

SITE PLAN APPLICATION

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

3101 W. Euless Blvd. Euless, TX, 76040.

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

Let's Stop Addition / Lot 5, Block A

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

Commercial

Proposed Use: Gas Station 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):

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

Lot Area 0.48 Acres / 20,734 sq. ft

Lot Width at Building Line for each Street Frontage 150'04" (North)

Proposed Building Setbacks:

Front: 63'9" Rear: 25'3" Side (left): 32'7" Side (right): 20'5"

Gross Building Floor Area 1590 sq. ft
Height in Feet to Highest Point 17'
Number of Floors One

Exterior Masonry Façade (exclusive of doors and windows):

	Brick	Stucco	Other	CMU	Stone
Front Elevation:	20 %	45 %		11 %	24 %
Left Side Elevation:	38 %	17 %		16 %	29 %
Right Side Elevation:	28 %	49 %		11 %	12 %
Rear Elevation:	52 %	16 %		21 %	11 %

Total Spaces Required / Provided 8 / 9

Number of Handicapped Spaces 1

Number of Loading Bays Provided N/A

Number proposed per street (No proposed) ~~Driveways~~ Driveways
 Clearance from nearest street intersections 24'7" (@ W. Enless Blvd.)
 Clearance between existing and proposed driveways No proposed driveways.
 Width of each driveway 33'6" (E. Blvd.) 28'1" (Raider) 29'5" (Raider)
 Curb Radii for each driveway Varies (No new driveways)
 Distance between property line and first parking space 3'

Proposed Pole/Ground Signs:
 Street Name Raider Rd. Front Setback 13'4" Side Setback 12'9" (From old lot line)
 Overall Height 20'± Sign Area _____
Proposed Wall Signs:
 Street the sign faces W. Enless Blvd. Sign Area 7 sq. ft (approx.)

Land Area of Street Yard

	Street Yard	Non Street Yard
Number of parking spaces provided	<u>8+1</u>	
Square feet of landscaped area	<u>200</u>	<u>1205</u>
Square feet of landscape islands in parking lot	<u>N/A</u>	<u>N/A</u>
Number of large trees existing / proposed	<u>2</u>	<u>9</u>
Number of ornamental trees proposed	<u>5 (Ex.)</u>	<u>1 (Prop.)</u>
Number of shrubs proposed	<u>11</u>	<u>90</u>
Square feet of ground cover proposed	<u>415</u>	<u>110</u>

Applicant (please print) SHAFIQUL I ABED Owner: KHURSA Enterprise, Inc.
 Address: Site office: 503 Wade Ct. Address: 4205 Chippewa Ct.
Enless, TX, 76039 Carrollton, TX
 Phone: 214-868-9320 Phone: 409-235-1881
 Fax: 1-866-531-8263 Fax: 817-283-2391
 Email: abed.oddc@gmail.com Email: bhargava2@yahoo.com
 Signature: [Signature] Signature: [Signature]

Fee Paid: <u>\$300.00</u>	Received By: <u>HH</u>	Date Received: <u>7-26-10</u>	Case Number: <u>10-07-5P</u>	H.T.E. Number: <u>10-40000007</u>
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