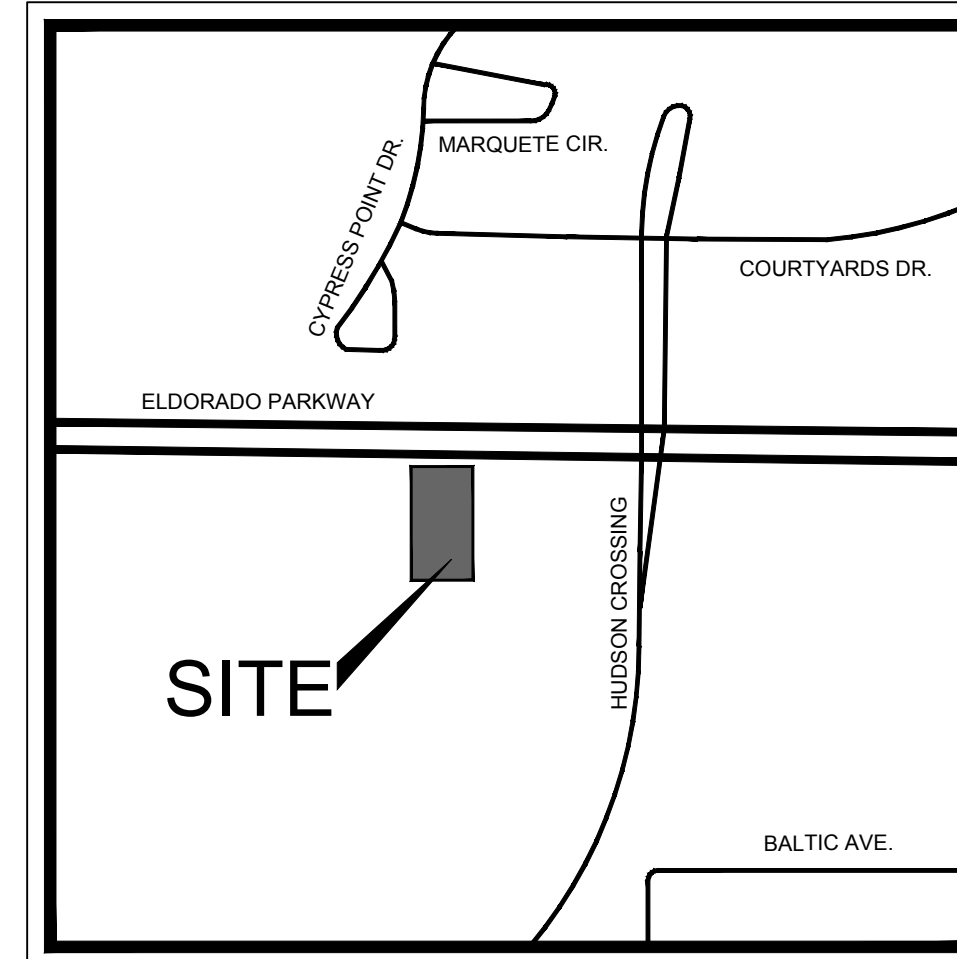
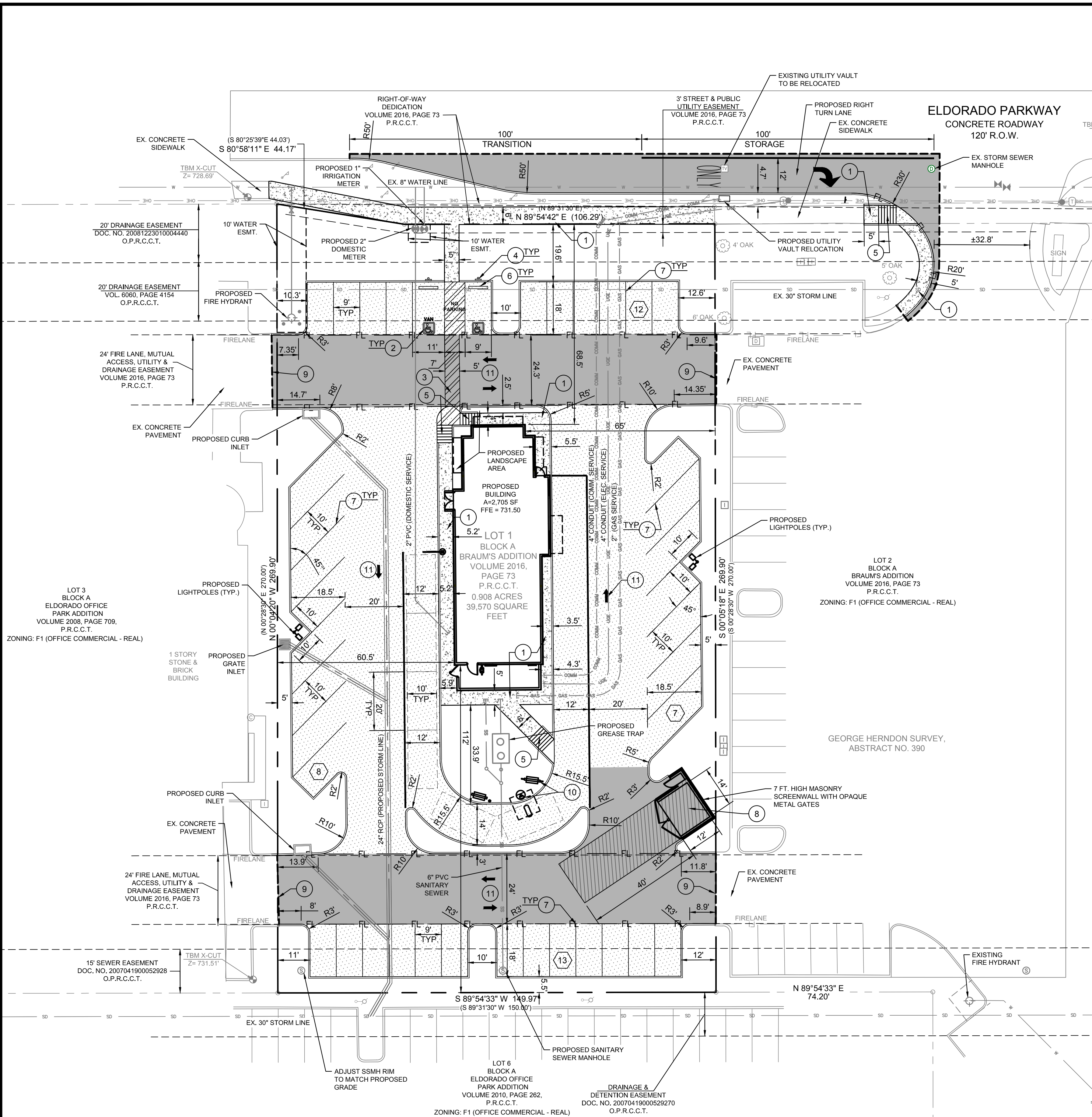


PLOTTED BY: MARK TORRES
 PLOT DATE: 10/23/2020 3:10 PM
 LOCATION: Z:\PROJECTS\2020-103 CSM MCKINNEY POPEYES\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 10/23/2020 2:32 PM

ENGINEER
 TEXAS REGISTRATION #14199
 1903 CENTRAL DR.
 SUITE #406
 BEDFORD, TX 76021
 PH. 817.281.0572
 FAX 817.281.0574
 CONTACT: DREW DONOSKY, PE
 EMAIL: DREW@CLAYMOOREENG.COM

OWNER
 WILLIAMSON ASSET HOLDINGS INC.
 SUITE #406
 2633 MCKINNEY AVE, SUITE 130-338
 DALLAS, TEXAS 75204-2581

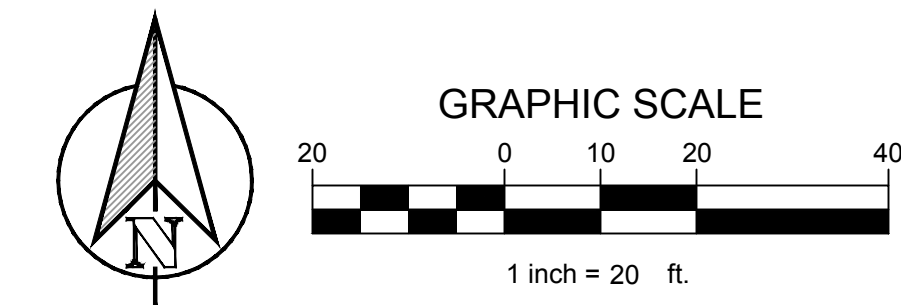


VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
1	CONCRETE SIDEWALK
2	HANDICAP SYMBOL
3	PAVEMENT STRIPING
4	HANDICAP SIGN
5	ADA RAMP, 12:1 MAX. SLOPE
6	CURB STOP
7	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
8	TRASH ENCLOSURE. SEE ARCH. PLANS FOR DETAILS
9	SAWCUT FULL DEPTH EXISTING PAVEMENT
10	ORBER MENU BOARD. SEE ARCH. PLANS FOR DETAILS
11	DIRECTIONAL ARROWS 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 SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
 - ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.
 - ALL HVAC UNITS TO BE ROOF MOUNTED. NOTE: SCREENING OF ROOF MOUNTED EQUIPMENT MUST BE 1 FT. TALLER THAN THE EQUIPMENT.

- NOTES:**
- SANITATION CONTAINER SCREENING WALLS WILL BE 7' HEIGHT BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



LEGEND	
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	LIGHT DUTY CONCRETE PAVEMENT
[Symbol]	DUMPSTER CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPERTY LINE
[Symbol]	FULL-DEPTH SAWCUT
[Symbol]	EASEMENT LINE
[Symbol]	PARKING COUNT

SITE DATA TABLE	
SITE AREA (NET ROW TAKE)	0.908 AC (39,570 SF)
LEGAL DESCRIPTION	LOT 1 / BLOCK A BRAUM'S ADDITION
EXISTING ZONING	"PD" ORDINANCE NO. 2011-05-031
PROPOSED USE	RESTAURANT W/ DRIVE THRU
PROPOSED BUILDING AREA	2,705 SF
PROPOSED BUILDING HEIGHT	21' - 10'
LOT COVERAGE	6.83%
FLOOR AREA RATIO	0.068 : 1
PERVIOUS AREA	11,915 SF
IMPERVIOUS AREA	27,655 SF
PERCENT IMPERVIOUS	69.88%

PARKING DATA TABLE	
PARKING REQUIRED	19 SPACES
RESTAURANT: 1 SPACE PER 150 SF (2,705 SF)	
PARKING PROVIDED	40 SPACES TOTAL
STANDARD PARKING SPACE	38 SPACES TOTAL
ADA PARKING SPACE	2 SPACES TOTAL

BENCHMARKS	
SITE BENCHMARK NO. 1: "X" CUT WAS SET ON TOP EXISTING CONCRETE CURB LOCATED AT SOUTHWEST CORNER OF PROPERTY. ELEVATION: 731.51	
SITE BENCHMARK NO. 2: AN "X" CUT WAS SET ON TOP OF A CONCRETE SIDEWALK LOCATED AT NORTHWEST PROPERTY CORNER. ELEVATION: 728.69	

SITE PLAN CASE NO.: SUP2020-0008	
POPEYES MCKINNEY	
0.908 ACRES LEGAL DESCRIPTION: BRAUM'S ADDITION - VOL. 2016, PG 73 P.R.C.C.T.	
CITY: MCKINNEY	STATE: TEXAS
COUNTY: COLLIN	SURVEY: GEORGE HERNDON SURVEY
ABSTRACT NO. 390	



PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: DREW DONOSKY
 P.E. No. 125651 Date: 10/23/2020

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

NO.	DATE	REVISION	BY

SITE PLAN

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	ASD
DATE:	10/23/2020

SHEET

SP-1

File No. 2020-103