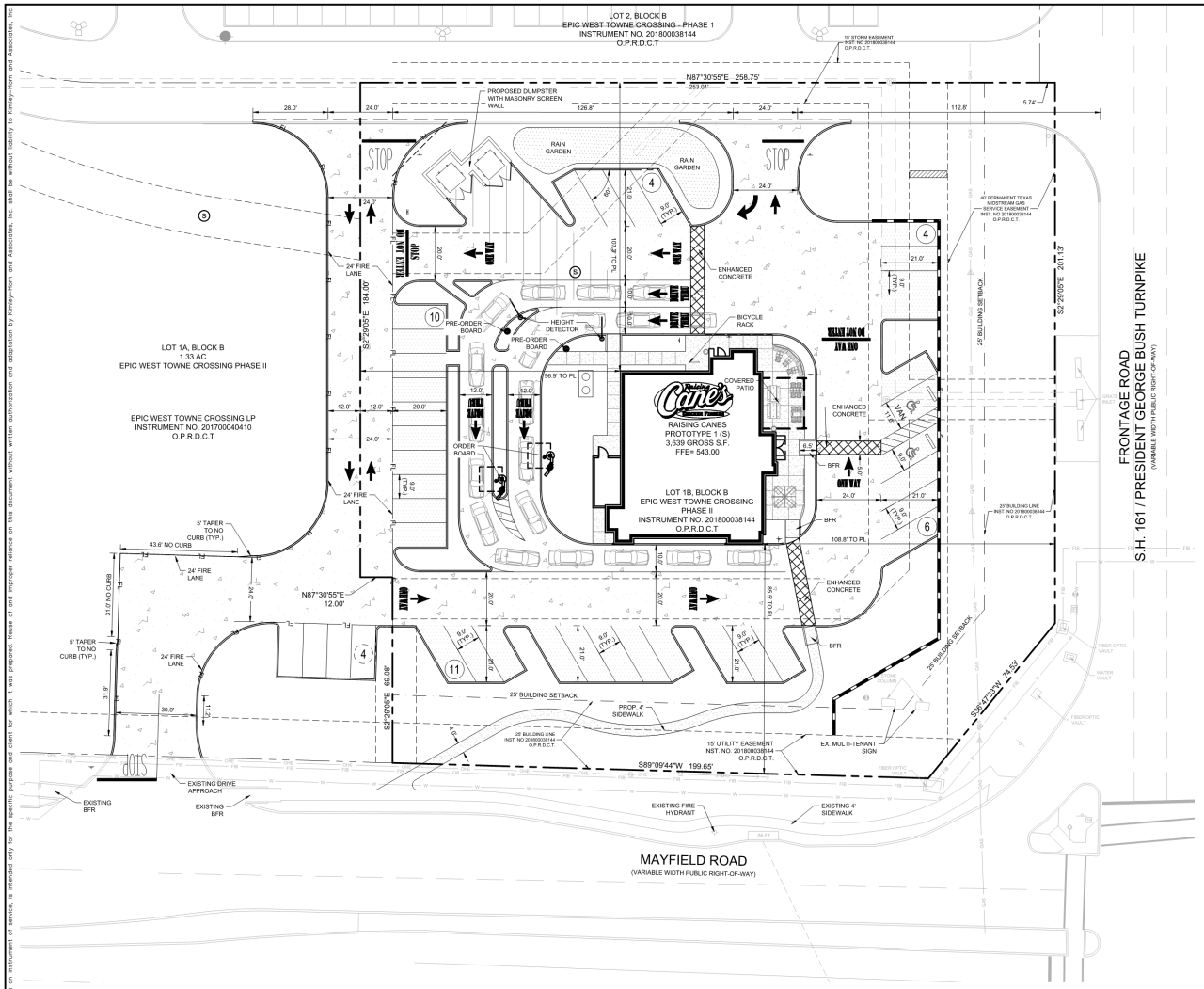

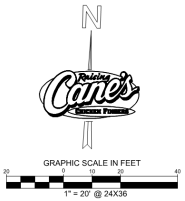

SITE LOCATION MAP
(NOT TO SCALE)

SITE ANALYSIS TABLE

LOT 1B, BLOCK B
EPIC WEST TOWNE CROSSING PHASE II

EXISTING ZONING	PD-364 (C COMMERCIAL)	
PROPOSED USE	RESTAURANT W/ DRIVE-THRU	
LOT AREA	64,139 SF / 1.47 AC	
BUILDING AREA	3,639 SF	
DINNING & WAITING AREA	1,521 SF	
PATIO	1131 SF	
FINISHED FLOOR ELEVATION	543.00 FT	
PAVEMENT AREA	35,043 SF	
	REQUIRED	PROVIDED
RAISING CANES PARKING	27 MAX	25 SPACES
SHARED PARKING		10 SPACES
TOTAL PARKING	27 SPACES	35 SPACES
ACCESSIBLE	2 SPACES	2 SPACES
DRIVE-THRU STACKING	6 SPACES	20 SPACES
BICYCLE SPACES		6 RACKS
FLOOR AREA RATIO	0.50 MAX	0.06
BUILDING HEIGHT	32 MAX	21'
LOT COVERAGE	90% MAX	5.67%
OPEN SPACE	10% MIN	39.7%

PARKING REQUIRED FOR DRIVE-THRU RESTAURANT IS 1 SPACE PER 100 SF OF DESIGNATED DINING AND WAITING AREA, INCLUDING OUTDOOR PATIO

SITE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FL — PROPOSED FIRE LANE
- REQUIRED SETBACK/BUFFER
- EXISTING EASEMENT
- PROPOSED CONCRETE CURB
- EXISTING CURB
- (2) PROPOSED PARKING COUNT
- (2) OFFSITE PARKING COUNT (NOT INCLUDED IN TOTAL COUNT)
- JB PROPOSED JUNCTION BOX
- EXISTING FIRE HYDRANT
- CI PROPOSED CURB INLET
- 5" STANDARD DUTY CONCRETE PAVEMENT
- 6" MEDIUM DUTY CONCRETE PAVEMENT
- 7" HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE FOR SIDEWALKS.
- ENHANCED CONCRETE TO MATCH OVERALL CENTER

SITE PLAN NOTES

1. ALL RADII 10' OR 2' UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. THERE ARE NO EXISTING TREES ONSITE.
4. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
5. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.
6. REFERENCE MEP PLANS FOR SITE LIGHTING DESIGN.
7. BUILDING WILL BE FIRE SPRINKLED. REFERENCE MEP PLANS FOR DETAILS.
8. NO FLOODPLAIN EXISTS ON SITE ACCORDING TO COMMUNITY PANEL NO. 48113C0435L, DATED JULY 07, 2014, OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP. FLOOD INSURANCE RATE MAP OF DALLAS COUNTY,TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION.
9. SIGNAGE IS DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY.

BENCHMARKS

BM#1
CITY OF GRAND PRAIRIE GPS MONUMENT NO. 38
ALUMINUM CAP STAMPED "GPS 38" IN WELL LOCATED 85'+/- EAST OF THE CENTERLINE OF WATERWOOD DRIVE AND 42'+/- NORTH OF THE CENTERLINE OF MAYFIELD ROAD.
ELEVATION = 564.68'

BM#2
CITY OF GRAND PRAIRIE GPS MONUMENT NO. 40
ALUMINUM CAP STAMPED "GPS 40" IN WELL LOCATED 0.1 MILE +/- NORTHWEST OF THE NORTHEAST INTERSECTION OF ROYAL VALLY AND CARRIER PARKWAY, 12'+/- NORTHWEST FROM A TELEPHONE PEDESTAL AND 22'+/- SOUTHEAST OF CURB, IN LINE WITH NORHT END OF STRIP MALL ACROSS STREET.
ELEVATION = 523.49'

BM#3
"X" SET ON THE TOP OF CURB, CENTER OF CURB INLET 80'+/- WEST OF THE INTERSECTION OF THE SOUTH SIDE OF MAYFIELD ROAD AND THE WEST SIDE OF THE SOUTH BOUND SERVICE ROAD FOR STATE HIGHWAY 161.
ELEVATION = 535.49'

BM#4
"X" SET ON THE TOP OF CURB, CENTER OF CURB INLET 210' +/- NORTH OF THE INTERSECTION OF THE NORTH SIDE OF MAYFIELD ROAD AND THE EAST SIDE OF THE SOUTH BOUND SERVICE ROAD FOR STATE HIGHWAY 161.
ELEVATION = 532.20'

Kimley»Horn

SPECIFIC USE PERMIT/SITE PLAN
PROPOSED RAISING CANE'S
AT EPIC WEST TOWNE CROSSING, PHASE II
LOT 1B, BLOCK B
3158 S HWY 161 GRAND PRAIRIE, TX 75052

CASE # SU190602/S190602
1.47 ACRES
EPIC WEST TOWNE CROSSING PHASE 1 INST. NO. 201800038144 O.P.R.D.C.T.
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
PREPARATION DATE: JUNE 13, 2019

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