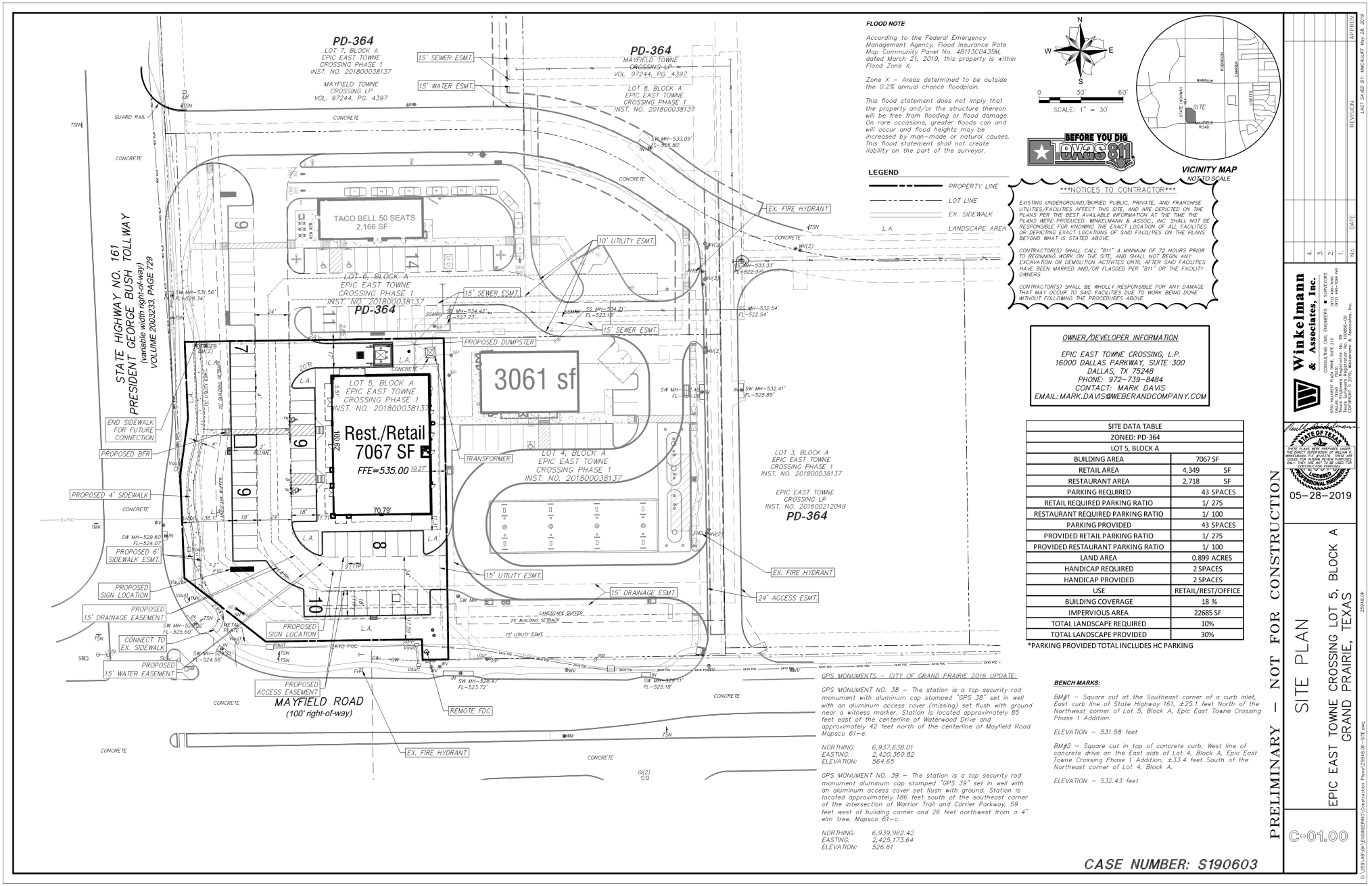

FLOOD NOTE

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 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.

N
W E
S
0 30' 60'
SCALE: 1" = 30'

VICINITY MAP
NOT TO SCALE

BEFORE YOU DIG TEXAS 811

LEGEND

PROPERTY LINE
LOT LINE
EX. SIDEWALK
L.A. LANDSCAPE AREA

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 72 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES 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.

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

SITE DATA TABLE		
ZONED: PD-364		
LOT 5, BLOCK A		
BUILDING AREA	7067 SF	
RETAIL AREA	4,349	SF
RESTAURANT AREA	2,718	SF
PARKING REQUIRED	43 SPACES	
RETAIL REQUIRED PARKING RATIO	1/ 275	
RESTAURANT REQUIRED PARKING RATIO	1/ 100	
PARKING PROVIDED	43 SPACES	
PROVIDED RETAIL PARKING RATIO	1/ 275	
PROVIDED RESTAURANT PARKING RATIO	1/ 100	
LAND AREA	0.899 ACRES	
HANDICAP REQUIRED	2 SPACES	
HANDICAP PROVIDED	2 SPACES	
USE	RETAIL/REST/OFFICE	
BUILDING COVERAGE	18 %	
IMPERVIOUS AREA	22685 SF	
TOTAL LANDSCAPE REQUIRED	10%	
TOTAL LANDSCAPE PROVIDED	30%	

*PARKING PROVIDED TOTAL INCLUDES HC PARKING

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

BENCH MARKS:

BM#1 – Square cut at the Southeast corner of a curb inlet, East curb line of State Highway 161, ±25.1 feet North of the Northwest corner of Lot 5, Block A, Epic East Towne Crossing Phase 1 Addition.

ELEVATION – 531.58 feet

BM#2 – Square cut in top of concrete curb, West line of concrete drive on the East side of Lot 4, Block A, Epic East Towne Crossing Phase 1 Addition, ±33.4 feet South of the Northeast corner of Lot 4, Block A.

ELEVATION – 532.43 feet

CASE NUMBER: S190603

No.	DATE	REVISION	APPROV
4.			
3.			
2.			
1.			

LAST SAVED BY: MMCAULIFF May 28, 2019

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS • SURVEYORS
8350 MILLICENT PLACE, SUITE 100
DALLAS, TEXAS 75231
Texas Surveyors Registration No. 100866-00
Texas Engineers Registration No. 89
(972) 480-7888 FAX
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STATE OF TEXAS
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF WILLIAM R. WINKELMANN, P.E. ON THE DATE SHOWN. THEY ISSUED FOR INTERIM REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
LICENSED PROFESSIONAL ENGINEER
05-28-2019

PRELIMINARY – NOT FOR CONSTRUCTION

SITE PLAN

EPIC EAST TOWNE CROSSING LOT 5, BLOCK A
GRAND PRAIRIE, TEXAS

25948.DW

C-01.00

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