

AREA ANALYSIS

RETAIL TRACT	+/- 2.87 AC.
OUTLOT #1	+/- 0.92 AC.
TOTAL	+/- 3.59 AC.

SITE ANALYSIS

LEASEABLE RETAIL	30,200 S.F.
PARKING REQUIRED*	91 SPACES
PARKING PROVIDED	140 SPACES
RATIO	4.64 / 1000 S.F.

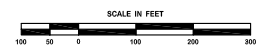
*PARKING REQUIREMENTS:
RETAIL: 3 PER 1000 SQUARE FEET OF GROSS FLOOR AREA.

** NOTE **
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC AND BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

MODIFICATION OF EXISTING FOOD LION DEPENDS ON COLUMN SPACING.



VICINITY SITE PLAN



DATE	DESCRIPTION	BY	REVISION

DUPLANTIS
DESIGN GROUP, P.C.

Civil Engineering • Site Development • Land Planning • Traffic Works • Architecture
1000 North Main Street, Suite 201
Memphis, Tennessee 38103
Tel: 901.525.0200

STAMP

SIGNATURE _____ DATE _____

PROPOSED RETAIL DEVELOPMENT
CITY OF ARLINGTON
TARRANT COUNTY, TX

FOR THE SPECTRA GROUP, INC.
MEMPHIS, TENNESSEE

DRAWN	
BY	
CHECKED	
THE	
DATE	8-5-06
SCALE	AS SHOWN
PROJECT NO.	06-449
FILE:	06-449 P6
SHEET	