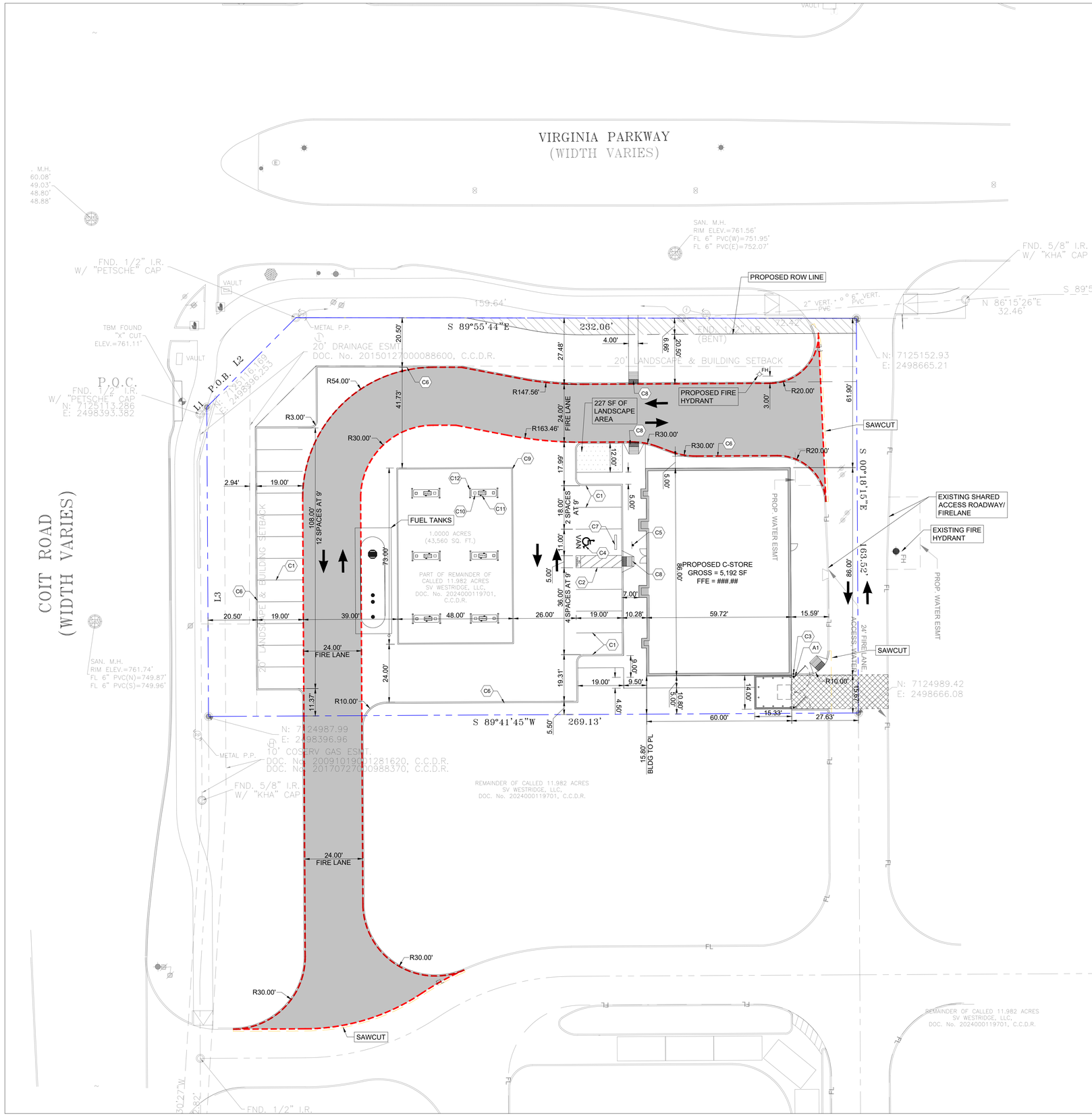

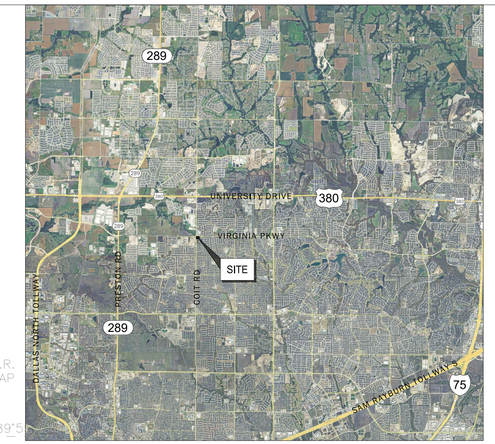

VICINITY MAP
SCALE 1" = 10,000'

N

0 10 20 40
SCALE 1:20

LEGEND

	SAWCUT LIMITS
	PROPOSED FIRE LANE
VAN	VAN ACCESSIBLE PARKING
	SIGN
	DUMPSTER BACK-OUT DISTANCE
	LANDSCAPE AREA

SITE DATA SUMMARY TABLE

ZONING:	C-2 LOCAL COMMERCIAL
PROPOSED USE:	GAS STATION
NET LOT AREA:	.99 AC (43,558 S.F.)
BUILDING AREA:	0.11 AC (5,142 S.F.)
BUILDING HEIGHT	32'-0"
PAVEMENT AREA:	0.55 AC (24,064 S.F.)
TOTAL IMPERVIOUS AREA:	0.67 AC (29,206 S.F.)
LANDSCAPE AREA:	0.18 AC (7,942 S.F.)
PARKING REQUIRED: = 5,142 X (1/250) = 20.568 21 SPACES REQUIRED	≈ 21 SPACES
PARKING PROVIDED: ADA STALL: REGULAR: TOTAL:	 1 SPACE 20 SPACES 21 SPACES

SITE FEATURES KEYNOTES

A1	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH.
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 (WITH TRUNCATED DOMES WHERE INDICATED)
C9	FUEL CANOPY
C10	CANOPY COLUMN
C11	FUEL DISPENSER
C12	6" DIA. "U" BOLLARDS

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 44°53'05" E	4.07'
L2	N 44°53'05" E	52.29'
L3	N 00°18'53" W	128.18'

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 CIVIL ENGINEERING & LAND SURVEYING
   8118 FRY ROAD, SUITE 402
   CYPRESS, TX 77433
   CONTACT: CHRIS GARCIA
   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.
11. 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.
12. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTIFAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
13. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THE AHJ UNIFIED DEVELOPMENT CODE.

NOTES:
REFERENCE SHEET C-510 FOR SITE DETAILS

SUP2025-0006

ALTAR GROUP
ARCHITECTURE
ENGINEERING
HOUSTON, TEXAS 77070
281-794-3015

CONVENIENCE STORE

VIRGINIA PARKWAY AND COIT ROAD
MCKINNEY, TX 75071

No.	DATE	ISSUE
1.	04/02/25	SUBMIT FOR SUP
2.	07/10/2025	RESUBMIT FOR SUP
3.	07/21/2025	RESUBMIT FOR SUP

Drawn KC
Checked AH

06/02/2025

Project No. 25-017
Title

SUP EXHIBIT

Sheet No.

C-100