

CUSTER ROAD (FM 2478)
 (VARIABLE WIDTH RIGHT-OF-WAY 130' AT THIS POINT)
 (ARTERIAL ROADWAY - 45 MPH)



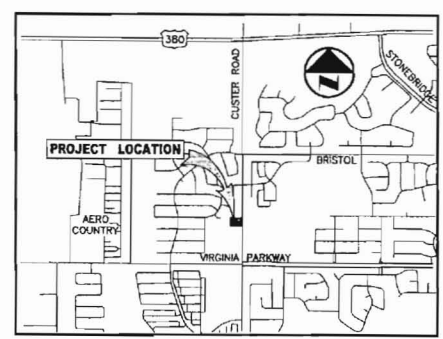
GENERAL NOTES:

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- E. 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.

KEY NOTES:

- 1. CONCRETE PAVING: REFER TO DETAIL 1/C3.
- 2. CONCRETE PAD: REFER TO DETAIL 1/C3.
- 3. 6" CONCRETE BARRIER CURB: REFER TO DETAIL 3/C3.
- 4. CONCRETE SIDEWALK: REFER TO DETAIL 4/C3.
- 5. CONCRETE DOOR LANDING: REFER TO DETAIL 4/C3 AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
- 6. STEEL BOLLARD: REFER TO DETAIL 8/C3. PROVIDE (2) AT TRASH PAD, AND NORTHWEST CORNER OF BUILDING, AND PROVIDE (9) AT SIDEWALK IN FRONT OF BUILDING. REFER TO STRUCTURAL PLAN FOR LOCATION.
- 7. HANDICAP PARKING SIGN: REFER TO DETAIL 7/C3.
- 8. CONCRETE HANDICAP RAMP: REFER TO DETAIL 9/C3.
- 9. HANDICAP PARKING SYMBOL: REFER TO DETAIL 5/C3.
- 10. HANDICAP ACCESS: UNLOADING ZONE: SLOPE 2% MAX. E/CH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN.
- 11. 6'-0" TALL MASONRY HVAC ENCLOSURE: REFER TO DETAIL 8/C3 AND 11/C3.
- 12. SOLID METAL GATES, PRIMED AND PAINTED: REFER TO DETAIL 11/C3.
- 13. NOT USED.
- 14. PARKING LOT LIGHTING: REFER TO SITE UTILITIES PLAN FOR LOCATION AND TYPE. (PER SECTION 148.45(a.4.a.20) THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES)
- 15. LIMITS OF NEW PAVING: MATCH EXISTING PER CITY AND OR STATE STANDARDS.
- 16. ROLL DOWN CURB: TERMINATE AND ROLL DOWN NEW CURB WHERE INDICATED. ROLL DOWN AT 1:2.
- 17. NOT USED.
- 18. STRIPING: PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - YELLOW (2 COATS)
- 19. CURB CUT: 36" CURB OPENING. REFER TO SHEET C1.
- 20. MONUMENT SIGN LOCATION: SIGN FURNISHED AND INSTALLED BY OWNER. REFER TO SITE UTILITIES PLAN AND STRUCTURAL FOR DETAILS. (O'REILLY AUTOMOTIVE, INC. IS IN THE PROCESS OF DEVELOPING AN APPROPRIATE HOLD HARMLESS AGREEMENT FOR THE MONUMENT SIGN TO BE LOCATED WITHIN THE UTILITY EASEMENT PER CITY REQUIREMENTS).
- 21. CONCRETE DRIVE APRON: TO BE INSTALLED PER CITY AND OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE PAVING CONSTRUCTION AS SHOWN ON DETAIL 1/C3. DRIVEWAY IS LOCATED PER TxDOT CUSTER ROAD WIDENING PLANS.
- 22. NOT USED.
- 23. 8'-0" MASONRY WALL PER PD 2004-11-116. COLOR SHALL BE PAINTED TO MATCH THE BUILDING FIELD BRICK COLOR.
- 24. 24" WIDE FIRE LANE WITH 30" RADI: FIRE LANE MARKINGS SHALL BE AS FOLLOWS: CURB MARKINGS AT THE FIRE LANE TO BE PAINTED IN RED TRAFFIC PAINT FROM THE TOP OF THE SEAM OF THE CURB TO A POINT EVEN WITH THE DRIVING SURFACE. PAVEMENT MARKINGS SHALL BE PAINTED IN THE RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING - FIRE LANE" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT 25-FOOT INTERVALS.
- 25. HANDICAP ACCESSIBLE ROUTE: 36" WIDE STRIPE PER TEXAS ACCESSIBILITY STANDARDS.
- 26. 7'-0" TALL MASONRY TRASH ENCLOSURE WITH SOLID METAL GATE: REFER TO DETAIL 8/C3 AND 11/C3. (PER SECTION 148.45(a.4.a.18) THE 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).
- 27. INSTALL KNOX-BOX PER CITY OF MCKINNEY FIRE DEPARTMENT REQUIREMENTS. INSTALL AT 5'-6" A.F.F. - VERIFY EXACT LOCATION WITH LOCAL FIRE MARSHALL.
- 28. 12'-0" X 35'-0" UNLOADING SPACE. PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN USE HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- 29. FIRE DEPARTMENT CONNECTION

REFER TO LANDSCAPE PLAN FOR PLANTINGS



VICINITY MAP
N.T.S.

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF FIRE LANE AND STRIPING
	EXISTING FIRE HYDRANT LOCATION
	PROPERTY LINE BOUNDARY
	MONUMENT SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION

SITE DATA TABLE:

OWNER INFORMATION:
 O'REILLY AUTOMOTIVE, INC.
 233 S. PATTERSON AVENUE
 SPRINGFIELD, MO 65802
 PH: (417) 862-2074

PARKING CALCULATIONS:

REQUIRED SIZE: 9' X 18'
 REQUIRED RATIO: 1 SPACE PER 200 S.F. OF RETAIL AREA
 SPACES REQUIRED: 34 (6,615 / 200 = 33.0 = 34)
 SPACES PROVIDED: 34
 H.C. SPACES PROVIDED: 2

ZONING:
 PD (PLANNED DEVELOPMENT)
 CUSTER'S BOBOS ADDITION

NUMBER OF STORIES: 1
OVERALL BUILDING HEIGHT: 19'-4"
BUILDING SQUARE FOOTAGE: 6,615 S.F.

LOT AREA: 33,951 S.F. (0.779 ACRES ±)
LOT COVERAGE AREA: 25,613 S.F. (0.587 ACRES ±)
PROPOSED BUILDING USE: AUTO PARTS SALES (INDOOR)

MO ANDERSON ENGINEERING, INC.
 ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
 2045 W. WOODLAND - SPRINGFIELD, MISSOURI 65707 - PHONE (417) 866-2741

PROJ # 10048-10
 DRAWING # WB-108-768

BY: WAS
 CKD: NSB

REVISIONS:

REVISED
SEP 27 2010
PLANNING

EXHIBIT B



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 e-mail: architect@esterlyscneider.com

ESTERLY SCNEIDER & ASSOCIATES, INC.
 architects & planners
 AIA (McKinney #3)

New O'Reilly Auto Parts Store
 LOT 3, BLOCK A OF THE CUSTER'S BOBOS ADDITION
 CUSTER ROAD
 MCKINNEY, TX

O'Reilly AUTO PARTS
 Corporate Office
 233 South Patterson, Springfield, Mo 65802
 Phone: (417) 862-3535 FAX: (417) 874-7112

COMM #	2816
DATE:	08-06-10
REVISION DATE:	09-09-10
	09-24-10