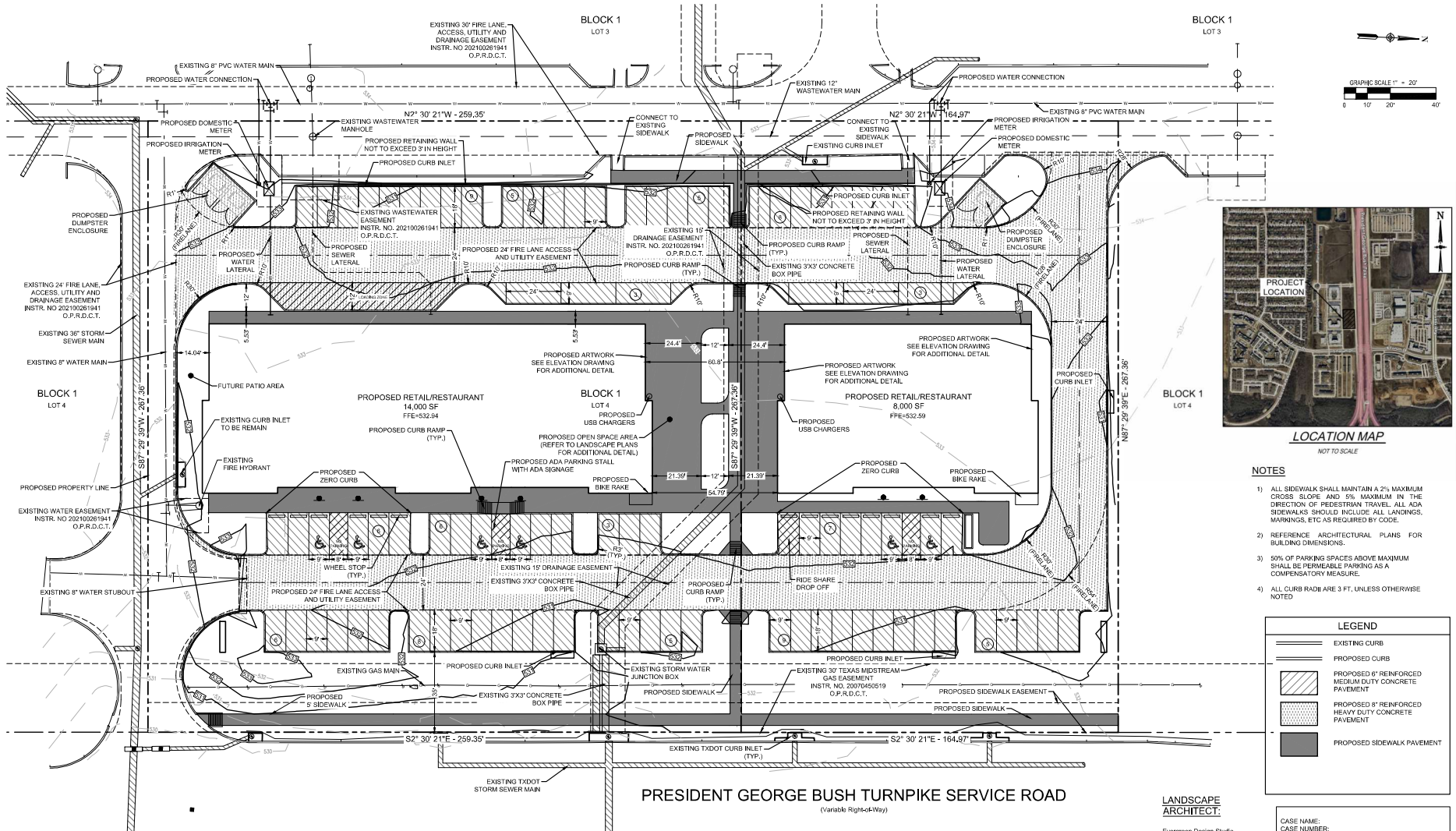


Exhibit B - Site Plan
Page 1 of 1



NOTES

- 1) ALL SIDEWALK SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARNINGS, ETC AS REQUIRED BY CODE.
- 2) REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- 3) 50% OF PARKING SPACES ABOVE MAXIMUM SHALL BE PERMEABLE PARKING AS A COMPENSATORY MEASURE.
- 4) ALL CURB RADI ARE 3 FT. UNLESS OTHERWISE NOTED

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED 6" REINFORCED MEDIUM DUTY CONCRETE PAVEMENT
- PROPOSED 9" REINFORCED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY
PLANNING AND ZONING COMMISSION
CHAIRMAN

DATE: _____ OF _____
SHEET: _____ OF _____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

SITE PLAN/SUP

FOR
GRAND PRAIRIE RETAIL
LOT 4, BLOCK 1, SUNK ADDITION
WILLIAM REED SURVEY, AB NO. 1103 & FREDRICH
DOMHE SURVEY, AB NO. 395
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
6.2717 ACRES / 360.315 SQFT
ZONE: PLANNED DEVELOPMENT NO. 397
DATE OF PREPARATION: FEBRUARY 11, 2025
CASE # SUP-25-02-0008

PRESIDENT GEORGE BUSH TURNPIKE SERVICE ROAD
(Variable Right-of-Way)

SITE DATA SUMMARY TABLE - LOT 1

SIZE OF LOT	69.341 SqFt / 1.59 ACRES
PROPOSED BUILDING SqFt	14,000 SqFt
RESTAURANT	4,200 SqFt
RETAIL	9,800 SqFt
BUILDING HEIGHT	1 STORY: 31'-0"
PROPOSED USE	RESTAURANT / RETAIL
RESTAURANT PARKING (1:100)	42 STALLS
RETAIL PARKING (1:275)	36 STALLS
TOTAL PARKING MAXIMUM	78 STALLS
EXISTING STREET PARKING	6 STALLS
ON-SITE PARKING PROVIDED	52 STALLS
ACCESSIBLE PARKING PROVIDED	4 STALLS
TOTAL PARKING PROVIDED	66 STALLS < 78 MAX
OPEN SPACE	4328.49 SqFt / 69.341 SqFt: 7%
PERVIOUS PAVEMENT (OVERALL 15%)	2,041 SqFt / 13,608 SqFt: 15%
IMPERVIOUS AREA	54,356 SqFt / 69.341 SqFt: 78%

SITE DATA SUMMARY TABLE - LOT 2

SIZE OF LOT	44,105 SqFt / 1.01 ACRES
PROPOSED BUILDING SqFt	8,000 SqFt
RESTAURANT	2,400 SqFt
RETAIL	5,600 SqFt
BUILDING HEIGHT	1 STORY: 31'-0"
PROPOSED USE	RESTAURANT / RETAIL
RESTAURANT PARKING (1:100)	24 STALLS
RETAIL PARKING (1:275)	29 STALLS
TOTAL PARKING MAXIMUM	44 STALLS
EXISTING STREET PARKING	1 STALL
ON-SITE PARKING PROVIDED	30 STALLS
ACCESSIBLE PARKING PROVIDED	2 STALLS
TOTAL PARKING PROVIDED	33 STALLS < 44 MAX
OPEN SPACE	4330 SqFt / 44,105 SqFt: 10%
PERVIOUS PAVEMENT (OVERALL 15%)	2,041 SqFt / 13,608 SqFt: 15%
IMPERVIOUS AREA	34,484 SqFt / 44,105 SqFt: 78%

OWNER / APPLICANT:

Rise Up Ventures, LLC
957 Park Ridge Drive
Alon, Texas 75013
Contact: Terak Brahmbhatt
PH: 947-471-7716
Email: terakbrahmbhatt@gmail.com

ENGINEER / PREPARER:

Jacob & Heffner Associates, Inc.
15110 Dallas Parkway, Suite 530
Dallas, Texas 75248
Contact: Stephanie Laughlin, PE
PH: 972-834-7316
Email: s.laughlin@jha-inc.com

LANDSCAPE ARCHITECT:

Evergreen Design Studio
1340 Envision Way
Chapel Hill, NC 27517
Contact: Stephen Sales
PH: 210-213-5234
Email: stephen@evergreendesignstudio.com

CONTRACTOR:

Birch Construction
4403 N. Central Expressway, 5300
Dallas, Texas 75205
Contact: Tanner Lloyd
PH: 469-855-5395
Email: taylor@birchconstruction.com

SURVEYOR:

ARS Engineers, Inc.
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin Dawson, RPLS
PH: 214-317-0685
Email: ddawson@arsengineers.com

SITE PLAN

3705 STATE HIGHWAY 161
GRAND PRAIRIE, TEXAS
SITE PLAN / SUP

JACOB & HEFFNER
ASSOCIATES

15110 Dallas Parkway, Suite 530, Dallas, Texas 75248
Firm Registration No. P-211098
Phone: (972) 834-7316
www.jacobandheffner.com



PRELIMINARY

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95763 ON 4/14/25.

H377

1"=20'

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