SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
SE Corner Hwy 183 & WESTPARK WAY

Current Legal Description (abstract and tract number or subdivision, lot, and block):
LOT 2BR WESTPARK CENTRAL ADDITION
T.A. CASH SURVEY, ABSTRACT 280

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):
C-2

USE/CONDITIONS/PARKING:

Proposed Use: GAS STATION / CONVENIENCE STORE SIC Code: 5541

Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):
21

PROPOSED BUILDING STATISTICS:

Lot Area 1.586 Ac 69,079 s.f.

Lot Width at Building Line for each Street Frontage 284.02' (183) 238.99 (WESTPARK)

Proposed Building Setbacks:

Front: 20' Rear: 15' Side (left): 20' Side (right): 0

Gross Building Floor Area 4881 sf
Height in Feet to Highest Point 17'0"
Number of Floors 1

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick 90 %	Stucco ____ %	Other 10 %
Left Side Elevation:	Brick 90 %	Stucco ____ %	Other 10 %
Right Side Elevation:	Brick 90 %	Stucco ____ %	Other 10 %
Rear Elevation:	Brick 90 %	Stucco ____ %	Other 10 %

OFF STREET PARKING: (UDC 84-200 and 84-202)

Total Spaces Required / Provided 10/40

Number of Handicapped Spaces 2

Number of Loading Bays Provided 0

DRIVEWAYS: (UDC 84-202 through 84-210)

Number proposed per street	2/ HWY 183 1/ WEST PARK
Clearance from nearest street intersections	121.44' ON 183 234.71' ON West PARK
Clearance between existing and proposed driveways	55.41' MIN 115.9' MAX
Width of each driveway	30' ON HWY 183 35' ON WEST PARK
Curb Radii for each driveway	25'
Distance between property line and first parking space	20.04' Hwy 183 66.06' WEST PARK

SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)

Proposed Pole/Ground Signs:
Street Name 183 / Westpark Front Setback 5 Side Setback 10 ft.

Overall Height 60 / 16 Sign Area 214 / 94

Proposed Wall Signs:
Street the sign faces Westpark Sign Area 31

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard 45,916 sf

	Street Yard	Non Street Yard
Number of parking spaces provided	29	11
Square feet of landscaped area	4472	3673
Square feet of landscape islands in parking lot	0	0
Number of large trees existing / proposed	9	5
Number of ornamental trees proposed	22	6
Number of shrubs proposed	234	0
Square feet of ground cover proposed	4472	3673

SIGNATURES:

Applicant (please print) JO Dudley	Owner: QuikTrip Corporation
Address: 14450 Trinity Blvd Ste 300 Ft Worth, TX 76155	Address: Same
Phone: 817-786-1301	Phone:
Fax #: 817-858-0213	Fax #:
Signature: JO Dudley	Signature:

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
$125.00	HW	3-10-08	08-04-SP	08-40000004