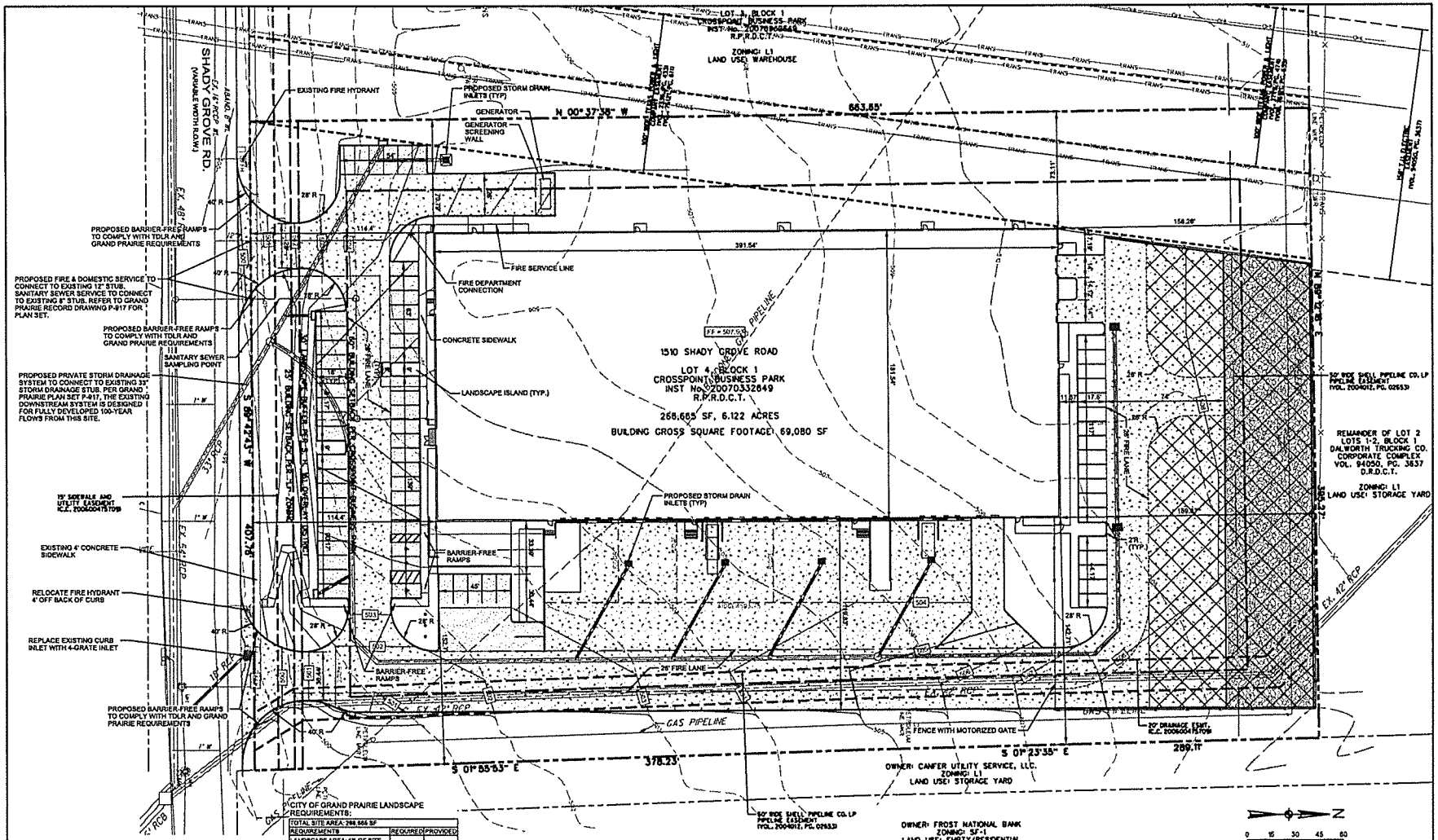

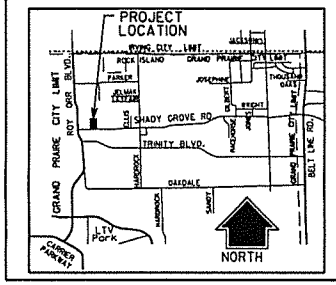

CITY OF GRAND PRAIRIE LANDSCAPE REQUIREMENTS:

TOTAL SITE AREA: 266,665 SF		
REQUIREMENTS	REQUIRED	PROVIDED
LANDSCAPE AREA: 4% OF SITE AREA	10,667 SF	95,448 SF
FRONT YARD: 75% OF LANDSCAPE AREA	8,000 SF	19,224 SF
MIN. 30' BUFFER ALONG STREET FRONTAGE	YES	YES
1 TREE EVERY 500 SF OF LANDSCAPE AREA (COMB. STREET TREES, PARKING LOT TREES, AND SITE TREES)	22	22
STREET TREES (EVERY 25 TO 50 LF)	9	9
PARKING LOT TREES AT 1 FOR EVERY 20 SPACES	4	4
ADDITIONAL SITE TREES	9	9
SITE TREES SUBSTITUTED WITH SHRUBS (1 TREE PER 10 SHRUBS, UP TO 50%)	N/A	N/A
TOTAL	22	22
1 SHRUB EVERY 50 SF OF LANDSCAPE AREA (DOES NOT INCL. PARKING SCREENING SHRUBS)	214	214
SITE SHRUBS SUBSTITUTED WITH TREES (1 TREE PER 10 SHRUBS)	N/A	N/A
LOADING DOCK, TRUCK BERTH, AND STORAGE SCREENING	YES	YES
PARKING LOT SCREENING (MIN. 3' HT. ALONG STREET	50	50

Parking Summary Table			
Area Designation	Square Footage	Spaces Required	Spaces Provided
Office area	10,080 SF	1 Space per 1000 SF	11
Warehouse Area	47,240 SF	20 Spaces + 1 per 5000 SF	29
Shop/ Repair	18,383 SF	1 Space per 600 SF	28
		Total Spaces Provided	68
Required accessible spaces:		51-75 spaces	3 (1 van accessible)

Site Data Summary		
Zoning	LI	
Usage	Office Warehouse	
Lot Area	266,262 SF	6.113 AC
Building Area	73,980 SF	
Landscape Area	95,448 SF	
Impervious Area	170,833 SF	
Lot Coverage	28%	
Floor Area Ratio	0.28:1	
Percentage of Landscaping	38%	

PAVEMENT LEGEND

- PARKING AREAS: 5" THICK 4,000 PSI CONCRETE @ 28-DAYS REINFORCED W/#3 BARS 18" O.C.E.W. OVER BASE AND SUB-BASE TO BE DETERMINED BY GEOTECH REPORT.
- FIRE LANE AND TRUCK COURTS: 8" THICK 4,000 PSI CONCRETE @ 28-DAYS REINFORCED W/#3 BARS 18" O.C.E.W. OVER BASE AND SUB-BASE TO BE DETERMINED BY GEOTECH REPORT.
- STABILIZED LAYDOWN AREA: FLEXIBLE BASE CONCRETE PAVEMENT SECTION TO BE DETERMINED BY GEOTECH REPORT.

OWNER SHALL BE RESPONSIBLE FOR DUST CONTROL. ALL GRAVEL PAVEMENT WILL BE REQUIRED TO HAVE DUST CONTROL MEASURE APPLIED (APPROVED BY CITY) ON AN AS-REQUIRED BASIS.

- LAYDOWN AREA

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAINAGE
- EXISTING OVERHEAD ELECTRIC
- EXISTING TRANSMISSION TOWER
- EXISTING GAS
- EXISTING CONTOUR
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAINAGE
- PROPOSED STORM DRAINAGE MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONTOUR

OWNER

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ARCHITECT

ZIEGLER COOPER ARCHITECTS
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(713) 374 0000

CIVIL ENGINEER

HALFF ASSOCIATES INC.
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1201 NORTH BOWSER ROAD
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TBPE FIRM #F-312

CITY FILE NO. S121103

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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1	10.29.12	ISSUE FOR DESIGN DEV.
2	10.31.12	REV. FOR GRAND PRAIRIE ORC.

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

DANIEL W. WARFIELD — REGIST.
NAME — P.E. NO.
DATE — 10-26-2012
TBPE FIRM # F-312

DXP WAREHOUSE FACILITY

1510 Shady Grove Road
Grand Prairie, TX 75050

SHEET TITLE
SITE PLAN

SHEET NUMBER
C0.03

ZCA PROJECT # 10792.01

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