

Exhibit B - Site Plan

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52.43 ACRES
TEXOCO GP, LLC
CO# 1900187

BUILDING DESIGN INCENTIVE

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

1. REDUCE REQUIRED GARAGE PARKING BY 5%.
2. INCREASE MAXIMUM DENSITY OR FAR BY 20%.
3. REDUCE REQUIRED LANDSCAPED AREA BY 5%.
4. INCREASE PERCENTAGE OF ONE-BEDROOM UNITS BY 10%.

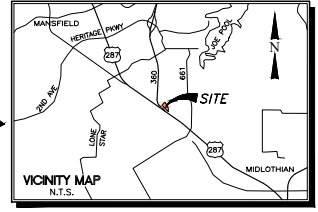
SITE PLAN GENERAL NOTES

1. ALL VEHICULAR PAVING SURFACE MATERIALS SHALL MEET THE CITY OF GRAND PRAIRIE MINIMUM STANDARDS.
2. ALL SIGNS, LIGHTING, LUMINAIRES AND EXTERIOR SPEAKERS SHALL MEET CITY AND COUNTY ORDINANCES.
3. 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.
4. REFER TO THE BUILDING EXTERIOR ELEVATIONS FOR BUILDING HEIGHT AND EXTERIOR MATERIALS.
5. A KNOX BOX SHALL BE PROVIDED AT ALL VEHICULAR AND PEDESTRIAN ENTRY GATES FOR FIRE DEPARTMENT ACCESS.
6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
7. THE LOT METES AND BOUNDS CALLS ARE FROM THE PRELIMINARY PLAT FOR SOUTHGATE ADDITION DATED SEPTEMBER 2021.
8. A TANDEM PARKING SPACE IS LOCATED AT EACH GARAGE. ALL TANDEM PARKING SPACES ARE A MINIMUM 20 FEET IN DEPTH MEASURED FROM THE DRIVE ASLE TO GARAGE DOOR.
9. PERIMETER FENCE SHALL BE IN ACCORDANCE WITH PD 414 MULTI-FAMILY STANDARDS FOR PERIMETER SCREENING. THE FENCE SHALL BE AN ORNAMENTAL METAL FENCE AT LEAST 56" HIGH IN HEIGHT WITH A MASONRY COLUMN AT THE END OF EACH FENCE. OTHER FENCE ENDS AND ADDITIONAL COLUMNS TO PROVIDE AT LEAST ONE (1) COLUMN FOR EVERY 100 FEET OF FENCE.

WILLIAM TELFORD
& WIFE, MAY TELFORD
VOL. 728, PG. 371

LEGEND

- FIRE LANE
- PUBLIC TRAIL
- SIDEWALK
- ACCESSIBLE PARKING SPACE
- VEH ACCESSIBLE PARKING SPACE
- ROW RIGHT OF WAY
- FIRE LANE, MUTUAL ACCESS, UTILITY & DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- VE VISIBILITY EASEMENT
- PSE PUBLIC SIDEWALK EASEMENT
- SB BUILDING SETBACK
- LB LANDSCAPE BUFFER
- GARAGE
- PROP. FIRE HYDRANT
- XS NUMBER OF SURFACE PARKING SPACES
- XC NUMBER OF CARPORT PARKING SPACES
- XOS NUMBER OF ON-STREET PARKING SPACES
- FENCE
- CARPORTS
- LIGHT POLE

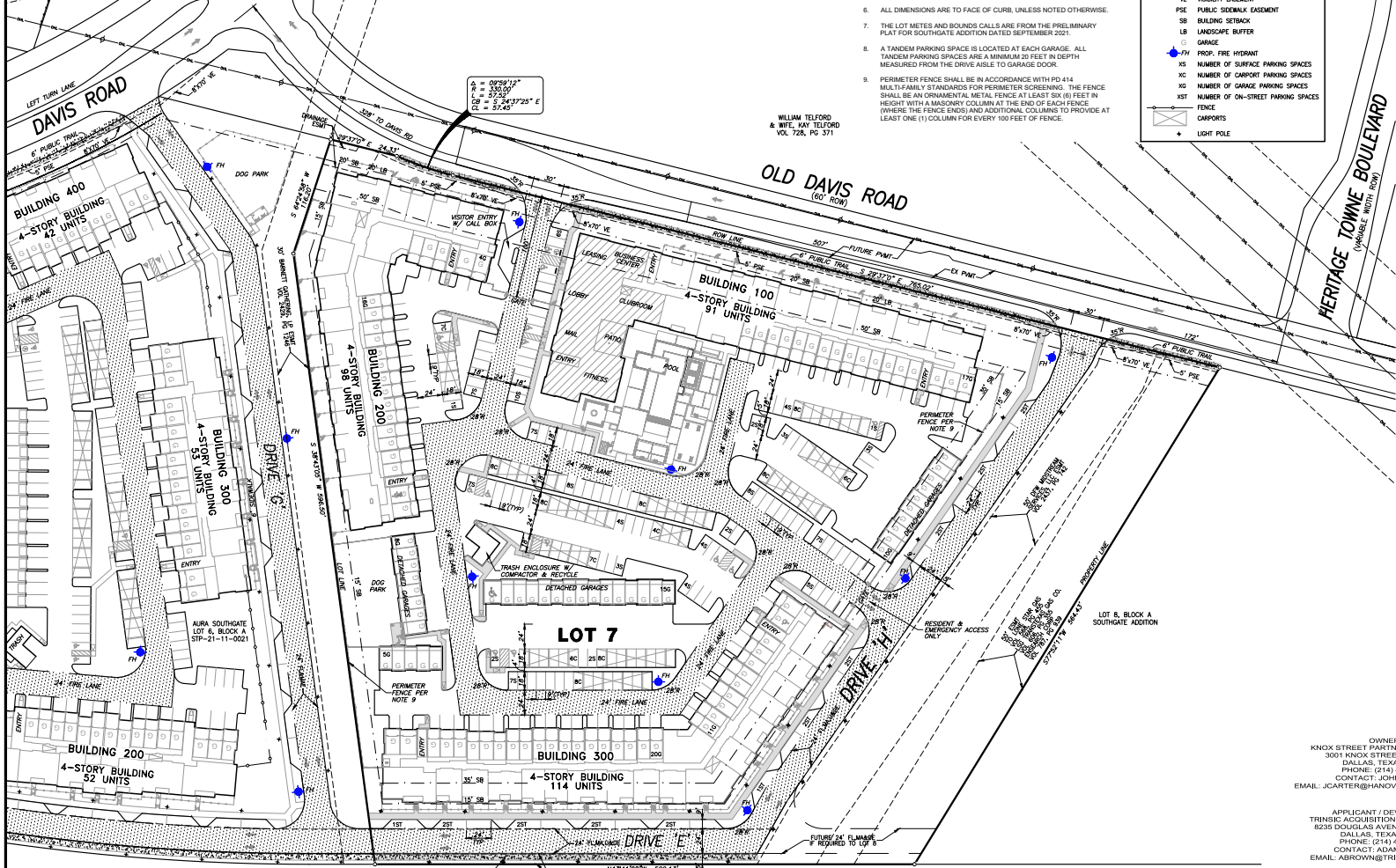


SITE DATA

ITEM	LOT 7
SITE AREA	10.10 AC / 436,800 SF
ZONING	PD-414M-3
PROPOSED USE	MULTIFAMILY
BUILDING FOOTPRINT AREA	110,918 SF
LOT COVERAGE	22.9%
TOTAL BUILDING AREA	394,409 SF
BUILDING HEIGHT (STORIES)	
MAXIMUM ALLOWED	4
PROPOSED	106
BUILDING HEIGHT (TO TALLEST ELEMENT)	
MAXIMUM ALLOWED	42' 3 3/4" PER RIDGE
PROPOSED	54' 7 3/4" PER IBC DEFINITION
DWELLING UNITS	
1 BEDROOM	183
2 BEDROOM	194
3 BEDROOM	16
TOTAL	393
PARKING	
MINIMUM REQUIRED PARKING	183
1 BEDROOM + SPACE/UNIT	283
2 & 3 BEDROOMS + SPACE/UNIT	429
TOTAL	106
MINIMUM REQUIRED GARAGES (25%)	85
MINIMUM REQUIRED CARPORTS (20%)	85
PROPOSED	107
SURFACE	86
CARPORT	108
GARAGE	106
ON-STREET	20
TOTAL	429
ACCESSIBLE PARKING	
MINIMUM REQUIRED	16
PROPOSED	11
SURFACE	2
CARPORT	2
GARAGE	3
ON-STREET	0
TOTAL	16

DENSITY AND DIMENSIONAL REQUIREMENTS

STANDARD	PD-414M-3	PROVIDED	COMPLIANCE
MAX. DENSITY (UNITS PER ACRE)	32	30	YES
MIN. LOT AREA (SQ. FT.)	12,000	439,928	YES
MIN. LOT WIDTH (FT.)	100	706	YES
MIN. LOT DEPTH (FT.)	100	624	YES
MIN. LIVING AREA (SF)	600	645	YES
MAX. SINGLE-BED UNITS (%)	70	60	YES
MIN. FRONT SETBACK (FT.)	15	15	YES
SETBACK ALONG DAVIS ROAD (FT.)	25-50	22	YES
MAX. HEIGHT (STORIES)	4	4	YES



52.43 ACRES
TEXOCO GP, LLC
CO# 1900187

DAVIS ROAD

OLD DAVIS ROAD (60' ROW)

HERITAGE TOWNE BOULEVARD (VARIABLE WIDTH ROW)

US HWY 287 (VARIABLE WIDTH ROW)

LOT 7

LOT 8, BLOCK A SOUTHGATE ADDITION

STP-22-04-0022

Horizontal Scale: 1"=50'

0 50' 100'

OWNER:
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CONTACT: ADAM BROWN
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ARCHITECT:
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CONTACT: DANNY BARKER, AIA
EMAIL: DANNY@WOMACKHAMPTON.COM

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

ML CLARK CONSULTING, LLC

P.O. BOX 170
ADDISON, TEXAS 75001
(214) 675-1900
TBPE F-20431

SITE PLAN

AURA SOUTHGATE, PHASE 2 MULTI-FAMILY
LOT 7, BLOCK A, SOUTHGATE ADDITION

B.F. HOWARD SURVEY, A-513

THE CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

DESIGN BY	DRAWN BY	DATE	NOTES	FILE	SHEET
MLC	HDS	5/06/22	LJA	001-015 SITEPLAN	SP1.0