

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
Located on the north side of South Pipeline Road between Raider and Westparkway.

Current Legal Description (abstract and tract number or subdivision, lot, and block):
John Graves Survey Abstract No. 599, tract 3G Ollie L. Parker and tract 3G1 Jimmie L Parker.

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):
I-1

USE/CONDITIONS/PARKING:

Proposed Use: _____ 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):
N/A

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):

PROPOSED BUILDING STATISTICS:

Lot Area 2.869 Acres

Lot Width at Building Line for each Street Frontage 146.19 feet

Proposed Building Setbacks:
Front: 20' Rear: none Side (left): none Side (right): none

Gross Building Floor Area 43,500 S.F.
Height in Feet to Highest Point 15.5 feet
Number of Floors 1 floor

Exterior Masonry Façade (exclusive of doors and windows):
Front Elevation: Brick _____ % / Stucco _____ % / Other 100 %
Left Side Elevation: Brick _____ % / Stucco _____ % / Other 100 %
Right Side Elevation: Brick _____ % / Stucco _____ % / Other 100 %
Rear Elevation: Brick _____ % / Stucco _____ % / Other 100 %
Note: Tilt-up concrete wall panels.

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

Total Spaces Required / Provided 55/65
Number of Handicapped Spaces 5
Number of Loading Bays Provided 0



DRIVEWAYS: (UDC 84-202 through 84-210)					
Number proposed per street	1				
Clearance from nearest street intersections	±620' from Westpark Way				
Clearance between existing and proposed driveways	5.6'				
Width of each driveway	30' wide				
Curb Radii for each driveway	28'				
Distance between property line and first parking space	20.5'				
SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)					
Proposed Pole/Ground Signs:					
Street Name	S. Pipeline Rd.	Front Setback	25'	Side Setback	68.6'
Overall Height	40'	Sign Area	40 S.F		
Proposed Wall Signs:					
Street the sign faces	N/A	Sign Area	N/A		
LANDSCAPING: (UDC Article VII)					
Land Area of Street Yard	12,139 S.F				
	Street Yard	Non Street Yard			
Number of parking spaces provided	6	59			
Square feet of landscaped area	4,098	9404			
Square feet of landscape islands in parking lot	205	2249			
Number of large trees existing / proposed	1/2	9/-			
Number of ornamental trees proposed	-	-			
Number of shrubs proposed	34	N/A			
Square feet of ground cover proposed	472	N/A			
SIGNATURES:					
Applicant (please print)	LANCE HOFFMAN	Owner:	C. Miller LLC		
Address:	ADAMS ENGINEERING 910 S. KIMBALL AVE. SOUTHLAKE, TX 75092	Address:	1527 W. St. Hwy 114 #500 Draperville TX 76051		
Phone:	817-328-3200	Phone:	817-688-2908		
Fax #:	817-328-3299	Fax #:	866-261-5039		
Signature:		Signature:			
OFFICE USE ONLY:					
Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:	
\$25.00	HW	12-15-08	08-13-SP	08-40000013	

