

VICINITY MAP
1"=100'

IHOP RESTAURANT
SITE DATA

ZONING:
TX-121

REQUIRED MINIMUM LOT COVERAGE: 80%
 MAXIMUM BUILDING HEIGHT: 30 FT.
 MINIMUM LOT AREA: 4,972 S.F. ± NO MINIMUM
 MINIMUM LOT WIDTH: NO MINIMUM
 STREET WALK AREA: 12,645 S.F.

PROPOSED USE:
RESTAURANT

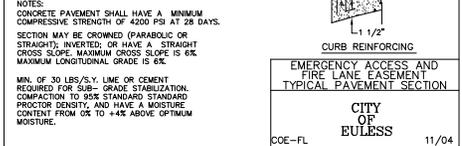
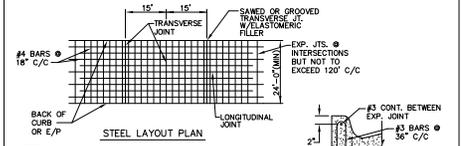
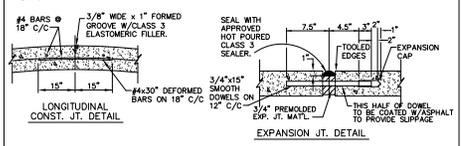
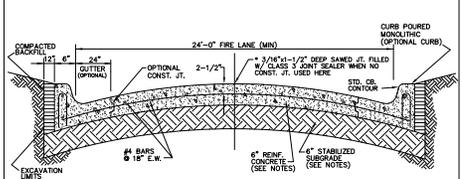
SITE AREA:
PROPOSED SITE AREA: 43,233 SF ± (0.99 AC)±
 IROP BUILDING AREA: 4,972 S.F. ±
 PROPOSED IROP BUILDING HEIGHT: 29' 7"

PARKING INFORMATION:
PARKING REQUIREMENTS:
 PARKING SPACE PER 100 S.F. OF GROSS FLOOR AREA: 50 SPACES
PARKING PROVIDED:
 STANDARD PARKING: 62 SPACES
 HANDICAP PARKING: 3 SPACES
TOTAL PARKING PROVIDED: 65 SPACES

BUILDING SETBACKS:

FRONT (ALONG S.H. 121 ROAD):	REQUIRED:	PROVIDED:
SIDE (NORTH):	7'	34.54'
SIDE (SOUTH):	7'	35'
REAR (EAST):	15'	38.85'

PERVIOUS AREA: 6,307 S.F. (14.90%)
IMPERVIOUS AREA: 38,922 S.F. (85.40%)

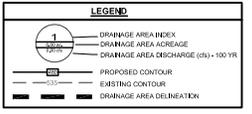


Shops at Vineyard Village Addition
ZONED TX-121

DRAINAGE RUNOFF CALCULATIONS

DRAINAGE DESIGNATION	AREA ACRES	AREA FACTOR	T _c	I _p	I _r	O ₁	O ₂	Q ₁	Q ₂	DRAINS TO
A-1	1.02	0.06	10	9.2	11.5	8.01	11.73	11.73	11.73	ADJACENT PROPERTY AREA TO EXISTING WYE INLET
A-2	0.25	0.85	10	8.5	11.5	2.19	2.73	2.73	2.73	S.H. 121 ROW, THEN TO EXISTING WYE INLET

NOTE:
 THE PROPOSED DRAINAGE AREAS AND FLOWS SHOWN ON THIS PLAN CORRESPOND WITH THE DRAINAGE PLANS FOR THE OVERALL DEVELOPMENT AS PREPARED BY LOPEZ GARCIA GROUP, DATED 6-28-06, AND APPROVED BY THE CITY OF EULESS. THE OVERALL DRAINAGE SYSTEM WAS DESIGNED TO HANDLE FULLY DEVELOPED SURFACE FLOWS FROM THIS SITE. THE DRAINAGE AREA MAP AND CALCULATIONS (SHEET 4.0A) IS INCLUDED AS PART OF THIS SET FOR REFERENCE PURPOSE ONLY.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HEATH M. HASEHOFF, P.E. 9691 ON 07/08/2008. ALTERATION OF A SEALED DOCUMENT TO THE RESPONSIBLE ENGINEER IN AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

BENCHMARKS:
 BENCHMARK IS CITY OF EULESS CONTROL MONUMENT # 4. ELEVATION DESCRIPTION: 4 INCH DOMED BRASS 100 SF 10 CONCRETE WITH 1/2 INCH CAPPED STEEL ROD STAMPED "MCM SURV INC" FOR SUB-SURFACE MONUMENT AND WITNESSED BY AN DRAUSE FIBERGLASS STATE ELEVATION - 599.07 FEET



FOR REVIEW FOR PERMITTING PURPOSES NOT FOR CONSTRUCTION

No.	DATE	REVISION	APPROVED

CHARITAN, PLANNING & ZONING COMMISSION DATE OF PLANNING & ZONING APPROVAL: _____

cph Engineers Planners Landscape Architects Surveyors
 Construction Management
 3728 Lyndon B. Johnson Freeway, Suite 316, Dallas, TX, 75246
 Phone: 972.486.8555 Fax: 972.486.8557 CPH PROJECT #: A8552

SITE PLAN
 IROP - S.H. 121 & GLADE RD.
 SHOPS AT VINEYARD VILLAGE ADDITION, A REMAINDER OF LOT 4 BLOCK A BEING 1 LOT LOCATED ON A 0.892 ACRE OF LAND OUT OF THE B. HARRINGTON SURVEY, ABSTRACT NO. 808 CITY OF EULESS, TARRANT COUNTY, TEXAS

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

OWNER: UNIVEST PROPERTIES INC., 12201 MERT DRIVE, SUITE 330, DALLAS, TEXAS 75240, (972) 991-4800, ATTN: GLEN A. HINCKLEY

ENGINEER/PREPARED: C.P.H. ENGINEERS, INC., 5728 LBJ FREEWAY, SUITE 330, DALLAS, TEXAS 75240, (972) 490-1515, ATTN: HEATH M. HASEHOFF, P.E.

APPLICANT: A.C.G. TEXAS, LP, 2701 E. PRESIDENT GEORGE BUSH HIGHWAY, SUITE 260, PLANO, TEXAS 75074, (972) 423-3035 EXT. 46, ATTN: PHIL SLYBY

NOTICE:
 THESE PLANS AND THE PLANES HAVE BEEN SUBMITTED TO THE CITY OF EULESS FOR REVIEW. THE CITY OF EULESS HAS REVIEWED THESE PLANS AND HAS CONSIDERED WATER MAINS AND REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

ACQUALED - 07/10/08 - 4:00 PM - DRAWING SCALE: 20' = 1" DATE: 07/10/08
 JOHNSON/STUBBS INC. OF 1716 GLADE ENVIRONMENTAL SUBMITTAL/ISSUED - SHEET TWO/DOWN