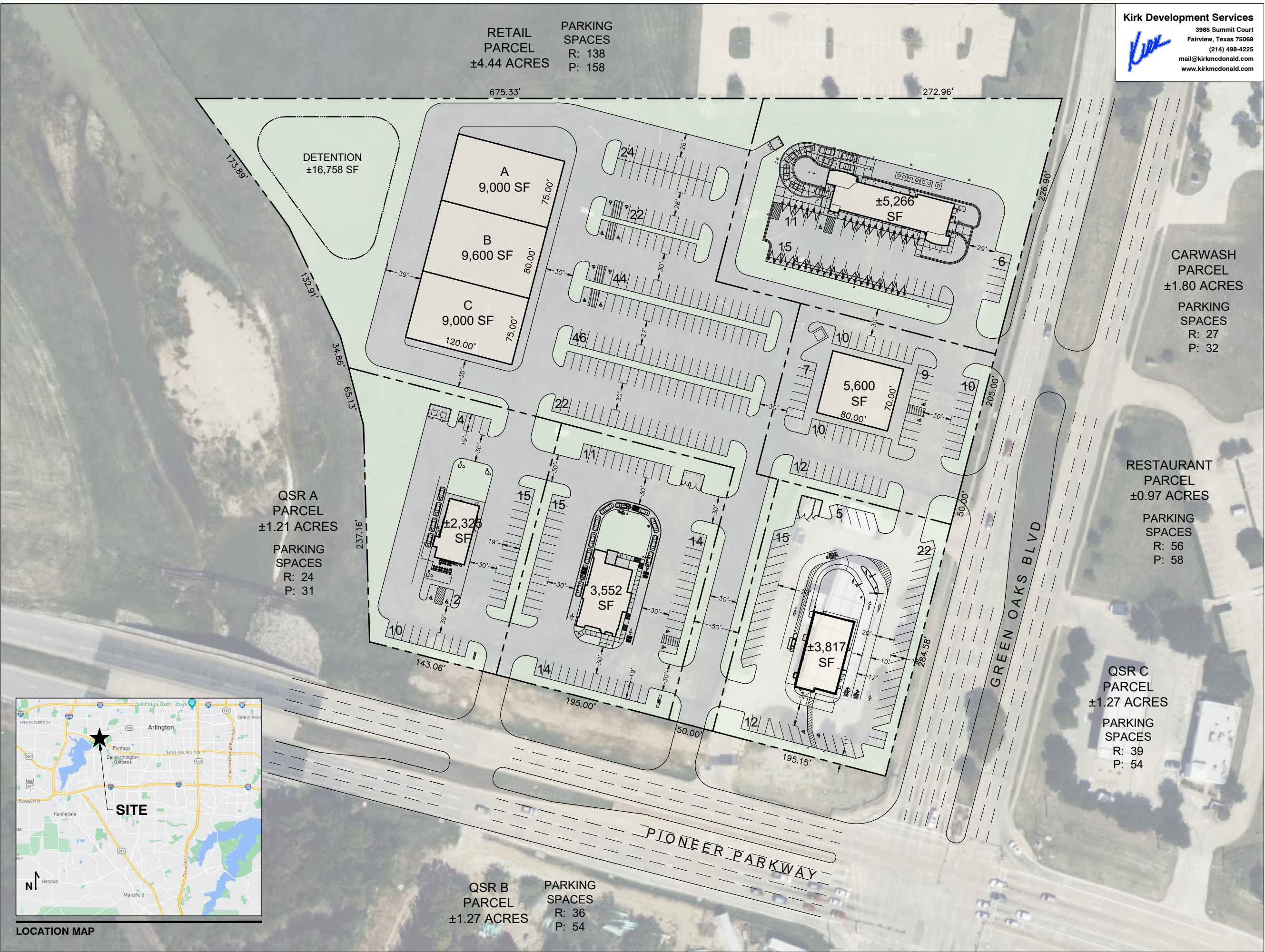




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PROJECT INFORMATION

SITE AREA	
RETAIL PARCEL	±4.44 ACRES
QSR A PARCEL	±1.21 ACRES
QSR B PARCEL	±1.27 ACRES
QSR C PARCEL	±1.27 ACRES
RESTAURANT PARCEL	±0.97 ACRES
CARWASH PARCEL	±1.80 ACRES
TOTAL	±10.96 ACRES

BUILDING AREA	
RETAIL A	9,000 SF
RETAIL B	9,600 SF
RETAIL C	9,000 SF
QSR A	2,325 SF
QSR B	3,552 SF
QSR C	3,817 SF
RESTAURANT	5,600 SF
CARWASH	5,266 SF
TOTAL	48,160 SF

PARKING SUMMARY			
USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL	1/200 SF	138	158
QSR A	1/100 SF	24	31
QSR B	1/100 SF	36	54
QSR C	1/100 SF	39	54
RESTAURANT	1/100 SF	56	58
CARWASH	1/200 SF	27	32
TOTAL		320	387

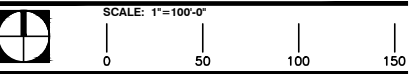
ZONING CLASSIFICATION	
JURISDICTION	CITY OF ARLINGTON
EXISTING ZONING	TBV
REQUIRED ZONING	TBV

- PROJECT NOTES
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY: SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
 - THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
 - ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

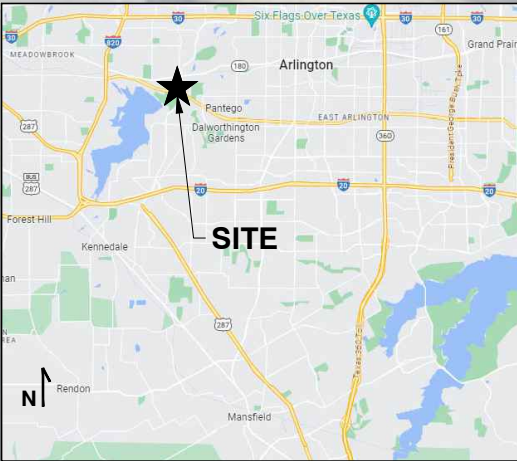
DRAWING ISSUE/REVISION RECORD		
DATE	NARRATIVE	INITIALS
4/7/25	SCHEME 5	JKM

ARLINGTON
TX

4801 WEST PIONEER PARKWAY



SCHEME 5



LOCATION MAP