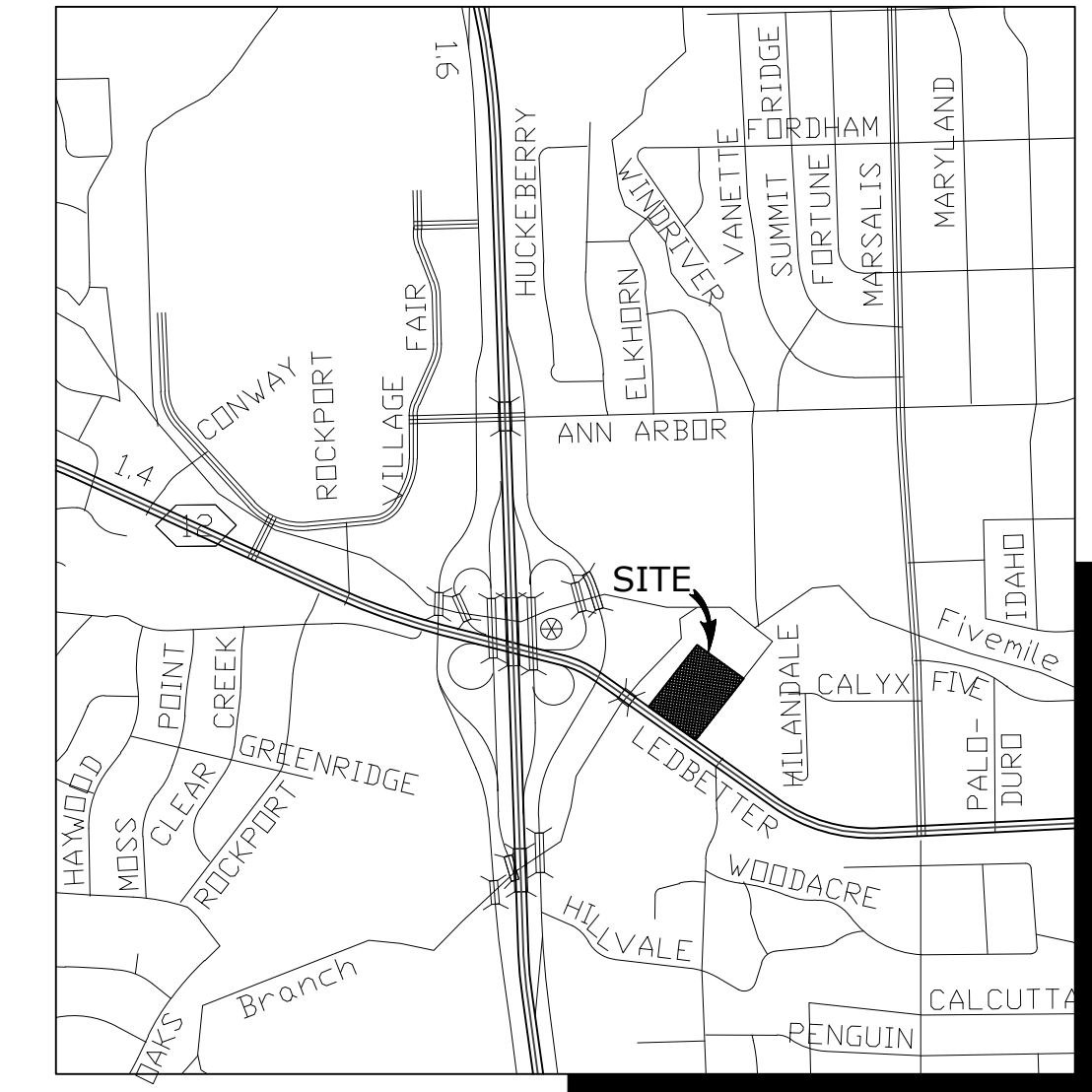
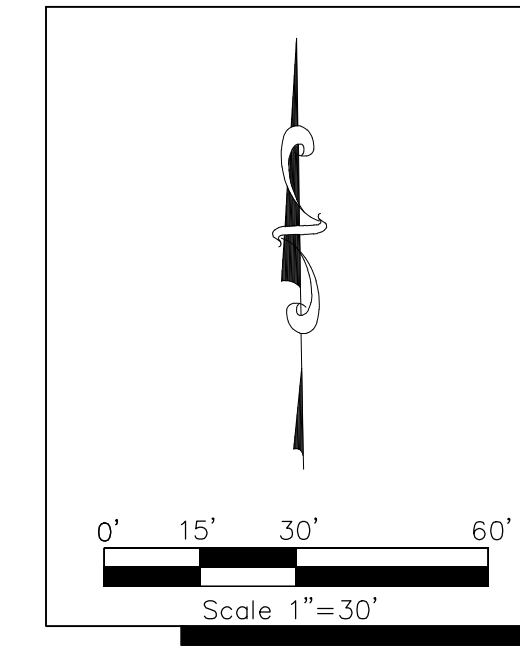


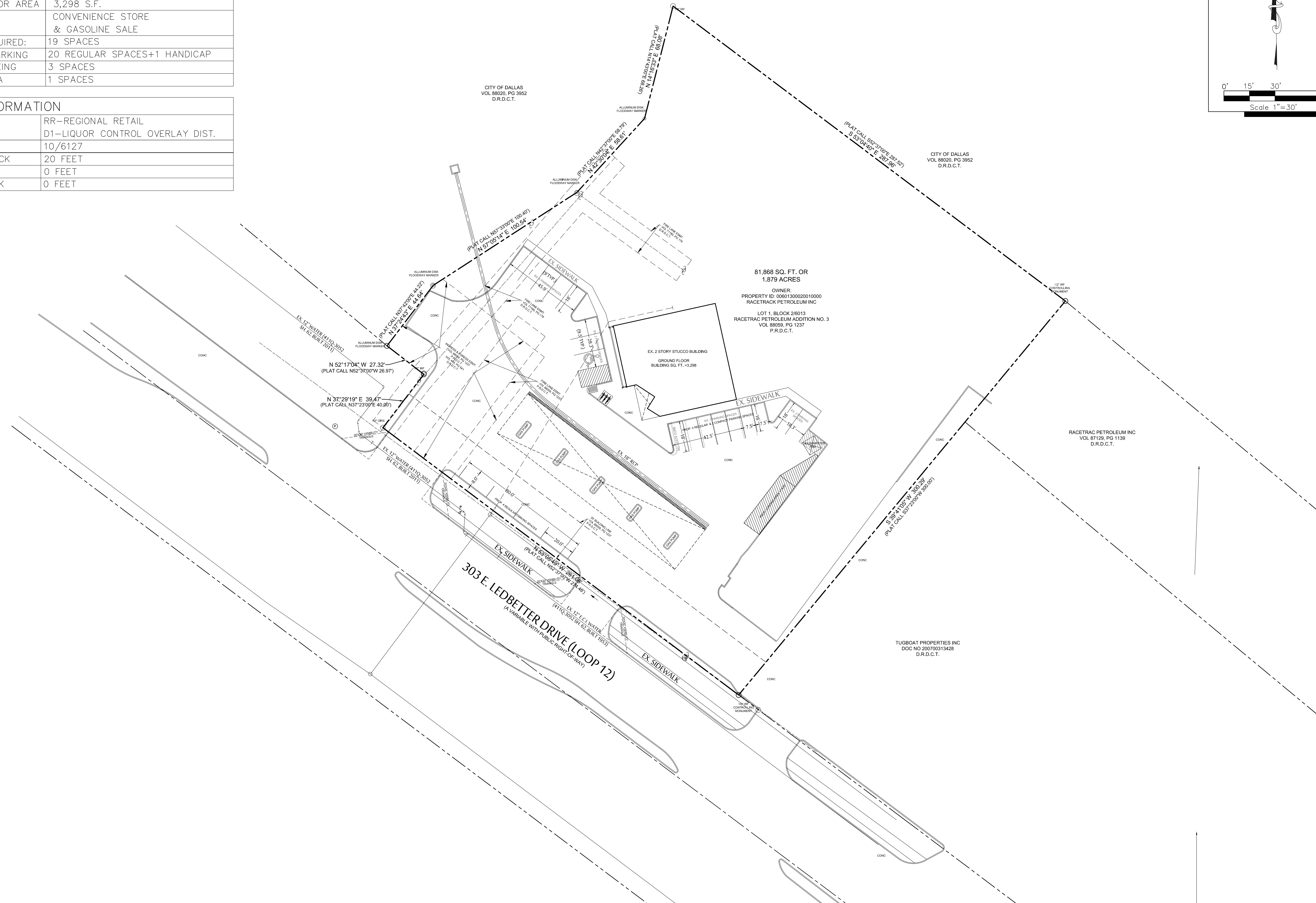
SITE CRITERIA CHECKLIST

PROJECT DATA	
TOTAL SITE AREA	1,879 AC (81,868 SF)
BUILDING FLOOR AREA	3,298 S.F.
EX. USE	CONVENIENCE STORE & GASOLINE SALE
PARKING REQUIRED:	19 SPACES
PROPOSED PARKING	20 REGULAR SPACES+1 HANDICAP
BICYCLE PARKING	3 SPACES
LOADING AREA	1 SPACES

LAND INFORMATION	
ZONING	RR-REGIONAL RETAIL D1-LIQUOR CONTROL OVERLAY DIST.
CITY BLOCK	10/6127
FRONT SETBACK	20 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	0 FEET



VICINITY MAP
NOT TO SCALE
MAPSCO: 64-M



81,868 SQ. FT. OR
1.879 ACRES
OWNER:
PROPERTY ID: 0000130002010000
RACETRACK PETROLEUM INC
LOT 1, BLOCK 28013
RACETRAC PETROLEUM ADDITION NO. 3
VOL. 88008, PG. 1227
P.R.D.C.T.

RACETRAC PETROLEUM INC
VOL. 87128, PG. 1129
D.R.D.C.T.

TUGBOAT PROPERTIES INC
DOC NO 200700313428
D.R.D.C.T.

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.

LEGEND

B • BOLLARD	STW ⊙ 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	-X- FENCE
LS ⊙ LIGHT STANDARD	-OHL- OVERHEAD UTILITY LINE
PP • POWER POLE	--- STORM DRAIN LINE
PPM • METAL UTILITY POLE	6" W WATER LINE
SIGN ⊙ TRAFFIC SIGN	6" SS SANITARY SEWER LINE
SS ⊙ SAN. SEWER MANHOLE	-613- EXIST CONTOUR
WP ⊙ WOODEN POST	612.39 EXIST SPOT ELEV.
	TC 612.39 EXIST TOP OF CURB ELEV.
	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

CASE NO: Z 178-353

REV. NO.	DATE	DESCRIPTION	BY
DESIGN DEVELOPMENT CONSULTANTS, INC. TBPE FIRM REG. NO.#10970			
SD&C PID:	CITY FILE NO.: N.P.		
SITE PLAN- SEPCIFIC USE PERMIT			
INTERIOR RENOVATION-RACE TRACK BUILDING			
303 EAST LEDBETTER DRIVE, DALLAS, TX.			
DEPARTMENT OF PUBLIC WORKS			
CITY OF DALLAS, TEXAS			
DRAWN	DATE	FILE	NUMBER
S.I.ABED	A.I.	OCTOBER 2018	

S.I. ABED
10/15/18

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

ddc DESIGN DEVELOPMENT CONSULTANTS, INC.
CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT
REGISTRATION # 10970
400 CHISHOLM PLACE, SUITE 410, PLANO, TX 75075.
SITE OFFICES: 503 WADE COURT, EULESS, TX, 76039.
Tel: 214-868-9320 Email: abed-ddc@gmail.com