

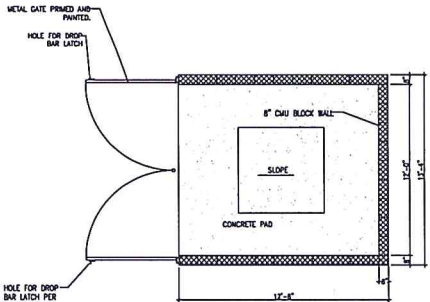
Exhibit A - Site Plan

SITE PLAN

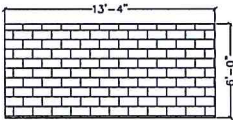
SCALE: 1" = 20'



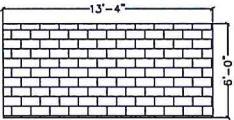
VICINITY MAP



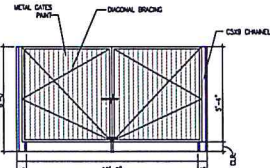
DUMPSTER PAD DETAIL



SIDE VIEW

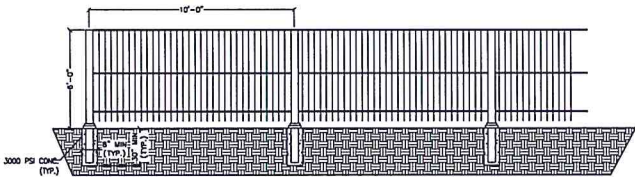


REAR VIEW

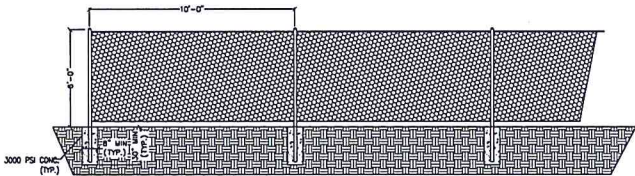


FRONT VIEW

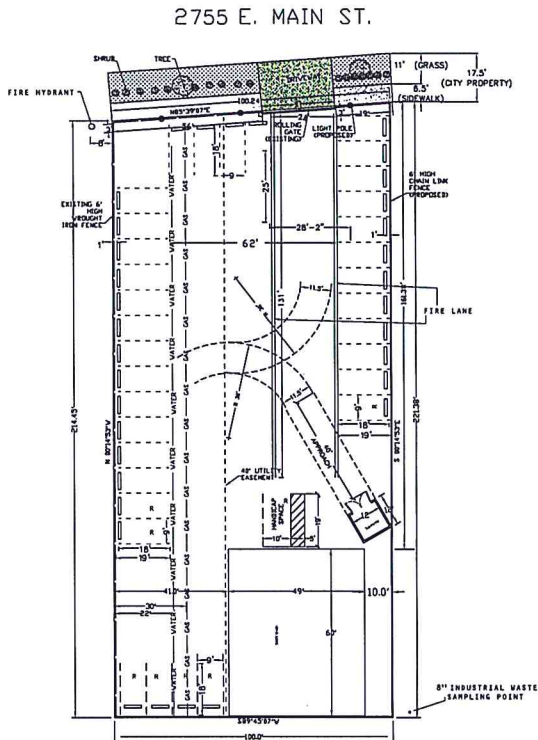
DUMPSTER ENCLOSURE



6' WROUGHT IRON FENCE DETAIL



6' CHAIN LINK FENCE DETAIL



SITE ACREAGE: .500 ACRES OR 21,750 S.F.
NEW BUILDING 49' x 60' = 2,940 S.F.
FLOOR TO AREA RATIO (FAR) = 135 (13.5%)
PARKING DATA: 27 DISPLAY + 8 REQ
LANDSCAPING (180) 1 GALLON SCREENING SHRUBS
+ 2 TREES

NOTE: EXISTING ASPHALT ON PARKING AND DRIVING AREAS
ADJACENT PROPERTY USES:
WEST OF PROPERTY: SUN COAST RESOURCES INC.
EAST OF PROPERTY: LAWLER MOTOR SPORTS

REFERENCE:
SURVEY - WINKELMAN and ASSOC., SURVEYORS, DATED 07/09/14;
LOT 2A-1, BLOCK 2, LAWLER MOTOR SPORTS ADDITION, DALLAS COUNTY, TX

DATE:	01/13/15	REVISIONS:	1) 12/15/15 2) 3/23/15	REVISIONS:	1) 12/15/15 2) 3/23/15
DRAWN BY:	B.C.	REVISIONS:	1) 12/15/15 2) 3/23/15	REVISIONS:	1) 12/15/15 2) 3/23/15
SCALE:	1/4" = 1'-0"	REVISIONS:	1) 12/15/15 2) 3/23/15	REVISIONS:	1) 12/15/15 2) 3/23/15
DRAWING TITLE:	SITE PLAN	REVISIONS:	1) 12/15/15 2) 3/23/15	REVISIONS:	1) 12/15/15 2) 3/23/15
SHEET NO.:	1 OF 1	REVISIONS:	1) 12/15/15 2) 3/23/15	REVISIONS:	1) 12/15/15 2) 3/23/15
PROJECT:	VILLA REAL MOTORS 2755 E. MAIN ST. GRAND PRairie, TEXAS 75050 Light Industrial (L) District within Central Business District 4 (CBD 4) CASE NUMBER: SU150401/5150401	REVISIONS:	1) 12/15/15 2) 3/23/15	REVISIONS:	1) 12/15/15 2) 3/23/15
DATE:	01/13/15	REVISIONS:	1) 12/15/15 2) 3/23/15	REVISIONS:	1) 12/15/15 2) 3/23/15
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SHEET NO.:	1 OF 1	REVISIONS:	1) 12/15/15 2) 3/23/15	REVISIONS:	1) 12/15/15 2) 3/23/15