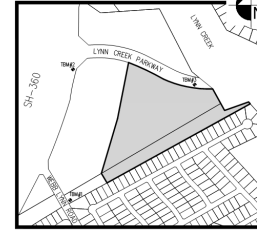
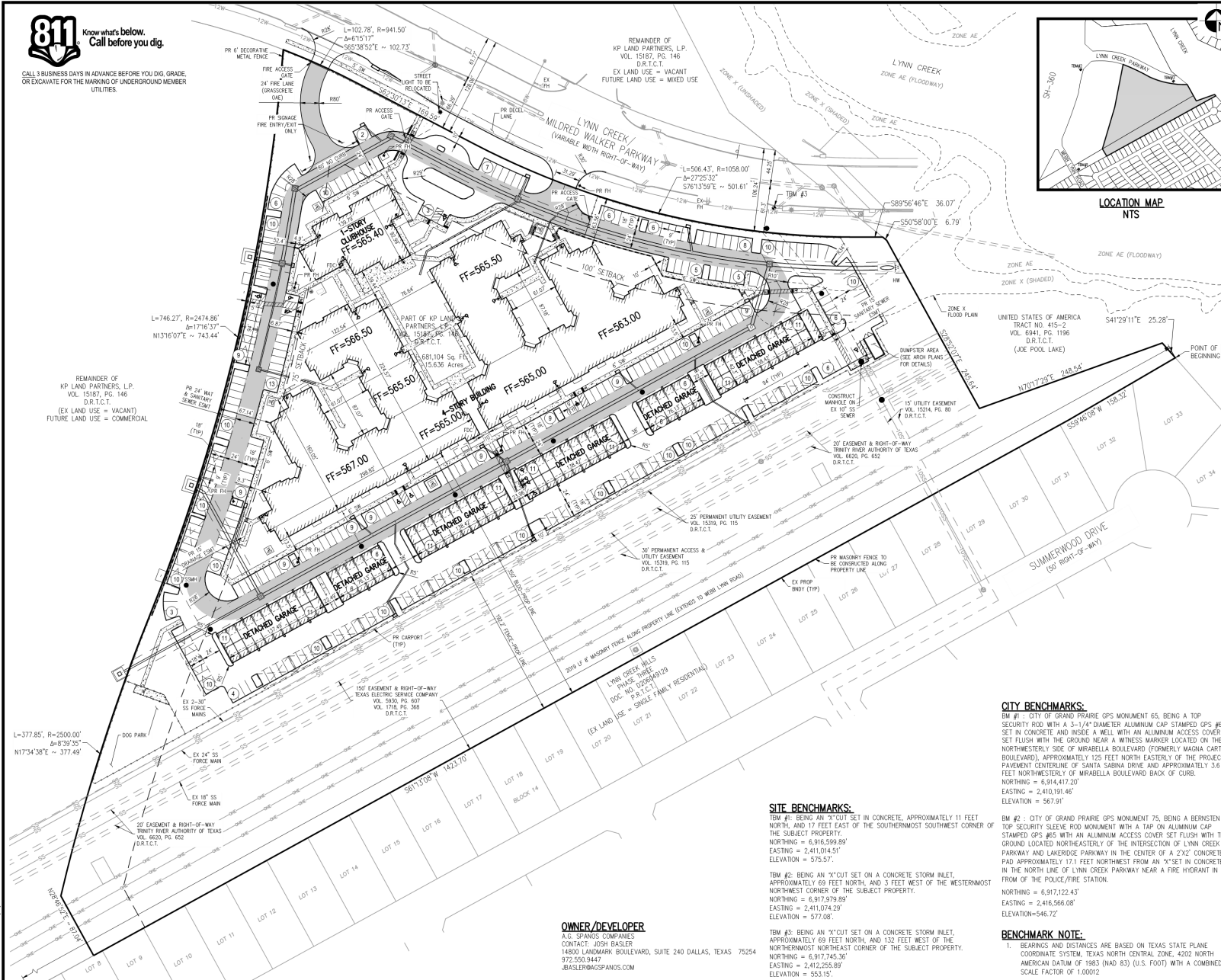


Exhibit B - Site Plan  
Page 1 of 1



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO CHANGES ARE TO BE MADE TO THE DRAWING WITHOUT THE WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



LOCATION MAP  
NTS

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		

SITE DATA TABLE	
ZONING:	PD-255A
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
REQUIRED FRONT SETBACK: 100 FT	PROVIDED: 63 FT
REQUIRED SIDE SETBACK: 75 FT	PROVIDED: 52 FT
LOT AREA:	15.636 AC.
ONE-BEDROOM UNITS (STUDIO - 540 SF MIN, 1 BED - 690 SF MIN):	142 (51.1%)
TWO-BEDROOM UNITS (997 SF MIN):	136 (49.9%)
TOTAL DWELLING UNITS:	278
PARKING REQUIRED (1.25/1 BR, 2/2BR):	450
SURFACE PARKING PROVIDED:	222 (49.0%)
COVERED PARKING PROVIDED:	119 (26.3%)
GARAGE PARKING PROVIDED:	112 (24.7%)
TOTAL PARKING PROVIDED:	453
ACCESSIBLE PARKING PROVIDED:	10
TOTAL BUILDING AREA:	308,976 SF
LOT COVERAGE:	47.8%
*LOT COVERAGE IS COMPRISED OF ALL BUILDING ENVELOPES & CARPORTS	
MAIN BUILDING:	
TOTAL SQUARE FOOTAGE:	299,599 SF
HEIGHT:	41'
DWELLING UNITS/ACRE:	17.8
CLUBHOUSE:	
FLOOR AREA (TOTAL):	9,377 SF

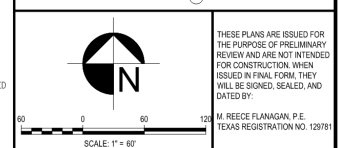
SITE PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.
- ALL CURB RADI ARE 2' UNLESS NOTED OTHERWISE.
- ALL WORK SHALL CONFORM TO THESE PLANS AND CONTRACT DOCUMENTS AND THE INTERNATIONAL BUILDING CODE.
- CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING.
- FIRE LANE MARKING SHALL CONSIST OF 4" SOLID RED STRIPE WITH "NO PARKING - FIRE LANE" STENCILLED IN WHITE PAINT AT 25' INTERVALS.



TYPICAL PARKING DETAIL  
NTS

LEGEND:	PROPOSED	EXISTING
FLOODPLAIN		
STORM DRAIN		
SANITARY SEWER	SS	SS
3" DOMESTIC WATER	W	W
OVERHEAD ELECTRIC		OE
FIRE HYDRANT		
WATER VALVE		
WATER METER		
PROPOSED CARPORT		
PROPOSED 24" FIRE LINE		
PROPOSED PARKING CUNT		



THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION WHEN REVIEWED IN FINAL FORM. THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANNAGAN, P.E.  
TEXAS REGISTRATION NO. 120781

**HKS HARRIS KOCHER SMITH**

101 Summit Avenue, Suite 1014  
Fort Worth, Texas 76102  
P: 817.769.6279 F: 817.769.6298  
HarrisKocherSmith.com  
TBPE Firm No. F-15501

**LYNN CREEK APARTMENTS**

SITE PLAN			
DESIGNED: DFW	PROJECT #	ISSUE DATE	SHEET
CHECKED: MRF	180828	07/31/2019	C5 OF 57
DRAWN: DFW			

COOP CASE # 8190601

OWNER/DEVELOPER

A.G. SPANOS COMPANIES  
CONTACT: JOSH BASLER  
14500 LANDMARK BOULEVARD, SUITE 240 DALLAS, TEXAS 75254  
972.550.9447  
JBASLER@AGSPANOS.COM

SITE BENCHMARKS:

BM #1: BEING AN "X" CUT SET IN CONCRETE, APPROXIMATELY 11 FEET NORTH, AND 17 FEET EAST OF THE SOUTHERMOST SOUTHWEST CORNER OF THE SUBJECT PROPERTY.  
NORTHING = 6,916,599.89  
EASTING = 2,411,014.51  
ELEVATION = 575.57'

BM #2: BEING AN "X" CUT SET ON A CONCRETE STORM INLET, APPROXIMATELY 69 FEET NORTH, AND 3 FEET WEST OF THE WESTERNMOST NORTHWEST CORNER OF THE SUBJECT PROPERTY.  
NORTHING = 6,917,979.89  
EASTING = 2,411,074.29  
ELEVATION = 577.08'

BM #3: BEING AN "X" CUT SET ON A CONCRETE STORM INLET, APPROXIMATELY 69 FEET NORTH, AND 132 FEET WEST OF THE NORTHERMOST NORTHEAST CORNER OF THE SUBJECT PROPERTY.  
NORTHING = 6,917,745.36  
EASTING = 2,412,255.89  
ELEVATION = 553.15'

CITY BENCHMARKS:

BM #1: CITY OF GRAND PRAIRIE GPS MONUMENT 65, BEING A TOP SECURITY ROD WITH A 3-1/4" DIAMETER ALUMINUM CAP STAMPED GPS #65 SET IN CONCRETE AND INSIDE A WELL WITH AN ALUMINUM ACCESS COVER SET FLUSH WITH THE GROUND NEAR A WITNESS MARKER LOCATED ON THE NORTHWESTERLY SIDE OF MIRABELLA BOULEVARD (FORMERLY MAGNA CARTA BOULEVARD), APPROXIMATELY 125 FEET NORTH EASTERLY OF THE PROPOSED PAVEMENT CENTERLINE OF SANTA SABINA DRIVE AND APPROXIMATELY 3.6 FEET NORTHWESTERLY OF MIRABELLA BOULEVARD BACK OF CURB.  
NORTHING = 6,914,417.20  
EASTING = 2,410,191.46  
ELEVATION = 567.91'

BM #2: CITY OF GRAND PRAIRIE GPS MONUMENT 75, BEING A BERNSTEIN TOP SECURITY SLEEVE ROD MONUMENT WITH A TAP ON ALUMINUM CAP STAMPED GPS #65 WITH AN ALUMINUM ACCESS COVER SET FLUSH WITH THE GROUND LOCATED NORTHEASTERLY OF THE INTERSECTION OF LYNN CREEK PARKWAY AND LAKEWOOD PARKWAY IN THE CENTER OF A 2'X2' CONCRETE PAD APPROXIMATELY 17.1 FEET NORTHWEST FROM AN "X" SET IN CONCRETE IN THE NORTH LINE OF LYNN CREEK PARKWAY NEAR A FIRE HYDRANT IN FRONT OF THE POLICE/FIRE STATION.  
NORTHING = 6,917,122.43  
EASTING = 2,416,566.08  
ELEVATION = 546.72'

BENCHMARK NOTE:

- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A CONIGNED SCALE FACTOR OF 1.00012