

**SITE INFORMATION:**

LEGAL DESCRIPTION: Northland Shopping Center Addition, Block 1, Lot 4R  
6246 Rufe Snow Dr.  
North Richland Hills, TX 76180

PROPERTY AREA: AREA = 173,000 S.F. (3.97 ACRES).

EXISTING ZONING: C-1 (COMMERCIAL)

PROPOSED ZONING: C-1 (COMMERCIAL)

PROPOSED USE:

SETBACKS: BUILDING: FRONT = 25'  
SIDE = NONE  
REAR = 35' (ABUTS RESIDENTIAL)

PARKING PROVIDED: 188 SPACES (5 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 5

HOURS OF OPERATION:

**EXISTING SITE DATA - BLOCK 1; LOT 4R**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.93	171,200	
BUILDING FLOOR AREA	1.15	50,000	29.2%
PAVEMENT (ASP. & CONC.)	2.76	120,300	70.3%
TOTAL IMPERVIOUS	3.91	170,300	99.5%
LANDSCAPE/ OPEN SPACE	0.02	900	0.5%

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**FIRE PROTECTION:**

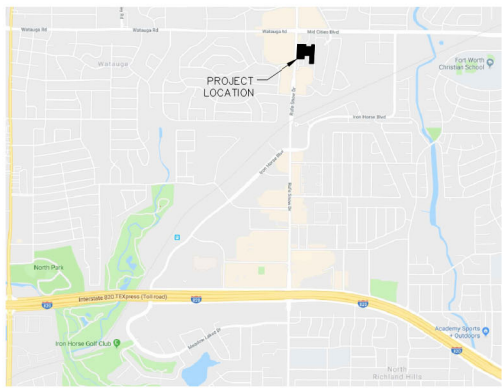
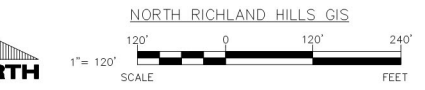
PROPOSED BIOLIFE SPACE INCLUDES A COMPLETE FIRE SPRINKLER SYSTEM TO BE INSTALLED AS PART OF BUILDING RENOVATIONS

**KEY:**

- PRIMARY SITE (NORTHLAND SHOPPING CENTER ADDITION; BLOCK 1, LOT 4R)
- ADDITIONAL LOTS IN NORTHLAND SHOPPING CENTER (LOTS 2R, 3R, 5R, 6)

**SURVEY NOTES:**

- PROPERTY AND LOT LINES SHOWN AS SCALED FROM REPLAT OF NORTHLAND SHOPPING CENTER ADDITION, RECORD VOLUME "388-211", DATED AUGUST 27, 1987. SEE C1.1
- SITE IMPROVEMENTS SHOWN AS SCALED FROM GOOGLE EARTH IMAGE, JAN. 05, 2019. PROPERTY LINES PLACED BASED ON GIS BOUNDARY LOCATION.
- DIMENSIONS SHOWN ARE APPROXIMATE. TO BE VERIFIED WITH EXISTING CONDITIONS SURVEY.



PROJECT LOCATION MAP



**EXCEL**  
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Always a Better Plan  
100 Camelot Drive  
Fond Du Lac, WI 54935  
Phone: (920) 926-9800  
www.EXCELENGINEER.com

PROJECT INFORMATION

EXISTING SITE EXHIBIT FOR:  
**BIOLIFE PLASMA SERVICES**  
6246 RUFÉ SNOW DR • NORTH RICHLAND HILLS, TX 76180

PROFESSIONAL SEAL

PRELIMINARY DATES  
FEB. 6, 2019  
MAR. 25, 2019

NOT FOR CONSTRUCTION

JOB NUMBER  
1908460

SHEET NUMBER  
**C1.2**