

NO.	REVISIONS/ SUBMISSIONS	DATE

**NOTES:**

1. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY JPH LAND SURVEYING, INC. FOR THESE TRACTS.
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. FUTURE SIGNAGE SHALL CONFORM WITH THE CITY ORDINANCES APPLICABLE AT THE TIME OF PERMIT REQUEST FOR THE SIGN.
5. ALL PAVEMENT IN THE PARKING LOT SHALL CONFORM WITH THE CITY STANDARDS.
6. AN ITEMIZED PROPOSAL WILL BE SUBMITTED TO THE CITY FROM THE SUCCESSFUL CONTRACTOR TO DETERMINE THE 3% INSPECTION FEE.
7. THE ADDRESS WILL BE POSTED ON THE BUILDING IN NUMBERS, A MINIMUM 8" TALL.

**SITE DATA SUMMARY TABLE**

<b>SITE INFORMATION</b>	TX-10
<b>ZONING</b>	PLACE OF WORSHIP, ASSEMBLY USE
<b>PROPOSED USES</b>	160,116 SF / 3,676 AC
<b>SITE AREA</b>	
<b>DEVELOPMENT STANDARDS</b>	
<b>ADJACENT TO RIGHT-OF-WAY</b>	20 FT
<b>REAR YARD</b>	HEIGHT OF BUILDING OR 10 FT MIN
<b>SIDE YARD</b>	SAME AS MIN REAR YARD
<b>BUILDING HEIGHT</b>	ONE STORY BY COMMERCIAL
<b>EXTERIOR FACADE</b>	ALL OTHERS 60 FT
<b>BUFFER BY COMMERCIAL</b>	100% MASONRY
<b>DUMPSTERS</b>	6 FT FENCE & SHRUBS IN 10 FT LANDSCAPE BUFFER
<b>STRUCTURE INFORMATION</b>	SCREENED MASONRY
<b>GROSS STRUCTURE AREA**</b>	10,044 SF
<b>BUDDHIST TEMPLE</b>	400 SF
<b>HINDU TEMPLE</b>	707 SF
<b>COMMUNITY CENTER</b>	9,887 SF
<b>PARKING INFORMATION</b>	
<b>TEMPLE PARKING</b>	6 SPACES
<b>COMMUNITY CENTER PARKING</b>	185 SPACES
<b>TOTAL PARKING REQUIRED</b>	191 SPACES
<b>HANDICAP PARKING REQ'D</b>	7 SPACES
<b>TOTAL PARKING PROVIDED</b>	208 SPACES

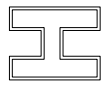
\*\*DOES NOT INCLUDE WALKWAY AREA AROUND EACH STRUCTURE.

**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 \_\_\_\_\_  
 MARK E. RIDDLE ENGINEER  
 PRINTED NAME \_\_\_\_\_ PRINTED TITLE \_\_\_\_\_

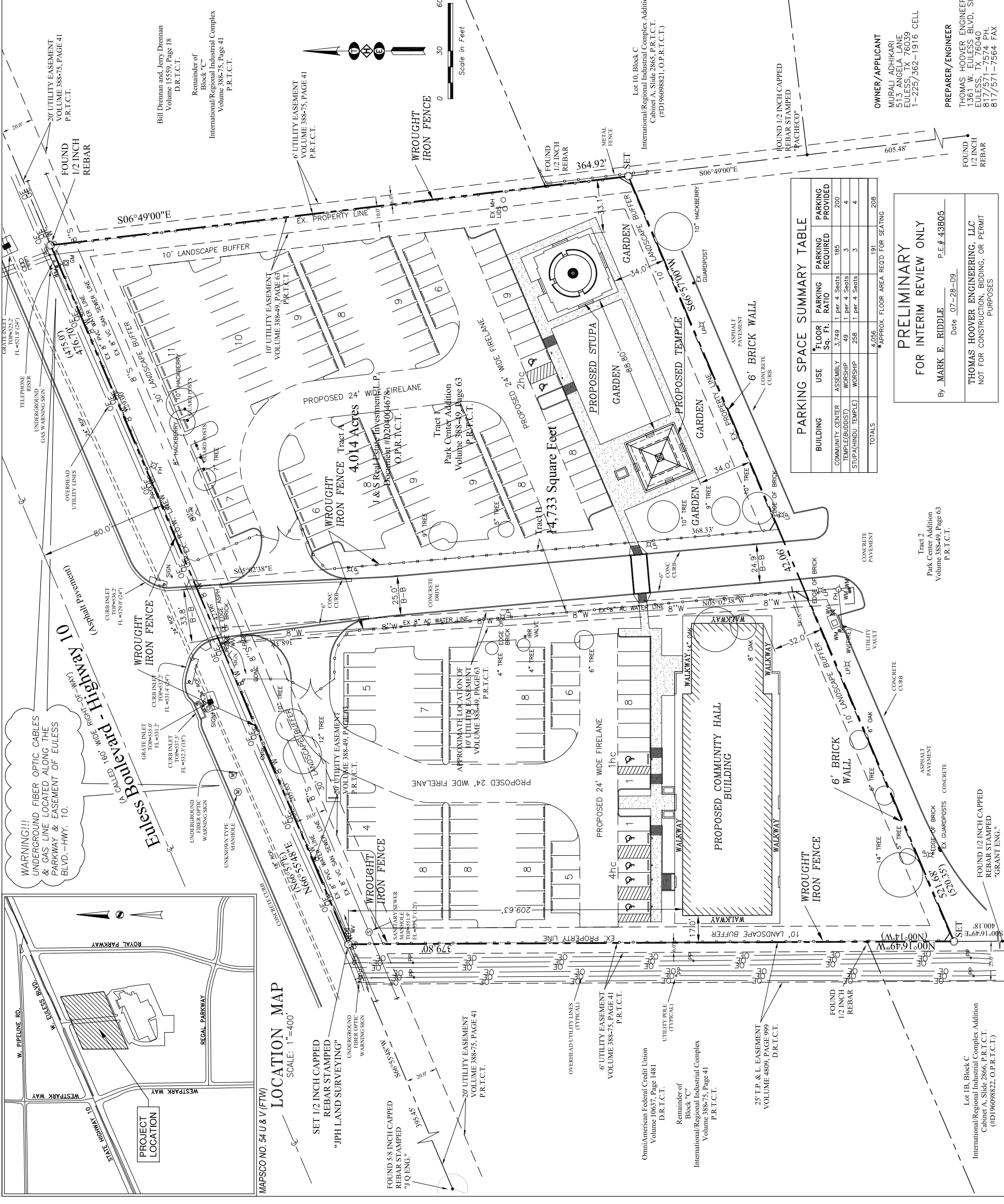
**ZONING CHANGE CASE**  
**PARK CENTER ADDITION, TRACTS A & B**  
**CITY OF EULESS, TARRANT COUNTY, TEXAS**



**THOMAS HOOVER ENGINEERING, LLC**  
 1361 W. EULESS BLVD, SUITE 99  
 EULESS, TEXAS 76040  
 (817) 571-7574 PH  
 (817) 571-7574 FAX  
 T.B.P.E. FIRM REGISTRATION NO. 006009

**NEPALI CULTURAL & SPIRITUAL CENTRE**  
**SUP EXHIBIT - SITE PLAN**

DESIGNED JVS	SCALE	PROJECT NO.	SHEET
DRAWN THE	1" = 30'	02-01103	S-1
CHECKED MEP	DATE	JULY 28, 2009	1 of 1



**PARKING SPACE SUMMARY TABLE**

BUILDING	USE	FLOOR Sq. Ft.	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
COMMUNITY CENTER	ASSEMBLY	3,749	1 per 4 Seats	185	200
TEMPLE (BUDDHIST)	WORSHIP	49	1 per 4 Seats	3	4
STUPA (HINDU TEMPLE)	WORSHIP	255	1 per 4 Seats	3	4
<b>TOTALS</b>		4,056		191	208

\*APPROX. FLOOR AREA REQ'D FOR SEATING

**PRELIMINARY**  
**FOR INTERIM REVIEW ONLY**

By MARK E. RIDDLE Date 07-28-09 P.E.# 43805  
**THOMAS HOOVER ENGINEERING, LLC**  
 NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

20' UTILITY EASEMENT VOLUME 388-75, PAGE 41 P.R.T.C.T.  
 FOUND 1/2 INCH REBAR  
 Bill Drennan and Jerry Drennan Volume 15559, Page 18 D.R.T.C.T.  
 Remainder of Block "C"  
 International/Regional Industrial Complex Volume 388-75, Page 41 P.R.T.C.T.

6' UTILITY EASEMENT VOLUME 388-75, PAGE 41 P.R.T.C.T.  
 WROUGHT IRON FENCE  
 10' LANDSCAPE BUFFER  
 10' UTILITY EASEMENT VOLUME 388-49, PAGE 63 P.R.T.C.T.

PROPOSED 24' WIDE FIRELANE  
 14,733 Square Feet  
 4.014 Acres  
 10' UTILITY EASEMENT VOLUME 388-49, PAGE 63 P.R.T.C.T.

PROPOSED 24' WIDE FIRELANE  
 10' UTILITY EASEMENT VOLUME 388-49, PAGE 63 P.R.T.C.T.  
 APPROXIMATE LOCATION OF 10' UTILITY EASEMENT VOLUME 388-49, PAGE 63 P.R.T.C.T.

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OWNER/APPLICANT  
 MURALI ADHIKARI  
 513 ANGELA LANE  
 EULESS, TX 76039  
 1-225/362-1916 CELL

PREPARER/ENGINEER  
 THOMAS HOOVER ENGINEERING, LLC  
 1361 W. EULESS BLVD, SUITE 99  
 EULESS, TX 76040  
 817/571-7574 PH  
 817/571-7564 FAX

OmniAmerican Federal Credit Union  
 Volume 10637, Page 1481  
 D.R.T.C.T.  
 Remainder of Block "C"  
 International/Regional Industrial Complex  
 Volume 388-75, Page 41 P.R.T.C.T.

25 T.P. & L. EASEMENT VOLUME 4809, PAGE 999 D.R.T.C.T.

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