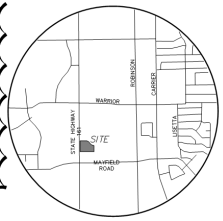


FLOOD NOTE

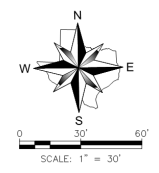
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 481130043SM, dated March 21, 2019, this property is within Flood Zone X.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

*****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.



VICINITY MAP
NOT TO SCALE



LEGEND

- | | | | |
|----|--------------------|---------|---------------------------|
| PP | Power Pole | IRF | Iron Rod Found |
| GW | Guy Wire | IRS | Iron Rod Set |
| MH | Manhole | IRF Set | Iron Rod Set w/ cap "WAI" |
| WV | Water Valve | CRF | Iron Rod Found w/ cap |
| TP | Telephone Pedestal | ACS | Cut in Concrete Set |
| WM | Water Meter | PCS | PK Nail Found |
| FH | Fire Hydrant | PKS | PK Nail Set |
| LP | Light Pole | PKF | PK Nail Found |
| IV | Irrigation Valve | SW | Storm Sewer |
| CO | Clean Out | TS | Transformer pad |
| AC | Air Conditioner | GM | Gas Meter |
| TV | TV | GMK | Gas Marker |
| SB | Signal Box | TSN | Traffic Sign |
| SP | Signal Pole | USN | Underground Cable Marker |
| SV | Sign | EB | Electric Box |
| CM | Control Monument | EM | Electric Meter |

LEGEND

- PROPERTY LINE
- - - LOT LINE
- - - EX. SIDEWALK

SITE DATA TABLE

SITE INFO	
LOT DESIGNATION	LOT 6, BLOCK A
ZONING	PD-364
PROPOSED USE	REST. W/ DRIVE-THRU
SITE AREA	1.227 ACRES
BUILDING AREA	2166 SF
BUILDING COVERAGE	0.04 :1
IMPERVIOUS COVER	21393 SF
PARKING INFO	
PARKING REQUIRED	22 SPACES
REQUIRED PARKING RATIO	1/100
PARKING PROVIDED	34 SPACES
PROVIDED PARKING RATIO	1/64
HANDICAP REQUIRED	2 SPACES
HANDICAP PROVIDED	2 SPACES
LANDSCAPE	
TOTAL LANDSCAPE REQUIRED	10%
TOTAL LANDSCAPE PROVIDED	26%
*PARKING PROVIDED TOTAL INCLUDES HC PARKING	

- EXISTING FIRELANE
- PROPOSED SIDEWALK

OWNER/DEVELOPER INFORMATION

EPIC EAST TOWNE CROSSING, L.P.
16000 DALLAS PARKWAY, SUITE 300
DALLAS, TX 75248
PHONE: 972-739-8484
CONTACT: MARK DAVIS
EMAIL: MARK.DAVIS@WEBERANDCOMPANY.COM

CASE NUMBER: SU190705/S190701

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS • SURVEYORS

Professional Registration No. 89
1972-000-0000-0000

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06-14-2019

DATE

NO.

REVISION

APPROVAL

DATE

NO.

DATE

NO.

DATE

NO.

SITE PLAN
 EPIC EAST TOWNE CROSSING
 LOT 6, BLOCK A
 GRAND PRAIRIE, TEXAS

C=XX.00