

## Attachment 2 – Concept Plan / Site Plan

### SITE ANALYSIS May 01, 2023

**OCCUPANCY TYPE (IBC TABLE 304.1) BUSINESS**  
 (UNIFIED DEVELOPMENT CODE - CITY OF ARLINGTON, TEXAS 23.3.5)

**23.3.5.1 COMMUNITY COMMERCIAL CC**

Intended to provide for continuity and organizational flexibility in the use of space for a variety of uses, including establishments including retail stores and business selling home furnishings, apparel, durable goods; and specialty items; restaurants; commercial recreation; and business, personal, and financial services. The CC district is generally intended for nodal development located at the intersection of two arterial streets.

**CONSTRUCTION TYPE (IBC TABLE 601):**

TYPE: II B (Unprotected Combustible) Also known as "ordinary" construction with brick or block walls and a wooden roof or floor assembly which is 1 hour fire protected.  
 SPRINKLED: YES (The depth of the property will require a fire lane unless a full sprinkler system is installed).

BUILDING HEIGHT FT	
MAX. HEIGHT ALLOWED (UNIFIED DEVELOPMENT CODE - CITY OF ARLINGTON, TEXAS 23.3.5)	40 FT
EXISTING BLDG HEIGHT	18D
MAX. STORIES ALLOWED (IBC TABLE 504.4)	3
EXISTING STORIES	1 STORY

PROPERTY COVERAGE	
MAX AREA ALLOWED (UNIFIED DEVELOPMENT CODE - CITY OF ARLINGTON, TEXAS 23.3.5)	N/A
EXISTING BUILDING AREA	

PARKING REQUIREMENTS (IBC TABLE 801.2.1)			
USE	SPACES PER 300 FT GROSS	AREA	TOTAL SPACES
BUSINESS	200	5600 SF	28 SPACES

SETBACKS (UNIFIED DEVELOPMENT CODE CITY OF ARLINGTON, TEXAS 23.3.5)	
FRONT	25 FT
SIDE AND REAR	0

LANDSCAPE BUFFER	
NORTH	15 FT
EAST	15 FT
SOUTH	15 FT
WEST	10 FT EASEMENT

