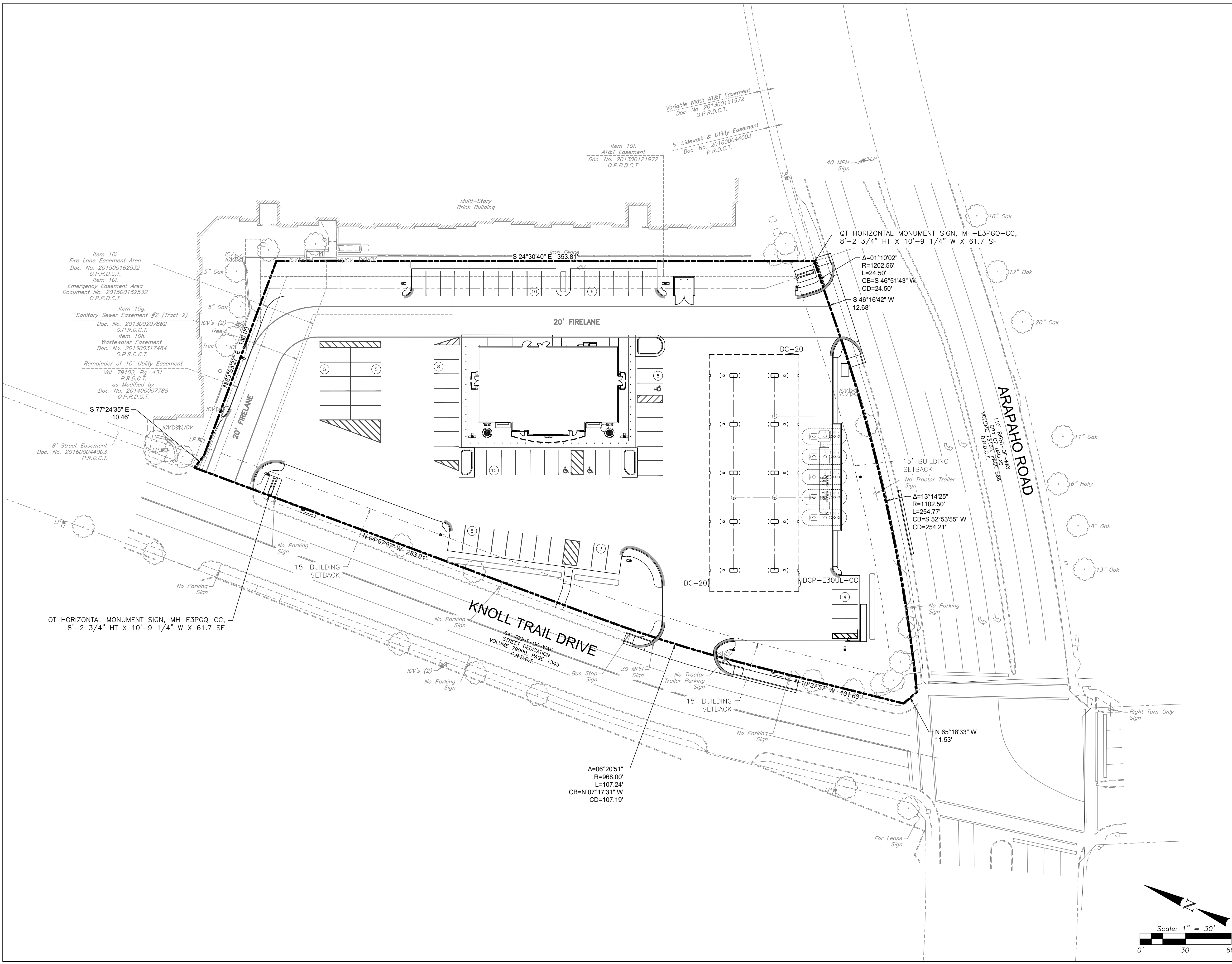


FILE LOCATION: \\K:\HP\Public\Projects\QuikTrip\08-1907\08-1907 Civil.dwg TAB NAME: DEVELOPMENT PLAN USER: KK SAVED: 2/17/2021 1:50 PM PLOTTED: 2/17/2021 3:17 PM



SITE LEGEND (NEW)	
	PROPERTY LINE
	CONCRETE CURB & GUTTER
	MOUNTABLE CURB WITH RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	FUEL SYSTEM ACCESS MANWAY

SITE LEGEND (EXISTING)	
	EXISTING UTILITIES
	LIGHT POLE
	IRRIGATION VALVE
	EXISTING FEATURES
	BUILDING
	CENTERLINE
	CONCRETE CURB
	EDGE OF CONCRETE
	FENCE
	PROPERTY LINE
	WALL SIGN
	TRAFFIC ARROW
	TREE

SITE DATA TABLE	
LEGAL DESCRIPTION:	LOT 1 BLOCK D/8222 QT 1907
PROPOSED USE:	CONVENIENCE STORE
SITE AREA INFORMATION:	
NET AREA:	93,147 S.F., 2.1384 Ac.
FLOOR AREA:	4,993 S.F.
LOT COVERAGE:	4,993 S.F.
FLOOR AREA RATIO:	5.36%
BUILDING HEIGHT:	20'-0"
STORIES:	ONE STORY
PARKING REQUIRED:	20 SPACES (1 per 250 S.F. BLDG.)
PARKING PROVIDED:	68 SPACES INCLUDING 3 ACCESSIBLE SPACES

BENCHMARKS	
04-L-1	A SQUARE IS CUT ON THE NORTH CONCRETE CURB OF KNOLL TRAIL DRIVE, IN FRONT OF A FIRE HYDRANT AT NORTHEAST CORNER OF THE INTERSECTION. STATE PLAN NORTHING: 7,045,668.269 STATE PLAN EASTING: 2,481,102.198 LAT.: 32°59'8.95934" N, LONG. 96°49'41.21989" W ELEVATION=623.260'
05-Y-10S	A STANDARD WATER DEPARTMENT BENCH MARK ON END OF CONCRETE ISLAND AT CENTERLINE OF ARAPAHO ROAD, ON EAST SIDE OF MEADOWCREEK DRIVE. STATE PLAN NORTHING: 7,037,336.837 STATE PLAN EASTING: 2,492,446.986 LAT.: 32°57'44.72253" N, LONG. 96°47'29.62764" W ELEVATION=607.067'

QUIKTRIP 1907
 5403 ARAPAHO ROAD
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 DATE PREPARED: FEBRUARY 8, 2021
DEVELOPMENT PLAN
 ZONING CASE NO.:
 PREPARED BY:

TBPE FIRM F-303 HUB #1752575193300
 4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038
 PHONE: (972) 717-3151

