Exhibit B - Site Plan
Page 1 of 1

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS

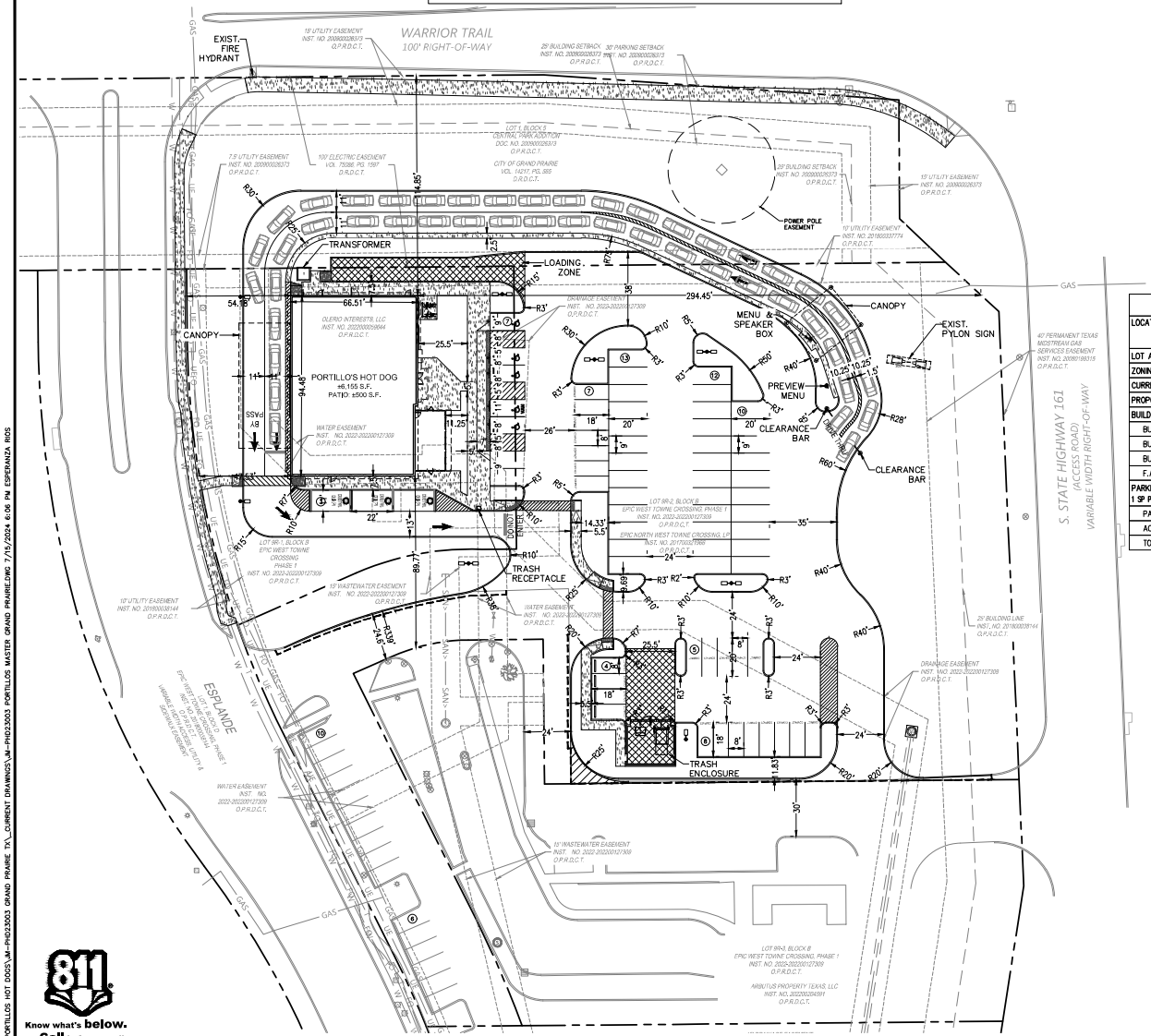
TBM #1
AN "X" CUT ON TOP OF A CONCRETE STORM SEWER INLET WEST OF THE SUBJECT PROPERTY ACROSS AN ADJACENT ENTRANCE DRIVE WITHIN ESPLANDE, LOCATED APPROXIMATELY APPROXIMATELY 185 FEET SOUTH OF WARRIOR TRAIL. ELEVATION = 538.65 FEET. NORTHING = 6940038.8510', EASTING = 2421639.3560'.

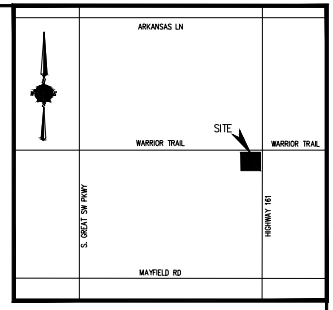
TBM #2
AN "X" CUT SET ON TOP OF A CONCRETE STORM SEWER INLET EAST OF THE SUBJECT PROPERTY ACROSS AN ADJACENT SERVICE ROAD TO S. STATE HIGHWAY 161, LOCATED APPROXIMATELY 240 FEET SOUTH OF WARRIOR TRAIL. ELEVATION = 538.13 FEET. NORTHING = 6939977.4580', EASTING = 2422196.3330'.

TBM #3
AN "X" CUT ON TOP OF A CONCRETE BACK OF CURB LOCATED ON THE SOUTH SIDE OF A MEDIAN WITHIN WARRIOR TRAIL AND LOCATED NORTH OF THE SUBJECT PROPERTY, LOCATED APPROXIMATELY 220 FEET WEST OF THE WEST SIDE OF SOUTH BOUND SERVICE ROAD TO S. STATE HIGHWAY 161. ELEVATION = 544.31 FEET. NORTHING = 6940258.5500', EASTING = 2421904.4230'.

FLOODNOTE

SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NUMBER 48113C0435M, DATED 03/21/2019. (TABLE A, ITEM 3)





VICINITY MAP

NOT TO SCALE

GRAPHIC SCALE
30 15 0 15 30
(IN FEET)
1 inch = 30 ft.

SITE LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FIRELANE
- ACCESSIBLE SPACES
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- STOP BAR & SIGN
- LIGHT POLE
- AREA DRAIN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER
- IRRIGATION METER
- MANHOLE
- CURB INLET

SITE DATA TABLE

LOCATION:	STATE HWY. 161 & WARRIOR TRAIL GRAND PRAIRIE TX 75052	
LOT AREA:	3.527 AC. (153,625 S.F.)	
ZONING:	ZONING – COMMERCIAL	
CURRENT USE:	VACANT	
PROPOSED USE:	RESTAURANT/W DRIVE-THRU	
BUILDING DATA:		
BUILDING AREA	6,155 S.F.	
BUILDING HEIGHT	1-STORY	
BUILDING COVERAGE	0.04	
F.A.R.	0.04	
PARKING SUMMARY: 1 SP PER 100 SF OF DINING AREA (2,480 SF)	REQUIRED	PROVIDED
PARKING SPACES	23	80 (30 COMPACT)
ACCESSIBLE SPACES	4	5
TOTAL SPACES	25	85

NOTE:
PORTIONS OF THE EXISTING SEWER, WATER, AND DRAINAGE EASEMENTS IN CONFLICT WITH THIS DEVELOPMENT WILL BE ABANDONED AS APPROVED BY THE CITY OF GRAND PRAIRIE.

CASE NUMBER: SUP-24-01-0004

Know what's below. Call before you dig.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Meesels, PE
CIVIL ENGINEER

Portillo's HOT DOGS · BEEF · BURGERS · SALADS

PORTILLO'S HOT DOGS
SW CORNER OF WARRIOR TRL & HWY 161
GRAND PRAIRIE, TX 75052
ROTF

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-PH023003
DRAWN BY: E.P.
CHECKED BY: JMCE
ISSUE DATE: 07/09/2024

SITE PLAN

C 100

J:\PORTILLOS HOT DOGS\JM-PH023003 GRAND PRAIRIE TX_CURRENT DRAWINGS\JM-PH023003 PORTILLOS MASTER GRAND PRAIRIE.DWG 7/15/2024 6:06 PM ESPERANZA RIOS