

LEGEND	
LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)	
ROAD SIGN (MAX 80 SF & 8.5' TALL 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) (RE: C10.0 STANDARD DETAILS)	
"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR : YELLOW	
PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN - COLOR : YELLOW *	
"THANK YOU" AT END OF PATH - COLOR : YELLOW	
"CIRCLE / ARROW" - COLOR : YELLOW	
ARROW PATH DIRECTION - COLOR : WHITE	
STRAIGHT DRIVE-THRU "ARROW MARKING" - COLOR : YELLOW	

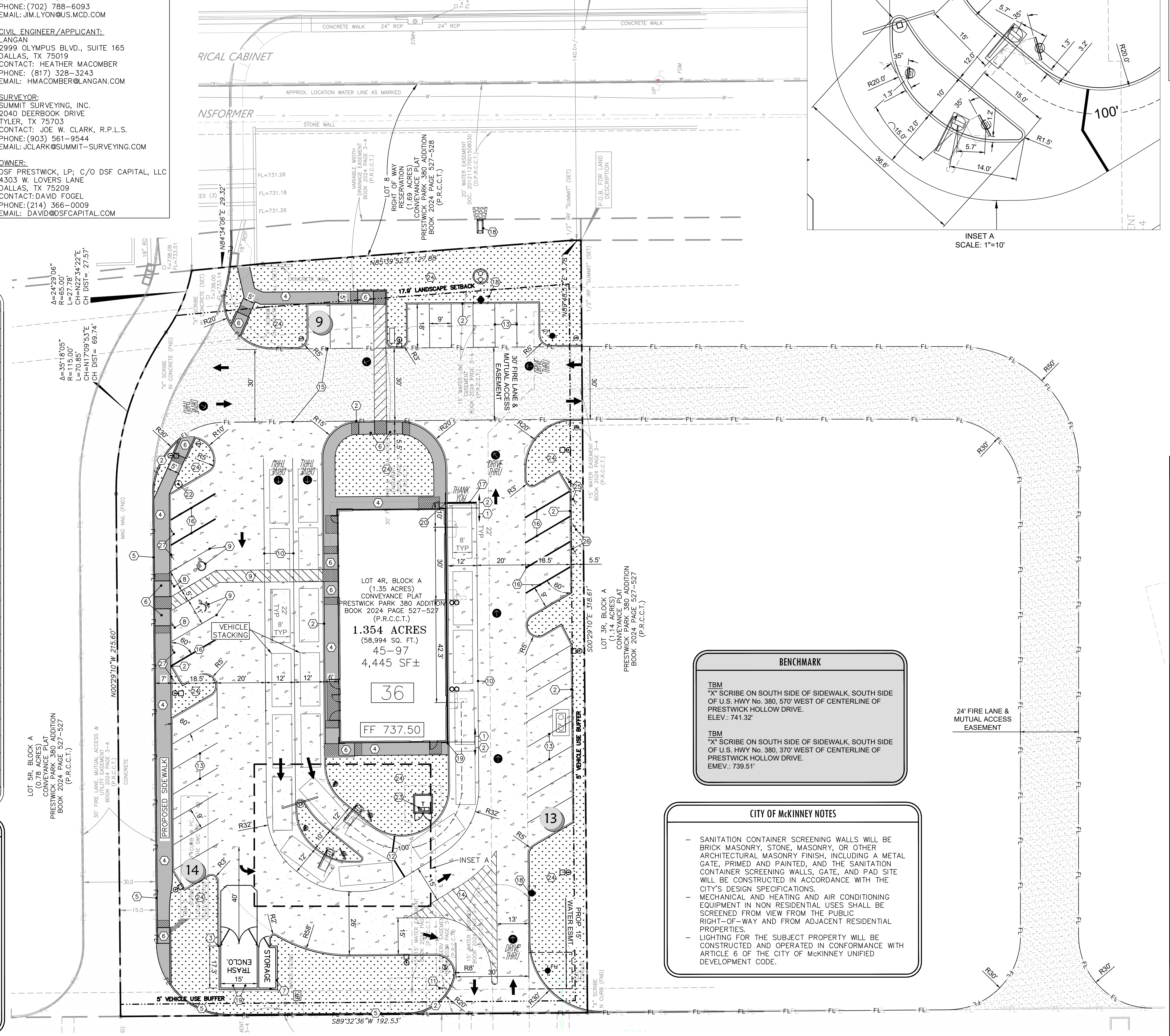
AREA CONSTRUCTION MANAGER:
 McDONALD'S USA, LLC DALLAS FIELD OFFICE
 110 N. CARPENTER ST.
 CHICAGO, IL 60607
 CONTACT: JIM LYON
 PHONE: (702) 788-6093
 EMAIL: JIM.LYON@US.MCD.COM

CIVIL ENGINEER/APPLICANT:
 LANGAN
 2999 OLYMPUS BLVD., SUITE 165
 DALLAS, TX 75019
 CONTACT: HEATHER MACOMBER
 PHONE: (817) 328-3243
 EMAIL: HMACOMBER@LANGAN.COM

SURVEYOR:
 SUMMIT SURVEYING, INC.
 2040 DEERBOOK DRIVE
 TYLER, TX 75703
 CONTACT: JOE W. CLARK, R.P.L.S.
 PHONE: (903) 561-9544
 EMAIL: JCLARK@SUMMIT-SURVEYING.COM

OWNER:
 DSF PRESTWICK, LP; C/O DSF CAPITAL, LLC
 4303 W. LOVERS LANE
 DALLAS, TX 75209
 CONTACT: DAVID FOGEL
 PHONE: (214) 366-0009
 EMAIL: DAVID@DSFCAPITAL.COM

W. UNIVERSITY DRIVE R.O.W. WIDTH VARIES
(U. S. HWY. No. 380) (EAST BOUND LANES)



KEY NOTE LEGEND	
MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @ DRIVE-THRU (RE: C12.2 STANDARD DETAILS)
2	CURB AND GUTTER @ NON DRIVE-THRU AREAS (RE: C12.2 STANDARD DETAILS)
3	TURN DOWN CURB (RE: C12.3 STANDARD DETAILS)
4	REINFORCED CONCRETE SIDEWALK (RE: C12.3 STANDARD DETAILS)
5	CONCRETE HEADER CURB (RE: C12.2 STANDARD DETAILS)
6	H.C. ACCESS RAMP @ 1:12 MAX SLOPE (RE: C12.1 STANDARD DETAILS)
7	8' TALL MASONRY SCREENING WALL (RE: ARCHITECTURAL PLANS)
8	HANDICAP ACCESSIBLE SIGN (BUILDING OR POLE MOUNTED) (RE: C12.1 STANDARD DETAILS)
9	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (RE: C10.1 STANDARD DETAILS)
10	6" DRIVE-THRU STRIPING - COLOR : YELLOW
11	STOP SIGN
12	6" MERGE POINT - COLOR : YELLOW
13	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
14	4" DIAGONAL PAINTED ISLANDS IN PARKING AREA - COLOR : WHITE
15	FIRE LANE STRIPING PER CITY OF MCKINNEY FIRE CODE STANDARDS
16	DRIVE-THRU PULL FORWARD, DELIVERY COURIER, AND MOBILE CURBSIDE STRIPING - COLOR : YELLOW
17	8" OOSP STRIPING - COLOR : YELLOW
18	DRAINAGE STRUCTURE (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)
19	BOLLARD (RE: ARCHITECT PLANS FOR DETAILS)
20	5' GUARDRAIL @ INGRESS/EGRESS DOOR (RE: ARCHITECT PLANS FOR DETAILS)
21	BIKE RACK (RE: C10.1 STANDARD DETAILS)
22	FLAG POLE (12' MAX. HEIGHT ABOVE BLDG HT)
23	PAD MOUNTED TRANSFORMER
24	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
25	McDONALD'S DRIVE-THRU PULL FORWARD SIGNS (RE: C12.4 STANDARD DETAILS)
26	McDONALD'S DELIVERY COURIER SIGNS (RE: C12.4 STANDARD DETAILS)
27	McDONALD'S MOBILE CURBSIDE SIGNS (RE: C12.4 STANDARD DETAILS)

SITE INFORMATION	
LAND AREA:	58,994 SF (1.35 AC)
CURRENT ZONING:	C2-LOCAL COMMERCIAL
EXISTING USE:	VACANT LOT
PROPOSED USE:	RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,445 GFA
MAX. BUILDING HEIGHT REQUIRED:	35'
MAX. BUILDING HEIGHT PROVIDED:	20'-9.5" (1 STORY)
BUILDING LOT COVERAGE:	4,445 SF/58,994 SF = 0.08%
PARKING CALCULATIONS:	1 SPACE PER 150 SF
PARKING REQUIRED:	30
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:	79% (46,615 SF)
PROPOSED LANDSCAPE PERCENTAGE:	21% (12,379 SF)

BENCHMARK

TBM
 "X" SCRIBE ON SOUTH SIDE OF SIDEWALK, SOUTH SIDE OF U.S. HWY No. 380, 570' WEST OF CENTERLINE OF PRESTWICK HOLLOW DRIVE.
 ELEV.: 741.32'

TBM
 "X" SCRIBE ON SOUTH SIDE OF SIDEWALK, SOUTH SIDE OF U.S. HWY No. 380, 370' WEST OF CENTERLINE OF PRESTWICK HOLLOW DRIVE.
 ELEV.: 739.51'

CITY OF MCKINNEY NOTES

- 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.
- 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 ARTICLE 6 OF THE CITY OF MCKINNEY UNIFIED DEVELOPMENT CODE.