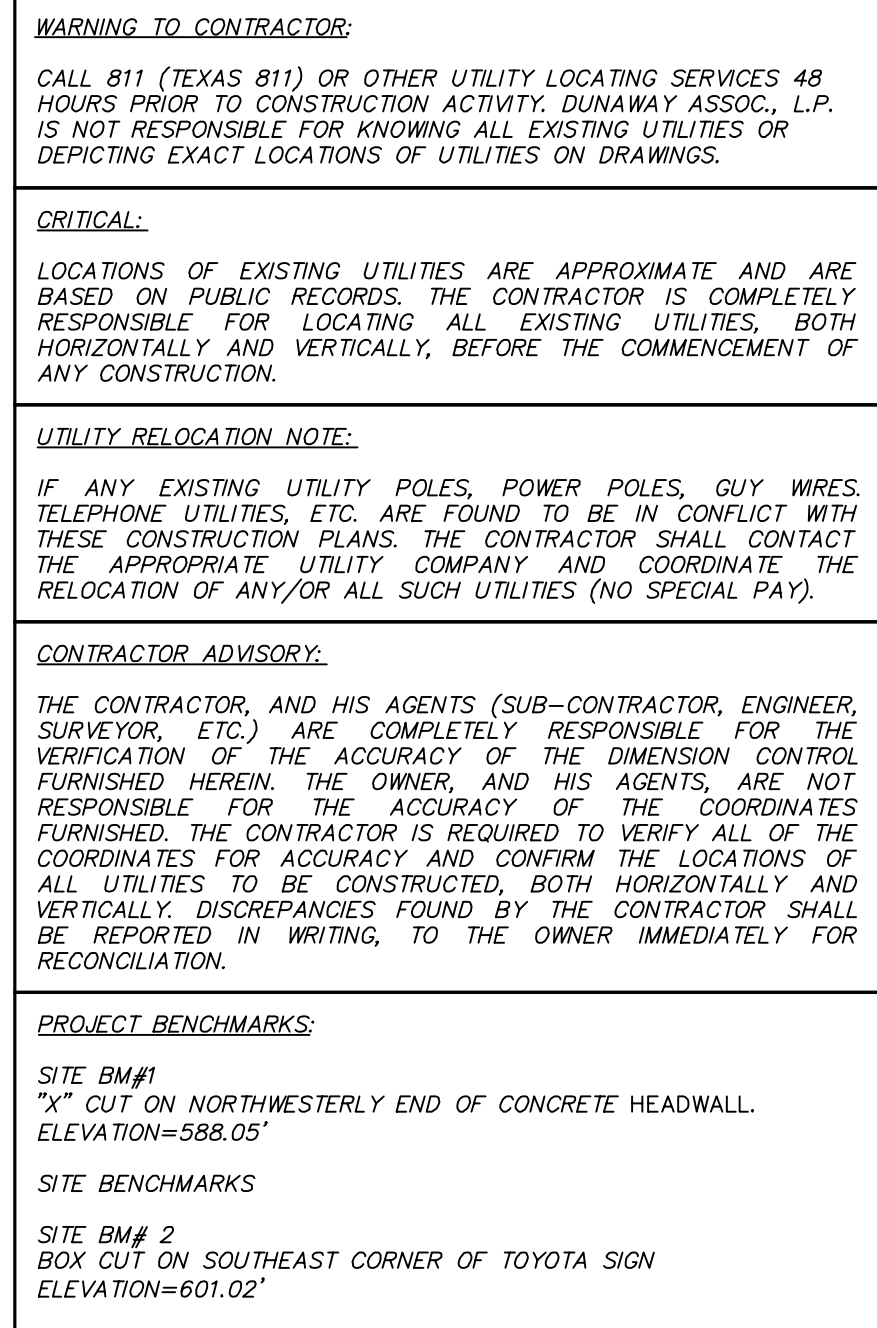


[illegible]

SITE INFORMATION & DIMENSION PLAN

CARMAX AUTO SUPERSTORE
3980 S. INTERSTATE 35 E
CITY OF DENTON, DENTON COUNTY, TEXAS
Site Area: 7.11 acres of 34.37 acre tract

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR
DESIGN REVIEW AND NOT
INTENDED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
THEY WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:

CHRISTOPHER M. BIGGERS, P.E.,
100189 ON 10-24-17

JOB NO. B0002366.001

DESIGNED BY: COB

DRAWN BY: COB

CHECKED BY: CMB

DATE: 10-24-2017

SHEET:

EXHIBIT G1

CONTRACTOR:

CALL 811 (TEXAS 811) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. DUNAWAY ASSOC., L.P. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

CRITICAL:

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

UTILITY RELOCATION NOTE:

IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

CONTRACTOR ADVISORY:

THE CONTRACTOR, AND HIS AGENTS (SUB-CONTRACTOR, ENGINEER, SURVEYOR, ETC.) ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, AND HIS AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL OF THE DIMENSIONS FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES. ALL UTILITIES SHALL BE HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.

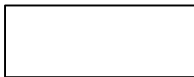
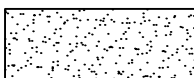
PROJECT BENCHMARKS:

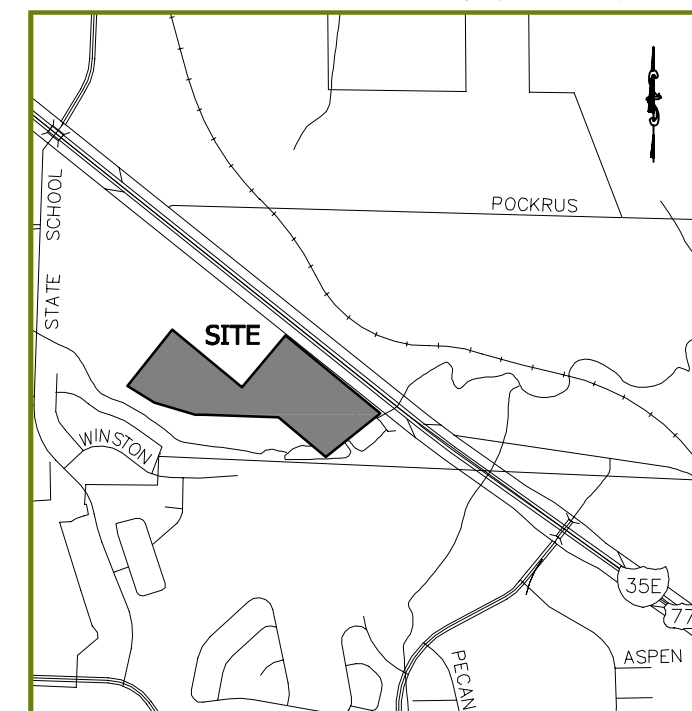
SITE BM#1
"X" CUT ON NORTHWESTERLY END OF CONCRETE HEADWALL.
ELEVATION=588.05'

SITE BENCHMARKS

SITE BM# 2
BOX CUT ON SOUTHEAST CORNER OF TOYOTA SIGN
ELEVATION=601.02'

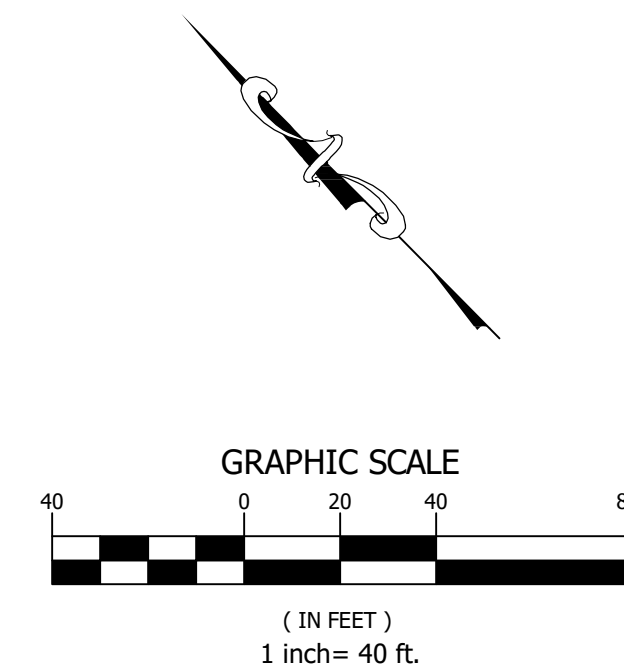
SITE LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	ADJOINERS
	BUILDING SETBACK
	YARD SETBACK
	EASEMENT
	FIRE LANE
	PROPOSED CURB
	PROPOSED WHEELSTOP
	PROPOSED RETAINING WALL
	STANDARD ASPHALT PAVEMENT
	CONCRETE FIRE LANE
	TAS/ADA COMPLIANT ROUTE
	PARKING COUNT
	PROPOSED FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	PARKING LOT LIGHTING



PROJECT DATA

TOTAL LOT AREA	34.368 AC.
CARMAZ DEVELOPED AREA	7.117 AC.
SURPLUS AREA	8.041 AC. (5.81 USABLE)
FLOOD PLAIN/OPEN SPACE	19.21 AC.
R.O.W. DEDICATION	1.425 AC.
GROSS FLOOR AREA	7,480 S.F.
SALES AREA	4,419 S.F.
PRESENTATION AREA	634 S.F.
RETAIL SERVICE AREA	2,427 S.F.
PARKING SPACES REQUIRED (1/300 S.F.):	25 SPACES
PARKING SPACES PROVIDED (CUSTOMER/EMP):	86 SPCS. (1/87 S.F.)
ACCESSIBLE PARKING PROVIDED:	4
FLOOR TO AREA RATIO (FAR)	2.4%
LOT COVERAGE (% IMPERVIOUS)	57%
LANDSCAPE AREA (% PERVIOUS)	43%
ESA AREA	0.084 ACRES
FUTURE LAND USE DESIGNATION	REGIONAL MIXED USE
ZONING	PD-87-084/PD12
HEIGHT	1 STORY / 28'



LOT X BLOCK X
Gideon Walker Survey
Abstract No. 1330
Doc. No. 2007-123418
O.R.D.C.T.

XXXX-XXXX
Project Site: 7.11 acres of 34.37 acre tract
Ex. Zoning: PD-87-084/PD-12
Proposed Land Use: Auto Dealership

CARMAX AUTO SUPERSTORE, CITY PROJECT NUMBER: XXXX

