



**PROPOSED LEGEND**

	PROPERTY LINE
	BUILDING / LANDSCAPE SETBACK LINE
	EXIST. PROPERTY LINE TO BE DEDICATED RIGHT-OF-WAY
	SAWCUT LINE
	CURB & GUTTER
	FIRE LANE MARKING
	CURB INLET
	COMBINATION INLET
	JUNCTION BOX
	ELECTRIC METER
	GAS METER
	PARKING COUNT
	TRANSFORMER
	WATER METER
	BACKFLOW PREVENTER
	HVAC (SEE MEP PLANS)
	SUMP PUMP (SEE MEP PLANS)
	FIRE HYDRANT
	INVERTED "U" BIKE RACK
	AREA LIGHTS
	TRUNCATED DOMES
	HEAVY DUTY CONC. PAVEMENT
	LIGHT DUTY CONC. PAVEMENT
	BLACK INTEGRAL CONC. PAVEMENT
	FIRE LANE PAVEMENT
	CONC. SIDEWALK

**NOTES**

- 1N. MATCH EXIST SURFACE
- 2N. SAWCUT LINE - PROPOSED TO MATCH EXIST.
- 3N. TAPER CURB TO MATCH EXISTING
- 4N. 6'-0" TRANSITION TO MOUNTABLE CURB
- 5N. 7'-0" TALL MASONRY DUMPSTER ENCLOSURE WITH STEEL GATES, SEE ARCHITECTURAL PLANS
- 6N. INVERTED "U" BIKE RACK
- 7N. SITE LIGHTING, SEE ELECTRICAL PLANS
- 8N. STEEL BOLLARD FILLED WITH CONCRETE
- 9N. SCREENING MASONRY WALL
- 10N. NOT USED
- 11N. MONUMENT SIGN BASE TO BE BUILT BY CONTRACTOR
- 12N. "STOP" SIGN AND STOP LINE
- 13N. "ONE WAY - DO NOT ENTER" SIGN
- 14N. FIRE LANE MARKING

**DETAILS**

- 1D. INTEGRAL/MONOLITHIC CURB & GUTTER, SEE DETAIL 5/C10.1
- 2D. MOUNTABLE CURB & GUTTER, SEE DETAIL 6/C10.1
- 3D. FIRE LANE PAVEMENT MONOLITHIC CURB & GUTTER, SEE DETAIL 12/C10.1
- 4D. PAVEMENT STRIPING, SEE DETAIL 2/C10.1
- 5D. CROSSWALK MARKING, SEE DETAIL 4/C10.1
- 6D. TRAFFIC FLOW ARROWS, SEE DETAIL 3/C10.1
- 7D. SITE SIGN BASE DETAIL, SEE DETAIL 11/C10.1
- 8D. ACCESSIBLE RAMP WITH TRUNCATED DOMES, SEE DETAIL 7/C10.1
- 9D. ACCESSIBLE RAMP, SEE DETAIL 7/C10.1

**SITE PLAN NOTES**

1. SEE SHEET C1.1 FOR DIMENSIONS.
2. SEE SHEET C3.0 FOR DEMOLITION REQUIREMENTS.
3. SEE SHEET C7.0 FOR PAVING & SIDEWALK REQUIREMENTS.
4. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
5. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER THE CITY OF MCKINNEY STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
6. ACCESSIBLE PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
7. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
8. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. OFF-SITE EASEMENTS TO BE DEDICATED TO PROVIDE TWO POINTS OF ACCESS.

**CITY OF MCKINNEY STANDARD NOTES**

1. 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.
2. 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.
3. LIGHTING FROM THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**SITE DATA SUMMARY TABLE**

ZONING:	C-2
PROPOSED USE:	GARAGE, AUTO REPAIR (OIL CHANGES) OFFICE
LOT AREA (EXCLUDING RIGHT-OF-WAY):	3,607 SF (1.92 ACRES±)
BUILDING AREAS: GROSS: GARAGE, AUTO REPAIR: OFFICE:	2,108 SF 1,763 SF 345 SF
BUILDING HEIGHT : 45'-0" MAX HEIGHT ALLOWED	UNDER 45'-0"
LOT COVERAGE: MAX 70%	3% (0.05 ACRES)
FLOOR AREA RATIO:	N/A
OPEN SPACE/LIVING LANDSCAPE: 10% MIN.	33% (.63 ACRES)
PARKING REQUIRED AUTO REPAIR (NO OVERNIGHT PARKING): OFFICE TOTAL REQUIRED:	2 SPACES/BAY = 6 1/400 SF FLOOR AREA - 1 7 SPACES
TOTAL PARKING PROVIDED:	11 SPACES
ACCESSIBLE PARKING REQUIRED (INCLUDING VAN ACCESSIBLE): 1 SPACE (1 VAN ACCESSIBLE SPACE)	PROVIDED: 2 SPACES (1 VAN ACCESSIBLE SPACE)

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OWNER REVIEW	DATE	REVISIONS
3.14.2019		
04.08.2019		
04.19.2019		
04.30.2019		

**Valvoline**  
Instant Oil Change

**VALVOLINE INSTANT OIL CHANGE**  
8734 W. UNIVERSITY DRIVE  
MCKINNEY, TX 75071

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Project No.	06-19-20005
Scale	AS SHOWN
Drawn	HMA
Checked	WFM
Date	4.30.19

**CONCEPTUAL SITE PLAN EXHIBIT**

Drawing No. **C1.0**

