

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
West of Rio Grande Blvd. at intesection with Goodnight Trail.

Current Legal Description (abstract and tract number or subdivision, lot, and block):
Lot 4, Block K, 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: Fitness Center SIC Code: 7911

Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s)):
None

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

PROPOSED BUILDING STATISTICS:

Lot Area 3.76 Acres

Lot Width at Building Line for each Street Frontage 335' along Rio Grande Blvd.; 256' along Brazos Blvd.

Proposed Building Setbacks:
Front: 20' Rear: 0' Side (left): 0' Side (right): 0'

Gross Building Floor Area 37,021 S.F.
Height in Feet to Highest Point 39' - 0"
Number of Floors 1

Exterior Masonry Façade (exclusive of doors and windows):
Front Elevation: Brick TBD % / Stucco TBD % / Other TBD %
Left Side Elevation: Brick TBD % / Stucco TBD % / Other TBD %
Right Side Elevation: Brick TBD % / Stucco TBD % / Other TBD %
Rear Elevation: Brick TBD % / Stucco TBD % / Other TBD %

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

Total Spaces Required / Provided 371 Required / 216 Provided
Number of Handicapped Spaces 8
Number of Loading Bays Provided 0

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

Number proposed per street	<u>1 on Rio Grande; 1 on Brazos</u>
Clearance from nearest street intersections	<u>Drive aligns with Goodnight Trail intersection</u>
Clearance between existing and proposed driveways	<u>Varies 220' to 407'</u>
Width of each driveway	<u>30' on Rio Grande; 24' on Brazos</u>
Curb Radii for each driveway	<u>Varies 28' to 30'</u>
Distance between property line and first parking space	<u>5.6'</u>

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

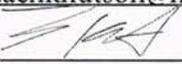
Proposed Pole/Ground Signs:
 Street Name TBD Front Setback TBD Side Setback TBD
 Overall Height TBD Sign Area TBD

Proposed Wall Signs:
 Street the sign faces TBD Sign Area TBD

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard	<u>117,950 S.F.</u>	
	Street Yard	Non Street Yard
Number of parking spaces provided	<u>219</u>	<u>0</u>
Square feet of landscaped area	<u>15,865 S.F.</u>	<u>2019</u>
Square feet of landscape islands in parking lot	<u>5,287 S.F.</u>	<u>0</u>
Number of large trees existing / proposed	<u>41</u>	<u>0</u>
Number of ornamental trees proposed	<u>18</u>	<u>16</u>
Number of shrubs proposed	<u>195</u>	<u>10</u>
Square feet of ground cover proposed	<u>6,897</u>	<u>2019</u>

SIGNATURES:

Applicant (please print) <u>Graham Associates, Inc.</u>	Owner: <u>Glade Infrastructure, LLC</u>
Address: <u>600 Six Flags Dr., Suite 500</u> <u>Arlington, TX 76011</u>	Address: <u>6723 Weaver Rd., Suite 108</u> <u>Rockford, Illinois 61114</u>
Phone: <u>(817) 633-8535</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: _____	Signature: 

OFFICE USE ONLY:

Fee Paid: <u>300.00</u>	Received By: <u>Mollie Snapp</u>	Date Received: <u>12/2/15</u>	Case Number: <u>15-12-SP</u>	H.T.E. Number: <u>15-40000012</u>
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