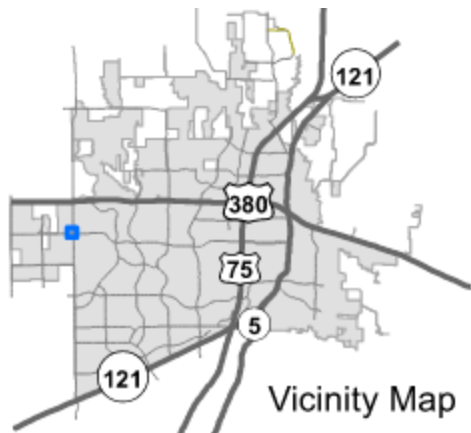
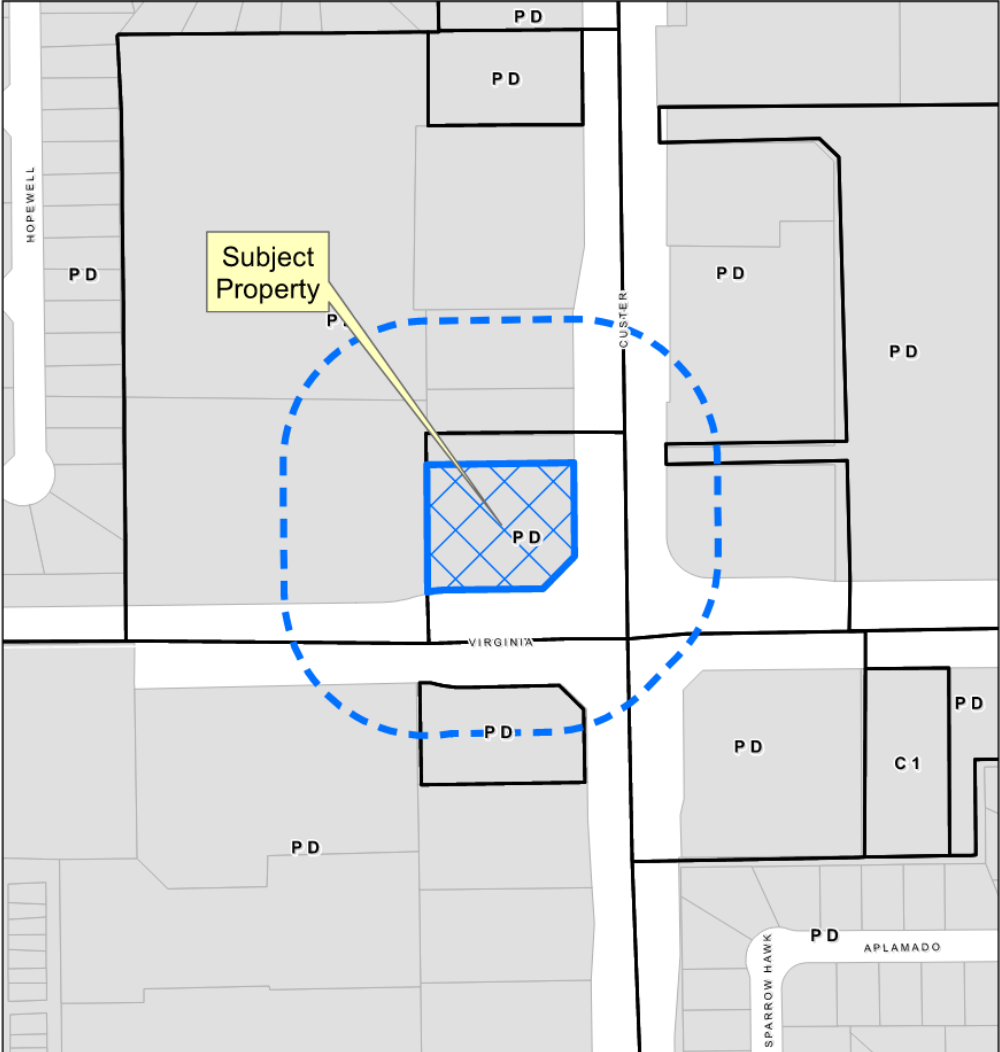


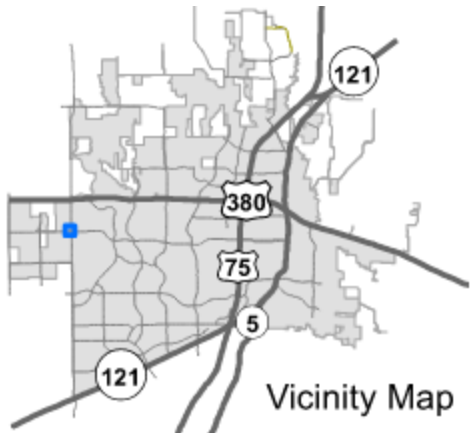
McDonalds SUP

23-0010SUP

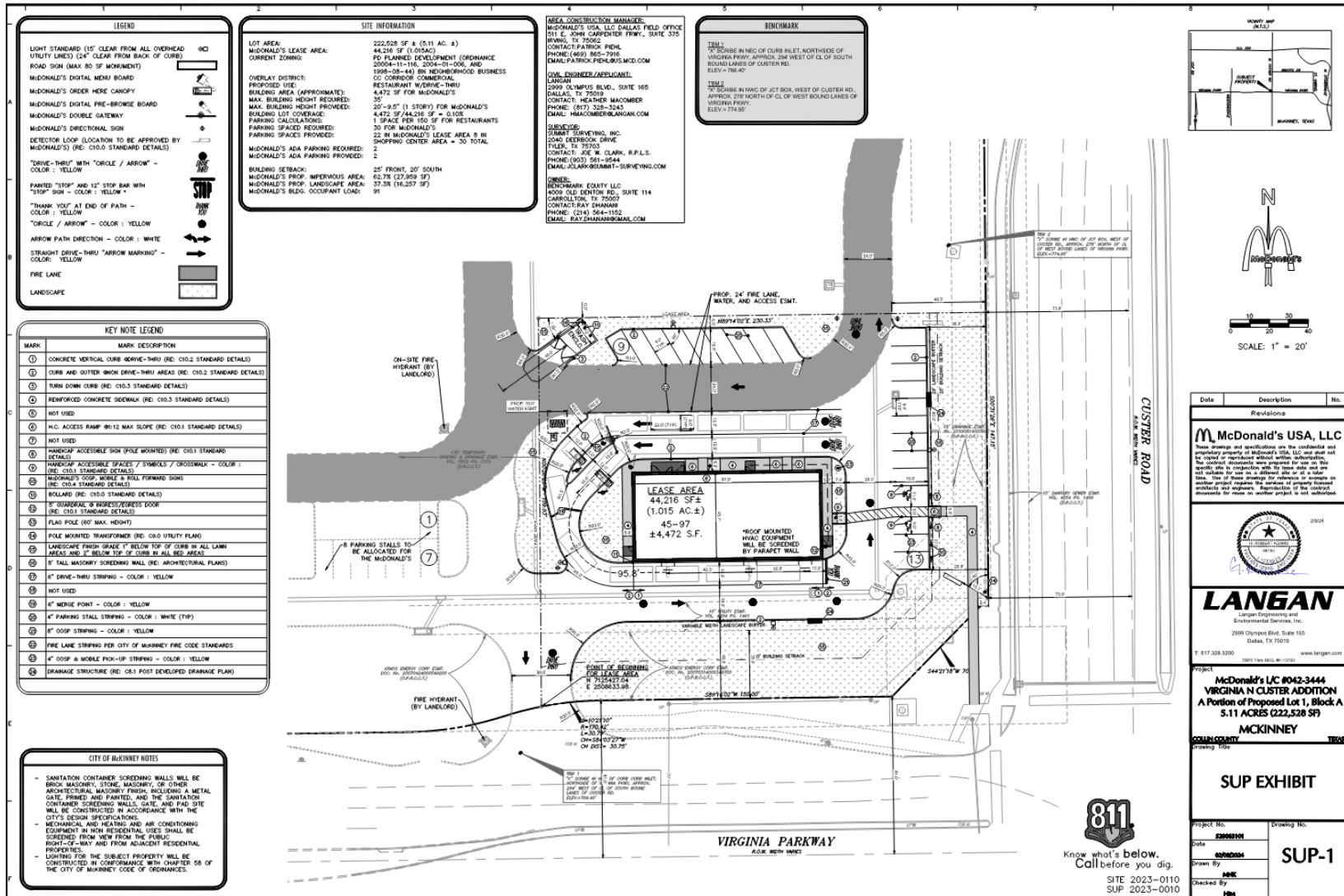
Location Map



Aerial Exhibit



Proposed SUP Exhibit



LEGEND	
LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (CL. CLEAR FROM BACK OF CURB)	☉
ROAD SIGN (MAX 80 SF MONUMENT)	☐
MCDONALD'S DIGITAL MENU BOARD	☐
MCDONALD'S ORDER HERE CANOPY	☐
MCDONALD'S DIGITAL PRE-BROWSE BOARD	☐
MCDONALD'S DOUBLE GATEWAY	☐
MCDONALD'S DIRECTIONAL SIGN	☐
DETECTOR LOOP (LOCATION TO BE APPROVED BY MCDONALD'S) (SEE CIVIL STANDARD DETAILS)	☐
TOYNE-THEY WITH "ORACLE / ARROW" - COLOR : YELLOW	☐
PAINTED "STOP" AND 12" STOP BAR WITH "STOP SIGN" - COLOR : YELLOW *	☐
*"THANK YOU" AT END OF PATH - COLOR : YELLOW	☐
"ORACLE / ARROW" - COLOR : YELLOW	☐
ARROW PATH DIRECTION - COLOR : WHITE	☐
STRAIGHT DRIVE-THEY "ARROW MARKING" - COLOR : YELLOW	☐
FIRE LANE	☐
LANDSCAPE	☐

SITE INFORMATION	
LOT AREA:	222,528 SF ± (5.11 AC ±)
MCDONALD'S LEASE AREA:	44,216 SF (1.015AC)
CURRENT ZONING:	RD PLANNED DEVELOPMENT (ORDINANCE 30004-11-116, 2004-03-006, AND 1998-03-43) BY NEIGHBORHOOD BUSINESS
OVERLAY DISTRICT:	CC CORRIDOR COMMERCIAL
PROPOSED USE:	4,472 SF FOR MCDONALD'S
BUILDING AREA (APPROXIMATE):	30' ± 0.5' (1 STORY) FOR MCDONALD'S
MAX. BUILDING HEIGHT REQUIRED:	35'
MAX. BUILDING HEIGHT PROVIDED:	44.72 SF/44,216 SF = 0.105
BUILDING LOT COVERAGE:	1.5 SPACE PER 100 SF FOR RESTAURANTS
PARKING CALCULATIONS:	30 FOR MCDONALD'S
PARKING SPACES REQUIRED:	25 IN MCDONALD'S LEASE AREA & IN SHOPPING CENTER AREA = 30 TOTAL
PARKING SPACES PROVIDED:	2
MCDONALD'S ADA PARKING REQUIRED:	2
MCDONALD'S ADA PARKING PROVIDED:	2
BUILDING SETBACK:	25' FRONT, 20' SOUTH
MCDONALD'S PROP. INFERIOUS AREA:	40,724 (22,360 SF)
MCDONALD'S PROP. LANDSCAPE AREA:	37.3X (16,257 SF)
MCDONALD'S BLDG. OCCUPANT LOAD:	91

AREA CONSTRUCTION MANAGER:
MCDONALD'S USA, LLC DALLAS FIELD OFFICE
511 E. JOHN CARPENTER FRWY., SUITE 375
IRVING, TX 75062

CONTACT: PATRIK PHEL
PHONE: (817) 865-7816
EMAIL: PATRIK.PHEL@US.MCD.COM

COO, ENGINEER/APPLICANT:
LANGAN
2990 CAMPUS BLVD., SUITE 165
DALLAS, TX 75209
CONTACT: HEATHER MACCOMBER
PHONE: (817) 328-2243
EMAIL: HMA@COMBERLANGAN.COM

SUBCONTRACTOR:
SOMAT SURVEYING, INC.
1040 DEERBOK DRIVE
FULDA, TX 75703
CONTACT: JOE W. CLARK, R.P.L.S.
PHONE: (800) 581-8544
EMAIL: A-CLARK@SOMAT-SURVEYING.COM

ENGINEER:
BENCHMARK EQUITY LLC
4000 OLD DENTON RD., SUITE 114
CARROLLTON, TX 75007
CONTACT: RAY DHANAN
PHONE: (214) 364-1192
EMAIL: RAY.DHANAN@BENCHMARK.COM

BENCHMARK	
TM1:	27° EVERSE IN NED OF CURB INLET, NORTHEAST OF VIRGINIA PARKWAY, APPROX. 204' WEST OF CL OF SOUTH BOUND LINES OF CUSTER RD. ELEV = 784.67'
TM2:	27° EVERSE IN NAD OF JCT BOX, WEST OF CUSTER RD, APPROX. 270' NORTH OF CL OF WEST BOUND LINES OF VIRGINIA PARKWAY. ELEV = 774.87'

KEY NOTE LEGEND	
MARK	MARK DESCRIPTION
①	CONCRETE VERTICAL CURB BORN-UP THRU (SEE CIVIL STANDARD DETAILS)
②	CURB AND GUTTER BORN DRIVE-THEY AREAS (SEE CIVIL STANDARD DETAILS)
③	BURN DOWN CURB (SEE CIVIL STANDARD DETAILS)
④	REINFORCED CONCRETE SIDEWALK (SEE CIVIL STANDARD DETAILS)
⑤	NOT USED
⑥	NOT USED
⑦	N.C. ACCESS RAMP @ 1/2" MAX. SLOPE (SEE CIVIL STANDARD DETAILS)
⑧	NOT USED
⑨	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (SEE CIVIL STANDARD DETAILS)
⑩	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR (SEE CIVIL STANDARD DETAILS)
⑪	MCDONALD'S COOP, BORN-UP FULL FORWARD SIGNS (SEE CIVIL STANDARD DETAILS)
⑫	BOLLARD (SEE CIVIL STANDARD DETAILS)
⑬	8" STAIRCASE OR WALKER-FORCED DOOR (SEE CIVIL STANDARD DETAILS)
⑭	FLAD POLE (80' MAX. HEIGHT)
⑮	POLE MOUNTED TRANSFORMER (SEE CIVIL UTILITY PLAN)
⑯	LANDSCAPE FRONT GRADE 4" BELOW TOP OF CURB IN ALL LAWN AREAS AND 4" BELOW TOP OF CURB IN ALL BED AREAS
⑰	8" TALL MASONRY SCREENING WALL (SEE ARCHITECTURAL PLANS)
⑱	6" DRIVE-THEY STRIPING - COLOR : YELLOW
⑲	NOT USED
⑳	6" MERGE POINT - COLOR : YELLOW
㉑	6" PARKING STALL STRIPING - COLOR : WHITE (TYP)
㉒	8" COOP STRIPING - COLOR : YELLOW
㉓	FIRE LANE STRIPING PER CITY OF MCKINNEY FIRE CODE STANDARDS
㉔	6" COOP & MOBILE PICK-UP STRIPING - COLOR : YELLOW
㉕	DRAINAGE STRUCTURE (SEE CIVIL POST DEVELOPED DRAINAGE PLAN)

CITY OF MCKINNEY NOTES

- SANITATION CONTAINER SCREENING WALLS WILL BE BORN MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL AND 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 IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



Date	Description	No.
	Revisions	
McDonald's USA, LLC		
<p>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The design of the materials were prepared for use on this site. The construction of these materials and any other materials to be used on a different site is a violation. Use of these drawings for purposes or services not authorized requires the approval of project engineer, architect and engineer. Approval of the contract documents shall be sufficient to authorize project to not authorize.</p>		
LANGAN Langan Engineering and Environmental Services, Inc. 2999 Olympus Blvd, Suite 105 Dallas, TX 75219 T: 817.328.3200 800.545.8822 www.langan.com		
Project: McDonald's LLC #042-3444 VIRGINIA IN CLUSTER, ADDITION A Portion of Proposed Lot 1, Block A 5.11 ACRES (222,528 SF)		
MCKINNEY COUNTY		
SUP EXHIBIT		
Project No.	Drawing No.	
Date: 03/08/2024	SUP-1	
Drawn by: AKC		
Checked by: AKC		

811
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 SITE 2023-0110
 SUP 2023-0010

