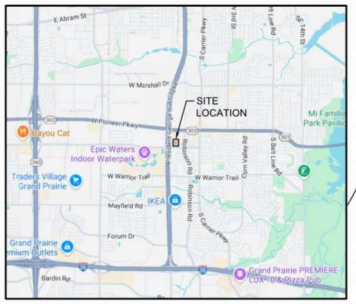
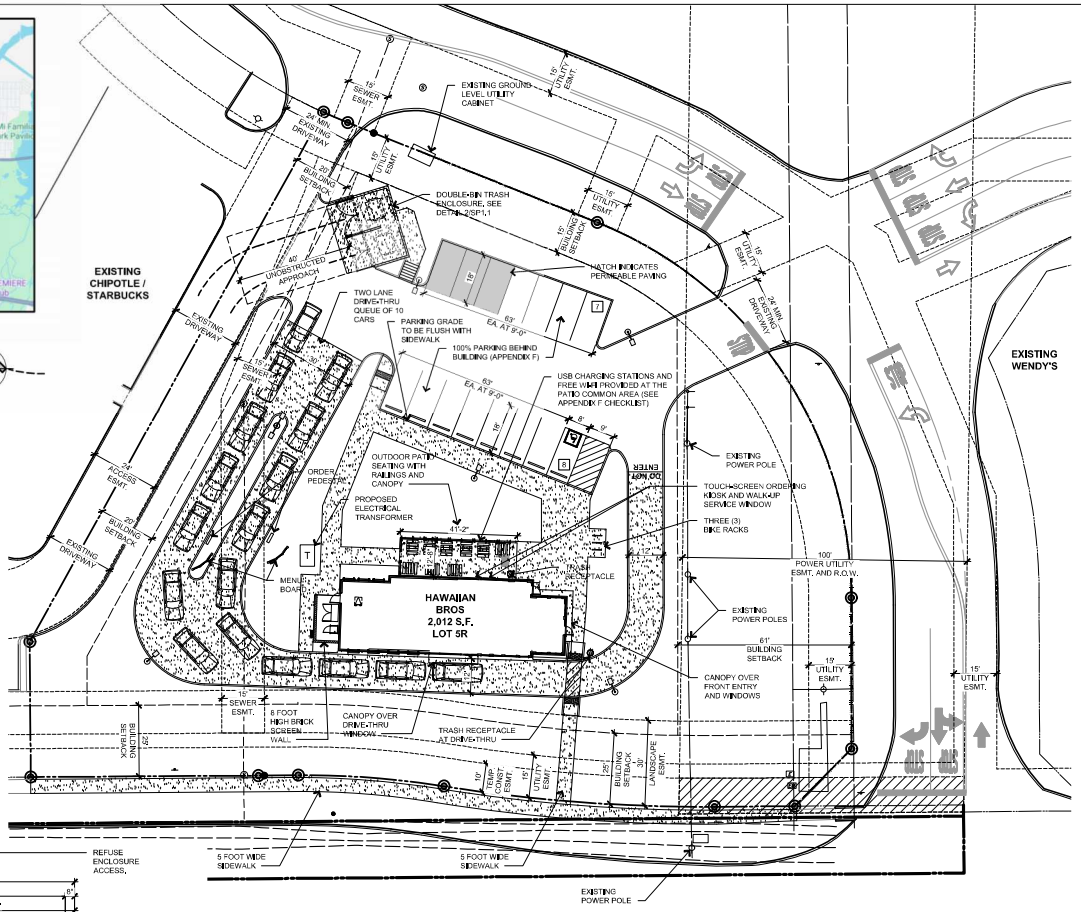
Exhibit B - Site Plan
Page 1 of 1



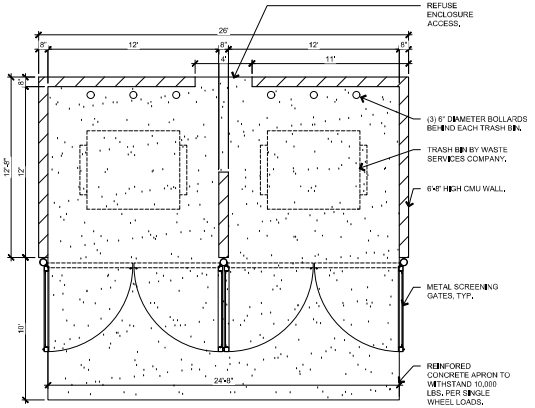
VICINITY MAP

SCALE: N.T.S.



ARCHITECTURAL SITE PLAN

1 SCALE: 1" = 20'-0"



REFUSE ENCLOSURE

2 SCALE: 1/4" = 1'-0"

SITE INFORMATION

PROPERTY OWNER
BUSH PIONEER PROPERTY LP
7001 PRESTON RD STE 410
DALLAS, TX 75205

TENANT
STINE VENTURES LLC
10851 N BLACK CANYON HWY STE 850
PHOENIX, AZ 85029
PHONE: (602) 439-4843
CONTACT: STEVE STINE
EMAIL: STEVE@STINEENTERPRISES.COM

ARCHITECT
DXU ARCHITECTS
2070 E. SOUTHERN AVE
TEMPE, AZ 85282
PHONE: (480) 730-1776 X102
CONTACT: JEFF LOOKER
EMAIL: JLOOKER@DXUARCH.COM

ASSESSORS PARCEL IDENTIFICATION:
280772600A05R0000

PROJECT ADDRESS:
1210 ARKANSAS LANE, GRAND PRAIRIE, TX 75052

ZONING
COMMERCIAL

PROJECT DESCRIPTION:
THIS PROJECT IS THE THE CONSTRUCTION OF A NEW 2,012 S.F. HAWAIIAN BROS RESTAURANT, SITE IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, SINGLE BIN REFUSE ENCLOSURES, CONCRETE CURBING AND WALKWAYS, LANDSCAPING, AND PAVED PARKING SPACES.

BUILDING AREA:
2,012 SF

SITE DATA:
SITE AREA: 50,293 SF (1.01 ACRES)
BUILDING COVERAGE: (2,012 / 50,293) X 100 = 4.0%
OUTDOOR PATIO AREA: 525 SF

IMPERVIOUS AREA:
SITE AREA: 50,293 SF
PERMEABLE AREA: -27,467 SF
(LANDSCAPE: 26,979 SF
PERMEABLE PAVING: 488 SF)
OVERALL IMPERVIOUS AREA = 22,826 SF

WATER AND WASTEWATER IMPACT FEE ZONE: NORTH

LANDSCAPED AREA:
OVERALL PROVIDED = 27,335 SF
OVERALL SITE AREA LANDSCAPED:
(27,335 / 50,293) x 100 = 55%

SITE DATA SUMMARY

STANDARD	REQUIRED	PROPOSED	MEETS
MIN. LOT AREA (SF)	5,000	50,293	YES
MIN. LOT WIDTH (FEET)	50	288	YES
MIN LOT DEPTH (FEET)	100	232	YES
FRONT SETBACK (FEET)	25	25	YES
REAR SETBACK (FEET)	0	15	YES
MAX. HEIGHT (FEET)	25	23	YES
MAX. FLOOR AREA RATIO (FAR)	0.5:1	0.04:1	YES

PARKING:

MAXIMUM PARKING: RESTAURANTS - ONE (1) SPACE PER 100 SF OF DESIGNATED DINING AND WAITING AREAS, INCLUDING OUTDOOR DINING AREAS. (U.D.C. ARTICLE 10.7.2, APPENDIX F, SECTION 11.A.1)

PROJECT MAXIMUM ALLOWED:
516 SF (DINING & WAITING) / 100 = 6 SPACES
527 SF (OUTDOOR DINING) / 100 = 6 SPACES
TOTAL MAXIMUM ALLOWED = 12 STANDARD SPACES
(12 SPACES REQUIRED = 1 ACCESSIBLE SPACE)
- 50% OF PARKING SPACES ABOVE MAXIMUM SHALL HAVE PERMEABLE PAVING.

PARKING PROVIDED:
11 STANDARD SPACES (9' WIDE X 18' LONG)
3 STANDARD SPACES WITH PERMEABLE PAVING
1 ACCESSIBLE SPACES (8' WIDE X 18' LONG)
15 TOTAL STANDARD SPACES

- 3 PARKING SPACES ARE ABOVE MAXIMUM
- 50% OF PARKING SPACES ABOVE MAXIMUM ARE 1.5 PARKING SPACES
- 3 PARKING SPACES HAVE PERMEABLE PAVING

PARKING SUMMARY

STANDARD	REQUIRED	PROPOSED	MEETS
RESTAURANT PARKING (1 SPACE PER 100 SF)	12 MAXIMUM	15 (3 SPACES WITH PERMEABLE PAVING)	YES
DRIVE-THROUGH QUEUE (TWO LANES)	6	10	YES

CASE NUMBER: SUP-25-02-0011

DXU ARCHITECTS
15150 N. Hayden Road • Suite 225 • Scottsdale • AZ • 85260
P 312 955 0334 • dxuarch.com

HAWAIIAN BROS ISLAND GRILL RESTAURANT
PROJECT

BUSH & PIONEER CENTRE
1210 ARKANSAS LANE
E of the NEC of S. STATE HWY 161 & ARKANSAS LANE
GRAND PRAIRIE, TX 75052
LOCATION

LICENSE EXPIRES ON: 5/31/2025
DATE OF SIGNATURE: 5/5/2025

SUP/SITE PLAN REVIEW

Project Number: 24-702
Drawn By: CM
Approved By: JL

No.	Issue	Date

SHEET TITLE & NUMBER

ARCHITECTURAL SITE PLAN

SP1.1

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