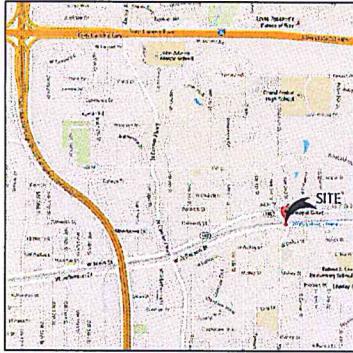


Exhibit A - Site Plan



02 VICINITY MAP
NTS

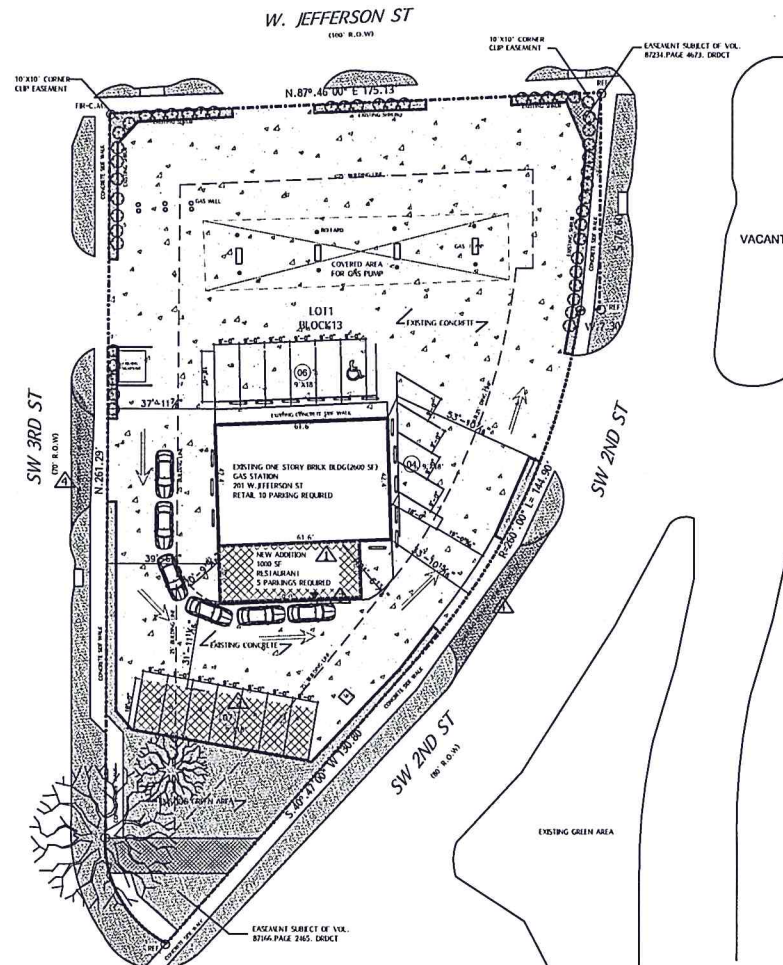
SITE DATA SUMMARY TABLE

ITEM	LOT 1, BLOCK 13	NOTE
GENERAL SITE DATA		
ZONING		
LAND USE	G. BLDG. WITH GAS PUMPS	
LOT AREA	37,875 SF (0.85 ACRES)	
BUILDING FOOTPRINT AREA	2,800 SF EXISTING (STORE, GAS STATION) + 1,000 SF NEW (RESTAURANT)	
TOTAL BUILDING AREA	3,800 SF	
BUILDING HEIGHT (P. STORIES)	1 STORY	
BUILDING HEIGHT (TOTAL DISTANCE TO TALLEST BUILDING ELEMENT)	15'	
LOT COVERAGE (PERCENT)	12%	
FLOOR AREA RATIO (FAR)	1.12	
PARKING		
PARKING RATIO	1 PER 775 SF (G. STORE AREA)	
	1 PER 100 SF FOR DRIVE-UP AREA OF RESTAURANT	
NET PARKING	15 (19 + 4)	
PROVIDED PARKING	17 (INCLUDING 1 HAND CAP PARKING)	
ACCESSIBLE PARKING REQUIRED	1 (1 PER 1-20)	
ACCESSIBLE PARKING PROVIDED	1	
PARKING IN EXCESS OF 110% IF REQUIRED PARKING	N/A	
LANDSCAPE AREA (INCLUDING TURF AREA)		
LANDSCAPE AREA PROVIDED	EXISTING 4,300 SF (11%) - REQ'D 1,811 SF (5%)	
REQUIRED TREES (4" DBH PER 500 SF OF LA)	EXISTING 2 TREES AND 2 TREES (4" DBH) CALIPER (AT FRONT)	
REQUIRED SHRUBS (1" DBH PER 50 SF OF LA)	EXISTING 42 SHRUBS - 28 SHRUBS REQUIRED	
ADDITIONAL BETERIOR LANDSCAPE AREA PROVIDED		
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING BETERIOR WATER COVER AREA		
TOTAL LANDSCAPE AREA	4,300 SF WITHIN PROPERTY LINE	
PERMANENT AREA (INCLUDING LANDSCAPE OR TURF AREA)	N/A	
PERMANENT PAVEMENT		
OTHER PERMANENT AREA WITHIN THE LOT INCLUDING LANDSCAPE OR TURF AREA		
TOTAL PERMANENT AREA		
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA	3,800 SF (EXISTING) + PROPOSED	
AREA OF SIDE WALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	800 SF (WITHIN PROPERTY LINE)	
OTHER IMPERVIOUS AREAS (PARKING LOTS)	26,135 SF	
TOTAL IMPERVIOUS AREA	29,935 SF	
SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMANENT AREA + TOTAL IMPERVIOUS AREA	32,000.07 SF (0.736 ACRES)	

EXISTING GREEN AREA
EXISTING CONCRETE PAVING

EXISTING GAS STATION 2,800 SF	
1 PARKING PER 775 SF	G. STORE 2,800 SF
15 PARKINGS	8.4 PARKINGS
	15 PARKINGS
PROPOSED NEW 1,000 SF RESTAURANT	
500 SF FOR KITCHEN	
500 SF FOR DRIVE-UP	NEW 5 PARKINGS
TOTAL REQUIRED PARKING	15 PARKINGS
TOTAL PROVIDED PARKING	17 PARKINGS INCLUDING 1 HANDICAP PARKING

- PROPOSED 1,000 SF OF ONE STORY BUILDING FOR RESTAURANT WITH DRIVE THRU
- PROPOSED 7 NEW PARKING TYP. 8' X 16'
- PROPOSED DRIVE THRU WINDOW A VEHICLE STAGING FROM POINT OF ORDER A TELL UP WINDOW
- EXISTING OPENING TO BE CLOSED OUT PROVIDE NEW CURB AND GRASS MATCHING TO EXISTING



REVISIONS		
No.	Revision/Issue	Date

LOT 1, BLOCK 13.
201 W Jefferson St,
Grand Prairie, TX

PROPERTY OWNER:
OZMIR Inc.
1000 FRI LINDSEY DR.
DENTON TEXAS 76205

Scale: 1"=20'

SU150402/S150403

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MAR 31 2015

PLANNING DEPARTMENT