

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
SE corner of FM 157 (Industrial Boulevard) and State Highway 10 (W. Eules Boulevard)

Current Legal Description (abstract and tract number or subdivision, lot, and block):
A portion of Tract 5 of Puente Del Oeste Vol. 388-53, Pg. 56, P.R.T.C.T.

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):
TX-10

USE/CONDITIONS/PARKING:

Proposed Use: Taco Casa Drive-Thru Restaurant SIC Code: 5812

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

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

PROPOSED BUILDING STATISTICS:

Lot Area 0.981 acres

Lot Width at Building Line for each Street Frontage FM 157 = 277.17', Del Paso Street = 219.76'

Proposed Building Setbacks:

Front: 30' Rear: 25' Side (left): 25' Side (right): 25'

Gross Building Floor Area	<u>4,162 SF (1,547 SF Dining Area)</u>
Height in Feet to Highest Point	<u>25'</u>
Number of Floors	<u>1</u>

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick <u>90</u> % / Stucco <u>3.5</u> % / Other <u>6.5</u> %
Left Side Elevation:	Brick <u>79</u> % / Stucco <u>3</u> % / Other <u>18</u> %
Right Side Elevation:	Brick <u>93.5</u> % / Stucco <u>5</u> % / Other <u>1.5</u> %
Rear Elevation:	Brick <u>87</u> % / Stucco <u>5</u> % / Other <u>8</u> %

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

Total Spaces Required / Provided	<u>43/39</u>
Number of Handicapped Spaces	<u>2</u>
Number of Loading Bays Provided	<u>0</u>

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

Number proposed per street	FM 157 = 0, Del Paso St. = 1
Clearance from nearest street intersections	20' +/-
Clearance between existing and proposed driveways	366' +/-
Width of each driveway	15' (One-way, exit only)
Curb Radii for each driveway	15'
Distance between property line and first parking space	18.4' +/-

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

Proposed Pole/Ground Signs:
 Street Name F.M. 157 Front Setback 23' +/- Side Setback 31' +/-
 Overall Height 30' Sign Area 150 SF

Proposed Wall Signs:
 Street the sign faces F.M. 157 Sign Area 56 SF

LANDSCAPING: (UDC Article VII)

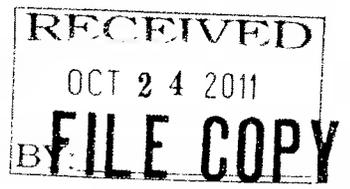
Land Area of Street Yard	<u>29,500 SF</u>	
	Street Yard	Non Street Yard
Number of parking spaces provided	<u>31</u>	<u>8</u>
Square feet of landscaped area	<u>6,393</u>	<u>2,851</u>
Square feet of landscape islands in parking lot	<u>808</u>	<u>0</u>
Number of large trees existing / proposed	<u>0 / 13</u>	<u>0 / 4</u>
Number of ornamental trees proposed	<u>2</u>	<u>4</u>
Number of shrubs proposed	<u>60</u>	<u>0</u>
Square feet of ground cover proposed	<u>360</u>	<u>0</u>

SIGNATURES:

Applicant (please print) <u>Goodwin and Marshall, Inc.</u>	Owner: <u>Gene Upshaw</u>
Address: <u>2405 Mustang Drive, Grapevine, TX 76051</u>	Address: <u>655 E. Highland, Southlake, TX 76092</u>
Phone: <u>817-329-4373</u>	Phone: <u>817-271-7186</u>
Fax: <u>817-329-4453</u>	Fax: <u>817-421-0655</u>
Email: <u>jandersen@gmcivil.com</u>	Email: <u>hgup@verizon.net</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>

OFFICE USE ONLY:

Fee Paid: <u>\$300⁰⁰</u>	Received By: <u>[Signature]</u>	Date Received: <u>10-24-11</u>	Case Number: <u>11-07-SP</u>	H.T.E. Number: <u>11-40000007</u>
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Building Layout

- Building footprints
- Distance from property lines to buildings and from building to building
- When adjacent to flood prone areas, include minimum finished floor elevations
- For each building: gross floor area, height, stories, building number, address ranges

Grading

- Existing topography, showing 2' contours, half toned, extending at least 200 feet beyond subject property lines
- Proposed grading with spot elevations throughout site, particularly along perimeter

Drainage and Utilities

- Location, type, and size of proposed and existing water and sanitary sewer mains and taps, and their utility easements
- Limits of 100 year frequency storm water run-off
- Boundaries and elevations of flood prone areas identified on the Flood Insurance Rate Maps
- N/A Areas to be reclaimed
- Location, type, size, capacity of existing and proposed storm sewer systems on and off site
- N/A Locations of proposed detention and retention areas, with capacities and discharge velocities and rates
- N/A Locations and sizes of existing and proposed drainage easements
- Drainage area map (overall as well as on site) with calculations and areas in tabular form

Existing and Proposed Fire Protection Systems

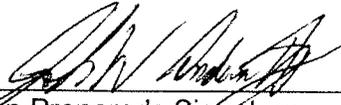
- Existing and proposed fire hydrants with fire protection radii indicated
- N/A Proposed fire sprinkler line, fire vault, and fire department connection locations

SHEET THREE

- Typical building elevations, indicating exterior façade materials and percentages, and addressing
- Location of address plaque on each elevation provided
- Detail of an address plaque, showing layout, typestyle, and colors
- Roof slopes labeled
- Elevations of proposed screening, indicating height and materials, for the following: the site, trash receptacles, docks, loading areas, service areas
- N/A Detail of controlled access gate design and description of operation

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

10/24/11

Date

John W. Andersen II, P.E.

Printed Name

Project Civil Engineer

Printed Title

