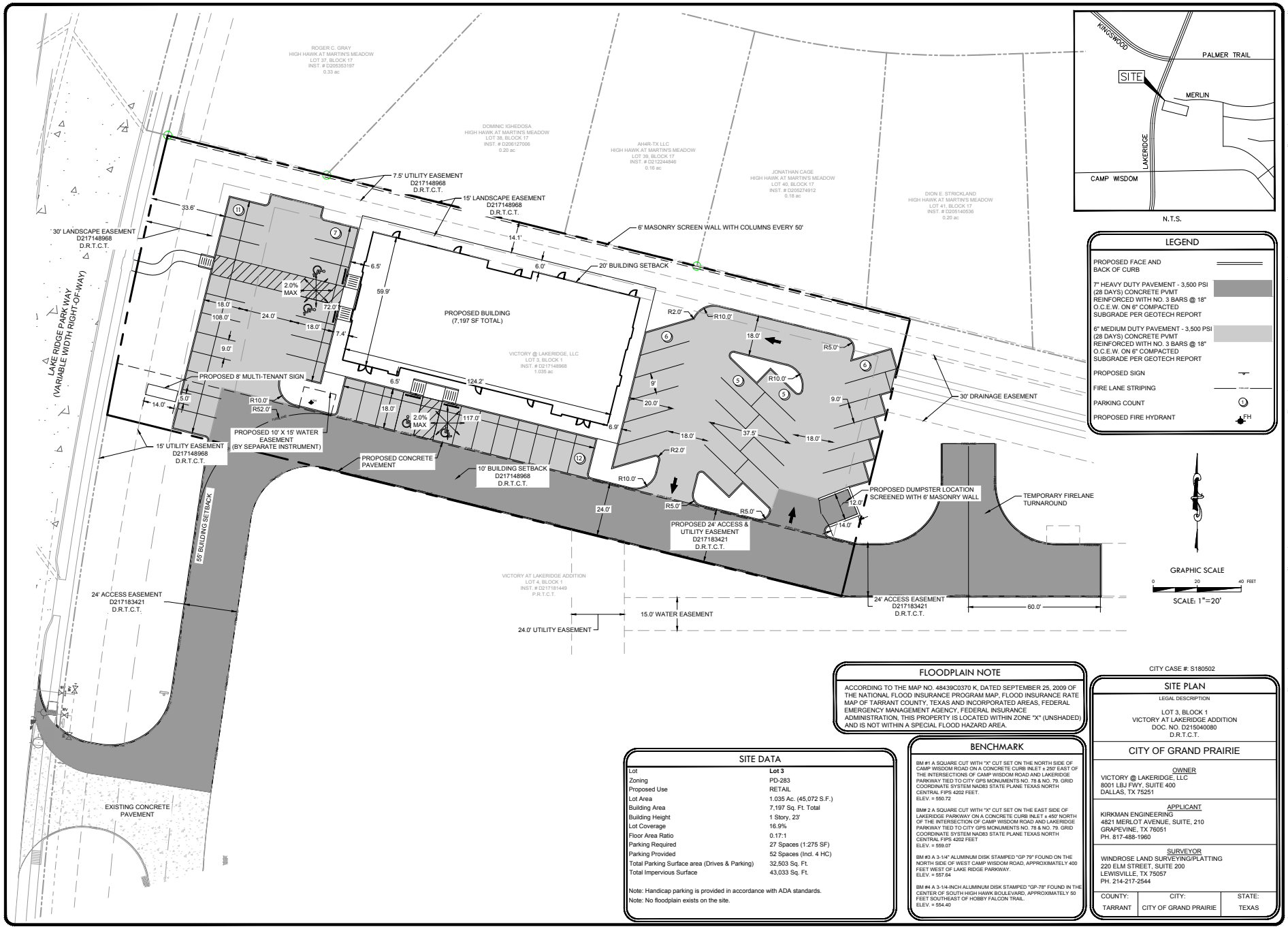
Exhibit B - Site Plan
Page 1 of 1



FLOODPLAIN NOTE

ACCORDING TO THE MAP NO. 48439C0370 K, DATED SEPTEMBER 25, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

SITE DATA

Lot	Lot 3
Zoning	PD-283
Proposed Use	RETAIL
Lot Area	1.035 Ac. (45,072 S.F.)
Building Area	7,197 Sq. Ft. Total
Building Height	1 Story, 23'
Lot Coverage	16.9%
Floor Area Ratio	0.17:1
Parking Required	27 Spaces (1:275 SF)
Parking Provided	52 Spaces (Incl. 4 HC)
Total Parking Surface area (Drives & Parking)	32,503 Sq. Ft.
Total Impervious Surface	43,033 Sq. Ft.

Note: Handicap parking is provided in accordance with ADA standards.
Note: No floodplain exists on the site.

BENCHMARK

BM #1 A SQUARE CUT WITH "X" CUT SET ON THE NORTH SIDE OF CAMP WISDOM ROAD ON A CONCRETE CURB INLET ± 250' EAST OF THE INTERSECTIONS OF CAMP WISDOM ROAD AND LAKERIDGE PARKWAY TIED TO CITY GPS MONUMENTS NO. 78 & NO. 79. GRID COORDINATE SYSTEM NAD83 STATE PLANE TEXAS NORTH CENTRAL FIPS 4202 FEET.
ELEV. = 550.72

BM# 2 A SQUARE CUT WITH "X" CUT SET ON THE EAST SIDE OF LAKERIDGE PARKWAY ON A CONCRETE CURB INLET ± 450' NORTH OF THE INTERSECTION OF CAMP WISDOM ROAD AND LAKERIDGE PARKWAY TIED TO CITY GPS MONUMENTS NO. 78 & NO. 79. GRID COORDINATE SYSTEM NAD83 STATE PLANE TEXAS NORTH CENTRAL FIPS 4202 FEET
ELEV. = 559.07

BM #3 A 3-1/4" ALUMINUM DISK STAMPED "GP 79" FOUND ON THE NORTH SIDE OF WEST CAMP WISDOM ROAD, APPROXIMATELY 400 FEET WEST OF LAKE RIDGE PARKWAY.
ELEV. = 557.64

BM #4 A 3-1/4-INCH ALUMINUM DISK STAMPED "GP-78" FOUND IN THE CENTER OF SOUTH HIGH HAWK BOULEVARD, APPROXIMATELY 50 FEET SOUTHEAST OF HOBBY FALCON TRAIL.
ELEV. = 554.40

CITY CASE #: S180502

SITE PLAN

LEGAL DESCRIPTION

LOT 3, BLOCK 1
VICTORY AT LAKERIDGE ADDITION
DOC. NO. D215040080
D.R.T.C.T.

CITY OF GRAND PRAIRIE

OWNER
VICTORY @ LAKERIDGE, LLC
8001 LBJ FWY, SUITE 400
DALLAS, TX 75251

APPLICANT
KIRKMAN ENGINEERING
4821 MERLOT AVENUE, SUITE, 210
GRAPEVINE, TX 76051
PH. 817-488-1960

SURVEYOR
WINDROSE LAND SURVEYING/PLATTING
220 ELM STREET, SUITE 200
LEWISVILLE, TX 75057
PH. 214-217-2544

COUNTY:	CITY:	STATE:
TARRANT	CITY OF GRAND PRAIRIE	TEXAS

kirkman ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER

VICTORY | GROUP
Victory Real Estate Group

GRand PRAIRIE TEXAS

JOB NUMBER:	VIC17023
DESIGNED BY:	ACF
DRAWN BY:	ACF
CHECKED BY:	PCF
ISSUE DATE:	04/23/18
REV:	

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PATRICK C. FILSON
P.E.# 108577
04/23/18

Kirkman Engineering, LLC
Texas Firm No: 15874

LAKE RIDGE 3

GRAND PRAIRIE, TEXAS

SITE PLAN

SHEET:
C2.0

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