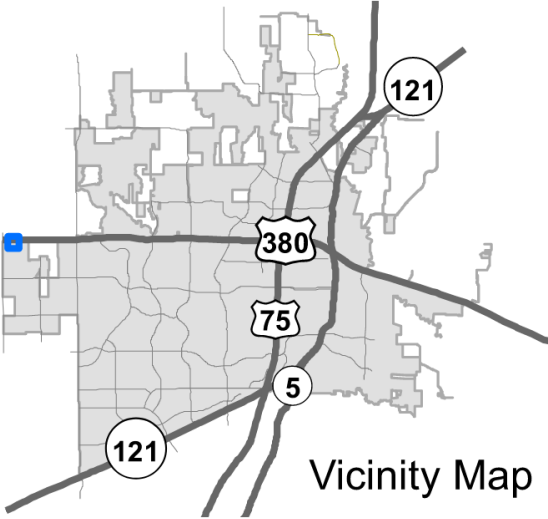
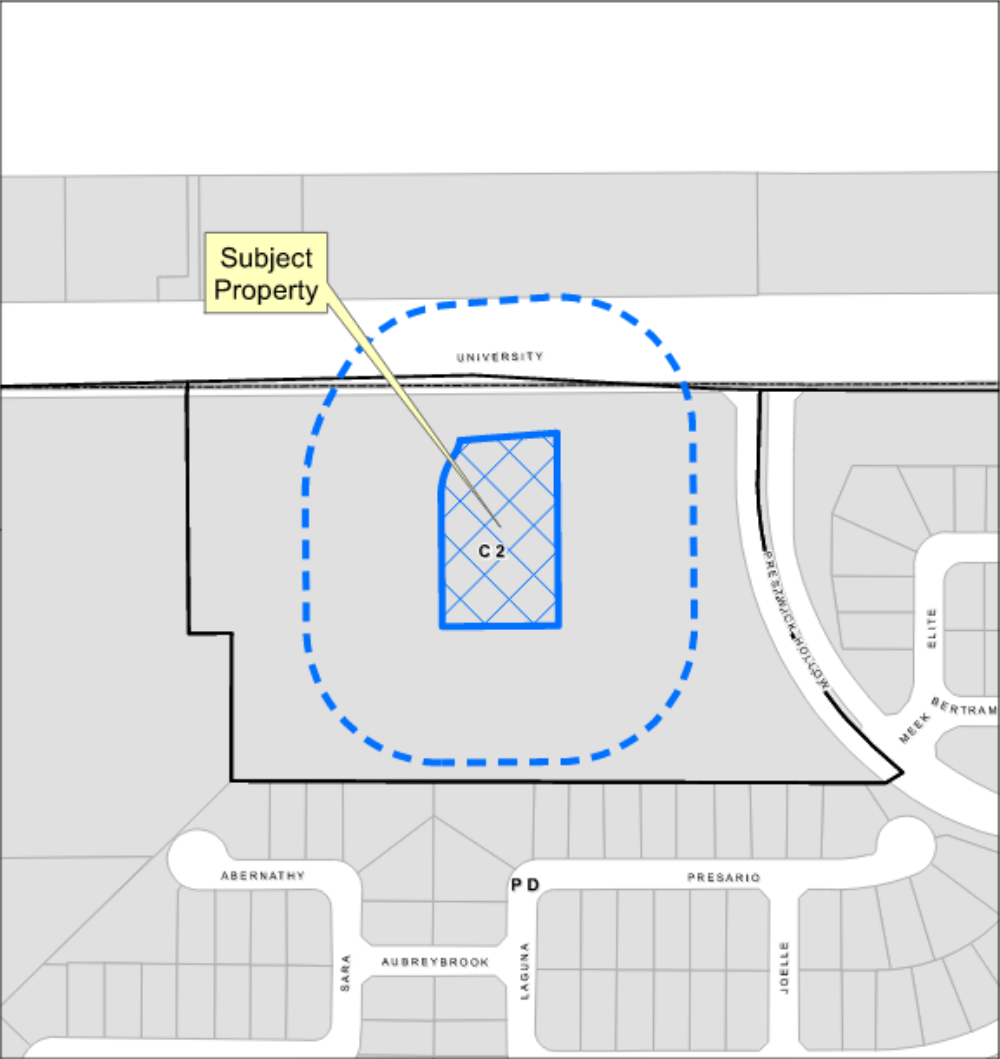


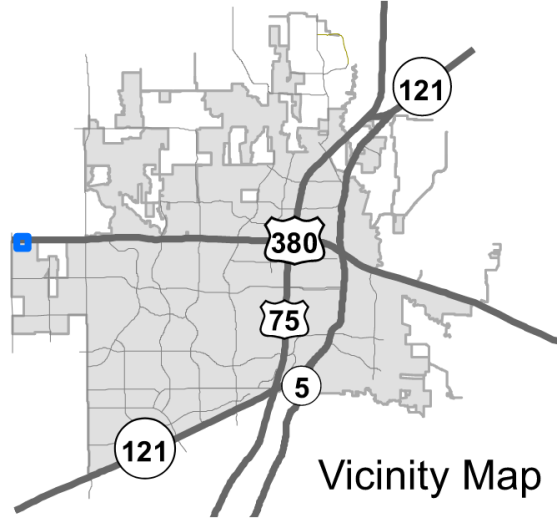
# Restaurant with Drive-Through (McDonalds) Site Plan

23-0081SP

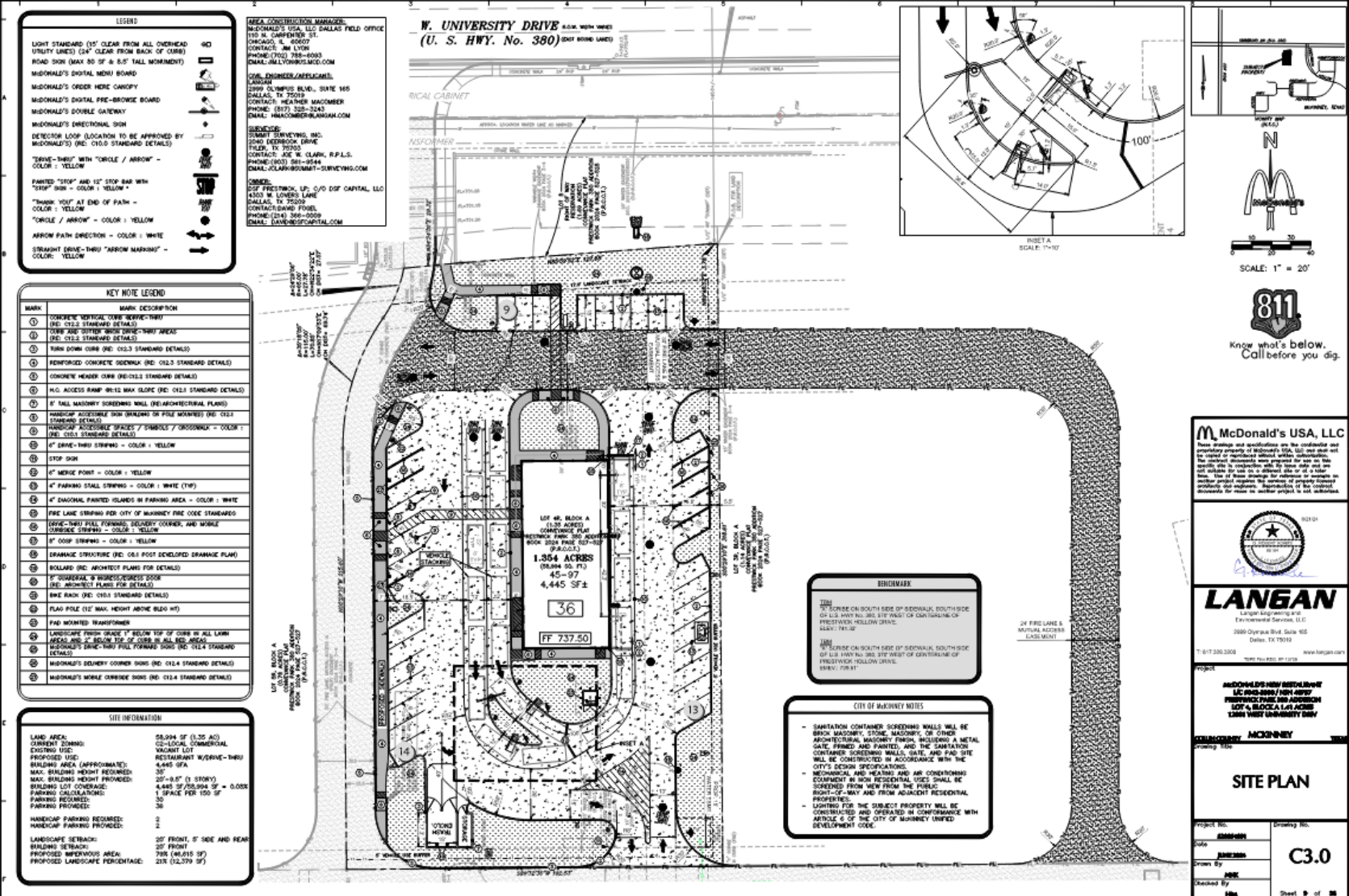
# Location Map



# Aerial Exhibit



# Proposed Site Plan



**LEGEND**

- LIGHT STANDARD (1'5" CLEAR FROM ALL OVERHEAD UTILITY LINES) 24" CLEAR FROM BACK OF CURB
- ROAD SIGN (MAX 80 SF & 8'5" TALL MOUNTING)
- MCDONALD'S DIGITAL MENU BOARD
- MCDONALD'S ORDER HERE CANOPY
- MCDONALD'S DIGITAL PRE-BROWSE BOARD
- MCDONALD'S DOUBLE GARDENWAY
- MCDONALD'S DIRECTIONAL SIGN
- DETECTOR LOOP (LOCATION TO BE APPROVED BY MCDONALD'S) (REC: C10.0 STANDARD DETAILS)
- "DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR: YELLOW
- PAINTED "STOP" AND "10' STOP BAR WITH "STOP" SIGN - COLOR: YELLOW
- "THANK YOU" AT END OF PATH - COLOR: YELLOW
- "CORNER / ARROW" - COLOR: YELLOW
- ARROW PATH DIRECTION - COLOR: WHITE
- STRAIGHT DRIVE-THRU "ARROW MARKING" - COLOR: YELLOW

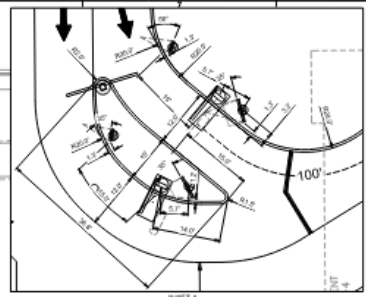
**AREA CONSTRUCTION MANAGER:**  
 MCDONALD'S USA, LLC DALLAS FIELD OFFICE  
 1100 W. CAMPBELL ST.  
 CHICAGO, IL 60607  
 CONTRACT: BA 17006  
 PHONE: (772) 788-6003  
 EMAIL: BA17006@MCD.COM

**CIVIL ENGINEER/APPLICANT:**  
 LANGAN  
 12000 CAMPUS BLVD., SUITE 105  
 DALLAS, TX 75249  
 CONTRACT: HEATHER MACOMBER  
 PHONE: (817) 328-3243  
 EMAIL: HMACOMBER@LANGAN.COM

**REVIEWER:**  
 SUMMIT SURVEYING, INC.  
 1204 EDEBORO DRIVE  
 FULER, TX 75023  
 CONTRACT: JOE W. CLARK, P.E., L.S.  
 PHONE: (817) 981-9244  
 EMAIL: JCLARK@SUMMIT-SURVEYING.COM

**OWNER:**  
 C/O FRESHWIND, L.P. / C/O DCF CAPITAL, LLC  
 4300 W. LOWERS LANE  
 DALLAS, TX 75209  
 CONTACT/DWARD POWEL  
 PHONE: (214) 308-0009  
 EMAIL: DAVE@DCF CAPITAL.COM

**W. UNIVERSITY DRIVE** (R.O.M. WITH 100' EASEMENT)  
**(U. S. HWY. No. 380)** (DRY BRIDGE LANE)



SCALE: 1" = 20'



Know what's below.  
Call before you dig.

MARK	MARK DESCRIPTION
①	CONCRETE VERTICAL CURB (DRIVE-THRU) (REC: C10.0 STANDARD DETAILS)
②	CURB (DRIVE-THRU) WITH "STOP" MARKING AREAS (REC: C10.0 STANDARD DETAILS)
③	PAVED DRIVE-THRU (REC: C10.0 STANDARD DETAILS)
④	REINFORCED CONCRETE SIDEWALK (REC: C10.0 STANDARD DETAILS)
⑤	CONCRETE HEDGE CURB (REC: C10.0 STANDARD DETAILS)
⑥	R.O. ACCESS RAMP (8:12 MAX SLOPE) (REC: C10.0 STANDARD DETAILS)
⑦	6" TALL MASONRY SCREENING WALL (PER ARCHITECTURAL PLANS)
⑧	MASONRY ACCESSORY SIGN (SHAWING OR POLE MOUNTED) (REC: C10.0 STANDARD DETAILS)
⑨	HANDICAP ACCESSIBLE SPACE / "ARROW" / "CROSSWALK" - COLOR: YELLOW
⑩	4" DRIVE-THRU STRIPING - COLOR: YELLOW
⑪	STOP SIGN
⑫	4" MERGE POINT - COLOR: YELLOW
⑬	4" PARKING STALL STRIPING - COLOR: WHITE (TYP)
⑭	4" DIAGONAL PAINTED ISLANDS IN PARKING AREA - COLOR: WHITE
⑮	PRE-LAKE STRIPING PER CITY OF MCKINNEY FIRE CODE STANDARDS
⑯	DRIVE-THRU FULL FORWARD, DELIVERY CORNER, AND WORKLINE CURB STRIPING - COLOR: YELLOW
⑰	4" CURB STRIPING - COLOR: YELLOW
⑱	DRAINAGE STRUCTURE (REC: C10.0 POST DEVELOPED DRAINAGE PLAN)
⑲	BOLLARD (REC: ARCHITECT PLANS FOR DETAILS)
㉑	8" SUBGRADE IN WALKWAYS/GARAGE DOOR (REC: ARCHITECT PLANS FOR DETAILS)
㉒	RAIL RACK (REC: C10.0 STANDARD DETAILS)
㉓	FLAG POLE (12" MAX HEIGHT ABOVE BILLO HT)
㉔	PAD MOUNTED TRANSFORMER
㉕	LANDSCAPE TREES (8" DBH TOP OF CURB IN ALL LAWN AREAS AND 6" DBH TOP OF CURB IN ALL RED AREAS)
㉖	MCDONALD'S DRIVE-THRU FULL FORWARD SIGN (REC: C10.4 STANDARD DETAILS)
㉗	MCDONALD'S DELIVERY CORNER SIGN (REC: C10.4 STANDARD DETAILS)
㉘	MCDONALD'S DOUBLE CURB SIGN (REC: C10.4 STANDARD DETAILS)

**SITE INFORMATION**

LAND AREA:	58,094 SF (1.33 AC)
CURRENT ZONING:	C2-LOCAL COMMERCIAL
EXISTING USE:	VACANT LOT
PROPOSED USE:	RESTAURANT WITH DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,445 S.F.
MAX. BUILDING HEIGHT PERMITTED:	15'
MAX. BUILDING HEIGHT PROVIDED:	25'-0.5" (1 STORY)
BUILDING LOT COVERAGE:	4.84% (SF BLDG AREA SF ÷ GROSS LOT AREA)
PARKING CALCULATIONS:	1 SPACE PER 150 SF
PARKING REQUIRED:	36
PARKING PROVIDED:	36
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	20' FRONT, 5' SIDE AND REAR
BUILDING SETBACK:	20' FRONT
PROPOSED IMPERVIOUS AREA:	769 (46.61% SF)
PROPOSED LANDSCAPE PERCENTAGE:	21% (12,326 SF)

**BENCHMARK**

THIS BENCHMARK IS LOCATED ON THE SOUTH SIDE OF DEBRAKAL, SOUTH SIDE OF U.S. HWY 380, 100' WEST OF THE CORNER OF PRESTWICK HOLLOW DRIVE. MARK: 101.82

THIS BENCHMARK IS LOCATED ON THE SOUTH SIDE OF DEBRAKAL, SOUTH SIDE OF U.S. HWY 380, 100' WEST OF THE CORNER OF PRESTWICK HOLLOW DRIVE. MARK: 101.81

- CITY OF MCKINNEY NOTES**
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, FINISH 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 HOME 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 ARTICLE 6 OF THE CITY OF MCKINNEY UNIFIED DEVELOPMENT CODE.

**McDonald's USA, LLC**

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or retransmitted without written authorization. The contract documents are prepared as sets on the basis of the drawings. Use of these drawings on any project not specifically identified requires the written consent of McDonald's USA, LLC. Use of these drawings on any project not specifically identified requires the written consent of McDonald's USA, LLC.



**LANGAN**  
 Langan Engineering & Environmental Services, LLC  
 3900 Cypress Blvd, Suite 102  
 Dallas, TX 75219  
 T: 817.330.3308 F: 817.330.3320 www.langan.com

**MCDONALD'S USA, LLC**  
 LIC 0603-0000 / NON 40007  
 PROJECT: PARKING AND ACCESSORY LOT 'A', BLOCK A, LOT 46  
 1200 W. UNIVERSITY DRIVE

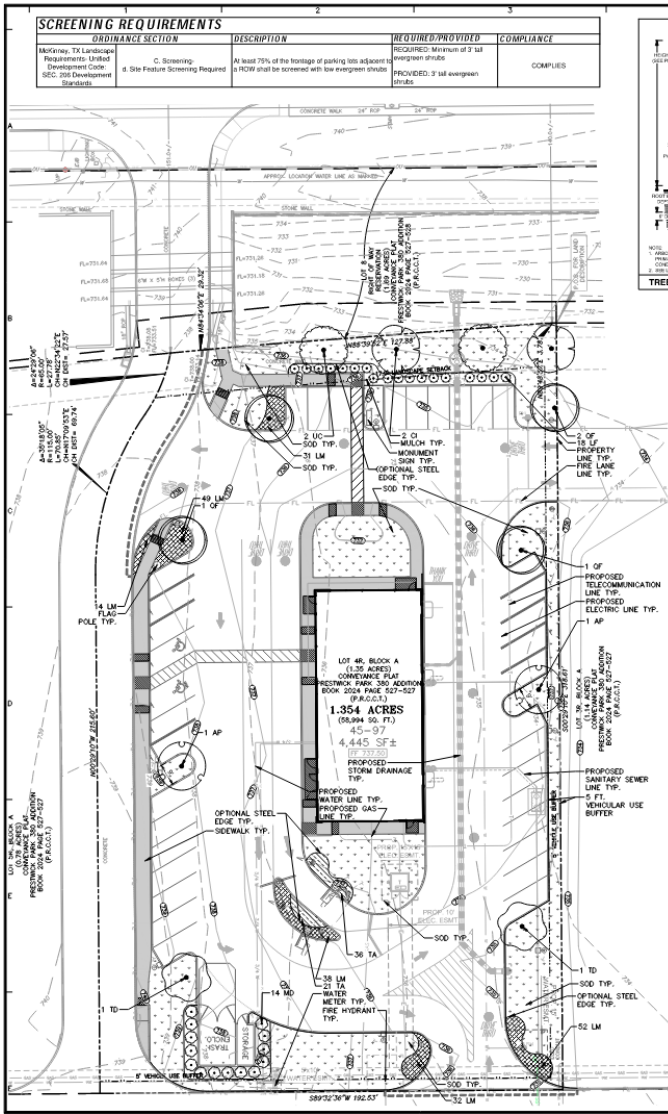
**MCKINNEY**  
 Ord. 100  
 Creating 100

**SITE PLAN**

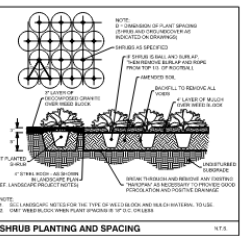
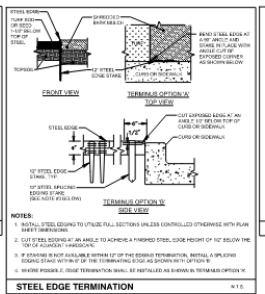
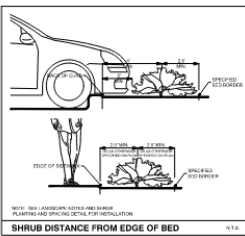
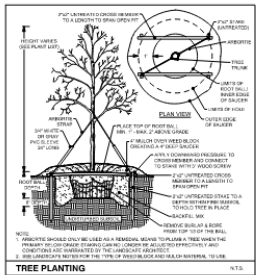
Project No.	02020001	Issuing No.	
Date	08/08/2018	Scale	C3.0
Drawn By	JMK	Checked By	JMK
Sheet	8 of 12		



# Proposed Landscape Plan



ORDINANCE SECTION	DESCRIPTION	REQUIRED/PROVIDED	COMPLIANCE
McKinney, TX Landscape Requirements Unified Development Code, SEC. 206 Development Standards	C. Screening of Site Feature Screening Required	At least 75% of the interior of parking lots adjacent to a ROW shall be screened with low evergreen shrubs. REQUIRED: Minimum of 2 tall program shrubs PROVIDED: 3 tall evergreen shrubs.	COMPLIES



### PLANT SCHEDULE

TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT	
	AP	2	ACER FRIEDOLPATAEUS / SYCAMORE MAPLE	4" CAL.	BAB	12'-14" HT.	
	CI	2	CARYA ILLINOENSIS / PECAN	4" CAL.	BAB	12'-14" HT.	
	OF	4	QUERUS FUSIFORMIS / TEXAS LIVE OAK	4" CAL.	BAB	12'-14" HT.	
	TD	2	TAXODIM DISTICHUM / BALD CYPRESS	4" CAL.	BAB	12'-14" HT.	
	UC	2	ULMUS CRASSIFOLIA / CEDAR ELM	4" CAL.	BAB	12'-14" HT.	
SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	HEIGHT/WDTH
	LF	18	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL.	CONTAINER	36" o.c.	24" x 24" W
	MD	14	MYRTICA PUNILA / DWARF MAX MYRTLE	5 GAL.	CONTAINER	36" o.c.	30" x 24" W
GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	
	LM	221	LIROPE MUSCARI / LYLIURF	1 GAL.	CONTAINER	24" o.c.	
	TA	57	TRACHELOSPERMUM ASIATICUM / ASIATIC SCAMOG	1 GAL.	CONTAINER	24" o.c.	
	SOD	11,777	BERMUDA GRASS/CRINOON DACTYLOM				

### LANDSCAPE ORDINANCE COMPLIANCE CHART

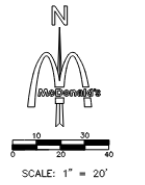
ORDINANCE SECTION	DESCRIPTION	REQUIRED/PROVIDED	COMPLIANCE
	Minimum of 10 percent of the site area shall be devoted to living landscape.	REQUIRED: 61,503 x 10 = 615,033 SF PROVIDED: 15,850 SF (26.4%)	COMPLIES
	No tree species can account for more than 25% of the total trees planted on site.	REQUIRED: max 25% of one tree species PROVIDED: max 20% of one tree species	COMPLIES
McKinney, TX Landscape Requirements Unified Development Code, SEC. 206 Non Residential Uses	Street Buffer: When the ROW width is between 50' - 100' LF then the buffer width would equal 25 LF	REQUIRED: 30' wide buffer PROVIDED: 17.9' wide buffer	DOES NOT COMPLY
	Vehicle Use Buffer: Minimum of a 5' wide landscape area where parking or drive aisles abut a property line.	REQUIRED: 5' wide landscape area PROVIDED: 0' wide landscape area	COMPLIES
	Street Trees: 1 canopy Tree per 40 LF when 50' is provided within the street buffer.	REQUIRED: 160 LF/40 LF = 4 Trees PROVIDED: 4 Trees	COMPLIES
	Parking Lot: 1 Canopy Tree every 7 parking spaces.	REQUIRED: 36 spaces/7 spaces = 5.1 Trees PROVIDED: 6 Canopy Trees	COMPLIES

### LANDSCAPE PROJECT NOTES

Refer to Sheets: Specifications for all information needed for landscape work.  
 1. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 2. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 3. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 4. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 5. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 6. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 7. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 8. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 9. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 10. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 11. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 12. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 13. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 14. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 15. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 16. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 17. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 18. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 19. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 20. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 21. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 22. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 23. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 24. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 25. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 26. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 27. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 28. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 29. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.  
 30. ALL LANDSCAPE MATERIALS AND PLANTS SHALL BE PROVIDED BY THE CONTRACTOR.

### SOD PROJECT NOTES

1. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 2. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 3. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 4. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 5. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 6. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 7. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 8. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 9. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 10. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 11. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 12. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 13. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 14. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 15. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 16. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 17. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 18. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 19. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 20. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 21. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 22. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 23. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 24. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 25. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 26. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 27. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 28. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 29. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.  
 30. ALL SOD SHALL BE PROVIDED BY THE CONTRACTOR.



**McDonald's USA, LLC**  
 These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied, reproduced, or disseminated without the written consent of McDonald's USA, LLC. The use of these drawings and specifications for any other project without the written consent of McDonald's USA, LLC is strictly prohibited. Reproduction of these drawings and specifications for any other project without the written consent of McDonald's USA, LLC is strictly prohibited.

JAYNE SPECTOR, RIA  
 TEXAS LIC. NO. 3031

**LANGAN**  
 Langan Engineering and Environmental Services, LLC  
 2909 Olympe Blvd, Suite 105  
 Dallas, TX 75019  
 T: 817.328.3200  
 FAX: 817.328.3200  
 www.langan.com

**McDONALD'S NEW RESTAURANT**  
 LIC 0046-3396 / NEN 489427  
**FRITZKAMP, PARR AND ASSOCIATES**  
 LOT 1, BLOCK A, 341 ACRES  
 12001 WEST UNIVERSITY DRIVE

McKINNEY TEXAS  
 growing life

**LANDSCAPE PLAN**

Project No: 00000000  
 Drawing No: L1.0

Date: JUN 2023  
 Drawn by: CH  
 Checked by: CH

Sheet 18 of 26



