

**SITE PLAN APPLICATION**

**PROPERTY DESCRIPTION**

General Property Location (street name and block number or nearest cross street):  
S.H. 193 approximately 150 feet east of Dew McGinnis Drive

Current Legal Description (abstract and tract number or subdivision, lot, and block):  
Terrell Jasper Survey, Abstract No. 861, Tract 5F1.

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

**USE/CONDITIONS/PARKING**

Proposed Use: Jewelry Store (Gold + Silver Exchange) SIC Code: 5944

Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):  
\_\_\_\_\_

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

**PROPOSED BUILDING STATISTICS**

Lot Area 0.803 Ac

Lot Width at Building Line for each Street Frontage 140 feet @ SH 193

Proposed Building Setbacks:  
Front: 20' Rear: 15' Side (left): N/A Side (right): N/A

Gross Building Floor Area 6139 S.F.  
Height in Feet to Highest Point 31' 10"  
Number of Floors 2

Exterior Masonry Façade (exclusive of doors and windows): E I F S

Front Elevation:	Brick	_____ %	Stucco	_____ %	Other	<u>100</u> %
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> %

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

Total Spaces Required / Provided 31 / 32

Number of Handicapped Spaces 2

Number of Loading Bays Provided N/A

Case # 11-08-SP  
LTC 11-40000008

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

Number proposed per street	1 (existing)
Clearance from nearest street intersections	169'
Clearance between existing and proposed driveways	30' (both existing)
Width of each driveway	30' (existing)
Curb Radii for each driveway	15' (existing)
Distance between property line and first parking space	44'

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

**Proposed Pole/Ground Signs:**  
 Street Name \_\_\_\_\_ Front Setback \_\_\_\_\_ Side Setback \_\_\_\_\_  
 Overall Height \_\_\_\_\_ Sign Area \_\_\_\_\_

**Proposed Wall Signs:**  
 Street the sign faces S.W. 193 Sign Area 336 SF.

**LANDSCAPING: (UDC Article VII)**

Land Area of Street Yard	<u>2770 S.F.</u>	
	<b>Street Yard</b>	<b>Non Street Yard</b>
Number of parking spaces provided	<u>0</u>	<u>32</u>
Square feet of landscaped area	<u>895</u>	<u>2280</u>
Square feet of landscape islands in parking lot	<u>0</u>	<u>2280</u>
Number of large trees existing / proposed	<u>0/3</u>	<u>0/3</u>
Number of ornamental trees proposed	<u>0/0</u>	<u>0/0</u>
Number of shrubs proposed	<u>20</u>	<u>0</u>
Square feet of ground cover proposed	<u>60</u>	<u>0</u>

**SIGNATURES:**

Applicant (please print) <u>Bert Guidry</u>	Owner: <u>SHELDON ANDERSON</u>
Address: <u>701 Highlander Site 300</u> <u>Arlington, TX 76015</u>	Address: <u>3809 AIRPORT FRWY</u> <u>BEDFORD, TX 76021</u>
Phone: <u>817-467-7700</u>	Phone: <u>817-545-4653</u>
Fax: <u>817-467-7713</u>	Fax: <u>817-510-0801</u>
Email: <u>Bertong@wincassociates.com</u>	Email: <u>SHELDON@DFWGSE.COM</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>

**OFFICE USE ONLY:**

Fee Paid: <u>\$300.00</u>	Received By: <u>HH</u>	Date Received: <u>10-4-10</u>	Case Number: <u>10-08-SP</u>	H.T.E. Number: <u>10-40000008</u>
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