SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
2500 Block of Rio Grande Blvd. at southeast corner of Brazos Blvd. and Red River Dr.

Current Legal Description (abstract and tract number or subdivision, lot, and block):
Lot 3, 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: Mixed use: Restaurant, Retail, Office 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):
j, ab

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):
5, 6, 8

PROPOSED BUILDING STATISTICS:

Lot Area 542,739 SF (12.459 Acres)

Lot Width at Building Line for each Street Frontage 670' Along Rio Grande Blvd; 670' along Brazos Blvd.

Proposed Building Setbacks:

Front: 0 FT Rear: 0 FT Side (left): 0 FT Side (right): 0 FT

Gross Building Floor Area 142,099 S.F.
Height in Feet to Highest Point 44'-8"
Number of Floors Varies: 1-2 Stories

Exterior Masonry Façade (exclusive of doors and windows): [Note:Values are averages between buildings]

Front Elevation:	Brick 25.46 %	Stucco 19.87 %	Other 15.31 %
Left Side Elevation:	Brick 19.86 %	Stucco 32.60 %	Other 15.63 %
Right Side Elevation:	Brick 21.10 %	Stucco 33.43 %	Other 16.60 %
Rear Elevation:	Brick 51.62 %	Stucco 16.54 %	Other 13.72 %

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

Total Spaces Required / Provided 936 Required / 937 Provided

Number of Handicapped Spaces 16

Number of Loading Bays Provided 0

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

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

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	0 EA	937 EA
Square feet of landscaped area	0 SF	42,131 SF
Square feet of landscape islands in parking lot	0 SF	8929 SF
Number of large trees existing / proposed	0/0 EA	0/180 EA
Number of ornamental trees proposed	0 EA	46 EA
Number of shrubs proposed	0 EA	2,522 EA
Square feet of ground cover proposed	0 SF	25,826 EA

SIGNATURES:

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

OFFICE USE ONLY:

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