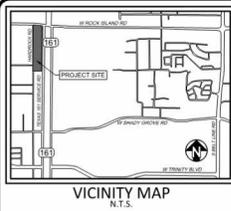
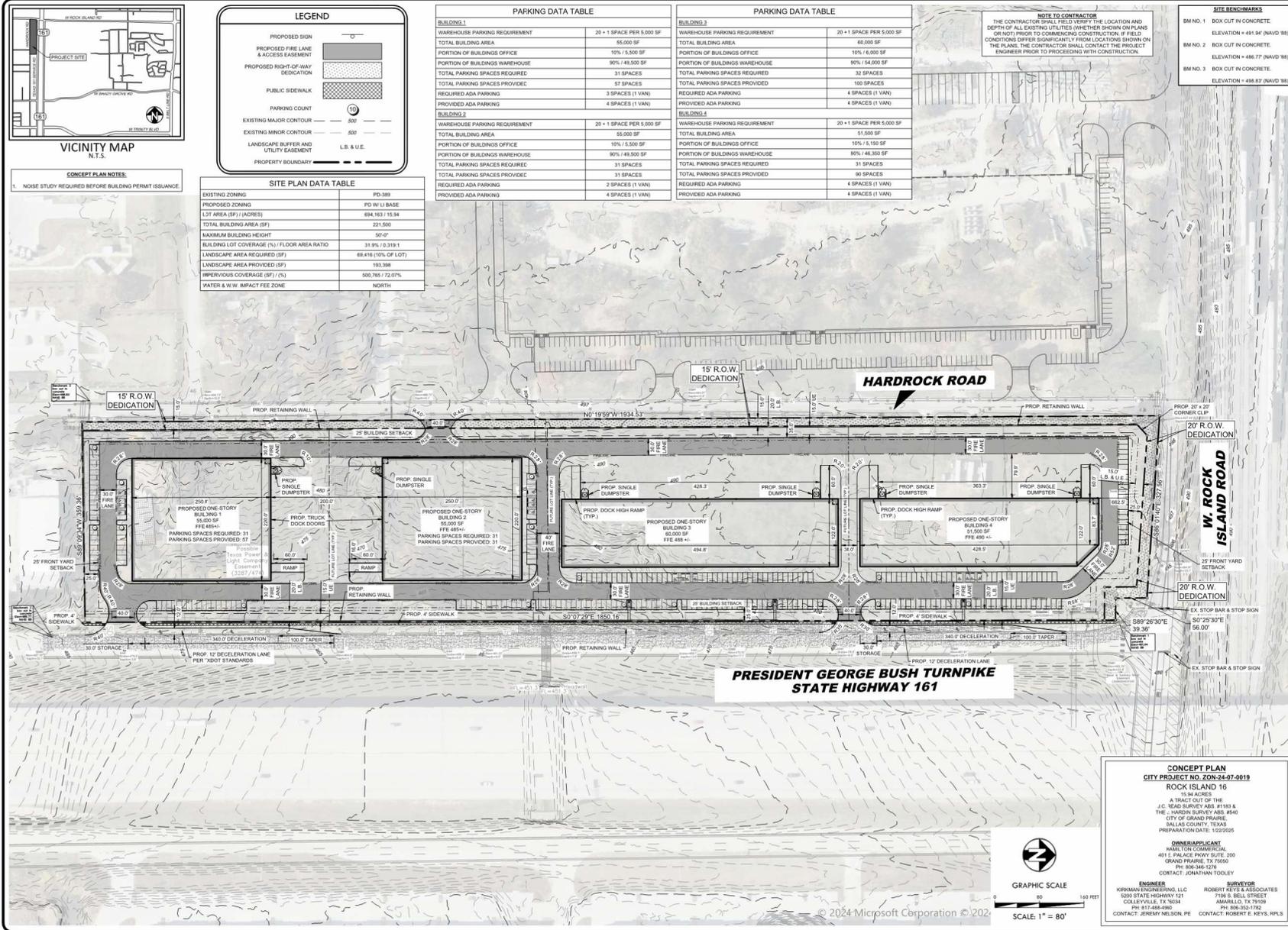


Option B



LEGEND

- PROPOSED SIGN
- PROPOSED FIRE LANE & ACCESS EASEMENT
- PROPOSED RIGHT-OF-WAY DEDICATION
- PUBLIC SIDEWALK
- PARKING COUNT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LANDSCAPE BUFFER AND UTILITY EASEMENT
- PROPERTY BOUNDARY

PARKING DATA TABLE

| BUILDING 1 | WAREHOUSE PARKING REQUIREMENT | 20' + 1 SPACE PER 5,000 SF |
|--------------------------------|-------------------------------|----------------------------|
| TOTAL BUILDING AREA | 55,000 SF | |
| PORTION OF BUILDINGS OFFICE | 10% / 5,500 SF | |
| PORTION OF BUILDINGS WAREHOUSE | 90% / 49,500 SF | |
| TOTAL PARKING SPACES REQUIRED | 31 SPACES | |
| TOTAL PARKING SPACES PROVIDED | 37 SPACES | |
| REQUIRED ADA PARKING | 3 SPACES (1 VAN) | |
| PROVIDED ADA PARKING | 4 SPACES (1 VAN) | |

PARKING DATA TABLE

| BUILDING 2 | WAREHOUSE PARKING REQUIREMENT | 20' + 1 SPACE PER 5,000 SF |
|--------------------------------|-------------------------------|----------------------------|
| TOTAL BUILDING AREA | 55,000 SF | |
| PORTION OF BUILDINGS OFFICE | 10% / 5,500 SF | |
| PORTION OF BUILDINGS WAREHOUSE | 90% / 49,500 SF | |
| TOTAL PARKING SPACES REQUIRED | 31 SPACES | |
| TOTAL PARKING SPACES PROVIDED | 37 SPACES | |
| REQUIRED ADA PARKING | 3 SPACES (1 VAN) | |
| PROVIDED ADA PARKING | 4 SPACES (1 VAN) | |

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON PLANS OR NOT! PRIOR TO COMMENCING CONSTRUCTION, IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

SITE BENCHMARKS

| | | |
|----------|---------------------|-------------------------------|
| BM NO. 1 | BOX CUT IN CONCRETE | ELEVATION = 491.94' (NAVD 88) |
| BM NO. 2 | BOX CUT IN CONCRETE | ELEVATION = 486.77' (NAVD 88) |
| BM NO. 3 | BOX CUT IN CONCRETE | ELEVATION = 488.87' (NAVD 88) |

SITE PLAN DATA TABLE

| | |
|--|---------------------|
| EXISTING ZONING | PD-989 |
| PROPOSED ZONING | PD W-1 BASE |
| L7 AREA (SF) / (ACRES) | 694,163 / 15.94 |
| TOTAL BUILDING AREA (SF) | 221,500 |
| MAXIMUM BUILDING HEIGHT | 50'-0" |
| BUILDING LOT COVERAGE (%) FLOOR AREA RATIO | 31.9% / 0.3191 |
| LANDSCAPE AREA REQUIRED (SF) | 89,418 (10% OF LOT) |
| LANDSCAPE AREA PROVIDED (SF) | 193,398 |
| IMPERVIOUS COVERAGE (SF) / (%) | 500,763 / 72.07% |
| WATER & W.W. IMPACT FEE ZONE | NORTH |

CONCEPT PLAN NOTES:
1. NOISE STUDY REQUIRED BEFORE BUILDING PERMIT ISSUANCE

PRELIMINARY FOR REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF: JEREMY B. NELSON DATE: 1/22/2025

HAMILTON COMMERCIAL
HAMILTON COMMERCIAL, LLC
PO BOX 53051
GRAND PRAIRIE, TEXAS 75053
(972) 663-9775

ROCK ISLAND 16
A TRACT OUT OF THE J.C. READ SURVEY ABS. # 1183 & THE J. HARDIN SURVEY ABS. # 540 (15.94 AC.)
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

| REV. | DATE | DESCRIPTION |
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KE kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034
TEXAS FIRM NO. 158174

JOB NUMBER: HAM24002
ISSUE DATE: 1/22/2025

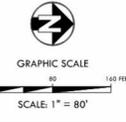
CONCEPT PLAN
SHEET:
CP

CONCEPT PLAN
CITY PROJECT NO. ZON-24-07-0019
ROCK ISLAND 16
15.94 ACRES
A TRACT OUT OF THE J.C. READ SURVEY ABS. #1183 & THE J. HARDIN SURVEY ABS. #540
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS
PREPARATION DATE: 1/22/2025

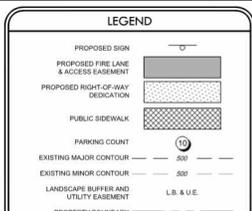
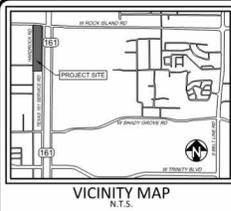
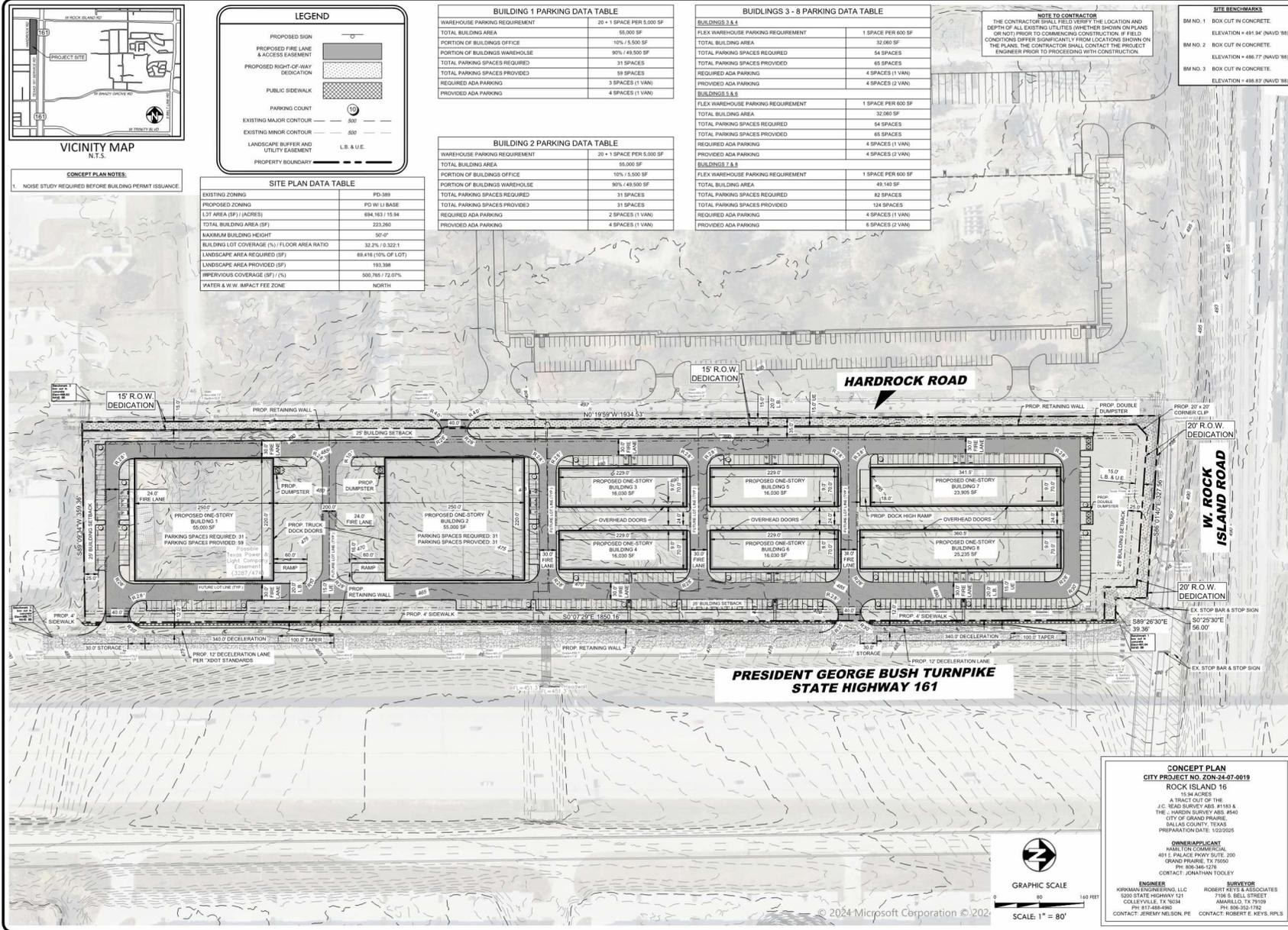
OWNER/CLIENT
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SURVEYOR
ROBERT FETS & ASSOCIATES
7106 S. BELL STREET
AMARILLO, TX 79109
PH: 806-352-1782
CONTACT: ROBERT F. FETS, S.P.L.S.



Option C



CONCEPT PLAN NOTES:
1. NOISE STUDY REQUIRED BEFORE BUILDING PERMIT ISSUANCE

| SITE PLAN DATA TABLE | |
|--|---------------------|
| EXISTING ZONING | PD-389 |
| PROPOSED ZONING | PD W-1 BASE |
| L77 AREA (SF) / (ACRES) | 694,163 / 15.94 |
| TOTAL BUILDING AREA (SF) | 223,260 |
| MAXIMUM BUILDING HEIGHT | 50'-0" |
| BUILDING LOT COVERAGE (%) FLOOR AREA RATIO | 32.2% / 0.3221 |
| LANDSCAPE AREA REQUIRED (SF) | 69,418 (10% OF LOT) |
| LANDSCAPE AREA PROVIDED (SF) | 193,368 |
| IMPERVIOUS COVERAGE (SF) / (%) | 500,763 / 72.07% |
| WATER & W.W. IMPACT FEE ZONE | NORTH |

| BUILDING 1 PARKING DATA TABLE | |
|--------------------------------|---------------------------|
| WAREHOUSE PARKING REQUIREMENT | 20 = 1 SPACE PER 5,000 SF |
| TOTAL BUILDING AREA | 55,000 SF |
| PORTION OF BUILDINGS OFFICE | 10% / 5,500 SF |
| PORTION OF BUILDINGS WAREHOUSE | 90% / 49,500 SF |
| TOTAL PARKING SPACES REQUIRED | 31 SPACES |
| TOTAL PARKING SPACES PROVIDED | 99 SPACES |
| REQUIRED ADA PARKING | 3 SPACES (1 VAN) |
| PROVIDED ADA PARKING | 4 SPACES (1 VAN) |

| BUILDING 2 PARKING DATA TABLE | |
|--------------------------------|---------------------------|
| WAREHOUSE PARKING REQUIREMENT | 20 = 1 SPACE PER 5,000 SF |
| TOTAL BUILDING AREA | 55,000 SF |
| PORTION OF BUILDINGS OFFICE | 10% / 5,500 SF |
| PORTION OF BUILDINGS WAREHOUSE | 90% / 49,500 SF |
| TOTAL PARKING SPACES REQUIRED | 31 SPACES |
| TOTAL PARKING SPACES PROVIDED | 12 SPACES |
| REQUIRED ADA PARKING | 2 SPACES (1 VAN) |
| PROVIDED ADA PARKING | 4 SPACES (1 VAN) |

| BUILDINGS 3 - 8 PARKING DATA TABLE | |
|------------------------------------|--------------------|
| BUILDINGS 3 & 4 | |
| FLEX WAREHOUSE PARKING REQUIREMENT | 1 SPACE PER 600 SF |
| TOTAL BUILDING AREA | 32,000 SF |
| TOTAL PARKING SPACES REQUIRED | 54 SPACES |
| TOTAL PARKING SPACES PROVIDED | 65 SPACES |
| REQUIRED ADA PARKING | 4 SPACES (1 VAN) |
| PROVIDED ADA PARKING | 4 SPACES (2 VAN) |
| BUILDINGS 5 & 6 | |
| FLEX WAREHOUSE PARKING REQUIREMENT | 1 SPACE PER 600 SF |
| TOTAL BUILDING AREA | 32,000 SF |
| TOTAL PARKING SPACES REQUIRED | 54 SPACES |
| TOTAL PARKING SPACES PROVIDED | 65 SPACES |
| REQUIRED ADA PARKING | 4 SPACES (1 VAN) |
| PROVIDED ADA PARKING | 4 SPACES (2 VAN) |
| BUILDINGS 7 & 8 | |
| FLEX WAREHOUSE PARKING REQUIREMENT | 1 SPACE PER 600 SF |
| TOTAL BUILDING AREA | 45,140 SF |
| TOTAL PARKING SPACES REQUIRED | 82 SPACES |
| TOTAL PARKING SPACES PROVIDED | 124 SPACES |
| REQUIRED ADA PARKING | 4 SPACES (1 VAN) |
| PROVIDED ADA PARKING | 6 SPACES (2 VAN) |

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| SITE BENCHMARKS | |
|-----------------|--|
| BM NO. 1 | BOX CUT IN CONCRETE ELEVATION = 491.94' (NAVD 88) |
| BM NO. 2 | BOX CUT IN CONCRETE ELEVATION = 486.77' (NAVD 88) |
| BM NO. 3 | BOX CUT IN CONCRETE ELEVATION = 498.87' (NAVD 88) |

P R E L I M I N A R Y
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WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
JEREMY B. NELSON
DATE: 1/22/2025

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KE kirkman ENGINEERING
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5200 STATE HIGHWAY 121
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TEXAS FIRM NO. 15874

JOB NUMBER: HAM24002
ISSUE DATE: 1/22/2025

CONCEPT PLAN
SHEET:
CP

CONCEPT PLAN
CITY PROJECT NO. ZON-24-07-0019
ROCK ISLAND 16
15.94 ACRES
A TRACT OUT OF THE
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PREPARATION DATE: 1/22/2025

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