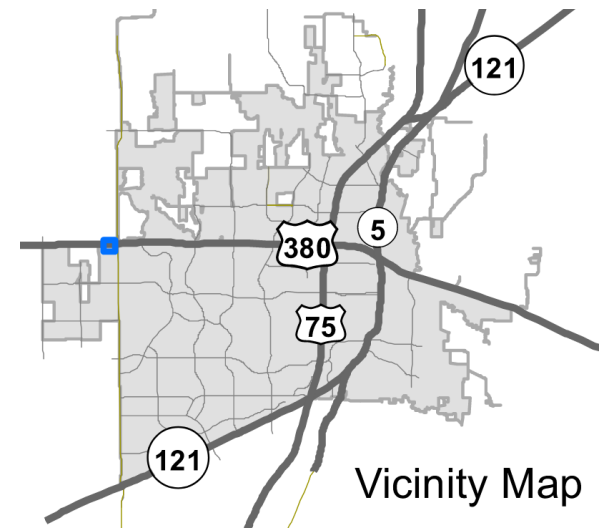
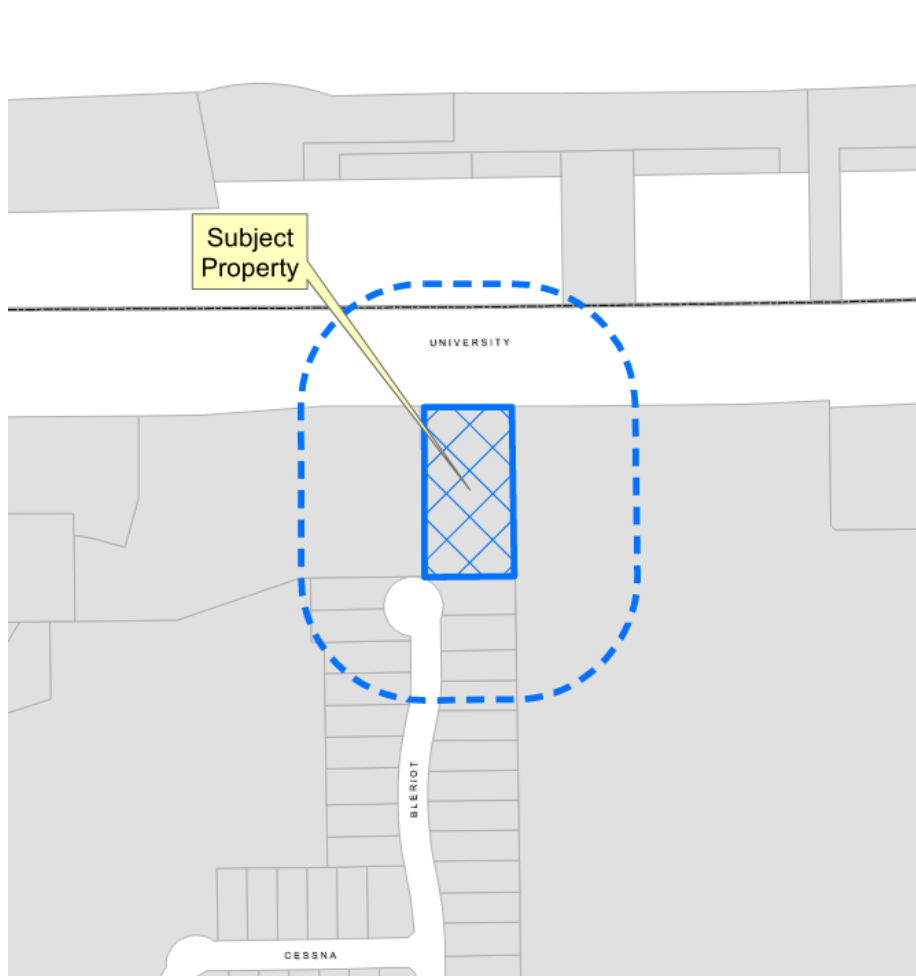


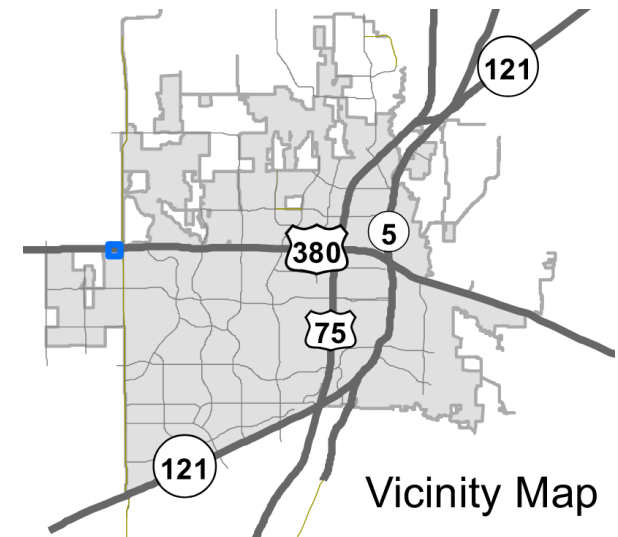
Hidden Lakes East Drive-Through SUP

25-0018SUP

Location Map

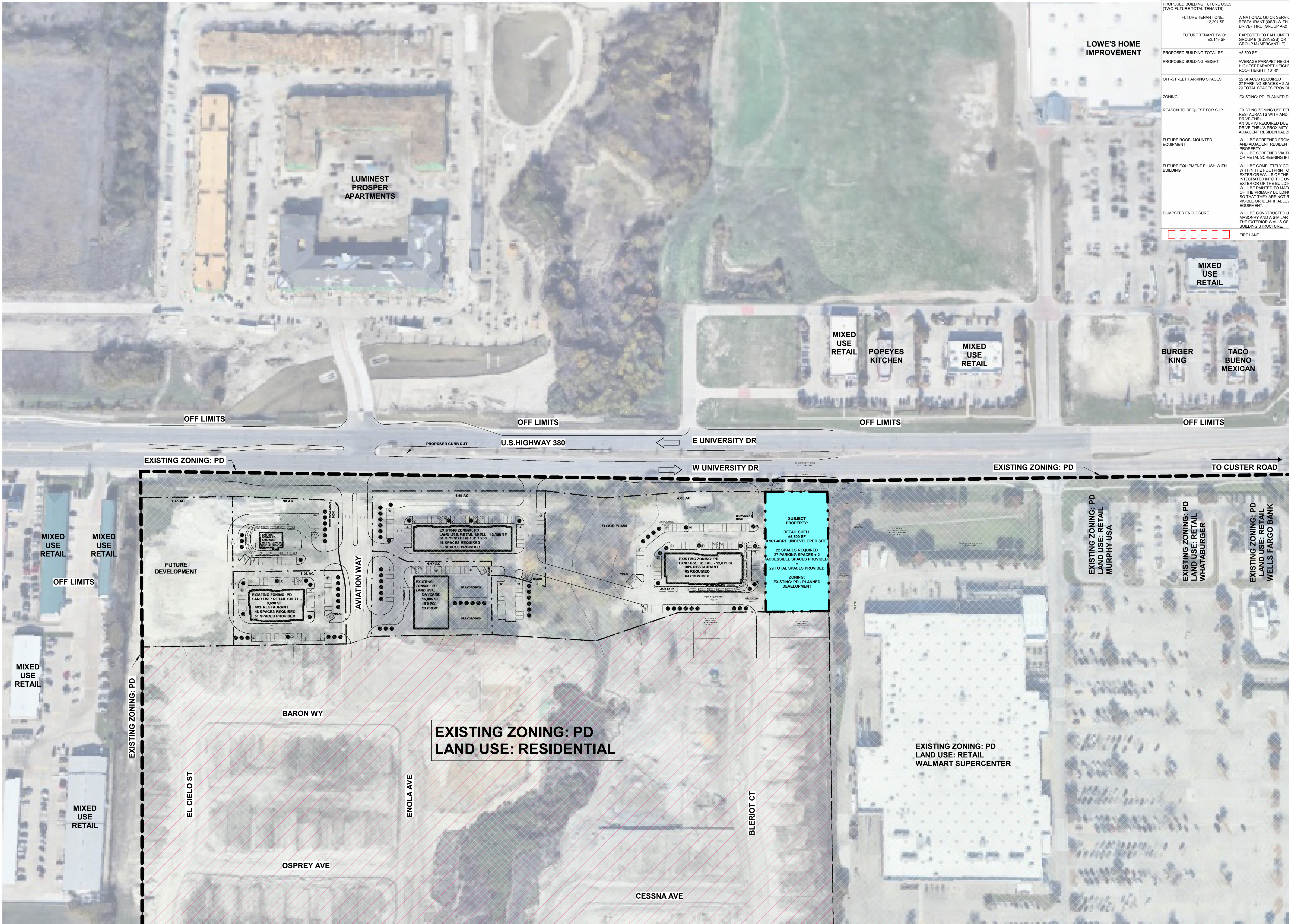


Aerial Exhibit



NO.	DATE	MODIFICATION

SITE DATA TABLE:	
SUBJECT PROPERTY TOTAL ACREAGE	0.961-ACRE UNDEVELOPED SITE
PROPOSED BUILDING FUNCTION	RETAIL SHELL
PROPOSED BUILDING FUTURE USES (TWO FUTURE TOTAL TENANTS):	
FUTURE TENANT ONE: 22,291 SF	A NATIONAL QUICK SERVICE RESTAURANT (QSR) WITH A SINGLE-LANE DRIVE-THRU (GROUP A-2)
FUTURE TENANT TWO: 43,149 SF	EXPECTED TO FALL UNDER GROUP B (BUSINESS) OR GROUP M (MERCANTILE)
PROPOSED BUILDING TOTAL SF	15,500 SF
PROPOSED BUILDING HEIGHT	AVERAGE PARAPET HEIGHT: 17'-0" HIGHEST PARAPET HEIGHT: 21'-0" ROOF HEIGHT: 18'-0"
OFF-STREET PARKING SPACES	22 SPACES REQUIRED 27 PARKING SPACES + 2 ACCESSIBLE = 29 TOTAL SPACES PROVIDED
ZONING	EXISTING: PD; PLANNED DEVELOPMENT
REASON TO REQUEST FOR SUP	EXISTING ZONING USE PERMITS RESTAURANTS WITH AND WITHOUT DRIVE-THRU. AN SUP IS REQUIRED DUE TO THE DRIVE-THRU'S PROXIMITY TO THE ADJACENT RESIDENTIAL ZONING.
FUTURE ROOF-MOUNTED EQUIPMENT	WILL BE SCREENED FROM PUBLIC VIEW AND ADJACENT RESIDENTIAL PROPERTY. WILL BE SCREENED VIA THE PARAPET OR METAL SCREENING IF NECESSARY.
FUTURE EQUIPMENT FLUSH WITH BUILDING	WILL BE COMPLETELY CONTAINED WITHIN THE FOOTPRINT OF THE EXTERIOR WALLS OF THE BUILDING. INTEGRATED INTO THE OVERALL EXTERIOR OF THE BUILDING. WILL BE PAINTED TO MATCH THE COLOR OF THE PRIMARY BUILDING MATERIALS SO THAT THEY ARE NOT READILY VISIBLE OR IDENTIFIABLE AS EQUIPMENT.
DUMPSTER ENCLOSURE	WILL BE CONSTRUCTED USING MASONRY AND A SIMILAR COLOR AS THE EXTERIOR WALLS OF THE PRIMARY BUILDING STRUCTURE.
	FIRE LANE



1 OVERALL SITE PLAN
SCALE 1" = 100'-0"

1801 N Lamar St. 800-321-8721
Suite 100 JOB NO.: 33934
Dallas, TX 75202 DESIGNED BY: NAE

NOT FOR PRICING,
CONSTRUCTION OR
REGULATORY APPROVAL

ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE ORIGINAL AND
UNPUBLISHED WORK OF THE PROFESSIONAL
OF RECORD AND MAY NOT BE DUPLICATED,
USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF THE PROFESSIONAL OF RECORD

③

MULTI-TENANT SHELL BUILDING

9105 W UNIVERSITY DR
MCKINNEY, TX 75071

PROJECT #
33934

ISSUE DATE
01/23/2026

[illegible]

PRELIMINARY SITE PLAN

A1.06

E UNIVERSITY DR

W UNIVERSITY DE

EXISTING PUBLIC R.O.W. SIDEWALK BY OTHERS - NOT IN SCOPE

EXISTING FIRE HYDRANT
SERVING THE SUBJECT
PROPERTY.

LANDSCAPE BUFFER PROVIDED TO SCREEN FROM THE PUBLIC STREET.
TALL EVERGREEN SHRUBS, 3' HEIGHT

WALMART
SUPERCENTER

PROPOSED FIRE LANE'S GRADING IS COMPLIANT WITH IFC 503.2.7.

THE FIRE HOSE PATH IS LEVEL NOT TO EXCEED 3% COMPLIANT WITH IFC 503.1.1.

THE FUTURE TENANT DOES NOT HAVE A HEAVY DRIVE-THRU. THEY ARE ONLY OPEN FROM 10AM - 10 PM, WHICH HELPS MITIGATE POTENTIAL IMPACT ON ADJACENT RESIDENTIAL ZONING.

POINT OF ORDER AND SPEAKER BOX NOT AUDIBLE FROM ADJACENT RESIDENTIAL ZONING, WHICH HELPS MITIGATE POTENTIAL IMPACT ON ADJACENT RESIDENTIAL ZONING.

MIN. 6 STACKING SPACES REQUIRED. 6 STACKING SPACES PROVIDED.

LANDSCAPE BUFFER ALONG THE REAR PROPERTY LINE TO MITIGATE POTENTIAL IMPACT ON ADJACENT RESIDENTIAL ZONING. CANOPY TREES, 12' HEIGHT

EXISTING 8' TALL MASONRY WALL ALONG THE REAR PROPERTY LINE TO MITIGATE POTENTIAL IMPACT ON ADJACENT RESIDENTIAL ZONING (PROVIDES VISUAL AND NOISE SEPARATION).

**DISTANCE FROM THE DRIVE-TRU
LANE WHICH HELPS MITIGATE
POTENTIAL IMPACT ON
ADJACENT RESIDENTIAL ZONING**

EXISTING ZONING: PD
LAND USE: RESIDENTIAL
NOT IN SCOPE

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

2/23/2026 9:43:58 AM Autodesk Docs://Multi-tenant Shell Retail Building - McKinney, TX/Multi-tenant McKinney TX_Central_R25.rvt

Autodesk Docs://Multi-tenant Shell Retail Building - McKinney, TX/Multi-tenant McKinney TX Central R25.rvt

1 PRELIMINARY SITE PLAN
SCALE 1" = 20'-0"

SCALE 1" = 20'-0"

TRUE
NORTH

