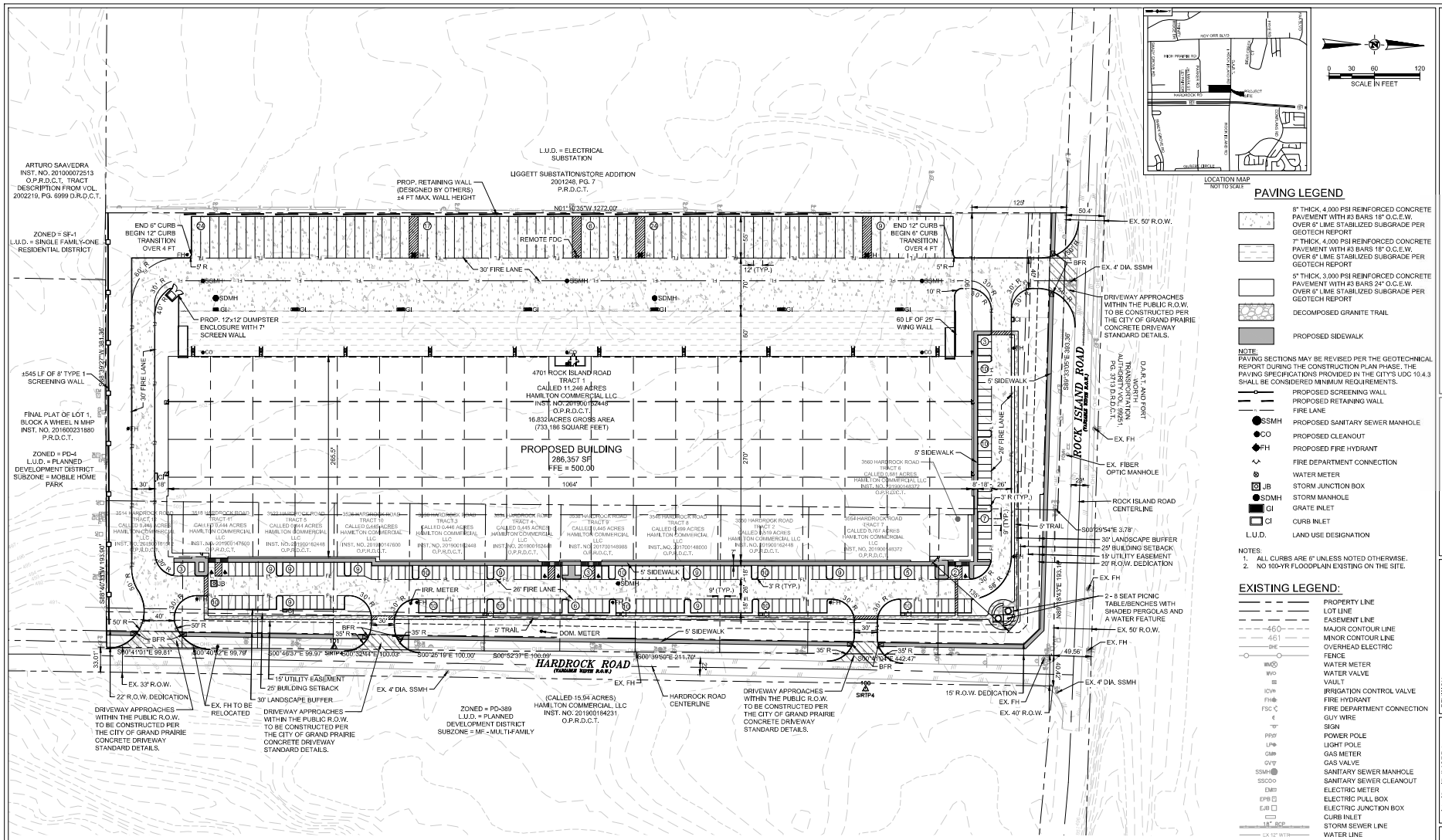

PAVING LEGEND

- 8" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME STABILIZED SUBGRADE PER GEOTECH REPORT
- 7" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME STABILIZED SUBGRADE PER GEOTECH REPORT
- 5" THICK, 3,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 24" O.C.E.W. OVER 6" LIME STABILIZED SUBGRADE PER GEOTECH REPORT
- DECOMPOSED GRANITE TRAIL
- PROPOSED SIDEWALK

NOTE:
PAVING SECTIONS MAY BE REVISED PER THE GEOTECHNICAL REPORT DURING THE CONSTRUCTION PLAN PHASE. THE PAVING SPECIFICATIONS PROVIDED IN THE CITY'S UDC 10.4.3 SHALL BE CONSIDERED MINIMUM REQUIREMENTS.

- PROPOSED SCREENING WALL
- PROPOSED RETAINING WALL
- FIRE LANE
- SSMH — PROPOSED SANITARY SEWER MANHOLE
- CO — PROPOSED CLEANOUT
- FH — PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER METER
- JB — STORM JUNCTION BOX
- SDMH — STORM MANHOLE
- GI — GRATE INLET
- CI — CURB INLET
- L.U.D. — LAND USE DESIGNATION

NOTES:
1. ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.
2. NO 100-YR FLOODPLAIN EXISTING ON THE SITE.

EXISTING LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 460 — MAJOR CONTOUR LINE
- 461 — MINOR CONTOUR LINE
- OHE — OVERHEAD ELECTRIC
- FENCE
- WM — WATER METER
- WV — WATER VALVE
- VAULT
- ICV — IRRIGATION CONTROL VALVE
- FH — FIRE HYDRANT
- FSC — FIRE DEPARTMENT CONNECTION
- GUY WIRE
- SIGN
- PP — POWER POLE
- LP — LIGHT POLE
- GM — GAS METER
- GV — GAS VALVE
- SSMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- EM — ELECTRIC METER
- EPB — ELECTRIC PULL BOX
- EJB — ELECTRIC JUNCTION BOX
- CURB INLET
- 18" RCP — STORM SEWER LINE
- EX 12" WTR — WATER LINE
- EX SS — SANITARY SEWER LINE
- EX GAS — GAS LINE

SITE DATA SUMMARY TABLE			
	REQUIRED	PROPOSED	MEETS
MIN. LOT AREA (SF)	15,000	733,186	YES
MIN. LOT WIDTH (FT)	100	1,260	YES
MIN. LOT DEPTH (FT)	150	580	YES
FRONT SETBACK (FT)	25	25	YES
SIDE SETBACK (FT)	25	25	YES
MAX. HEIGHT (FT)	50	43	YES
MAX. FLOOR AREA RATIO	1:1	1:0.39	YES
MIN. LANDSCAPING (%)	73,319 SF (10%)	136,531 SF (18.62%)	YES
MIN. OPEN SPACE (SF)	36,591 SF (0.84 AC)	40,954 SF (0.94 AC)	YES
MIN. GARDEN AREA (SF)	5,727 SF (0.13 AC)	23,773 SF (0.55 AC)	YES

SUMMARY CHART - SITE DATA	
	PROPOSED
ZONING	PD 450
LAND USE DESIGNATION	LIGHT INDUSTRIAL
GROSS/NET SITE ACREAGE	733,186 SF (16.83 AC)
NUMBER OF PROPOSED LOTS	1
AREA OF IMPERVIOUS COVERAGE SF (%)	596,655 SF (81.38%)
AREA OF OPEN SPACE SF/(%)	136,531 SF (18.62%)
LANDSCAPE BUFFER	30 FT
TOTAL BUILDING/FLOOR AREA	286,357 SF
NUMBER OF STORIES	1
BUILDING HEIGHT	43 FT
PROVIDED LOADING SPACES	59
PARKING REQUIRED	122
PARKING PROVIDED	211

PARKING ANALYSIS CHART			
PROPOSED USE	PROPOSED		
	AREA (SF)	PARKING REQ'D	
		RATIO	SPACES
BUILDING AREA:	286,357		
OFFICE AREA:	15,000	1:325	47
WAREHOUSE AREA:	271,357	1:5000	55
WAREHOUSE PARKING:			20
PARKING REQUIRED:			122
PARKING PROVIDED:			211
TRAILER PARKING PROVIDED:			80
HANDICAP PARKING REQUIRED:			6
HANDICAP PARKING PROVIDED:			8

OWNER:

HAMILTON COMMERCIAL LLC
401 E. PALACE PARKWAY,SUITE 200
GRAND PRAIRIE, TX 75050
CONTACT: JONATHAN TOOLEY
(806)346-1278
JONATHAN@HAMILTONCOMMERCIALTX.COM

DEVELOPER:

CONSTELLATION REAL ESTATE PARTNERS
2021 MCKINNEY AVE, SUITE 300
DALLAS, TX 75201
CONTACT: JOHN DELVAC
(214)814-4312
JOHND@CONSTELLATIONREP.COM

ENGINEER:

HALFF ASSOCIATES, INC.
1201 N BOWSER RD
RICHARDSON, TX 75081
CONTACT: KAYLIE FLYNN, P.E.
(214)937-3923
KFLYNN@HALFF.COM

CASE NO. STP-24-05-0022

SITE PLAN
CONSTELLATION ROCK ISLAND
16.83 ACRES (TRACKS 1 - 12)
STATED IN THE
JOHN C. READ SURVEY ABSTRACT NO. 1183.
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

JUNE, 2024

CONSTELLATION ROCK ISLAND
4701 W ROCK ISLAND ROAD
GRAND PRAIRIE, TX

constellation real estate partners

halff
1201 NORTH BOWSER RD
RICHARDSON, TX 75081 (972) 235-3031
TBPELS #10029601 TEL: (214) 346-6200

REVISION	
NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, PERMIT, RECORD OR ISSUANCE PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

KAYLIE L. FLYNN P.E. 135900
NAME P.E. LICENSE NO.
6/20/2024
DATE
TBPELS #F-312 TX
FIRM BUSINESS NO. STATE

PROJECT NO.:	56747.001
ISSUED:	JUNE, 2024
DRAWN BY:	CAD
CHECKED BY:	KEF
SCALE:	1" = 60'
SHEET TITLE:	SITE PLAN

C1.01

FILE NAME: A:\56000s\56747\001\LD\CADD\Sheets\C101-SP-56747.dwg DATE: June 20, 2024, TIME: 11:02 AM, USER: sh4569