

## PROJECT INFORMATION

SITE AREA	
PHASE 1	±90.46 ACRES
PHASE 2	±25.82 ACRES
TOTAL	±116.28 ACRES

## BUILDING AREA

PHASE 1	
RETAIL	668,586 SF
BANK	9,894 SF
RESTAURANT	48,814 SF
TOTAL	727,294 SF

PHASE 2	
RETAIL	73,600 SF
BANK	2,825 SF
RESTAURANT	4,579 SF
GROCERY	123,000 SF
TOTAL	204,004 SF

GROSS TOTAL 931,298 SF

## PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
PHASE 1		3,901	4,216
PHASE 2		1,007	1,050
TOTAL		4,908	5,266

## PARKING RATIOS:

*RETAIL	4.5/1000 SF
*GROCERY	5.0/1000 SF
*RESTAURANT (-)5K	10/1000 SF
*RESTAURANT 5K - 7K	15/1000 SF
*RESTAURANT (+)7K	20/1000 SF
*BANK	5/1000 SF

(##) AREA PARKING COUNTS (TYP.)

## ZONING CLASSIFICATION

JURISDICTION	TBV
EXISTING ZONING	TBV
REQUIRED ZONING	TBV

## SIGNAGE REGULATIONS

MAX 35' HEIGHT MONUMENT SIGN

## LANDSCAPE REGULATIONS

U.S. HIGHWAY 80	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 EXHIBIT IS BASED ON DIGITAL CAD INFORMATION PROVIDED BY TODD TURNER WITH USA PROFESSIONAL SERVICES GROUP ON 03/20/08, AND A SITE PLAN PROVIDED BY GOOD FULTON & FARRELL ARCHITECTS.
- ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

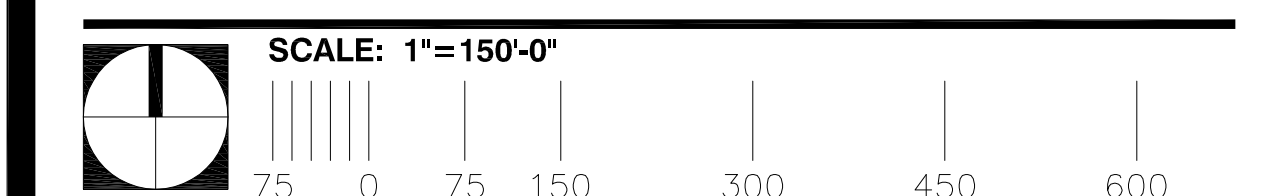
## DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
04/22/08	SCHEME 2	GJV
04/25/08	SCHEME 3	VIP/DJ
04/29/08	SCHEME 4	JKM
05/02/08	SCHEME 5	VIP/CD
05/06/08	SCHEME 6	VIP
05/07/08	SCHEME 7	VIP

**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**  
**& REEDER RD.**

**CLIENT SITE ID NUMBER**  
**GFA PROJECT NUMBER** 20080228.0



# SCHEME 7

### SITE AREA

AREA 1	±13.52 ACRES
AREA 2	± 6.92 ACRES
AREA 3	±14.38 ACRES
AREA 4	± 6.54 ACRES
AREA 5	±32.36 ACRES
AREA 6	±10.55 ACRES
AREA 7 (Phase 2)	±23.66 ACRES
DETENTION AREA-1	± 3.71 ACRES
RETENTION POND-2	± 2.48 ACRES
RETENTION POND-3	± 2.16 ACRES
TOTAL	± 116.28 ACRES

### BUILDING AREA

AREA 1	124,000 SF
AREA 2	25,578 SF
AREA 3	141,577 SF
AREA 4	33,410 SF
AREA 5	342,209 SF
AREA 6	60,520 SF
AREA 7 (Phase 2)	204,004 SF
TOTAL	931,298 SF

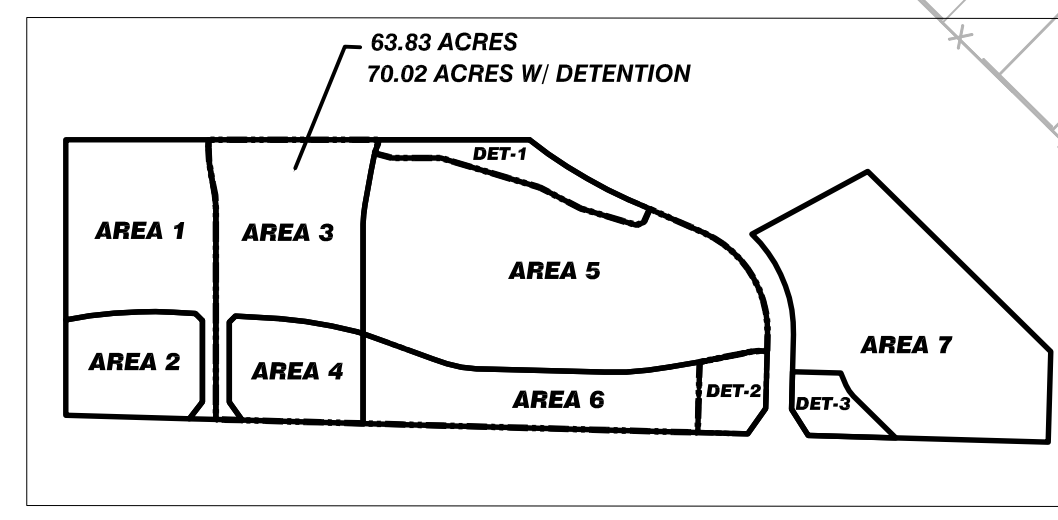
### PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
AREA 1		559	626
AREA 2		305	365
AREA 3		637	732
AREA 4		443	439
AREA 5		1540	1554
AREA 6		417	500
AREA 7 (Phase 2)		1007	1050
TOTAL		4908	5266

## TARGET

AREA 5	TARGET TRACT	DEVELOPER TRACT	CITY REQUIREMENTS
LOT AREA	9.55 AC	22.81 AC	
BLDG. AREA	132,500	209,709	
PARKING SPACES	598	956	1540
PARKING RATIO	4.51/1000	4.56/1000	4.5/1000

AREA 5 TOTAL BLDG	342,209
AREA 5 TOTAL PARKING	1554
AREA 5 PARKING RATIO	4.54/1000
AREA 5 TOTAL LOT AREA	32.36 AC.

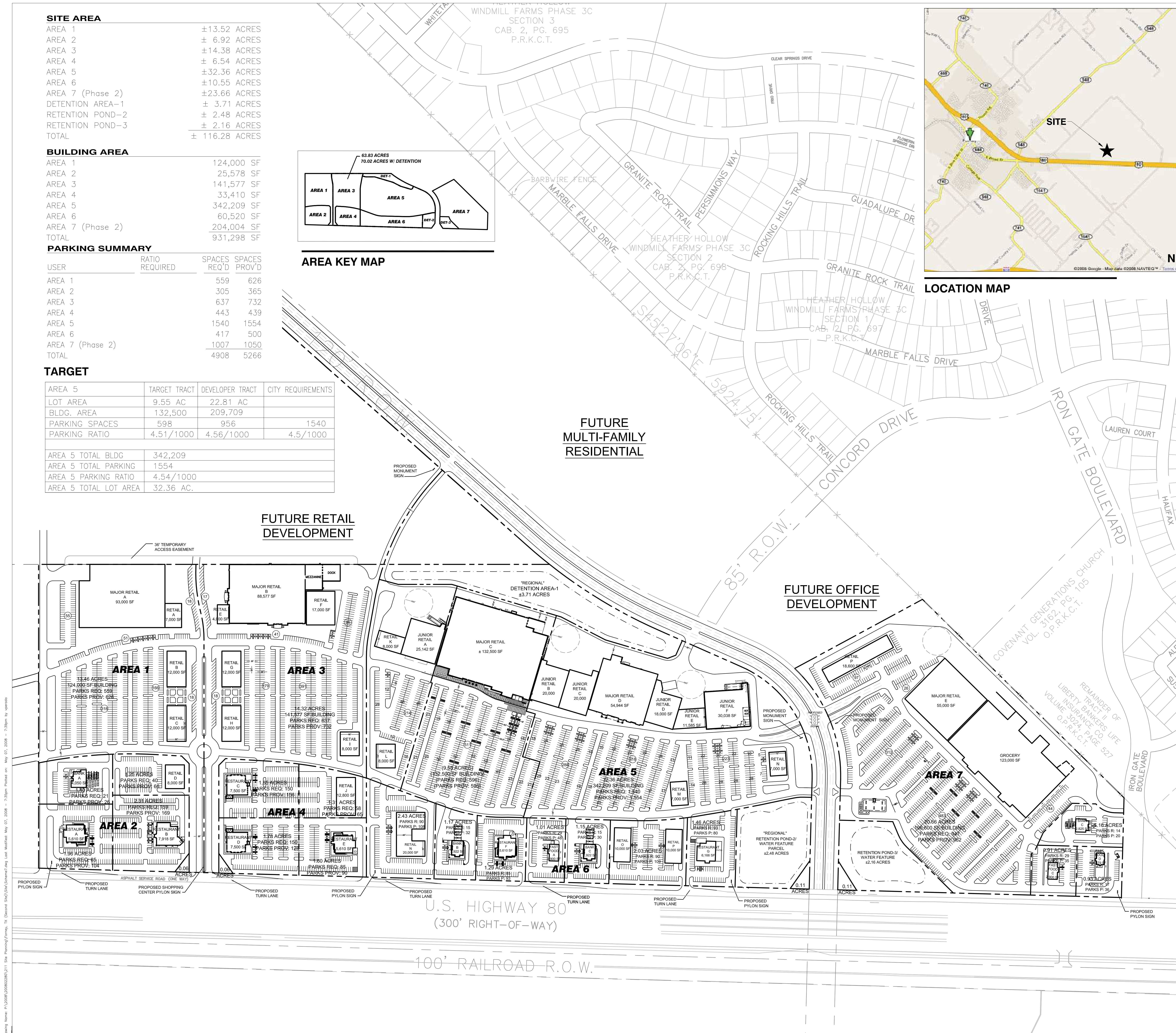


AREA KEY MAP

## FUTURE RETAIL DEVELOPMENT

## FUTURE OFFICE DEVELOPMENT

## FUTURE MULTI-FAMILY RESIDENTIAL



LOCATION MAP

