# 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
Address: 8951 Cypress Waters Blvd, Suite 150
Dallas, TX 75019
Phone: (817) 328-3208
Fax:
Email: elaine.pickering@adams-engineering.com
Signature:

Owner: McDonald's USA, LLC - Lee Morris
Address: 511 E. John Carpenter Frwy, Suite 375
Irving, TX 75062
Phone: (817) 487-1253
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