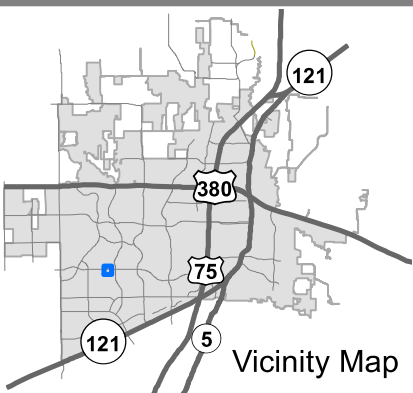
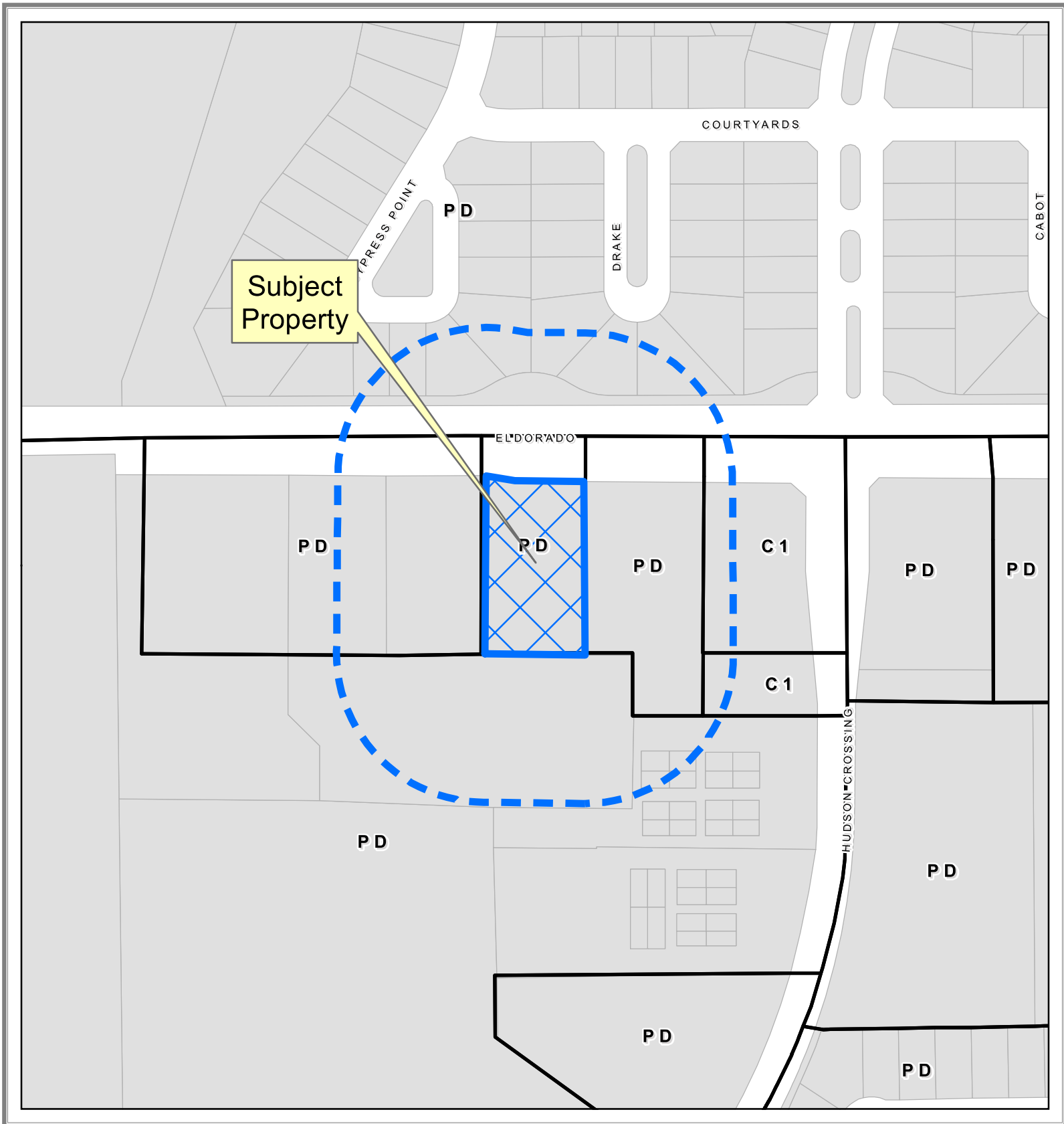
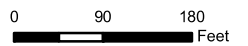


# EXHIBIT A



## Property Owner Notification Map

SUP2020-0008



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

## ZONING DESCRIPTION:

**BEING** a 0.91 acre tract of land situated in the George Herndon Survey, Abstract Number 390 in the City of McKinney, Collin County, Texas and being all of Lot 1, Block A of the Braum's Addition, recorded in Volume 2016, Page 73 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut set at the Northeast corner of said Lot 1, Block A and the common Northwest corner of Lot 2, Block A of said Braum's Addition and in the South line of a Right-of-Way (R.O.W.) dedication for Eldorado Parkway (a variable with R.O.W.), recorded in Volume 2016, Page 73 of the Plat Records of Collin County, Texas from which a iron rod with cap stamped "KEEN 6588" bears North 00°05'18" West, a distance of 7.00 feet;

**THENCE** South 00°05'18" East with the East line of said Lot 1, Block A and the common West line of said Lot 2, Block A, a distance of 262.90 feet to a 1/2" iron rod with cap stamped "KEEN 6588" found at the Southeast corner of the Lot 1, Block A and the common Southwest corner of said Lot 2, Block A and in the North line of Lot 6, Block A of Eldorado Office Park Addition, Recorded in Volume 2010, Page 262 of the Plat Records of Collin County, Texas;

**THENCE** South 89°54'33" West with the South line of said Lot 1, Block A and the common North line of said Lot 6, Block A, a distance of 149.97 feet to a 1/2" iron rod with cap stamped "PREMIER SURVEYING" found at the Southwest corner of said Lot 1, Block A and the common Southeast corner of Lot 3, Block A of Eldorado Office Park Addition, recorded in Volume 2008, Page 709 of the Plat Records of Collin County, Texas;

**THENCE** North 00°04'20" West with the West line of said Lot 1, Block A and the common East line of said Lot 3, Block A, a distance of 269.90 feet to a 1/2" iron rod with cap stamped "POGUE ENG & DEV" found at the Northwest corner of said Lot 1, Block A and the common Northeast corner of said Lot 3, Block A and in the South R.O.W. line of said Eldorado Parkway;

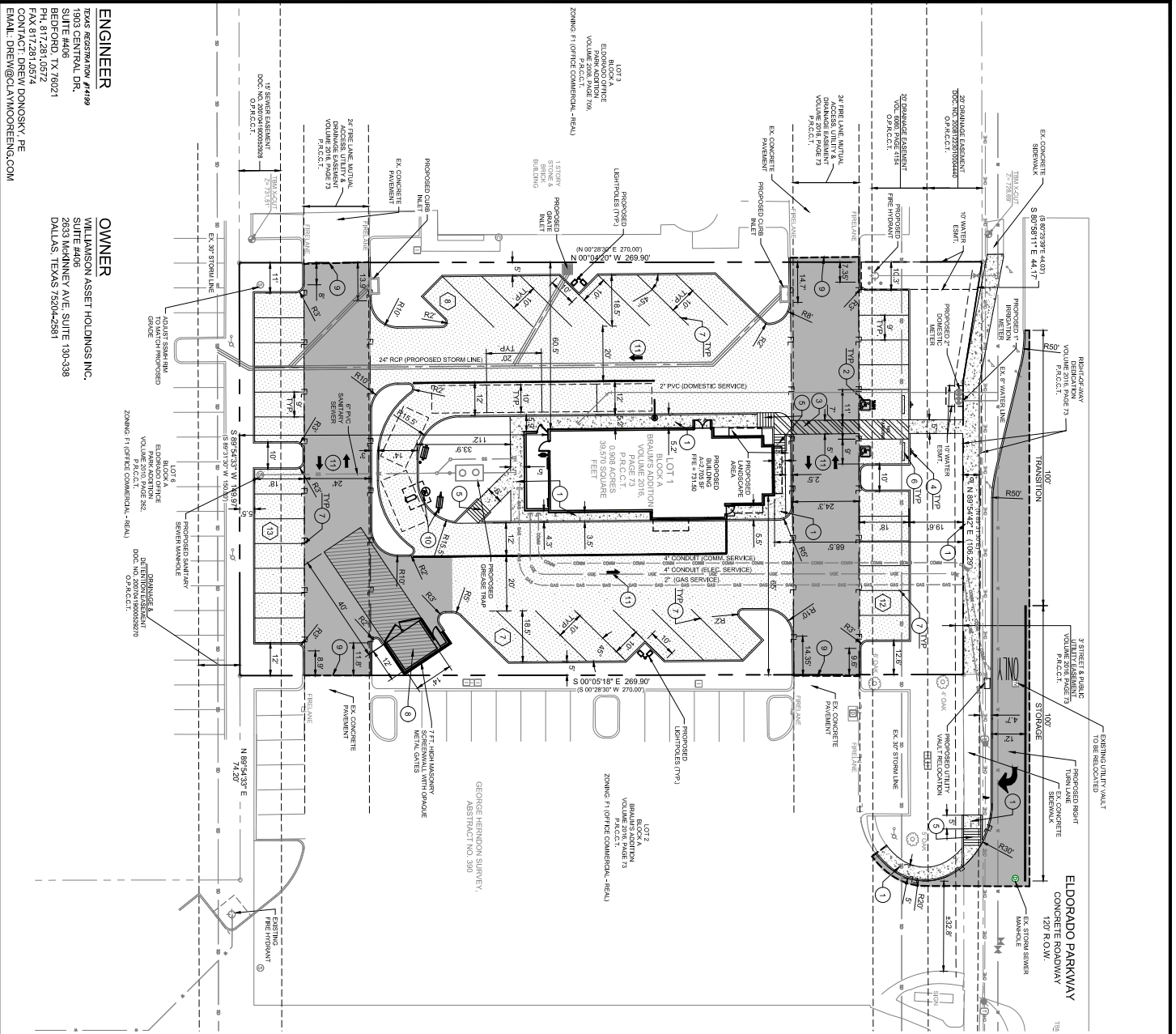
**THENCE** with the North line of said Lot 1, Block A and the South R.O.W. line of said Eldorado Parkway the following courses and distances;

South 80°58'11" East, a distance of 44.17 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

North 89°54'42" East, a distance of 106.29 feet to the **POINT OF BEGINNING** and containing 0.91 acres of land more or less.

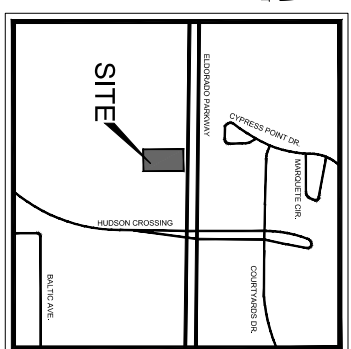
# EXHIBIT C

PLOTTED BY: MARK TORRES  
 PLOT DATE: 10/23/2020 3:10 PM  
 LOCATION: Z:\PROJECTS\2020-103 CSM MCKINNEY POPEYES\CADD\SHEETS\SP-1 SITE PLAN.DWG  
 LAST SAVED: 10/23/2020 2:32 PM



**ENGINEER**  
 TEXAS REGISTRATION #41199  
 CLAYMOORE ENGINEERING  
 1903 CENTRAL DR., SUITE 400  
 BEDFORD, TX 76021  
 PH: 817.281.0574  
 FAX: 817.281.0574  
 EMAIL: DREW@CLAYMOOREENG.COM

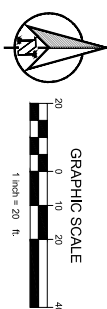
**OWNER**  
 WILLIAMSON ASSET HOLDINGS INC.  
 2833 MCKINNEY AVE SUITE 130-338  
 DALLAS, TEXAS 75044-2281



VICINITY MAP  
N.T.S.

CONSTRUCTION SCHEDULE	
1	CONCRETE SIDEWALK
2	HANDICAP SYMBOL
3	PAVEMENT STRIPING
4	HANDICAP SIGN
5	ADA RAMP: 1:21 MAX. SLOPE
6	CURB STOP
7	4' PARKING STRIP COLOR (WHITE TYP)
8	TRASH ENCLOSURE: SEE ARCH. PLANS FOR DETAILS
9	SMACUT FULL DEPTH EXISTING PAVEMENT
10	OWNER MENU BOARD: SEE ARCH. PLANS FOR DETAILS
11	DIRECTIONAL ARROWS SEE ARCH. PLANS FOR DETAILS

LEGEND	
	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	DUMPSTER CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPERTY LINE
	FULL DEPTH SAWCUT
	EASEMENT LINE
	PARKING COUNT



GRAPHIC SCALE

SITE DATA TABLE	
SITE AREA (NET ROW TAKE)	0.088 AC (63,570 SF)
LEGAL DESCRIPTION	LOT 1, BLOCK A, BRAYLINS ADDITION
EXISTING ZONING	PPD - ORDINANCE NO. 2011-045-031
PROPOSED USE	RESTAURANT W/ DRIVE THRU
PROPOSED BUILDING AREA	2,795 SF
PROPOSED BUILDING HEIGHT	21'-10"
LOT COVERAGE	6.83%
FLOOR AREA RATIO	0.088:1
PERVIOUS AREA	11,915 SF
IMPERVIOUS AREA	27,655 SF
PERCENT IMPERVIOUS	69.88%

PARKING DATA TABLE	
PARKING REQUIRED	19 SPACES
RESTAURANT 1 SPACE PER 60 SF	2/19 SF
PARKING PROVIDED	40 SPACES TOTAL
STANDARD PARKING SPACE	38 SPACES TOTAL
ADA PARKING SPACE	2 SPACES TOTAL

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
  3. AN EXTRA SACK OF GEMENT PER CURB YARD IS REQUIRED FOR ALL HAND POURS.
  4. ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.
  5. ALL HVAC UNITS TO BE ROOF MOUNTED. NOTE: SCREENING OF ROOF MOUNTED EQUIPMENT MUST BE 1 FT. TALLER THAN THE EQUIPMENT.

- NOTES:**
1. SANITATION CONTAINER SCREENING WALLS WILL BE 7' HEIGHT BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH INCLUDING A METAL CONTAINER SCREENING WALLS, GATE, AND PAID SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
  2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT NON-RESIDENTIAL USES SHALL BE PERMITTED TO BE LOCATED UNDER A FIRE LANE AND FROM ADJACENT RESIDENTIAL PROPERTIES.
  3. LIGHTING FOR THE SUBSET PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 98 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

BENCHMARKS	
SITE BENCHMARK NO. 1: 15' CANTONAS SET ON CONCRETE	ELEVATION: 721.51
SITE BENCHMARK NO. 2: 4" X 4" CONCRETE SET ON CONCRETE	ELEVATION: 720.80
SITE BENCHMARK NO. 3: 4" X 4" CONCRETE SET ON CONCRETE	ELEVATION: 720.80

SITE PLAN			
CASE NO.:	SUP2020-0008	COUNTY:	MCKINNEY
OWNER:	POPEYES MCKINNEY	CITY:	MCKINNEY
LEGAL DESCRIPTION:	BRAYLINS ADDITION - VOL. 2016, P. 153 P.L.C.T.	STATE:	TEXAS
ACRES:	0.089	ABSTRACT NO.:	390

**POPEYES**  
6611 W ELDORADO PARKWAY  
MCKINNEY, TX  
CASE NO.: SUP2020-0008

**CLAYMOORE ENGINEERING**

1903 CENTRAL DR., SUITE 400  
BEDFORD, TX 76021

PHONE: 817.281.0574  
WWW.CLAYMOOREENG.COM

NO.	DATE	REVISION	BY

**SP-1**

DATE: 10/23/2020

DESIGN: [ ]

DRAWING: [ ]

CHECKED: [ ]

DATE: 10/23/2020