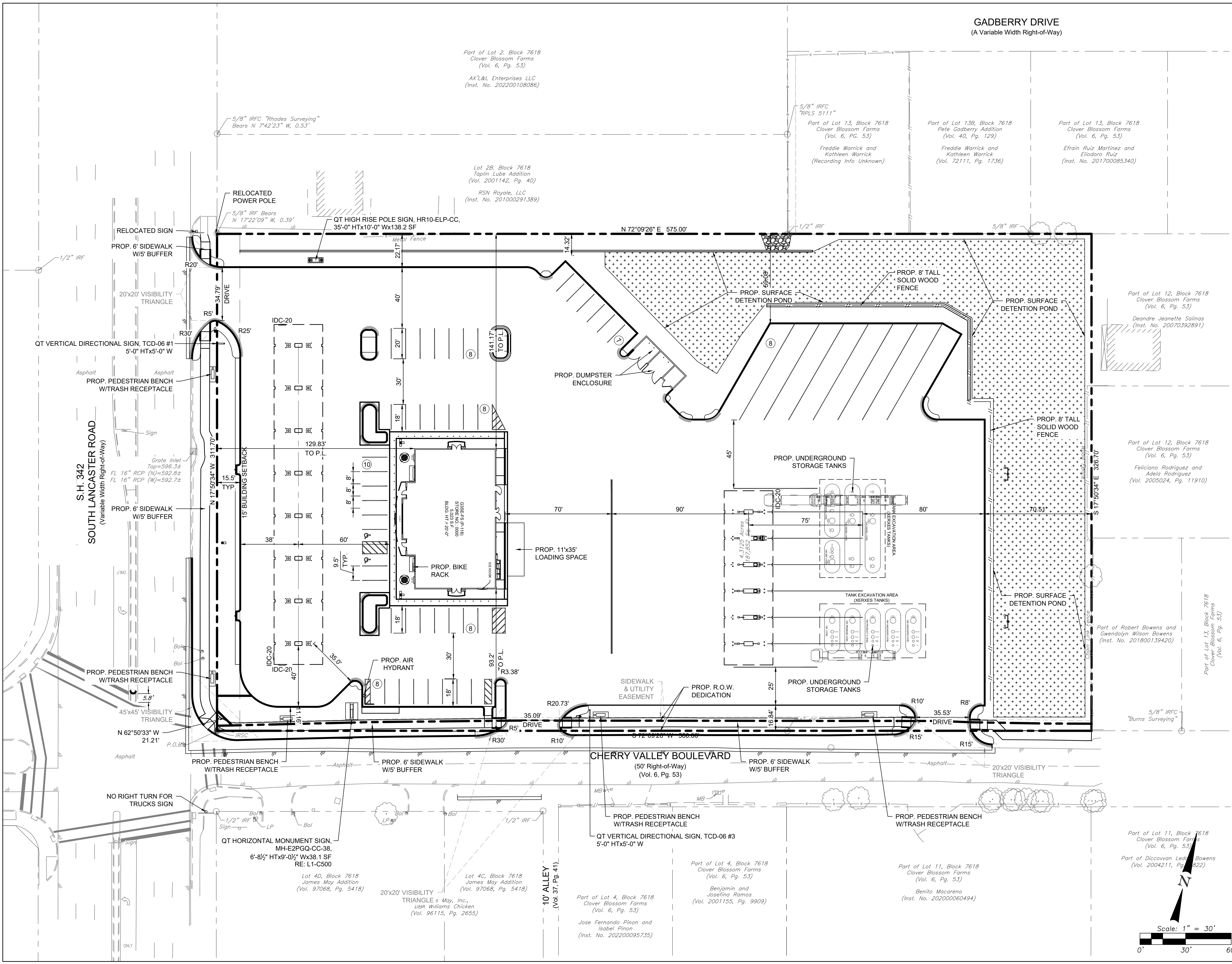


FILE LOCATION: K:\Projects\QuikTrip1895\1895 Civil.dwg TAB NAME: ZONING SITE PLAN USER: Charolyn SIM: 06/12/2024 11:48 AM PLOTTED: 06/21/2024 12:34 PM



GADBERRY DRIVE
(A Variable Width Right-of-Way)

SITE LEGEND (PROPOSED)

- BOUNDARY
- CONCRETE CURB AND GUTTER
- AREA LIGHT
- FUEL SYSTEM ACCESS MANWAY
- MOUNTABLE CURB
- WIRADIUS PROTECTOR
- MULTIPLE PRODUCT DISPENSER
- WICANOPY COLUMNS & BOLLARDS
- PARKING SPACE INDICATOR

SITE LEGEND (EXISTING)

EXISTING UTILITIES

- LP LIGHT POLE
- CI SIREN
- GI GRATE INLET

EXISTING FEATURES

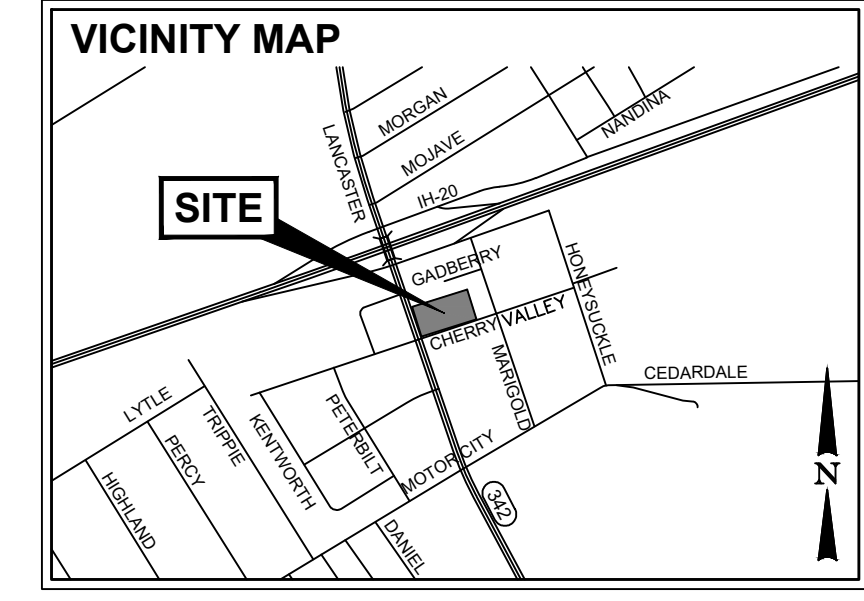
- BOUNDARY
- BUILDING
- CENTERLINE
- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- WALL
- BOLLARD
- MAILBOX
- SIGN
- TREE

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

