

MCCOY'S SITE AREA TABLE	
TOTAL SITE AREA	390,654 SF
SALES/PARKING AREA	224,146 SF
SALES BUILDING	25,267 SF
PARKING & DRIVES	79,845 SF
OPEN SPACE	78,755 SF
POND	40,279 SF
YARD AREA	166,508 SF
DRIVE-THRU (ROOF SF)	21,556 SF
YARD AREA	129,821 SF
OPEN SPACE	15,131 SF

MCCOY'S SETBACKS TABLE	
ZONING	GC (GENERAL COMMERCIAL)
LOT 1	
FRONT	30 FT
SIDE	10 FT
REAR	25 FT (ABUTTING RESIDENTIAL)
LOT 2 & 3	
FRONT	25 FT
SIDE	10 FT
REAR	10 FT

SITE INFORMATION:	
ZONING	GC (GENERAL COMMERCIAL)
TOTAL SITE AREA (AC)	11.34 AC
TOTAL SITE AREA (SF)	493,766 SF
LOT 1 AREA (SF)	390,654 SF
LOT 2 AREA (SF)	51,323 SF
LOT 3 AREA (SF)	51,789 SF
LOT 1:	
PARKING REQUIRED BY CODE (1/500 INDOOR SALES) (1/2,000 OUTDOOR SALES)	51 SPACES
PARKING PROVIDED (10'X20')	88 SPACES
HANDICAP PARKING PROVIDED	4 SPACES
TRAILER PARKING PROVIDED	3 SPACES
TOTAL PARKING PROVIDED	95 SPACES
SALES BUILDING HEIGHT (SINGLE-STORY)	28' 11"
RACK SUPPORTED CANOPY HEIGHT (SINGLE-STORY)	24' 6"
MAXIMUM GC ZONED BUILDING HEIGHT	NONE

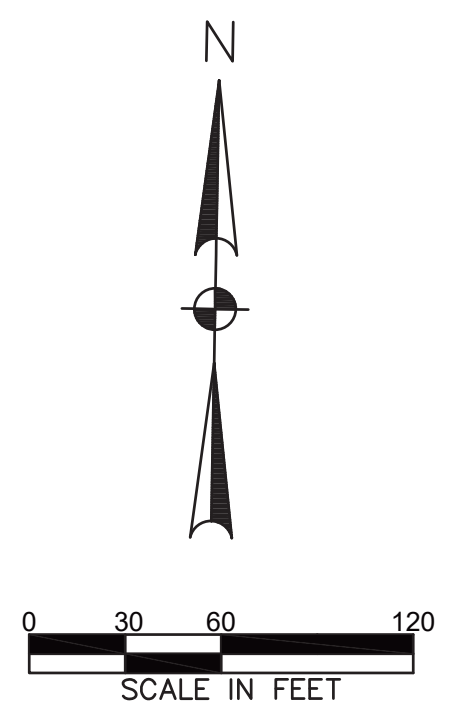
CITY OF ABILENE NOTES

- ALL EXTERIOR LIGHTING (INCLUDING ALL-MOUNTED FIXTURES) SHALL BE FULLY SHIELDED.
- MECHANICAL EQUIPMENT (EXCLUDING ROOF-MOUNTED EQUIPMENT) SHALL BE SCREENED FROM VIEW FROM STREETS AND PARKING LOTS.
- ALL DRIVEWAY APPROACHES, SIDEWALKS AND ACCOMPANYING RAMPS LOCATED IN PUBLIC RIGHT-OF-WAYS SHALL BE PERMITTED THROUGH CITY OF ABILENE'S PUBLIC WORKS DEPARTMENT.
- SOLID WASTE CONTAINER PAD AND ENCLOSURE SHALL BE CONSTRUCTED IN COMPLIANCE WITH APPLICABLE CITY OF ABILENE STANDARDS.

LEGAL DESCRIPTION:
 BEING AN 11.335 ACRE TRACT SITUATED IN THE J.M. BECK SURVEY NO. 42, ABILENE, TAYLOR COUNTY, TEXAS, FURTHER BEING DESCRIBED AS ALL OF LOT 1, LOT 2, & LOT 3 OF THE MCCOY'S ABILENE SUBDIVISION, RECORDED IN DOCUMENT NO. _____, DATED _____ OF THE OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS.

CITY OF ABILENE
 SITE PLAN APPROVED
Timothy A Littlejohn
 Timothy A Littlejohn (Sep 22, 2023 10:51 CDT)
 Planning Director
 SP-2023-24
 Number _____ Date _____

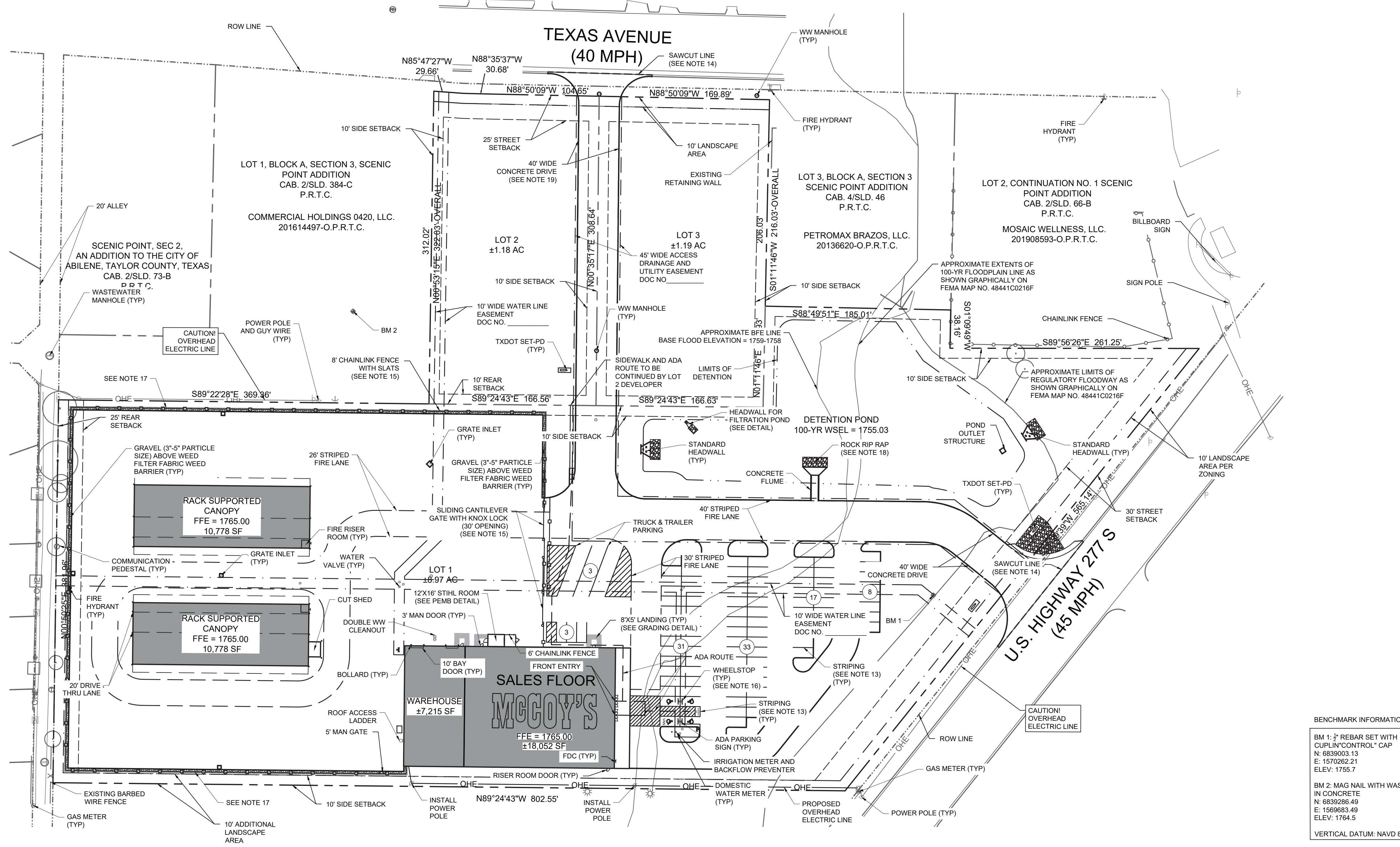
PLANNING & DEVELOPMENT SERVICES
 CITY OF ABILENE TEXAS



LEGEND:

PROPERTY LINE	---
LOT LINE	----
EXISTING EASEMENT LINE
ADA ROUTE	---
CHAIN LINK FENCE WITH SLATS	---□---
CHAIN LINK FENCE	---○---
BENCHMARK	BM
FIRE HYDRANT	⊕
PARKING COUNT	⊕

- NOTES:**
- SURVEY INFORMATION PROVIDED BY CUPLIN AND ASSOCIATES, INC., RECEIVED ELECTRONICALLY JANUARY 2023. NO WARRANTY IS EXPRESSED AS TO ITS ACCURACY.
 - WATER AND WASTEWATER SERVICE PROVIDED BY THE CITY OF ABILENE.
 - ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE AND MAXIMUM SLOPE OF 12% IN ANY DIRECTION.
 - ALL PARKING SPACES SHALL HAVE A 7'-0" VERTICAL CLEARANCE.
 - EVERY HANDICAP ACCESSIBLE PARKING SPOT SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN THE UBC, 3108(C) AND ANSI A117.1-1996-4.6.2. (SEE DETAIL). REFER TO ARCHITECTURAL ADA SHEET FOR MORE INFORMATION.
 - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES.
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 YARD RETURN. 5' X 5' LANDINGS ARE REQUIRED AT ALL CHANGES IN DIRECTION. LANDINGS SHALL NOT HAVE A SLOPE OF GREATER THAN 1:50 IN ANY DIRECTION.
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
 - REFER TO DETAILS FOR PAVEMENT SECTIONS.
 - COORDINATE LOCATION, SIZE AND TYPE OF LIGHTING WITH MEP AND BUILDING PLANS.
 - EDGE LINES SHALL BE SINGLE 4" SOLID LINE WITH INSIDE STRIPING PAINTED SINGLE 4" SOLID LINE AT 30° O.C. 45 DEGREES TO EDGE LINES. PAINT COLOR ON ASPHALT PAVEMENT SHALL BE WHITE. PAINT COLOR ON CONCRETE PAVEMENT SHALL BE YELLOW. (SUBMIT PAINT SPEC FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.)
 - CONTRACTOR SHALL SAW CUT AND REMOVE PAVEMENT AS NEEDED TO PROVIDE A SQUARE EDGE FOR PROPOSED PAVEMENT. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENT.
 - LUMBER YARD SECURITY FENCE TO BE 8' TALL CHAINLINK FENCE AS SELECTED BY OWNER. FENCE AND GATES SHALL BE DESIGN BUILD AND SHALL BE COORDINATED BETWEEN OWNER AND CONTRACTOR. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF SLIDING GATE TO ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. VERIFY UNDERGROUND UTILITIES PRIOR TO FENCE POST PLACEMENT.
 - WHEEL STOPS SHOWN ARE FOR REFERENCE ONLY. FINAL LOCATION AND QUANTITY OF WHEEL STOPS TO BE DETERMINED BY CONTRACTOR/OWNER. WHEEL STOPS SHALL BE APPROXIMATELY 2' OFF BUILDING WALLS, EDGE OF PAVEMENT, AND CURB LINE UNLESS NOTED OTHERWISE AND SHALL BE ULINE MODEL NO. H-46088BY.
 - PROVIDE MINIMUM 3/8" THICKNESS RAW STEEL EDGING ALONG PROPERTY LINE TO CONTAIN GRAVEL. WRAP FILTER FABRIC UP VERTICAL BACK OF BUILDING SLAB AND EDGING.
 - ALL ROCK RIP RAP WITHIN MCCOY'S SITE SHALL MEET TXDOT SPECIFICATIONS ITEM NO. 432 AND STANDARDS. (EXAMPLE: CONTRACTOR TO INSTALL 12" RIP RAP AT DEPTH OF 18" MIN.)
 - UPON INSTALLATION OF SIDEWALKS ALONG US HIGHWAY 277, AN ADA ROUTE TO THE PUBLIC ROW WILL BE PROVIDED. LOT 2 DEVELOPER WILL EXTEND ADA ROUTE TO TEXAS AVENUE ROW.
 - ALL DRIVEWAYS SHALL BE PERMITTED THROUGH THE PUBLIC WORKS DEPARTMENT AND SHALL BE BUILT IN ACCORDANCE WITH CITY STANDARDS. DRIVEWAY ACCESS TO US HIGHWAY 277 MUST BE APPROVED AND PERMITTED THROUGH TXDOT.



BENCHMARK INFORMATION:

BM 1: 1/2" REBAR SET WITH CUPLIN "CONTROL" CAP N: 6839003.13 E: 1570262.21 ELEV: 1755.7
BM 2: MAG NAIL WITH WASHER SET IN CONCRETE N: 6839286.49 E: 1569633.49 ELEV: 1764.5

VERTICAL DATUM: NAVD 88

No.	Date	Revisions

ECKERMANN ENGINEERING, INC.
 202 SPRING HO AVENUE
 LAMPASAS, TEXAS 78650
 PHONE: 512-566-8160
 TPE FIRM NO. F-10496

MCCOY'S BUILDING SUPPLY #421
 5226 US-277
 ABILENE, TEXAS 79605

MCCOY'S BUILDING SUPPLY

SITE PLAN IMPROVEMENTS

SITE PLAN

PRELIMINARY
 FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

SAM N. WALKER, P.E. 101708
 NAME P.E. NO.
 9/12/2023 DATE

Project No.: 22030
 Issued: 9/12/2023
 Drawn By: QS, TM
 Checked By: SW

C.05

Sheet 5 OF 25



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SP-2023-24 (5226 HWY 277 S) - Final Draft

Final Audit Report

2023-09-22

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-  Signer tim.littlejohn@abilenetx.gov entered name at signing as Timothy A Littlejohn
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-  Document e-signed by Timothy A Littlejohn (tim.littlejohn@abilenetx.gov)
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