



VICINITY MAP
1"=100'

**IHOP RESTAURANT
SITE DATA**

ZONING: TX-121	REQUIRED MINIMUM LOT COVERAGE:	80%
	MAXIMUM BUILDING HEIGHT:	30 FT.
	MINIMUM LOT AREA:	NO MINIMUM
	MINIMUM LOT WIDTH:	NO MINIMUM
	STREET YARD AREA:	12,645 SF.
PROPOSED USE: RESTAURANT	PROPOSED SITE AREA:	43,233 SF ± (0.99 AC)
SITE AREAS:	EXISTING AREAS:	4,972 SF ±
	IHOP BUILDING AREA:	29' 7"
	PROPOSED IHOP BUILDING HEIGHT:	
PARKING INFORMATION:	PARKING REQUIREMENTS:	
	PARKING SPACE PER 100 SF. OF GROSS FLOOR AREA:	50 SPACES
	PARKING REQUIREMENT:	
	ADA PARKING REQUIRED:	FOR 50 TO 75 SPACES TOTAL: 3 ACCESSIBLE SPACES ARE REQUIRED
PARKING PROVIDED:	STANDARD PARKING:	62 SPACES
	MANAGED PARKING:	3 SPACES
	TOTAL PARKING PROVIDED:	65 SPACES
BUILDING SETBACKS:	REQUIRED:	PROVIDED:
	FRONT (ALONG S.H. 121 ROAD):	15'-0"
	SIDE (NORTH):	0'
	SIDE (SOUTH):	0'
	REAR (EAST):	15'
	REAR (WEST):	38.85'
PREVIOUS AREA:		6,307 SF (14,800%)
IMPERVIOUS AREA:		38,922 SF (85,40%)

SITE PLAN LEGEND

[Symbol]	CONCRETE SIDEWALK (SEE DETAIL SHEETS)
[Symbol]	LIGHT DUTY CONCRETE (SEE DETAIL SHEETS)
[Symbol]	HEAVY DUTY CONCRETE (GUMSTER - SEE DETAIL SHEETS)
[Symbol]	MEDIUM DUTY CONCRETE (SEE DETAIL SHEETS)
[Symbol]	PROPERTY RIGHT-OF-WAY
[Symbol]	DRIVEWAY CENTER LINE
[Symbol]	PROP. 6" CURB
[Symbol]	PROPOSED EASEMENT LIMITS
[Symbol]	EXISTING EASEMENT LIMITS
[Symbol]	HANDICAP PARKING SIGN
[Symbol]	STOP SIGN
[Symbol]	PATRON PARKING SPACES
[Symbol]	PROP. DIRECTIONAL ARROW
[Symbol]	PROP. WATER METER BOX WITH BACK FLOW PREVENTER (BFP)
[Symbol]	PROP. IRRIGATION METER BOX WITH BFP
[Symbol]	PROP. FIRE HYDRANT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROP. GREASE TRAP (SEE MEP PLAN)
[Symbol]	PROP. S.S. DOUBLE CLEANOUT
[Symbol]	PROP. S.S. SINGLE CLEANOUT
[Symbol]	PROP. LIGHT POLE

LEGAL DESCRIPTION
COMMENCING at a point for corner of the intersection of the easterly right-of-way line State Highway No. 121 (a variable width right-of-way) with the north end of a corner cut-off line located in the northern line of Century Way (a variable width right-of-way), said point being the most westerly southeast corner of said Lot 4, said point also being located in a curve to the left, having a radius of 5,759.58 feet and a chord bearing of NORTH 09°53'1" EAST;

THENCE along the westerly line of said Lot 4 and the easterly right-of-way line of said State Highway No. 121 and along said curve to the left, through a central angle of 0°15'10", for an arc length of 186.48 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING of the herein described tract, said point also being located in a curve to the left, having a radius of 5,759.58 feet and a chord bearing of NORTH 09°14'0" EAST;

THENCE continuing along the westerly line of said Lot 4 and the easterly right-of-way line of said State Highway No. 121 and along said curve to the left, through a central angle of 1°31'51", for an arc length of 153.89 feet to a 5/8 inch iron rod set for corner;

THENCE departing the westerly line of said Lot 4 and the easterly right-of-way line of said State Highway No. 121 SOUTH 86°31'43" EAST, a distance of 274.24 feet to an "X" cut in concrete set for corner in the easterly line of said Lot 4 and being in the westerly line of Lot 2 of said Block A of the Shops at Vineyard Village Addition;

THENCE along the common line of said Lot 2 and 4 SOUTH 00°00'19" EAST, a distance of 154.10 feet to an "X" cut in concrete set for corner;

THENCE departing the common line of said Lot 2 and 4 NORTH 86°31'43" WEST, a distance of 288.22 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.992 acres or 43,206 square feet of land more or less according to this survey prepared by A.J. Bedford Group, Inc.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HEATH H. HASELOFF, P.E. 06/01/00 ON 07/05/2008. ALTERATION OF A SEALED DOCUMENT TO THE RESPONSIBLE ENGINEER IN AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

- PLANT LIST**
- | SYMBOL | QTY. | BOTANICAL NAME | COMMON NAME | DESCRIPTION |
|--------------------------------|------------|--------------------------------|------------------------------------|-------------------------------------|
| LARGE TREES | | | | |
| OV | 8 | QUERCUS VIRGINIANA | LIVE OAK | 3" CAL., 12-14" HT., 4-5' SPRD. |
| MG | 9 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | 3" CAL., 12-14" HT., 4-5' SPRD. |
| SHRUBS AND GROUND COVER | | | | |
| LF | 65 | LEUCOPHYLLUM FRUTESCENS 'NANA' | TEXAS SAGE | 3 GAL., 12" HT. MIN., 36" O.C. |
| AN | 2 | ANNUALS | SEASONAL COLORS | 5 GAL. MIN. TP. 1 FT. |
| LP | 87 | LANTANA CAMARA 'PURPLE' | PURPLE LANTANA | 1 GAL., FULL, 3" MIN. HT., 18" O.C. |
| BD | CONTRACTOR | BUCHLOE DACTYLOIDES | 609 BUFFALO GRASS | FULL SOD |
| RM | 889 SF. | | RED MULCH ON WHEED STOP FABRIC | |
| LM | 738 | LIROPE MUSCARI | LIRIPEE | 1 GAL., FULL, 5-6 PWP. 1" O.C. |
| NM | 753 SF. | | NATURAL MULCH ON WHEED STOP FABRIC | |
- NOTES:**
1. IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.
2. PLANT SPECIFICATIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CONTAINERS LISTED FOR CONTAINER SIZE, CALIBER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION IT WILL NOT BE ACCEPTED.
3. ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SOODIC UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.
4. LANDSCAPING TO BE IRRIGATED WITH 100% COVERAGE, UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.

TX 121 LANDSCAPE REQUIREMENTS.

LANDSCAPE AREA	REQUIRED	PROVIDED
STREET YARD LANDSCAPE AREA (15% OF STREET YARD)	3,572 SF	4,283 SF
STREET YARD TREES (10 LA. TREES + 1 PER 2,000 SF OF STREET YARD OVER 1,000 SF)	17	17
STREET YARD SHRUBS (24 + 1 PER 100 SF OF REQUIRED LANDSCAPE AREA OVER 1,000 SF)	51	54
LANDSCAPE AREA OVER 1,000 SF	254 SF	307 SF
PARKING LOT LANDSCAPE AREA WITHIN STREET YARD (50 SF PER 100 SF OF REQUIRED LANDSCAPE AREA)	315 SF	1,414 SF
PARKING LOT LANDSCAPE AREA WITHIN NON-STREET YARD AREA (60 SF PER 100 SF OF REQUIRED LANDSCAPE AREA)	120 SF	1,120 SF

* TWO SMALL TREES MAY BE SUBSTITUTED FOR ONE LARGE TREE.
* STREET YARD AREA IS 23,810 SF.

BENCHMARKS:
REMARKS: CITY OF EL PASO SURVEY CONTROL MONUMENT IN ECH REEB - DESCRIPTION: 4 INCH DOMED BRASS 800 SF IN CONCRETE WITH 4 INCH CAPS STEEL ROD STAMPED 'MCKM SURV INC' FOR SURFACE MONUMENT AND IDENTIFIED BY AN ORANGE FIBERGLASS STAKE.

**BEFORE YOU DIG
CALL TEXAS ONE CALL
AT LEAST 72 HOURS BEFORE
DUGGING OR DISTURBING EARTH**

FOR REVIEW FOR PERMITTING PURPOSES NOT FOR CONSTRUCTION

No.	DATE	REVISION	APPROVED

CHARMAN, PLANNING & ZONING COMMISSION

cph Engineers Planners Landscape Architects Surveyors Construction Management

1010 - cph engineers architects
3728 Lyndon B. Johnson Freeway, Suite 316, Dallas, TX 75249
Phone: 972.486.8451 Fax: 972.486.8452

SITE PLAN
IHOP - S.H. 121 & GLADE RD.

SHOPS AT VINEYARD VILLAGE ADDITION, A REMAINDER OF LOT 4 BLOCK A BEING 1 LOT, LOCATED ON A 892 ACRE OF LAND OUT OF THE B. HARRINGTON SURVEY, ABSTRACT NO. 808 CITY OF EL PASO, TARRANT COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	CASE NO.
HMH	AC	05/12/08	1"=20'	NONE	08-07-SF

OWNER:
UNITEST PROPERTIES INC.
C/F/L ENGINEERS, INC.
TRUSTEE
12201 MERRIT DRIVE
SUITE 170
DALLAS, TEXAS 75240
(972) 991-4600
ATTN: GLEN A. HINCKLEY

ENGINEER PREPARED BY:
C/F/L ENGINEERS, INC.
5728 LBJ FREEWAY
SUITE 300
DALLAS, TEXAS 75240
(972) 426-3535 EXT. 46
ATTN: PHIL SLEVY

APPLICANT:
A.C.O. TEXAS, LP
2701 E. PRESIDENT GEORGE BUSH HIGHWAY
SUITE 200
PLANO, TEXAS 75074
(972) 426-3535 EXT. 46
ATTN: PHIL SLEVY