SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
Southeast corner of the intersection of FM 157 and Highway 10 (Euless Main Street) -- vacant land immediately north of Taco Casa

Current Legal Description (abstract and tract number or subdivision, lot, and block):
A Portion of the Remainder of Tract 5, Puente del Oeste as recorded in Vol. 388-53, P. 56, Plat Records of Tarrant County, Texas

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: Eating Establishment, General Commercial SIC Code: 5812, 5300

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

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):
Eating Establishment - Group 5, General Commercial - Group 6

PROPOSED BUILDING STATISTICS:

Lot Area 1.225 Acres

Lot Width at Building Line for each Street Frontage 215 feet

Proposed Building Setbacks:

Front: 30 feet Rear: 21.67 feet Side (left): 21.67 feet Side (right): 21.67 feet

Gross Building Floor Area 10,104 SF
Height in Feet to Highest Point 21' - 8"
Number of Floors 1

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick 60.3 %	Stucco 30.0 %	Other 9.7 %
Left Side Elevation:	Brick 79.9 %	Stucco 4.9 %	Other 15.2 %
Right Side Elevation:	Brick 88.8 %	Stucco 11.2 %	Other 0 %
Rear Elevation:	Brick 94.0 %	Stucco 6.0 %	Other 0 %

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

Total Spaces Required / Provided 64

Number of Handicapped Spaces 2

Number of Loading Bays Provided 0

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

Number proposed per street	N/A - driveway is existing
Clearance from nearest street intersections	N/A - driveway is existing
Clearance between existing and proposed driveways	N/A - driveway is existing
Width of each driveway	N/A - driveway is existing
Curb Radii for each driveway	N/A - driveway is existing
Distance between property line and first parking space	36.5 feet

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

Proposed Pole/Ground Signs:
Street Name Signage not yet determined Front Setback _____ Side Setback _____

Overall Height _____ Sign Area _____

Proposed Wall Signs:
Street the sign faces _____ Sign Area _____

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard 3,259 SF

	Street Yard	Non Street Yard
Number of parking spaces provided	31	33
Square feet of landscaped area	3,259 sf	4,671 sf
Square feet of landscape islands in parking lot	0	901 sf
Number of large trees existing / proposed	1	5
Number of ornamental trees proposed	16	5
Number of shrubs proposed	83	17
Square feet of ground cover proposed	3,259 sf	4,671 sf

SIGNATURES:

Applicant (please print) Boydston Designs Inc.
Address: 222 W. Exchange Ave. #105, Fort Worth, Texas,
Phone: 817.626.7878
Fax: 817.626.7879
Email: ncb@bdi-eng.com
Signature:

Owner: 701 Industrial Ltd.
Address: 222 W. Exchange Ave., Fort Worth, Texa
Phone: 817-624-7266
Fax: N/A
Email: tepurvis@continentalre.net
Signature:

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
$300.00	Alicia D	4/6/15	15-04-SP	15-40000004

FORM UPDATED 06/2013

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