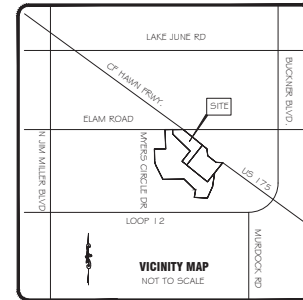


**BENCHMARKS.**

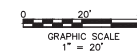
1. SQUARE CUT IN CONCRETE BASE OF METAL DP&L TOWER ON NORTH SIDE OF ELAM ROAD AND 100' EAST OF MYERS CIRCLE.  
ELEVATION = 444.53
2. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) 3 1/2" BRASS DISC LOCATED IN THE INTERSECTION OF THE SOUTH ROW OF ELAM ROAD WITH THE WEST ROW OF C.F. HAWN FREEWAY (US HIGHWAY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



**SITE PLAN SUMMARY**

ZONED: PD 533 - SUBDISTRICT 5
LOT AREA: 0.541 ACRE (OR 23,566.00 S.F)
<b>SETBACKS</b>
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
<b>PARKING:</b>
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
<b>LANDSCAPING:</b>
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.**  
 2121 N. JOSEY LANE, #100  
 CARROLLTON, TEXAS 75006  
 TEL: (214) 718-9489  
 jahvani@horimult.com

**JAHVANI CONSULTING ENGINEERS, INC.**  
 TYPE REGISTRATION NO. F-10198  
 CONSULTING ENGINEER

REVISIONS DATE

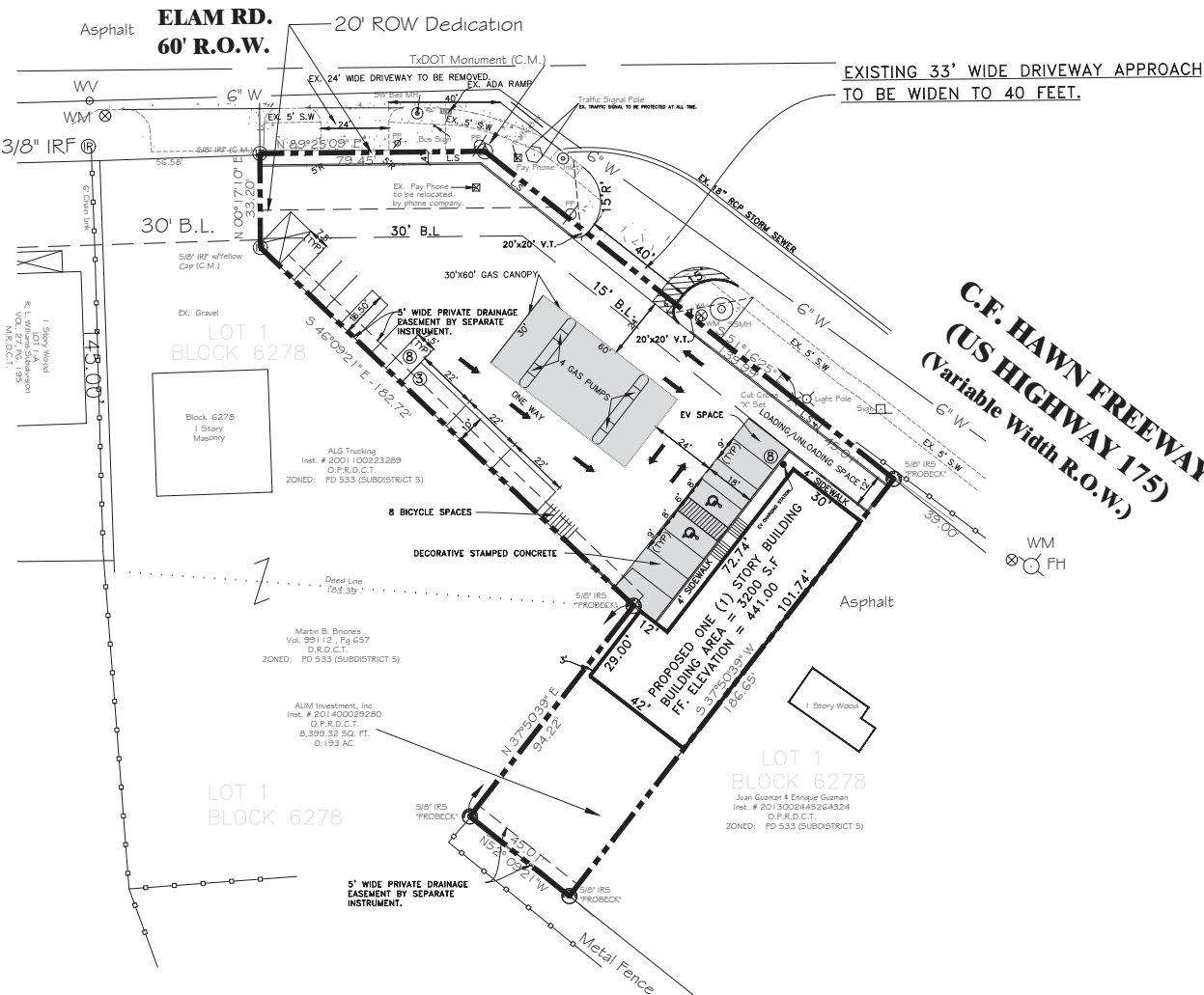


DWG. TITLE:  
**SITE PLAN**

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)

**LOT 1  
 BLOCK 6278**  
 ALM Trucking  
 Inst. # 2001100223289  
 D.F.R.D.C.T.  
 ZONED: PD 533 (SUBDISTRICT 5)

**LOT 1  
 BLOCK 6278**  
 Martin B. Brown  
 Vol. 99112, Pg. 657  
 D.F.R.D.C.T.  
 ZONED: PD 533 (SUBDISTRICT 5)

**LOT 1  
 BLOCK 6278**  
 ALM Investment, Inc.  
 Inst. # 201400029280  
 D.F.R.D.C.T.  
 8,399.32 SQ. FT.  
 0.193 AC.

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

**Block 6278**  
 1 Story  
 Masonry

1 Story Wood