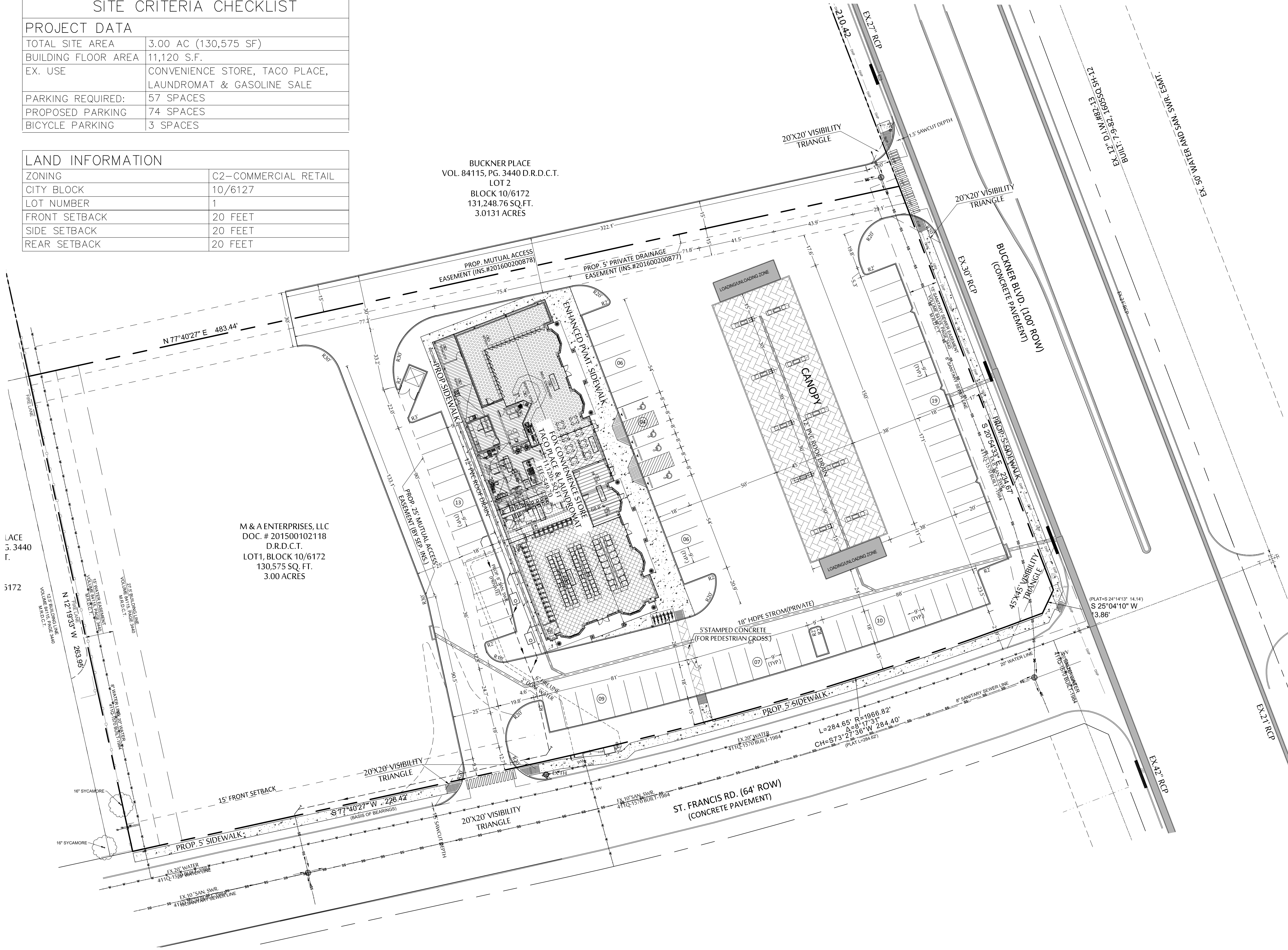


SITE CRITERIA CHECKLIST	
PROJECT DATA	
TOTAL SITE AREA	3.00 AC (130,575 SF)
BUILDING FLOOR AREA	11,120 S.F.
EX. USE	CONVENIENCE STORE, TACO PLACE, LAUNDROMAT & GASOLINE SALE
PARKING REQUIRED:	57 SPACES
PROPOSED PARKING	74 SPACES
BICYCLE PARKING	3 SPACES

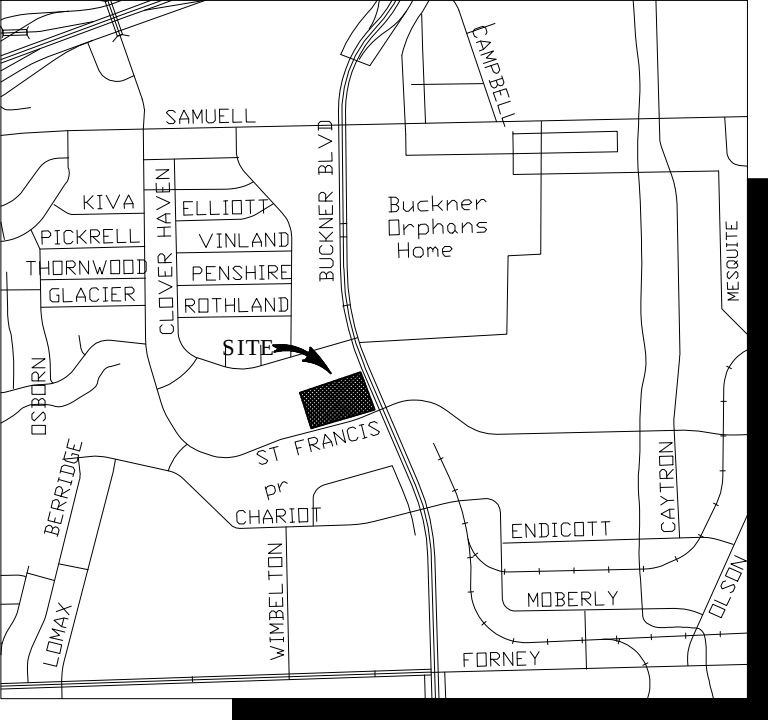
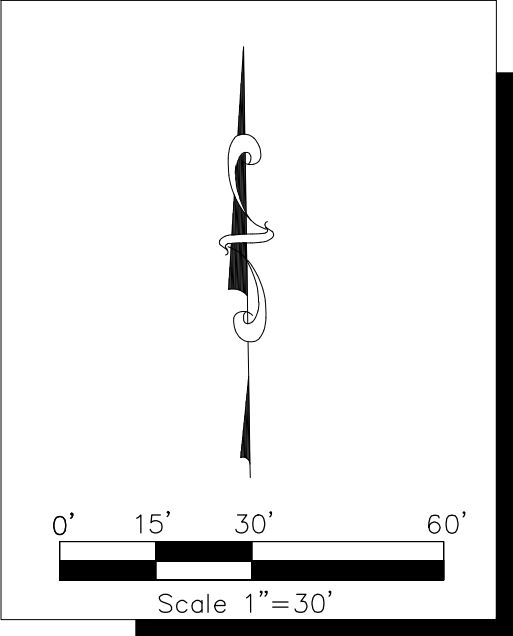
LAND INFORMATION	
ZONING	C2-COMMERCIAL RETAIL
CITY BLOCK	10/6127
LOT NUMBER	1
FRONT SETBACK	20 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

BUCKNER PLACE
VOL. 84115, PG. 3440 D.R.D.C.T.
LOT 2
BLOCK 10/6172
131,248.76 SQ.FT.
3.0131 ACRES



M & A ENTERPRISES, LLC
DOC. # 201500102118
D.R.D.C.T.
LOT1, BLOCK 10/6172
130,575 SQ. FT.
3.00 ACRES

FLOOR AREA CALCULATIONS	
LEGEND	AREA
LAUNDRY MART	3,484SF
REST ROOM	734SF
DINING	927SF
RETAIL (SUITES)	700SF
TACO RESTAURANT (KITCHEN)	2,345SF
CONVENIENCE STORE	2,930SF
TOTAL	11,120SF



VICINITY MAP
NOT TO SCALE

NOTES

- A. All materials and workmanship shall conform to the Standard Specifications for Public Works Construction for North Central Texas, latest edition, and The City of Dallas Department of Public Works and Transportation Addendum.
- B. During the construction of these improvements, any interpretation of the Standard Specifications for Public Works Construction for North Central Texas, and any matter which requires the approval of the owner, must be approved by the Director of Public Works and Transportation or his designee before any construction involving that decision commences. Assumptions about what these decisions might be which are made during the bidding phase will have no bearing on the decision.
- C. For adjustment of Dallas Water Utilities appurtenances or to verify locations of existing water and wastewater mains in area, call (214) 670-1770 at least (3) three working days prior to construction.
- D. Streets, alleys, sidewalks, driveways, and storm drainage facilities in the public right-of-way shall be constructed in conformance with The City of Dallas, Standard Construction Details, File 251D-1, latest edition.
- E. All concrete for pavement shall be 4000 psi for machine finish and 4500 psi if it is necessary for hand finish
- G. Install Sidewalk and Handicap Ramp Per CITY OF DALLAS requirements.

BENCHMARK:

A City of Dallas Benchmark set on top of a concrete curb at the Northwest corner of a storm sewer drop inlet at the Southeast corner of a "T" intersection at St. Francis Avenue and Senate Street. Elevation=534.36'

A City of Dallas Benchmark set on top of a concrete curb at the Northeast corner of a storm sewer drop inlet at the Southwest corner of the intersection of Highland Road and Jim Miller Road. Elevation=524.89'

LEGEND

B • BOLLARD	STM ◉ STORM SEWER MANHOLE
CO • CLEANOUT	WM ◉ WATER METER
FH ◊ FIRE HYDRANT	WV • WATER VALVE
GAS ◉ GAS MANHOLE	--- PROPERTY LINE
GM • GAS METER	- - - EASEMENT LINE
← GUY ANCHOR	- - - FENCE
LS ✕ LIGHT STANDARD	- - - OHL OVERHEAD UTILITY LINE
PP • POWER POLE	/// 6" W STORM DRAIN LINE
PPM • METAL UTILITY POLE	--- 6" W WATER LINE
← PP W/ GUY ANCHOR	--- 6" SS SANITARY SEWER LINE
SIGN = TRAFFIC SIGN	612.39 EXIST SPOT ELEV.
SS ◉ SAN. SEWER MANHOLE	TC 612.39 EXIST TOP OF CURB ELEV.
WP • WOODEN POST	G 611.92 EXIST GUTTER ELEV.
	TW 612.39 EXIST TOP OF WALL ELEV.
	BW 611.92 EXIST BOTTOM OF WALL ELEV.
	G --- UNDERGROUND GAS LINE

ZONING CASE NO:					
3.					
2.					
1.					
Rev #	TYPE OF WORK	DATE	CITY OF DALLAS	DATE	
SITE PLAN-SEPCIFIC USE PERMIT					
LUCKY TEXAN-8					
CITY PLAN FILE No. S____-					
DEPARTMENT OF PUBLIC WORKS					
CITY OF DALLAS, TEXAS					
DESIGN:	DRAWN :	CHECKED:	DATE :	SCALE:	FILE :
S.I.A.	AI	S.I.A.	06/17/16	1"=30'	311T
					9022

S.I.ABED 9/26/16

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF S.I. ABED, REGISTERED PROFESSIONAL ENGINEER NO. 97531.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY S.I. ABED, P.E. #97531