

**LEGEND**

- PROPOSED CONCRETE PAVEMENT (SEE DETAIL SHEET C-8)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FIRE LANE
- BUILDING SETBACK
- PARKING SPACE COUNTER
- PROPOSED SAW-CUT LIMITS (TYP.)

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

**SITE NOTES**

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
2. ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF ARKANSAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
7. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
9. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

**STANDARD NOTATIONS**

"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 PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S 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."

"LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES."

**SITE FEATURES KEYNOTES**

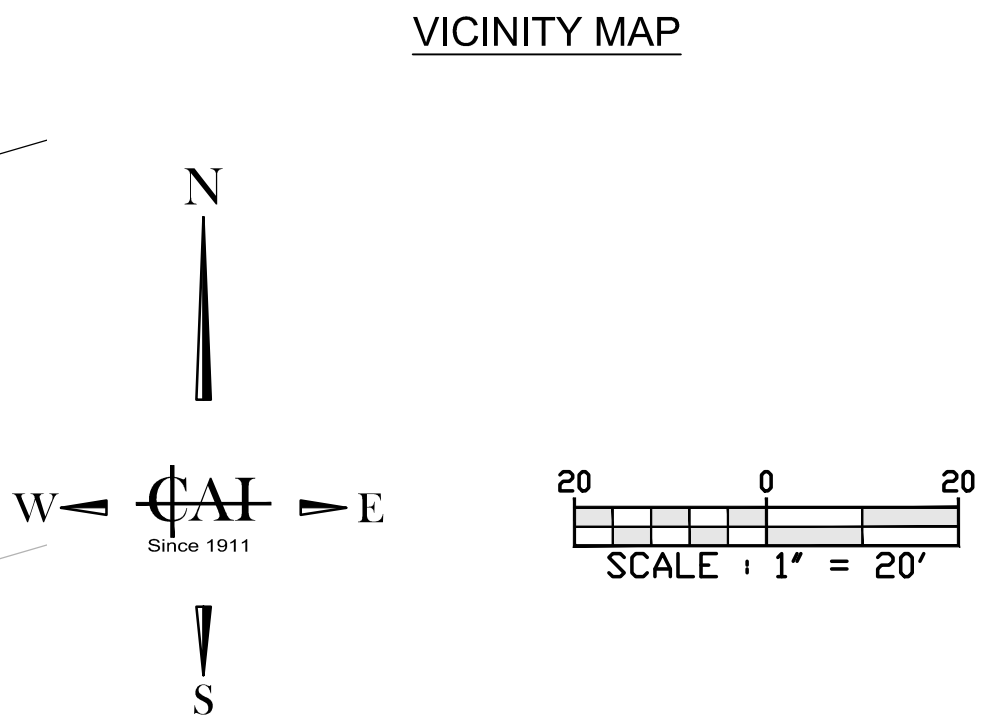
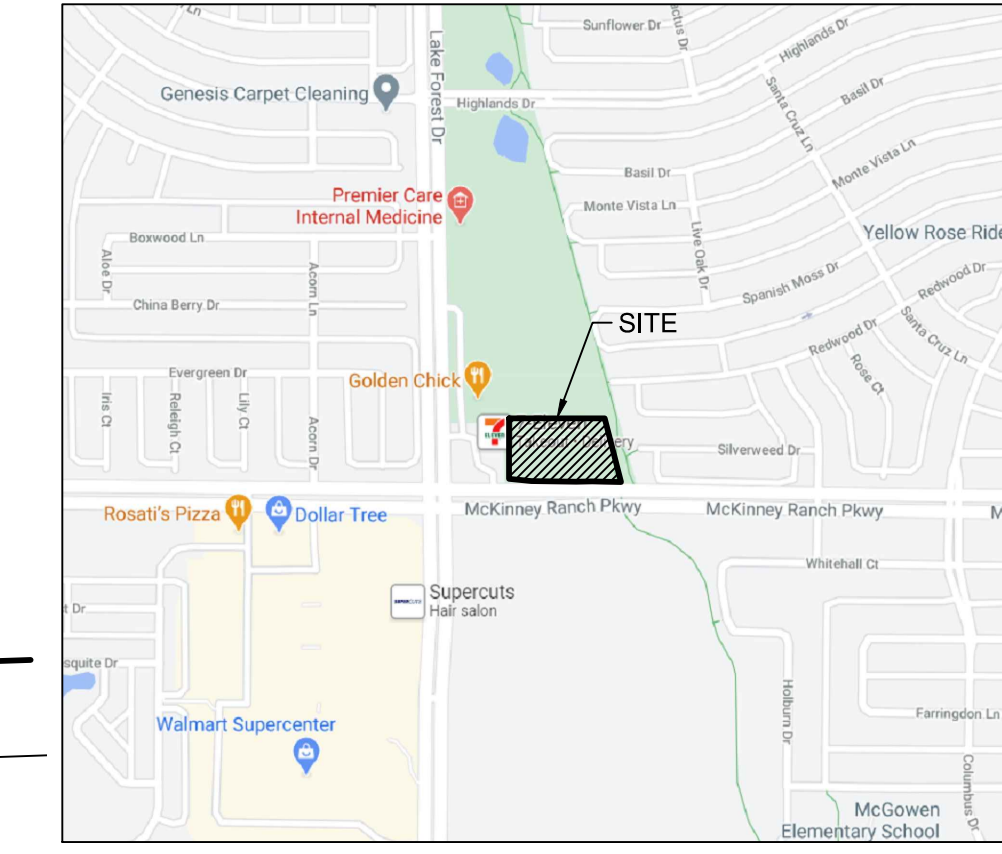
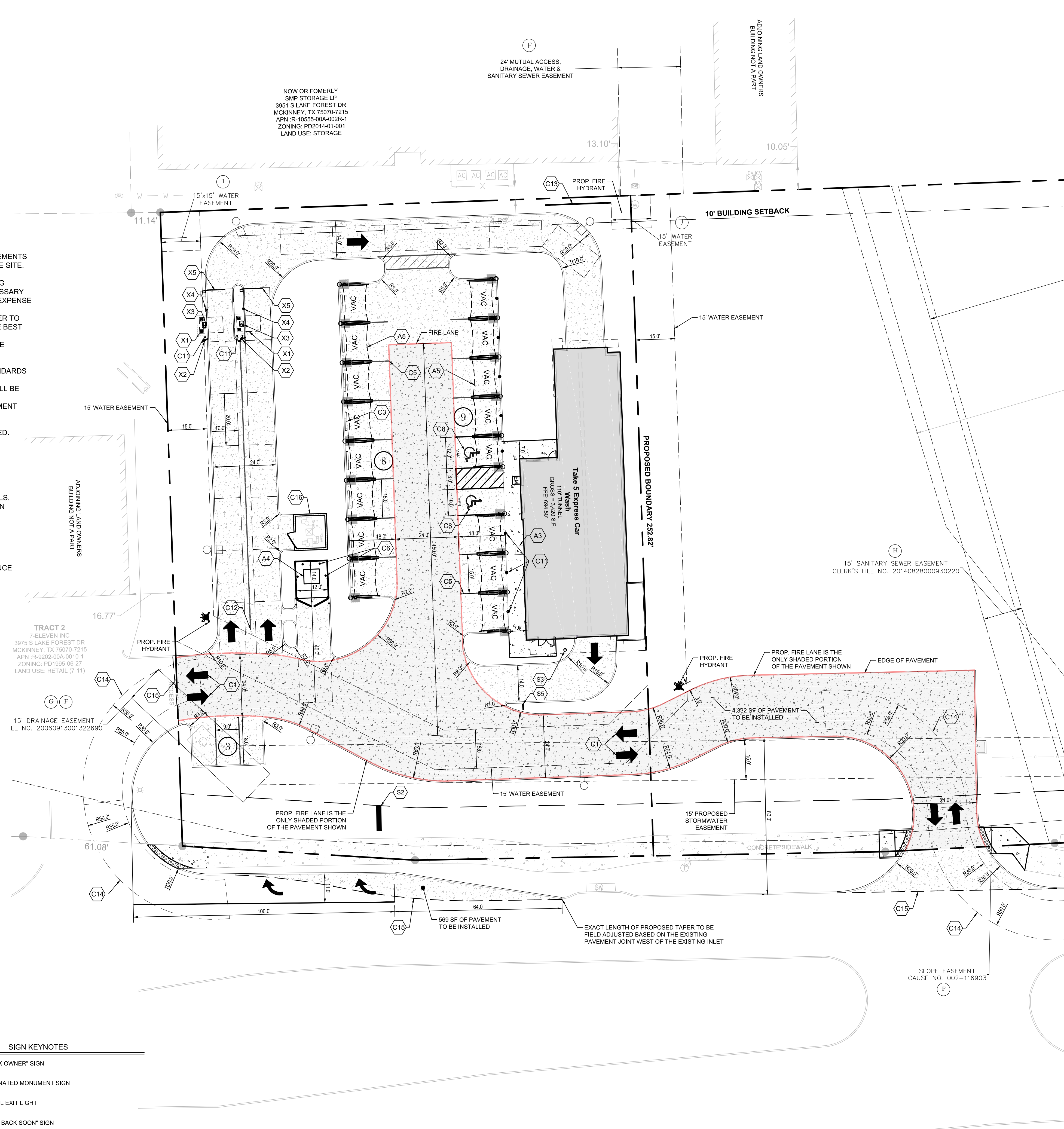
- A1 RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
- A2 VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
- A3 VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
- A4 CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS. MIN. 7" MASONRY SCREENING WALL. GATES SHALL BE SOLID METAL PER CITY OF MCKINNEY STANDARDS.
- A5 VACUUM CANOPY. REFERENCE ARCH SITE DETAILS.
- C1 PAVEMENT MARKINGS. REFERENCE SHEET C-7 FOR DETAILS.
- C2 PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-6 FOR DETAILS.
- C3 WHEEL STOP. REFERENCE SHEET C-7 FOR DETAILS.
- C4 ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-7 FOR DETAILS.
- C5 4" WHITE STRIPING. REFERENCE SHEET C-7 FOR DETAILS.
- C6 BOLLARD TYPE I. REFERENCE SHEET C-7 FOR DETAILS.
- C7 BARRIER FREE RAMP. REFERENCE SHEET C-7 FOR DETAILS.
- C8 ACCESSIBLE PARKING. REFERENCE SHEET C-7 FOR DETAILS.
- C9 WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
- C10 SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
- C11 BOLLARD TYPE II. REFERENCE SHEET C-7 FOR DETAILS.
- C12 4" SOLID WHITE LANE STRIPE.
- C13 7" MASONRY SCREENING WALL WITH OPAQUE METAL GATES REQUIRED. LIVING SCREENING WILL BE PROVIDED SEE LANDSCAPE PLANS FOR MORE DETAILS.
- C14 FIRE TRUCK TURNING RADIUS.
- C15 SAWCUT & MATCH EXIST. GRADE
- C16 VACUUM EQUIPMENT ROOM

**PAY KIOSK KEYNOTES**

- X1 PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
- X2 XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
- X3 KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
- X4 FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
- X5 GATE. REFERENCE ARCH PLANS FOR DETAILS.

**SIGN KEYNOTES**

- S1 "TRUCK OWNER" SIGN
- S2 ILLUMINATED MONUMENT SIGN
- S3 TUNNEL EXIT LIGHT
- S4 "COME BACK SOON" SIGN
- S5 "FREE VACUUM" SIGN



**SITE DATA**

PROJECT NAME: TAKE 5 EXPRESS CAR WASH OF MCKINNEY, TX  
 SITE ADDRESS: 4950 MCKINNEY RANCH PKWY MCKINNEY, TX 75070  
 TOTAL PARCEL AREA: 22.41 AC  
 JURISDICTION: CITY OF MCKINNEY PD2014-01-001 (TRACT 5-B-G)  
 ZONING: 2704567  
 TAX PARCEL NO.: OFFICE: 88 SF  
 FLOOR AREA: BATHROOM: 74 SF  
 EQUIPMENT ROOM: 717 SF  
 WASH TUNNEL: 2,541 SF  
 TOTAL: 3,420 SF  
 BUILDING HEIGHT: 30'-11" INCLUDING TOWER  
 25'-4" NOT INCLUDING TOWER  
 35'-0" MAX.  
 FAR: CAR WASH (PERMITTED)  
 PROPOSED USE: VACANT  
 EXISTING USE: COMMUNITY/COMMERCIAL CENTER  
 FLOOD PLAN: ZONE X/AE  
 FLOOD ZONE: MAP 48085C0270K  
 DATED JUNE 7, 2017  
 CAUSE NO. 17-06-2817A  
 FEMA LOMRF:  
 SETBACKS: REAR 10'  
 FRONT NONE  
 SIDE NONE

**PARKING CALCULATIONS**

PARKING REQUIRED: CAR WASH 1 PER 250 SF OF FLOOR AREA  
 OFFICE 88 SF  
 BATHROOM: 74 SF  
 TOTAL: 162 SF  
 164/250 = 1 SPACE  
 PARKING PROVIDED: 3 STANDARD SPACES  
 1 HANDICAP STANDARD SPACE  
 4 TOTAL SPACES  
 STACKING REQUIREMENT: 7 SPACES REQUIRED FOR CAR WASH TUNNEL  
 STACKING PROVIDED: 20 SPACES (7 EA. LANE + 7 BETWEEN PAY STATION AND WASH TUNNEL)

**PROPOSED PERVIOUS/IMPERVIOUS**

PERVIOUS BUFFER & LANDSCAPE AREA: 19,482 S.F. / 0.45 AC/ 43%  
 TOTAL PERVIOUS AREA: 19,482 S.F. / 0.45 AC/ 43%  
 IMPERVIOUS BUILDING AREA: 3,420 S.F. / 0.08 AC/ 8%  
 PARKING LOT & SIDEWALK AREA: 22,006 S.F. / 0.51 AC/ 49%  
 TOTAL IMPERVIOUS AREA: 25,426 S.F. / 0.59 AC/ 57%

**CAI**  
 CARTER ASSOCIATES, INC.  
 SERVING FLORIDA SINCE 1911  
 CONSULTING ENGINEERS  
 AND LAND SURVEYORS  
 1708 21ST STREET  
 VERO BEACH, FL 32960  
 TEL: (772) 562-4191  
 EMAIL: Trevor@CarterAssoc.com

**BOING US HOLDCO, INC.**  
 dba "TAKE 5 EXPRESS CAR WASH"  
 6300 S SYRACUSE WAY #205  
 CENTENNIAL, CO  
 TEL: (214) 208-0339  
 EMAIL: LISAWHITE@BOING.COM

NO.	REVISION	DATE

**TAKE 5 EXPRESS CAR WASH OF MCKINNEY**  
 4950 MCKINNEY RANCH PKWY  
 MCKINNEY, TX

07/01/21  
 DATE  
  
 TREVOR STUBBS, P.E.  
 TX LIC. NO. 138964  
 CARTER ASSOCIATES, INC.  
 COA 205 / LB 205

DATE: 7/1/21  
 PROJ. #: 20-514 E  
 DRAWN BY: GAS  
 DATUM: SEE SURVEY  
 REF. #: SEE SURVEY  
 F.B. & PG.: SEE SURVEY

SHEET TITLE:  
**SITE PLAN**

SHEET  
**C-3**  
 DWG. NO.

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