

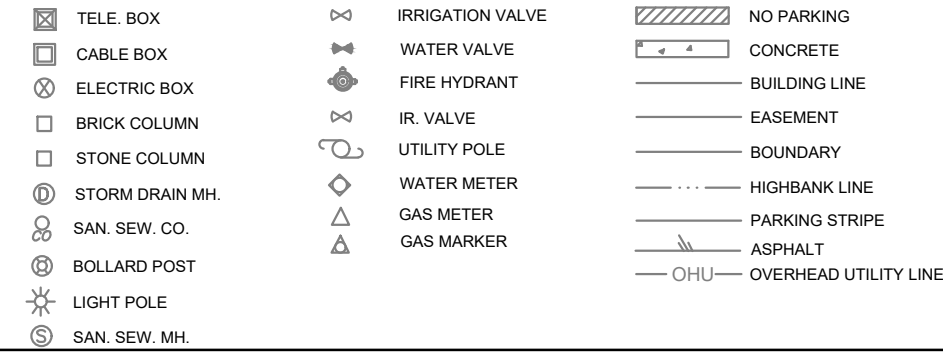
NOTES:

1. ANY TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE DEPARTMENTS OF PUBLIC WORKS FOR REVIEW AND APPROVAL BY THE TRAFFIC SAFETY COORDINATORS PRIOR TO START OF 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 9:30 AM TO 3:30 P.M. WORKDAYS (HOURS MAY DIFFER IN SCHOOL ZONES). CONTRACTOR MUST CALL (214) 948-4290 TO REQUEST APPROVAL OF TCP AND TO OBTAIN A RIGHT OF WAY PERMIT.

2. SAWCUT LINES SHOWN ON THE DESIGN PLANS FOR THE REMOVAL AND REPLACEMENT OF CONCRETE PAVEMENT, DRIVES, SLABS, SIDEWALKS, ETC ARE FOR INFORMATIONAL PURPOSES ONLY. IF PAVEMENT IS MORE THAN 5 YEARS OLD, THE PAVEMENT CUT AND REPAIR STANDARDS MANUAL MUST BE FOLLOWED. OF PAVEMENT IS 5 YEARS OLD OR LESS, THE ENTIRE CONCRETE PANEL MUST BE REPLACED.

3. STREET LIGHT TO BE REPLACED WITH L.E.D LIGHTS.

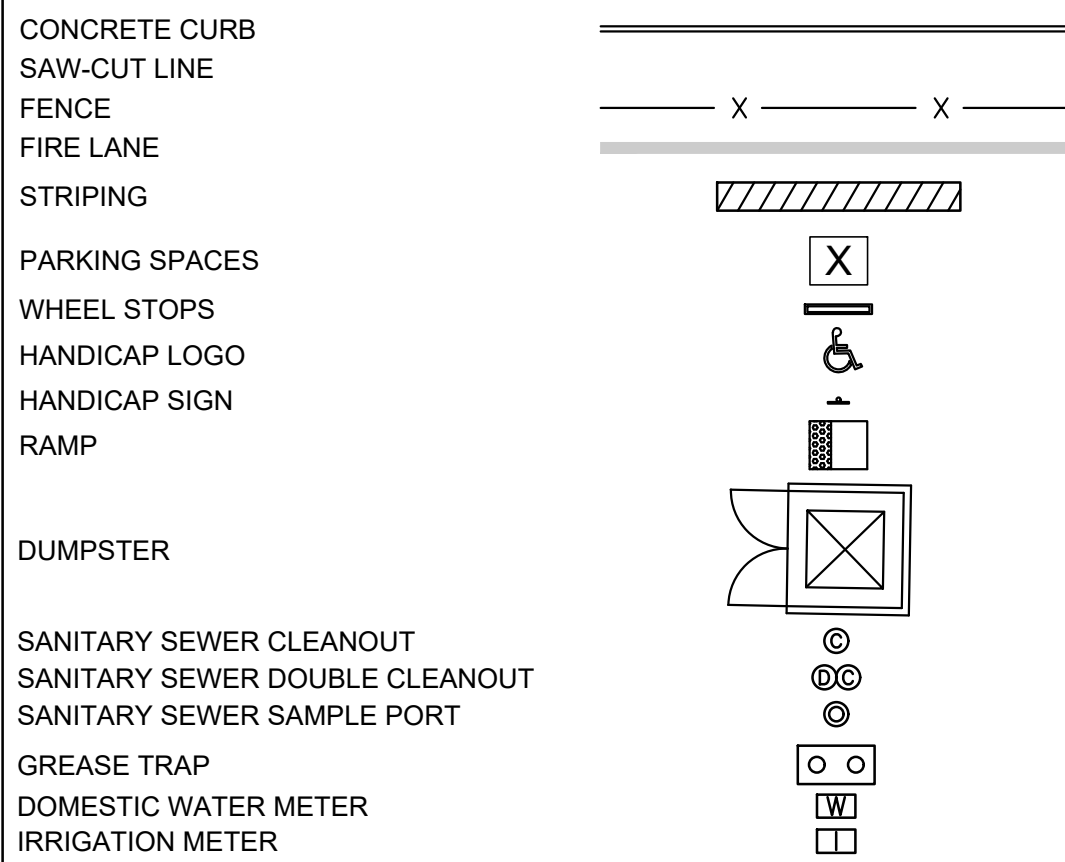
EXISTING LEGEND



SITE DATA SUMMARY TABLE

SITE ACREAGE:	0.79 ACRES (31,352 S.F.)
ZONING:	CR- COMMUNITY RETAIL
PROPOSED USE:	GAS STATION
BUILDING AREA:	4,350 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	N/a
BUILDING COVERAGE:	13.36
FLOOR AREA RATIO:	0.13
IMPERVIOUS AREA:	26,013 S.F. (82.97%)
PERVIOUS/LANDSCAPE AREA:	5,338.29 S.F. (17.02%)
REGULAR PARKING REQUIRED:	22 SPACES
1 SP PER 200 S.F.	
REGULAR PARKING PROVIDED:	21 SPACES
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	22 SPACES

SITE LEGEND



SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. 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 WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- 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, 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.
- 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 CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

STREET LIGHTING NOTES:

THE PROPOSED DEVELOPMENT WOULD NOT BE DETRIMENTALLY AFFECT THE CITY'S ABILITY TO INSTALL CONDUIT AND FOUNDATION FOR FUTURE UPGRADES
EXISTING LIGHTS WILL BE CONVERTED TO LED.

CONTRACT INFORMATION

CONTRACT NO.	N/A	DATE	N/A
CONTRACTOR	N/A		

INFRASTRUCTURE NOTES:

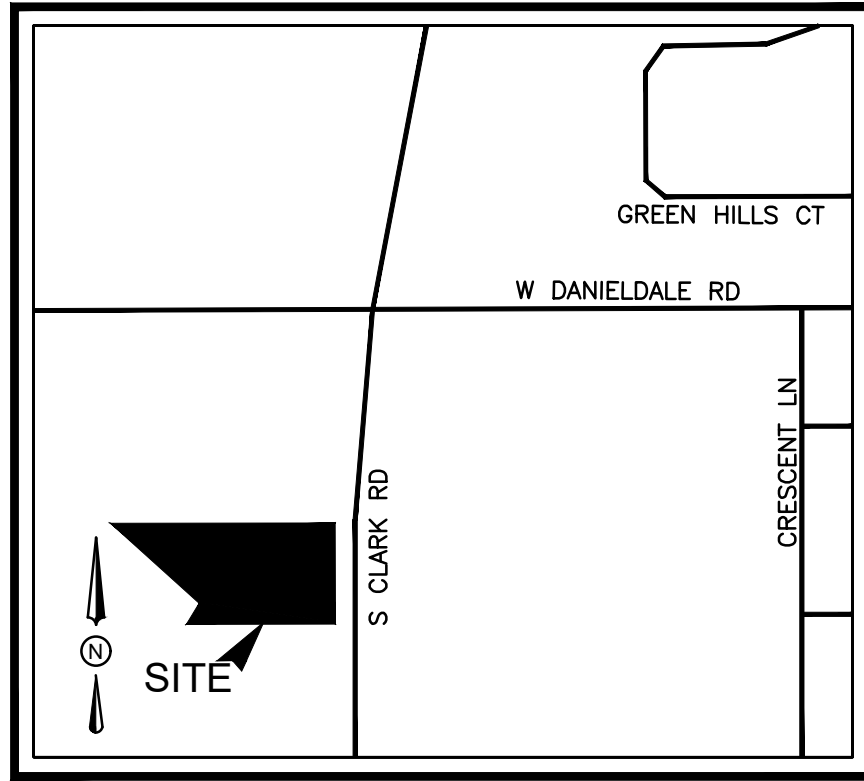
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION AND THE CITY OF DALLAS DEPARTMENT OF OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM.
- DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
- FOR ADJUSTMENT OF DALLAS WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL (214) 670-1770 AT LEAST (3) WORKING DAYS PRIOR TO CONSTRUCTION.
- STREETS, ALLEYS, SIDEWALK DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF DALLAS, STANDARD CONSTRUCTION DETAILS, FILES 251D-1, LATEST EDITION.
- ALL CONCRETE FOR PAVEMENT SHALL BE 4000 PSI FOR MACHINE FINISH AND 4500 PSI IF IT IS NECESSARY FOR HAND FINISH.



Scale: 1" = 20' Feet

THIS SPACE RESERVED - BLDG INSPECTION

THIS SPACE RESERVED - ENGINEERING



N.T.S.
MAPSCO - 718B-L



04-19-2022

F-11525

REVISIONS

REV NO.	DATE	DESCRIPTION	BY
1	08-05-2021	1ST PAVING AND DRAINAGE SUBMITTAL	KK
2	01-11-2022	2ND PAVING AND DRAINAGE SUBMITTAL	KK
3	03-09-2022	3RD PAVING AND DRAINAGE SUBMITTAL	KK
4	04-19-2022	TRAFFIC COMMENT	KK



T: 469.331.8566 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

CONSULTING FIRM: TRIANGLE ENGINEERING LLC DATE: 08-05-2021
DESIGNED BY: KIEW KAM DATE: 08-05-2021
ENGINEER OF RECORD NAME, P.E.

PLAT NO.	BLDG.	PERMIT NO.	DEV ENGINEERING	TRACKING NOS.
S201-670		N/A		DP21 -182

DIMENTION CONTROL PLAN

GRAND TRIP

S. CLARK RD & W. DANIELDALE RD

DEVELOPMENT SERVICES

CITY OF DALLAS, DALLAS COUNTY, TEXAS 75137

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
KK	RA	08/05 2021	DP21	182	C05.01