

### SITE PLAN APPLICATION

**PROPERTY DESCRIPTION:**

General Property Location (street name and block number or nearest cross street):  
2812 South Pipeline Rd.

Current Legal Description (abstract and tract number or subdivision, lot, and block):  
Tract 3E01 John A. Grove Survey, A-599  
2812 S. Pipeline Rd. W, EULESS, TX.

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):  
Light Industrial

**USE/CONDITIONS/PARKING:**

Proposed Use: Office/Warehouse 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 .6161 Acre  
Lot Width at Building Line for each Street Frontage 104.50'

Proposed Building Setbacks:  
Front: 36.97' Rear: 134.73' Side (left): 1.5' Side (right): 32.99'

Gross Building Floor Area 5985  
Height in Feet to Highest Point 22'  
Number of Floors 1

Exterior Masonry Façade (exclusive of doors and windows):  
Front Elevation: Brick 100 % / Stucco \_\_\_\_\_ % / Other \_\_\_\_\_ %  
Left Side Elevation: Brick 100 % / Stucco \_\_\_\_\_ % / Other \_\_\_\_\_ %  
Right Side Elevation: Brick 100 % / Stucco \_\_\_\_\_ % / Other \_\_\_\_\_ %  
Rear Elevation: Brick 100 % / Stucco \_\_\_\_\_ % / Other \_\_\_\_\_ %

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

Total Spaces Required / Provided 14/16  
Number of Handicapped Spaces 1  
Number of Loading Bays Provided 1



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

Number proposed per street 1

Clearance from nearest street intersections 300'+

Clearance between existing and proposed driveways N/A

Width of each driveway 30.03'

Curb Radii for each driveway 10'

Distance between property line and first parking space 3'

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

**Proposed Pole/Ground Signs:**  
Street Name N/A Front Setback N/A Side Setback N/A

Overall Height N/A Sign Area N/A

**Proposed Wall Signs:**  
Street the sign faces South Pipeline Sign Area 4' x 4'

**LANDSCAPING: (UDC Article VII)**

Land Area of Street Yard	Street Yard	Non Street Yard
Number of parking spaces provided	<u>2</u>	<u>15</u>
Square feet of landscaped area	<u>1460</u>	<u>1460</u>
Square feet of landscape islands in parking lot	<u>0</u>	<u>112</u>
Number of large trees existing / proposed	<u>2</u>	<u>0</u>
Number of ornamental trees proposed	<u>4</u>	<u>0</u>
Number of shrubs proposed	<u>2</u>	<u>0</u>
Square feet of ground cover proposed	<u>137</u>	<u>0</u>

**SIGNATURES:**

Applicant (please print) Chad Ferrell Owner: Chad Ferrell

Address: 3312 Wild Oak Trail Address: 3312 Wild Oak Trt.  
Grapevine, TX. 76051 Grapevine, TX. 76051

Phone: 817. 488. 0508 Phone: 817. 488. 0508

Signature: [Signature] Signature: [Signature]

**OFFICE USE ONLY:**

Fee Paid: <u>\$125.00</u>	Received By: <u>HW</u>	Date Received: <u>5-8-08</u>	Case Number: <u>08-00-SP</u>	H.T.E. Number: <u>08-40000006</u>
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