

Exhibit B - Site Plan  
Page 1 of 2

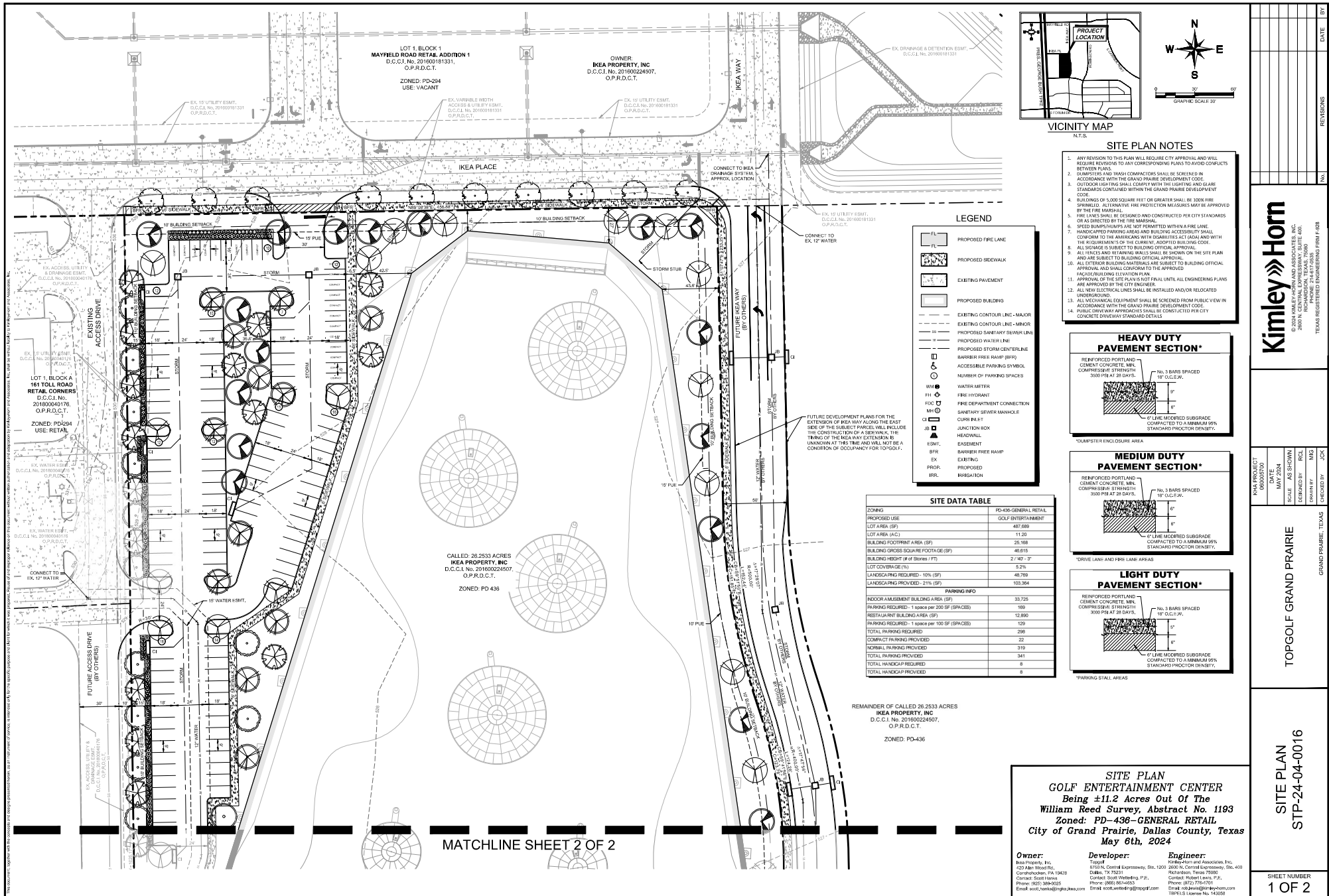


Exhibit B - Site Plan  
Page 2 of 2

MATCHLINE SHEET 1 OF 2

REMAINDER OF  
CALLED 8.956  
ACRES  
TA KEA 16 LP  
D.C.C.I. No. 20160024507  
O.P.R.D.C.T.

LOT 2, BLOCK A  
161 TOLL ROAD  
RETAIL CORNERS  
D.C.C.I. No.  
20160024507  
O.P.R.D.C.T.

ZONED: PD-294  
USE: VACANT

FUTURE ENTRANCE  
PARKING ACCESS DRIVE  
EXTENSION BY OTHERS

EX. 2.3 UTILITY EMB.  
D.C.C.I. No. 20160010176  
O.P.R.D.C.T.

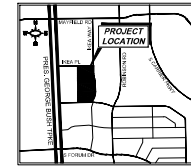
CALLED: 26.2533 ACRES  
IKEA PROPERTY, INC.  
D.C.C.I. No. 20160024507  
O.P.R.D.C.T.

ZONED: PD 436

REMAINDER OF CALLED 26.2533 ACRES  
IKEA PROPERTY, INC.  
D.C.C.I. No. 20160024507  
O.P.R.D.C.T.

ZONED: PD-436

FUTURE DEVELOPMENT PLANS FOR THE  
EXTENSION OF IKEA WAY ALONG THE EAST  
SIDE OF THE SUBJECT PARCELS, WILL INCLUDE  
THE CONSTRUCTION OF A SIDEWALK, THE  
TURNING OF THE IKEA WAY EXTENSION  
UNKNOWN AT THIS TIME AND WILL NOT BE A  
CONDITION OF OCCUPANCY FOR TOPGOLF.



VICINITY MAP  
N.T.S.

SITE PLAN NOTES

1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE GRAND PRAIRIE DEVELOPMENT CODE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE GRAND PRAIRIE DEVELOPMENT CODE.
4. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL.
5. FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
6. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LINE.
7. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICAN WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE.
8. ALL DISCHARGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
9. ALL TRACES AND HIT ARMING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
10. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE/LOADING ELEVATION PLAN.
11. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE CITY ENGINEER.
12. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR REDUCED UNDERGROUND.
13. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE GRAND PRAIRIE DEVELOPMENT CODE.

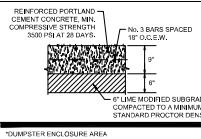
LEGEND

- PROPOSED FIRE LINE
- PROPOSED SIDEWALK
- EXISTING PAVEMENT
- PROPOSED BUILDING
- EXISTING CONTOUR LINE - MAJOR
- PROPOSED CONTOUR LINE - MINOR
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM CENTERLINE
- BARBER FIRE HAMP (BPH)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WATER METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CURB INLET
- SANITARY SEWER MANHOLE
- JUNCTION BOX
- HEADWALL
- EASEMENT
- SEWER FREE RAMP
- EXISTING
- PROPOSED
- IRRIGATION

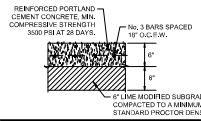
SITE DATA TABLE

ZONING	PD-436-GENERAL RETAIL
PROPOSED USE	GOLF ENTERTAINMENT
LOT AREA (SF)	487,886
LOT AREA (AC)	11.20
BUILDING FOOTPRINT AREA (SF)	25,108
BUILDING GROSS SQUARE FOOTAGE (SF)	46,815
BUILDING HEIGHT (W/ Stories) (FT)	27' 4" - 3'
LOT COVERAGE (%)	5.2%
LANDSCAPING REQUIRED - 10% (SF)	46,769
LANDSCAPING PROVIDED - 21% (SF)	103,354
PARKING INFO	
INDOOR AMUSEMENT BUILDING AREA (SF)	33,726
PARKING REQUIRED - 1 space per 200 SF (SPROGS)	169
RESTAURANT BUILDING AREA (SF)	12,696
PARKING REQUIRED - 1 space per 100 SF (SPROGS)	127
TOTAL PARKING REQUIRED	296
COMPACT PARKING PROVIDED	22
NORMAL PARKING PROVIDED	310
TOTAL PARKING PROVIDED	341
TOTAL HANDICAP REQUIRED	8
TOTAL HANDICAP PROVIDED	8

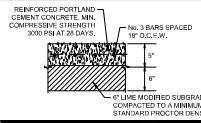
HEAVY DUTY PAVEMENT SECTION\*



MEDIUM DUTY PAVEMENT SECTION\*



LIGHT DUTY PAVEMENT SECTION\*



**SITE PLAN**  
**GOLF ENTERTAINMENT CENTER**  
Being ±11.2 Acres Out Of The  
William Reed Survey, Abstract No. 1193  
Zoned: PD-436-GENERAL RETAIL  
City of Grand Prairie, Dallas County, Texas  
May 6th, 2024

**Owner:**  
Horn Kimley-Horn and Associates, Inc.  
420 Ave. Wood Rd.  
Dallas, TX 75221  
Contact: Scott Haines  
Phone: (972) 776-0463  
Email: scott.haines@hkimley.com

**Developer:**  
Horn Kimley-Horn and Associates, Inc.  
1810 N. Central Expressway, Ste. 1200  
Richardson, Texas 75080  
Contact: Scott Haines  
Phone: (972) 776-0463  
Email: scott.haines@hkimley.com

**Engineer:**  
Horn Kimley-Horn and Associates, Inc.  
2600 N. Central Expressway, Ste. 400  
Richardson, Texas 75080  
Contact: Robert Lewis, P.E.  
Phone: (972) 776-0463  
Email: rob.lewis@hkimley.com

**Kimley-Horn**  
2600 N. CENTRAL EXPRESSWAY, SUITE 400  
RICHARDSON, TEXAS 75080  
PHONE: 972-776-0463  
TEXAS REGISTERED ENGINEERING FIRM # 728

PROJECT  
DATE  
SCALE  
DESIGNED BY  
DRAWN BY  
CHECKED BY

TOPGOLF GRAND PRAIRIE  
SHEET NO. 2 OF 2

SITE PLAN  
STP-24-04-0016

SHEET NUMBER  
2 OF 2