

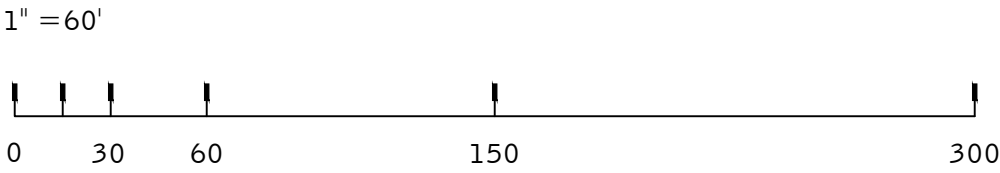
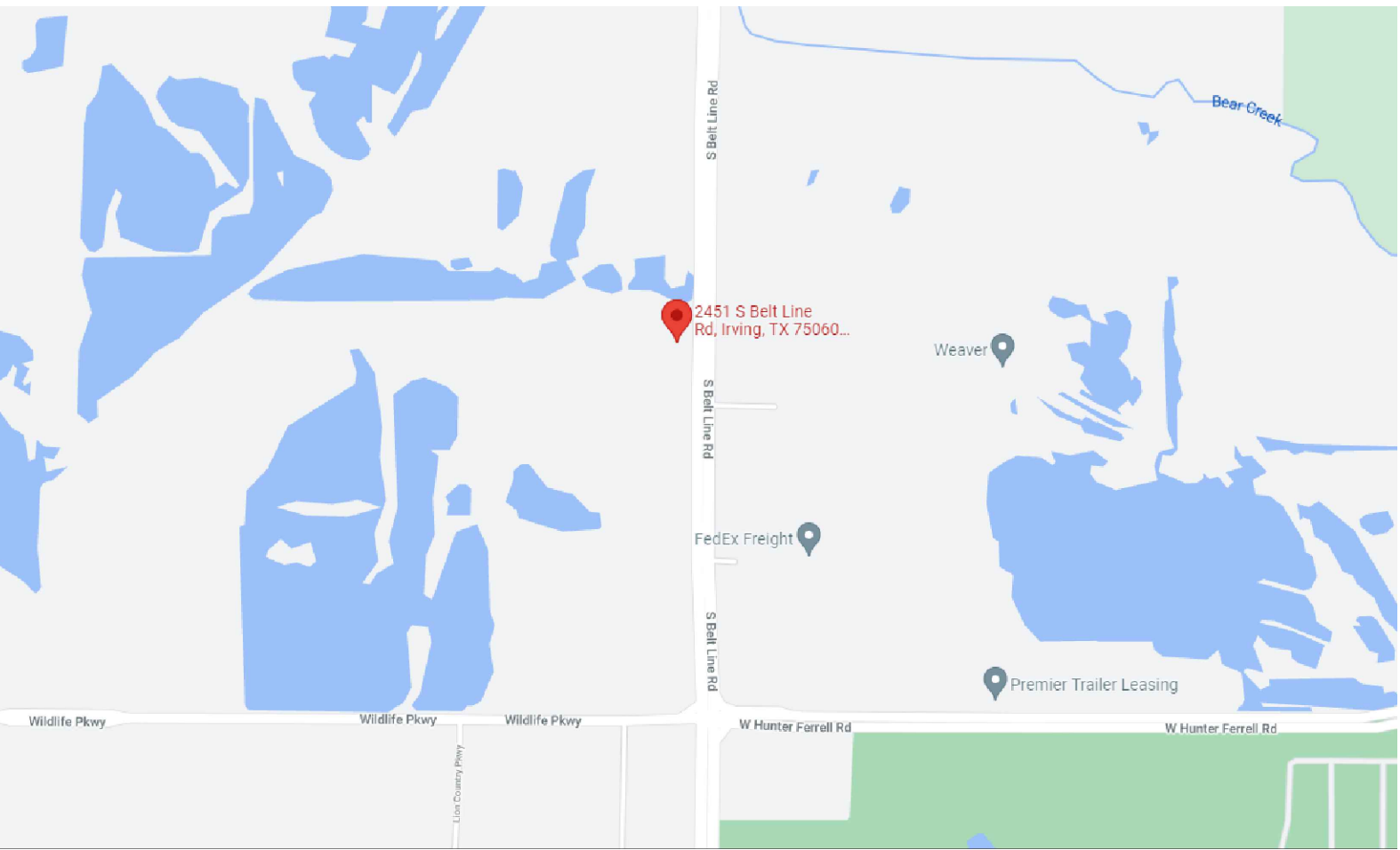
DEVELOPMENT STANDARDS:	
ZONING:	PD-39
MAX. F.A.R.:	1.00
MAX. COVERAGE:	TBD <sup>2</sup>
MAX. BLDG. HT.:	50 FT
BUILDING SETBACKS:	
FRONT:	25 FT
SIDE:	15 FT
REAR:	0 FT
LANDSCAPE SETBACKS:	
FRONT:	5 FT
SIDE:	3 FT
REAR:	3 FT
LANDSCAPE REQ.:	10%
OFF-STREET PARKING:	
STANDARD:	9x18
COMPACT:	TBD <sup>2</sup>
COMPACT %:	TBD <sup>2</sup>
DRIVE AISLE:	24 FT
FIRE LANE:	26 FT
OVERHANG:	2 FT
TREE WELL:	TBD <sup>2</sup>
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	20 + <sup>1</sup>
	1/5000 SF
OFFICE:	1/325 SF
NOTES:	
	<sup>1</sup> First 25,000 SF = 1/1000 SF. Anything greater than 25,000 SF of GFA = 1/5000 SF.
	<sup>2</sup> To be determined by city.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:  
CIVIL CAD FILE

PROJECT DATA:	
SITE AREA:	
GROSS:	35.16 AC
	1,527,725 SF
FLOODWAY	45,874 SF
POND	153,723 SF
NET:	30.49 AC
	1,328,128 SF
BUILDING FOOTPRINT:	167,595 SF
BUILDING USE:	
WAREHOUSE	161,355 SF
OFFICE	@ 3.7% 6,240 SF
COVERAGE:	
GROSS:	11%
NET:	13%

PARKING REQUIRED:		
WAREHOUSE		
20 SPACES PLUS		20 STALLS
	1/5000 SF	34 STALLS
OFFICE	1/325 SF	20 STALLS
TOTAL		74 STALLS
PARKING PROVIDED:		
AUTO:		80 STALLS
		@0.48/1000 SF
	REQ. ACCESSIBLE	4 STALLS
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		22
○ GRADE-LEVEL DOORS		2



scheme: 19

Conceptual Site Plan

2501 North Belt Line  
Grand Prairie, TX 75050

WARE MALCOMB

DAL21-0066-00  
04.16.2024

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