

NOTES:

- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
- ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITH SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
- PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
- ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

NOTES: (CONTINUED)

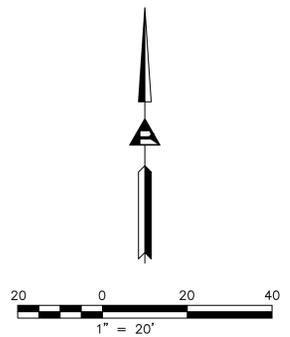
- USES SHALL CONFORM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE, AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

NOTE:

- NO OUTDOOR ILLUMINATION CHANGES ARE PROPOSED WITH CHANGE IN OCCUPANCY.

LEGEND

- WROUGHT-IRON FENCE
- PIPE RAIL FENCE
- EXISTING CONCRETE RETAINING WALL
- BOLLARD
- COVERED AREA
- A/C PAD
- GREASE TRAP
- POLE SIGN
- GAS METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- FIRE HYDRANT
- WATER METER
- ELECTRIC METER



SITE PLAN DATA SUMMARY TABLE

ITEM	REQUIRED	PROVIDED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	CN	CN
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)	NEIGHBORHOOD COMMERCIAL	NEIGHBORHOOD COMMERCIAL
TOTAL LOT AREA (SQUARE FEET AND ACRES)	20,000 S.F. AND 0.46 ACRES	40,839 S.F. AND 0.938 ACRES
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQ.FT.)	N/A	2,519 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	N/A	2,519 S.F.
BUILDING HEIGHT (FEET/# STORIES)	MAX. 30'/EXCEPT BUILDINGS ADJACENT TO AN R-20, R-12.5, OR R-7.5 SHALL NOT EXCEED 1 FLOOR AND 25'	19'-4" / 1 STORY
FLOOR AREA RATIO (RATIO x.xx.1)	A F.A.R. NOT TO EXCEED 0.20 OR 20%	2,519 S.F./6.56%
AREA REGULATIONS		
FRONT YARD	25 FT.	25 FT.
REAR YARD	25 FT. MIN.	25 FT.
SIDE YARD	10 FT. MIN.	10 FT.
LOT WIDTH	125 FT. MIN.	239.37 FT.
LOT DEPTH	150 FT. MIN.	174.02 FT. (AVG.)
DISTANCE BETWEEN BUILDINGS	20 FT. MIN.	N/A
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	N/A	2,519 S.F.
AREA OF SIDEWALKS, PAVEMENT, & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)	S.F./80%	18,248 S.F.
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	8,168 S.F./20% MIN.	20,072 S.F./49.1%
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	32,671 S.F./80% MAX.	20,767 S.F./50.9%
PARKING	REQUIRED	PROVIDED
PARKING RATIO (FROM ZONING ORDINANCE)	1/20 STUDENTS	9
ACCESSIBLE PARKING (# OF SPACES)	1	1

PURPOSE STATEMENT:

THE PURPOSE OF THE CONDITIONAL USE PERMIT CU23-08 IS TO ALLOW A PRIVATE SCHOOL OF EDUCATIONAL TYPE (VINE ACADEMY) TO OPERATE WITHIN THE FORMER MT. HORUHM BAPTIST CHURCH AT 417 WEST WALL STREET.

OWNER:
BALLA C WRIGHT
 601 W. WALL ST.
 GRAPEVINE, TEXAS 76051
 TEL. (817) 481-2594

ENGINEER/APPLICANT:
RIDINGER ASSOCIATES, INC
 JASON KILPATRICK, P.E.
 550 S. EDMONDS LANE, SUITE 101
 LEWISVILLE, TEXAS 75067
 TEL. (972) 353-8000

CASE NAME: PRIVATE SCHOOL
 CASE NUMBER: CU23-08
 ADDRESS/LEGAL: 417 W. WALL STREET
 WRIGHT ADDITION
 BLOCK 1, LOT 2

MAYOR _____ SECRETARY _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
 SHEET: 1 OF 4

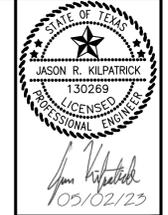
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
 DEPARTMENT OF PLANNING SERVICES

DIMENSION CONTROL SITE PLAN PREPARED BY: JASON KILPATRICK, P.E.

DIMENSION CONTROL SITE PLAN FOR
 VINE ACADEMY
 BLOCK 1, LOT 2, WRIGHT ADDITION
 ABSTRACT NO. 422
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 0.938 ACRES, 40,839 SQ. FT.
 ZONE: "CN" NEIGHBORHOOD COMMERCIAL
 DATE OF PREPARATION: MAY 2, 2023

Ridinger Associates, Inc.
 Civil Engineers - Planners

Firm No. 1969
 550 S. Edmonds Lane, Suite 101
 Lewisville, Texas 75067
 Tel. No. (972) 353-8000
 Fax No. (972) 353-8011



VINE ACADEMY
 GRAPEVINE, TEXAS

DIMENSION CONTROL
 SITE PLAN

Scale: 1"=20'
 Designed by: JRK
 Drawn by: JWH
 Checked by: JRK
 Date: MAY 2, 2023
 Project No. 005-014

SHEET
 1 of 4