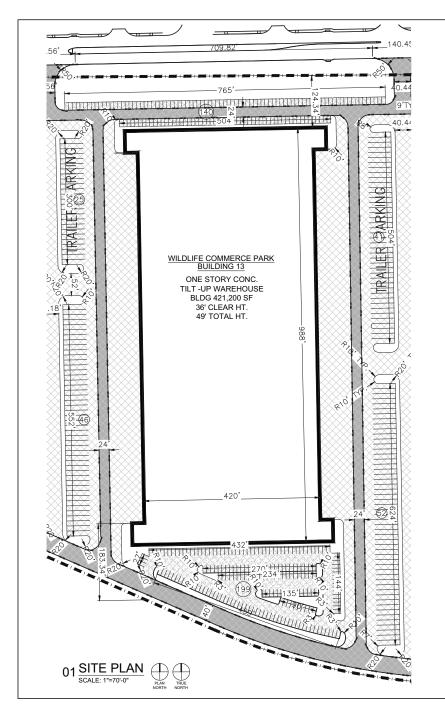
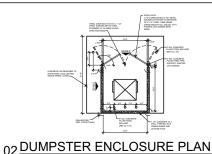
# Exhibit B2 - Bldg 13 Page 1 of 2





# Vicinity Map

### PARKING ANALYSIS

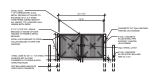
Landscape Area 2.32 Acres Total Impervious = 34.14 Acres

Tractor Trailer dimensions = 12'x55' Spaces Provided = 424 Standard Parking Dimensions = 9'x18'

Standard Parking Differsions = 9 x Standard Parking Required = 250 Spaces Provided = 927 Total Parking = 1351

Total Building Area = 27 51 Acres

# 03 DUMPSTER ENCLOSURE ELEVATION



## FEMA 100 YR FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM PANEL #48113C0295L DATED MARCH 21, 2019

# 04 DUMPSTER ENCLOSURE ELEVATION



OWNER/ DEVELOPER CHI/ WILDLIFE LAND, L.P. WILL MUNDINGER CROW HOLDINGS 3819 MAPLE AVE. DALLAS, TEXAS 75219

**BUILDING 13** 

SITE PLAN

WILDLIFE COMMERCE PARK

BELTLINE RD **BUILDING 13** 

CASE #S190802 CITY OF GRAND PRAIRIE,

DALLAS COUNTY, TEXAS

(214) 661-8341 BUSINESS (214) 445-0903 BUSINESS FAX

## LEGAL DESCRIPTION

Being a tract of land abused in the Bergamin is Reset Survey, Abstract to: 1225 and the David branches before, Abstract in it is not only of Closer Street, David Control, Territory, Service Street, Service

BECIRETING at a 12-inch found from rod with yellow plastic cap stamped "MALFF" (hereinafter referred to as "hen cap') for corner at the intersection of the south right-of-way line of Walder Parkway (a revisible with right-deway) and the walder walder back line (a remainle with right-deway) and the walder wald

THERICE North 89 degrees 35 minutes 52 seconds East, departing bald easterly line and along said north right of-way line, a distance of 1,249,88 feet to a point for corner, from which a 1/2-inch found iron rod with plastic cap stamped "RLG INC" beans South 15 degrees 12 minutes 23 seconds East, a distance of 0.50 feet.

THENCE South 00 degrees 58 minutes 35 seconds East, a distance of 1,234.88 feet to a 1/2-inch set iron rod with cap for content:

THEINCE Northwesterly, along said circular curve to the right, through a central angle of 24 degrees 54 minutes 56 seconds, an arc length of 667.51 feet to a 1/2-inch set iron rod with cap for corner,

## LOT INFORMATION: BELTLINE OVERLAY DISTRICT

OT SIZE	15,000 SF MIN.	3,182,494 SF
OT WIDTH	100 FT	2,650 FT
OT DEPTH	150 FT	1,450 FT
RONT YARD	25 FT	60'-0"
REAR YARD	0 FT	154'-0"
SIDE YARD	25 FT	40'-0"
MAX. HT.	50 FT-PD217(C)	49 FT
MAX. FAR	1:1 FAR	.37 FAR
AIN. LS.	SEE L.S. PLANS	

ARKING	REQUIRED	PROVIDED
K18'	250	927

ZONING: PD-217C SETBACKS:

FRONT 25 SIDE 25 REAR 0 BUILDING SIZE (SF): 532,640 TOTAL BUILDING AREA (AC): 27.51 LANDSCAPE AREA (AC): 2.32

TOTAL IMPERVIOUS (AC): 34.14



WILDLIFE **COMMERCE PARK BUILDING 13** GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF: 

Crow Holdings

INDUSTRIAL

ISSUE LOG

ISSUED FOR:

PRELIMINARY BIDDING / PERMIT REVISION / ADDENDUM

FOR CONSTRUCTION



5310 HARVEST HILL RD. SUITE 136 DALLAS, TEXAS 75230 972 . 788 . 1010



JOHN O'BRIEN - ARCHITECT

A2.0

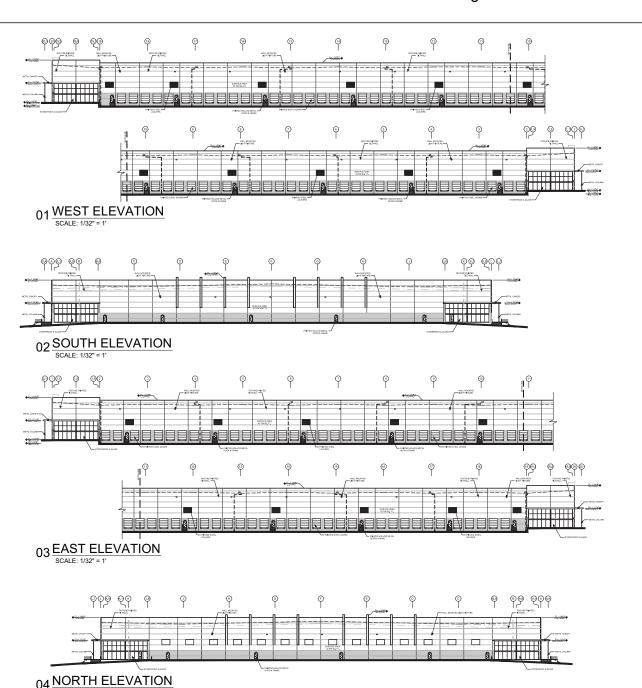
COPYRIGHT OF CHREN THESE CHAWNING, OF THEREOF, SMY NOT SE REPRODUCED IN ANY FORM, BY AN METHOD, FOR ANY PAPPOSE, WITHOUT PRODUCE WRITTEN CHARGING WRITTEN

THENCE South 50 degrees 45 minutes 33 seconds West, a distance of 194.55 feet to a 1/2-inch set into rod with cap for corner.

THENCE North 66 degrees 24 minutes 29 seconds West, a distance of 1,154.54 feet to a 1/2-inch set iron rod with cap for corner on the easterly line of said Site 1;

THENCE North 41 degrees 50 minutes 31 seconds East, along said easterly line, a distance of 197 02 feet to a 1/2-inch set iron rod with cap for comer.

THENCE North 34 degrees 55 minutes 12 seconds West, continuing along said easterly line, a distance of 473.05 feet to a 1/2-inch set iron rod with cap for corner;



SCALE: 1/32" = 1'

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



NOTE: COLORS ARE PRELIMINARY AND MAY CHANGE PRIOR TO CONSTRUCTION

#### FACADE TABLE TOTAL PAINTED MTL DRS/ LOUVERS

HLT WALL 46 FT 80.33% 5.72% 15.07% 49 FT 90.55% 9.8% 0.54% 46 FT 80.33% 5.72% 15.07% 49 FT 87.12% 14.18% 0.54% 49 FT 83.23% 7.99% 10.12% 1,968 1,968 1,968 2,724 6,448 EAST 42,796 34,380 NORTH 22,078 19,235 TOTAL 129,748 107,986 13,134 8,628

TOTAL 703/48 10/399 13.134 8,800 49 FT 83.23% 7.37% 10.13

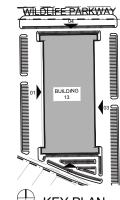
ASSEC ON THE COOLOMIC DEVELOPMENT AGREBMENT ENVIROR THE OWNERS A CITY OF GRAND

DEVELOPER'S DESIGN CONCEPT FOR A CROSSCOOK FACILITY S APPROVED BASED ON EXHBIT O 10 R.4.

AND THEREFORE IS IN PLILL COMPATIBLE WITH PO 277 (C).

10% OF THE TEXTURE PARIED TILT YAKE HAS ARTICLATION USING 2 14" WIDE INCISED REVEALS.

TWO DESTRICT COOKS OF TEXTURE PARIES IN SPROVIDED.





# **BUILDING 13**

SITE PLAN WILDLIFE COMMERCE PARK BELTLINE RD **BUILDING 13** CASE #S190802 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

## WILDLIFE **COMMERCE PARK**

**BUILDING 13** 

GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:



#### Crow Holdings INDUSTRIAL

ISSUE LOG

REVISION LOG

ISSUED FOR:

PRELIMINARY -NOT FOR CONSTRUCTIO BIDDING / PERMIT REVISION / ADDENDUM FOR CONSTRUCTION



5310 HARVEST HILL RD. SUITE 136 DALLAS, TEXAS 75230 972 . 788 . 1010 www.obrienarch.com



JOHN O'BRIEN - ARCHITECT

A5.0

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METHOD, FOR ANY PURPOSE, WITHOUT PRICE WRITTEN