

TEXAS AND PACIFIC RAILROAD



SITE DATA SUMMARY								
Zoned LI (Light Industrial)	Acres	Square Feet						
Lot Size	7.601	331,112						
Building 1 Office/ Service Center		15,225						
Existing Building 2 Fabrication Shop		8,700						
Existing Building 3 Sales		1,533						
Total Building Area Proposed		15,225						
Total Building Area Existing to Remain		10,233						
Total Lot Coverage		25,458	7.69%					
Total Impervious Cover		267,506	80.79%					
Total Landscape Area		40,159	12.13%					
PROPOSED USE	PARKING RATIO	AREA OF USE (SF)	PARKING REQUIRED					
Office	1/325	2500	8					
Automotive Related Services	1/400	22,958	58					
TOTAL PARKING REQUIRED			66					

SITE DATA SUMMARY FOR PARKING USE				
TOTAL CUSTOMER PARKING SPACES	29			
TOTAL ACCESSIBLE CUSTOMER PARKING SPACES	2			
TOTAL EMPLOYEE PARKING SPACES	35			
TOTAL ACCESSIBLE EMPLOYEE PARKING SPACES	1			



VICINITY MAP GRAND PRAIRIE, TEXAS

LOT MEA	2502.9
LAZSOVE MEXIEOLIED 101 SIE	5531.9
LALDSCAPE AREA PROVIDED	40197.9
HOW HAD LAUDICHE HEARICHES: THE	24,055.9
HENET VALST LANGSCAPE AREA PROVIDES.	17)39-9
RESIDURD 1/500 9 ROTI LSARA	60 TEES
REES MOVEED	45 1825
IDIA 9WE RES	15 19025
SOUR ORNWEIGH, SEES.	50 HEE
SIRRET IRRES PROVIDED.	1.1825
EMBRIO (OT 0525)	4.姚珍
SELES REQUEED 17:50 SERIOTE LISTER	662 9829
SONA SHIZIS PROVIDED:	14.94025

PLANT SCH						
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	NOTES
\otimes	13	Cercis reniformis 'Oklahoma' / Oklahoma Red Bud	30 GAL.	3"	6'-8'	Full, Matching, Symmetrica
0	6	Lagerstroemia indica 'Tuscarora' / Crape Myrtle	30 GAL	3"	6'-8'	Full, Matching, Symmetrica
	2	Pistacia chinensis / Chinese Pistache	45 GAL.	3"	10'-12'	Full, Matching, Symmetrica
\otimes	5	Quercus shumardii / Shumard Red Oak	45 GAL.	3"	10'-12'	Full, Matching, Symmetrica
*	6	Quercus virginiana / Southern Live Oak	45 GAL.	3"	10'-12'	Full, Matching, Symmetrica
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	NOTES
0	84	llex cornuta 'Dwarf Burford' / Dwarf Burford Holly	3 GAL.	24" HT	PER PLAN	Full, Matching, Symmetrico
0	10	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	15 GAL.	48" HT	PER PLAN	Full, Matching, Symmetrico
0	20	Nassella tenuissima 'Pony Tails' / Mexican Feather Grass	1 GAL	12" HT	PER PLAN	Full, Matching, Symmetrics
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	NOTES			
	PER PLAN	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			

A variance is being requested for the landscape requirements of the respective site. The site is an existing Truck and Van Conversion business with existing facilities on site to include buildings and paving as depicted in the SUP Site Plan. Modifications are being made to the site and we have made all possible enhancements to incorporate the nave made all possible enhancements to incorporate the intent of the landscape ordinance on a site with existing facilities. The following variances from the landscape ordinance are being requested:

1. Unable to meet the required 662 shrubs that are

- required on site.
 Unable to meet the required 24,833 sf. of
- landscape area located in the front yard.
 Unable to meet the required 66 trees that are required to be planted on site.

OWNER / DEVELOPER:
BVA NORTEX PROP B LLC
880 HARBOR COURT,
SOUTHLAKE, TEXAS 75050
CONTACT: WILLIAM DANIEL ADAMS
PHONE: (489) 446-0608
EMAIL: dadams@centurytrucks.com

Drew J. Dubocq LA.#3141 03/15/2019

SUP Landscape Plan

Century Truck and Van
7.601 acres (331,112 sf) out of John Kirk Survey,
Abstract No. 726,

City of Grand Prairie, Dallas County, Texas 1 Lot

Date Prepared: March 15, 2019