



**LEGEND**

- PROPOSED CONCRETE
- PROPOSED PERMEABLE SURFACE
- PROPOSED SIDEWALK
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM CENTERLINE
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WATER METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- CURB INLET

**SITE PLAN NOTES**

1. THIS SITE PLAN IS FOR PHASE 1 ONLY. PHASE 2 & 3 WILL REQUIRE A SEPARATE SITE PLAN FOR APPROVAL.
2. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
3. QUOTES AND TRADE CONTRACTORS SHALL BE SCREENED BY ACCORDANCE WITH THE GRAND PRAIRIE DEVELOPMENT CODE.
4. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE GRAND PRAIRIE DEVELOPMENT CODE.
5. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPINNELED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL.
6. FIRE LINES SHALL BE DESIGN AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
7. SPEED BUMP/CHUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
8. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE.
9. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
10. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
11. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE BUILDING ELEVATION PLAN.
12. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
13. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE GRAND PRAIRIE DEVELOPMENT CODE.
14. ALL CONCRETE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE GRAND PRAIRIE DEVELOPMENT CODE.

STANDARD	REQUIRED	PROVIDED	MEETS
MIN. LOT AREA (SQ. FT.)	5,000	97,188	YES
MIN. LOT WIDTH (FT.)	50	231	YES
MIN. LOT DEPTH (FT.)	100	400	YES
FRONT SETBACK (FT.)	25	30	YES
REAR SETBACK (FT.)	0	0	YES
MAX. HEIGHT (FT.)	25	25	YES
MAX. FLOOR AREA RATIO (FAR)	0.35 : 1	0.31 : 1	YES

STANDARD	ALLOWED (MAX)	PROVIDED	MEETS
RESTAURANT PARKING (1 SPACE PER 100 SF)	236	SEE BELOW	SEE BELOW
PHASE 1 PATIO/TURF (1 SPACE PER 100 SF)	51	SEE BELOW	SEE BELOW
PHASE 1 PATIO (1 SPACE PER 100 SF)	10	SEE BELOW	SEE BELOW
TOTAL PARKING	297	121	YES

**SITE PLAN**  
**PHASE 1 OF EPIC CENTER SQUARE**  
Being ±2.47 Acres Out Of The  
William Reed Survey, Abstract No. 1193  
Zoned: PD-294-GENERAL RETAIL  
City of Grand Prairie, Dallas County, Texas  
DECEMBER 19, 2025

**Owner:** TAMARA OLSP  
4814 W. GIVERS LN  
DALLAS, TX 75220  
CONTACT: CHARLES ANDERSON  
PHONE: (214) 959-7207  
EMAIL: ANDERSON@KIMLEY-HORN.COM

**Developer:** BLON REAL ESTATE DEVELOPMENT  
801 W. CENTRAL EXPRESSWAY, SUITE 500  
PLANO, TEXAS 75074  
CONTACT: CHARLES ANDERSON  
PHONE: (469) 177-8020  
EMAIL: ANDERSON@KIMLEY-HORN.COM

**Engineer:** KIMLEY-HORN AND ASSOCIATES, INC.  
1911 W. GIVERS LN, SUITE 1300  
FORT WORTH, TX 76102  
CONTACT: JAMES EMMETT  
PHONE: (817) 800-8020  
EMAIL: JAMES.EMMETT@KIMLEY-HORN.COM  
TEXPES LICENSE NO. 12339

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

No. \_\_\_\_\_

801 CHERRY STREET, SUITE 1300  
FORT WORTH, TEXAS 76102  
PHONE: (817) 335-6511  
WWW.KIMLEY-HORN.COM TX F-028  
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EPIC CENTER SQUARE

SITE PLAN

STP-25-09-0036

DAVIDSON BY: KHA  
CHECKED BY: KHA  
DESIGNED BY: KHA  
SCALE: AS SHOWN  
DATE: DECEMBER 2025  
KHA PROJECT: 054625207

SHEET NUMBER

1 OF 1