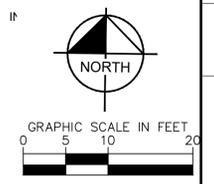
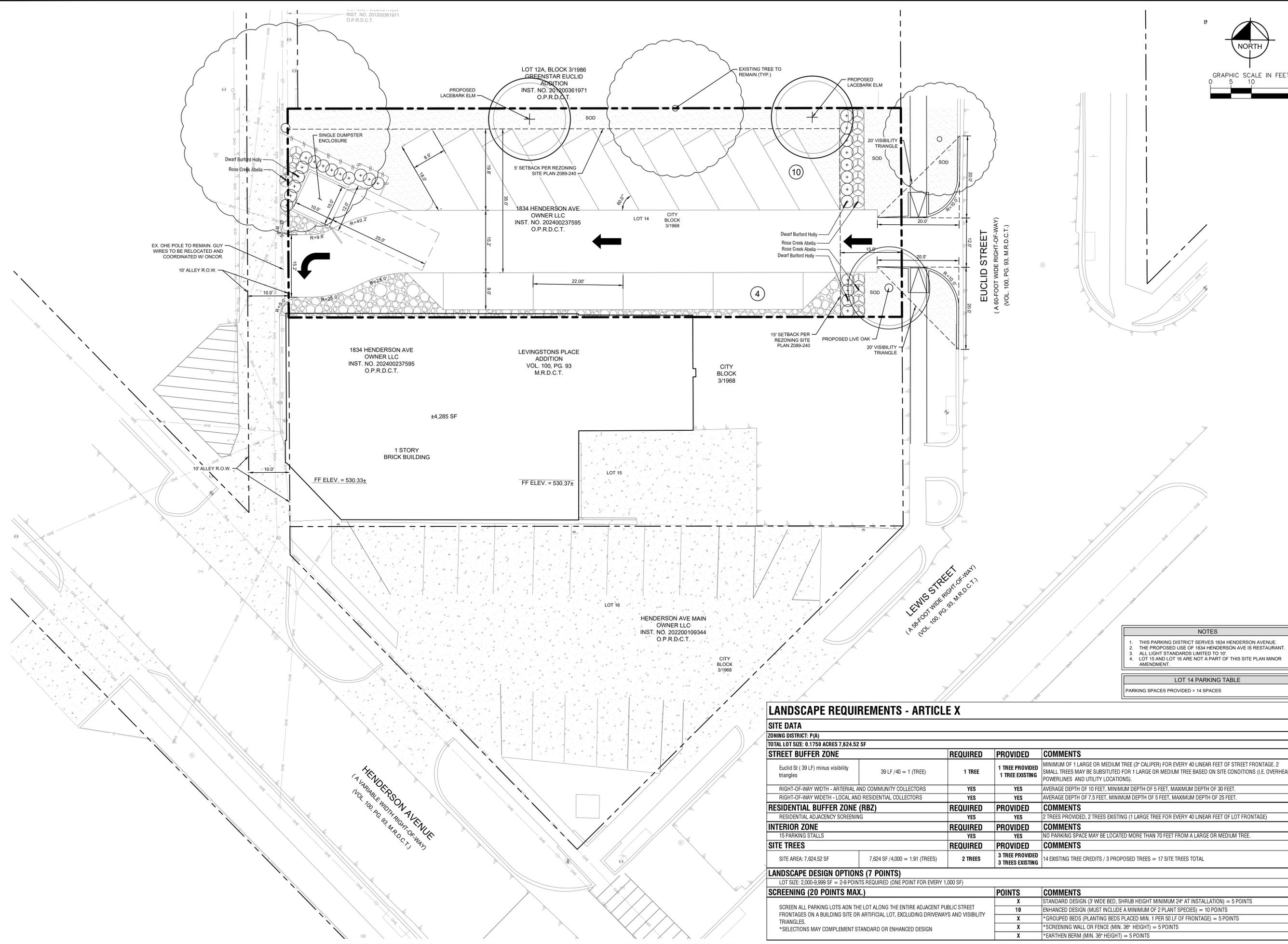


This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES	
1.	THIS PARKING DISTRICT SERVES 1834 HENDERSON AVENUE.
2.	THE PROPOSED USE OF 1834 HENDERSON AVE IS RESTAURANT.
3.	ALL LIGHT STANDARDS LIMITED TO 10'.
4.	LOT 15 AND LOT 16 ARE NOT A PART OF THIS SITE PLAN MINOR AMENDMENT.

LOT 14 PARKING TABLE	
PARKING SPACES PROVIDED = 14 SPACES	

LANDSCAPE REQUIREMENTS - ARTICLE X

SITE DATA				
ZONING DISTRICT: P(A)				
TOTAL LOT SIZE: 0.1750 ACRES 7,624.52 SF				
STREET BUFFER ZONE		REQUIRED	PROVIDED	COMMENTS
Euclid St (39 LF) minus visibility triangles	39 LF / 40 = 1 (TREE)	1 TREE	1 TREE PROVIDED 1 TREE EXISTING	MINIMUM OF 1 LARGE OR MEDIUM TREE (3" CALIPER) FOR EVERY 40 LINEAR FEET OF STREET FRONTAGE. 2 SMALL TREES MAY BE SUBSTITUTED FOR 1 LARGE OR MEDIUM TREE BASED ON SITE CONDITIONS (I.E. OVERHEAD POWERLINES AND UTILITY LOCATIONS).
RIGHT-OF-WAY WIDTH - ARTERIAL AND COMMUNITY COLLECTORS		YES	YES	AVERAGE DEPTH OF 10 FEET, MINIMUM DEPTH OF 5 FEET, MAXIMUM DEPTH OF 30 FEET.
RIGHT-OF-WAY WIDTH - LOCAL AND RESIDENTIAL COLLECTORS		YES	YES	AVERAGE DEPTH OF 7.5 FEET, MINIMUM DEPTH OF 5 FEET, MAXIMUM DEPTH OF 25 FEET.
RESIDENTIAL BUFFER ZONE (RBZ)		REQUIRED	PROVIDED	COMMENTS
RESIDENTIAL ADJACENCY SCREENING		YES	YES	2 TREES PROVIDED, 2 TREES EXISTING (1 LARGE TREE FOR EVERY 40 LINEAR FEET OF LOT FRONTAGE)
INTERIOR ZONE		REQUIRED	PROVIDED	COMMENTS
15 PARKING STALLS		YES	YES	NO PARKING SPACE MAY BE LOCATED MORE THAN 70 FEET FROM A LARGE OR MEDIUM TREE.
SITE TREES		REQUIRED	PROVIDED	COMMENTS
SITE AREA: 7,624.52 SF	7,624 SF / 4,000 = 1.91 (TREES)	2 TREES	3 TREE PROVIDED 3 TREES EXISTING	14 EXISTING TREE CREDITS / 3 PROPOSED TREES = 17 SITE TREES TOTAL
LANDSCAPE DESIGN OPTIONS (7 POINTS)				
LOT SIZE: 2,000-9,999 SF = 2-9 POINTS REQUIRED (ONE POINT FOR EVERY 1,000 SF)				
SCREENING (20 POINTS MAX.)		POINTS	COMMENTS	
SCREEN ALL PARKING LOTS AON THE LOT ALONG THE ENTIRE ADJACENT PUBLIC STREET FRONTAGES ON A BUILDING SITE OR ARTIFICIAL LOT, EXCLUDING DRIVEWAYS AND VISIBILITY TRIANGLES.		X	STANDARD DESIGN (3 WIDE BED, SHRUB HEIGHT MINIMUM 24" AT INSTALLATION) = 5 POINTS	
*SELECTIONS MAY COMPLEMENT STANDARD OR ENHANCED DESIGN		10	ENHANCED DESIGN (MUST INCLUDE A MINIMUM OF 2 PLANT SPECIES) = 10 POINTS	
		X	*GROUPED BEDS (PLANTING BEDS PLACED MIN. 1 PER 50 LF OF FRONTAGE) = 5 POINTS	
		X	*SCREENING WALL OR FENCE (MIN. 36" HEIGHT) = 5 POINTS	
		X	*EARTHEN BERM (MIN. 36" HEIGHT) = 5 POINTS	

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-293-9820
WWW.KIMLEY-HORN.COM FIRM NO. F-928

**1805 EUCLID
SITE PLAN**

**1834 HENDERSON
& 1805 EUCLID**

TEXAS

NO.	REVISIONS	DATE	BY

KHA PROJECT 06482707	DATE 10/10/2025	SCALE AS SHOWN	DESIGNED BY -	DRAWN BY -	CHECKED BY -
-------------------------	--------------------	-------------------	------------------	---------------	-----------------

SHEET NUMBER
EX. 01