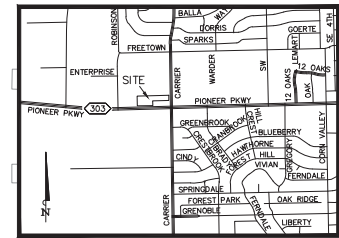
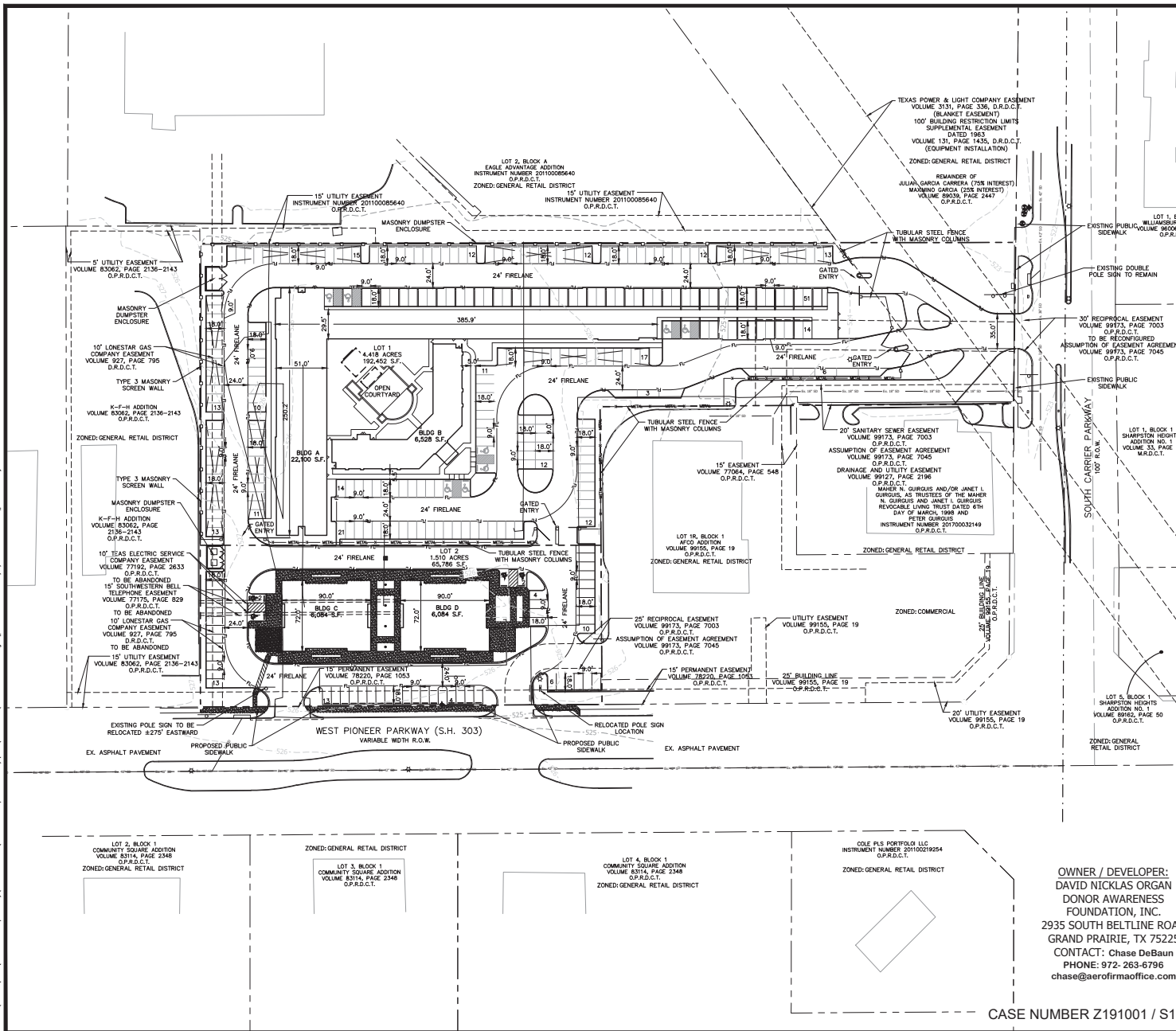
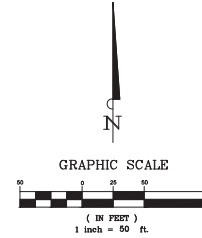


Exhibit B- Site Plan

File: B:\Clients\116 Overlaid\116-19-002 003 Redevelopment - 03\Civil\Sheet Set\116-19-002 Site Plan.dwg Date Plotted: 10/4/2019 9:24 AM Plotted By: dennis



VICINITY MAP
NOT TO SCALE
GRAND PRAIRIE, TEXAS



SITE DATA TABLE

Tract 1	
Area:	4.418 ac
Use:	Multi-Family
Number of Dwelling Units:	
Studio (554sf):	10
1 Bedroom (727sf):	133
2 Bedroom (973sf):	56
Total:	199 units
Parking Ratio:	
Studio:	1.30 sp/unit (13 spaces)
1 Bedroom:	1.25 sp/unit (166 spaces)
2 Bedroom:	1.66 sp/unit (93 spaces)
Total:	272 spaces
Parking:	
Surface:	113
Covered:	94
Under 2nd Floor:	65
Total Parking Spaces:	272 spaces
Total Accessible Spaces:	8
Total Parking Ratio:	1.37 sp/unit
Tract 2	
Area:	1.51 ac
Use:	Retail
Building Area:	12,168sf (gross)
Total Parking Spaces:	54 spaces
Total Accessible Spaces:	4 spaces
Total Parking Ratio:	1.0 sp/225sf

LOT 1 & 2 - BLOCK 1
Being 5.928 acres out of the
ALLEN JENKINS SURVEY, ABSTRACT NO. 713
in the City of Grand Prairie, Dallas County, Texas
October 4, 2019
258,238 SF

OWNER / DEVELOPER:
DAVID NICKLAS ORGAN
DONOR AWARENESS
FOUNDATION, INC.
2935 SOUTH BELTLINE ROAD
GRAND PRAIRIE, TX 75225
CONTACT: Chase DeBauw
PHONE: 972-263-6796
chase@daorfmoffice.com

ENGINEER
BANNISTER ENGINEERING L.L.C.
240 N. MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS
IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE
DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES.
EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS
PLAN SET.



303 REDEVELOPMENT
902 WEST PIONEER PARKWAY
GRAND PRAIRIE, TEXAS

SITE PLAN

Date	Revision Description

FOR REVIEW ONLY
THIS SET OF DRAWINGS IS FOR
THESE ONLY AND IS NOT TO BE
USED FOR ANY OTHER PURPOSE
OR IN ANY MANNER OTHER THAN
THAT INTENDED BY THE ENGINEER.
PREPARED BY: CHASE DEBAUW
ENGINEER: CHASE DEBAUW, P.E.
P.E. NO. 12567, exp. 10/04/2024

SHEET NUMBER

EXH-A