


SITE PLAN APPLICATION

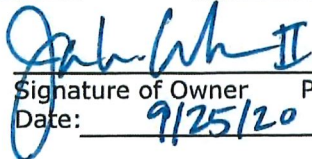
SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Greystar Development Central, LLC
Street Address: 600 E. Las Colinas Blvd. Suite 2100
City: Irving State: TX Zip: 75039
Telephone: 714-856-7104 Fax: _____ E-mail: jthulin@greystar.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: RCM Keller Center Stage, LLC
Street Address: 909 Lake Carolyn Parkway, Suite 150
City: Irving State: TX Zip: 75039
Telephone: 469-533-4100 Fax: _____ E-mail: jwarchie@realtycapital.com


Signature of Applicant _____
Date: 9/25/20


Signature of Owner _____ Printed Name of Owner James W. Archie II
Date: 9/25/20

Engineer/Architect: Kimley-Horn Contact Name(s): Joe Fraccaro
Street Address: 2201 W. Royal Ln. #275
City: Irving State: TX Zip: 75063
Telephone: 806-223-8734 Fax: _____ E-mail: joe.fraccaro@kimley-horn.com

SECTION 2: GENERAL SITE INFORMATION

Legal Description: Lot(s): 1-7 Block(s): A Subdivision: CENTER STAGE ADDITION
Name: ELAN KELLER
Street Address: _____
Current Zoning: PLANNED DEVELOPMENT Proposed Zoning: PLANNED DEVELOPMENT
Current Use of Property: VACANT
Proposed Use of Property: 475 MULTIFAMILY DWELLING UNITS; 24,000SF RETAIL
Square Footage of Existing Building(s): NONE
Square Footage of Proposed Building(s): 462,869SF

Note: A special drainage meeting may be required.



SITE PLAN APPLICATION

SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

Site Plan Sheet

JAF	The application fee
JAF	Seven (7) ^{TWO} 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
JAF	Site Plan Sheet <ul style="list-style-type: none"> ▪ Title Block in lower right hand corner of site plan to include: <ul style="list-style-type: none"> • Project's name. • Name, address, telephone number, fax number, and contact person of the Applicant. • Name, address, telephone number, fax number, and contact person of the Owner. • Name, address, telephone number, fax number, and contact person of the preparer (Architect or Engineer). • Address and/or legal description of the project (addition's name, lots, and blocks). • Total acreage and zoning. • Date of preparation and dates of revisions, if any (as the site plan is revised, add dates of revision to each submittal)
JAF	A summary table showing: <ul style="list-style-type: none"> • Total building square footage. • Number of required parking spaces (show calculations based on building usage). • Number of provided parking spaces (number of handicapped parking spaces shall not be included as part of required parking spaces).
JAF	Graphic Scale labeled with scale used.
JAF	North arrow oriented to the top or right of sheet.
JAF	Vicinity map of the City Base Map with scale of 1"=1,000' with site location shaded.
JAF	Distances and bearings of all lots.
N/A	Cross section of proposed streets, alleys, and parking lots, showing the width and type of pavement and the location and width of sidewalks.
JAF	The footprints of all proposed buildings or structures.
JAF	Setback lines as required by the respective zoning district.
JAF	The names and widths of rights-of-way and pavement of existing and proposed streets and alleys.
JAF	All curbs or pavement edge and lane striping on adjacent streets with dimensions.
JAF	Driveway and sidewalk locations with dimensions and curve radii labeled.
JAF	Parking layout, including maneuvering, loading, and unloading areas.

JAF	Easements, deed restrictions, or other encumbrances that impact development of the lot.
JAF	Location, type, material, and height of: <ul style="list-style-type: none"> • Required screening walls or fences, including elevations. • Site lighting showing the height and location of exterior light fixtures. • Signs locations (All signs shall be permitted separately and meet the sign requirements of this Code at the time of permit).
JAF	Location and screening of trash receptacles with materials clearly identified (Trash receptacles/dumpsters are required for all non-single family-residential developments unless other acceptable alternative is proposed).
JAF	Zoning, legal description, and owner of record for all adjacent lots or tracts.
JAF	Park/Trail location and improvements, if applicable.
JAF	Location of all utility boxes, cabinets, or meters, which shall be located at rear or side of building, if practical.
Preliminary Utility Plan	
JAF	All property lines and easements.
JAF	The footprints of all proposed buildings or structures
JAF	Driveway and sidewalk locations with dimensions and curve radii labeled.
JAF	Parking layout, including maneuvering, loading, and unloading areas.
JAF	Location and size of all existing and proposed water and sewer lines.
JAF	Location and size of all other utilities existing and proposed, underground or overhead.
JAF	Fire protection, including locations of existing and proposed fire hydrants, fire lanes, and fire lines, with all dimensions clearly designated.
JAF	Distances to closest existing fire hydrants, on-site or off-site, which would provide water access for this property in the event of a fire.
Preliminary Grading and Drainage Plan	
JAF	All property lines and easements.
JAF	The footprints of all proposed buildings or structures.
JAF	Driveway and sidewalk locations with dimensions and curve radii labeled.
JAF	Parking layout, including maneuvering, loading, and unloading areas.
JAF	Existing and proposed contours.

JAF	Location of existing and proposed drainage structures with sizes and dimensions clearly labeled.
N/A	Location of 100-year floodplain and floodway.
N/A	Location of proposed improvements in relation to Areas of Special Flood Hazard.
JAF	Elevation from mean sea level of new or substantially improved structures.
N/A	A certificate from a Texas-registered Professional Engineer or Architect that states non-residential flood proofed structures meet the criteria contained in the Flood Plain Ordinance.
JAF	Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of the proposed development.
Landscape Plan - prepared by a Texas Registered Landscape Architect	
JAF	A minimum scale of 1" = 50'
JAF	Name of preparer.
JAF	Date of preparation.
JAF	North arrow oriented to the top ^{BOTTOM} or right of the sheet.
JAF	Location and spacing of all plants and landscaping materials and features to be used, including paving, benches, and fountains.
JAF	Species, quantity, and size of all plant materials to be used.
JAF	Location, size, and species of all trees to be preserved ("tree stamps" may not be used unless they indicate the true size and location of trees).
JAF	Depth of pond, if applicable.
JAF	Topography.
JAF	Description of provisions for maintenance.
JAF	A note that states that all landscaped areas will be irrigated and that detailed irrigation plans will be submitted with construction plans.
JAF	A note that all landscaped areas are to be maintained in accordance with City regulations.
JAF	Location and size of all other utilities existing and/or proposed, underground or overhead, including private transmission lines.
JAF	Any required mitigation trees are marked with an "M" and are in addition to required landscaping trees.

JAF	<p>Landscape table listing landscaping requirements per Section 8.08 and showing how these requirements are met. Basic criteria listed below, see Section 8.08 for detailed landscaping requirements.</p> <ul style="list-style-type: none"> • Foundation planting a minimum of five feet (5') in width shall be provided at the fronts and sides of buildings. • Parking lots shall be 100% screened with shrubs or berms adjacent to all public streets. • No more than twelve (12) consecutive parking spaces shall be allowed without the interruption of a nine foot by twelve foot landscaped island and all parking rows ending with a landscape island. • Required 15% of parking area landscaped. • For large parking lots with several rows of parking spaces, a minimum ten-foot (10') wide continuous landscaped island shall be provided at various locations. • Parking lots shall be 100% screened with shrubs or berms adjacent to all public streets. • Minimum thirty-foot (30') landscape buffer adjacent to all thoroughfares with four (4) or more lanes as classified on the current Comprehensive Thoroughfare Plan Buffers along other Rights-of-Way with Minimum four inch (4") caliper canopy trees spaced twenty-five feet (25') and two (2) ornamental trees per fifty linear feet (50') of frontage planted in clusters or linear arrangement. • Minimum fifteen-foot (15') landscape buffer adjacent to all other public streets with minimum three inch (3") caliper canopy trees spaced thirty feet (30') on center in a straight line. • Minimum thirty-foot (30') landscape buffer adjacent to all properties with residential uses or zoning or when residential zoning or uses are across the street from the side or rear yard of a non-residential or multi-family development with minimum three inch (3") caliper canopy trees spaced thirty feet (30') on center in a straight line. • Minimum ten-foot (10') landscape buffer adjacent to side and rear property lines when adjacent to non-residential uses or zoning with minimum three inch (3") caliper canopy trees spaced thirty feet (30') on center in a straight line. <p><i>Some additional or varied standards apply in Special Zoning Districts including Old Town and Town Center.</i></p>
Elevations	
JAF	Architectural elevations showing all sides of the proposed building and labeled north, south, east and west.
JAF	The height of the proposed building clearly dimensioned.
JAF	All exterior finishes and roofing materials clearly identified.
JAF	A table showing the percent of each building material per elevation and for the entire building, exclusive of windows and doors.
JAF	One 11" x 17" sheet with all elevations in color with labels and dimensions removed to serve as a color sample of exterior finishes.
Photometric Plans	
<input type="checkbox"/>	All property lines and easements.
JAF	The footprints of all proposed buildings or structures.
JAF	Parking layout, including maneuvering, loading, and unloading areas.
JAF	Type, location, and height of all proposed light poles and fixtures.



Aerial Overlay

JAF A recent aerial photograph must be submitted (if applicable) in either 11" x 17" or 8.5" x 11" format with an attached transparent overlay.

JAF All property lines and easements.
 The footprints of all proposed buildings or structures.

JAF Driveway and sidewalk locations.

Tree Survey/Preservation Plan

JAF Show location of trees on property with individual tree identification number

JAF Footprint of proposed structures, fire lanes, future and existing grading contours, all rights-of-way, utility and drainage easements.

JAF Add corresponding table with tree identification number, species common name, species Latin name, status of tree "protect" or not-protected", status of tree "remove" or "preserve"

JAF Summary table including: total number of trees, total number of trees removed, total number of trees exempt from mitigation requirements due to location, 20% of remaining trees (once those exempt are factored out), mitigation required based on removing more than the 20% allowance.

JAF All tree surveys and preservation plans shall be in accordance with Article 8.11.

Additional Information

UDC Variance Request as described in Section 2.08 - Procedures for Variances from the Regulations of the Code, if applicable.

The Planning Manager, Planning and Zoning Commission, or City Council may require additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies.




SITE PLAN APPLICATION
Detail

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: Realty Capital
Street Address: 909 Lake Carolyn Parkway, Suite 150
City: Irving State: Texas Zip: 75039
Telephone: 469-533-4133 Fax: _____ E-mail: AGlass@RealtyCapital.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: Same as Developer
Street Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____ E-mail: _____


Signature of Applicant
Date: 9/28/20

 Andrew Glass
Signature of Owner Printed Name of Owner
Date: 9/28/20

Engineer/Architect: Wier & Associates, Inc Contact Name(s): Randall Eardley, PE
Street Address: 2201 E. Lamar Blvd, Ste 200E
City: Arlington State: Texas Zip: 76006
Telephone: 817-467-7700 Fax: _____ E-mail: RandyE@WierAssociates.com

SECTION 2: GENERAL SITE INFORMATION

Legal Description: Lot(s): 8 Block(s): A Subdivision: Center Stage Addition
Name: Center Stage
Street Address: _____
Current Zoning: PD-Mixed Use Proposed Zoning: _____
Current Use of Property: Vacant
Proposed Use of Property: Center Stage Community Lawn
Square Footage of Existing Building(s): NA
Square Footage of Proposed Building(s): NA

Note: A special drainage meeting may be required.

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SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

Site Plan Sheet

The application fee

Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.

Site Plan Sheet

- Title Block in lower right hand corner of site plan to include:
 - Project's name.
 - Name, address, telephone number, fax number, and contact person of the Applicant.
 - Name, address, telephone number, fax number, and contact person of the Owner.
 - Name, address, telephone number, fax number, and contact person of the preparer (Architect or Engineer).
 - Address and/or legal description of the project (addition's name, lots, and blocks).
 - Total acreage and zoning.
 - Date of preparation and dates of revisions, if any (as the site plan is revised, add dates of revision to each submittal)

A summary table showing:

- Total building square footage.
- Number of required parking spaces (show calculations based on building usage).
- Number of provided parking spaces (number of handicapped parking spaces shall not be included as part of required parking spaces).

Graphic Scale labeled with scale used.

North arrow oriented to the top or right of sheet.

Vicinity map of the City Base Map with scale of 1"=1,000' with site location shaded.

Distances and bearings of all lots.

Cross section of proposed streets, alleys, and parking lots, showing the width and type of pavement and the location and width of sidewalks.

The footprints of all proposed buildings or structures.

Setback lines as required by the respective zoning district.

The names and widths of rights-of-way and pavement of existing and proposed streets and alleys.

All curbs or pavement edge and lane striping on adjacent streets with dimensions.

Driveway and sidewalk locations with dimensions and curve radii labeled.

Parking layout, including maneuvering, loading, and unloading areas.

ARTICLE NINE
Unified Development Code

Adopted: July 7, 2015



<input checked="" type="checkbox"/>	Easements, deed restrictions, or other encumbrances that impact development of the lot.
<input checked="" type="checkbox"/>	Location, type, material, and height of: <ul style="list-style-type: none"> • Required screening walls or fences, including elevations. • Site lighting showing the height and location of exterior light fixtures. • Signs locations (All signs shall be permitted separately and meet the sign requirements of this Code at the time of permit).
<input type="checkbox"/>	Location and screening of trash receptacles with materials clearly identified (Trash receptacles/dumpsters are required for all non-single family-residential developments unless other acceptable alternative is proposed).
<input checked="" type="checkbox"/>	Zoning, legal description, and owner of record for all adjacent lots or tracts.
<input checked="" type="checkbox"/>	Park/Trail location and improvements, if applicable.
<input type="checkbox"/>	Location of all utility boxes, cabinets, or meters, which shall be located at rear or side of building, if practical.
Preliminary Utility Plan	
<input checked="" type="checkbox"/>	All property lines and easements.
<input checked="" type="checkbox"/>	The footprints of all proposed buildings or structures
<input checked="" type="checkbox"/>	Driveway and sidewalk locations with dimensions and curve radii labeled.
<input checked="" type="checkbox"/>	Parking layout, including maneuvering, loading, and unloading areas.
<input checked="" type="checkbox"/>	Location and size of all existing and proposed water and sewer lines.
<input checked="" type="checkbox"/>	Location and size of all other utilities existing and proposed, underground or overhead.
<input type="checkbox"/>	Fire protection, including locations of existing and proposed fire hydrants, fire lanes, and fire lines, with all dimensions clearly designated.
<input checked="" type="checkbox"/>	Distances to closest existing fire hydrants, on-site or off-site, which would provide water access for this property in the event of a fire.
Preliminary Grading and Drainage Plan	
<input checked="" type="checkbox"/>	All property lines and easements.
<input checked="" type="checkbox"/>	The footprints of all proposed buildings or structures.
<input checked="" type="checkbox"/>	Driveway and sidewalk locations with dimensions and curve radii labeled.
<input checked="" type="checkbox"/>	Parking layout, including maneuvering, loading, and unloading areas.
<input checked="" type="checkbox"/>	Existing and proposed contours.

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<input checked="" type="checkbox"/>	Location of existing and proposed drainage structures with sizes and dimensions clearly labeled.
<input type="checkbox"/> NA	Location of 100-year floodplain and floodway.
<input type="checkbox"/> NA	Location of proposed improvements in relation to Areas of Special Flood Hazard.
<input checked="" type="checkbox"/>	Elevation from mean sea level of new or substantially improved structures.
<input type="checkbox"/> NA	A certificate from a Texas-registered Professional Engineer or Architect that states non-residential flood proofed structures meet the criteria contained in the Flood Plain Ordinance.
<input type="checkbox"/> NA	Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of the proposed development.
Landscape Plan - prepared by a Texas Registered Landscape Architect	
<input checked="" type="checkbox"/>	A minimum scale of 1" = 50'
<input checked="" type="checkbox"/>	Name of preparer. THOMAS H. PRITCHETT. P.L.A. # 2115
<input checked="" type="checkbox"/>	Date of preparation.
<input checked="" type="checkbox"/>	North arrow oriented to the top or right of the sheet.
<input checked="" type="checkbox"/>	Location and spacing of all plants and landscaping materials and features to be used, including paving, benches, and fountains.
<input checked="" type="checkbox"/>	Species, quantity, and size of all plant materials to be used.
<input checked="" type="checkbox"/>	Location, size, and species of all trees to be preserved ("tree stamps" may not be used unless they indicate the true size and location of trees).
<input type="checkbox"/> NA	Depth of pond, if applicable.
<input checked="" type="checkbox"/>	Topography.
<input checked="" type="checkbox"/>	Description of provisions for maintenance.
<input checked="" type="checkbox"/>	A note that states that all landscaped areas will be irrigated and that detailed irrigation plans will be submitted with construction plans.
<input checked="" type="checkbox"/>	A note that all landscaped areas are to be maintained in accordance with City regulations.
<input checked="" type="checkbox"/>	Location and size of all other utilities existing and/or proposed, underground or overhead, including private transmission lines.
<input type="checkbox"/> NA	Any required mitigation trees are marked with an "M" and are in addition to required landscaping trees. NO TREES REMOVED IN THIS PHASE ON LOTS

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Landscape table listing landscaping requirements per Section 8.08 and showing how these requirements are met. Basic criteria listed below, see Section 8.08 for detailed landscaping requirements.

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- Parking lots shall be 100% screened with shrubs or berms adjacent to all public streets.
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- Minimum fifteen-foot (15') landscape buffer adjacent to all other public streets with minimum three inch (3") caliper canopy trees spaced thirty feet (30') on center in a straight line.
- Minimum thirty-foot (30') landscape buffer adjacent to all properties with residential uses or zoning or when residential zoning or uses are across the street from the side or rear yard of a non-residential or multi-family development with minimum three inch (3") caliper canopy trees spaced thirty feet (30') on center in a straight line.
- Minimum ten-foot (10') landscape buffer adjacent to side and rear property lines when adjacent to non-residential uses or zoning with minimum three inch (3") caliper canopy trees spaced thirty feet (30') on center in a straight line.

Some additional or varied standards apply in Special Zoning Districts including Old Town and Town Center.

Elevations

- NA Architectural elevations showing all sides of the proposed building and labeled north, south, east and west.
- NA The height of the proposed building clearly dimensioned.
- NA All exterior finishes and roofing materials clearly identified.
- NA A table showing the percent of each building material per elevation and for the entire building, exclusive of windows and doors.
- NA One 11" x 17" sheet with all elevations in color with labels and dimensions removed to serve as a color sample of exterior finishes.

Photometric Plans

- NA All property lines and easements.
- NA The footprints of all proposed buildings or structures.
- NA Parking layout, including maneuvering, loading, and unloading areas.
- NA Type, location, and height of all proposed light poles and fixtures.

ARTICLE NINE
Unified Development Code

Adopted: July 7, 2015



Aerial Overlay

- A recent aerial photograph must be submitted (if applicable) in either 11" x 17" or 8.5" x 11" format with an attached transparent overlay.
- All property lines and easements.
The footprints of all proposed buildings or structures.
- Driveway and sidewalk locations.

Tree Survey/Preservation Plan

- Show location of trees on property with individual tree identification number
- Footprint of proposed structures, fire lanes, future and existing grading contours, all rights-of-way, utility and drainage easements.
- Add corresponding table with tree identification number, species common name, species Latin name, status of tree "protect" or not-protected", status of tree "remove" or "preserve"
- Summary table including: total number of trees, total number of trees removed, total number of trees exempt from mitigation requirements due to location, 20% of remaining trees (once those exempt are factored out), mitigation required based on removing more than the 20% allowance.
- All tree surveys and preservation plans shall be in accordance with Article 8.11.

Additional Information

- UDC Variance Request as described in Section 2.08 - Procedures for Variances from the Regulations of the Code, if applicable.
- The Planning Manager, Planning and Zoning Commission, or City Council may require additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies.