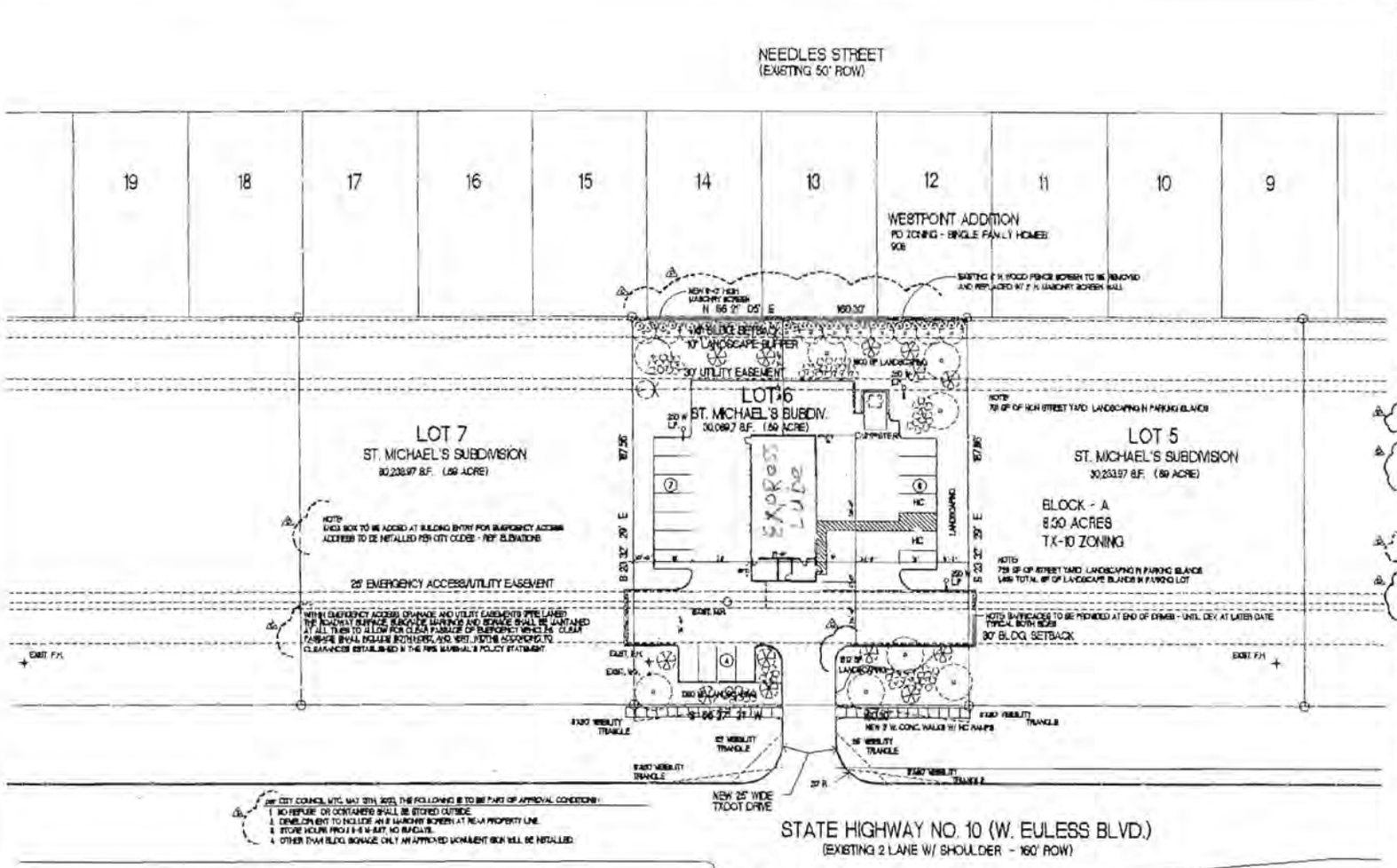
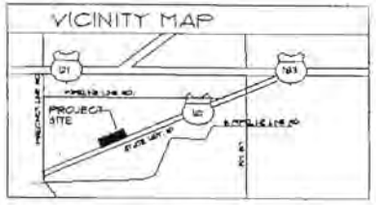


01 SITE DEVELOPMENT PLAN



GENERAL NOTES

1. ALL DIMENSIONS AND CONDITIONS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND CONSTRUCTION OF THE STORE ARE TO BE REPORTED TO THE OWNER / ARCHITECT.
2. ALL FINISHES AND FIXTURES TO BE OWNER APPROVED PRIOR TO INSTALLATION OR APPLICATION (INCLUDING COLORS).
3. ALL WORK TO BE COMPLIANCE OF LOCAL BUILDING CODES + ZONING REGULATIONS AND ORDINANCES.
4. THE CONTRACTOR IS HEREBY REQUIRED FOR COORDINATING THE WORK OF ALL UTILITIES AND PERFORMING WORK REQUIRED BY THEM TO COMPLETE THE FULL INSTALLATION.
5. THE CONTRACTOR IS RESPONSIBLE FOR PLANTING AND ORGANIZING ALL REQUIRED REPORTS AND FORMS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.
6. THE CONTRACTOR IS TO PROVIDE SCHEDULE BLOCKING AS REQUIRED TO SUPPORT ANY AND ALL FIXTURES AND ACCESSORIES.
7. LIGHTING EQUIPMENT / FIXTURES TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION OR PURCHASE OF MATERIALS.
8. ALL NEW EXTERIOR WALL SURFACES TO BE MASONRY VENEER, WITH EXTENDED [illegible] TO BURIED UNITS ABOVE.
9. SITE DESIGN WILL CONFORM TO GREENHOUSE GAS.
10. THIS PROPERTY IS NOT IN ANY DESIGNATED HISTORICAL HOME ZONE.
11. THE PROPERTY IS NOT IN A FLOOD PLAIN ON A FEMA PROFILE AREA AS DETERMINED BY FEMA AND THE CITY OF EULESS.
12. NOT GAS.
13. A UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH LANDSCAPING PLANS PRIOR TO CONSTRUCTION.
14. FOR LOCATIONS AND DIAGRAMS TO BE SUBMITTED AT HIGH CONCENTRATION, SEPARATE PERMIT PRIOR TO CONSTRUCTION. [illegible]
15. NO OUTDOOR STORAGE OF VEHICLES OVERNIGHT.
16. EXPLANDSCAPE BUFFER TO BE MAINTAINED ON NORTH SIDE.
17. HOURS OF OPERATION ARE LIMITED TO PERMANENT PARKING BUILDING TO BE AT 10 A.M. PM
18. NO OPEN / OUTDOOR STORAGE OF HAZARDOUS OR CONTROLLED WASTE.

ZONING DATA

1. THE PROJECT PROPERTY IS ZONED [illegible] ADJACENT STREET & OPEN SHOPPING TO THE NORTH & [illegible]
2. THE PROPOSED USE IS [illegible] PERMITTED USE IN OUR DISTRICT W/ SUP.
3. BUILDING SETBACKS ARE 3.30' FRONT SETBACK AND 4.30' REAR SETBACK AS INDICATED.
4. [illegible] NOW TO BE ADDED AT BUILDING ENTRY FOR EMERGENCY ACCESS.
5. ADDRESS TO BE INSTALLED PER CITY CODES - REF. ELEVATION.
6. WITHIN EMERGENCY ACCESS DRAINAGE AND UTILITY EASEMENTS ARE LAID. THE PAVEMENT SURFACE, SUBGRADE, PARKING AND DRAINAGE SHALL BE MAINTAINED AT ALL TIMES TO ALLOW FOR CLEAR PASSAGE OF EMERGENCY VEHICLES. CLEAR PASSAGE SHALL INCLUDE BOTH HORIZ. AND VERT. BUT IS ACCORDING TO CLEARANCES ESTABLISHED IN THE FIRE MARSHAL'S POLICY STATEMENT.

LANDSCAPE DATA

GROSS SITE AREA	[illegible]
STREET YARD AREA REQUIRED	[illegible]
STREET YARD AREA PROVIDED	[illegible]
TREES REQUIRED (1/50)	[illegible]
TREES REQUIRED (1/50)	[illegible]
TOTAL STREET YARD TREES REQUIRED	[illegible]
TREES PROVIDED (1/1 UL, 1/2 HU)	[illegible]
SHRUBS REQ'D	[illegible]
REAR YARD AREA REQ'D	[illegible]
REAR YARD AREA PROVIDED	[illegible]
TREES REQUIRED (REAR YARD)	[illegible]
TREES REQUIRED (REAR YARD)	[illegible]
TOTAL REAR YARD TREES REQUIRED	[illegible]
TREES PROVIDED (1/1 UL, 1/2 HU)	[illegible]
SHRUBS REQ'D	[illegible]
TOTAL LANDSCAPE AREA REQUIRED	[illegible]
TOTAL LANDSCAPE AREA PROVIDED	[illegible]

1. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
2. [illegible] SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING REQUIRED. LANDSCAPING SHALL BE MAINTAINED IN A NEAT / ORDERLY MANNER AT ALL TIMES. PLANT MATERIALS UNHEALTHY SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

LANDSCAPE LEGEND

QTY.	SYMBOL	COMM. NAME	BOTANICAL NAME	HOW SPACED	SIZE DESCRIPTION
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LIST OF ABBREVIATIONS TO BE REPLACED WITH UNDERGROUND IRRIGATION AND

NOTE:
1. LANDSCAPE SHALL BE PROVIDED [illegible] IN SUP AREAS AND CLEAR VISION REPORT IN ALL BUILDING AREAS.
2. ALL LANDSCAPE AREAS IN CONDITION [illegible] SHALL BE MAINTAINED APPROXIMATELY [illegible] TREE PLANTING STRUCTURE.
3. ALL [illegible] TREE FROM 10 INCHES [illegible] OF FULLER.
4. [illegible] OF LANDSCAPE ACTUALLY AT [illegible] ARE TO BE [illegible] PLANTED AT [illegible]

LEGEND

- PROPERTY LINE
- VISIBILITY TRIANGLE
- BUILDING SETBACK
- ST. EAST SIDEWALK
- EDGE OF PAVEMENT
- NEW 4' SIDEWALK
- FIRE HYDRANT
- PROPOSED LIGHT FIXTURE

PARKING

REQUIRED PARKING	[illegible] STALLS
PROVIDED PARKING	[illegible] STALLS
ACCESSIBLE PARKING REQ'D	[illegible] STALLS
ACCESSIBLE PARKING PROVIDED	[illegible] STALLS
U-TURN ACCESSIBLE LOADING SPACE	[illegible]
DRIVEWAY WIDTH (REQUIRED)	[illegible]
PARKING STALL DIMENSIONS	[illegible]
DRIVE WIDTH - ACTUAL	[illegible]
DRIVE WIDTH	[illegible]

SITE DATA

SITE AREA	[illegible]
BLDG. AREA	[illegible]
BLDG. HEIGHT	[illegible]

1.	01-04-03 REVISED PER COMMENTS 1 SCHEME - ISSUED FOR REVIEW
2.	04-11-03 REVISED PER CONSULT 1 COMMENTS ISSUED FOR SUBMITTAL
3.	04-07-03 REVISED PER COMMENTS - ISSUED FOR RESUBMITTAL
4.	04-10-03 REVISED PER CITY COUNCIL APPROVAL COMMENTS

Felipe Brando ARCHITECTURE
[illegible]

A Site Development Plan : EULESS, TX

CASE NO. 03-04-SUP-SPECIFIC USE PERMIT
03-03-SP-SITE PLAN

Express LUBE & OIL EXPRESS - HWY. 10

FOR: WESTPOINT JOINT VENTURE, AMBA BAJER ABFAHA
CONTACT: FAZI ABFAHA (817) 858-1164

LEGAL DESCRIPTION : BLOCK A, LOT 6 OF ST. MICHAEL'S SURVEY
CITY OF EULESS, TARRANT COUNTY, TEXAS