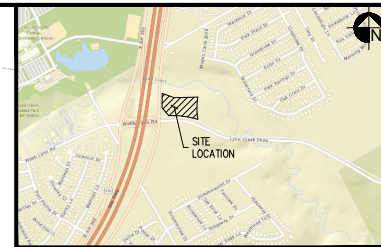
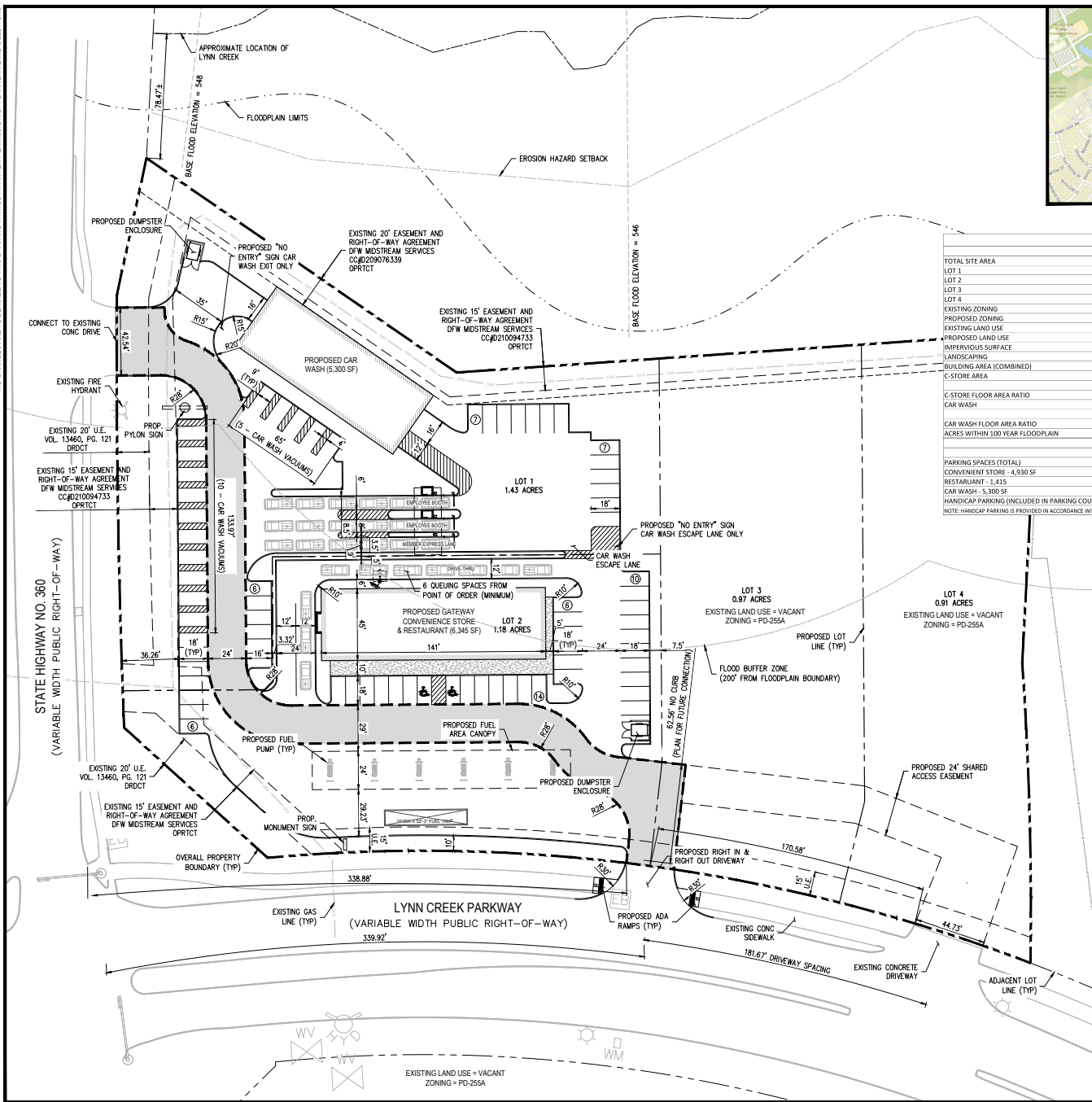


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS.



LOCATION MAP

SITE INFORMATION

SITE AREA	
TOTAL SITE AREA	4.53 ACRES (197,237 SF)
LOT 1	1.43 ACRES (62,635 SF)
LOT 2	1.18 ACRES (51,395 SF)
LOT 3	0.97 ACRES (42,433 SF)
LOT 4	0.91 ACRES (39,640 SF)
EXISTING ZONING	PD-255A
PROPOSED ZONING	N/A (NO ZONING CHANGE)
EXISTING LAND USE	VACANT LAND
PROPOSED LAND USE	CONVENIENT STORE, GAS STATION, & CAR WASH
IMPERVIOUS SURFACE	75,774 SF / 71.6%
LANDSCAPING	30,600 SF / 28.4%
BUILDING AREA (COMBINED)	11,645 SF
C-STORE AREA	6,345 SF
C-STORE FLOOR AREA RATIO	MAX 0.5:1 PROVIDED 0.132:1
CAR WASH	5,300 SF PROVIDED 0.88:1
CAR WASH FLOOR AREA RATIO	MAX 0.5:1 PROVIDED 0.88:1
ACRES WITHIN 100 YEAR FLOODPLAIN	0 ACRES
PARKING DATA	
	REQUIRED PROVIDED
PARKING SPACES (TOTAL)	69 72
CONVENIENT STORE - 4,930 SF	18 18
RESTAURANT - 1,415	15 17
CAR WASH - 5,300 SF	36 36
HANDICAP PARKING (INCLUDED IN PARKING COUNT)	1 2

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

PARKING REQUIREMENTS PER ARTICLE 10 IN UDC:

- RESTAURANTS - ONE (1) SPACE PER 100 SQUARE FEET OF DESIGNATED DINING AND WAITING AREAS, INCLUDING OUTDOOR DINING AREAS.
- RETAIL - ONE (1) SPACE PER 275 SQUARE FEET.
- CAR WASH (SELF SERVICE) - TWO (2) TANDEN SPACES PER BAY (WASH BAY NOT INCLUDED).
- CAR WASH (MACHINE) - ONE (1) SPACE PER 150 SQUARE FEET. 2/3 OF THE MINIMUM SPACES SHALL BE TANDEN SPACES FOR CARS AWAITING WASH OR VACUUM.

BUILDING SETBACKS PER ARTICLE 6 IN UDC:

- FRONT - 25'
- REAR - 0'
- SEAR ADJACENT TO RESIDENTIAL - 20'
- SIDE - 10' (BLDG HEIGHT < 25') SIDE ADJACENT TO RESIDENTIAL - 10' (BLDG HEIGHT < 15') / 20' (BLDG HEIGHT > 25')

Exhibit B - Site Plan

Page 1 of 1

REVISIONS

NO.	DESCRIPTION	DATE

GENERAL NOTES:

- ZONING: PD-255A
- PROPOSED USE: CONVENIENCE STORE, RESTAURANT, CAR WASH, AND FUEL PUMP AREA
- TOTAL LOTS AREA: 4.53+ ACRES (197,237 SF)
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- EXISTING FIRE LANE MARKING SHALL CONSIST OF A 4" SOLID RED STRIPE.
- EXISTING FIRE LINES SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TWENTY-FIVE FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.
- PARKING STALL LINE SHALL BE A 4" SOLID WHITE STRIPE.
- ALL PROPOSED SIGNAGE ON THE BUILDING WALLS AND SITE ARE MUST COMPLY WITH UDC ARTICLE 9 SIGN STANDARDS AND PERMITTING.

ADA NOTES:

CONTRACTOR TO ASSURE SITE ADA ACCESS AREAS AND ROUTES WITHIN:

- ASSURE THE RUNNING SLOPE AT THE WALKS ALONG THE ACCESSIBLE ROUTE HAVE A RUNNING SLOPE OF 1:20 OR 5% MAXIMUM (EXCEPT AT THE CURB RAMPS, WHICH CAN BE UP TO 1:12 OR 8.33% AND A CROSS SLOPE OF 1:48 OR 2% MAXIMUM. THIS INCLUDES AT THE CROSSING OF DRIVE LANES (A COMMON ISSUE).
- ASSURE THE MANEUVERING CLEARANCE AT THE EXTERIOR SIDE OF ALL ENTRY DOORS HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
- ASSURE A 30" X48" CLEAR FLOOR SPACE IS PROVIDED ADJACENT TO THE EXTERIOR SITE ELEMENTS SUCH AS THE BENCHES, TRASH CANS AND BIKE RACKS AND HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.

FLOODPLAIN NOTE:

- ACCORDING TO THE FEMA FIRM MAP NUMBER 4849C0368L, REVISED MARCH 21, 2010, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SH-360 CORRIDOR OVERLAY DISTRICT NOTE:

THIS PROPERTY LIES WITHIN THE SH-360 CORRIDOR OVERLAY DISTRICT AND ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH THOSE STANDARDS FOR BUILDING AND SITE DESIGN. THIS INCLUDES FACADE REQUIREMENTS FOR MATERIALS AND DESIGN, INCLUDING THE MINIMUM WINDOW REQUIREMENTS.

LEGEND:

- 24" FIRE LANE
- PROPOSED FIRE LANE STRIPING

North arrow pointing up. Scale bar: 0 to 30 feet.

FLANAGAN land solutions

Dallas, Texas | P: 940.327.7863 | flanagan-lls.com | TBPE Firm No. F-22910

LYNN CREEK C-STORE

GRAND PRAIRIE, TEXAS

SITE PLAN

SUP-22-06-0024

811 Know what's below. Call before you dig.

CALL 8 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED: MRF	PROJECT #: 2021-08-05	ISSUE DATE: 09.20.2022
CHECKED: RLS		
DRAWN: MRF		

SHEET 1	OF 1
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