

VICINITY MAP

SITE GENERAL NOTES

SITE DATA SUMMARY TABLE 0.779 ACRES 33,921 S.F. SITE ACREAGE: **ZONE I-1 & B-2 EXISTING ZONING:** PROPOSED ZONING ZONE B-2 PROPOSED USE: DRIVE THRU SCOOTER'S COFFEE **BUILDING AREA:** 664 S.F. NUMBER OF STORIES: **BUILDING HEIGHT:** BUILDING COVERAGE: 1.96 % FLOOR AREA RATIO: 0.0196 REGULAR PARKING REQUIRED: 7 SPACES 1 SP PER 100 S.F REGULAR PARKING PROVIDED: 6 SPACES HANDICAP PARKING REQUIRED: 1 SPACE HANDICAP PARKING PROVIDED: 1 SPACE

7 SPACES

TOTAL PARKING PROVIDED:

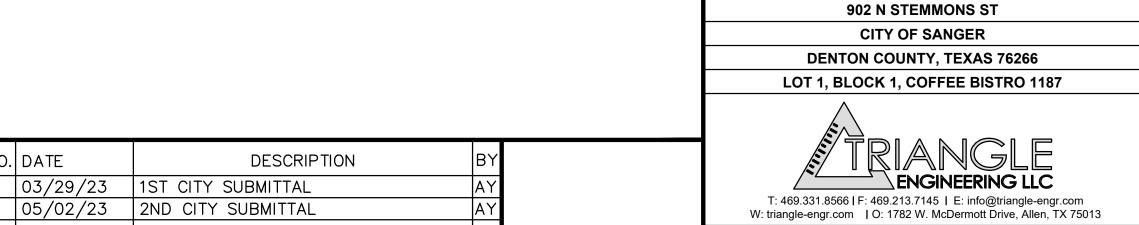
SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	x x
FIRE LANE	
STRIPING	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	_
HANDICAP LOGO	å
HANDICAP SIGN	<u> -</u>
RAMP	
BOLLARD	•
TRAFFIC ARROW	<b>→</b>
DUMPSTER	
SANITARY SEWER MANHOLE	<b>S</b>
SANITARY SEWER CLEANOUT	©
SANITARY SEWER DOUBLE CLEANOUT	<b>©</b> ©
GREASE TRAP	0 0
DOMESTIC WATER METER IRRIGATION METER	<b>™</b>

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED. SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES
- MUST BE RECEIVED IN WRITING.
  THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE
  ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION
  WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO
- THAT INDICATED ON THE PLANS.

  3. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

## NOTES:

- 1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DEVICES FOR PROPOSED ACCESS DRIVEWAY PER TXDOT.
- 2. STANDARD DETAIL TCP (1-1C) -12 DURING CONSTRUCTION ALONG THE I-35 FRONTAGE ROAD RIGHT OF WAY.
- 3. STANDARD DETAIL TCP( 1-2)- 18 DURING CONSTRUCTION AT 10TH STREET RIGHT OF WAY .



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Planning | Civil Engineering | Construction Management
P.E. DES. DATE | SCALE | PROJECT NO. | SHEET NO.

AY DK | D2/22/2023 | SCALE BAR | 017-23 | C-3.0

**SITE PLAN** 

SCOOTER'S COFFEE