

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
Southwest Corner of Dickey Drive and E. Euless Blvd.

Current Legal Description (abstract and tract number or subdivision, lot, and block):
Part of Tract A, Oak Crest Estates, Volume 388-14, Page 29 (T.C.T.P.R.)

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):
PD-2070

USE/CONDITIONS/PARKING:

Proposed Use: Multi-Family SIC Code: 6513

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

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):
1

PROPOSED BUILDING STATISTICS:

Lot Area 5.0 Acres

Lot Width at Building Line for each Street Frontage E. Euless - 478 LF; Dickey - 304 LF

Proposed Building Setbacks:

Front: 30' Rear: 20' Side (left): 20' Side (right): 20'

Gross Building Floor Area	<u>142,432 sq ft</u>
Height in Feet to Highest Point	<u>54'-0" Average</u>
Number of Floors	<u>4</u>

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick <u>30</u> %	Stucco <u>55</u> %	Other <u>15</u> %
Left Side Elevation:	Brick <u> </u> %	Stucco <u> </u> %	Other <u> </u> %
Right Side Elevation:	Brick <u>20</u> %	Stucco <u>65</u> %	Other <u>15</u> %
Rear Elevation:	Brick <u>25</u> %	Stucco <u>60</u> %	Other <u>15</u> %

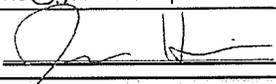
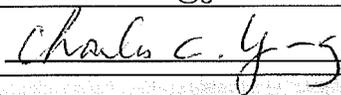
OFF STREET PARKING: (UDC 84-200 and 84-202)

Total Spaces Required / Provided	<u>120 Required; 126 Provided</u>
Number of Handicapped Spaces	<u>6</u>
Number of Loading Bays Provided	<u>0</u>

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DRIVEWAYS: (UDC 84-202 through 84-210)				
Number proposed per street	1-Dickey Drive; 1 Emergency - E. Euless			
Clearance from nearest street intersections	Dickey - 72'; E. Euless - 415'			
Clearance between existing and proposed driveways	Dickey - 245'; E. Euless - N/A			
Width of each driveway	Dickey - 30'; E. Euless - 26'			
Curb Radii for each driveway	20'			
Distance between property line and first parking space	Dickey - 65'; E. Euless - 59'			
SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)				
Proposed Pole/Ground Signs:				
Street Name _____	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	54,850 sf			
	Street Yard	Non Street Yard		
Number of parking spaces provided	24	102		
Square feet of landscaped area	33,668 sf	57,698 sf		
Square feet of landscape islands in parking lot	0 sf	1,169 sf		
Number of large trees existing / proposed	36	18		
Number of ornamental trees proposed	11	13		
Number of shrubs proposed	97	—		
Square feet of ground cover proposed	520 sf	2,697 sf		
SIGNATURES:				
Applicant (please print) Gardner Capital Development	Owner: Charles Yang, Manager			
Address: 4801 Woodway Drive, Suite 300-E (Houston, TX)	Address: 2904 Beau-champ Drive (Plano, TX 7509			
Phone: 713 503-4477	Phone: 972 365-5091			
Fax: _____	Fax: _____			
Email: jharris@gardnercapital.com	Email: charlesandsarah39@gmail.com			
Signature: 	Signature: 			
OFFICE USE ONLY:				
Fee Paid: \$300.00	Received By: Mollie Snapp	Date Received: 8/17/15	Case Number: 15-08-SP	H.T.E. Number: 15-40000008