

Exhibit B - Concept Plan
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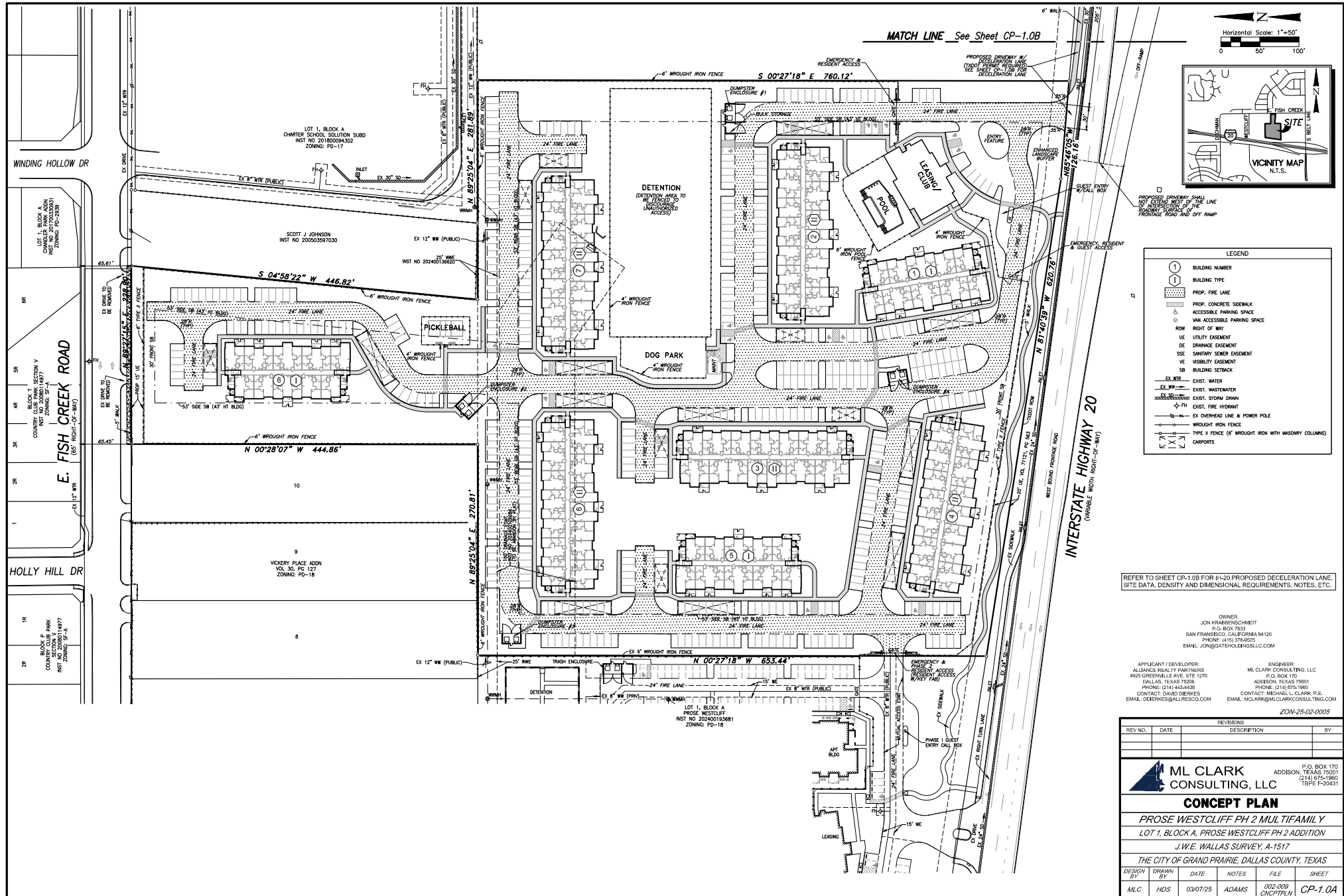
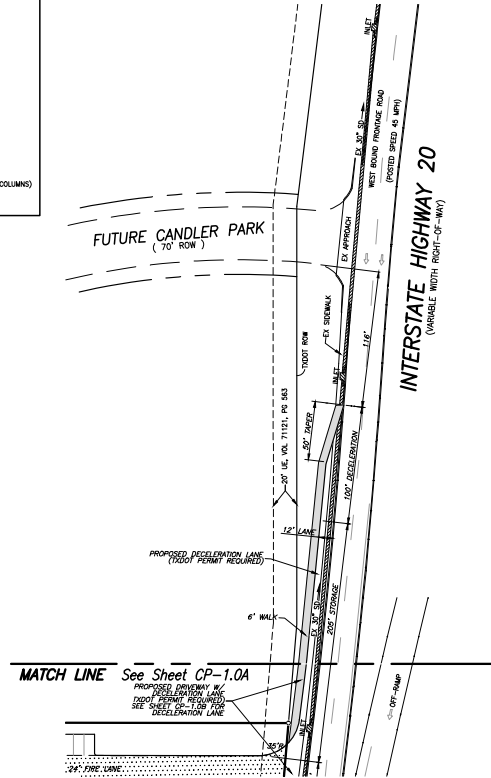
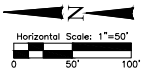


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LEGEND	
	BUILDING NUMBER
	BUILDING TYPE
	PROP. FIRE LINE
	PROP. CONCRETE SIDEWALK
	ACCESSIBLE PARKING SPACE
	VAN ACCESSIBLE PARKING SPACE
	RIGHT OF WAY
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	VISIBILITY EASEMENT
	BUILDING SETBACK
	EXIST. WATER
	EXIST. WASTEWATER
	EXIST. STORM DRAIN
	EXIST. FIRE HYDRANT
	EXIST. OVERHEAD LINE & POWER POLE
	WROUGHT IRON FENCE
	TYPE II FENCE (6" WROUGHT IRON WITH MASONRY COLUMNS)
	GARPORTS



SITE PLAN GENERAL NOTES

- ALL VEHICULAR PAVING SURFACE MATERIALS SHALL MEET THE CITY OF GRAND PRAIRIE MINIMUM STANDARDS.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE WITH ALL CITY OF GRAND PRAIRIE AMENDMENTS AND THE STATE OF TEXAS.
- A KNOX BOX SHALL BE PROVIDED AT ALL VEHICULAR AND PEDESTRIAN ENTRY GATES FOR FIRE DEPARTMENT ACCESS.
- DUMPSTER ENCLOSURES SHALL BE THAT ARE SCREENED WITH SOLID NON-TRANSPARENT MASONRY WALL. SIMILAR IN MATERIALS TO THE MAIN STRUCTURE. THE ENCLOSURE FOR SINGLE DUMPSTERS SHALL MEASURE A MINIMUM OF 12' X 12' (8') AND FOR DUAL DUMPSTERS SHALL MEASURE A MINIMUM OF 12' X 27' (8') AND IN A MINIMUM OF 8' IN HEIGHT. THE STRUCTURE SHALL HAVE SCREENING DATE THAT SHALL REMAIN CLOSED EXCEPT WHEN BEING SERVICED.
- THE MAIL ROOM IS LOCATED IN THE LEASING/CLUB BUILDING.
- AMENITIES WILL INCLUDE THE FOLLOWING:
 - POOL
 - POOL PARK
 - PROFESBALL COURT
 - CLUB ROOM, BUSINESS CENTER, GAME ROOM AND FITNESS CENTER WITHIN THE LEASING BUILDING.

IN ACCORDANCE WITH SECTION W.3.1. NEW MULTI-FAMILY DEVELOPMENT THAT MEETS THE DESIGN RECOMMENDATIONS IN SECTION W.3.1 SHALL PROVIDE AMENITIES THAT ARE OF HIGH QUALITY AND OF BENEFIT TO ALL RESIDENTS BY PROVIDING FEATURES FROM AT LEAST TWO OF THE FOLLOWING THREE CATEGORIES. THE DEVELOPMENT SHALL MEET CATEGORY 2 AND CATEGORY 3 REQUIREMENTS.

APPENDIX W CHECKLIST FOR MULTI-FAMILY DEVELOPMENT

- CATEGORY 1 (PROVIDED, BUT NOT REQUIRED)
- ELECTRIC VEHICLE CHARGING STATIONS.
 - QUALIFIED RECYCLING PROGRAM.
 - OUTDOOR RECREATIONAL SPACES.
 - BIG AND SMALL DOG PARKS.

- CATEGORY 2 (REQUIRED)
- GRANITE COUNTERTOPS OR SIMILAR IN KITCHENS AND BATHROOMS.
 - UPGRADED FLOORING THROUGHOUT. CONSISTING OF MASONRY TILE, SUCH AS PORCELAIN OR TRAVERTINE, WOOD/LOOK ALIKE, TRUE HARDWOOD, STAINED CONCRETE OR DEEP PILE CARPETING.
 - UPGRADED WOODWORK THROUGHOUT. EACH UNIT, SUCH AS CROWN MOULDING, WAINSCOT, CHAIR RAILS, WINDOW AND DOOR MOULDINGS.
 - UPGRADED CABINETRY.

- TIER II (5 REQUIRED)
- UPGRADED LIGHT FIXTURES INCLUDING RECESSED LIGHTING OR INDIRECT LIGHTING.
 - WALK-IN CLOSETS.
 - UPGRADED BATHROOM AND KITCHEN HARDWARE, INCLUDING FAUCETS AND SINKS.
 - FULL-SIZE STAINLESS STEEL MAJOR APPLIANCES (OVEN, RANGE, REFRIGERATOR, DISHWASHER, MICROWAVE OVEN).
 - 6' FOOT DOORS LEADING TO EACH ROOM OF A UNIT.

- CATEGORY 3 (4 REQUIRED)
- INTEGRATED USB PORTS WITHIN ALL UNITS.
 - APP-ENABLED FUNCTIONALITY FOR DOOR LOCKS, LIGHTING, THERMOSTAT, APPLIANCES, OR OTHER ELECTRONICS.
 - APP-ENABLED COMMUNICATION BETWEEN RESIDENTS AND MANAGEMENT FOR THE REPORTING OF PROBLEMS RELATED TO MECHANICAL FAILURES, SAFETY CONCERNS, OR NOISE ISSUES.
 - WIFI INTERNET ACCESS PROVIDED TO USERS OF COMMON AMENITIES SUCH AS CLUBHOUSE, POOL, WALKING TRAILS, AND FITNESS AREA.

SECTION W.3.1 DESIGN STANDARD COMPLIANCE

- MASONRY, SUCH AS BRICK, STONE, CAST STONE, CULTURED STONE, ROCK, EXTERIOR PORTLAND CEMENT PLASTER STUCCO WITH 3 COATES OVER METAL LATH AND FIBER CEMENT SIDING (AS DEFINED IN THE MOST RECENTLY ADOPTED BUILDING CODE APPROVED BY THE BUILDING OFFICIAL). COMPLAINT; REFER TO ELEVATIONS FOR MATERIALS.
- NON-MASONRY MATERIAL, SUCH AS ARCHITECTURAL METAL PANEL OR ENGINEERED WOOD, IF SUCH MATERIAL, EXHIBITS THE SAME WEATHERING AND DURABILITY CHARACTERISTICS AS MASONRY MATERIALS LISTED ABOVE. NOT APPLICABLE.
- THE USE OF A SINGLE TEXTURE, COLOR, OR MATERIAL FROM THE ELEVATION OF EVERY BUILDING WITH RESIDENTIAL USE SHOULD DISPLAY THE SAME LEVEL OF ARCHITECTURE, MATERIALS, AND TECHNIQUES, SUCH AS VARIOUS SETBACKS OF WINDOWS AND BALCONIES, AND MATERIAL, COLOR AND TEXTURE, SHOULD BE USED TO ARTICULATE FACADES AND SIDEWALLS. COMPLAINT; REFER TO ELEVATIONS.
- THE DEVELOPER/BUILDER SHOULD USE EXTERIOR INSULATING FINISHING SYSTEM (EIFS) FOR ROOF PARAPET CORNICE MOULDING, ORNAMENTAL ROOFEDGES OR SIMILAR DECORATIVE ELEMENTS ONLY. THE USE OF EIFS SHOULD NOT BE UTILIZED ON ANY PORTION OF A WALL THINER THAN EIGHT FEET IN HEIGHT FROM THE FINISHED GRADE ELEVATIONS. NO ROOF PARAPETS OR ROUNDELS PROVIDED, SO NO EIFS UTILIZED. NOT APPLICABLE.
- NOT MORE THAN TWENTY (20%) OF EACH BUILDING FACE SHOULD UTILIZE NON-NEUTRAL COLORS. THE REMAINDER OF THE BUILDING FACE SHOULD UTILIZE NEUTRAL COLORS, INCLUDING EARTH TONES, COMPLAINT; REFER TO ELEVATIONS AND MATERIAL PERCENTAGE CHARTS.
- IN ANY DEVELOPMENT THAT INCLUDES MULTI-FAMILY RESIDENTIAL OR MIXED USE BUILDING WITH RESIDENTIAL USE, THE BUILDING SHOULD BE USED TO ARTICULATE FACADES AND SIDEWALLS. COMPLAINT; REFER TO ELEVATIONS.
- HIPPED OR GABLED ROOFS MAY EMPLOY STANDING SEAM METAL IN A NON-METALLIC MATTE FINISH. NO STANDING SEAM METAL ROOFS UTILIZED. NOT APPLICABLE.
- IF A FLAT ROOF IS UTILIZED FOR THE PRIMARY ROOF SURFACE, THE DESIGN SHOULD EMPLOY HORIZONTAL AND VERTICAL OFFSETS OF 2 FEET OR GREATER FROM THE PRIMARY CORNICE ELEVATION OVER A MINIMUM OF 30% OF THE LINEAR FOOTAGE OF EACH BUILDING SIDE. NO FLAT ROOF IS UTILIZED. NOT APPLICABLE.

BUILDING DESIGN INCENTIVE

APPENDIX W STATES THAT MULTI-FAMILY DEVELOPMENTS MEETING THE RECOMMENDED DESIGN STANDARDS MAY REQUEST TWO OF THE FOLLOWING:

- ☒ ELIMINATE MASONRY MATERIAL FROM GARPORT SUPPORT POSTS.
- ☒ INCREASE MAXIMUM DENSITY OR FAR BY 20%.
- ☐ REDUCE REQUIRED LANDSCAPED AREA BY 5%.
- ☐ INCREASE PERCENTAGE OF ONE-BEDROOM UNITS BY 10%.

SITE DATA	
SITE AREA:	14.180 AC (817,661 SF)
GROSS AREA:	14.180 AC (817,661 SF)
NET AREA:	14.180 AC (817,661 SF)
ZONING:	PD-16
PROPOSED USE:	MULTI-FAMILY (MF-2)
BUILDING FOOTPRINT AREA:	88,414 SF
BUILDINGS 1-6:	88,414 SF
LANDSCAPE MAINTENANCE:	1,111 SF
TOTAL:	89,525 SF
BUILDING LOT COVERAGE:	17.28%
IMPERVIOUS AREA:	108,476 SF
BUILDINGS:	288,666 SF
LANDSCAPE MAINTENANCE:	1,111 SF
TOTAL:	290,777 SF
PERCENTAGE OF LOT AREA:	94.32%
BUILDING HEIGHT (STOREYS):	MAXIMUM ALLOWED: 5-STORY
PROPOSED:	5-STORY
BUILDINGS 1-6:	5-STORY
LANDSCAPE MAINTENANCE:	5-STORY
TOTAL:	5-STORY
DWELLING UNITS:	174 (SFR)
1 BEDROOM:	111 (27%)
2 BEDROOM:	281 (25%)
3 BEDROOM:	281 (25%)
TOTAL:	672
PARKING:	281
MINIMUM REQUIRED PARKING:	281
2 BEDROOMS: 2 SPACES/UNIT:	281
TOTAL:	573
MINIMUM REQUIRED COVERED PARKING (10%):	438
PROPOSED:	438
SURFACE:	108
CARPORT:	108
TOTAL:	216
ACCESSIBLE PARKING:	16 (5 VAND)
PROPOSED:	16 (5 VAND)
SURFACE:	3 (3 VAND)
CARPORT:	13 (13 VAND)
TOTAL:	29
IMPACT FEE ZONE:	NORTH

DENSITY AND DIMENSIONAL REQUIREMENTS			
STANDARD	REQ.	PROVIDED	COMPLIANCE
MAX. DENSITY (UNITS PER ACRE)	18	21.57*	YES
MIN. LOT AREA (SF)	12,000	817,661	YES
MIN. LOT WIDTH (FT)	100	746.32	YES
MIN. LOT DEPTH (FT)	120	1,098.10	YES
MIN. LOT AREA (SF)	600	731	YES
MAX. IMBUED UNITS (%)	40	48	YES
MIN. FRONT SETBACK (FT)	30 (5 FT UNITS FRONT STREET)	30	YES
MIN. REAR SETBACK (FT)	45 FT (1 FT FOR EVERY FT OVER 35 FT IN HEIGHT)	53"	YES
MIN. INTERIOR SIDE (FT)	45 FT (1 FT FOR EVERY FT OVER 35 FT IN HEIGHT)	53"	YES
MIN. SIDE ON STREET (FT)	30 (10 FT UNITS FRONT STREET)	N/A	N/A
MIN. BETWEEN BUILDINGS (FT)	15	15	YES
MAX. HEIGHT (FT)	50	43	YES

* INCREASED THE MAXIMUM DENSITY FROM 18 TO 21.5 UNITS PER ACRE PER APPENDIX W.

** 6 FEET + (43 FEET - 35 FEET) = 43 FEET

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REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY
CONCEPT PLAN			
PROSE WESTCLIFF PH 2 MULTIFAMILY			
LOT 1, BLOCK A, PROSE WESTCLIFF PH 2 ADDITION			
J.W.E. WALLAS SURVEY, A-1517			
THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS			
DESIGN BY	DRAWN BY	DATE	NOTES
MLC	HDS	03/07/25	ADAMS
FILE	SHEET	002-009	CP-1.0B