

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
East of Bear Creek Parkway, South of E. Midway Drive, West of Minters Chapel Road & North of Airport Freeway

Current Legal Description (abstract and tract number or subdivision, lot, and block):
A Bradford Survey Abstract No 152

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):
-10-02 PD

USE/CONDITIONS/PARKING:

Proposed Use: Multi-Family 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):
N/A

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

PROPOSED BUILDING STATISTICS:

Lot Area 10.930

Lot Width at Building Line for each Street Frontage 70', 731.08', 361.61', 819.96'

Proposed Building Setbacks:
Front: 5' (Min) 20' (Max) Rear: 5' (Min) 20' (Max) Side (left): 5' (Min) 20' (Max) Side (right): 5' (Min) 20' (Max)

Gross Building Floor Area	<u>448,960 Sq. ft.</u>
Height in Feet to Highest Point	<u>48'-0"</u>
Number of Floors	<u>3</u>

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick <u>40</u> % / Stucco <u>50</u> % / Other <u>10</u> %
Left Side Elevation:	Brick <u>40</u> % / Stucco <u>50</u> % / Other <u>10</u> %
Right Side Elevation:	Brick <u>40</u> % / Stucco <u>50</u> % / Other <u>10</u> %
Rear Elevation:	Brick <u>40</u> % / Stucco <u>50</u> % / Other <u>10</u> %

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

Total Spaces Required / Provided	<u>300 / 588</u>
Number of Handicapped Spaces	<u>8</u>
Number of Loading Bays Provided	<u>0</u>



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

Number proposed per street	<u>1 / 0 / 1 / 0</u>
Clearance from nearest street intersections	<u>340' / N/A / 328' / N/A</u>
Clearance between existing and proposed driveways	<u>N/A</u>
Width of each driveway	<u>20' / N/A / 24' / N/A</u>
Curb Radii for each driveway	<u>28'</u>
Distance between property line and first parking space	<u>165' / N/A / 58' / N/A</u>

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

Proposed Pole/Ground Signs:
 Street Name Bear Creek Parkway Front Setback 10' Side Setback 10'
 Overall Height _____ Sign Area _____

Proposed Wall Signs:
 Street the sign faces N/A Sign Area _____

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard	Street Yard	Non Street Yard
Number of parking spaces provided	<u>180</u>	<u>408</u>
Square feet of landscaped area	<u>±20,000</u>	<u>±25,000</u>
Square feet of landscape islands in parking lot	_____	_____
Number of large trees existing / proposed	<u>0 / 58</u>	<u>0 / 34</u>
Number of ornamental trees proposed	<u>0</u>	<u>0</u>
Number of shrubs proposed	<u>521</u>	<u>334</u>
Square feet of ground cover proposed	<u>929</u>	_____

SIGNATURES:

Applicant (please print) <u>Dowdey, Anderson & Associates</u> Contact: J. Casey Ross, P.E. Address: <u>5225 Village Creek Drive Suite 200</u> <u>Plano, TX 75093</u> Phone: <u>972-931-0694</u> Fax: <u>972-931-9538</u> Email: <u>cross@daa-civil.com</u> Signature: <u>J. Casey Ross</u>	Owner: <u>SLF IV - Euless Riverwalk, L.P.</u> Address: <u>5929 Sherry Lane, Suite 1750</u> <u>Dallas TX 75225</u> Phone: <u>214-368-9191</u> Fax: <u>214-368-9192</u> Email: <u>bhietbrink@stratfordland.com</u> Signature: <u>[Signature]</u>
---	--

OFFICE USE ONLY:

Fee Paid: <u>\$3000</u>	Received By: <u>Alvin D.</u>	Date Received: <u>8/5/2013</u>	Case Number: <u>13-06-SF</u>	H.T.E. Number: <u>13-40000006</u>
-------------------------	------------------------------	--------------------------------	------------------------------	-----------------------------------

