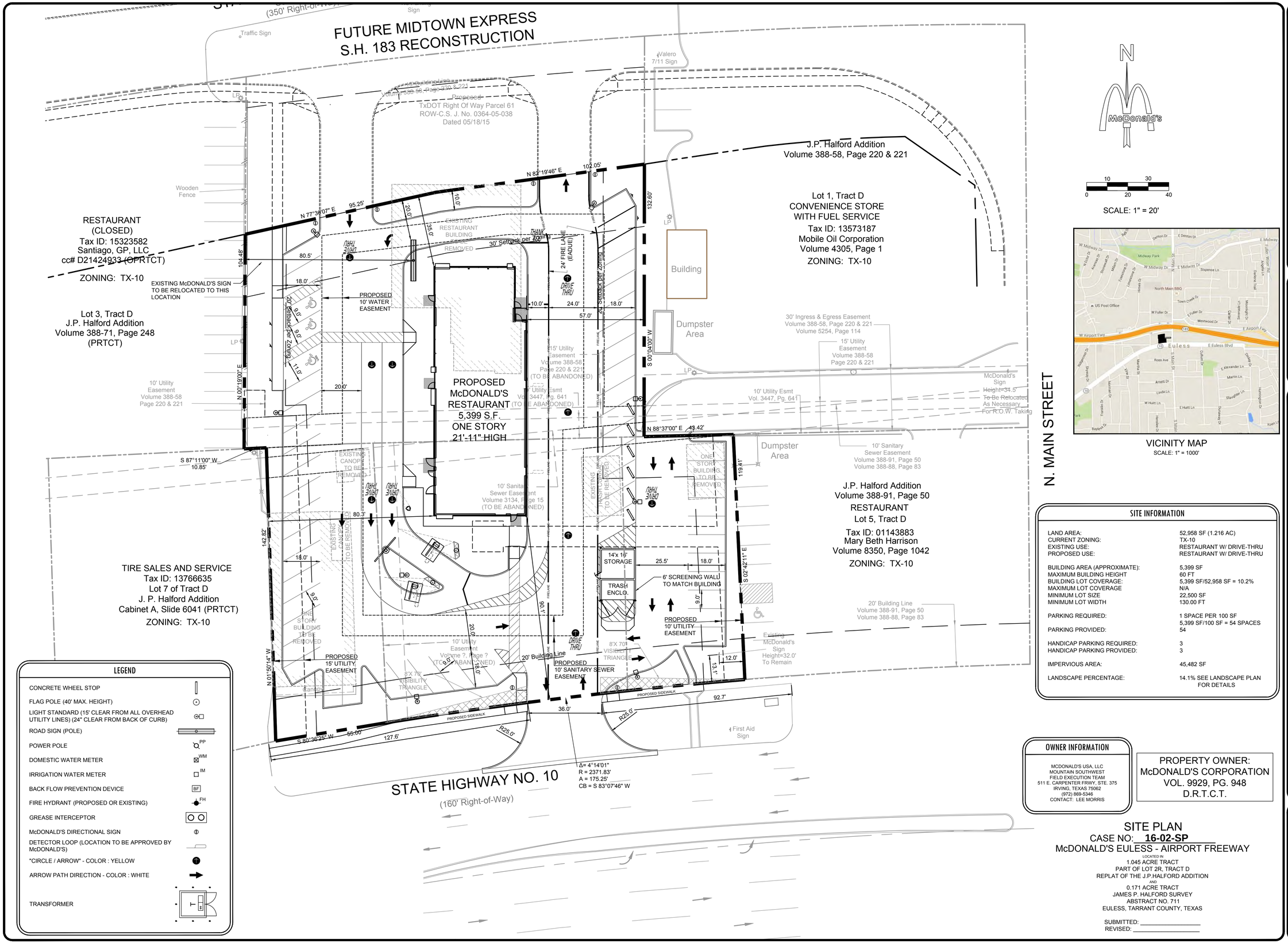

SITE INFORMATION

LAND AREA:	52,958 SF (1.216 AC)
CURRENT ZONING:	TX-10
EXISTING USE:	RESTAURANT W/ DRIVE-THRU
PROPOSED USE:	RESTAURANT W/ DRIVE-THRU
BUILDING AREA (APPROXIMATE):	5,399 SF
MAXIMUM BUILDING HEIGHT	60 FT
BUILDING LOT COVERAGE:	5,399 SF/52,958 SF = 10.2%
MAXIMUM LOT COVERAGE	N/A
MINIMUM LOT SIZE	22,500 SF
MINIMUM LOT WIDTH	130.00 FT
PARKING REQUIRED:	1 SPACE PER 100 SF 5,399 SF/100 SF = 54 SPACES
PARKING PROVIDED:	54
HANDICAP PARKING REQUIRED:	3
HANDICAP PARKING PROVIDED:	3
IMPERVIOUS AREA:	45,482 SF
LANDSCAPE PERCENTAGE:	14.1% SEE LANDSCAPE PLAN FOR DETAILS

LEGEND

- CONCRETE WHEEL STOP
- FLAG POLE (40' MAX. HEIGHT)
- LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)
- ROAD SIGN (POLE)
- POWER POLE (PP)
- DOMESTIC WATER METER (WM)
- IRRIGATION WATER METER (IM)
- BACK FLOW PREVENTION DEVICE (BF)
- FIRE HYDRANT (PROPOSED OR EXISTING) (FH)
- GREASE INTERCEPTOR
- McDONALD'S DIRECTIONAL SIGN
- DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S)
- "CIRCLE / ARROW" - COLOR : YELLOW
- ARROW PATH DIRECTION - COLOR : WHITE
- TRANSFORMER

OWNER INFORMATION

MCDONALD'S USA, LLC
MOUNTAIN SOUTHWEST
FIELD EXECUTION TEAM
511 E. CARPENTER FRWY, STE. 375
IRVING, TEXAS 75062
(972) 869-5346
CONTACT: LEE MORRIS

PROPERTY OWNER:
McDONALD'S CORPORATION
VOL. 9929, PG. 948
D.R.T.C.T.

SITE PLAN

CASE NO: **16-02-SP**

McDONALD'S EULESS - AIRPORT FREEWAY

LOCATED IN
1.045 ACRE TRACT
PART OF LOT 2R, TRACT D
REPLAT OF THE J.P.HALFORD ADDITION
AND
0.171 ACRE TRACT
JAMES P. HALFORD SURVEY
ABSTRACT NO. 711
EULESS, TARRANT COUNTY, TEXAS

SUBMITTED: _____
REVISED: _____

REV	DATE	DESCRIPTION	BY
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ADAMS JOB NO.: 2007.223

TBPE REGISTRATION #: F-1002

Adams
8951 Cypress Waters Blvd, Suite 150 ■ Dallas, Texas 75019 ■ (817) 328-3200

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THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

MCDONALD'S L/C: 042-0077

EXECUTION TEAM: MOUNTAIN SOUTHWEST FIELD EXECUTION TEAM — ILLINOIS 60521

OFFICE: KROC DRIVE - OAK BROOK, ILLINOIS 60521

ADDRESS:

McDonald's USA, LLC

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105 AIRPORT FREEWAY
EULESS, TEXAS 76040

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

	DATE	BY
DESIGNED	MAR 2016	LMH
DRAWN	MAR 2016	LMH
CHECKED		
AS-BUILT		

SITE PLAN

1

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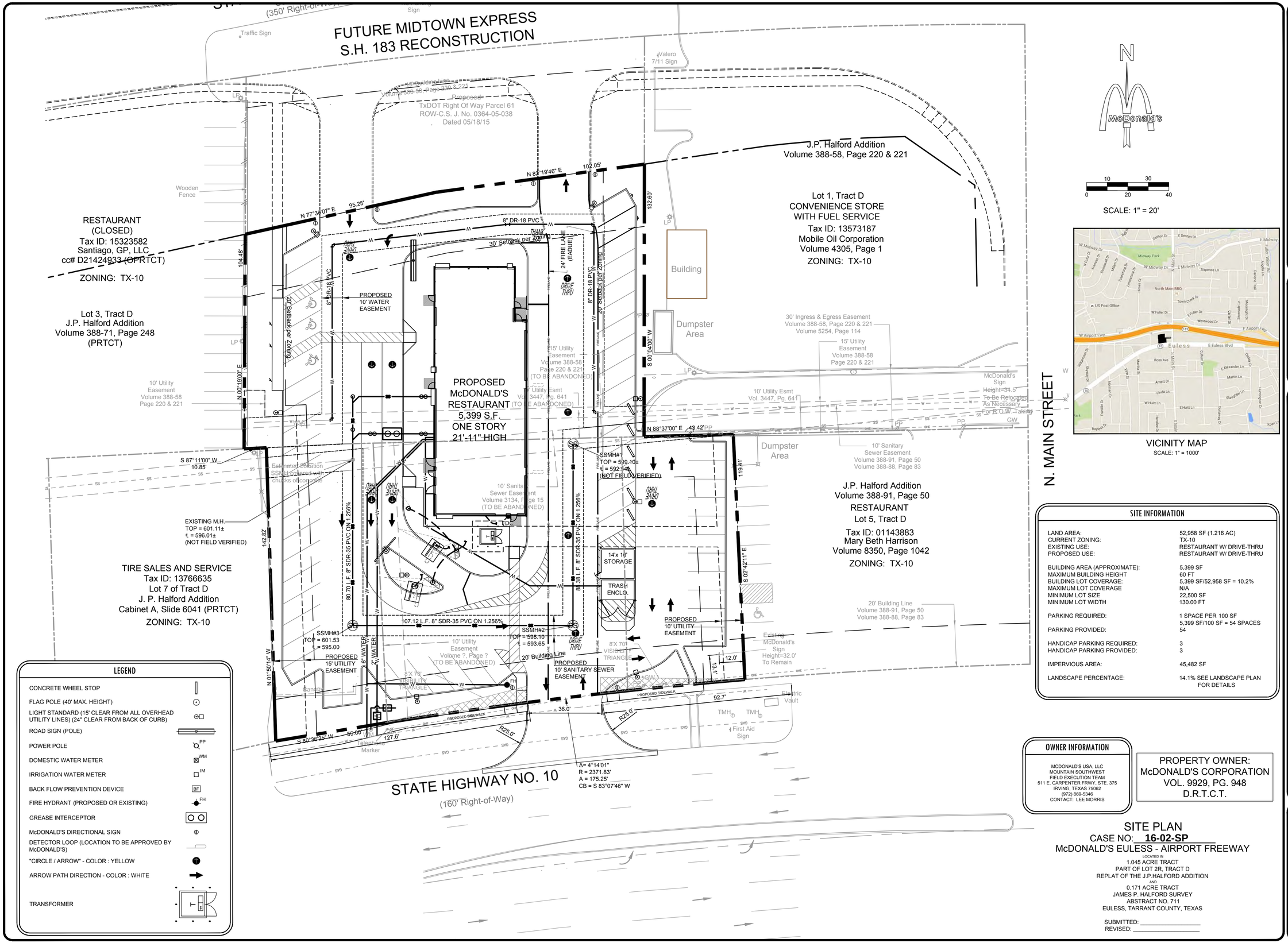
FULL PATH: U:\Projects\2007\2007.223 McDonald's - Euless TX (Hwy 10)\Drawings\Euless Site Plan\SITE PLAN
PLOTTER: Bitmb To PDF.pc3
PLOT TIME: 8:07:06 AM
PLOT DATE: Monday, April 11, 2016
PLOTTED BY: Mike Hadduck
FILENAME: SITE PLAN.dwg

FUTURE MIDTOWN EXPRESS
S.H. 183 RECONSTRUCTION



N

SCALE: 1" = 20'

VICINITY MAP
SCALE: 1" = 1000'

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VOL. 9929, PG. 948
D.R.T.C.T.

SITE PLAN
CASE NO: **16-02-SP**
McDONALD'S EULESS - AIRPORT FREEWAY

LOCATED IN
1.045 ACRE TRACT
PART OF LOT 2R, TRACT D
REPLAT OF THE J.P.HALFORD ADDITION
AND
0.171 ACRE TRACT
JAMES P. HALFORD SURVEY
ABSTRACT NO. 711
EULESS, TARRANT COUNTY, TEXAS

SUBMITTED: _____
REVISED: _____

REV	DATE	DESCRIPTION	BY
----	4-20-2016	Revised Sanitary Sewer to 8" SDR-35 PVC	LMH
----	----	----	----
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----	----	----	----

ADAMS JOB NO.: 2007.223

TBPE REGISTRATION #: F-1002

Adams
8951 Cypress Waters Blvd, Suite 150 ■ Dallas, Texas 75019 ■ (817) 328-3200

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MCDONALD'S L/C: 042-0077

OFFICE: MOUNTAIN SOUTHWEST FIELD EXECUTION TEAM
ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521

McDonald's USA, LLC

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105 AIRPORT FREEWAY
EULESS, TEXAS 76040

PLAN APPROVALS
SIGNATURE (2 REQUIRED) | DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.

CO-SIGN SIGNATURES
CONTRACTOR
OWNER

	DATE	BY
DESIGNED	MAR 2016	LMH
DRAWN	MAR 2016	LMH
CHECKED		
AS-BUILT		

SITE PLAN
UTILITIES

2

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FULL PATH: U:\Projects\2007\2007.223 McDonald's - Euless TX (Hwy 10)\Drawings\Euless Site Plan\SITE PLAN
PLOTTER: Adobe To PDF pc3
PLOT DATE: Wednesday, April 20, 2016
PLOT TIME: 2:58:01 PM
PLOTTED BY: Mike Harbuck
FILENAME: SITE PLAN.dwg

FUTURE MIDTOWN EXPRESS
S.H. 183 RECONSTRUCTION

(350' Right-of-Way)

Traffic Sign

Sign

Valero 7/11 Sign

Proposed TxDOT Right Of Way Parcel 61
ROW-C.S. J. No. 0364-05-038
Dated 05/18/15

Wooden Fence

RESTAURANT
(CLOSED)
Tax ID: 15323582
Santiago, GP, LLC
cc# D21424933 (OPRTCT)

ZONING: TX-10

Lot 3, Tract D
J.P. Halford Addition
Volume 388-71, Page 248
(PRTCT)

10' Utility Easement
Volume 388-58
Page 220 & 221

N 77°38'07" E 95.25'

N 82°19'46" E 102.05'

104.48'

N 00°19'00" E

20' Setback per Zoning

30' Setback per Zoning

20' Setback per Zoning

132.60'

S 00°04'00" W

PROPOSED McDONALD'S RESTAURANT
5,399 S.F.
ONE STORY
21'-11" HIGH
FF = 600.00

S 87°11'00" W
10.85'

Estimated location SSMH covered with chucks of concrete

142.82'

N 01°50'14" W

TIRE SALES AND SERVICE
Tax ID: 13766635
Lot 7 of Tract D
J. P. Halford Addition
Cabinet A, Slide 6041 (PRTCT)

ZONING: TX-10

J.P. Halford Addition
Volume 388-58, Page 220 & 221

Lot 1, Tract D
CONVENIENCE STORE
WITH FUEL SERVICE
Tax ID: 13573187
Mobile Oil Corporation
Volume 4305, Page 1

ZONING: TX-10

Building

Dumpster Area

30' Ingress & Egress Easement
Volume 388-58, Page 220 & 221
Volume 5254, Page 114

15' Utility Easement
Volume 388-58
Page 220 & 221

10' Utility Esmt
Vol. 3447, Pg. 641

McDonald's Sign
Height=34.5'
To Be Relocated
As Necessary
For R.O.W. Taking

N 88°37'00" E 43.42'

119.41'

Dumpster Area

10' Sanitary Sewer Easement
Volume 388-91, Page 50
Volume 388-88, Page 83

J.P. Halford Addition
Volume 388-91, Page 50

RESTAURANT
Lot 5, Tract D

Tax ID: 01143883
Mary Beth Harrison
Volume 8350, Page 1042

ZONING: TX-10

S 02°42'11" E

14'x 16' STORAGE

TRASH ENCLO.

20' Building Line
Volume 388-91, Page 50
Volume 388-88, Page 83

Existing McDonald's Sign
Height=32.0'
To Remain

20' Building Line

8'X 70' VISIBILITY TRIANGLE

8'X 70' VISIBILITY TRIANGLE

Canopy

PROPOSED SIDEWALK

PROPOSED SIDEWALK

36.0'

92.7'

12.0'

13.1'

R25.0'

R25.0'

S 80°36'25" W 55.00'

127.6'

WM Telephone Marker

Electric Vault

TMH

TMH

First Aid Sign

STATE HIGHWAY NO. 10
(160' Right-of-Way)

Δ= 4°14'01"
R = 2371.83'
A = 175.25'
CB = S 83°07'46" W

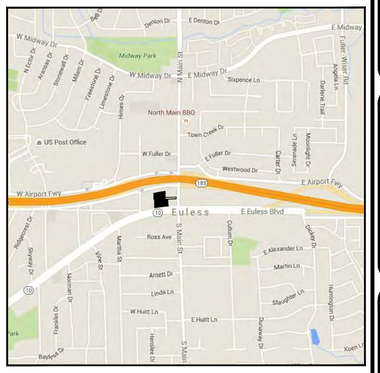
N. MAIN STREET

N

McDonald's

10 30
0 20 40

SCALE: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'

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HANDICAP PARKING PROVIDED:	3
IMPERVIOUS AREA:	45,482 SF
LANDSCAPE PERCENTAGE:	14.1% SEE LANDSCAPE PLAN FOR DETAILS

LEGEND

- PROPOSED DRAINAGE DIVIDE
- EXISTING DRAINAGE DIVIDE
- XXX EXISTING CONTOUR
- PROPOSED DRAINAGE DIRECTION
- EXISTING DRAINAGE DIRECTION

FLOOD INFORMATION

FIRM: 48439C0230K
EFFECTIVE DATE: 9/25/2009

ZONE: X

NO FLOOD-PRONE AREAS WITHIN
2000' OF SITE

OWNER INFORMATION

MCDONALD'S USA, LLC
MOUNTAIN SOUTHWEST
FIELD EXECUTION TEAM
511 E. CARPENTER FRWY, STE. 375
IRVING, TEXAS 75062
(972) 869-5346
CONTACT: LEE MORRIS

PROPERTY OWNER:
McDONALD'S CORPORATION
VOL. 9929, PG. 948
D.R.T.C.T.

DRAINAGE AREAS

EXISTING AND PROPOSED
DRAINAGE AREAS WILL REMAIN
EFFECTIVELY THE SAME.

SITE PLAN
CASE NO: **16-02-SP**
McDONALD'S EULESS - AIRPORT FREEWAY
LOCATED IN
1.045 ACRE TRACT
PART OF LOT 2R, TRACT D
REPLAT OF THE J.P.HALFORD ADDITION
AND
0.171 ACRE TRACT
JAMES P. HALFORD SURVEY
ABSTRACT NO. 711
EULESS, TARRANT COUNTY, TEXAS

SUBMITTED: _____
REVISED: _____

REV	DATE	DESCRIPTION	BY
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ADAMS JOB NO.: 2007.223

TBPE REGISTRATION #: F-1002

Adams
8951 Cypress Waters Blvd, Suite 150 ■ Dallas, Texas 75019 ■ (817) 328-3200

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MCDONALD'S L/C: 042-0077

OFFICE: MOUNTAIN SOUTHWEST FIELD EXECUTION TEAM
ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521

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105 AIRPORT FREEWAY
EULESS, TEXAS 76040

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

	DATE	BY
DESIGNED	MAR 2016	LMH
DRAWN	MAR 2016	LMH
CHECKED		
AS-BUILT		

SITE PLAN
GRADING/DRAINAGE

3

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FILENAME: SITE PLAN.dwg PLOTTED BY: Mike Hadlock PLOT DATE: Monday, April 11, 2016 PLOT TIME: 8:00:29 AM PLOTTER: Bmp To PDF pc3 FULL PATH: U:\Projects\2007\2007.223 McDonald's - Euless TX (Hwy 10)\Drawings\Euless Site Plan\SITE PLAN

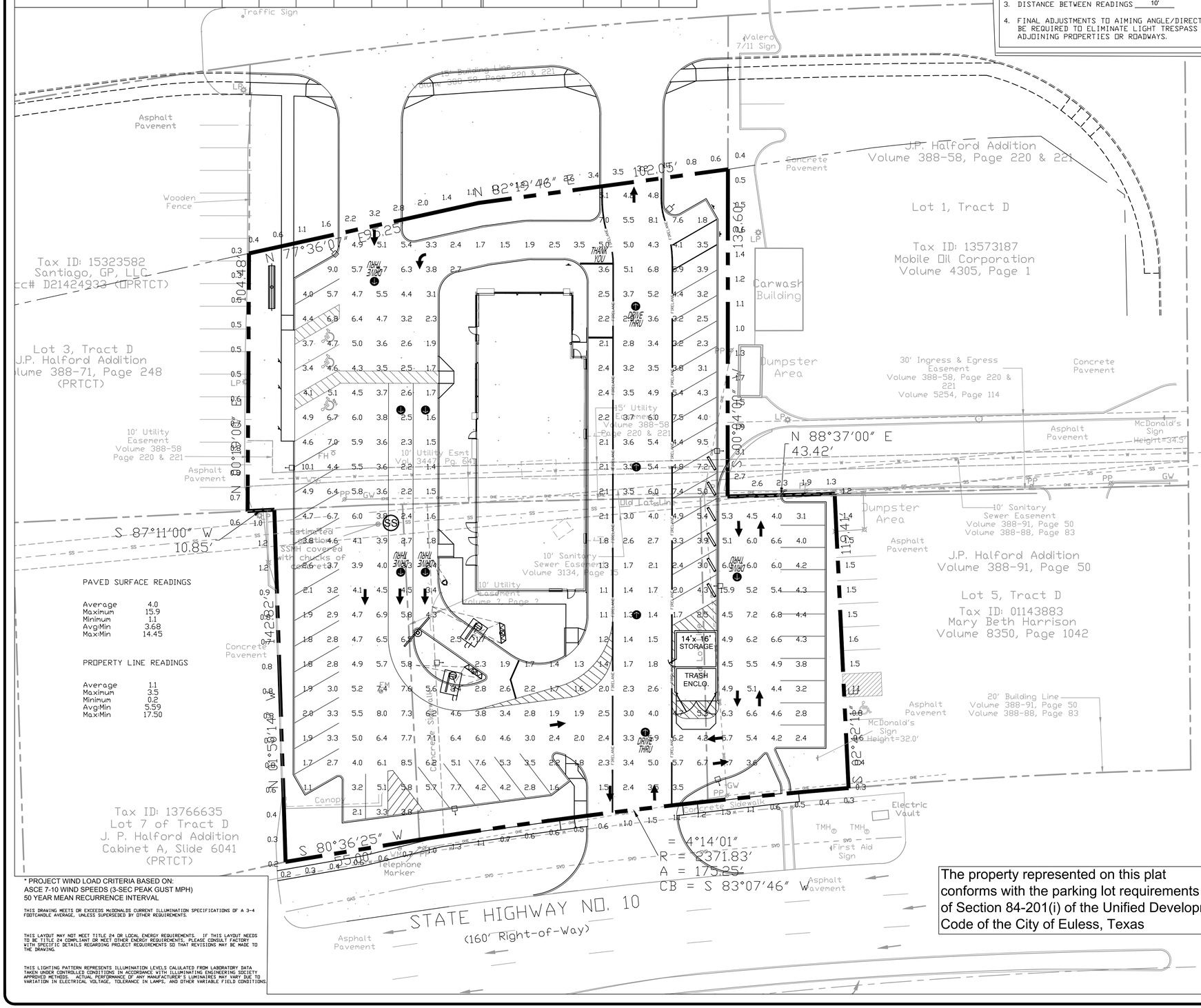
** - SPECIFY COLOR

FIXTURE TYPE:	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	TENON TOP FITTERS	QUANTITY	EPA	MOUNTING HEIGHT	LLF
VP-L-96NB-280-5k-T4-UNV-RA-**		8	SGL	8	TTFVIPER	8	1.00	21'	0.87

POLE TYPE:	QUANTITY	WIND LOAD	ALLOWED EPA
SSP-4118-GL-**-TT (4")	8	90mph	7.2

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.



PAVED SURFACE READINGS

Average	4.0
Maximum	15.9
Minimum	1.1
Avg:Min	3.68
Max:Min	14.45

PROPERTY LINE READINGS

Average	1.1
Maximum	3.5
Minimum	0.2
Avg:Min	5.59
Max:Min	17.50

* PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE TITLE 24 COMPLIANT OR MEET OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

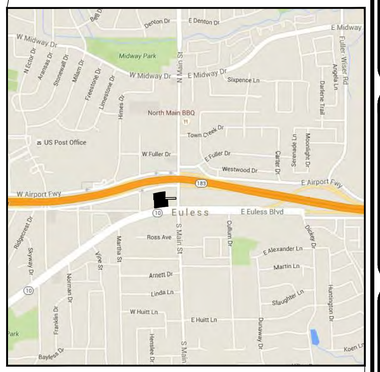
THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

The property represented on this plat conforms with the parking lot requirements of Section 84-201(i) of the Unified Development Code of the City of Euless, Texas

N

McDonald's

SCALE: 1" = 20'



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SCALE: 1" = 1000'

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D.R.T.C.T.

SITE PLAN

CASE NO:_____
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REPLAT OF THE J.P.HALFORD ADDITION
AND
0.171 ACRE TRACT
JAMES P. HALFORD SURVEY
ABSTRACT NO. 711
EULESS, TARRANT COUNTY, TEXAS

SUBMITTED: _____
REVISED:

REV	DATE	DESCRIPTION	BY
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OFFICE: MOUNTAIN SOUTHWEST FIELD EXECUTION TEAM
ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521

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105 AIRPORT FREEWAY
EULESS, TEXAS 76040

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

	DATE	BY
DESIGNED	MAR 2016	LMH
DRAWN	MAR 2016	LMH
CHECKED	---	---
AS-BUILT		

LIGHTING PLAN

4

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FULL PATH: U:\Projects\2007\2007.223 McDonald's - Euless TX (Hwy 10)\Drawings\Euless Site Plans\Elaine\2007.223 McDonald's - Euless TX (Hwy 10) Drawings\Euless Site Plans\LIGHTING PLAN
PLOTTED BY: Elaine Pickering
PLOT DATE: Friday, March 18, 2016
PLOT TIME: 5:36:13 PM
PLOTTER: BW8 To PDF p03
FILENAME: LIGHTING PLAN.dwg

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9") . If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around fire hydrants. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/16" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall have a 1/4" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of river rock as designated shall be locally available and of an average diameter of one and one-half inches (1 1/2") minimum to three inches (3") maximum. Contractor shall install to a depth of three inches (3"). Rock should be compacted and stable under foot when applied in a pedestrian area.

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boulders shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

IRRIGATION NOTE

Underground irrigation system plans designed by a Licensed Irrigator will be submitted with the Building Permit application.

LANDSCAPE REQUIREMENTS for the City of Euless, TX

ARTICLE IV. ZONING DISTRICT REGULATIONS

Division 2. District Regulations

Sec. 84-112 "TX-10" Texas Highway 10 multi-use district

(c) District development standards.

(15) Frontage landscaping–ten feet wide strip along front property line;

–One three-inch [caliper] tree per every 25 feet of frontage;

–Four shrubs per every 25 feet of frontage.

(16) Parking lot landscaping–25 square feet per parking space;

–One tree for every ten parking spaces in street yard.

ARTICLE VII. LANDSCAPING, FENCES, WALLS, SCREENING AND OUTDOOR STORAGE REQUIREMENTS

Sec. 84-334 Landscaping standards for other than one- or two-family dwellings

(a) Area required. On all lots, not less than 15 percent of the area of the street yard shall be landscaped area. All of the required landscaped area shall be located in the street yard and parking lots.

(b) Trees required. At least one large tree of at least three inches in caliper and 12 feet in initial height shall be provided as follows:

(1) Street yards less than 10,000 square feet. In street yards of less than 10,000 square feet, one tree per 1,000 square feet, or fraction thereof, of street yard shall be maintained.

(2) Street yards between 10,000 and 100,000 square feet. In street yards of more than 10,000 square feet and not more than 100,000 square feet, not less than ten trees plus one tree per 2,000 square feet, or fraction thereof, of street yard area over 10,000 square feet shall be maintained.

(5) Ornamental trees. In lieu of one large tree, two small trees (as listed on the plant list contained herein) may be used. Said small trees shall be a minimum of six feet in height at the time of planting. Not more than 50 percent of the required large trees may be substituted by installing ornamental trees at a rate of two ornamental trees to one large tree. All newly planted trees shall be planted in permeable area of not less than three feet in diameter.

(c) Shrubbery required. Placement of shrubbery shall be taken into consideration as to the plant at full maturity, and be located so as not to conflict with vehicular or pedestrian traffic visibility. Shrubbery shall be provided as follows:

(1) Street yards of less than 10,000 square feet. In street yards of less than 10,000 square feet, not less than one shrub shall be maintained for every 50 square feet of the area required to be landscaped.

(2) Street yards between 10,000 and 100,000 square feet. In street yards having at least 10,000 and not more than 100,000 square feet, 30 shrubs plus one shrub per 100 square feet of required landscaped area over 1,500 square feet shall be provided.

(d) Ground cover required. Ground cover shall be provided as follows:

(1) Street yards less than 10,000 square feet. In street yards of less than 10,000 square feet, not less than ten percent of the land area required to be landscaped shall be maintained in ground cover.

(2) Street yards 10,000 square feet or more. In street yards of 10,000 square feet or more, not less than 150 square feet of ground cover plus five percent of the required landscaped area over 1,500 square feet (up to 4,000 square feet) shall be maintained in ground cover.

The remaining landscaped area shall be maintained in lawn grass and bedding plants, with mulch used around bedding plants, shrubs and trees. All ground cover areas shall be kept clear of weeds and undergrowth.

(e) Parking lots and vehicular use areas. A minimum amount of the total area of all vehicular use areas shall be devoted to landscaped islands, peninsulas or medians.

(1) Street yard area. The minimum total area in such islands, peninsulas and medians in the street yard shall be 90 square feet for each 12 parking spaces. Landscape islands, peninsulas and medians located in the street yard may be included in calculating the minimum required landscape in the street yard.

(2) Nonstreet yard area. The minimum total area in such islands, peninsulas and medians in the nonstreet yard shall be 60 square feet for each 12 parking spaces.

LANDSCAPE CALCULATIONS for the City of Euless,TX

	REQUIRED	PROPOSED
HWY 183 @ 197.30 LF, Street Yard @ 6,491.55 SF		
TX-10: 10' Landscape Strip w/ 1 tree & 4 shrubs / 25LF of Frontage	7.9 Trees 31.6 Shrubs	8 Trees * 38 Shrubs
Parking @ 25SF of Landscape area per space w/ 1 tree / 10 spaces in street yard	100 SF 1 Tree (4 spaces)	1,721 SF 1 Tree
Art.VII: 15% of Street Yard Landscaped	973.73 SF	1,721 SF
1 tree / 1,000SF of Street Yard	6.5 Trees	8 Trees *
1 shrub / 50SF of area required to be landscaped in the street yard	19.5 Shrubs	22 Shrubs
Groundcover-10% of area required to be landscaped in the street yard	97.37 SF	380 SF
HWY 10 @ 230.10 LF, Street Yard @ 21,271.77 SF		
TX-10: 10' Landscape Strip w/ 1 tree & 4 shrubs / 25LF of Frontage	9.2 Trees 36.8 Shrubs	9 Trees * 69 Shrubs
Parking @ 25SF of Landscape area per space w/ 1 tree / 10 spaces in street yard	600 SF 2.4 Trees (24 spaces)	4,666.41 SF 0 Trees
Art.VII: 15% of Street Yard Landscaped	3,190.77 SF	4,666.41 SF
10 trees + 1 / 2,000SF over 10,000SF of Street Yard	15.6 Trees	9 Trees*
30 shrubs + 1/ 100SF over 1500SF of area required to be landscaped in the street yard	46.9 Shrubs	59 Shrubs
Groundcover-150SF + 5% of area over 1500SF required to be landscaped in the street yard	234.54 SF	653 SF

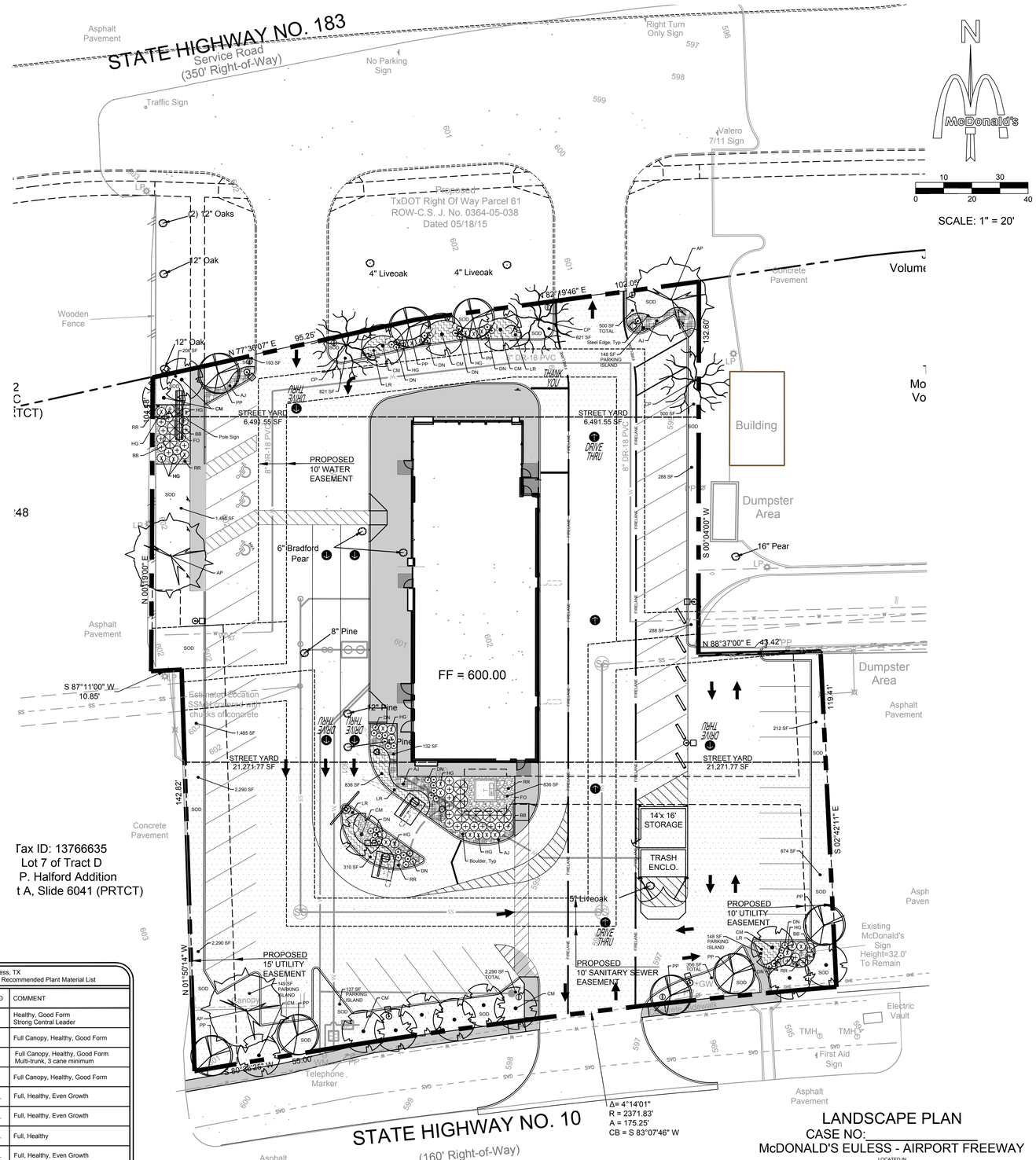
* Substitute 2 Ornamental Trees for 1 Shade Tree

Plant Material List

City of Euless, TX
Reference Recommended Plant Material List

SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
	AP	3	Afghan Pine Pinus eldarica	N/A	B&B	3" cal.	12' min.	5' min.	Healthy, Good Form Strong Central Leader
	CP	3	Chinese Pistache Pistacia chinensis	N/A	B&B	3" cal.	12' min.	5' min.	Full Canopy, Healthy, Good Form
	CM	16	Crape Myrtle "Natchez" Lagerstroemia indica 'Natchez'	N/A	Cont.	45 gal.	8' min.	4' min.	Full Canopy, Healthy, Good Form Multi-trunk, 3 cane minimum
	PP	8	Purple Leaf Plum Prunus cerasifera	N/A	Cont.	7 gal.	8' min.	6' min.	Full Canopy, Healthy, Good Form
	FO	8	Forsythia Forsythia intermedia	N/A	Cont.	7 gal.	36" min.	24" min.	Full, Healthy, Even Growth
	BB	31	Crimson Pygmy Dwf. Japanese Barberry Berberis thunbergii 'Crimson Pygmy'	24"	Cont.	5 gal.	20" min.	18" min.	Full, Healthy, Even Growth
	HG	26	Hameln Fountain Grass Pennisetum alopecuroides 'Hameln'	24"	Cont.	3 gal.	18" min.	18" min.	Full, Healthy
	DN	42	Dwarf Nandina Nandina domestica 'Nana Purpurea'	24"	Cont.	3 gal.	20" min.	18" min.	Full, Healthy, Even Growth
	LR	515 sf	Liriope Liriope muscari	18"	Cont.	1 gal.	8" min.	8" min.	Full, Good Form, Healthy
	AJ	545 sf	Andorra Juniper Juniperus x horizontalis 'Plumosa'	18"	Cont.	1 gal.	8" min.	12" min	Full, Good Form, Healthy
	RR	710 sf	River Rock	-	-	-	-	-	As Locally Available

In Accordance to the Current Edition of The American Standard for Nursery Stock



LANDSCAPE PLAN

CASE NO:_____

McDONALD'S EULESS - AIRPORT FREEWAY

LOCATED IN
1.045 ACRE TRACT
PART OF LOT 2R, TRACT D
REPLAT OF THE J.P.HALFORD ADDITION
AND
0.171 ACRE TRACT
JAMES P. HALFORD SURVEY
ABSTRACT NO. 711
EULESS, TARRANT COUNTY, TEXAS

SUBMITTED: _____
REVISED: _____

REV	DATE	DESCRIPTION	BY
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----	----	----	----
----	----	----	----
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ADAMS JOB NO.: 2007.223

TBPE REGISTRATION #: F-1002

Adams
8951 Cypress Waters Blvd, Suite 150 ■ Dallas, Texas 75019 ■ (817) 328-3200

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF MARGARET J. ROGERS, ASLA
LANDSCAPE ARCHITECT No. 2705, ON 03/18/16
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

03.17.2016

TEAM: McDONALD'S L/C: 042-0077

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OFFICE: MOUNTAIN SOUTHWEST FIELD EXECUTION

ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521

105 AIRPORT FREEWAY
EULESS, TEXAS

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

	DATE	BY
DESIGNED	3/2016	MJR
DRAWN	3/2016	MJR
CHECKED	3/2016	BRH
AS-BUILT		

LANDSCAPE PLAN

5

Copyright 2016, Adams Engineering

FULL PATH: U:\Projects\2007\2007.223 McDonald's - Euless TX (Hwy 10)\Drawings\03-Production-MC\LV1.0 LANDSCAPE PLAN.dwg
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PLOT TIME: 5:27:37 PM
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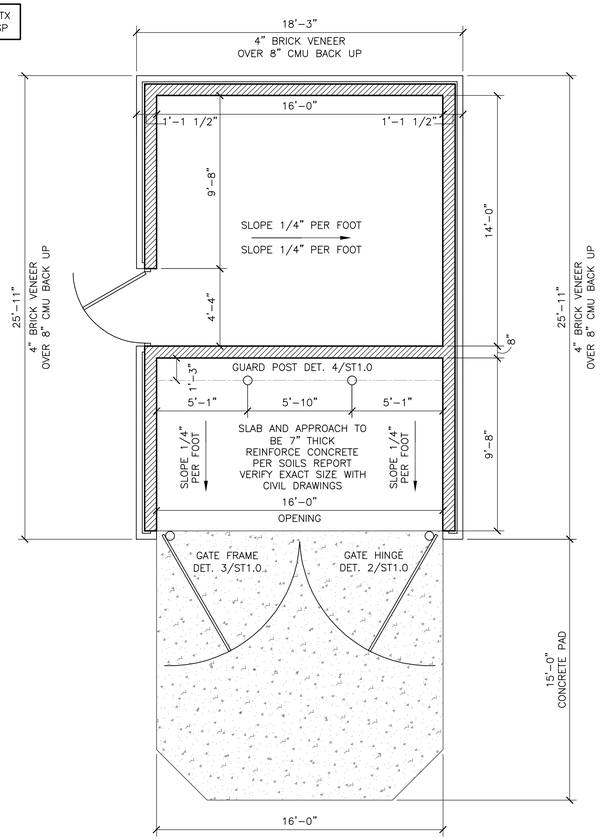
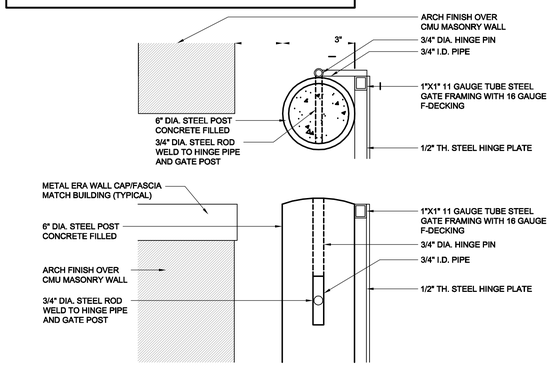
CITY OF EULESS,TX
CASE #16-02-SP



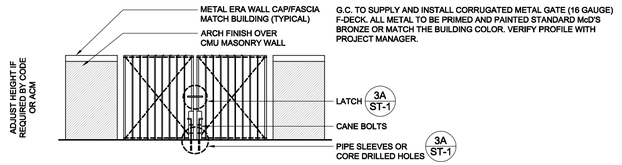
1 ST-1 TRASH ENCLOSURE PLAN
NOT TO SCALE

1. PROVIDE CLOSELY SPACED CONTROL JOINTS IN ALL MASONRY WALLS (MINIMUM ONE PER WALL FACE).
2. PROVIDE TECHNIQUES MENTIONED IN SOILS REPORT TO CONTROL EXCESS POST CONSTRUCTION MOISTURE TO SUBGRADE. MAINTAIN MOISTURE BARRIERS.
3. SEE SITE PLAN FOR LOCATION.

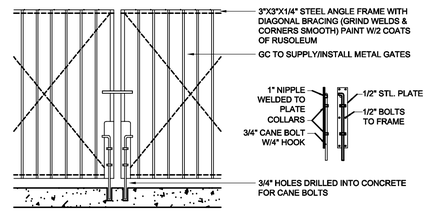
NOTE:
STORAGE ROOM IS TO BE EQUIPPED WITH A "WHIRLY BIRD" ROOF VENTILATOR, 2X2 FLUORESCENT LIGHT (WEATHER TIGHT) W/ SWITCH AND DUPLEX RECEPTACLE.
G.C. TO APPLY BLOCK SEALANT AND PAINT TO ALL EXPOSED CMU SURFACES.
GC TO PROVIDE A TPO ROOF COVERING, PER THE STANDARD DETAILS AS SHOW ON THE ROOFING PLANS, USE A METAL ERA FASCIA TRIM TO MATCH THE BUILDING



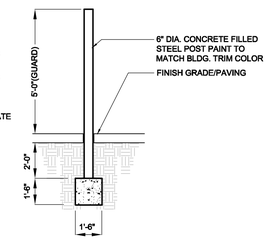
2 ST-1 SINGLE GATE HINGE DETAIL
NOT TO SCALE



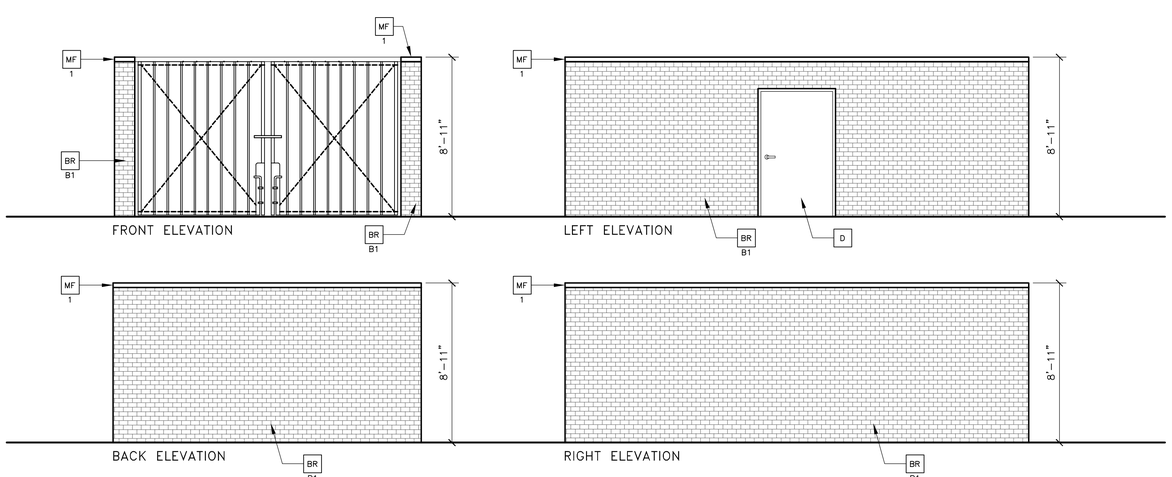
3 ST-1 TYPICAL ELEVATION
FOR REF. ONLY SEE ARCH



3A ST-1 TYPICAL ELEVATION
NOT TO SCALE



4 ST-1 GUARD POST
NOT TO SCALE

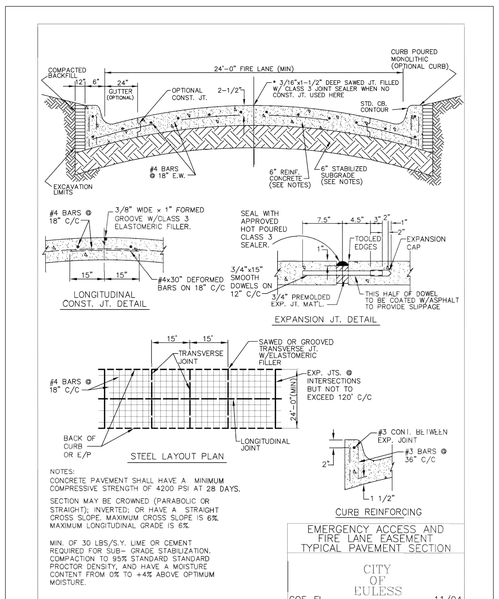


BR-1 BRICK VENEER
MOD. SIENNA BLEND VELOUR A
BELDEN BRICK OR EQUAL

BR FACEBRICK
B1 — COLOR:
B1 = "SIENNA BLEND VELOUR A" BY BELDEN OR EQUAL

MF METAL FASCIA – COLOR TO MATCH CORRUGATED METAL PANEL – SEE 1/A5.0
1

D HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL.



NOTES:
CONCRETE PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4200 PSI AT 28 DAYS.

SECTION MAY BE CROWNED (PARABOLIC OR STRAIGHT); INVERTED; OR HAVE A STRAIGHT CROSS SLOPE. MAXIMUM CROSS SLOPE IS 6%. MAXIMUM LONGITUDINAL GRADE IS 6%

MIN. OF 30 LBS/S.Y. LIME OR CEMENT REQUIRED FOR SUB- GRADE STABILIZATION. COMPACTION TO 95% STANDARD STANDARD PROCTOR DENSITY, AND HAVE A MOISTURE CONTENT FROM 0% TO +4% ABOVE OPTIMUM MOISTURE.

65.

5 ST-1 EMERGENCY ACCESS DETAIL
NOT TO SCALE

REGISTERED ARCHITECT JEREMY WILLIAMS 27926 STATE OF TEXAS

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

McDonald's USA, LLC

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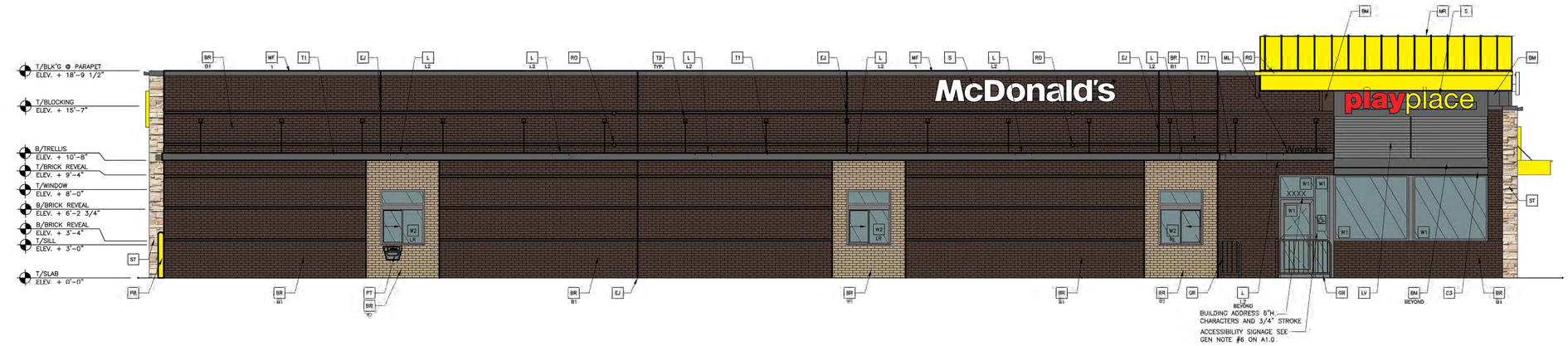
JEREMY WILLIAMS ARCHITECT	
PROTOTYPE ISSUE DATE	2015
REVIEWED	JAW
FIRST ISSUE DATE	03/18/16
PROJECT NAME	2015 STANDARD BUILDING 4597-WW-PP-CYT READY
DESCRIPTION	WOOD BEARING WALLS WITH 4" BRICK VENEER WOOD ROOF FRAMING MEMBERS CULTURED STONE ARCADES
SITE ID	042-0077
SITE ADDRESS	105 SPUR 360 EULESS, TX

SHEET NO. ST1.0
TRASH ENCLOSURE

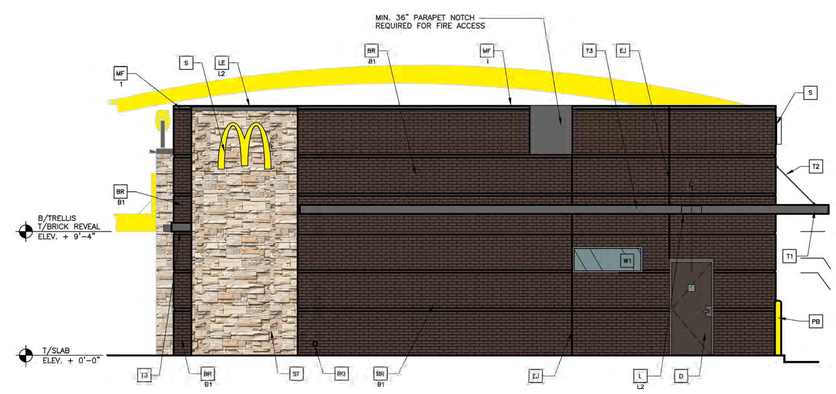
CITY OF EULESS
CASE #16-02-SP



BR-2 BRICK VENEER
MOD. WHEATFIELD VELOUR A
BELDEN BRICK OR EQUAL

BR-1 BRICK VENEER
MOD. SIENNA BLEND VELOUR A
BELDEN BRICK OR EQUAL

ST- STONE
"MCD PFSW BLEND" LEDGESTONE
BY BORAL



KEY NOTES:

- BM — BREAK METAL. COLOR = CITYSCAPE BY METAL-ERA
- BR — FACEBRICK. B1— COLOR: B1 = "SIENNA BLEND VELOUR" BY BELDEN OR EQUAL. B2— COLOR: B2 = "WHEATFIELD VELOUR" BY BELDEN OR EQUAL
- C1 — ALUMINUM CANOPY SYSTEM (COLOR: GOLD)
- C2 — ALUMINUM CANOPY TIE-BACK SYSTEM
- C3 — ALUMINUM CANOPY SYSTEM
- CJ — CONTROL JOINT. X — TYPE: 1 = EIFS
- D — HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- ST — "MCD PFSW BLEND" LEDGESTONE –BY BORAL –MORTAR COLOR TO MATCH –CONTACT: KEVIN RIEDY, (717) 377-2746
- FB — CO2 — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00); BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCD PROJECT MANAGER
- GR — GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
- L — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL. L1—LIGHT: L1 = UP AND DOWN FIXTURE; L2 = DOWN ONLY FIXTURE
- LE — ACCENT LIGHTING – SEE ELECTRICAL. L1—LED LIGHT: L1 = UP AND DOWN FIXTURE; L2 = DOWN ONLY FIXTURE; L3 = INTEGRAL CANOPY FIXTURE; L4 = UP ONLY FIXTURE
- LV — METAL LOUVER PANEL
- ML — METAL LETTERING – BY OTHERS
- MF — METAL FASCIA – COLOR TO MATCH CORRUGATED METAL PANEL – SEE 1/A5.0. T—TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA; 2 = PRE-FAB CUSTOM ARCADE FASCIA; 3 = PRE-FAB MASONRY CAP FASCIA
- MR — METAL ROOF – STANDING SEAM W/ALUMINUM FINISH FASCIA TRIM, COLOR TO BE "YELLOW – PANTONE COLOR #109U"
- PB — PIPE BOLLARD – PAINTED YELLOW
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- PT — (RMHC) COIN COLLECTOR UNIT #WPT DT2000 STD CALL 1-888-743-7435 TO ORDER
- RE — ROOF CAP ELEMENT BY OTHERS
- RG — CONTINUOUS RAIN GUTTERS AT BARREL VAULT ROOF COLOR TO MATCH ROOF
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
- T1 — ALUMINUM TRELLIS SYSTEM
- T2 — TRELLIS TIE-BACK SYSTEM
- T3 — ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM – REFER TO SIM. DETAIL 3 ON SHEET A5.1
- W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS – SEE ASSEMBLY NOTES
- W2 — DRIVE-THRU WINDOW BY READY ACCESS 600 SERIES, HEIGHT WITH TRANSOM – MANUAL OPEN; ELECTRONIC. X/X — SLIDE DIRECTION: RL = RIGHT TO LEFT; LR = LEFT TO RIGHT

"EXHIBIT C"

WEST ELEVATION	SF CALCULATIONS
STONE	216.2
BRICK	1476
GLASS	317
METAL	334.6
TOTAL	2343.8
MASONRY % OF TOTAL	100%

EAST ELEVATION	SF CALCULATIONS
STONE	0
BRICK	1951.1
GLASS	190.7
METAL	303.3
TOTAL	2445.1
MASONRY % OF TOTAL	100%

SOUTH ELEVATION	SF CALCULATIONS
STONE	149.6
BRICK	653.5
GLASS	10.7
METAL	27.4
TOTAL	841.2
MASONRY % OF TOTAL	100%

NORTH ELEVATION	SF CALCULATIONS
STONE	325.6
BRICK	87
GLASS	364.9
METAL	123.3
TOTAL	900.8
MASONRY % OF TOTAL	100%

TOTAL SF OF ALL ELEVATIONS	2249.7	MASONRY % OF TOTAL	100.00%

REGISTERED ARCHITECT JERAMY WILLIAMS 27926 STATE OF TEXAS

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

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JERAMY WILLIAMS ARCHITECT
PROTOTYPE ISSUE DATE 2015
REVIEWED JAW
FIRST ISSUE DATE 03/18/16

PROJECT NAME: 2015 STANDARD BUILDING
4597-WW-PP-CYT READY

DESCRIPTION: WOOD BEARING WALLS WITH 4" BRICK VENEER; WOOD ROOF FRAMING MEMBERS; CULTURED STONE ARCADES

SITE ID: 042-0077
SITE ADDRESS: 105 SPUR 360 EULESS TX

SHEET NO.: A2.0
ELEVATIONS