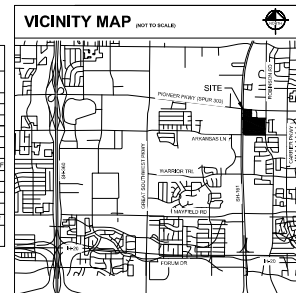
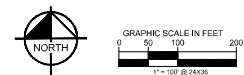
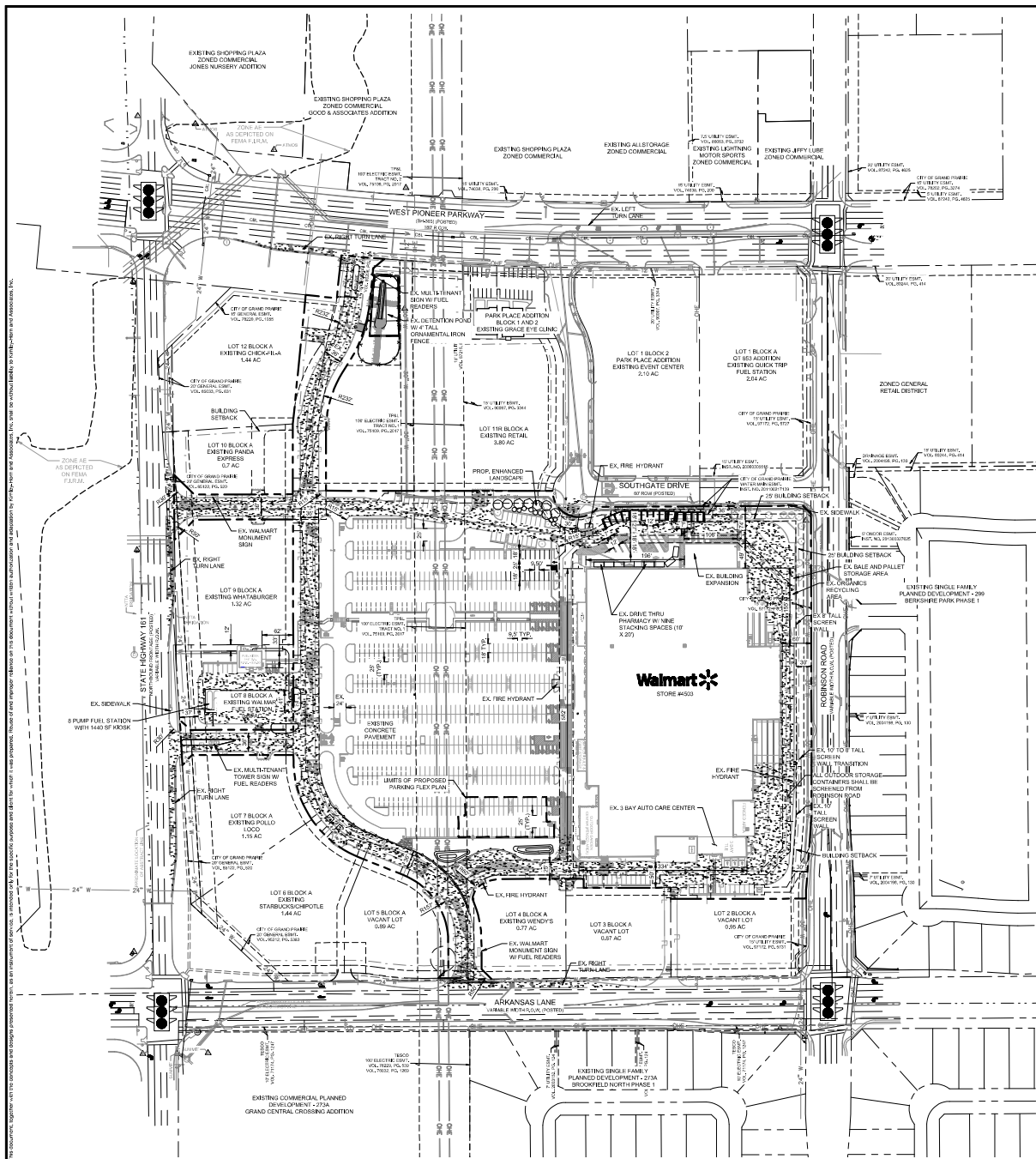


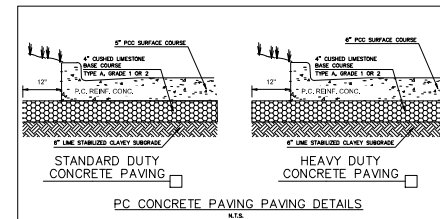
Exhibit B - Site Plan
Page 1 of 1



SITE ANALYSIS TABLE	
LOT 1 BLOCK A BUSH & PIONEER CENTRE	
ZONING	PD-201 (C) COMMERCIAL
USE	GROCERY STORE
LOT AREA	84,000 SF / 1.91 AC
TOTAL BUILDING AREA	193,728 SF
FINISHED FLOOR ELEVATION	206.0 FT
LANDSCAPE PERCENTAGE	REQUIRED PROVIDED
10% MIN / 25,461 SF	21.2% / 179,750 SF
WALKWAY PAVING	720 SPACES 720 SPACES
ACCESSIBLE	15 SPACES 27 SPACES
TOTAL PARKING	735 SPACES 747 SPACES
PARKING RATIO	2,549,000 SF / 1,000,000 SF
FLOOR AREA RATIO	2.51 MIN / 277,303 SF 2.51 / 193,728 SF
PARKING REQUIRED FOR GROCERY STORES IS 1 SPACE PER 275 SF OF BUILDING AREA.	

- SITE PLAN NOTES**
1. THE PURPOSE OF THIS SITE PLAN IS FOR A PARKING EXPANSION AND REVISIONS (SEE LISTING).
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 3. NO FLOODPLAIN EXISTS ON SITE ACCORDING TO COMMUNITY PANEL NO. 401 (10/20/2010) DATED MARCH 22, 2010, OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION.
 4. SIGNAGE IS DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY.

- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - EXISTING CONCRETE CURB
 - CART CORRAL
 - OVERHEAD UTILITY LINE
 - EX. HEAVY DUTY CONCRETE PAVING
 - EX. STANDARD DUTY CONCRETE PAVING
 - EXISTING FIRE LANE



Kimley»Horn

REVISED SITE PLAN
WALMART PARKING EXPANSION
AT BUSH & PIONEER CENTRE
LOT 1 BLOCK A
2650 S STATE HWY 161 GRAND PRAIRIE, TX 75052
CITY PROJECT NO.:

19.6 ACRES
BUSH & PIONEER CENTRE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
PREPARATION DATE: FEBRUARY 14, 2023

OWNER
THE WATSON REAL ESTATE BUSINESS TRUST
2011 SE 10TH STREET
BETHOVILLE, TEXAS 75722
CONTACT: JEFF JONES
PHONE: (479) 535-3465

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
13355 INGLEWOOD ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75250
PHONE: (214) 387-3827
CONTACT: LAUREN RUFFER, P.E.

BUSH & PIONEER CENTRE SITE PLAN HIGHWAY 161 & PIONEER PKWY GRAND PRAIRIE, TX 75052	DATE	04/03/2024
	PROJECT NO.	063963212
	SHEET NUMBER	1
	REVISIONS	
SCALE		AS SHOWN
DESIGNED BY		CLC
DRAWN BY		CLC
CHECKED BY		CLC