SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
Northeast Corner of Rio Grande Blvd. and Chisholm Trail

Current Legal Description (abstract and tract number or subdivision, lot, and block):
Lot 4, 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 - 1944

USE/CONDITIONS/PARKING:

Proposed Use: Restaurant SIC Code: 5812

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

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):
5

PROPOSED BUILDING STATISTICS:

Lot Area 1.48 Acres

Lot Width at Building Line for each Street Frontage 281' along Rio Grande Blvd; 246' along Chisholm Trail

Proposed Building Setbacks:

Front: 20 Ft. (Rio Grande Blvd) Rear: 0 Ft. Side (left): 0 Ft. Side (right): 20 Ft.

Gross Building Floor Area 6,497 S.F.
Height in Feet to Highest Point 23'- 4"
Number of Floors 1

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick 25 %	Stucco 42 %	Other 33 %
Left Side Elevation:	Brick 14 %	Stucco 77 %	Other 9 %
Right Side Elevation:	Brick 11 %	Stucco 48 %	Other 41 %
Rear Elevation:	Brick 5 %	Stucco 88 %	Other 7 %

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

Total Spaces Required / Provided 65 Required / 110 Provided

Number of Handicapped Spaces 5

Number of Loading Bays Provided 0

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

Number proposed per street	None proposed (1 existing)
Clearance from nearest street intersections	N/A
Clearance between existing and proposed driveways	N/A
Width of each driveway	N/A
Curb Radii for each driveway	N/A
Distance between property line and first parking space	9.3'

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

Proposed Pole/Ground Signs:
Street Name Hwy 121 Front Setback 0' Side Setback 60'

Overall Height 8'-0" Sign Area 43.33 S.F.

Proposed Wall Signs:
Street the sign faces Hwy 121, Rio Grande Blvd. & Chisholm Trl. Sign Area 283.2 S.F. (Total wall signs)

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard

	Street Yard	Non Street Yard
Number of parking spaces provided	110	0
Square feet of landscaped area	11,320	3,033
Square feet of landscape islands in parking lot	-	0
Number of large trees existing / proposed	21	0
Number of ornamental trees proposed	5	0
Number of shrubs proposed	429	0
Square feet of ground cover proposed	2196	0

SIGNATURES:

Applicant (please print) Graham Associates, Inc.	Owner: Glade Infrastructure, LLC
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Arlington, TX 76011	Rockford IL 61114
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Signature:	Signature:

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
300.00	Tesla Worth	9/12/16	~~16-06-SP~~ 16-07-SP	16-408