

Vicinity Map
Scale: 1"=800'

SITE DATA		LOT 19, BLOCK A	
Zoning	Use	90-331 / 181 Overlay	
Lot Area	Lot Area	3,798 Sq. Ft. (HS-370 Sq. Ft.)	
Building Area	Building Area	816 Sq. Ft. 7,170 Sq. Ft.	
		816 Sq. Ft. 1,314 Sq. Ft.	
Total Building Area	Total Building Area	816 Sq. Ft. 1 Story, 30'	
Building Height	Building Height	816 Sq. Ft. 1 Story, 30'	
Lot Coverage	Lot Coverage	0.1271	
Foot Area Ratio	Foot Area Ratio	816 Sq. Ft. 7,170 Sq. Ft. Real.	0.7/100-70 Sq.
Parking Required	Parking Required	200 Spaces	200 Spaces
		816 Sq. Ft. 1,314 Sq. Ft. Real.	0.7/20-2 Sq.
Total Parking Required	Total Parking Required	200 Spaces	200 Spaces
Total Impervious Surface	Total Impervious Surface	816 Sq. Ft. 1,314 Sq. Ft. (H)	
Total Landscape Provided	Total Landscape Provided	11,893 Sq. Ft.	
Est. Manning Coefficient	Est. Manning Coefficient	32.461 Sq. Ft./19.5K	
Flow	Flow	87%	
Block "A"	Block "A"	88%	

All dimensions are to face of curb or edge of building unless otherwise noted.

- | | |
|---------------|---|
| LEGEND | LANDSCAPE AREA |
| L/S | 1/2" IRON ROD W/ PLASTIC CAP |
| - | STAINLESS STEEL CABLE SPLIT UNLESS OTHERWISE NOTED. |
| ■ | POWER POLE |
| □ | LIGHT POLE/STANDARD |
| ● | GUY WIRE ANCHOR |
| ○ | BOLLARD |
| + | SUPPORT |
| — | OVERHEAD POWER LINE |
| C/C | CONTROL MONUMENT |
| D/R | BARBER FENCE RAMP |
| () | FIRELANE, ACCESS & UTILITY EASEMENT |

NOTE: No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48113C0435L, dated July 7, 2014. The property is located in Zone "Xc" (areas determined to be outside the 500-year floodplain).

Case #S170607
SUP SITE PLAN

BUSH PIONEER CENTRE

LOT 11R, BLOCK A
IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
ALLEN JENKINS SURVEY, ABST. NO. 713
145 370 S. E. 1/3 706 A.

Current Zoning: PD-351 w/161 Overlay
ENGINEER / SURVEYOR
CONTRACT / LICENSED

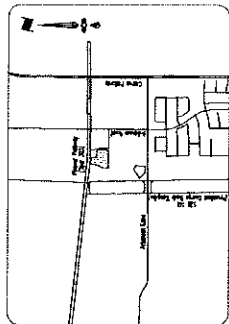
Current Zoning: PD-351 w/161 Overlay
ENGINEER / SURVEYOR
Sparks Engineering, Inc.
765 Clutor Road, Suite 100
Pleasanton, TX 75075
Telephone: (972) 622-0077
FAX: No. F-2223
Contact: Kevin Warr

OWNER / APPLICANT
Bullitt Property, LP
7001 Fenton Road, Suite 450
Dallas, TX 75205
Telephone: (214) 214-4600
Contact: Robert Dorral

Planning Department

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Vicinity Map

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SUB DATA		LOT 10, BLOCK 4	
Zone	35-150 (H) Center		
Proposed Use	Small/Residential		
Lot Area	3,786 Sq. (153,370 Sq. Ft.)		
Building Area	866 Sq. 7,710 Sq. Ft.		
	2,024 Sq. Ft. 34 Ft.		
Total Building Area	866 Sq. 1 Story, 30'		
Building Height	866 Sq. 1 Story, 30'		
Lot Coverage	0.227		
Floor Area Ratio	546 Sq. 7,710 Sq. Ft. Front	0.100=76 Sq.	
Permit Required	546 Sq. 7,710 Sq. Ft. Front	0.100=76 Sq.	
	546 Sq. 7,710 Sq. Ft. Front	0.100=76 Sq.	
Total Parking Required	283		
Total Impervious Surface	112,640 Sq. 3 Hoz		
Total Landscaped Paved	112,640 Sq. Ft.		
Ext. Masonry Content	52,461 Sq. Ft./76.83%		
Body "B"	873		
Body "C"	862		

PLANT LIST

[illegible]

SALON NOTES

[illegible]

[illegible]

NOTE: POLITICAL SYSTEM TO COMPLY WITH CITY OF CHANDLER, AZ
and/or voters.



01 LANDSCAPE PLAN



BUSH PIONEER CENTRE

LOT 11R, BLOCK A
IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
ALLEN JENKINS SURVEY, ABST. NO. 713

165,370 Sq. Ft./3.796 Acres
Current Zoning: PD-351 w/161 Overlay

RECORDS OF PARKING

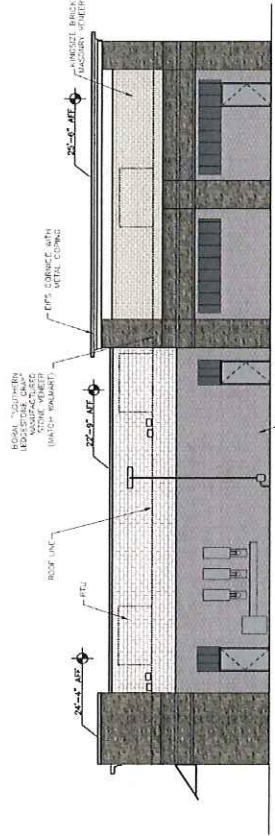
001 Preston Road, Suite 410
Dallas, TX 75205
Telephone: (214) 224-4600

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Training Department

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EAST ELEVATION



SOUTH ELEVATION

Faciado	Totals Area	Area of Openings	Resilient Area	Primary Masonry (Brick, CMU)		Secondary Masonry (Stones)		EIFS	
				SF	%	SF	%	SF	%
North	2,427	72	2,441	1839	48.26%	640	26.63%	122	5.08%
South	2,614	803	1311	256	4.34%	630	24.34%	338	13.57%
West	2,114	209	1397	937	44.32%	644	33.39%	354	17.07%
East	2,015	568	1,165	709	41.62%	558	41.84%	348	17.54%

1. SIGNAGE IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. ROOF-MOUNTED EQUIPMENT WILL NOT BE VISIBLE FROM THE RIGHT-OF-WAY. RTU LOCATIONS AND SIZES ARE SHOWN CONCEPTUALLY.

NORTH ELEVATION									
Building Design Standard	Requirement		Required	Provided	Complies		Comments		
	Projections (Height 155', and height limit)		2" x 12"	3" x 12"	Yes		Accounts for total height of all elements		
	Horizontal Articulation		Height of horizontal elements (100' min)	50' - 60'	Yes		Projections are not less than building height long		
	Vertical Articulation		Height of vertical elements (100' min)	None	Yes		Projections are not less than building height long		
	Vertical Rhythm Articulation		Distance of unarticulated element (100' min)	60' - 80'	Yes		Projections are not less than building height long		
	Articulated Public Entrances		Distance of unarticulated element (100' min)	None	Yes		Projections are not less than building height long		
	Articulated Public Entrances		1 APE feature every 120' of facade with curved, domed or arched terminations	None	No		No Public entrances		
	Building Materials		Required	Provided	Complies		Comments		
	Amount and location of principal materials		20% Brick, Stone, or Tile w/ concrete	2401	Yes		Wall veneer including EPS		
	Amount and location of principal materials		25% Masonry	600	Yes		Area includes Metal Cladding		
SOUTH ELEVATION									
Building Design Standard	Requirement		Required	Provided	Complies		Comments		
	Projections (Height 155', and height limit)		3" x 12"	4" x 12"	Yes		Accounts for total height of all elements		
	Horizontal Articulation		Height of horizontal elements (100' min)	75' - 80'	Yes		Projections are not less than building height long		
	Vertical Articulation		Height of vertical elements (100' min)	None	Yes		Projections are not less than building height long		
	Vertical Rhythm Articulation		Distance of unarticulated element (100' min)	75' - 80'	Yes		Projections are not less than building height long		
	Articulated Public Entrances		Distance of unarticulated element (100' min)	None	Yes		Projections are not less than building height long		
	Articulated Public Entrances		1 APE feature every 120' of facade with curved, domed or arched terminations	1 Slanted Roof	No		Articulated element complies with part of the entrance		
	Building Materials		Required	Provided	Complies		Comments		
	Amount and location of principal materials		100% Brick, Stone, or Tile w/ concrete	1911	Yes		Wall Veneer including EPS		
	Amount and location of principal materials		25% Masonry	453	Yes		Area includes Metal Cladding		

EAST ELEVATION						
Building Design Standard	Requirement	Required	Provided	Complexity	Comments	
Hazardous Articulation	Provisional Offset (15% wall height min)	3'-0"	3'-11"	Yes	Accounts for Total Height of all Offsets.	
	Offset of articulation (wall height min)	3'-0"	3'-11"	Yes		
	Offset of articulation (wall height max)	6'-0"	6'-0"	Yes		
	Vertical Recess Articulation	None	Varies	Yes		
	Vertical Recess Articulation	None	Varies	Yes		
	Vertical Recess Articulation	None	Varies	Yes		
	Vertical Recess Articulation	None	Varies	Yes		
Articulated Public Entrances	APR feature every 100' of facade with curved, domed, or arched bays	None	None	No	No Public entrances	
	Amount and location of principal entrance material	1456	1456	Yes	Wall Veneer including EPS	
	Amount and location of secondary material	384	599	Yes		
	Amount and location of decorative materials	261	77	Yes	Awa Includes Metal Cladding	
	Building Materials					
	Amount and location of principal entrance material	1997	1997	Yes	Wall Veneer including EPS	
	Amount of Stone Accent	-477	644	Yes	Awa includes Metal Cladding	
WEST ELEVATION						
	Building Design Standard	Requirement	Required	Provided	Complexity	Comments
	Hazardous Articulation	Provisional Offset (15% wall height min)	3'-0"	3'-11"	Yes	Accounts for Total Height of all Offsets.
		Offset of articulation (wall height min)	3'-0"	3'-11"	Yes	
		Offset of articulation (wall height max)	6'-0"	6'-0"	Yes	
		Vertical Recess Articulation	None	Varies	Yes	
		Vertical Recess Articulation	None	Varies	Yes	
Vertical Recess Articulation		None	Varies	Yes		
Vertical Recess Articulation		None	Varies	Yes		
Articulated Public Entrances	APR feature every 100' of facade with curved, domed, or arched bays	None	None	No	No Public entrances	
	Amount and location of principal entrance material	1997	1997	Yes	Wall Veneer including EPS	
	Amount and location of secondary material	-477	644	Yes	Awa includes Metal Cladding	
	Amount and location of decorative materials	381	326	Yes		
	Building Materials					
	Amount and location of principal entrance material	1997	1997	Yes	Wall Veneer including EPS	
	Amount of Stone Accent	-477	644	Yes	Awa includes Metal Cladding	

Note. Remainder of ordinance requirements are based on:

RETAIL 11A ELEVATION STUDY

HODGES
Architecture

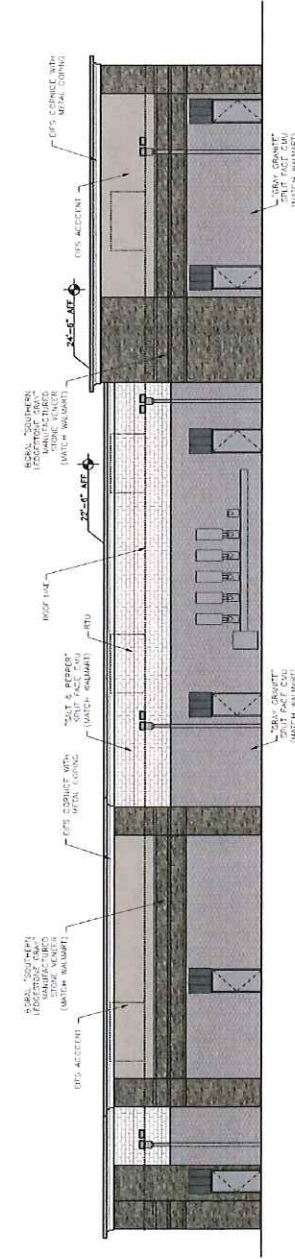
15114 04/25/17 05/30/17 07/26/17 07/28/17

SH 161 and Pioneer Pkwy - Grand Prairie, Texas

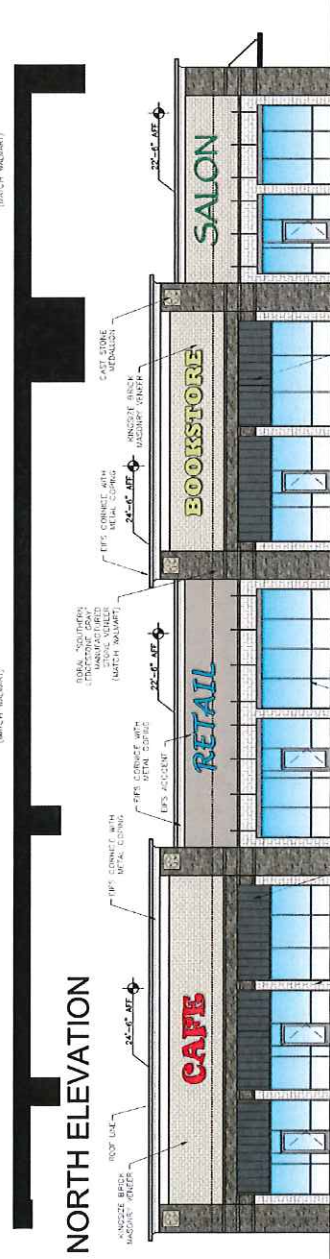
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BUSH PIONEER CENTRE

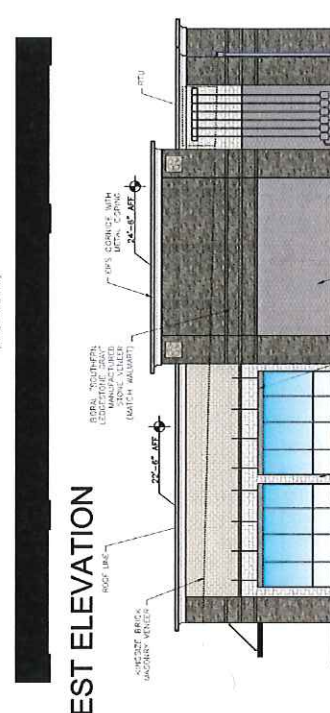
165,370 Sq. Ft./3.796 Acres
Current Zoning: PD-351 w/161 Overlay
OWNER/APPLICANT
Booth Partners Property, LP
7061 Preston Road, Suite 410
Dallas, TX 75205
Telephone: (214) 274-4600
Contact: Robert Dorant
ENGINEER/SURVEYOR
Jensen Engineering, Inc.
765 Carter Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TYP: No. F-2122
Contact: Kevin Wolf



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Facade	Total Area	Area of Openings	Residual Area	Primary Masonry (Brick, CMU)		Secondary Masonry (Stone)		EIFS	
				SF	%	SF	%	SF	%
North	3851	167	3684	2149	58.33%	939	24.00%	616	17.66%
South	4023	1771	2252	1354	59.11%	898	39.28%	568	24.41%
West	2185	529	1656	1340	62.62%	316	17.00%	90	4.00%

NOTE
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EAST ELEVATION

[illegible]

RETAIL 11B ELEVATION STUDY



15114 04/25/17 05/30/17 07/26/17 07/28/17

SH 161 and Pioneer Pkwy - Grand Prairie, Texas

Planning Department:

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Case #S170607
SUP SITE PLAN

BUSH PIONEER CENTRE

LOT 11R, BLOCK A
IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
ALLEN JENKINS SURVEY, ABST. NO. 713

165,370 Sq. Ft./3.796 Acres
Current Zoning: PD-351 w/161 Overlay

ENGINEER / SUPERVISOR Spurs Engineering, Inc. 765 Guster Road, Suite 200 Plano, TX 75075 Telephone: (972) 422-0077	OWNER / APPLICANT Bush Frontier Property, LP 7001 Preston Road, Suite 420 Dallas, TX 75205 Telephone: (214) 224-4600 Contact: Robert Borral
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