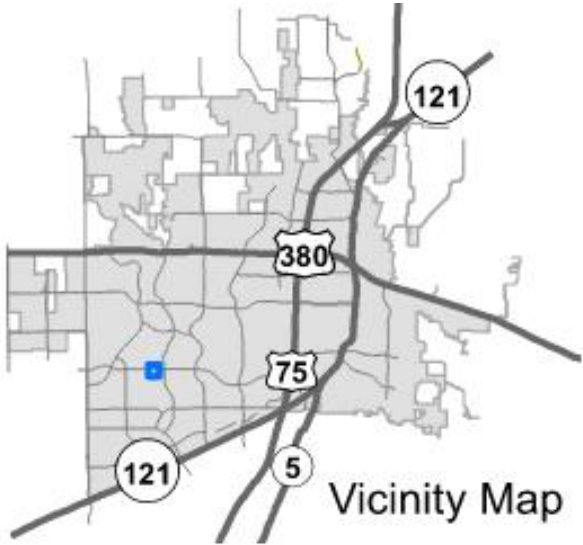
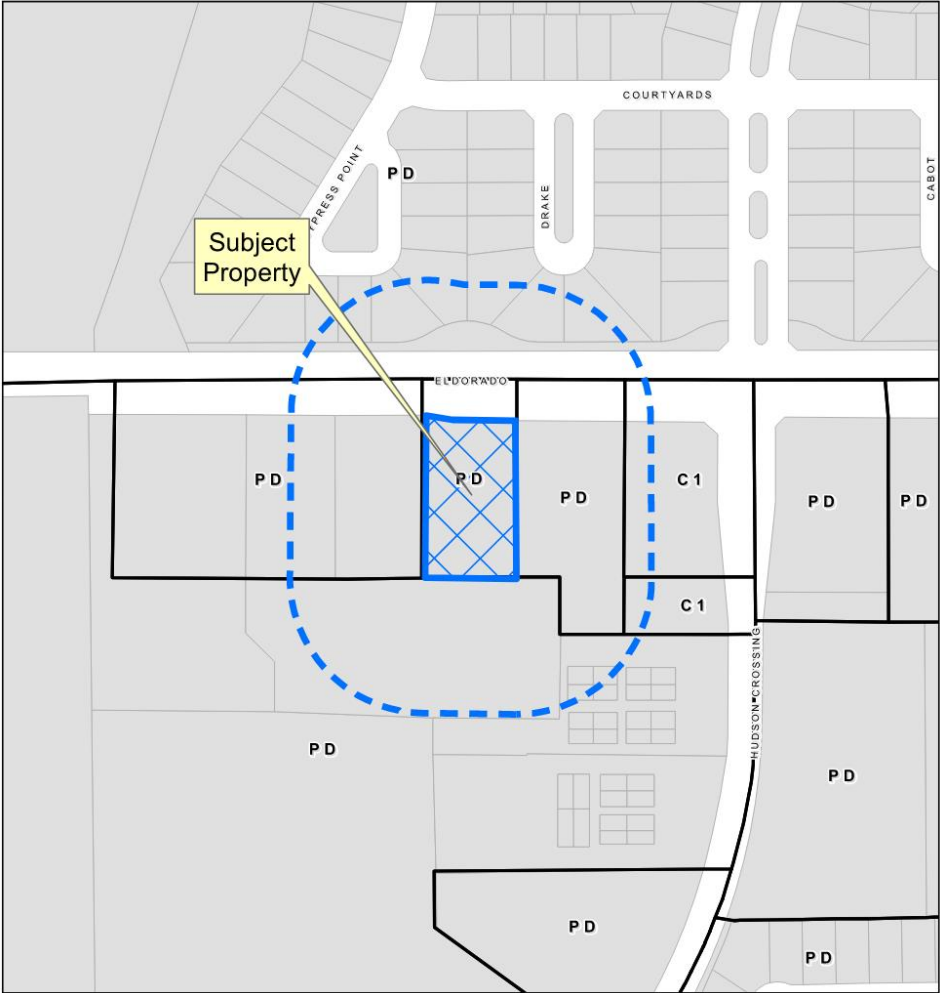


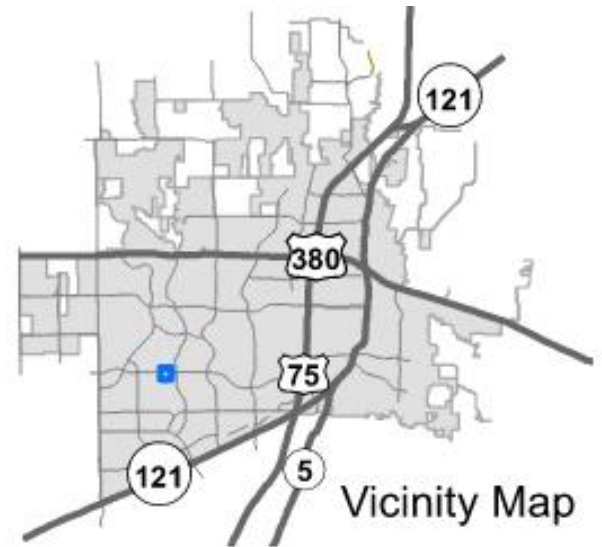
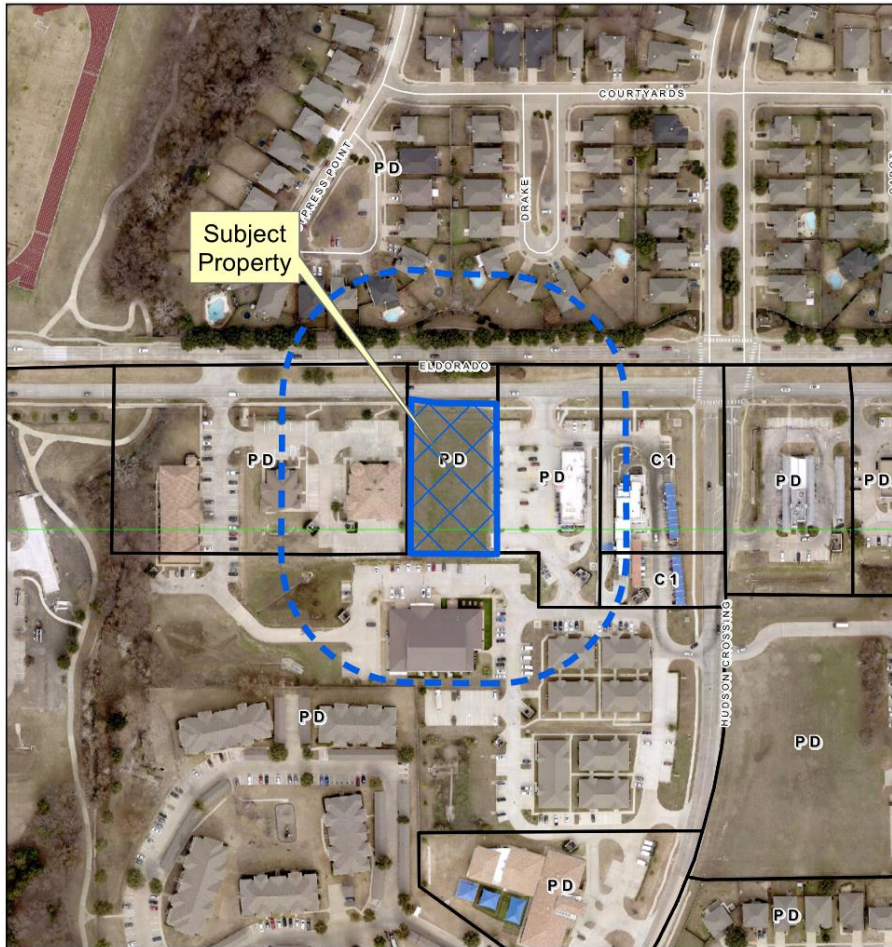
Popeye's on Eldorado SUP

20-0008SUP

Location Map



Aerial Exhibit



Looking
Southeast from
Eldorado



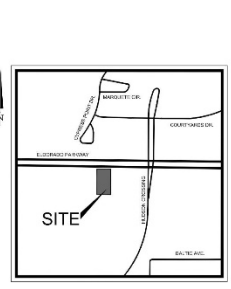
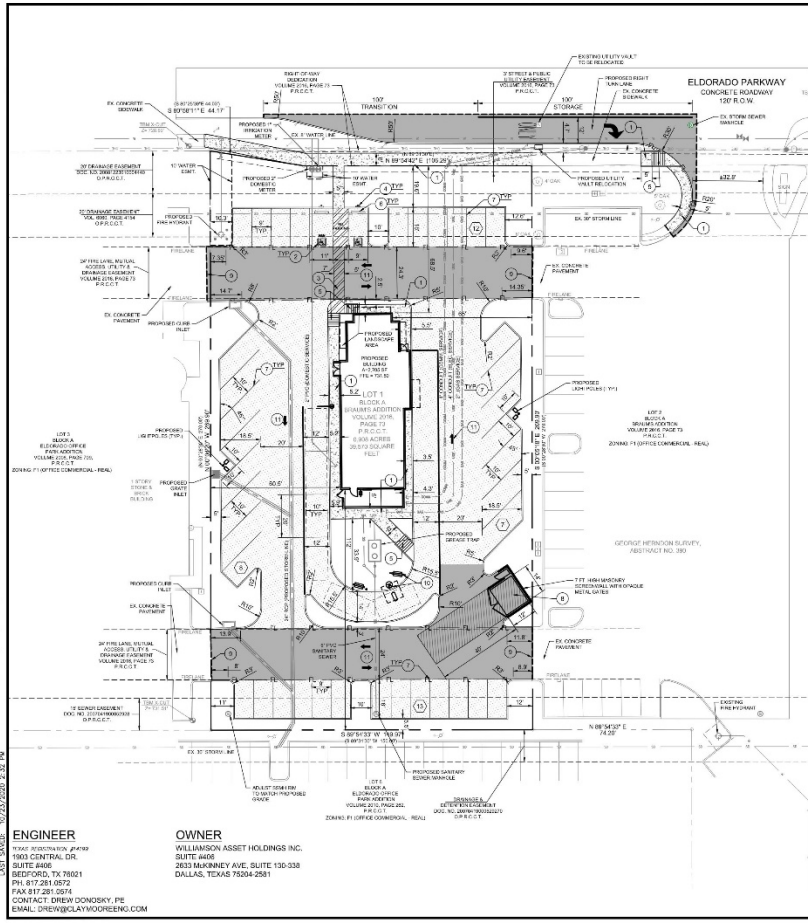
Looking North
From
Neighboring
Property



Looking
Southwest from
Eldorado



Proposed SUP Exhibit

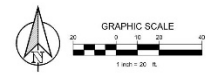


CONSTRUCTION SCHEDULE

1	CONCRETE SIDEWALK
2	HANDSCAP SYMBOLS
3	PAVEMENT STRIPING
4	HANDSCAP SYMBOLS
5	ADA RAMP - 12" WALK SLOPE
6	CLUB ROOM
7	PARKING STALL STRIPING COLOR: WHITE/TYP
8	1" SIGN (ENCLOSURE, SEE ARCH. PLANS FOR DETAILS)
9	SHOULDER FULL DEPTH EXISTING PAVEMENT
10	ORDER MEAS BOARD, SEE ARCH. PLANS FOR DETAILS
11	UNIFORM SIGNAGE, SEE ARCH. PLANS FOR DETAILS

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - AN EXTRA BACK OF CURB PER CUBIC YARD IS REQUIRED FOR ALL DRIVEWAYS.
 - ALL ROAD PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FREE LAKE SHALL BE PER CITY STANDARDS AND DETAILS.
 - ALL SIGN UNITS TO BE ROOF MOUNTED. NOTE: SIGNING OF ROOF MOUNTED EQUIPMENT MUST BE 4 FT TALLER THAN THE EQUIPMENT.

- NOTES**
- GRAVITATION CONTAINMENT SCREENING WALLS WILL BE 12" HEIGHT BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH INCLUDING A METAL GATE, FRAMED AND PAINTED, AND THE SIGNATION FOR FENCING SCREENING WALLS GATES AND METAL GATE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT TO BE ROOF MOUNTED. UNITS SHALL BE SCHEDULED FROM VENTS FROM THE R.C. RIGHT-OF-WAY AND FROM NEIGHBORING RESIDENTIAL PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE DISTRIBUTED AND OPERATED IN CONFORMANCE WITH CHAPTER 107 OF THE CITY OF HOUSTON CODE OF ORDINANCES.



LEGEND

[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	LIGHT DUTY CONCRETE PAVEMENT
[Symbol]	SLUMPSTEER CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPERTY LINE
[Symbol]	FULL-DEPTH SAWCUT
[Symbol]	FAREWELL LINE
[Symbol]	PARKING COUNT

SITE DATA TABLE

SITE AREA (NET ROW TAKE)	0.99 AC (93,370 SF)
LEGAL DESCRIPTION	LOT 11 BLOCK 4 BRUMLEY ADDITION
EXISTING ZONING	"P" ORDINANCE NO. 2311 05-01
PROPOSED USE	RESTAURANT W/ DRIVE THRU
PROPOSED BUILDING AREA	3,785 SF
PROPOSED BUILDING HEIGHT	21' 10"
LOT COVERAGE	0.88%
FLOOR AREA RATIO	0.68% 1
PERVIOUS AREA	11,915 SF
IMPERVIOUS AREA	27,455 SF
PERCENT IMPERVIOUS	69.8%

PARKING REQUIRED

REQUIRED (1 SPACE PER 100 SF)	18 SPACES
PROVIDED	40 SPACES TOTAL
EXCESS	22 SPACES TOTAL

BENCHMARKS

SITE BENCHMARK NO. 1 - 12" DIA. 40' SET ON TOP EXISTING CONCRETE CURB LOCATED AT FOUR CORNERS OF PROPERTY. SELECT ONE (1) SITE BENCHMARK TO 3" DIA. 12" DIA. PINS SET ON TOP OF A CONCRETE FOUNDATION ON OR NEAR PROPERTY CORNER. ELEVATION: 78.12'

SITE PLAN
CASE NO.: SUP2020-0008

POPEYES MCKINNEY

OWNER	WILLIAMSON ASSET HOLDINGS INC.
ADDRESS	3033 MCKINNEY AVE. SUITE 130-033 DALLAS, TEXAS 75204-2581
OWNER	MCKINNEY
ADDRESS	1000 GORGE BLVD. SUITE 300 COLLEEN, TEXAS 75006

CLAY MOORE ENGINEERING

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION PERMITS
ALL DIMENSIONS AND LOCATIONS SHOWN ARE APPROXIMATE
FOR ALL DETAILS, SEE SPECIFICATIONS

POPEYES
6611 W ELDORADO PARKWAY
MCKINNEY, TX
CASE NO.: SUP2020-0008

SITE PLAN

DATE	DATE
ISSUED	DATE
REVISED	DATE
DATE	DATE

SP-1

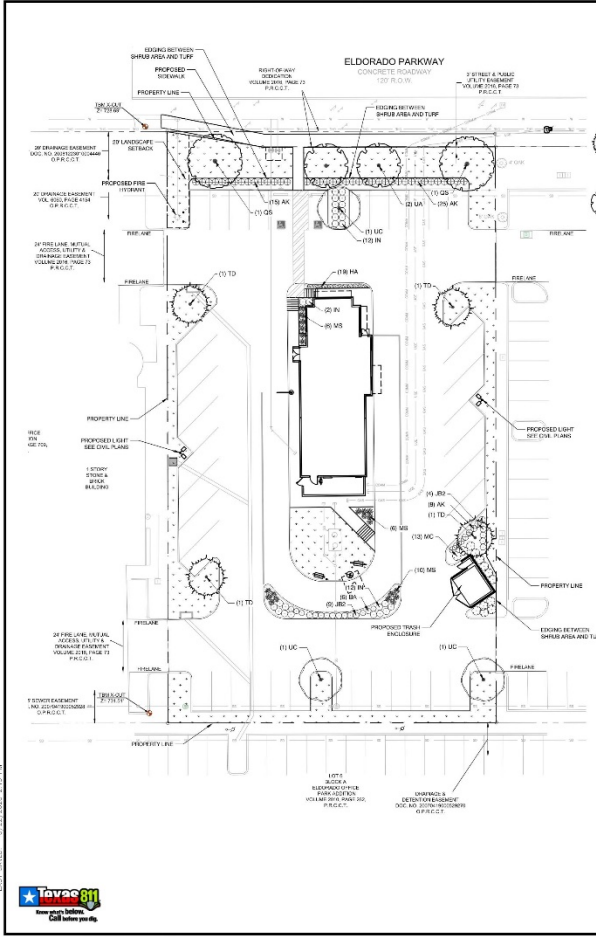
DESIGNED BY: MARK FORMER, P.E.
DRAWN BY: JESSICA WOODRUFF, P.E.
CHECKED BY: JESSICA WOODRUFF, P.E.
DATE: 02/22/2020

ENGINEER
CLAY MOORE ENGINEERING
1903 CENTRAL DR.
SUITE 6000
BEDFORD, TX 76011
PH: 817.281.0572
FAX: 817.281.0574
CONTACT: DREW CONROY, PE
EMAIL: DREW@CLAYMOOREENG.COM

OWNER
WILLIAMSON ASSET HOLDINGS INC.
SUITE 4406
3033 MCKINNEY AVE. SUITE 130-033
DALLAS, TEXAS 75204-2581

Proposed Landscape Plan Exhibit

PRINTED BY: EVERS DESIGN GROUP, L.L.C. DATE: 01/11/2024
 LOCATION: 6611 W. ELK PARKWAY, ARLINGTON, TEXAS 76010
 PROJECT NO.: 2023-11-21-005



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	COL.	SIZE	SPACING
	OS	2	Quercus shumardii Shumard Red Oak	B & B	4'0" dia	12' minimum
	TD	4	Taxodium distichum Ball Cypress	B & B	4'0" dia	12' minimum
	UC	3	Ulmus parvifolia Cedar Elm	B & B	4'0" dia	12' minimum
	UA	2	Ulmus parvifolia 'Atlas' Atlas Cedar Elm	B & B	4'0" dia	12' minimum

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	AK	40	Acacia saligna Kathleen's Acacia	3 gal	30" OC	24" MIN
	BA	6	Baccharis thurberi 'Araucaria' Araucaria Baccharis	3 gal	30" OC	24" MIN
	FI	26	Neoviviparva flava Dwarf Yucca	3 gal	30" OC	24" MIN
	JAZ	13	Juncus torreyana 'Blue Chip' Blue Chip Juniper	3 gal	30" OC	24" MIN
	MS	22	Maxillaria speciosa 'Atalage' Atalage Spider Orchid	3 gal	30" OC	
	VC	13	Yucca confertifolia Star Yucca	5 gal	30" OC	30" MIN

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING
	CT	7,181 SF	Cynodon dactylon 'Tif Dief' Demsalu Grass	sod		
	HA	10	Heterostachys 'African Grass' Dwarf Eragrost Day Lily	1 gal		

- #### GENERAL GRADING AND PLANTING NOTES
1. ALL PLANTING AREAS SHALL BE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
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 9. ALL PLANTING AREAS SHALL BE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
 10. ALL PLANTING AREAS SHALL BE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.

LANDSCAPE CALCULATIONS

ITEM	QUANTITY	UNIT
GRASS	7,181	SQ. FT.
SHRUBS	100	PLANTS
TREES	12	TREES
IRIGATION	100	LINEAL FEET

ROOT BARRIERS

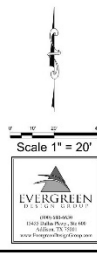
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL PLANTED TREES THAT ARE LOCATED WITHIN 5 FEET OF PARKING OR DRIVEWAYS. ROOT BARRIERS SHALL BE 24" HIGH AND 12" WIDE. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO DRIVEWAYS. INSTALL PANELS FOR MANUFACTURER'S RECOMMENDATIONS. USE ONLY CONCRETE OR METAL BARRIERS. THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOT BALL.

MULCHES

FOR ALL PLANTING AREAS, THE CONTRACTOR SHALL INSTALL A LAYER OF 1-1/2" SHREDED WOOD MULCH. NATURAL, UNWEED COVER MULCH SHALL BE USED IN ALL PLANTING AREAS EXCEPT FOR TURF AND SEEDING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO THE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT UNCOVERED. MULCHES SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS OF THE GENERAL CONDITIONS AND SPECIFICATIONS AND SHALL BE SUBJECT TO INSPECTION.

IRRIGATION CONCEPT

ALL IRRIGATION AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ANY NEW IRRIGATION SYSTEM SHALL BE INSTALLED WITHIN 14 DAYS OF THE START OF CONSTRUCTION. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS OF THE GENERAL CONDITIONS AND SPECIFICATIONS AND SHALL BE SUBJECT TO INSPECTION.



EVERGREEN
DESIGN GROUP

10000 W. HIGHTWAY 175, SUITE 100
DALLAS, TEXAS 75244

POPES ENGINEERING

6611 W. ELK PARKWAY
ARLINGTON, TEXAS 76010
CASE NO.: SUP2024-0008

LANDSCAPE PLANTING

SHEET
LP-1

