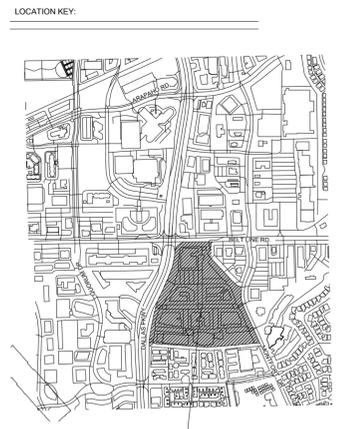
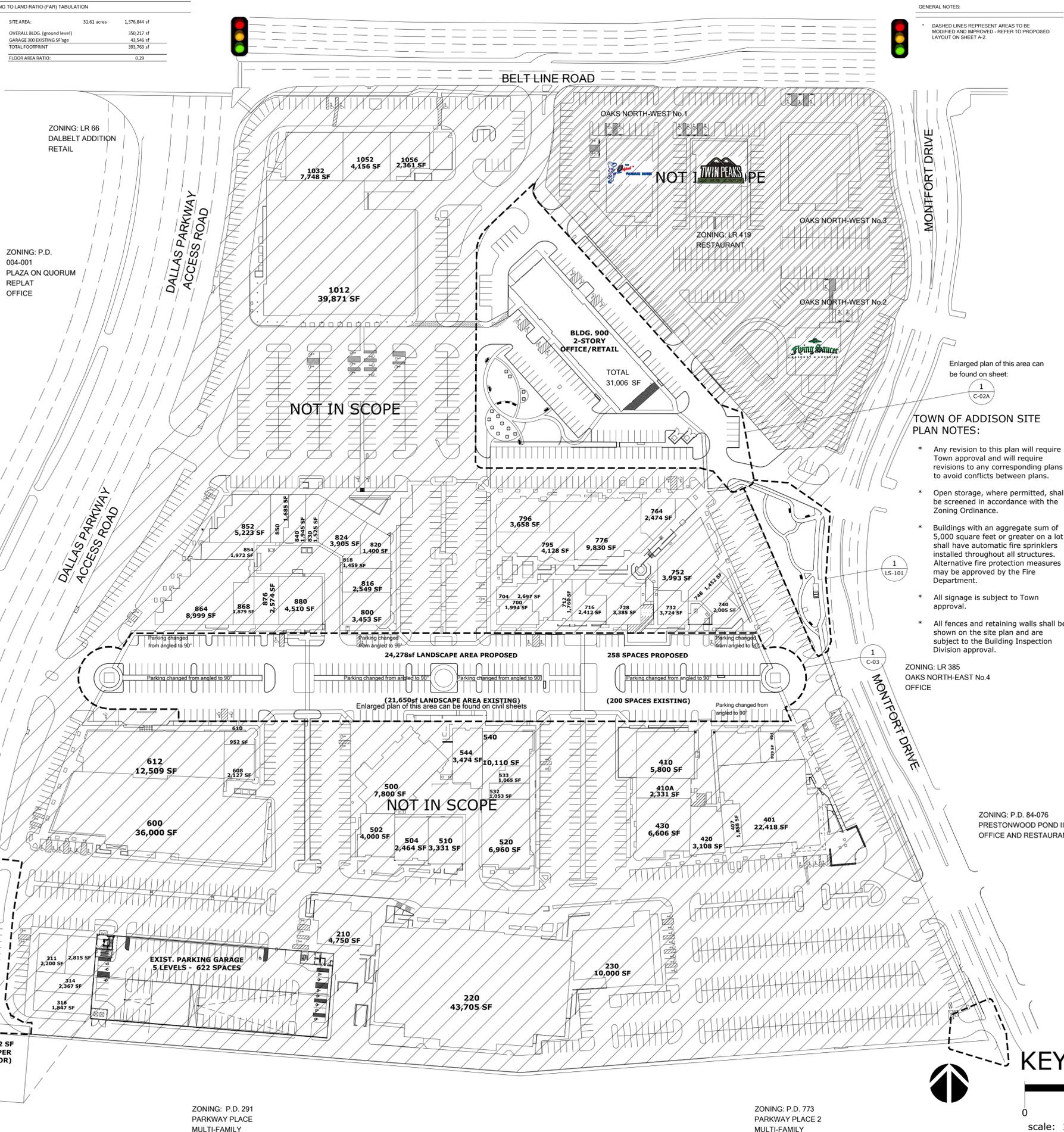


BUILDING AREAS	PARKING TABULATION	BUILDING TO LAND RATIO (FAR) TABULATION
Village On The Parkway Building Area * BLDG areas/subtotals do NOT include patio	PD PARKING REQUIREMENTS: 1 Space/225 SF of area - All uses except THEATER THEATER REQUIREMENTS: 1 Space/3 seats	SITE AREA: 31.61 acres 1,376,844 sf OVERALL BLDG. (ground level) 350,237 sf GARAGE 300 EXISTING SF 43,546 sf TOTAL FOOTPRINT 393,783 sf FLOOR AREA RATIO: 0.29
BUILDING 200 RESTAURANT 14,750 sf Patio 4,464 sf THEATER 43,705 sf *SUB TOTAL BLDG. 200 58,455 sf Total with Patio 62,919 sf	Total Bldg area including garage 626,741 sf Gross Leasable Area (GLA) total 409,011 sf GLA under PD 365,306 sf GLA Theater 43,705 sf	
BUILDING 300 Patio 0 sf *SUB TOTAL BLDG. 300 18,411 sf Total with Patio 18,411 sf GARAGE LVL.1 (Grnd) 43,546 sf GARAGE LVL.2 43,546 sf GARAGE LVL.3 43,546 sf GARAGE LVL.4 43,546 sf GARAGE LVL.5 43,546 sf Total Existing GARAGE 217,730 sf	PD: 1 SPACE/225 SF OF AREA - REGARDLESS OF USE, (Excluding Theater) PARKING REQ'd w/ patio: 1,624 spaces THEATER PARKING 1 SPACE/3 SEATS THEATER SEAT COUNT 1,282 seats PARKING REQUIRED: 428 spaces	
BUILDING 400 Patio 9,301 sf *SUB TOTAL BLDG. 400 39,783 sf Total with Patio 49,084 sf	TOTAL PROJECT PARKING TABULATIONS: REQUIRED: PD USES 1/225: 1,624 spaces THEATER: 428 spaces TOTAL REQUIRED: 2,052 spaces	
BUILDING 500 Patio 4,988 sf *SUB TOTAL BLDG. 500 40,207 sf Total with Patio 45,195 sf	EXISTING: SURFACE 1,640 spaces GARAGE 622 spaces TOTAL PROVIDED: 2,262 spaces	
BUILDING 600 Patio 0 sf *SUB TOTAL BLDG. 600 51,588 sf Total with Patio 51,588 sf	PROPOSED: SURFACE 1,640 spaces GARAGE 622 spaces TOTAL PROVIDED: 2,262 spaces	
BUILDING 700 Patio 3,999 sf *SUB TOTAL BLDG. 700 43,512 sf Total with Patio 47,511 sf	NET GAIN/LOSS 0 spaces	
BUILDING 800 Patio 3,656 sf *SUB TOTAL BLDG. 800 42,952 sf Total with Patio 46,608 sf		
BUILDING 900 Patio 1,825 sf *SUB TOTAL BLDG. 900 31,006 sf Total with Patio 32,831 sf		
BUILDING 1000 Patio 728 sf *SUB TOTAL BLDG. 1000 54,136 sf Total with Patio 54,864 sf		
BLDG TOTALS: BLDG 200 58,455 sf (Minus Theater) 43,705 sf BLDG 300 18,411 sf BLDG 400 39,783 sf BLDG 500 40,207 sf BLDG 600 51,588 sf BLDG 700 43,512 sf BLDG 800 42,952 sf NEW BLDG 900 31,006 sf BLDG 1000 54,136 sf Patio Total 28,961 sf		
PROJECT TOTAL (Not including Theater) Overall with Patio 365,306 sf *Overall without Patio 336,345 sf		

BUILDING TO LAND RATIO (FAR) TABULATION
ZONING: LR 66 DALBELT ADDITION RETAIL
ZONING: P.D. 004-001 PLAZA ON QUORUM REPLAT OFFICE
ZONING: C-1 66 ADDISON QUORUM OFFICE
ZONING: P.D. 566 MARRIOTT AT THE QUORUM HOSPITALITY
ZONING: P.D. 291 PARKWAY PLACE MULTI-FAMILY
ZONING: P.D. 773 PARKWAY PLACE 2 MULTI-FAMILY



GENERAL NOTES:
DASHED LINES REPRESENT AREAS TO BE MODIFIED AND IMPROVED - REFER TO PROPOSED LAYOUT ON SHEET A-2.

Enlarged plan of this area can be found on sheet:
1 C-02A

TOWN OF ADDISON SITE PLAN NOTES:

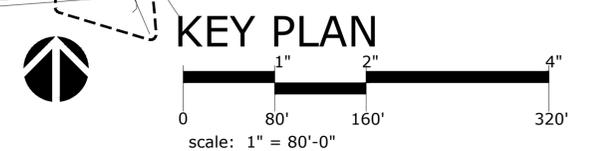
- * Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- * Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- * Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
- * All signage is subject to Town approval.
- * All fences and retaining walls shall be shown on the site plan and are subject to the Building Inspection Division approval.

ZONING: LR 385
OAKS NORTH-EAST No.4
OFFICE

ZONING: P.D. 84-076
PRESTONWOOD POND II
OFFICE AND RESTAURANT

VILLAGE on the PARKWAY SUBDIVISION AMENDED, LOT 1R
G.W. FISHER SURVEY, ABSTRACT No. 0482;
J. PANCOAST SURVEY, ABSTRACT No. 1146
ALLEN BLEDSOE SURVEY, ABSTRACT No. 0157

31.608 ACRES 1,376,845 SQUARE FEET
ZONING: ORDINANCE 012-002



ACTION	APPROVED	DENIED
STAFF	Date _____	Initials _____
COUNCIL	Date _____	Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

gff ARCHITECTS

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076

VILLAGE on the PARKWAY SUBDIVISION, AMENDED	
Block #	N/A
Lot #	1R
Town Project #:	1807-Z

PROPOSED KEY PLAN

GFF Project No.	17003.00
Date	02.26.2020

A-2

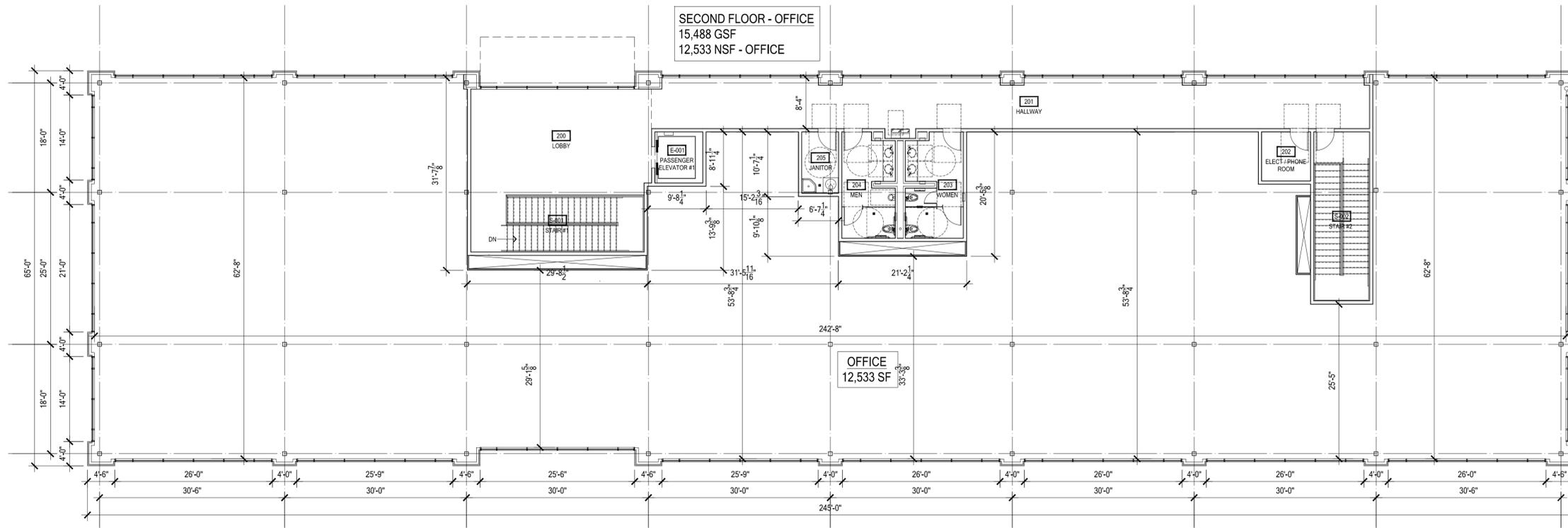
3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

TOWN OF ADDISON SITE PLAN NOTES:

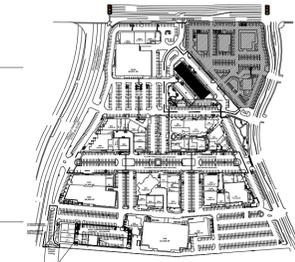
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APPROVED _____ ACTION _____ DENIED _____
 STAFF _____ Date _____ Initials _____
 COUNCIL _____ Date _____ Initials _____
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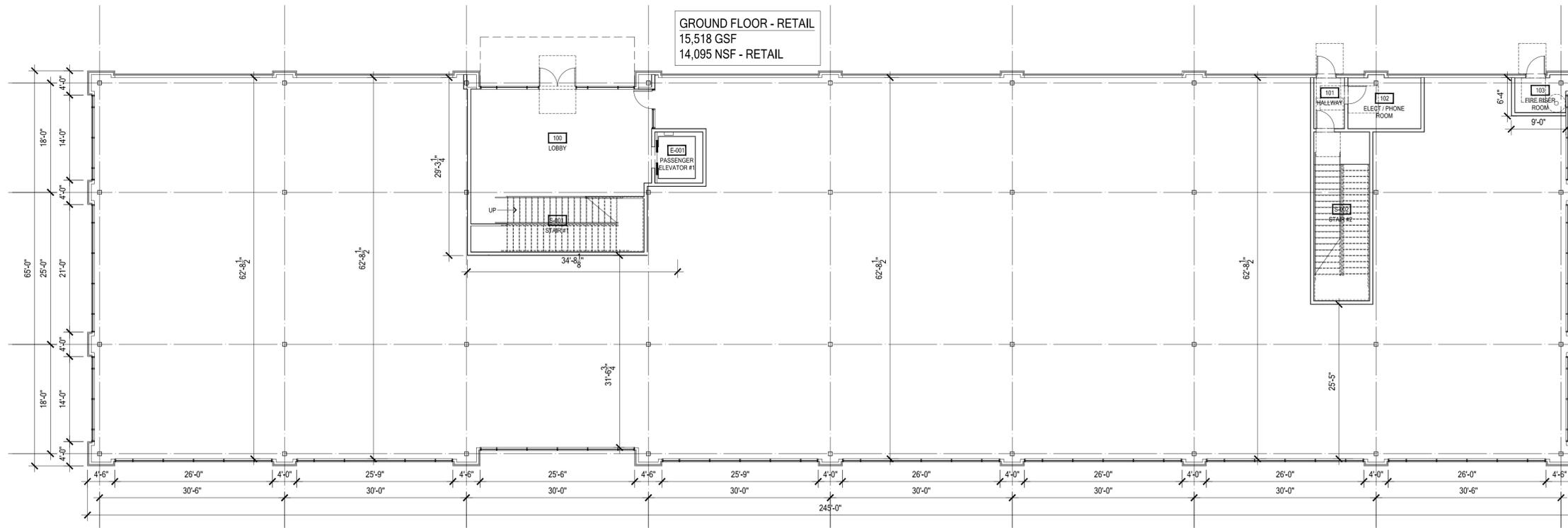


SECOND FLOOR PLAN - SUITES 920 - 929

SCALE: $\frac{3}{32}$ " = 1'-0"



KEY PLAN



GROUND FLOOR PLAN - SUITES 900 - 919

SCALE: $\frac{3}{32}$ " = 1'-0"



ARCHITECTS



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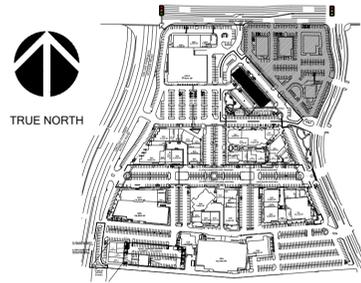
VILLAGE PARKWAY

SUBDIVISION, AMENDED
 Block # _____ N/A
 Lot # _____ 1R
 Town Project #: 1807-Z

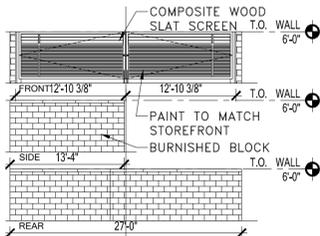
OFFICE / RETAIL FLOOR PLANS - BLDG. 900

GFF Project No. 17003.00
 Date 02.26.2020

EXTERIOR MATERIAL CALCULATIONS		OFFICE/RETAIL			
MATERIAL	North	South	EAST	West	
Total Façade Area	3,008 sf	3,008 sf	9,950 sf	9,950 sf	
Burnished Block	168 sf 5.6%	168 sf 5.6%	347 sf 3.5%	347 sf 3.5%	
Brick Masonry	1,163 sf 38.7%	1,163 sf 38.7%	1,412 sf 14.2%	1,412 sf 14.2%	
Smooth Stone	420 sf 14.0%	234 sf 7.8%	115 sf 1.2%	115 sf 1.2%	
Composite Wood	0 sf 0.0%	186 sf 6.2%	811 sf 8.2%	811 sf 8.2%	
Perforated/Corrugated Metal	445 sf 14.8%	445 sf 14.8%	1,869 sf 18.8%	1,869 sf 18.8%	
Cement Plaster	94 sf 3.1%	94 sf 3.1%	4,907 sf 49.3%	666 sf 6.7%	
Aluminum Storefront	718 sf 23.9%	718 sf 23.9%	279 sf 2.8%	4,730 sf 47.5%	
Painted doors			210 sf 2.1%		



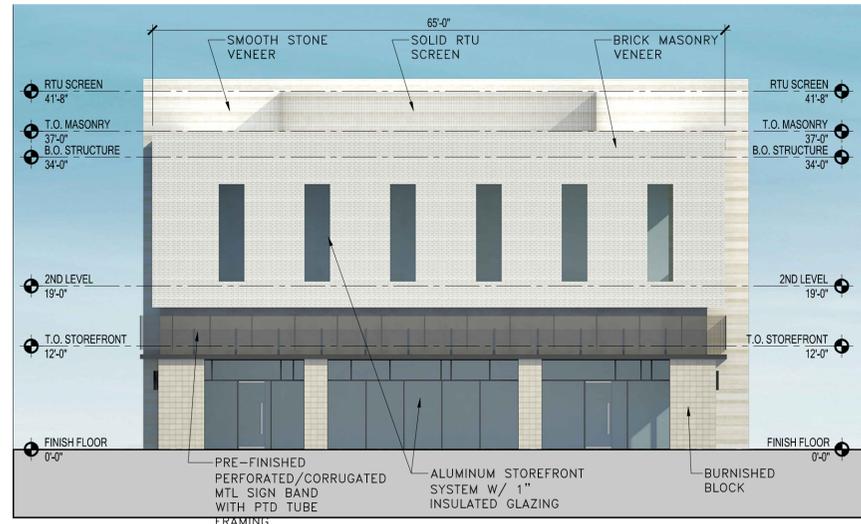
KEY Plan



DUMPSTER ELEVATIONS

SCALE: 3/32" = 1'-0"

05



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

04



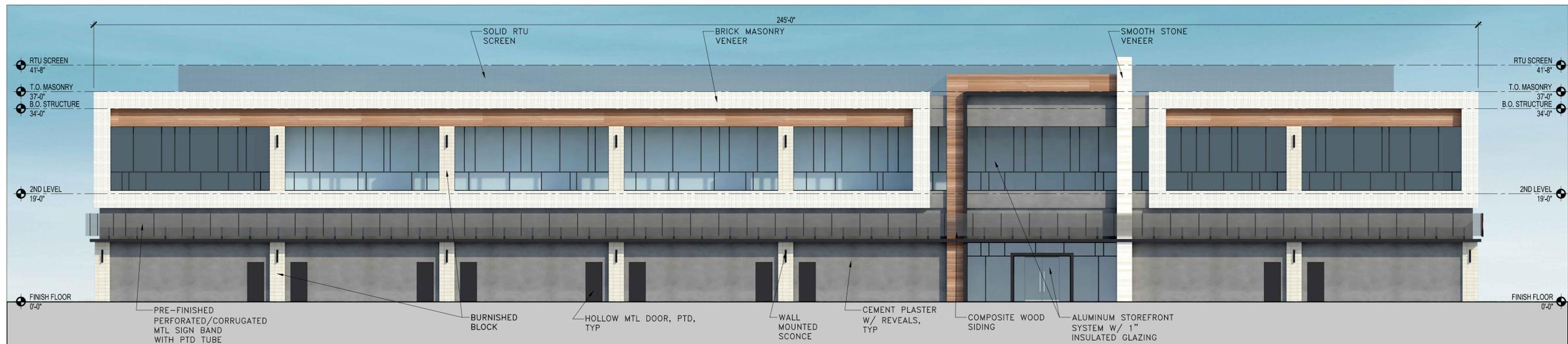
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

03

FACADE PLAN NOTES:

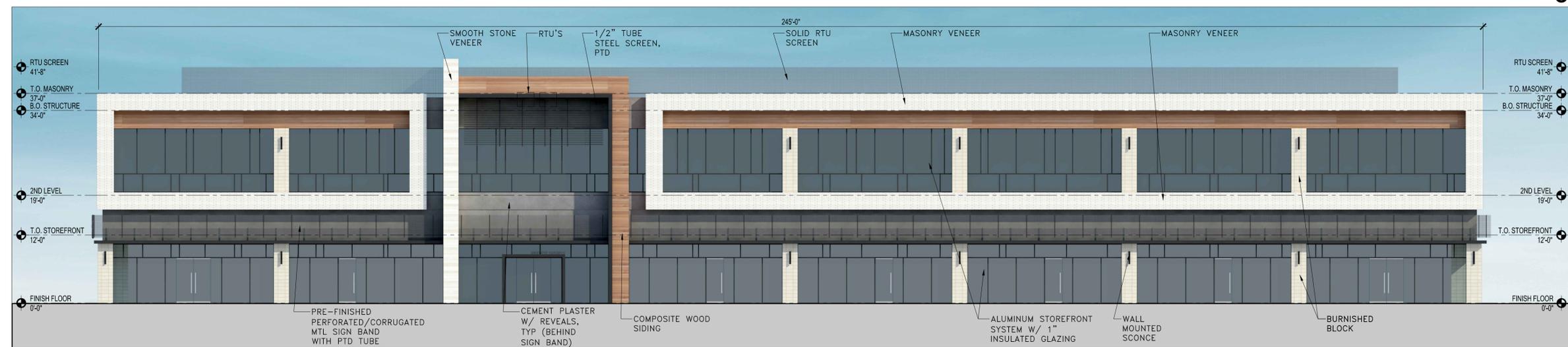
- * This Façade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
- * All mechanical units shall be screened from public view as required by the Zoning Ordinance.
- * When permitted, exposed utility boxes and conduits shall be painted to match the building.
- * All signage Areas and locations are subject to approval by Development Services.
- * Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.



EAST ELEVATION

SCALE: 3/32" = 1'-0"

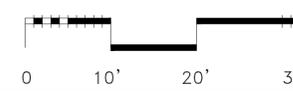
02



WEST ELEVATION

SCALE: 3/32" = 1'-0"

01



MATERIAL LEGEND:

- Burnished Block: FEATHERLITE BUILDING PRODUCTS - Hill Country Stone - Limestone
- Brick Masonry Veneer: ACME - Glacier White
- Smooth Stone Veneer: TEXAS QUARRIES - Cordova Cream Smooth Stone
- Composite Wood Siding: NICHHA - Cedar
- Pre-Finished Perforated/Corrugated Metal: CENTRIA - EcoScreen Econolap 3" - Slate Gray
- Cement Plaster: STO & SHERWIN WILLIAMS - SW-7019 Gauntlet Gray
- Aluminum Storefront framing system: KAWNEER - Black

APPROVED ACTION DENIED

STAFF _____ Date _____ Initials _____

COUNCIL _____ Date _____ Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

ARCHITECTS



3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076

VILLAGE PARKWAY

SUBDIVISION, AMENDED
Block # N/A
Lot # 1R
Town Project #: 1807-Z

OFFICE / RETAIL ELEV.
BUILDING 900

GFF Project No. 17003.00
Date 02.26.2020

A-10

LANDSCAPE LEGEND

-  PROPOSED CANOPY TREE (8" CAL. MIN. 14'-16' TALL)
(LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
-  PROPOSED ORNAMENTAL TREE (2.5" CAL. MIN)
(DESERT WILLOW, TEXAS REDBUD (8'-10' TALL MIN), CRAPE MYRTLE (6'-8' TALL MIN))
-  EVERGREEN SCREENING SHRUB PLANTING AREA (36" HT. AT TIME OF PLANTING, 5 GAL MIN, FULL BODIED)
(DWARF WAX MYRTLE, TEXAS SAGE, NANDINA, JUNIPER)
-  EXISTING TREE TO BE PRESERVED
-  EXISTING TREE TO BE REMOVED
-  EXISTING LANDSCAPE SITE AREA
-  PROPOSED LANDSCAPE SITE AREA FOR OFFICE OVER RETAIL
-  CROSSWALK
-  CONCRETE WALK
-  BUILDING 200 LIMITS OF WORK
-  LIMITS OF WORK
-  PROPERTY LINE

IRRIGATION NOTES

• ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

SOIL NOTES

• EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25sf OF SURFACE AREA = 83.25cuft.)
 • EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25sf OF SURFACE AREA = 62.5cuft.)

TREE MITIGATION NOTES

• ALL EXISTING SHADE TREES 4" CALIPER INCHES AND GREATER OR ORNAMENTAL TREES 2 1/2" 3" OR GREATER TO BE MITIGATED IN ACCORDANCE WITH ADDISON CODE OF ORDINANCES TREE MITIGATION REQUIREMENTS. ANY RETAINED TREE THAT DIES OR IS IRREPARABLY DAMAGED MUST BE REPLACED WITH ONE TREE OF A SPECIES TYPE APPROVED BY THE BUILDING OFFICIAL.

PLANTING LOCATION NOTES

• TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE BUILDING OFFICIAL IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

THIS DOCUMENT IS NOT FOR PERMITTING, OR CONSTRUCTION.
 MARK S. BOWLES
 TEXAS LIC NO: 2767

LANDSCAPE CALCULATIONS

Addison, Texas Village on the Parkway			
	Percent	SQ. FT.	
Total Site Area		1,376,844	(31.6 ACRES)
Total Landscape Site Area			
Landscape Site Area Required	20%	275,348	
Landscape Site Area Existing	7.70%	105,974	
Landscape Site Area Provided	10.9%	150,253	
Parking Lot Planting Area			
General Planting Area Required	10%	51,616	
General Planting Area Provided	20.63%	106,496	
20'-0" Buffer Requirement			
		LINEAR FT	SQ. FT.
20' Buffer Required	2,165	35,704	
20' Buffer Provided	1,238	36,057	



	ACTION	
	APPROVED	DENIED
STAFF	_____	_____
COUNCIL	_____	_____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.



Owner:
 5100 Belt Line Road Investors, LLC.
 455 Market Street, 1000
 San Francisco, CA 94105
 415-538-4820

Applicant:
 Vestar Properties
 816 Foch Street
 Fort Worth, Tx 76107
 817.810.9076

VILLAGE PARKWAY

Block # N/A
 Lot # 1R
 Town Project #: No. 1807-Z

LANDSCAPE OVERALL SITE PLAN

GFF Project No. 17003.00
 Date 02.26.2020



2808 Fairmount Street, Suite 300
 Dallas, Texas 75201 | 214.303.1500
 3300 West 7th Street, Suite 110
 Fort Worth, Texas 76107 | 817.303.1500

LANDSCAPE LEGEND

-  PROPOSED CANOPY TREE (8" CAL. MIN. 14'-16' TALL)
(LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
-  PROPOSED ORNAMENTAL TREE (2.5" CAL. MIN)
(DESERT WILLOW, TEXAS REDBUD (8'-10' TALL MIN), CRAPE MYRTLE (6'-8' TALL MIN))
-  EVERGREEN SCREENING SHRUB PLANTING AREA (36" HT. AT TIME OF PLANTING, 5 GAL MIN, FULL BODIED)
(DWARF WAX MYRTLE, TEXAS SAGE, NANDINA, JUNIPER)
-  EXISTING TREE TO BE PRESERVED
-  EXISTING TREE TO BE REMOVED
-  EXISTING LANDSCAPE SITE AREA
-  PROPOSED LANDSCAPE SITE AREA FOR OFFICE OVER RETAIL
-  CROSSWALK
-  CONCRETE WALK
-  BUILDING 200 LIMITS OF WORK
-  LIMITS OF WORK
-  PROPERTY LINE

IRRIGATION NOTES

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TREE MITIGATION NOTES

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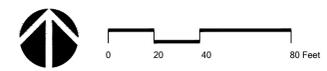
PLANTING LOCATION NOTES

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Landscape Ordinance Calculations Addison, Texas Village on the Parkway

	Percent	SQ. FT.
Total Site Area		103,095 (2.4 ACRES)
BUILDING 200 LIMITS OF WORK LANDSCAPE SITE AREA		
Landscape Site Area Required	20%	20,619
Landscape Site Area Proposed	21.10%	21,753

THIS DOCUMENT IS NOT FOR PERMITTING OR CONSTRUCTION.
 MARK S. BOWLES
 TEXAS LIC NO: 2767



ACTION
 APPROVED _____ DENIED _____
STAFF _____
COUNCIL _____
 See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

LANDSCAPE



3300 West 7th Street, Suite 110
 Fort Worth, Texas 76107 | 817.303.1500
 2808 Fairmount Street, Suite 300
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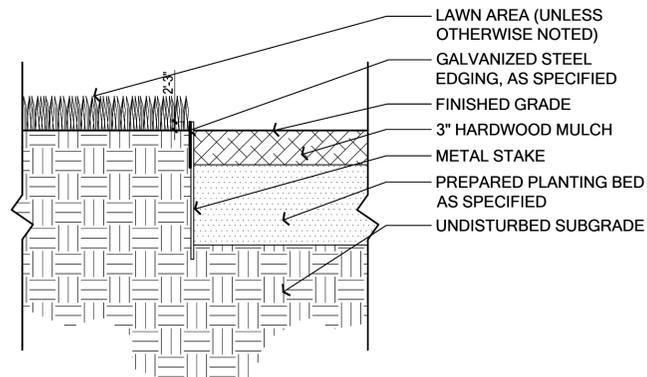
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 817.810.9076

VILLAGE ON THE PARKWAY
 Block # N/A
 Lot # 1R
 Town Project #: No. 1807-Z

OFFICE OVER RETAIL LANDSCAPE PLAN

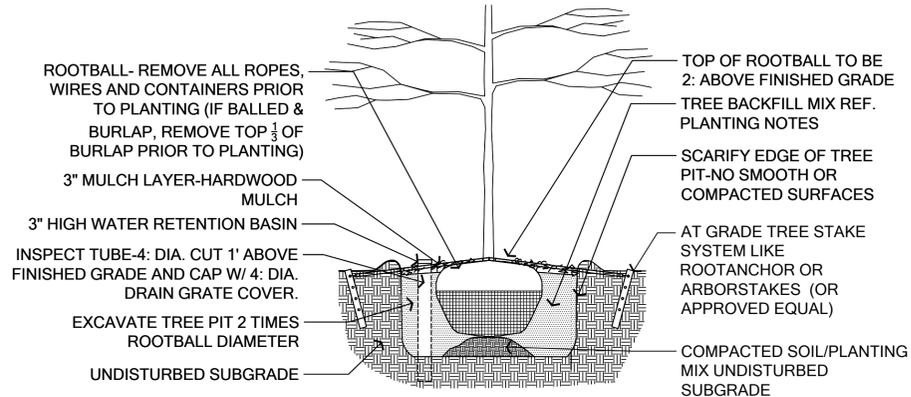
GFF Project No. 17003.00
 Date 02.26.2020



04-DETAIL: STEEL EDGING

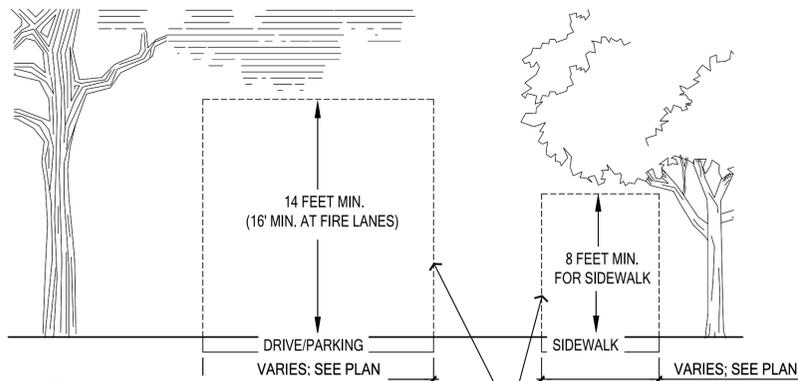
SCALE: 1/2"= 1'-0"

- NOTES:
1. ONLY STAKE TREES THAT ARE NOT CAPABLE OF STANDING UPRIGHT WITHOUT FALLING OR LEANING.
 2. USE (3) TREE STABILIZER TREE TUBES PER TREE. PLACE +/- 120 DEGREES APART.
 3. INSTALL INSPECTION TUBE CAPS AND TREE TIES PER MANUFACTURER'S SPECIFICATIONS.
 4. REF. PLANTING NOTES FOR MORE INFORMATION.



06-DETAIL: TYPICAL TREE PLANTING

SCALE: 1/2"= 1'-0"



NOTE:
A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE PARKING LOT/DRIVE LANES (16 FEET ABOVE FIRE LANES) MUST BE MAINTAINED.

07-DETAIL: TREE BRANCH CLEARANCE

SCALE: 1/4"= 1'-0"

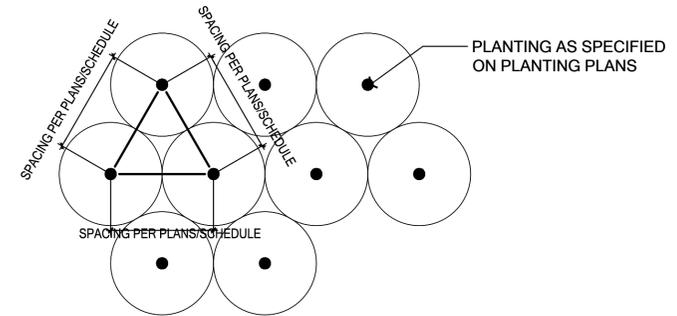
TREE MITIGATION NOTES

Tree #	Species	Caliper Inches Removed
1	OAK	8
2	OAK	14
3	OAK	13
4	OAK	12
5	LIVE OAK	19
6	OAK	18
7	OAK	14
8	OAK	24
9	OAK	14
10	ELM	20
11	OAK	14
12	OAK	11
13	CHINESE PISTACHE	8
14	MAGNOLIA	5
15	MAGNOLIA	5
16	MAGNOLIA	5
17	MAGNOLIA	5
18	MAGNOLIA	5
19	MAGNOLIA	5
20	OAK	9
21	OAK	18
22	ARBORVITAE	5
23	ARBORVITAE	5
24	ARBORVITAE	5
25	ARBORVITAE	5
26	ARBORVITAE	5
27	ARBORVITAE	5
28	ARBORVITAE	5
29	ARBORVITAE	5
30	ARBORVITAE	6
31	ARBORVITAE	6
32	ARBORVITAE	6
33	ARBORVITAE	6
34	ARBORVITAE	6
35	ARBORVITAE	6
36	ARBORVITAE	6
37	ARBORVITAE	6
38	ARBORVITAE	6
39	ARBORVITAE	6
Total Removed		346

LANDSCAPE CALCULATIONS

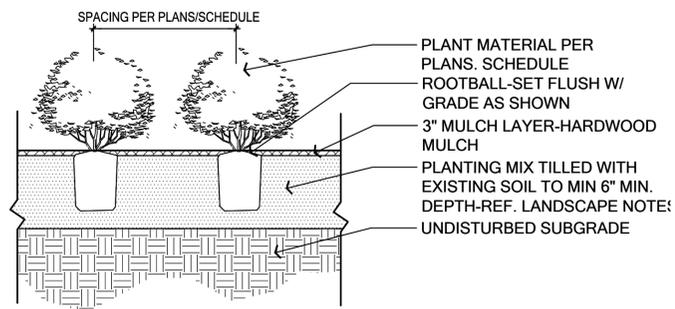
Addison, Texas Village on the Parkway			
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Parking Lot Planting Area			
General Planting Area Required	10%	51,616	
General Planting Area Provided	20.63%	106,496	
20'-0" Buffer Requirement		LINEAR FT	SQ. FT.
20' Buffer Required		2,165	35,704
20' Buffer Provided		1,238	36,057

REQUIRED CALIPER INCHES	PROVIDED CALIPER INCHES	QUANTITY OF PROPOSED TREES
346	378.5	TOTAL CALIPER INCHES
	336	42 SHADE TREES AT 8 INCHES EACH
	42.5	17 ORNAMENTAL TREES AT 2.5 INCHES EACH
ANY REMAINING INCHES OR OPEN SPACE REQUIREMENTS WILL BE PAID INTO A FUND AS DISCUSSED WITH THE CITY		



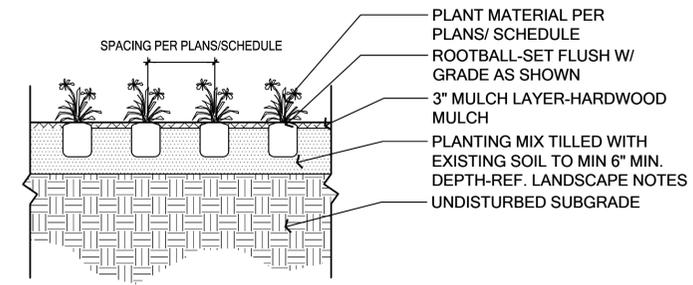
01-DETAIL: TYPICAL TRIANGULAR SPACING

SCALE: 1/2"= 1'-0"



03-DETAIL: TYPICAL SHRUB PLANTING

SCALE: 1/2"= 1'-0"



02-DETAIL: TYPICAL GROUND COVER PLANTING

SCALE: 1/2"= 1'-0"

APPROVED **ACTION** DENIED

STAFF _____

COUNCIL _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

LANDSCAPE



3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076

VILLAGE PARKWAY

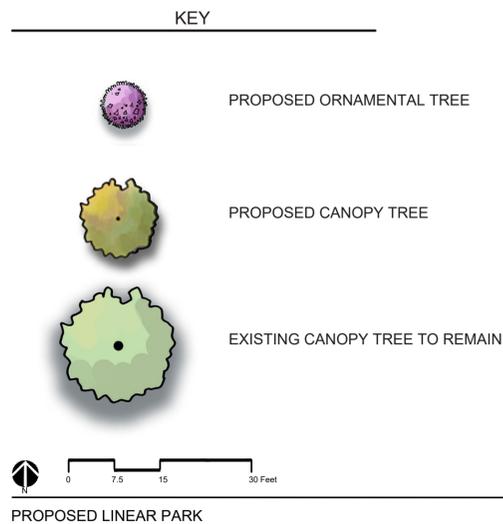
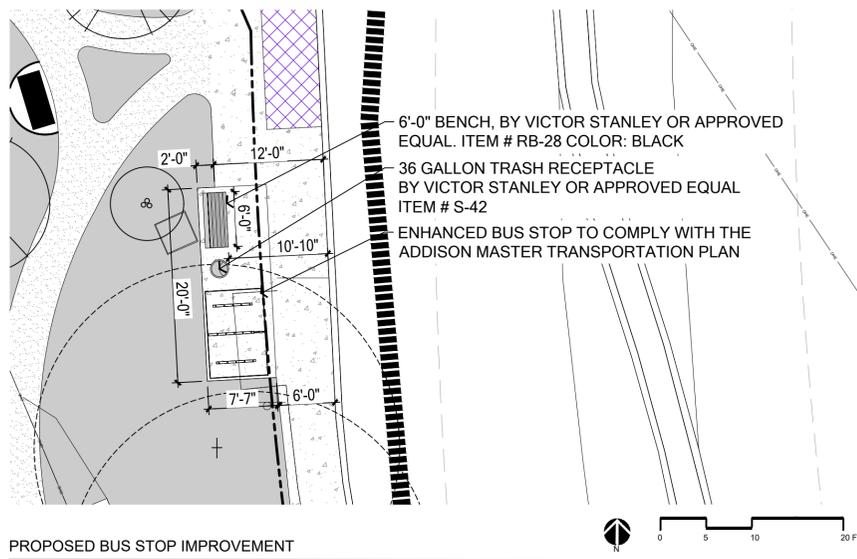
Block # N/A
Lot # 1R
Town Project #: No. 1807-Z

LANDSCAPE CALCULATIONS AND DETAILS

GFF Project No. 17003.00
Date 02.26.2020



PROPOSED BUS STOP IMPROVEMENT RENDERING



DECOMPOSED GRANITE PATH

PROPOSED SIDEWALK

PROPOSED BENCH FOR SEATING NODES
 6'-0" BENCH BY VICTOR STANLEY OR APPROVED EQUAL. ITEM # S-24
 COLOR: BLACK



URBAN OASIS WITH SEATING AND SHADE

PROPOSED BUS STOP IMPROVEMENT

EXISTING SIDEWALK



THIS DOCUMENT IS NOT FOR PERMITTING OR CONSTRUCTION.
 MARK S. BOWLES
 TEXAS LIC NO. 2767

APPROVED ACTION DENIED
 STAFF _____ Date _____ Initials _____
 COUNCIL _____ Date _____ Initials _____
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VILLAGE PARKWAY

Block # N/A
 Lot # 1R
 Town Project #: No. 1807-Z

MONTFORT RENDERINGS

GFF Project No. 17003.00
 Date 02.26.2020

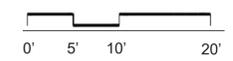


- 1. OPEN LAWN AREA
- 2. QUIET SEATING NODES
- 3. MIXED PLANTING
- 4. OUTDOOR EATING AREA
- 5. SMALL GAME LAWN

LEGEND

-  PROPOSED ORNAMENTAL TREE
-  PROPOSED SHADE TREE
-  EXISTING SHADE TREE TO REMAIN

TRIANGLE DESIGN



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MARK S. BOWLES
TEXAS LIC NO. 2767

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TRIANGLE PARK
RENDERINGS

GFF Project No. 17003.00
Date 02.26.2020