

WinCo Foods #122 1800 N. Graves St. McKinney TX

Overall Site	11.817 Acres							
Frontage	Graves St.	322.95' +/-	W University Dr.	838.8' +/-	Waddill St.	544.48' +/-	Harroun St.	814.68' +/-
R.O.W Width	Graves St.	57 Variable	W University Dr.	120 ft.	Waddill St.	56 Variable	Harroun St.	50 Variable

	PROPOSED SIGNAGE			CITY ALLOWANCES		EXPLANATION	Lighting	
	Construction	Gross square footage	Height	Gross Square footage	Height (MAX)			
PERIMETER SITE GROUND SIGNAGE:								
Page 2 of 7 (Sign A)	Corner Major Tenant Monument Sign: N. Waddill St. and W. University Dr.	Aluminum, polycarbonate, LED	38.7	10 ft.	150	10 ft.	Sign to identify store location for east and west bound traffic on West University Drive and north and south bound traffic on North Waddill Street. We are not over the square footage.	Internal LED
Page 3 of 7 (Sign B)	Tenant Monument Sign. W. University Dr.	Aluminum, polycarbonate, LED	50.7	10 ft.	150	10 ft.	Sign to identify future tenants for Lot 3 east and west bound traffic on West University Drive. Under the square footage allowed.	Internal LED
Page 4 of 7 (Sign C)	Corner Major Tenant and Lot 2 Tenant Monument sign: West University Drive.	Aluminum, polycarbonate, LED	85.7	15 ft.	150	10 ft.	Sign to identify major tenant for lot 1 and future tenant for lot 2. Instead of having two monuments for each lot we are requesting to increase the height and make a joint tenant monument sign. We are still within the allowed square footage.	Internal LED

Zoning Exhibit D - Sign Matrix