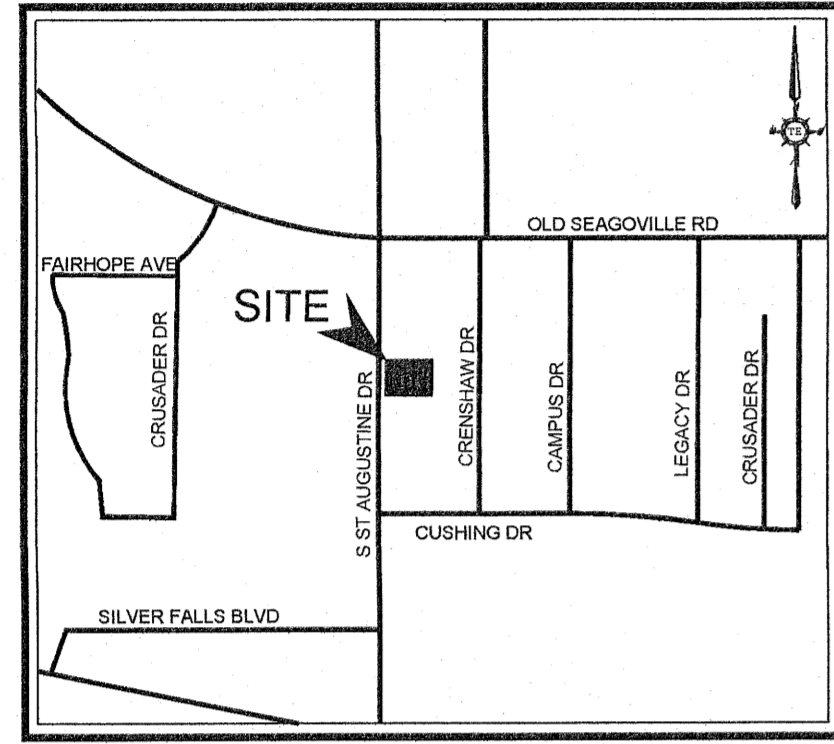
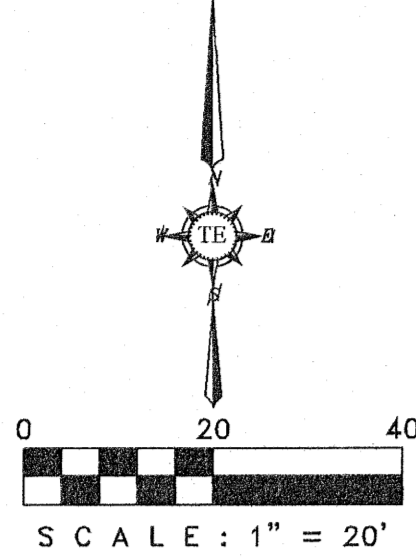


DOLLAR GENERAL STORE DEVELOPMENT PLANS
 0.713 ACRES BEING LOT 7A, BLOCK A/7881 VAQUERO HEIGHTS
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



SITE BENCHMARKS:
 SITE BENCH MARK IS A MAG NAIL WITH A WASHER STAMPED "JPH LAND SURVEYING" SET IN THE WEST CONCRETE SIDEWALK OF ST. AUGUSTINE ROAD APPROXIMATELY 589 FEET SOUTH FROM THE INTERSECTION OF SEAGOVILLE ROAD AND ST. AUGUSTINE ROAD AND APPROXIMATELY 29 FEET WEST FROM THE CENTER LINE OF AUGUSTINE ROAD. (TBM MNS) SEE VICINITY MAP FOR GENERAL LOCATION)
 ELEVATION: 464.49

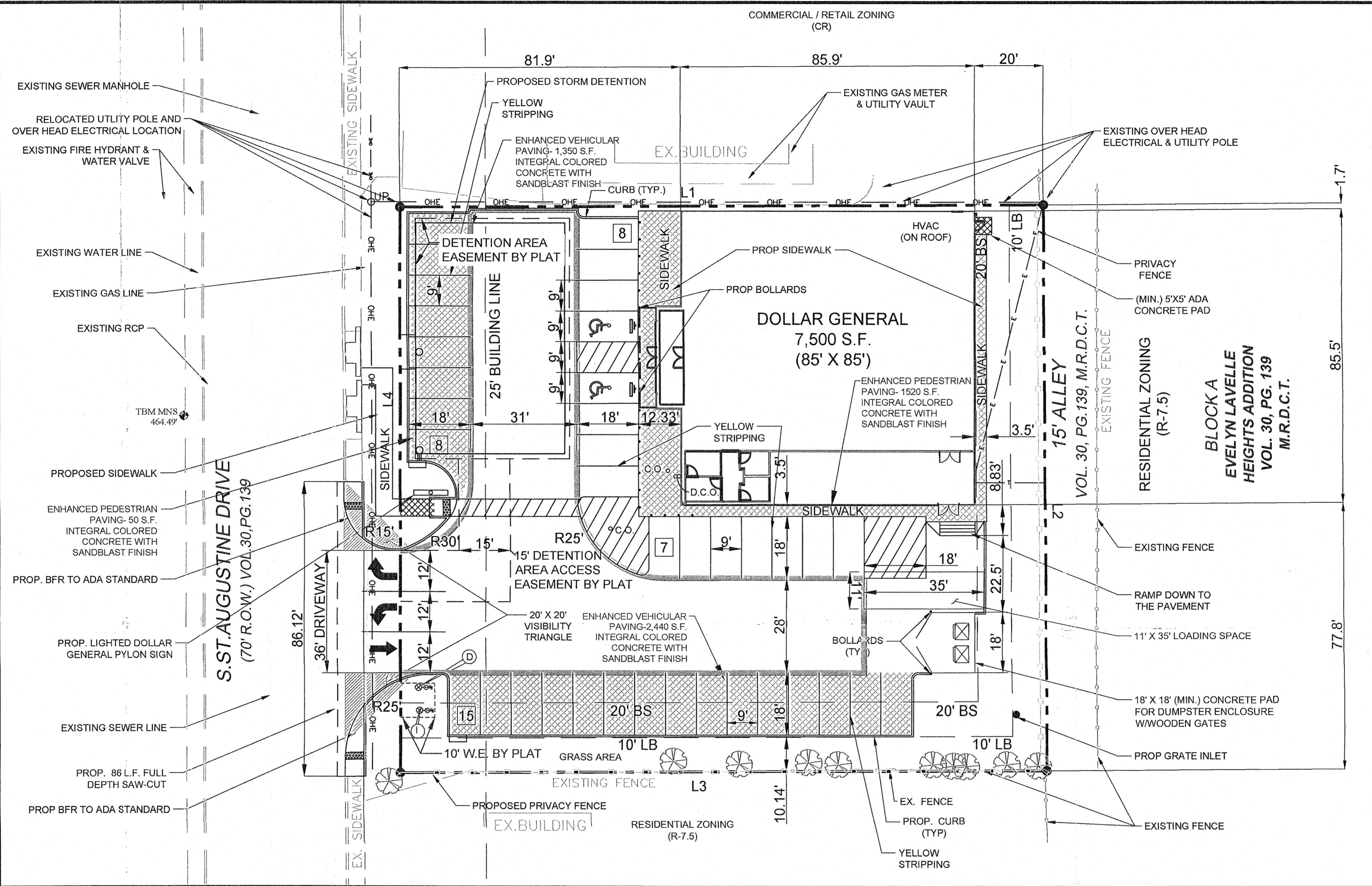
DALLAS WATER UTILITIES BENCHMARKS:
 BM 59-X-1
 OLD SEAGOVILLE ROAD-ST AUGUSTINE ROAD
 A CITY OF DALLAS BENCH MARK IS SET ON TOP OF A CONCRETE CURB AT THE NORTHEAST CORNER OF A STORM SEWER DROP INLET AT THE SOUTHEAST CORNER OF THE INTERSECTION.
 STATE PLANE NORTHING(6,945,731.708) LATITUDE (32° 42'31.20346"N)
 STATE PLANE EASTING(2,535,376.645)
 LONGITUDE(96°39'24.6601"W)
 ELEVATION: 465.463

LEGEND

WATERLINE EASEMENT	W.E.
CLEAN OUT	C.O.
FIRE HYDRANT	FH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PROPOSED FIRE LANE	
ENHANCED VEHICULAR/ PEDESTRIAN PAVING	

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.

OWNER/DEVELOPER VAQUERO AUGUSTINE PARTNERS, LP 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 TX PE FIRM #11525 1784 McDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. EMAIL: KPATEL@TRIANGLE-ENGR.COM TEL: 214-609-9271	SURVEYOR JPH LAND SURVEYING 807 BLUEBONNET DRIVE SUITE C KELLER, TEXAS 76248 CONTACT: JEWEL CHADD, P.P.L.S. TEL: 817-431-4971
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BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N89°46'55"E	187.78'
L2	S00°22'41"E	165.00'
L3	S89°46'55"W	188.75'
L4	N00°02'01"W	165.00'

LEGEND

EXISTING BOUNDARY	PROPOSED SAW-CUT
EXISTING ASPHALT P.V.MT. EDGE	PROPOSED STORM INLETS
EXISTING CURB & GUTTER	PROP. SITE LIGHT POLE
EXISTING WATER MAIN	PROP. HANDICAP SIGN
EXISTING SANITARY SEWER	PROP. HANDICAP LOGO
EXISTING SEWER MANHOLE	PROP. WATER METER
EXISTING CLEANOUT	PROP. CONCRETE WHEEL STOP
EXISTING ELECTRIC	PROP. MONUMENT/POLE SIGN
EXISTING POWER/UTILITY POLE	PROP. BACK FLOW PREVENTER
STORM SEWER	PROP. SANITARY SEWER MH
EXISTING FIRE HYDRANT	PROP. CLEAN OUTS
EXISTING STORM INLET	PROP. SEWER LINE
EXISTING FENCE	PROP. WATER LINE
EXISTING WATER MANHOLE	PROP. UNDERGROUND TELEPHONE
EXISTING GAS MANHOLE	
EX. TELEPHONE	
EXISTING FENCE	
BOUNDARY LINE	
PROPOSED CURB	

SITE DATA SUMMARY CHART

NUMBER OF LOTS	1
LAND USE DESIGNATION	COMMERCIAL RETAIL
EXISTING ZONING	COMMUNITY RETAIL DIST. "CR"
PROPOSED USE	RETAIL (DOLLAR GENERAL STORE)
GROSS ACRES	0.713 ACRES (31,058.28 S.F.)
PROPOSED BLDG. AREAS	7,500 S.F.
PROPOSED BLDG. HEIGHT	18'-6"
PROVIDED REQUIRED	38 (INCLUDING 2 HANDICAP SPACES)
PROVIDED PARKING	38 (INCLUDING 2 HANDICAP SPACES)
PERCENTAGE OF SITE COVERAGE	24.15%
IMPERVIOUS COVERAGE	31,061 S.F. OR 80.54%
OPEN SPACE/LANDSCAPE AREA	6,014 S.F. OR 19.36%
CONSTRUCTION TYPE	IBC TYPE "II-B"
BUILDING OCCUPANCY	IBC GROUP "M" (NO HIGH PILED STORAGE PER 2000-IFC 2302, NO STORAGE ABOVE 12' & NO HAZARDOUS COMMODITIES ABOVE 6')

NO.	DATE	DESCRIPTION	BY
1	06/18/18	1st CITY CIVIL SUBMITTAL	KP
2	08/02/18	2nd CITY CIVIL SUBMITTAL	KP
3	08/17/18	3rd CITY CIVIL SUBMITTAL	KP
4	09/06/18	FINAL CITY CIVIL SUBMITTAL	KP
5	10/18/18	REVISED CIVIL SET	KP

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.

UNDERGROUND FACILITY OWNER **TELEPHONE NUMBER**

AT&T	800-362-9689
DIGTESS (LINE LOCATES)	800-344-8377

- 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 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.

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

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D	DOM.	1"	1	6"
I	IRR.	1"	1	N/A

ENGR. FILE NO: 311T-9696
 PLAT FILE #: S178-213
SITE PLAN
DOLLAR GENERAL
 342 S ST. AUGUSTINE DRIVE
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

TRIANGLE ENGINEERING LLC

T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
 W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	02/28/18	SEE SCALE BAR	073-17	3

TX PE FIRM #11525



Z 190-343