

WARNING TO 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.

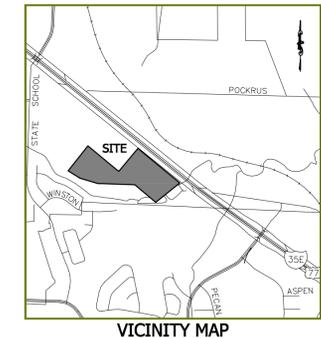
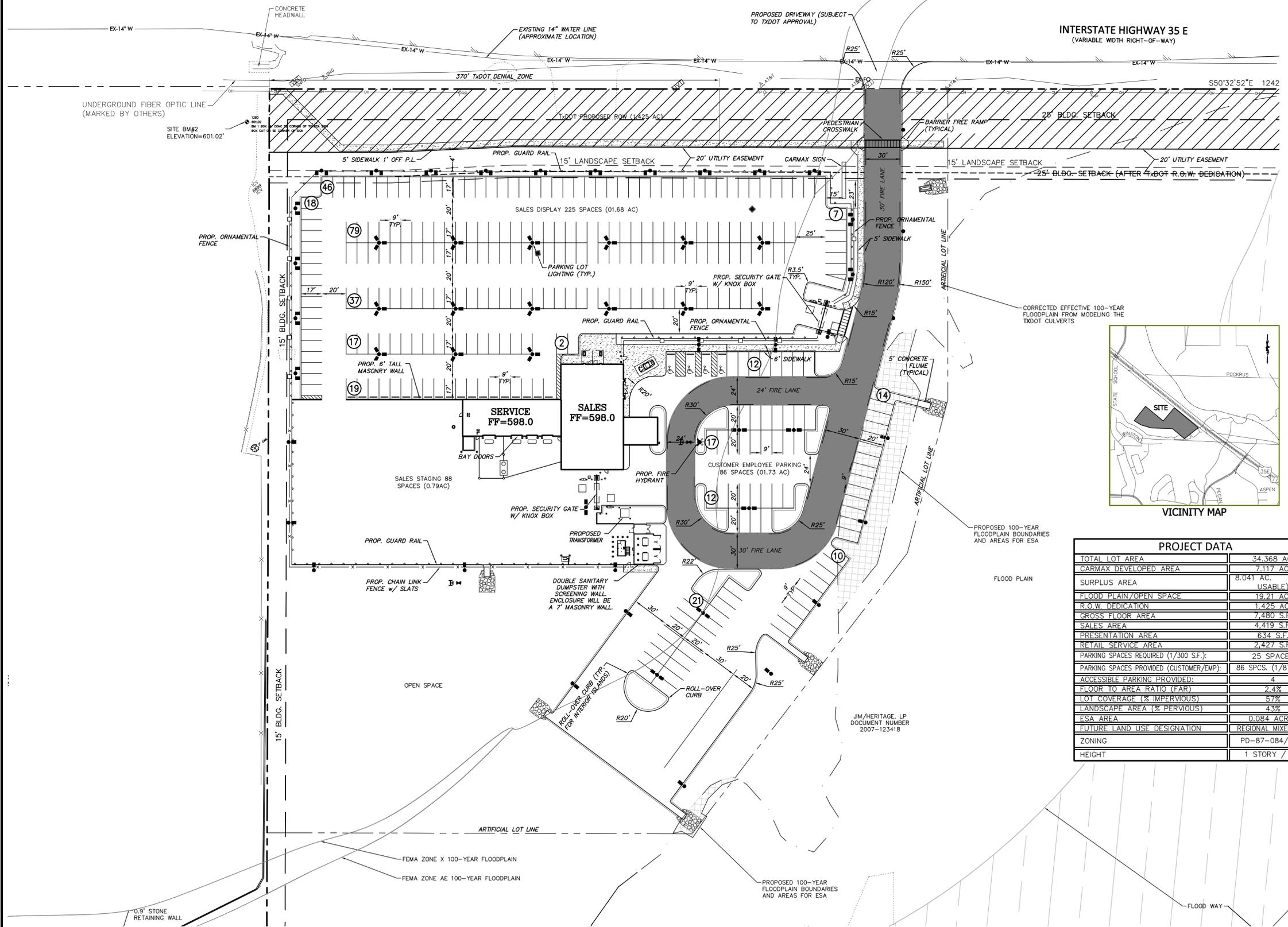
CRITICAL:
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

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 BY THE OWNER, AND HIS AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL OF THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY 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'

NO.	DATE	DESCRIPTION

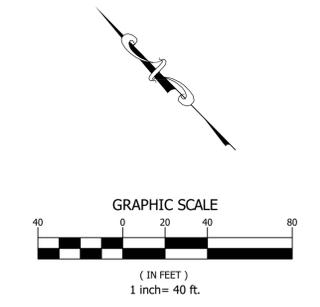


SITE LEGEND

- 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.
CARMAX 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'



SITE INFORMATION & DIMENSION PLAN

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
TX REG. 171174

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

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

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 PLOTTED ON: Tuesday, October 24, 2017

