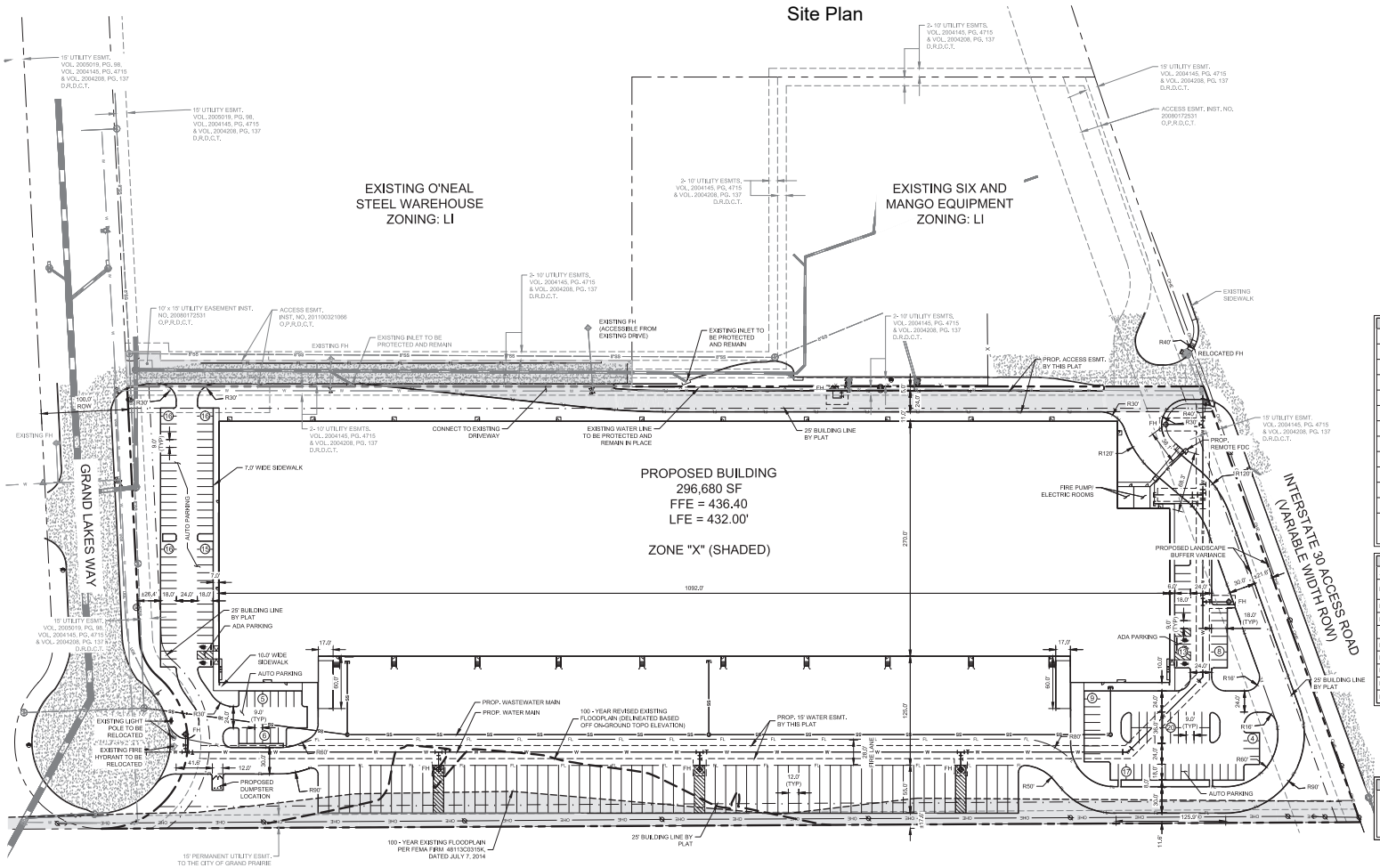
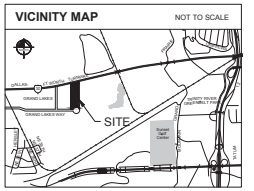
EXHIBIT B

Site Plan





LEGEND	
PROPERTY LINE	
PROPOSED FIRE LANE	FL FL
BUILDING SETBACK	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED WATER LINE	W W
PROPOSED SANITARY SEWER LINE	SS SS
EXISTING FENCE LINE	X X
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER LINE	IFSS IFSS
EXISTING STORM DRAIN LINE	
EXISTING OVERHEAD ELECTRIC LINE	OHE OHE
EXISTING UNDERGROUND ELECTRIC LINE	UGE UGE

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	TRANSFER AND STORAGE TERMINAL
REQUESTED MAX BUILDING HEIGHT	50'-0"
PROPOSED TOTAL BUILDING AREA	296,680 SF
TOTAL LAND AREA	656,885 SF / 15.08 ACRES
LOT COVERAGE	45%
PROPOSED AUTO PARKING	146
REQUIRED AUTO PARKING	117
PROPOSED ACCESSIBLE PARKING	5
REQUIRED ACCESSIBLE PARKING	5

PARKING CALCULATION:
AUTO PARKING SPACES PROVIDED BASED ON CITY OF GRAND PRAIRIE UNIFIED DEVELOPMENT CODE ARTICLE 10, SECTION 7
ASSUMED OFFICE SF (15%) = 44,502 SF ÷ 1000 = 46
252,178 SF WAREHOUSE ÷ 5000 ÷ 20 = 71
TOTAL REQUIRED SPACES AT 15% OFFICE = 46 + 71 = 117

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 (SHADED) AND ZONE "AE".

DEVELOPER

STREAM REALTY ACQUISITION, L.L.C.
CONTACT: J. CANNON GREEN
2001 ROSS AVENUE, SUITE 2800
DALLAS, TEXAS 75201
PHONE NUMBER: (214) 560-5096
EMAIL: CGREEN@STREAMREALTY.COM

OWNER

TRANSFORM REAL ESTATE, LLC
CONTACT: DOUGLAS A. DREES
1800 NE BROADWAY AVENUE
DE MOINES, IOWA 50313
PHONE NUMBER: (515) 313-4298
EMAIL: DOUG.DREES@EFCOFORMS.COM

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972.770.1300 FAX: 972.239.3820
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FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
Engineer DANIEL P. GALLAGHER
P.E. No. 130585 Date 12/18/2018

KHA PROJECT 068213060
DATE SEPTEMBER 2018
SCALE AS SHOWN
DESIGNED BY DSA
DRAWN BY EB
CHECKED BY DPG

Stream Grand Lakes | I-30
PREPARED FOR
STREAM REALTY
GRAND PRAIRIE TEXAS

SITE PLAN

ADDRESS: 4025 E INTERSTATE 30,
GRAND PRAIRIE, TEXAS 75050

SHEET NUMBER
SP

CITY FILE NO. SU181005/S181005

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PLOTTED BY: Cody Ding