

### SITE PLAN APPLICATION

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street):	<u>105 W. Airport Frwy</u>
Current Legal Description (abstract and tract number or subdivision, lot, and block):	<u>J.P. Halford Addition, Lot 2R and Lot 7, Tract D</u>
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):	<u>TX 10 Texas Highway 10 Multi-Use District</u> <span style="float: right;">■</span>
USE/CONDITIONS/PARKING:	
Proposed Use: <u>Eating Establishment (drive through)</u>	SIC Code: <u>5812</u>
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s): <u>N/A</u>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): <u>5</u>	
PROPOSED BUILDING STATISTICS:	
Lot Area <u>52,958 SF (1.216 Ac)</u>	
Lot Width at Building Line for each Street Frontage <u>Airport Frwy: 197.52', Hwy 10: 229.93'</u>	
Proposed Building Setbacks:	
Front: <u>30'</u> Rear: <u>20'</u> Side (left): <u>20'</u> Side (right): <u>20'</u>	
Gross Building Floor Area	<u>5,399 SF</u>
Height in Feet to Highest Point	<u>21'-11"</u>
Number of Floors	<u>1</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick <u>16</u> % / Stucco _____ % / Other <u>84</u> %
Left Side Elevation:	Brick <u>87</u> % / Stucco _____ % / Other <u>13</u> %
Right Side Elevation:	Brick <u>73</u> % / Stucco _____ % / Other <u>27</u> %
Rear Elevation:	Brick <u>79</u> % / Stucco _____ % / Other <u>21</u> %
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>54/54</u>
Number of Handicapped Spaces	<u>3/3</u>
Number of Loading Bays Provided	<u>0/0</u>

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

Number proposed per street	<u>2 on Airport Frwy frontage road, 1 on Hwy 10</u>
Clearance from nearest street intersections	<u>approx. 200' from Main St.</u>
Clearance between existing and proposed driveways	<u>Hwy 10: 127' to west, 93' to east</u>
Width of each driveway	<u>25' wide each Airport Frwy, 36' wide Hwy 10</u>
Curb Radii for each driveway	<u>25' Hwy 10, Airport Frwy TBD by TXDOT</u>
Distance between property line and first parking space	<u>8' on Airport Frwy, 19' on Hwy 10</u>

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

**Proposed Pole/Ground Signs:**  
 Street Name Airport Frwy Front Setback 15' Side Setback 9'  
 Overall Height 60' Sign Area existing

**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	<u>Airport Frwy: 6,492 SF, Hwy 10: 21,272 SF</u>	
	<b><u>Street Yard</u></b>	<b><u>Non Street Yard</u></b>
Number of parking spaces provided	<u>4 + 24</u>	<u>26</u>
Square feet of landscaped area	<u>1,721 + 4,666</u>	<u>1,987</u>
Square feet of landscape islands in parking lot	<u>148 + 434</u>	<u>0</u>
Number of large trees existing / proposed	<u>4 + 1</u>	<u>1</u>
Number of ornamental trees proposed	<u>8 + 16</u>	<u>0</u>
Number of shrubs proposed	<u>22 + 59</u>	<u>26</u>
Square feet of ground cover proposed	<u>380 + 653</u>	<u>27</u>

**SIGNATURES:**

Applicant (please print) <u>Adams Engineering - Elaine Pickering</u>	Owner: <u>McDonald's USA, LLC - Lee Morris</u>
Address: <u>8951 Cypress Waters Blvd, Suite 150</u> <u>Dallas, TX 75019</u>	Address: <u>511 E. John Carpenter Frwy, Suite 375</u> <u>Irving, TX 75062</u>
Phone: <u>(817) 328-3208</u>	Phone: <u>(817) 487-1253</u>
Fax: _____	Fax: <u>(972) 869-5380</u>
Email: <u>elaine.pickering@adams-engineering.com</u>	Email: <u>lee.morris@us.mcd.com</u>
Signature: 	Signature: 

**OFFICE USE ONLY:**

Fee Paid: <u>300.00</u>	Received By: <u>M. Crooks</u>	Date Received: <u>3.21.16</u>	Case Number: <u>16-02 SP</u>	H.T.E. Number: <u>16-40000003</u>
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