

## SITE PLAN APPLICATION

<b>PROPERTY DESCRIPTION:</b>	
General Property Location (street name and block number or nearest cross street): <b>Southwest corner of Harwood Road and Bear Creek Parkway</b>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <b>Tract w/m A. Bradford Survey, Abstract No. 152 (Note: Plat application to be filed concurrently with zoning, portion Tract 143)</b>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):	
<b>USE/CONDITIONS/PARKING:</b>	
Proposed Use: <b>Commercial Switch Facility</b> SIC Code: <b>N/A</b>	
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s): <b>The proposed is not defined in the UDC. As such, a definition and parking requirement will be provided in the PD conditions.</b>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): <b>N/A</b>	
<b>PROPOSED BUILDING STATISTICS:</b>	
Lot Area: <b>16.36± acres</b>	
Lot Width at Building Line for each Street Frontage: <b>Harwood Rd.: 527'±, Bear Creek Parkway: 1433'±</b>	
Proposed Building Setbacks: Front: <b>196'</b> Rear: <b>670'</b> Side (left): <b>182'</b> Side (right): <b>209'</b>	
Gross Building Floor Area	<b>31,400 sq. ft.±</b>
Height in Feet to Highest Point	<b>24'-0"</b>
Number of Floors	<b>One</b>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick <b>91%</b> / Stucco <b>0%</b> / Other <b>9%</b>
Left Side Elevation:	Brick <b>93%</b> / Stucco <b>0%</b> / Other <b>7%</b>
Right Side Elevation:	Brick <b>96%</b> / Stucco <b>0%</b> / Other <b>4%</b>
Rear Elevation:	Brick <b>98%</b> / Stucco <b>0%</b> / Other <b>2%</b>
<b>OFF STREET PARKING: (UDC 84-200 and 84-202)</b>	
Total Spaces Required / Provided	<b>56 required/55 provided</b>
Number of Handicapped Spaces	<b>6</b>
Number of Loading Bays Provided	<b>1</b>

<b>DRIVEWAYS: (UDC 84-202 through 84-210)</b>				
Number proposed per street	(1) @ Harwood Rd. and (1) @ Bear Creek Parkway			
Clearance from nearest street intersections	Bear Creek Parkway: 390'±, Harwood Rd.:470'±			
Clearance between existing and proposed driveways	400'± @ Harwood Rd. from proposed curb cut to existing curb cut at the adjacent shopping plaza.			
Width of each driveway	24'-0" at all entrances and exits			
Curb Radii for each driveway	52'-0" minimum			
Distance between property line and first parking space	102'			
<b>SIGN &amp; STREET GRAPHICS: (UDC 84-230 through 84-302)</b>				
<b>Proposed Pole/Ground Signs:</b>				
Street Name <b>None proposed</b>	Front Setback _____	Side Setback _____		
Overall Height _____	Sign Area _____			
<b>Proposed Wall Signs:</b>				
Street the sign faces: <b>Bear Creek Parkway</b> Sign Area: <b>16.25 sq. ft.</b>				
<b>LANDSCAPING: (UDC Article VII)</b>				
Land Area of Street Yard	184,606 sq. ft.			
	<u>Street Yard</u>	<u>Non Street Yard</u>		
Number of parking spaces provided	0	0		
Square feet of landscaped area	4804	0		
Square feet of landscape islands in parking lot	308	0		
Number of large trees existing / proposed	39	0		
Number of ornamental trees proposed	38	0		
Number of shrubs proposed	609	0		
Square feet of ground cover proposed	1300	0		
<b>SIGNATURES:</b>				
Applicant (please print) <u>Winstead PC, Tommy Mann*</u>	Owner: <u>VERIZON WIRELESS</u>			
Address: <u>5400 Renaissance Tower, 1201 Elm St.</u>	Address: <u>500 W. DOVE RD.</u>			
<u>Dallas, TX 75270</u>	<u>SOUTH LAKE TX 76092</u>			
Phone: <u>(214) 745-5724</u>	Phone: <u>682-831-3251</u>			
Fax #: <u>(214) 745-5390</u>	Fax #: <u>682-831-3279</u>			
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>			
<b>OFFICE USE ONLY:</b>				
Fee Paid: Previously: <u>\$250.00</u>	Received By: <u>HH</u>	Date Received: <u>2-16-09</u>	Case Number: <u>08-09-SP</u>	H.T.E. Number: <u>08-40000009</u>

\* Winstead PC is representing Verizon in this request, Verizon owns and will operate the proposed facility.

