SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
NW CORNER CHISHOLM TRAIL + SH121

Current Legal Description (abstract and tract number or subdivision, lot, and block):
LOT 3, BLOCK B, GLADE PARKS ADDITION

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): PD-196 GLADE PARKS

USE/CONDITIONS/PARKING:

Proposed Use: RETAIL SIC Code: 53

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

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

PROPOSED BUILDING STATISTICS:

Lot Area 1.074 ACRES

Lot Width at Building Line for each Street Frontage ±182' along SH121, ±141' along RIO GRANDE

Proposed Building Setbacks:

Front: 20' Rear: 20' Side (left): 0' Side (right): 0'

Gross Building Floor Area 8,254 sf.
Height in Feet to Highest Point 27'-0" MAX.
Number of Floors 1

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation: E Brick 0 % / Stucco 14 % / Other 86 %
Left Side Elevation: S Brick 8 % / Stucco 41 % / Other 51 %
Right Side Elevation: N Brick 0 % / Stucco 33 % / Other 67 %
Rear Elevation: W Brick 4 % / Stucco 69 % / Other 27 %

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

Total Spaces Required / Provided 42/57 (INCL. 3HC)

Number of Handicapped Spaces 3

Number of Loading Bays Provided 0

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

Number proposed per street	1 ALONG RIO GRANDE
Clearance from nearest street intersections	± 275' TO CHISHOLM TRAIL
Clearance between existing and proposed driveways	±175' TO NEAREST DRIVEWAY (ROSA'S)
Width of each driveway	30' FIRELANE OFF RIO GRANDE
Curb Radii for each driveway	30'
Distance between property line and first parking space	10'

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 _____ Sign Area _____

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard 29,973 Sq. Ft.

	Street Yard	Non Street Yard
Number of parking spaces provided	49 (3 HC)	8
Square feet of landscaped area	5,207	1,633
Square feet of landscape islands in parking lot	1,840	104
Number of large trees existing / proposed	TBD	TBD
Number of ornamental trees proposed	TBD	TBD
Number of shrubs proposed	TBD	TBD
Square feet of ground cover proposed	TBD	TBD

SIGNATURES:

Applicant (please print) SAME AS OWNER	Owner: RUBY-12-GLADE RETAIL LLC
Address:	Address: 6723 WEAVER ROAD Suite 108, ROCKFORD, IL
Phone:	Phone: 817.480.6340
Fax:	Fax:
Email:	Email: tomwinn@NRockre.com
Signature:	Signature: Tom Winn

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
$300.00	Alicia D	10/28/13	13-09-SP	13-4000010

FORM UPDATED 06/2013

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