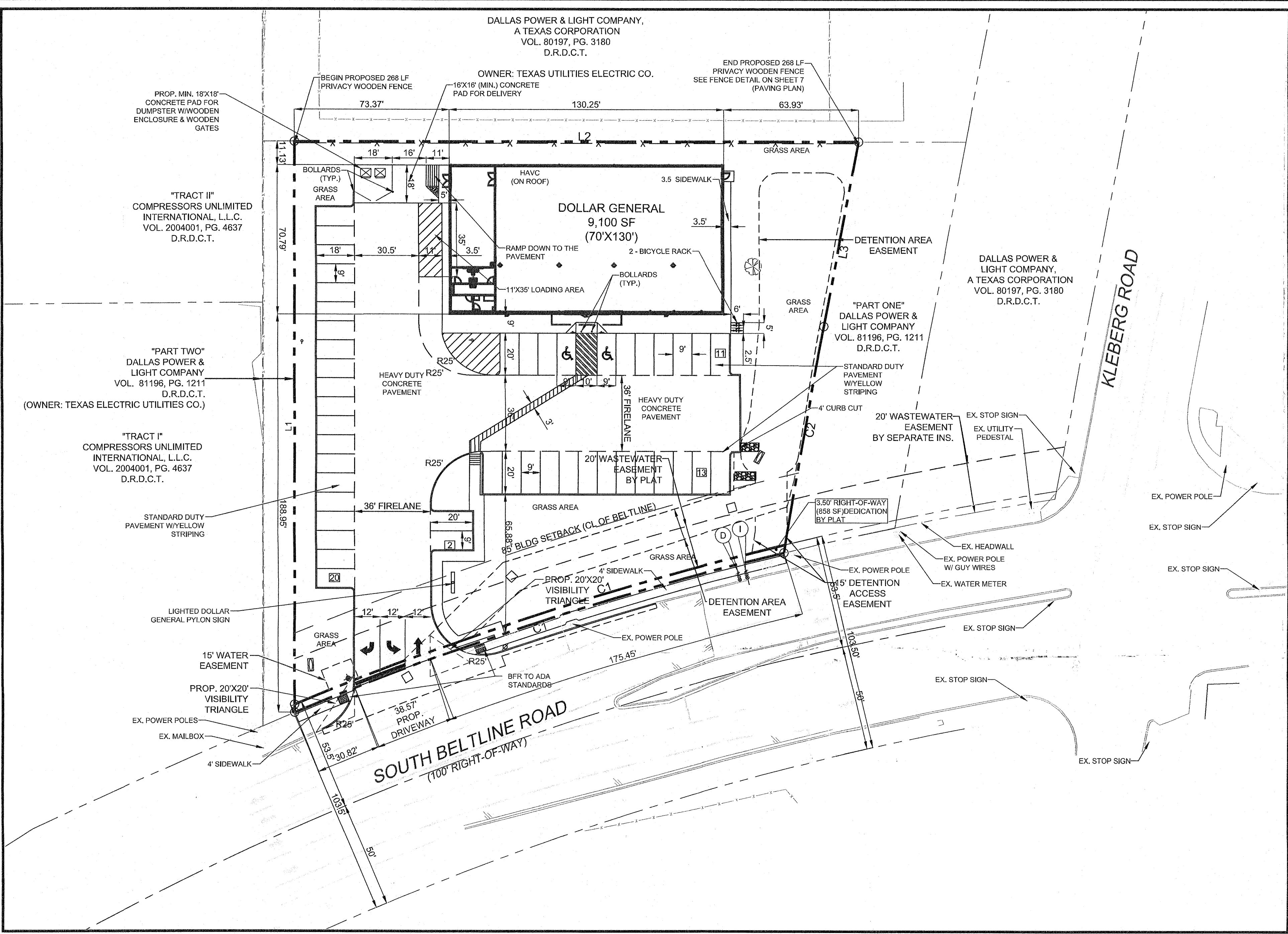


VICINITY MAP  
N.T.S.  
MAPSCO ~ 69A-U

**OWNER**  
VAQUERO VENTURES  
2900 WINGATE STREET STE 200  
FORT WORTH, TEXAS 76107  
CONTACT: W.A. LANDRETH  
TEL: (817) 228-5268  
FAX: (817) 984-8373

**ENGINEER**  
TRIANGLE ENGINEERING LLC  
1784 McDERMOTT ROAD, STE 110  
ALLEN, TEXAS 75013  
CONTACT: KARTAVYA PATEL  
TEL: (214) 609-9271

**SURVEYOR**  
JPH LAND SURVEYING, INC  
807 BLUEBONNET DRIVE, SUITE C  
KELLER, TEXAS 76248  
CONTACT: JEWEL CHADD, R.P.L.S.  
TEL: (817) 431-4971



**DALLAS WATER UTILITIES BENCHMARKS:**

BM 70-N-1  
WOODY ROAD - HAWN FREEWAY - SOUTHEAST CORNER  
A SQUARE CUT IN BASE OF GUARDRAIL, SE CORNER OF BRIDGE OVER  
HAWN FREEWAY AT WOODY ROAD  
STATE PLANE: NORTHING (8,933,019.719) EASTING (2,554,452.785)  
LATITUDE: (32° 40' 22.0626 N) LONGITUDE: (96° 35' 44.11742 W)  
ELEVATION: 452.29

BM 70-N-3  
VIDA LANE - WOODY ROAD - WEST SIDE OF DRIVE  
A SQUARE CUT IN WEST SIDE OF DRIVE AND ON SOUTH SIDE OF VIDA LANE  
THIRD HOUSE ON LEFT FROM THE WEST OF WOODY ROAD  
STATE PLANE: NORTHING (8,933,990.326) EASTING (2,554,779.810)  
LATITUDE: (32° 40' 31.31287 N) LONGITUDE: (96° 35' 40.09468 W)  
ELEVATION: 452.53

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF DALLAS.
  - A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
  - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
  - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
  - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
  - ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
  - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
  - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
  - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
  - ALL CONSTRUCTION OF BARRIER FREE RAMPS AND SIDEWALKS SHOULD COMPLY WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICAN DISABILITY ACT (ADA).

**SITE DATA SUMMARY CHART**

NUMBER OF LOTS	1
LAND USE DESIGNATION	CS
EXISTING ZONING	CS - D1 OVERLAY
PROPOSED USE	RETAIL (DOLLAR GENERAL STORE)
GROSS ACREAGE	1.299 ACRES OR 56,573 S.F.
PROPOSED BLDG. AREAS	9,100 SQ.FT.
PROPOSED BLDG. HEIGHT	20'-6"
REQUIRED PARKING	46
PROVIDED PARKING	46
PERCENTAGE OF SITE COVERAGE	16.09%
IMPERVIOUS COVERAGE	35,317 S.F. OR 62.43%
OPEN SPACE/LANDSCAPE AREA	21,256 S.F. OR 37.57%
CONSTRUCTION TYPE	IBC TYPE "I-B"
BUILDING OCCUPANCY	IBC GROUP "M" (NO HIGH PILED STORAGE PER 2000-IFC 2302, NO STORAGE ABOVE 12' & NO HAZARDOUS COMMODITIES ABOVE 6').

**LEGEND**

EX. BOUNDARY	---	PROP. SAW-CUT	---
EX. CURB	==	PROP. AREA LIGHT	☼
EX. ELECTRIC	—E—E—E—	PROP. HANDICAP SIGN	♿
EX. POWER POLE	PP	PROP. HANDICAP LOGO	♿
EX. STORM SEWER	—S—S—S—	PROP. CONCRETE WHEEL STOP	▬
EX. FIRE HYDRANT	⊕	PROP. MONUMENT/POLE SIGN	⊕
EX. STORM INLET	⊕	PIPE BOLLARD	•
EX. FENCE	—X—X—X—X—	PROP. WATER METER	⊗
EX. WATER METER	⊗	PROP. STORM INLET	⊕
EX. TREE	🌳	PROP. SEWER CLEAN OUT	⊙ C.O.
EX. TRAFFIC SIGNS	—T—T—T—	PROP. BACK FLOW PREVENTER	⊕
EX. GUY WIRE	—G—G—G—	PROP. ROCK RIP-RAP	▬
PROP. FENCE	—X—X—X—X—	PROP. POWER POLE	PP
BOUNDARY LINE	---		
PROP. CURB	==		

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CHORD LENGTH
C1	244.83'	1482.40'	9°27'47"	N26°54'50"E	244.56'
C2	108.47'	5617.37'	1°06'23"	N34°49'40"W	108.47'

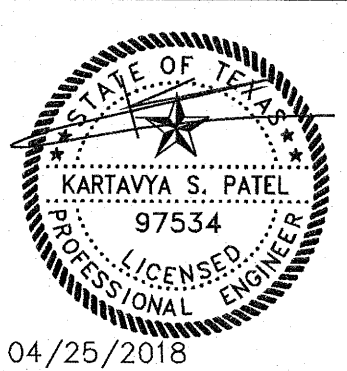
**LINE TABLE**

LINE NO.	DIRECTION	LENGTH
L1	S44°51'38"E	270.87'
L2	S45°08'22"W	267.55'
L3	N34°16'28"W	69.09'

- DOLLAR GENERAL NOTES**
- IF AN UNOBSTRUCTED VIEW EXISTS OF A RESIDENTIAL BUILDING BETWEEN TENANT PARCEL AND ADJACENT PARCEL, THEN LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH THE TENANT'S PROTOTYPE CRITERIA SET PLANS AND ANY APPLICABLE GOVERNMENTAL AGENCIES.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, GC IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT AND INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURES REQUIRED BY UTILITY COMPANY.

**NOTE:**  
A TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL BY THE TRAFFIC SAFETY COORDINATORS PRIOR TO CONSTRUCTION. NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:00 A.M. TO 3:30 P.M. WORKDAYS. CONTRACTOR MUST CALL (214) 670-6904 TO OBTAIN A PERMIT.

NO.	DATE	DESCRIPTION	BY
1	02/13/18	1ST CITY SUBMITTAL	KP
2	03/28/18	2ND CITY SUBMITTAL PER MARKUPS	KP
3	04/25/18	3RD CITY SUBMITTAL PER MARKUPS	KP



CITY PROJECT FILE NO. 311T-9575

**SITE PLAN**

**DOLLAR GENERAL**

2511 SOUTH BELT LINE ROAD  
CITY OF DALLAS  
DALLAS COUNTY, TX 75253

**TRIANGLE ENGINEERING LLC**

T: 214.609.9271 | F: 469.358.6709 | E: kpatel@triangle-eng.com  
W: triangle-eng.com | O: 1784 W. McDermott Rd, STE 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	RG	10/18/17	SEE SCALE BAR	054-17	3

TX PE FIRM #11525

Z190-335