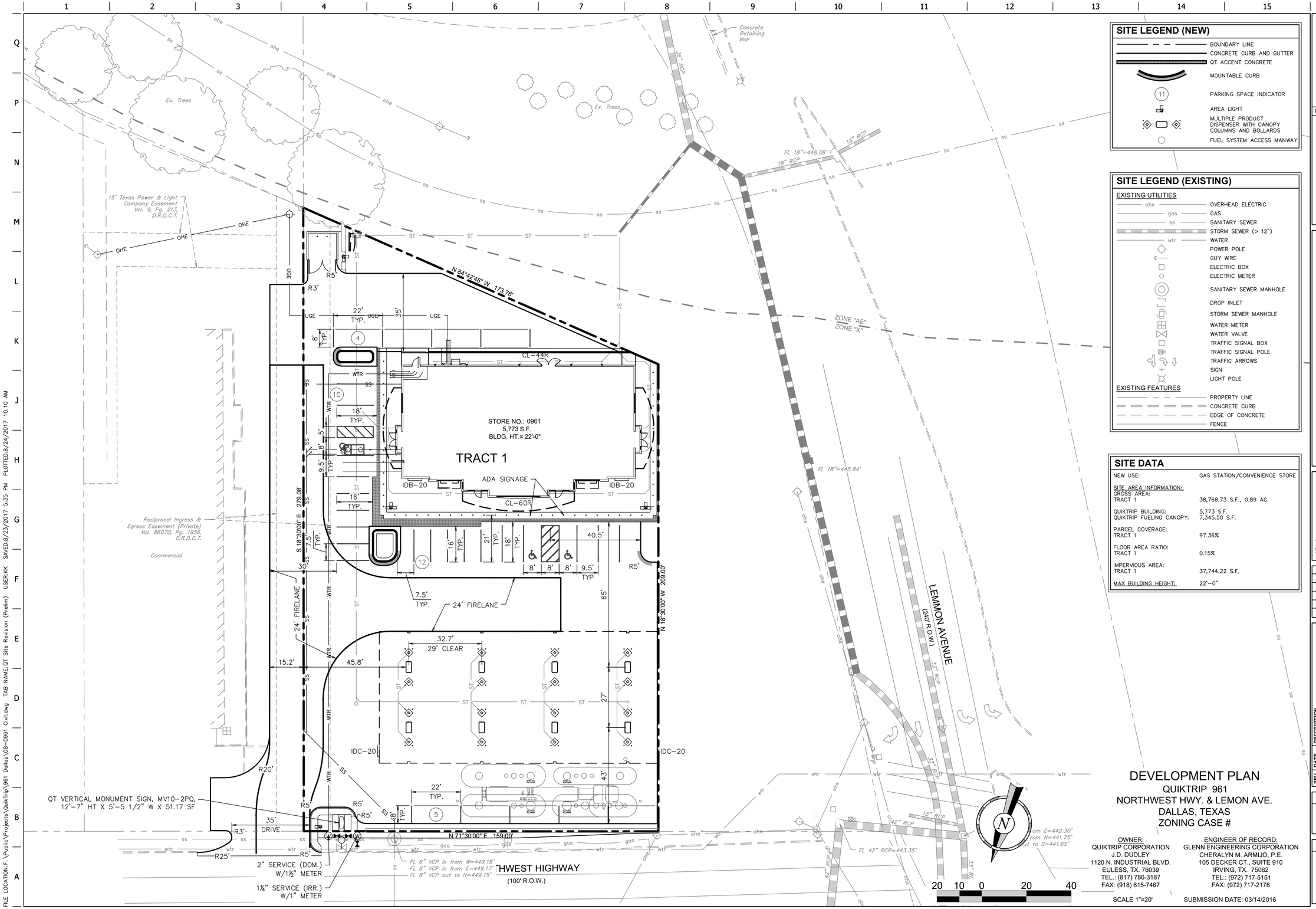

SITE LEGEND (NEW)

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- QT ACCENT CONCRETE
- MOUNTABLE CURB
- (11) PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- FUEL SYSTEM ACCESS MANWAY

SITE LEGEND (EXISTING)

EXISTING UTILITIES

- ohe — OVERHEAD ELECTRIC
- gas — GAS
- ss — SANITARY SEWER
- STORM SEWER (> 12")
- wtr — WATER
- POWER POLE
- GUY WIRE
- ELECTRIC BOX
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- DROP INLET
- STORM SEWER MANHOLE
- WATER METER
- WATER VALVE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC ARROWS
- SIGN
- LIGHT POLE

EXISTING FEATURES

- PROPERTY LINE
- CONCRETE CURB
- EDGE OF CONCRETE
- FENCE

SITE DATA

NEW USE:	GAS STATION/CONVENIENCE STORE
SITE AREA INFORMATION:	
GROSS AREA:	
TRACT 1	38,768.73 S.F., 0.89 AC.
QUIKTRIP BUILDING:	5,773 S.F.
QUIKTRIP FUELING CANOPY:	7,345.50 S.F.
PARCEL COVERAGE:	
TRACT 1	97.36%
FLOOR AREA RATIO:	
TRACT 1	0.15%
IMPERVIOUS AREA:	
TRACT 1	37,744.22 S.F.
MAX BUILDING HEIGHT:	22'-0"

DEVELOPMENT PLAN

QUIKTRIP 961
NORTHWEST HWY. & LEMON AVE.
DALLAS, TEXAS
ZONING CASE #

OWNER:
QUIKTRIP CORPORATION
J.D. DUDLEY
1120 N. INDUSTRIAL BLVD.
EULESS, TX. 76039
TEL.: (817) 786-3187
FAX: (918) 615-7467

ENGINEER OF RECORD:
GLENN ENGINEERING CORPORATION
CHERALYN M. ARMIJO, P.E.
105 DECKER CT., SUITE 910
IRVING, TX. 75062
TEL.: (972) 717-5151
FAX: (972) 717-2176

SCALE 1"=20'

SUBMISSION DATE: 03/14/2016

PROJECT NO.:######

GLENN ENGINEERING
PHONE: (972) 717-5151
FAX: (972) 717-2176
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TEXAS REGISTRATION NUMBER: F-303

QuikTrip No. 0961

3740 W. NORTHWEST HWY.
DALLAS, TX.

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DRAWN BY:	KKE
REVIEWED BY:	POTTER

REV	DATE	DESCRIPTION

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SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
2

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