

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street): <u>1331 Airport Freeway, Euless, Texas (Nita Lane is the nearest cross street)</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>Abstract No. 861, Lot 1, Block 2, Regency Center Addition, Phase I, an Addition to the City of Euless, Tarrant County, Texas, according to the plat and dedication recorded in Volume 388-193, Page 18, Plat Records, Tarrant County, Texas.</u>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>The site is zoned Community Business (C-2) by the City of Euless.</u>	
USE/CONDITIONS/PARKING:	
Proposed Use: <u>Multi-tenant, office development</u>	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): <u>Groups 6 & 8</u>	
PROPOSED BUILDING STATISTICS:	
Lot Area <u>3.5178 acres (Remainder)</u>	
Lot Width at Building Line for each Street Frontage	<u>SH 183: 334.05 ft.; Nita Lane: 149.03.</u>
Proposed Building Setbacks:	
Front: <u>60 ft.</u>	Rear: <u>60 ft.</u> Side (left): <u>20 ft.</u> Side (right): <u>60 ft.</u>
Gross Building Floor Area	<u>48,005 sq. ft. (4 buildings: (1) 11,633 sq. ft.; (2) 11,496 sq. ft.; (3) 12,876 sq. ft.; (4) 12,000 sq. ft.)</u>
Height in Feet to Highest Point	_____
Number of Floors	<u>single floor</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick <u>100</u> % / Stucco _____ % / Other _____ %
Left Side Elevation:	Brick <u>100</u> % / Stucco _____ % / Other _____ %
Right Side Elevation:	Brick <u>100</u> % / Stucco _____ % / Other _____ %
Rear Elevation:	Brick <u>100</u> % / Stucco _____ % / Other _____ %
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>117/160</u>
Number of Handicapped Spaces	<u>7</u>
Number of Loading Bays Provided	<u>0</u>

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DRIVEWAYS: (UDC 84-202 through 84-210)				
Number proposed per street	2 off of Nita Lane; 1 off of SH 183			
Clearance from nearest street intersections	38 ft.			
Clearance between existing and proposed driveways	271.89 ft.			
Width of each driveway	24 ft.			
Curb Radii for each driveway	15 ft. R and 28 ft. R			
Distance between property line and first parking space	Contiguous on North			
SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)				
Proposed Pole/Ground Signs: EXISTING SIGN				
Street Name <u>Nita Lane</u>	Front Setback <u>50 ft.</u> Side Setback <u>18 ft.</u>			
Overall Height <u>9 ft.</u>	Sign Area <u>45 sq. ft.</u>			
Proposed Wall Signs:				
Street the sign faces <u>None</u>	Sign Area <u>None</u>			
LANDSCAPING: (UDC Article VII)				
Land Area of Street Yard	Exemption Request Pending			
	Street Yard			
	Non Street Yard			
Number of parking spaces provided	24	136		
Square feet of landscaped area	_____	_____		
Square feet of landscape islands in parking lot	_____	_____		
Number of large trees existing / proposed	_____	_____		
Number of ornamental trees proposed	_____	_____		
Number of shrubs proposed	_____	_____		
Square feet of ground cover proposed	_____	_____		
SIGNATURES:				
Applicant (please print) <u>Taylor Gandy</u>	Owner: <u>Baron Investments, Ltd.</u>			
Address: <u>1701 River Run, Suite 504</u>	Address: <u>Same</u>			
<u>Ft. Worth, TX 76107</u>	_____			
Phone: <u>817-870-2402</u>	Phone: <u>Same</u>			
Fax: <u>817-332-2757</u>	Fax: <u>Same</u>			
Email: <u>t.gandy@dalworthmgmt.com</u>	Email: <u>Same</u>			
Signature: <u><i>Taylor Gandy</i></u>	Signature: <u><i>Taylor Gandy</i></u>			
OFFICE USE ONLY:				
Fee Paid: <u>\$3000</u>	Received By: <u><i>Alicia J.</i></u>	Date Received: <u>3/16/2013</u>	Case Number: <u>13-02-SP</u>	H.T.E. Number: <u>13-4000002</u>

