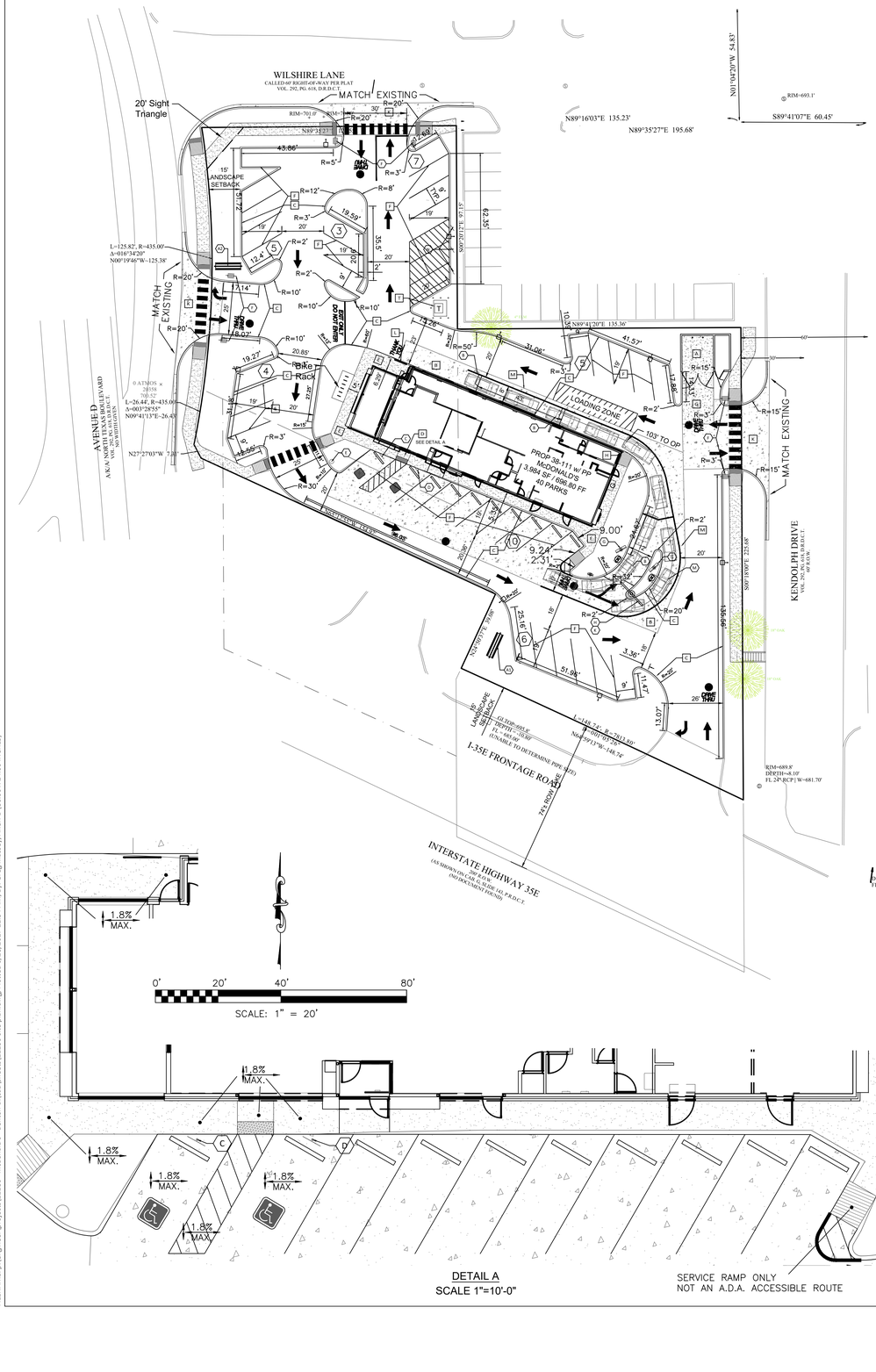

DETAIL A
SCALE 1"=10'-0"

SERVICE RAMP ONLY
NOT AN A.D.A. ACCESSIBLE ROUTE

DETAIL 'A' NOTE:

1. ALL NEWLY CONSTRUCTED SIDEWALKS TO HAVE MAX. CROSS SLOPE OF 1.8% AND MAX. RUN OF 4.8%.
2. ALL NEWLY CONSTRUCTED HANDICAP RAMPS TO HAVE MAX. CROSS SLOPE OF 1.8% MAX. RUN OF 8%.
3. ALL NEWLY CONSTRUCTED HANDICAP PARKING STALLS AND ACCESS AISLES TO HAVE MAX. CROSS SLOPE OF 1.8% AND MAX. RUN OF 1.8%.
4. CONTRACTOR TO FIELD ADJUST TO MEET EXISTING GRADE AND NOT EXCEED MAX. SLOPES.

LEGEND OF SYMBOLS

- air conditioner
- borehole
- CATV cable tv
- EM electric meter
- fence or handrail
- FDC fire dept. connection
- FH fire hydrant
- guard rail
- grease trap
- GP bollard
- GI grate inlet
- GM gas meter
- GAS gas line
- GUY utility pole anchor
- IV irrigation valve
- landscape or tree line
- LP light pole
- MB mailbox
- MW monitoring well
- OU overhead utility lines
- PE pool equipment
- road sign
- silt fence
- 356.7' spot elevation
- sanitary sewer manhole
- S sanitary sewer pipe
- storm water manhole
- ST storm water pipe
- telephone manhole
- TFL tank fill lid
- TR telephone riser
- traffic signal pole
- CO utility clean out
- UC utility cabinet
- UV utility vault
- utility markings (line color = color of markings)
- UP utility pole
- UP/UG utility pole with riser
- utility sign
- water shutoff
- WV water valve
- water manhole
- WM water meter
- well
- W water line
- one-foot contour lines (NAVD 1988)
- tree
- diameter in inches at breast height
- ornamental tree

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

SIGN SCHEDULE

SYM	QTY	DESCRIPTION
A1	1	ROAD SIGN, 90-200, 40' HIGH max.
A2	1	GROUND SIGN, 60 sq.ft., 20' HIGH max.
B	3	PRIMARY DETECTOR LOOP - (REF DTL 5, SHT SD2)
C	1	HANDICAPPED PARKING SIGN VAN ACCESSIBLE
D	1	HANDICAPPED PARKING SIGN
E	1	FLAG POLE (REF DTL 1, SHT SD7) (OPTIONAL)
F	6	DIRECTIONAL SIGN, 70--- (REF DTL 4, SHT SD2)
G	2	O.P.O. MENU BOARD
H	1	DOUBLE VEHICLE HEIGHT WARNING SIGN (OPTIONAL)
K	1	DOUBLE VEHICLE HEIGHT DETECTOR POLE
M	1	SECONDARY DETECTOR LOOP - (REF DTL 6, SHT SD2)
N	3	OOSP - (REF DTL 2, SD11)

SITE PLAN NOTES:

- REFER TO C6.1 FOR SITE PLAN DETAILS.
- REFER TO C1.0 FOR GENERAL NOTES.

PROPOSED LINE LEGEND

- PROJECT LIMITS
- CENTERLINE
- BUILDING SETBACK
- EASEMENTS
- RIGHT OF WAY
- PROPERTY LINE

SITE INFO

ZONING = DC-G
LOT AREA = 48,252 SF or 1.11 ACRES
BUILDING AREA = 4,829 SF STORAGE AREA = 845 SF NET BLDG. AREA = 3,984 SF
PARKING REQUIRED - 40 SPACES STANDARD - 38 SPACES HANDICAP - 2 SPACES
PARKING PROVIDED - 40 SPACES STANDARD - 38 SPACES HANDICAP - 2 SPACES

SITE LEGEND

- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE (APPROACH/DUMPSTER PAD)
- HEAVY DUTY CONCRETE (DRIVE THRU)
- SIDEWALK
- PAVEMENT SAFETY STRIPING
- PROP. CURB AND GUTTER

SITE PLAN NOTES

- A - TRASH ENCLOSURE, EXTERIOR TO MATCH BUILDING (SEE DETAILS ON SHEET TE1)
- B - 6" THICK 4,000 PSI CONCRETE PAD W/ #4 BARS ON CHAIRS @ 12" C/C EACH WAY (DRIVE THRU PAD)
- C - 6x18 CURB & GUTTER (TYP.) (SEE DETAIL 12, SHEET SD10)
- D - HANDICAPPED RAMP PER ADA SPECIFICATIONS
- E - 4" THICK 3500 PSI CONCRETE WATERPROOF SIDE WALKS, BROOM FINISH (TYPICAL)
- F - PAINTED STRIPES (TYPICAL)
- G - 7" THICK 4,000 PSI CONCRETE PAD W/ DOUBLE #4 BARS ON CHAIRS @ 12" C/C EACH WAY (TRASH ENCLOSURE / PAD)
- H - GUARD POST (SEE DETAIL 4, SHEET TE1)
- I - LIGHT POLE (SEE SHEET SD12 FOR FOOTING)
- J - 1,500 GALLON GREASE TRAP
- K - 6" REINFORCED CONCRETE APPROACH (PER CITY AND STATE SPECS.)
- L - PEDESTRIAN SAFETY HANDRAIL
- M - YELLOW PAINTED SAFETY STRIPE
- T - PROPOSED ELECTRIC TRANSFORMER (per COD)

	DDC REQUIREMENT	PROVIDED
LOT AREA (sq.ft.)	None	48,216
BUILDING AREA (sq.ft.)	500	4,829
BUILDING FOOTPRINT (sq.ft.)	500	4,829 (3,984 excl. storage)
LOT COVERAGE (%)	85% Max.	81.0%
OPEN SPACE (%)	15%	19.0%
FLOOR AREA RATIO (FAR)	3:1	.10:1
BUILDING HEIGHT	100' max.	18.8
IMPERMEABLE PARKING SPACES	49	40
PERMEABLE SPACES	0	0
ACCESSIBLE PARKING SPACES	2	2
QUEUING SPACE (ft.)	100	192

SITE SURVEY PREFORMED BY JPH LAND SURVEYING, IN MAY, 2016), AND PROVIDED TO RED PLAINS PROFESSIONAL ON DECEMBER 05, 2016 BY ERIC ZOLLINGER. RED PLAINS PROFESSIONAL ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY INFORMATION.

Texas 811 Know what's below. Call before you dig.

CALL PRIOR TO DIGGING: 811 or 1-800-DIG-TESS
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY SURFACE INFORMATION AND RECORD DRAWINGS. ENGINEER AND SURVEYOR MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE UNDERGROUND UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. HOWEVER, ENGINEER AND SURVEYOR FURTHER DO NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED EITHER VERTICALLY OR HORIZONTALLY. ENGINEER AND SURVEYOR HAVE NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY PROBING, EXCAVATING, HYDRO-VAC, OR BY ANY OTHER MEANS.

FOR CITY OF DENTON USE ONLY
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FOR CITY OF DENTON USE ONLY
FOR CITY OF DENTON USE ONLY
CoD PROJECT No. S17-0004

DEVELOPER: MCDONALDS USA
SURVEY: ----
ARCHITECT: ROGUE ARCHITECTS
GEOTECH. ENGINEER: --
CITY ENGINEER: FRANK PAYNE
CITY PLANNER: JULIE WYATT

SITE PLAN ANNOTATIONS

(22) - NUMBER OF PARKING SPACES IN PARKING ROW

MCDONALDS SITE # 042-3176

135 & N TEXAS BLVD
DENTON, TX

EXHIBIT G1 - SITE DIMENSION PLAN

RED PLAINS
PROFESSIONAL, INC.
CIVIL ENGINEERING • GIS • PLANNING • CONSTRUCTION MANAGEMENT
www.red-plains.com

FINAL PLANS

STATE OF TEXAS
MARK ALLEN STEVENS
103250
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PROFESSIONAL ENGINEER
PRELIMINARY FOR REVIEW ONLY

Red Plains Professional, Inc.
2933 S. Bryant Avenue
Edmond, Oklahoma, 73013
Telephone: (405) 341-4031
FAX: (405) 341-4037

CERTIFICATE OF AUTHORIZATION
NO. 9884
JUNE 30, 2018

NO.	DATE	DESCRIPTION
		REVISIONS

PROJ. NO. 21186

SHEET NO. C6.0

FILENAME: p:\engineer\projects\21186 - mcdonald's - denton tx\cad\sheets\21186-site plan.dwg, Plotted 6/28/2017 11:54 AM, By: Greg Massey, ARCH D (36.00 X 24.00 INCHES)