OWNER INFORMATION:

SAEED GADDI
P.O. BOX 2554
STAFFORD, TX 77497
832.277.6699

APPLICANT INFORMATION:

NASSER ZIA
NZ CONSTRUCTION CORP.
4450 S. WAYSIDE DR., STE. 101,
HOUSTON, TX 77087

SITE INFORMATION:

175'x125' = 21,875 SQ. FT.
TOTAL TRACT: 21,875 SQ. FT.
21,875 / 43,560 = 0.502 ACRE GROSS ACREAGE

LEGAL DESCRIPTION:

0.502 ACRES OUT OF PART OF TRACT 27 OF
THE JAMES B. WELLS SURVEY, ABSTRACT 205,
IN TEXAS CITY, GALVESTON COUNTY, TEXAS

LANDSCAPE ANALYSIS:

REQUIRED - 5%
21,875 SQ. FT. x 5% = 1,094SQ. FT.

TREES REQUIRED
1/500 SQ. FT.
1,094/500 = 2 TREES REQUIRED

TREES PROVIDED = 5 TREES

PARKING ANALYSIS:

REQUIRED - 1/200 SQ. FT. ENCLOSED SPACE
2,478 SQ. FT. / 200 SQ. FT. = 13 SPACES

ADA PARKING 1/25 SPACES PROVIDED
14/25 = 1 ADA PARKING PROVIDED

PROVIDED PARKING:

REGULAR SPACES:	12 SPACES
ADA SPACES:	1 SPACES
TOTAL	13 SPACES

ZONING:

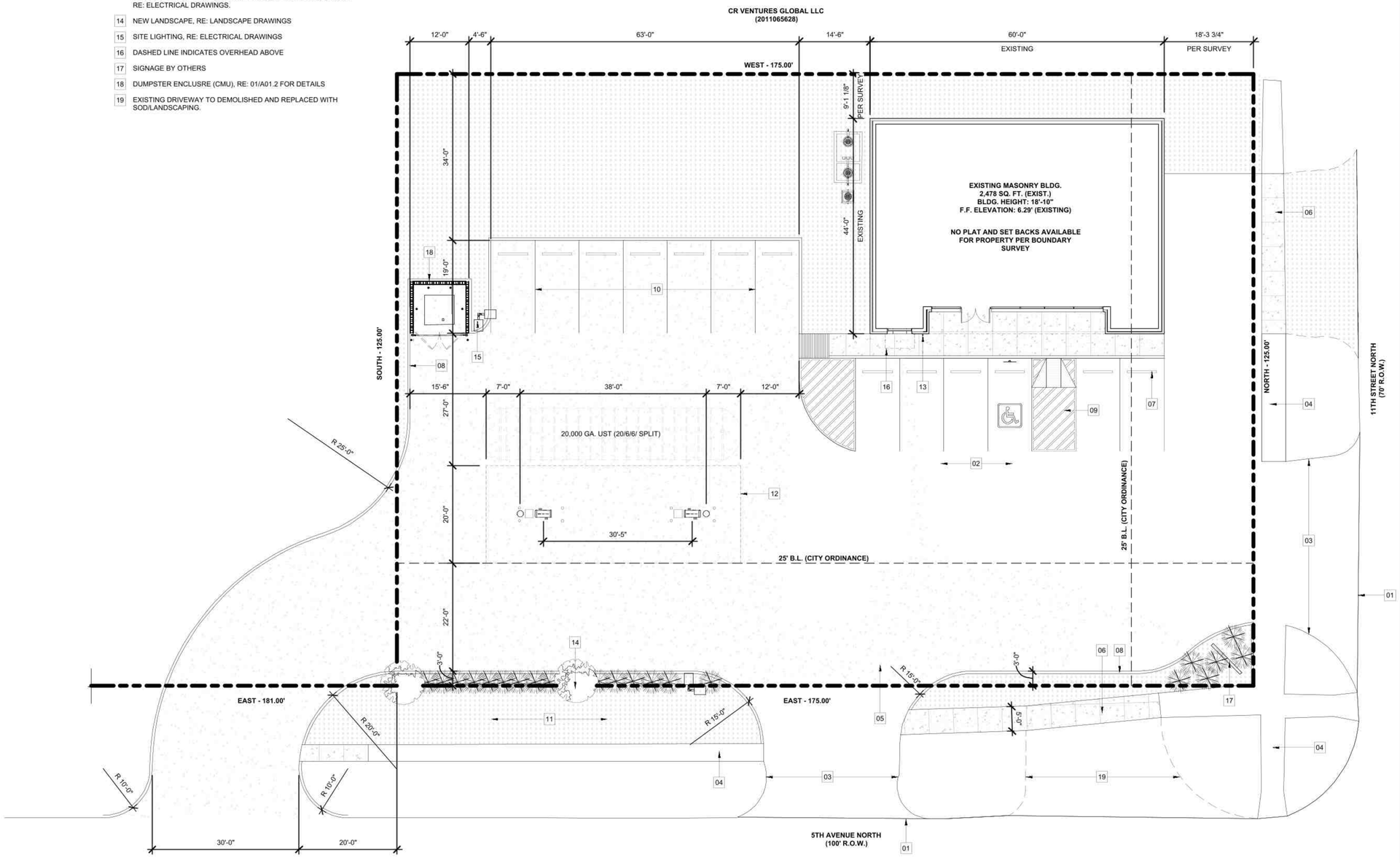
PROPERTY IS ZONED "F" - LIGHT INDUSTRIAL
ADJOINING PROPERTIES ARE ZONED "F" - LIGHT INDUSTRIAL

SITE PLAN KEYED NOTES:

01 EDGE OF PAVEMENT
02 EXISTING CONCRETE PAVING
03 EXISTING CONC. DRIVEWAY APPROACH
04 EXISTING SIDEWALK
05 HATCHED INDICATES NEW CONCRETE PAVEMENT, RE: CIVIL DRAWINGS
06 NEW CONCRETE SIDEWALK, RE: CIVIL DRAWINGS
07 WHEEL STOP, RE: CIVIL DRAWINGS
08 6" CONCRETE CURB, RE: CIVIL DRAWINGS
09 4" WIDE PAINTED CROSS-STRIPING AT 18" O.C. WITH BORDER WHITE TRAFFIC PAINT
10 4" WIDE PARKING STALL STRIPING - TRAFFIC WHITE
11 NATURAL GREEN
12 FUEL CANOPY, FUEL DISPENSER, UNDERGROUND TANK, AND CANOPY FOOTING BY OTHERS
13 EMERGENCY PUMP SHUT-OFF. THE DEVICES SHALL BE DISTINCTLY LABELED AS: EMERGENCY FUEL SHUTOFF. SIGNS SHALL BE PROVIDED IN APPROVED LOCATIONS. PER IFC 2303.2. RE: ELECTRICAL DRAWINGS.
14 NEW LANDSCAPE, RE: LANDSCAPE DRAWINGS
15 SITE LIGHTING, RE: ELECTRICAL DRAWINGS
16 DASHED LINE INDICATES OVERHEAD ABOVE
17 SIGNAGE BY OTHERS
18 DUMPSTER ENCLUSRE (CMU), RE: 01/A01.2 FOR DETAILS
19 EXISTING DRIVEWAY TO DEMOLISHED AND REPLACED WITH SOD/LANDSCAPING.

VICINITY MAP

KEY MAP 738-G



N

SITE PLAN | 1

Scale: 3/32" = 1'-0"

IMG + DESIGN

DIRECTORY

Irving Gonzalez
832.836.6030
irving@imgdesign.co

SEAL

SUBMITTALS

NO.	ISSUE	DATE
1	CITY REVISION	10/23/2024
2	CITY REVISION 2	12/10/2024
3	CITY REVISION 3	02/17/2025
4	CITY REVISION 4	05/14/2025

SPEED FUEL C-STORE REMODEL

1025 5TH AVENUE NORTH,
TEXAS CITY, GALVESTON COUNTY, TEXAS 77590

PROJECT NO.
C.2417

SHEET NAME
DETAILED SITE PLAN

SHEET NO.
A01.0

COPYRIGHT 2024 ALL RIGHTS RESERVED