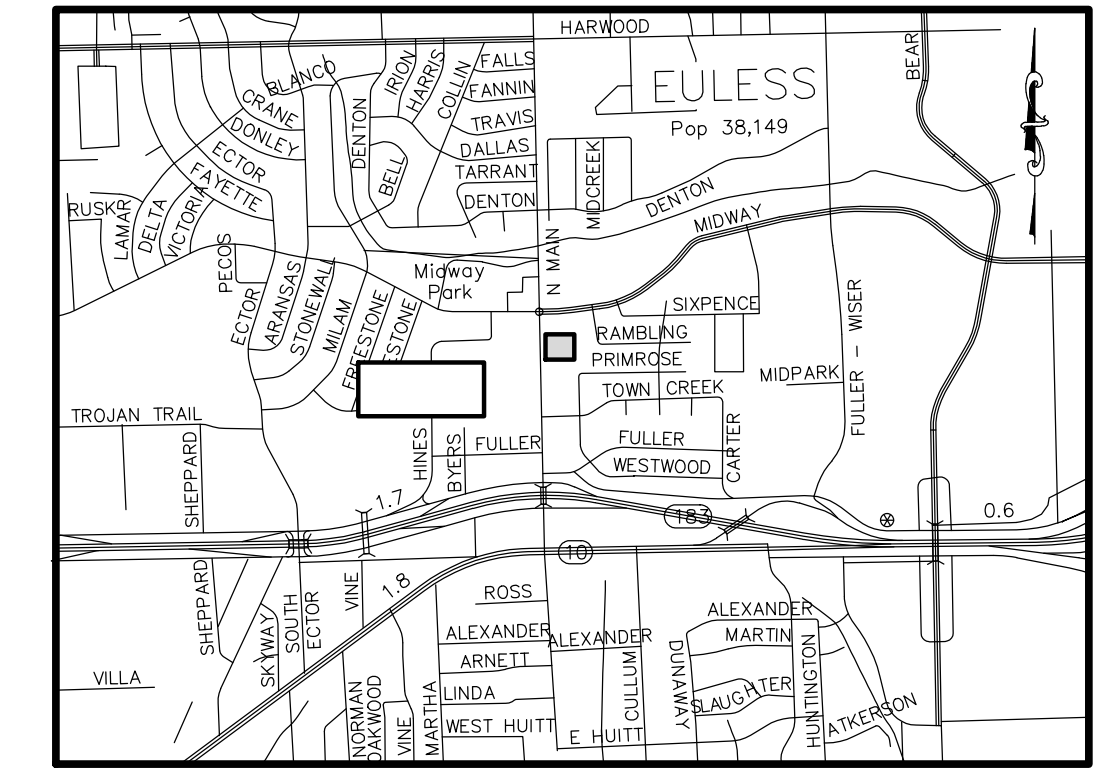
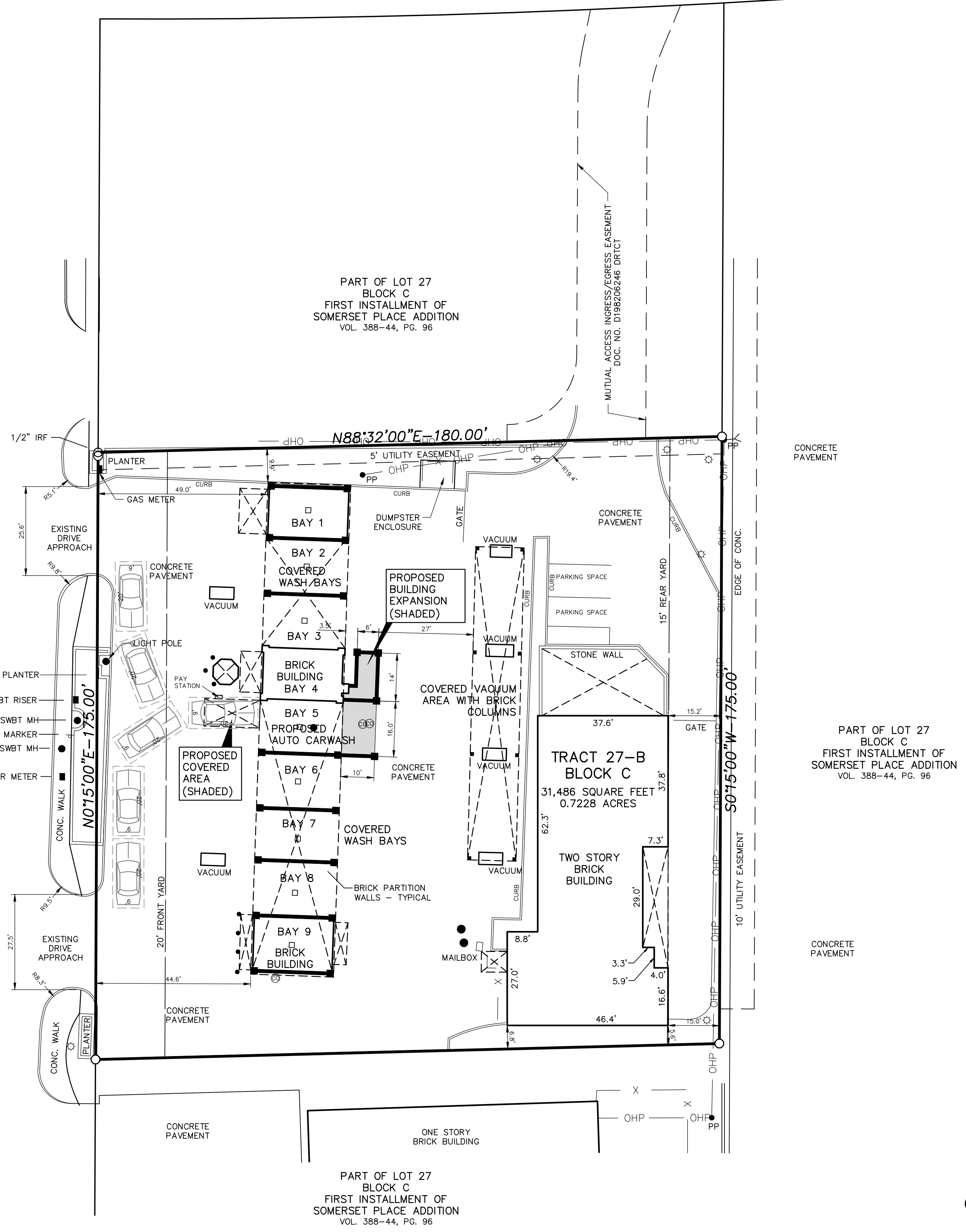


EAST MIDWAY DRIVE



NORTH MAIN STREET



LEGAL DESCRIPTION

BEING All of Tract 27-B, Block C of SOMERSET PLACE< FIRST INSTALLMENT, an addition to the City of Euless, Tarrant County, Texas, according the plat recorded in Volume 388-44, Page 56 of the Plat Records of Tarrant County, Texas.

DESCRIPTION OF BAYS

- Bay 1: "Wag and Wash" pet wash service. Bay is enclosed.
- Bay 2: Self-Serve carwash bay
- Bay 3: Currently enclosed as a restaurant. This bay will be restored back to a self-serve carwash bay.
- Bay 4: Equipment Room. The equipment will be enlarged as shown.
- Bay 5: Currently a self-serve carwash bay. This bay will be enlarged as shown and converted to an in-line automatic carwash bay.
- Bay 6: Self-serve carwash bay.
- Bay 7: Self-serve carwash bay.
- Bay 8: Self-serve carwash bay.
- Bay 9: "Mr. Zippy's" purified water store. Bay is enclosed.

NOTES:

1. All carwash bays may be entered from either end, except for the proposed in-line automatic car wash Bay no. 5.
2. All proposed construction shall in accordance to all City of Euless codes and specifications.
3. There is one free-standing pole light in the raised planter along N. Main Street. All other lights are wall-mounted on the building or within the carwash bays.
4. The proposed building addition to match existing building materials (masonry with metal roof). Height to match existing building.
5. The canopy at the pay station to be constructed with a metal structure with metal roof.

SITE DATA

PROPERTY AREA	31,846 SQ. FT. OR 0.7311 ACRES
ZONING	C-2 COMMERCIAL
MINIMUM FRONT YARD	20 FEET
MINIMUM SIDE YARD	NONE EXCEPT WHERE ADJACENT TO RESIDENTIAL, THEN 5 FEET
MINIMUM REAR YARD	15 FEET

REVISIONS:	
10-16-17	CITY COMMENTS

CASE NO. 17-12-SP

OWNER:
JOAN'S ENTERPRISES, INC.
 P.O. BX 141864
 IRVING, TEXAS 75014
 TEL: 817-540-6700
 CONTACT: JOE MAPES
 EMAIL: JMAPES@JOANSCARWASH.COM

SHEET TITLE: SITE PLAN JOAN'S CARWASH 504 N. MAIN STREET EULESS, TEXAS		
JDJR	PREPARED BY: ENGINEERS & CONSULTANTS, INC. TSBPE REGISTRATION NUMBER F-8527	
	ENGINEERS • SURVEYORS • LAND PLANNERS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-5357 Fax 972-252-8958	
DATE: 9-25-17	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	1 OF 1