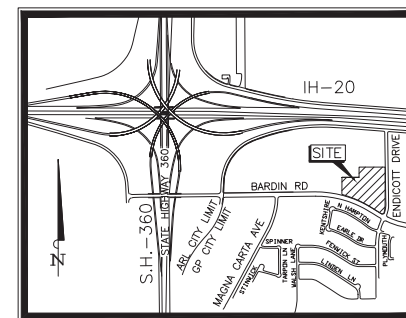
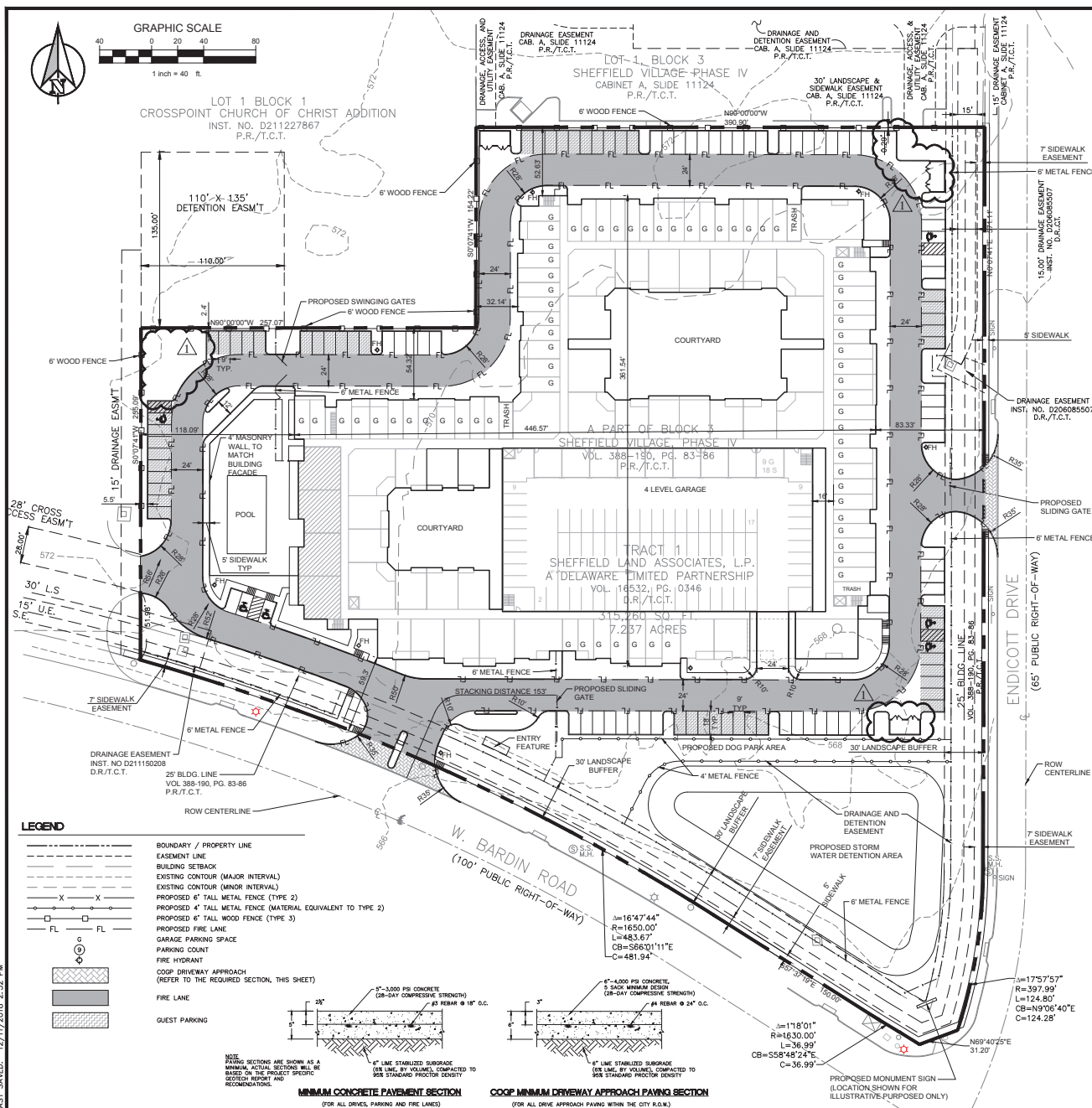


## Exhibit B1 - Amended Site Plan



<p>LEGAL DESCRIPTION PART OF BLOCK 3, PHASE IV SHEFFIELD HILLS, ANANT PATEL MANAGER</p> <p>ZONING PUD 140</p> <p>TOTAL PROPERTY AREA 7.237 ACRES</p> <p>PROPOSED USE CONDOMINIUM</p> <p>NUMBER OF BLDGS 2</p> <p>BUILDING HEIGHT MAX 80 FEET</p> <p>RESIDENTIAL UNITS 1 BEDROOM 144 UNITS 2 BEDROOM 98 UNITS 3 BEDROOM 8 UNITS</p> <p>TOTAL RESIDENTIAL UNITS 250 UNITS</p> <p>RESIDENTIAL DENSITY BLDG FOOTPRINT AREA 34.54 UNITS PER ACRE TOTAL BUILDING AREA 110,228 SQ FT TOTAL BUILDING AREA 430,780 SQ FT TOTAL OPEN SPACE 38,612 SQ FT TOTAL IMPERVIOUS COVER 216,450 SQ FT</p> <p>PARKING REQUIRED 1 BEDROOM 144 x 1.25 = 180 SPACES 2/3 BEDROOM 106 X 2 = 212 SPACES</p> <p>TOTAL PARKING REQUIRED 392</p> <p>GARAGE SPACES REQUIRED 118 SPACES COVERED PARKING REQUIRED 79 SPACES DIRECT ACCESS REQUIRED 24 SPACES</p> <p>PARKING PROVIDED SURFACE 109 SPACES ATTACHED/DIRECT ACCESS GARAGE 140 SPACES COVERED STRUCTURE GARAGE 256 SPACES</p> <p>TOTAL PARKING PROVIDED 505 SPACES</p> <p>ADA PARKING REQUIRED 8 SPACES ADA PARKING PROVIDED 12 SPACES GUEST PARKING PROVIDED 40 SPACES GUEST PARKING PROVIDED 54 SPACES</p> <p><b><u>DIMENSIONAL SUMMARY</u></b></p> <p>MIN LOT WIDTH 689.36 FT MIN LOT DEPTH 235.09 FT</p> <p><b>YARD REQUIREMENTS</b> (YARD SETBACKS ARE BASED ON BUILDING HEIGHT AND ALL YARD SETBACKS CALCULATED BELOW ARE BASED ON THE MAX BUILDING HEIGHT OF THE PRIMARY USE STRUCTURE)</p> <p>REQUIRED FRONT YARD 47 FEET "25 FEET PLUS 1/2 OF BUILDING HEIGHT OVER 36 FEET"</p> <p>PROVIDED FRONT YARD MIN 59.79 FEET (ACCEPTABLE)</p> <p>REQUIRED SIDE YARD 22 FEET "10 FEET PLUS 1/2 OF BUILDING HEIGHT OVER 36 FEET"</p> <p>PROVIDED SIDE YARD MIN 52.74 FEET (ACCEPTABLE)</p> <p>REQUIRED REAR YARD 22 FEET "10 FEET PLUS 1/2 OF BUILDING HEIGHT OVER 36 FEET"</p> <p>PROVIDED REAR YARD MIN 33.65 FEET (ACCEPTABLE)</p> <p>REQUIRED MAX HEIGHT MIN 10 STORIES* *PROVIDED THE FLOOR AREA RATIO DOES NOT EXCEED 2:1</p> <p>MAX BUILDING HEIGHT 5 STORIES (80 FEET)</p> <p>REQUIRED MAX FLOOR AREA 10:1 CALCULATED FLOOR AREA RATIO 1.37</p>	<p><b>OWNER</b> YAGNAPURUSH LLC ANANT PATEL MANAGER 307 DOVER HEIGHTS TRAILS MANFIELD, TX 76063</p> <p><b>DEVELOPER</b> SNK REALTY GROUP 15851 N DALLAS PKWY SUITE 1110 ADDISON, TX 75001-6008 682.677.8289</p> <p><b>CIVIL ENGINEER</b> CLAYMOORE ENGINEERING MATT MOORE, P.E. 1903 CENTRAL DRIVE SUITE 409 BEDFORD, TX 76021 817.821.0572</p> <p><b>ARCHITECT</b> ARCHITECTURE DEMAREST JERRY LOWMEYER, AIA NCARB 2320 VALDINA STREET DALLAS, TX 75207 214.748.6655</p> <p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>THE SITE IS LOCATED IN THE FEMA FLOODPLAIN DESIGNATION ZONE X. PER FEMA FIRM MAP COMMUNITY NO. 48439C0370, SUFFIX K, REVISION DATE 9/25/2009.</li> <li>EXISTING CONTOUR INFORMATION IS BASED ON CITY AND NCTCOG 2 CONTOUR ELEVATION DATA.</li> <li>DIMENSIONS ARE TO PROPERTY LINE, EASEMENT LINE, BUILDING FACE OR FACE OF CURB.</li> <li>ALL CURB RADI ARE 3'. UNLESS NOTED OTHERWISE.</li> <li>ALL FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS, REFER TO THE ATTACHED FENCING DETAILS.</li> <li>ALL GATES SHALL CONFORM TO APPLICABLE CITY CODES REGARDING FIRE PROTECTION AND EMERGENCY ACCESS.</li> <li>MONUMENT SIGNAGE IS SHOWN FOR INFORMATIVE PURPOSES ONLY, AND SHALL BE PERMITTED SEPARATELY THROUGH THE BUILDING INSPECTIONS DEPARTMENT.</li> <li>LIVING APARTMENT UNITS THAT HAVE DIRECT ACCESS TO, OR DIRECTLY ADJACENT ANY WALL OF THE PARKING GARAGE MUST BE EQUIPPED WITH A CARBON MONOXIDE DETECTOR.</li> <li>ALL SINGLE CAR GARAGE SPACES SHALL HAVE A MINIMUM INTERIOR DIMENSIONS OF 11' X 20'. AND HAVE A MINIMUM GARAGE DOOR WIDTH OF 9'.</li> </ol> <p>CITY OF GRAND PRAIRIE CASE #S150005</p> <p><b>SITE PLAN</b> REVISION 1 THE RESIDENCES AT 3000 BRAND ROAD GRAND PRAIRIE, TEXAS</p> <p>PART OF BLOCK 3, SHEFFIELD HILLS, PHASE IV</p>
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**THE RESIDENCES AT  
3000 BARDIN ROAD  
GRAND PRARIE, TX**

## SITE PLAN

DESIGN:	LR
DRAWN:	LR
CHECKED:	AS
DATE:	12/11/201
SHEET	

File No. 2018-162

File No. 2018-162