



VICINITY MAP
NTS

- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free 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 48,071.00 SF
EXISTING ZONING	C1
PROPOSED ZONING	C1 (SUP for Drive Thru)
BUILDING HEIGHT	23'
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	1/188
HANDICAP REQUIRED	2 SPACES
HANDICAP PROVIDED	3 SPACES
COVERAGE	18.72%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

OWNER:
Sunnside Enterprises LLC - Series 4
4588 Kentucky Drive
Plano, Texas 75024
Phone (214) 923-0963
Contact: Rama Mullaipudi

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

ARCHITECT:
Richmond Group
1220 Stemmons Freeway, Ste 317
Dallas, Texas 75234
Phone (972) 484-5977
Fax (972) 484-8641
Contact: Hank Quigg

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Fax (972) 542-8669
Contact: Lawrence Ringley

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 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 Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 7' In Height.

CITY BENCHMARK USED FOR CONTROL
COM-39 - Aluminum Disc on concrete inlet South of Virginia Parkway & Jordan Road Southeast of the First Street South.
Elev. = 577.464

SITE BENCHMARK

BM-1 = "X" in Concrete drive entrance on the South side of Virginia Parkway and being the northeast corner of the subject property.
Elev.=608.75

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

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

<p>CROSS ENGINEERING CONSULTANTS 1720 W. Virginia Street 972.562.4409 McKinney, Texas 75069 Texas P.E. Firm No. F-5935</p>	<p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JON DAVID CROSS, P.E. NO. 82618 ON 11/24/21. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>SUP - SITE PLAN EXHIBIT</p>	Sheet No.
		<p>VIRGINIA PPCS - LOT 17</p>	SUP
<p>Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=20'</p>	<p>MULLAPUDI VENTURES, LLC</p>	<p>CITY OF MCKINNEY, TEXAS</p>	<p>Project No. 21032</p>

STOP!
CALL BEFORE YOU DIG



FIRE PROTECTION SYSTEMS
Buildings are required to be protected by an approved automatic fire sprinkler system and fire alarm system with full occupant notification.

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

(@ least 72 hours prior to digging)

PROJECT NAME