01 SITE PLAN
SCALE: 1"=70'-0"

PLAN NORTH | TRUE NORTH

WILDLIFE COMMERCE PARK
BUILDING 14
ONE STORY CONC.
TILT-UP WAREHOUSE
BLDG 194,080 SF
32' CLEAR HT.
46' TOTAL HT.

TRAILER PARKING

Dimensions visible: 139.56', 39.56', R50, 432', 82', 24', 279', 137.24', 358.28', 260', 28', 300', 24', 52', 480', 40', 27', 6, 27', 41.18', 24', 552', 20.65', 102.33', 74.57', 279', 180', 171', 81', R10, R20, R40

02 DUMPSTER ENCLOSURE PLAN
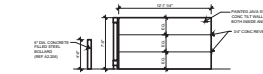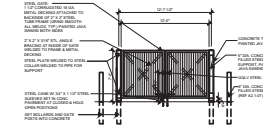SCALE: 1/4"=1'-0"
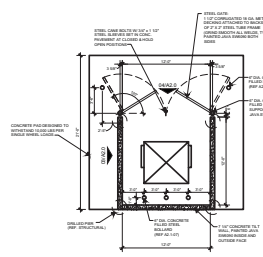
03 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/8"=1'-0"

04 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4"=1'-0"

Vicinity Map

PROJECT LOCATION

PARKING ANALYSIS

Tractor Trailer dimensions = 12'x55'
Spaces Provided = 424
Standard Parking Dimensions = 9'x18'
Standard Parking Required = 250
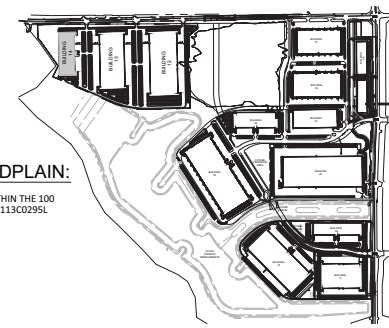Spaces Provided = 927
Total Parking = 1351

Total Building Area = 27.51 Acres
Landscape Area 2.32 Acres
Total Impervious = 34.14 Acres

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

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

LOT INFORMATION:
BELTLINE OVERLAY DISTRICT

	ALLOWED	PROVIDED
LOT SIZE	15,000 SF MIN.	3,182,494 SF
LOT WIDTH	100 FT	2,650 FT
LOT DEPTH	150 FT	1,450 FT
FRONT YARD	25 FT	60'-0"
REAR YARD	0 FT	154'-0"
SIDE YARD	25 FT	40'-0"
MAX. HT.	50 FT-PD217(C)	46 FT
MAX. FAR	1:1 FAR	.37 FAR
MIN. LS.	SEE L.S. PLANS	

PARKING	REQUIRED	PROVIDED
9'X18'	250	927
12'X50'		424

KEY PLAN — NORTH

LEGAL DESCRIPTION

Being a tract of land situated in the Benjamin S. Reed Survey, Abstract No. 1225 and the David Bradshaw Survey, Abstract No. 121, in the City of Grand Prairie, Dallas County, Texas, being a part of that called 560.06 acre tract of land described in Special Warranty Deed to CHI Wildlife Park, L.P., as recorded in County Clerk's Document No. 201200117799 in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.). CHI Wildlife Park, L.P., now merged into CHI/Wildlife Land, LP, as recorded in County Clerk's Document No. 201400100278 O.P.R.D.C.T., and being more particularly described as follows.

BEGINNING at a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner at the intersection of the south right-of-way line of Wildlife Parkway (a variable width right-of-way) and the west right-of-way line of Hardrock Road (a variable width right-of-way), being on the easterly line of that tract of land described as Site 1 in Notice of Restriction to United States Army Corps of Engineers, as recorded in County Clerk's Document No. 201000036767 O.P.R.D.C.T.;

THENCE North 89 degrees 35 minutes 52 seconds East, departing said 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" bears South 15 degrees 12 minutes 23 seconds East, a distance of 0.50 feet;

THENCE North 89 degrees 37 minutes 36 seconds East, continuing along said north right-of-way line, a distance of 1,693.58 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 01 degree 02 minutes 16 seconds East, departing said north right-of-way line a distance of 86.46 feet to a 1/2-inch set iron rod with cap for corner;

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

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 corner;

THENCE South 88 degrees 40 minutes 35 seconds West, a distance of 711.21 feet to a 1/2-inch set iron rod with cap for the point of curvature of a circular curve to the right, having a radius of 1,535.00 feet, whose chord bears North 78 degrees 51 minutes 57 seconds West, a distance of 662.26 feet;

THENCE 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;

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 59 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 corner;

THENCE North 34 degrees 56 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;

THENCE North 39 degrees 06 minutes 20 seconds West, continuing along said easterly line, a distance of 408.05 feet to the POINT OF BEGINNING AND CONTAINING 3,182,554 square feet or 73.06 acres of land, more or less.

OWNER/ DEVELOPER

CHI/ WILDLIFE LAND, L.P.
WILL MUNDINGER
CROW HOLDINGS
3819 MAPLE AVE.
DALLAS, TEXAS 75219
(214) 661-8341 BUSINESS
(214) 445-0903 BUSINESS FAX
WMUNDINGER@CROWHOLDINGS.COM

WILDLIFE COMMERCE PARK
BUILDING 14
GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:

CROW HOLDINGS
INDUSTRIAL

ISSUE LOG

DATE ISSUE	DESCRIPTION
06-18-2018	PLANNING SUBMITTAL
07-19-2019	PLANNING SUBMITTAL

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

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 . 788 . 1010
www.obrienarch.com

REGISTERED ARCHITECT 4916 STATE OF TEXAS

JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

DATE SEAL	ARCH. PROJ. #	SCALE:
07 / 2019	19042	REF. DRAWING

BUILDING 14

SITE PLAN
WILDLIFE COMMERCE PARK
BELTLINE RD
BUILDING 14
CASE #S190802
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

SHEET NO.
A2.0

SITE PLAN

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.
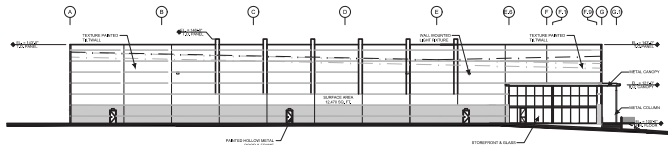
ECONOMIC DEVELOPMENT AGREEMENT
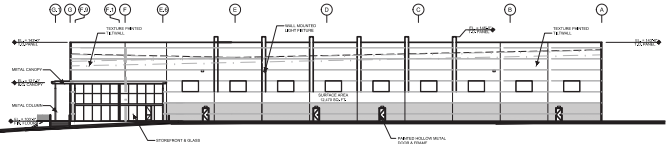
EXHIBIT G
PAGE 1 OF 4

Note: Individual elements of the design may change; this drawing is intended to serve as a general representation of the building design.
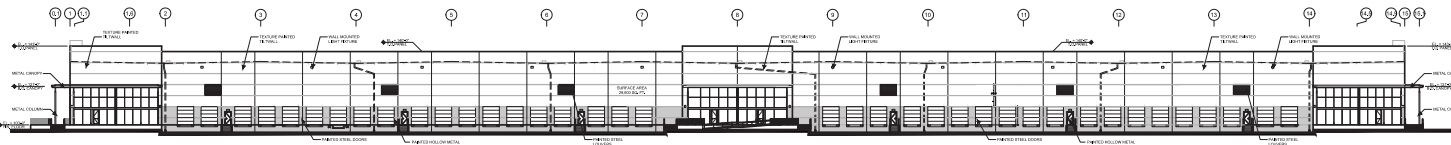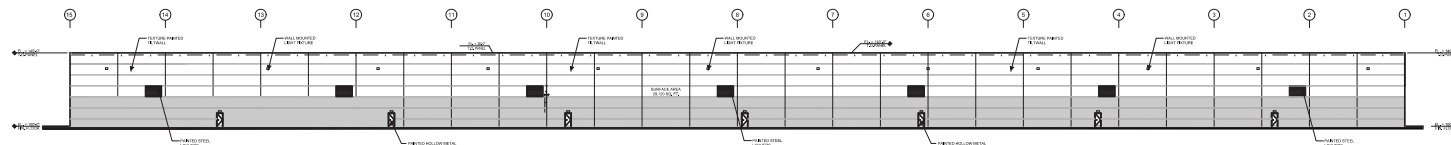
NOTE: COLORS ARE PRELIMINARY AND MAY CHANGE PRIOR TO CONSTRUCTION.

01 **SOUTH ELEVATION**
SCALE: 1/32" = 1'

02 **NORTH ELEVATION**
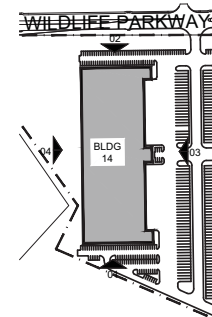SCALE: 1/32" = 1'

03 **EAST ELEVATION**
SCALE: 1/32" = 1'

04 **WEST ELEVATION**
SCALE: 1/32" = 1'

FACADE TABLE

ELEVATION	TOTAL SF	PAINTED TILT WALL	PAINTED MTL DRS/ LOUVERS	GLASS	BUILDING HEIGHT	% OF PAINTED TILT WALL	% OF GLASS	% OF OTHER
SOUTH	12,470	11,415	71	984	46 FT	91.54%	8.62%	0.57%
NORTH	12,470	10,905	95	1,470	46 FT	87.45%	13.4%	0.76%
EAST	29,600	22,720	3,887	2,993	43 FT	76.76%	13.2%	13.13%
WEST	29,120	28,575	545	—	40 FT	98.13%		1.87%
TOTAL	83,660	73,615	4,598	5,447	46 FT	87.99%	7.4%	5.50%

* BASED ON THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE OWNER & CITY OF GRAND PRAIRIE DATED FEBUARY 19, 2014, PAGE #7, ARTICLE V, ITEM #5.1 DESIGN CONCEPT, DEVELOPER'S DESIGN CONCEPT FOR A CROSSDOCK FACILITY IS APPROVED BASED ON EXHIBIT G 1 OR 4. AND THEREFORE IS IN FULL COMPLIANCE WITH PD 217 (C).
** 100% OF THE TEXTURE PAINTED TILT WALL HAS ARTICULATION USING 2 1/4" WIDE INCISED REVEALS. TWO DISTINCT COLORS OF TEXTURE PAINT IS PROVIDED.

WILDLIFE PARKWAY

BLDG 14

KEY PLAN
PLAN NORTH

BUILDING 14