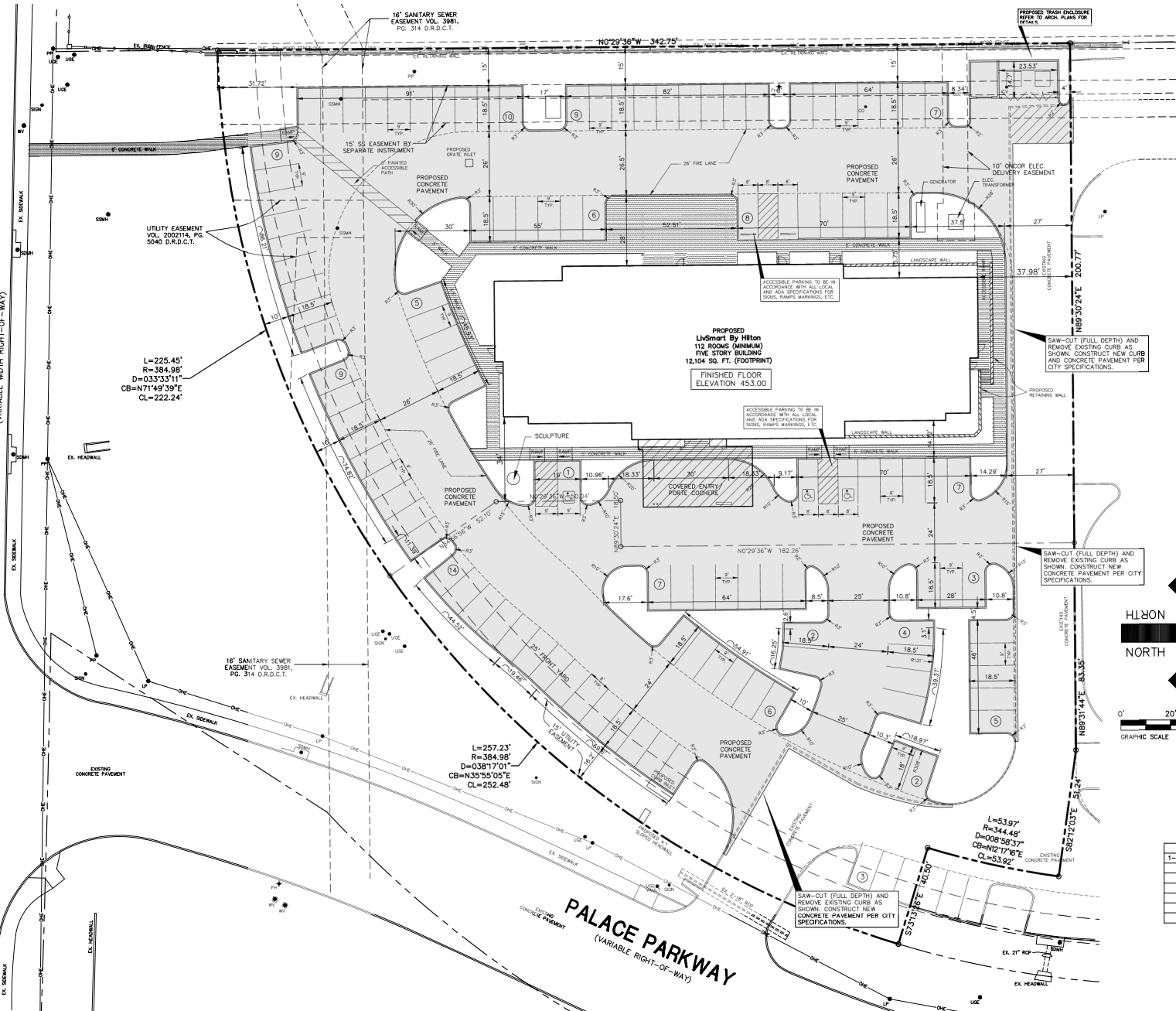


Exhibit B - Site Plan  
Page 1 of 1

INTERSTATE HIGHWAY 30  
(VARIABLE WIDTH RIGHT-OF-WAY)



SITE DATA

SITE AREA	95,193 SF
PROPOSED BUILDING AREA (FOOTPRINT)	2,185 ACRES
PROPOSED NUMBER OF ROOMS	112
PROPOSED IMPERVIOUS AREA	12,104 SF
PROPOSED PERVIOUS AREA	74,204 SF
PARKING REQUIRED - 1/ROOM + 4	20,989 SF
PARKING PROVIDED	116 SPACES
IMPACT ZONE	(INCLUDING 5 ACCESSIBLE SPACES)
	NORTH

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS & DETAILS AND HARDSCAPE LAYOUT.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

SITE DATA SUMMARY			
STANDARD	REQUIRED	PROPOSED	COMPLIANCE
MIN. LOT AREA (SQ. FT.)	15,000 SQ. FT.	95,193 SQ. FT.	YES
MIN. LOT WIDTH (FT.)	150 FT.	342.75 FT.	YES
MIN. LOT DEPTH (FT.)	100 FT.	375.86 FT.	YES
FRONT SETBACK (FT.)	73 FT.	25 FT.	YES
REAR SETBACK (FT.)	87 FT.	25 FT.	YES
MAX. HEIGHT (FT.)	N/A	67 FT.	YES
MAX. FLOOR AREA RATIO (FAR)	1:1	0.636 (63.6%)	YES

VARIANCE REQUESTED:  
REQUIRED BUFFER ALONG STREETS = 30 FT.  
PROVIDED BUFFER ALONG STREETS VARIES  
FROM 10 FT. TO 16 FT.

LEGEND

- PROPOSED 6" CONCRETE PAVEMENT,  
(4,000 PSI ON 8" COMPACTED SUB-GRADE)
- PROPOSED CONCRETE WALK

REVISIONS:	
1-8-24	CITY COMMENTS

SHEET TITLE:  
**SITE DIMENSIONAL CONTROL PLAN**  
**LIVSMART STUDIOS**  
PROPOSED LOT 1R, BLOCK A, PALACE PARKWAY HOTEL ADDITION  
INTERSTATE HIGHWAY 30 AT PALACE PARKWAY  
CITY OF GRAND PRairie, DALLAS COUNTY, TEXAS

PREPARED BY:  
**JDJR ENGINEERS & CONSULTANTS, INC.**  
TSPCE REGISTRATION NUMBER F-9027

**ENGINEERS • SURVEYORS • LAND PLANNERS**  
2800 Texas Drive Suite 900 Irving, Texas 76062  
Tel: 972-252-6157 Fax: 972-252-6969

DATE: OCTOBER, 2024  
SCALE: 1" = 20'

DRAWN BY: ADL  
CHECKED BY: JDJR

SHEET NO.  
**C4 of 13**