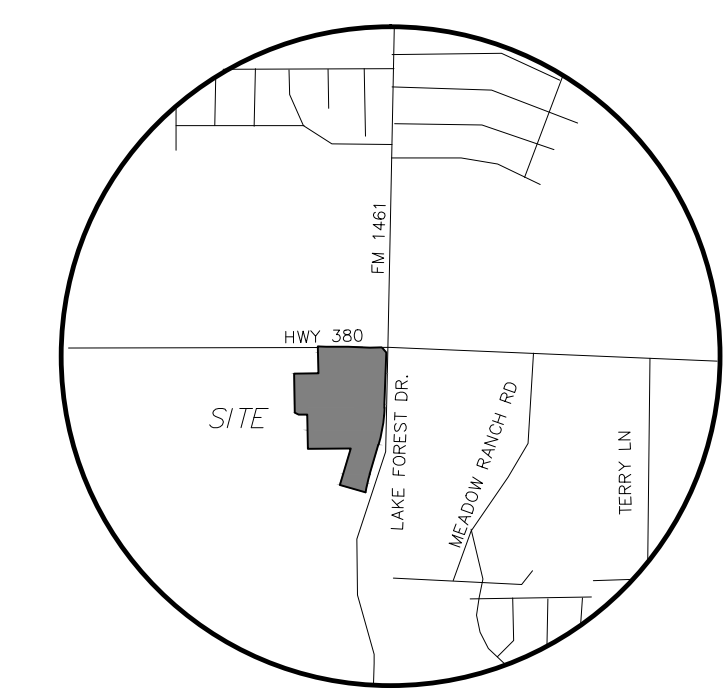
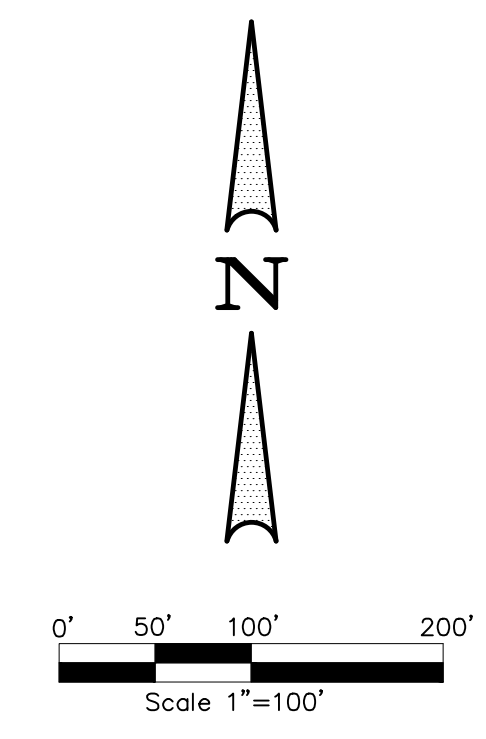


	NUMBER OF PARKING SPACES
	ACCESSIBLE PARKING SPACE
	FIRELANE
	LANDSCAPE AREA
	PROPOSED LOT LINE
	PROPOSED HEAVY LANDSCAPING
	PROPOSED FIRE HYDRANT

EXISTING LAND USE: BAYLOR HOSPITAL



**SITE PLAN NOTES**

- 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'S DESIGN SPECIFICATIONS.
- 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.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- THERE ARE NO EXISTING BUILDINGS LOCATED ON SITE.
- PER COMPACTOR SPECIFICATIONS PROVIDED, TURNING RADII AND SPACE BACKING ARE ADEQUATE.
- FUELING STATION WILL HAVE A SHARD DUMPSTER AGREEMENT WITH GROCERY LOT 1R2

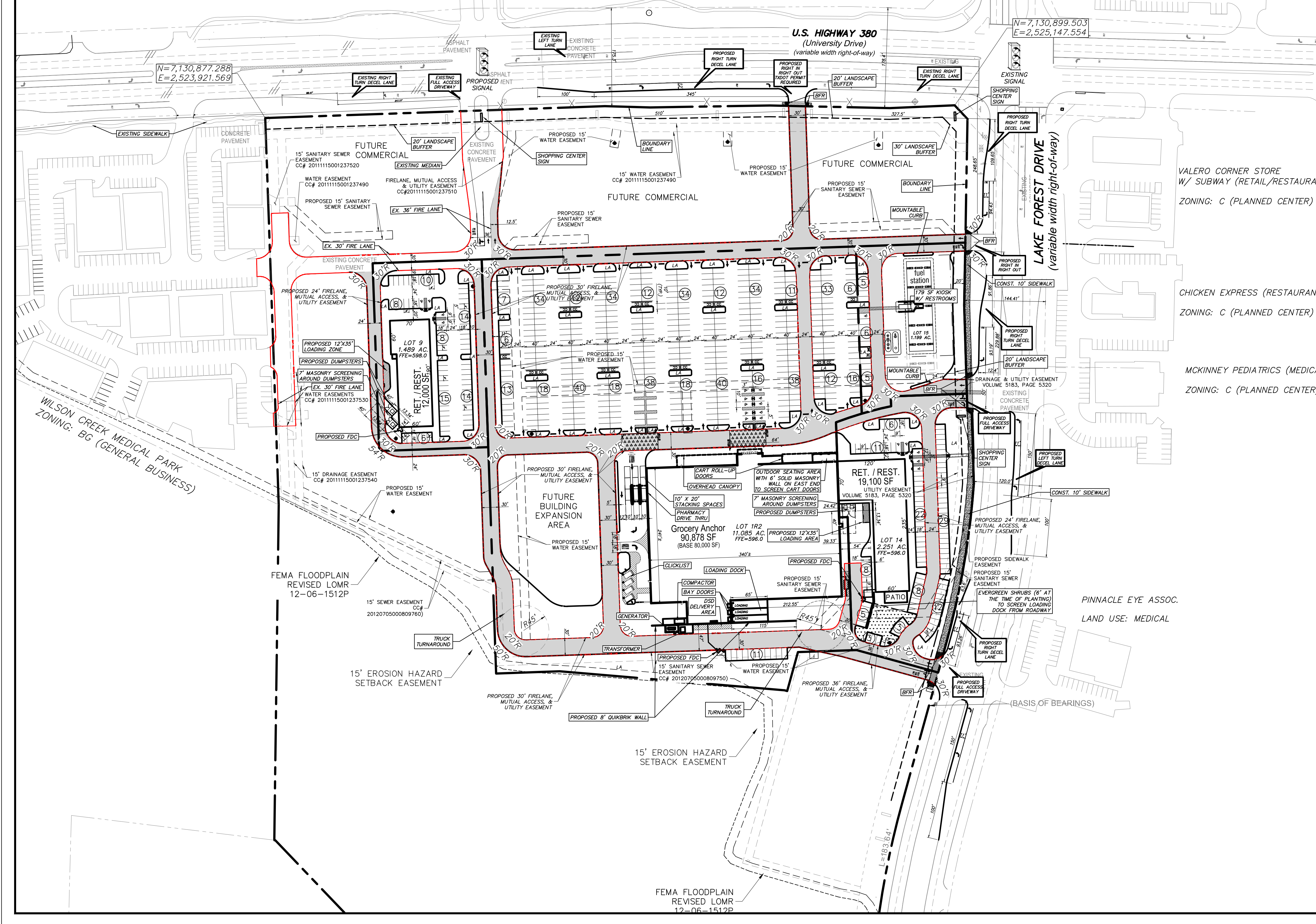
**SITE DATA TABLE**

	1R2	14	9	15
CURRENT ZONING	BG	BG	BG	BG
USE	GROCERY	RETAIL/ RESTAURANT	RETAIL/ RESTAURANT	FUEL
LOT ACREAGE (AC.)	11.085	2.251	1.489	1.199
LOT AREA(SF)	482,849	98,068	64,880	52,212
TOTAL BLDG. AREA(SF)	90,878	19,100	12,000	179
BLDG. HEIGHT	34' 6"	34' 6"	34' 6"	20'
LOT COVERAGE	18.82%	19.48%	18.50%	0.34%
F.A.R.	0.188	0.195	0.185	0.003
PARK REQ.	GROCERY: SPACES (1:250) 364 SPACES	REST. (1:150) 11,000 S.F. 74 SPACES RETAIL (1:250) 8,100 S.F. 33 SPACES	REST. (1:150) 9,000 S.F. 60 SPACES RETAIL (1:250) 3,000 S.F. 12 SPACES	FUEL CENTER (1.4 PUMPS) 18 PUMPS 5 SPACES
PARK PROV.	513 SPACES (10 HC INCLUDED)	107 SPACES (5 HC INCLUDED)	75 SPACES (4 HC INCLUDED)	16 SPACES (1 HC INCLUDED)
IMPERVIOUS COVERAGE	17.01%	19.15%	10.49%	11.52%

**SITE PLAN**  
**KROGER GROCERY**  
**LOTS 1R2, 9, 14, & 15, BLOCK B**  
**16.024 ACRES ~ 698,009 S.F.**

OUT OF THE L. SEARCY SURVEY, ABSTRACT NO. 828  
AND THE H. L. UPSHUR SURVEY, ABSTRACT NO. 934  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

<b>OWNER:</b> HEB GROCERY COMPANY LP P.O. BOX 839899 SAN ANTONIO, TX 78283	<b>DEVELOPER/OWNER:</b> UNITED COMMERCIAL DEVELOPMENT 7001 PRESTON ROAD SUITE 500 DALLAS, TEXAS 75205	<b>ENGINEER/SURVEYOR:</b> WINKELMANN & ASSOC., INC. 6750 HILLCREST PLAZA DR. SUITE 325 DALLAS, TX 75230 PH: 972.490.7090
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WALGREENS (RETAIL)  
ZONING: PD  
(PLANNED DEVELOPMENT)

TACO BELL (RESTAURANT)  
ZONING: PD  
(PLANNED DEVELOPMENT)

WILSON CREEK MEDICAL PARK  
ZONING: BG (GENERAL BUSINESS)

VALERO CORNER STORE  
W/ SUBWAY (RETAIL/RESTAURANT)  
ZONING: C (PLANNED CENTER)

CHICKEN EXPRESS (RESTAURANT)  
ZONING: C (PLANNED CENTER)

MCKINNEY PEDIATRICS (MEDICAL)  
ZONING: C (PLANNED CENTER)

PINNACLE EYE ASSOC.  
LAND USE: MEDICAL

FEMA FLOODPLAIN  
REVISED LOMR  
12-06-1512P

FEMA FLOODPLAIN  
REVISED LOMR  
12-06-1512P

No.	REVISION	DATE
1.	CITY SITE PLAN COMMENTS	05/31/2016
2.	NEW BUILDING FOOTPRINT	06/16/2016
3.	MD	
4.	MD	
5.	MD	
6.	APPROVAL	

LAST SAVED BY: CHELSEA JULY 18, 2016

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DR. SUITE 325 (972) 490-7090  
P.O. BOX 839899 (972) 490-7090  
Dallas, Texas Registration No. 89 (972) 490-7090  
Professional Engineer Registration No. 101866-00  
Geography: State, Jurisdiction & Association, Inc.

7/13/16

**PRELIMINARY - NOT FOR CONSTRUCTION**

**SITE PLAN**  
KROGER DAL565  
380 & LAKE FOREST DR.  
MCKINNEY, TEXAS

**C-04.00**  
DAL565