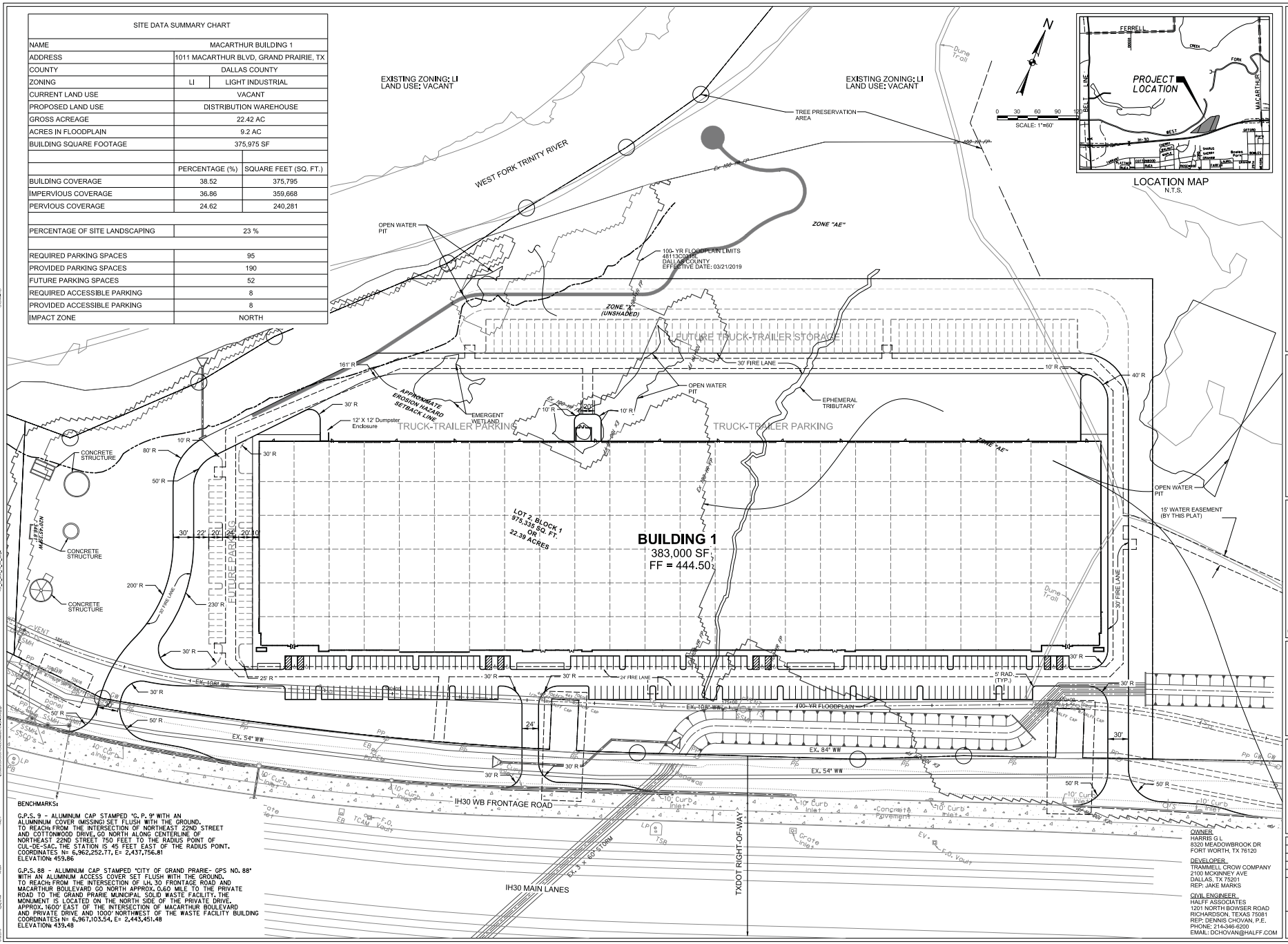
# Exhibit B - Site Plan

| SITE DATA SUMMARY CHART | | |
|---|---|---|
| NAME | MACARTHUR BUILDING 1 | |
| ADDRESS | 1011 MACARTHUR BLVD, GRAND PRAIRIE, TX | |
| COUNTY | DALLAS COUNTY | |
| ZONING | LI | LIGHT INDUSTRIAL |
| CURRENT LAND USE | VACANT | |
| PROPOSED LAND USE | DISTRIBUTION WAREHOUSE | |
| GROSS ACREAGE | 22.42 AC | |
| ACRES IN FLOODPLAIN | 9.2 AC | |
| BUILDING SQUARE FOOTAGE | 375,975 SF | |
| | | |
| | PERCENTAGE (%) | SQUARE FEET (SQ. FT.) |
| BUILDING COVERAGE | 38.52 | 375,795 |
| IMPERVIOUS COVERAGE | 36.86 | 359,668 |
| PERVIOUS COVERAGE | 24.62 | 240,281 |
| | | |
| PERCENTAGE OF SITE LANDSCAPING | 23 % | |
| | | |
| REQUIRED PARKING SPACES | 95 | |
| PROVIDED PARKING SPACES | 190 | |
| FUTURE PARKING SPACES | 52 | |
| REQUIRED ACCESSIBLE PARKING | 8 | |
| PROVIDED ACCESSIBLE PARKING | 8 | |
| IMPACT ZONE | NORTH | |




BENCHMARKS:

G.P.S. 9 - ALUMINUM CAP STAMPED "G. P. 9" WITH AN ALUMINUM COVER (MISSING) SET FLUSH WITH THE GROUND. TO REACH: FROM THE INTERSECTION OF NORTHEAST 22ND STREET AND COTTONWOOD DRIVE, GO NORTH ALONG CENTERLINE OF NORTHEAST 22ND STREET 750 FEET TO THE RADIUS POINT OF CUL-DE-SAC. THE STATION IS 45 FEET EAST OF THE RADIUS POINT. COORDINATES: N= 6,962,252.77, E= 2,437,756.81
ELEVATION: 459.86

G.P.S. 88 - ALUMINUM CAP STAMPED "CITY OF GRAND PRARIE- GPS NO. 88" WITH AN ALUMINUM ACCESS COVER SET FLUSH WITH THE GROUND. TO REACH: FROM THE INTERSECTION OF I.H. 30 FRONTAGE ROAD AND MACARTHUR BOULEVARD GO NORTH APPROX. 0.60 MILE TO THE PRIVATE ROAD TO THE GRAND PRARIE MUNICIPAL SOLID WASTE FACILITY. THE MONUMENT IS LOCATED ON THE NORTH SIDE OF THE PRIVATE DRIVE. APPROX. 1600' EAST OF THE INTERSECTION OF MACARTHUR BOULEVARD AND PRIVATE DRIVE AND 1000' NORTHWEST OF THE WASTE FACILITY BUILDING COORDINATES: N= 6,967,103.54, E= 2,443,451.48
ELEVATION: 439.48

OWNER
HARRIS G L
8320 MEADOWBROOK DR
FORT WORTH, TX 76120

DEVELOPER
TRAMMELL CROW COMPANY
2100 MCKINNEY AVE
DALLAS, TX 75201
REP: JAKE MARKS

CIVIL ENGINEER
HALFF ASSOCIATES
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
REP: DENNIS CHOVAN, P.E.
PHONE: 214-346-6200
EMAIL: DCHOVAN@HALFF.COM

CASE NO. S190606

# IH-30 MACARTHUR

TCC MACARTHUR ADDITION,
BLOCK 1, LOT 2
GRAND PRAIRIE, TX

Trammell Crow Company

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

| Revision | | |
|---|---|---|
| No. | Date | Description |
| 1 | | |
| 2 | | |
| 3 | | |
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| 6 | | |
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## PRELIMINARY

FOR INTERIM REVIEW ONLY

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

DENNIS J CHOVAN 73268
NAME P.E. NO.
DATE 6/19/2019
TBPE FIRM # F-312

| | |
|---|---|
| Project No.: | 33455 |
| Issued: | 04/16/2019 |
| Drawn By: | CAD |
| Checked By: | DJC |
| Scale: | AS NOTED |
| Sheet Title | SITE PLAN |
| Sheet Number | C1.01 |