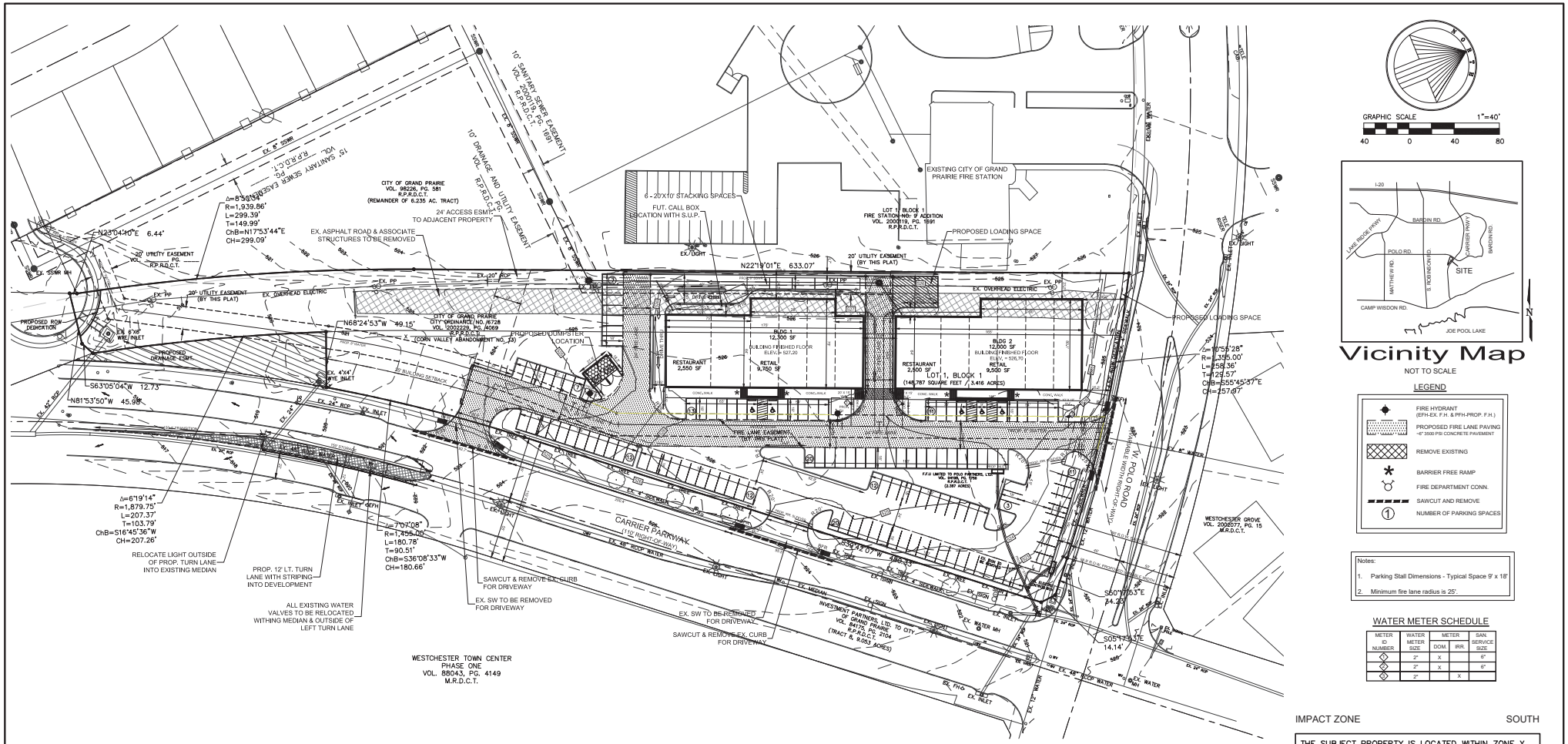
Exhibit A - SUP Site Plan



Vicinity Map

NOT TO SCALE

LEGEND

- FIRE HYDRANT (EFH-EX. F.H. & PFH-PROP. F.H.)
- PROPOSED FIRE LANE PAVING 6" 3500 PSI CONCRETE PAVEMENT
- REMOVE EXISTING
- BARRIER FREE RAMP
- FIRE DEPARTMENT CONN.
- SAWCUT AND REMOVE
- NUMBER OF PARKING SPACES

Notes:

1. Parking Stall Dimensions - Typical Space 9' x 18'
2. Minimum fire lane radius is 25'.

WATER METER SCHEDULE

METER ID NUMBER	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
	2"	X		6"
	2"	X		6"
	2"		X	

IMPACT ZONE SOUTH

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETEREMINED TO BE OUTSIDE 500-YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) PER THE FEMA FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48113C0445K, WITH EFFECTIVE DATE OF JULY 7, 2014.

Site Summary Data Table

Total Acres		3.416	Acres
		148,787	Sq. Ft.
Resturant Use	Total	5,050	Sq. Ft.
	Building 1 - Proposed Resturant	2,550	Sq. Ft.
	Building 2 - Proposed Resturant	2,500	Sq. Ft.
Retail Use	Total	19,250	Sq. Ft.
	Building 1 - Proposed Retail	9,750	Sq. Ft.
	Building 2 - Proposed Retail	9,500	Sq. Ft.
Total Building Use		24,300	Sq. Ft.
F.A.R.	24,300/148,801	0.16	
Site Parking			
	Parking Required (Resturant) 1 Space / 100 SF	51	Spaces
	Parking Required (Retail) 1 Space / 275 SF	70	Spaces
	Total Parking Required	121	Spaces
	Total Parking Provided	128	Spaces
Accessible Parking			
	Accessible Parking Required	5	Spaces
	Accessible Parking Provided	5	Spaces

SITE PLAN

WEST POLO ROAD RETAIL

BEING 3.416 ACRES OUT OF THE
THOMAS J TONE SURVEY, ABSTRACT NO. 1460,
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

ENGINEER/LANDSCAPE ARCHITECT:
JBI PARTNERS, INC.
16301 QUORUM DRIVE, SUITE 200B
ADDISON, TEXAS 75001
CONTACT: DANIEL DEWEY, P.E.
972-248-7676

ARCHITECT:
LEVY ARCHITECTS
2438 WEST ANDERSON LANE, B-2
AUSTIN, TEXAS 78757
CONTACT: ALMA MCELROY
512-342-9177 x116

OWNER/APPLICANT:
POHL PARTNERS
10800 PECAN PARK BLVD #125
AUSTIN, TEXAS 78750
CONTACT: DICK VAN ARSDALE
512-663-7475

SUBMITTAL LOG:

1. 06-20-2017 FIRST SUB.
2. 05-29-2018 P&Z SUB.

SU170805/S170801