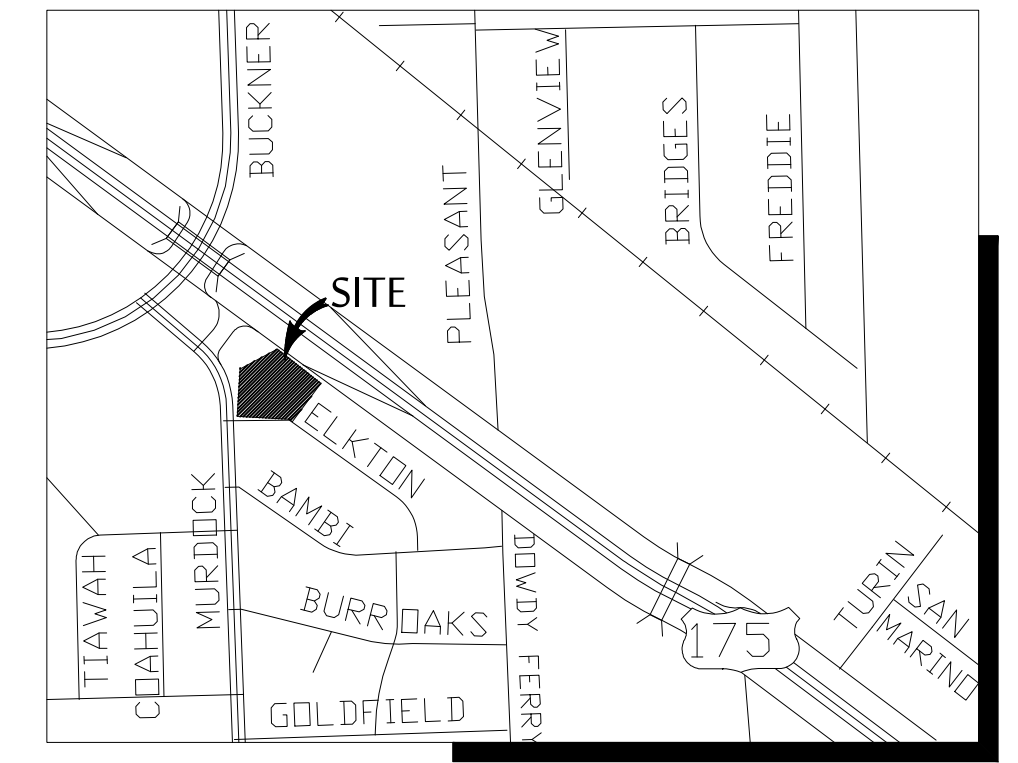
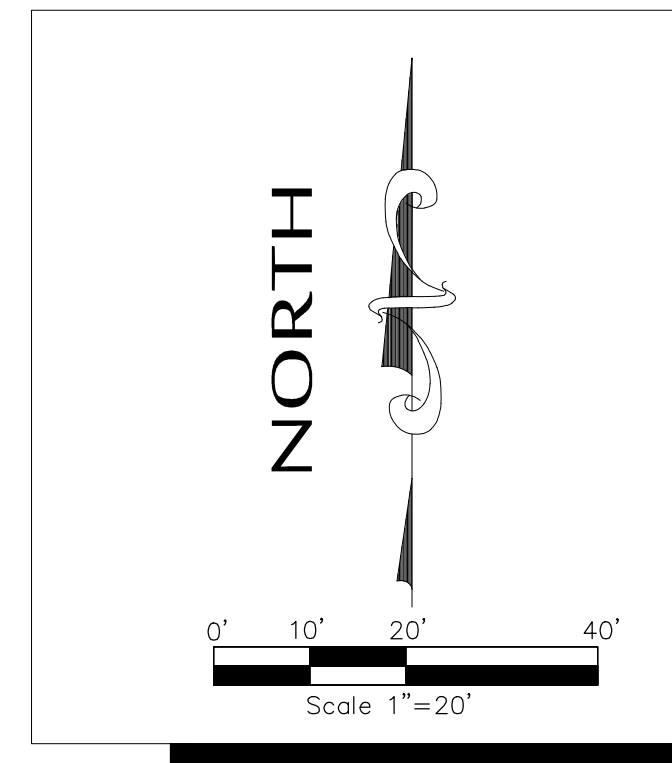
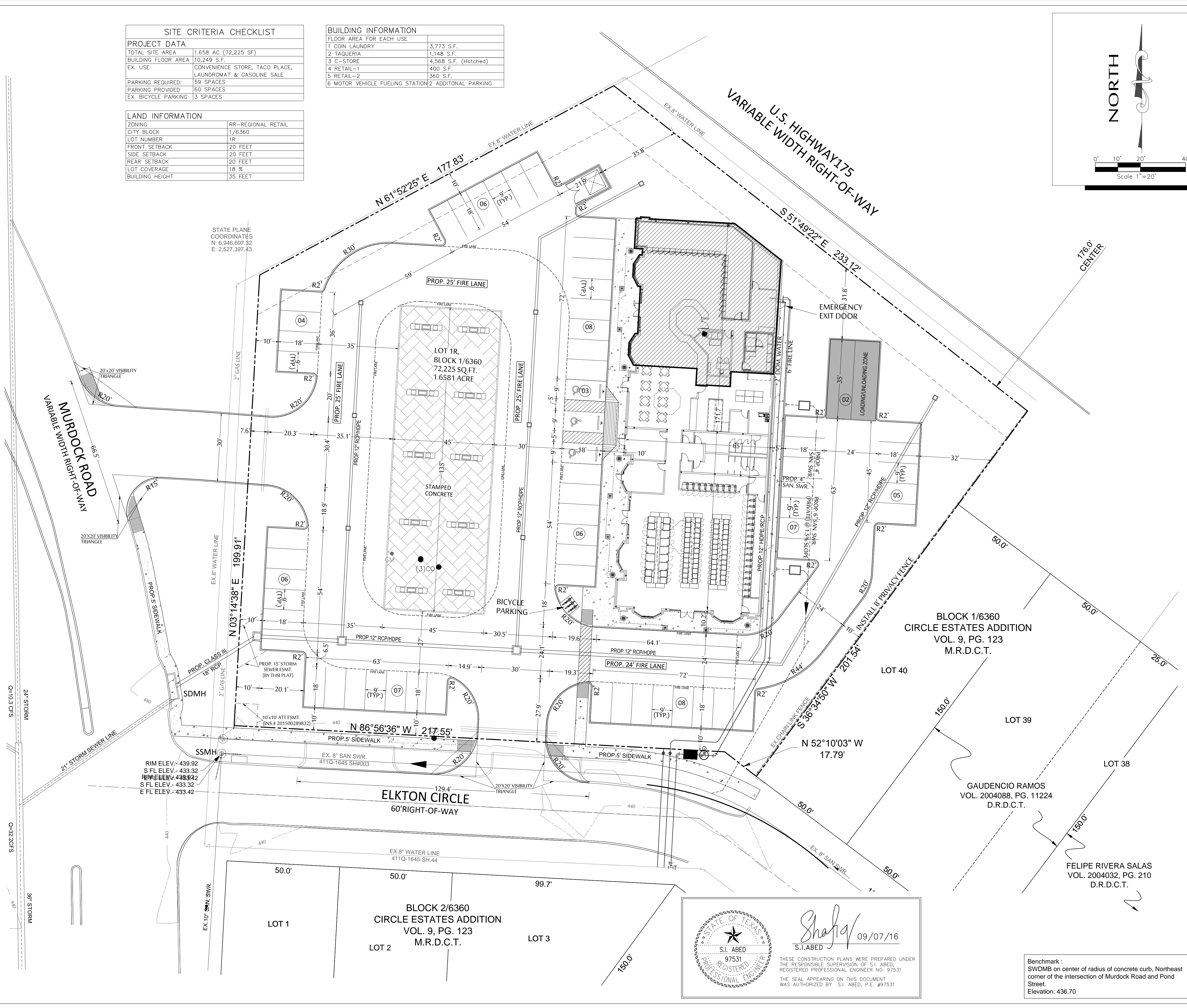


SITE CRITERIA CHECKLIST	
<b>PROJECT DATA</b>	
TOTAL SITE AREA	1.658 AC (72,225 SF)
BUILDING FLOOR AREA	10,249 S.F.
EX. USE	CONVENIENCE STORE, TACO PLACE, LAUNDROMAT & GASOLINE SALE
PARKING REQUIRED:	59 SPACES
PARKING PROVIDED:	60 SPACES
EX. BICYCLE PARKING	13 SPACES
<b>LAND INFORMATION</b>	
ZONING	RR-REGIONAL RETAIL
CITY BLOCK	1/6360
LOT NUMBER	1R
FRONT SETBACK	20 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET
LOT COVERAGE	18 %
BUILDING HEIGHT	35 FEET

BUILDING INFORMATION	
FLOOR AREA FOR EACH USE	
1 COIN LAUNDRY	3,773 S.F.
2 TAQUERIA	1,148 S.F.
3 C-STORE	4,568 S.F. (Hatched)
4 RETAIL-1	400 S.F.
5 RETAIL-2	360 S.F.
6 MOTOR VEHICLE FUELING STATION	2 ADDITIONAL PARKING



VICINITY MAP  
NOT TO SCALE



⊙	SANITARY SEWER MANHOLE COVER	⊙	STORM SEWER MANHOLE COVER
○	IRON ROD FOUND	⊙	FIRE HYDRANT
●	BOL-BOLLARD	⊙	ELECTRIC METER
⊙	GM-GAS METER	■	BRICK COLUMN
⊙	LIGHT POLE	○	CHAIN LINK FENCE
●	POWER POLE	□	WOOD FENCE (CENTER POST)
○	COVERED PORCH, DECK OR CARPORT	▨	CONCRETE PAVING
—	OES OVERHEAD ELECTRIC SERVICE	—	OHP OVERHEAD POWER LINE
—	SS SANITARY SEWER LINE	—	ST STORM SEWER LINE
—	W WATER LINE	—	

S.I. ABED 09/07/16

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

Benchmark :  
SWDMB on center of radius of concrete curb, Northeast corner of the intersection of Murdock Road and Pond Street.  
Elevation: 436.70

ZONING CASE NO: Z156-309

Rev #	TYPE OF WORK	ENG.	DATE	CITY OF DALLAS	DATE
3.					
2.					
1.					

SITE PLAN- SEPCIFIC USE PERMIT					
LUCKY TEXAN-6					
CITY PLAN FILE No. S145-123					
DEPARTMENT OF PUBLIC WORKS					
CITY OF DALLAS, TEXAS					
DESIGN:	DRAWN :	CHECKED:	DATE :	SCALE:	FILE :
S.I.A.	AI	S.I.A.	03/28/16	1"=20'	311T
					NO :
					8722