

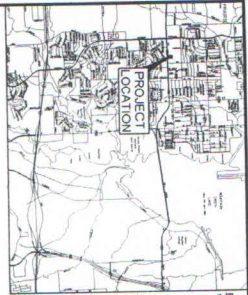

**01 - BUILDING PLAN**  
 SCALE: 1/8" = 1'-0"  
 GROSS BUILDING AREA = 15,150 SF

A1.0

DATE: 01/15/2010	PROJECT: SHOPPING PLAZA
DRAWN BY: [Name]	CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"	PROJECT: SHOPPING PLAZA
	

**SHOPPING PLAZA**  
 510 W. PIONEER PRWY.  
 GRAND PRAIRIE, TX.

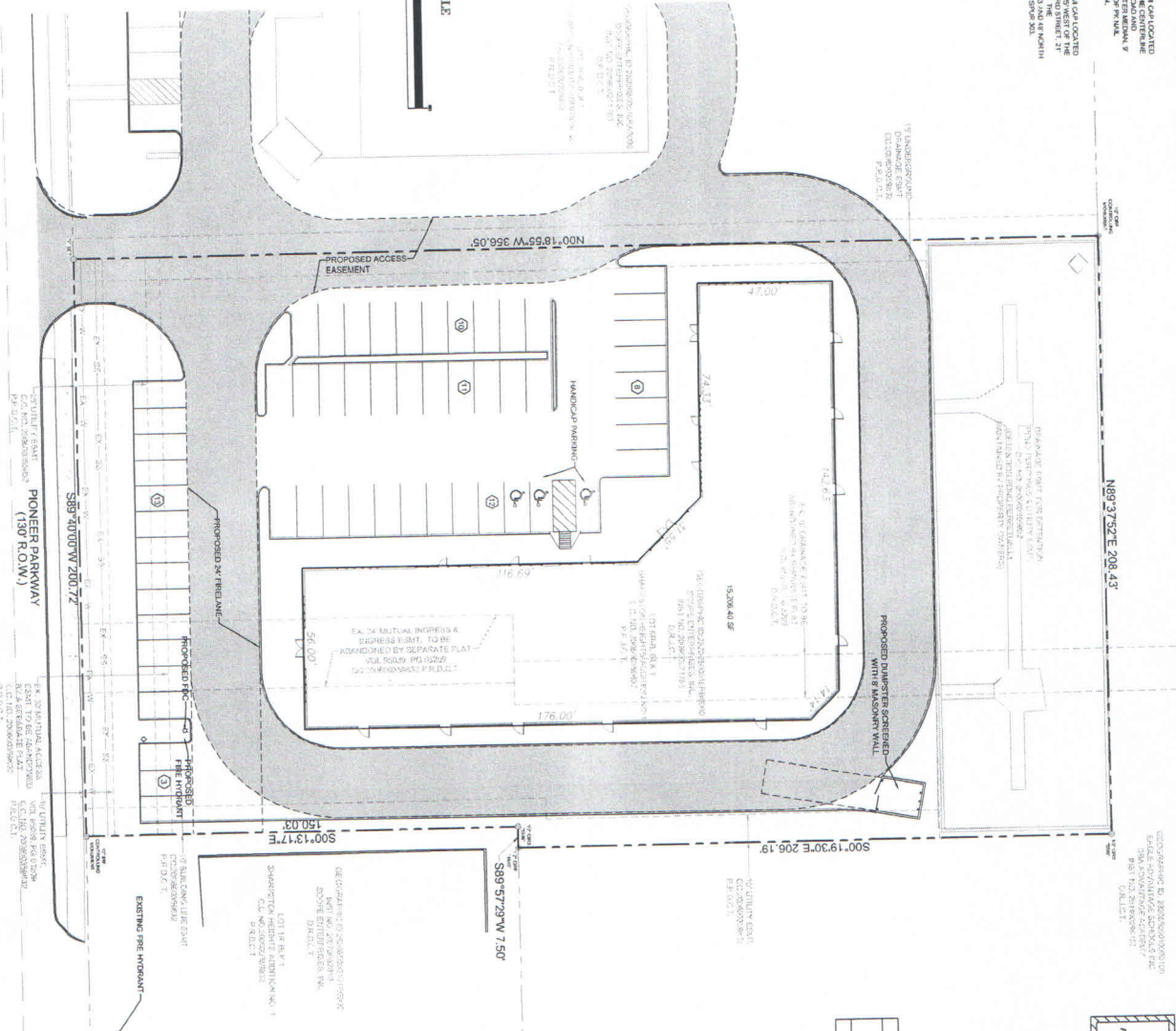
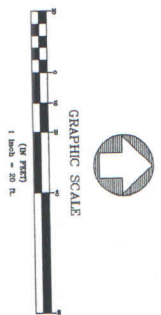
**INTERDINSON**  
 STUDIO  
 ARCHITECTS  
 1000 W. PIONEER PRWY.  
 GRAND PRAIRIE, TX 75042  
 PHONE: 972.261.1111  
 FAX: 972.261.1112  
 WWW.INTERDINSON.COM



**RECORDS**  
 1. MONITORING FOR ALL UTILITY LOCATIONS  
 2. MONITORING FOR ALL UTILITY LOCATIONS  
 3. MONITORING FOR ALL UTILITY LOCATIONS  
 4. MONITORING FOR ALL UTILITY LOCATIONS

- LEGEND**
- EXISTING WATER LINE
  - EXISTING OVER HEAD ELECTRIC
  - EXISTING SANITARY SEWER LINE
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - PROPOSED GAS LINE
  - PROPOSED STORM SEWER
  - SALT FENCE
  - PROPOSED CURB

- NOTE:**
- ALL PROPOSED PAVING IS CONCRETE.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL CURB HEIGHTS ARE 6" UNLESS OTHERWISE NOTED.
  - NO PORTION OF THE PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN.
  - NO SHOWN ON FIRM MAP NO. 4811-KORAL, DALLAS COUNTY, EFFECTIVE DATE JULY 7, 2010.



THE LOCALITY OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.



**PARKING SPACE CALCULATION**

RATIO	NO.	REQUIRED	SPACES PROVIDED
1:50	13,200	56	56
TOTAL		56	56

**SITE DATA**

ACREAGE (GROSS)	1.078 ACRES (1,080.9 SF)
PROPOSED USE	SHIPPING CENTER
PARKING PROVIDED	56 SPACES
LOT COVER	23%
F.A.R. (MAXIMUM HEIGHT)	4.81
BUILDING FLOOR AREA	15,208.40 SF
BLDG. AREA	15,208.40 SF
REAR YARD SETBACK	75'
FRONT YARD SETBACK	0'
BACK YARD SETBACK	0'
PROPOSED FRONT SETBACK	75'
PROPOSED REAR SETBACK	0'
PROPOSED SIDE SETBACK	0'
REQUIRED DEPTH	50'
PROPOSED DEPTH	200.72'
REQUIRED AREA	598.09'
PROPOSED AREA	47,300 SF
IMPACT ZONE	NORTH

DESIGNED BY: [Firm Name]  
 DRAWN BY: [Firm Name]  
 CHECKED BY: [Firm Name]  
 DATE: [Date]

NO.	DESCRIPTION	DATE	SCALE
1	ERC	11-15-2010	AS NOTED
2	RECORD REVIEW	12-04-2010	



SHARPSTON HEIGHTS ADDITION NO. 1  
 LOT 6R-B, BLOCK 1  
 GRAND PRAIRIE, TEXAS

**SITE PLAN**

99 REGENCY PKWY  
 SUITE #111  
 MANSFIELD, TX 78063  
 PHONE (817) 563-6900  
 FAX (817) 796-1042  
 FIRM REG. #13916

**C-3**  
 SHEET