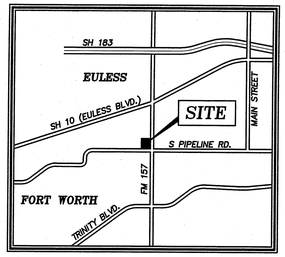


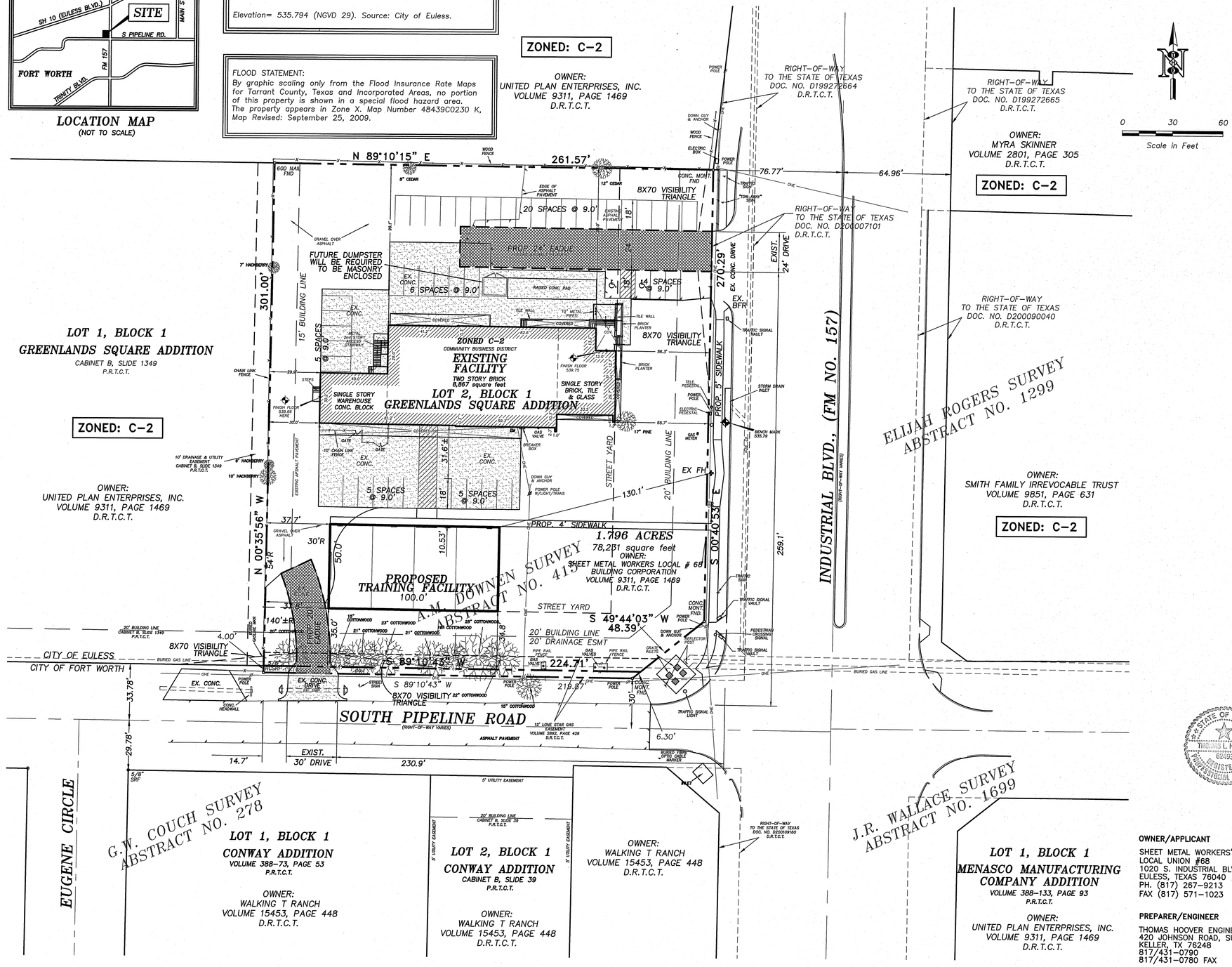
LOCATION MAP
(NOT TO SCALE)

BENCHMARK:
City of Euless Control Monument No. E03 (Reset)
A 3-1/4 inch domed brass disk located in the southwest corner of a storm sewer inlet located on the west side of Industrial Blvd. (FM 157), approximately 187 feet north of the centerline of South Pipeline Road.

Elevation= 535.794 (NGVD 29). Source: City of Euless.

FLOOD STATEMENT:
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas and Incorporated Areas, no portion of this property is shown in a special flood hazard area. The property appears in Zone X. Map Number 48439C0230 K, Map Revised: September 25, 2009.

NO.	REVISIONS/ SUBMISSIONS	DATE



NOTES:

1. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY PRISM SURVEYS, INC. FOR THIS TRACT.
2. BUILDING EXTERIOR MATERIAL SHALL BE 100% MASONRY.
3. UNDERGROUND IRRIGATION PLANS SHALL BE DESIGNED BY A LICENSED IRRIGATOR AND BE SUBMITTED WITH A BUILDING PERMIT APPLICATION. INSTALLATION OF LANDSCAPING SHALL OCCUR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. ALL PAVEMENT IN THE EADUE THAT DOES NOT COMPLY WITH CITY STANDARDS SHALL BE REPAIRED. THE REPAIRS WILL BE MADE WITH CONCRETE CONFORMING TO THE MINIMUM STANDARDS PER TABLE 5-A-1 SECTION 84-201 OF THE UDC.
5. THE ENTIRETY OF THE ASPHALT PARKING LOT IS TO BE RE-SEALED AND RE-STRIPED. ANY AREA THAT IS FAILED SHALL BE REPAIRED, REJUVENATED, AND OR REPLACED WITH 2" TYPE "D" HMAC OVER 6" STABILIZED SUBGRADE.
6. ANY FUTURE SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT FROM THE BUILDING INSPECTIONS DIVISION.
7. AN ITEMIZED PROPOSAL WILL BE SUBMITTED TO THE CITY FROM THE SUCCESSFUL CONTRACTOR TO DETERMINE THE 3% INSPECTION FEE.

SITE DATA SUMMARY TABLE

	SITE PLAN FOR LOT 2
EXISTING ZONING	C-2
EXISTING USE	OFFICE/TRAINING
SITE AREA	1.796 AC/78,231 SF
EXISTING IMPERVIOUS SURFACE AREA	47,100 SF (60%)
PROPOSED IMPERVIOUS SURFACE AREA	52,000 SF (66%)
FACILITY INFORMATION	
EXISTING GROSS FLOOR AREA	14,600 SF
EXISTING OFFICE FLOOR AREA	13,400 SF
EXISTING WAREHOUSE FLOOR AREA	1,200 SF
EXISTING BUILDING HEIGHT	35' ±
PROPOSED BUILDING HEIGHT	21' MAX
PROPOSED TRAINING FACILITY FLOOR AREA	5,000 SF
OFFICE PARKING REQUIRED	45
OFFICE PARKING PROVIDED	45
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2
LANDSCAPE INFORMATION	
STREET YARD AREA (SYA)	24,931 SF
REQUIRED LANDSCAPE AREA (15% SYA)	3,740 SF
LANDSCAPE FRONTAGE	270.29'
PARKING LOT LANDSCAPING (25SF/SPACE)	1,275 SF
LANDSCAPING	
TREES REQUIRED	18
TREES PROVIDED (10 EX. > 6" DIA)	20
SHRUBS REQUIRED	53
SHRUBS PROVIDED	–
GROUND COVER REQUIRED	263 SF
GROUND COVER PROVIDED	–

PLAN PREPARER'S ACKNOWLEDGMENT:

I PREPARED THIS SITE PLAN IN ACCORDANCE WITH THE CITY OF EULESS UNIFIED DEVELOPMENT CODE AND I INCLUDED ALL APPLICABLE REQUESTED INFORMATION.

PLAN PREPARER'S SIGNATURE — DATE 4.18.11

THOMAS L. HOOVER — MANAGER
PRINTED NAME — PRINTED TITLE

STATE OF TEXAS
THOMAS L. HOOVER
62493
REGISTERED
PROFESSIONAL ENGINEER

OWNER/APPLICANT

SHEET METAL WORKERS' INTL. ASSN.
LOCAL UNION #68
1020 S. INDUSTRIAL BLVD.
EULESS, TEXAS 76040
PH. (817) 267-9213
FAX (817) 571-1023

PREPARER/ENGINEER

THOMAS HOOVER ENGINEERING, LLC
420 JOHNSON ROAD, SUITE 303
KELLER, TX 76248
817/431-0790
817/431-0780 FAX

CASE # 10-04-SP

THOMAS HOOVER ENGINEERING, LLC
420 JOHNSON ROAD, SUITE 303
KELLER, TEXAS 76248
(817) 431-0790 PH. (817) 431-0780 FAX
T.B.P.E. FIRM REGISTRATION NO. 006009

SHEET METAL WORKERS LOCAL 68

SITE PLAN

DESIGNED TLH	SCALE 1" = 30'	PROJECT NO.	SHEET
DRAWN THE	DATE 04-15-11	02-05303	SP-1
CHECKED TLH			of