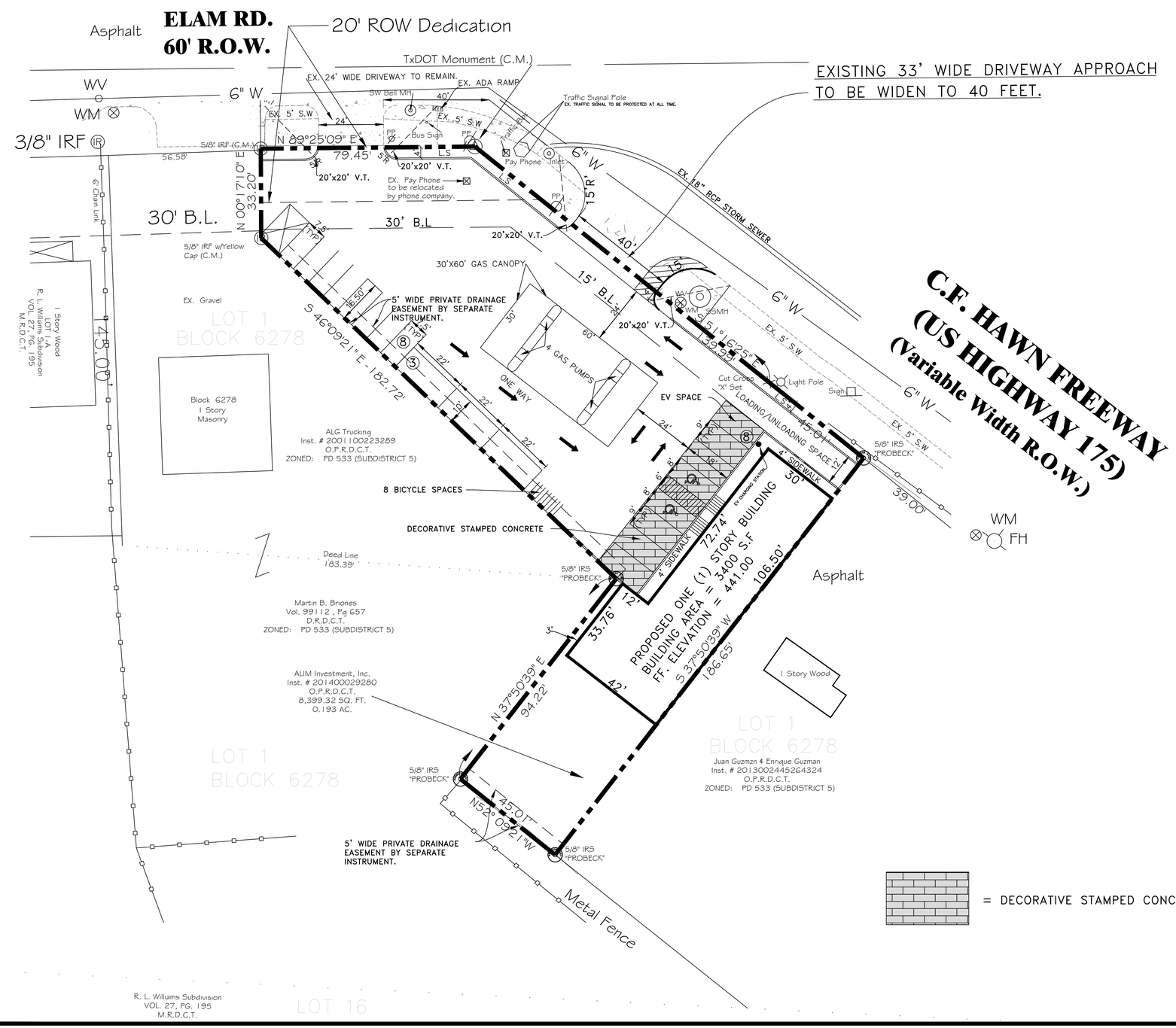
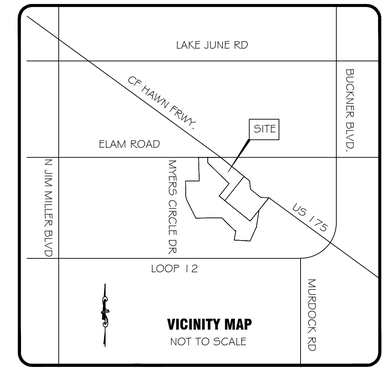
BENCHMARKS.

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

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 = 3400 SF
FLOOR AREA RATIO = 0.14/1
TOTAL SITE AREA =23,566.00 S.F
TOTAL IMPERVIOUS AREA =17,456.00 S.F

PARKING:

REQUIRED: 1 SPACE PER 200 S.F OF RETAIL (3000 S.F) = 15
REQUIRED: 1 SPACE PER 100 S.F OF RESTAURANT (400 S.F) = 4
REQUIRED: 2 PER GAS STATION = 2

TOTAL PARKING SPACES REQUIRED = 21
TOTAL PARKING SPACES PROVIDED = 21

REGULAR PARKING SPACES PROVIDED = 19
BICYCLE SPACES PROVIDED = 8 (EQUAL TO 2 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%)

= DECORATIVE STAMPED CONCRETE

GRAPHIC SCALE
1" = 20'

CITY FILE NO. 311T-9170

IMRAN RASHID C-STORE AND GAS

LOT 1, BLOCK 6278, IMRAN RASHID ADDITION
7505 C.F. HAWN FREEWAY
DALLAS, TEXAS 75217

JAHVANI CONSULTING ENGINEERS, INC.
TBPE REGISTRATION NO. F-10198
2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvani@hotmail.com

REVISIONS	DATE

SEAL

STATE OF TEXAS
HOUSHANG JAHVANI
72242
REGISTERED PROFESSIONAL ENGINEER

DWG. TITLE:
SITE PLAN

DRAWN BY: HJ
SCALE: 1" = 20'

DATE 10-27-2023

4 OF 9
SHEET NUMBER