

SITE CRITERIA CHECKLIST

PROJECT DATA	
TOTAL SITE AREA	5.674 AC (247,148.21 SF)
BUILDING SIZE	110,000 S.F.
PROP. CONVENIENCE STORE	>3,500 S.F.
PARKING :	PARKING REQUIREMENT MUST BE PROVIDED ACCORDING TO CODE.
BICYCLE PARKING	6 SPACES

LAND INFORMATION

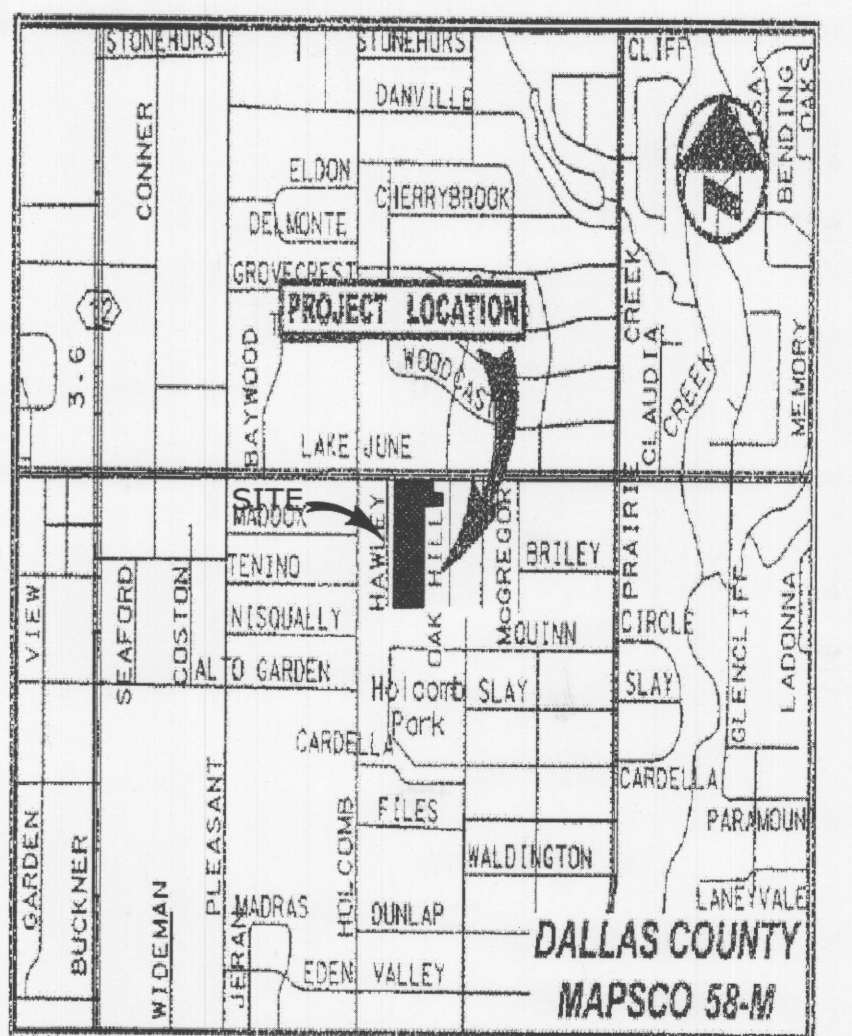
ZONING	MF-1A
CITY BLOCK	1/8335
PARCEL NUMBER	BLOCK 6658
FRONT SETBACK	20 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

ZONING INFORMATION

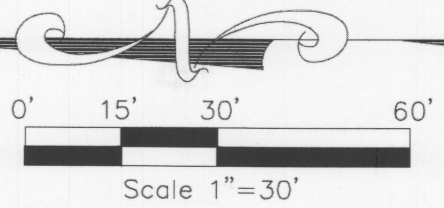
EXISTING ZONING	MF (MULTI FAMILY)
PROPOSED ZONING	COMMERCIAL
ADJACENT ZONING	RESIDENTIAL/COMMERCIAL

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.
- H. 8' Solid Screen Wall to be installed along the property line.
- J. Ex. Sign to be removed from the site.



LOCATION MAP (NOT TO SCALE)



Site Plan Specific Use Permit No. 2137

Approved City Plan Commission January 8, 2015

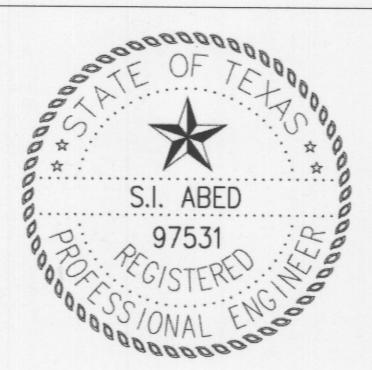
29639

APPROVED BY CITY COUNCIL
FEB 11 2015
Scott C. Lewis
City Secretary

150297

BENCHMARK
BM 1# SWDBM ON STORM SEWER INLET ON SOUTHEAST CORNER OF OAK HILL CIRCLE AND LAKE JUNE ROAD. ELEV. = 482.67'

BM2 # CUT ON THE TOP OF THE CURB ON THE EAST SIDE OF OAK HILL CIRCLE ±160 FEET SOUTH OF LAKE JUNE ROAD AT THE POINT OF CURVATURE IN THE NORTH ENTRANCE OF OAK HILL CIRCLE. NAVD ELEV. = 481.63'



Shafiq 01/12/15
S.I. ABED

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



CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT REGISTRATION # 10970
1001 W. EULESS BLVD. (HWY-10), SUITE # 211, EULESS, TX, 76040
SITE OFFICE: 503 WADE COURT, EULESS, TX, 76039
Tel: 214-868-9320 Fax: 1-866-531-8263

ZONING CASE NUMBER Z134-242

Rev #	TYPE OF WORK	DATE	CITY OF DALLAS	DATE

DEVELOPMENT PLAN				
LUCKY TEXANS-4				
CITY PLAN FILE No. Z134-242				
DEPARTMENT OF PUBLIC WORKS				
CITY OF DALLAS, TEXAS				
DESIGN:	DRAWN :	CHECKED:	DATE :	SCALE:
S.I.A.	AI	S.I.A.	08/01/15	1"=30'
FILE :	NO :			
Z134	242			