

ALTERNATE PAVING SECTION W/LIME

SITE DATA TABLE

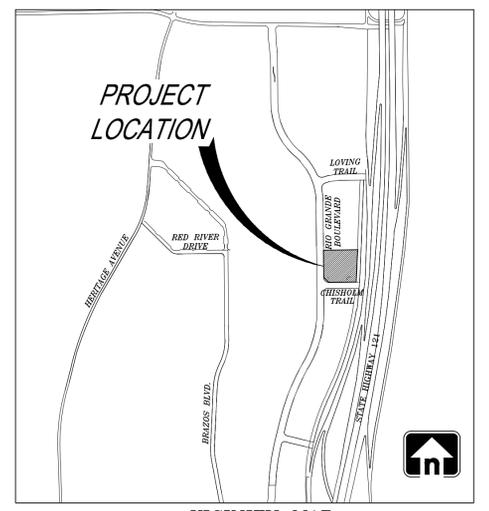
AREA OF SUBJECT PROPERTY	1.48 ACRES		
NUMBER OF LOTS	1		
ZONING	PD-1944		
LOT INFORMATION	LOT 4, BLOCK B		
DESCRIPTION	UNITS	REQUIREMENT	PROVIDED
LOT COVERAGE	%	90% MAX	77%
BUILDING HEIGHT	FT.	NO MAX	FT.
LOT AREA	S.F.	22,500 S.F. MIN.	64,495 S.F.
LOT WIDTH	FT.	130 FT. MIN.	259 FT.
BUILDING SETBACKS	FT.	FRONT: 20 FT. MIN. SIDE 0 FT. MIN. REAR 0 FT. MIN.	20 FT. 0 FT. 0 FT.

PARKING SUMMARY

REQUIRED PARKING	MINIMUM REQUIREMENT	BUILDING AREA (S.F.)	PARKING REQUIRED
PROPOSED USE (PARKING GROUP)			
RESTAURANT (5)	1 PER 100 S.F.	6494	65
PROVIDED PARKING			
	STANDARD SURFACE SPACES		105
	HANDICAPPED SURFACE SPACES		5
	TOTAL PROVIDED PARKING		110

PRELIMINARY - FOR REVIEW ONLY
 These documents are for review only and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under supervision of:
 ERIC M. SEELEY, PE 107718 9/12/2016
 Name PE No. Date

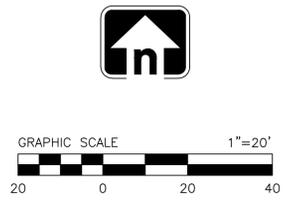
CAUTION:
 EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.



VICINITY MAP
 SCALE 1" = 500'

- LEGEND:**
- PROPERTY LINE
 - - - EASEMENT
 - PARKING COUNT
 - PROPOSED FIRE LANE
8" CONC., 4200 PSI, NO LIME
 - ▨ PARKING AREA
5" CONC., 3500 PSI, NO LIME
 - ▧ PROPOSED SIDEWALK
4" CONC., 3000 PSI, NO LIME
 - ▩ STAMPED CONCRETE
 - MEADUE MUTUAL AND EMERGENCY ACCESS, DRAINAGE AND UTILITY EASEMENT

- NOTES:**
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE HOMELAND SECURITY AGENCY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOOD), AS SHOWN ON THE MAP NO. 48439C0230K, MAP REVISED SEPTEMBER 25, 2007 FOR TARRANT COUNTY AND INCORPORATED AREAS.



OUTBACK STEAKHOUSE SITE PLAN

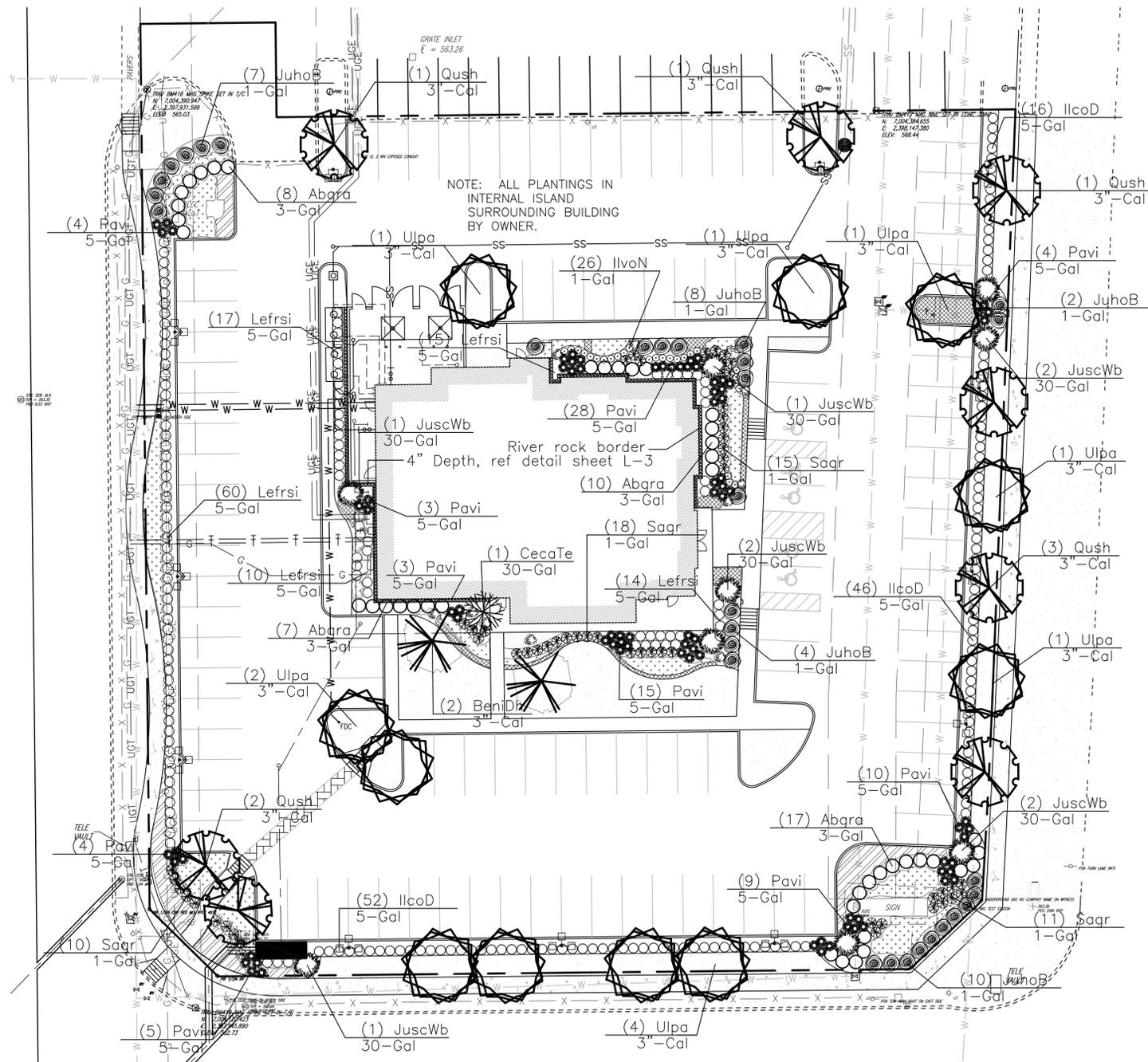
SITE PLAN LAYOUT

LOT 4, BLOCK B, GLADE INFRASTRUCTURE, LLC
 CITY OF EULESS, TARRANT COUNTY, TEXAS

Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 801 SH. FLYING DUTCHMAN DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBE FIRM: F-11917BPLS FIRM: 101538-00

DRAWN BY: JTHOMPSON	PROJECT NO. 2529-1040	SHEET
DATE: 9/9/2016	SHEET 1 OF 1	SP1.01

PLOTTED ON: 9/12/2016 8:51 AM
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CITY OF EULESS LANDSCAPE REQUIREMENTS		
STREET/PAVING LANDSCAPE	15% OF STREET YARD SHALL BE LANDSCAPED	
	REQUIRED	PROVIDED
	41,078 SF X 15% = 6,162 SF	11,320 SF
	NOT LESS THAN 10 TREES PLUS 1/2000 SF OVER 10,000	
	REQUIRED	PROVIDED
	31,078 SF / 2,000 = 16 + 10 TREES = 26	21 TREES + 5 CREDITS (ORNAMENTAL) = 26 TREES
	NOT LESS THAN 30 SHRUBS PLUS 1/100 SF OVER 1,500	
	REQUIRED	PROVIDED
	39,578 SF / 100 = 396 + 30 SHRUBS = 426	429 SHRUBS
	NOT LESS THAN 150 SF OF GROUNDCOVER PLUS 5% OF REQUIRED SF OVER 1,500	
	REQUIRED	PROVIDED
	39,578 - 1,500 X 5% = 1,904 + 150 SF = 2,054	2,196 SF GROUNDCOVER
PARKING LOT LANDSCAPE	90 SF PER 12 PARKING SPACES	
	REQUIRED	PROVIDED
	110 SPACES / 12 X 90 = 825 SF	3,033 SF

- ALL REQUIRED LANDSCAPE SHALL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM APPROVED BY ADMINISTRATOR.
- ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED BY DEVELOPER/OWNER OF THE LAND AT ALL TIMES.
- ALL REQUIRED LANDSCAPING WHICH ARE ADJACENT TO PAVING SHALL BE PROTECTED WITH CURBS.

NOTE: UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.

TREE REMOVAL			
Number	DBH	Common Name	Comment-Reason
THERE ARE NO EXISTING TREES ON THIS SITE			

PLANTING NOTES:

- PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
- ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
- ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
- CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
- MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
- PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
- SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
- CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
- IF EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
- INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
- INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURERS INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
- AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
- CONTRACTOR SHALL STAKE ALL TREE LOCATIONS FOR OWNER APPROVAL PRIOR TO PLANTING.

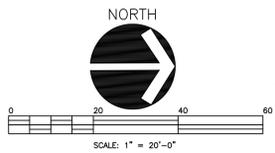
PLANT LEGEND

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
	2	BeniDh	Betula nigra 'Dura Heat'	'Dura Heat' River birch	3"-Cal	B & B
	1	CecaTe	Cercis canadensis 'Texensis'	Texas redbud	30-Gal	B & B
	11	Ulpa	Ulmus parvifolia	Lacebark elm	3"-Cal	B & B
	10	Qush	Quercus shumardii	Shumard red oak	3"-Cal	3"-Cal
	31	JuhoB	Juniperus horizontalis 'Bar Harbor'	Bar Harbor juniper	1-Gal	1-Gal
	9	JuscWb	Juniperus scopulorum 'Wichita Blue'	Wichita Blue juniper	30-Gal	30-Gal
	85	Pavi	Panicum virgatum	Switchgrass	5-Gal	5-Gal
	114	IlcoD	Ilex cornuta 'Dwarf Burford'	Dwarf Burford holly	5-Gal	5-Gal
	111	Lefrsi	Leucophyllum frutescens 'Silverado'	Silverado sage	5-Gal	5-Gal
	42	Abgra	Abelia grandiflora	Glossy abelia	3-Gal	3-Gal
	54	Sagr	Salvia greggii	Autumn sage	1-Gal	1-Gal
	26	IlvoN	Ilex vomitoria 'Nana'	Dwarf yaupon	1-Gal	1-Gal
	11			Limestone boulder	18"-24"	
	480		Euonymus fortunei 'Coloratus'	Purple wintercreeper	4"-Pots	
	670		Stipa tenuissima	Mexican feathergrass	1-Gal	
	300		Santolina	Lavender cotton	1-Gal	
			Cynodon dactylon	Bermuda grass	Solid Sod	

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

NOTE: NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.



CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG!
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5



BEFORE YOU DIG...



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPET, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2872 ON 09/12/16. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.109(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

GLADE PARKS OUTBACK STEAKHOUSE		
LANDSCAPE PLAN OUTBACK STEAKHOUSE		
LOT 4, BLOCK B, GLADE INFRASTRUCTURE LLC CITY OF EULESS, TARRANT COUNTY, TEXAS		
Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS 400 585 FLAUG DRIVE, SUITE 500 ARLINGTON, TEXAS 76011 (817) 640-8535 TYPE FIRM: F-1191/TBPLS FIRM: 101638-00		
DRAWN BY: GAI	PROJECT NO. 2529-1040	SHEET
DATE: 08/15/16	SHEET 1 OF 4	L.01

PLOTTED BY: JOHN... FILE NAME: G:\USERS\PUBLIC\DOCUMENTS\GREGSDOCUMENTS\GRAHAM\OUTBACK STEAKHOUSE_GLADE PARK\018 LANDSCAPE.DWG SHEET SIZE: ARCH D 11" x 17"

Outback Relocation - Euless, TX.

30 Aug. 2016

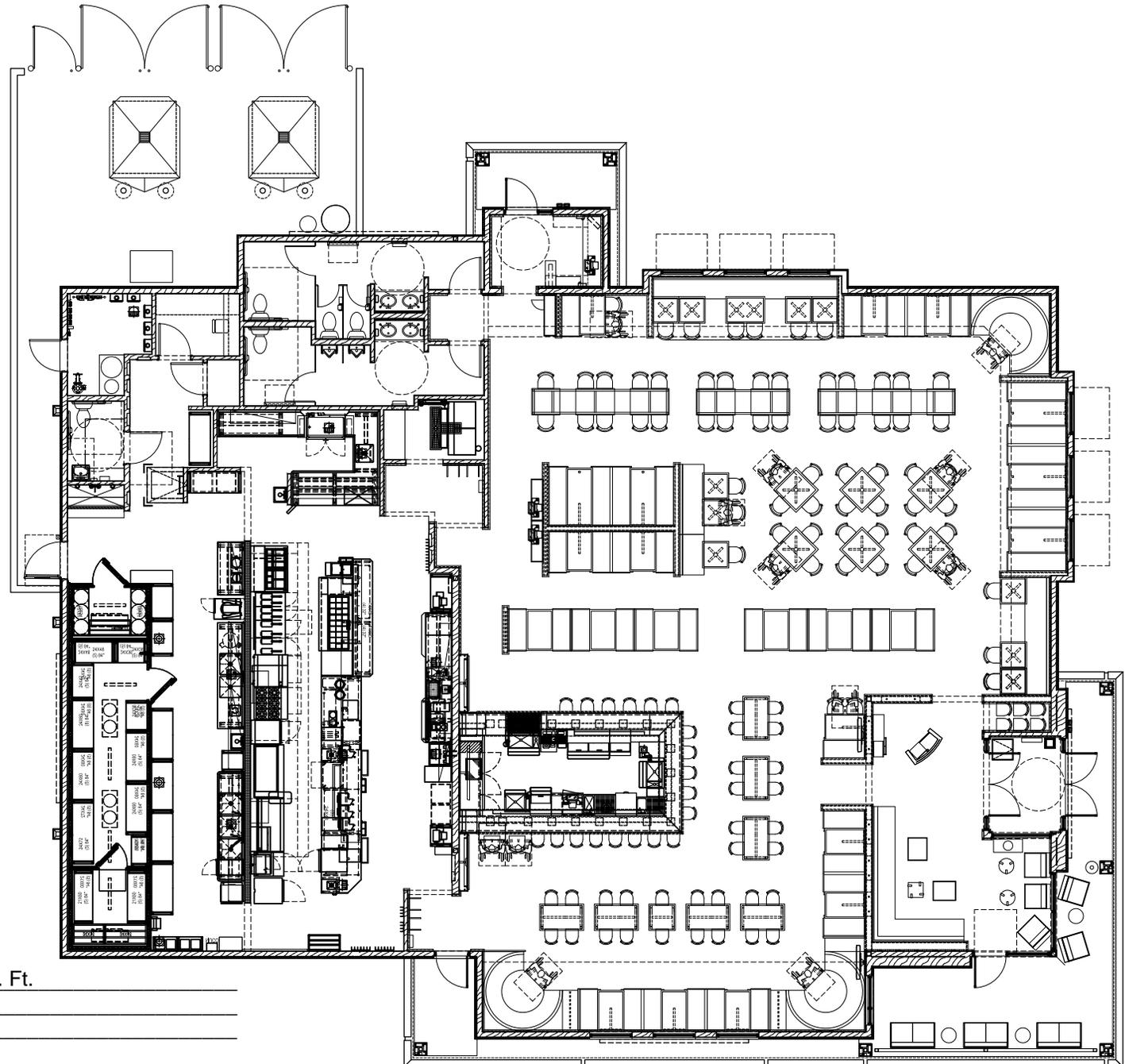


Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Stone	<u>25</u>	%	/	Stucco	<u>42</u>	%	/	Other	<u>33</u>	%
Left Side Elevation:	Stone	<u>14</u>	%	/	Stucco	<u>77</u>	%	/	Other	<u>9</u>	%
Right Side Elevation:	Stone	<u>11</u>	%	/	Stucco	<u>48</u>	%	/	Other	<u>41</u>	%
Rear Elevation:	Stone	<u>5</u>	%	/	Stucco	<u>88</u>	%	/	Other	<u>7</u>	%

Outback Relocation - Euless, TX.

Plan



**Proposed Building
Interior = 238 Seats /
58 Tables**

Gross Building Floor Area
Height in Feet to Highest Point
Number of Floors

6497 Sq. Ft.
24'-3"
One

Outback Relocation - Euless, TX.

MATERIALS



Exterior Paint Color
Sherwin Williams
Well-Bred Brown SW7027



Exterior Paint Color
Benjamin Moore
Squire Hill Buff BM 1068



Exterior Paint Color
Sherwin Williams
Rustic Red SW7593



Exterior Metal Finish
Berridge Manufacturing
DARK BRONZE



Stone Veneer
El Dorado Stone
Dry Creek Stack Stone



Canvas Awnings
Sunbrella
"Tresco Brick"



Exterior Wood Siding
Nichiha
"Vintage Wood"



Exterior Metal Trim
Berridge
"Colonial Red"

Outback Relocation - Euless, TX. Elevations



Front



Left

Outback Relocation - Euless, TX. Elevations



Rear



Right