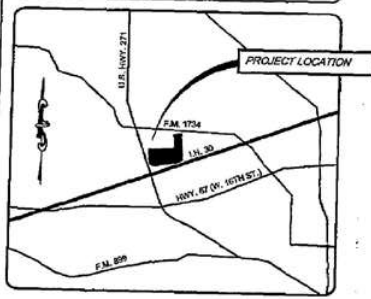
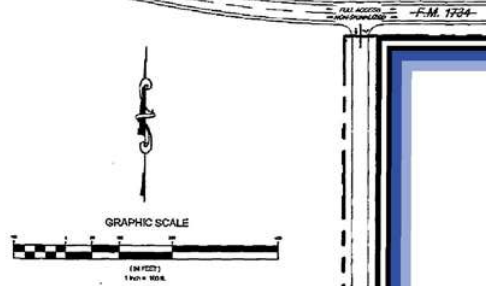


VICINITY MAP - NOT TO SCALE



SITE DEVELOPMENT NOTES

Zoning: Site is currently zoned Commercial and General Retail; Lowe's lot must be rezoned Commercial to accommodate Lowe's uses.
Access: Site has three full access points along U.S. 271, one access point along the I-30 service road and one access to F.M. 1734.
Stormwater: City of Mount Pleasant does not have a stormwater ordinance; a pond will be utilized to meet Lowe's requirements.
Wetlands: Existing wetlands have been identified on the site but are below regulated limits. Area is located in excess property.
Building Modifications: prototypical footprint
Development Agreements: none
Site Development Concerns: An existing petroleum pipeline runs across the site, the approximate limits have been shown. A topographical survey is needed to determine the exact location of the pipeline and easement. City water and sanitary sewer must be extended to the site. The City has given a preliminary cost estimate of \$500,000 to complete the extension. Lowe's will be responsible for approximately \$150,000 of the total cost.
Signage: An interstate pylon sign is desirable for this site to give customers the ability to access the off ramp before reaching the site.



SITE DATA

GENERAL

Site:
 Acreage: Total 51.26
 Developable 12.49
 Latitude: 33.1727 N
 Longitude: 95.2669 W

Building:
 Classification 94K STANDARD
 Total Sq. Ft. 129,858
 Garden Center Sq. Ft. 23,815

List Architectural Upgrades Required:
 NONE

Can Flex Space be Used for Display and Staging of Merchandise? YES

List Limits to Visibility of Building:
 NONE

SIGNS

Road Signage Requested:
 No. of Pylon Signs 1
 Max. sq. ft. 500
 Max. height 25
 Shopping Center? NO
 (Position on SC Sign? N/A)

No. of Monument Signs 0
 Max. sq. ft. N/A
 Max. height N/A

List Limits to Visibility of Road Sign:
 Pylon needed for off ramp access from West bound I-30

Building Signage Requested:
 Front Elevation Max. sq. ft. TYPICAL
 Additional Building Signs Requested:
 Right Side NO
 Left Side NO
 Rear of Bldg NO

PARKING

Lowe's Standard Requirements:
 Standard Spaces: 418
 Handicapped Spaces: 12
 Total Spaces: 430
 Ratio (spaces/1000 sq. ft.) 3.91

City/Municipality Parking Requirements:
 Standard Spaces: 423
 Handicapped Spaces: 12
 Total Spaces: 435
 Ratio (spaces/1000 sq. ft.) 4.43
 Ratio w/GC sq. ft. 3.85

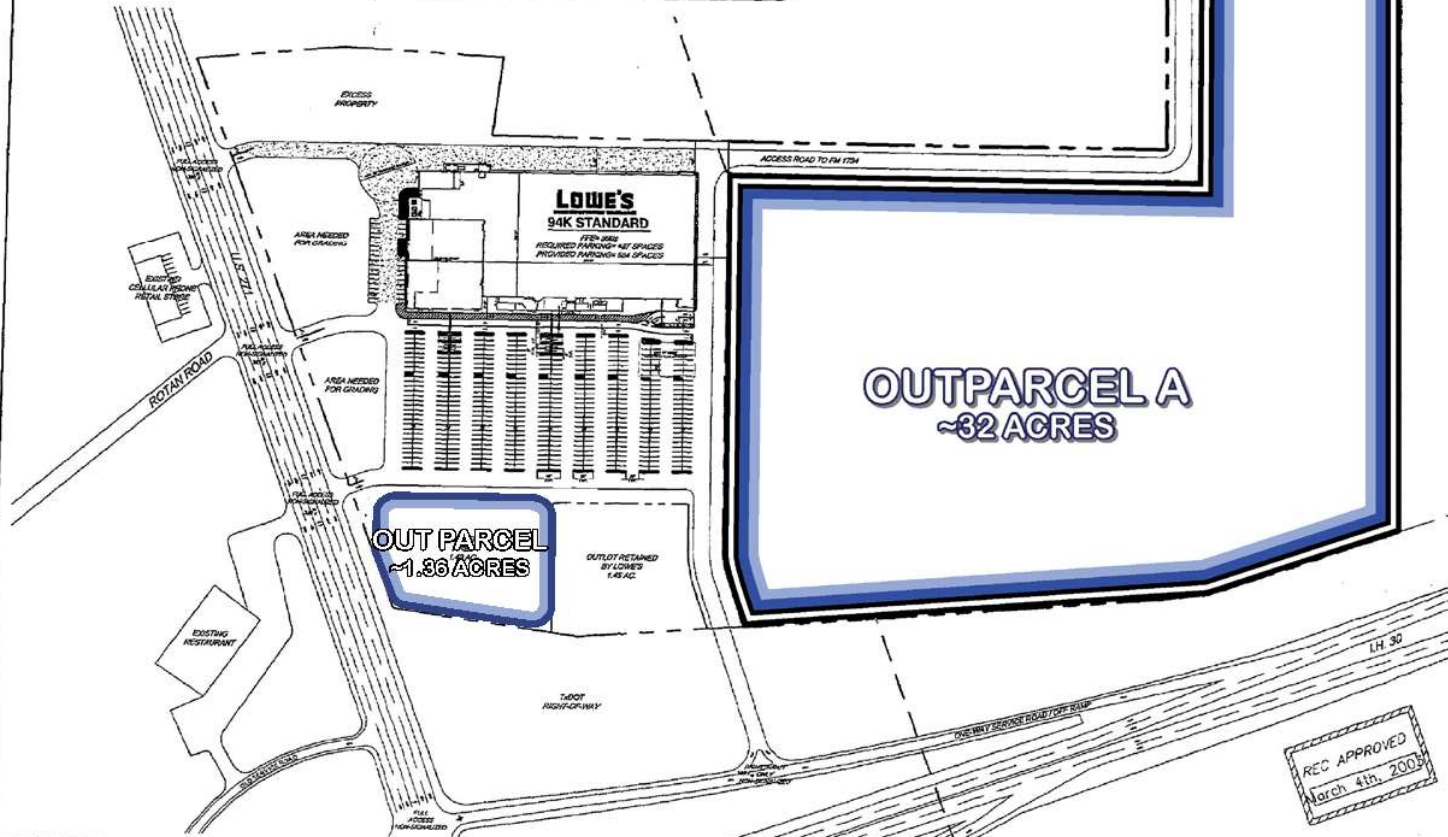
Parking Provided:
 Standard Spaces: 503
 Handicapped Spaces: 12
 Total Spaces: 515
 Ratio (spaces/1000 sq. ft.) 5.62
 Ratio w/GC sq. ft. 3.85

TRAFFIC

Signals:
 Existing Yes No
 Location _____
 Proposed Yes No
 Location _____
 Required Yes No

Traffic Counts:
 23,000 /Day
 I-30 East of Hwy 271
 2,500 /Day
 Hwy 271 North of I-30
 /Day
 /Day

Infrastructure:
 Future Infrastructure Improvements Proposed by Government Agencies That Will Affect the Lowe's Site:



Low's HOME CENTERS, INC.

PROJECT TEAM
 David R. Neal, Est. Eng. & Const.
 Jeff R. Rouse, Est. Eng. & Const.
 Chris Blumhagen, Est. Eng. & Const.
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LOWE'S ENGINEERING AND CONSTRUCTION
 Preliminary Site Plan
 Mount Pleasant, Texas
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