GENERAL SITE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
6. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
7. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
8. CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
9. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
11. ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
12. ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
13. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
16. ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
17. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE PLAN NOTES:

1. REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON. AND DATED JULY 29, 2025 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. 94255323).
2. SEE CONSTRUCTION DETAILS SHEETS FOR PAVEMENT SECTION DETAILS.
3. SEE GENERAL NOTES SHEET C1.0 FOR EXISTING LEGEND.

PROJECT INFORMATION:

PROPERTY OWNER/DEVELOPER: EPIC EAST TOWNE CROSSING, L.P.
CONTACT: 214-695-2363

SITE AREA:	±2.14 ACRES/93,375 SQ. FT.
ZONED:	PD-364 - SH-161 CORRIDOR OVERLAY
PROPOSED BUILDING AREA:	7,105 SQ. FT.
FLOOR AREA RATIO:	7,105 SQ. FT./93,375 SQ. FT. = 0.0761
PROPOSED USE:	RESTAURANT
BUILDING HEIGHT:	27'-6"
PERCENT LANDSCAPING:	17.44%
PARKING REQUIRED:	52 STALLS (5165/100 SF = 52)
PARKING PROVIDED:	160 STALLS (INCLUDING 6 ADA STALLS)

SITE DATA SUMMARY

STANDARD	REQUIRED	PROPOSED	COMPLIANCE
MIN. LOT AREA (SQ. FT.)	5,000	93,375	YES
MIN. LOT WIDTH (FT.)	50	344	YES
MIN. LOT DEPTH (FT.)	100	273	YES
FRONT SETBACK (FT.)	25	80	YES
REAR SETBACK (FT.)	5	188	YES
MAX. HEIGHT (FT.)	25	25	YES
MAX. FAR	0.5:1	0.0761:1	YES

PAVEMENT HATCH LEGEND:

- S10 — PROPOSED CONCRETE SIDEWALK — 5" PORTLAND CEMENT CONCRETE, 4" AGGREGATE BASE
- S18 — PROPOSED CONCRETE PAVEMENT — 5" PORTLAND CEMENT CONCRETE, 6" AGGREGATE BASE (SEE GEOTECHNICAL REPORT)
- S19 — PROPOSED HEAVY DUTY CONCRETE PAVEMENT — 8" PORTLAND CEMENT CONCRETE, 6" AGGREGATE BASE (SEE GEOTECHNICAL REPORT)
- S25 — PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S60 — PERMEABLE PAVERS (SEE DETAIL SHEET C6.0)

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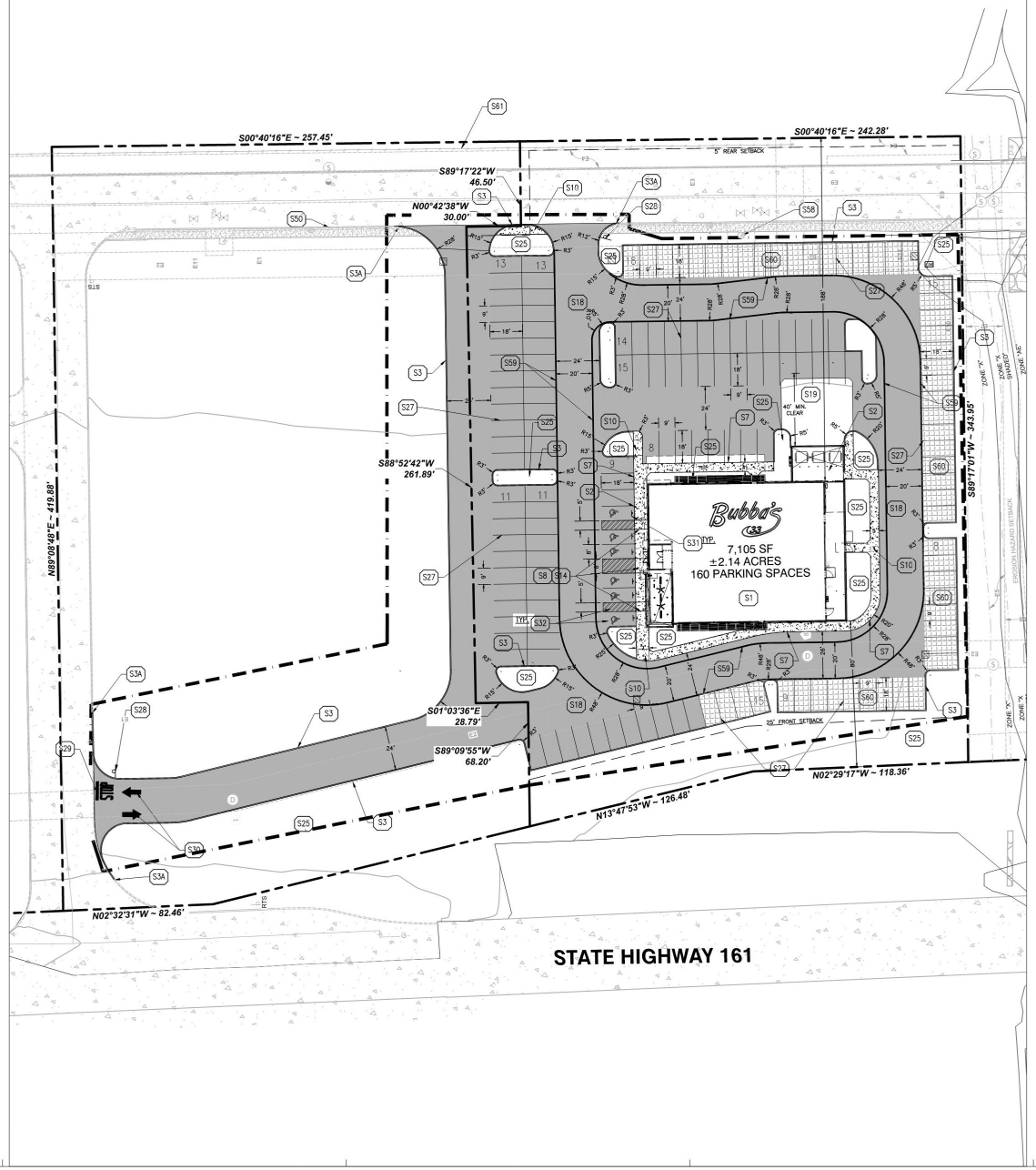
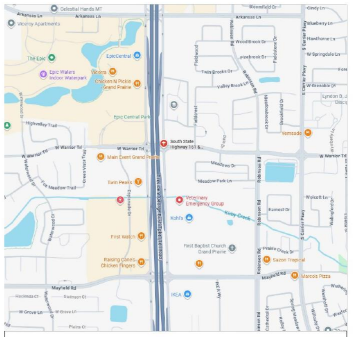
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- (19) PROPOSED PARKING STALL COUNT
- PROPOSED SIGN
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- GM PROPOSED GAS METER
- SEE SHEET C1.0 FOR EXISTING LEGEND



PROJECT LOCATION MAP
N.T.S.

SITE KEY NOTES:

S1	PROPOSED BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S2	PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S3	PROPOSED CONCRETE CURB
S3A	PROPOSED CONCRETE CURB TO BE DOWELED INTO EXISTING CURB
S7	PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK
S8	PROPOSED FLUSH CONCRETE SIDEWALK AND PAVEMENT
S10	PROPOSED CONCRETE SIDEWALK
S14	PROPOSED HANDICAP ACCESSIBLE LANDING (SLOPE NOT TO EXCEED 2% IN ANY DIRECTION)
S18	PROPOSED CONCRETE PAVEMENT (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
S19	PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
S25	PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S27	PROPOSED 4" PAVEMENT STRIPING PER LOCAL CODE
S28	PROPOSED 30" R1-1 STOP SIGN
S29	PROPOSED 24" WIDE STOP BAR PAINTED WHITE
S30	PROPOSED DIRECTIONAL ARROWS
S31	PROPOSED HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE (TYP. OF #)
S32	PROPOSED HANDICAP ACCESSIBLE PARKING STALL, STRIPING, AND SYMBOL PER LOCAL CODE
S50	EXISTING CURB TO REMAIN
S58	EXISTING FIRE HYDRANT TO REMAIN
S59	FIRE LANE STRIPING
S60	PERMEABLE PAVERS (SEE DETAIL SHEET XXXX)
S61	EXISTING SCREENING WALL

STP-25-10-0043

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PROJECT TEAM
DISCIPLINE
FIRM NAME
DISCIPLINE
FIRM NAME
DISCIPLINE
FIRM NAME
DISCIPLINE
FIRM NAME
DISCIPLINE
FIRM NAME

ISSUE/REVISION RECORD

DATE	DESCRIPTION
09/23/2025	COORDINATION SITE PLAN

PROFESSIONAL SEAL

PROFESSIONAL LICENSE NO:
####
CERTIFICATE OF AUTHORIZATION NO:
####

PROFESSIONAL IN CHARGE
ZACH MICHELS
PROJECT MANAGER
ZM
QUALITY CONTROL
ZM
DRAWN BY
AT

PROJECT NAME
BUBBA'S 33

GRAND PRAIRIE
TEXAS
SEQ STATE HIGHWAY 161
AND WARRIOR TRAIL

PROJECT NUMBER
20250330.0
SHEET TITLE
SITE PLAN

SHEET NUMBER
C3.0
NOT ISSUED FOR CONSTRUCTION

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