

TRACT 2 2A3 4 4B5 5A1 5B & 5A3
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
CASE NO. ZON-26-03-0007

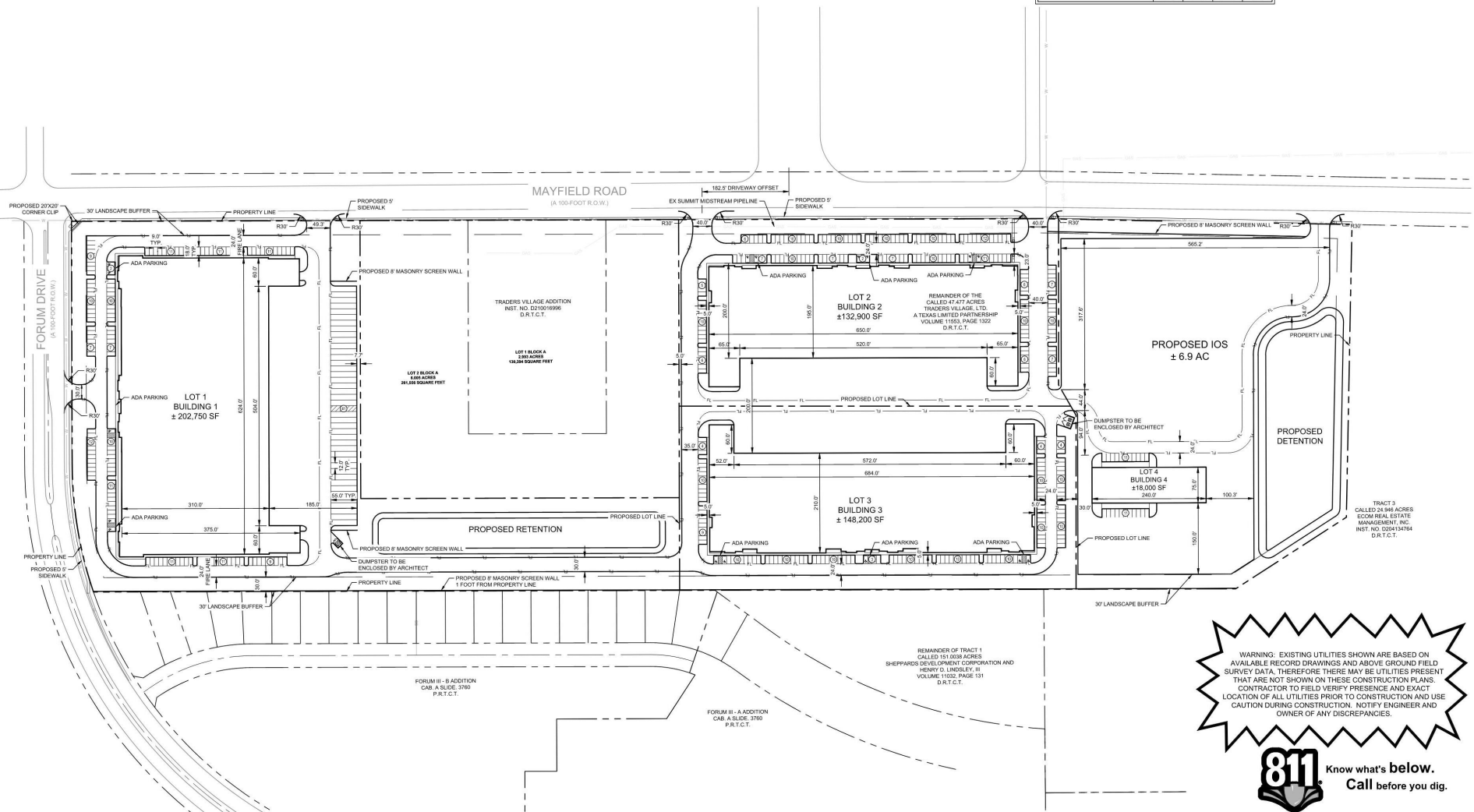
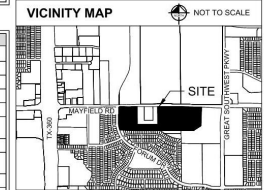
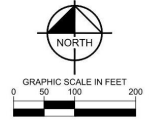
JACKSON SHAW
CONTACT: MILES TERRY
4890 ALPHA ROAD, SUITE 100
DALLAS TX 75244
PHONE NUMBER: (405) 570-8713
EMAIL: MTERRY@JACKSONSHAW.COM

KIMLEY-HORN AND ASSOCIATES, INC.
CONTACT: RHYAN N. WEIRICH, P.E.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE NUMBER: (972) 468-9789
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

LEGEND	
PROPERTY LINE	---
PROPOSED FIRE LANE	— R — R —
BUILDING SETBACK	— X — — X — —
EXISTING EASEMENT	— W — — W — —
PROPOSED EASEMENT	— W — — W — —
PROPOSED WATER LINE	— W — — W — —
PROPOSED STORM LINE	— S — — S — —
PROPOSED SANITARY SEWER LINE	— SS — — SS — —
EXISTING FENCE LINE	— X — — X — —
EXISTING WATER LINE	— W — — W — —
EXISTING SANITARY SEWER LINE	— SS — — SS — —
EXISTING STORM DRAIN LINE	— S — — S — —
EXISTING OVERHEAD ELECTRIC LINE	— OLE — — OLE — —
EXISTING UNDERGROUND ELECTRIC LINE	— ULE — — ULE — —

SITE SUMMARY TABLE				
BASE ZONING	INDUSTRIAL/ IOS			
PROPOSED USE	INDUSTRIAL			
TOTAL LAND AREA (AC)	1,676,618 SF / 38.49 AC			
PROPOSED TOTAL BUILDING AREA	501,850 SF			
LOT NO.:	1	2	3	4
LOT LAND AREA (AC)	13.776	7.226	7.403	10.08
LOT COVERAGE	33.8%	42.2%	46.0%	0.4%

PARKING BREAKDOWN				
BUILDING NO.:	1	2	3	4
BUILDING AREA (SF)	202,750	132,900	448,200	18,000
OFFICE (% ASSUMED)	3%	20%	5%	10%
OFFICE AREA (SF)	6,082	26,580	7,410	1,800
WAREHOUSE AREA (SF)	196,668	106,320	14,790	16,200
PARKING REQUIREMENTS				
OFFICE: 1 PER 325 SF	19	82	23	6
WAREHOUSE: 0.25K: 1 PER 1,500 SF 25K AND GREATER: 1 PER 1,500 SF * 20	123	76	75	11
PARKING REQUIRED	142	158	118	17
PARKING PROVIDED	142	178	134	22



WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.



Know what's **below**.
Call before you dig.

Kimley»Horn
2600 N. CENTRAL EXPRESSWAY, SUITE 400

FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn

DATE	AS SHOWN
JUNE 2026	
064552712	

MAYFIELD GRAND PRAIRIE
PREPARED FOR

SITE PLAN

SHEET NUMBER
SP

DATE _____

REVISIONS

No.

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