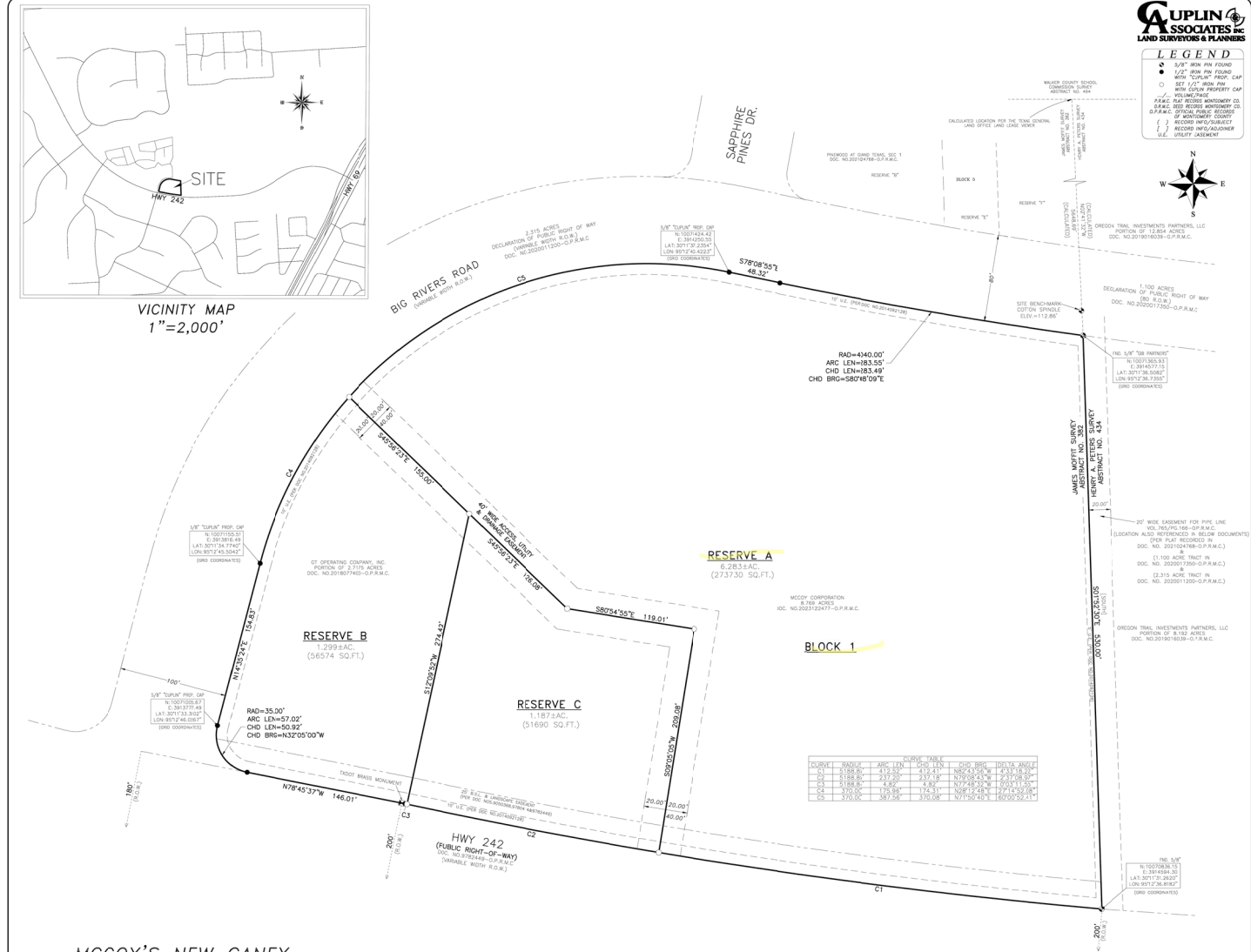


9/27/2024

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**AUPLIN & ASSOCIATES, INC.**  
LAND SURVEYORS & PLANNERS

**LEGEND**

- 5/8" PIN FOUND
- 1/2" PIN FOUND
- 1/4" PIN FOUND
- 2" PIN FOUND
- 3" PIN FOUND
- 4" PIN FOUND
- 6" PIN FOUND
- 8" PIN FOUND
- 10" PIN FOUND
- 12" PIN FOUND
- 14" PIN FOUND
- 16" PIN FOUND
- 18" PIN FOUND
- 20" PIN FOUND
- 22" PIN FOUND
- 24" PIN FOUND
- 26" PIN FOUND
- 28" PIN FOUND
- 30" PIN FOUND
- 32" PIN FOUND
- 34" PIN FOUND
- 36" PIN FOUND
- 38" PIN FOUND
- 40" PIN FOUND
- 42" PIN FOUND
- 44" PIN FOUND
- 46" PIN FOUND
- 48" PIN FOUND
- 50" PIN FOUND
- 52" PIN FOUND
- 54" PIN FOUND
- 56" PIN FOUND
- 58" PIN FOUND
- 60" PIN FOUND
- 62" PIN FOUND
- 64" PIN FOUND
- 66" PIN FOUND
- 68" PIN FOUND
- 70" PIN FOUND
- 72" PIN FOUND
- 74" PIN FOUND
- 76" PIN FOUND
- 78" PIN FOUND
- 80" PIN FOUND
- 82" PIN FOUND
- 84" PIN FOUND
- 86" PIN FOUND
- 88" PIN FOUND
- 90" PIN FOUND
- 92" PIN FOUND
- 94" PIN FOUND
- 96" PIN FOUND
- 98" PIN FOUND
- 100" PIN FOUND



NOTE: ALL BEARINGS AND DISTANCES MATCH THOSE OF RECORD

CURVE	RADIUS	ARC LEN	CHORD	CHD BRG	DELTA ANGLE
C1	3500.00'	232.35'	232.35'	159°28'38.26"	20°41'02.74"
C2	2100.00'	232.35'	232.35'	159°28'38.26"	20°41'02.74"
C3	1200.00'	126.18'	126.18'	159°28'38.26"	20°41'02.74"
C4	700.00'	79.61'	79.61'	159°28'38.26"	20°41'02.74"
C5	300.00'	31.85'	31.85'	159°28'38.26"	20°41'02.74"

**MC COY'S NEW CANEY**  
A COMMERCIAL SUBDIVISION OF  
8.769 ACRE TRACT SITUATED IN THE JAMES MOFFIT SURVEY,  
ABSTRACT NO. 382, MONTGOMERY COUNTY, TEXAS

1 BLOCK      3 RESERVES

OWNER:  
MC COY CORPORATION  
P.O. BOX 1028  
SAN MARCOS, TEXAS 78667

PROJ. NO. 23255  
PREPARED FOR: MC COY CORPORATION  
TECH: C. CUPLIN  
APPROVED: JTCX  
FIELDWORK PERFORMED BY: JULY 2024  
10/18/2024

1300 OLLIE LANE  
MARBLE FALLS, TX 78654  
PH: 325.386.3369 / 325.464.8815  
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 50'

DATE	DESCRIPTION
	2 OF 2 SHEETS

(NOT TO SCALE FOR REFERENCE ONLY)

No.	Date	Revisions

**ECKERMANN ENGINEERING, INC.**  
5101 COUNTRY CLUB DR  
DALLAS, TEXAS 75242  
PHONE: 572-5564-6100  
TXPE PERM NO. P-16498

MCCOY'S BUILDING SUPPLY #121  
2103 SH 242  
NEW CANEY, TX 77557



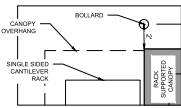
SITE PLAN IMPROVEMENTS

**FINAL PLAT**

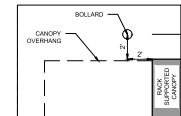
Project No: 21038  
Issue: 8/23/2024  
Drawn By: GS  
Checked By: SW

**C.04**  
Sheet 4 OF 37





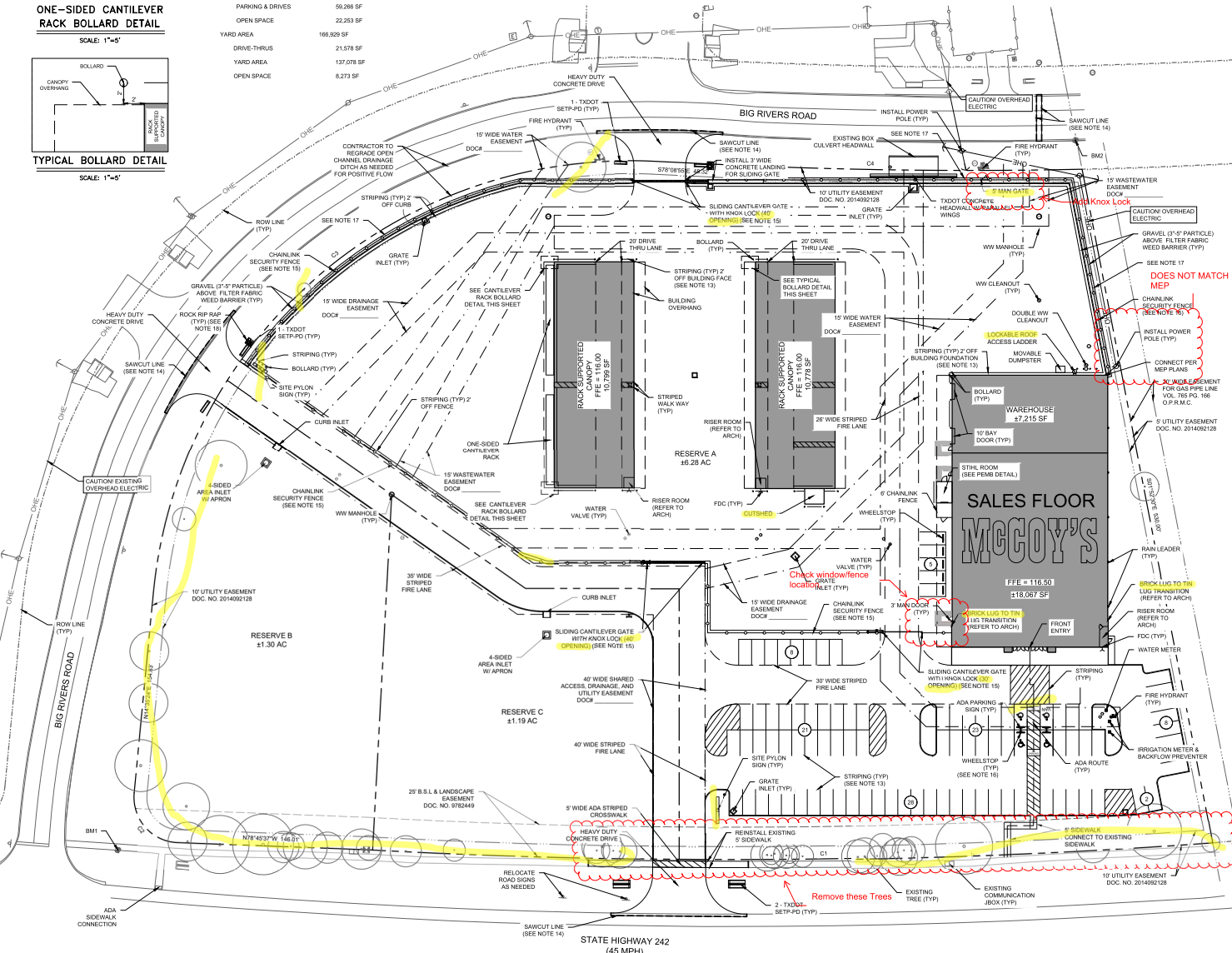
**ONE-SIDED CANTILEVER RACK BOLLARD DETAIL**  
SCALE: 1"=5'



**TYPICAL BOLLARD DETAIL**  
SCALE: 1"=5'

SITE AREA TABLE	
TOTAL SITE AREA	381,995 SF
RESERVE B AREA	56,515 SF
RESERVE C AREA	51,680 SF
MCCOY'S SITE (RESERVE A)	273,730 SF
SALES AREA	106,801 SF
SALES FLOOR	18,067 SF
WAREHOUSE	7,215 SF
PARKING & DRIVES	59,296 SF
OPEN SPACE	22,253 SF
YARD AREA	166,929 SF
DRIVE-THRU	21,578 SF
YARD AREA	137,078 SF
OPEN SPACE	6,273 SF

SITE INFORMATION		
ZONING	N/A	9.28 AC
TOTAL SITE AREA (AC)	N/A	
PARKING PROVIDED BY CODE	91 SPACES	
HANDICAP PARKING PROVIDED	4 SPACES	
TOTAL PARKING PROVIDED	95 SPACES	



**LEGEND:**

- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- ADA ROUTE
- CHAIN LINK FENCE
- BENCHMARK
- FIRE HYDRANT
- PARKING CANT

SCALE IN FEET

0 20 40 80

- NOTES:**
- SURVEY INFORMATION PROVIDED BY CULPIN AND ASSOCIATES, INC., RECEIVED ELECTRONICALLY JULY 2024. NO WARRANTY IS EXPRESSED AS TO ITS ACCURACY.
  - WATER AND WASTEWATER SERVICE PROVIDED BY EMC MUD #4
  - ALL FIRE DEPARTMENT ACCESS DRIVEWAYS TO HAVE A MINIMUM 14" VERTICAL CLEARANCE AND MAXIMUM SLOPE OF 12% IN ANY DIRECTION.
  - ALL PARKING SPACES SHALL HAVE A 4'-0" VERTICAL CLEARANCE.
  - EVERY HANDICAP ACCESSIBLE PARKING SPOT SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN THE UBC, 1105(C) AND ANSI A117.1-1998-4.6.2. (SEE DETAIL.)
  - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  - SLOPES ON ACCESSIBLE ROUTES MUST NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
  - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES.
  - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. 5' X 5' LANDINGS ARE REQUIRED AT ALL CHANGES IN DIRECTION. LANDINGS SHALL NOT HAVE A SLOPE OF GREATER THAN 1:50 IN ANY DIRECTION.
  - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
  - REFER TO DETAILS FOR PAVEMENT SECTIONS.
  - COORDINATE LOCATION, SIZE AND TYPE OF LIGHTING WITH MEP AND BUILDING PLANS.
  - EDGE LINES SHALL BE SINGLE 4" SOLID LINE WITH INSIDE STRIPING PAINTED SINGLE 4" SOLID LINE AT 30° TO 45 DEGREES TO EDGE LINES. PAINT COLOR ON ASPHALT PAVEMENT SHALL BE WHITE. PAINT COLOR ON CONCRETE PAVEMENT SHALL BE YELLOW. (SUBMIT PAINT SPEC FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.)
  - CONTRACTOR SHALL SAW CUT AND REMOVE PAVEMENT AS NEEDED TO PROVIDE A SQUARE EDGE FOR PROPOSED PAVEMENT. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENT.
  - LUMBER YARD SECURITY FENCE TO BE 8' TALL CHAINLINK FENCE AS SELECTED BY OWNER. FENCE SHALL BE MIN. 2 3/8" SCH 40 STEEL POSTS AND MIN. 2 3/8" SCH 40 STEEL CROSS MEMBERS WITH 9 GAUGE WIRE. FENCE SLATS SHALL BE DOUBLE WALLED VERTICAL HOPE INSERT MATERIAL OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF FENCE AND PRO SECURED SLIDING GATE TO ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. VERIFY UNDERGROUND UTILITIES PRIOR TO FENCE POST PLACEMENT.
  - WHEEL STOPS SHALL BE APPROXIMATELY 2' OFF BUILDING WALLS, EDGE OF PAVEMENT, AND CURB LINE UNLESS NOTED OTHERWISE AND SHALL BE ULINE MODEL NO. 14-068897.
  - PROVIDE MINIMUM 30" THICKNESS RAW STEEL EDGES (6" WIDE MIN. EMBEDDED 3" MIN. INTO ADJACENT GRADE) ALONG FENCE LINE TO CONTAIN ROCKGRAVEL. WARP FILTER FABRIC UP VERTICAL BACK OF BUILDING SLUM AND EDGING.
  - ALL ROCK RIP RAP WITHIN MCCOY'S SITE SHALL MEET TxDOT SPECIFICATIONS ITEM NO. 432 AND STANDARDS. (EXAMPLE: CONTRACTOR TO INSTALL 1 1/2" RIP RAP AT DEPTH OF 18" MIN.)
  - ADA ROUTE TO THE PUBLIC ROW WILL BE PROVIDED BY RESERVE 2 & A DEVELOPER.
  - ALL DRIVEWAYS TO BIG RIVERS ROAD SHALL BE PERMITTED THROUGH THE MONTGOMERY COUNTY AND SHALL BE BUILT IN ACCORDANCE WITH COUNTY STANDARDS. DRIVEWAY ACCESS TO US HIGHWAY 242 MUST BE APPROVED AND PERMITTED THROUGH TxDOT.

App.	Revisions

**ECKERMANN ENGINEERING, INC.**  
 MCCOY'S BUILDING SUPPLY #121  
 21895 SH 242  
 NEW CANEY, TX, 77567

**MCCOY'S**  
 SITE PLAN IMPROVEMENTS

**SITE PLAN**

**BENCHMARK INFORMATION:**

BENCHMARK	ELEVATION
BM 1: COTTON SPINDLE	N 1070964.01
E 3915756.96	ELEV: 112.23'
BM 2: COTTON SPINDLE	N 1070138.01
E 3914575.58	ELEV: 112.87'

VERTICAL DATUM: NAVD 83

**CURVE TABLE:**

CURVE	BEARING	ANGLE (DEG)	CURVE LEN	CHORD BEING
C1	5158.85	255.63	354.15	1981.5144' W
C2	350.00	87.07	50.97	N322.5000' W
C3	373.00	283.32	61.81	N058.1313' E
C4	4040.00'	283.55	283.49	S807.0810' E

**PRELIMINARY**

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR PERMANENT APPROVAL. APPROVAL BY BRISNO OR CONSTRUCTION PURSUERS THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

JAMES N. WALKER, P.E.  
 803/2024  
 774-761

**BEFORE YOU DIG**  
 Texas 811.com