

**SITE PLAN APPLICATION**

<b>PROPERTY DESCRIPTION:</b>	
General Property Location (street name and block number or nearest cross street): <u>ST. HWY 10 &amp; DEBRA DR</u> <u>1700 BLOCK OF W. EULESS DR.</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>ABSTRACT 415 ALLEN M. DOWNENS SURVEY - 5.391 ACRES</u> <u>THAT TRACT CONVEYED IN D210279836 TARRANT CO</u>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>TX - 10</u>	
<b>USE/CONDITIONS/PARKING:</b>	
Proposed Use: <u>OFFICE / WAREHOUSE</u> SIC Code: <u>1520 - 1540</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>WAREHOUSE - 4225 - 13,870 S.F.</u> <u>OFFICE - - 6,130 S.F.</u>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): <u>WAREHOUSE - 13 - OFFICE - 8</u>	
<b>PROPOSED BUILDING STATISTICS:</b>	
Lot Area <u>3.067 ACRES</u>	
Lot Width at Building Line for each Street Frontage <u>305.47</u>	
Proposed Building Setbacks: Front: <u>138.9'</u> Rear: <u>173.8'</u> Side (left): <u>93.6'</u> Side (right): <u>58.1</u>	
Gross Building Floor Area <u>20,000 S.F.</u> Height in Feet to Highest Point <u>18'-1"</u> Number of Floors <u>1</u>	
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:      Brick _____ % / Stucco _____ % / Other <u>100</u> %	} CONCRETE TILT WALL
Left Side Elevation:    Brick _____ % / Stucco _____ % / Other <u>100</u> %	
Right Side Elevation:    Brick _____ % / Stucco _____ % / Other <u>100</u> %	
Rear Elevation:        Brick _____ % / Stucco _____ % / Other <u>100</u> %	
<b>OFF STREET PARKING: (UDC 84-200 and 84-202)</b>	
Total Spaces Required / Provided	<u>57</u>
Number of Handicapped Spaces	<u>(3)</u>
Number of Loading Bays Provided	<u>(4) - 12'x14' OHDR.</u>

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

Number proposed per street	<u>ONE</u>
Clearance from nearest street intersections	<u>117.36</u>
Clearance between existing and proposed driveways	<u>65.5</u>
Width of each driveway	<u>25.0'</u>
Curb Radii for each driveway	<u>20.0</u>
Distance between property line and first parking space	<u>271.0</u>

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

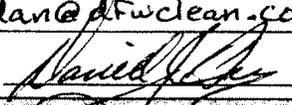
**Proposed Pole/Ground Signs:**  
 Street Name HWY 10 Front Setback 15' Side Setback 15'  
 Overall Height 6' Sign Area 120 S.F.

**Proposed Wall Signs:**  
 Street the sign faces DEBRA Sign Area 12 S.F.

**LANDSCAPING: (UDC Article VII)**

Land Area of Street Yard	<u>34,783 S.F.</u>	
	<u>Street Yard</u>	<u>Non Street Yard</u>
Number of parking spaces provided	<u>34</u>	<u>23</u>
Square feet of landscaped area	<u>17,857</u>	<u>38,707</u>
Square feet of landscape islands in parking lot	<u>696</u>	<u>930</u>
Number of large trees existing / proposed	<u>23</u>	<u>-</u>
Number of ornamental trees proposed	<u>-</u>	<u>-</u>
Number of shrubs proposed	<u>68</u>	<u>-</u>
Square feet of ground cover proposed	<u>336</u>	<u>-</u>

**SIGNATURES:**

Applicant (please print) <u>KBA CONSTRUCTION LLC</u>	Owner: <u>MAD TRIANGLE, LLC</u>
Address: <u>P.O. BOX 200127</u> <u>ARLINGTON, TX 76006</u>	Address: <u>1205 TEXAS STAR PARKWAY</u> <u>SUITE 100</u> <u>EULESS, TEXAS 76040</u>
Phone: <u>817-533-1483</u>	Phone: <u>817-267-5555</u>
Fax: <u>817-622-8072</u>	Fax: <u>817-571-7772</u>
Email: <u>keith@kbaconstruction.com</u>	Email: <u>dan@dfwclean.com</u>
Signature: 	Signature: 

**OFFICE USE ONLY:**

Fee Paid: <u>\$306.00</u>	Received By: <u>HH</u>	Date Received: <u>4-25-11</u>	Case Number: <u>11-02-5P</u>	H.T.E. Number: <u>11-40000002</u>
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