

**PARKING ANALYSIS**  
Tractor Trailer dimensions = 12x55'  
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

**FEMA 100 YR FLOODPLAIN:**  
THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAN PER FIRM PANEL #48113C029SL DATED MARCH 21, 2019

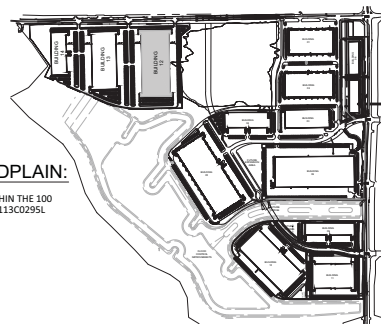
**LOT INFORMATION:  
BELTLINE OVERLAY DISTRICT**

	ALLOWED	PROVIDED
LOT SIZE	15,000 SF MIN.	3,182,494 SF
LOT WIDTH	100 FT	2,880 FT
LOT DEPTH	100 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)	44 FT
MAX. FAR	1:1 FAR	37 FAR
MIN. LS.	SEE L.S. PLANS	

	REQUIRED	PROVIDED
PARKING		
9'X18'	250	927
12'X55'		424

**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



**OWNER / DEVELOPER**  
CWI WILDLIFE LAND, L.P.  
WILL MUNDINGER  
CROW HOLDINGS  
3819 MAPLE AVE.  
DALLAS, TEXAS 75219  
(214) 651-8341 BUSINESS  
(214) 445-0903 BUSINESS FAX  
WMUNDINGER@CROWHOLDINGS.COM

**BUILDING 12**  
SITE PLAN  
WILDLIFE COMMERCE PARK  
BELTLINE RD  
BUILDING 12  
CASE #S190802  
CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS

**WILDLIFE  
COMMERCE  
PARK**  
**BUILDING 12**  
GRAND PRAIRIE, TEXAS  
A DEVELOPMENT OF:  
**CROW HOLDINGS  
INDUSTRIAL**

**ISSUE LOG**

DATE	DESCRIPTION
06-15-2019	PLANNING SUBMITTAL
07-16-2019	PLANNING SUBMITTAL

**REVISION LOG**

DATE	DESCRIPTION	REV	NO.

**ISSUED FOR:**  
☒ PRELIMINARY - NOT FOR CONSTRUCTION  
☐ BIDDING / PERMIT  
☐ REVISION / ADDENDUM  
☐ FOR CONSTRUCTION

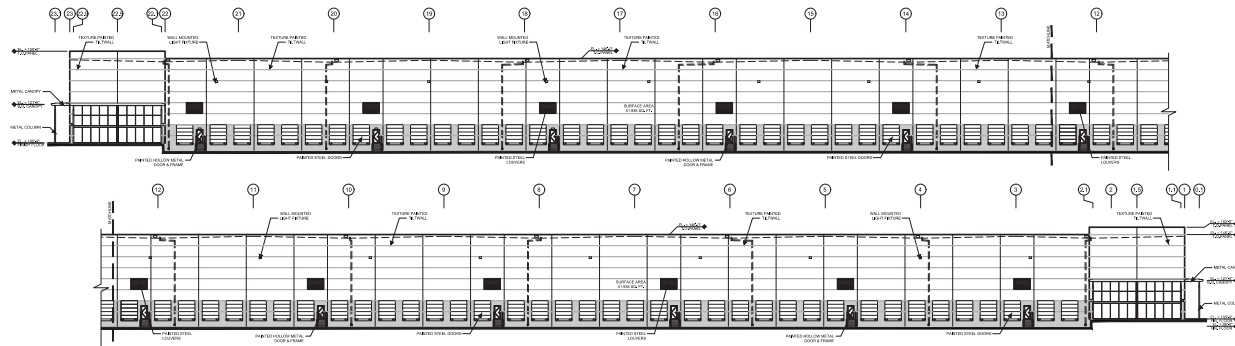
**O'BRIEN  
ARCHITECTS**  
5310 HARVEST HILL RD.  
SUITE 136  
DALLAS, TEXAS 75230  
972.788.1010  
www.obrienarch.com

**JOHN O'BRIEN - ARCHITECT**  
REGISTRATION NO. 4916  
DATE SEAL: 06/01/2019 SCALE: 1"=1'-0"

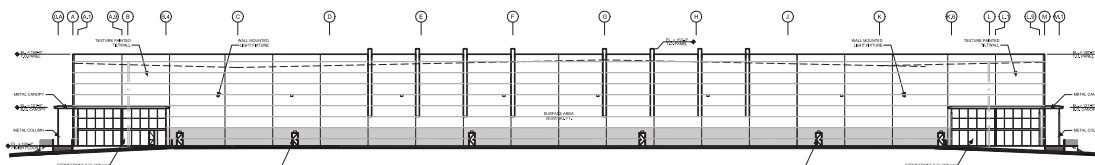
**A2.0**  
SHEET NO.  
SITE PLAN

# Exhibit B1 - Bldg 12

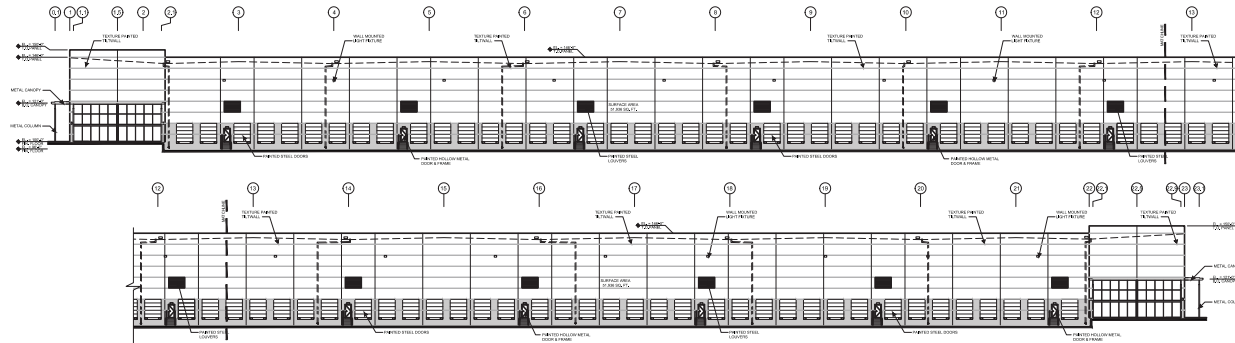
## Page 2 of 2



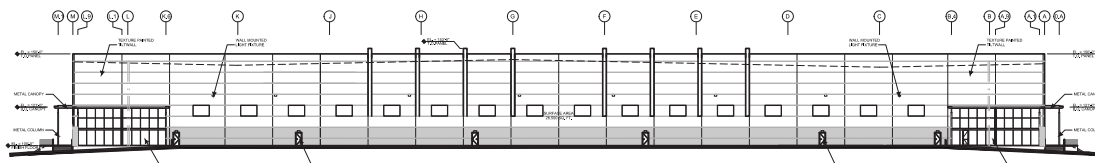
**01 WEST ELEVATION**  
SCALE: 1/32" = 1'



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



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



**04 NORTH ELEVATION**  
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

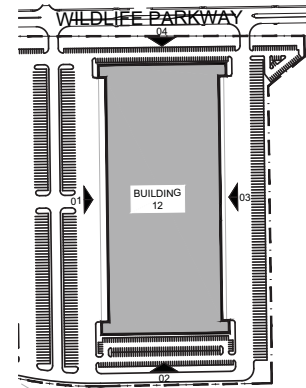


NOTE: COLORS ARE PRELIMINARY AND MAY CHANGE PRIOR TO CONSTRUCTION.

**FACADE TABLE**

ELEVATION	TOTAL SF	PAINTED TILT WALL	PAINTED WALLS LOUVERS	GLASS	BUILDING HEIGHT	% OF PAINTED TILT WALL	% OF GLASS	% OF OTHER
WEST	51,936	42,542	7,426	1,968	50 FT	81.91%	4.62%	14.30%
SOUTH	26,500	24,389	143	1,968	53 FT	92.03%	8.1%	0.54%
EAST	51,936	42,542	7,426	1,968	50 FT	81.91%	4.7%	14.30%
NORTH	26,500	23,525	143	2,832	53 FT	88.77%	12.0%	0.54%
TOTAL	156,872	132,998	153	8,736	53 FT	86.78%	8.15%	9.65%

\* BASED ON THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE OWNER & CITY OF GRAND PRAIRIE DATED FEBRUARY 15, 2014, PAGE #7, ARTICLE V, ITEM #5.1 DESIGN CONCEPT. DEVELOPERS 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 NOISED REVEALS. TWO DISTINCT COLORS OF TEXTURE PAINT IS PROVIDED.



**KEY PLAN**

## BUILDING 12

SITE PLAN  
WILDLIFE COMMERCE PARK  
BELTLINE RD  
BUILDING 12  
CASE #S190802  
CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS

## WILDLIFE COMMERCE PARK

### BUILDING 12

GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:



### ISSUE LOG

DATE	DESCRIPTION
06-15-2019	PLANNING SUBMITTAL
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JOHN O'BRIEN - ARCHITECT  
REGISTRATION NO. 4916

DATE: 07/2019  
SCALE: 1/8" = 1'-0"

SHEET NO.  
**A5.0**

EXTERIOR ELEVATIONS