

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street): <u>504 N. MAIN STREET</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>LOT 27B, BLOCK C, SOMERSET PLACE ADDITION</u>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>COMMERCIAL C-2</u>	
USE/CONDITIONS/PARKING:	
Proposed Use: <u>CAR WASH (EXISTING)</u>	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): _____	
PROPOSED BUILDING STATISTICS:	
Lot Area <u>0.7311 Acre</u>	
Lot Width at Building Line for each Street Frontage <u>175'</u>	
Proposed Building Setbacks: <u>EXISTING</u> Front: <u>20' FRONT YARD</u> Rear: <u>15'</u> Side (left): <u>-</u> Side (right): <u>-</u> <i>NONE-EXCEPT WHERE ADJACENT TO RESIDENTIAL - THEN 5 FEET</i>	
Gross Building Floor Area _____	<u>EXISTING CAR WASH</u>
Height in Feet to Highest Point _____	
Number of Floors _____	
Exterior Masonry Façade (exclusive of doors and windows): <u>N/A</u>	
Front Elevation: Brick _____% / Stucco _____% / Other _____%	
Left Side Elevation: Brick _____% / Stucco _____% / Other _____%	
Right Side Elevation: Brick _____% / Stucco _____% / Other _____%	
Rear Elevation: Brick _____% / Stucco _____% / Other _____%	
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided _____	<u>N/A</u>
Number of Handicapped Spaces _____	<u>N/A</u>
Number of Loading Bays Provided _____	<u>N/A</u>

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

Number proposed per street 2 EXISTING DRIVEWAYS

Clearance from nearest street intersections _____

Clearance between existing and proposed driveways _____

Width of each driveway 25.6' ± 27.5'

Curb Radii for each driveway VARIED - SEE SITE PLAN

Distance between property line and first parking space N/A

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	Street Yard	Non Street Yard
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>JDJR ENGINEERS</u> <u>JIM DEWEY, JR.</u>	Owner: <u>Joan's Enterprises, Inc.</u>
Address: <u>2500 TEXAS DRIVE #100</u> <u>IRVING, TX 75062</u>	Address: <u>P.O. Box 141864</u> <u>Irving, TX 75014</u>
Phone: <u>(972) 252-5357</u>	Phone: <u>(817) 540-6700</u>
Fax: _____	Fax: _____
Email: <u>debrac@jdrkeng.com</u>	Email: <u>jmpes@joanscarwash.com</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature] PMS.</u>

OFFICE USE ONLY:

Fee Paid: <u>300.00</u>	Received By: <u>Tesla Worth</u>	Date Received: <u>9/25/17</u>	Case Number: <u>17-12-SP</u>	H.T.E. Number: <u>17-4012</u>
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