

Zoning F1 Commercial
Jalaram Shiv LLC
Lot 1 Block 1
Studio Suites Addition

Zoning LI
The Orduno Properties LLC
Lot 4 Block A
Great Southwest Indust. Dist.
Community No. 1
(Vol. 388-10. Pg. 89)

JOHNSON CREEK
City of Grand Prairie

JOHNSON CREEK
City of Grand Prairie

Floodway

Zone AE
Part of Block 1
Zoning "LI"
7.497 Acres
(326,570 S.F.)

Floodplain
Zone AE

Floodplain
Zone X

Zoning F1 Commercial
Bigelow Colorado TX-414 LP
Lot 1 Block 1
Budget Suites of America Addition

New Vignette 2 is a
natural grass trail
maintained by owner.

Zoning SUP
Greenhouse Real
Estate LLC
(Inst. No. D211213150)
Part of Block 1
Great Southwest Indust. Dist.
Community No. 1
(Vol. 388-10. Pg. 89)

Greenhouse
Rehab

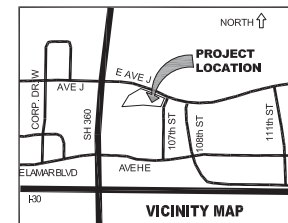
SITE DATA SUMMARY CHART:

NAME:	Kedrus
ADDRESS:	Corner of Ave J and 107th Street
COUNTY:	Tarrant
ZONING:	LI
CURRENT LAND USE:	Vacant
PROPOSED LAND USE:	Office, manufacturing, warehouse
GROSS ACREAGE:	7.497 acres (326,570 sq. ft.)
ACRES IN FLOODPLAIN:	.538 acres (23,440 sq. ft.)
OVERALL BUILDING SQUARE FOOTAGE:	36,020 sq. ft.
BUILDING HEIGHT:	34'-6"
	Percentage (%) Square Footage (Sq. Ft.)
BUILDING COVERAGE:	9.5 % 31,020 Sq. Ft.
IMPERVIOUS COVERAGE:	15.5 % 50,498 Sq. Ft.
PERVIOUS COVERAGE:	75.0 % 245,052 Sq. Ft.
PERCENTAGE OF SITE LANDSCAPING:	13.5%
REQUIRED PARKING SPACES:	43
PROVIDED PARKING SPACES:	65
REQUIRED ACCESSIBLE PARKING:	3
PROVIDED ACCESSIBLE PARKING:	3

LANDSCAPE SYMBOLS

				
T-1 *	T-2 *	T-3 *	S-1 *	S-2 *
T-1 *	LIVE OAK			
T-2 *	DEODAR CEDAR			
T-3 *	CREPE MYRTLE			
S1 *	CORNPACT NANDINA			
S2 *	RED YUCCA			

1 SITE PLAN
SCALE: 1" = 40'-0"



DATE ISSUED:
05/28/2019

REVISIONS:



**NATIONWIDE
CONSTRUCTION**
DESIGN-BUILD-SUPERVISION
721 South 5th Avenue, Mansfield, TX 76063
Phone (817) 473-9484 Fax (817) 473-0159
www.nationwideconstruction.us

PROJECT NAME:

KEDRUS
616 E Avenue J
Grand Prairie, TX

SHEET CONTENTS
SITE PLAN
Scale: 1" = 40'-0"

SHEET NUMBER:
G-1.0
PAGE NUMBERS: 6 of 6