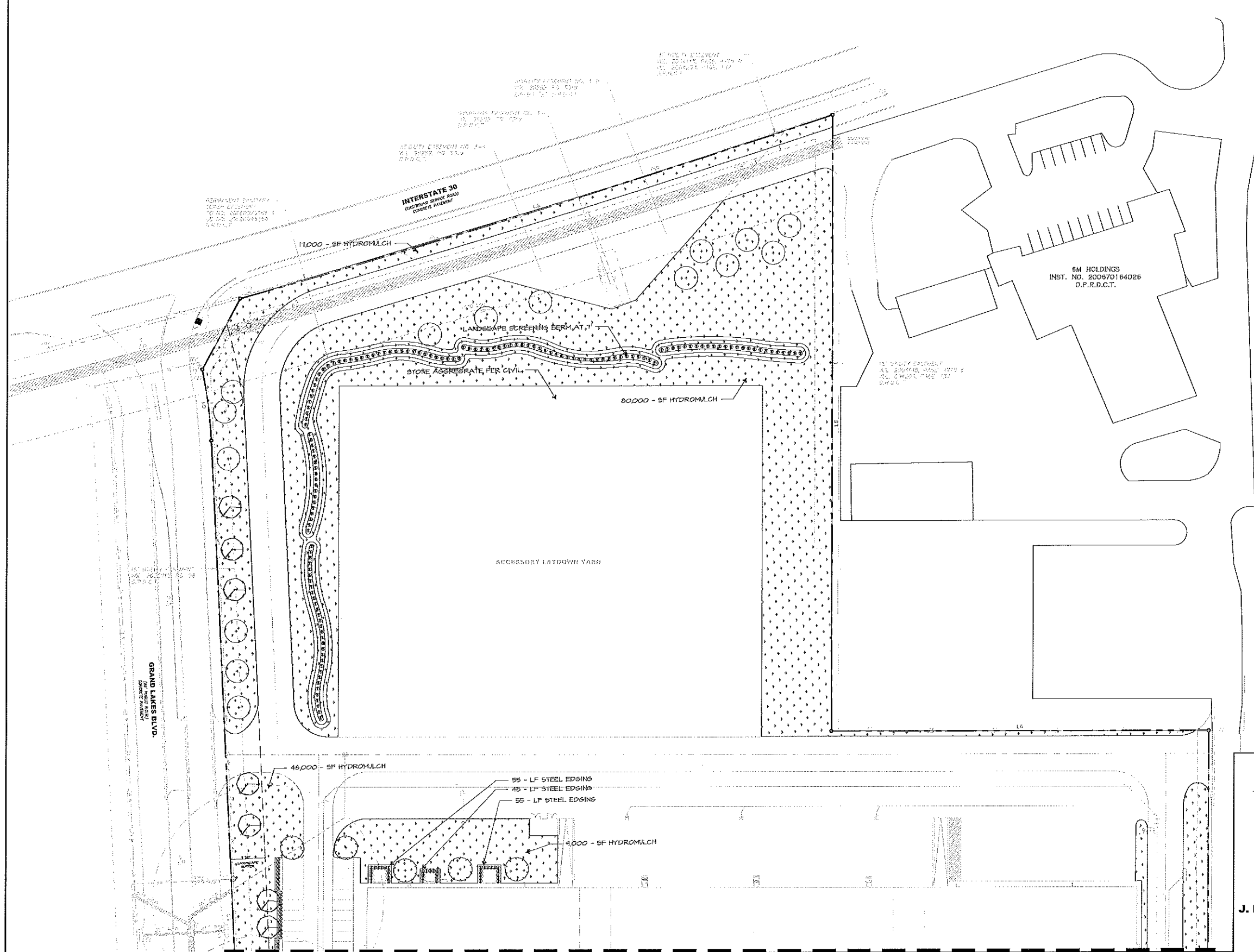




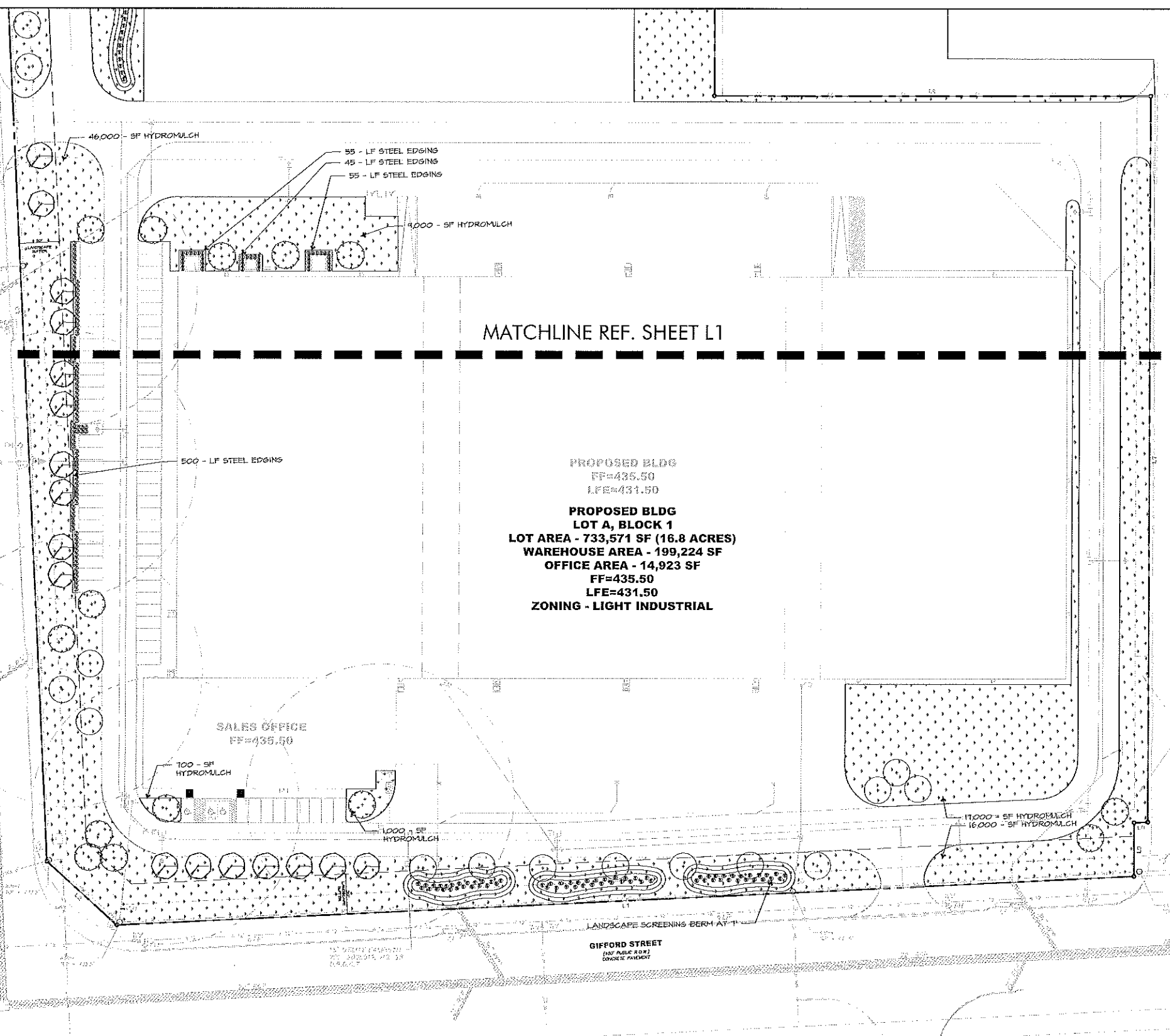
SU160505/S160501
SITE PLAN
O'NEAL STEEL
BLOCK 1, LOT 3
GRAND LAKES ADDITION
J. MCLAUHLIN SURVEY, ABS NO. 846
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS
APRIL 26, 2016

MATCHLINE REF. SHEET L2

APPROVAL		BURY 5310 Harvest Hill Road, Suite 100 Dallas, Texas 75220 Tel: (972) 881-0011 Fax: (972) 881-0278 TJPE@BURY.COM 28PCS 11x17-10/10/2022 Copyright © 2016
REVISION		
DATE		
NO.		
LANDSCAPE PLAN		
O'NEAL STEEL BTS BLOCK 1, LOT 3 GRAND LAKES ADDITION CITY OF GRAND PRAIRIE, TEXAS		
DRAWN BY: MRG	DESIGNED BY: CKH	PROJECT NO.: 0112993-30007
QA / QC: CKH		
SHEET		L1

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GRAND LAKES BLVD.
1/2" = 100' (SEE SHEET L1)
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MATCHLINE REF. SHEET L1

PROPOSED BLDG
FF=435.50
LFE=431.50

PROPOSED BLDG
LOT A, BLOCK 1
LOT AREA - 733,571 SF (16.8 ACRES)
WAREHOUSE AREA - 199,224 SF
OFFICE AREA - 14,923 SF
FF=435.50
LFE=431.50
ZONING - LIGHT INDUSTRIAL

SALES OFFICE
FF=435.50

100 - SF HYDROMULCH

1000 - SF HYDROMULCH

11000 - SF HYDROMULCH
16000 - SF HYDROMULCH

GIFFORD STREET
(10' PUBLIC ROW)
CONCRETE PAVEMENT

GRAND LAKES BUSINESS PARK
PHASE 2
DOC. NO. 200600239787
P.R.D.C.T.

1/2" = 100' (SEE SHEET L1)
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MACK INTERMEDIARY LLC
SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN
CG 200600875032
D.P.R.D.C.T.

1/2" = 100' (SEE SHEET L1)
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SU160505/S160501
SITE PLAN
O'NEAL STEEL
BLOCK 1, LOT 3
GRAND LAKES ADDITION
J. MCLAHLIN SURVEY, ABS NO. 846
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS
APRIL 26, 2016

REVISION		APPROVAL	
DATE	NO.	DATE	NO.
DRAWN BY: JRG		DESIGNED BY: GKH	
QA / QC: GKH		PROJECT NO.: 0112993-30007	
SHEET		L2	

BURY
5910 Harvest Hill Road, Suite 100
Dallas, Texas 75220
Tel: (972) 961-0011 Fax: (972) 961-0278
TBE # F-1048 TBEPL # F-10107802
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SEAL
STATE OF TEXAS
2016
04/26/2016
PRELIMINARY

LANDSCAPE PLAN

O'NEAL STEEL BTS
BLOCK 1, LOT 3
GRAND LAKES ADDITION
CITY OF GRAND PRAIRIE, TEXAS

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Grand Lakes Development Guidelines

Street Trees

One tree required per 50 LF of street frontage.

	REQUIRED	PROVIDED
Stifford Street 754/504 = 15.16	15	16
IH 30 534/50 = 10.68	11	11
Grand Lakes Blvd 886/50 = 17.72	18	26

Building Perimeter Landscaping

Provide foundation landscaping at the base of the building.

	REQUIRED	PROVIDED
Foundation Landscaping	YES	YES

Parking Screening

A minimum 3' shrub screen will be provided between parking and all adjacent streets.

	REQUIRED	PROVIDED
Parking Screen	YES	YES

Exterior Storage Area Screening

Exterior storage areas shall be screened from all adjacent streets at the full height of the stored materials.

	REQUIRED	PROVIDED
Screening Element	YES	YES

Grand Prairie, TX Code of Ordinances

Article 8 - Landscape and Screening

Landscape Area Requirement

The site must provide, at a minimum, 4% of the total site area as landscape per the zoning district L.U. Total Site Area = 781,256 SF

	REQUIRED	PROVIDED
Landscape Area	214,412	214,000

Tree Requirement

One tree required per 500 SF of required landscape area.

	REQUIRED	PROVIDED
Site trees	84	62

Shrub Requirement

One shrub required per 200 SF of required landscape area.

	REQUIRED	PROVIDED
Site shrubs	140	347

Parking Lot Landscaping

One tree must be provided for every 20 parking stalls.

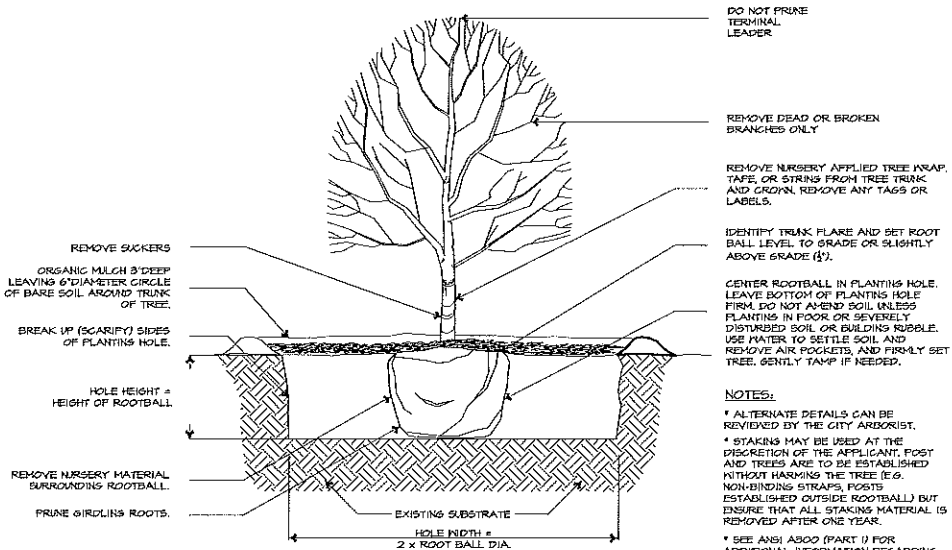
	REQUIRED	PROVIDED
Parking Lot Trees	5	10

Parking Lot Landscaping

No parking stall shall be more than 100' from a tree.

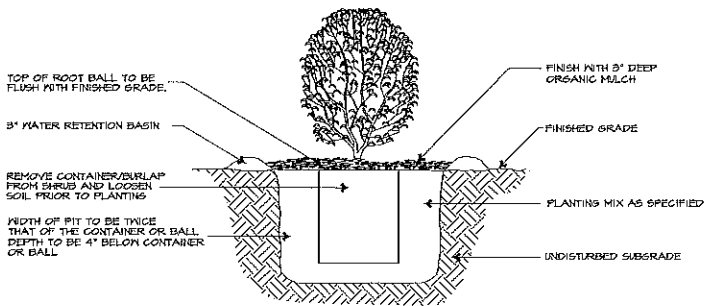
	REQUIRED	PROVIDED
Parking Lot Trees	YES	YES

TREES				
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE AND CONDITION
28		Quercus virginiana	Live Oak	4" caliper, 14' Ht./ 6' spread
20		Ulmus parvifolia sempervirens 'Drake'	Drake Elm	3" caliper, 10' Ht./ 6' spread, B&B straight trunk
14		Ulmus crassifolia	Cedar Elm	4" caliper, 12'-14" Ht./ 5' spread, straight trunk
SHRUBS				
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE AND CONDITION
34		Abelia x grandiflora 'Edward Goucher'	Abelia, Edward Goucher	5 gallon, 18" Ht./18" spread
87		Leucophyllum frutescens 'Compacta'	Sage, Texas	5 gallon, 24" Ht./20" spread
221		Ilex x Nellie R. Stevens'	Holly, Nellie R. Stevens	7 gallon, 3' Ht. pyramidal form,
TURF GRASS				
QUANTITY	CALLOUT	SCIENTIFIC NAME	COMMON NAME	SIZE AND CONDITION
200,000	S.F. HYDRO	Cynodon dactylon	Common Bermuda	Hydramulch - refer to specifications
MISCELLANEOUS				
QUANTITY	CALLOUT	DESCRIPTION		
750	L.P. EDGE	L.P. Steel edge 1/8" x 4' with 12" stakes, black in color		
215,000		8" 2" bed preparation as per specifications		
14,000		8" 2"-3" hardwood mulch as per specifications		
NOTES				
1. Quantities shown are for contractor's convenience only. Contractor is responsible for verification of all quantities.				
2. Contractor to provide separate line item for a one(1) year maintenance package - see maintenance specifications.				



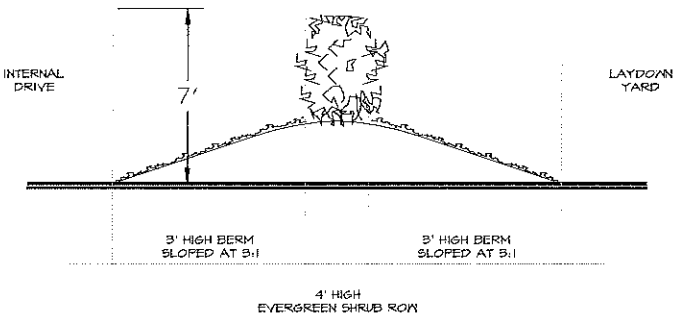
TREE PLANTING DETAIL

N.T.S.



SHRUB PIT PLANTING DETAIL

N.T.S.



7' SCREENING BERM SECTION

SU160505/S160501

SITE PLAN
O'NEAL STEEL

BLOCK 1, LOT 3
GRAND LAKES ADDITION
J. MCLAULHIN SURVEY, ABS NO. 846
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS
APRIL 26, 2016

BURY



LANDSCAPE NOTES
AND LEGEND

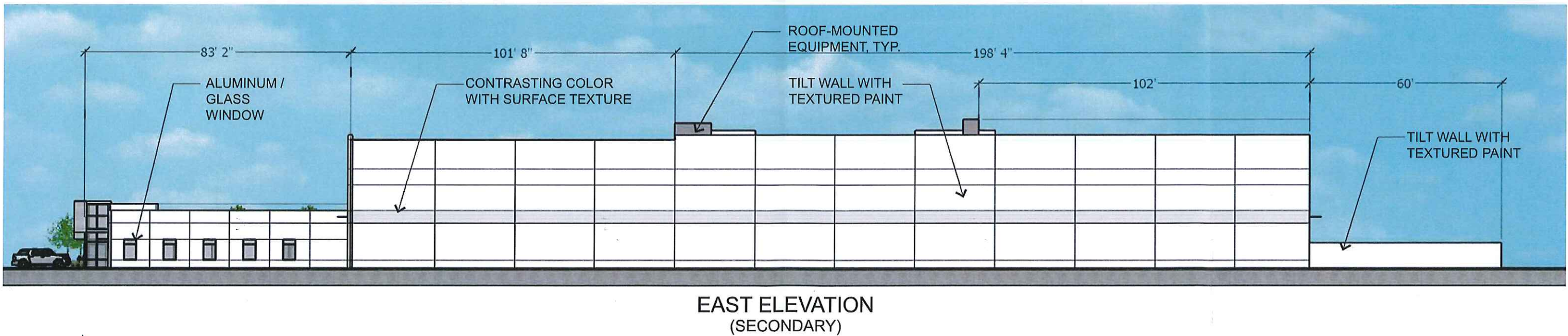
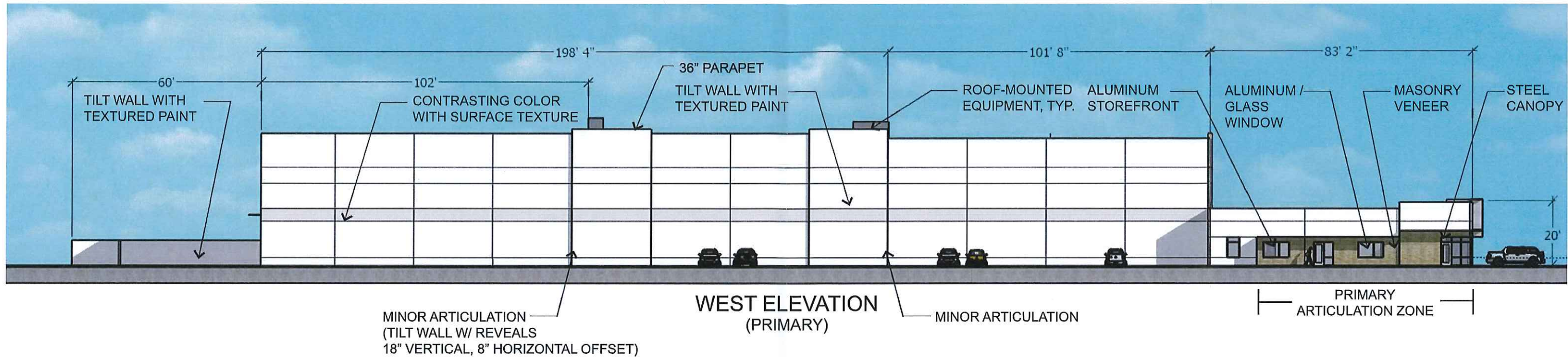
O'NEAL STEEL BTS
BLOCK 1, LOT 3
GRAND LAKES ADDITION
CITY OF GRAND PRAIRIE, TEXAS

DRAWN BY: MRC
DESIGNED BY: GKH
QA / QC: GKH
PROJECT NO.: 0112993-30007

SHEET
L3

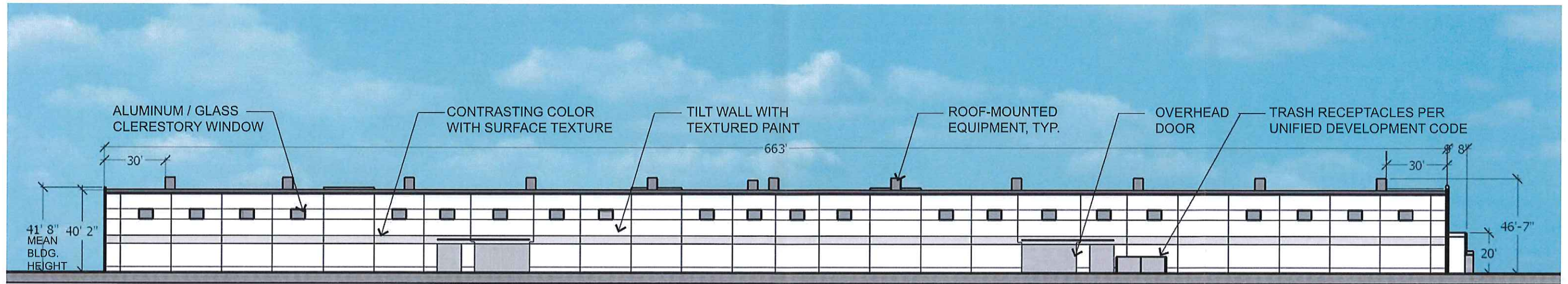
FACADE BUILDING MATERIAL CALCULATIONS DATA TABLE								
FACADE	TOTAL AREA (A)	AREA OF OPENINGS (B)	RESULTANT AREA A - B = (C)	PRIMARY MASONRY SF.	%	SECONDARY SF.	%	MEETS YES OR NO
NORTH	25,964sf	1,694sf	24,270sf	24,270sf	100%	0	0%	YES
SOUTH (STREET)	26,030sf	2,269sf	23,761sf	23,761sf	100%	0	0%	YES
EAST	13,787sf	261sf	13,526sf	13,526sf	100%	0	0%	YES
WEST (STREET)	13,806sf	217sf	13,589sf	13,589sf	100%	0	0%	YES

SU160505/S160501
O'NEAL STEEL
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GRAND LAKES ADDITION
J. MCLAUGHLIN SURVEY, ABS NO. 846
CITY OF GRAND PRAIRIE, TEXAS
DALLAS COUNTY, TEXAS
MARCH 27, 2016

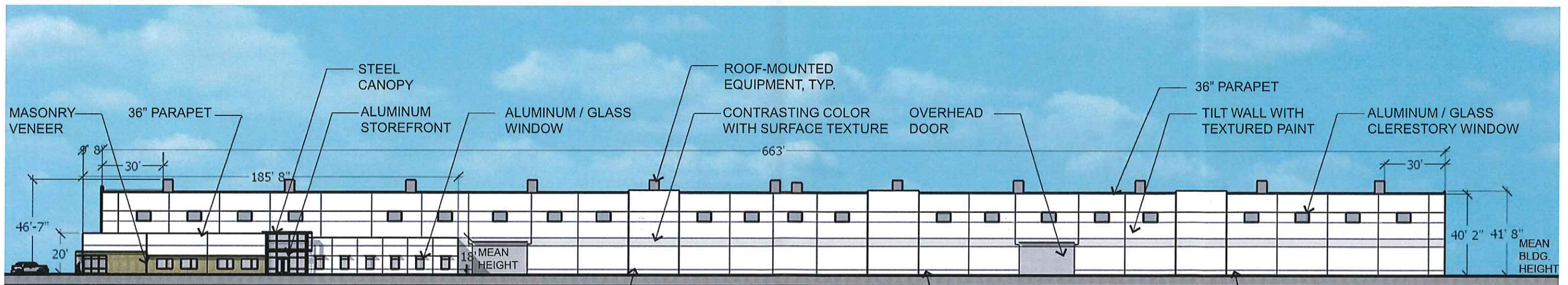


FACADE BUILDING MATERIAL CALCULATIONS DATA TABLE								
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DALLAS COUNTY, TEXAS
MARCH 27, 2016



NORTH ELEVATION
(SECONDARY)



SOUTH ELEVATION
(PRIMARY)

PRIMARY
ARTICULATION ZONE

MINOR ARTICULATION
(TILT WALL W/ REVEALS
18" VERTICAL, 8" HORIZONTAL)