



| 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 | APPROV |
|-----|----------|---|--------|
| 8 | 09-23-16 | REVISED PER CITY COMMENTS | T.C.Y. |
| 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 MC2 | M.D.C. |

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS
 6750 HILLCREST PLAZA DRIVE, SUITE 325
 DALLAS, TEXAS 75230
 Texas Engineer Registration No. 100866-00
 Civil Engineer Registration No. 100866-00
 Consultant: MICHAEL CLARK, P.E.

SITE PLAN & SUP EXHIBIT

Costco
 MCKINNEY, TEXAS

01-06-2016

SUP-1