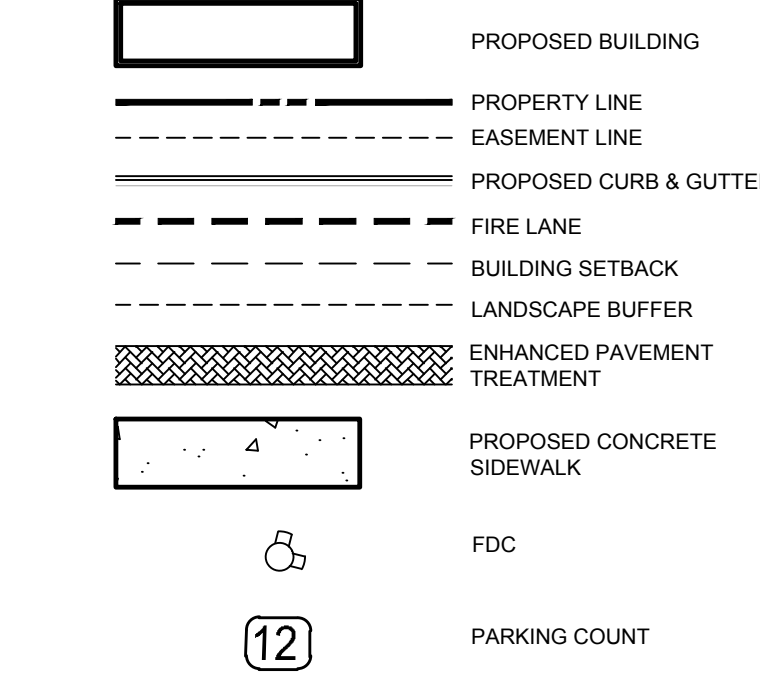


SITE DATA TABLE	
ZONING	C-1 PD-89 COMMERCIAL
LOT AREA	92,331 (2.12 AC)
OVERALL AREA	187,602 (4.307 AC)
BUILDING AREA (SF)	6,004
BUILDING HEIGHT REQUIREMENT	1 STORY 40' MAX
BUILDING HEIGHT	40'
PROPOSED USE	CAR WASH
LOT COVERAGE	6.5%
FLOOR AREA RATIO	0.065
TYPICAL PARKING STALL	20'x9'
TOTAL PARKING REQUIRED	2 SPACES PLUS REQUIRED STACKING FOR EACH CAR WASH BAY
TOTAL PARKING PROVIDED	32
TOTAL ADA PARKING REQUIRED	2
TOTAL ADA PARKING PROVIDED	2
PARKING PAVEMENT	9,956 SF
IMPERVIOUS AREA	60,859 SF (1.397 AC)
USABLE OPEN SPACE REQUIREMENT	15% OF PLATTED AREA
USABLE OPEN SPACE AREA PROVIDED	34% = 31,472 SF (0.722 AC)
FLOOD ZONE CLASSIFICATION	ZONE 'X'
FLOOD ZONE MAP	ZONE 'X'

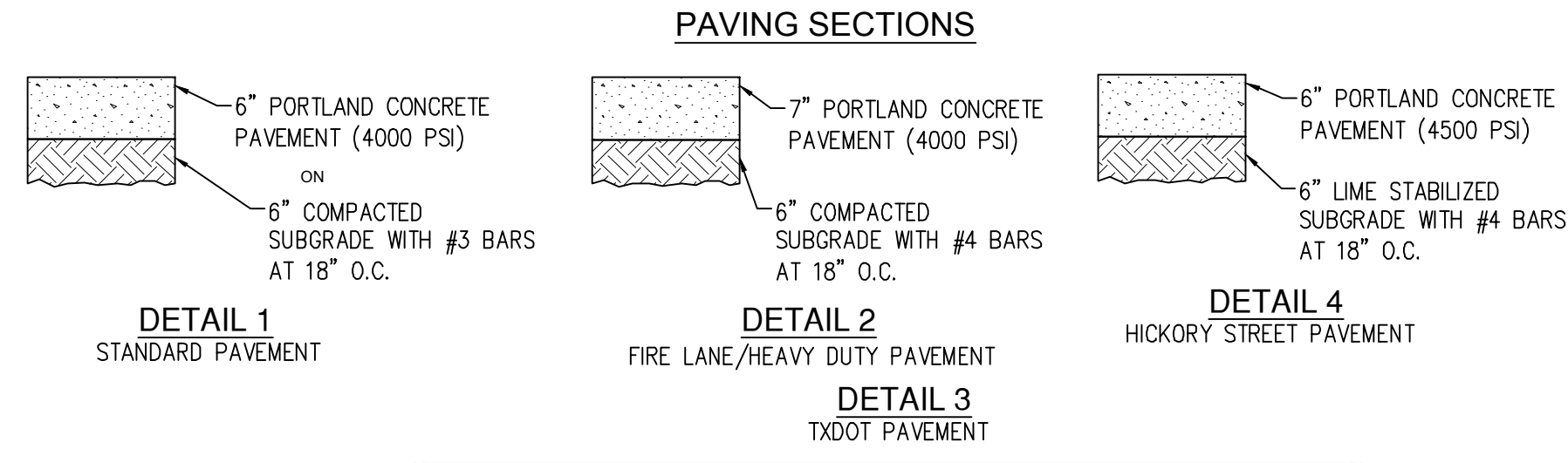


FLOOD STATEMENT

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0245K DATED 06/07/2017 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

CONTRACTOR MUST REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF ALL OUTSIDE DOORS AND BUILDING UTILITIES

- SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
 - A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
 - THE CITY SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
 - TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE TxDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
 - ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
 - BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 - ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
 - PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
 - CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT.
 - HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
 - THERE ARE EXISTING TREES ON SITE TO BE REMOVED. THE TREES ARE NOT PROTECTED.
 - THIRD PARTY INSPECTION WILL BE REQUIRED ON FIRE LANE CONSTRUCTION. A LETTER SHALL BE PROVIDED (BY A TESTING LAB OR DESIGN ENGINEER) THAT CERTIFIES THAT FIRE LANE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND CONSTRUCTION PLANS. THE LETTER SHALL BE SPECIFIC TO DEPTH, STRENGTH AND REBAR PLACEMENT.
 - SPLASH PADS SHOULD BE CLASS A CONCRETE, 2' WIDE X 4' THICK AND EXTEND FROM THE FRONT OF THE FIRE HYDRANT TO THE CURB (6N).
 - FOR ONSITE PAVING RECOMMENDATIONS, REFER TO GEOTECHNICAL REPORT PREPARED BY GTS, INC. AND DATED SEPTEMBER, 22, 2022.

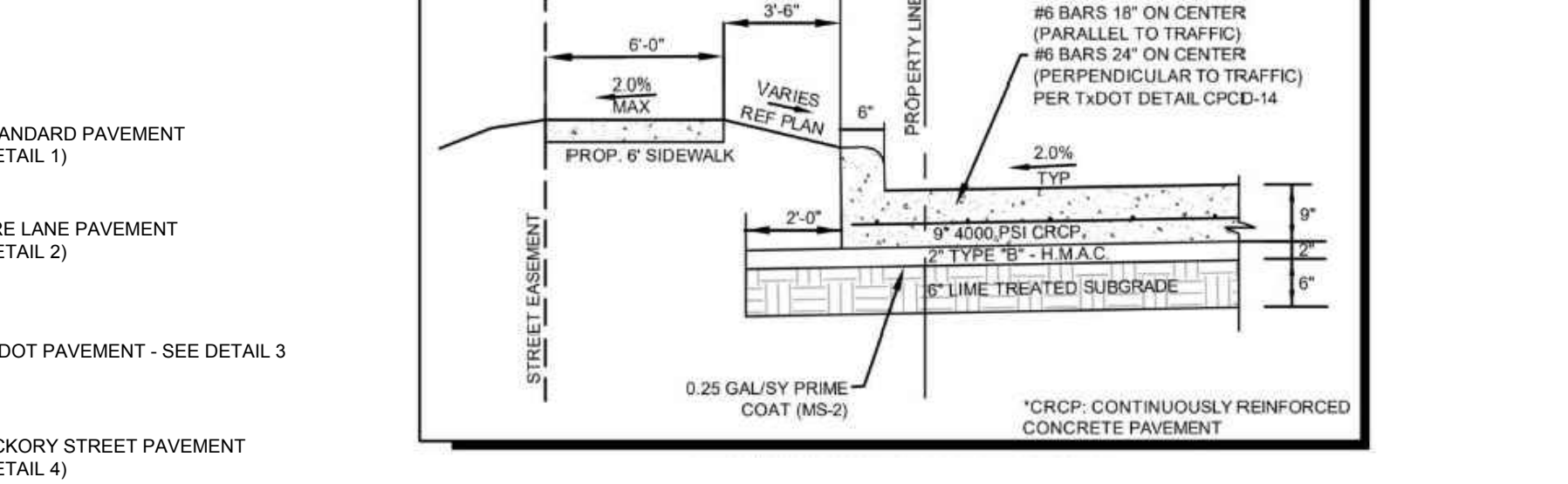


- NOTES**
- 1N MATCH EXISTING
 - 2N DUMPSTER ENCLOSURE (REFER TO BUILDING PLANS)
 - 3N BUILDING OVERHANG
 - 4N OPEN SPACE AREA (REFER TO LANDSCAPE PLANS)
 - 5N 6" WIDE WHITE PARKING LOT STRIPE
 - 6N PROPOSED FIRE HYDRANT PER FRISCO STD DETAIL WITH CONC. SPLASH PAD (CLASS A CONC, 2'Wx4'T)
 - 7N WATER EASEMENT
 - 8N VACUUM ENCLOSURE
 - 9N PROPOSED DECELERATION LANE
 - 10N TRANSFORMER PAD

- DETAILS**
- 1D SIDEWALK
 - 2D ADA PARKING
 - 3D INLET CAP
 - 4D CONCRETE CURB & GUTTER
 - 5D ONE WAY DIRECTIONAL PAVEMENT MARKING
 - 6D VAN ACCESSIBLE ADA PARKING
 - 7D CROSSWALK (STAMPED CONCRETE)
 - 8D LIGHT POLE
 - 9D TYPE 7 BFR SIDEWALK
 - 10D DUMPSTER PAD - HEAVY DUTY CONCRETE (SEE GEOTECH REPORT)
 - 11D DRIVEWAY APPROACH PAVEMENT
 - 12D BOLLARDS

- EXISTING LEGEND**
- CIRS 5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922"
 - CIRF IRON ROD WITH CAP FOUND
 - IRF IRON ROD FOUND
 - XCF "X" CUT FOUND
 - PLAT RECORDS COLLIN COUNTY, TEXAS
 - CONTROL POINT
 - PROPERTY CORNER MARKER FOUND - AS NOTED
 - LIGHT POLE
 - TELEPHONE MANHOLE
 - FIBER OPTIC MARKER
 - TREE (AS DESCRIBED)
 - DOUBLE-TRUNK TREE
 - MULTI-TRUNK TREE

- PAVING LEGEND**
- STANDARD PAVEMENT (DETAIL 1)
 - FIRE LANE PAVEMENT (DETAIL 2)
 - TXDOT PAVEMENT - SEE DETAIL 3
 - HICKORY STREET PAVEMENT (DETAIL 4)
- CONTROL POINT TABLE**
- | POINT | DESCRIPTION | NORTHING | EASTING | ELEV. |
|-------|-------------------------|--------------|--------------|---------|
| 400 | 5/8" CIRS "S&A CONTROL" | 7,105,022.55 | 2,488,232.46 | 727.15' |
| 401 | 5/8" CIRS "S&A CONTROL" | 7,105,035.05 | 2,487,817.13 | 726.67' |
| 402 | 5/8" CIRS "S&A CONTROL" | 7,105,443.15 | 2,488,340.09 | 734.34' |
| 403 | X-CUT | 7,105,490.26 | 2,487,787.59 | 730.15' |
- REFER TO PHOTOMETRIC PLANS FOR SITE LIGHTING**



RECORD DRAWING

THE DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO BOWMAN CONSULTING GROUP LTD. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 01/08/2024 BY: [Signature]

811 Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman
2505 Dallas Parkway, Suite 310, Plano, Texas 75093
Phone: (972) 497-2500
www.bowman.com

REVISIONS

DATE	DESCRIPTION

REVISION

DIMENSION CONTROL AND PAVING PLAN

DINO CLEAN CAR WASH
8230 PRESTON ROAD
FRISCO, TX 75034

STATE OF TEXAS
KOFI AND NYARKO
114128
LICENSED PROFESSIONAL ENGINEER
12/11/23

DESIGN BB DRAWN BB CHKD KA
JOB No. 070528-01-001

C3.0