SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
105 W. Airport Frwy

Current Legal Description (abstract and tract number or subdivision, lot, and block):
J.P. Halford Addition, Lot 2R and Lot 7, Tract D

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):
TX 10 Texas Highway 10 Multi-Use District

USE/CONDITIONS/PARKING:

Proposed Use: Eating Establishment (drive through) 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):
N/A

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):
5

PROPOSED BUILDING STATISTICS:

Lot Area 52,958 SF (1.216 Ac)

Lot Width at Building Line for each Street Frontage Airport Frwy: 197.52', Hwy 10: 229.93'

Proposed Building Setbacks:

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

Gross Building Floor Area 5,399 SF
Height in Feet to Highest Point 21'-11"
Number of Floors 1

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick 16 %	Stucco ____ %	Other 84 %
Left Side Elevation:	Brick 87 %	Stucco ____ %	Other 13 %
Right Side Elevation:	Brick 73 %	Stucco ____ %	Other 27 %
Rear Elevation:	Brick 79 %	Stucco ____ %	Other 21 %

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

Total Spaces Required / Provided 54/54

Number of Handicapped Spaces 3/3

Number of Loading Bays Provided 0/0

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

Number proposed per street	2 on Airport Frwy frontage road, 1 on Hwy 10
Clearance from nearest street intersections	approx. 275' from Main St.
Clearance between existing and proposed driveways	Hwy 10: 3 4' to west, 190' to east
Width of each driveway	25' wide each Airport Frwy, 30' wide Hwy 10
Curb Radii for each driveway	25'/30' Hwy 10, Airport Frwy TBD by TXDOT
Distance between property line and first parking space	8' on Airport Frwy, 19' on Hwy 10

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

Proposed Pole/Ground Signs:
Street Name Airport Frwy Front Setback 30' Side Setback 83'

Overall Height 60'

Proposed Wall Signs:
Street the sign faces Airport Frwy Sign Area TBD - will comply w/ zoning

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard Airport Frwy: 6,492 SF, Hwy 10: 21,272 SF

	Street Yard	Non Street Yard
Number of parking spaces provided	4 + 24	26
Square feet of landscaped area	1,721 + 4,347	1,987
Square feet of landscape islands in parking lot	148 + 365	0
Number of large trees existing / proposed	4 + 1	1
Number of ornamental trees proposed	8 + 9	0
Number of shrubs proposed	22 + 61	26
Square feet of ground cover proposed	380 + 236	27

SIGNATURES:

Applicant (please print) Adams Engineering - Elaine Pickering
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Signature:

Owner: McDonald's USA, LLC - Lee Morris
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Irving, TX 75062
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Fax: (972) 869-5380
Email: lee.morris@us.mcd.com
Signature:

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
300.00	Tesla Worth	9/26/16	16-09-SP	16-40000010

FORM UPDATED 06/2013

Sign Area existing