

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street): <u>HWY - 157 & CLINIC DR.</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>HARWOOD PLAZA ADDITION, BLOCK-A, LOT 10</u> <u>LOT LOCATED ON 1.0848 ACRES OF LAND</u>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>C-2</u>	
USE/CONDITIONS/PARKING:	
Proposed Use: <u>Shell Retail Building</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): _____	
PROPOSED BUILDING STATISTICS:	
Lot Area <u>1.0848 Acres.</u>	
Lot Width at Building Line for each Street Frontage <u>245.55' @ HWY 157 & 206.38' @ clinic Dr.</u>	
Proposed Building Setbacks:	
Front: <u>81.67'</u> Rear: <u>53.17'</u> Side (left): <u>22'</u> Side (right): <u>69.8'</u>	
Gross Building Floor Area <u>10,733 SF</u>	
Height in Feet to Highest Point <u>37'-7 1/4"</u>	
Number of Floors <u>ONE</u>	
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick <u>31</u> % / Stucco <u>46</u> % / Other <u>11</u> %
Left Side Elevation:	Brick <u>29</u> % / Stucco <u>56</u> % / Other <u>10</u> %
Right Side Elevation:	Brick <u>33</u> % / Stucco <u>43</u> % / Other <u>10</u> %
Rear Elevation:	Brick <u>17</u> % / Stucco <u>77</u> % / Other _____ %
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>36 Req / 70 Provided</u> <u>(1/300 SF)</u>
Number of Handicapped Spaces	<u>3</u>
Number of Loading Bays Provided	<u>- none -</u>

FUTURE

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

Number proposed per street	<u>one from HWY 157</u>
Clearance from nearest street intersections	<u>253.55'</u>
Clearance between existing and proposed driveways	<u>24' 656'-0"</u>
Width of each driveway	<u>24'-0"</u>
Curb Radii for each driveway	<u>15'-0"</u>
Distance between property line and first parking space	_____

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

Proposed Pole/Ground Signs:
 Street Name HWY - 157 Front Setback 15.66' Side Setback _____
 Overall Height _____ Sign Area _____

Proposed Wall Signs:
 Street the sign faces _____ Sign Area _____

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard	<u>29,062 SF</u>	
	<u>Street Yard</u>	<u>Non Street Yard</u>
Number of parking spaces provided	<u>59</u>	<u>11</u>
Square feet of landscaped area	<u>5242</u>	<u>1258</u>
Square feet of landscape islands in parking lot	<u>1896</u>	<u>1266</u>
Number of large trees existing / proposed	<u>12 proposed</u>	<u>3 proposed</u>
Number of ornamental trees proposed	<u>10 proposed</u>	<u>0</u>
Number of shrubs proposed	<u>59</u>	<u>0</u>
Square feet of ground cover proposed	<u>372</u>	<u>0</u>

SIGNATURES:

Applicant (please print) <u>SANDEEP SINGH / Jasdeep wali</u>	Owner: <u>(same as applicant)</u>
Address: <u>6 HOMEPLACE COURT</u>	Address: _____
<u>ARLINGTON, TEXAS 76016</u>	_____
Phone: <u>(817) 300-1868</u>	Phone: _____
Fax: _____	Fax: _____
Email: <u>sandeepsidana@gmail.com</u>	Email: _____
Signature: <u>Jasdeep Wali</u>	Signature: _____

OFFICE USE ONLY:

Fee Paid: <u>\$300⁰⁰</u>	Received By: <u>[Signature]</u>	Date Received: <u>10/6/2014</u>	Case Number: <u>14-17-S</u>	H.T.E. Number: <u>14-4000015</u>
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