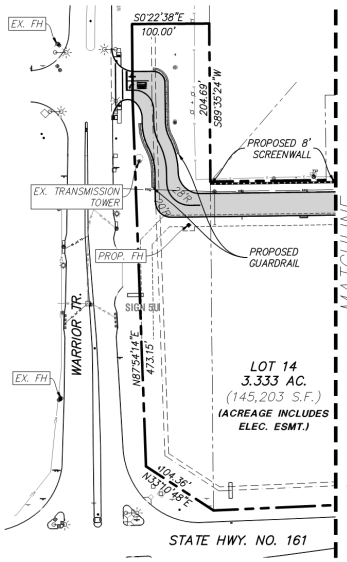


GPS MONUMENTS – CITY OF GRAND PRAIRIE 2016 UPDATE:

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.

NORTHING: 6,937,638.01
EASTING: 2,420,360.82
ELEVATION: 564.65

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, 59 feet west of building corner and 26 feet northwest from a 4" elm tree. Mapsco 61–c.

NORTHING: 6,939,962.42
EASTING: 2,425,173.64
ELEVATION: 526.61

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0435M, dated March 21, 2019, this property is within Flood Zone AE & X.

Zone AE – Special Flood Hazard Area, base flood elevation determined.

Zone AE – The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.

Zone X – Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Shaded) – Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

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.

CURVE TABLE					
No.	Delta	Radius	Length	CH. B	CH. L
C1	6°09'37"	194.76'	20.94'	S87°24'37"E	20.93'
C2	28°45'05"	188.90'	94.79'	S69°51'27"E	93.80'
C3	12°47'31"	273.51'	61.06'	S57°24'51"E	60.94'
C4	6°19'07"	538.19'	59.35'	N86°08'06"W	59.32'
C5	1°24'06"	523.24'	12.80'	S89°54'49"W	12.80'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N02°30'28"W	26.82'
L2	S00°52'23"E	83.50'
L3	N89°07'37"E	152.31'
L4	S00°52'23"E	30.34'
L5	N89°07'37"E	295.66'
L6	N23°56'18"E	33.71'
L7	N00°52'23"W	100.47'
L8	S00°52'10"E	304.76'

LEGEND

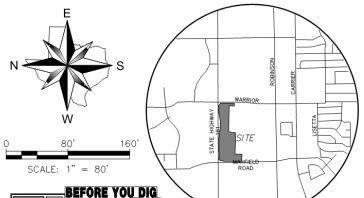
- FEMA FLOOD ZONE X (SHADED)
- FEMA FLOOD ZONE AE
- FEMA FLOOD ZONE AE (FLOODWAY)
- SPEED TABLE
- PROPOSED FIRELANE (MIN: 24' WIDTH, 28' RADIUS)
- EXISTING DRIVE

NOTES:

1. **TYPICAL PARKING SPACES ARE 9'x18' UNLESS OTHERWISE NOTED.**
2. **DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.**
3. **APPROXIMATELY 1800 SQUARE FEET OF LOT 9 IS IN FEMA FLOOD ZONE AE.**

SITE DATA TABLE				
IMPACT ZONE: NORTH				
	LOT 8R		LOT 9	
	9.154	ACRES	5.146	ACRES
LOT SIZE	398,761	SF	224,171	SF
EXISTING ZONING	PD -364		PD -364	
PROPOSED ZONING	PD -364		PD -364	
PROPOSED USE	RETAIL/REST		RETAIL	
BUILDING AREA	99,326	SF	55,215	SF
FLOOR AREA RATIO	0.249		0.246	
LANDSCAPING REQUIRED	10%		10%	
	39,877	SF	22,418	SF
LANDSCAPING PROVIDED	14%		14%	
IMPERVIOUS AREA	55,825	SF	31,277	SF
REQUIRED REST. PARKING RATIO	1/100		1/100	
REQUIRED RETAIL PARKING RATIO	1/275		1/275	
RETAIL PARKING REQUIRED	362	SPACES	201	SPACES
PARKING PROVIDED	366	SPACES	262	SPACES
PROVIDED PARKING RATIO	1/272		1/211	
HANDICAP REQUIRED	8	SPACES	7	SPACES
HANDICAP PROVIDED	12	SPACES	8	SPACES
DRIVE-THRU STACKING REQUIRED (FROM ORDER BOARD)	BLDG B: 6 BLDG D: 6	SPACES		
DRIVE-THRU STACKING PROVIDED (FROM ORDER BOARD)	BLDG B: 6 BLDG D: 6	SPACES		
COVERAGE	24.91%		24.63%	

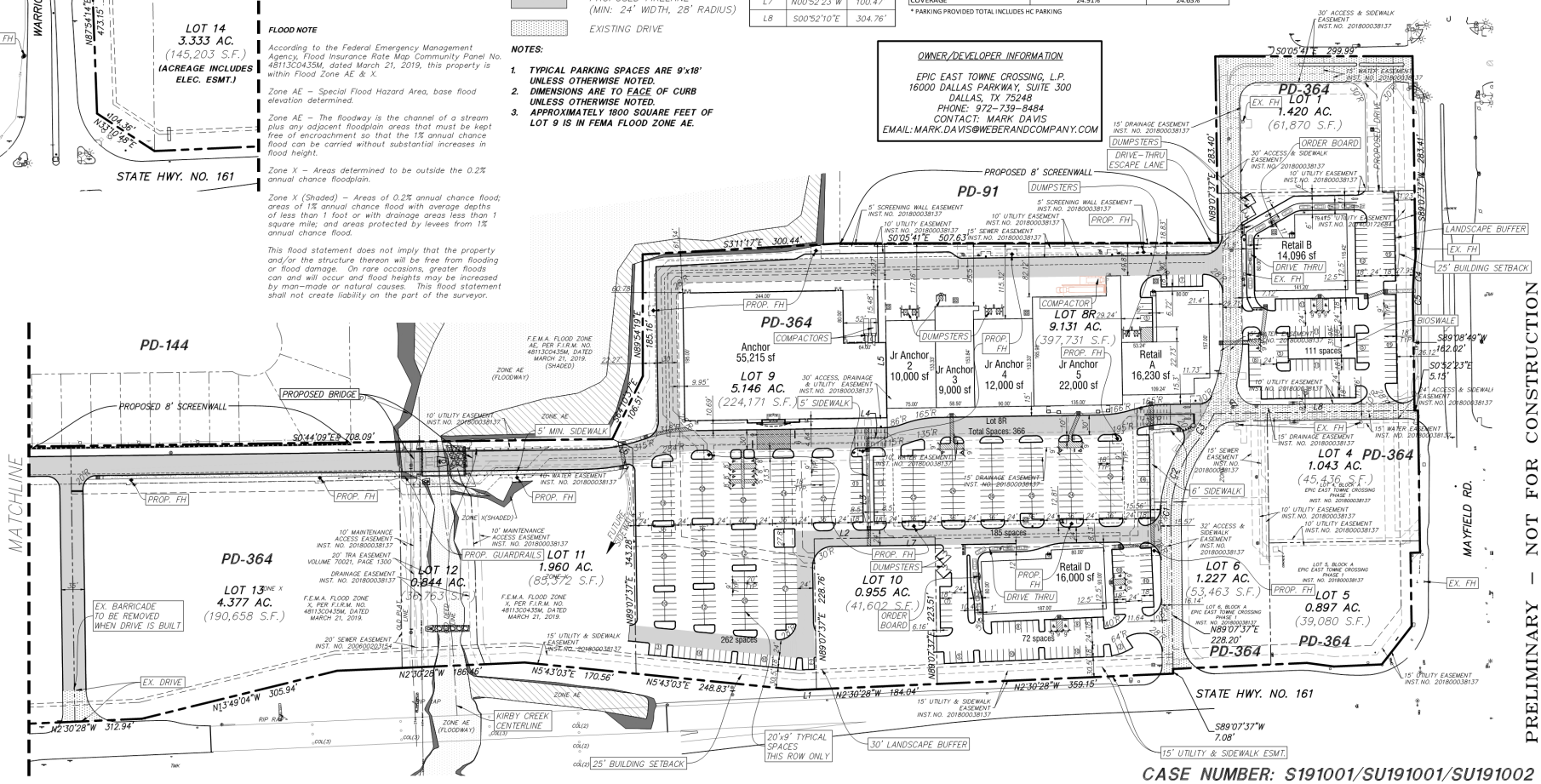
* PARKING PROVIDED TOTAL INCLUDES HC PARKING



VICINITY MAP
NOT TO SCALE

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: S191001/SU191001/SU191002

No.	DATE	REVISION	APPROV
1.	09-03-2019	40% SET	WRW
2.			
3.			
4.			
5.			
6.			

LAST SAVED BY: MACAULIFF September 20, 2019

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
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SUGAR LAND, TEXAS 77478 (972) 480-1988
Texas Surveyors Registration No. 10088600
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STATE OF TEXAS
THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF MICHAEL J. WINKELMANN, P.E. #102778. THESE ARE ISSUED FOR INTERIM REVIEW PURPOSES ONLY. THEY ARE NOT TO BE ISSUED FOR CONSTRUCTION.
LICENSED PROFESSIONAL ENGINEER
09–20–2019

PRELIMINARY – NOT FOR CONSTRUCTION

SITE PLAN
EPIC EAST TOWNE CROSSING PHASE II
3162 S. HIGHWAY 161
GRAND PRAIRIE, TEXAS

C-01.00

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