

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street):	<u>Southeast Corner of Rio Grande Blvd. and Chisholm Trail</u>
Current Legal Description (abstract and tract number or subdivision, lot, and block):	<u>Lot 1, Block C, 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>Restaurant</u>	SIC Code: <u>5812</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): <u>j, ab</u>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): _____	
PROPOSED BUILDING STATISTICS:	
Lot Area	<u>1.67 acres</u>
Lot Width at Building Line for each Street Frontage	<u>262' along Rio Grande Blvd; 235' along Chisholm Trail</u>
Proposed Building Setbacks:	
Front: <u>20 Ft. (Rio Grande Blvd)</u>	Rear: <u>0 Ft.</u> Side (left): <u>0 Ft.</u> Side (right): <u>20 Ft.</u>
Gross Building Floor Area	<u>9,360 S.F.</u>
Height in Feet to Highest Point	<u>38 Ft.</u>
Number of Floors	<u>1</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation: (West)	Brick <u>22</u> % / Stucco <u>54</u> % / Other <u>24</u> %
Left Side Elevation: (South)	Brick <u>14</u> % / Stucco <u>61</u> % / Other <u>25</u> %
Right Side Elevation: (North)	Brick <u>33</u> % / Stucco <u>22</u> % / Other <u>45</u> %
Rear Elevation: (East)	Brick <u>19</u> % / Stucco <u>43</u> % / Other <u>38</u> %
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>81 Required / 102 Provided</u>
Number of Handicapped Spaces	<u>5</u>
Number of Loading Bays Provided	<u>0</u>

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

Number proposed per street 1 on Rio Grande Blvd.

Clearance from nearest street intersections 278'

Clearance between existing and proposed driveways 278'

Width of each driveway 24'

Curb Radii for each driveway 28'

Distance between property line and first parking space 11.7'

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

Proposed Pole/Ground Signs:
Street Name 2521 SH-121 Front Setback None Required Side Setback 6 Ft.

Overall Height Max 6 Ft. Sign Area 60 S.F.

Proposed Wall Signs:
Street the sign faces See attached supplement Sign Area _____

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard	Street Yard	Non Street Yard
Number of parking spaces provided	<u>90</u>	<u>15</u>
Square feet of landscaped area	<u>10,087</u>	<u>4,423</u>
Square feet of landscape islands in parking lot	<u>906</u>	<u>897</u>
Number of large trees existing / proposed	<u>20</u>	<u>4</u>
Number of ornamental trees proposed	<u>9</u>	<u>7</u>
Number of shrubs proposed	<u>262</u>	<u>69</u>
Square feet of ground cover proposed	<u>5,556</u>	<u>897</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, 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>zachknutsen@moocke.com</u>
Signature: 	Signature: 

OFFICE USE ONLY:

Fee Paid: <u>300.00</u>	Received By: <u>Mollie Snapp</u>	Date Received: <u>RECEIVED NOV 02 2015</u>	Case Number: <u>15-11-SP</u>	H.T.E. Number: <u>15-40000011</u>
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