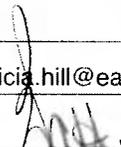


**SITE PLAN APPLICATION**

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street): <u>2155 Airport Freeway, Euless TX 76040</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>Westpark Central, Tract 4-A-R-1, total land area 2.844 acres/123,885 sq ft (see attached)</u>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>C-2 Community Business District</u>	
USE/CONDITIONS/PARKING:	
Proposed Use: <u>Restaurant with drive-through</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>None</u>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): <u>5 and 28</u>	
PROPOSED BUILDING STATISTICS:	
Lot Area <u>2.84 acres</u>	
Lot Width at Building Line for each Street Frontage <u>205-feet</u>	
Proposed Building Setbacks:	
Front: <u>20-feet</u> Rear: <u>15-feet</u> Side (left): <u>None</u> Side (right): <u>None</u>	
Gross Building Floor Area	<u>3,218 sq ft</u>
Height in Feet to Highest Point	<u>22'-0"</u>
Number of Floors	<u>one</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	<del>Brick</del> <u>41</u> % / <del>Stucco</del> <u>0</u> % / <del>Other</del> <u>16</u> % / <u>Glass</u> / <u>metal Panel 43%</u>
Left Side Elevation:	<del>Brick</del> <u>18</u> % / <del>Stucco</del> <u>66</u> % / <del>Other</del> <u>10</u> % / <u>Cooler Panel 6%</u>
Right Side Elevation:	<del>Brick</del> <u>18</u> % / <del>Stucco</del> <u>66</u> % / <del>Other</del> <u>16</u> %
Rear Elevation:	<del>Brick</del> <u>9</u> % / <del>Stucco</del> <u>53</u> % / <del>Other</del> <u>1</u> % / <u>metal Panel 27%</u> / <u>Cooler Panel 10%</u>
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>32 / 38</u>
Number of Handicapped Spaces	<u>2</u>
Number of Loading Bays Provided	<u>0</u>

<b>DRIVEWAYS: (UDC 84-202 through 84-210)</b>																									
Number proposed per street	one																								
Clearance from nearest street intersections	350-feet																								
Clearance between existing and proposed driveways	44-feet																								
Width of each driveway	28-feet																								
Curb Radii for each driveway	25-feet																								
Distance between property line and first parking space	47-feet																								
<b>SIGN &amp; STREET GRAPHICS: (UDC 84-230 through 84-302)</b>																									
<b>Proposed Pole/Ground Signs:</b>																									
Street Name <u>SH-183</u>	Front Setback <u>30-feet</u> Side Setback <u>86-feet</u>																								
Overall Height <u>60-feet</u>	Sign Area <u>300 sf (see attached detail)</u>																								
<b>Proposed Wall Signs:</b>																									
Street the sign faces <u>see attached detail sheets</u>	Sign Area <u>108.91 sq ft total</u>																								
<b>LANDSCAPING: (UDC Article VII)</b>																									
Land Area of Street Yard	<u>6,089 sq ft</u>																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;"></th> <th style="width: 25%; text-align: center;"><u>Street Yard</u></th> <th style="width: 25%; text-align: center;"><u>Non Street Yard</u></th> </tr> </thead> <tbody> <tr> <td>Number of parking spaces provided</td> <td style="text-align: center;">2</td> <td style="text-align: center;">36</td> </tr> <tr> <td>Square feet of landscaped area</td> <td style="text-align: center;">1,014</td> <td style="text-align: center;">12,712</td> </tr> <tr> <td>Square feet of landscape islands in parking lot</td> <td style="text-align: center;">157</td> <td style="text-align: center;">248</td> </tr> <tr> <td>Number of large trees existing / proposed</td> <td style="text-align: center;">3</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Number of ornamental trees proposed</td> <td style="text-align: center;">6</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Number of shrubs proposed</td> <td style="text-align: center;">53</td> <td style="text-align: center;">74</td> </tr> <tr> <td>Square feet of ground cover proposed</td> <td style="text-align: center;">417</td> <td style="text-align: center;">537</td> </tr> </tbody> </table>		<u>Street Yard</u>	<u>Non Street Yard</u>	Number of parking spaces provided	2	36	Square feet of landscaped area	1,014	12,712	Square feet of landscape islands in parking lot	157	248	Number of large trees existing / proposed	3	0	Number of ornamental trees proposed	6	1	Number of shrubs proposed	53	74	Square feet of ground cover proposed	417	537
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<b>SIGNATURES:</b>																									
Applicant (please print) <u>Patricia Hill, AHDC, LLC</u>	Owner: <u>Chesapeake Land Development Co, LLC</u>																								
Address: <u>1524 Danube Lane, Plano TX 75075</u>	Address: <u>6100 N Western Av, OKC OK 73118</u>																								
Phone: <u>469-644-3198</u>	Phone: _____																								
Fax: _____	Fax: _____																								
Email: <u>patricia.hill@earthlink.net</u>	Email: _____																								
Signature: <u></u>	Signature: _____																								
<b>OFFICE USE ONLY:</b>																									
Fee Paid: <u>\$300<sup>00</sup></u>	Received By: <u>A. Davenport</u>	Date Received: <u>11-16-2012</u>	Case Number: <u>12-04-SP</u>	H.T.E. Number: <u>12-40000009</u>																					

## INFORMATION TO BE INCLUDED ON ALL SITE PLANS

Site Plans must be prepared by a Texas-Registered Professional Architect or Professional Civil Engineer, and must include at least the following information. (Staff may require additional information or may eliminate items as needed for specific sites.) Scale used should be 1"=50' or larger. Pages can be combined, or additional pages created, as long as all items can be clearly seen.

**The Development Review Committee WILL NOT REVIEW any drawings that are missing any applicable check list items. Please mark all that apply and submit signed list with the application. Application will not be accepted unless this list is submitted.**

### SHEET ONE

#### Site Plan Layout

- Title Block near lower right corner
- North indicator, Graphic scale, Sheet number
- Bearings and distances of perimeter of subject property
- Location, size, and purpose of existing and proposed easements, including emergency access and fire vault
- Lot lines with bearings and distances; block and lot designations
- At least 200 feet beyond subject property line; property lines, pavement and ROW widths, street medians, street intersections, street names, driveways, building outlines
- Driveway radii
- Distances between driveways, and between driveways and street intersections
- Location and size of parking spaces, handicapped spaces, and loading zones
- Proposed sidewalks along streets

#### 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

#### General

- Names, addresses, telephone and fax numbers of preparer, applicant, property owner
- Vicinity map to scale

#### Site Data

- Required building setbacks consistent with the zoning district
- Ownership, legal description, zoning, land uses for land within 200 feet of site boundary
- Existing structures and fences, labeled whether they are to be removed
- Sight visibility clear triangles at all driveways
- 25 foot visibility triangles at street intersections
- Parking Table indicating number of parking spaces required and number provided
- Location of any proposed controlled access gates

#### Site Data Table

- Area of subject property
- Number of lots
- Number of dwelling units
- Required maximum lot coverage, maximum building height, minimum lot area, and minimum lot width
- Amounts of landscaping required and provided for trees, shrubs, and groundcover
- Lot area
- Street yard area

Site Plan Application

Page 6

- Required landscaped area
- Required minimum landscape spacing
- Required minimum size (caliper/height) for landscaping materials at time of planting

**Site Data Notes**

- If property is located east of Euless Main Street, add an Avigation Easement and a note stating "This property is located within Aircraft Noise Zone B. All noise sensitive uses will be constructed to achieve a 25 decibel reduction from outside to inside".
- Description of proposed land uses
- Description of proposed landscape protection
- Note indicating when landscaping will be installed

**Lighting Plan**

- Fixture locations
- General throw patterns
- Average and minimum foot-candles provided
- Calculation grid of foot-candles and distance from light fixtures that demonstrates compliance with Unified Development Code Section 84-201(i)
- Lighting Table listing type of luminaries, pole height, and wattage for each fixture
- Note stating, "The property represented on this Plan conforms with the parking lot lighting requirements of Section 84-201(i) of the Unified Development Code of the City of Euless, Texas".

**Screening and Fencing**

- Location of trash receptacle and recycling areas
- Location, height, and type of materials used for all walls, fencing, and screening (including dock, loading areas, and service areas)
- Location of controlled access gates, gate control pedestals, and key boxes

**Landscaping**

- Location of existing trees 6" in diameter or greater, with type and size indicated
- "Street yard" delineated, with square footage indicated
- Square footage of each landscaped area
- Location, type, and size of proposed landscaping material
- Note stating, "Underground irrigation system plans designed by a Licensed Irrigator will be submitted with the Building Permit application", if applicable

**Free Standing Signs**

- Location, height, and area of existing or proposed free standing signs
- Distance from each sign to front and side property lines

**SHEET TWO**

**Site Plan Layout**

- Title Block near lower right corner
- Date of preparation, with space for revision dates
- North indicator, Graphic scale, Sheet number
- Bearings and distances of perimeter of subject property
- Lot lines with bearings and distances
- Block and lot designations
- Location, size, and purpose of existing and proposed easements, including emergency access and fire vault
- Extending at least 200 feet beyond subject property line: property lines, pavement and ROW widths, street medians, street intersections, street names, driveways, building outlines
- Driveway radii
- Distances between driveways, and between driveways and street intersections
- Location and size of parking spaces, handicapped spaces, and loading zones
- Proposed sidewalks along streets

**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
- Areas to be reclaimed
- Location, type, size, capacity of existing and proposed storm sewer systems on and off site
- Locations of proposed detention and retention areas, with capacities and discharge velocities and rates
- 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
- 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
- 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.

Lance Oriti  
Plan Preparer's Signature

11-15-12  
Date

Lance Oriti  
Printed Name

Civil Engineer  
Printed Title