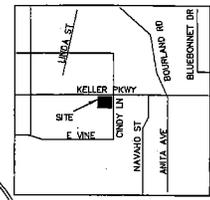


KELLER PARKWAY (FM 1709)



OWNER: RCR PROPERTIES
415 KELLER PARKWAY
KELLER, TX 75248
817-337-0800

D. E. RITTER ARCHITECTS
4001 TRINANT MAIN, EULESS, TEXAS 76040 (817) 510-9444
DRAWING PREPARED BY: DEBB RITTER DATE: 5-15-2009



THE SHOPS AT CINDY
LOT # 4, BLK. A, THE SHOPS AT CINDY ADDITION
BERRY ADDITION VOL. 388-73, PAGE 14
1.45 ACRES
ZONING: RETAIL
DEVELOPER CONTACT: JEFF RYAN TEL: 817-337-0800

The SITE PLAN shall NOT be modified
Without the approval of the
City Community Development Department

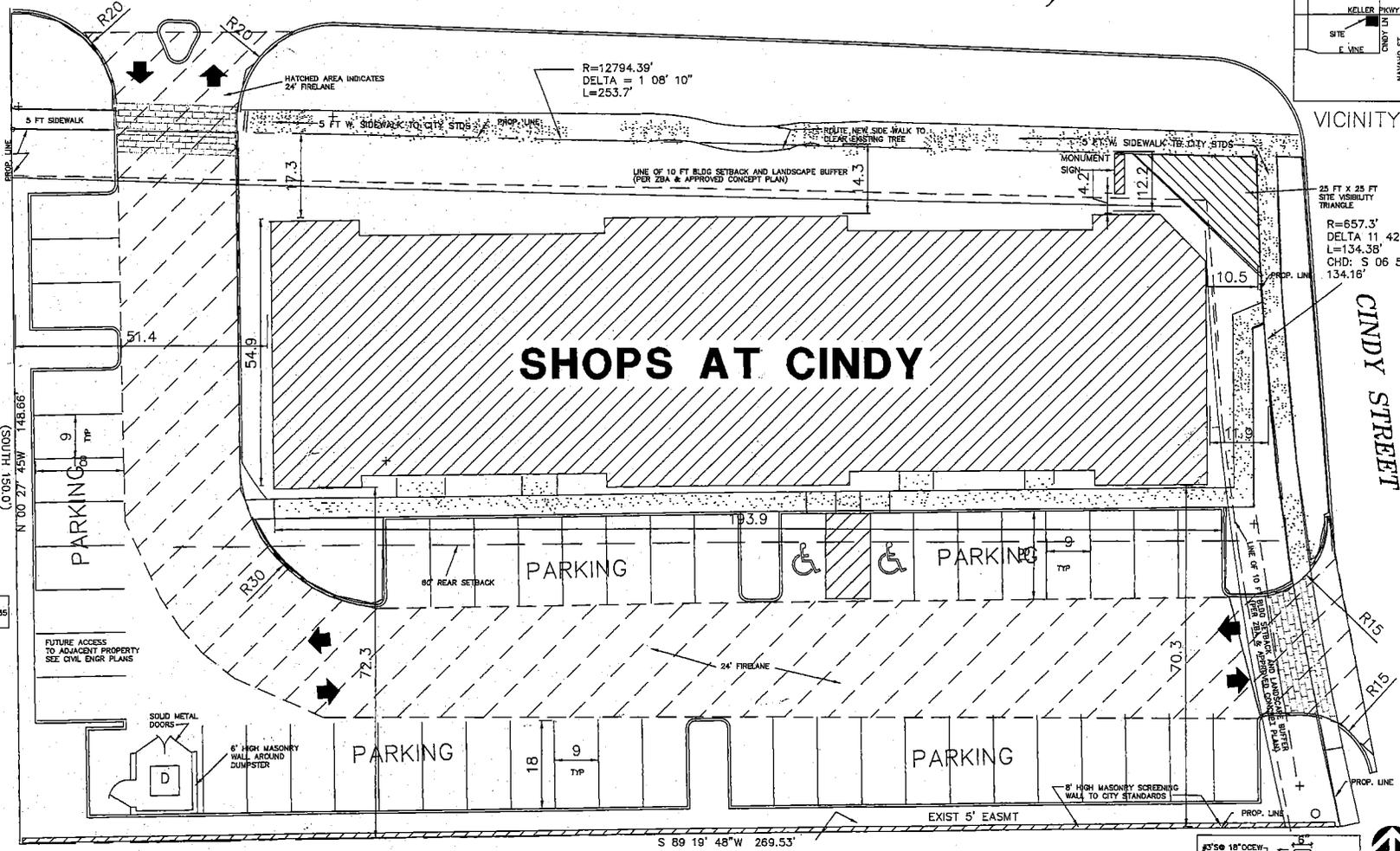


APPROVED BY:
CITY COUNCIL
RESOLUTION # 2721
Date: 07/15/09

DATE	6-15-09
REVISIONS	

A-1

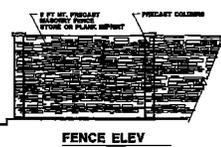
RECEIVED
JUN 18 2009



DATA	
BUILDING AREA:	9,995 SQ. FT.
SITE AREA:	36,730 SQ. FT.
PARKING SPACES REQUIRED:	(1) SPACE PER 200 SQ. FT.
PROVIDED:	(49) SPACES + (2) HANDICAP

SITE PLAN

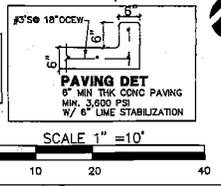
- RESOLUTION 2688**
- The variance request to reduce the landscape buffer along Keller Parkway from thirty feet (30') to ten feet (10') shall be allowed.
 - The variance request to reduce the landscape buffer along Cindy Street from fifteen feet (15') to ten feet (10') shall be allowed.
 - The variance request to reduce the landscape buffer along the south property line from twenty-two feet (22') to ten feet (10') shall be allowed.
 - The variance request to eliminate the landscape buffer along the west property line shall be allowed.
 - An eight-foot (8') masonry screening wall shall be required along the south property line.
- RESOLUTION 2721**
- The variance request to provide alternative landscaping within the five-foot landscape Buffer along the south property line as shown in the attached landscape plan shall be allowed.



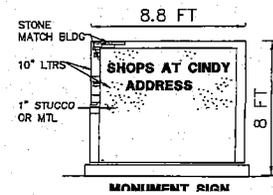
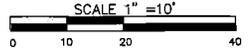
FENCE ELEV

BERRY ADDITION
VOL. 388-73, PAGE 14
PRTCT

NOTE: SUBMIT LANDSCAPE
MAINTENANCE PAPER WORK
WITH FINAL CONSTRUCTION



NOTE: SEE CIVIL ENGINEERING PAVING PLAN
FOR DIMENSIONAL CONTROL

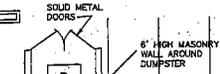


MONUMENT SIGN

N SUBDIV
88-0-PC 435
LOT 4

(0.0051 HL/100)
N 00 27' 45W 148.66'

FUTURE ACCESS
TO ADJACENT PROPERTY
SEE CIVIL ENGR PLANS



6' HIGH MASONRY
WALL AROUND
DUMPSTER

8' HIGH MASONRY SCREENING
WALL TO CITY STANDARDS

EXIST 5' EASMT

S 89 19' 48"W 269.53'