

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street): <u>220 West Harwood Road</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>Lot 8R, Block 2, Oak Forest Addition</u>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>C-2, Community Business</u>	
USE/CONDITIONS/PARKING:	
Proposed Use: <u>Medical/ Professional Office</u> SIC Code: <u>80</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): <u>NA</u>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): <u>#6 (1:200) (1 space for every 200 sq.ft. of gross floor area)</u>	
PROPOSED BUILDING STATISTICS:	
Lot Area <u>37,964 sq.ft./0.817 acres</u>	
Lot Width at Building Line for each Street Frontage <u>170'-4"</u>	
Proposed Building Setbacks: Front: <u>25'-0"</u> Rear: <u>15'-0"</u> Side (left): <u>0</u> Side (right): <u>0</u>	
Gross Building Floor Area	<u>4,960 sq.ft.</u>
Height in Feet to Highest Point	<u>32'-9"</u>
Number of Floors	<u>1</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick <u>60</u> % / Stucco <u>18</u> % / Other <u>40</u> %
Left Side Elevation:	Brick <u>59</u> % / Stucco <u>29</u> % / Other <u>10</u> %
Right Side Elevation:	Brick <u>42</u> % / Stucco <u>23</u> % / Other <u>33</u> %
Rear Elevation:	Brick <u>70</u> % / Stucco <u>18</u> % / Other <u>11</u> %
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>28</u>
Number of Handicapped Spaces	<u>2</u>
Number of Loading Bays Provided	<u>0</u>



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

Number proposed per street	<u>0 (1 Drive exist on each adjacent properties)</u>
Clearance from nearest street intersections	<u>783'-4" (Center of drive to street)</u>
Clearance between existing and proposed driveways	<u>420'-3"</u>
Width of each driveway	<u>55'-0" (eastern) and 28'-0" (western)</u>
Curb Radii for each driveway	<u>20'-0" (eastern) and 20'-0" (western)</u>
Distance between property line and first parking space	<u>9'-0"</u>

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

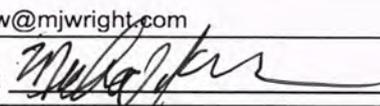
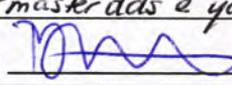
Proposed Pole/Ground Signs:
 Street Name W. Harwood Road Front Setback 15'-0" Side Setback 75'-6"/92'-10"
 Overall Height 6'-0" Sign Area 60 sq.ft.

Proposed Wall Signs:
 Street the sign faces West Harwood Road Sign Area 57.5 sq.ft.

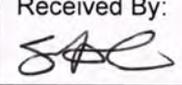
LANDSCAPING: (UDC Article VII)

Land Area of Street Yard	<u>15,500 sq.ft.</u>	
	Street Yard	Non Street Yard
Number of parking spaces provided	<u>28</u>	<u>0</u>
Square feet of landscaped area	<u>4,120 sq.ft.</u>	<u>18,318 sq.ft.</u>
Square feet of landscape islands in parking lot	<u>750 sq.ft.</u>	<u>0</u>
Number of large trees existing / proposed	<u>8</u>	<u>2</u>
Number of ornamental trees proposed	<u>5</u>	<u>2</u>
Number of shrubs proposed	<u>70</u>	<u>27</u>
Square feet of ground cover proposed	<u>370 sq.ft.</u>	<u>18,318 sq.ft.</u>

SIGNATURES:

Applicant (please print) <u>M. J. Wright & Associates, Inc.</u>	Owner: <u>3XS, L.L.C.</u>
Address: <u>8233 Mid-Cities Boulevard, Ste. A</u> <u>North Richland Hills, TX 76182</u>	Address: <u>105 Olympia Lane</u> <u>Copell, Texas, 75019</u>
Phone: <u>(817) 286-5555 xt. 1#</u>	Phone: <u>(972) 333-6613</u>
Fax: <u>(817) 268-5558</u>	Fax: <u>(817) 545-1050</u>
Email: <u>mjw@mjwright.com</u>	Email: <u>rmasterdds@yahoo.com</u>
Signature: 	Signature: 

OFFICE USE ONLY:

Fee Paid: <u>\$300.00</u>	Received By: 	Date Received: <u>6/28/2013</u>	Case Number: <u>13-05-5P</u>	H.T.E. Number: <u>1340000005</u>
---------------------------	--	---------------------------------	------------------------------	----------------------------------

