SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
600 Block of North Industrial Boulevard (F.M. 157) just north of W. Midway Drive

Current Legal Description (abstract and tract number or subdivision, lot, and block):
A portion of W. R. Rose Investments, Inc., Trustee, Vol. 11835, Pg.571, D.R.T.C.T.

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: Dairy Queen 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):
5

PROPOSED BUILDING STATISTICS:

Lot Area 1.073 Acres

Lot Width at Building Line for each Street Frontage 161.00'

Proposed Building Setbacks:

Front: 75' Rear: 15' Side (left): 0' Side (right): 0'

Gross Building Floor Area 3,360 SF
Height in Feet to Highest Point 21'
Number of Floors 1

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick 0 %	Stucco 67 %	Other 33 %	Manufactured Stone Veneer
Left Side Elevation:	Brick 0 %	Stucco 95 %	Other 5 %	Ceramic Tile & Metal Panels
Right Side Elevation:	Brick 0 %	Stucco 100 %	Other 0 %	
Rear Elevation:	Brick 0 %	Stucco 100 %	Other 0 %	

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

Total Spaces Required / Provided 34/45

Number of Handicapped Spaces 2/2

Number of Loading Bays Provided 0

FORM UPDATED 1/2011

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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 accessed 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/Ground Signs:
Street Name FM 157 Front Setback 40' Side Setback 71.8' 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	6	39
Square feet of landscaped area	3,484	7,013
Square feet of landscape islands in parking lot	410	1,040
Number of large trees existing / proposed	0/6	0/6
Number of ornamental trees proposed	0	0
Number of shrubs proposed	17	17
Square feet of ground cover proposed	167	0

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
Phone (817) 329-4373	Phone: (214) 954-1100
Fax (817) 329-4453	Fax: (214) 954-0011
Email jandersen@gmcivil.com	Email: billr@roseinv.com
Signature	Signature WR Rose

OFFICE USE ONLY:

Fee Paid	Received By	Date Received	Case Number	H.T.E. Number
$300.00	A Davenport	10-1-2012	12-10 SP	12-40000007

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