

ATTACHMENT FOR THE SPECIFIC USE PERMIT APPLICATION.

We are applying for a SUP for a drive-thru window and order station on the property on Hwy 1709 west of Keller-Smithfield, Keller, Tx (SEE SITE PLAN). The distance from the order station to the north property is 104' . We will have parking spaces &, screening landscaping north of the order station to the property line which could block out any noise to the residential properties north of our property line.

Things that we will be addressing other than the drive-thru and order station is installing sidewalks, installing a drive-way cut and mutual access to our property shown on the development plan.

MEANS OF INGRESS AND EGRESS TO PUBLIC STREETS: We are requesting a drive- way cut near a medium break on Hwy 1709 near the site . There will also be a mutual access from the drive-way cut to our property, and we will be paving the sidewalk.

HEIGHT OF STRUCTURE: 29' Tall

PROVISIONS FOR DRAINAGE: Drainage will be provided according to the drainage standards of the City of Keller, TX.

COMPATIBILITY OF BUILDINGS: The area to the east of the subject property is vacant land, retail spaces and restaurants. The area to the west is vacant land & an office complex. The area to the north is single family residential. The area to the south is shopping center with retail shops and office complex.

HOURS OF OPERATIONS: 6:00AM to 10:45PM Monday thru Sunday.

PROPOSED USE: Braums Ice Cream & Dairy Store with a Drive-thru window. The Proposed building is 6,000Sf, 3,000 for Food & Fountain and 3,000 for our Fresh Market area.

OFF STREET PARKING; There will not be any off-street parking required .

PARKING RATIOS: On the site plan it shows we have 54 parking spaces.

THE TYPE OF VISUAL SCREENING SUCH AS WALLS, PLANTINGS AND FENCES: We will have a 6' stockade fence on the west property line.

COMMENTS: We think our business lends a wonderful service to any community with our fast food business such as Hamburgers, Cheese Burgers, Chicken Sandwiches and French Fries and anything you can make with REAL ICE CREAM . Also the FRESH MARKET area is a small grocery store in itself with lot of products that we make such as our Breads, Cookies, buns and other bakery products.

