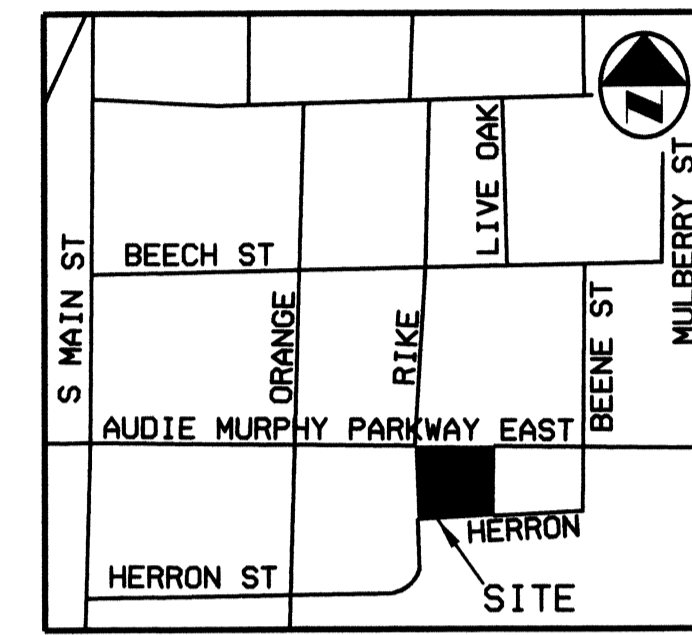
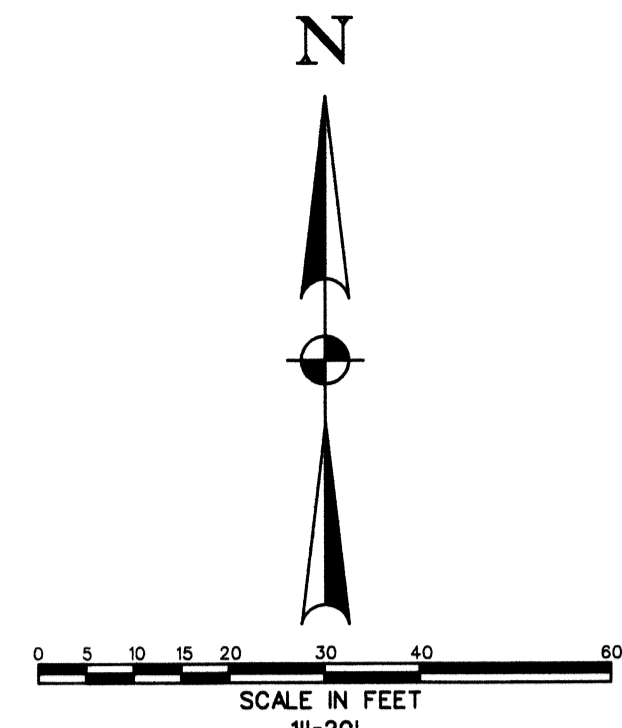


EXISTING SINGLE STORY STORAGE BUILDING SHOWN BELOW TO BE REMOVED BY LANDOWNER UPON COMPLETION OF THE IMPROVEMENT OF RIKE STREET BY THE CITY OF FARMERSVILLE. RIKE STREET IMPROVEMENTS TO INCLUDE CONCRETE CURB AND GUTTER PER SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF THE IMPROVEMENTS WITH ENCLOSED STORM SEWER SYSTEM. IMPROVEMENTS TO BE INSTALLED FROM U.S. 380 TO HERRON STREET INCLUDING THE HERRON STREET / RIKE STREET INTERSECTION.

PROPOSED DRIVE LOCATIONS FROM PLANS RECEIVED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE WIDENING OF STATE HIGHWAY 380.



VICINITY MAP N.T.S.

SITE DATA SUMMARY

LOT 60B, BLOCK 6, WILEY ADDITION

- EXISTING ZONING: HIGHWAY COMMERCIAL (HC)
- EXISTING USE: CONVENIENCE STORE W/INCIDENTAL RESTAURANT
- LOT AREA: 22,552.00 SF - 0.518 ACRES
- BUILDING AREA: 2,527.00 SF
- BUILDING HEIGHT: SINGLE STORY
- LOT COVERAGE: 11.21%
- F.A.R. = 0.1121:1
- PARKING REQUIRED: 1 SPACE PER 3 SEATS IN RESTAURANT
10 SEATS / 3 = 4 SPACES REQUIRED OR
1 SEAT PER 200 SF FLOOR AREA
2,527.00 / 200 = 13 SPACES OR
6 SPACES PER GASOLINE SERVICE STATION
- TOTAL PARKING REQUIRED: 13 SPACES
TOTAL PROVIDED: 13 SPACES
- HANDICAP REQUIRED: 13 SPACES/25 = 1 SPACE
- HANDICAP PARKING PROVIDED: 1
- LOADING SPACES REQUIRED: NONE
- LANDSCAPE AREA PROVIDED: 6,414 SQ. FT OR 28.44%

HIGHWAY COMMERCIAL ZONING REQUIREMENTS:

ZONING ORDINANCE REQUIREMENT

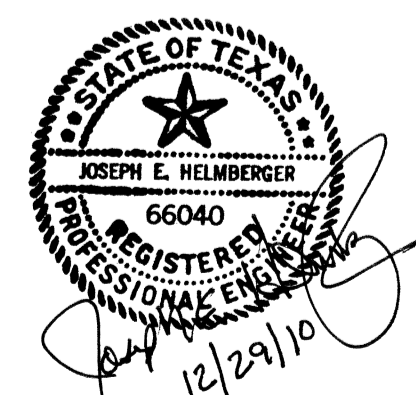
MINIMUM LOT AREA: 5,000 SF	22,552 SF
MINIMUM LOT WIDTH: 40'	187.32'
MINIMUM LOT DEPTH: NO MINIMUM	119.74'
FRONT SETBACK: 25'	25'
SIDE SETBACK: 10'	10'
REAR SETBACK: 20'	20'
MAX. LOT COVERAGE: 50%	11.24%
MAX FLOOR AREA RATIO: 0.50	0.1121:1

EXTERIOR LIGHTING STANDARDS AS REQUIRED IN SECTION 12: EXTERIOR LIGHTING STANDARDS OF THE CITY OF FARMERSVILLE COMPREHENSIVE ZONING ORDINANCE, AS AMENDED, WILL BE ADHERED TO AT SUCH TIME AS EXTERIOR LIGHTING IS ADDED.

MODIFICATIONS AND ADDITIONS TO THE EXISTING BUILDING TO BE PERFORMED PER SECTION 9-J, EXTERIOR CONSTRUCTION AND SECTION 9-S, BUILDING FACADE REGULATIONS FOR THE COMMERCIAL (C) AND HIGHWAY COMMERCIAL (HC) DISTRICTS, CITY OF FARMERSVILLE COMPREHENSIVE ZONING ORDINANCE, AS AMENDED.

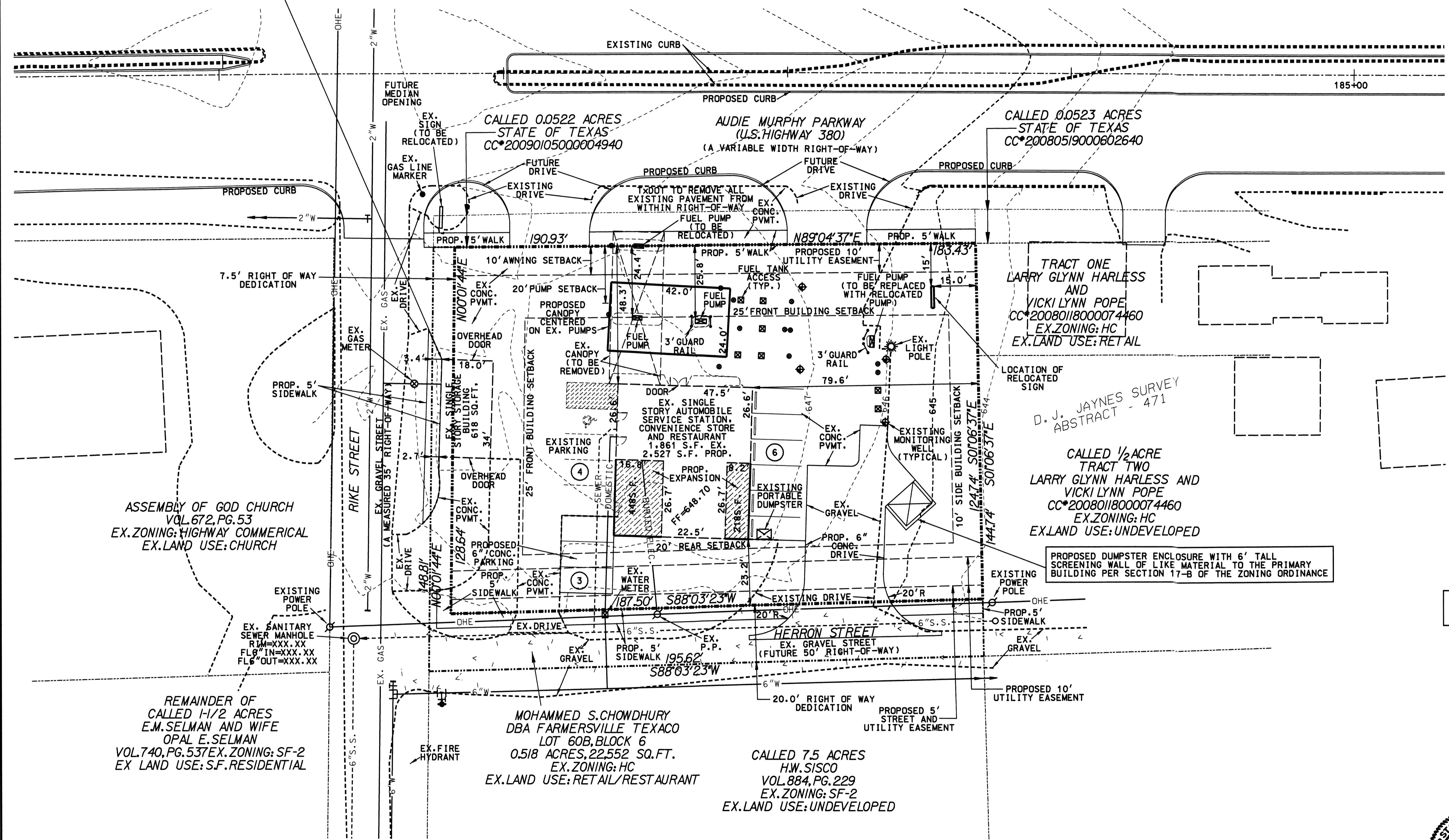
LAND OWNER/APPLICANT:
MR. MOHAMMED S. CHOWDHURY
DBA FARMERSVILLE TEXACO
304 AUDIE MURPHY PARKWAY EAST
FARMERSVILLE, TEXAS 75442
(972) 782-8554 - PHONE
(214) 695-2785 - CELL

ENGINEER:
HELMBERGER ASSOCIATES, INC.
MR. JOSEPH E. HELMBERGER, P.E.
1525 BOZMAN ROAD
WYLE, TEXAS 75098
(972) 442-7459 - PHONE
(972) 442-1428 - FAX



ALL HANDICAP RAMPS, STALLS, PARKING AND ACCESS TO BLDG TO MEET ADA AND TAS STANDARDS

SITE PLAN					
FARMERSVILLE SHELL					
304 AUDIE MURPHY PARKWAY EAST					
CITY OF FARMERSVILLE, TEXAS					
TBPE REGISTRATION F-000756	H	HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS 1525 BOZMAN ROAD, WYLE, TEXAS 75098 (972) 442-7459			
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
HELM.	CADD	DEC. 29, 2010	1"=20'	SPBORDEDGN	1055
					C1



ASSEMBLY OF GOD CHURCH
VOL. 672, PG. 53
EX. ZONING: HIGHWAY COMMERCIAL
EX. LAND USE: CHURCH

REMAINDER OF
CALLED 1/2 ACRES
E.M. SELMAN AND WIFE
OPAL E. SELMAN
VOL. 740, PG. 53 EX. ZONING: SF-2
EX. LAND USE: S.F. RESIDENTIAL

MOHAMMED S. CHOWDHURY
DBA FARMERSVILLE TEXACO
LOT 60B, BLOCK 6
0.518 ACRES, 22,552 SQ. FT.
EX. ZONING: HC
EX. LAND USE: RETAIL/RESTAURANT

CALLLED 7.5 ACRES
H.W. SISCO
VOL. 884, PG. 229
EX. ZONING: SF-2
EX. LAND USE: UNDEVELOPED

TRACT ONE
LARRY GLYNN HARLESS
AND
VICKI LYNN POPE
CC*20080118000074460
EX. ZONING: HC
EX. LAND USE: RETAIL

CALLLED 1/2 ACRE
TRACT TWO
LARRY GLYNN HARLESS AND
VICKI LYNN POPE
CC*20080118000074460
EX. ZONING: HC
EX. LAND USE: UNDEVELOPED

PROPOSED DUMPSTER ENCLOSURE WITH 6' TALL SCREENING WALL OF LIKE MATERIAL TO THE PRIMARY BUILDING PER SECTION 17-B OF THE ZONING ORDINANCE