



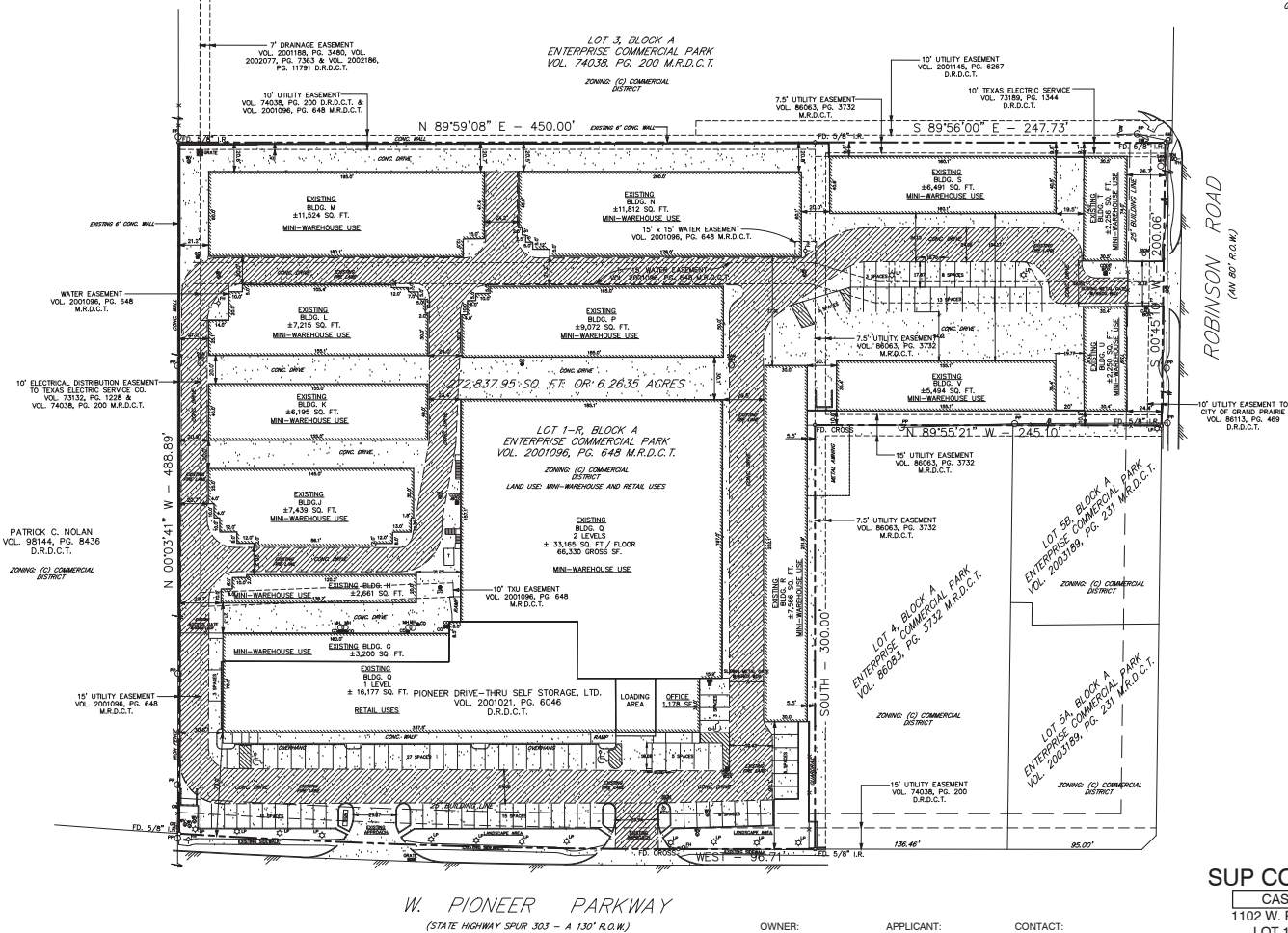
SF TABLE	
Building:	SF:
Building G	3,200 SF
Building H	2,661 SF
Building J	7,439 SF
Building K	6,195 SF
Building L	7,215 SF
Building M	11,524 SF
Building N	11,812 SF
Building P	9,072 SF
Building Q	84,754 SF
Building R	7,566 SF
Building S	6,491 SF
Building T	2,256 SF
Building U	2,250 SF
Building V	5,494 SF
Total:	167,929 SF

Existing Zoning:	(C) - Commercial District
Proposed Use:	SUP
Lot Area:	272,837.95 SF/ 6.2635 AC
Number of Buildings:	14
Mini-Warehouse Use:	150,574 SF
Mini-Warehouse Use (Office):	1,178 SF
Retail Uses:	16,177 SF
Total Square Footage:	167,929 SF
Lot Coverage:	134,764 SF - 49%
FAR:	0.6:1
Overall Parking Spaces Provided:	105
Accessible Spaces Provided:	3

LEGEND

R.O.W. = RIGHT-OF-WAY  
D.R.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
D.E.C.D. = DEED RECORDS, DALLAS COUNTY, TEXAS  
INST. = INSTRUMENT  
C.M. = CONTROLLING MONUMENT  
(CM) = CONTROLLING MONUMENT  
I.R. = IRON ROD  
I.R. = IRON PIPE  
C.Y.L. = TYPICAL  
T.L. = TELEPHONE PEDESTAL  
C.H.N. = CHAIN LINE  
B/W = BARBED WIRE  
R.D. = RAILROAD  
W.M. = WATER METER  
W.V. = WATER VALVE  
GW = GUY WIRE  
O.V. = OVERHEAD  
L.G. = LIGHT POLE  
M.G. = MANHOLE  
S.A.N.H. = SANITARY SEWER MANHOLE  
S.T.H.M. = STORM SEWER MANHOLE  
C.C.M. = CABLE MARKER  
P.P. = POWER POLE  
T.C.M. = TRANSFORMER CABLE MARKER  
C.O. = CLEANOUT  
T.F. = TRANSFORMER  
C.C. = CONCRETE ..... 121212

Note:  
The property is located within an area having a zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48113C0435L, with a date of identification of 07-07-14, for Community No. 485472, in Dallas County, State of Texas.



## SUP CONCEPT PLAN

CASE #: SJ171102

1103 W. PIONEER PARKWAY

1102 W. PIONEER PARKWAY  
LOT 1-B, BLOCK A OF

LOT 1-R, BLOCK A  
ENTERPRISE COMMERCIAL

ENTERPRISE COMMERCIAL  
6.0625 ACRES

6.2635 ACRES  
E GRAND PRAIRIE, DALLAS, TEXAS

SEPT. 20, 2015

SEPT. 26, 2017

OWNER:  
PIONEER DRIVE-THRU  
SELF STORAGE LTD.  
82 Armstrong Dr.  
Mustang, Ok 73064  
Phone: (405)376-4509

**APPLICANT:**  
Quine and Associates, Inc.  
301 S. Sherman St.  
Richardson, TX 75081  
Phone: (972) 669-8440  
Contact: Coy Quine

**CONTACT:**  
Reliable Paving, Inc.  
1903 Peyco Dr. North  
Arlington, TX 76001  
Phone: (817)467-0779  
Contact: John Morris, PE

Rev.10.23.17