

# Exhibit B - Site Plan

## NOTES:

### PRIVATE FIRE LANES MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. BE AN ALL-WEATHER IMPROVED DRIVING SURFACE CAPABLE OF SUPPORTING 80,000 LBS.
2. BE MARKED WITH A SIX (6)-INCH RED STRIPE ON THE VERTICAL FACE OF THE CURB IF ONE EXISTS, OR ON THE SURFACE IF NO CURB EXISTS, WITH THE WORDS "PARKING FIRE LANE" IN WHITE, FOUR (4)-INCH BLOCK LETTERS AT 25-FOOT INTERVALS.
3. HAVE A 14-FOOT CLEAR HEIGHT AT ALL TIMES.
4. BE ACCESSIBLE FOR EMERGENCY RESPONSE AT ALL TIMES, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING SITUATIONS:
  - NO PARKING, STOPPING, OR STANDING OF VEHICLES IS PERMITTED AT ANY TIME.
  - NO STORAGE OF ANY TYPE IS PERMITTED.
4. HAVE NOT MORE THAN A 6% GRADE AND 3% CROSS SLOPE.

### FIRE HYDRANTS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS/SPECIFICATIONS:

1. BE LOCATED WITHIN FIVE HUNDRED (500) FEET OF ALL PORTIONS OF COMMERCIAL BUILDINGS, SIX HUNDRED (600) FEET IF PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
2. BE LOCATED AT 300-FOOT INTERVALS FOR COMMERCIAL DEVELOPMENT.
3. BE PROTECTED FROM VEHICULAR DAMAGE, EITHER BY LOCATION IN A MEDIAN, SETBACK FROM A CURB, OR PROTECTIVE BOLLARDS.

### 4. HAVE A THREE (3)-FOOT CLEAR AREA AROUND THEM.

5. HAVE A MAIN "STEAMER" CAP WITH A DIAMETER OF 4 1/2 INCHES WITH TWO SIDE 2 1/2-INCH DISCHARGES, ALL THREADED WITH NATIONAL STANDARD THREAD (NST) UNLESS OTHERWISE APPROVED BY THE FIRE CHIEF.
6. BE RED IN COLOR, UNLESS A PRIVATE HYDRANT, ALTHOUGH PRIVATE WATER SYSTEMS ARE GENERALLY PROHIBITED.

### GATES ACROSS FIRE LANES OR OTHER FIRE DEPARTMENT ACCESS THAT ARE AUTOMATIC/POWER-OPERATED MUST COMPLY WITH THE FOLLOWING:

1. BE EQUIPPED WITH KNOX® KEY-SWITCH(ES).
2. A MANUAL DISCONNECT.
3. OPENER LISTED IN ACCORDANCE WITH (IAW) UL325.
4. BE DESIGNED, CONSTRUCTED, AND INSTALLED IN ACCORDANCE WITH (IAW) ASTM F 2200.
4. BE DESIGNED, CONSTRUCTED, AND INSTALLED IN ACCORDANCE WITH THE FIRE CODE.
- TANKS OR STORAGE OF ANY HAZARDOUS MATERIALS MUST BE INSTALLED IN ACCORDANCE WITH THE FIRE CODE. INSTALLATION OF TANKS SHALL BE PERMITTED SEPARATELY.

## BENCH MARKS:

BM#1 - "X" cut on the Southwest corner of a curb inlet, South curb line of Hunter Ferrell Road, ±71.8 feet South of the centerline of Hunter Ferrell and ±354.3 feet East of the Northwest property corner.

ELEVATION - 438.16 feet

BM#2 - "X" cut on the Southwest corner of a curb inlet, South curb line of Hunter Ferrell Road, ±70.8 feet South of the centerline of Hunter Ferrell and ±173.8 feet East of the Northwest property corner.

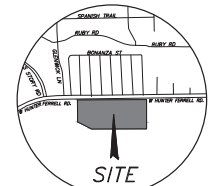
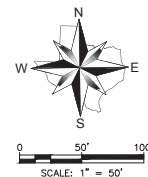
ELEVATION - 438.33 feet

## \*\*\*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.

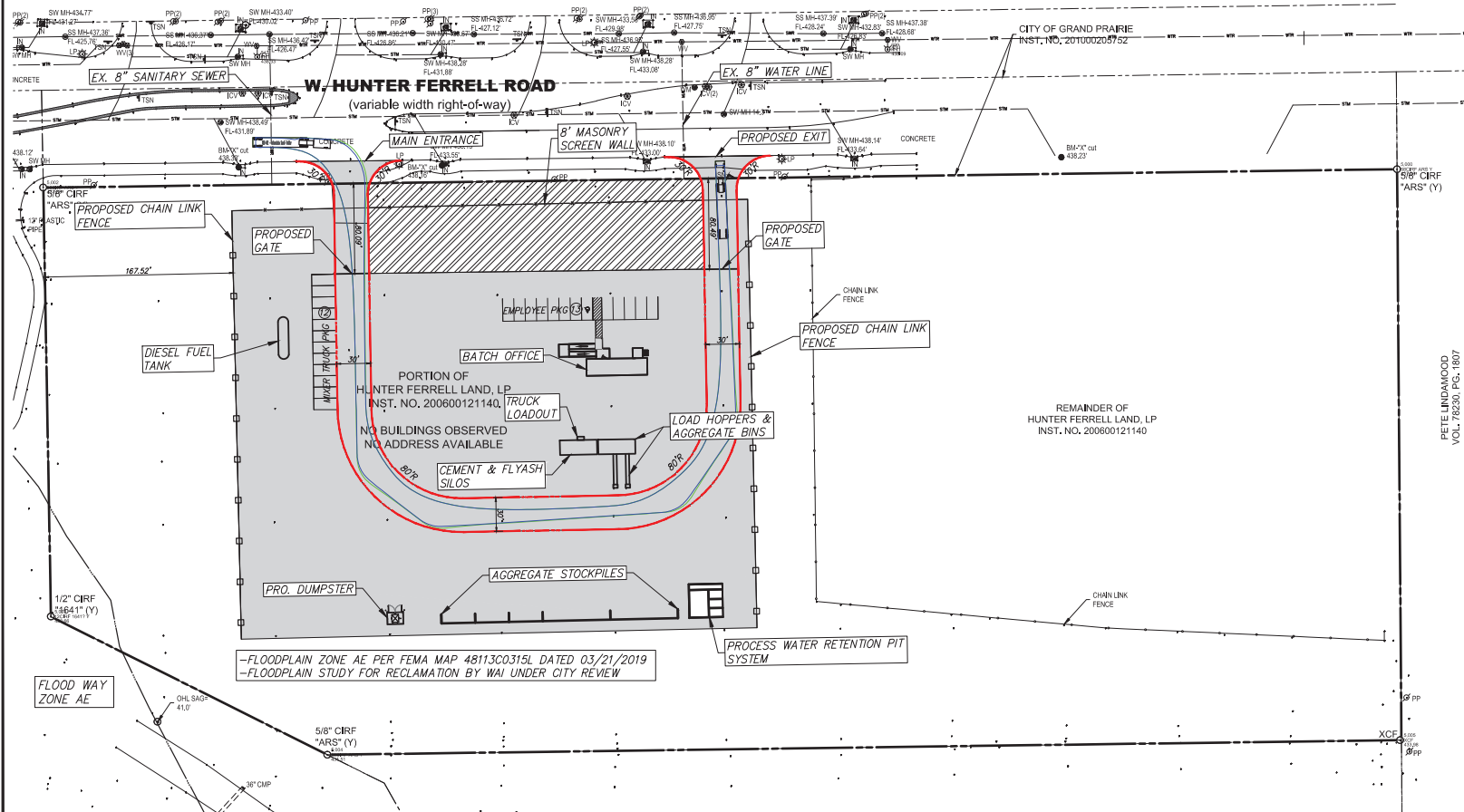
CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

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.



## LEGEND

- CONCRETE
- GREEN AREA



-FLOODPLAIN ZONE AE PER FEMA MAP 48113C0315L DATED 03/21/2019  
-FLOODPLAIN STUDY FOR RECLAMATION BY WAI UNDER CITY REVIEW

## OWNER/DEVELOPER

OWNER/DEVELOPER: US CONCRETE  
331 N. MAIN STREET  
EULESS, TX 76039  
PHONE: 972.850.4748  
CONTACT: DAVID BEHRING

2400 W HUNTER FERRELL RD, GRAND PRAIRIE.

CURRENT ZONING: LIGHT INDUSTRIAL

PROPOSED ZONING: LIGHT INDUSTRIAL (SUP)

EXISTING LAND USE: TEMPORARY BATCH PLANT

SU190404

SUP PLAN  
CONCRETE BATCH PLANT  
2400 W. HUNTER FERRELL RD.  
GRAND PRAIRIE, TX 75050

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
4700 W. HUNTER FERRELL RD., SUITE 100  
GRAND PRAIRIE, TEXAS 75050  
PHONE: 972.850.4748  
FAX: 972.850.4749  
WWW.WINKELMANN-AND-ASSOCIATES.COM  
CERTIFICATE # 2283, Mechanical & Associates, Inc.



04-18-2019