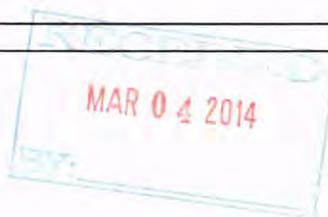


**SITE PLAN APPLICATION**

|  |  |
|--|--|
| <b>PROPERTY DESCRIPTION:</b>   |  |
| General Property Location (street name and block number or nearest cross street):<br><u>Corner of Debra Drive and Hwy 10</u>                       |  |
| Current Legal Description (abstract and tract number or subdivision, lot, and block):<br><u>Lot 2 Block A Mad Triangle Addition</u>                |  |
| Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):<br><u>Tx 10</u>     |  |
| <b>USE/CONDITIONS/PARKING:</b>   |  |
| Proposed Use: <u>Retail</u> SIC Code: <u>53</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):<br><u>NA</u> |  |
| Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):<br><u>6</u>  |  |
| <b>PROPOSED BUILDING STATISTICS:</b>   |  |
| Lot Area <u>1.27</u>   |  |
| Lot Width at Building Line for each Street Frontage <u>288' Hwy 10 / 263' Debra</u>  |  |
| Proposed Building Setbacks:<br>Front: <u>20</u> Rear: <u>10</u> Side (left): <u>36</u> Side (right): <u>18</u>                                     |  |
| Gross Building Floor Area  | <u>9100</u>  |
| Height in Feet to Highest Point  | <u>19'-0"</u>  |
| Number of Floors   | <u>1</u>   |
| Exterior Masonry Façade (exclusive of doors and windows):  |  |
| Front Elevation:   | Brick <u>90</u> % / Stucco _____ % / Other <u>10</u> % |
| Left Side Elevation:   | Brick <u>90</u> % / Stucco _____ % / Other <u>10</u> % |
| Right Side Elevation:  | Brick <u>90</u> % / Stucco _____ % / Other <u>10</u> % |
| Rear Elevation:  | Brick <u>90</u> % / Stucco _____ % / Other <u>10</u> % |
| <b>OFF STREET PARKING: (UDC 84-200 and 84-202)</b>   |  |
| Total Spaces Required / Provided   | <u>46</u>  |
| Number of Handicapped Spaces   | <u>2</u>   |
| Number of Loading Bays Provided  | <u>1</u>   |



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

|  |                                 |
|--|---------------------------------|
| Number proposed per street                             | <u>1</u>                        |
| Clearance from nearest street intersections            | <u>250' Hwy 10 / 127' Debra</u> |
| Clearance between existing and proposed driveways      | <u>250' Hwy 10 / 127' Debra</u> |
| Width of each driveway                                 | <u>35', 42'</u>                 |
| Curb Radii for each driveway                           | <u>28' / 54'</u>                |
| Distance between property line and first parking space | <u>6', 30.5', 24'</u>           |

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

**Proposed Pole/Ground Signs:**  
 Street Name Hwy 10 Front Setback 20' Side Setback 15  
 Overall Height 21' Sign Area 97 sf each side

**Proposed Wall Signs:**  
 Street the sign faces Hwy 10 Sign Area 200 sf

**LANDSCAPING: (UDC Article VII)**

|   |                    |                        |
|---|--------------------|------------------------|
| Land Area of Street Yard                        | <u>10,969</u>      |                        |
|   | <u>Street Yard</u> | <u>Non Street Yard</u> |
| Number of parking spaces provided               | <u>34</u>          | <u>12</u>              |
| Square feet of landscaped area                  | <u>13,201 sf</u>   | <u>13,587 sf</u>       |
| Square feet of landscape islands in parking lot | <u>1,170</u>       | <u>328 sf</u>          |
| Number of large trees existing / proposed       | <u>0/21</u>        | <u>0</u>               |
| Number of ornamental trees proposed             | <u>4</u>           | <u>1</u>               |
| Number of shrubs proposed                       | <u>167</u>         | <u>18</u>              |
| Square feet of ground cover proposed            | <u>8945</u>        | <u>0</u>               |

**SIGNATURES:**

|  |                  |
|--|------------------|
| Applicant (please print) <u>Brian Mathis/ FJLC Inc.</u>                            | Owner: _____     |
| Address: <u>4055 International Plaza, Suite 100</u><br><u>Fort Worth, TX 76109</u> | Address: _____   |
| Phone: <u>817-737-9922</u>   | Phone: _____     |
| Fax: <u>817-737-9536</u>   | Fax: _____       |
| Email: <u>bmathis@fjlc.net</u>   | Email: _____     |
| Signature: <u><i>Brian Mathis</i></u>  | Signature: _____ |

**OFFICE USE ONLY:**

|                                     |                                   |                              |                              |                                 |
|-------------------------------------|-----------------------------------|------------------------------|------------------------------|---------------------------------|
| Fee Paid: <u>\$300<sup>00</sup></u> | Received By: <u><i>Alicia</i></u> | Date Received: <u>3/4/14</u> | Case Number: <u>14-04-SP</u> | H.T.E. Number: <u>14-400004</u> |
|-------------------------------------|-----------------------------------|------------------------------|------------------------------|---------------------------------|

CHK #1175

MAR 04 2014