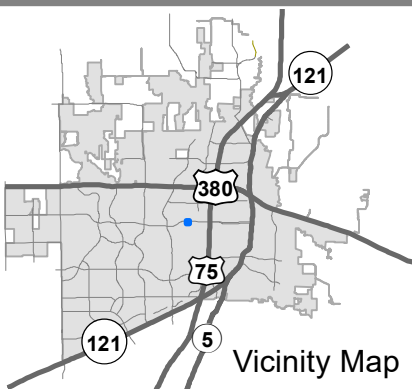
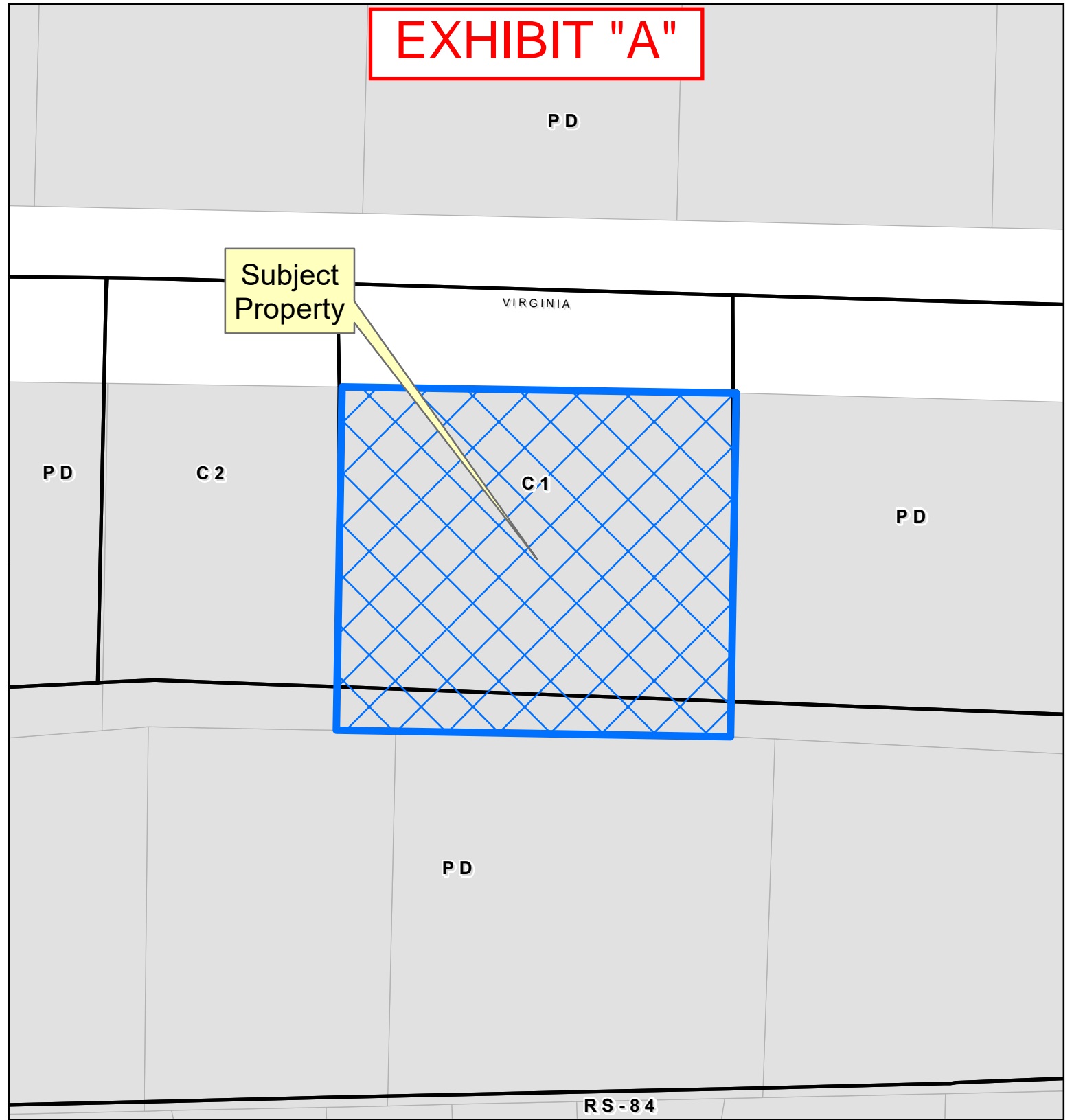
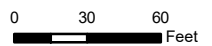


EXHIBIT "A"



Location Map

SUP2021-0016



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"

LEGAL DESCRIPTION

**LOT 17
VIRGINIA PARKWAY
PROFESSIONAL CENTER SOUTH
W.D. Thompson Survey, Abstract No. 891
City of McKinney
Collin County, Texas**

SITUATED in the City of McKinney, in the W.D. Thompson Survey, Abstract No. 891 of Collin County, Texas and being all of Lot 17 of Virginia Parkway Professional Center South, an addition to the City of McKinney, according to the replat thereof, recorded in Volume 2017, Page 425, Plat Records, Collin County, Texas (P.R.C.C.T.) and said lot being more particularly described by metes & bounds as follows:

BEGINNING at an "X" found carved in a concrete drive on the south right-of-way line of Virginia Parkway (a variable width right-of-way), for the northeast corner of the above described Lot 17 and same being the northwest corner of Lot 4R of Virginia Parkway Professional Center South, an addition to the City of McKinney, according to the replat thereof, recorded in Volume 2006, Page 108, P.R.C.C.T.;

THENCE: South 02 deg. 08 min. 00 sec. West, departing from Virginia Parkway, along the common line of said Lot 17 and Lot 4R and with the center of a concrete drive, a distance of 204.66 feet to an "X" found carved in concrete for the southeast corner of said Lot 17 and the southwest corner of said Lot 4R and said point also being on the north line of Lot 12R of Virginia Parkway Professional Center South, an addition to the City of McKinney, according to the replat thereof, recorded in Volume 2006, Page 655, P.R.C.C.T.;

THENCE: North 87 deg. 52 min. 00 sec. West, with the center of a concrete drive, along the common line of said Lot 17 and Lot 12R, at a distance of 196.83 feet, passing a "X" found carved in concrete for the northwest corner of said Lot 12R and same being the northeast corner of Lot 13R, as per the above described replat (Volume 2006, Page 655 ~ P.R.C.C.T.) and continuing with said concrete drive, along the common line of said Lots 17 and 13R for a total distance of 234.88 feet to a PK Nail found in concrete for the southwest corner of said Lot 17 and same being the southeast corner Lot 16, as per the above described replat (Volume 2017, Page 425 ~ P.R.C.C.T.);

THENCE: North 02 deg. 08 min. 00 sec. East, departing from said concrete drive, along the common line of said Lot 17 and Lot 16, a distance of 204.66 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found on the south right-of-way line of the above mentioned Virginia Parkway, for the northeast corner of said Lot 16 and the northwest corner of said Lot 17;


EXHIBIT "B"

THENCE: South 87 deg. 52 min. 00 sec. East (reference bearing), along the south right-of-way line of said Virginia Parkway and the north line of said Lot 17, a distance of 234.88 feet to the **POINT OF BEGINNING and containing 48,071 square feet or 1.104 acres of land.**

Note:

The bearings shown hereon are referenced to South 87 deg. 52 min. 00 sec. East along the south right-of-way line of Virginia Parkway and the north line of Lot 17 of Virginia Parkway Professional Center South, according to the replat thereof, recorded in Volume 2017, Page 425, Plat Records, Collin County, Texas.

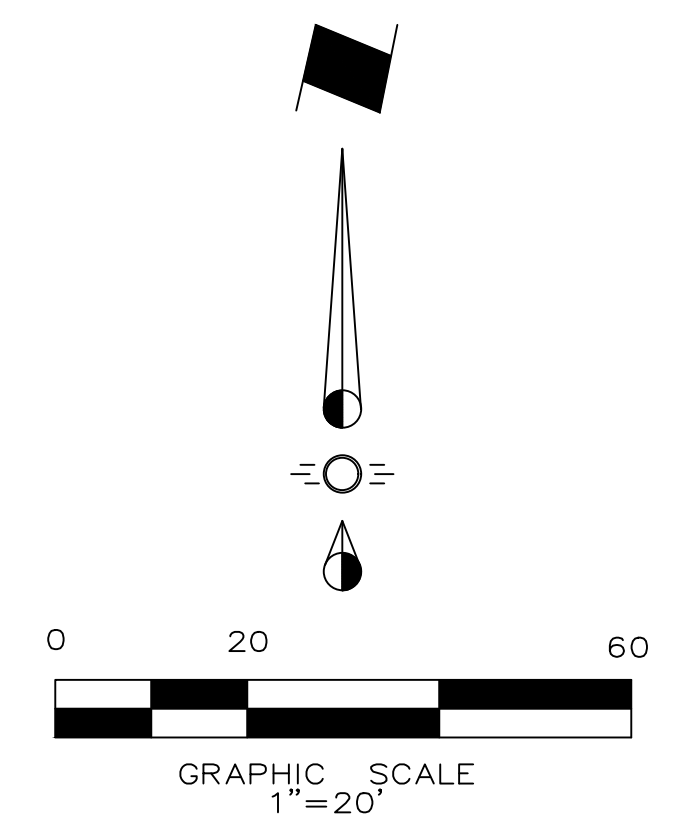
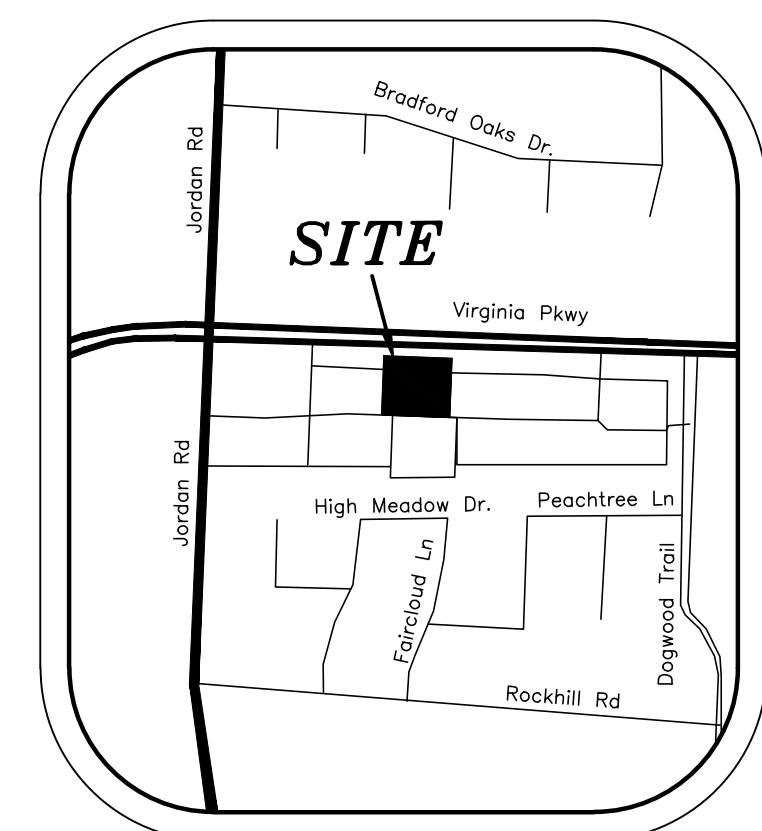
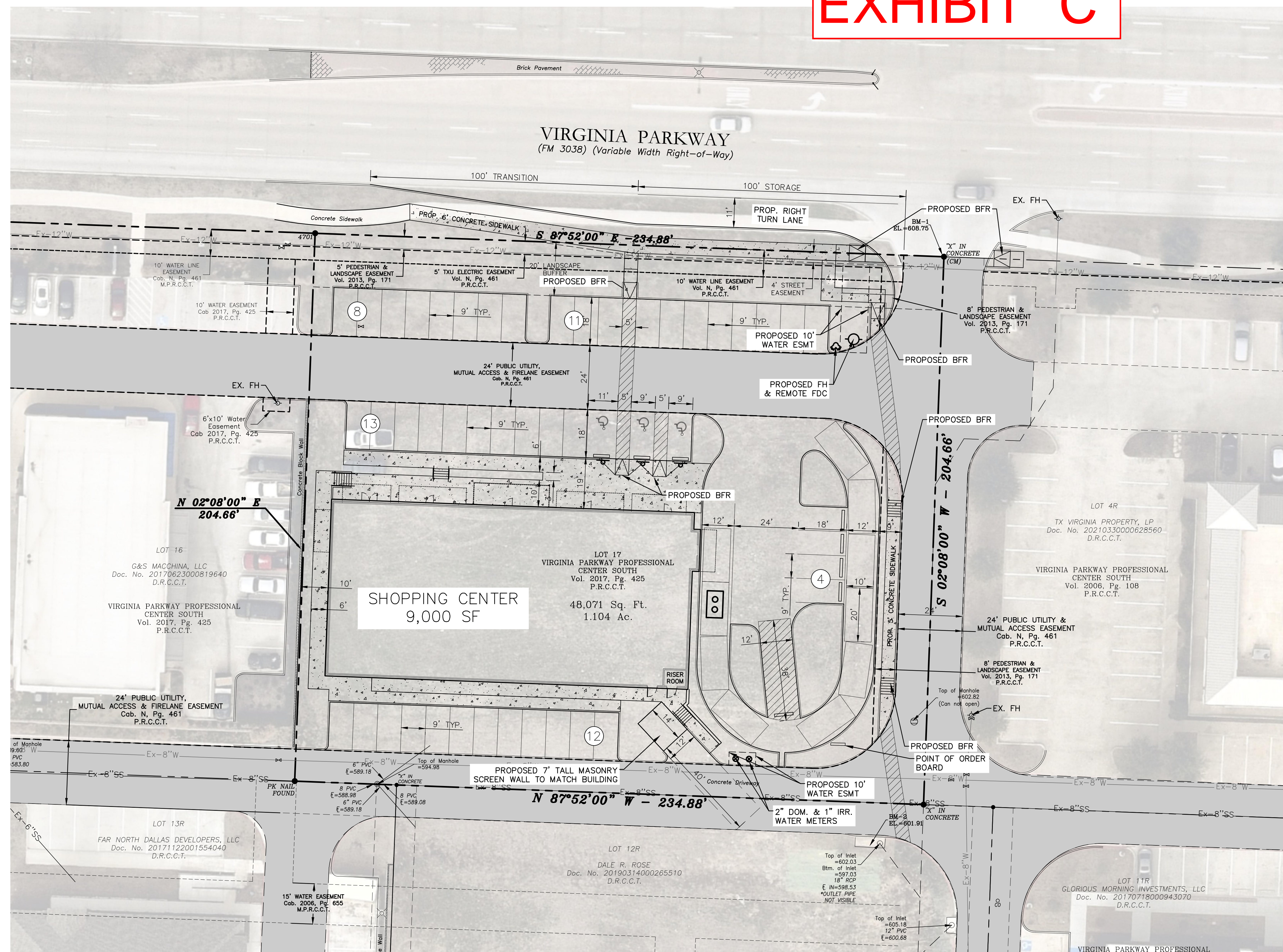
Prepared Under My Hand & Seal,
This 19th Day of December, 2021.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701



EXHIBIT "C"



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

CROSS ENGINEERING CONSULTANTS		
1720 W. Virginia Street 972.562.4409		
McKinney, Texas 75069 Texas P.E. Firm No. F-5935		
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=20'

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.

SUP - SITE PLAN EXHIBIT

VIRGINIA PPCS - LOT 17

MULLAPUDI VENTURES, LLC

CITY OF MCKINNEY, TEXAS

Sheet No.
SUP

Project No.
21032

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.

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

PROJECT NAME