

**SITE PLAN APPLICATION**

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street):	<u>ROYAL PARKWAY, BLOCK B</u>
Current Legal Description (abstract and tract number or subdivision, lot, and block):	<u>INTERNATIONAL/REGIONAL INDUSTRIAL COMPLEX LOT 1, BLOCK B</u>
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):	<u>T-2 HEAVY INDUSTRIAL</u>
USE/CONDITIONS/PARKING:	
Proposed Use: <u>MACHINERY, EXCEPT ELECTRICAL</u>	SIC Code: <u>35</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):)	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):)	
<u>12</u>	
PROPOSED BUILDING STATISTICS:	
Lot Area	<u>134,976.28 SF (3.0986 acres)</u>
Lot Width at Building Line for each Street Frontage	<u>220'</u>
Proposed Building Setbacks:	
Front:	<u>125'-3"</u>
Rear:	<u>315'</u>
Side (left):	<u>19'</u>
Side (right):	<u>50'-6"</u>
Gross Building Floor Area	<u>26,628 SF</u>
Height in Feet to Highest Point	<u>23'-6"</u>
Number of Floors	<u>1</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick _____ % / Stucco _____ % / Other <u>100</u> % <u>TILT PANEL</u>
Left Side Elevation:	Brick _____ % / Stucco _____ % / Other <u>100</u> % <u>TILT PANEL</u>
Right Side Elevation:	Brick _____ % / Stucco _____ % / Other <u>100</u> % <u>TILT PANEL</u>
Rear Elevation:	Brick _____ % / Stucco _____ % / Other <u>80</u> % <u>TILT PANEL, 12% METAL</u>
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>34/66</u>
Number of Handicapped Spaces	<u>3</u>
Number of Loading Bays Provided	_____

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

Number proposed per street 1

Clearance from nearest street intersections <100'-0"

Clearance between existing and proposed driveways N/A

Width of each driveway 24'

Curb Radii for each driveway 10' RAD.

Distance between property line and first parking space 35'-2"

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

**Proposed Pole/Ground Signs:**  
 Street Name 1503 ROYAL PKWAY Front Setback 25' Side Setback 0'

Overall Height \_\_\_\_\_ Sign Area \_\_\_\_\_

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

**LANDSCAPING: (UDC Article VII)**

Land Area of Street Yard	<u>26,968 SF</u>	
	<u>Street Yard</u>	<u>Non Street Yard</u>
Number of parking spaces provided	<u>21</u>	<u>45</u>
Square feet of landscaped area	<u>16722</u>	
Square feet of landscape islands in parking lot		
Number of large trees existing / proposed	<u>10</u>	
Number of ornamental trees proposed	<u>18</u>	
Number of shrubs proposed	<u>100</u>	
Square feet of ground cover proposed	<u>5513</u>	

**SIGNATURES:**

Applicant (please print) <u>LAMARR McDONALD, AIA</u>	Owner: <u>RWWM, LTD.</u>
Address: <u>200 BAILEY AVE, SUITE 200</u> <u>FORT WORTH, TX 76107</u>	Address: <u>1116 HARRISON AVE</u> <u>ABELINGTON, TX 76011</u>
Phone: <u>817.921.5928</u>	Phone: <u>817.261.7362</u>
Fax: <u>817.302.0692</u>	Fax: <u>817.861.8003</u>
Email: <u>lmcdonald@hahnfeld</u>	Email: <u>bob@davismachine.com</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>

**OFFICE USE ONLY:**

Fee Paid: <u>\$125.00</u>	Received By: <u>HH</u>	Date Received: <u>1-11-10</u>	Case Number: <u>10-02-SP</u>	H.T.E. Number: <u>10-40000002</u>
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