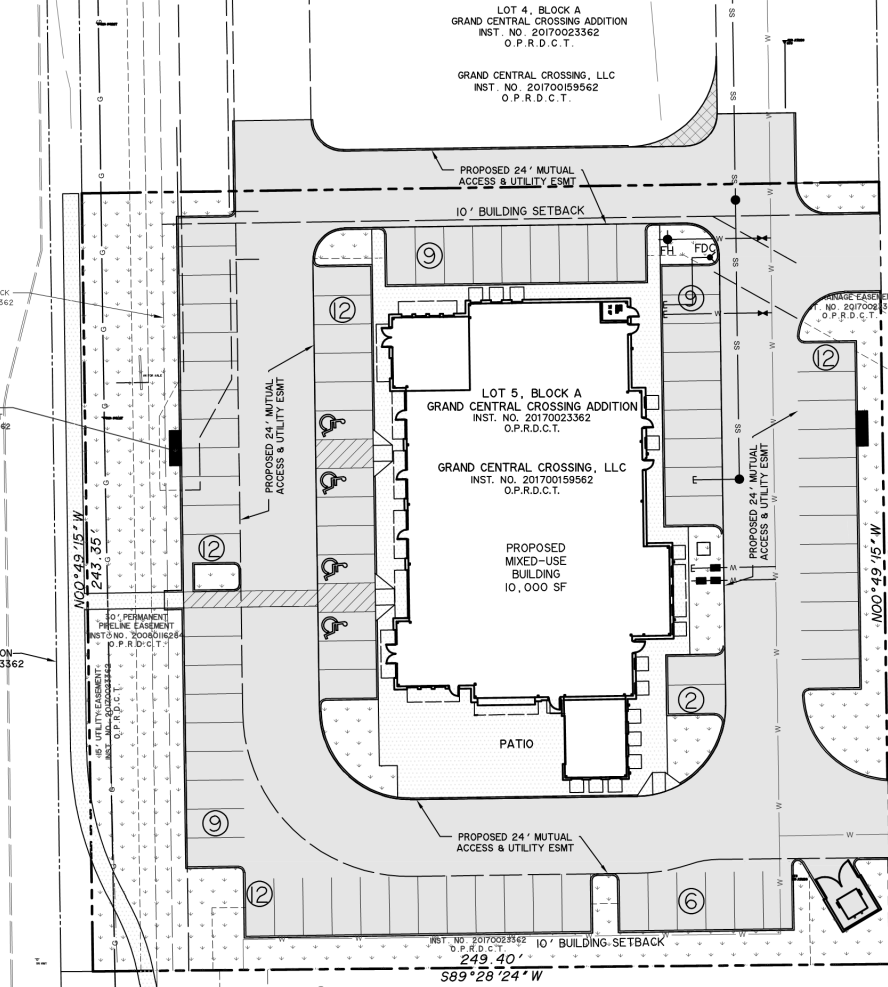


Exhibit B - Site Plan

Page 1 of 1

PRESIDENT GEORGE BUSH TURNPIKE
(STATE HIGHWAY 161)

CAUTION !!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.



LOT 6, BLOCK A
GRAND CENTRAL CROSSING ADDITION
INST. NO. 20170023362
O.P.R.D.C.T.
GRAND PRAIRIE HOTELS, LLC
INST. NO. 201700231747
O.P.R.D.C.T.

DAVID R. CAMERON
ABSTRACT NO.

24' MUTUAL ACCESS & UTILITY EASEMENT
INST. NO. 20170023362
O.P.R.D.C.T.

LOT 1, BLOCK A
CAREER HIGH SCHOOL
INST. NO. 20080177414
O.P.R.D.C.T.
GRAND PRAIRIE ISD
INST. NO. 20070419598
O.P.R.D.C.T.



SITE DATA CHART

EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	RETAIL/RESTAURANT
BUILDING AREA	RETAIL 3,000 SF RESTAURANT 7,000 SF RESTAURANT (PATIO) 1,500 SF
BUILDING HEIGHT	27'-4"
BUILDING SETBACKS	FRONT: 25' SIDE (LEFT): 10' SIDE (RIGHT): 10' REAR: 0'
LOT AREA	1.397± AC (60,847 SF)
PARKING REQ'D:	RETAIL 1/275 SF RESTAURANT (7,000 SF X 67%): 1/100 SF PATIO 1/100 SF 73 SPACES
HANDICAP-ACCESSIBLE PROVIDED	4
TOTAL PARKING PROVIDED	83
BUILDING/LOT COVERAGE	17.56%
LANDSCAPE AREA	15,864 SF
LANDSCAPE COVERAGE	26.07%

- GENERAL NOTES:**
- ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 - DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
 - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

BENCHMARKS

BM A - AN "X" CUT IN THE CENTER OF A CURB INLET ON THE NORTH SIDE OF A DRIVE ENTRANCE, 150 FEET EAST OF THE NORTHBOUND SERVICE ROAD OF HWY 161 AND 370 FEET SOUTH OF ARKANSAS LANE. ELEVATION = 539.70 FT.

BM B - AN "X" CUT IN THE CENTER OF A CURB INLET IN A TURN LANE ON THE EAST SIDE OF THE NORTHBOUND SERVICE ROAD OF HWY 161, 475 FEET SOUTH OF ARKANSAS LANE. ELEVATION = 539.44 FT.

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 (817) 461-7700
www.wierassociates.com
Texas Firm Registration No. F-2776

NO.	DATE	DESCRIPTION	BY

RETAIL/RESTAURANT LOT 5, BLOCK A GRAND CENTRAL CROSSING GRAND PRAIRIE, TEXAS

SITE PLAN

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of
Jacob H. Fears, PE
Texas Registration No. 99376
On Dotted Sheet Below.

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LAST REVISION: 8/29/2018
DATE: 8/29/2018
WIA 18043

SHEET NO. 5101