

### SITE PLAN APPLICATION

<b>PROPERTY DESCRIPTION:</b>	
General Property Location (street name and block number or nearest cross street): <u>South/West corner of intersection of E. Hardwood Rd &amp; S.H. 360</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>Abstract No. 152 City of Euless Tarrant County, Texas</u>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>Planned Development (PD) The site is in the T5C-3 sub-zone of the Bear Creek Riverwalk Regulating Plan</u>	
<b>USE/CONDITIONS/PARKING:</b>	
Proposed Use: <u>Gasoline Sales/Convenience Stores</u> SIC Code: <u>5541</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>N/A</u>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): <u>21</u>	
<b>PROPOSED BUILDING STATISTICS:</b>	
Lot Area <u>99,092</u>	
Lot Width at Building Line for each Street Frontage <u>310ft x 324ft</u>	
Proposed Building Setbacks:	
Front: <u>15</u> Rear: <u>15</u> Side (left): <u>15</u> Side (right): <u>15</u>	
Gross Building Floor Area	<u>6,566</u>
Height in Feet to Highest Point	<u>19'-6" at entrance</u>
Number of Floors	<u>1</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick _____ % / Stucco _____ % / Other <u>100</u> %
Left Side Elevation:	Brick _____ % / Stucco _____ % / Other <u>100</u> %
Right Side Elevation:	Brick _____ % / Stucco _____ % / Other <u>100</u> %
Rear Elevation:	Brick _____ % / Stucco _____ % / Other <u>100</u> %
<b>OFF STREET PARKING: (UDC 84-200 and 84-202)</b>	
Total Spaces Required / Provided	<u>48</u>
Number of Handicapped Spaces	<u>2</u>
Number of Loading Bays Provided	<u>1</u>

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

Number proposed per street	<u>2 on E Hardwood. &amp; 1 on S.H. 360</u>
Clearance from nearest street intersections	<u>255ft ( on E Hardwood ) &amp; 322ft ( on SH. 360)</u>
Clearance between existing and proposed driveways	<u>n/a</u>
Width of each driveway	<u>40ft</u>
Curb Radii for each driveway	<u>20ft &amp; 30ft</u>
Distance between property line and first parking space	<u>16ft</u>

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

**Proposed Pole/Ground Signs:**  
 Street Name East Harwood Front Setback 15 ft Side Setback 15 ft  
 Overall Height 8 ft Sign Area 60 sf.

**Proposed Wall Signs:**  
 Street the sign faces East Harwood Sign Area 325 sf

**LANDSCAPING: (UDC Article VII)**

Land Area of Street Yard	Street Yard	Non Street Yard
Number of parking spaces provided	<u>23</u>	<u>25</u>
Square feet of landscaped area	<u>35,882</u>	<u>37,776</u>
Square feet of landscape islands in parking lot	<u>697</u>	<u>0</u>
Number of large trees existing / proposed	<u>0/24</u>	<u>0/7</u>
Number of ornamental trees proposed	<u>40</u>	<u>0</u>
Number of shrubs proposed	<u>355</u>	<u>49</u>
Square feet of ground cover proposed	<u>9,064</u>	<u>15,936</u>

**SIGNATURES:**

Applicant (please print) <u>Michelle Hirst</u>	Owner: <u>Cadence Capital 3100, LLC</u>
Address: <u>3030 LBJ Freeway, Suite 100 Dallas, TX 75234</u>	Address: <u>2050 Hall Johnson Rd., Ste. 210</u> <u>Grapevine, TX 76051</u>
Phone: <u>972-488-3737</u>	Phone: <u>(817) 251-8145</u>
Fax: <u>972-488-6732</u>	Fax: _____
Email: <u>mhirst@ceieng.com</u>	Email: <u>de@cdgthike.com</u>
Signature: <u>Michelle Hirst</u>	Signature: <u>[Signature]</u>

**OFFICE USE ONLY:**

Fee Paid: <u>\$00.00</u>	Received By: <u>molice</u>	Date Received: <u>6/10/16</u>	Case Number: <u>16-04-SP</u>	H.T.E. Number: <u>16-40000005</u>
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