

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street): <u>2500 Block of Rio Grande Blvd. at southeast corner of Brazos Blvd. and Red River Dr.</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>Lot 3, Block K, Glade Parks Addition.</u>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>PD - 1944</u>	
USE/CONDITIONS/PARKING:	
Proposed Use: <u>Mixed use: Restaurant, Retail, Office</u> SIC Code: _____	
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>j, ab</u>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): <u>5, 6, 8</u>	
PROPOSED BUILDING STATISTICS:	
Lot Area <u>542,739 SF (12.459 Acres)</u>	
Lot Width at Building Line for each Street Frontage <u>670' Along Rio Grande Blvd; 670' along Brazos Blvd.</u>	
Proposed Building Setbacks: Front: <u>0 FT</u> Rear: <u>0 FT</u> Side (left): <u>0 FT</u> Side (right): <u>0 FT</u>	
Gross Building Floor Area	<u>142,099 S.F.</u>
Height in Feet to Highest Point	<u>44'-8"</u>
Number of Floors	<u>Varies: 1-2 Stories</u>
Exterior Masonry Façade (exclusive of doors and windows): [Note: Values are averages between buildings]	
Front Elevation:	Brick <u>25.46%</u> / Stucco <u>19.87%</u> / Other <u>15.31%</u>
Left Side Elevation:	Brick <u>19.86%</u> / Stucco <u>32.60%</u> / Other <u>15.63%</u>
Right Side Elevation:	Brick <u>21.10%</u> / Stucco <u>33.43%</u> / Other <u>16.60%</u>
Rear Elevation:	Brick <u>51.62%</u> / Stucco <u>16.54%</u> / Other <u>13.72%</u>
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>936 Required / 937 Provided</u>
Number of Handicapped Spaces	<u>16</u>
Number of Loading Bays Provided	<u>0</u>

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

Number proposed per street	<u>1 on Rio Grande Blvd., 2 on Brazos Blvd.</u>
Clearance from nearest street intersections	<u>282' from Brazos Blvd. and Red River Dr.</u>
Clearance between existing and proposed driveways	<u>Minimum 90'</u>
Width of each driveway	<u>Varies 24'-30'</u>
Curb Radii for each driveway	<u>Varies 28'-30'</u>
Distance between property line and first parking space	<u>Varies 0'-34.7'</u>

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

Proposed Pole/Ground Signs: [To be determined]
 Street Name _____ Front Setback _____ Side Setback _____
 Overall Height _____ Sign Area _____
Proposed Wall Signs: [To be determined]
 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>0 EA</u>	<u>937 EA</u>
Square feet of landscaped area	<u>0 SF</u>	<u>42,131 SF</u>
Square feet of landscape islands in parking lot	<u>0 SF</u>	<u>8929 SF</u>
Number of large trees existing / proposed	<u>0/0 EA</u>	<u>0/180 EA</u>
Number of ornamental trees proposed	<u>0 EA</u>	<u>46 EA</u>
Number of shrubs proposed	<u>0 EA</u>	<u>2,522 EA</u>
Square feet of ground cover proposed	<u>0 SF</u>	<u>25,826 EA</u>

SIGNATURES:

Applicant (please print) <u>Graham Associates, Inc.</u>	Owner: <u>Glade Lifestyle, LLC.</u>
Address: <u>600 Six Flags Drive, Suite 500</u> <u>Arlington, TX 76011</u>	Address: <u>6723 Weaver Rd., Suite 108</u> <u>Rockford, IL. 61114</u>
Phone: <u>(817) 640-8535</u>	Phone: <u>(815) 387-3120</u>
Fax: <u>(817) 633-5240</u>	Fax: <u>(815) 398-5278</u>
Email: <u>mpeterson@grahamcivil.com</u>	Email: <u>zachknutson@nrocke.com</u>
Signature: <u><i>Michael Peterson</i></u>	Signature: <u><i>Zach Knutson</i></u>

OFFICE USE ONLY:

Fee Paid: <u>\$3000</u>	Received By: <u>Allen</u>	Date Received: <u>5/12/15</u>	Case Number: <u>15-05-SP</u>	H.T.E. Number: <u>15-4000005</u>
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