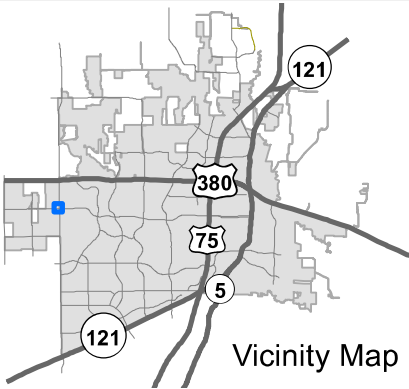
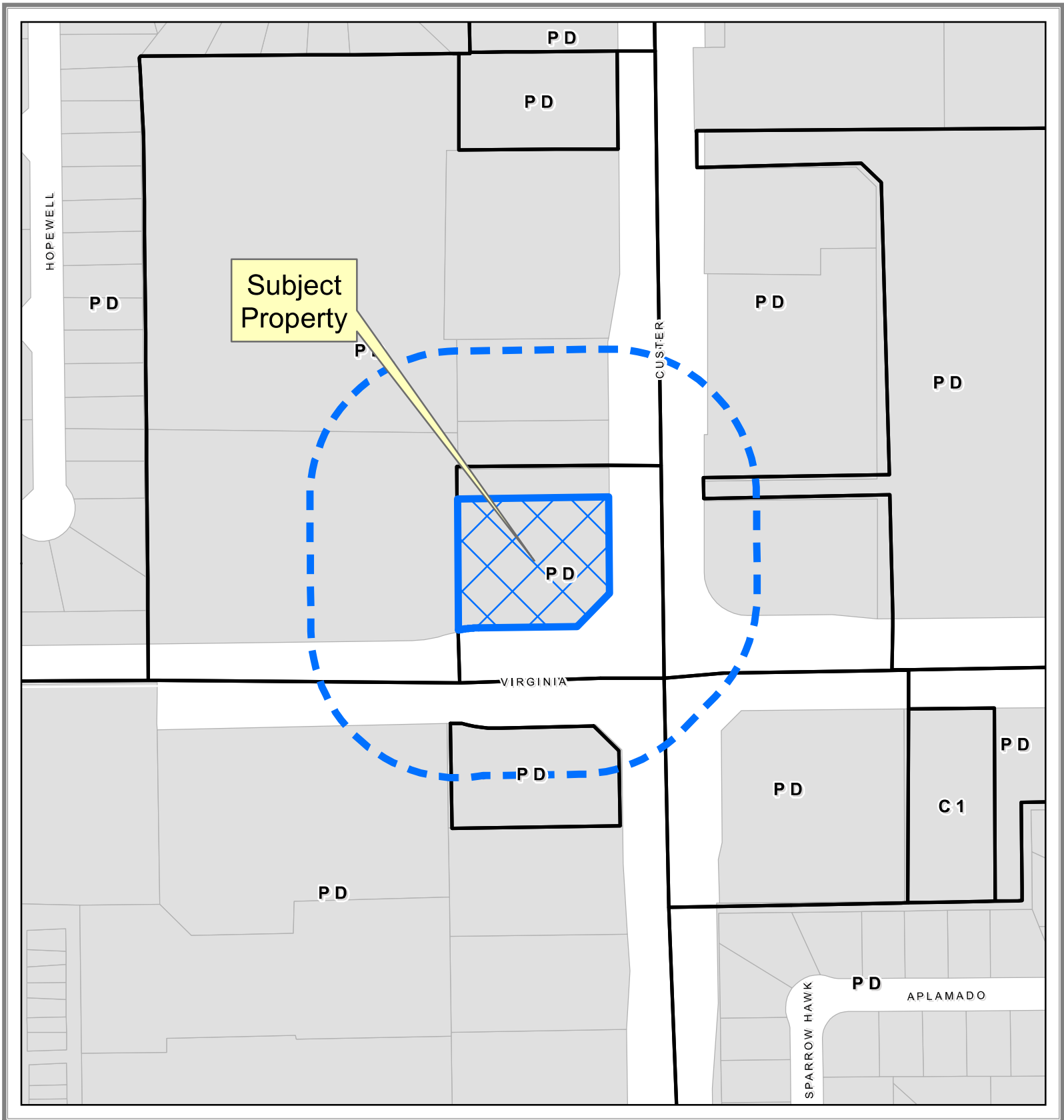
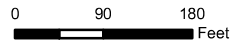


EXHIBIT "A"



Property Owner Notification Map

SUP2023-0010



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



EXHIBIT "B"

1.015 Acres

All that certain tract or parcel of land located in the John R. Burrows Survey, Abstract No. 70, City of McKinney, Collin County, Texas, and being a part of a called 1.264 acre tract described by deed from LIDL US Operations, LLC to Benchmark Equity, LLC, dated December 28, 2021, and recorded in County Clerk's Document Number 20211230002618780 in the Official Property Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (found) for the southwest of the above referenced 1.264 acre tract, same being the southeast corner of Lot 5, Block A, Custer's Bobos Addition, recorded in Volume 2017, Page 152 in the Plat Records of Collin County and being in the north right of way line of Virginia Parkway;

THENCE North 00 deg. 26 min. 25 sec. West with the west line of said 1.264 acre tract and with said east line of said Lot 5, a distance of 199.93 feet to a 1/2 inch iron rod with "Summit" cap set (hereafter "Summit") for corner in same;

THENCE North 89 deg. 14 min. 02 sec. East across said 1.264 acre tract, a distance of 230.33 feet to a 1/2 inch iron rod "Summit" (set) for corner in the east line of same and being in the west right of way line of Custer Road;

THENCE South 00 deg. 31 min. 26 sec. East with said east line and said west right of way line, a distance of 147.15 feet to a 1/2 inch iron rod (found) for corner in same and being at a corner chamfer into the north right of way of said Virginia Parkway;

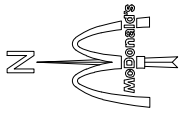
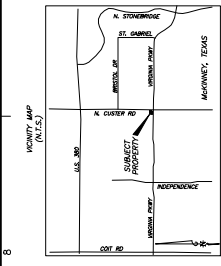
THENCE South 44 deg. 21 min. 18 sec. West with a southeast line of said 1.264 acre tract and continuing with said west right of way line, a distance of 70.86 feet to a 1/2 inch iron rod "Summit" (set) for corner in the north right of way line of said Virginia Parkway;

THENCE South 89 deg. 14 min. 02 sec. West with the south line of said 1.264 acre tract and with said north right of way line, a distance of 150.00 feet to a 1/2 inch iron rod (found) for corner in same and being the beginning of a curve to the left;

THENCE continuing with said common line and along said curve to the left, having a Delta of 10 deg. 21 min. 10 sec., a Radius of 170.42 feet, a Chord which bears South 84 deg. 03 min. 27 sec. West – 30.75 feet, and an Arc length of 30.79 feet to the **PLACE OF BEGINNING**, containing 1.015 acres (44,216 sq. ft.) of land.

EXHIBIT "C"

Project No. 52063101



SCALE: 1" = 20'

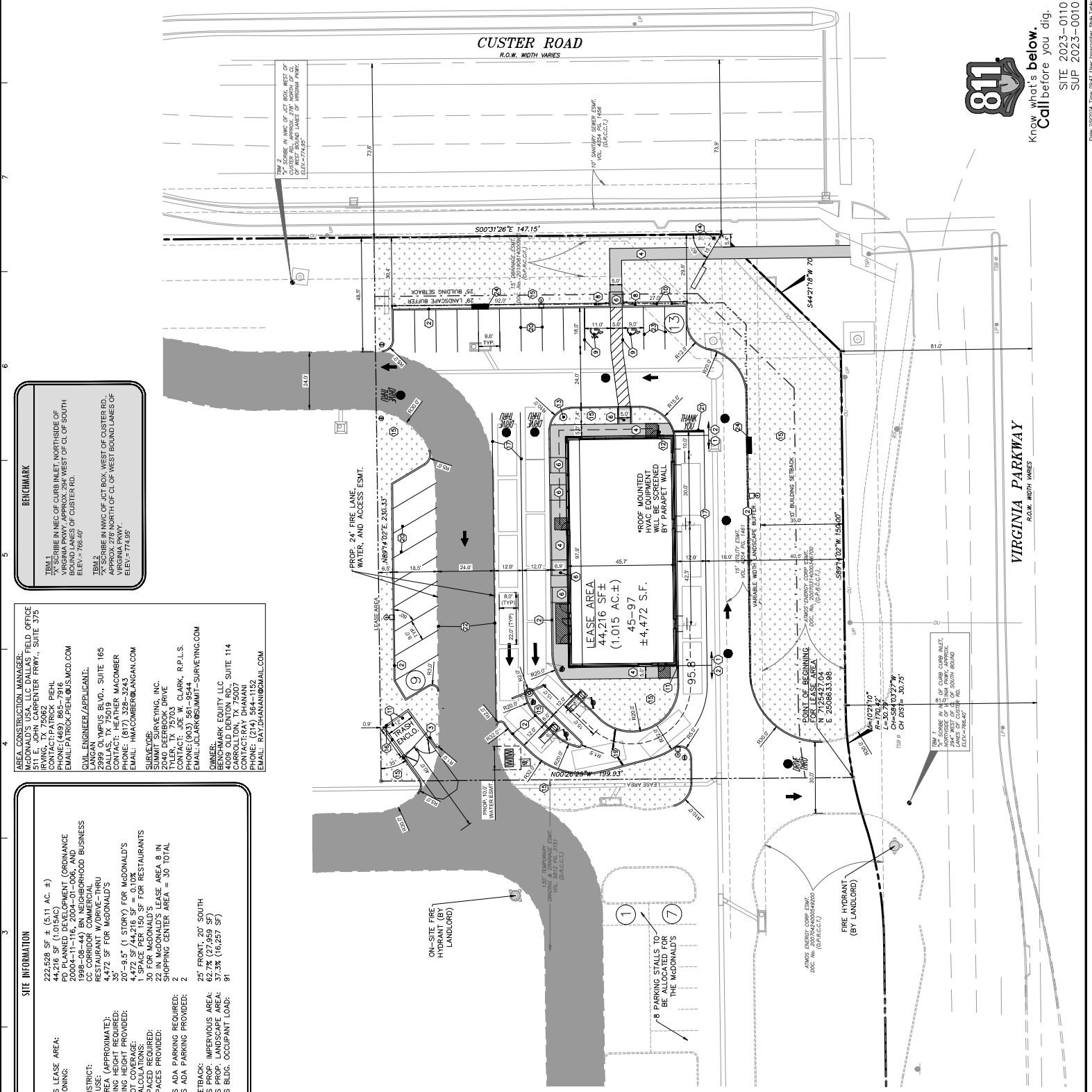
Date	Description	No.
	Revisions	

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LANGAN
 Langan Engineering and Environmental Services, Inc.
 2990 Olympus Blvd, Suite 165
 Dallas, TX 75019
 T: 817.328.3200 FAX: 817.328.3200 www.langan.com

McDonald's JC #042-3444
VIRGINIA N CUSTER ADDITION
 A Portion of Proposed Lot 1, Block A
 5.11 ACRES (222,528 SF)
MCKINNEY
 COLLIN COUNTY, TEXAS

Project No.	52063101
Date	02/09/2024
Drawn By	MWK
Checked By	MWK
Drawing Title	SUP EXHIBIT
Drawing No.	SUP-1



BENCHMARK

TBM 1
 'X' SCRIE IN W/ OF CURB INLET, NORTH SIDE OF VIRGINIA PKY APPROX 25' WEST OF CL OF SOUTH BOUND LANES OF CUSTER RD.
 ELEV. = 776.40'

TBM 2
 'X' SCRIE IN W/ OF I.C.T BOX, WEST OF CUSTER RD., NORTH OF NORTH OF CL OF WEST BOUND LANES OF VIRGINIA PKY.
 ELEV. = 774.95'

AREA CONSTRUCTION MANAGER:
 MCDONALD'S USA, LLC DALLAS FIELD OFFICE
 511 E. JOHN CARPENTER FRWY., SUITE 375
 DALLAS, TX 75202
 PHONE: (469) 865-7916
 CONTACT: PATRICK PIEHL
 EMAIL: PATRICK.PIEHL@USMCD.COM

CIVIL ENGINEER/APPLICANT:
 LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
 2990 OLYMPUS BLVD., SUITE 165
 DALLAS, TX 75019
 CONTACT: HEATHER MACOMBER
 PHONE: (817) 328-3243
 EMAIL: HMACOMBER@LANGAN.COM

SURVEYOR:
 SUMMIT SURVEYING, INC.
 10000 W. HUNTER DRIVE
 TYLER, TX 75703
 CONTACT: JOE W. CLARK, R.P.L.S.
 EMAIL: JOE@SUMMIT-SURVEYING.COM

OWNER:
 MCDONALD'S USA, LLC
 4009 OLD DENTON RD., SUITE 114
 CARROLLTON, TX 75007
 CONTACT: RAY DHANANI
 PHONE: (214) 544-1132
 EMAIL: RAY.DHANANI@MCD.COM

SITE INFORMATION

LOT AREA: 222,528 SF ± (5.11 AC. ±)
 MCDONALD'S LEASE AREA: 44,216 SF (1.015 AC.)
 CURRENT ZONING: M-1 (MUNICIPAL DISTRICT)
 OVERLAY DISTRICT: 1998-08-44 BN NEIGHBORHOOD BUSINESS DISTRICT
 PREVIOUS ZONING: CC COMMERCIAL CENTER DISTRICT
 BUILDING AREA (APPROXIMATE): 44,216 SF FOR MCDONALD'S
 MAX. BUILDING HEIGHT REQUIRED: 20'-9.5" (1 STORY) FOR MCDONALD'S
 PARKING CALCULATIONS: 1 STAGE PER 150 SF FOR RESTAURANTS
 PARKING SPACES PROVIDED: 30 FOR MCDONALD'S
 MCDONALD'S ADA PARKING REQUIRED: 2
 MCDONALD'S ADA PARKING PROVIDED: 2
 BUILDING SETBACKS: 25' FRONT 20' SOUTH
 MCDONALD'S PROPOSED LEASE AREA: 44,216 SF (16,257 SF)
 MCDONALD'S BLDGS. OCCUPANT LOAD: 91

LEGEND

	LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" 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) (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
	FIRE LANE
	LANDSCAPE

KEY NOTE LEGEND

MARK	MARK DESCRIPTION
①	CONCRETE VERTICAL CURB @R/W-THRU (RE: C10.2 STANDARD DETAILS)
②	CURB AND OUTER CURB DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
③	TURN DOWN CURB (RE: C10.3 STANDARD DETAILS)
④	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
⑤	NOT USED
⑥	H.C. ACCESS RAMP @1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
⑦	NOT USED
⑧	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
⑨	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR: (RE: C10.1 STANDARD DETAILS)
⑩	8" TALL MASONRY SCREENING WALL - ALL FORWARD SIGNS (RE: C10.4 STANDARD DETAILS)
⑪	BOLLARD (RE: C10.0 STANDARD DETAILS)
⑫	5" GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
⑬	FLAG POLE (60' MAX. HEIGHT)
⑭	POLE MOUNTED TRANSFORMER (RE: C8.0 UTILITY PLAN)
⑮	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
⑯	8" TALL MASONRY SCREENING WALL (RE: ARCHITECTURAL PLANS)
⑰	8" DRIVE-THRU STRIPING - COLOR: YELLOW
⑱	NOT USED
⑲	6" MERGE POINT - COLOR: YELLOW
⑳	4" PARKING STALL STRIPING - COLOR: WHITE (TYP)
㉑	8" OOSP STRIPING - COLOR: YELLOW
㉒	FIRE LANE STRIPING PER CITY OF MCKINNEY FIRE CODE STANDARDS
㉓	4" OOSP & MOBILE PICK-UP STRIPING - COLOR: YELLOW
㉔	DRAINAGE STRUCTURE (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)

CITY OF MCKINNEY NOTES

- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER MATERIAL FINISHED WITH FINISH AND METAL GATE, FRAMED AND PAINTED IN THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC PROPERTIES, AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE 56 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



Know what's below.
 Call before you dig.
 SUP 2023-0110
 SUP 2023-0010