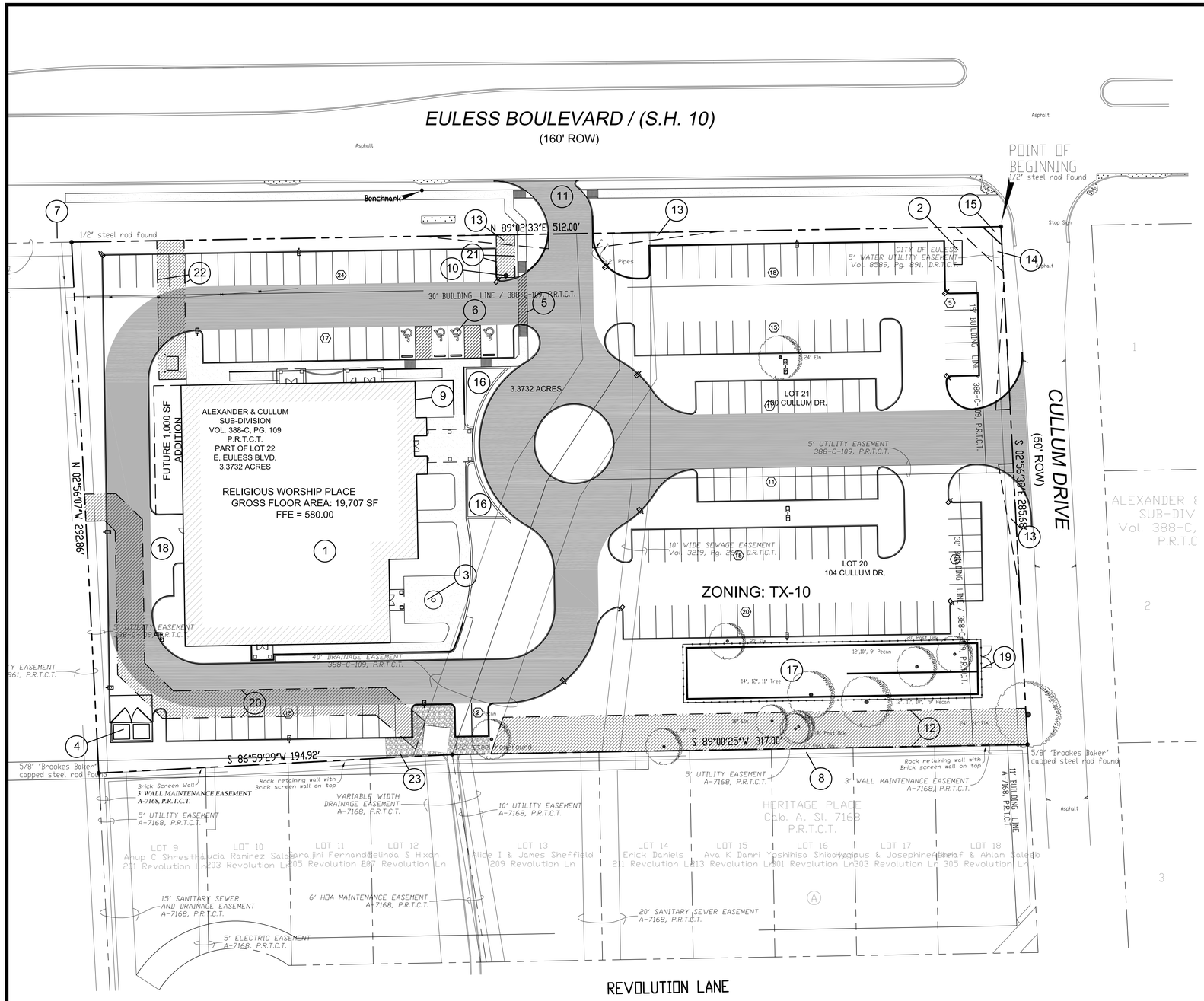
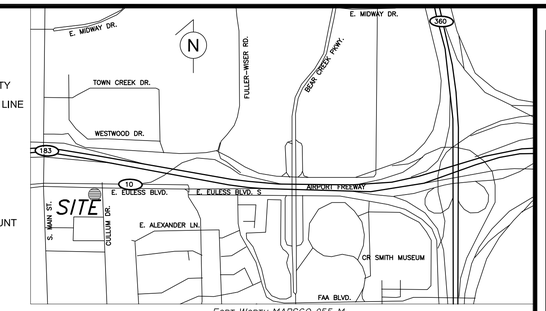


LEGEND:

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PARKING STALL COUNT
- SITE LIGHTING
- FIRE HYDRANT
- FIRE LANE



FORT WORTH MAPSCO 055-M
VICINITY MAP
1" = 1000'

NOTES BY SYMBOL:

1. 19,707 SF PLACE OF WORSHIP (SIKH GURUDWARA)
2. PROPOSED 30' PYLON SIGN WITH 150 SF OF SIGNAGE TO BE PERMITTED SEPARATELY
3. PROPOSED 35' FLAG POLE
4. DUMPSTER WITH SCREENING WITH 7" THICK CONC. APRON. SCREENING TO BE SPLIT FACE CMU, TEXTURED STUCCO OR BRICK FACADE TO MATCH BUILDING EXTERIOR ON 4" CONCRETE WALL. REFER TO ARCHITECTURAL PLANS FOR DETAILS
5. ADA COMPLIANT ACCESSIBLE ROUTE
6. HANDICAP ACCESSIBLE PARKING SPACE (TYP.)
7. EXISTING FIRE HYDRANT.
8. APPROX. 8' TALL EXISTING BRICK AND STONE SCREEN WALL ALONG THE ENTIRE SOUTH PROPERTY LINE
9. FIRE DEPARTMENT CONNECTION LOCATION
10. PROPOSED FIRE HYDRANT LOCATION
11. ONE WAY IN ACCESS DRIVE. TXDOT PERMIT REQUIRED
12. PROPOSED 20' DRAINAGE EASEMENT
13. 8' x 70' VISIBILITY TRIANGLES
14. 25' x 25' VISIBILITY TRIANGLES
15. 10' x 10' CORNER CLIP
16. WATER FEATURE
17. STORM WATER DETENTION AREA (19,000 CF CAPACITY)
18. LOADING ZONE
19. INSTALL APPROX. 400 LF OF 5' TALL WROUGHT IRON FENCE WITH 12' GATE. TO BE PERMITTED SEPARATELY
20. PROPOSED 15' DRAINAGE EASEMENT
21. PROPOSED 15' UTILITY EASEMENT
22. PROPOSED 15' UTILITY EASEMENT
23. INSTALL APPROX. 800 LF OF RIPRAP AOUND EXISTING WYE INLET. REFER TO DETAILS ON SHEET C-5.0

GENERAL NOTES:

1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
3. ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

LAND USE ANALYSIS	
CURRENT ZONING	TX-10
PROPOSED USE	RELIGIOUS WORSHIP PLACE
MIN. LOT AREA	22,500 SF
PROPOSED LOT AREA	146,886 SF
LOT WIDTH	130'
FRONT YARD ALONG EULESS BLVD. (MIN./PROVIDED)	20'/87' (MIN.)
FRONT YARD ALONG CULLUM DR. (MIN./PROVIDED)	20'/326' (MIN.)
SIDE YARD (MIN./PROVIDED)	28' / 53.43 MIN.
BACK YARD 2'/1' BLDG. HEIGHT (MIN./PROVIDED)	56'/56'
BUILDING FOORTPRINT AREA	19,707 SF
BUILDING HEIGHT (WITHIN 120' OF RESIDENTIAL ZONING)	25'
MIN. LANDSCAPING 15% OF FRONT YARD ALONG EULESS BLVD. (MIN./PROVIDED)	16,659 SF/40,892 SF
PARKING RATIO (GROUP 23) / REQUIRED PARKING (FOR 635 SEATS IN 4,450 SF WORSHIP AREA)	1 PER 4 SEATS SF/ 159 SPACES
PARKING PROVIDED	159 SPACES

0 30 60 90 120
GRAPHIC SCALE IN FEET
1" = 30'
CASE NUMBER: 13-01-SP

SITE PLAN

200 E. EULESS BLVD.
LOTS 20, 21 & PART OF LOT 22
ALEXANDER & CULLUM ADD.
TARRANT COUNTY
EULESS, TEXAS

OWNER
GURUDWARA SIKH SANGAT

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
4604 BILL SIMMONS ROAD, COLLEYVILLE, TX 76034
ATTN: MATHEW THOMAS, PE PH: (214) 680-2728

MATHEW THOMAS 81576 LICENSED PROFESSIONAL ENGINEER
3/15/2013

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6803 CAPITOL HILL DR. ARLINGTON, TEXAS-76017
PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

GURUDWARA SIKH SANGAT
200 E. EULESS BLVD.
EULESS, TEXAS

REV.	DESCRIPTION	DATE

C-2.0

J:\CSD WORK FOLDER\201120 GURUDWARA PROJECT DESIGN\SHEETS\C-2.0 EULESS GURUDWARA SITE PLAN.DWG
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