

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street):	<u>600 Block of North Industrial Boulevard (E.M. 157) just north of W. Midway Drive</u>
Current Legal Description (abstract and tract number or subdivision, lot, and block):	<u>A portion of W. R. Rose Investments, Inc., Trustee, Vol. 11835, Pg. 571, D.R.T.C.T.</u>
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):	<u>C-2</u>
USE/CONDITIONS/PARKING:	
Proposed Use: <u>Dairy Queen Drive-Thru Restaurant</u>	SIC Code: <u>5812</u>
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):)	
<u>i, ab</u>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):)	
<u>5</u>	
PROPOSED BUILDING STATISTICS:	
Lot Area	<u>1.073 Acres</u>
Lot Width at Building Line for each Street Frontage	<u>161.00'</u>
Proposed Building Setbacks:	
Front: <u>75'</u>	Rear: <u>15'</u> Side (left): <u>0'</u> Side (right): <u>0'</u>
Gross Building Floor Area	<u>3,360 SF</u>
Height in Feet to Highest Point	<u>21'</u>
Number of Floors	<u>1</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick <u>0</u> % / Stucco <u>67</u> % / Other <u>33</u> % <u>Manufactured Stone Veneer</u>
Left Side Elevation:	Brick <u>0</u> % / Stucco <u>95</u> % / Other <u>5</u> % <u>Ceramic Tile & Metal Panels</u>
Right Side Elevation:	Brick <u>0</u> % / Stucco <u>100</u> % / Other <u>0</u> %
Rear Elevation:	Brick <u>0</u> % / Stucco <u>100</u> % / Other <u>0</u> %
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>34/45</u>
Number of Handicapped Spaces	<u>2/2</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 = 2 (1 existing and 1 proposed, neither on-site accessers via ingress/egress easement)
Clearance from nearest street intersections	392' (From FM 157 and W. Midway Rd)
Clearance between existing and proposed driveways	314' (From existing RaceTrac driveway to proposed driveway)
Width of each driveway	Existing = 36'; Proposed = 35'
Curb Radii for each driveway	Existing = 15'; Proposed = 20'
Distance between property line and first parking space	41'

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

Proposed Pole/Signs:

Street Name FM 157 Front Setback 40' Side Setback 78' N / 89.2' S

Overall Height 24' Sign Area 87' SF (3 SIGNS)

Proposed Wall Signs:

Street the sign faces FM 157 Sign Area 88 SF (2 SIGNS)

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard 12,081 SF

	Street Yard	Non Street Yard
Number of parking spaces provided	<u>6</u>	<u>39</u>
Square feet of landscaped area	<u>3,484</u>	<u>7,043</u>
Square feet of landscape islands in parking lot	<u>410</u>	<u>1,040</u>
Number of large trees existing / proposed	<u>0/6</u>	<u>0/6</u>
Number of ornamental trees proposed	<u>0</u>	<u>0</u>
Number of shrubs proposed	<u>17</u>	<u>17</u>
Square feet of ground cover proposed	<u>167</u>	<u>0</u>

SIGNATURES:

Applicant (please print) Goodwin and Marshall, Inc.

Owner W.R. Rose Investments, Inc., Trustee

Address 2405 Mustang Drive
Grapevine, TX 76051

Address 5440 Harvest Hill Road, Suite 250
Dallas, TX 75230

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Signature [Signature]

Signature WR Rose

OFFICE USE ONLY:

Fee Paid \$300⁰⁰ Received By A. Davaripour Date Received 10-1-2012 Case Number 12-10-SP HTE Number 12-40000007

