SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
3200 W. Euless Blvd.

Current Legal Description (abstract and tract number or subdivision, lot, and block):
Plaza Grande, Lot 1R, Block 1

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):
TX-10

USE/CONDITIONS/PARKING:

Proposed Use: Outpatient Care Facility SIC Code: 808

Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):
None

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):
6

PROPOSED BUILDING STATISTICS:

Lot Area 11.454 Acres

Lot Width at Building Line for each Street Frontage TX10 526.7', Raider 70.2'

Proposed Building Setbacks:

Front: 20' Rear: 20' Side (left): 44' Side (right): 20'

Gross Building Floor Area 35,200 sf
Height in Feet to Highest Point 22'-0"
Number of Floors 1

Exterior Masonry Façade (exclusive of doors and windows): All materials will be applied to tilt-wall construction

Front Elevation:	Brick 59 %	Stucco ___ %	Other 41 %	Stone, Glass, Synthetic Wood
Left Side Elevation:	Brick ___ %	Stucco ___ %	Other 100 %	Stone, Glass, Textured Elastomeric Paint
Right Side Elevation:	Brick 33 %	Stucco ___ %	Other 67 %	Stone, Glass, Textured Elastomeric Paint
Rear Elevation:	Brick ___ %	Stucco ___ %	Other 100 %	Stone, Glass, Textured Elastomeric Paint

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

Total Spaces Required / Provided 176

Number of Handicapped Spaces 16

Number of Loading Bays Provided 2

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

Number proposed per street	TX-10 (2), Raider (1)
Clearance from nearest street intersections	TC-10 381.8', Raider 244.2'
Clearance between existing and proposed driveways	Existing = Proposed
Width of each driveway	24'
Curb Radii for each driveway	TX-10 20'R, Raider 10'R
Distance between property line and first parking space	31.9'

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

Proposed Pole/Ground Signs:
Street Name 3200 W. Euless Blvd. Front Setback 15' Side Setback 81.4'

Overall Height 6' Sign Area 60 SF

Proposed Wall Signs:
Street the sign faces 3200 W. Euless Blvd. Sign Area 60 SF

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard 29,970

	Street Yard	Non Street Yard
Number of parking spaces provided	102	74
Square feet of landscaped area	29,970	400,000
Square feet of landscape islands in parking lot	6,500	7,200
Number of large trees existing / proposed	0/20	32
Number of ornamental trees proposed	12	15
Number of shrubs proposed	246	0
Square feet of ground cover proposed	1,200	0

SIGNATURES:

Applicant (please print) Corgan - Tammy Testa
Address: 401 North Houston Street, Dallas TX 75202
Phone: 214-757-1629
Fax: 214-977-3585
Email: Tammy.Testa@corgan.com
Signature: Tammy Testa

Owner: JPS Health Network
Address: 1500 S. Main St.
Ft Worth TX 76104
Phone: 817-702-4932
Fax: 817-702-4940
Email: amorgan@jpshealth.org
Signature: Angie Morgan

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
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