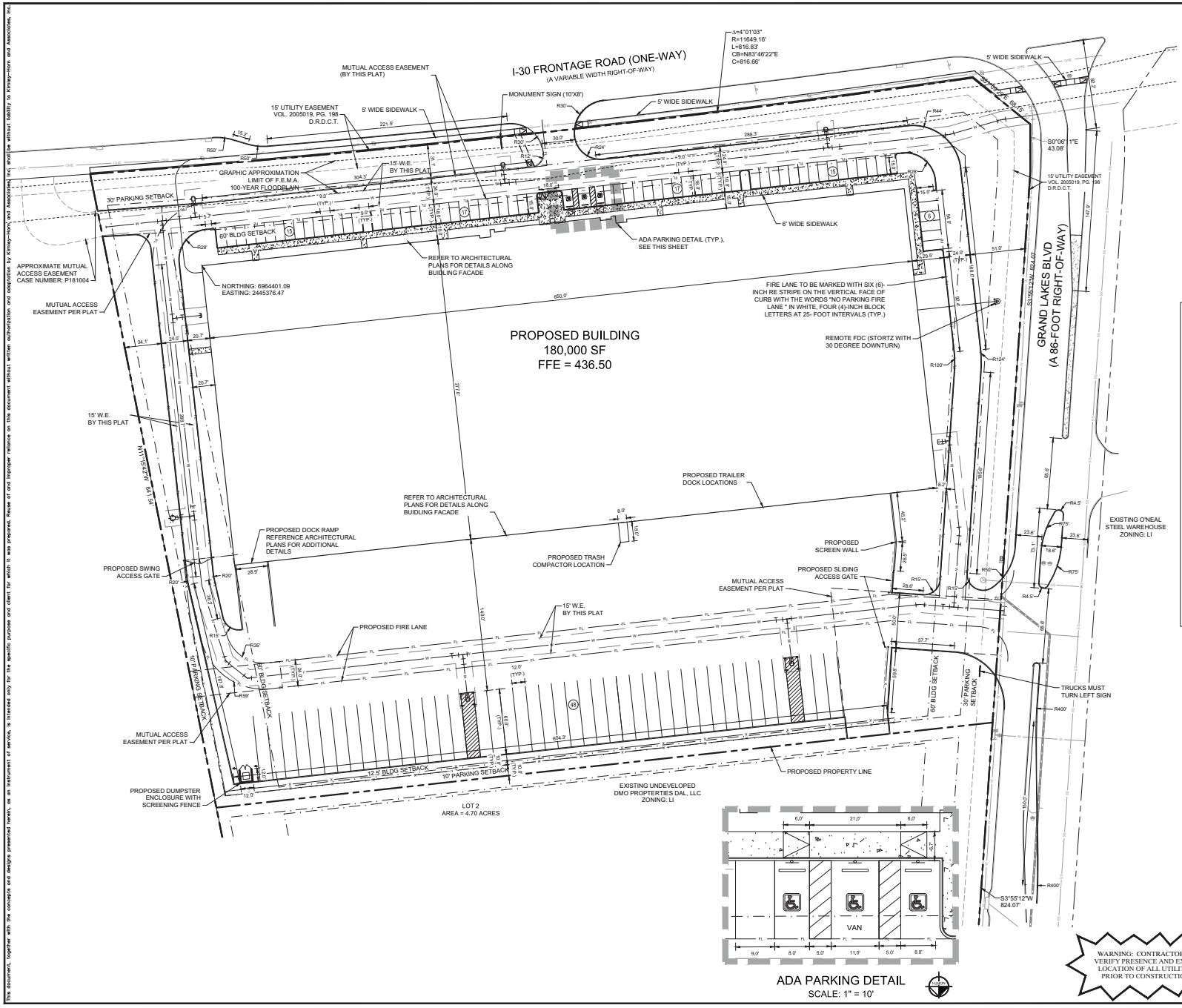
EXHIBIT B



LEGEND	
PROPERTY LINE	
PROPOSED FIRE LANE	FL FL
UTILITY EASEMENT	
SETBACK LINE	
PARKING STALL COUNT	8
PROPOSED WATER LINE	W W
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER LINE	SS SS
EXISTING STORM DRAIN	
EXISTING OVERHEAD ELECTRIC LINE	OHE OHE
EXISTING FENCE	X X X
100-YEAR FLOODPLAIN LIMIT	

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	TRANSFER AND STORAGE TERMINAL
PROPOSED MAX BUILDING HEIGHT	49.5'
TOTAL LAND AREA	466,477 SF / 10.7 ACRES
PROPOSED TOTAL BUILDING AREA	180,000 SF
LOT COVERAGE	39%
PROPOSED AUTO PARKING	70
PROPOSED IMPERVIOUS AREA	353,237 SF / 8.1 AC
PROPOSED PERVIOUS AREA	113,240 SF / 2.6 AC
REQUIRED AUTO PARKING	67
PROPOSED ACCESSIBLE PARKING	3
REQUIRED ACCESSIBLE PARKING	3

PARKING CALCULATION:
AUTO PARKING SPACES PROVIDED BASED ON CITY OF GRAND PRAIRIE UNIFIED DEVELOPMENT CODE ARTICLE 10, SECTION 7.
ASSUMED RETAIL = 3,000 SF ÷ 275 = 11
180,000 SF WAREHOUSE ÷ 5000 + 20 = 56
TOTAL REQUIRED SPACES AT 15% OFFICE = 11 + 56 = 67

NOTES

1. ACCORDING TO COMMUNITY PANEL NO. 48113C0315K, DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS IN ZONE "X" AND ZONE AE.
2. DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE INDICATED.
3. USE 3' RADII, UNLESS OTHERWISE INDICATED.

OWNER/DEVELOPER

DMO PROPERTIES DAL, LLC
3170 SOUTH 900 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-977-0078
CONTACT: DON OSTLER

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Engineer: _____ Date: _____

KHA PROJECT	160012000
DATE	JULY 2019
SCALE	AS SHOWN
DESIGNED BY	DLE
DRAWN BY	EIS
CHECKED BY	DLE

SITE PLAN

GRAND LAKES BUSINESS PARK V
LOTS 1 AND 2, BLOCK A

GRAND PRAIRIE TEXAS

SHEET NUMBER
C-102

CITY FILE NO. S190104

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