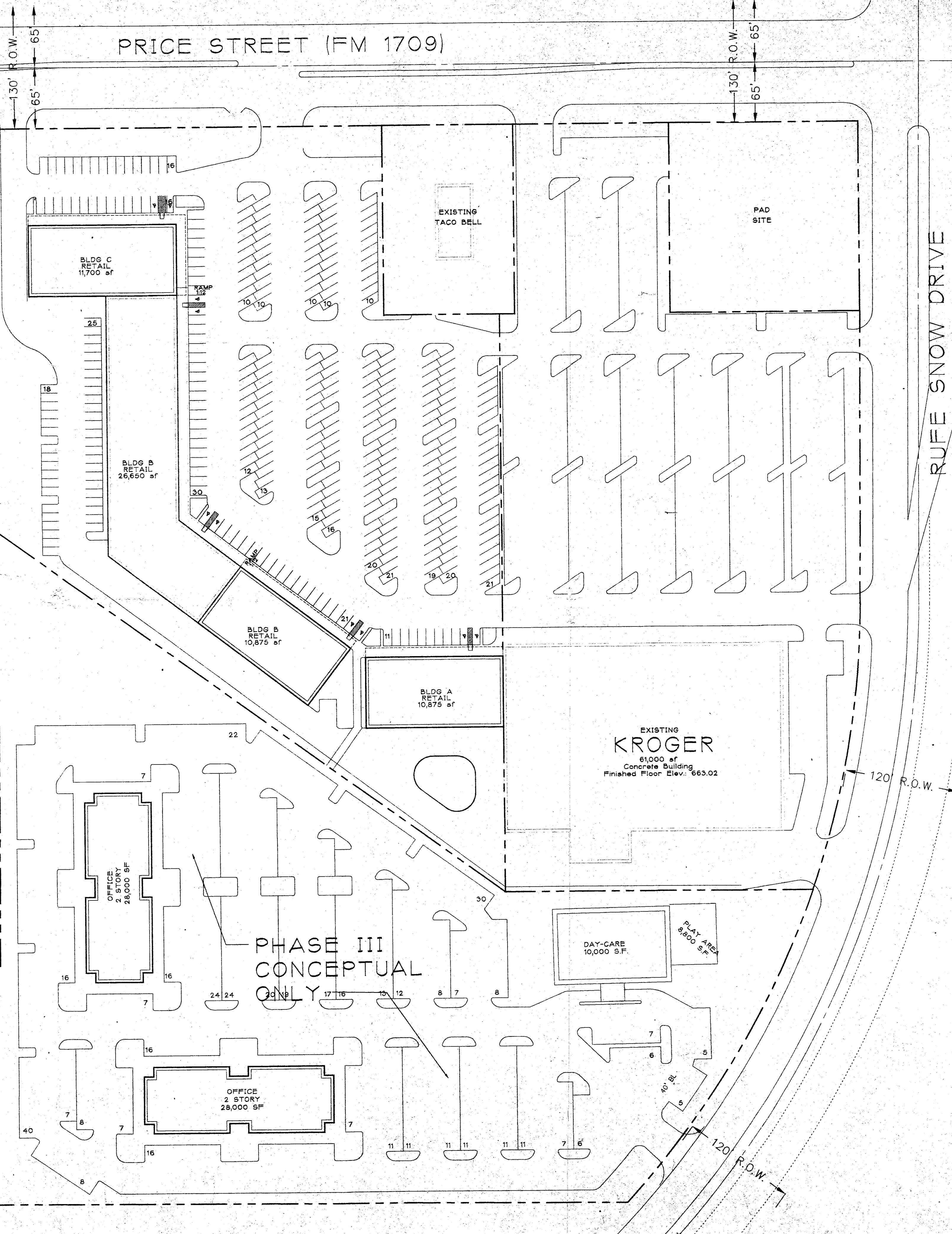
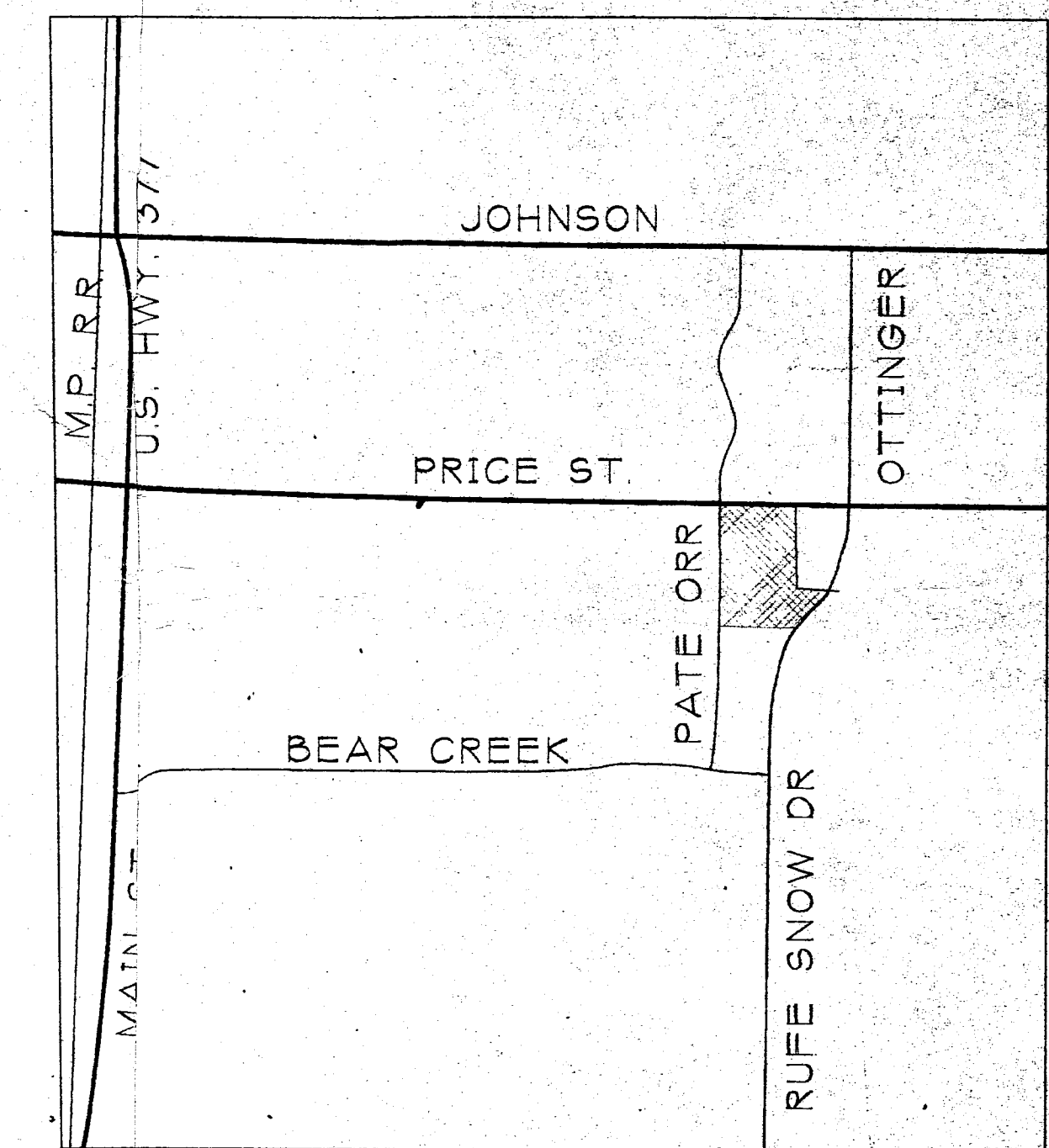


PRICE STREET (FM 1709)



SITE DATA

AREA	6.97 AC
	303,571 sf
Building A	10,875 sf
Building B	37,525 sf
Building C	11,700 sf
TOTAL RETAIL	60,100 sf
COVERAGE	19.8%
PARKING	
Required	302 spaces
Provided	337 spaces
Handicapped Provided	10 spaces
Ratio	6.73/1000



LOCATION MAP

CONCEPT PLAN

SCALE 1"=60'
0 25 100 175 250 FEET

TOWN CENTER EAST

ACREAGE - 6.97 ACRES
ZONING - TC (TOWN CENTER)

OWIRS:

ROBERT R. BLACK
ROLE 1, BOX B
KELR, TEXAS 76248
81731.1987

HPPINESS, INC.
JANIS WELBORN
P.O. BOX 1779
HUF, TEXAS 76021
81798.2466

DEVELOPER:
GAPEVINE/WALL JOINT VENTURE
39 WINDERMERE DRIVE
COEVILLE, TEXAS 76034
8140.3229
COACT: JIM MAKENS

APPROVED BY CITY COUNCIL ACTION
DATE: 3-4-97
RESOLUTION NO. 835

LOTS 4, 5, & 6, BLOCK 1
TOWN CENTER EAST
ACREAGE - 6.97 ACRES
ZONING - TC

RICHMOND GROUP
ARCHITECTURE
PLANNING
PH. 972-484-5877 12200 STEMMONS EPKY, SUITE 307
DALLAS, TEXAS 75234
FL. 972-484-8641

PROJECT NO. 0-47
DATE 02/07/97
SHEET
CONCEPT PLAN
SP-17.1
DWG. FILE / PLOT SCALE
D47-SP17 1"=60'

SITE DATA

AREA 6.97 AC
303,571 sf

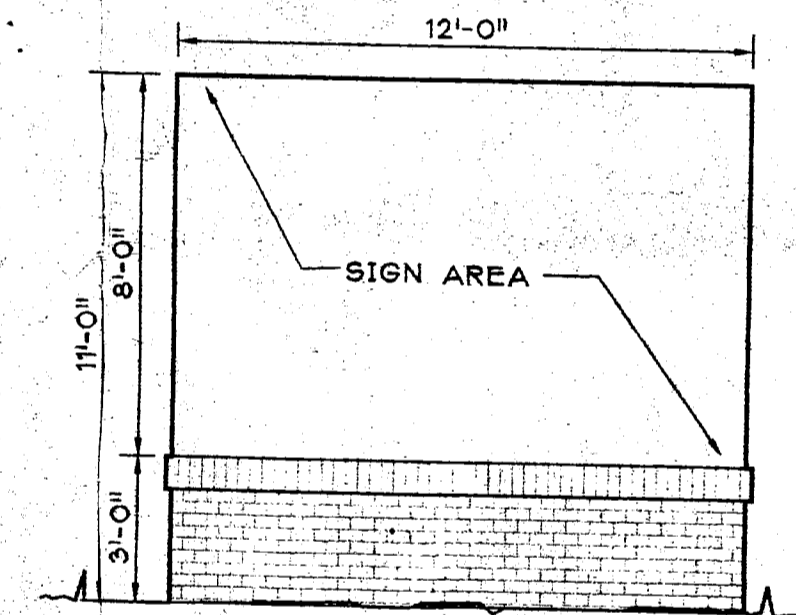
PHASE I
Building A 10,875 sf
Building B 10,875 sf
Building C 11,700 sf
TOTAL RETAIL 33,450 sf

PARKING
Required 168 spaces
Provided 244 spaces
Handicapped 6 spaces
Ratio 7.30/1000

PHASE II
Building A 00,000 sf
Building B 26,650 sf
Building C 00,000 sf
TOTAL RETAIL 26,650 sf

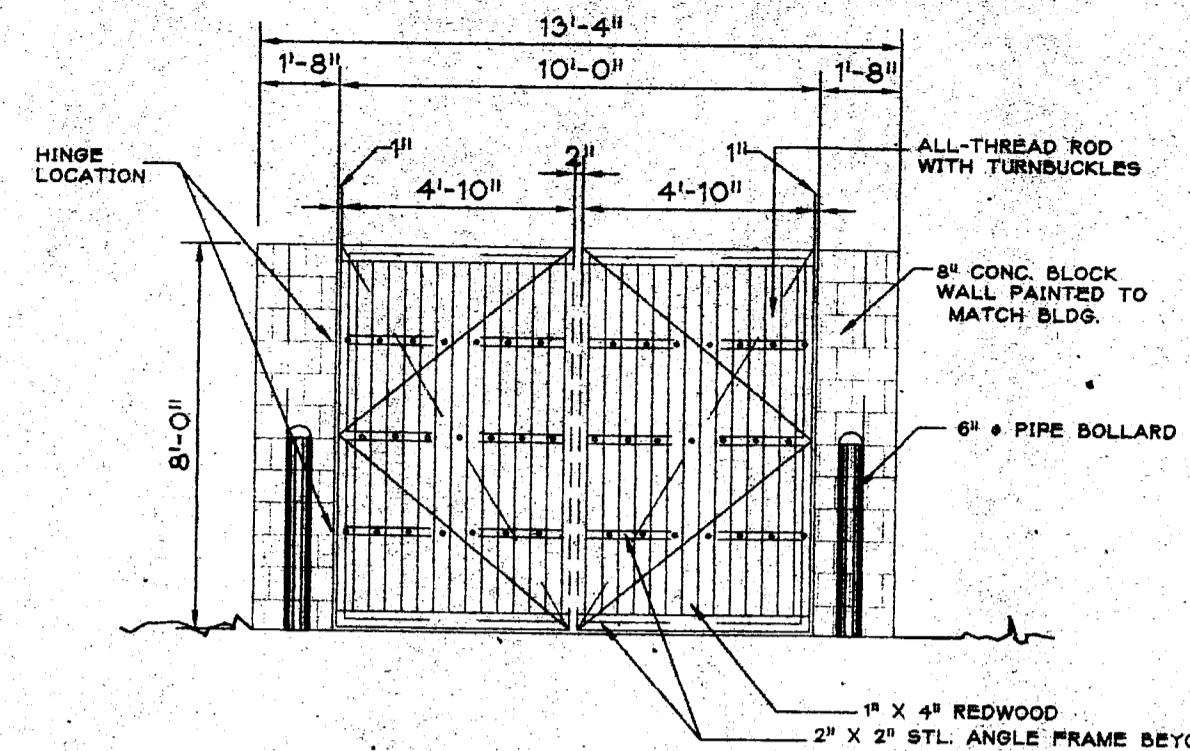
PARKING
Required 134 spaces
Provided 93 spaces
Handicapped 4 spaces
Ratio 6.73/1000

• Denotes site lighting standards at 25'-0" high. Light standards consistent w/ those @ adjacent site.

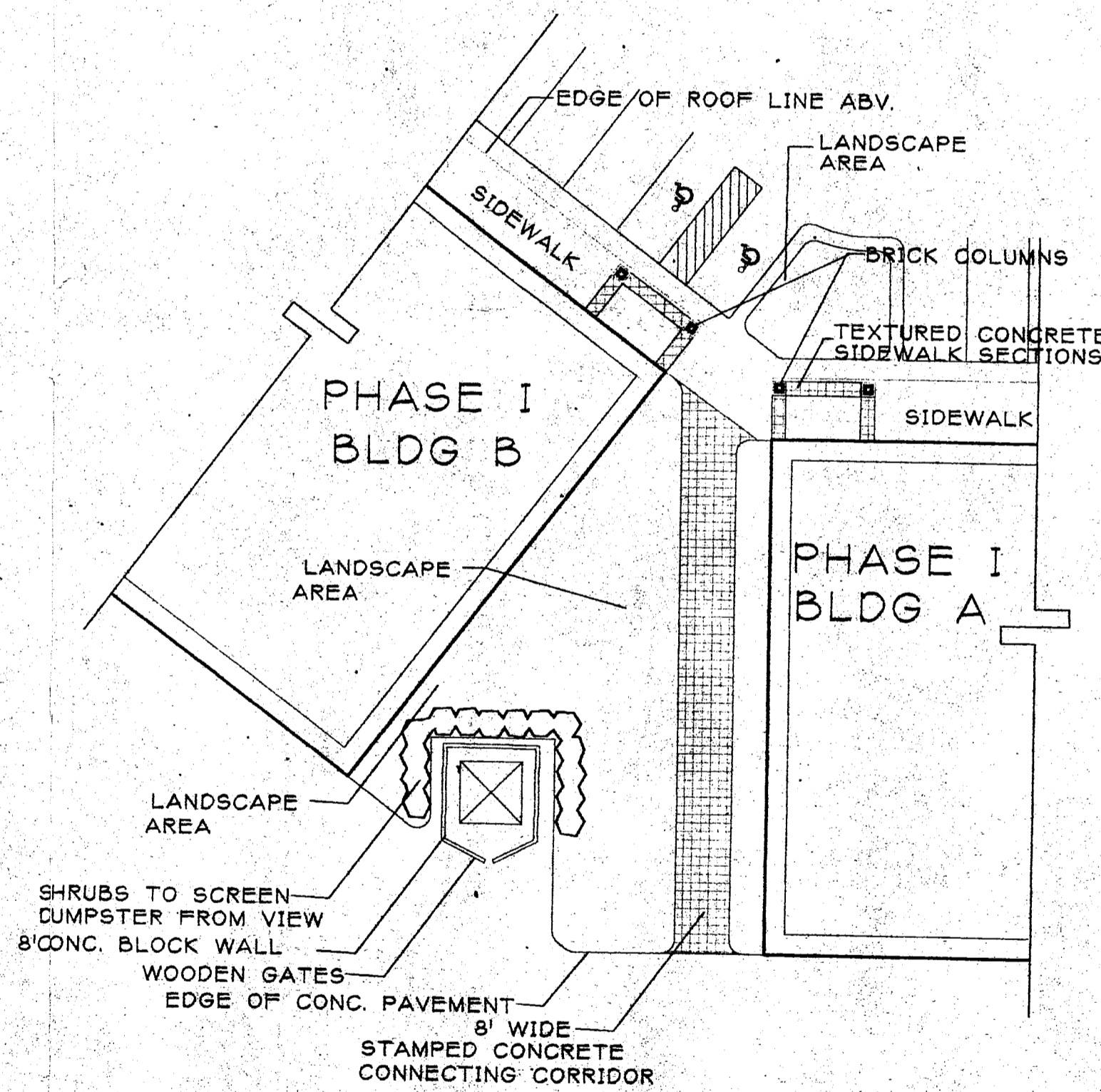


MONUMENT SIGN
NOT TO SCALE

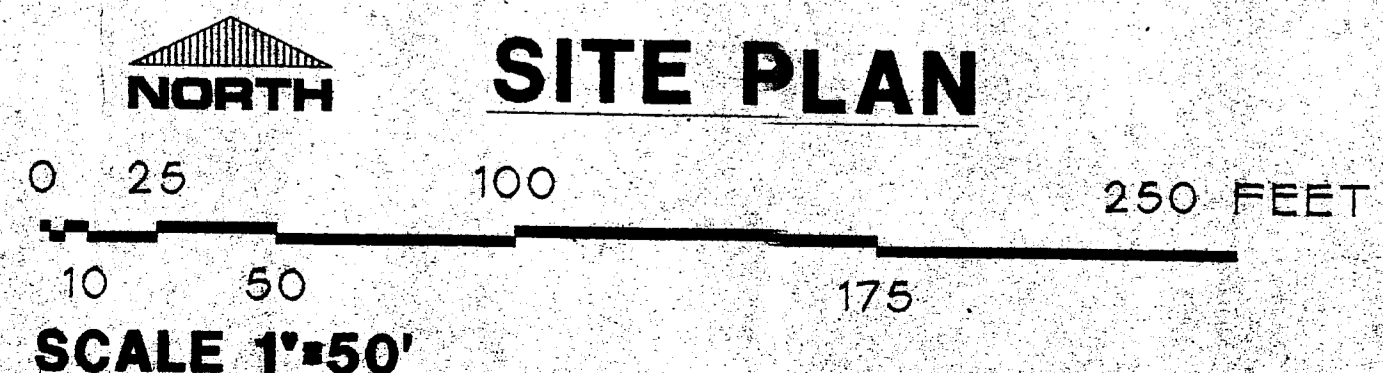
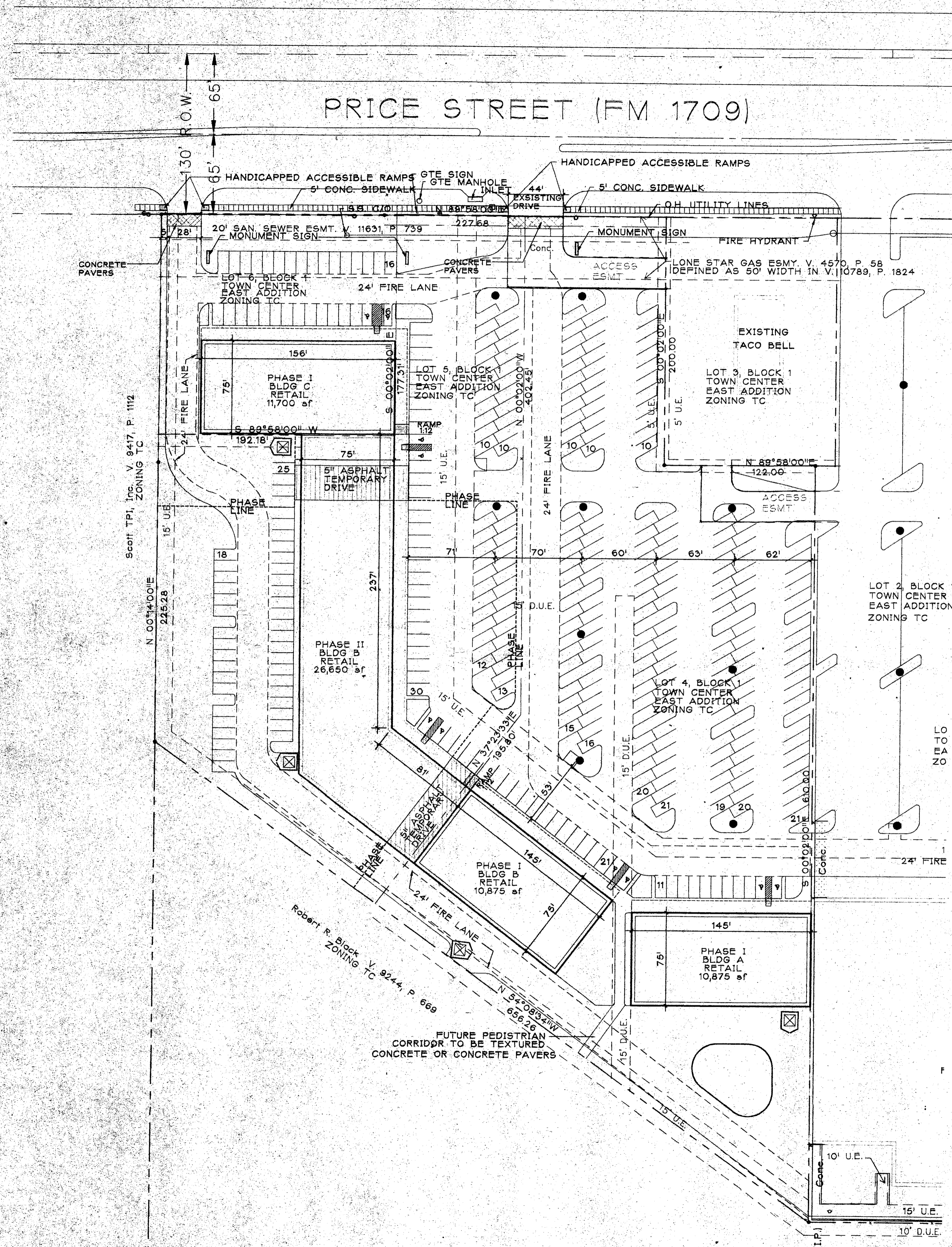
- SIGN NOTES:**
- ONE MONUMENT SIGN PER LOT.
 - SIGN AREA NOT TO EXCEED 96 S.F. PER SIGN.
 - SIGN CONSTRUCTION TO BE BRICK TO MATCH BUILDINGS.
 - SIGN TO BE LIGHTED FROM WITHIN THE SIGN SHELL.



DUMPSTER ELEVATION
NOT TO SCALE



PEDESTRIAN CORRIDOR AND GREENSPACE
SCALE 1" = 20'



LOTS 4, 5 & 6, BLOCK 1 TOWN CENTER EAST ACREAGE - 6.97 ACRES ZONING - TC (TOWN CENTER)

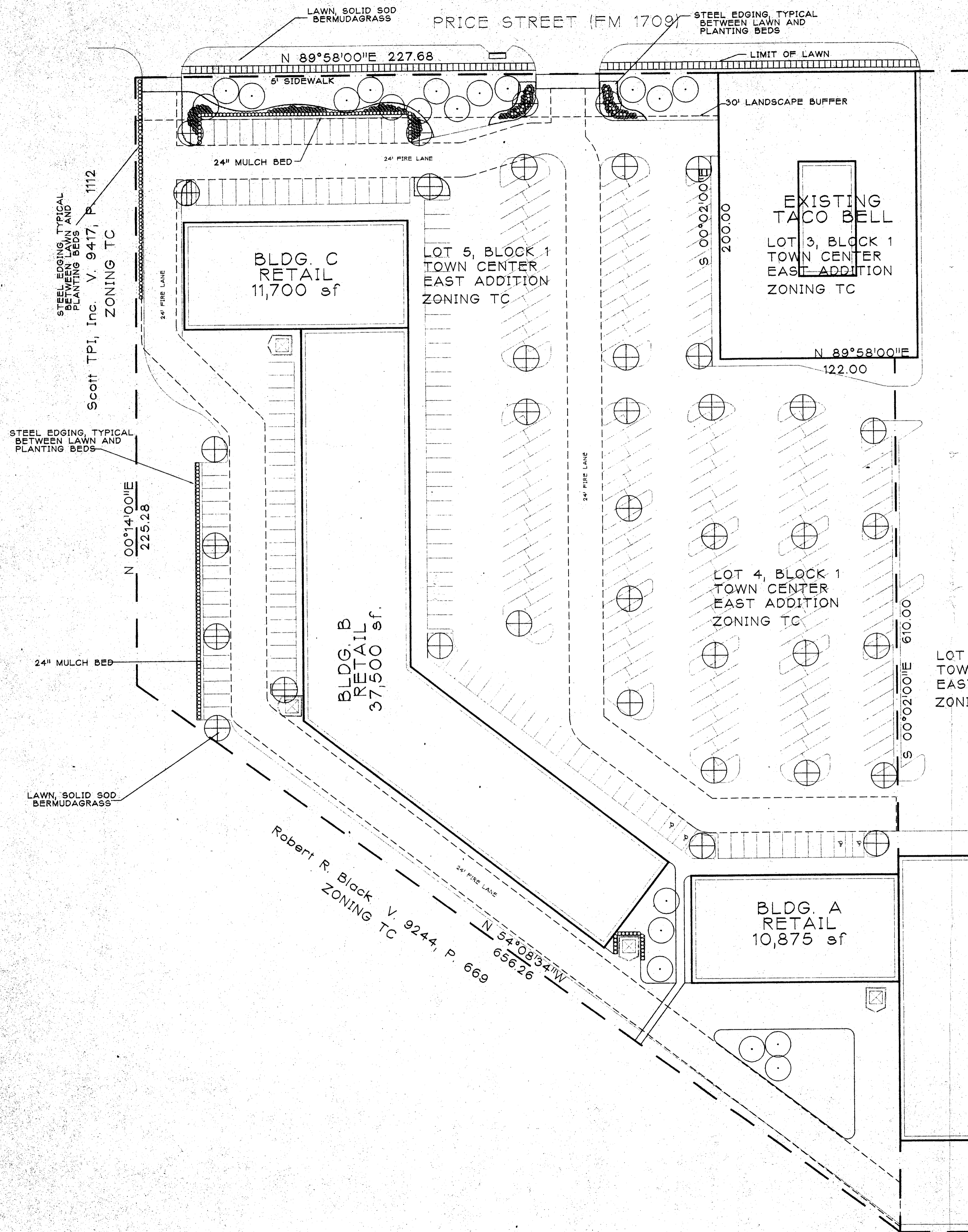
OWNERS:
ROBERT R. BLACK
ROUTE 1, BOX B
KELLER, TEXAS 76248
817.431.1987
HAPPINESS, INC.
JAMES WELBORN
P.O. BOX 1779
HURST, TEXAS 76621
817.288.2486

DEVELOPER:
GRAPEVINE/WALL JOINT VENTURE
3908 WINDERMERE DRIVE
COLLEYVILLE, TEXAS 76034
817.540.3229
CONTACT: JIM MAKENS

**LOTS 4, 5, & 6, BLOCK 1
TOWN CENTER EAST
ACREAGE - 6.97 ACRES**

RICHMOND GROUP
ARCHITECTURE PLANNING
12200 STEMMONS FRWY, SUITE 207
DALLAS, TEXAS 75234
PH. 972.484.8977
FX. 972.484.8641

REVISION
PROJECT NO. D-47
DATE 02/07/07
SHEET SITE PLAN
SP-17



LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system.
- All lawn areas to be Solid Sod, unless otherwise noted on the drawings.

MAINTENANCE NOTES

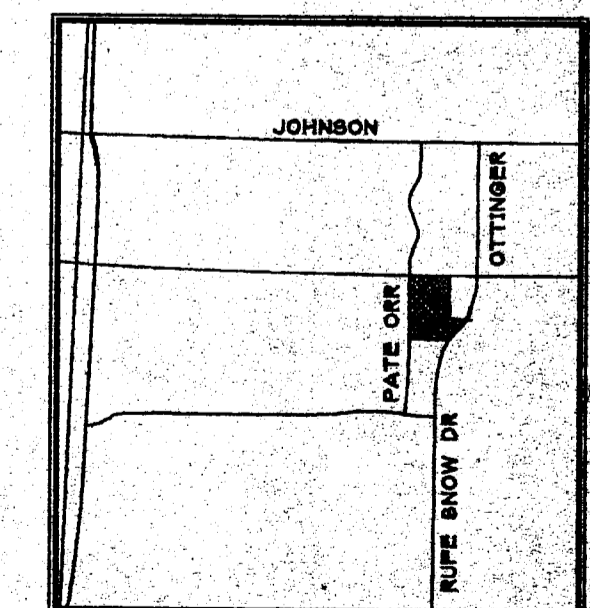
- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of this plan.
- All plant material shall be maintained in a healthy and growing condition as appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.

PLANT LEGEND

SYMBOL	PLANT TYPE
⊙	Live Oak, 4" cal, 14' ht, 5' spread, 6' branching ht.
⊕	Cedar Elm, 4" cal, 14' ht, 5' spread, 6' branching ht.
○	Dwarf Wax Myrtle Shrub, 7 gal, cont, full, 30 ht, 30" o.c.
●	Andorra Juniper, 5 gal, cont, full, 24" spread, 24" o.c.
□	Liriope, 4" pots, cont, full, 12" o.c.
▭	Solid Sod Bermudagrass

LANDSCAPE TABULATIONS

LANDSCAPING CRITERIA	TOTAL S.F. PERCENTAGE OF REQUIRED LANDSCAPING AND/OR TOTAL NUMBER OF TREES	PROPOSED LANDSCAPING
STREET YARD LANDSCAPING 15% FOR STREET FRONTAGE <250' 20% FOR STREET FRONTAGE >250'	TOTAL: 41,483 S.F. 20% = 8,296 S.F.	11,682 S.F. (28%)
15% TOTAL SITE LANDSCAPING	TOTAL: 303,571 S.F. 15% = 45,536 S.F.	8,057 S.F. (19%)
LANDSCAPING BUFFER AT STREET FRONTAGE	30'	30'
REQUIRED TREES AT STREET FRONTAGE (1) TREE PER 30 L.F.	408 L.F. / 14 TREES	16 TREES
LANDSCAPING ISLANDS WITHIN PARKING LOT: 16 S.F. PER (1) PARKING SPACE	347 SPACES / 5552 S.F.	11,942 S.F.
(1) TREE PER 400 S.F. OF PARKING LOT	5552 S.F. / 14 TREES	36 TREES
PERIMETER LANDSCAPING ADJACENT TO RESIDENTIAL	10'	N/A
TREE REQUIREMENT FOR LANDSCAPING ADJACENT TO RESIDENTIAL: (1) TREE PER 40 L.F.	N/A	N/A
PERIMETER LANDSCAPING, NON RESIDENTIAL	5'	5'



⊕ LOCATION MAP

SITE PLAN

1"=40'-0" 0 10 20 40 60 80

smr
landscape architecture
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The Survey Building
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Suite 450 & 507
Dallas, Texas 75202
Tel: (214) 571-0055
Fax: (214) 571-0045

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12200 STEMMONS ERHWY, SUITE 507
DALLAS, TEXAS 75244
PH: 972.484.8977
FX: 972.484.8641

PRICE STREET
FM 1709 & PATE ORR
KELLER, TEXAS
LOTS 4, 5 & 6, BLOCK 1, TOWN CENTER EAST
THE MAKENS COMPANY

REVISION

PROJECT NO.
D-47

DATE
02/10/97

SHEET
LANDSCAPE PLAN
LS-12

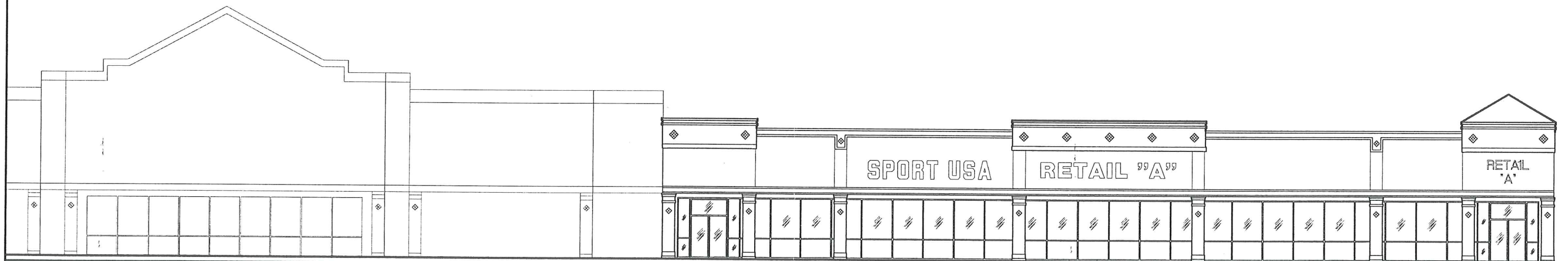
DWG. FILE / PLOT SCALE
D47-LS12 / 1"=40'-0"



THE MAKENS COMPANY
10 JANUARY 1997

PROPOSED ELEVATION
FM 1709 AT RUFÉ SNOW DRIVE

RICHMOND GROUP
JOB D-47



THE MAKENS COMPANY
22 JANUARY 1997

PROPOSED ELEVATION
FM 1709 AT RUFÉ SNOW DRIVE

RICHMOND GROUP
JOB D-47
SCHEME A



THE MAKENS COMPANY
22 JANUARY 1997

PROPOSED DESIGN
FM 1709 AT RUFÉ SNOW DRIVE

RICHMOND GROUP
JOB D-47