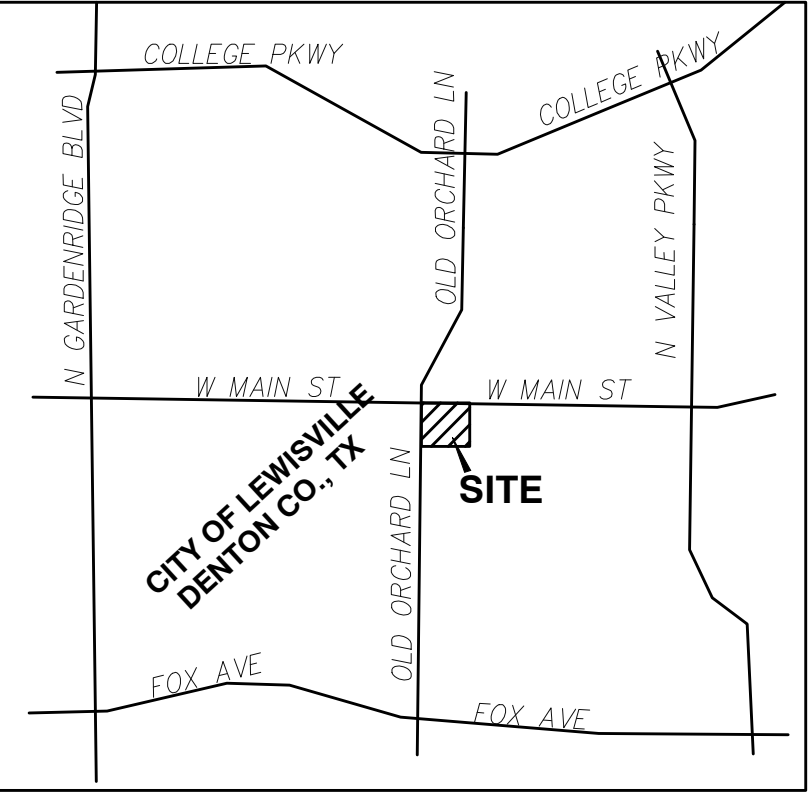
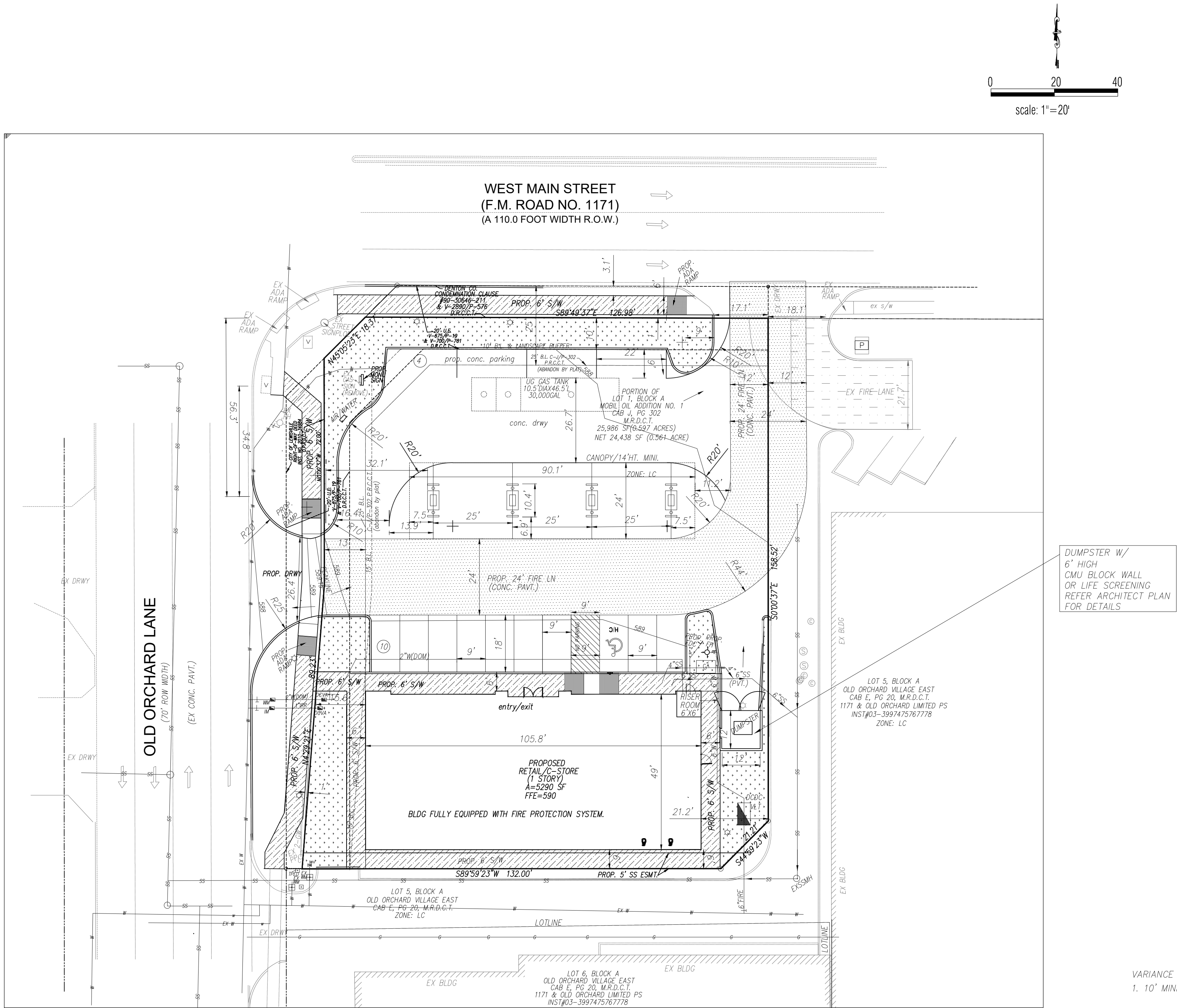




LOCATION MAP
SCALE 1"=1000'

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
cc= CURB CUT
B.L.=BUILDING LINE
MONU= MONUMENT

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 gasoline station service 1 SPC./300 SF	17
TOTAL PARKING PROVIDED NON-MARKING PARKING SPACES AT FUEL PUMPS.	14 (INCLUDES 1 HC PARKING) 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. 48121C0545 G.

ZONING EXHIBIT
NET 0.561 ACRE(24,438 SF)
OUT OF
MOBIL 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.
CUA
• Civil Engineering
• Structural Engineering
• Planning
• Construction Management
• Land Development • Surveying
Firm Reg. No. 13785
9401 LBJ Fwy #305, Dallas, TX 75243
Contact: MD MOZHARUL ISLAM, P.E.
Phone: 469-226-5965
E-mail: rmi.engineers@cuainc.com

DEVELOPER:
ANWA REALTY INC (800762)
1298 W MAIN ST
LEWISVILLE TX 75067-3420
CONTACT:
KARIM
214-641-6800
OWNER:
ANWA REALTY INC (800762)
1298 W MAIN ST
LEWISVILLE TX 75067-3420
CONTACT:
KARIM
214-641-6800

PROJECT:
GET N GO
NET 0.561 ACRE(24,438 SF)
OUT OF
MOBIL OIL ADDITION NO. 1
LOT 1, BLOCK A
CABINET J, PAGES 302
LEWISVILLE, DENTON CO., TX
SITE ADDRESS: 1298 W MAIN ST
LEWISVILLE, TX 75067

REVISIONS: DATE:

SEAL:
STATE OF TEXAS
MD MOZHARUL ISLAM
08182
PROFESSIONAL ENGINEER
6-26-25

TITLE:
ZONING EXHIBIT

DATE:
3-27-25
SCALE:
DRAWN:
CHECKED:
PROJECT #
c10825
SHEET NO:
c4

04/29/2025

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Get N Go

1298 Main St Lewisville TX

KEY PLAN

NORTH

-	6/17/2025	CONCEPT
NO	DATE	DESCRIPTION

PROJECT NO:2522

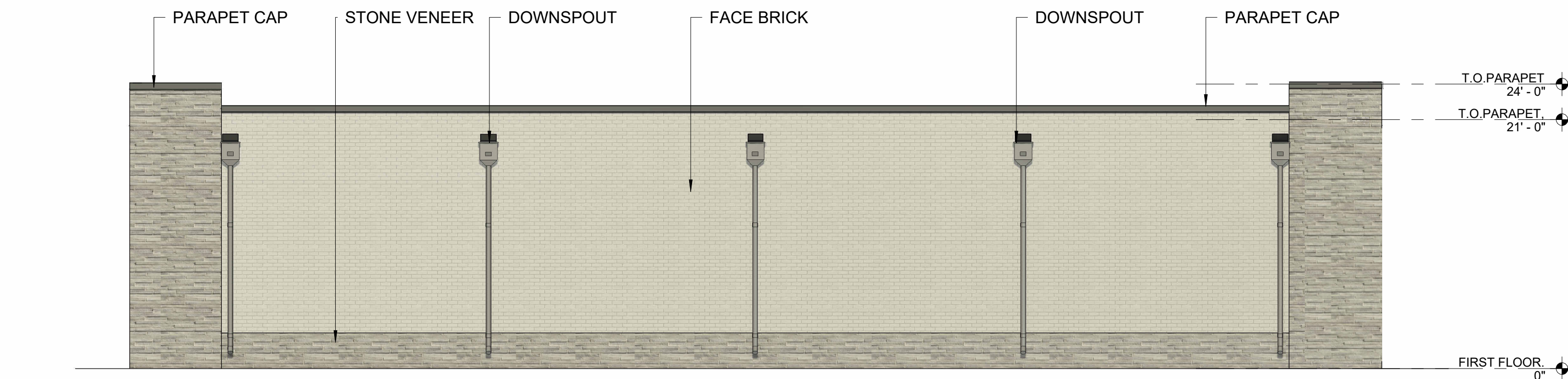
EXTERIOR ELEVATIONS

A-201



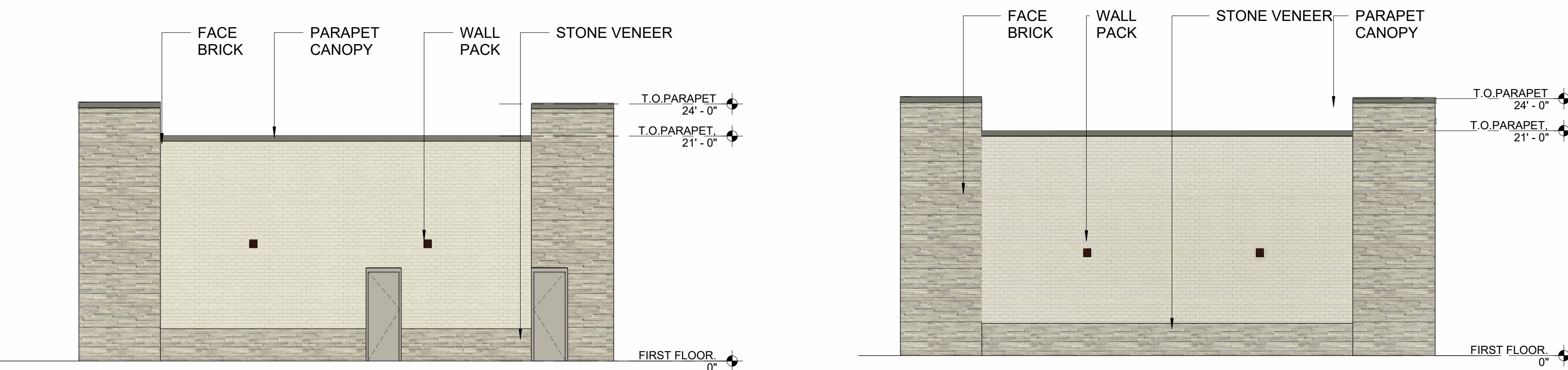
4 NORTH ELEVATION

A-101 | A-201 1/8" = 1'-0"



3 SOUTH ELEVATION

A-101 | A-201 1/8" = 1'-0"



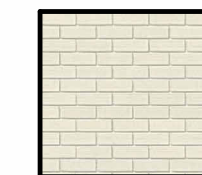
1 EAST ELEVATION

A-101 | A-201 1/8" = 1'-0"

2 WEST ELEVATION

A-101 | A-201 1/8" = 1'-0"

EXTERIOR FINISH LEGEND



A. FACE BRICK



B. STONE VENEER



C. METAL CANOPY



D. GLAZING & ALUM FRAME

GENERAL NOTES:

- A. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT'S APPROVAL
- B. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
- C. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR

SCREENING OF SERVICE AREA NOTES:

- A. ROOF TOP UNITS SHOULD BE HIDDEN BY HIGH PARAPATE

MATERIAL PERCENTAGES PER ELEVATION

NORTH ELEVATION			
	SF	%	
A. BRICK	1170.0	46%	
B. STONE VENEER	856.7	34%	
C. INSULATED METAL CANOPY	28.0	1%	

SUBTOTAL=		2054.7	81%
ALUM GLAZING		482.0	19%
TOTAL=		2536.7	100%

SOUTH ELEVATION			
	SF	%	
A. BRICK	1731.5	72%	
B. STONE VENEER	661.8	28%	
C. INSULATED METAL CANOPY	0.0	0%	

SUBTOTAL=		2393.4	100%
ALUM GLAZING		0.0	0%
TOTAL=		2393.4	100%

EAST ELEVATION			
	SF	%	
A. BRICK	624.6	57%	
B. STONE VENEER	480.0	43%	
C. INSULATED METAL CANOPY	0.0	0%	

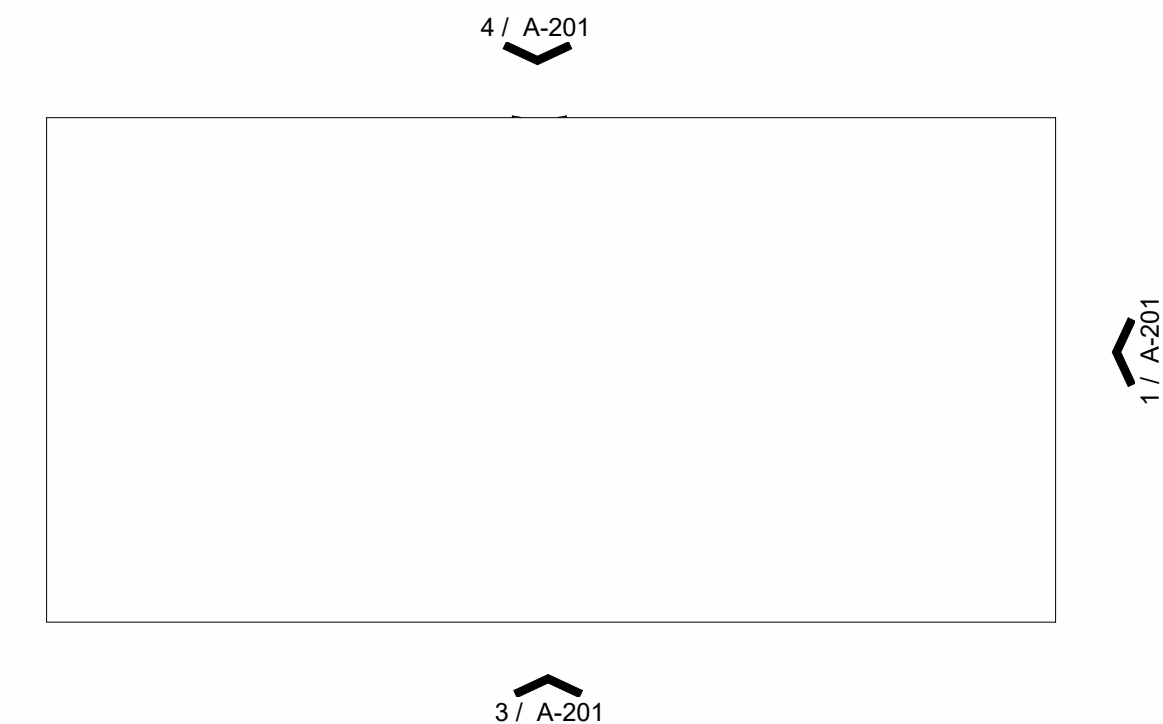
SUBTOTAL=		1104.6	100%
ALUM GLAZING		0.0	0%
TOTAL=		1104.6	100%

WEST ELEVATION			
	SF	%	
A. BRICK	624.6	57%	
B. STONE VENEER	480.0	43%	
C. INSULATED METAL CANOPY	0.0	0%	

SUBTOTAL=		1104.6	100%
ALUM GLAZING		0.0	0%
TOTAL=		1104.6	100%

OVERALL			
	SF	%	
A. BRICK	4150.8	58%	
B. STONE VENEER	2478.5	35%	
C. INSULATED METAL PANEL	28.0	0%	

SUBTOTAL=		6657.3	93%
ALUM GLAZING		482.0	7%
TOTAL=		7139.3	100%



5 KEY PLAN

A-201 | A-201 3/64" = 1'-0"

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Get N Go

1298 Main St Lewisville TX

KEY PLAN

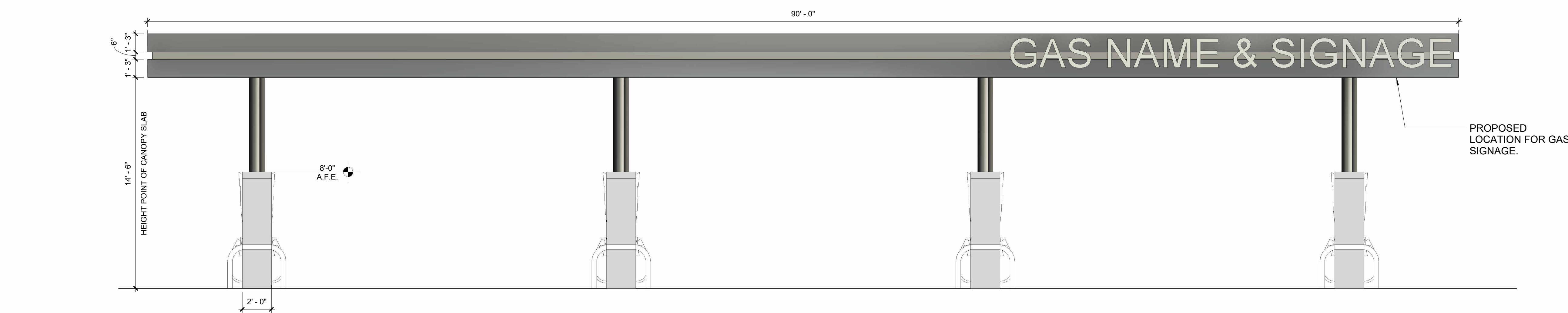


-	6/17/2025	CONCEPT
NO	DATE	DESCRIPTION
		PROJECT NO:2522

CANOPY ELEVATIONS

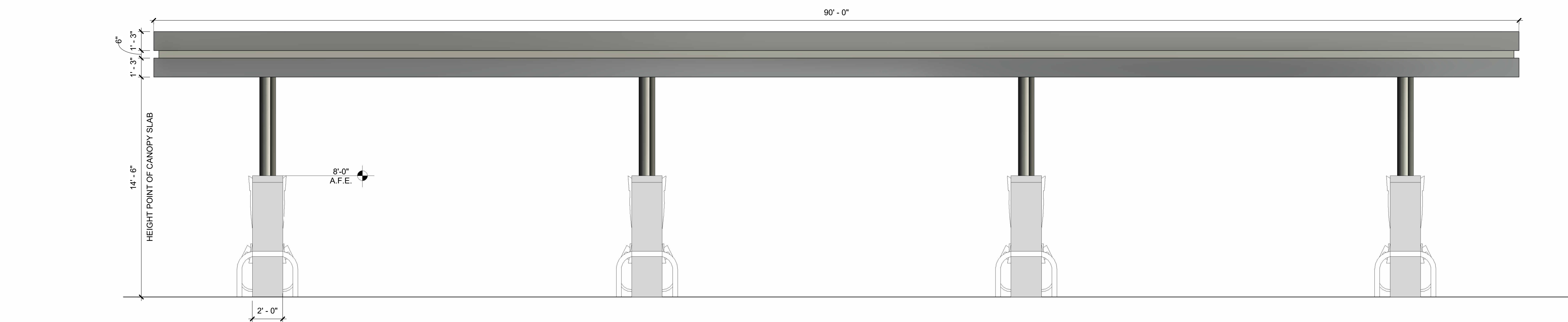
REVIT_v22

A-202



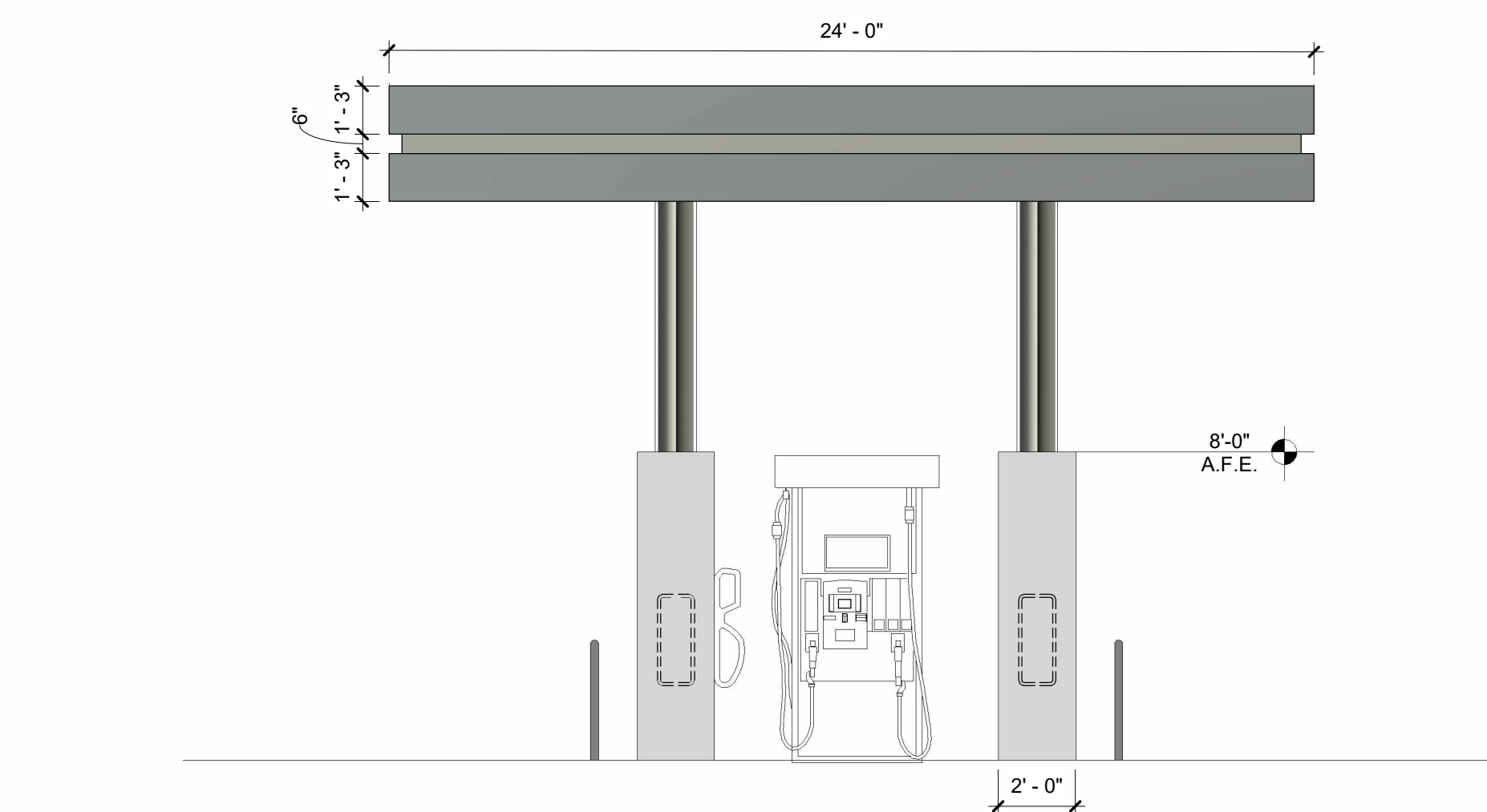
4 GAS STATION CANOPY NORTH ELEVATION (FRONT)

A-101 | A-202 1/4" = 1'-0"



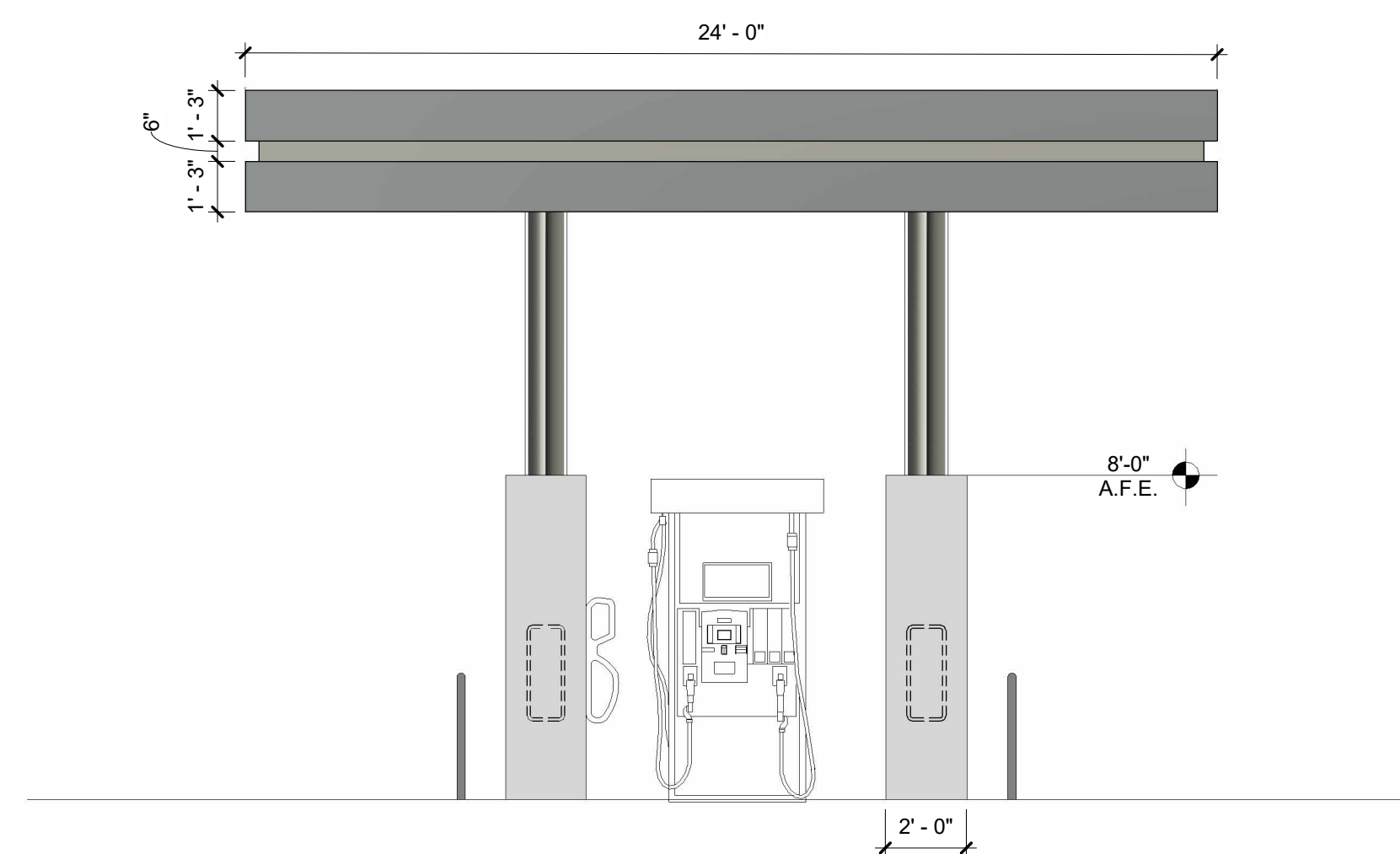
3 GAS STATION CANOPY SOUTH ELEVATION

A-101 | A-202 1/4" = 1'-0"



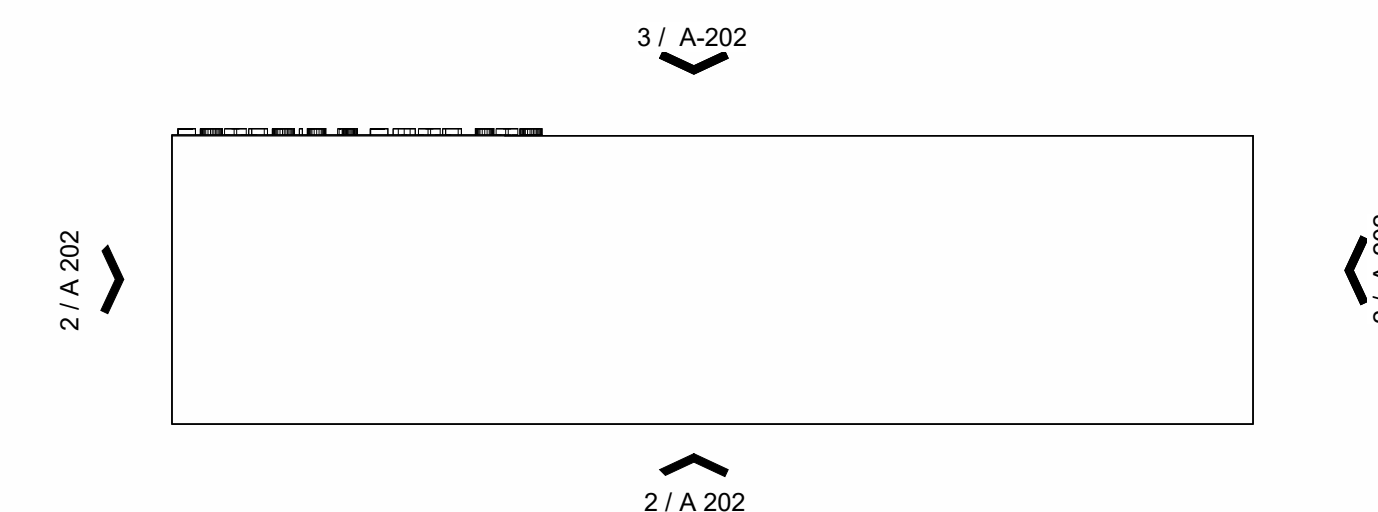
1 GAS STATION CANOPY EAST ELEVATION

A-101 | A-202 1/4" = 1'-0"



2 GAS STATION CANOPY WEST ELEVATION

A-101 | A-202 1/4" = 1'-0"



5 KEY PLAN -CANOPY

A-201 | A-202 1/16" = 1'-0"

