

PROJECT INFORMATION

SITE AREA	
GROCERY/RETAIL "D" PARCEL	±14.11 ACRES
DEVELOPMENT STRIP PARCEL	±12.15 ACRES
SPORTING GOODS	±7.51 ACRES
RESTAURANT "A"	±2.58 ACRES
RESTAURANT "B"	±1.71 ACRES
FAST FOOD "A"	±1.72 ACRES
FAST FOOD "B"	±1.38 ACRES
RETAIL "A"	±2.74 ACRES
RETAIL "B"	±0.89 ACRES
RETAIL "C"	±0.76 ACRES
BANK	±1.10 ACRES
ROW DEDICATION PARCEL	±6.31 ACRES
TOTAL	±52.96 ACRES

BUILDING AREA	
GROCERY	123,000 SF
DEVELOPMENT STRIP	130,800 SF
SPORTING GOODS	85,000 SF
RESTAURANT "A"	7,135 SF
RESTAURANT "B"	4,954 SF
FAST FOOD "A"	3,832 SF
FAST FOOD "B"	3,000 SF
RETAIL "A"	34,800 SF
RETAIL "B"	4,800 SF
RETAIL "C"	6,000 SF
RETAIL "D"	20,000 SF
BANK	6,184 SF
TOTAL	429,505 SF

PARKING SUMMARY			
USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
GROCERY/RET PARCEL	*1/250 SF	602	680
DEV. STRIP PARCEL	1/250 SF	524	551
SPORTING GOODS	1/250 SF	340	341
RESTAURANT "A"	1/100 SF	72	154
RESTAURANT "B"	1/100 SF	50	76
FAST FOOD "A"	1/100 SF	39	57
FAST FOOD "B"	1/100 SF	30	33
RETAIL "A"	1/250 SF	140	150
RETAIL "B"	1/200 SF	24	33
RETAIL "C"	1/200 SF	30	40
BANK	1/250 SF	25	34
TOTAL		1876	2149

*FOR SERVICE RETAIL, 1/200 IS REQUIRED
 RETAIL D (20,000 SF) IS PARKED AT 1/200

ZONING CLASSIFICATION

JURISDICTION	TBV
EXISTING ZONING	TBV
REQUIRED ZONING	TBV

SIGNAGE REGULATIONS

MAX 35' HEIGHT MONUMENT SIGN

LANDSCAPE REGULATIONS

U.S. HIGHWAY 80 AND F.M. 548	18' SETBACK
PUBLIC ROW	13' SETBACK
OTHER STREET	8' SETBACK

BUILDING SETBACKS

FRONT	TBV
SIDE	TBV
REAR	TBV

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
- THIS SITE PLAN IS BASED ON A BOUNDARY SURVEY PROVIDED BY DAVID CASSMAN WITH ENDEAVOR REAL ESTATE GROUP ON (07/21/07).
- ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
04/3/08	SCHEME 17a	JKM

SITE PLANNER	G. I. JOSEPH VAUGHN
SITE DEV. COORDINATOR	RUSTY COAN
R. E. MARKET	FORNEY
R. E. AGENDA NAME	FORNEY

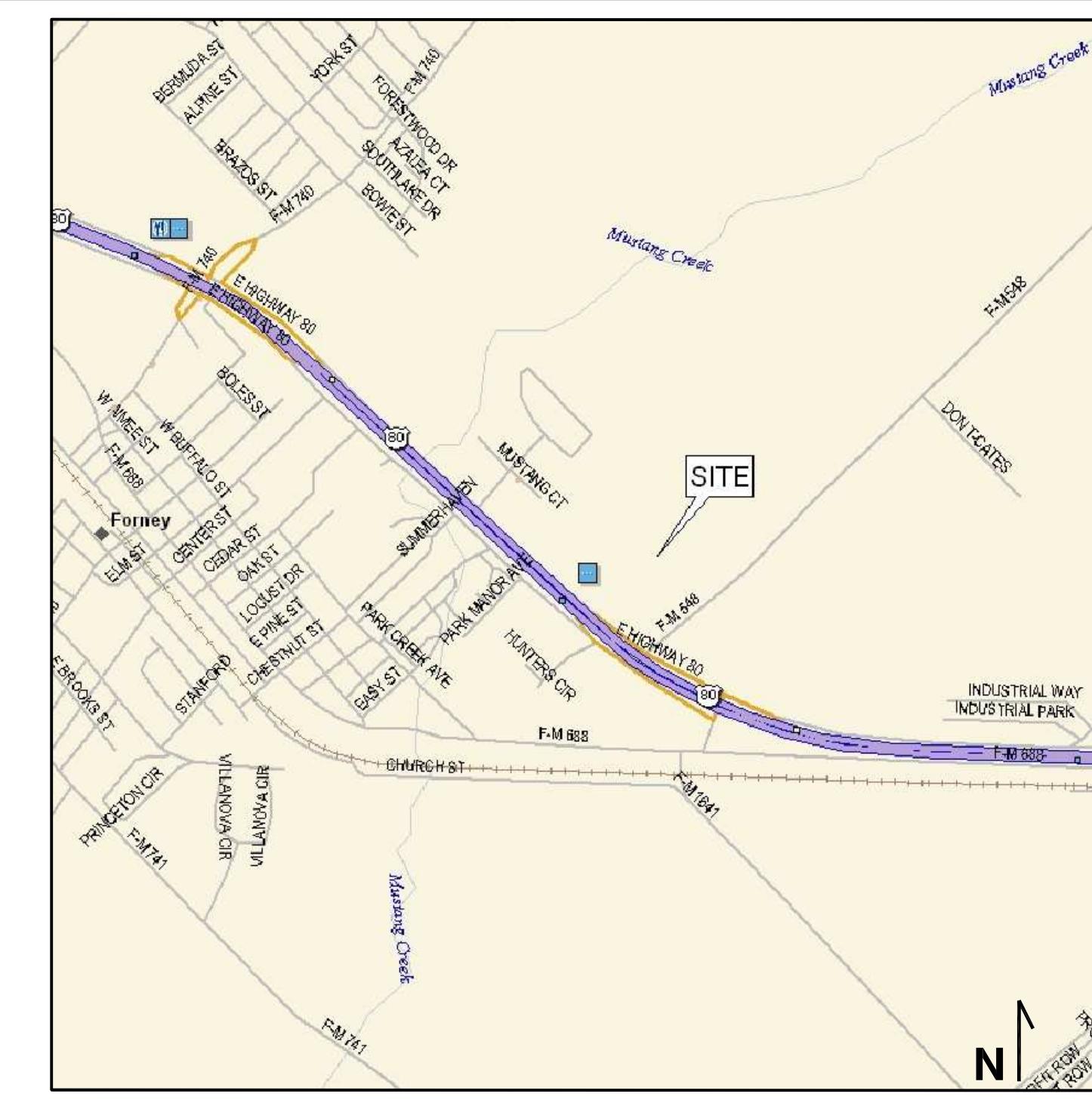


FORNEY TX
 U.S. HIGHWAY 80
 & OLD F.M. 548

CLIENT SITE ID NUMBER SS-01421.2002
GFA PROJECT NUMBER 20051207.2



SCHEME 17a



LOCATION MAP

ZONED
 COMMERCIAL

PROPOSED STREET

8' MASONRY
 SCREEN WALL

ZONED
 RESIDENTIAL

PROPOSED STREET

ROW DEDICATION
 PARCEL
 ±6.31 ACRES

SC PYLON
 SIGN

20' UTILITY EASEMENT
 VOL. 1384, PAGE 820

OLD F.M. 548

NEW F.M. 548

U.S. HIGHWAY 80

U.S. HIGHWAY 80
 FRONTAGE ROAD
 (OVERPASS)

SINGLE TENANT
 MONUMENT SIGN

EXISTING ON-
 RAMP

EXISTING
 BILLBOARD
 SIGN TO
 REMAIN

SINGLE TENANT
 MONUMENT SIGN

OUTLOT
 MON. SIGN

OUTLOT
 MON. SIGN

OUTLOT
 MON. SIGN

RETAIL

RESTAURANT

REST/RETAIL

PHARMACY

SONIC

RETAIL

OUTLOT
 MON SIGN

REST.
 "A"
 7,135 SF

REST.
 "B"
 4,954 SF

REST.
 "C"
 6,000 SF

REST.
 "D"
 20,000 SF

BANK
 6,184 SF

RETAIL
 "A"
 34,800 SF

RETAIL
 "B"
 4,800 SF

RETAIL
 "C"
 6,000 SF

GROCERY GAS

RETAIL
 "D"
 20,000 SF

GROCERY
 123,000 SF

RETAIL /
 REST.
 10,000 SF

RETAIL
 30,200 SF

RETAIL
 30,200 SF

RETAIL
 30,200 SF

RETAIL
 30,200 SF

SPORTING
 GOODS
 85,000 SF

DEVELOPMENT STRIP
 PARCEL
 ±12.15 ACRES

SPORTING GOODS
 PARCEL
 ±7.51 ACRES

FAST FOOD
 "A"
 3,832 SF

FAST FOOD
 "B"
 3,000 SF

ROW DEDICATION
 PARCEL
 ±6.31 ACRES

SC PYLON
 SIGN

20' UTILITY EASEMENT
 VOL. 1384, PAGE 820