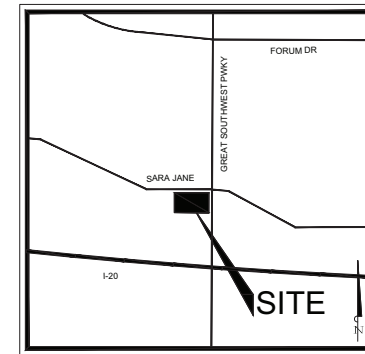
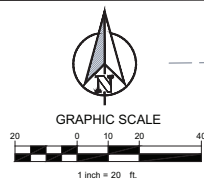







EXHIBIT B - Site Plan



LEGEND	
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
B.F.R.	BARRIER FREE RAMP
	EXISTING FIRE LANE
	PROPOSED SIDEWALK PER CITY STANDARDS

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48439C0370K, DATED SEPTEMBER 25 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

BENCHMARK DESCRIPTION

BENCHMARK 1: A MAG NAIL WITH A METAL WASHER STAMPED "JH LAND SURVEYING" SET IN CONCRETE CURB (LOCATED APPROXIMATELY 1/4" EAST FROM THE CENTERLINE OF S. GREAT SOUTHWEST PARKWAY). BENCHMARK ELEVATION = 552.55' (NAVD'83).

BENCHMARK 2: A MAG NAIL WITH A WASHER STAMPED "JH LAND SURVEYING" SET IN CONCRETE CURB (MEDIAN, LOCATED APPROXIMATELY 62' SOUTHEASTERLY FROM A 12" REBAR STAMPED "JH LAND SURVEYING" SET IN CONCRETE CURB). BENCHMARK ELEVATION = 551.22' (NAVD'83).

SUBJECT TRACT, APPROXIMATELY 79' SOUTH OF THE CENTERLINE INTERSECTION OF S. GREAT SOUTHWEST PARKWAY AND OUTLET PARKWAY.

BENCHMARK ELEVATION = 551.22' (NAVD'83).

PROJECT #: SU181102 / S181103	
PREPARED BY:	LEGAL DESCRIPTION:
JPH LAND SURVEYING, INC. 807 BLUEBONNET DRIVE, SUITE C KELLER, TEXAS 76248 (817) 431-4971 WWW.JPHLANDSURVEYING.COM	1.287 ACRES LOT 1, BLOCK A SOUTHVIEW 20 ADDITION VOLUME 388-143, PAGE 93, P.R.T.C. CITY OF GRAND PRAIRIE TARRANT COUNTY, TEXAS

ADDITION:
NEW CONSTRUCTION
ADDRESS:

3902 S GREATER SOUTHWEST PARKWAY
CITY: STATE:
GRAND PRAIRIE TX

COUNTY	SURVEY:	ABSTRACT NO.
TARRANT	C.D. BALL SURVEY	NO. 197

L/C NUMBER:	SHEET NAME
042-0304	SITE PLAN

		SITE PLAN
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[illegible]

McDONALD'S

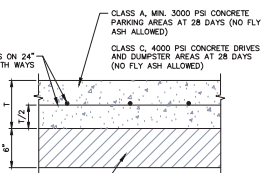
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION
AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

3902 S GREATER SOUTHWEST PARKWAY
DALLAS, TEXAS 75219

MCDONALD'S (U.S.) INC. 04-0304

ADDRESS 511 E. JOHN CARPENTER FIRM SUITE 375 IRVING, TX 75042

REGIONAL MGR.		SIGNATURE & REQUIRED) DATE	CO-SIGN SIGNATURE
CONST. MGR.			
OPERATIONS DEPT.			
REAL ESTATE DEPT.			
STATUS		DATE	BY
DATE DRAWN		9/21/2018	ASD
PLAN CHECKED		9/21/2018	MAM
ASBUILT			
SHEET NO.			
SP-1			



NOTE:
REFER TO GEOTECH REPORT FOR
FURTHER INFORMATION BY
TERRACON ENGINEERING DATED
10/27/2017 FOR ADDITIONAL INFO

SCARIFY AND COMPACT SUBGRADE BETWEEN 95% AND 105 % MAX. DRY DENSITY (STD. PROCTOR) AT A MOISTURE CONTENT BETWEEN -1% AND +3% ABOVE OPTIMUM. LIME STABILIZE (5% HYDRATED LIME DRY UNIT WEIGHT)

T = 5" PARKING AREAS (LIGHT DUTY)
 T = 6" DRIVES AISLES (MEDIUM DUTY)
 T = 7" DUMPSTER AREAS

CONCRETE PAVEMENT SECTION

SITE DATA SUMMARY						
ITEM	STANDARD	REQUIRED	PROVIDED	MEETS	NOTES	
BUILDING AREA	UDC		6,251	YES		
BUILDING DINING AREA			1,638			
BUILDING HT.	UDC	25' MAX	21'-7"	YES		
ZONING		PD-32	PD-32	YES		
PROPOSED USE			RESTAURANT	YES		
FLOOR AREA RATIO	UDC	0.5:1 MAX	0.11	YES		
LOT AREA	UDC	5,000 MIN	56,073	YES		
LOT WIDTH	UDC	50'	160'	YES		
LOT DEPTH	UDC	100'	286'	YES		
FRONT SETBACK	UDC	25'	25'	YES		
REAR SETBACK	UDC	0'	0'	YES		
SIDE SETBACK	UDC	0'	0'	YES		
MIN. LANDSCAPING	UDC	10%	12%	YES		
IMPERVIOUS COVER	UDC		88%			
TOTAL IMPERVIOUS			49,504			
PARKING		17 (150/100 SF)	50			
HC PARKING	ADA/TAS	2	2	YES		1 / 100 SF OF DINING

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

SITE PLAN

SP-1