

SITE GENERAL NOTES:

- Existing Zoning: Light Industrial (LI)
- Total Lot Area: 0.345 AC. (15,017 S.F.)
- Number of Existing Building: 1, building area is 1808 sq. ft.
- Last Use of Property: Used Auto Sales
- Total Area of Existing Asphalt Pavement: 12833 sq. ft.
- Total Proposed Landscaping Area: 604 sq. ft. with 2 trees and 21 shrubs
- 617 sq. ft. of Existing Asphalt Pavement will be demolished for proposed landscaping area
- Total Remaining Asphalt Pavement After Proposed Landscaping Area: 12229 sq. ft.
- Total Impervious Cover After Newly Proposed Landscaping: 14037 sq. ft.
- Impervious Cover % of the site is 93.47%
- Floor to Area Ratio is 12.04%
- No new pavement is being proposed on this site.
- No street sidewalk is being proposed on this site.

PARKING ANALYSIS:

- Existing Building: 1 Story, Height: 12 ft. Area: 1808 sq. ft.
- Required Parking: 1 Space per 400 sq. ft., this is equal to 5 parking spots
- Total Provided Parking: 5 including one handicap parking
- Parking Area Dimension: 9 ft. Wide x 18 ft. Long

LANDSCAPING ANALYSIS:

- Required landscaping percentage for Light Industrial (LI) is 4% of developed lot area:  $4\% \times 15017 = 601$  sq. ft.
- Required 1 tree "minimum 3-inch caliper" per 500 sq. ft. of required landscape area: this is equal to 2 trees minimum
- Required 1 shrub for every 50 sq. ft. of landscape area: this is equal to 13 shrubs
- Minimum 75% of all landscape areas shall be located in the front yard: this is equal to 450 sq. ft.

LANDSCAPING INFORMATION

NOTES BY SYMBOL:

- 1 PROPOSED LANDSCAPE AREA 1: 360 SQ. FT.
- 2 PROPOSED LANDSCAPE AREA 2: 163 SQ. FT.
- 3 PROPOSED LANDSCAPE AREA 3: 81 SQ. FT.

Notes:

- Total proposed landscaping area = 604 SQ. FT.
- Existing Asphalt to be demolished to establish the proposed landscaping areas 1, 2, and 3.
- Refer to tabel 1 (plant schedule) below for proposed plant schedule.
- Proposed landscaping ground cover is grass and mulch, for more information on this refer to tabel 2 (landscaping summary tabel) below.
- No sprinkler system will be installed.
- The property owner is responsible for regular watering, weeding, mowing, fertilizing, pruning and other maintenance of all plantings.
- The required landscaping must be maintained in a healthy growing condition at all times.

TABEL 1: PROPOSED LANDSCAPING – PLANT SCHEDULE

SYMBOL	COMMON/BOTANICAL	QUANTITY	CONTAINER	CAL.	SIZE	NOTE
	Bur Oak / Quercus Macrocarpa	2	45 Gallons	2.5"	minimum 12' height	Large Canopy Tree, Drought Resistant
	Red Yucca / Hesperaloe parviflora	21	3 Gallons		maximum 4' height	Evergreen, Drought Resistant

TABEL 2: PROPOSED LANDSCAPING – SUMMARY TABLE

LANDSCAPE AREA NO	AREA (SQ. FT.)	NUMBER OF TREES	NUMBER OF SHRUBS	GRASS AREA (SQ. FT.)	GRASS AREA (%)	MULCH AREA (SQ. FT.)	MULCH AREA (%)
1	360	1	12	286	79.4%	74	20.9%
2	163	1	4	123	75.5%	30	24.5%
3	81	0	5	51	37.1%	40	62.9%
Total	604	2	21	460	76.2%	164	27.2%

\* N O T E \*

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0360 K, MAP REVISED SEPTEMBER 25, 2009

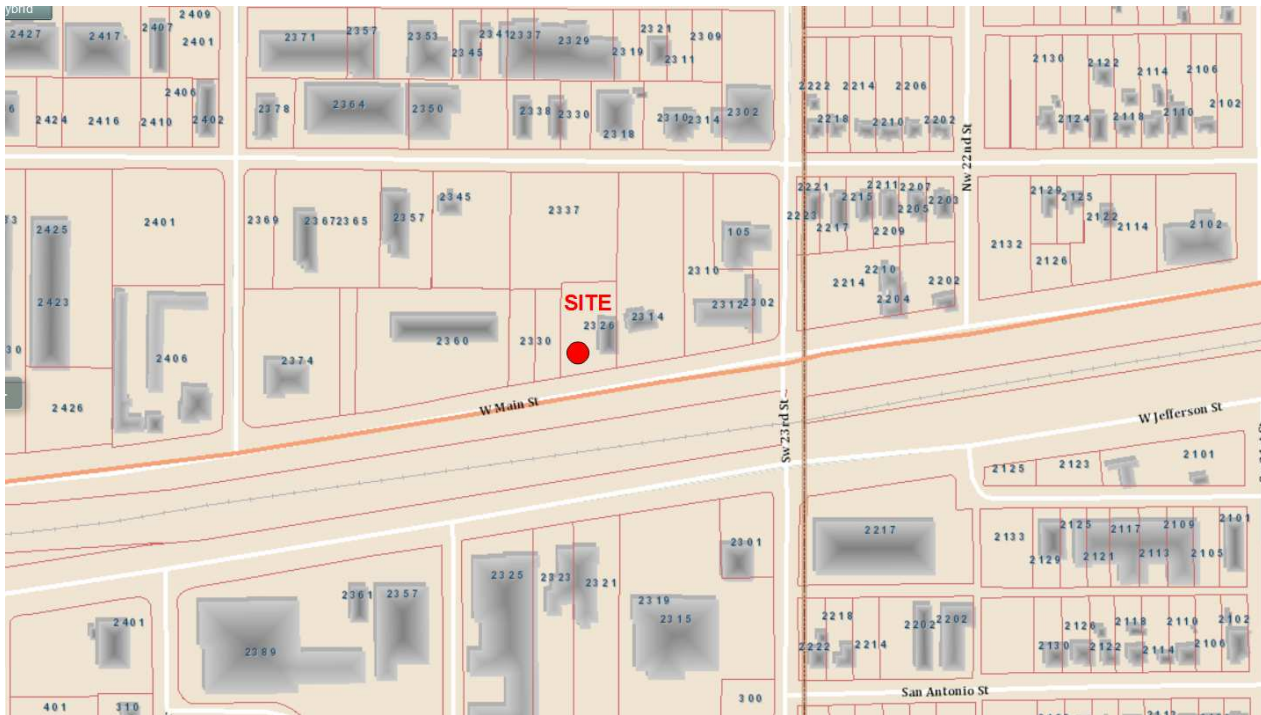
SCALE: 1" = 15'

All dimensions are in FT. Unit

PROJECT:  
SPECIFIC USE PERMIT APPLICATION  
USED AUTO SALES  
FOR

Salem Auto  
2326 West Main Street  
Grand Prairie, TX 75050

VICINITY MAP



Scale: N.T.S.

LEGEND	
CONC.	Concrete
O/E	Overhead Electric
P/P	Phone Pole
WM	Water Meter
C.M.	Controlling Monument
IRF	Iron Rod Found
FT.	Feet
SQ. FT.	Square Feet
Chain Link Fence	
Boundary Line	
6" Concrete Curb	
	Grass
	Mulch
	Asphalt Pavement
	Parking Count
	Auto Display Area
	Traffic Direction
	Fire Hydrant
	Parking Striping Lines
	Handicap Parking

CURRENT PROPERTY OWNER

Slem Suto  
3515 East Division Street  
Arlington, TX 76011  
Tel: (214) 926-4310

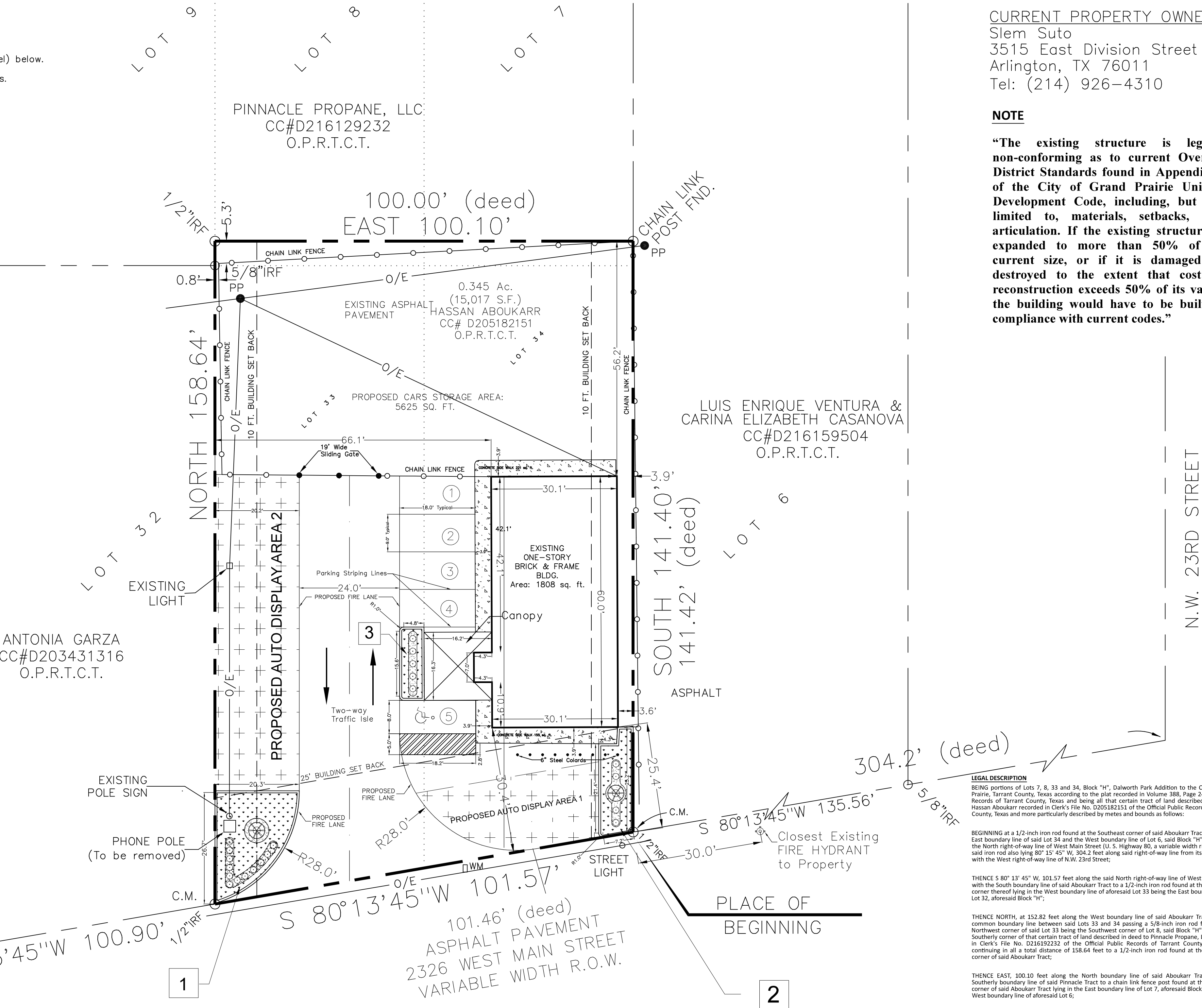
NOTE

“The existing structure is legally non-conforming as to current Overlay District Standards found in Appendix F of the City of Grand Prairie Unified Development Code, including, but not limited to, materials, setbacks, and articulation. If the existing structure is expanded to more than 50% of its current size, or if it is damaged or destroyed to the extent that cost of reconstruction exceeds 50% of its value, the building would have to be built in compliance with current codes.”

ANTONIA GARZA  
CC#D203431316  
O.P.R.T.C.T.

PINNACLE PROPANE, LLC  
CC#D216129232  
O.P.R.T.C.T.

LUIS ENRIQUE VENTURA &  
CARINA ELIZABETH CASANOVA  
CC#D216159504  
O.P.R.T.C.T.



LEGAL DESCRIPTION  
BEING portions of Lots 7, 8, 33 and 34, Block "H", Dalworth Park Addition to the City of Grand Prairie, Tarrant County, Texas according to the plat recorded in Volume 388, Page 24 of the Plat Records of Tarrant County, Texas and being all that certain tract of land described in deed to Hassan Aboukarr recorded in Clerk's File No. D205182151 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Southeast corner of said Aboukarr Tract lying in the East boundary line of said Lot 34 and the West boundary line of Lot 6, said Block "H" and lying in the North right-of-way line of West Main Street (U. S. Highway 50, a variable width right-of-way), said iron rod also lying 80° 15' 45" W, 304.2 feet along said right-of-way line from its intersection with the West right-of-way line of N.W. 23rd Street;

THENCE S 80° 13' 45" W, 101.57 feet along the said North right-of-way line of West Main Street with the South boundary line of said Aboukarr Tract to a 1/2-inch iron rod found at the Southwest corner thereof lying in the West boundary line of aforesaid Lot 33 being the East boundary line of Lot 32, aforesaid Block "H";

THENCE NORTH, at 152.82 feet along the West boundary line of said Aboukarr Tract with the common boundary line between said Lots 33 and 34 passing, a 5/8-inch iron rod found at the Northwest corner of said Lot 33 being the Southwest corner of Lot 6, said Block "H" and being a Southern corner of that certain tract of land described in deed to Pinnacle Propane, LLC recorded in Clerk's File No. D216192232 of the Official Public Records of Tarrant County, Texas and continuing in all a total distance of 138.64 feet to a 1/2-inch iron rod found at the Northwest corner of said Aboukarr Tract;

THENCE EAST, 100.10 feet along the North boundary line of said Aboukarr Tract with the Southern boundary line of said Pinnacle Tract to a chain link fence post found at the Northeast corner of said Aboukarr Tract lying in the East boundary line of Lot 7, aforesaid Block "H" and the West boundary line of aforesaid Lot 6;

THENCE SOUTH, at 6.28 feet (deed reference) passing the Southeast corner of said Lot 7 being the Northeast corner of aforesaid Lot 34 and continuing in all a total distance of 143.40 feet along the East boundary line of said Aboukarr Tract to the PLACE OF BEGINNING, containing 0.345 acre (15,017 square feet) of land.