

LEGEND

LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)

ROAD SIGN (MAX 40 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 : GOLD

"THANK YOU" AT END OF PATH - COLOR : GOLD

"CIRCLE / ARROW" - COLOR : GOLD

ARROW PATH DIRECTION - COLOR : WHITE

DOUBLE DRIVE-THRU "ARROW MARKING" - COLOR: GOLD

MOBILE PARKING "MOBILE MARKING" COLOR: GOLD

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	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
4	H.C. ACCESS RAMP @ 1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
5	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY REQUIREMENTS)
6	HANDICAP ACCESSIBLE SIGN (BUILDING OR POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
7	McDONALD'S DRIVE-THRU PULL FORWARD SIGN (RE: C10.4 STANDARD DETAILS)
8	McDONALD'S DELIVERY / COURIER SIGN (RE: C10.4 STANDARD DETAILS)
9	McDONALD'S MOBILE CURBSIDE SIGN (RE: C10.4 STANDARD DETAILS)
10	BOLLARD (RE: C10.1 STANDARD DETAILS)
11	5' GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
12	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
13	LANDSCAPE AREA (RE: L1.0 LANDSCAPE PLAN AND C1.1 GENERAL NOTES SHEET 'GRADING NOTES #7 AND #16')
14	6" MERGE POINT - COLOR : GOLD
15	6" DRIVE-THRU STRIPING - COLOR : GOLD
16	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : GOLD
17	4" DIAGONAL PAINTED ISLANDS IN PARKING AREA - COLOR : WHITE
18	4" DRIVE-THRU PULL FORWARD, DELIVERY/COURIER, AND MOBILE CURBSIDE STRIPING - COLOR : GOLD
19	McDONALD'S MOBILE ORDER
20	FIRE LANE STRIPING PER CITY OF COPPELL FIRE CODE STANDARDS
21	BIKE RACK (RE: C10.0 STANDARD DETAILS)
22	FLAG POLE (50' MAX. HEIGHT)
23	RIP RAP
24	8" OOSP STRIPING - COLOR : GOLD
25	"DO NOT ENTER" SIGN

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL HAVE AT LEAST ONE VAN ACCESSIBLE SPACE.

EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST INCORPORATE "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE LOCATED AS NOTED TO 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.

RAMPS:

RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE).

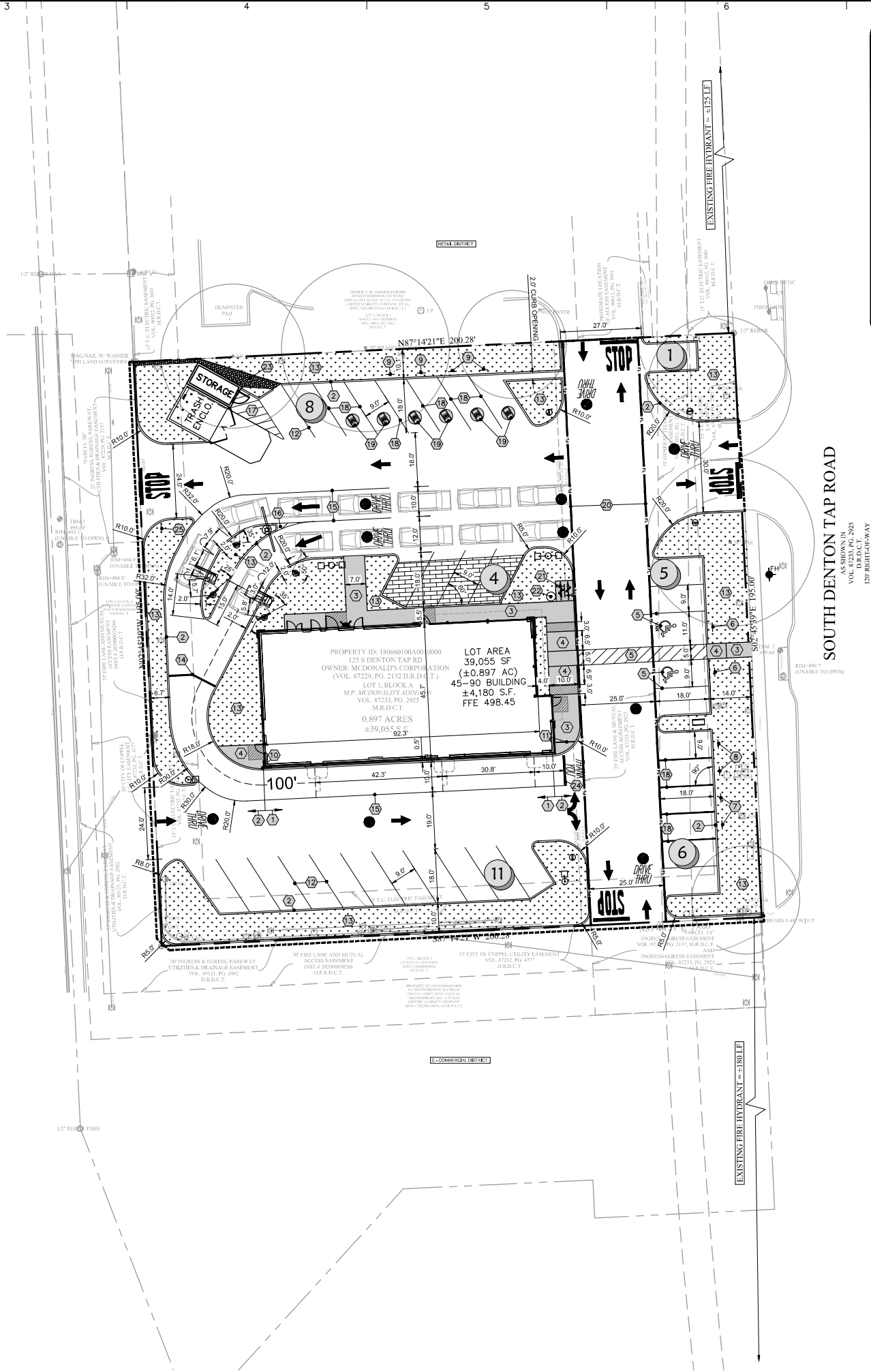
LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).

RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30° VERTICAL RISE.

RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).

SIDEWALKS AND ACCESSIBLE ROUTES:

SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%). LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).



SITE INFORMATION

LAND AREA: 39,055 SF (0.897 AC)

CURRENT ZONING: RETAIL WITH PD/SUP

EXISTING USE: RESTAURANT WITH DRIVE-THRU

PROPOSED USE: RESTAURANT WITH DRIVE-THRU

BUILDING AREA (APPROXIMATE): 4,180 SF

BUILDING LOT COVERAGE: 4,180 SF/39,055 SF = 10.70%

PARKING REQUIRED: 1 SPACE PER 100 SF

4,180 SF/100 SF = 41 SPACES

PARKING PROVIDED: 35

DRIVE-THRU STACKING PROVIDED: 13

HANDICAP PARKING REQUIRED: 2

HANDICAP PARKING PROVIDED: 2

BICYCLE PARKING REQUIRED: 2

BICYCLE PARKING PROVIDED: 2

EXISTING IMPERVIOUS AREA: 33,605 SF

PROPOSED IMPERVIOUS AREA: 30,693 SF

PROPOSED LANDSCAPE PERCENTAGE: 21.41%

PROPOSED BRICK PAVERS: 610 SF

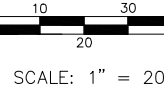
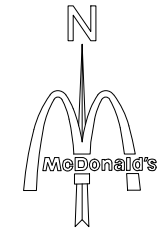
PROPOSED BUILDING HEIGHT: 21'-1 1/2"

PD-325-R CONDITIONS TABLE (MCDONALD'S)

- ALLOW AN EXCEPTION TO THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS DUE TO A SHORTFALL OF 538.25 SQUARE FEET.
- ALLOW AN EXCEPTION TO THE PARKING REQUIREMENTS DUE TO THE SHORTFALL OF SIX(6) SPACES.
- ALLOW AN EXCEPTION TO INCREASE THE MONUMENT HEIGHT FROM 4FT TO 6FT DUE TO VISIBILITY LIMITATIONS AT THE SITE.
- ALLOW AN EXCEPTION TO REDUCE LANDSCAPE BUFFER IN THE RIGHT-OF-WAY FROM 15FT WIDE TO 14FT WIDE.
- ALLOW AN EXCEPTION TO REDUCE THE NUMBER OF PERIMETER TREES FROM 16 TREES TO 14 TREES.

OWNER/APPLICANT

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M.P. McDONALD'S ADDITION
LOT 1, BLOCK A
VOL. 87233, PG. 2925
M.R.D.C.T.
ACREAGE: ±0.897 AC
DATE: 08/18/2025

Revisions

McDonald's USA, LLC

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LANGAN

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TBPE Firm REG. #F-13709

Project

**McDONALD'S
REBUILD RESTAURANT
LC 042-0496 / NSN 10485
125 S. DENTON TAP ROAD
COPPELL**

DALLAS TEXAS

Drawing Title

SITE PLAN

Project No. 520103501

Date JULY 2025

Drawn By MD

Checked By MEG

Drawing No. C4.0

Sheet 6 of 23

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Know what's below.
Call before you dig.