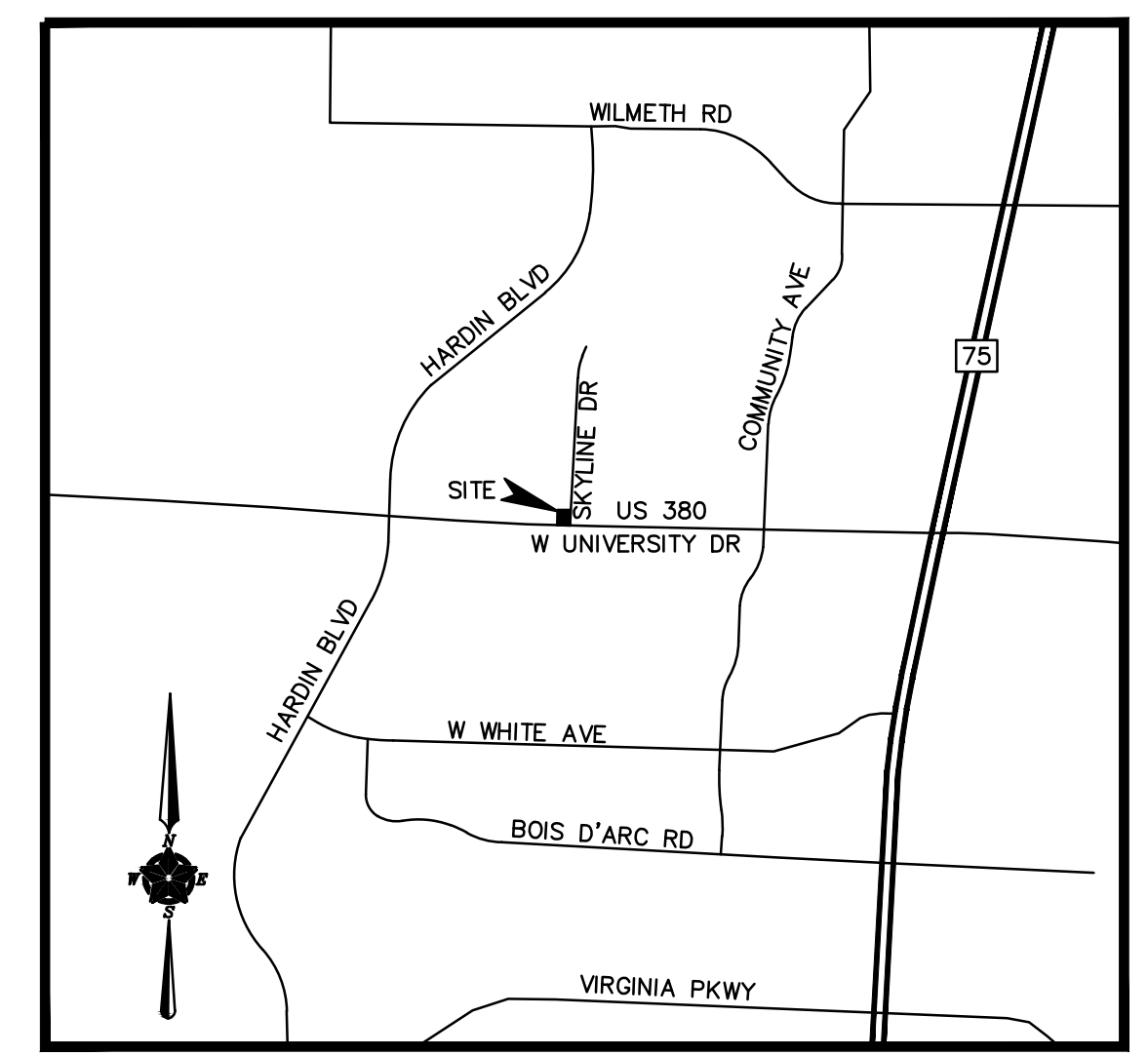


**CAUTION NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

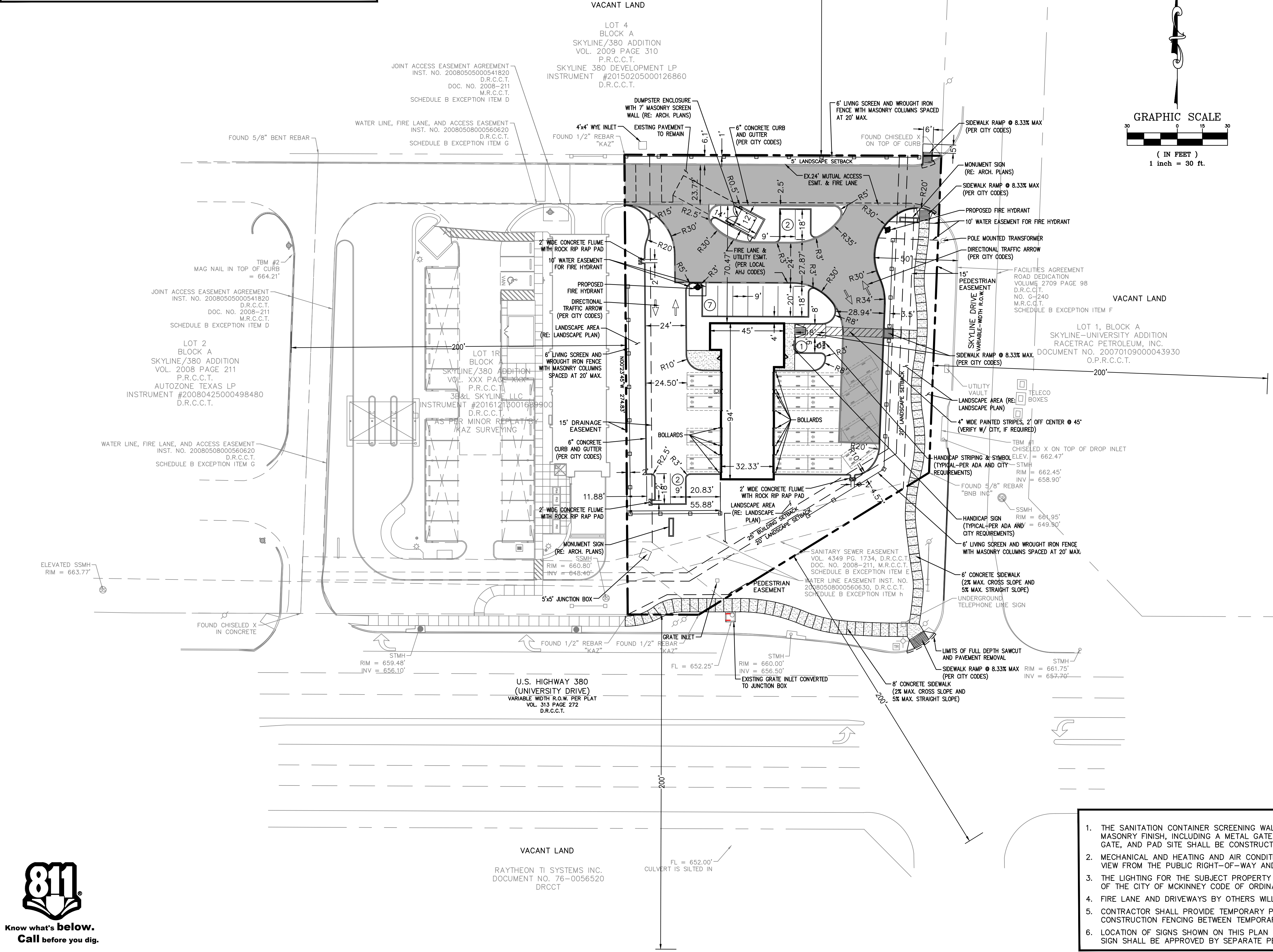
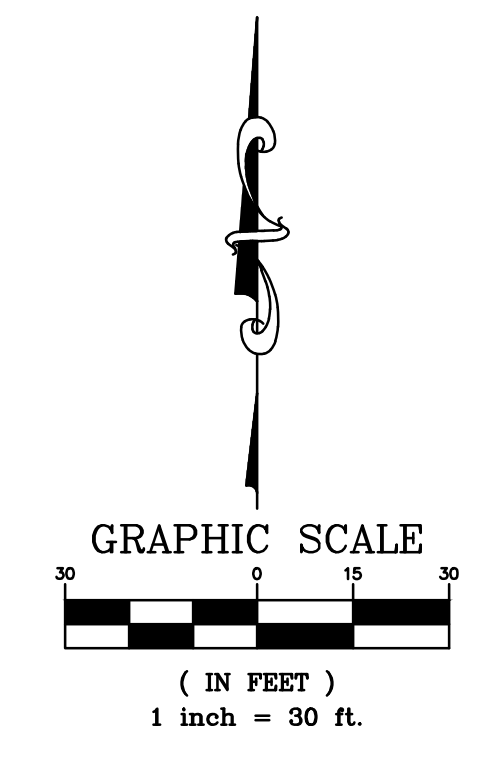
**BENCHMARK**  
 BENCHMARK #1 - CHISELED X ON TOP OF DROP INLET ON THE EAST SIDE OF SKYLINE DRIVE (662.47')  
 BENCHMARK #2 - MAG NAIL IN TOP OF CURB S32E 5.94' FROM FIRE HYDRANT (664.21')

**FLOOD NOTE**  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NO. 48085C0260J, MAP PUBLISHED JUNE 2, 2009. NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN THE SPECIAL FLOOD HAZARD AREA DESIGNATED AS ZONE "AE" (INUNDATED BY THE 100-YEAR FLOOD).



**LEGEND:**

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PARKING COUNT
	HANDICAP SPACE
	TRAFFIC/HANDICAP SIGN
	BOLLARD
	ADA RAMP
	FIRE LANE STRIPING
	FIRE LANE



**SITE DATA TABLE**

LOCATION	3076 W. UNIVERSITY DRIVE (U.S.380) AT SKYLINE DRIVE MCKINNEY, TX
SITE AREA	44,562 S.F. (1.02 AC)
ZONING	ZONING: PD-1371, CC OVERLAY
CURRENT USE	VACANT
PROPOSED USE	LIGHT AUTO REPAIR
TOTAL BUILDING AREA (INCL. DRIP LINE)	4,276 S.F.
OFFICE AREA	965 S.F.
SERVICE AREA	2,171 S.F.
BASEMENT SERVICE PIT	1,115 S.F.
AWNING AREA	25 S.F.
BUILDING HEIGHT	23.5 FT.
BUILDING COVERAGE (GROUND LEVEL 3,136 S.F.)	7.04%
F.A.R.	0.095 : 1
PARKING REQUIRED	11 SPACES
2 SPACES/BAY x 4 BAYS	8 SPACES
1 SPACE/400 S.F. OFFICE	3 SPACES
PARKING PROVIDED	11 SPACES
H.C. PARKING PROVIDED	1 SPACE
TOTAL PARKING	12 SPACES
IMPERVIOUS AREA	27,438 S.F. (61.6%)
NO OVERNIGHT STORAGE OF VEHICLES ALLOWED	

- NOTES**
- THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY 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.
  - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
  - FIRE LANE AND DRIVEWAYS BY OTHERS WILL BE CONSTRUCTED PRIOR TO OR AS PART OF THIS SITE DEVELOPMENT.
  - CONTRACTOR SHALL PROVIDE TEMPORARY PEDESTRIAN ROUTE DURING CONSTRUCTION. CONTRACTOR SHALL PLACE CONSTRUCTION FENCING BETWEEN TEMPORARY PEDESTRIAN ROUTES AND CONSTRUCTION.
  - LOCATION OF SIGNS SHOWN ON THIS PLAN IS FOR GRAPHICAL PURPOSES ONLY. EXACT LOCATION, SIZE AND TYPE OF SIGN SHALL BE APPROVED BY SEPARATE PERMIT.



**JM CIVIL**  
 Engineering Solutions Group  
 5900 S. Lake Forest Dr., Suite 380  
 McKinney, TX 75070  
 Ph. 214-491-1830  
 John Measels, PE  
 CIVIL ENGINEER

FIRM NO. F-19504  
 FOR REVIEW ONLY. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF JOHN MEASELS, P.E. (LIC. NO. 93278). IT IS NOT TO BE USED FOR CONSTRUCTION.  
 09-17-2018



JIFFY LUBE  
 3076 W UNIVERSITY DR (HWY 380)  
 MCKINNEY, TX 75071  
 SKYLINE/380 ADDITION  
 LOT 5, BLOCK A

REV.	DATE	REVISIONS
1	05-17-2018	INITIAL SUBMITTAL
2	06-29-2018	SECOND SUBMITTAL
3	07-30-2018	THIRD SUBMITTAL
4	08-10-2018	FOURTH PER PLAN SUBMITTAL / THIRD ENGINEERING SUBMITTAL
5	09-17-2018	FIFTH PER PLAN SUBMITTAL

Drawn JEG / TWA  
 Checked AS  
**FOURTH SUBMITTAL**  
 Project No. JM-GD518004.0  
 Title **SITE PLAN**  
 Sheet No. **C100**