



SITE DATA		LOT 1	
Zoning District	C2-Local Commercial District		
Proposed Use	Retail/Service		
Lot Area	15.60 AC. (679,595 SF)		
ROW Area	0.08 AC. (3,490 SF)		
Net Area	15.52 AC. (676,105 SF)		
Costco Building Floor Area	152,267 SF		
Fuel Facility Controller Enclosure	107 SF		
Floor Area Ratio/Percentage Lot Coverage	0.225 : 1		
Costco Building Height (Parapet Roof)	34'-0"		
Controller Enclosure Building Height	8'-3"		
Impervious Cover	22.5% (152,374 SF)		
Lot Coverage	606,012 SF (89.7%)		
Parking Requirements			
Retail (1:250 SF)	610 Stalls		
Service Center (2 Stalls per Bay)	8 Stalls		
Fuel Station (1 Stall per 4 Pumping Stations)	6 Stalls		
Total Parking Required	624 Stalls		
Total Parking Provided	744 Stalls		
ADA Parking Required	15 Stalls		
ADA Parking Provided	16 Stalls		

- STANDARD SITE PLAN NOTES:
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - MECHANICAL HEATING AND AIR CONDITIONING EQUIPMENT IN ON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N87°38'52"W	229.11'	L11	S2°21'53"W	209.12'
L2	N2°14'20"E	397.64'	L12	N87°39'15"W	40.00'
L3	N52°10'06"E	47.70'	L13	N2°21'53"E	209.13'
L4	N89°30'32"E	365.81'	L14	N42°38'07"W	28.28'
L5	S87°38'07"E	472.44'	L15	N87°38'07"W	104.13'
L6	S2°21'53"W	894.23'	L16	S40°57'20"W	27.15'
L7	N87°39'15"W	25.00'	L17	S2°21'53"W	201.35'
L8	N2°21'53"E	209.00'	L18	N87°38'07"W	165.00'
L9	N42°38'07"W	28.28'	L19	N87°38'07"W	165.00'
L10	S47°21'53"W	28.28'			

CURVE TABLE					
No.	Delta	Radius	Length	CH. B	CH. L
C1	89°53'12"	60.00'	94.13'	N42°42'16"W	84.77'
C2	12°07'42"	1865.00'	394.78'	N8°18'11"E	394.04'
C3	2°36'46"	858.72'	39.16'	S78°30'14"W	39.15'
C4	11°50'45"	49.50'	10.23'	S86°26'30"W	10.22'

ENGINEER: WINKELMANN & ASSOCIATES, INC.
 6750 HILLCREST PLAZA DRIVE, #325
 DALLAS, TEXAS 75230
 TBPE No. 089
 Telephone (972) 490-7090 Ext. 215
 Contact: MICHAEL CLARK, P.E.

OWNER/APPLICANT: HEADINGTON REALTY & CAPITAL, LLC.
 1700 N. REDBUD BOULEVARD, SUITE 400
 MCKINNEY, TEXAS 75069
 Telephone (214) 696-7780
 Contact: SCOTT SMITH, VP LAND MANAGER

REVISED PER CITY COMMENTS: RESUBMIT	T.C.Y.
7	08-31-16
6	08-09-16
5	07-19-16
4	07-11-16
3	06-30-16
2	06-13-16
1	05-27-16
REVISION	DATE
NO.	

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 Registration No. 101866-00
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SITE PLAN & SUP EXHIBIT

 MCKINNEY, TEXAS

01-06-2016
 SUP-1

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 By Planning Department at 3:49 pm, Aug 31, 2016