



Crow Holdings

[illegible][illegible]

ISSUED FOR:

☒ PRELIMINARY -
NOT FOR CONSTRUCTION

☐ BIDDING / PERMIT

☐ REVISION / ADDENDUM

☐ FOR CONSTRUCTION



O'BRIEN
ARCHITECTS

5310 HARVEST HILL RD.
SUITE 136
DALLAS, TEXAS 75230
872.708.1010
www.obrienarch.com



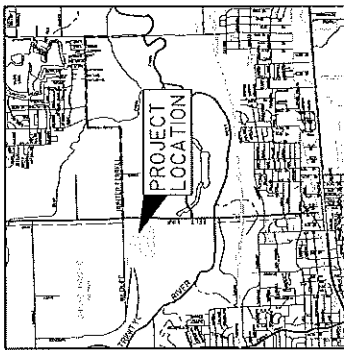
JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4918

DATE DES.	ARCH. PROJ. #	SCALE:
-----------	---------------	--------

SHEET NO.

SITE PLAN

~~CASE # S151103~~



Vicinity Map

FEMA 100 YR FLOODPLAIN:

The subject property is located within the 100 year floodplain per FRW Ponds #4811300295K and 4811300315K, dated July 7, 2014.

Conditional Letter of Map Revision (CLMR 08-06-27228) issued by the Federal Emergency Management Agency to the Cities of Grand Prairie and Irving in separate letters on July 27, 2008. A Letter of Map Revision (LOMR) will be issued upon completion of the project after submittal of application and supporting data, including hydraulic analyses and "as-built" information. Community acknowledgment is also required.

LOT INFORMATION: BELTLINE OVERLAY DISTRICT

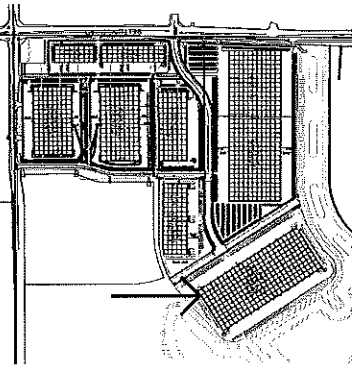
ALLOWED		PROHIBITED	
LOT SIZE	15,000 SF MIN.	657,233 SF	
LOT WIDTH	150 FT	102,006 FT	
LOT DEPTH	100 FT	713,44 FT	
FRONT YARD	25 FT	244 FT	
REAR YARD	25 FT	183 FT	
SIDE YARD	5 FT	24 FT & 177 FT	
MAX. HT.	30 FT-POSTING	43 FT	
MAX. FSR	50.1 FSR	47 FSR	
MIN. L.S.	SEE L.S. PLANS		
PARADES		REQUIRED	PROHIBED
5' X 16'		157	225 W. & N. HC
2" X 6"			903

LEGEND

	PAUSE, 4,000 psi STRESS, 4,000 psi STRESS, 4,000 psi STRESS, 4,000 psi
	PAUSE, 4,000 psi STRESS, 4,000 psi STRESS, 4,000 psi STRESS, 4,000 psi
	PAUSE, 4,000 psi STRESS, 4,000 psi STRESS, 4,000 psi STRESS, 4,000 psi
	PAUSE, 4,000 psi STRESS, 4,000 psi STRESS, 4,000 psi STRESS, 4,000 psi



KEY PLAN



OWNER/ DEVELOPER

CH/ WILDFE LAND, L.P.
WILL MUNOGER
CROW HOLDINGS
3819 MAPLE AVE.
DALLAS, TEXAS 75219
(214) 561-8341 BUSINESS
(214) 445-0803 BUSINESS FAX
WILL@WILDFELAND.COM

PARKING ANALYSIS

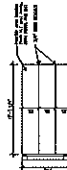
Dimensions - 9'x18'
No. Required 157
No. Provided 225 including 8 HC
including 4 wing ends

RECEIVED

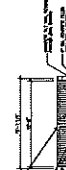
柱 (Column)

梁 (Beam)

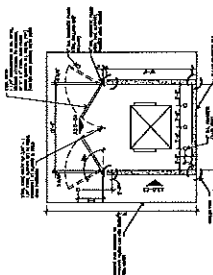
梁柱节点 (Beam-Column Joint)



04 DUMPSTER ENCLOSURE ELEVATION



01 SITE PLAN



02 DUMPSTER ENCLOSURE PLAN

OCT 26 2015

PLANNING DEPARTMENT

LANDSCAPE PLAN

--

100

1

1

1

1

1

1

1

1

THE

DE

U
A

Summary

25

1

1

1

.....

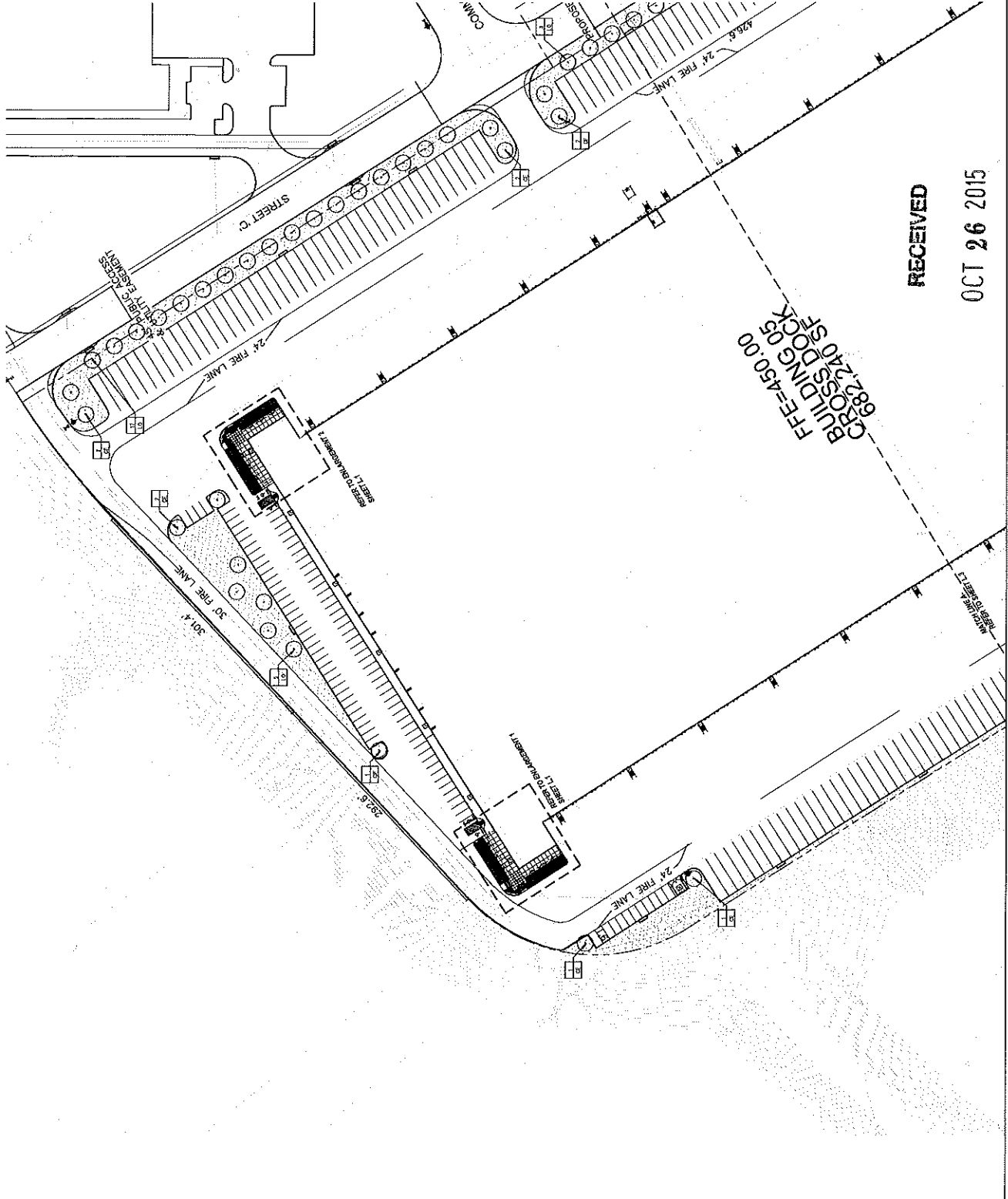
.....

1

1

PLANNING DEPARTMENT

CASE # S151103



PLANNING DEPARTMENT

TEST	TEST RESULT	TEST REFERENCE RANGE	TEST REFERENCE RANGE	TEST REFERENCE RANGE
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
15	15	15	15	15
16	16	16	16	16
17	17	17	17	17
18	18	18	18	18
19	19	19	19	19
20	20	20	20	20
21	21	21	21	21
22	22	22	22	22
23	23	23	23	23
24	24	24	24	24
25	25	25	25	25
26	26	26	26	26
27	27	27	27	27
28	28	28	28	28
29	29	29	29	29
30	30	30	30	30
31	31	31	31	31
32	32	32	32	32
33	33	33	33	33
34	34	34	34	34
35	35	35	35	35
36	36	36	36	36
37	37	37	37	37
38	38	38	38	38
39	39	39	39	39
40	40	40	40	40
41	41	41	41	41
42	42	42	42	42
43	43	43	43	43
44	44	44	44	44
45	45	45	45	45
46	46	46	46	46
47	47	47	47	47
48	48	48	48	48
49	49	49	49	49
50	50	50	50	50
51	51	51	51	51
52	52	52	52	52
53	53	53	53	53
54	54	54	54	54
55	55	55	55	55
56	56	56	56	56
57	57	57	57	57
58	58	58	58	58
59	59	59	59	59
60	60	60	60	60
61	61	61	61	61
62	62	62	62	62
63	63	63	63	63
64	64	64	64	64
65	65	65	65	65
66	66	66	66	66
67	67	67	67	67
68	68	68	68	68
69	69	69	69	69
70	70	70	70	70
71	71	71	71	71
72	72	72	72	72
73	73	73	73	73
74	74	74	74	74
75	75	75	75	75
76	76	76	76	76
77	77	77	77	77
78	78	78	78	78
79	79	79	79	79
80	80	80	80	80
81	81	81	81	81
82	82	82	82	82
83	83	83	83	83
84	84	84	84	84
85	85	85	85	85
86	86	86	86	86
87	87	87	87	

[illegible][illegible]

ISSUED FOR:

☒ PRELIMINARY -
NOT FOR CONSTRUCTION

☐ BIDDING / PERMIT

☐ REVISION / ADDENDUM

☐ FOR CONSTRUCTION



O'BRIEN
ARCHITECTS

5310 HARVEST HILL RD.
SUITE 136
DALLAS, TEXAS 75230
972.768.4010
www.obrienarch.com



DATE DIAL:	AUG. 1908	SCALE:	M.F. DEPARTMENT
------------	-----------	--------	-----------------

L3

01 LANDSCAPE PLAN
SCALE: 1"=10'-0"

OWNER/DEVELOPER
CHIFFOLITE LAND, L.P.
VILL MANOR
20000 W. 14TH
SUITE 100
DALLAS, TEXAS 75244
(214) 361-1000
WWW.CHIFFOLITE.COM

BLOCK 2, LOT 1
AND BLOCK 3, LOT 2
WILDFIRE COMMERCE PARK ADDITION
TWO NON-RESIDENTIAL LOTS
81.38 ACRES TRACT
MAY 1964
BENJAMIN REED SURVEY ABSTRACT NO. 1225
CITY OF GRAND PRairie, DALLAS COUNTY, TEXAS
COURT IN THE LANDS 1-2

RECEIVED
OCT 26 2015

PLANNING DEPARTMENT

WILDLIFE
COMMERCE
PARK

BUILDING 5
GRAND PRAIRIE, TEXAS
A DEVELOPMENT OF:

[illegible][illegible]

O'BRIEN
ARCHITECTS

5310 HARVEST HILL RD.
SUITE 136
DALLAS, TEXAS 75230
972.788.1010
www.obrienarch.com



JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

DATE	15/04/2024	TIME	11:00 AM
------	------------	------	----------

SHEET NO. 1

A5.0

EXTERIOR ELEVATIONS

CASE # S151103

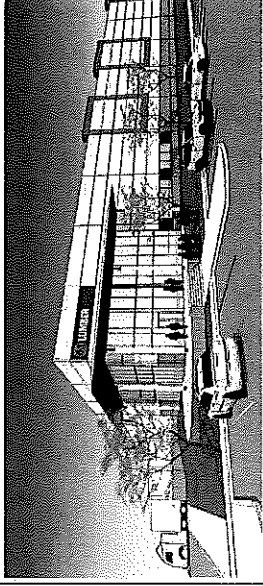
NOTE: THE PROVIDED DESIGN IS BASED ON THE ATTACHED CONCEPT PLAN
APPROVED BY CITY COUNCIL AS PART OF AN ECONOMIC DEVELOPMENT
AGREEMENT BETWEEN OWNER & CITY OF GRAND PRAIRIE DATED 2-14-2014
PAGE 7, ARTICLE V ITEM #5.1 DESIGN CONCEPT.

ECONOMIC DEVELOPMENT AGREEMENT

EXHIBIT G

EXHIBIT G
PAGE 1 OF 4

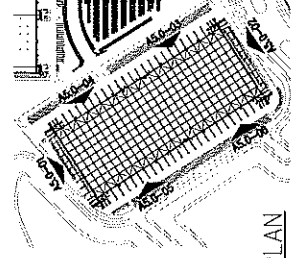
CROSSDOCK DESIGN



Note: Individual elements of the design may change; this drawing is intended to serve as a general representation of the building design.

LOCATION	YEAR	FAVORABLE	UNFAVORABLE	Q-VALUE	RAIDING	Q-VALUE	Q-VALUE
1007074	2000	22.867	103	1.568	43.37	0.72	2.95
1007074	2001	22.867	103	1.568	43.37	0.72	2.95
2057	2000	47.015	0.15	1968	43.37	0.06	3.46
2057	2001	47.015	0.15	1968	43.37	0.06	3.46
2057	2002	47.015	0.15	1968	43.37	0.06	3.46
2057018	2000	22.867	103	1.568	43.37	0.72	2.95

NOTE: COLORS ARE PRELIMINARY
AND MAY CHANGE PRIOR TO
CONSTRUCTION.



RECEIVED

OCT 26 2015

PLANNING DEPARTMENT