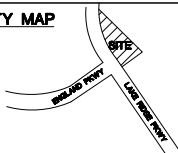


# LAKE RIDGE QUICKSTOP

LAKE RIDGE PKWY & ENGLAND PKWY, GRAND PRAIRIE, TX

## VICINITY MAP



DEVELOPER: LAKE RIDGE HOLDINGS, LLC  
2044 ENGLAND PKWY, GRAND PRAIRIE, TX 75054  
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Dallas, TX 75220  
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F-3485

ANNESTY BULL

SHARON BULL

#	DATE	COMMENTS
1	06/01/18	01
2		
3		
4		
5		
6		
7		
8		
9		
10		

LAKE RIDGE  
QUICKSTOP  
GRAND PRAIRIE  
TEXAS  
SU180301/ S180301

SITE PLAN

1"=20'

2/7/18  
JOB NO. 1803

A1.01

ZONING: C1 COMMERCIAL  
PROPOSED USE: RETAIL/ GAS STATION  
FLOOR AREA RATIO: 1/0.09  
SF OF PROPOSED USE: 6000 SF RETAIL

SITE: 87,184 SF (2.001 ACRES)  
BUILDING AREA: 8,000 SF  
IMPERVIOUS AREA: 68,717 SF

PAVED AREA: 50,717 SF  
LANDSCAPE AREA: 28,447 SF

PARKING REQ'D: 40 STALLS  
PARKING PROVID: 56 STALLS  
H.C. PARKING REQ'D: 2 STALLS  
H.C. PARKING PROVID: 4 STALLS  
H.C. VAN ACCESSIBLE REQ'D: 1 STALL  
H.C. VAN ACCESSIBLE PROVID: 2 STALLS

LAKE RIDGE PARKWAY  
(VARIABLE WIDTH R.O.W.)

