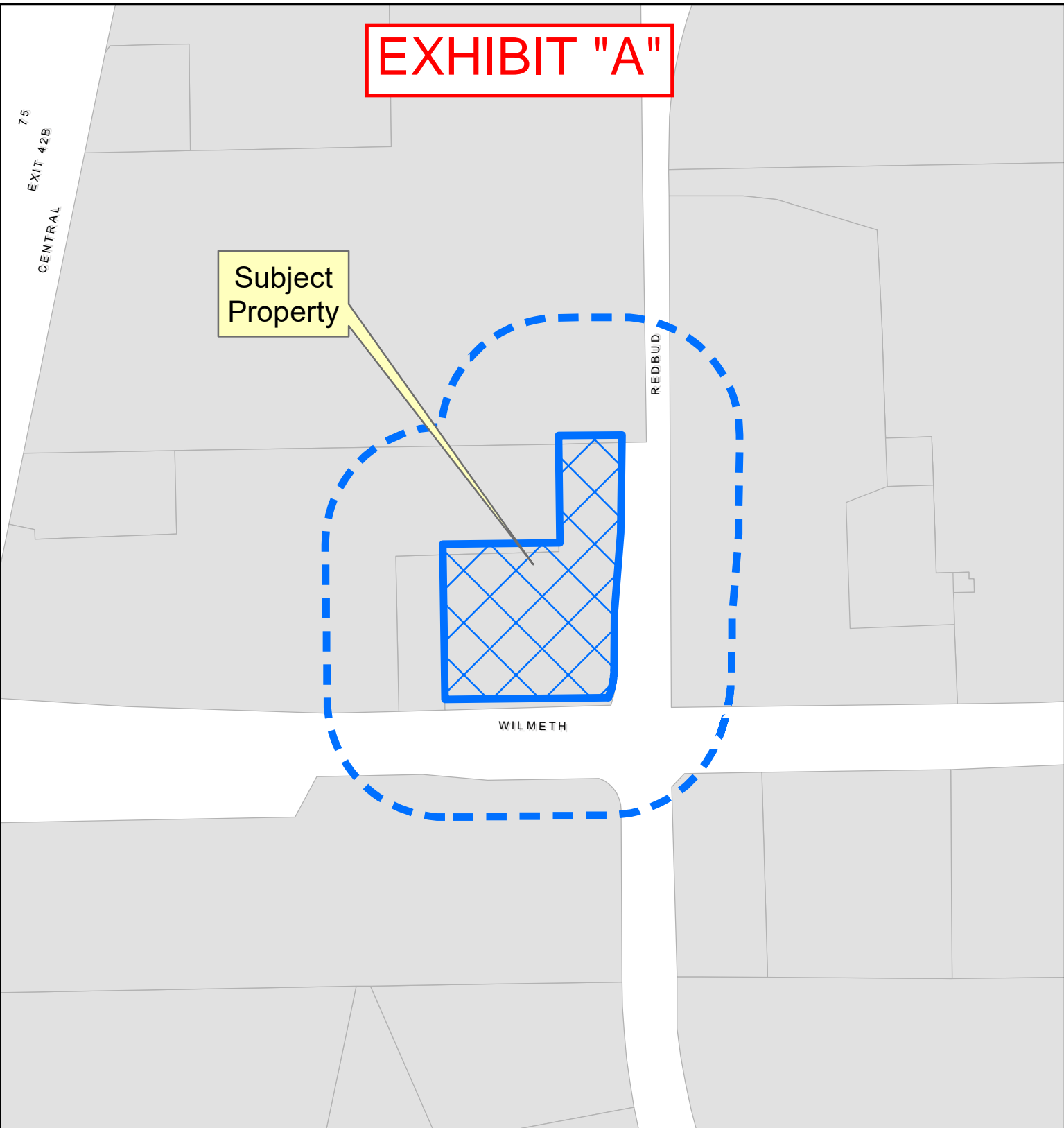


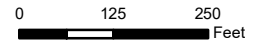
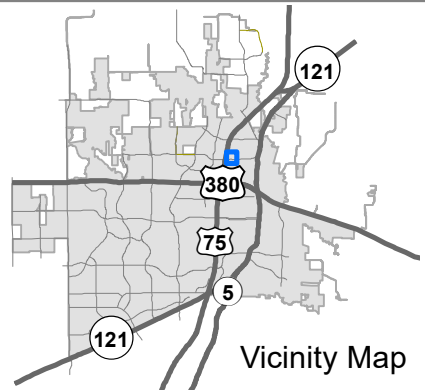
EXHIBIT "A"

Subject
Property



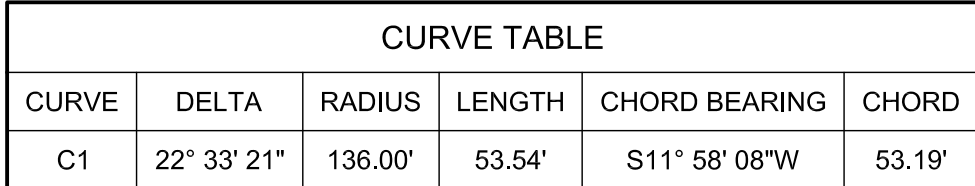
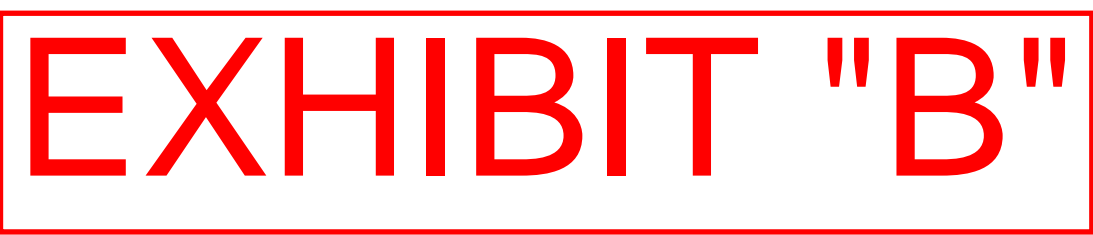
Property Owner Notification Map

sup2025-0014



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.



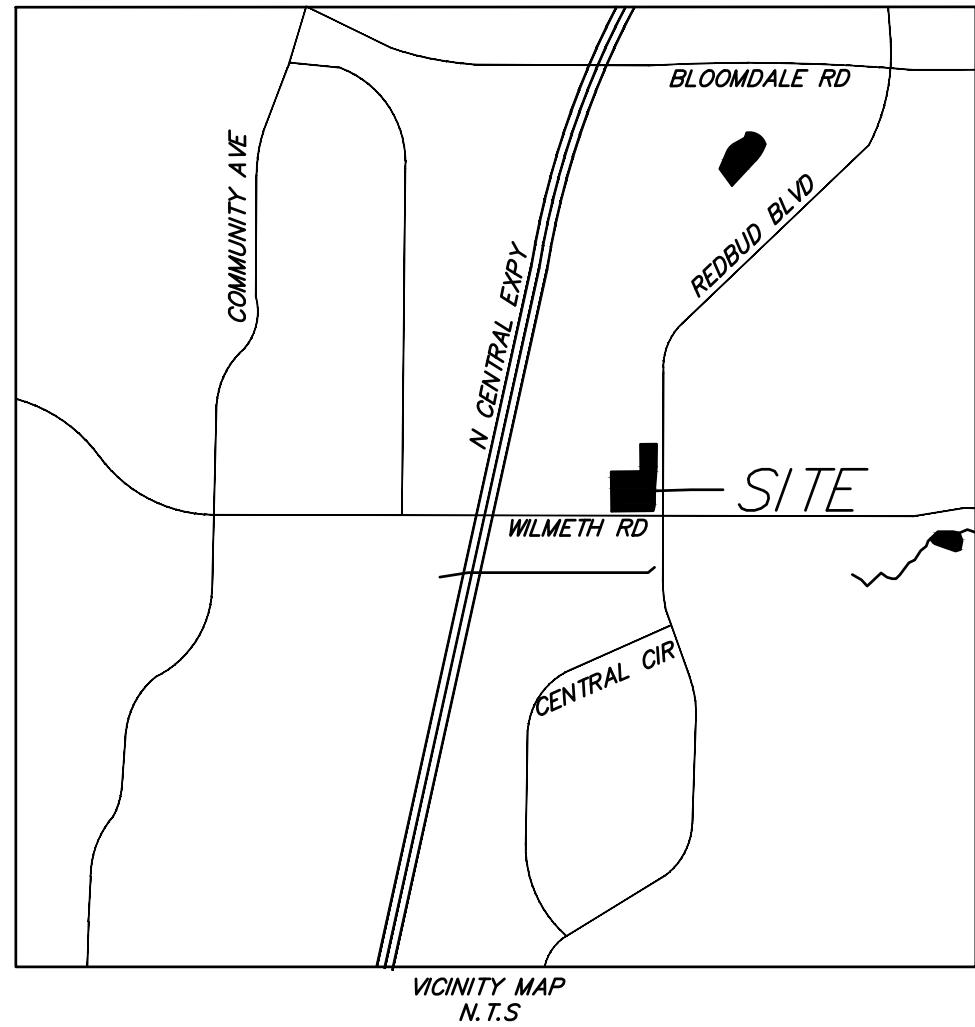


Elevation=640.43

903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com
TBPLS Firm No. 10139600

PROJECT INFORMATION
Date of Survey: 08/22/2025
Job Number: 1114992
Drawn By: MWS
G.F. No.: 254171-TX
File: 1114992 Lot 2-ALTA &
SHEET 1 OF 1

EXHIBIT "C"



ABIGAIL G
KAMPMANN
LOT 2
ZONED: LI LIGHT
INDUSTRIAL
USE: VACANT

THE BLOCKBUSTER
ADDITION
LOT 1, BLOCK A
ZONED: LI LIGHT
INDUSTRIAL
USE: STORAGE

QT SOUTH LLC
LOT 1R, BLOCK A
ZONED: C PLANNED
CENTER
USE: VACANT

QT 963
ADDITION
LOT 1R, BLOCK A
ZONED: C PLANNED
CENTER
USE: GASOLINE STATION

CLASSIC COLLISION
LOT 2, BLOCK A
ZONED: C PLANNED
CENTER

THE BLOCKBUSTER
ADDITION
LOT 1, BLOCK A
ZONED: ML LIGHT
MANUFACTURING
USE: STORAGE

PROFFUTT LIMITED
PARTNERSHIP
ZONED: PD PLANNED
DEVELOPMENT
USE: WAREHOUSE

WILMETH ROAD
MCKINNEY LLC
ZONED: PD PLANNED
DEVELOPMENT
USE: VACANT

SITE PLAN FOR SUP2025-0014

SCALE: 1" = 50'-0"

MAJOR VEHICLE REPAIR		
ZONING DESCRIPTION		
C - PLANNED CENTER		
OWNER		
1700 WILMETH RD MCKINNEY, TX 75069 CONTACT NAME: RAKESH PATEL		
APPLICANT		
6S DEVELOPMENT 18333 PRESTON RD, SUITE 350 DALLAS, TX 75252 PH: 775-219-4927 CONTACT NAME: OWEN BARTLETT		
SURVEYOR		
SURVEY CONSULTANTS INC. 903 N. BOWSER ROAD, SUITE 240 RICHARDSON, TX 75081 PH: 972-424-7002		
LEGAL DESCRIPTION		
LOT 2, BLOCK A, PLANNED CENTER		
CITY	STATE	
MCKINNEY	TEXAS	
COUNTY	SURVEY	ABSTRACT NO.
COLLIN	T.J. McDONALD	576

LEGEND:

- ASPHALT SECTION AS PER DETAIL 2, SHEET C6.2
- CONCRETE SIDEWALK AS PER DETAIL 5, SHEET C6.2
- FIRE LANE ACCESS
- PROPOSED CONCRETE CURB & GUTTER
- INTERSECTION PATH
- PARKING COUNT

NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND OBTAINING ANY TRAFFIC CONTROL PLAN AND PERMIT AS NEEDED FOR ALL WORK.
- THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTI FAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6. OF THE UNIFIED DEVELOPMENT CODE.
- MECHANICAL ON ROOF WITH PARAPETS.
- FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6" IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25 FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB [2024 IFC ORDINANCE D103.6(1)].

GENERAL NOTES:

- REFERENCE "GENERAL NOTES" ON SHEET C6.1
- REFERENCE "ABBREVIATIONS" ON SHEET C6.1
- REFERENCE "LEGEND" ON SHEET C6.1

SITE DATA SUMMARY		
LOT	ZONING	PROPOSED USE
PROPOSED LOT 2	C- PLANNED USE	MAJOR VEHICLE REPAIR
GROSS LOT AREA		
LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	
2.80	121,812	-
BLDG. AREA (SQ. FT.)		
17,484	26	1
LOT COVERAGE		
REQ.	PROV.	
50% MAX	14%	-
FLR AREA RATIO		
REQ.	PROV.	
80% MAX	14%	-
PARKING		
REQ. RATIO	TOTAL REQ.	TOTAL PROV.
1 PER 750 SQ. FT.	23	24
STORAGE PARKING		
	REQ.	PROV.
43	1	1
TOTAL IMPERVIOUS		
(SQ. FT.)	(%)	
60,830	50%	-
TOTAL PERVIOUS		
(SQ. FT.)	(%)	
60,982	50	-

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Drawn: E.M.C.
Designed: E.M.C./J.P.B.
Checked/Stamped: MATT K. RASMUSSEN, P.E.

Stamp:

TECTONICS
DESIGN GROUP
730 Sandhill Rd., Ste. #250, Reno, Nevada
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www.tectonicsdesigngroup.com

Designer:

CLASSIC COLLISION
1702 Wilmeth Rd McKinney, TX 75069
6S Development LLC
17311 Dallas Parkway, Suite 220, Dallas, TX 75248

Project/Client:
#: 25115

Date: SUBMITTAL
09/08/25 SUP
09/29/25 CITY COMMENTS
10/17/25 CITY COMMENTS
10/28/25 CITY COMMENTS

Submittal Record:

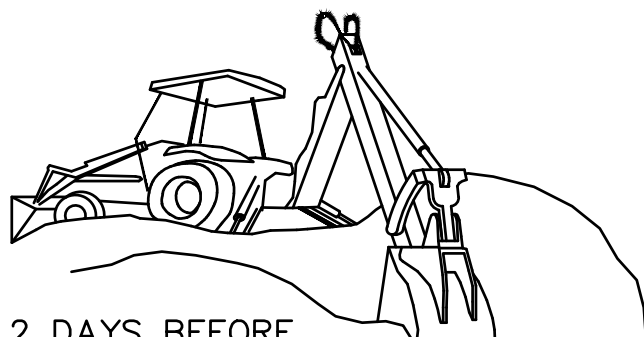
Sheet Title:

Sheet:

SITE PLAN

C2.1

1"=20'-0" CLASSIC COLLISION - MCKINNEY, TX 25115 C2.1



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TOLL FREE 1-800-227-2600