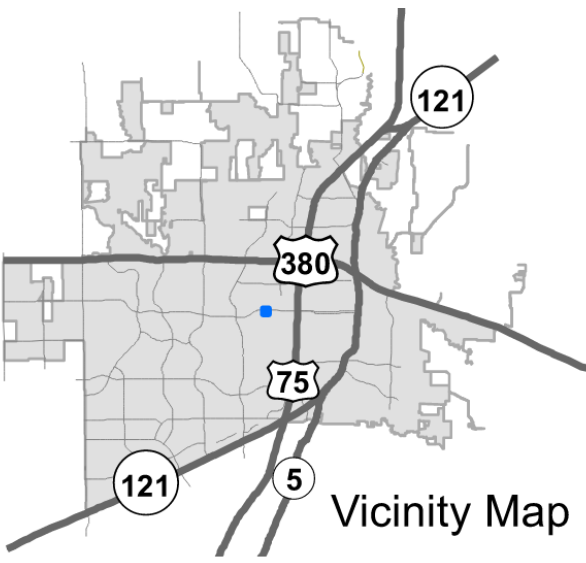
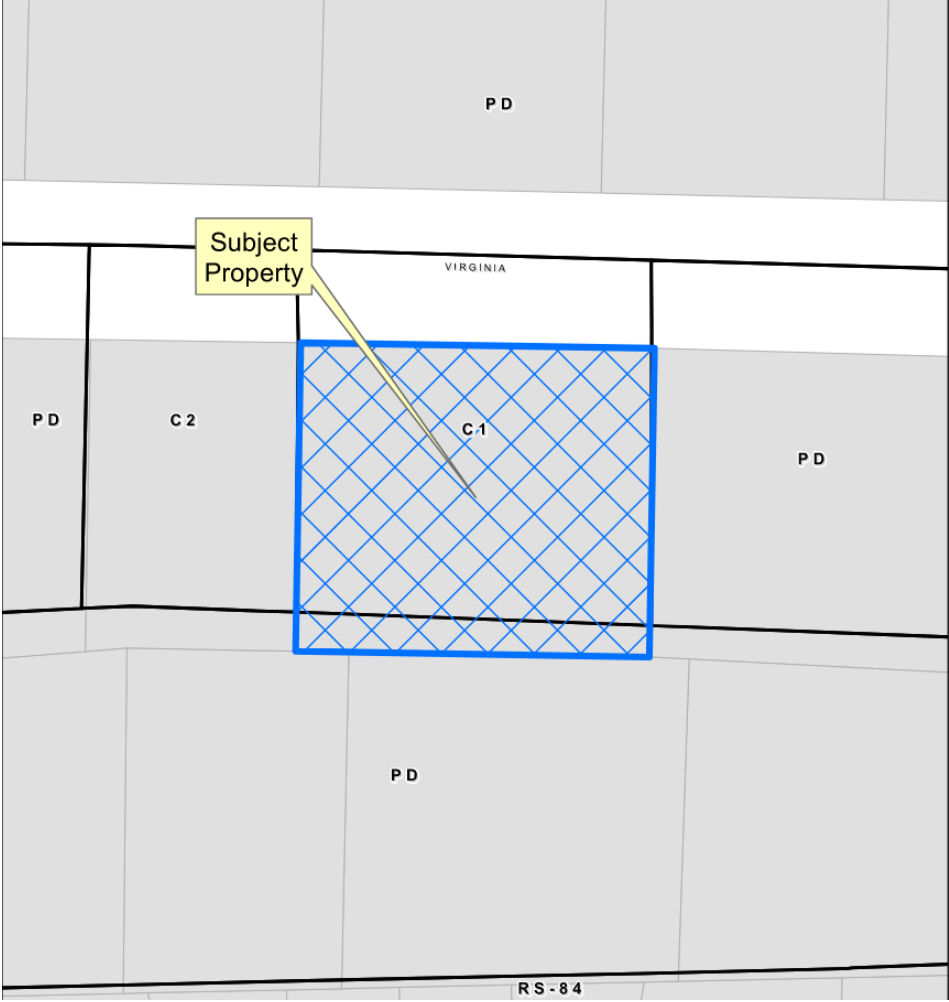


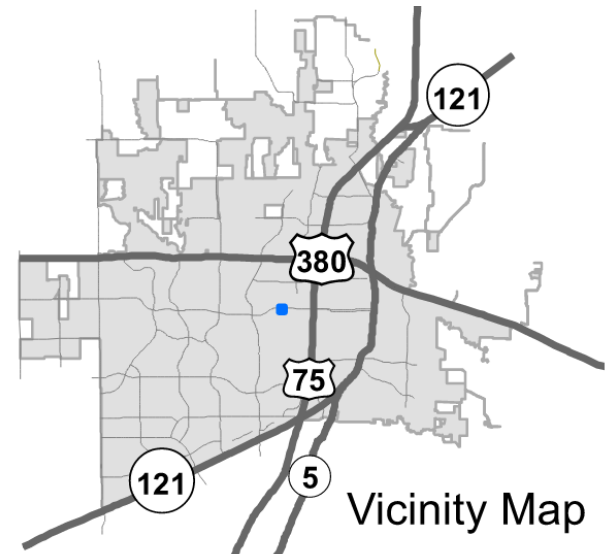
Virginia PPCS SUP

21-0016SUP

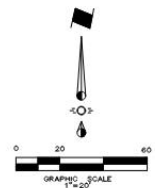
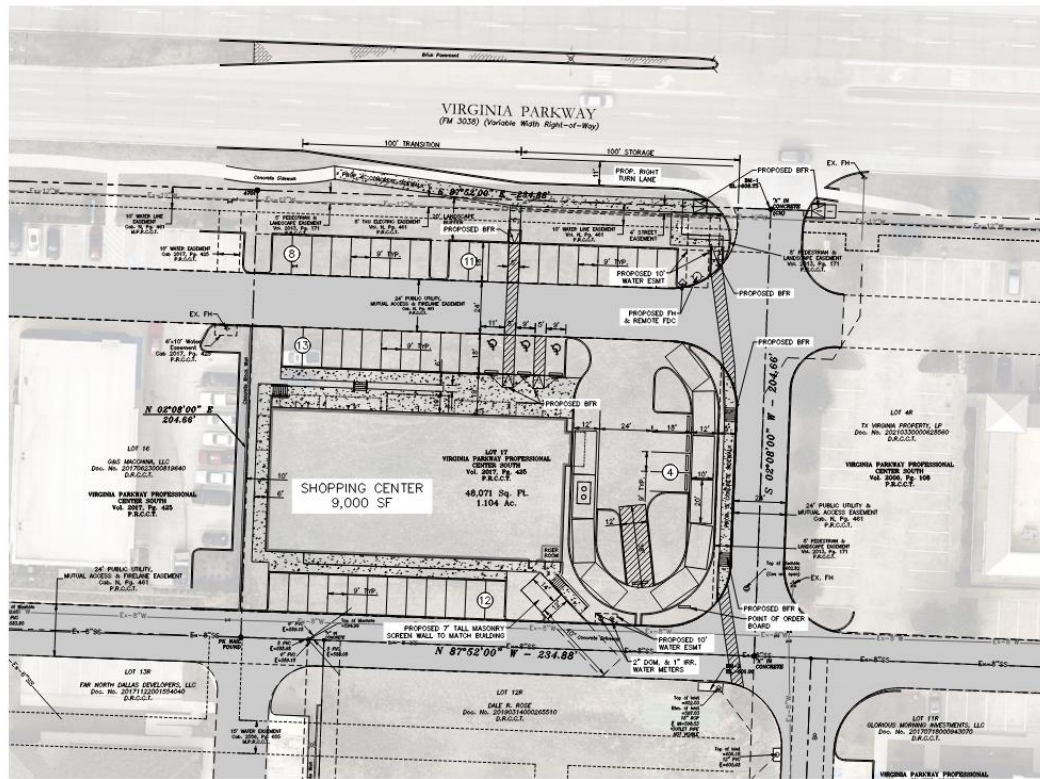
Location Map



Aerial Exhibit



Proposed SUP Exhibit



- LEGEND**
- ▭ Finish
 - ▭ Proposed Slabwork
 - ▭ Proposed Wheel Stop Typical
 - ⊕ Existing Fire Hydrant
 - ⊕ Proposed Fire Hydrant
 - ⊕ Regular Fire Ramp
 - ⊕ Fire Hydrant
 - ⊕ Fire Department Connection

REASON FOR SUP REQUEST: RECEIVE APPROVAL FOR A RESTAURANT WITH A DRIVE THRU WINDOW WITHIN THE C1 ZONING DISTRICT

PROPOSED DRIVE-THRU IS FOR DUNKIN' DONUTS

SITE DATA TABLE	
LOT SIZE	LOT 17 1.104 ACRES
EXISTING ZONING	48,071.00 SF C1
PROPOSED ZONING	C1 (SUP for Drive Thru)
BUILDING HEIGHT	25'
USE / BUILDING AREA	
SHOPPING CENTER	9,000 SF - 100%
REQUIRED PARKING	
SHOPPING CENTER (1 PER 250 S.F.)	36 SPACES
PARKING PROVIDED	48 SPACES
PROVIDED PARKING RATIO	1/138
HANDICAP REQUIRED	2 SPACES
HANDICAP PROVIDED	3 SPACES
COVERAGE	38.72%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

- OWNER:**
Sanyalite Enterprises LLC - Series 4
4058 Kentucky Drive
Frisco, Texas 75054
Phone (214) 922-0963
Contact: Rama Malhotra
- ENGINEER:**
Orce Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Orce, P.E.
- ARCHITECT:**
Richmond Group
1220 Sherman Freeway, Ste 317
Dallas, Texas 75234
Phone (972) 484-5077
Fax (972) 484-8641
Contact: Mark Gungy
- SURVEYOR:**
Hegley & Associates
201 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Fax (972) 542-9852
Contact: Lorenna Hegley

CITY OF MCKINNEY STANDARD NOTES:

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.

The Lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

The Sanitation Container Screening Walls Will Be Brick Masonry, Stone Masonry, Or Other Architectural Masonry Work, Including A Metal Gate, Fenced And Painted, And The Sanitation Container Screening Walls, Gate, And Fire Stair Will Be Constructed In Accordance With The City Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 7' In Height.

CITY BENCHMARK USED FOR CONTROL:

DOM-30 - Aluminum Disc on concrete inlet South of Virginia Parkway & Jordan Road Southeast of the First Street South.
Elev. = 577.484

SITE BENCHMARK

BM-1 = "X" in Concrete drive entrance on the South side of Virginia Parkway and being the southeast corner of the subject property.

BM-2 = "X" in South edge near the center of concrete curb laid on the south of a concrete driveway near the southeast corner of the subject property.
Elev. = 601.91

Issue Dates	Revisions & Dates
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS

073624499
1000 P.E. 1st St. Suite 1010
Frisco, TX 75034

THE PROTECTION SYSTEM

Buildings are required to be protected by an approved automatic fire alarm system and fire alarm system with full automatic notification.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PUBLIC REVIEW UNDER THE AUTHORITY OF 2016, CHAPTER 201, SUBCHAPTER 201.001, ARTICLE 201.001, SECTION 201.001(1), BY THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF TEXAS.

STOP! CALL BEFORE YOU DIG



(800) 487-7266 (prior to digging)

SUP - SITE PLAN EXHIBIT

VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH
MULLAPUDI VENTURES, LLC
CITY OF MCKINNEY, TEXAS

Sheet No. SUP
Project No. 210102

PROJECT NAME

