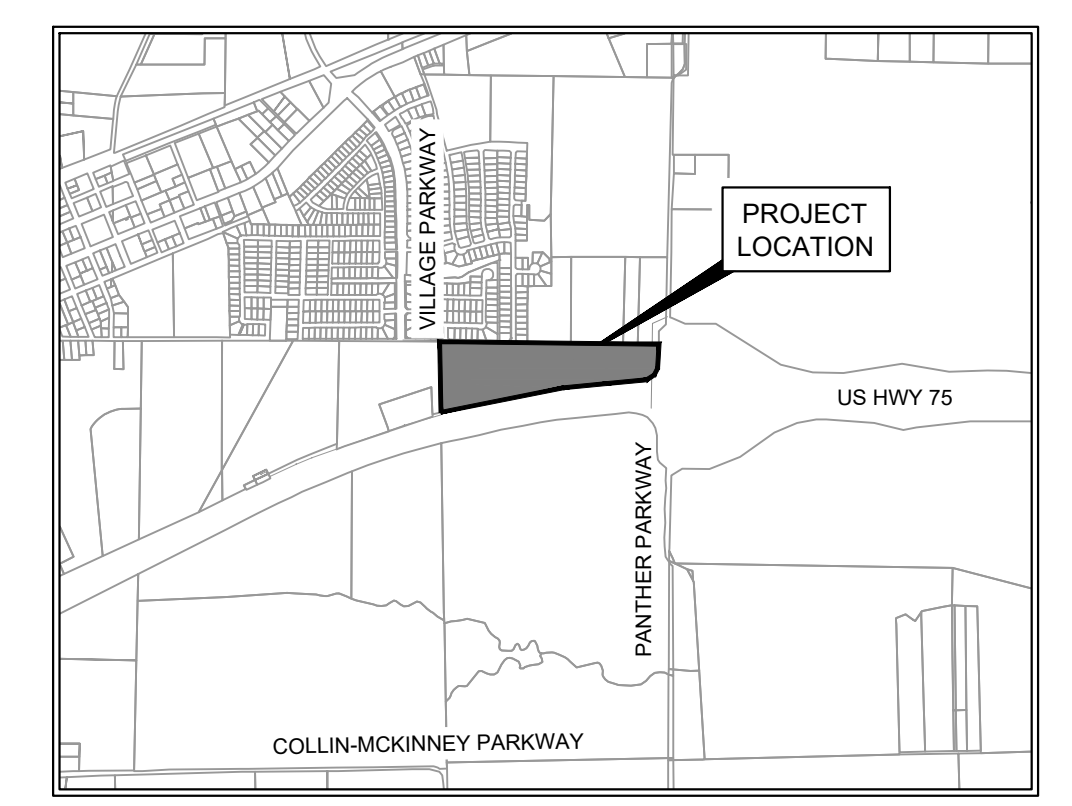
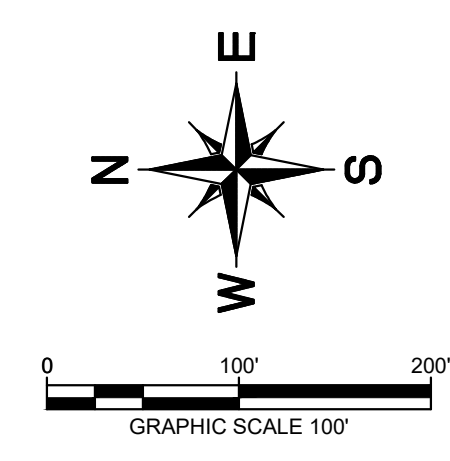


PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/21/2025
 DRAWN BY: JTW CHECKED BY: TGC SCALE: AS SHOWN DATE: 05/21/2025
 LAST NAME: JTW PROJECT NO: 068309600



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

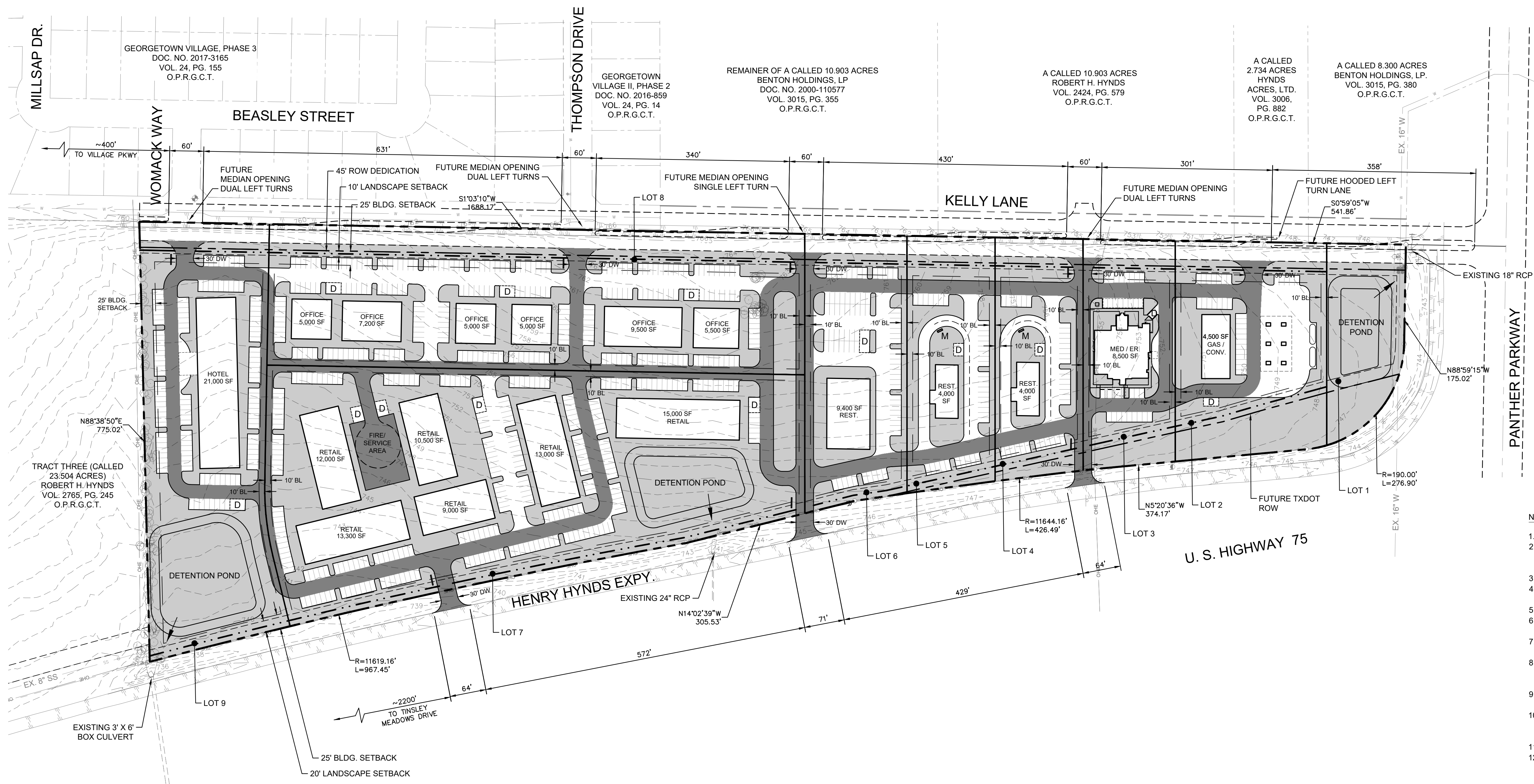
- PROPOSED FIRE LANE
- PROPOSED LANDSCAPE / SIDEWALK AREA
- PROPERTY BOUNDARY
- LOT LINE
- BUILDING SETBACK LINE
- PERIMETER SCREENING
- POTENTIAL DUMPSTER LOCATION
- MONUMENT SIGN (TYP.)
- EXISTING TREE
- DRIVE THROUGH MENU BOARD

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	
LAND USE	COMMERCIAL
TOTAL AREA	26.577 AC
TOTAL BUILDING FOOTPRINT AREA	161,700 SF
RETAIL (1 STORY)	72,800 SF
OFFICE (1 STORY)	37,200 SF
MEDICAL / E.R. (1 STORY)	8,500 SF
RESTAURANT (1 STORY)	17,400 SF
CONV. STORE W/ FUEL PUMPS (1 STORY)	4,800 SF
HOTEL (4 STORIES)	21,000 SF
SETBACKS	
FRONT	25'
BACK	25'
SIDE (INTERIOR/ROADSIDE)	10/25'
TOTAL PARKING REQUIRED	775
RETAIL	(1 PER 200 SF) 364
OFFICE	(1 PER 300 SF) 124
MEDICAL / E.R.	(1 PER 2 BEDS) 9
RESTAURANT	(1 PER 100 SF) 174
CONV. STORE W/ FUEL PUMPS	(1 PER 200 SF) 24
HOTEL	(1 PER UNIT AND 300 COMMERCIAL SF) 80
TOTAL PARKING PROVIDED	819

NOTES:

- THE SITE IS LOCATED WITHIN THE ETJ OF THE CITY OF VAN ALSTYNE.
- LAND USES, SETBACKS, AND PARKING REQUIREMENTS CONFORM WITH THE VAN ALSTYNE DEVELOPMENT AGREEMENT (MANTUA) DATED SEPTEMBER 9, 2008.
- THE DEVELOPMENT WILL BE PHASED.
- THIS PLAN IS PRELIMINARY AND REPRESENTS DEVELOPMENT INTENT. EXACT PARCEL SIZES AND END USER ARE SUBJECT TO CHANGE.
- THE FUTURE TXDOT ROW IS PRELIMINARY AND SUBJECT TO CHANGE.
- ALL BUILDINGS ARE SINGLE STORY WITH EXCEPTION OF HOTEL USE WHICH IS FOUR STORIES.
- SITE IS LOCATED IN ZONE X, PER FIRM NO. 48181C0550F DATED SEPTEMBER 29, 2010.
- THE PROJECT SHALL CONTRIBUTE TO A CITY ESCROW ACCOUNT FOR THE CONSTRUCTION OF KELLY LANE BY THE CITY OF VAN ALSTYNE FOR THE PROJECT FRONTAGE ONLY (WEST HALF).
- SEWER SERVICE WILL BE PROVIDED BY AN EXISTING SEWER MAIN ADJACENT TO HENRY HYNDS EXPRESSWAY.
- WATER SERVICE IS AVAILABLE FROM AN EXISTING 16" WATER MAIN NORTH OF PANTHER PARKWAY AND WILL BE EXTENDED BY PHASE TO PROVIDE A CONNECTION TO AN EXISTING 12" WATER MAIN AT THOMPSON DRIVE.
- HENRY HYNDS EXPRESSWAY AND PANTHER PARKWAY ARE TXDOT FACILITIES PERIMETER LANDSCAPING SHALL PROVIDE PARKING SCREENING IN ACCORDANCE WITH THE VAN ALSTYNE DEVELOPMENT AGREEMENT (MANTUA) DATED SEPTEMBER 9, 2008.
- EACH RESTAURANT DRIVE THROUGH PROVIDES STACKING FOR UP TO 10 VEHICLES FROM THE MENU BOARD.



APPROVED BY THE CITY OF VAN ALSTYNE.

NAME _____ DATE _____

LOT AREA TABLE

LOT	GROSS AREA (AC)	NET AREA (AC)	NET AREA (SF)	KELLY ROW (AC)	FUT. TXDOT ROW (AC)
LOT 1	0.97	0.62	27,140	0.14	0.20
LOT 2	2.29	1.57	68,443	0.28	0.44
LOT 3	1.48	1.16	50,535	0.17	0.15
LOT 4	1.49	1.24	54,202	0.16	0.08
LOT 5	1.57	1.38	59,972	0.16	0.03
LOT 6	1.94	1.76	76,489	0.19	0.00
LOT 7	7.68	7.68	334,632	0.00	0.00
LOT 8	5.38	4.41	191,960	0.97	0.00
LOT 9	3.78	3.54	154,287	0.24	0.00

PRELIMINARY SITE PLAN

FOR
KELLY LANE COMMERCIAL

8 COMMERCIAL LOTS
1 DETENTION LOT

BEING 26.577 ACRES
OUT OF THE
J.W. CURTIS SURVEY, ABSTRACT NO. 249
IN THE

CITY OF VAN ALSTYNE ETJ, GRAYSON COUNTY, TEXAS

OWNER / DEVELOPER: Van Alstyne Land Investments, LLC
251 E. Southlake Blvd., Suite 100
Southlake, TX 76092
Tel: (817) 337-3433
Contact: Andrew Miller

ENGINEER/SURVEYOR: **Kimley-Horn**
6160 Warren Parkway
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas G. Coppin, P.E.

DESIGNED BY: JTW CHECKED BY: TGC SCALE: AS SHOWN DATE: 05/21/2025 K14 PROJECT NO: 068309600 S-1