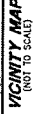


ANNUARY LANE DISTRIBUTION CENTER

Page 1 of 4

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NOTE:

1. THE TOPOGRAPHY AND EXISTING IMPROVEMENT INFORMATION AS SHOWN IS BASED ON THE SURVEY PERFORMED BY DAVIS LAND SURVEYING COMPANY AND PROVIDED TO PACHCO KOCH CONSULTING ENGINEERS ON 07/02/2014
2. THE DEVELOPMENT WILL MEET THE MINIMUM LANDSCAPING AND SCREENING REQUIREMENTS OF THE CITY.
3. THE ACTUAL HEIGHT OF THE PROPOSED TERM MAY BE LIMITED BY THE GRADING RESTRICTIONS

CITY FILE NO. Z-140901/SU-140901/CP-140901

AS	DATE	REVISION
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Pacheco Koch
 10000 W. CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75238 972.333.2031
 FAX 972.333.2032
 E-MAIL: PKOCH@PACHECO-KOCH.COM
 IN THE SOUTHWEST REGION OF THE U.S.

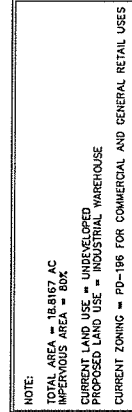
CONCEPT SITE PLAN
JANUARY LANE DISTRIBUTION CENTER
 NW CORNER OF SH 161
 AND JANUARY LANE

CITY OF GRAND PRairie, DALLAS COUNTY, TEXAS

DESIGN		DATE	SCALE	NOTES	FILE	NO.
TK.	TBL.	DATE	DATE	DATE	DATE	DATE
						C1-1

DATE PLOTTED: 11/20/2001
 PLOT BY: JMM

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00
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PARKING PROVIDED	
TOTAL PARKING SPACES (INCLUDING HC SPACES)	187
TOTAL TRAILER PARKING SPACES	34
TOTAL HC PARKING SPACES (1 VAN ACCESSIBLE)	7

PARKING REQUIRED	
WAREHOUSE (343,150 SF) - 1/5000 SF + 20 MIN	90
OFFICE (29,880 SF) - 1/325 SF	92
HQ PARKING SPACES (1 VAN ACCESSIBLE)	7

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	PLANS PREPARED UNDER THE DIRECT SUPERVISION OF THOMAS O. DWANOSCH, P.E. TEXAS REGISTRATION NO. 10194 DATE: 09/04/13

DRAINAGE AREA TABLE						
FRAMING	AREA	C	%	PERIOD	COMMENTS	
AREA	(sq.ft.)		(inches)	(hour/foot)		
DA 5	7.78	0.90	10	11.57	SHORE TO DA 50'S 1 INLET 2	
DA 6	10.44	0.82	0.95	10	11.57	SHORE TO DA 50'S 1 INLET 2
DA 82-84	0.32	0.95	10	11.57	SHORE TO DA 50'S 1 INLET 2	
DA 83-84	0.38	0.95	10	11.57	SHORE TO DA 50'S 1 INLET 2	
DA 85	4.28	0.90	10	11.57	SHORE TO DA 50'S 1 INLET 2	
DA 86	1.12	0.95	10	11.57	SHORE TO DA 50'S 1 INLET 2	
DA 87-94	0.31	0.73	10	10.28	SHORE TO DA 50'S 1 INLET 2	
DA 95-96	0.31	0.73	10	10.28	SHORE TO DA 50'S 1 INLET 2	
DA 97	0.22	0.90	10	11.57	SHORE TO DA 50'S 1 INLET 2	
DA 98	0.19	0.73	10	11.57	SHORE TO DA 50'S 1 INLET 2	
DA 99	0.19	0.73	10	11.57	SHORE TO DA 50'S 1 INLET 2	
DA 100	0.19	0.73	10	11.57	SHORE TO DA 50'S 1 INLET 2	

0-(CXX)-0

[illegible]

Pacheco Koch
8550 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75208 972.253.5031
TX 800.526.6770 FAX 972.253.5031

CONCEPT PRE-DEVELOPMENT

DRAINAGE AREA MAP

JANUARY LANE DISTRIBUTION CENTER
NW CORNER OF SH 161 AND JANUARY LANE

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

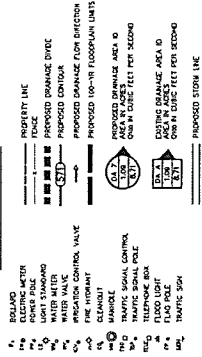
DATE	TIME	SCALE	NOTES	FILE	NO.
JUNE 2014	11:50	1"=50'			C2.1

DWG FILE: 3589-14.253-DW_CONCEPT.DWG

PRELIMINARY
NOT FOR CONSTRUCTION

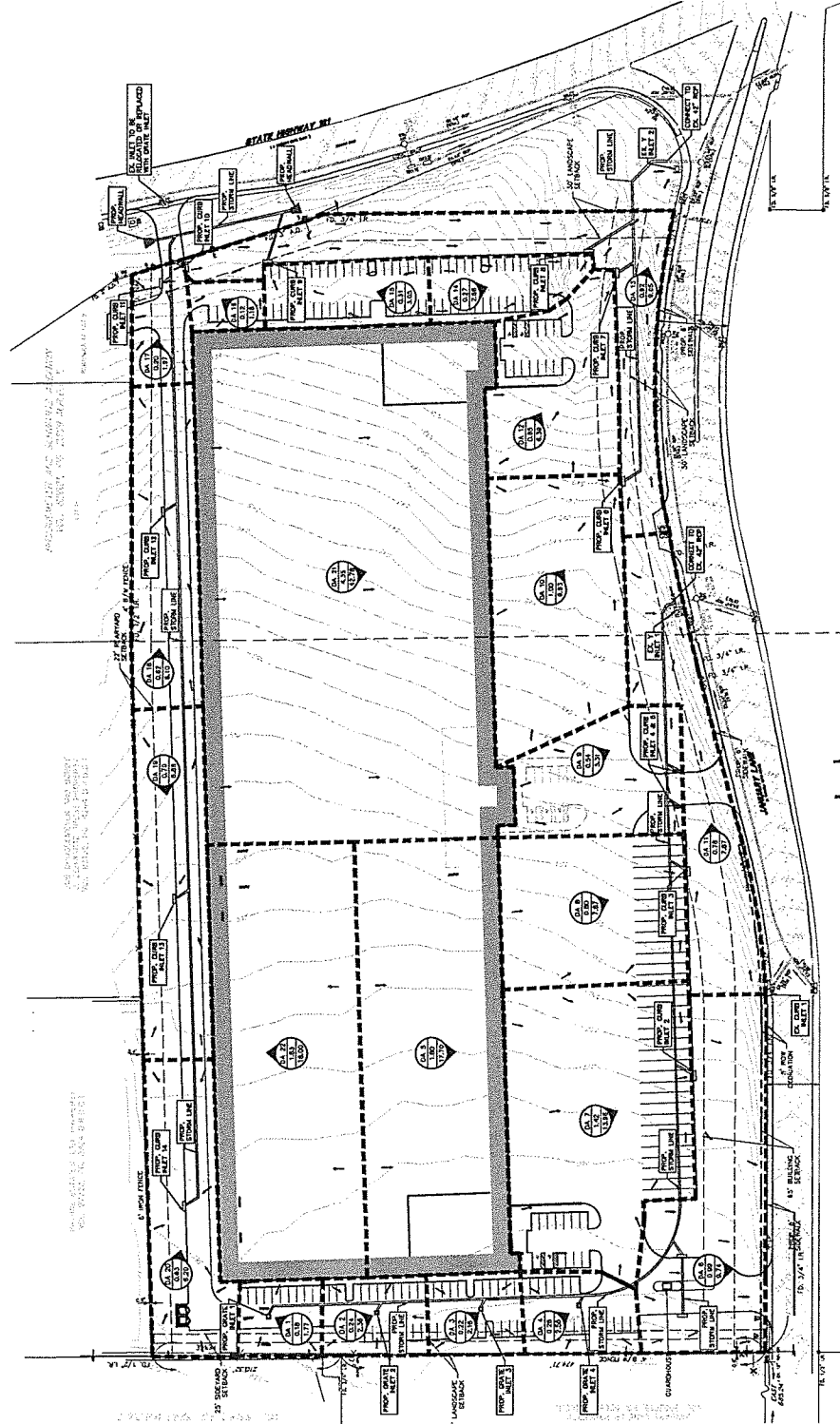
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BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT
SUPERVISION OF THOMAS J. KHAMOUSHI, P.E.
TCEAS REGISTRATION NO. 80194
DATE: 09/04/13



PROPOSED DRAINAGE CRITERIA:
O-(C)(XA)

STATION NAME	AREA (km ²)	C	N ₀	STORM FREQUENCY	DRAINAGE AREA (km ²)		COMMENTS
					100	1000	
DA-1	0.18	2.82	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 1
DA-2	0.24	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 2
DA-3	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 3
DA-4	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 4
DA-5	0.34	2.86	10	100	11.57	1.37	SHADES TO SOUTH AREA OF BE
DA-6	0.34	2.86	10	100	11.57	1.37	SHADES TO SOUTH AREA OF BE
DA-7	0.34	2.86	10	100	11.57	1.37	SHADES TO SOUTH AREA OF BE
DA-8	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 8
DA-9	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 9
DA-10	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 10
DA-11	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 11
DA-12	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 12
DA-13	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 13
DA-14	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 14
DA-15	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 15
DA-16	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 16
DA-17	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 17
DA-18	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 18
DA-19	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 19
DA-20	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 20
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DA-22	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 22
DA-23	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 23
DA-24	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 24
DA-25	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 25
DA-26	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 26
DA-27	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 27
DA-28	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 28
DA-29	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 29
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DA-37	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 37
DA-38	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 38
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DA-98	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 98
DA-99	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 99
DA-100	0.34	2.86	10	100	11.57	1.37	SHADES TO POOR GRADE PAET 100



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TEXAS REGISTRATION NO. 00104
DATE: 09/24/13

CITY FILE NO. 7-140901/SU-140901/CP-140901

FILE NO.	DATE	BY	DATE	REVISION	RABBIT CR. CONTROL, LIFTING, DATE, LOAD TO BE USED, TO BE USED, TO BE USED TO BE USED, TO BE USED, TO BE USED TO BE USED, TO BE USED, TO BE USED
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PE FILE: 3509-14-253	2014	1-000	00000000
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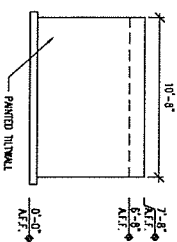
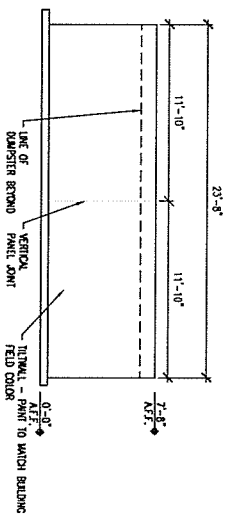
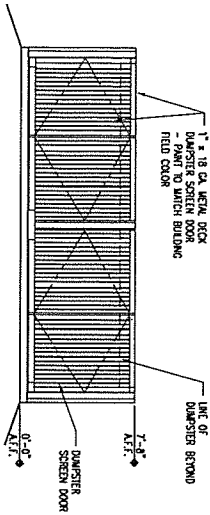
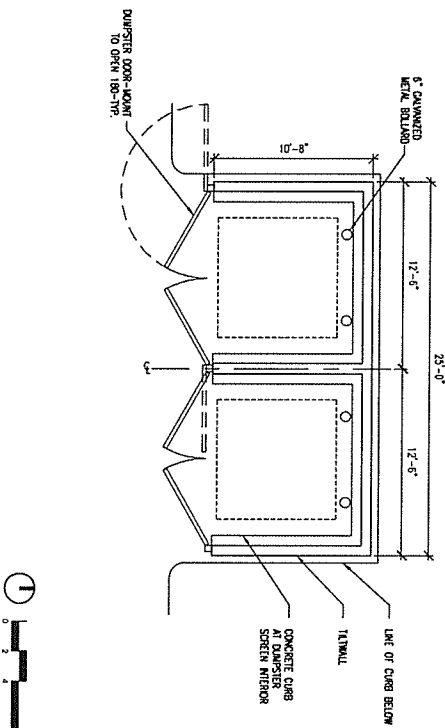
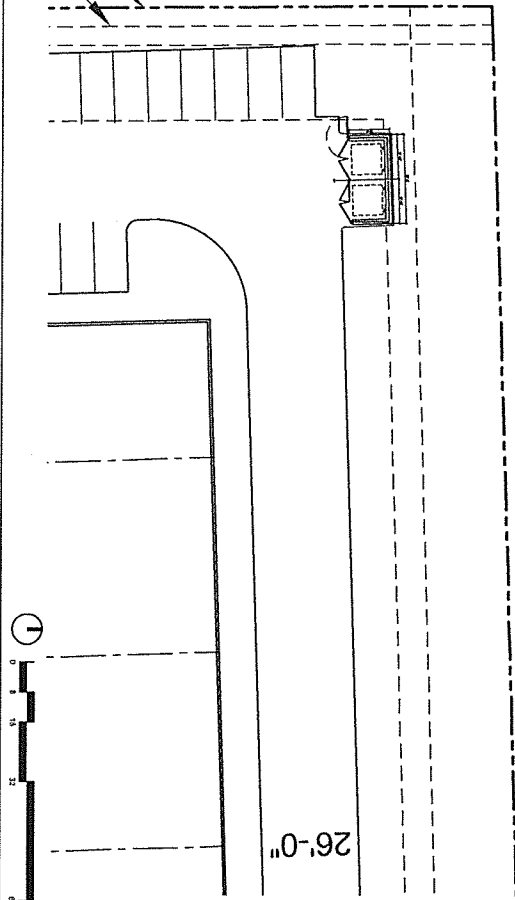
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[PNC-33/3580-142510]MC/VIR CDO 2012/3587-14253-04-COMCCEP/D.MC

PLAN - NW OF SITE

DUMPSTER

ENLARGED PLAN

ELEVATIONS



CASE NUMBER:
Z140901/SU140901/CP140901

WEDNESDAY
AUGUST 27, 2014
ALL SITE PLANS ARE SUBJECT TO
LOCAL CODES AND APPROVALS