



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

No.	DATE	REVISION
7	08-31-16	REVISED PER CITY 6th COMMENTS; RESUBMIT T.C.Y.
6	08-09-16	REVISED PER CITY 5th COMMENTS; RESUBMIT T.C.Y.
5	07-19-16	REVISED PER CITY 4th COMMENTS; RESUBMIT T.C.Y.
4	07-11-16	REVISED PER CITY 3rd COMMENTS; RESUBMIT T.C.Y.
3	06-30-16	REVISED PER CITY COMMENTS; RESUBMIT T.C.Y.
2	06-13-16	REVISED PER CITY COMMENTS; RESUBMIT M.D.C.
1	05-27-16	REVISED LOT LINES PER M02 M.D.C.

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SITE PLAN & SUP EXHIBIT
Costco
 MCKINNEY, TEXAS

01-06-2016
 SUP-1

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