

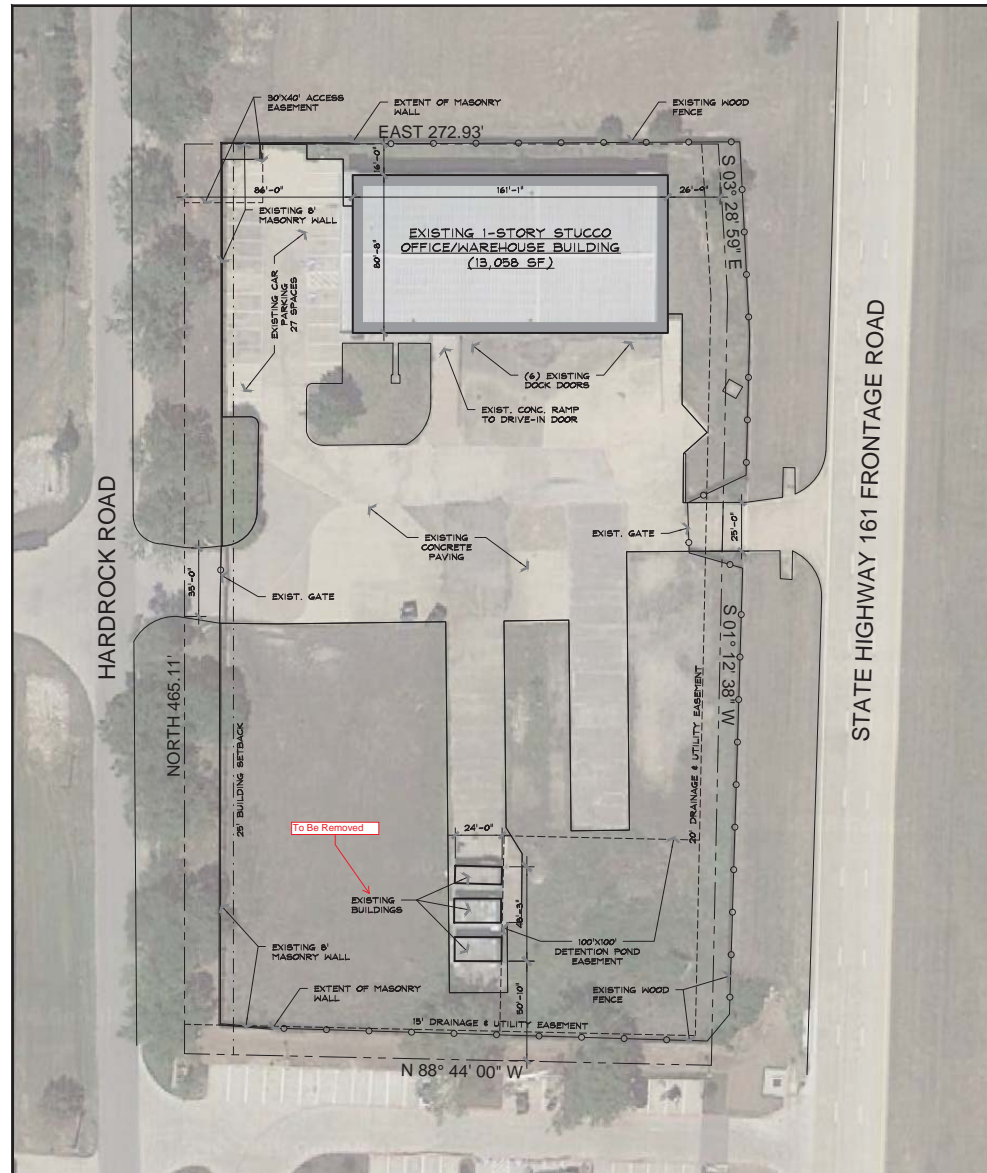
DATE: 11/01/2014 TIME: 11:00 AM

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GENERAL SITE INFORMATION:

SITE ADDRESS:	3025 HARDROCK ROAD GRAND PRAIRIE, TX 75050
LEGAL DESCRIPTION:	TRACT 2 ANICOT, LLC INST. NO. 200900265284 DRDGT
ZONING:	L I - LIGHT INDUSTRIAL
ADJACENT ZONING:	L I - LIGHT INDUSTRIAL
SITE AREA:	2.9425 ACRES (APP. 128,175 SF)
EXISTING BUILDING AREA (MAIN BUILDING):	13,058 SF
EXISTING PARKING/PAVING AREA:	45,362 SF
TOTAL IMPERVIOUS:	58,420 SF (45.58%)
PROPOSED USE:	WAREHOUSE/OFFICE
PARKING REQUIRED:	19 SPACES
(OFFICE = 1:325 SF X 2.400 SF = 8 SPACES)	
(WAREHOUSE = 1:1,000 SF X 10,658 SF = 11 SPACES)	
EXISTING PARKING PROVIDED:	27 SPACES
<u>LANDSCAPE INFORMATION:</u>	
LOT AREA:	2.9425 ACRES
IMPERVIOUS AREA:	58,420 SF (45.58%)
LANDSCAPED AREA:	69,755 SF (54.42%)
*BUILDING, PARKING, AND LOADING DOCK AREAS ARE EXISTING TO REMAIN.	

A photograph of a large, single-story industrial building with a light-colored metal exterior. The building features several large bay doors and loading docks. One bay door on the left is open, revealing a dark interior. The building is situated on a paved lot under a clear blue sky.



NOTE: ALL SITE PLAN ELEMENTS ARE EXISTING AND ARE DEPICTED AS SHOWN IN INFORMATION PROVIDED BY THE OWNER. NO CHANGES OR MODIFICATIONS TO THE SITE PLAN OR EXISTING STRUCTURES ARE PROPOSED AS PART OF THIS PLAN.

