

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:

- PROPOSED LANDSCAPE AREA 1: 360 SQ. FT.
- PROPOSED LANDSCAPE AREA 2: 163 SQ. FT.
- 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 / <i>Quercus Macrocarpa</i>	2	45 Gallons	2.5"	minimum 12' height	Large Canopy Tree, Drought Resistant
	Red Yucca / <i>Hesperaloe parviflora</i>	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



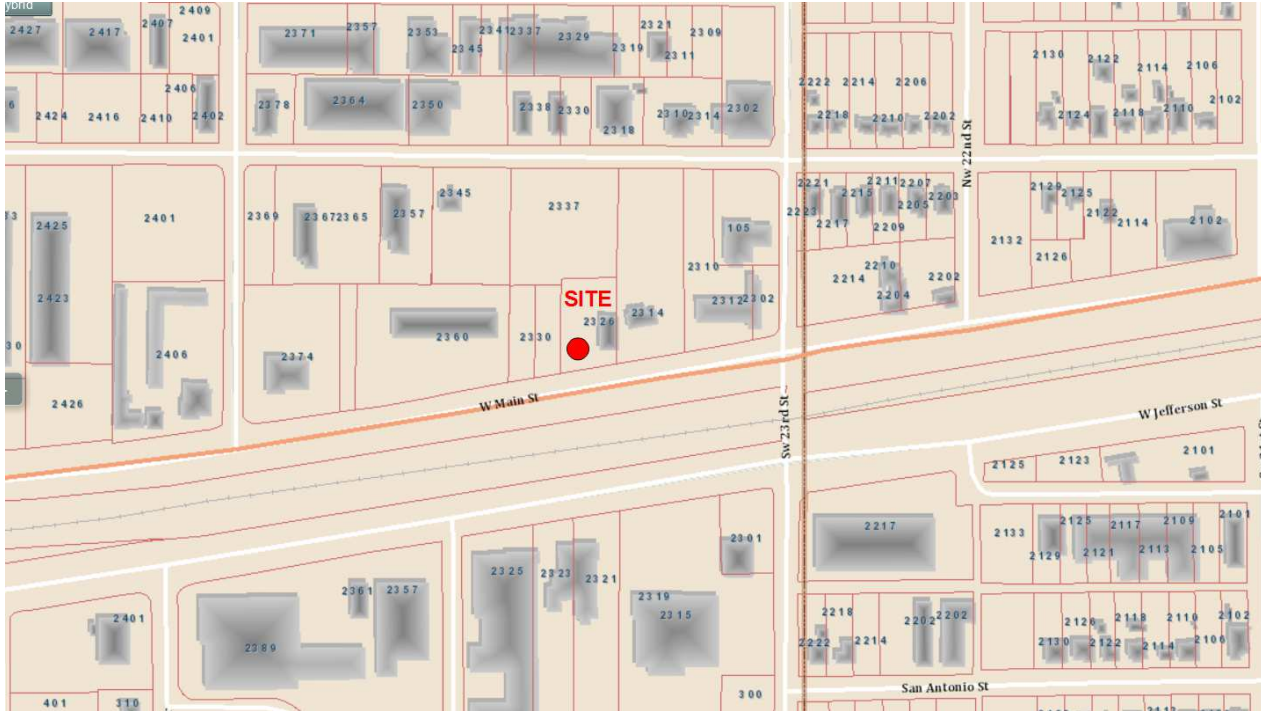
SCALE: 1" = 15'

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.”

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N.W. 23RD STREET

PLAN PREPARED BY

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APPLICANT

Salem Auto
Mr. Adel Alhindawi
3515 East Division Street
Arlington, TX 76011
Tel: (214) 926-4310

PROJECT

SPECIFIC USE PERMIT
Application
Used Auto Sales
For
2326 West Main Street
Grand Prairie, TX 75050

DRAWING TITLE
SITE &
LANDSCAPING
PLAN

SHEET NO.

SL1

CASE NO.

SU170903