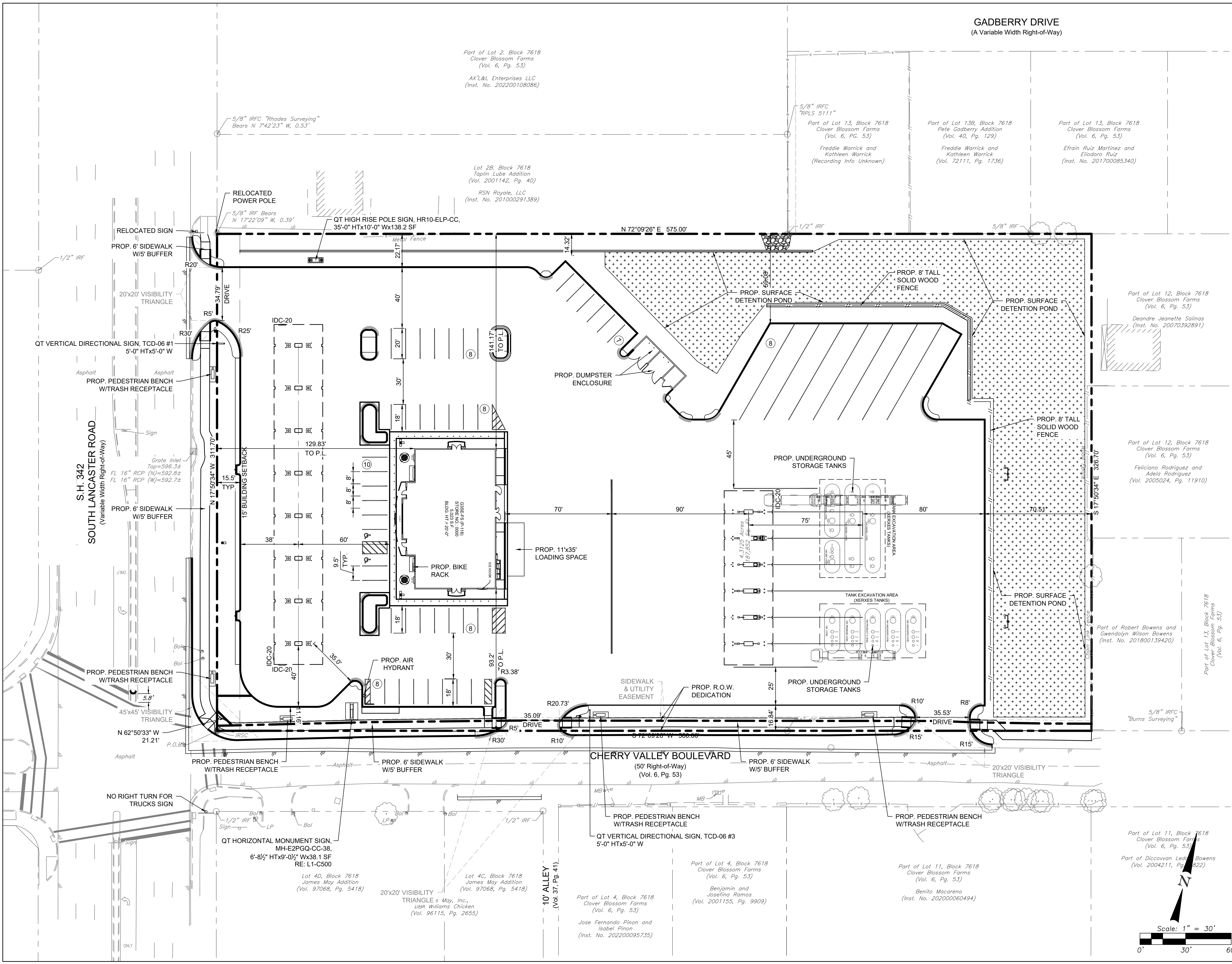


FILE LOCATION: K:\Projects\QuikTrip1895\1895 Civil.dwg TAB NAME: ZONING SITE PLAN USER: Charolyn SIM: 06/12/2024 11:48 AM PLOTTED: 06/21/2024 12:34 PM



SITE LEGEND (PROPOSED)

	BOUNDARY
	CONCRETE CURB AND GUTTER
	AREA LIGHT
	FUEL SYSTEM ACCESS MANWAY
	MOUNTABLE CURB
	W/RADIUS PROTECTOR
	MULTIPLE PRODUCT DISPENSER
	W/CANOPY COLUMNS & BOLLARDS
	PARKING SPACE INDICATOR

SITE LEGEND (EXISTING)

EXISTING UTILITIES

	LIGHT POLE
	SIREN
	GRATE INLET

EXISTING FEATURES

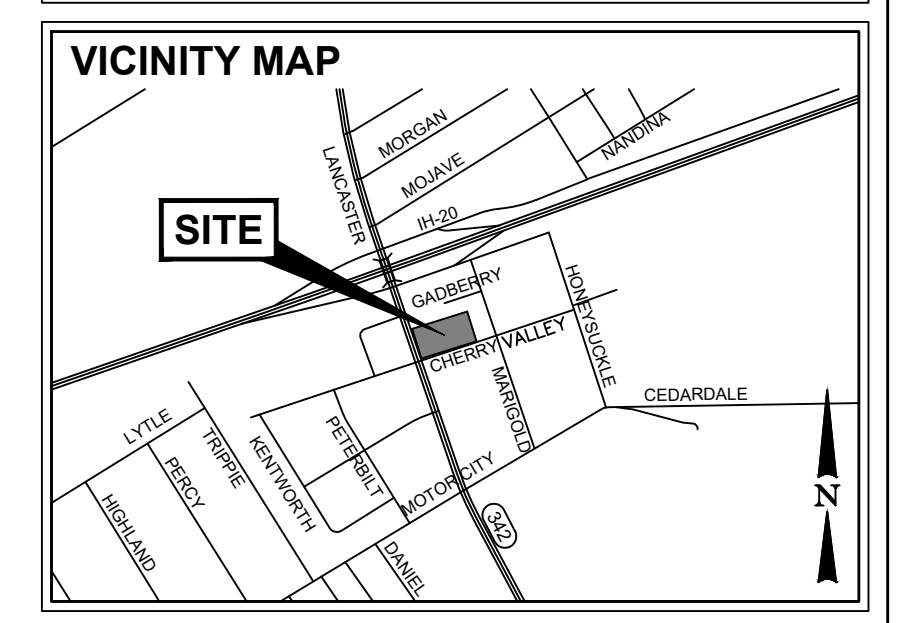
	BOUNDARY
	BUILDING
	CENTERLINE
	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	FENCE
	WALL
	BOLLARD
	MAILBOX
	SIGN
	TREE

SITE DATA TABLE

LEGAL DESCRIPTION:	PORTION OF LOT 3 & LOT 12, BLOCK 7618, QT 1895
PROPOSED USE:	TRUCK STOP
SITE AREA INFORMATION:	
NET AREA:	187,740.00 S.F., 4.31 Ac.
FLOOR AREA:	5,312 S.F.
LOT COVERAGE:	5,312 S.F.
FLOOR AREA RATIO:	2.83%
BUILDING HEIGHT:	22'-0"
STORIES:	ONE STORY
PARKING REQUIRED: (1 per 250 S.F. BLDG.)	22 SPACES
PARKING PROVIDED:	57 SPACES INCLUDING 2 ACCESSIBLE SPACES

BENCHMARKS

BM 100	MAG-NAIL W/ SHINER SET IN ASPHALT ON THE SOUTH SIDE OF CHERRY VALLEY BOULEVARD, AT THE NORTHWEST CORNER OF A DRIVE ENTRANCE, APPROXIMATELY 65' NORTHEAST OF A FIRE HYDRANT ON THE SOUTH SIDE OF CHERRY VALLEY BOULEVARD AND 507' NORTHEAST OF THE INTERSECTION OF SH 342 AND CHERRY VALLEY BOULEVARD. NORTHING: 6922862.44, EASTING: 2498858.28 ELEVATION: 595.82'
BM 102	"X" CUT SET WITH BOX IN CONCRETE ON THE NORTHEAST SIDE OF SH 342, APPROXIMATELY 200' NORTH OF A GRATE INLET ON THE NORTHEAST SIDE OF SH 342 AND 420' NORTHWEST OF THE INTERSECTION OF SH 342 AND CHERRY VALLEY BOULEVARD. NORTHING: 6923123.33, EASTING: 2498104.35 ELEVATION: 594.96'
BM 103	"X" CUT SET WITH BOX IN CONCRETE ON BACK OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF SH 342 AND CHERRY VALLEY BOULEVARD. NORTHING: 6922755.78, EASTING: 2498235.81 ELEVATION: 600.81'



QUIKTRIP 1895
 8422 S. LANCASTER RD.
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 DATE PREPARED: OCTOBER 4, 2023
ZONING SITE PLAN
 ZONING CASE NO.:
 PREPARED BY:

GLENN ENGINEERING
 TBPE FIRM F-303 HUB #1752575193300
 4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038
 PHONE: (972) 717-3151

