

SITE PLAN APPLICATION

PROPERTY DESCRIPTION

General Property Location (street name and block number or nearest cross street):

1363 W. Euless Blvd

Current Legal Description (abstract and tract number or subdivision, lot, and block):

Lot A, Block A
SH 10 Business Center Survey

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)

USE/CONDITIONS/PARKING

Proposed Use: Restaurant SIC Code: _____

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

Restaurant

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

Restaurant

PROPOSED BUILDING STATISTICS

Lot Area 18,750

Lot Width at Building Line for each Street Frontage _____

Proposed Building Setbacks:

Front: 20' Rear: none Side (left): none Side (right): none

Gross Building Floor Area _____ (2,200 seating)
Height in Feet to Highest Point 25'
Number of Floors 1

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick <u>42</u> %	Stucco _____ %	Other <u>29</u> %
Left Side Elevation:	Brick <u>61</u> %	Stucco _____ %	Other <u>36</u> %
Right Side Elevation:	Brick <u>54</u> %	Stucco _____ %	Other <u>32</u> %
Rear Elevation:	Brick <u>57</u> %	Stucco _____ %	Other <u>29</u> %

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

Total Spaces Required / Provided 22 / 35

Number of Handicapped Spaces 2 x HIC space

Number of Loading Bays Provided 1 loading zone

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

Number proposed per street 2 existing drive ways

Clearance from nearest street intersections over 500'

Clearance between existing and proposed driveways 135'

Width of each driveway West entrance East entrance

Curb Radii for each driveway existing

Distance between property line and first parking space existing

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 8,377 SQ.FT.

	<u>Street Yard</u>	<u>Non Street Yard</u>
Number of parking spaces provided	_____	_____
Square feet of landscaped area	_____	_____
Square feet of landscape islands in parking lot	_____	_____
Number of large trees existing / proposed	_____	_____
Number of ornamental trees proposed	_____	_____
Number of shrubs proposed	_____	_____
Square feet of ground cover proposed	_____	_____

SIGNATURES:

Applicant (please print) <u>Bret Flory</u>	Owner: <u>Orlando Merced</u>
Address: <u>1255 W. 15th, Suite 125</u>	Address: <u>4104 William D. Tate</u>
<u>Plano, TX 75075</u>	<u>Suite 100</u>
Phone: <u>972-398-6644</u>	Phone: <u>787-245-2957</u>
Fax: <u>972-312-8666</u>	Fax: _____
Email: <u>B.Flory@crossarchitects.com</u>	Email: _____
Signature: <u>[Signature]</u>	Signature: _____

OFFICE USE ONLY:

Fee Paid: <u>\$300.00</u>	Received By: <u>HH</u>	Date Received: <u>7-19-10</u>	Case Number: <u>10-06-SP</u>	H.T.E. Number: <u>10-400000010</u>
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