| BUILDING DATA | |
|---|---|
| PROPOSED USE | CONVENIENCE STORE WITH FUEL SALES |
| STORIES | 1 |
| HIEGHT | 18 FT |
| COMMERCIAL SQUARE FOOTAGE | 3,042 S.F. |
| FINISH FLOOR ELEVATION | 457.80 |
| FOUNDATION TYPE | THICKENED SLAB ON EXTERIOR GRADE BEAM |
| TOTAL GROSS AREA | 3,042 S.F. |

| OVERALL SITE DATA | |
|---|---|
| TOTAL SITE AREA | 1.533 AC, 66,788 S.F. |
| TOTAL BUILDING COVERAGE | 3,042 SF |
| TOTAL IMPERVIOUS SURFACE AREA (SF AND %) | 32,970 S.F. |
| TOTAL FLOOR AREA RATIO | |
| PARKING REQUIREMENT (1/400) | 8 |
| PARKING PROVIDED | 12 |

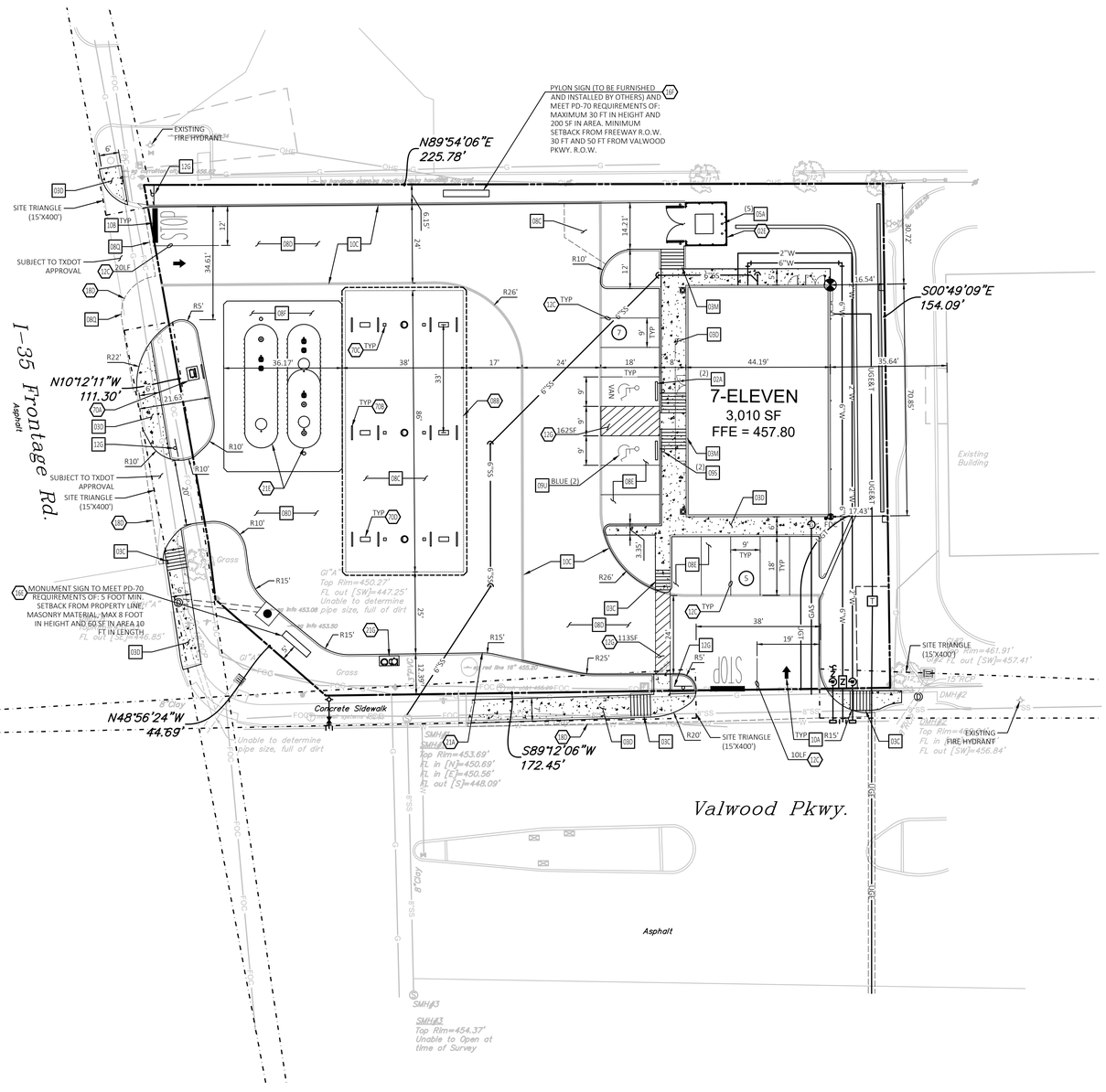
NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK
SITE BENCHMARK

Know what's **below.** **Call** before you dig.

N

0 20' 30' 40'
SCALE IN FEET




# LEGEND

## EXISTING

| | | | |
|---|---|---|---|
| e | EAST OR ELECTRIC | OHT | OVERHEAD TELEPHONE |
| n | NORTH | OHTV | OVERHEAD TV |
| oh | OVERHEAD | X"SS | SANITARY SEWER |
| s | SOUTH OR SEWER | UGE | UNDERGROUND ELECTRIC |
| t | TELEPHONE | UGE&T | UNDERGROUND ELECTRIC AND TELEPHONE |
| ug | UNDERGROUND | UGT | UNDERGROUND TELEPHONE |
| w | WEST OR WATER | UGTV | UNDERGROUND TV |
| | PROPERTY LINE | X"W | WATER |
| | RIGHT OF WAY LINE | .5-10-11 50.5 | TREE INFO<br>.5 = DIAMETER OF TRUNK IN FEET<br>10 = HEIGHT OF TREE IN FEET<br>11 = CANOPY DIAMETER IN FEET<br>50.5 = ELEVATION AT BASE OF TREE |
| | STORM DRAIN | | |
| X"G | GAS | | |
| OHE | OVERHEAD ELECTRIC | | |
| OHE&T | OVERHEAD ELECTRIC AND TELEPHONE | | |

## PROPOSED

| | | | |
|---|---|---|---|
| | PROPERTY LINE/RIGHT OF WAY LINE | X"SS | SANITARY SEWER SERVICE |
| | CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B. | X"G | GAS SERVICE |
| | CURB INLET | UGE | UNDERGROUND ELECTRIC SERVICE |
| | BUILDING CONTROL POINT | UGE&T | UNDERGROUND ELECTRIC AND TELEPHONE SERVICE |
| # | PROPOSED PARKING SPACES | UGT | UNDERGROUND TELEPHONE SERVICE |
| | LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS) | | |
| | STORM DRAIN | X"W | WATER SERVICE |
| | | FDC | FIRE DEPARTMENT CONNECTION |

## GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 2' AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 09B.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

## LEGAL DESCRIPTION

BEING LOTS 1 AND 2, BLOCK A OF MARION A. GOOD ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84020, PAGE 5275, MAP RECORDS, DALLAS COUNTY, TEXAS.

## SITE NOTES

02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
08B OVERHEAD CANOPY - (TYP.-PER ARCH. PLANS).
12C 4 INCH REFLECTIVE WHITE LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL).
12G 4 INCH WIDE PAINTED WHITE STRIPES. 2.0 FOOT O.C. @ 45 DEGREES SEE SIZE INDICATED AT SYMBOL).
16E MONUMENT SIGN (TO BE FURNISHED AND INSTALLED BY OTHERS) AND MEET PD-70 REQUIREMENTS OF: 5 FOOT MIN. SETBACK FROM PROPERTY LINE, MASONRY MATERIAL, MAX 8 FOOT IN HEIGHT AND 60 SF IN AREA 10 FT IN LENGTH.
16F PYLON SIGN (TO BE FURNISHED AND INSTALLED BY OTHERS) AND MEET PD-70 REQUIREMENTS OF: MAXIMUM 30 FT IN HEIGHT AND 200 SF IN AREA.
18D MATCH EXISTING PAVEMENT ELEVATIONS.
21A TAPER CURB TO MATCH EXISTING CURB.
21E UNDERGROUND STORAGE TANKS (PRE ARCH. PLANS).
21G AIR VACUUM UNIT (SEE STRUCTURAL PLANS)
70A VENT RISER (PER ARCH. PLANS)
70B 42" WIDE DOUBLEPIPE GAURDS (PER ARCH. PLANS)
70C CANOPY COLUMNS (PER ARCH. PLANS)
70D FUEL DISPENSERS AND DISPENSER ISLAND (PER ARCH PLANS)

## SITE DETAILS

02A PRECAST CONCRETE WHEEL STOP
03C WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
05A GUARD POST
08C 7" HEAVY DUTY CONCRETE PAVING
08D 6" HEAVY DUTY CONCRETE PAVING!
08E 5" STANDARD DUTY CONCRETE PAVING
08F SEE FUEL SYSTEM TANK PLANS FOR PAVING RECOMMENDATIONS
08Q THICKENED EDGE OF PAVING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
10A TRAFFIC FLOW ARROW
10B STOP BAR
10C FIRE LANE MARKING
12G STOP SIGN

| 30199.0 | 8/1/17 | ADS | EPW | TJA | TJA |
|---|---|---|---|---|---|
| CEI PROJECT NO. | INITIAL DATE | DPOR | PM | DES | DRW |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PROFESSIONAL ENGINEER
8-2-2017
F-7524

# 7-ELEVEN

NEC VALWOOD PRKY & INTERSTATE 35
FARMERS BRANCH, TEXAS

SITE PLAN

| REV DATE | SHEET NO. |
|---|---|
| 7/27/17 REV-3 | C3 OF 10 |

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