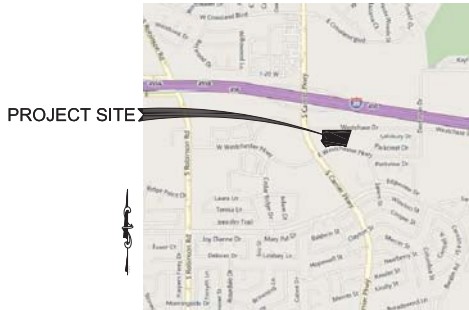


Exhibit B - Site Plan



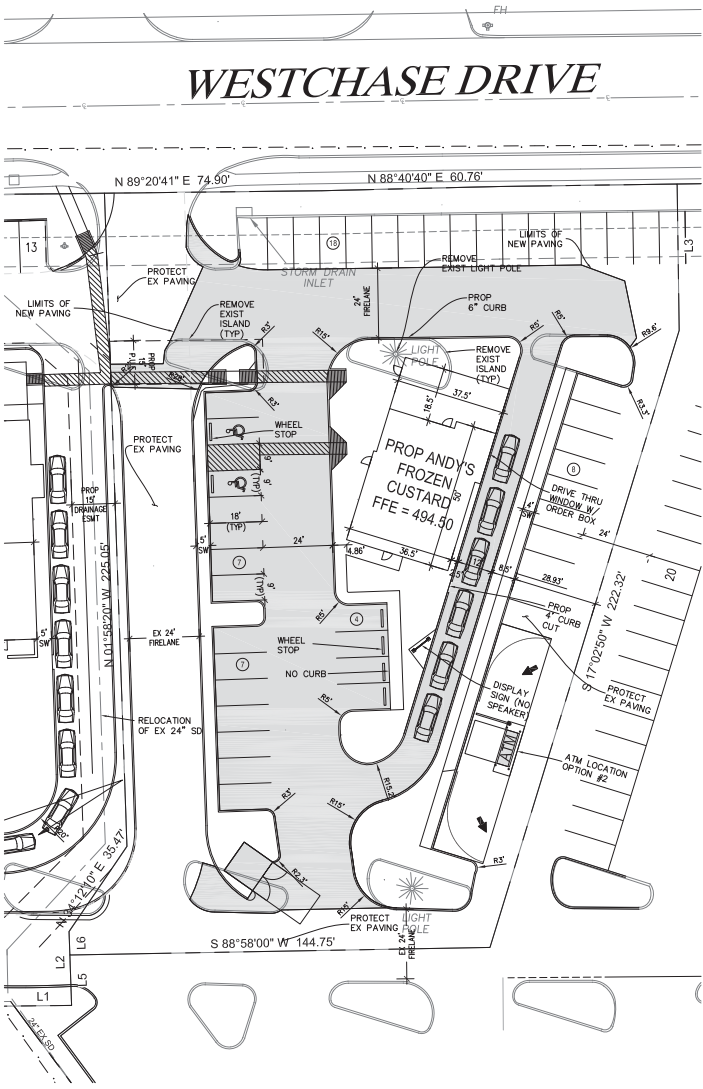
Vicinity Map

FEMA NOTE:
THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP DATED JULY 7, 2014, AND IS LOCATED IN COMMUNITY NUMBER 485472 IN DALLAS COUNTY, AS SHOWN ON MAP AREA NUMBER 48130045K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE, NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF THE SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-877-FEMA-MAP.

OWNER
IP UTI GRAND PRAIRIE, LLC
Wade Strain
630 E Southlake Blvd, Ste 110
Southlake, TX 76092-6258
(817) 912-1731
wstrain@udcglobal.com

DEVELOPER
ANDY'S FROZEN CUSTARD
Aaron King
211 E. Wafer Street
Springfield MO 65806
417.881.3500 (x112)
aaron.king@eatandys.com

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
 3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
 4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION.
 5. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
 6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
 7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.
 8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.
 9. ALL CONCRETE PAVEMENT SHALL BE 3,500 PSI CONCRETE. CONCRETE THICKNESS SHALL BE 6" UNDER ALL FRIELANES AND HEAVY DUTY TRAFFIC AREAS, 8" UNDER MEDIUM DUTY TRAFFIC AREAS AND 5" UNDER ALL PARKING AREAS AS RECOMMENDED BY THE GEOTECHNICAL REPORT. PLEASE REFER TO GEOTECHNICAL REPORT. *****GTY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
 10. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED.
 11. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
 12. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 13. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).



NOTE:
THERE WILL BE NO ORDER BOARD,
ONLY A DISPLAY SIGN.
SALES WILL BE MADE AT THE DRIVE
THRU WINDOW.

Site Data Summary					
Item	Standard	Required	Provided	Meets	Notes
Building Area	PD 173	NA	1785	Yes	
Building Ht	UDC/ GR-1	25'	25'	Yes	PD 173 states 20 stories, not 20
zoning	UDC/ GR-1	GR-1	Metall restaurant	Yes	
Proposed Use	PD 173/UDC	Comment: 1.E	Restaurant with Drive-in Service	Yes	
Floor Area Ratio	UDC/ GR-1	0.35:1 Max	0.04:1	Yes	
Lot Area	PD 173	12,000 sf	44244 sf (1.02ac)	Yes	
Lot Width	PD 173	100 ft.	164 ft.	Yes	
Lot Depth	PD 173	120 ft.	250 ft. +	Yes	
Front Setback	PD 173	25 ft.	77 ft.	Yes	
Rear Setback	PD 173	10 ft.	77 ft. +	Yes	
Side Setback	PD 173	15 ft.	24 ft.	Yes	
Min Landscaping	UDC/ GR-1	10%	18%	Yes	
Impervious Cover	UDC	90% Max	29366 (82%)	Yes	
Parking	UDC	25	44	Yes	
HC Parking	UDC/TAS	1	2	Yes	

PRELIMINARY
NOT FOR
CONSTRUCTION

JOHN H BEZNER
PE # 98469

BENCHMARKS:
10. CITY OF GRAND PRAIRIE GPS MONUMENT NO. 10, A TOP SECURITY ROD MONUMENT WITH A TAP ON ALUMINUM CAP STAMPED "G.P.S. 10" WITH AN ALUMINUM ACCESS COVER SET FLUSH WITH THE GROUND, LOCATED 84 FEET SOUTHERLY FROM AN EXIST. SIGN ON R 20 APPROX. 0.3 MILES WEST OF FM1382. GEODETIC DATUM, WISE 941 LATITUDE: 32°40'26.76597"N ELEV = 508.89; DATUM: NAVD83, GEOID: 05.
41. GRAND PRAIRIE GPS MONUMENT NO. 41, A TOP SECURITY ROD MONUMENT WITH A TAP ON ALUMINUM CAP STAMPED "G.P.S. 41" SET FLUSH WITH THE GROUND, LOCATED AT THE NWC OF THE INTERSECTION OF WESTCHASE (17TH CREEK) AND GEORGINA IN THE SOUTH ROW OF INTERSTATE 20, 21' SOUTHWEST FROM SOUTHWEST CORNER OF BRIDGE, 65' NORTH OF CURB AND 45' NORTHEAST OF POWER POLE. NAD 1983 POSITION; LATITUDE: 32°42'24.85729"N LONGITUDE: 96°59'24.46164"W ELEV = 519.73; DATUM: NAVD83, GEOID: 1029.
A CHISELED "X" SET ATOP A CONCRETE STORM DRAIN INLET LOCATED ON THE NORTH CURB LINE OF WESTCHESTER OR APPROX. 30' WEST OF THE CENTERLINE OF THE SOUTH ENTRANCE DRIVEWAY INTO THE PROPERTY. ELEV = 505.87, BASED ON BENCHMARK LISTED ABOVE BY LEVELING TECHNIQUES.

SITE PLAN

ANDY'S FROZEN CUSTARD

CASE NO. S181006

LOT 3R, BLOCK A, 1.02 acres

GRAND PRAIRIE, DALLAS COUNTY, TEXAS

3102 MAPLE AVE, STE 400
DALLAS, TX 75201
972-554-1000 (TOLL FREE)
1-800-482-8129 (FAX)
TRPPE Firm #: 9723

DESIGN	DRAWN	DATE	SCALE	FILE	NO.
JHB	JR	9/19/18	1" = 20'	CIVIL	4