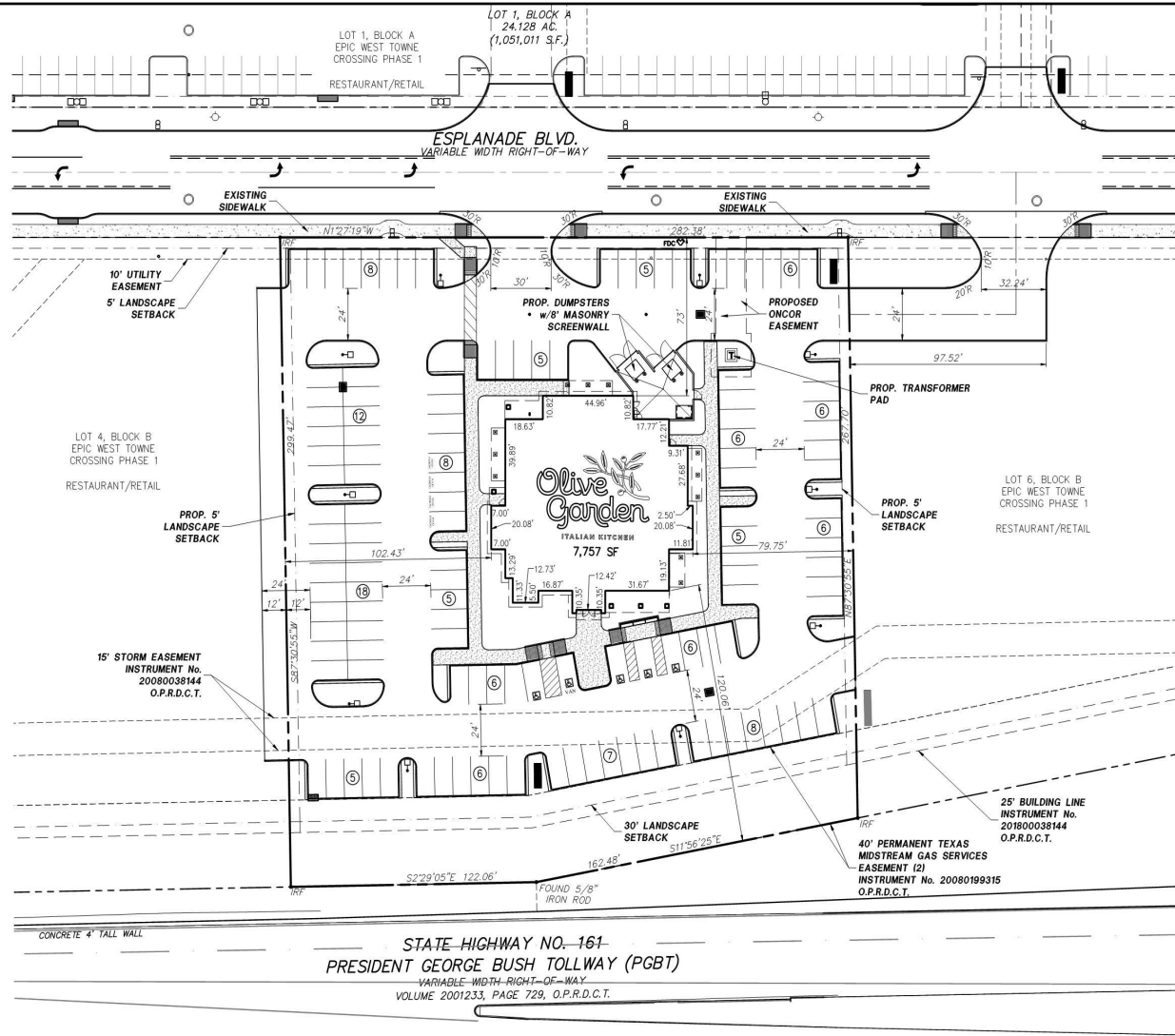


Exhibit B - Site Plan

Page 1 of 1



DEVELOPER

WEBER & CO.
16000 DALLAS PARKWAY, SUITE 300
DALLAS, TX
PHONE: 972-739-8484

GENERAL INFORMATION

OWNERS INFORMATION:
EPIC WEST TOWNE CROSSING, L.P.
16000 DALLAS PARKWAY, SUITE 300
DALLAS, TEXAS
PHONE: 972-739-8484

TOTAL SITE ACREAGE: 1.875 AC. (81,693)

BUILDING SQUARE FOOTAGE: LOT 5, BLOCK B = 7,757 SF

IMPERVIOUS COVER ±60,154 SF (1.381 AC) = 73.6%

BENCH MARK DESCRIPTION: IRON RODS SET (IRS) ARE 5/8-INCH WITH A PLASTIC CAP STAMPED "RPLS 4838".

ESPLANADE BOULEVARD IS THE EXISTING FIRE LANE.

TYPICAL PARKING SPACES ARE 9' x 18'

IMPACT ZONE: NORTH



VICINITY MAP
N.T.S.
MAPSCO 61-B-F

SITE DATA TABLE		
ZONED: PD-364		
	LOT 5, BLOCK B	UNITS
LOT SIZE (ACRES/SQUARE FEET)	1.875 (81,693)	AC(SF)
PROPOSED USE	RESTAURANT	-
BUILDING SQUARE FOOTAGE (TOTAL ON LOT)	7,757	SF
FLOOR AREA RATIO (ALL BUILDINGS 1 STORY)	9.50%	-
EXTERIOR MASONRY CONTENT	76.50%	-
PERCENTAGE OF SITE LANDSCAPING (%) - 10% REQUIRED	26.4%	-
REQUIRED BUILDING SETBACKS (FRONT/SIDE/REAR)	25/10/5	-
SETBACKS MET? (FRONT/SIDE/REAR)	25/10/5	-
REQUIRED PARKING (RESTAURANT=1/100 SF)	78	SPACES
PROVIDED PARKING	128	SPACES
REQUIRED HANDICAPPED PARKING (PER T.A. STANDARDS)	5	SPACES
PROVIDED HANDICAPPED PARKING	5	SPACES
DINING AREA	3,834	SF
WAITING AREA	39	SF

LEGEND

---	SITE PLAN REQUEST LINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	PROPOSED UTILITY EASEMENT
---	LANDSCAPE BUFFER

BENCH MARKS:

BM #1 (GPS MONUMENT NO. 38) - THE STATION IS A TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS 38" SET IN WELL WITH AN ALUMINUM ACCESS COVER (MISSING) SET FLUSH WITH GROUND NEAR A WITNESS MARKER.

STATION IS LOCATED APPROXIMATELY 85 FEET EAST OF THE CENTERLINE OF WATERWOOD DRIVE AND APPROXIMATELY 42 FEET NORTH OF THE CENTERLINE OF MAYFIELD ROAD, MAPSCO 61-E.

ELEVATION - 564.65'

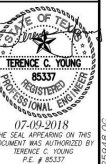
BM #2 (GPS MONUMENT NO. 39) - THE STATION IS A TOP SECURITY ROD MONUMENT ALUMINUM CAP STAMPED "GPS 39" SET IN WELL WITH AN ALUMINUM ACCESS COVER SET FLUSH WITH GROUND.

STATION IS LOCATED APPROXIMATELY 186 FEET SOUTH OF THE SOUTHEAST CORNER OF THE INTERSECTION OF WARRIOR TRAIL AND CARRIER PARKWAY, 39 FEET WEST OF BUILDING CORNER AND 26 FEET NORTHWEST FROM A 4" ELM. TREE. MAPSCO 61-C.

ELEVATION - 526.68'

CITY CASE NUMBER: S180801

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS
10000 DALLAS PARKWAY, SUITE 300
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SITE PLAN
Olive Garden
1338 SOUTH HIGHWAY 161, BRAND PRRAIRE, TEXAS

06-202018
C-2

DATE: 07/13/2018
REVISION:
APPROVED:
C. 1251148 (06/ENGINEERING) CONSTRUCTION PLANS 125946.00 - SITE PLAN