

OWNER:
TEXAS ROADHOUSE
CONTACT: DUANE BANET
TEXAS ROADHOUSE HOLDINGS, LLC
6040 DUTCHMANS LANE, SUITE 400
LOUISVILLE, KENTUCKY 40205
EMAIL: DUANE.BANET@TEXASROADHOUSE.COM

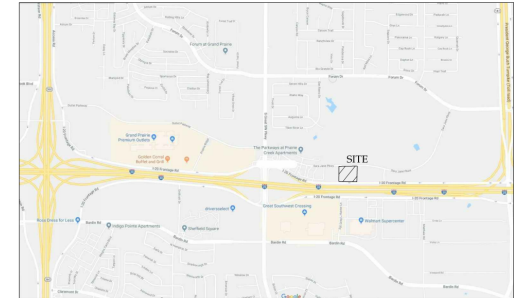
DEVELOPER:
TEXAS ROADHOUSE
CONTACT: DUANE BANET
TEXAS ROADHOUSE HOLDINGS, LLC
6040 DUTCHMANS LANE, SUITE 400
LOUISVILLE, KENTUCKY 40205
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ENGINEER:
GreenbergFarrow
CONTACT: MIKE HOLMES
21 SOUTH EVERGREEN AVENUE, SUITE 200
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Grand Prairie
— T E X A S —



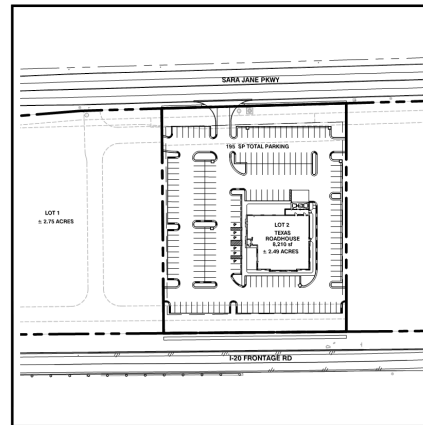
I-20
GRAND PRAIRIE, TEXAS 75052



Vicinity Map
SCALE: NTS



Keri Williams 1/2/2019
Engineers Signature and Date



Site Map
SCALE: 1" = 100'

Consulting Firm Tx. Reg. # F-4380

GF JOB NO. 2017012570

DATE: 1-2-2018

CASE #S190101

C1.0

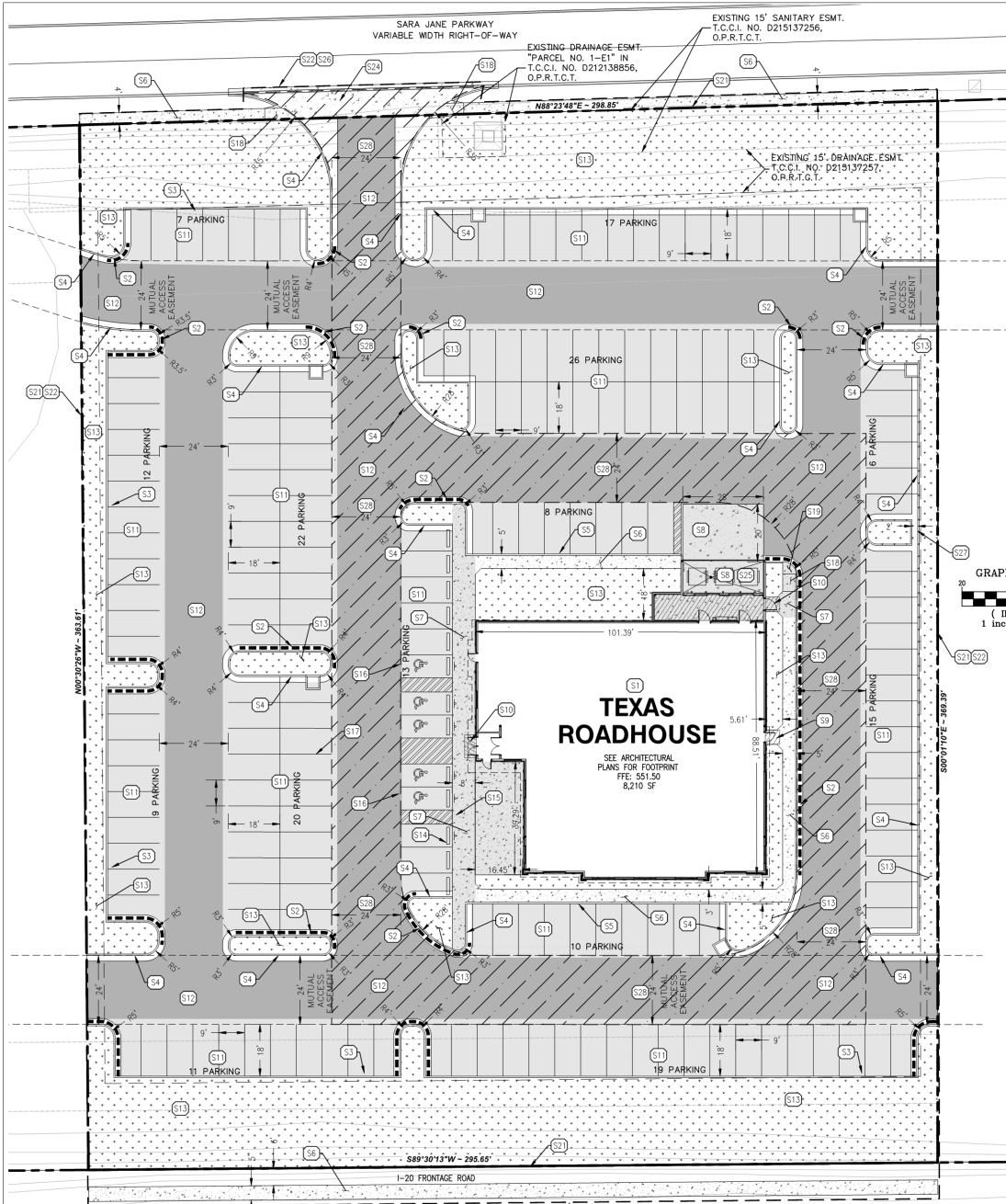
GreenbergFarrow.com | 21 South Evergreen Avenue, Suite 200, Arlington Heights, IL 60005 | 847.261.1100 | 11/20/2018 | 11/20/2018 | 11/20/2018

TEXAS ROADHOUSE, GRAND PRAIRIE, TEXAS

CITY FILE NO.

CITY FILE NO.

TEXAS ROADHOUSE, GRAND PRAIRIE, TEXAS



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 DISCREPANCY 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 STACKOUT.
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 RADI 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 PRE-FORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
17. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
18. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
19. TENANT GENERAL CONTRACTOR SHALL CONTACT LOCAL UTILITY COMPANIES PRIOR TO ANY SITE EXCAVATION.

SITE PLAN KEY NOTES

- S1 PROPOSED TEXAS ROADHOUSE BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S2 PROPOSED 6" P.C. CONCRETE REVERSE PITCH CURB AND GUTTER
- S3 PROPOSED 6" P.C. CONCRETE BARRIER CURB, SEE DETAIL SHEET 8.1
- S4 PROPOSED 6" P.C. CONCRETE CURB AND GUTTER, SEE DETAIL SHEET C8.0, GUTTER PAN CROSS SLOPE TO BE ADA ACCESSIBLE
- S5 PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK, SEE DETAIL SHEET 8.0
- S6 PROPOSED 5" P.C. CONCRETE SIDEWALK, SEE DETAIL SHEET C8.0
- S7 PROPOSED 5" INTEGRAL BLACK COLORED P.C. CONCRETE SIDEWALK, SEE DETAIL SHEET C8.0
- S8 PROPOSED 7" HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE PAVEMENT (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- S9 PROPOSED 6" INTEGRAL CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- S10 PROPOSED 6" INTEGRAL BLACK COLORED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- S11 PROPOSED PAVEMENT, SEE DETAIL SHEET C8.0
- S12 PROPOSED HEAVY DUTY PAVEMENT, SEE DETAIL SHEET C8.0
- S13 PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S14 PROPOSED PRECAST CONCRETE WHEEL STOP (TYP. OF 13), SEE DETAIL SHEET C8.0
- S15 PROPOSED ACCESSIBLE PARKING SIGN, SEE DETAIL SHEET C8.0
- S16 PROPOSED ACCESSIBLE PARKING STALL STRIPING AND SYMBOL, SEE DETAIL SHEET C8.0
- S17 PROPOSED 4" PAVEMENT STRIPING PER LOCAL CODE
- S18 PROPOSED ACCESSIBLE CURB RAMP AT 1:21 MAXIMUM SLOPE PER LOCAL CODES, SEE DETAIL SHEET C8.1
- S19 PROPOSED 5'x5' ADA LANDING, 2% MAX SLOPE IN ALL DIRECTIONS, SEE STRUCTURAL
- S20 PROPOSED TEXAS ROADHOUSE LIGHT POLE
- S21 PROPERTY LINE
- S22 GENERAL SCOPE OF WORK LIMITS. SCOPE MAY INCLUDE ITEMS OUTSIDE GENERAL LIMITS OR EXCLUDE ITEMS WITHIN. SEE KEYNOTES ON PLAN FOR ADDITIONAL INFORMATION
- S23 PROPOSED TEXAS ROADHOUSE MONUMENT SIGN
- S24 PROPOSED CONCRETE DRIVEWAY, PER CITY OF GRAND PRAIRIE STANDARD DETAILS
- S25 PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S26 SMOKE AND REMOVE EXISTING CURB AND GUTTER FOR NEW DRIVEWAY CONSTRUCTION
- S27 2 FOOT WIDE DRAINAGE CHANNEL
- S28 PROPOSED FIRE LANE

PAVEMENT HATCH LEGEND:

- S5 PROPOSED CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE COURSE
- S7 PROPOSED INTEGRAL BLACK COLORED CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE COURSE
- S8 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE PAVEMENT
6" PORTLAND CEMENT CONCRETE
6" COMPACTED SUBGRADE
(SEE STRUCTURAL PLANS AND GEOTECH REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- S9 PROPOSED CONCRETE LANDING
6" PORTLAND CEMENT CONCRETE WITH 6X6 W2.9XW2.9 WWF
4" AGGREGATE BASE COURSE
(SEE STRUCTURAL PLANS AND GEOTECH REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- S10 PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING
6" PORTLAND CEMENT CONCRETE WITH 6X6 W2.9XW2.9 WWF
4" AGGREGATE BASE COURSE
(SEE STRUCTURAL PLANS AND GEOTECH REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- S11 PROPOSED ASPHALT PAVEMENT
2" ASPHALTIC CONCRETE T200T ITEM 340 TYPE D
3" ASPHALTIC CONCRETE T200T ITEM 340 TYPE A OR B
6" LIME MODIFIED SUBGRADE
- S12 PROPOSED HEAVY DUTY ASPHALT PAVEMENT
2" ASPHALTIC CONCRETE T200T ITEM 340 TYPE D
3" ASPHALTIC CONCRETE T200T ITEM 340 TYPE A OR B
6" LIME MODIFIED SUBGRADE
- S13 PROPOSED LANDSCAPE AREA
(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S28 PROPOSED FIRE LANE

FLOOD PLAIN NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROJECT SITE IS LOCATED IN ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON MAP NO. 48439C0370K, DATED SEPTEMBER 25, 2009 FOR TARRANT COUNTY AND INCORPORATED AREAS.

SUBGRADE NOTE:

1. THE TOP 6" OF THE FINISH SUBGRADE SOLS DIRECTLY BENEATH THE PAVEMENTS SHALL BE CHEMICALLY TREATED WITH LIME OR LIME-FLYASH. SEE THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

EXISTING LEGEND:

- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING CONCRETE CURB
- EXISTING OVERHEAD POWER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING LIGHT POLE
- EXISTING WATER METER
- EXISTING GAS RISER
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING POWER POLE

SITE DATA:

1. ZONING DESIGNATION PD-29
2. PROPOSED USE A-2, RESTAURANT
3. SITE AREA 94,960 S.F. (2.18 ACRES)
4. BUILDING AREA 8,210 S.F.
5. BUILDING HEIGHT 28'-10" / 8.210 = 0.086
6. FLOOR AREA RATIO 25% (27,393 S.F.)
7. PERCENT LANDSCAPING 1 PER 100 S.F. DINING AND WAITING AREAS = 4,884 S.F. THUS 47 SPACES
8. PARKING CALCULATION 185 SPACES
9. TOTAL PARKING SPACES

CASE #519101

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t: 479 250 0587

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
11/19/2018	SITE PLAN REVIEW
12/13/2018	DRG. SUBMISSION
12/20/2018	DRG. RE-SUBMITTAL

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
KERI WILLIAMS
PROJECT MANAGER
MIKE HOLMES
QUALITY CONTROL
MIKE HOLMES
DRAWN BY
CODY SEXTON



PROJECT NAME
TEXAS ROADHOUSE

GRAND PRAIRIE TEXAS
I-20
GRAND PRAIRIE, TEXAS 75052



PROJECT NUMBER
201712570
SHEET TITLE

SITE PLAN

SHEET NUMBER
C4.0