



SITE AREA TABLE	
WALMART	[25.70 AC (1,119,747 SF)]
FUEL STATION	[1.39 AC (60,284 SF)]
OUTPARCEL 1	[2.39 AC (104,108 SF)]
OUTPARCEL 2	[1.35 AC (58,822 SF)]
TOTAL WALMART AREA	[30.83 AC (1,342,961 SF)]

SITE ANALYSIS TABLE	
WALMART BUILDING AREA	181,128 SF
TOTAL PROPOSED PARKING RATIO	[4.09] / 1000
TOTAL REQUIRED PARKING RATIO	[5.00] / 1000
STORE PARKING	[694] SPACES
STORE PARKING RATIO	[4.05] / 1000
OPD SPACES	[47] SPACES
TOTAL PARKING	[741] SPACES *
CART CORRALS	[32] SPACES **

* [54] SPACES WITHIN 150' OF GM VESTIBULE
[57] SPACES WITHIN 150' OF GR VESTIBULE
** CART CORRALS EXCLUDED FROM ALL PARKING RATIOS ABOVE

ZONING TABLE	
CURRENT ZONING	AGRICULTURAL (A)
PROPOSED ZONING	REGIONAL COMMERCIAL (RC)
PERMITTED USES (RC)	RETAIL SHOP, FOOD AND BEVERAGE SALES STORES, GASOLINE SERVICE STATION
FLOOD HAZARD	YES
WETLANDS	YES
IBC BUILDING SETBACK	60'
AHJ FRONT YARD SETBACK	20'
AHJ SIDE YARD SETBACK	10' (20' ADJACENT TO RESIDENTIAL)
AHJ REAR YARD SETBACK	20'
AHJ STREET SIDE SETBACK	25'
AHJ LANDSCAPE SETBACK	10'

NOTES:
1. FURTHER INVESTIGATION REQUIRED FOR EXACT LOCATION OF EXISTING UTILITIES ONSITE
2. CONTOURS ARE SHOWN AT 2' INTERVALS
3. FLOOD STUDY MAY BE REQUIRED

ENGINEER
MANHARD CONSULTING
8144 WALNUT HILL LANE, SUITE 750,
DALLAS, TX 75231

MATTHEW T. SMITH, P.E.
PHONE: 972.972.4273
EMAIL: MSMITH@MANHARD.COM

STEVEN M. SHANHOLTZER
PHONE: 630.925.1216
EMAIL: SSHANHOLTZER@MANHARD.COM

JESSE CONRAD, P.E.
PHONE: 972.972.4205
EMAIL: JCONRAD@MANHARD.COM



PROPOSED RETAIL

I-35 & BELZ RD, SANGER, TX

CONCEPTUAL SITE PLAN

PRELIMINARY
NOT FOR
PERMITTING OR
CONSTRUCTION

PROJ. MGR.: MTS

PROJ. ASSOC.: CAK

DRAWN BY: CAK

DATE: 10/10/2025

SHEET

CSP

611.004055.022

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EXHIBIT