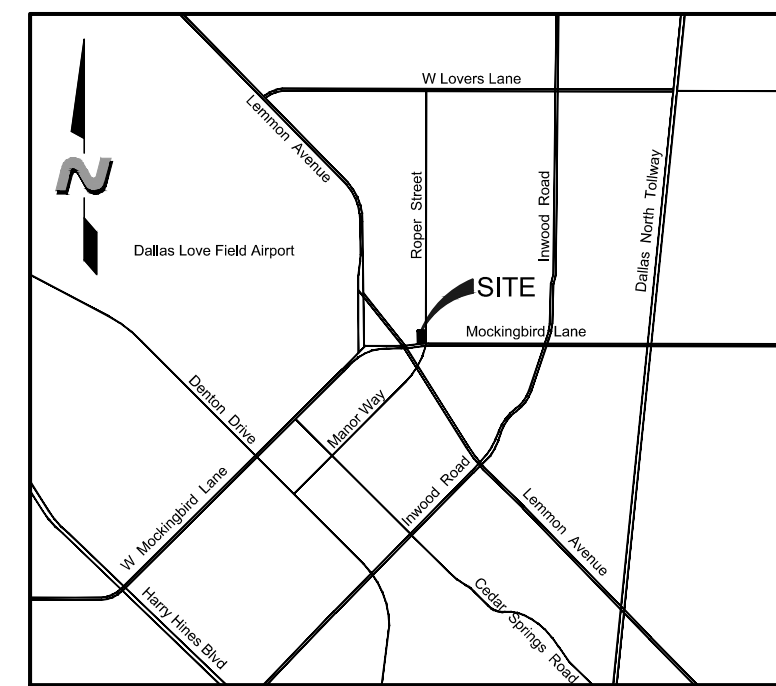
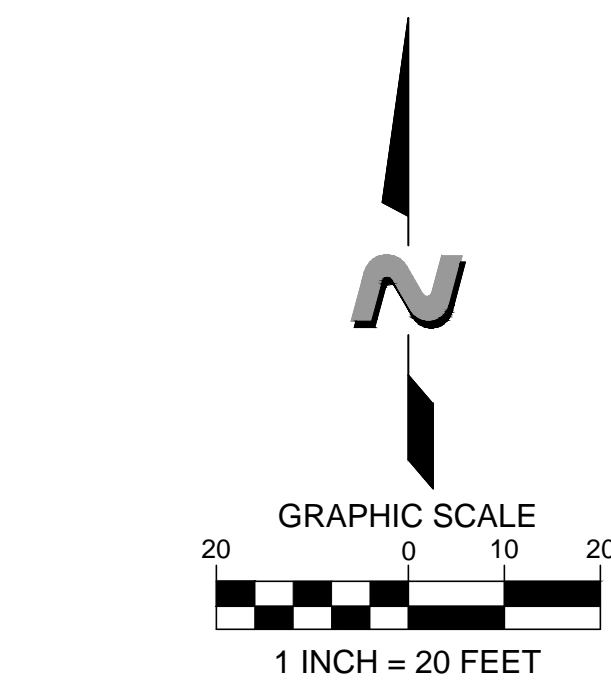
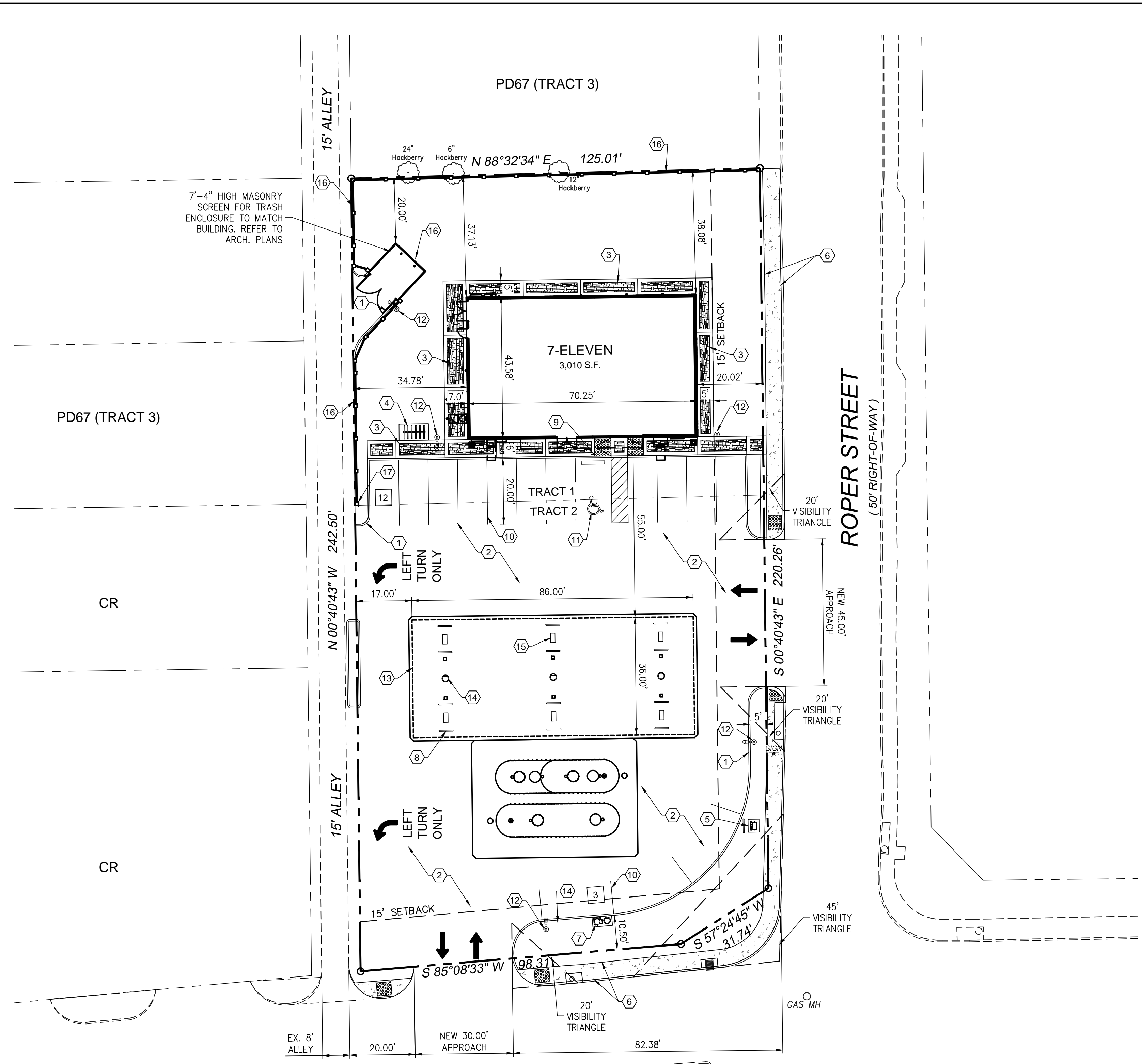


THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND COMMON LAW. ANY REPRODUCTION OR USE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP IS PROHIBITED.



VICINITY MAP  
N.T.S.  
MAPSCO 34L



- 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 ENHANCED PEDESTRIAN WALKWAY
  - 4) NEW BIKE RACK
  - 5) NEW TANK VENTS
  - 6) SIDEWALK REPLACEMENT IN RIGHT-OF-WAY TO MATCH EXISTING
  - 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 PARKING LOGO
  - 12) STANDARD AREA LIGHT POLE (RE: PHOTOMETRIC PLAN)
  - 13) NEW GASOLINE CANOPY
  - 14) (4) NEW TRASH CANS
  - 15) (6) NEW MULTI-PRODUCT DISPENSERS
  - 16) 6'-0" HIGH MASONRY SCREENING WALL
  - 17) INSTALL SIGN ON SCREENING WALL "RIGHT TURN FOR RESIDENTS ONLY"

**DATA SUMMARY TABLE**

ZONING	CR (COMMUNITY RETAIL) & PD 67
PROPOSED USE	CONVENIENCE STORE W/GAS SALES
LOT AREA	29,650 S.F. (0.680 ACRES)
BUILDING SQUARE FOOTAGE	3,010 S.F.
CANOPY SQUARE FOOTAGE	3,096 S.F.
LOT COVERAGE (BUILDING & CANOPY 6,106 S.F.)	26.09%
BUILDING HEIGHT	18'-10"
CANOPY HEIGHT	17'-6"
TOTAL IMPERVIOUS SURFACE	22,408 S.F. OR 76%
PARKING AREA	17,477 S.F.
ENHANCED PEDESTRIAN WALKWAY REQUIRED	1,483 S.F. OR 5% OF ENTIRE LOT
ENHANCED PEDESTRIAN WALKWAY PROVIDED	1,604 S.F. OR 5.2% OF ENTIRE LOT
PARKING REQUIRED	15 SPACES [ 1 / 200 s.f. ]
PARKING PROVIDED	15 SPACES
HANDICAP PARKING REQUIRED	1 SPACES
HANDICAP PARKING PROVIDED	1 SPACES
LANDSCAPING AREA	7,242 S.F. OR 24%

**BENCHMARK #1**  
A SQUARE IS CUT ON TOP OF CONCRETE CURB AT THE CENTER OF STORM SEWER DROP INLET ON THE SOUTHEAST CORNER OF ROPER STREET & HOPKINS AVENUE.  
ELEVATION = 519.069'

**BENCHMARK #2**  
A SQUARE CUT ON THE WEST SIDE OF CURB ON ROPER STREET AT CENTER OF STORM SEWER DROP INLET, 50' NORTH OF MARCH AVENUE.  
ELEVATION = 518.8863'

**MOCKINGBIRD LANE**  
(VARIABLE WIDTH RIGHT-OF-WAY)

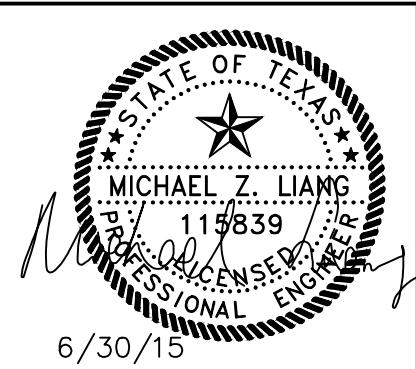
**SURVEYOR**  
TEXAS HERITAGE SURVEYING, INC.  
10610 METRIC DRIVE  
SUITE #124  
DALLAS, TEXAS 75243  
CONTACT: GARY L. JOHNSON, R.P.L.S.  
TEL: (214) 340-9700

**APPLICANT/ENGINEER**  
THE DIMENSION GROUP  
TBPE FIRM # F-8396  
MICHAEL LIANG, P.E.  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238  
CONTACT: MICHAEL LIANG, P.E.  
TEL: (214) 343-9400

CITY FILE #Z145-225

**Texas 811**

**CAUTION NOTICE TO CONTRACTORS**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF 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.



#	DATE	REVISION DESCRIPTION	BY
1	5/27/15	1st CITY SUBMITTAL	TDG
2	6/30/15	2nd CITY SUBMITTAL	TDG

project no. 14-458  
date 5/27/2015  
dwg. 03-14458-SITE PLAN-C3.0

drawn by CS  
designed by MB  
approved by MS

TBPE FIRM # F-8396

**DIMENSION GROUP**

ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING  
10755 Sandhill Road, Dallas, Texas 75238  
TEL: 214-343-9400 FAX: 214-341-9060 www.DimensionGrp.com

**SITE PLAN**

7-ELEVEN STORE NO. 37279  
4415 W. MOCKINGBIRD LANE  
DALLAS, TEXAS 75209

**C3.0**

SHEET

[00--TDC Civil Border 24x36.dwg] [X-REF.dwg] Drawing name: L:\7-Eleven\2014\14458 #1036705 Dallas TX (4415 W Mockingbird & Roper)\02 Civil\Current\03-14458-SITE PLAN-C3.0.dwg Jul 02, 2015 - 2:09pm