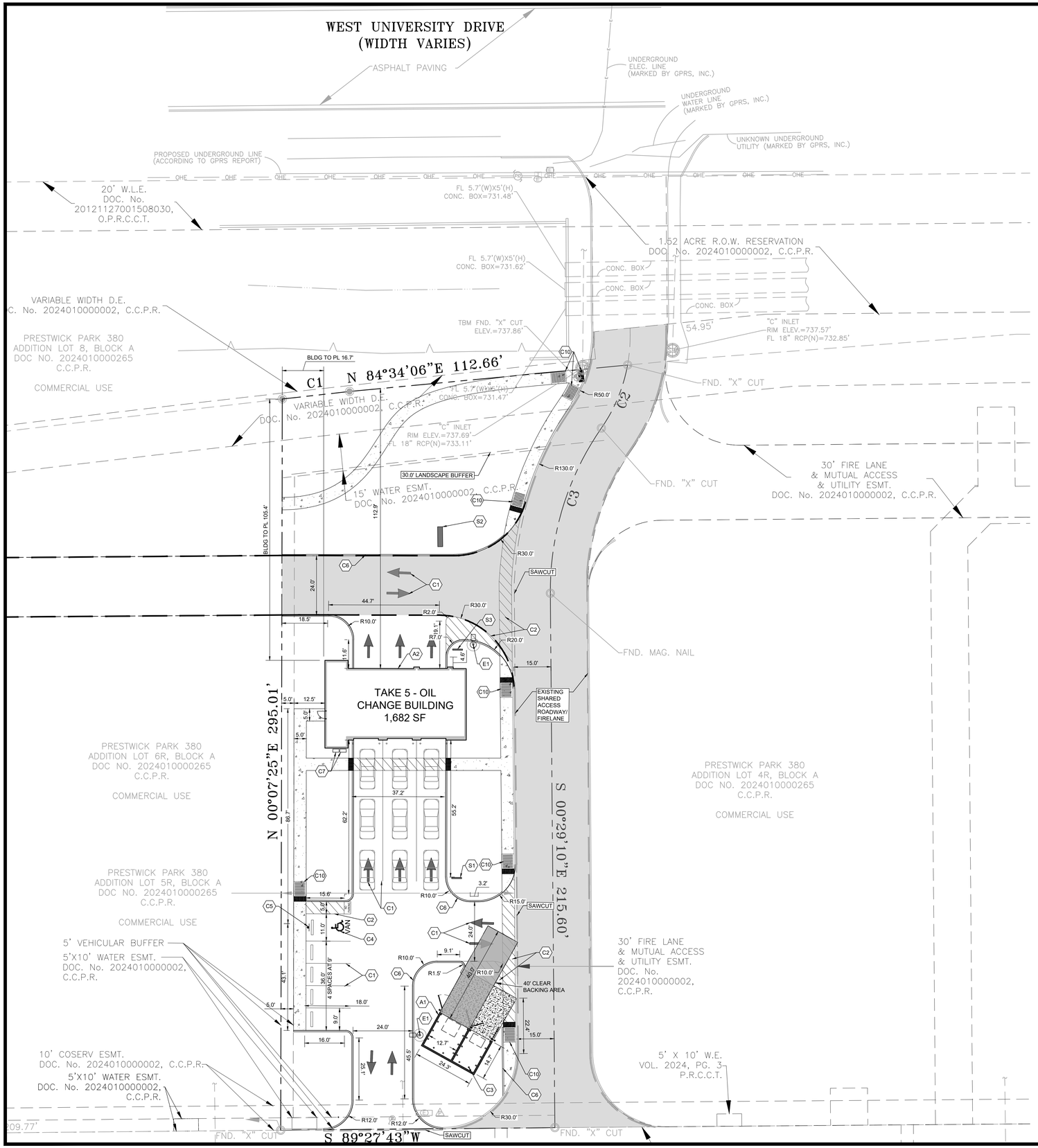
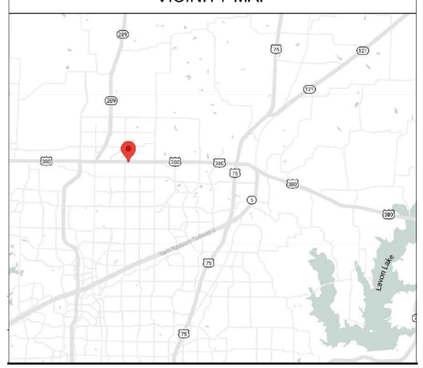


VICINITY MAP



N

0 10 20 40

SCALE 1:20

LEGEND

- SAWCUT LIMITS
- PROPOSED FIRE LANE
- EXISTING FIRE LANE
- VAN ACCESSIBLE PARKING
- SIGN
- LIGHT
- STORM DRAIN CURB INLET
- PUBLIC SIDEWALK

SIGN KEYNOTES

S1	"ENTER" SIGN
S2	TAKE 5 OIL MONUMENT SIGN
S3	"COME BACK SOON" SIGN
S4	"DO NOT ENTER OR EXIT" SIGN

SITE FEATURES KEYNOTES

A1	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH.
A2	REFERENCE ARCH FOR BAY DOOR SCREENING
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-510 FOR DETAILS.
C2	4" WHITE STRIPING. REFERENCE SHEET C-510 FOR DETAILS.
C3	BOLLARD TYPE I. REFERENCE SHEET C-510 FOR DETAILS. (TYP.)
C4	ACCESSIBLE PARKING. REFERENCE SHEET C-510 FOR DETAILS.
C5	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C1-510 FOR DETAILS.
C6	6" CONCRETE CURB.
C7	WHEEL STOP.
C8	ADA RAMP.
C9	AC CONDENSER
C10	ADA RAMP (WITH TRUNCATED DOMES WHERE INDICATED)

SITE DATA SUMMARY TABLE

ZONING:	C-2 LOCAL COMMERCIAL
SITE AREA:	1.00 AC (43,670 S.F.)
BUILDING HEIGHT:	19'-11"
BUILDING AREA:	0.04 AC (1,682 S.F.)
PAVEMENT AREA:	0.51 AC (22,474 S.F.)
TOTAL IMPERVIOUS AREA:	0.55 AC (24,156 S.F.)
LANDSCAPE AREA:	0.45 AC (19,514 S.F.)
PARKING REQUIRED: 1 SPACE PER 750 S.F. = 1,682 X (1/750) = 2.2427	≈ 2 SPACES
PARKING PROVIDED:	
ADA STALL:	1 SPACE
REGULAR:	4 SPACES
TOTAL:	5 SPACES
QUEUING CAPACITY:	9 CARS

DIMENSIONAL CONTROL NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
3. **PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
4. **DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PL CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
5. **CURB RADII:** ALL CURB RADII SHALL BE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. **BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
7. **TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:

   SURVEYOR:
   DVJ
   8118 FRY ROAD , SUITE 402
   CYPRESS, TX 77433
   CONTACT: DANIEL VILLA JR.
   PHONE: 281-213-2517

8. **HANDICAP PARKING:** HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
9. **FIRE LANE:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER CITY STANDARDS REFERENCE PAVING PLAN FOR DETAILS.
10. **SIGNS:** CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.

NOTES:
REFERENCE SHEET C-510 FOR SITE DETAILS

ALTAR GROUP
ARCHITECTURE
ENGINEERING

SEAL

CONSULTANT

DRIVEN BRANDS
PROTOTYPE STORE
TAKE 5 OIL CHANGE
SEC OF US-380, COIT RD
MCKINNEY, TX 75071

REV	DATE	DESCRIPTION
	08/23/24	ISSUE FOR SUP

DRAWN BY: RJ
CHECKED BY: AH
PROJECT NO.: DB24-013
SHEET NAME: SUP EXHIBIT
SHEET NUMBER: C-100