Exhibit B - Site Plan
Page 1 of 1

SITE DATA TABLE		
ZONED: PD-364		
	Electric Esmt	LOT 1R2
LOT SIZE	1.068 AC	4.620 AC
	46,540 SF	201,261 SF
PROPOSED USE	-	INDOOR AMUSEMENT
BUILDING AREA	N/A	48,560 SF
FLOOR AREA RATIO	N/A	24.13%
REQUIRED PARKING RATIO	-	1/200 SF
PARKING REQUIRED	243 SPACES	
PARKING PROVIDED	336 SPACES	
PROVIDED PARKING RATIO	1/ 145	
HANDICAP REQUIRED	8 SPACES	
HANDICAP PROVIDED	8 SPACES	
TOTAL LANDSCAPE REQUIRED FOR BOTH LOTS (SF/%)	25,835 SF	10%
TOTAL LANDSCAPE PROVIDED FOR BOTH LOTS (SF/%)	39,140 SF	15%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

DEVELOPER INFORMATION

MAIN EVENT ENTERTAINMENT
5445 LEGACY DRIVE, SUITE 400
PLANO, TX 75024

OWNER INFORMATION

EPIC NORTHWEST TOWNE CROSSING, L.P.
16000 DALLAS PARKWAY, SUITE 300
DALLAS, TX 75248
PHONE: 972-793-8484

LEGEND

- FIRELANE
- PROP. LOT LINE
- SITE PLAN REQUEST LINE
- EXISTING PROPERTY LINE
- = F.E.M.A. FLOOD ZONE AE
- = F.E.M.A. FLOOD ZONE X (Shaded)
- = F.E.M.A. FLOOD ZONE X

LOWEST FLOOR ELEVATION=640.00'

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0435L, dated July 7, 2014, this property is within Flood Zones AE, X and X (Shaded).

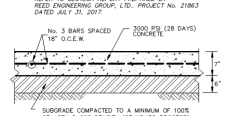
Zone AE – Special Flood Hazard Area, base flood elevation determined.

Zone X – Areas determined to be outside the 0.2% annual chance floodplain.

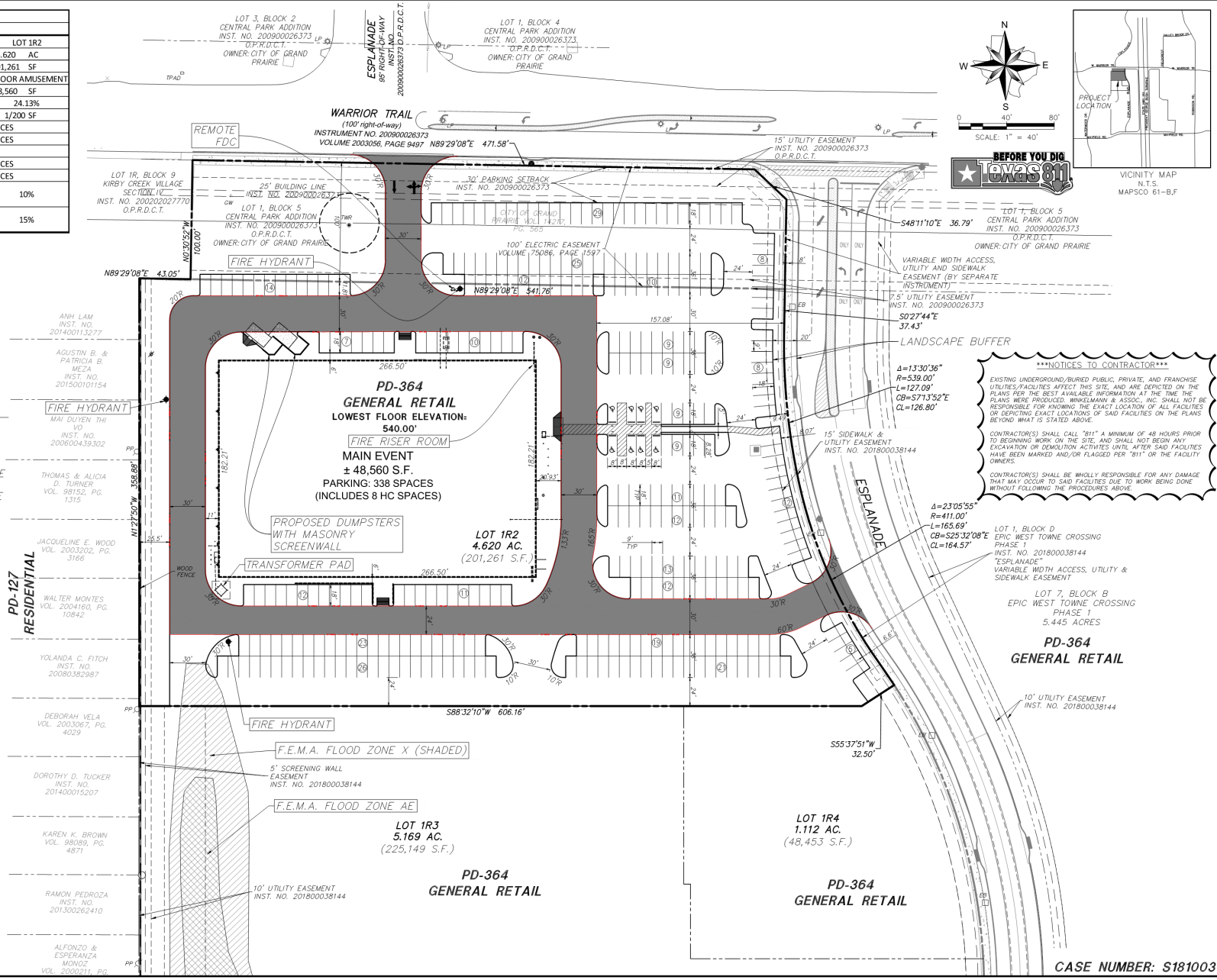
Zone X (Shaded) – Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

REFER TO GEOTECH REPORT PREPARED BY REED ENGINEERING GROUP, LTD. PROJECT No. 21863 DATED JULY 31, 2017



FIRE LANE PAVEMENT SECTION
N.T.S.



SCALE: 1" = 40'

BEFORE YOU DIG Texas811

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			
6.			

LAST SAVED BY: OSUNDSA September 21, 2018

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
8750 N. CENTRAL EXPRESSWAY, SUITE 1235
DALLAS, TEXAS 75231 (972) 490-7090
Texas Engineers Registration No. 819 (972) 490-7099 fax
Texas Surveyors Registration No. 100168-00
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STATE OF TEXAS
"THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF WILLIAM R. WINKELMANN, P.E. #120378. THESE ARE NOT A SURVEY, AND ARE PRELIMINARY ONLY, THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES."
LICENSED WILLIAM R. WINKELMANN
09-17-2018

SITE PLAN
EPIC WEST TOWNE CROSSING
MAIN EVENT
GRAND PRAIRIE, TEXAS

SP-01

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