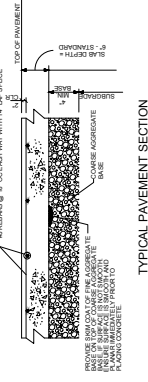


SITE DATA		LOT 1, BLOCK A	
Exp. Zoning:	PD-Mkt, GR		
Proposed Use:	Office Bldg		
Lot Area (Acres):	2.8800	2,880.00 Sq. Yds.	2,880.00 Sq. Yds.
Building Area:	5,411 Sq. Ft.	5,411 Sq. Ft.	5,411 Sq. Ft.
Building Height:	4.33 Sts.	4.33 Sts.	4.33 Sts.
Front Area Ratio:	0.0433	0.0433	0.0433
Parking Required:	1 Sp./100 Sq. Ft. (Building)	1 Sp./100 Sq. Ft. (Building)	1 Sp./100 Sq. Ft. (Building)
Total Parking Required:	36 Spaces	36 Spaces	36 Spaces
Total Parking Provided:	39 Spaces (incl. 2 HC)	39 Spaces (incl. 2 HC)	39 Spaces (incl. 2 HC)
Total Landscape Required:	5,079 Sq. Ft. (4%)	5,079 Sq. Ft. (4%)	5,079 Sq. Ft. (4%)
Total Landscape Provided:	53,034 Sq. Ft.	53,034 Sq. Ft.	53,034 Sq. Ft.

All dimensions are to back of curb or edge of building unless otherwise

Notes:

1. Handicap Parking Is Provided In Accordance w/ ADA Standards.
2. No Floodplain Exists On The Site According To Flood Insurance Rate Map (Firm) No. 4813C0435, Dated July 7, 2014 Prepared by the Federal Emergency Management Agency (FEMA) for Dallas County, Texas.
3. Site Plan Is For Informational Purposes Only. It Is Not A Construction Document.



TYPICAL PAVEMENT SECTION

LEGEND

Phone, Access & Utility Easement
 Existing Contour
 Proposed Contour
 Proposed Contour
 Landscape Area
 Existing Power Pole
 Barrier Free Ramp
 Existing Fire Hydrant

Case No. SU170803/S170802
SUP SITE PLAN

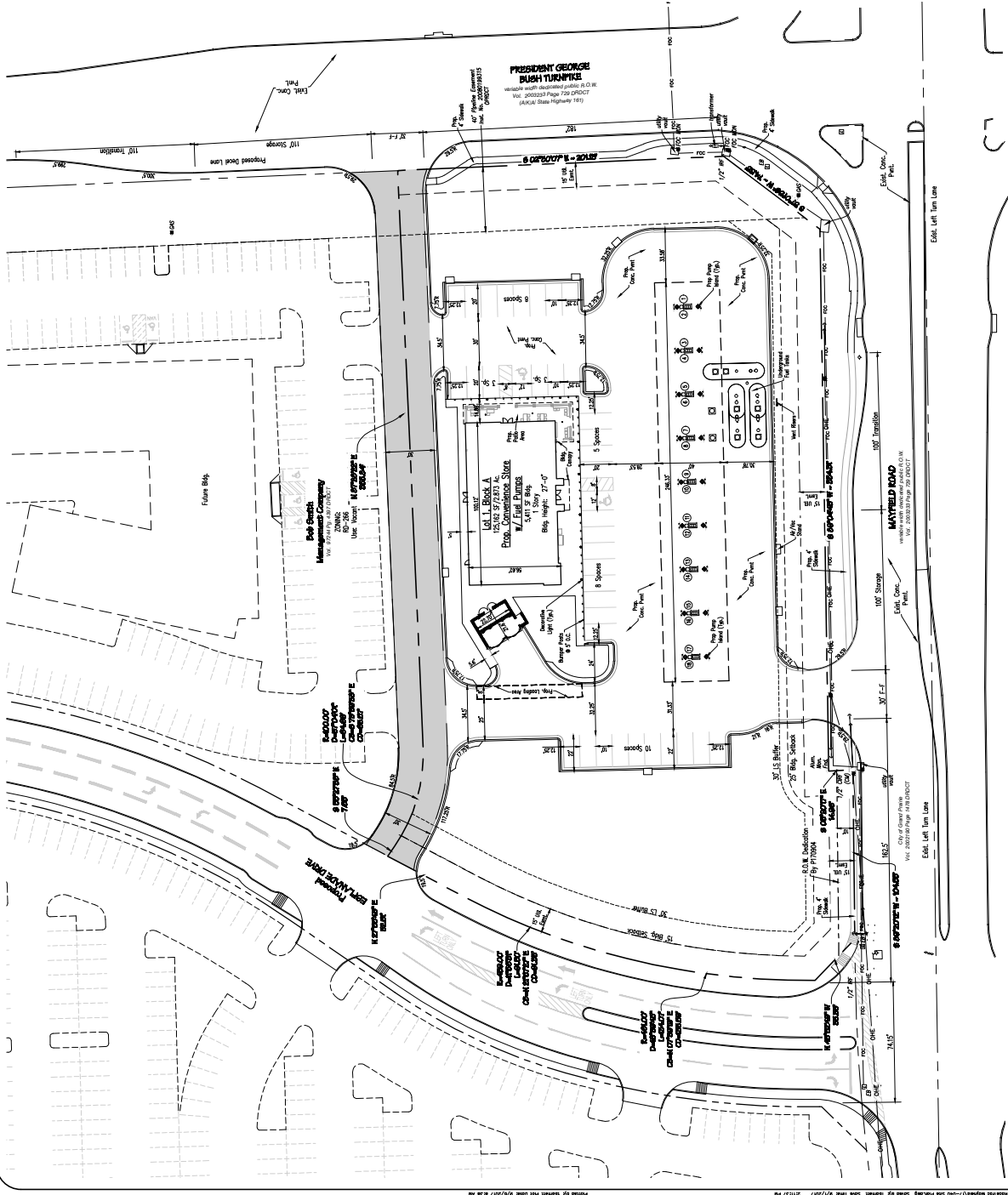
RACETRAC EPIC WEST
DO NOT SLEEP

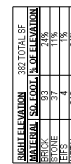
LOT 1, BLOCK A - 2.873 Acres
C. BABCOCK SURVEY ~ ABST. 59
OF GRAND PRairie DAILY CO.

C. BABCOCK SURVEY ~ ABST. 59
IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

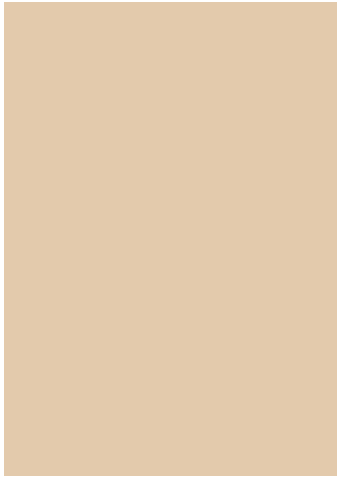
OWNER	APPLICANT	ENGINEER/SURVEYOR
Epac West Towne Crossing, LP 1600 Westway Drive, Suite 300 Dallas, Texas 75248 Telephone: (972) 739-4884 Contact: Mark Davis	Bacifix Petroleum, Inc. 3225 Cammerford Lane 100 Dallas, Texas 75248 Telephone: (972) 431-7600 Contact: Drew Cunningham	Sparks Engineering, Inc. 4945 N. Central Expressway, Suite 100 765 Oak Ridge, Texas 75065 Phone: TX 26075 Telephone: (972) 422-0070 Contact: David Bond

Scale: 1"=30' June, 2017 SEI Job No. 17-040

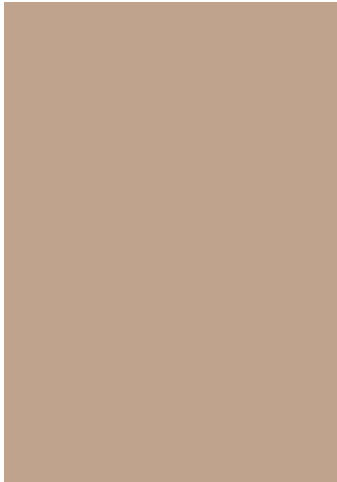




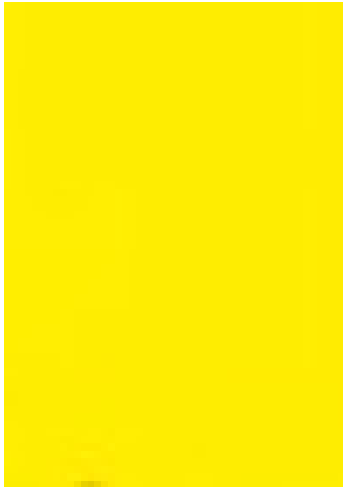
STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART		
COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LAKE CANOPIES	ETT TAN FASCIA
	MOORE CANOPIES	ETT TAN FASCIA
	MUSKON CANOPIES	PUEBLO TAN FASCIA
"RED"	LAKE CANOPIES	TRO RED FASCIA
	MOORE CANOPIES	TRO RED FASCIA
	MUSKON CANOPIES	PROGRAM RED FASCIA



**EIFS Sherwin Williams
Interactive Cream**



**EIFS Sherwin Williams
Sensational Sand**



**Metal Awning Racetrac
Custom Color**



Metal Dark Bronze



Brick Boral Laredo



Compact Wood Walnut

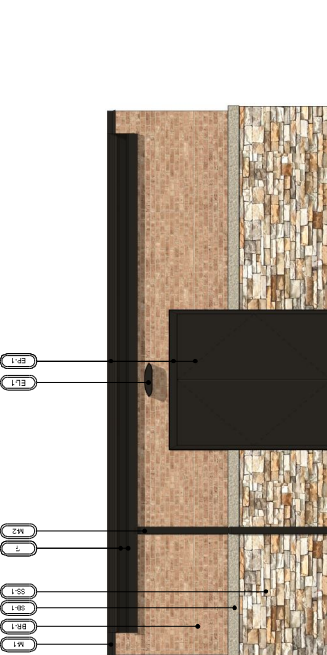


**Stone Boral Aspen
Country LedgeStone**

DUMPMSTER MATERIAL LEGEND			
ITEM #	MATERIAL	LANDFILL BOX	INTEGRITY COLOR LIGHT DIFF
M1	CONCRETE		
M2	ASPHALT		
M3	BRICK		
M4	CLAY TILE		
M5	GLASS		
M6	IRON		
M7	STEEL		
M8	WOOD		
M9	PLASTER		
M10	CEMENT		
M11	ROCK		
M12	SOIL		
M13	GRAVEL		
M14	SLATE		
M15	BRICK		
M16	GLASS		
M17	IRON		
M18	STEEL		
M19	WOOD		
M20	PLASTER		
M21	CEMENT		
M22	ROCK		
M23	SOIL		
M24	GRAVEL		
M25	SLATE		
M26	BRICK		
M27	GLASS		
M28	IRON		
M29	STEEL		
M30	WOOD		
M31	PLASTER		
M32	CEMENT		
M33	ROCK		
M34	SOIL		
M35	GRAVEL		
M36	SLATE		
M37	BRICK		
M38	GLASS		
M39	IRON		
M40	STEEL		
M41	WOOD		
M42	PLASTER		
M43	CEMENT		
M44	ROCK		
M45	SOIL		
M46	GRAVEL		
M47	SLATE		
M48	BRICK		
M49	GLASS		
M50	IRON		
M51	STEEL		
M52	WOOD		
M53	PLASTER		
M54	CEMENT		
M55	ROCK		
M56	SOIL		
M57	GRAVEL		
M58	SLATE		
M59	BRICK		
M60	GLASS		
M61	IRON		
M62	STEEL		
M63	WOOD		
M64	PLASTER		
M65	CEMENT		
M66	ROCK		
M67	SOIL		
M68	GRAVEL		
M69	SLATE		
M70	BRICK		
M71	GLASS		
M72	IRON		
M73	STEEL		
M74	WOOD		
M75	PLASTER		
M76	CEMENT		
M77	ROCK		
M78	SOIL		
M79	GRAVEL		
M80	SLATE		
M81	BRICK		
M82	GLASS		
M83	IRON		
M84	STEEL		
M85	WOOD		
M86	PLASTER		
M87	CEMENT		
M88	ROCK		
M89	SOIL		
M90	GRAVEL		
M91	SLATE		
M92	BRICK		
M93	GLASS		
M94	IRON		
M95	STEEL		
M96	WOOD		
M97	PLASTER		
M98	CEMENT		
M99	ROCK		
M100	SOIL		

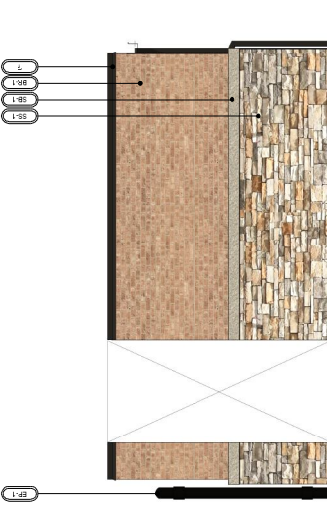
FRONT ELEVATION		254 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	86	34%
BRICK	86	34%

3 DUMPSTER ENCLOSURE REAR ELEVATION $3/8" = 1'-0"$



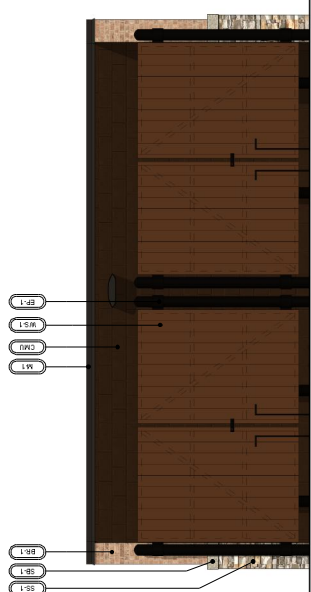
FRONT ELEVATION		152 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	71	46%
BRICK	75	49%
GLASS	6	4%

2 DUMPSTER ENCLOSURE LEFT SIDE ELEVATION
3/8" = 1'-0"



FRONT ELEVATION	254 TOTAL SF
MATERIAL	SQ. FOOT. % OF ELEVATION
STONE	6 3%
BRICK	8 3%
METAL	25 10%
WOOD	154 61%
CNU	61 23%

4 DUMPSTER ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"



FRONT ELEVATION		2,397 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	529	22%
BRICK	681	28%
METAL	229	10%

1 DUMPSTER ENCLOSURE RIGHT SIDE ELEVATION
3/8" = 1'-0"

