

**SITE PLAN APPLICATION**

<b>PROPERTY DESCRIPTION:</b>	
General Property Location (street name and block number or nearest cross street): <u>900 Marlens / Mary</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>Tract B, Block 21 - Oakwood Terrace North 1<sup>st</sup> Filing</u> <u>Volume 382-31, Pg. 73, P.R.T.C.T.</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>Commercial Bldg.</u>	SIC Code: <u>7389</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): _____	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): _____	
<b>PROPOSED BUILDING STATISTICS:</b>	
Lot Area	<u>0.626 Acres</u>
Lot Width at Building Line for each Street Frontage	<u>244.59</u>
Proposed Building Setbacks:	
Front:	<u>30</u>
Rear:	<u>20</u>
Side (left):	<u>10</u>
Side (right):	<u>11</u>
Gross Building Floor Area	<u>Proposed 2400 SF =&gt; 4000 Existing</u>
Height in Feet to Highest Point	<u>18'</u>
Number of Floors	<u>1</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick _____ % / Stucco <u>71</u> % / Other _____ %
Left Side Elevation:	Brick _____ % / Stucco <u>97</u> % / Other _____ %
Right Side Elevation:	Brick _____ % / Stucco <u>NA</u> % / Other _____ % <u>Existing</u>
Rear Elevation:	Brick _____ % / Stucco <u>95</u> % / Other _____ %
<b>OFF STREET PARKING: (UDC 84-200 and 84-202)</b>	
Total Spaces Required / Provided	<u>10 Req'd // 10 Provided</u>
Number of Handicapped Spaces	<u>1 Req'd // 1 Provided</u>
Number of Loading Bays Provided	<u>3</u>

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

Number proposed per street NA

Clearance from nearest street intersections 146' Intersection @ Marlene & Midway

Clearance between existing and proposed driveways NA

Width of each driveway Existing 24'

Curb Radii for each driveway Existing 15'

Distance between property line and first parking space Existing 11'

**SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)** Existing Street Nothing Proposed

**Proposed Pole/Ground Signs:** Existing Sign No Change

Street Name 900 Marlene Front Setback 5 Side Setback —

Overall Height \_\_\_\_\_ Sign Area \_\_\_\_\_

**Proposed Wall Signs:**

Street the sign faces \_\_\_\_\_ Sign Area \_\_\_\_\_

**LANDSCAPING: (UDC Article VII)**

Land Area of Street Yard	Street Yard	Non Street Yard
Number of parking spaces provided	<u>8267</u>	<u>10</u>
Square feet of landscaped area	<u>NA</u>	
Square feet of landscape islands in parking lot	<u>19 Existing</u>	
Number of large trees existing / proposed	<u>35 Existing</u>	
Number of ornamental trees proposed	<u>237 SF Existing</u>	
Number of shrubs proposed		
Square feet of ground cover proposed		

**SIGNATURES:**

Applicant (please print) <u>Ernest Hedgecoth</u>	Owner: <u>Flavio Ronzani</u>
Address: <u>5701-C Midway Rd.</u> <u>Ft. Worth Tx 76117</u>	Address: <u>900 Marlene Dr.</u> <u>Eutaw, Tx 76040</u>
Phone: <u>817-831-7711</u>	Phone: <u>817-354-8217</u>
Fax: <u>817-831-6368</u>	Fax: <u>817-354-6720</u>
Email: <u>projects_ehco@equiacer.com</u>	Email: <u>flavio.ronzani@ronparco.com</u>
Signature: <u>Ernest Hedgecoth</u>	Signature: _____

**OFFICE USE ONLY:**

Fee Paid: <u>\$300<sup>00</sup></u>	Received By: <u>Alicia D.</u>	Date Received: <u>9/12/14</u>	Case Number: <u>14-16-SP</u>	H.T.E. Number: <u>14-4000014</u>
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