

- LEGEND:**
- PROPERTY LINE
 - ADJOINED PROPERTY
 - BUILDING SETBACK LINE
 - EASEMENTS
 - EXISTING CURB
 - PROPOSED CURB AND GUTTER
 - PAINTED STRIPE (TRAFFIC WHITE)
 - PAINTED WALKWAY (TRAFFIC WHITE)
 - CONCRETE PAVEMENT
 - MUTUAL ACCESS EASEMENT
 - FIRE LANE
 - 4" THICK CONCRETE SIDEWALK
 - INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
 - PARKING STALL COUNT
 - SITE LIGHTING (SEE ELECTRICAL PLANS)

ROOF TOP UNITS SCREENING:

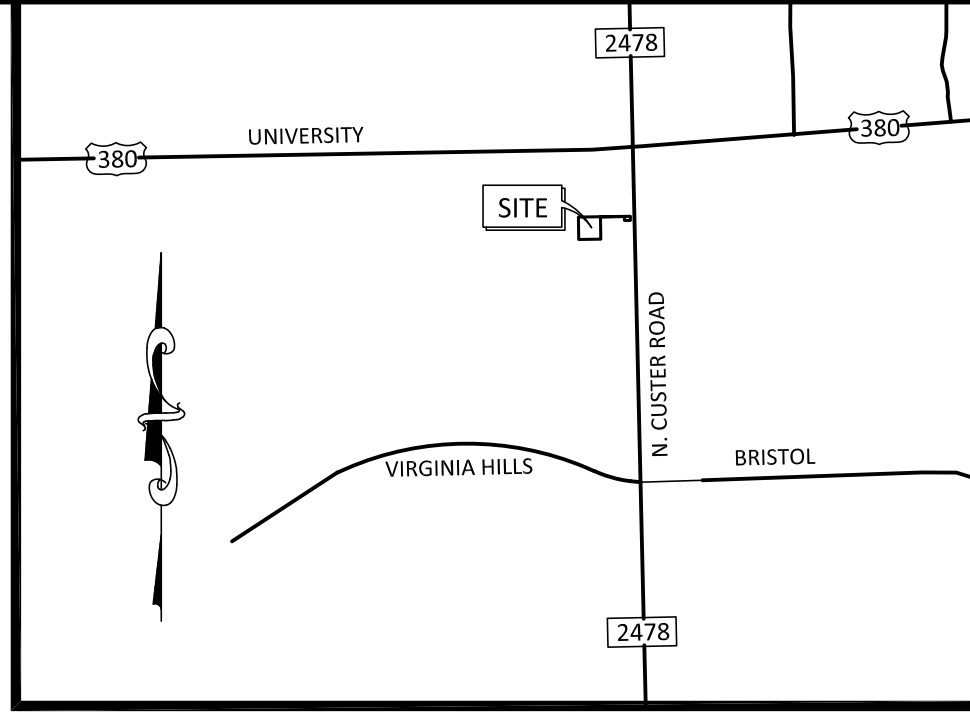
SCREENING SHALL BE A MINIMUM OF ONE FOOT HIGHER THAN THE HEIGHT OF THE EQUIPMENT, AND SCREENING MATERIAL SHALL BE CONSISTENT WITH THE BUILDING MATERIALS OF THE STRUCTURE ON WHICH THE EQUIPMENT IS PLACED.

NOTES BY SYMBOL:

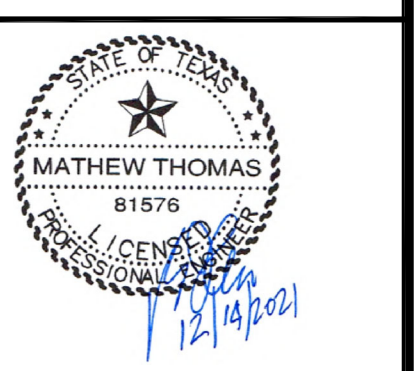
- 1 PROPOSED RESTAURANT STRUCTURE.
- 2 7' TALL DUMPSTER WITH CMU BLOCK ENCLOSURE WITH SOLID METAL GATES. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- 3 ADA COMPLIANT PARKING SPACE
- 4 ACCESSIBLE PARKING VAN ACCESSIBLE POLE SIGNAGE & WHEELSTOPS
- 5 BARRIER FREE RAMP
- 6 EXISTING FIRE HYDRANT
- 7 ORDER BOARD
- 8 PROPOSED SHARED ACCESS EASEMENT
- 9 PROPOSED 10'X10' WATER EASEMENT FOR METERS
- 10 PROPOSED TRANSFORMER PAD IN ELECTRICAL EASEMENT BY SEPARATE INSTRUMENT
- 11 PROPOSED SANITARY SEWER MANHOLE
- 12 2' CURB OPENING FOR DRAINAGE
- 13 PROPOSED 5' CURB INLET
- 14 PROPOSED GREASE INTERCEPTOR AND SAMPLE WELL.

GENERAL NOTES

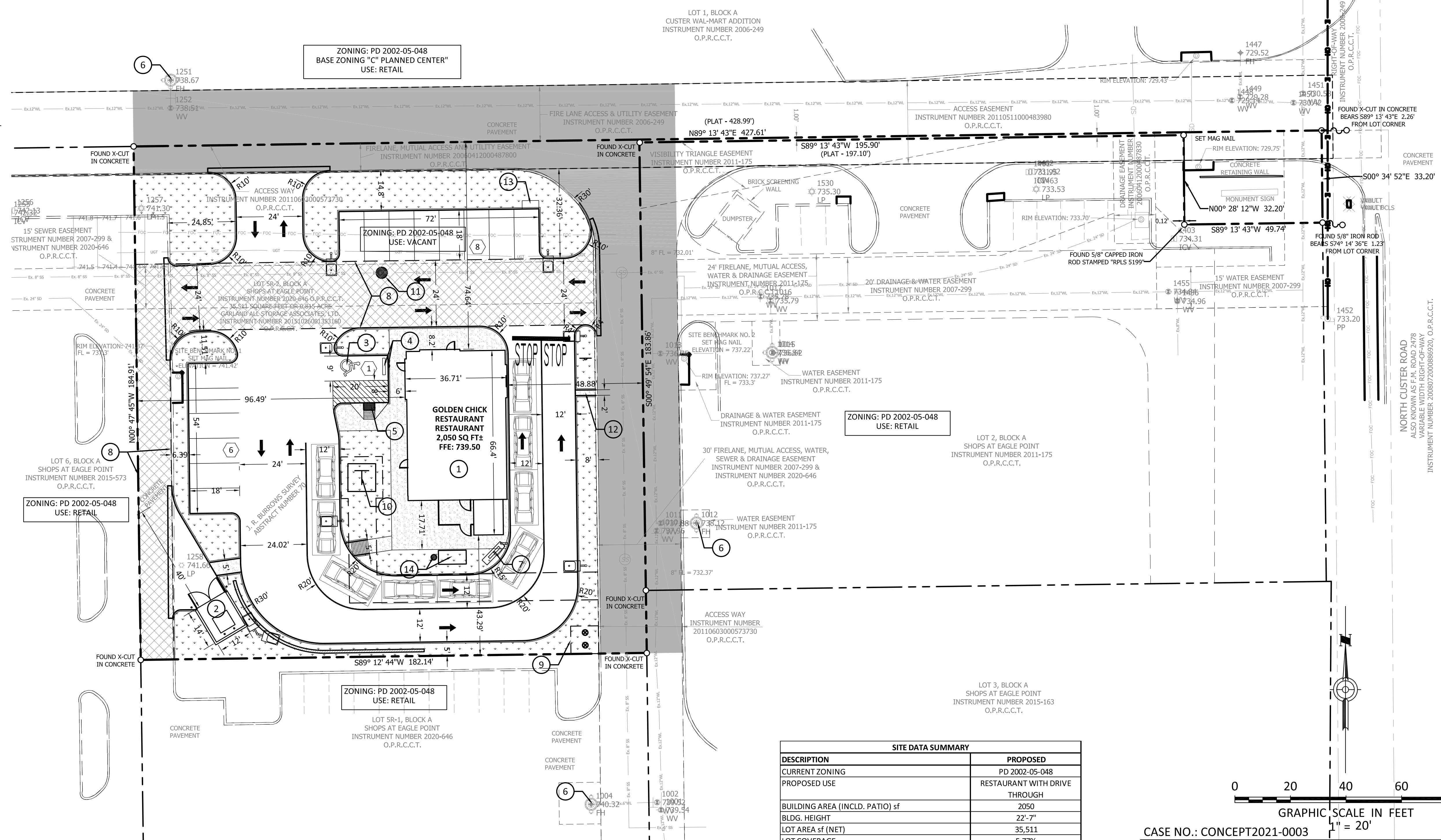
1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
3. ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
4. SEE ARCHITECTURAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.
5. 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
6. LIGHTING FOR THIS PROPERTY TO BE CONSTRUCTED AND OPERATED IN CONFORMANCE TO CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
7. SANITATION CONTAINER SCREENING WALLS WILL BE 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.



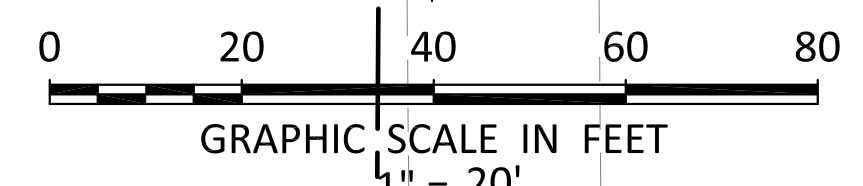
THOMAS
SITE DEVELOPMENT
ENGINEERING INC.
REGISTRATION NO. F-10289
7001 BEDFORD ROAD, SUITE 300, BEDFORD, TX 76021
PHONE: (214) 680-2728; THOMAS-ENG.COM
EMAIL: MATTHEW@THOMAS-ENG.COM



GOLDEN CHICK RESTAURANT
1545 N. CUSTER ROAD
MCKINNEY, TEXAS 75071



SITE DATA SUMMARY	
DESCRIPTION	PROPOSED
CURRENT ZONING	PD 2002-05-048
PROPOSED USE	RESTAURANT WITH DRIVE THROUGH
BUILDING AREA (INCLD. PATIO) sf	2050
BLDG. HEIGHT	22'-7"
LOT AREA sf (NET)	35,511
LOT COVERAGE	5.77%
FLOOR AREA RATIO	0.08:1
IMPERVIOUS AREA sf	28,984
LANDSCAPING AREA PROVIDED sf	6527
PARKING REQUIRED (1/150 SF FOR RESTAURANT)	14
STACKING SPACES (10'X20') PROVIDED	6
PARKING PROVIDED	15
OCCUPANT LOAD	59



CASE NO.: CONCEPT2021-0003

CONCEPT PLAN

35,511 SQUARE FEET (0.815 ACRE)
LOT 5R-2, BLOCK A
SHOPS AT EAGLE POINT
INSTR. 2020-6460.P.R.C.C.T.

DEVELOPER
GOLDEN TREE RESTAURANTS, LLC
1131 ROCKINGHAM DR., SUITE 250
RICHARDSON, TX 75080
ATTN: JAY ALEXANDER
EMAIL: JayA@GoldenChick.com

OWNER
GARLAND ALL STORAGE ASSOCIATES
82 W. ARMSTRONG DR.
MUSTANG, OK 73064
ATTN: JAY SCHUMINSKY
EMAIL: REGIONALMGMT@AOL.COM

ENGINEER / APPLICANT
THOMAS SITE DEVELOPMENT ENGINEERING INC.
P.O. BOX 1261, COLLETVILLE, TX 76034
ATTN: MATTHEW THOMAS, PE
PH: (214) 680-2728

REVISION	DESCRIPTION	DATE

CP-1.0

C:\DESIGN\WORK\CONCEPTS\CD WORK FOLDER\2021\15 GC N CUSTER MCKINNEY DESIGN SHEETS\CD SITE PLAN - GC N CUSTER MCKINNEY.DWG 12/28/2021 9:47:46 AM