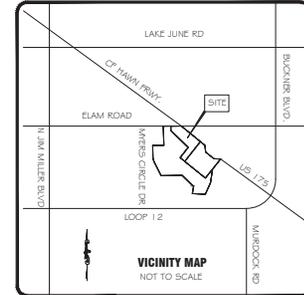


BENCHMARKS.

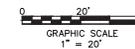
1. SQUARE CUT IN CONCRETE BASE OF METAL DP&L TOWER ON NORTH SIDE OF ELAM ROAD AND 100' EAST OF MYERS CIRCLE.
ELEVATION = 444.53
2. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) 3 1/2" BRASS DISC LOCATED IN THE INTERSECTION OF THE SOUTH ROW OF ELAM ROAD WITH THE WEST ROW OF C.F. HAWN FREEWAY (US HIGHWAY I-175).
ELEVATION= 442.66



SITE PLAN SUMMARY

ZONED: PD 533 - SUBDISTRICT 5
LOT AREA: 0.541 ACRE (OR 23,566.00 S.F.)
SETBACKS
FRONT YARD (ELAM ROAD) : 30'
FRONT YARD (C.F. HAWN FREEWAY) : 15'
SIDE YARD : 0.0'
REAR YARD : 0.0'
TOTAL BUILDING FLOOR AREA = 3200 SF
FLOOR AREA RATIO = 0.14/1
TOTAL SITE AREA = 23,566.00 S.F.
TOTAL IMPERVIOUS AREA = 17,256.00 S.F.
PARKING:
REQUIRED: 1 SPACE PER 200 S.F. OF RETAIL (2800 S.F.) = 14
REQUIRED: 1 SPACE PER 100 S.F. OF RESTAURANT (400 S.F.) = 4
REQUIRED: 2 PER GAS STATION = 2
TOTAL PARKING SPACES REQUIRED = 20
TOTAL PARKING SPACES PROVIDED = 20
REGULAR PARKING SPACES PROVIDED = 19
BICYCLE SPACES PROVIDED = 8 (EQUAL TO 1 REGULAR PARKING SPACES).
LOADING & UNLOADING SPACES REQUIRED: 1
LOADING & UNLOADING SPACES PROVIDED: 1
HANDICAP SPACE: REQUIRED: 1
HANDICAP SPACE: PROVIDED: 1
LANDSCAPING:
LANDSCAPE AREA REQUIRED: 2,356.6 S.F. (min 10%)
LANDSCAPE AREA PROVIDED: 3,380.00 S.F. (14.34%)

LEGEND:



CITY FILE NO. 311T-9170

JAHVANI CONSULTING ENGINEERS, INC.
 TIME REGISTRATION NO. F-10198
 2121 N. JOSEY LANE, #100
 CARROLLTON, TEXAS 75006
 TEL: (214) 718-9489
 jahvani@horimult.com

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REVISIONS DATE

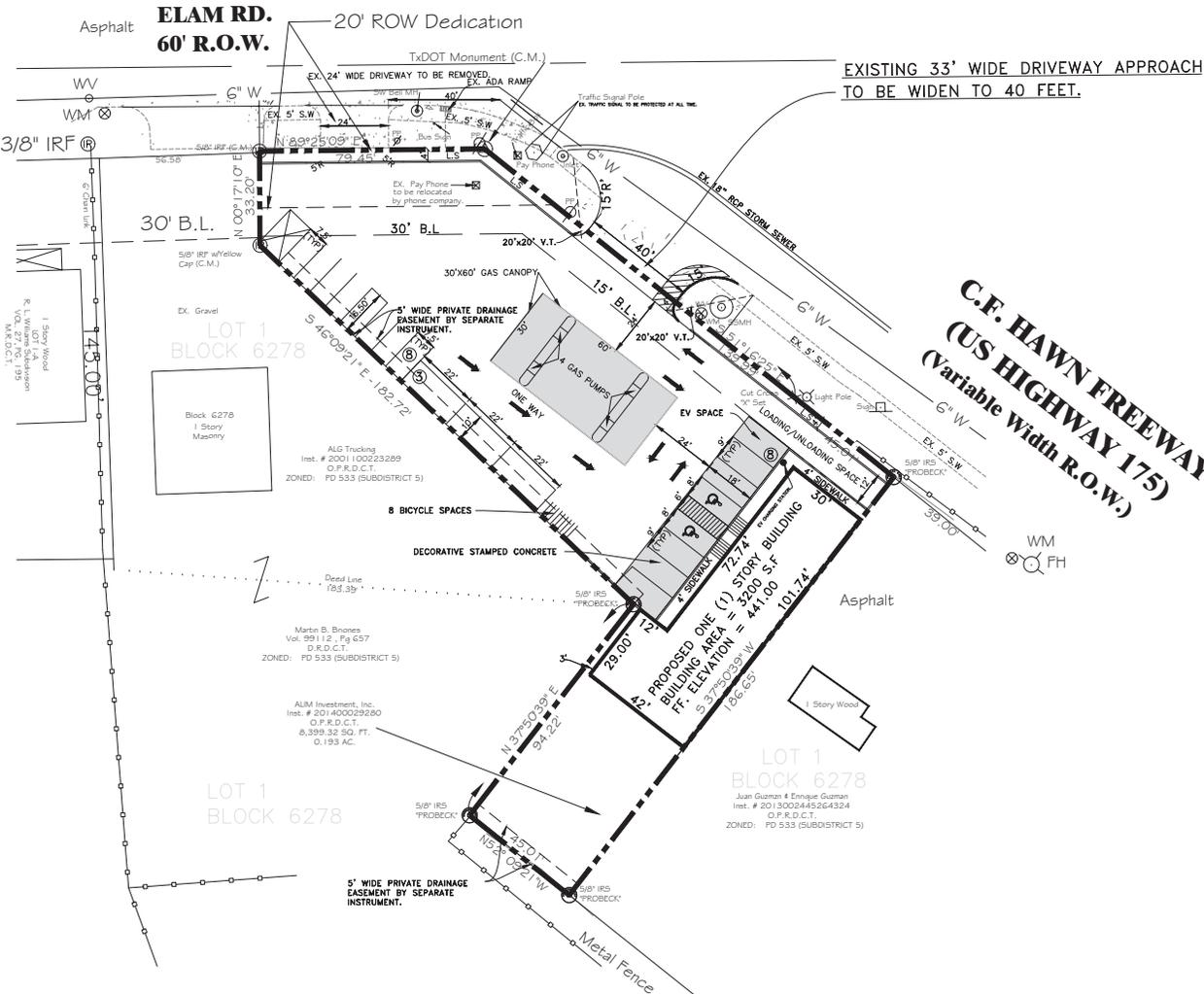


DWG. TITLE:
SITE PLAN

DRAWN BY: HJ
 SCALE: 1" = 20'

DATE 1-09-2024

4 OF 9
 SHEET NUMBER



R. L. Williams Subdivision
 VOL. 27, PG. 195
 M.E.D.C.T.

LOT 16

LOT 1
 BLOCK 6278
 Juan Guzman & Enrique Gutierrez
 Inst. # 2013002445264324
 D.F.R.D.C.T.
 ZONED: PD 533 (SUBDISTRICT 5)

Martin B. Brown
 Vol. 99112, Pg. 657
 D.F.R.D.C.T.
 ZONED: PD 533 (SUBDISTRICT 5)

ALIM Investment, Inc.
 Inst. # 201400029280
 D.F.R.D.C.T.
 8,399.32 SQ. FT.
 0.193 AC.

Block 6278
 1 Story
 Masonry

ALG Trucking
 Inst. # 2001100223289
 D.F.R.D.C.T.
 ZONED: PD 533 (SUBDISTRICT 5)

R. L. Williams Subdivision
 VOL. 27 PG. 195
 M.E.D.C.T.

3/8" IRF

WV

WM

Asphalt

ELAM RD.
 60' R.O.W.

20' ROW Dedication

TXDOT Monument (C.M.)

EX. 24' WIDE DRIVEWAY TO BE REMOVED

EX. ADA RAMP

Traffic Signal Pole

EXISTING 33' WIDE DRIVEWAY APPROACH TO BE WIDEN TO 40 FEET.

Asphalt

6" W

EX. 5' S.W.

EX. 5' S.W.