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▲ AREA OF SUP



**GTS**  
**PLANNERS**

2017 Spring Lane  
2nd Floor, St. Louis  
(877) 802-8041  
contact@ethicalworks.com

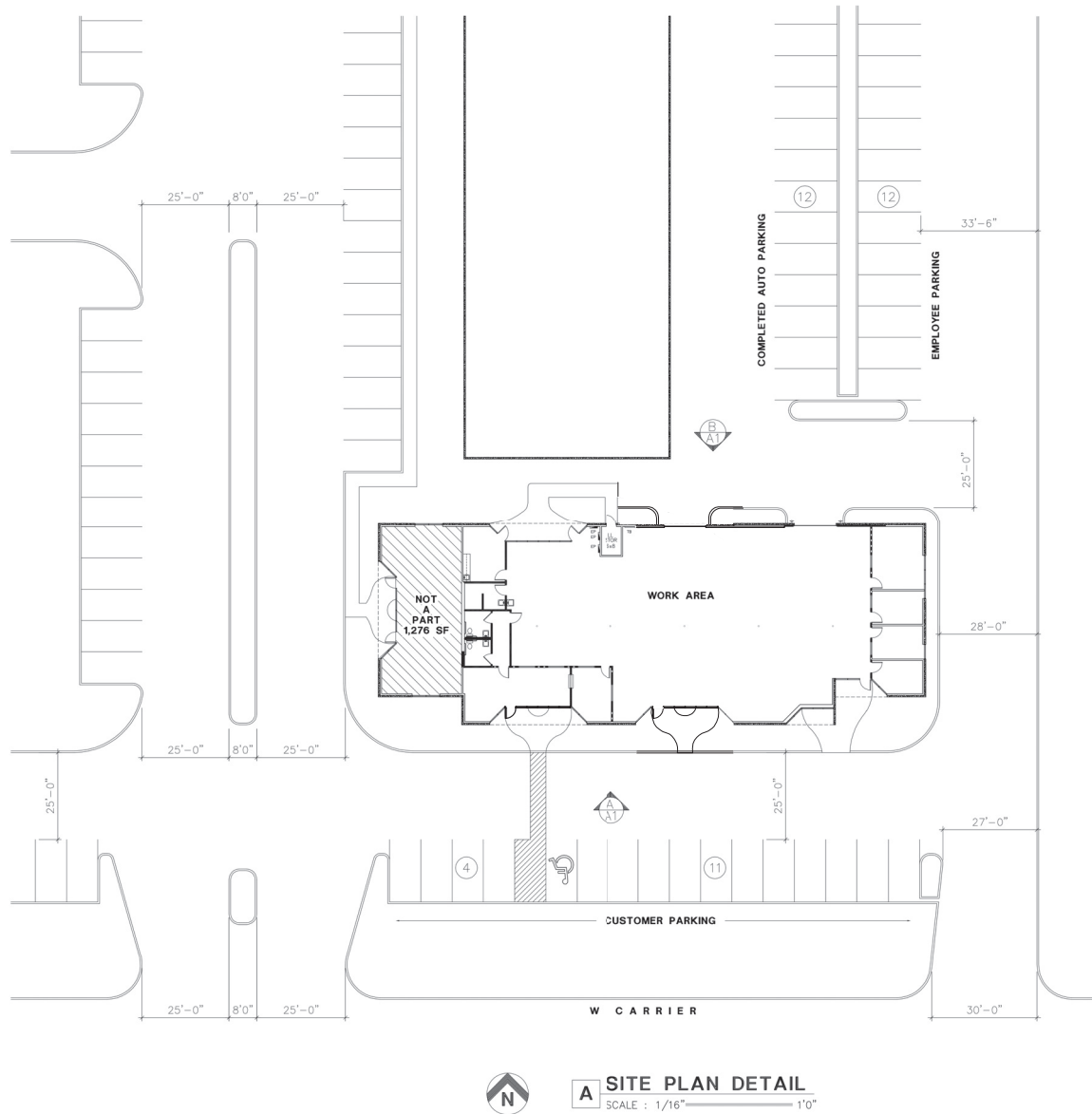
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03/14/18	05/11/18	05/18/18
18-089		

Sheet Number

**S-1**

# Exhibit A

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### PARKING ANALYSIS:

LEASED SPACE	OFFICE - 1,276/100	- 12.76 PARKS REQ'D
AUTO BODY SHOP	- 7,424 SF/400	- 18.56 PARKS REQ'D
OFFICE	1,082 SF/333	- 3.25 PARKS REQ'D

TOTAL PARKS REQ'D	34.56
TOTAL PARKS PROVIDED	39

NOTE: ALL EXISTING PARKING PLACES TO REMAIN  
ALL EXISTING PARKING PLACES ARE ON CONCRETE PAVING

NOTE: ALL EXISTING CONCRETE PAVING TO REMAIN AS IS  
EXISTING FIRE LANE TO REMAIN AS IS - EXISTING FIRE LANE IS UNAFFECTED BY NEW DRIVES  
NEW CONCRETE DRIVES DO NOT EXTEND INTO THE EXISTING FIRE LANE

NOTE: THERE WILL BE NO PAINTING AT THIS FACILITY

THERE WILL BE NO WORKING ON THE CARS OUTSIDE THE WORK AREA -  
ALL WORK TO BE DONE INDOORS -

SITE IS ZONED LIGHT INDUSTRIAL

USE FOR TENANT IS PAINTLESS ALTO BODY DENT REPAIR

MAINTAIN A VALID VEHICLE REGISTER FOR VEHICLES BEING REPAIRED ON THE PROPERTY  
WITH LIMITATIONS ON HOW LONG THE VEHICLES ARE TO BE STORED

MUST MAINTAIN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENT REGULATIONS

MUST MAINTAIN COMPLIANCE WITH CITY ORDINANCE AUTOMOTIVE RELATED BUSINESS REGULATIONS

MUST PRACTICE ALL BEST MANAGEMENT PRACTICES LISTED IN IT'S STORM WATER POLLUTION  
PREVENTION PLAN

THERE ARE (10) EXISTING ENCLOSED DUMPSTER LOCATIONS ON THE SITE - SEE SITE PLAN  
SHEET S-1 FOR LOCATIONS

**2100 N HWY 360**  
**SUITE #2200**  
**GRAND PRAIRIE, TX**

### BUILDING SUMMARY

OFFICE	1,959 SF
WORK AREA	5,465 SF
LL STORAGE	65 SF
<b>TOTAL</b>	<b>7,489 SF</b>

**CASE NUMBER**  
**SU180602**

BODYGUARD PAINTLESS DENT REPAIR

**GTS**  
**PLANNERS**

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