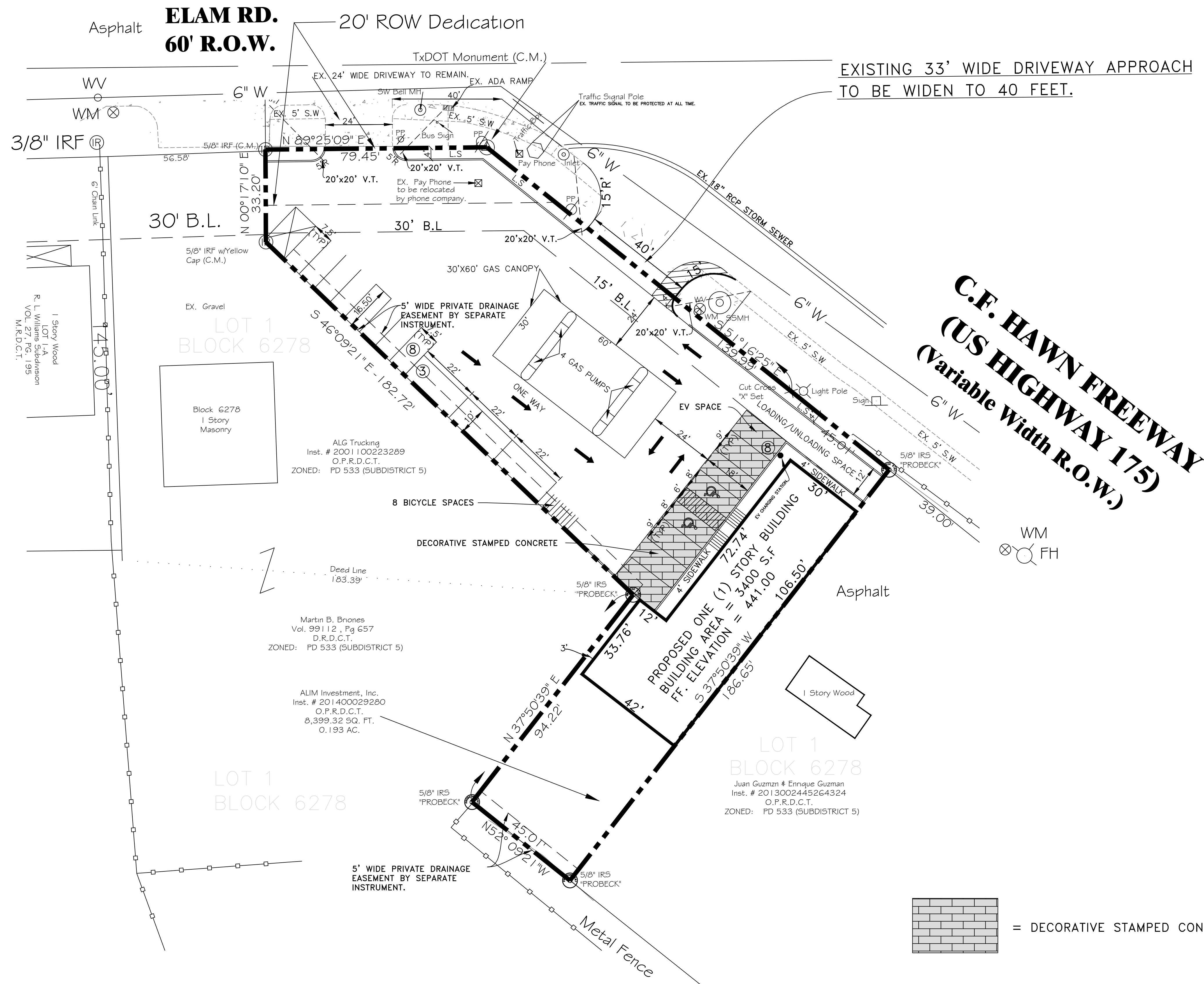
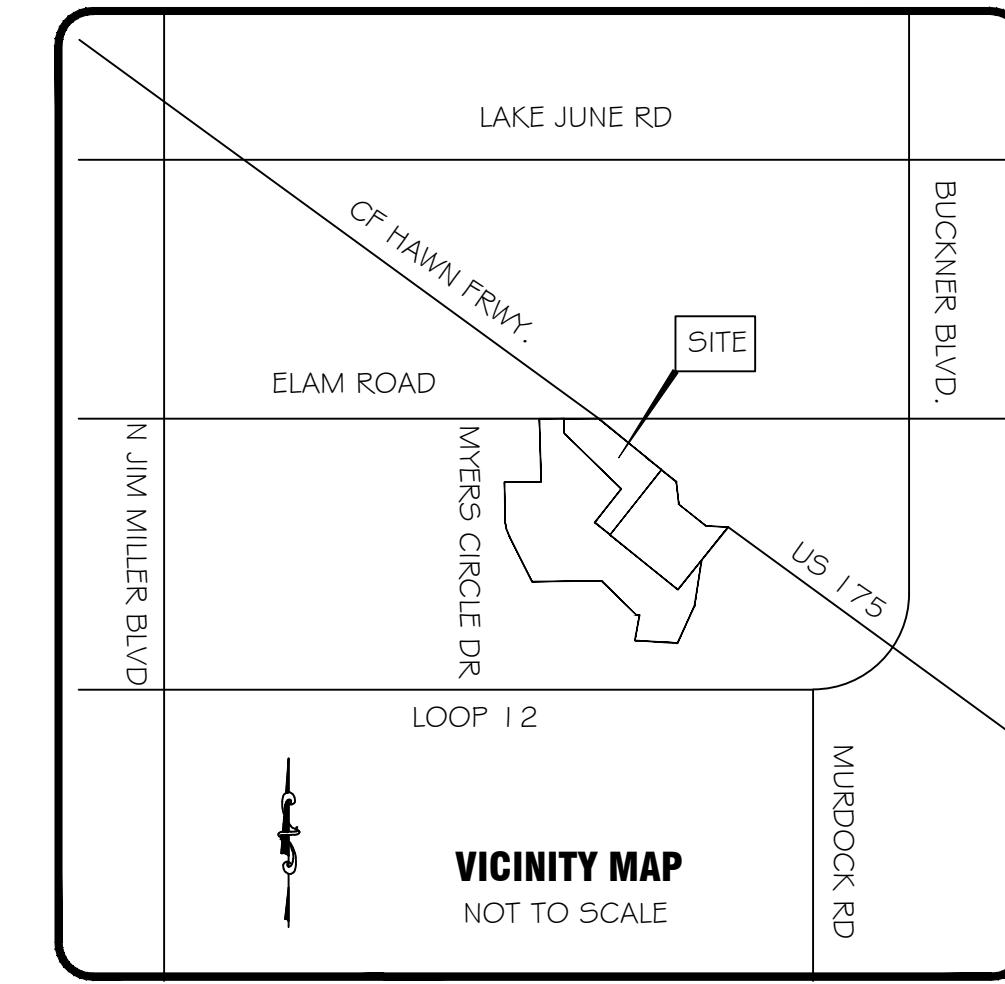


BENCHMARKS.

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%)

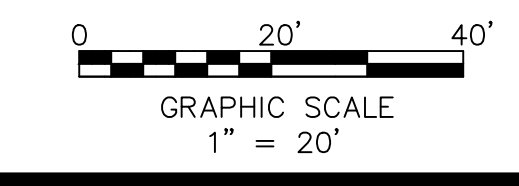
IMRAN RASHID C-STORE AND GAS
 LOT 1, BLOCK 6278, IMRAN RASHID ADDITION
 7505 C.F. HAWN FREEWAY
 DALLAS, TEXAS 75217

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

REVISIONS	DATE
DWG. TITLE: SITE PLAN	
DRAWN BY: HJ SCALE: 1" = 20'	
DATE 10-27-2023	
4 OF 9	SHEET NUMBER

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

LOT 16



CITY FILE NO. 311T-9170