

**SITE PLAN APPLICATION**

| <b>PROPERTY DESCRIPTION:</b>  |  |
|---|--|
| General Property Location (street name and block number or nearest cross street):   | <u>Northwest Corner of Westpark Way and Christopher Lane</u> |
| Current Legal Description (abstract and tract number or subdivision, lot, and block):   | <u>Westpark Nursing Center Addition, Lot 1, Block</u>        |
| Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):        | <u>R-1</u>   |
| <b>USE/CONDITIONS/PARKING:</b>  |  |
| Proposed Use: <u>Skilled Nursing Facility</u>   | SIC Code: <u>8051</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>not a permitted use</u>                                   |
| Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):   | <u>22</u>  |
| <b>PROPOSED BUILDING STATISTICS:</b>  |  |
| Lot Area  | <u>5.4 ac.</u>   |
| Lot Width at Building Line for each Street Frontage   | <u>425 feet</u>  |
| Proposed Building Setbacks:   |  |
| Front:  | <u>30 feet</u>   |
| Rear:   | <u>20 feet</u>   |
| Side (left):  | <u>20 feet</u>   |
| Side (right):   | <u>20 feet</u>   |
| Gross Building Floor Area   | <u>15,980 SF.</u>  |
| Height in Feet to Highest Point   | <u>24' - 11 3/4"</u>   |
| Number of Floors  | <u>1</u>   |
| Exterior Masonry Façade (exclusive of doors and windows):   |  |
| Front Elevation:  | Brick <u>62</u> % / Stucco <u>-</u> % / Other <u>38</u> %    |
| Left Side Elevation:  | Brick <u>100</u> % / Stucco <u>-</u> % / Other <u>-</u> %    |
| Right Side Elevation:   | Brick <u>100</u> % / Stucco <u>-</u> % / Other <u>-</u> %    |
| Rear Elevation:   | Brick <u>97</u> % / Stucco <u>-</u> % / Other <u>3</u> %     |
| <b>OFF STREET PARKING: (UDC 84-200 and 84-202)</b>  |  |
| Total Spaces Required / Provided  | <u>35 (1 per 4 bed) / 105</u>                                |
| Number of Handicapped Spaces  | <u>6</u>   |
| Number of Loading Bays Provided   | <u>-</u>   |



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

|  |       |          |
|--|-------|----------|
| Number proposed per street                             | _____ | none     |
| Clearance from nearest street intersections            | _____ | 300 feet |
| Clearance between existing and proposed driveways      | _____ | -        |
| Width of each driveway                                 | _____ | 25 feet  |
| Curb Radii for each driveway                           | _____ | 25 feet  |
| Distance between property line and first parking space | _____ | 36 feet  |

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

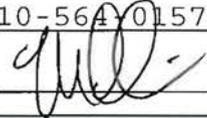
**Proposed Pole/Ground Signs:**  
 Street Name \_\_\_\_\_ Front Setback \_\_\_\_\_ Side Setback \_\_\_\_\_  
 Overall Height \_\_\_\_\_ Sign Area \_\_\_\_\_

**Proposed Wall Signs:**  
 Street the sign faces \_\_\_\_\_ Sign Area \_\_\_\_\_

**LANDSCAPING: (UDC Article VII)**

|   |                    |                        |                 |
|---|--------------------|------------------------|-----------------|
| Land Area of Street Yard                        | _____              |                        | 62,000 sf.      |
|   | <b>Street Yard</b> | <b>Non Street Yard</b> |                 |
| Number of parking spaces provided               | _____              | _____                  | 41 / 64         |
| Square feet of landscaped area                  | _____              | _____                  | 25,637 / 96,351 |
| Square feet of landscape islands in parking lot | _____              | _____                  | 605 / 160       |
| Number of large trees existing / proposed       | _____              | _____                  | 23/3 / 22/30    |
| Number of ornamental trees proposed             | _____              | _____                  | 10 / 25         |
| Number of shrubs proposed                       | _____              | _____                  | 40 / 30         |
| Square feet of ground cover proposed            | _____              | _____                  | 25,000 / 95,000 |

**SIGNATURES:**

|  |   |
|--|---|
| Applicant (please print) <u>Rick McNealy</u>   | Owner: <u>Martin Tomerlin</u>   |
| Address: <u>21726 Hardy Oak</u>  | Address: <u>608 Sandau</u>  |
| <u>San Antonio, TX 78258</u>   | <u>San Antonio, TX 78216</u>  |
| Phone: <u>210-479-2500</u>   | Phone: <u>210-564-0100</u>  |
| Fax #: <u>210-479-2507</u>   | Fax #: <u>210-564-0157</u>  |
| Signature:  | Signature:  |

**OFFICE USE ONLY:**

|                       |                    |                           |                          |                               |
|-----------------------|--------------------|---------------------------|--------------------------|-------------------------------|
| Fee Paid:<br>\$250.00 | Received By:<br>HH | Date Received:<br>5-11-09 | Case Number:<br>09-03-SP | H.T.E. Number:<br>09-40000003 |
|-----------------------|--------------------|---------------------------|--------------------------|-------------------------------|

