015 11:29 AM
FILE NAME: C:\USERS\PUBLIC\DOCUMENTS\GREGSDOCUMENTS\NORTH ROCK REAL ESTATE\24 HOUR FITNESS\24-HOUR LANDSCAPE.DWG
SHEET SIZE: ARCH D 1" = 1'



CITY OF EULESS LANDSCAPE REQUIREMENTS LOT 6		
STREETYARD LANDSCAPE	15% OF STREET YARD SHALL BE LANDSCAPE	
	REQUIRED	PROVIDED
	106,197 SF X 15% = 15,929 SF	16,289 SF
	NOT LESS THAN 55 TREES PLUS 1/4000 SF OVER 100,000	
	REQUIRED	PROVIDED
	6,197 SF / 4,000 = 2 + 55 TREES = 57	42 TREES + 15 CREDITS (ORNAMENTAL) = 57 TREES
	NOT LESS THAN 165 SHRUBS PLUS 1/500 SF OVER 15,000	
	REQUIRED	PROVIDED
	929 SF / 100 = 9 + 165 SHRUBS = 174	212 SHRUBS
	NOT LESS THAN 150 SF OF GROUNDCOVER PLUS 5% OF REQUIRED SF OVER 1,500	
	REQUIRED	PROVIDED
	14,429 SF X 5% = 721 + 150 SF = 871 SF	4,850 SF GROUNDCOVER
PARKING LOT LANDSCAPE	90 SF PER 12 PARKING SPACES	
	REQUIRED	PROVIDED
	216 SPACES / 12 X 90 = 1,620 SF	2,065 SF

1. ALL REQUIRED LANDSCAPE SHALL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM APPROVED BY ADMINISTRATOR.
2. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED BY DEVELOPER/OWNER OF THE LAND AT ALL TIMES.
3. ALL REQUIRED LANDSCAPING WHICH ARE ADJACENT TO PAVING SHALL BE PROTECTED WITH CURBS.

NOTE: UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.

TREE REMOVAL			
Number	DBH	Common Name	Comment-Reason
THERE ARE NO EXISTING TREES ON THIS SITE			

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. IF EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4;1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. CONTRACTOR SHALL STAKE ALL TREE LOCATIONS FOR OWNER APPROVAL PRIOR TO PLANTING.

CASE # 15-12-SP

PLANT LEGEND

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
	20	Tadi	Taxodium distichum	Bald cypress	3"-Cal	B & B
	175	IlcoD	Ilex cornuta 'Dwarf Burford'	Dwarf Burford holly	5-Gal	36" O.C.
	24	Lainby	Lagerstoemia indica 'Byar's White'	'Byar's White' Crape myrtle	45-Gal	3-5 canes
	15	JuhoB	Juniperus horizontalis 'Bar Harbor'	Bar Harbor juniper	1-Gal	60" O.C.
	22	Pavi	Panicum virgatum	Switchgrass	5-Gal	36" O.C.
	22	Acsaca	Acer saccharum 'Caddo'	Caddo maple	3"-Cal	B & B
	6	Cecate	Cercis canadensis 'Texensis'	Texas redbud	45-Gal	Single straight trunk
	1077		Liriope 'Gigantea'	Giant lilyturf	4"-Pots	18" O.C.
	600		Stipa tenuissima	Mexican feathergrass	1-Gal	18" O.C.
	1710		Euonymus fortunei 'Coloratus'	Purple wintercreeper	4"-Pots	12" O.C.
			Cynodon dactylon	Bermuda grass	Solid Sod	

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NORTH

0 30 60 90

SCALE: 1" = 30'-0"

CAUTION!!!
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BEFORE YOU DIG...

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
6233 Mid Cities Blvd. Suite B
North Richland Hills, TX 76180-7411 817-416-2930
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

REGISTERED LANDSCAPE ARCHITECT GREGORY A. CUPPETT 2672 STATE OF TEXAS

12/18/15

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 12/18/15. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

24-HOUR FITNESS

PLANTING PLAN

GLADE PARKS
CITY OF EULESS, TEXAS

Graham Associates,Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

DRAWN BY: As-Noted	PROJECT NO. 2529-1026A	SHEET
DATE: 11/19/2015	SHEET 1 OF 6	L1.03

PLOTTED BY: JOHN
PLOTTED ON: 12/21/2015 11:29 AM
FILE NAME: C:\USERS\PUBLIC\DOCUMENTS\GREGSDOCUMENTS\NORTH ROCK REAL ESTATE\24 HOUR FITNESS\24-HOUR LANDSCAPE.DWG
SHEET SIZE: ARCH D 1" = 1'

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GENERAL PARKING	Illuminance	FC	4.01	7.7	2.0	2.01	3.85

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	
	4	A	4 @ 90 DEGREES	22500	0.810	EL-ORLD-320-PSMH-x-FG-V-(4)@90	27.5' Mou
	3	B	3 @ 90 DEGREES	22500	0.810	EL-ORLD-320-PSMH-x-FG-V-(3)@90	27.5' Mounti
	5	C	D180°	22500	0.810	EL-ORLD-320-PSMH-x-FG-V-(2)@180	27.5' Mounti
	1	D	SINGLE	22500	0.810	EL-ORLD-320-PSMH-x-FG-V-(2)@180	27.5' Mounti
	10	E	SINGLE	12000	0.810	ALDC-15-250P-4H	WALL MOUNT @ 18.0' Mounting Hei

NOTE: THE PROPERTY REPRESENTEDON THIS PLAN CONFORMS WITH THE PARKING LOT LIGHTING REQUIREMENTS OF SECTION 84-20(K1) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS, TEXAS.

01 SITE PLAN - PHOTOMETRICS

SCALE: 1" = 30'

PLOTTED BY: LACY LANE
PLOTTED ON: 12/22/2015
FILE NAME: F:\15\15186\186_SL-1.00.DWG
SHEET SIZE: ANSI A (8.50 X 11.00 INCHES) 4 41/64" = 1"

bei
1 BASHARKHAH
2 ENGINEERING
3 INCORPORATED
Texas Registered Engineering Firm F-1026
STATE OF TEXAS
S. BASHARKHAH
53894
REGISTERED PROFESSIONAL ENGINEER
12/1/15
10260 N. Central Expressway
Suite 220
Dallas, Texas 75231
(214) 659-9000
BEI Job # 15186

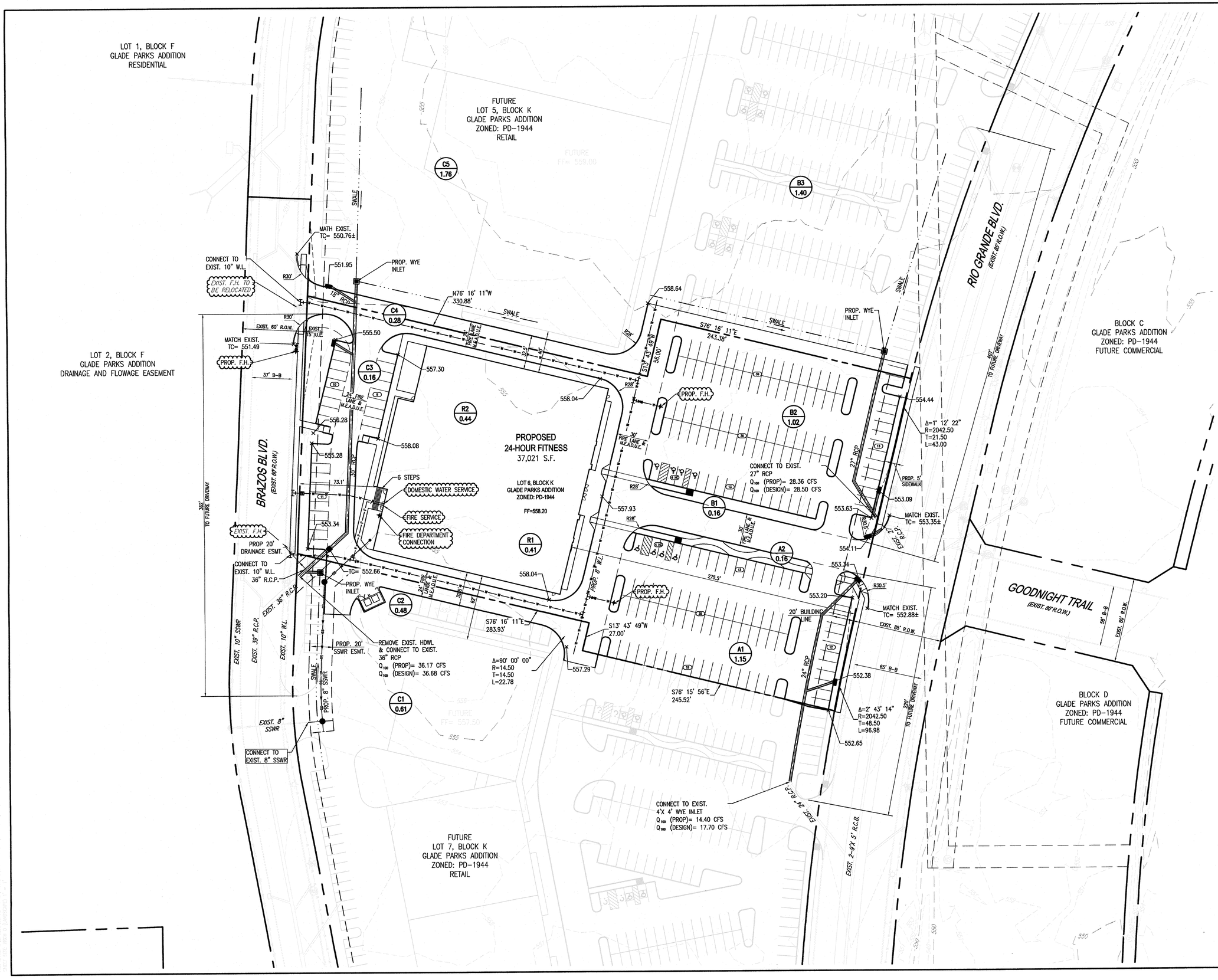
24-HOUR FITNESS SITE PLAN

SITE PLAN LAYOUT - Case # 15-12-SP

GLADE PARKS
CITY OF EULESS, TEXAS

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 10153800

DRAWN BY: As-Noted	PROJECT NO. 2529-1026A	SHEET
DATE: 12/1/2015	SHEET 1 OF 1	SL-1.00



LEGEND

- PROPERTY LINE
- EASEMENT
- W — PROP. WATER LINE
- SS — PROP. SAN SEWER
- PROP. FIRE HYDRANT
- PROP. SAN. SEWER MANHOLE
- MEADUE — MUTUAL AND EMERGENCY ACCESS, DRAINAGE AND UTILITY EASEMENT
- DRAINAGE DIVIDE
- A1 / 0.50 — DRAINAGE AREA NO. / AREA (ACRES)
- 566.00 — PROPOSED SPOT GRADE
- TC — TOP OF CURB
- TG — TOP OF GRATE
- TP — TOP OF PAVEMENT

NOTES:

1. ALL SPOT GRADES ARE TO TOP OF CURB UNLESS NOTED OTHERWISE.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE HOMELAND SECURITY AGENCY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD), AS SHOWN ON MAP. NO. 48439C0230K, MAP REVISED SEPTEMBER 25, 2007 FOR TARRANT COUNTY AND INCORPORATED AREAS.
3. THE BUILDING'S FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 100 FT. OF A FIRE HYDRANT.

DRAINAGE RUNOFF TABLE

D.A.	AREA (ac)	"C"	T_C USED (min)	$I_{(100)}$ (in/hr)	$Q_{(100)}$ (cfs)
A1	1.15	0.95	10	11.57	12.64
A2	0.16	0.95	10	11.57	1.76
B1	0.16	0.95	10	11.57	1.76
B2	1.02	0.95	10	11.57	11.21
B3	1.40	0.95	10	11.57	15.39
C1	0.61	0.95	10	11.57	6.70
C2	0.48	0.95	10	11.57	5.28
C3	0.16	0.95	10	11.57	1.76
C4	0.28	0.95	10	11.57	3.08
C5	1.76	0.95	10	11.57	19.35
ROOF					
R1	0.41	0.95	10	11.57	4.51
R2	0.44	0.95	10	11.57	4.84

STATE OF TEXAS
M.L. PETERSON
92728
LICENSED
PROFESSIONAL ENGINEER
01-18-2016

GRAPHIC SCALE 1"=40'
40 0 40 80

CASE NO. 15-12-SP

24-HOUR FITNESS SITE PLAN

GRADING & UTILITY LAYOUT

GLADE PARKS
CITY OF EULESS, TEXAS

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-119 / TBPLS FIRM: 101938-00

DRAWN BY: AM	PROJECT NO. 2529-1026A	SHEET
DATE: 11/20/2015	SHEET 4 OF 5	SP2.00