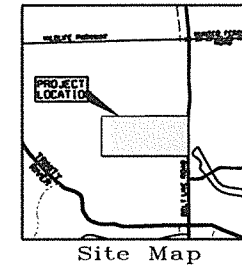


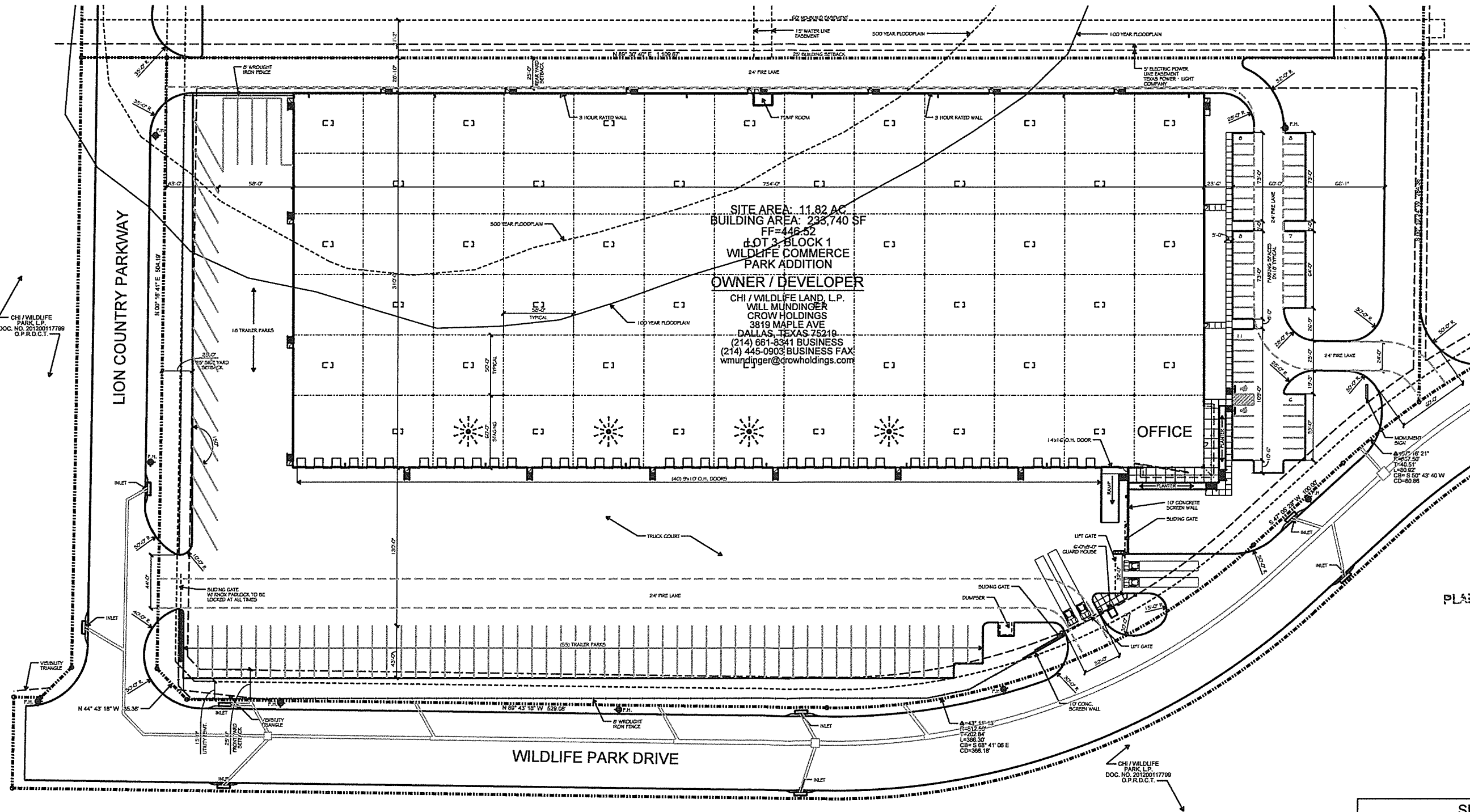
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STMS
SDATES
SFILES

SITE DATA TABLE			
STANDARD	REQUIRED	PROVIDED	MEETS
FRONT YARD	25'	25'	YES
REAR YARD	0'	25'	YES
SIDE YARD	25'	25'	YES
F.A.R. / MAX AREA	1:1	46:1	YES
LOT WIDTH	100'	1,109.67'	YES
LOT DEPTH	150'	504.19'	YES
MAX HEIGHT	50'	45'-4"	YES
MIN. LOT AREA	15,000 SF	11.82 AC	YES
PARKING			
OFFICE	5 SPACES	5 SPACES	YES
WAREHOUSE	66 SPACES	43 SPACES	NO
TRUCK	NONE	73 SPACES	-
ACCESSIBLE PARKING	2 SPACES	2 SPACES	YES
LOADING	4 SPACES	40 SPACES	YES



Site Map



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40 20 0 40 80 FT
SCALE: 1"= 40'

SITE PLAN						
WILDLIFE COMMERCE PARK BUILDING 3						
PD-217C CASE NO. S150404						
LOT 3, BLOCK 1, WILDLIFE COMMERCE PARK ADDITION						
PROSS DESIGN GROUP INC. 5310 HARVEST HILL RD. DALLAS, TX 75230 SUITE 180 OFFICE: 972-758-1400						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
RLP	RLP	04/01/2015	1"=40'-0"			A1.0

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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 02-14-2014 PAGE 7, ARTICLE V ITEM #5.1 DESIGN CONCEPT

ECONOMIC DEVELOPMENT AGREEMENT
EXHIBIT G
PAGE 1 OF 4
CROSS DOCK DESIGN



Note: Individual elements of the design may change; this drawing is intended to
serve as a general representation of the building design.

FACADE	TOTAL AREA	PAINTED MTL. DOORS/LOUVERS	GLASS	MAX BLDG. HEIGHT	% OF PAINTED TILT WALL
NORTH	33,487 SF	198 SF / 6%	0 SF	43'	99.4%
SOUTH	33,509 SF	4,129 SF / 12.35%	1,440 SF / 4.26%	43'	83.36%
EAST	13,870 SF	83 SF / .6%	994 SF / 7.27%	45'-4"	92.27%
WEST	14,598 SF	98 SF / .6%	0 SF	45'-4"	99.36%

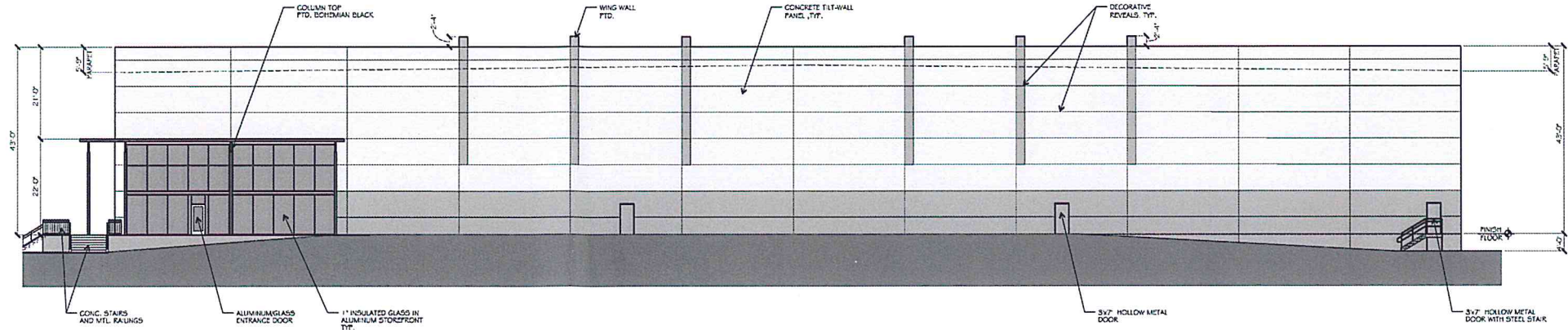
MATERIALS TABLE

BASE COLOR	SNOWBOUND SW7004
ACCENT COLOR	GRAY MATTERS SW7066
CANOPIES / COLUMNS	CITYSCAPE SW7067
COLUMN TOP	BOHEMIAN BLACK SW6988
MTL. HANDRAILS / DOORS	CITYSCAPE SW7067
GLASS	1" INSULATED TINTED GRAY
STOREFRONT	KAWNEER, CLEAR ANODIZED

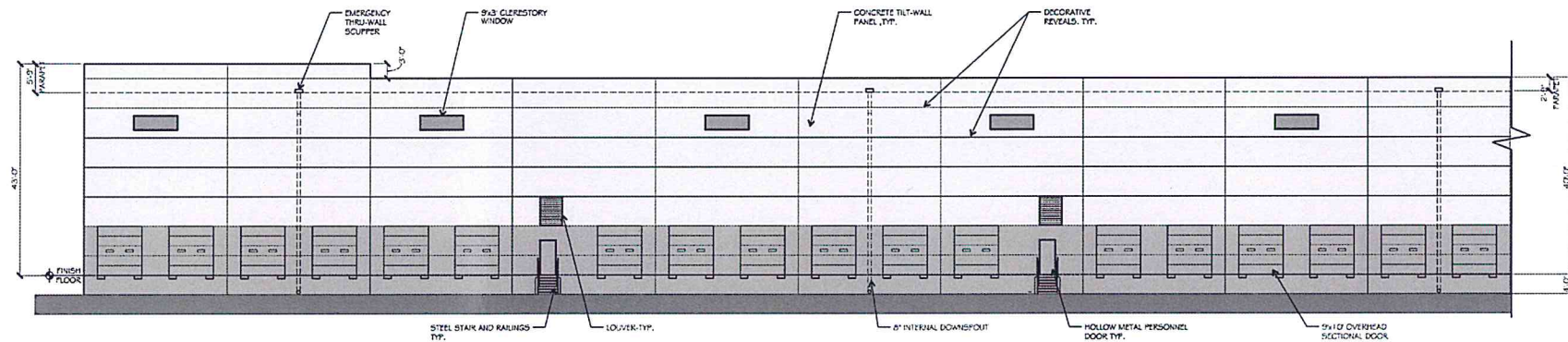
NOTE:
BASED ON THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN
THE OWNER & THE CITY OF GRAND PRAIRIE DATED FEBRUARY 19, 2014,
PAGE #7, ARTICLE V, ITEM #5.1 DESIGN CONCEPT, DEVELOPERS
DESIGN CONCEPT FOR A CROSSDOCK FACILITY IS APPROVED BASED
ON EXHIBIT G 1 OR 4.

100% OF THE TEXTURED PAINTED TILT WALL HAS ARTICULATION
USING 2 1/4" WIDE INCISED REVEALS

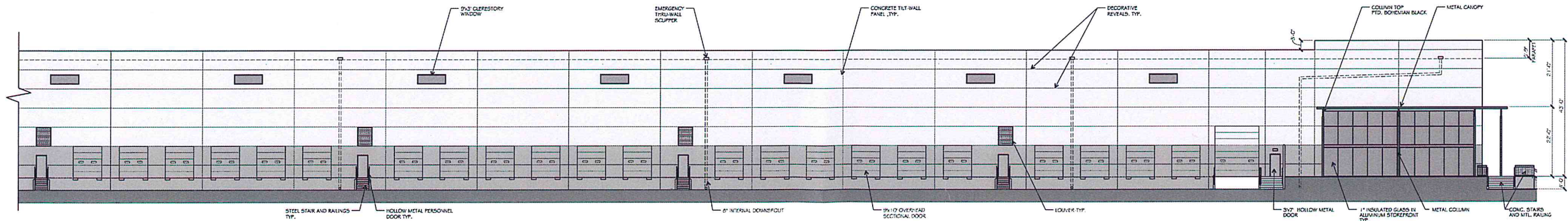
ROOF MOUNTED EQUIPMENT WILL BE SETBACK A MINIMUM OF
10 FEET FROM ALL PARAPET WALLS



3 EAST ELEVATION
SCALE: 1/16"=1'-0"



2 PARTIAL SOUTH ELEVATION
SCALE: 1/16"=1'-0"



1 PARTIAL SOUTH ELEVATION
SCALE: 1/16"=1'-0"



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ELEVATIONS

WILDLIFE COMMERCE PARK BUILDING 3

PD-217C CASE NO. S150404

LOT 3, BLOCK 1, WILDLIFE COMMERCE PARK ADDITION

PROSS DESIGN GROUP INC. 5310 HARVEST HILL RD.
DALLAS, TX 75230 SUITE 180
OFFICE: 972-759-1400

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
RLP	RLP	03/31/2015	1/16"=1'-0"			A3.0

NOTE:
THE PROVIDED DESIGN IS BASED ON THE ATTACHED CONCEPT
PLAN APPROVED BY CITY COUNCIL AS PART OF AN ECONOMIC
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PRAIRIE DATED 02-14-2014 PAGE 7, ARTICLE V ITEM #5.1 DESIGN CONCEPT

ECONOMIC DEVELOPMENT AGREEMENT
EXHIBIT G
PAGE 1 OF 4
CROSS DOCK DESIGN



Note: Individual elements of the design may change; this drawing is intended to serve as a general representation of the building design.

FACADE	TOTAL AREA	PAINTED MTL DOORS/LOUVERS	GLASS	MAX BLDG HEIGHT	% OF PAINTED TILT WALL
NORTH	33,487 SF	198 SF / 0%	0 SF	43'	99.4%
SOUTH	33,509 SF	4,139 SF / 12.35%	1,440 SF / 4.26%	43'	83.36%
EAST	13,670 SF	63 SF / .46%	894 SF / 7.27%	45'-4"	92.27%
WEST	14,588 SF	96 SF / .65%	0 SF	45'-4"	99.35%

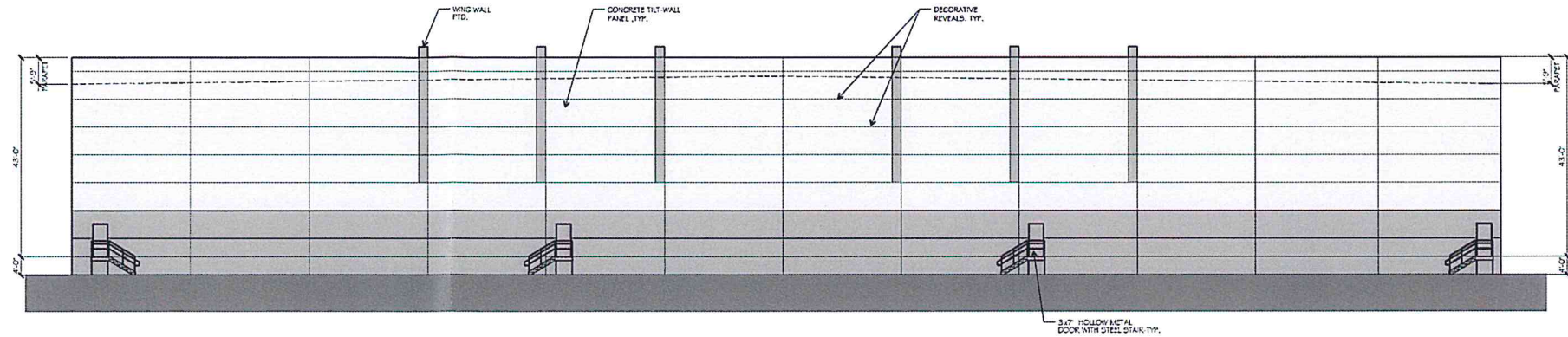
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GLASS	1" INSULATED TINTED GRAY
STOREFRONT	KAWNEER, CLEAR ANODIZED

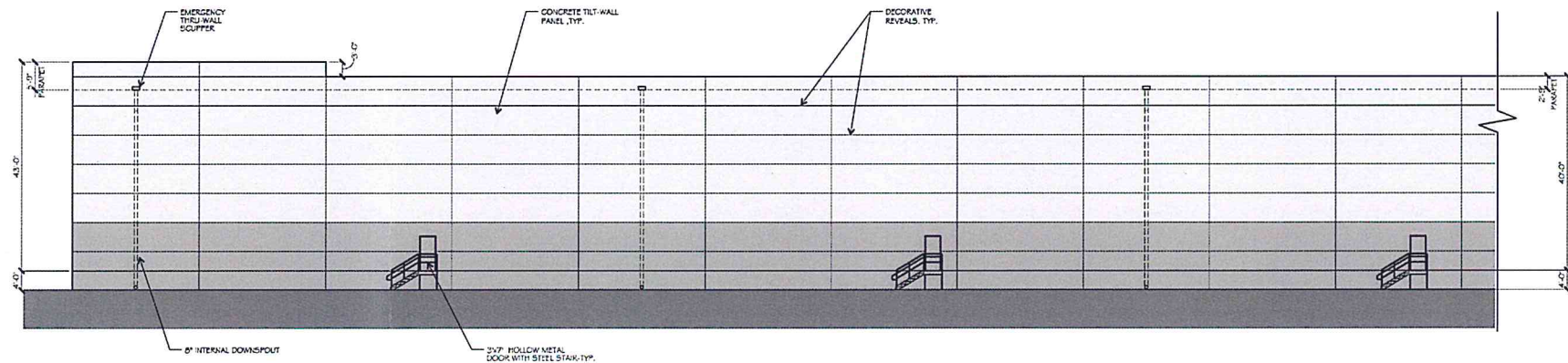
NOTE:
BASED ON THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN
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PAGE #7, ARTICLE V, ITEM #5.1 DESIGN CONCEPT, DEVELOPERS
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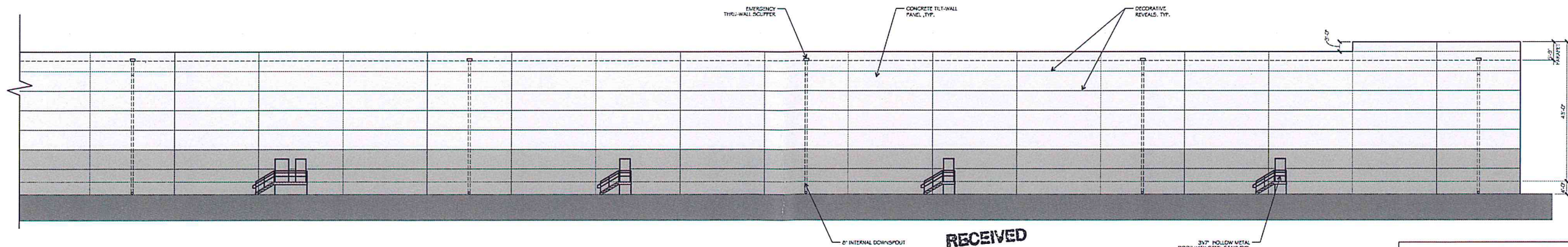
ROOF MOUNTED EQUIPMENT WILL BE SETBACK A MINIMUM OF
10 FEET FROM ALL PARAPET WALLS



3 WEST ELEVATION
SCALE: 1/16"=1'-0"



2 PARTIAL NORTH ELEVATION
SCALE: 1/16"=1'-0"



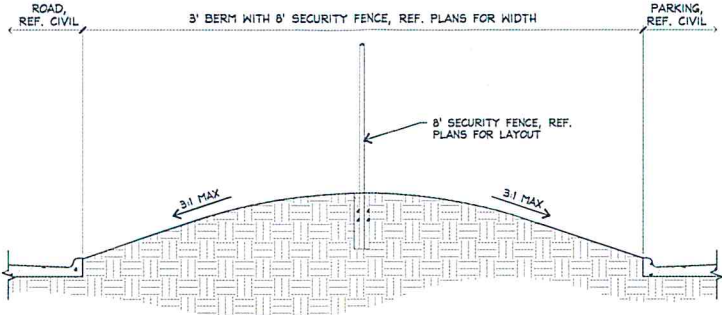
1 PARTIAL NORTH ELEVATION
SCALE: 1/16"=1'-0"

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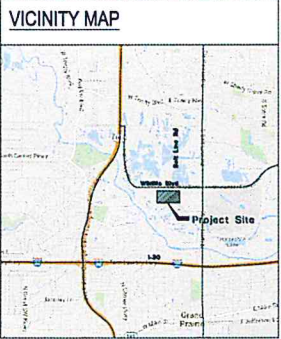
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PD-217C CASE NO. S150404						
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PROSS DESIGN GROUP INC. 5310 HARVEST HILL RD. DALLAS, TX 75230 SUITE 180 OFFICE: 972-759-1400						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
RLP	RLP	04/01/2015	1/16"=1'-0"			A3.1

PLANT LIST						
SHADE TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
6		CC	REDBUD	CERCIS CANADENSIS	45 GAL. 6' HT., 4' SPRD.	----
85		QV4	LIVE OAK	QUERCUS VIRGINIANA	4" CAL., 16' HT., 7' SPRD.	6' BRANCHING HT.
SHRUBS, ORNAMENTAL GRASSES, AND VINES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
38		AG	GLOSSY ABELIA	ABELIA GRANDIFLORA	5 GAL. 16' HT., 12' SPRD.	PLANT 36" O.C.
141		IC	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	5 GAL. 18' HT., 18' SPRD.	PLANT 24" O.C.
58		JH	CREeping JUNIPER	JUNIPERUS HORIZONTALIS	3 GAL. CONT. 8' HT., 18" SPRD.	24" O.C.
64		LA	LANTANA	LANTANA SPP.	5 GAL. 18' HT., 18' SPRD.	PLANT 24" O.C.
99		LF	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	5 GAL. 18' HT., 18' SPRD.	PLANT 30" O.C.
PERENNIALS, GROUNDCOVERS, AND ANNUALS						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
98		DF	MONDO GRASS	OPHIPOGON JAPONICUS	4" POTS 6" HT X 6" SPRD.	2" O.C.
0		GRASS	BERMUDA GRASS	CYNODON DACTYLON	----	----
0		MULCH	HARDWOOD	----	----	----
136		SC	SEASONAL COLOR	BY OWNER	4" POTS	2" O.C.



2 TYPICAL BERM WITH SECURITY FENCE
SECTION SCALE: 1/4"=1'-0"

OWNER / DEVELOPER
CROW HOLDINGS
3819 MAPLE AVENUE
DALLAS, TX 75219
214.661.8341
WILL MUNDINGER



LANDSCAPE REQUIREMENTS

WILDLIFE COMMERCE CENTER-BUILDING 3
GRAND PRAIRIE, TEXAS
LIGHT INDUSTRIAL

GOVERNING DOCUMENTS
PD-217C, PD-217, ARTICLE 8

TOTAL SITE AREA: 514,879 SF

LANDSCAPING REQUIREMENTS

REQUIREMENT: 10% OF SITE IN LANDSCAPE
REQUIRED 51,487 SF PROVIDED 63,402 SF

REQUIREMENT: STREET TREES, 1- 3" CAL. PER 40 LF
REQUIRED 507 LF = 13 TREES PROVIDED 13 TREES

REQUIREMENT: PARKING SCREEN, 3' HEIGHT
REQUIRED SHRUB SCREEN PROVIDED SHRUB SCREEN

NOTES:
• ALL LANDSCAPING TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM WITH RAIN / FREEZE SENSOR.
• PER PD 217C, PARKING AREA TREES ARE ONLY REQUIRED IN THE PORTION OF LIGHT INDUSTRIAL USE LOCATED BETWEEN THE STREET FACING FACADE AND THE R.O.W. LINE OF BELTLINE ROAD AND WILDLIFE PARKWAY.
• GRADES FOR SCREENING BERM ARE INTENDED TO HAVE A MAXIMUM OF 3:1 SLOPE AND ARE FOR SCHEMATIC PURPOSES ONLY.

TB&G

Landscape Architects • Planners
5307 East Mockingbird Lane, Suite 120
Dallas, Texas 75206
(214) 744-0757 Fax: (214) 744-6785
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio • Tulsa

Project:
WILDLIFE COMMERCE PARK
BUILDING 3

A DEVELOPMENT OF:
CROW HOLDINGS INDUSTRIAL
GRAND PRAIRIE, TEXAS

Project Number:
D15035

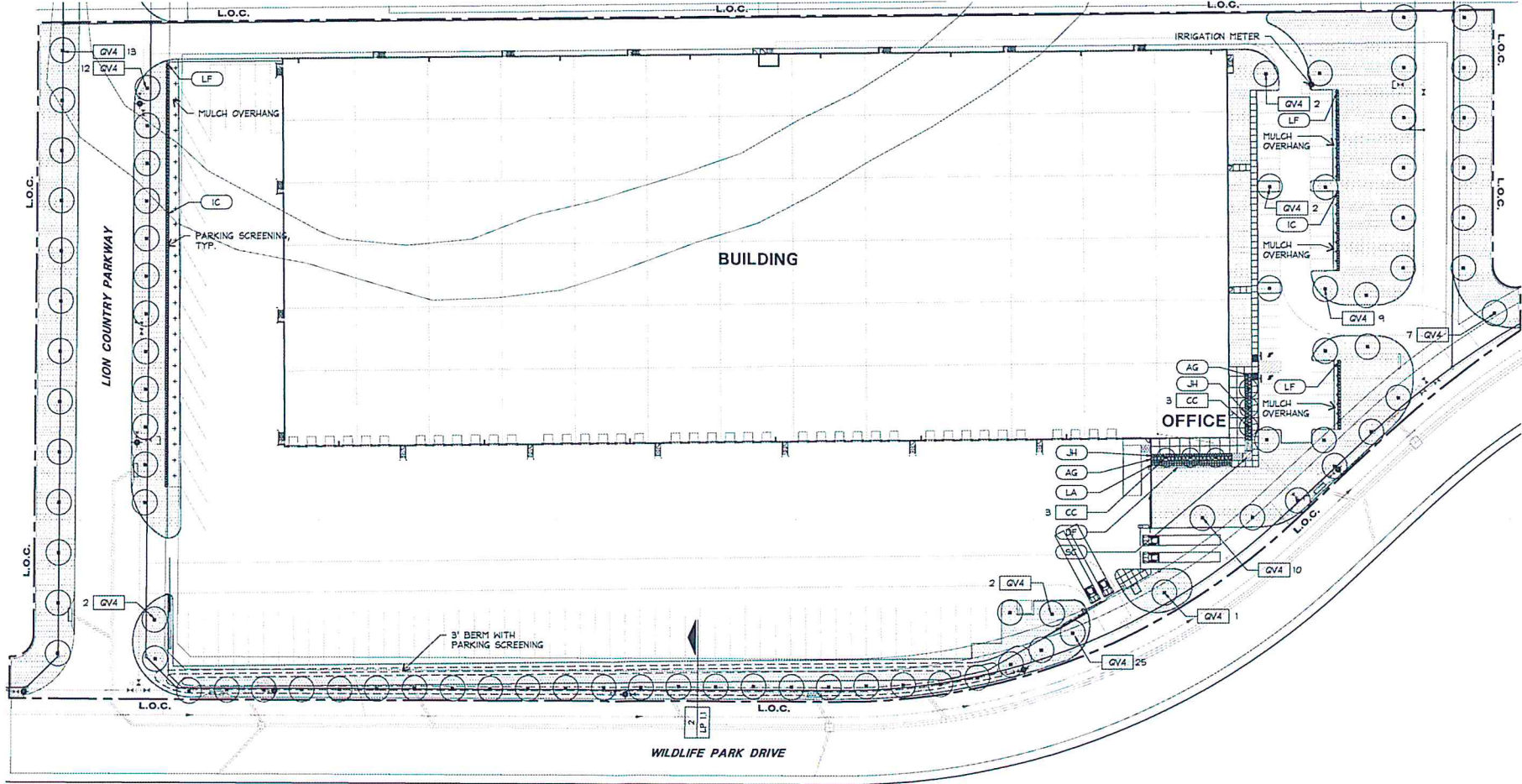
Designed: WJ, GG
Drawn: CC
Reviewed: WJ, GG

Date Issued:
APRIL 01, 2015

Revisions:

Sheet Title:
OVERALL LANDSCAPE PLAN

Sheet Number:
LP 1.1



1 LANDSCAPE PLAN
PLAN

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