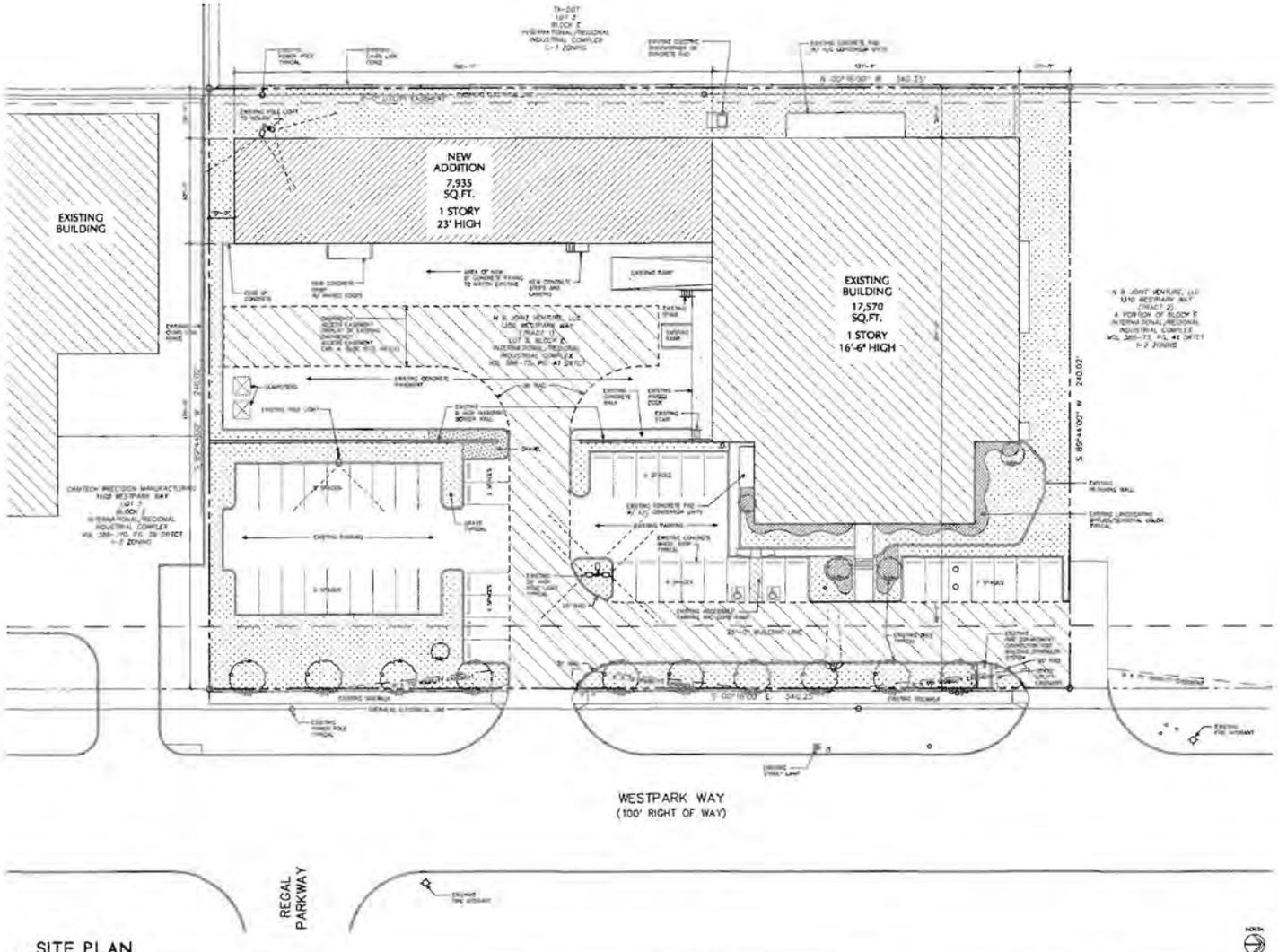


01 SITE PLAN
SCALE: 1"=20'-0"

VICINITY MAP

NORTH

0 10 20 40 80

## SITE DATA

### BUILDING DESCRIPTION

NEW COMMERCIAL MANUFACTURING BUILDING ADDITION
7,935 SQ. FT.
PREFABRICATED METAL STRUCTURE W/ MASONRY EXTERIOR
42' X 189'

### SITE DESCRIPTION

CITY OF EULESS
TARRANT COUNTY, TEXAS
INTERNATIONAL/REGIONAL INDUSTRIAL COMPLEX ADDITION
TRACT 1, LOT 6, BLOCK E
1.88 ACRES

### ZONING

TYPE: I-2 - HEAVY INDUSTRIAL

FRONT YARD - 20'
REAR YARD - NONE - (10' ADJACENT TO RESIDENTIAL ZONE)
SIDE YARD - NONE - (10' ADJACENT TO RESIDENTIAL ZONE)
HEIGHT MAX. - NO LIMITATION

### LANDSCAPING

LANDSCAPING IS EXISTING FOR DEVELOPED LOT

### PARKING

PER CITY OF EULESS ZONING ORDINANCE

I-2 - HEAVY INDUSTRIAL - PARKING GROUP II
1 SPACE PER 400 SQ.FT. OF GROSS FLOOR AREA

| | |
|---|---|
| EXISTING BUILDING | |
| 17,570 / 400 | 50 |
| NEW ADDITION | |
| 7,935 / 400 | 18 |
| SPACES REQUIRED | 68 |
| EXISTING STANDARD SPACES | 43 |
| EXISTING ACCESSIBLE SPACES | 2 |
| EXISTING TOTAL SPACES | 45 |

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DRAWN BY BDB
DATE 11-10-08
REVISION

REDIFUN SIMULATION, INC.
1350 WESTPARK WAY
EULESS, TEXAS 76040
817-510-0350

# NEW BUILDING ADDITION FOR REDIFUN SIMULATION, INC.

1350 WESTPARK WAY EULESS, TEXAS 76040

**SHEET 1**
**SITE PLAN**

SHEET NO.
SP-1

OWNER INFO:
REDIFUN SIMULATION, INC.
1350 WESTPARK WAY
EULESS, TEXAS 76040
PH 817-510-0350
FAX 817-510-0366
CONTACT PERSON - NEIL WHEATLEY

ARCHITECT INFO:
REDIFUN SIMULATION, INC.
1350 WESTPARK WAY
EULESS, TEXAS 76040
PH 817-318-8455
FAX 817-510-0366
CONTACT PERSON - BRENT D. BORDOVSKY

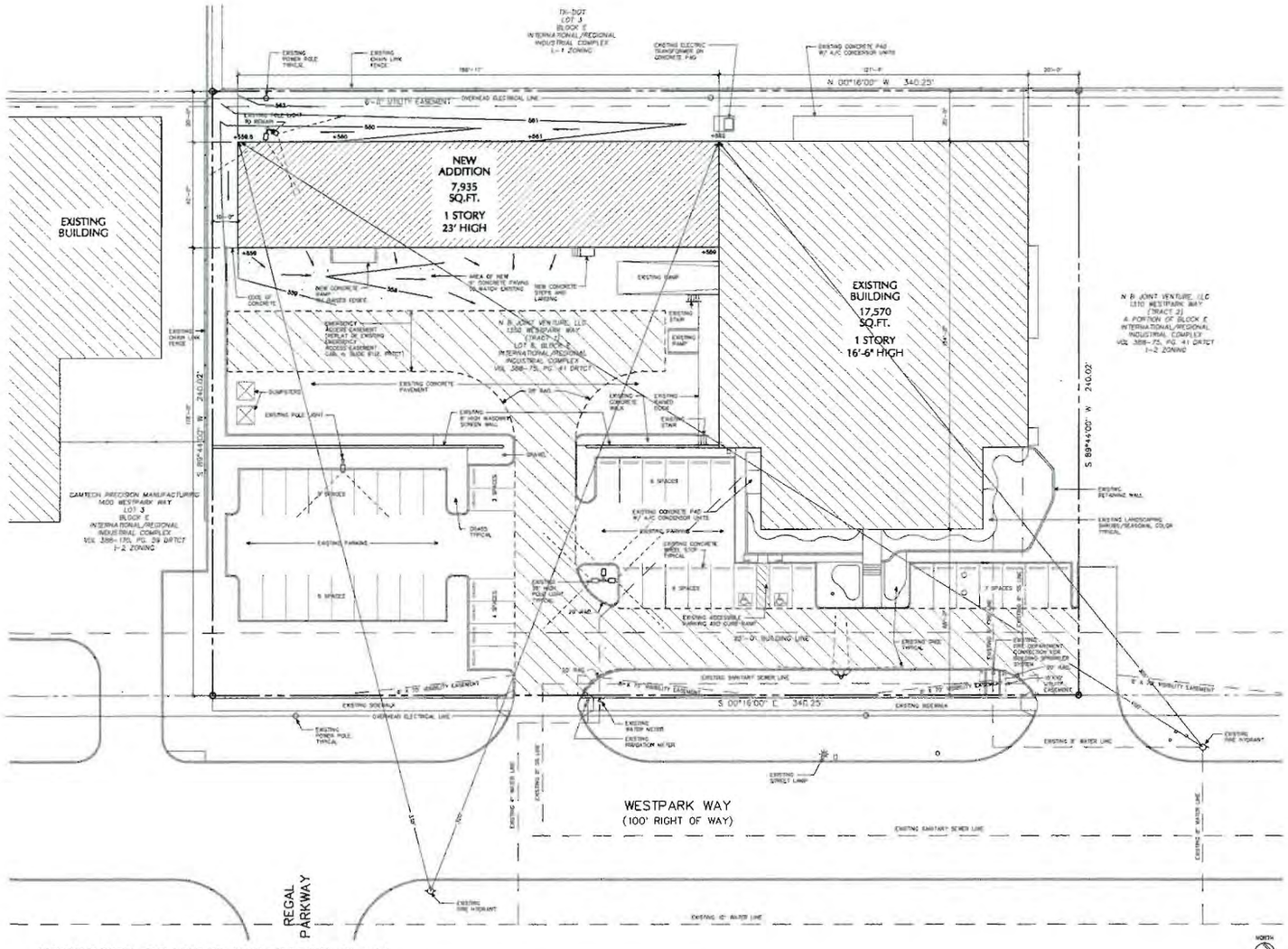
NOTE:
ALL LANDSCAPING IS EXISTING.
EXISTING LANDSCAPING INSTALLED TO MEET LANDSCAPE REQUIREMENTS AT ORIGINAL LOT DEVELOPMENTS CONSTRUCTION.

NOTE:
IRRIGATION SYSTEM IS EXISTING.
UNDERGROUND IRRIGATION SYSTEM INSTALLED AT ORIGINAL LOT DEVELOPMENTS CONSTRUCTION.

NOTE:
PARKING LOT LIGHTING IS EXISTING.
THE PROPERTY REPRESENTED ON THIS PLAN CONFORMED WITH THE PARKING LOT LIGHTING REQUIREMENTS OF THE CITY OF EULESS AT THE ORIGINAL LOT DEVELOPMENTS CONSTRUCTION IN THE YEAR 2000.

SITE PLAN - CASE NO. 08-12-SP
INTERNATIONAL/REGIONAL INDUSTRIAL COMPLEX ADDITION
TRACT 1, LOT 6, BLOCK E
1 LOT LOCATED ON 1.88 ACRES
CITY OF EULESS, TARRANT COUNTY, TEXAS
THESE DOCUMENTS PREPARED ON OCTOBER 27, 2008

REVISION #1 - 11/10/08
REVISION
REVISION




01 PROPOSED GRADING/DRAINAGE PLAN

SCALE: 1"=20'-0"

VICINITY MAP

NORTH

0 10 20 40 80

NOTE:
GRADING OF SITE TO BE MODIFIED AROUND NEW BUILDING ADDITION. ALL OTHER EXISTING GRADING, DRAINAGE CALCULATIONS AND STORM SEWER SYSTEMS TO REMAIN AS DESIGNED AT ORIGINAL LOT DEVELOPMENTS CONSTRUCTION.

NOTE:
ALL UTILITIES ARE EXISTING.
ELECTRICAL SERVICE TO NEW BUILDING ADDITION WILL BE INTO EXISTING BUILDING ELECTRICAL SYSTEM.

NO NEW PLUMBING TO BE INCLUDED IN NEW BUILDING ADDITION.
NO NEW UNDERGROUND WATER OR SANITARY SEWER LINES TO BE INSTALLED.

NOTE:
EXISTING BUILDING IS EQUIPPED WITH A FIRE SPRINKLER SYSTEM.
NEW BUILDING ADDITION TO BE EQUIPPED WITH A NEW FIRE SPRINKLER LINE. NEW FIRE SPRINKLER LINE TO TIE INTO EXISTING FIRE SPRINKLER SYSTEM.

SITE PLAN - CASE NO. 08-12-SP
INTERNATIONAL/REGIONAL INDUSTRIAL COMPLEX ADDITION
TRACT 1, LOT 6, BLOCK E
1 LOT LOCATED ON 1.88 ACRES
CITY OF EULESS, TARRANT COUNTY, TEXAS
THESE DOCUMENTS PREPARED ON OCTOBER 27, 2008

REVISION #1 - 11/10/08
REVISION
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REDIFUN SIMULATION, INC.
1350 WESTPARK WAY
EULESS, TEXAS 76040
817-510-0350

# NEW BUILDING ADDITION FOR REDIFUN SIMULATION, INC.

1350 WESTPARK WAY EULESS, TEXAS 76040

SHEET 2
SITE PLAN

SHEET NO.
SP-2