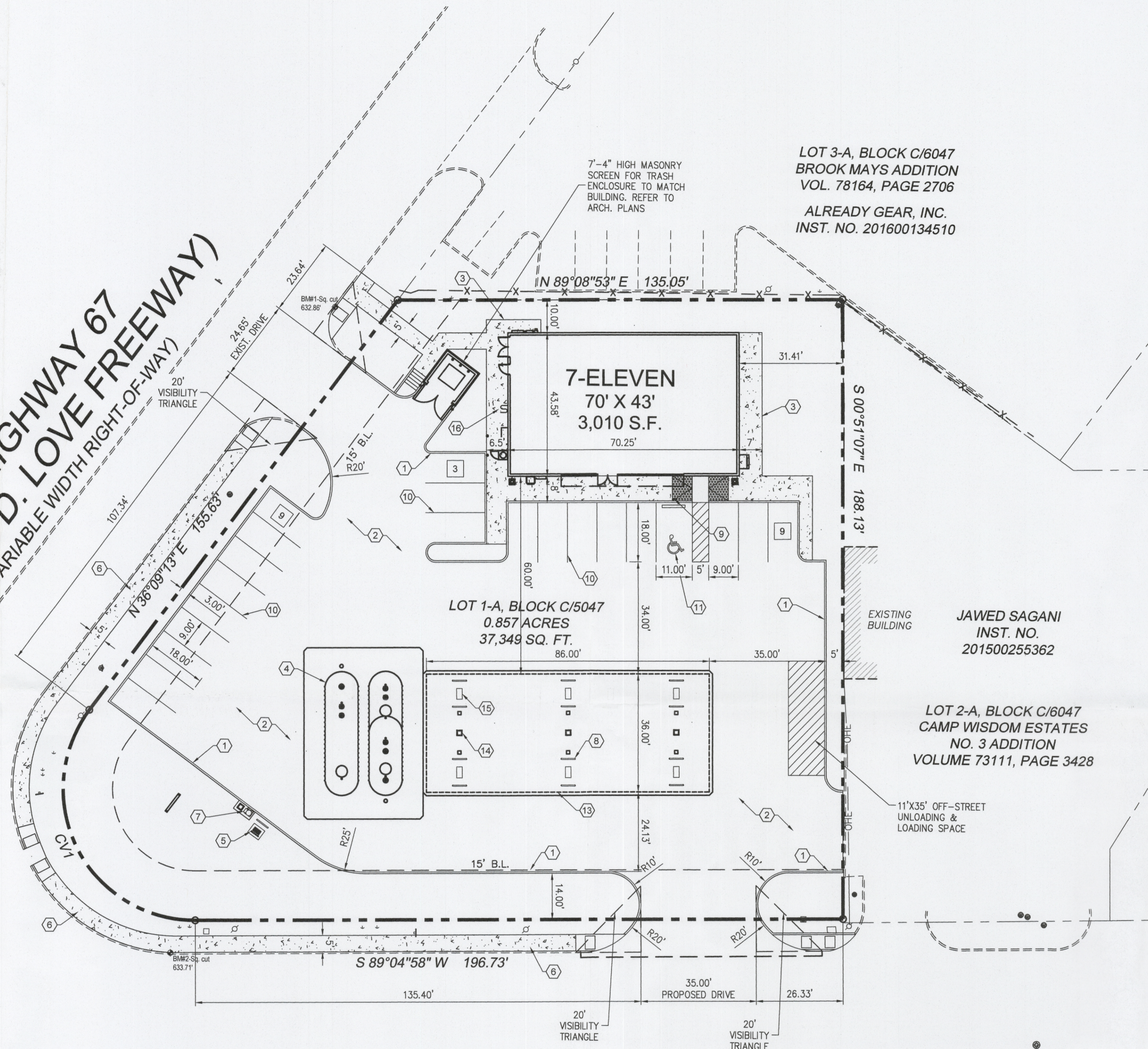


**U.S. HIGHWAY 67
(MARVIN D. LOVE FREEWAY)**
(VARIABLE WIDTH RIGHT-OF-WAY)



LOT 3-A, BLOCK C/6047
BROOK MAYS ADDITION
VOL. 78164, PAGE 2706
ALREADY GEAR, INC.
INST. NO. 201600134510

LOT 1-A, BLOCK C/5047
0.857 ACRES
37,349 SQ. FT.

JAWED SAGANI
INST. NO.
201500255362

LOT 2-A, BLOCK C/6047
CAMP WISDOM ESTATES
NO. 3 ADDITION
VOLUME 73111, PAGE 3428

W. CAMP WISDOM ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

GENERAL NOTES

1. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL SAVE, PROTECT, INDEMNIFY DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
2. EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORDED DATA AND MAY NOT BE COMPLETE OR EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY.
3. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL, STATE, COUNTY, AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
4. THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRASH AND DEBRIS SHALL BE PICKED UP AT ALL TIMES. COMMERCIAL CONSTRUCTION DEBRIS/SOLID WASTE HAULER PERMIT REQUIRED.

SITE PLAN KEYNOTES:

- 1 CONSTRUCT 6" CURB & GUTTER
- 2 CONSTRUCT 6" CONCRETE PAVEMENT SECTION (RE: GEOTECH)
- 3 INSTALL 4" CONCRETE SIDEWALK
- 4 NEW UNDERGROUND FUEL STORAGE TANKS
- 5 INSTALL TANK VENTS
- 6 NEW 5' SIDEWALK IN RIGHT-OF-WAY
- 7 INSTALL AIR & WATER MACHINE
- 8 INSTALL (12) U-SHAPED BOLLARDS. REF: FUEL PLANS
- 9 INSTALL HANDICAP VAN AND CAR SIGN (RE: A.D.A. PLAN)
- 10 4" WHITE PAVEMENT SOLID PARKING STRIPES
- 11 HANDICAP VAN PARKING
- 12 STANDARD AREA LIGHT POLE (RE: PHOTOMETRIC PLAN)
- 13 NEW GASOLINE CANOPY
- 14 (3) NEW TRASH CANS
- 15 (4) NEW MULTI-PRODUCT DISPENSERS
- 16 NEW BIKE RACK

CV	DELTA	RADIUS	LENGTH	CHORD.
1	127°04'04"	40.00'	88.71'	N27°23'00"W 71.62'

DATA SUMMARY TABLE

ZONING	RR (REGIONAL RETAIL)
USE	GENERAL MERCHANDISE OR FOOD STORE LESS THAN 3500 S.F. & MOTOR VEHICLE FACILITY
LOT AREA	37,349 S.F. (0.857 ACRES)
BUILDING SQUARE FOOTAGE	3,010 S.F.
CANOPY SQUARE FOOTAGE	3,096 S.F.
LOT COVERAGE	8.05%
BUILDING HEIGHT	18'-8"
CANOPY HEIGHT	17'-6"
TOTAL IMPERVIOUS SURFACE	28,304 S.F. OR 76%
PARKING REQUIRED	15 SPACES [1 / 200 s.f.] 2 SPACES [FUELING STATION] 17 SPACES TOTAL
PARKING PROVIDED	21 SPACES
HANDICAP PARKING REQUIRED	1 SPACES
HANDICAP PARKING PROVIDED	1 SPACES

APPLICANT/ENGINEER
THE DIMENSION GROUP
TYPE FIRM # F-3996
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
CONTACT: SHERRELLE R. DIGGS, P.E.
TEL: (214) 343-9400

2178-181 CITY FILE 311T-XXXX

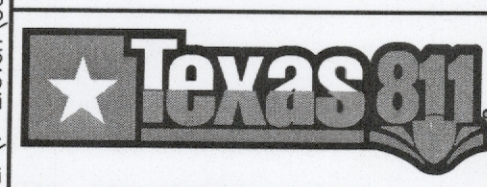
SITE PLAN
2178-181

7-ELEVEN STORE #38412
2935 W. CAMP WISDOM ROAD
DALLAS, TEXAS 75237

SHEET

C3.0

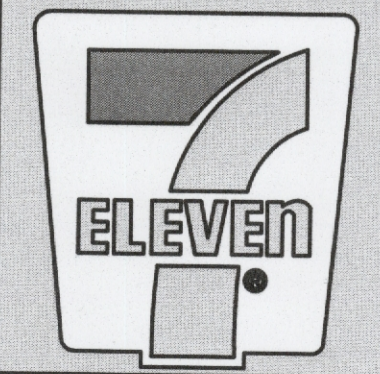
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CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

No.	DATE	REVISION DESCRIPTION

project no.: 17-872
date: 01/19/18
drawn: TDG
approved: SRD



THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.



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