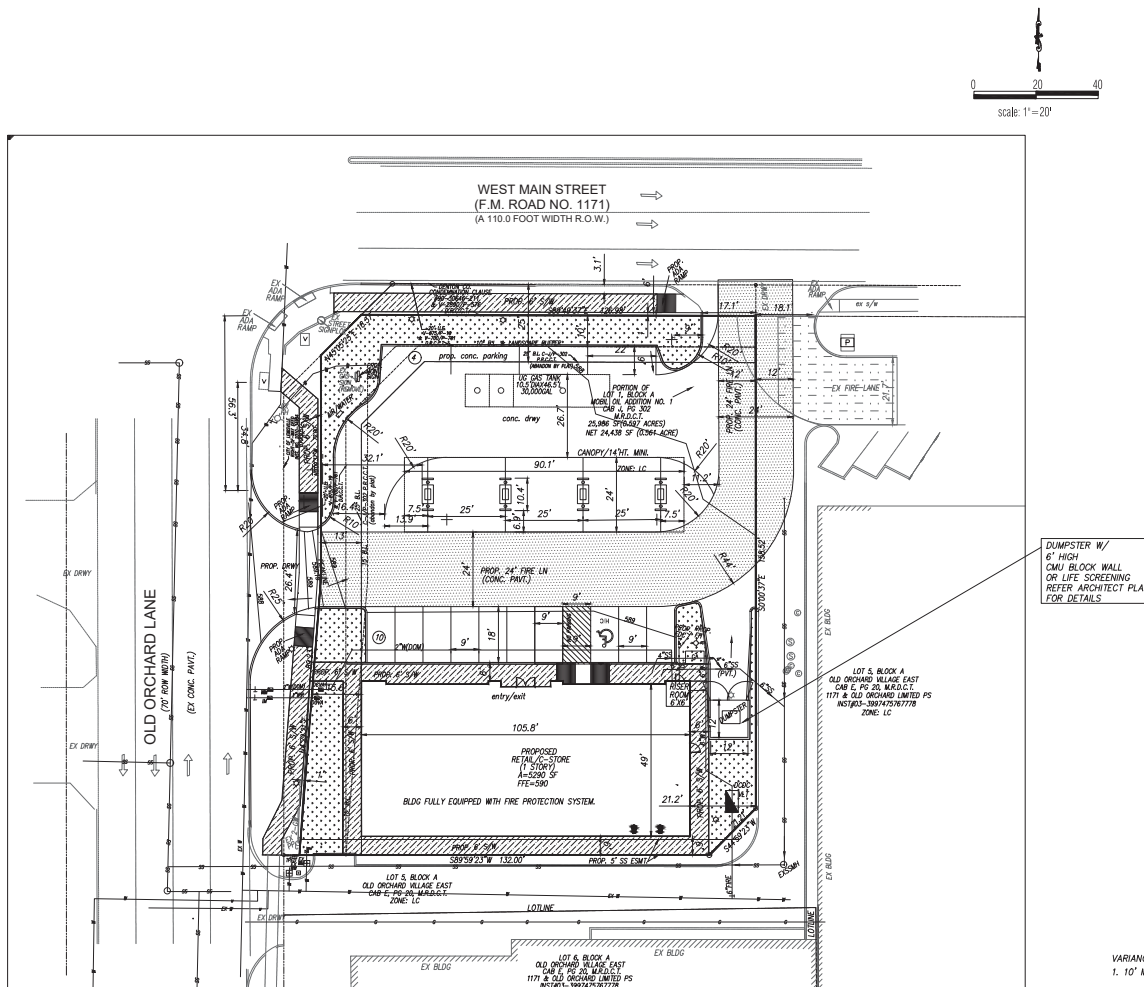


LOCATION MAP
SCALE 1"=1000'

BL= BUILDING LINE
HC= HANDICAP
IL=INLET
CONC.=CONCRETE
MONU=MONUMENT
ADA= AMERICANS WITH
DISABILITIES ACT
BFP= BACKFLOW PREVENTER
WM=WATER METER
IR OR IRR=IRRIGATION METER
LP=LIGHT POLE
FL=FLOW LINE
DOM=DOMESTIC
C=CURB CUT
B.L.=BUILDING LINE
MONU= MONUMENT

DUMPSTER W/
6' HIGH
CMU BLOCK WALL
OR LIFE SCREENING
REFER ARCHITECT PLAN
FOR DETAILS

PROJECT SUMMARY	
LOT SIZE (NET AREA)	0.561 ACRE (24,438 SF)
BLDG FOOTPRINT(1 STORY)	5,290 SF
PROPOSED USE	GASOLINE SERVICE STATION
BLDG. HT.	
LOT COVERAGE	5,290 SF (21.6%)
PARKING LOT/DRIVEWAY AREAS	15,980 SF
TOTAL IMPERVIOUS AREA	21,270 SF(87.0%)
PERVIOUS(LANDSCAPE) AREA	3,168 SF(13.0%)
TOTAL PARKING REQUIRED SPACES 300/50 SERVICE	17
TOTAL PARKING PROVIDED NON-MARKING PARKING SPACES AT FUEL PUMPS	14 (INCLUDES 1 HC PARKING)
TOTAL PARKING PROVIDED	8
TOTAL PARKING PROVIDED	22

VARIANCE LIST
1. 10' MINIMUM LANDSCAPE BUFFER FOR VEHICLE USE INSTEAD OF 15' ALONG WEST MAIN ST.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Denton County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 04-18-2011 Community Panel No. 4812100545 G.

ZONING EXHIBIT
NET 0.561 ACRE(24,438 SF)
OUT OF
MOBL OIL ADDITION NO. 1
LOT 1, BLOCK A
0.597 ACRE (25,986SF)
CABINET J, PAGES 302
LEWISVILLE, DENTON CO., TX
SITE ADDRESS: 1298 W MAIN ST
LEWISVILLE, TX 75067

CONSULTANT:
Civil Urban Associates, Inc.
• Civil Engineering
• Structural Engineering
• Planning
• Construction Management
• Land Development & Surveying
Form Reg. No. 131795
9401 LBJ Frey Blvd., Dallas, TX 75243
Contact: MR MICHAEL SUAN, P.E.
Phone: 469-238-5985
E-mail: mml@engineersinc.com

DESIGNER:
ANNA REALTY INC (000762)
NET 0.561 ACRE(24,438 SF)
MOBL OIL ADDITION NO. 1
LOT 1, BLOCK A
0.597 ACRE (25,986SF)
CABINET J, PAGES 302
LEWISVILLE, DENTON CO., TX
SITE ADDRESS: 1298 W MAIN ST
LEWISVILLE, TX 75067

OWNER:
ANNA REALTY INC (000762)
NET 0.561 ACRE(24,438 SF)
MOBL OIL ADDITION NO. 1
LOT 1, BLOCK A
0.597 ACRE (25,986SF)
CABINET J, PAGES 302
LEWISVILLE, DENTON CO., TX
SITE ADDRESS: 1298 W MAIN ST
LEWISVILLE, TX 75067

PROJECT:
REVIEWS: DATE:

SEAL
MICHAEL SUAN
REGISTERED PROFESSIONAL ENGINEER
6-26-25

ZONING EXHIBIT

DATE:
3-27-25
SCALE:
DRAWN:
CHECKED:
PROJECT #
c10825
SHEET NO:

c4