PARKING ANALYSIS

Existing Building:
Height: 1 Story - 14.24 ft.
Area: 2184.96 sq. ft.
Parking
1 Space per 400 sq. ft., this is equal to 6 parking spots

New Building:
Height: 1 Story - 16 ft.
Area: 2400 sq. ft.
Parking
1 Space per 400 sq. ft., this is equal to 6 parking spots

SITE PARKING

Total Required Parking: 12
Total Provided Parking: 13 including one handicap parking
Parking Area Dimension: 9 x 18 ft.
Parallel Parking Area Dimension: 9 x 24 ft.

NOTES

1. Small Entrance/Approach on Small Street will be Closed
2. The two drive ways/entrances closer to the intersection will be closed

LANDSCAPING

1- Total Landscape area required for general retail is 5% of total property area, this is equal to 5% x 35742 = 1787 sq. ft.
2- Required number of trees is 1 Tree per 500 sq. ft. landscape, this is equal to 1787/500 = 3.57 = 4 trees
3- Required number of shrubs is 1 shrub per 50 sq. ft. of landscape, this is equal to 1787/50 = 35.7 = 36 shrubs
4. Existing trees and tree credit calculations:
   Tree 1 - west tree: Caliber is 22 inches measured at 4.5 ft. height from soil
   Tree 2 - middle tree: Caliber is 20 inches measured at 4.5 ft. height from soil
   Tree 3 - east tree: Caliber is 11 inches measured at 4.5 ft. height from soil
   Tree 4 - east tree: Caliber is 11 inches measured at 4.5 ft. height from soil
   Tree 5 - east tree: Caliber is 11 inches measured at 4.5 ft. height from soil
   Tree 6 - east tree: Caliber is 11 inches measured at 4.5 ft. height from soil
   Total trees credit is 28 trees, no new trees are required to be planted
5- Will plant 1 trees against 10 shrubs at the rate of 1 tree per 10 shrubs. The remaining shrubs is 26.
6- Will plant 2 trees against 400 sq. ft of landscaping at the rate of 1 tree per 200 sq. ft. The remaining Landscape area will be minimum 1387 sq. ft.
7- Actual Landscape Area is 1479 sq. ft.
8- 916 sq. ft will be planted with new grass and 563 sq. ft. will be covered with mulch
9- Total Grass % of the landscaping are is 62% and total mulch % of landscape area is 38%
10- Total landscape area in front of the 25 ft. build line on the south side of the property is 1223 sq. ft.

LANDSCAPING - GRASS/ MULCH

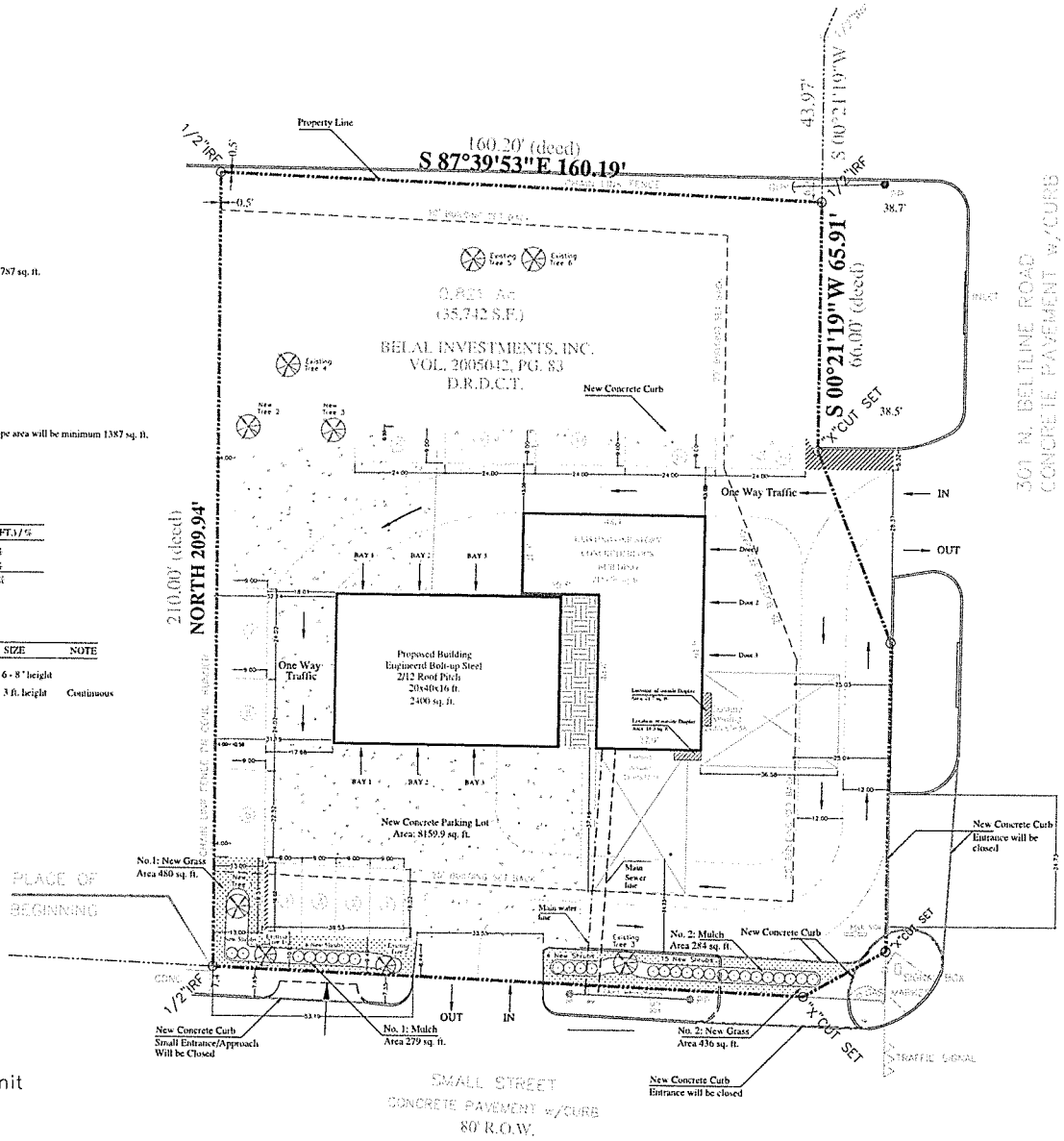
NO.	AREA (SQ. FT.)	MULCH AREA (SQ. FT.) / %	GRASS AREA (SQ. FT.) / %
1	759 sq. ft.	279 sq. ft. / 37%	480 sq. ft. / 63%
2	720 sq. ft.	284 sq. ft. / 40%	436 sq. ft. / 60%
Total	1479 sq. ft.	563 sq. ft. / 38%	916 sq. ft. / 62%

LANDSCAPING - PLANT SCHEDULE

TREE	QTY	COMMON/BOTANICAL	CONTAINER	CAL	SIZE	NOTE
⊗	3	Crape myrtle/ Lagerstroemia Indica	15 Gallons	3"	6 - 8' height	
○	27	Dwarf Burford holly/Ilex cornuta 'Dwarf Burford'	5 Gallons		3 ft. height	Continuous

* 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, DALLAS COUNTY, TEXAS, COMMUNITY PANEL No. 48113C0455 L, MAP REVISED JULY 7, 2014



SCALE: 1" = 15'
All Dimensions given are in ft. unit

CONTRACTOR
Texas Horse Stalls
521 Bakers Branch Rd.
Waxahachie, TX 75167
Tel: 214 288-9939

DRAFTSMAN
Eng. Amer S. Bani-Mustafa
3519 Willowood Circle
No. 2009
Arlington, TX 76015
Tel: 469 939-5099
E-mail: amersym@yahoo.com

BUILDING ADDITION
Belal Investment Inc.
301 N. Belt Line
Grand Prairie, TX 75050
Tel: 817 412-9270

DATE	REV.	DESCRIPTION
10/22/2014	01	For Pre. DRC Review
10/25/2014	02	Following DRC Meeting
10/29/2014	03	Dumpster Location

PROJECT NO: 318141
DATE: 9/15/2014
DRAWN BY: Eng. Amer Bani-Mustafa
APPROVED BY: Amer Bani-Mustafa

DRAWING TITLE
SITE / PARKING AREAS & LANDSCAPE PLAN

SHEET NO. A3

CASE NO. SU141103

Exhibit "D"