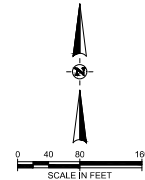
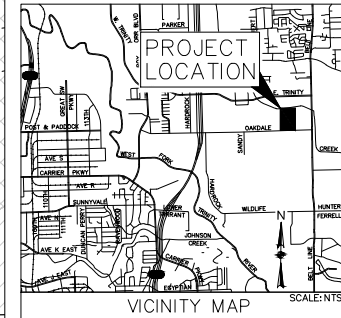
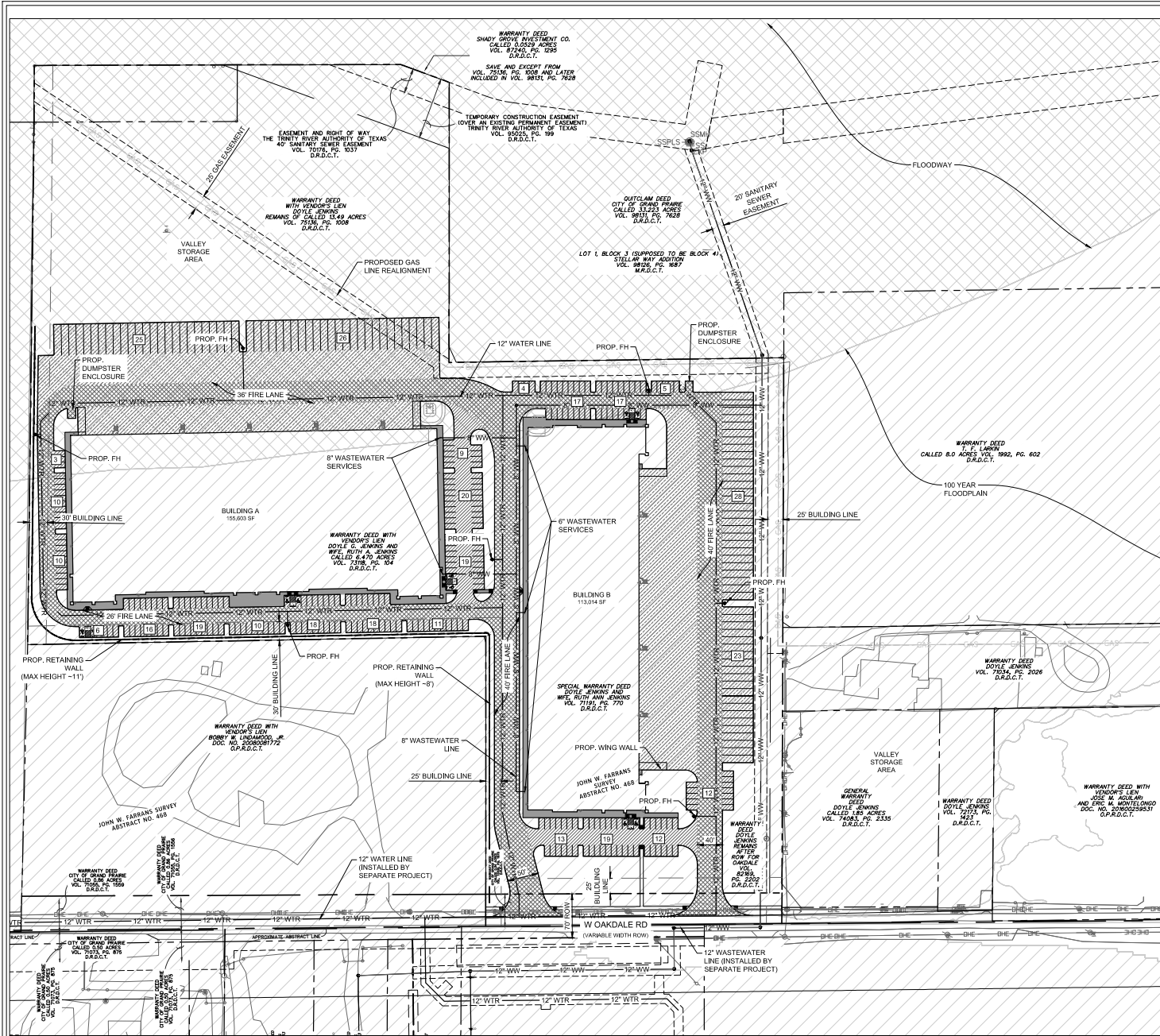


Exhibit B - Site Plan
Page 1 of 3

FILE NAME: A:\650004583607\CADD\Sheet\TWICE-SITE PLAN\45836.dwg DATE: October 14, 2024 TIME: 11:52 AM USER: ah3378



LEGEND

- 7" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE
- 6" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE
- 5" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE
- 4" THICK, 4,000 PSI CONCRETE PAVEMENT
- 100-YR FLOOD PLAIN
- FLOODWAY

SITE DATA TABLE

ZONING: LI
LOT SIZE (AC): 29.19
LANDSCAPE AREA (AC): 14.12
FLOODPLAIN AREA (AC): 18.22
FLOODWAY AREA (AC): 10.97
TRAILER PARKING SPOTS: 102
CAR PARKING SPOTS: 258
TOTAL IMPERVIOUS AREA (SF): 615,067
(ROOFTOP + PAVING): 268,617 + 388,090 = 656,707

	PARKING			
	REQUIRED	PROVIDED	HANDICAP	TRUCK
BUILDING A	80	162	6	51
BUILDING B	61	96	4	51

OWNED/DEVELOPED BY:
OAKDALE INDUSTRIAL II, L.L.C.
CONTACT: JOHN B. COOPER
3819 MAPLE AVENUE, DALLAS, TX 75219
TEL: (214) 661-8094
EMAIL: B.COOPER@CROWHOLDINGS.COM

OAKDALE II INDUSTRIAL
SITE PLAN
GRAND PRAIRIE, TEXAS



REVISION	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

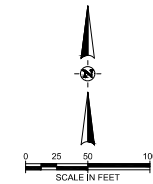
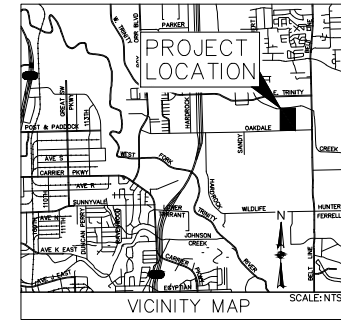
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL. CONSENT, RECORD OR CONSTRUCTION PURPOSES. THEY MUST BE REVIEWED BY OR UNDER THE CODY R. HODGE 111478
NAME: CODY R. HODGE PE LICENSE NO. 111478
DATE: 10/14/2024 TX
FIRM (BUSINESS NO.): STATE

PROJECT NO.: 45836
ISSUED: 9/17/2024
DRAWN BY: HALF
CHECKED BY: HALF
SCALE: AS NOTED
SHEET TITLE:

OVERALL SITE
PLAN

STP-24-09-0038

FILE NAME: A:\45000s\45838\001\CADD\Sheets\FTWICE-SITE PLAN-45838.dwg DATE: October 14, 2024. TIME: 11:45 AM. USER: at3878



	7" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE
	6" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE
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	4" THICK, 4,000 PSI CONCRETE PAVEMENT
	100-YR FLOOD PLAIN
	FLOODWAY

**OAKDALE II INDUSTRIAL
SITE PLAN**

GRAND PRAIRIE, TEXAS

[illegible]

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SUPERVISION OF:	
CODY R. HODGE	111476
NAME	PE LICENSE NO.
10/14/2024	
DATE	
312	TX
FIRM / BUSINESS NO.	STATE

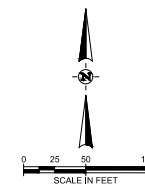
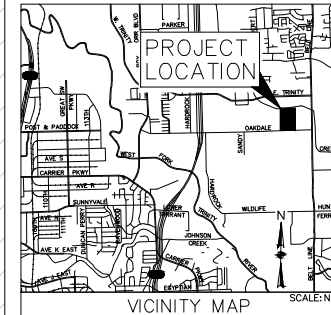
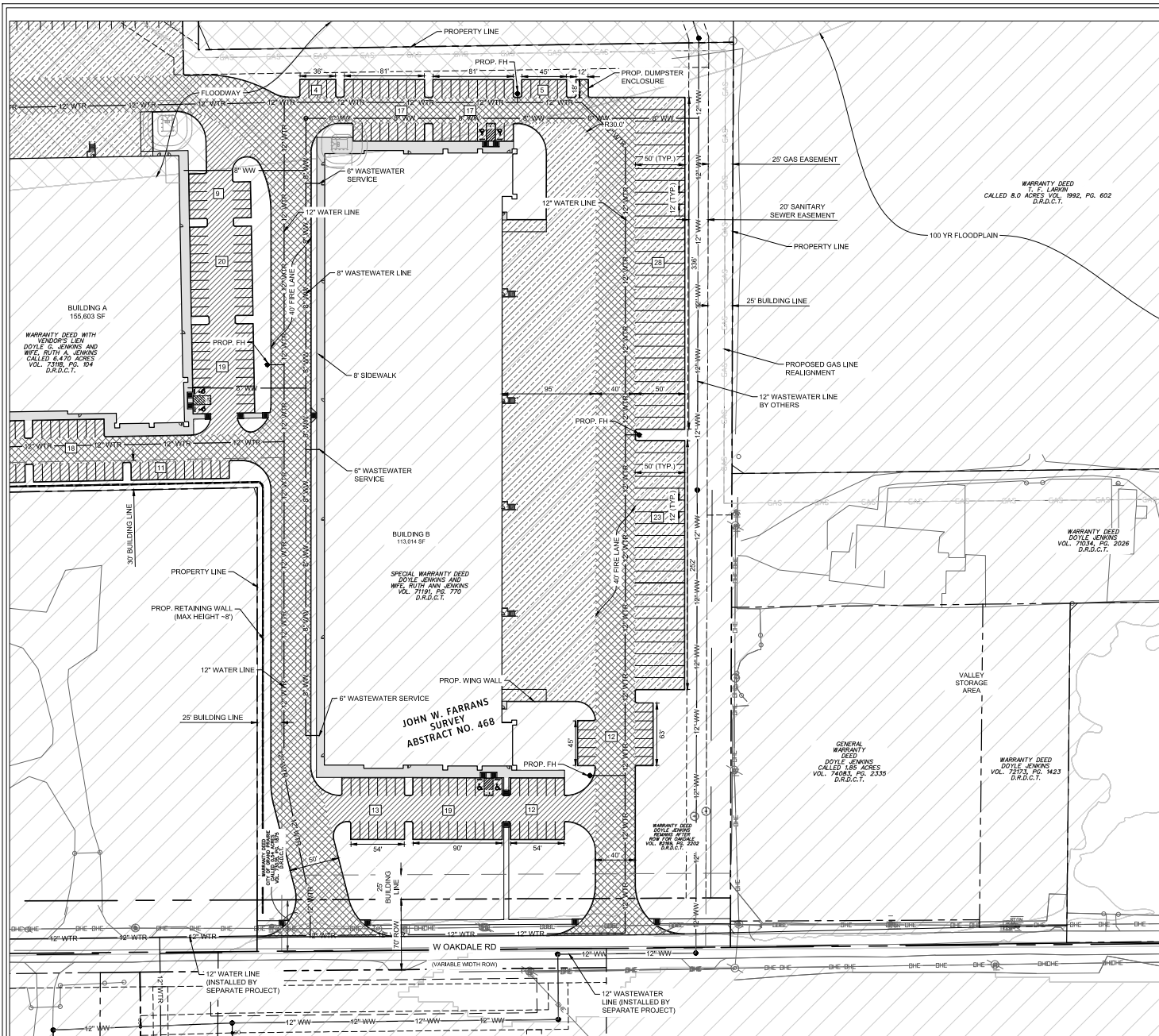
PROJECT NO.: 45838
ISSUED: 9/17/2024
DRAWN BY: HALFF
CHECKED BY: HALFF
SCALE: AS NOTED
SHEET TITLE:

BUILDING A SITE PLAN

STP-24-09-0038

Exhibit B - Site Plan
Page 3 of 3

FILE NAME: A:\6505044583801\CADD\Sheet\TWICE-SITE PLAN-45838.dwg DATE: October 14, 2024 TIME: 11:51 AM USER: ah3878



LEGEND

- 7" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE
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OAKDALE II INDUSTRIAL
SITE PLAN
GRAND PRAIRIE, TEXAS



REVISION	NO.	DATE	DESCRIPTION
	1		
	2		
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	10		

PRELIMINARY

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CODY R. HODGE 111476

NAME PE LICENSE NO.

DATE TX

PROJ/BUSINESS NO. STATE

PROJECT NO.: 45838

ISSUED: 9/17/2024

DRAWN BY: HALF

CHECKED BY: HALF

SCALE: AS NOTED

SHEET TITLE:

BUILDING B SITE

PLAN

STP-24-09-0038