

Exhibit B - Site Plan
Page 1 of 1

SQ. FOOTAGE SUMMARY TABLE:

Interior spaces:	Sq. Ft.
Overall Building	64,415 Sq. Ft.
Lobby (to be 2% of Overall Bldg area)	1,702 Sq. Ft. (Required 1,288 Sq. Ft.)
Fitness Center (Min req'd 500 Sq. Ft.)	715 Sq. Ft.
Outdoor spaces: (to be 5% of overall Bldg area)	Sq. Ft. (Required 3,221 Sq. Ft.)
Pool (WATER SURFACE AREA)	385 Sq. Ft.
Pool Deck	1,900 Sq. Ft.
Putt-putt golf/ Outdoor Grill	3,140 Sq. Ft.
Pickleball Court/BASEBALL COURT	1,945 Sq. Ft.
TOTAL:	7,370 Sq. Ft.

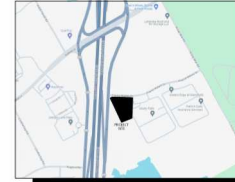
MENU ITEM SUMMARY TABLE:

Element:	# of Menu Items
Usable Open Space & Pedestrian Linkage:	N/A
Site Design & Building Orientation:	2
Building Design:	6
Healthy Smart, and Sustainable Community:	3
Alternative Compliance:	3
TOTAL MENU ITEMS:	14

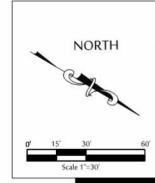
OWNER:
NORTEX LODGING II
Email: dev@ntxhotels.com
Tel: (940)-206-2001

ENGINEER:
S.I.A.B.E.D
PRINCIPAL, DDC, INC.
TEL: 214-868-9320
FAX: 1-866-531-8263
EMAIL: abed.ddc@gmail.com,
abed@ddc-engineering.com

SURVEYOR:
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177



VICINITY MAP (N.T.S.)



LAND INFORMATION

Name of the Project	TOWNEPLACE BY MARRIOTT
Proposed Use	INDUSTRIAL/COMMERCIAL
Existing Zoning	INDUSTRIAL/COMMERCIAL
Proposed Base Zoning	INDUSTRIAL/COMMERCIAL
City Block	3
Total Site Area	2,363 Ac. (102,932 sq ft)
Lot Coverage	Max. 90%
Townplace by Marriott Ave. 61,585 SQ.Ft.	
Building Coverage	18% (currently)
Impervious Area	64,307 sqft
Pervious Area	38,625 sqft
Pervious Area Coverage	37.52%

SITE DATA SUMMARY

Standard	Required	Provided	Compliance
Min. Lot Area (Sq. Ft.)	15,000	102,932	Yes
Min. Lot Width (Ft.)	100	245 (Avg)	Yes
Min. Lot Depth (Sq. Ft.)	150	-	Yes
Front Setback (Ft.)	10	10	Yes
Rear Setback (Ft.)	10	10	Yes
Max. Height (Ft.)	50	-	Yes
Max. Floor Area Ratio (FAR)	1:1	1:1	Yes

SITE PLAN NOTES:

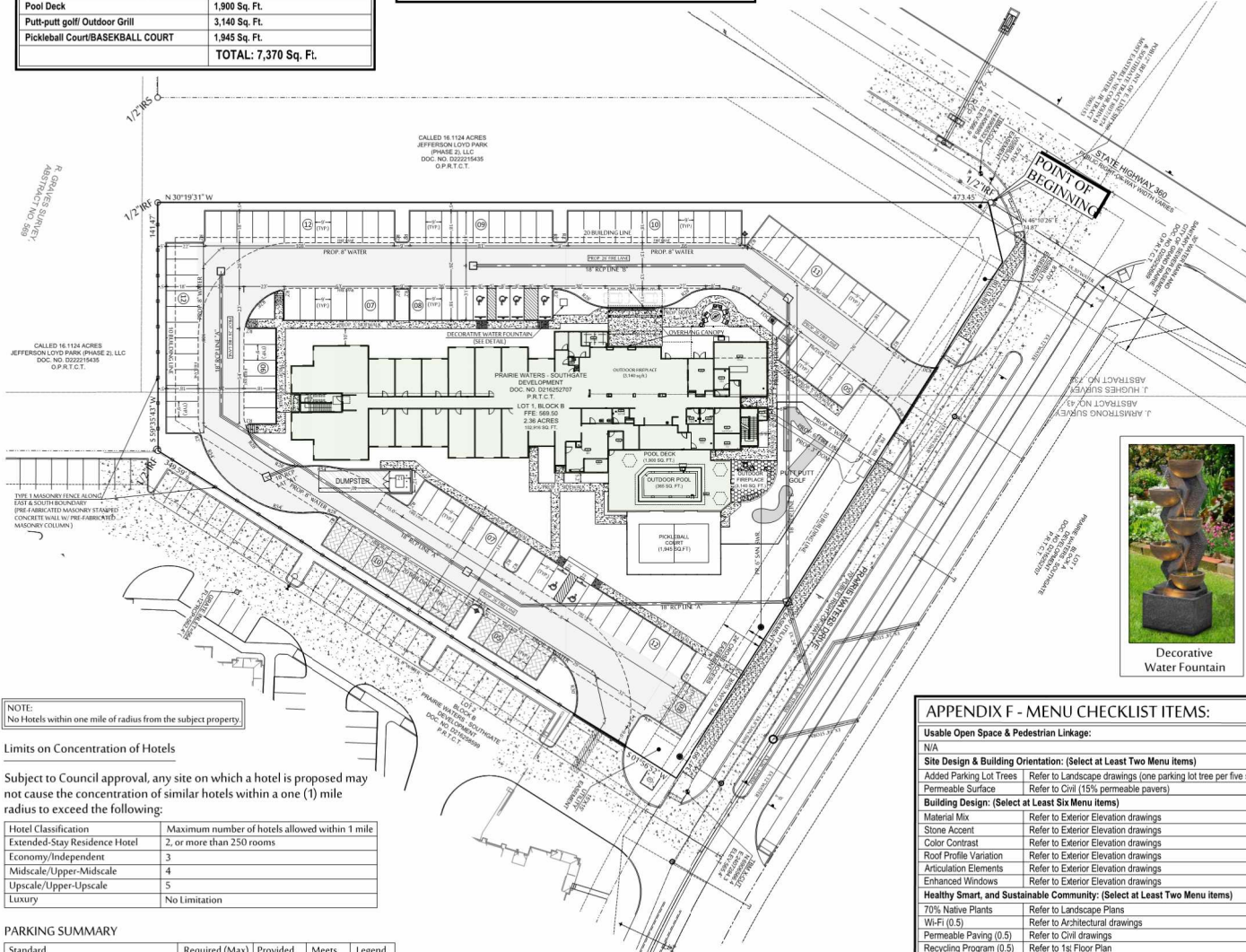
- Any revision to this plan will require City approval and may require revisions to any corresponding plans to avoid conflicts between plans.
- Dumpsters and trash compactors shall be screened in accordance with the Grand Prairie Zoning Ordinance and Engineering Design Manual.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Grand Prairie Zoning Ordinance.
- Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
- Speed bumps/humps are not permitted within a fire lane.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA), Texas Accessibility Standards and the requirements of the current, adopted Building Code.
- Any/all signage is subject to final approval under separate application/permit by the Building Official or designee.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved Façade/Building Elevation Plan.
- All new utility lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Grand Prairie Zoning Ordinance and Community Appearance Manual.

SITE PLAN NOTES

- The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at the time of plat.
- All current development requirements of the City as amended shall be met unless approved otherwise within their Planned Development Zoning District Development Regulations.
- This Zoning Concept Plan is for illustrative purposes only and subject to change. This Zoning Concept Plan, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Zoning Concept Plan, as determined by the Director of Planning and Development Services, will require an amendment to the Zoning Concept Plan and, as necessary, the development regulations.

BENCHMARK:

- ELEVATIONS ARE BASED ON A FOUND CITY OF GRAND PRAIRIE BENCHMARK "GPS66" AN ALUMINUM CAP STAMPED "GPS66" SET IN CONCRETE AND INSIDE A WALL WITH AN ALUMINUM ACCESS COVER SET FLUSH WITH GROUND. ELEVATION: 558.79'
- AN "X" CUT ON THE NORTH-WEST CORNER OF AN INLET LOCATED ON THE NORTH SIDE OF PRAIRIE WATERS DRIVE BEING 350 FEET FROM THE INTERSECTION OF PRAIRIE WATERS DRIVE AND DAY MAR ROAD AND BEING 820 FEET FROM THE INTERSECTION OF ORAIRE WATERS ROAD AND THE FRONTAGE ROAD OF HIGHWAY 360. ELEVATION: 562.82'



Decorative Water Fountain

APPENDIX F - MENU CHECKLIST ITEMS:

Usable Open Space & Pedestrian Linkage:	N/A
Site Design & Building Orientation: (Select at Least Two Menu Items)	
Added Parking Lot Trees	Refer to Landscape drawings (one parking lot tree per five spaces)
Permeable Surface	Refer to Civil (15% permeable pavers)
Building Design: (Select at Least Six Menu Items)	
Material Mix	Refer to Exterior Elevation drawings
Stone Accent	Refer to Exterior Elevation drawings
Color Contrast	Refer to Exterior Elevation drawings
Roof Profile Variation	Refer to Exterior Elevation drawings
Articulation Elements	Refer to Exterior Elevation drawings
Enhanced Windows	Refer to Exterior Elevation drawings
Healthy Smart, and Sustainable Community: (Select at Least Two Menu Items)	
70% Native Plants	Refer to Landscape Plans
W-FI (0.5)	Refer to Architectural drawings
Permeable Paving (0.5)	Refer to Civil drawings
Recycling Program (0.5)	Refer to 1st Floor Plan
Alternative Compliance:	
Bike Racks	Refer to Civil drawings
EV Charger	Refer to Civil drawings
Foundation Planting	Refer to Landscape drawings

NOTE:
No Hotels within one mile of radius from the subject property.

Limits on Concentration of Hotels

Subject to Council approval, any site on which a hotel is proposed may not cause the concentration of similar hotels within a one (1) mile radius to exceed the following:

Hotel Classification	Maximum number of hotels allowed within 1 mile
Extended-Stay Residence Hotel	2, or more than 250 rooms
Economy/Independent	3
Midscale/Upper-Midscale	4
Upscale/Upper-Upscale	5
Luxury	No Limitation

PARKING SUMMARY

Standard	Required (Max)	Provided	Meets	Legend
Hotel or Motel One (1) Space Per Rooming Unit + Four (4) Spaces	117	117	Yes	
Previous parking lot	18	18	Yes	

ddc DESIGN DEVELOPMENT CONSULTANTS, INC.

CIVIL, ARCHITECTURAL, & LAND DEVELOPMENT CONSULTANT
FIRM REGISTRATION # 10970
SINCE 1994
SITE OFFICE AND PLANS: 1400 W. 14TH STREET, SUITE 100, DENTON, TX 76201
Phone: (940) 222-3009
Fax: (940) 222-3009

NO.	DATE	SUBMITTAL TYPE
1	07/15/24	CITY 1ST SUBMITTAL
2	02/03/25	CITY 2ND SUBMITTAL

SITE PLAN
TOWNEPLACE BY MARRIOTT
LOT 1, BLOCK B
3659 PRAIRIE WATERS DRIVE
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS



SCALE: 1"=30'
DRAWN: H.B. CHECKED: S.I.A.B.E.D
PROJECT: 024011
SHEET NO: C04