EXHIBIT "B"

LANDSCAPE

A. LOT AREA 12,000 SQ.FT.
BUILDING 1,800 SQ.FT.= 15%
IMPERVIOUS AREA 5625 SQ.FT.
LANDSCAPED AREA 6375 SQ.FT. = 53%

BUILDING AND PARKING AREAS HAVE REMAINED THE SAME SINCE 2007.

~~B. EXISTING LANDSCAPE PER UDC, SEC 8.3.1~~

1-2 C. ALL PARKING WILL BE ON SITE AND ON CONCRETE PAVED SURFACE

SCREENING

STREET SIDE AND ABANDONED ROW TO NORTH SCREENED WITH 8' SOLID METAL FENCE

ENERGY

BUILDING IS HEATED WITH GAS FIRED CEILING MOUNTED FURNACE
OFFICE ONLY IS COOLED BY ROOM AIR CONDITIONER
EXTERNAL WALLS ARE CMU
ROOF IS FLAT ROOF ON ENGINEERED TRUSSES WITH INSULATION UNDER ROOF DECK

1-3

GENERAL NOTES:

PROJECT INFORMATION

PROJECT NAME: ENGINE BROTHERS
ADDRESS: 301 BILL IRWIN/ GRAND PRAIRIE, TEXAS
LEGAL DESCRIPTION: TWIN AIRPORTS BLOCK M LOTS 1-4

1-5
LOT AREA: 12,000 S.F.
BUILDING AREA: 1,800 S.F. = 15%
PARKING: 4,000 S.F.
TOTAL IMPERVIOUS 5,625 S.F. = 53%

ZONING: LI- LIGHT INDUSTRIAL

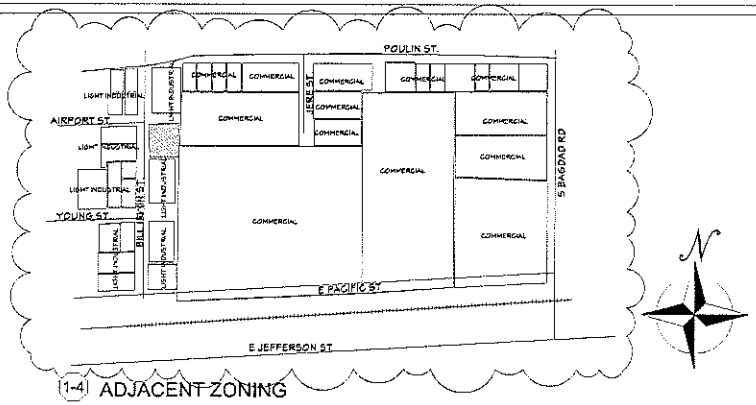
PROPOSED USE: REPAIR GARAGE

1-5
PARKING REQUIRED 1800 S.F. X (1 SPACE/400 S.F.) = 6

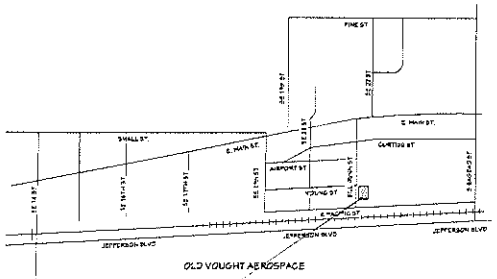
PARKING PROVIDED 7 SPACES (INCLUDING 1 REQUIRED ADA SPACE)

ADJACENT ZONING ALL ADJACENT ZONING LIGHT INDUSTRIAL

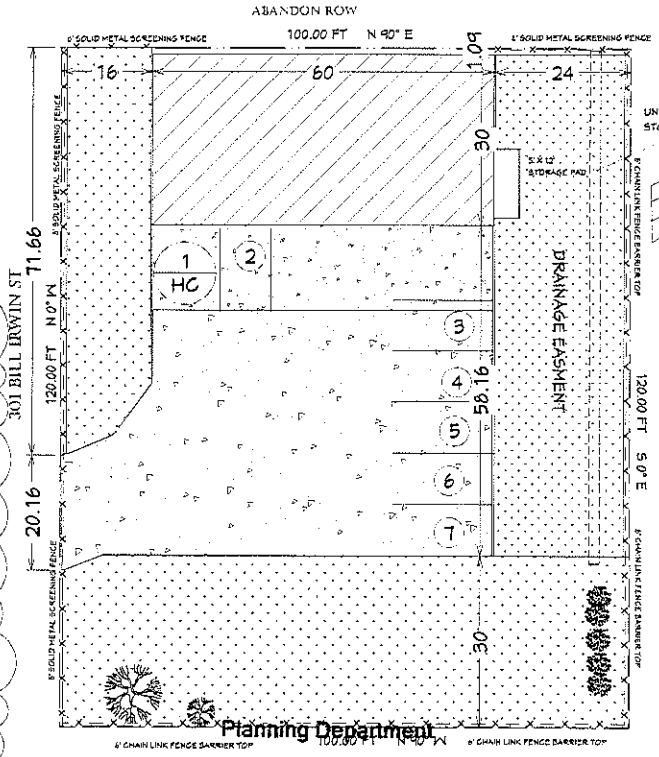
1-6 DUMPSTER DUMPSTER ENCLOSURE AREA NOT PROVIDED - ENTIRE LOT FENCED

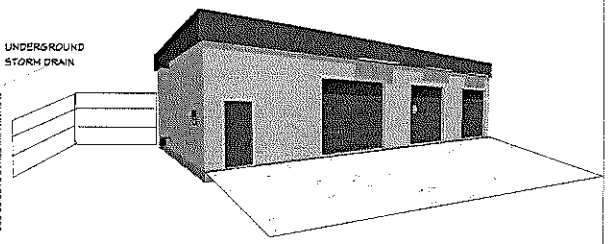


1-4 ADJACENT ZONING



301 BILL IRWIN STREET
GRAND PARRIED TX 75050





SITE PLAN KEY

BUILDING
CONCRETE
PARKING SPACE # 7
LANDSCAPE GRASS
TREE/BUSH
FENCE — x — x — x —

Planning Department
JUN 22 2017
Received

LOTS 1, 2, 3, AND 4 BLOCK M

TWIN AIRPORTS INDUSTRIAL ADDITION
CITY OF GRAND PRAIRIE TX

SITE PLAN/ LANDSCAPE

PLAN # 1800
COPY #

NO.	DESCRIPTION	BY	DATE
1	CITY REVIEW	AK	6/19/17

Designet
2910 W. Park Row Dr. Arlington TX 76013
Ph. (817) 801-8100 norm@designet.net

DAVID LANGSTON
301 BILL IRWIN ST.
GRAND PRAIRIE TX 75050

CASE NUMBER SU170701

ENGINE BROTHERS
TWIN AIRPORTS BLOCK M LOTS 1-4
GRAND PRAIRIE, TEXAS

DRAWINGS PROVIDED BY:
DESIGNET
2910 W. Park Row Dr. Arlington TX 76013
Ph. (817) 801-8100 norm@designet.net

DATE: 6/20/2017
SCALE: 1 IN = 10 FT
SHEET NO. A-2

6/20/2017 11:46:41 AM