

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

SITE INFORMATION

LOT AREA: 222,528 SF ± (5.11 AC. ±)
 McDONALD'S LEASE AREA: 44,216 SF (1.015AC)
 CURRENT ZONING: PD PLANNED DEVELOPMENT (ORDINANCE 20004-11-116, 2004-01-006, AND 1998-08-44) BN NEIGHBORHOOD BUSINESS CC CORRIDOR COMMERCIAL RESTAURANT W/DRIVE-THRU

OVERLAY DISTRICT: CC CORRIDOR COMMERCIAL RESTAURANT W/DRIVE-THRU

PROPOSED USE: 4,472 SF FOR McDONALD'S

MAX. BUILDING HEIGHT REQUIRED: 35'

MAX. BUILDING HEIGHT PROVIDED: 20'-9.5" (1 STORY) FOR McDONALD'S

BUILDING LOT COVERAGE: 4,472 SF/44,216 SF = 0.10%

PARKING CALCULATIONS: 1 SPACE PER 150 SF FOR RESTAURANTS

PARKING SPACED REQUIRED: 30 FOR McDONALD'S

PARKING SPACES PROVIDED: 22 IN McDONALD'S LEASE AREA 8 IN SHOPPING CENTER AREA = 30 TOTAL

McDONALD'S ADA PARKING REQUIRED: 2

McDONALD'S ADA PARKING PROVIDED: 2

BUILDING SETBACK: 25' FRONT, 20' SOUTH

McDONALD'S PROP. IMPERVIOUS AREA: 62.7% (27,959 SF)

McDONALD'S PROP. LANDSCAPE AREA: 37.3% (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: PATRICK PIEHL
 PHONE: (469) 865-7916
 EMAIL: PATRICK.PIEHL@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

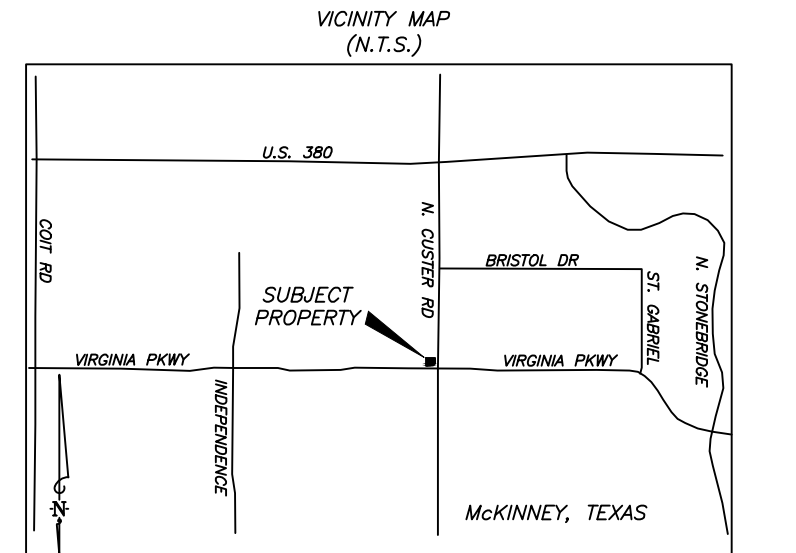
OWNER:

BENCHMARK EQUITY LLC
 4009 OLD DENTON RD., SUITE 114
 CARROLLTON, TX 75007
 CONTACT: RAY DHANANI
 PHONE: (214) 564-1152
 EMAIL: RAY.DHANANI@GMAIL.COM

BENCHMARK

TBM 1
 "X" SCRIBE IN NEC OF CURB INLET, NORTHSIDE OF VIRGINIA PKWY, APPROX. 294' WEST OF CL OF SOUTH BOUND LANES OF CUSTER RD.
 ELEV. = 766.40'

TBM 2
 "X" SCRIBE IN NWC OF JCT BOX, WEST OF CUSTER RD., APPROX. 278' NORTH OF CL OF WEST BOUND LANES OF VIRGINIA PKWY.
 ELEV. = 774.95'

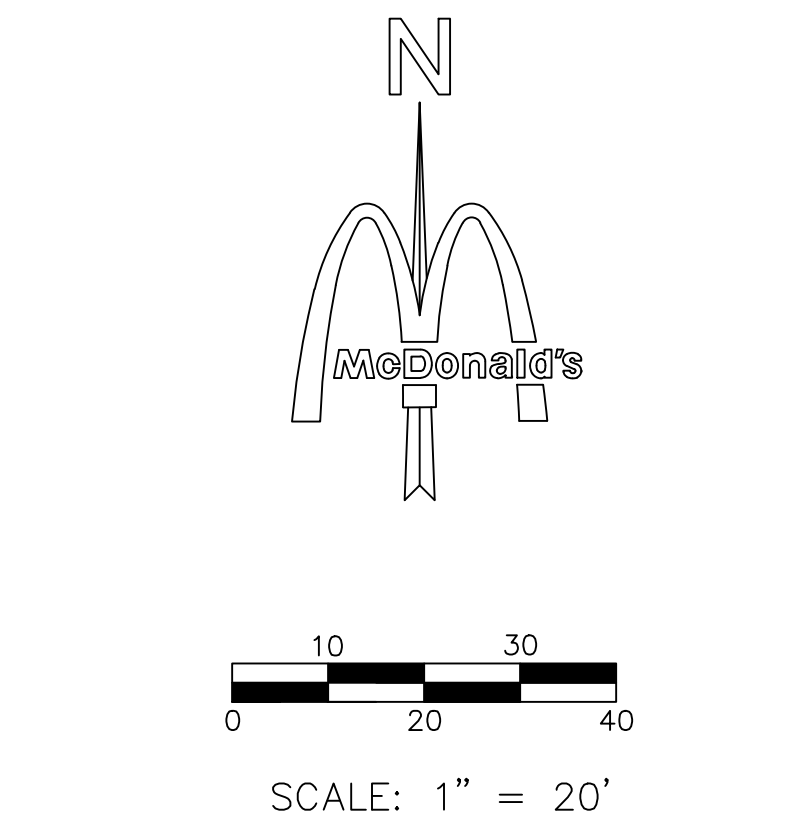
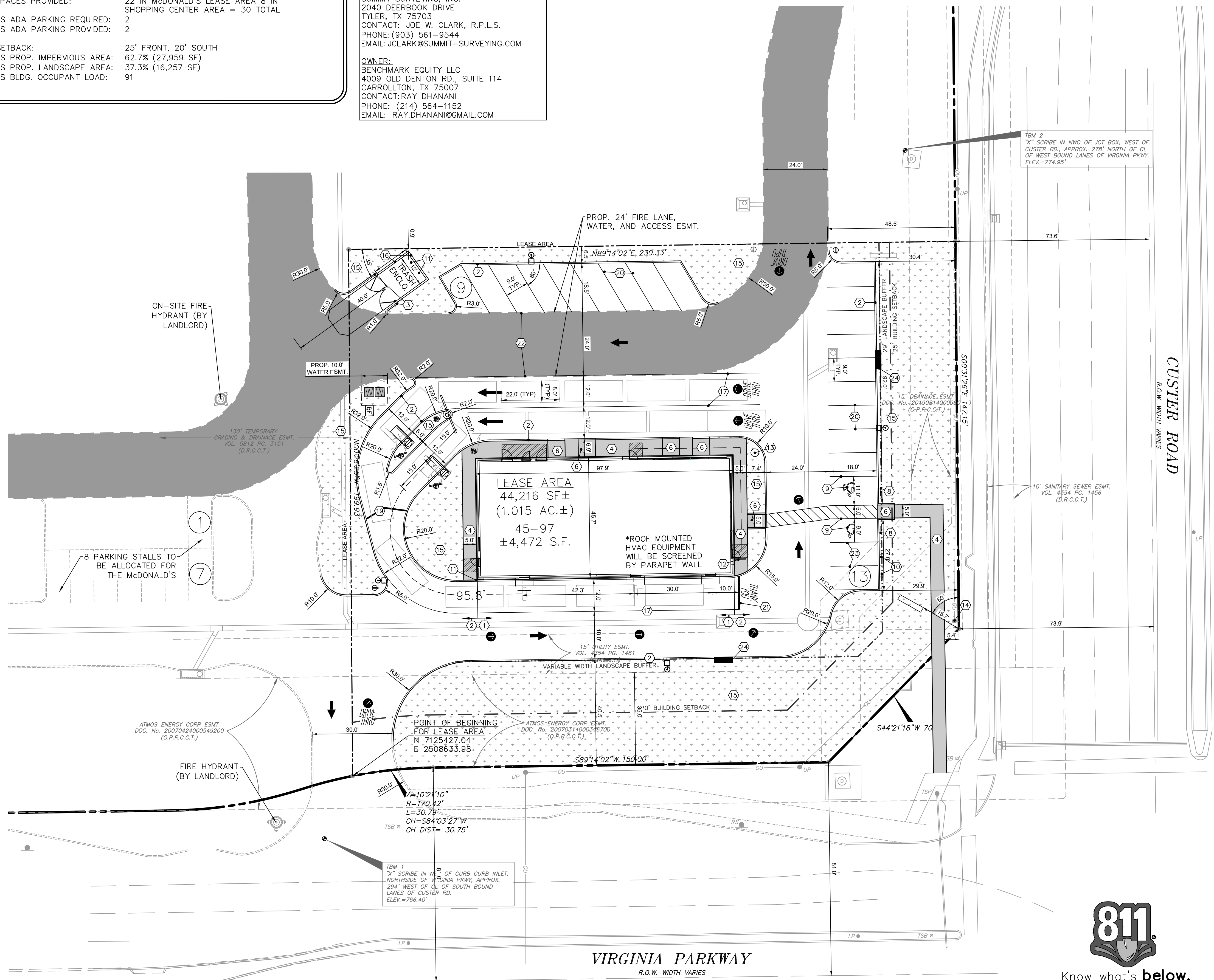


KEY NOTE LEGEND

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
2	CURB AND GUTTER @NON 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	McDONALD'S OOSP, MOBILE & ROLL 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: C9.0 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	6" 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 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 IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



Date	Description	No.
Revisions		
McDonald's USA, LLC		
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		2/9/24
LANGAN		
Langan Engineering and Environmental Services, Inc. 2999 Olympus Blvd, Suite 165 Dallas, TX 75019 T: 817.328.3200 www.langan.com TBPE Firm REG. #F-13709		

Project

McDonald's L/C #042-3444
VIRGINIA N CUSTER ADDITION
A Portion of Proposed Lot 1, Block A
5.11 ACRES (222,528 SF)

MCKINNEY TEXAS

Collin County
 Drawing Title

SUP EXHIBIT

Project No.	520063101	Drawing No.	SUP-1
Date	02/09/2024		
Drawn By	MNK		
Checked By	HJM		