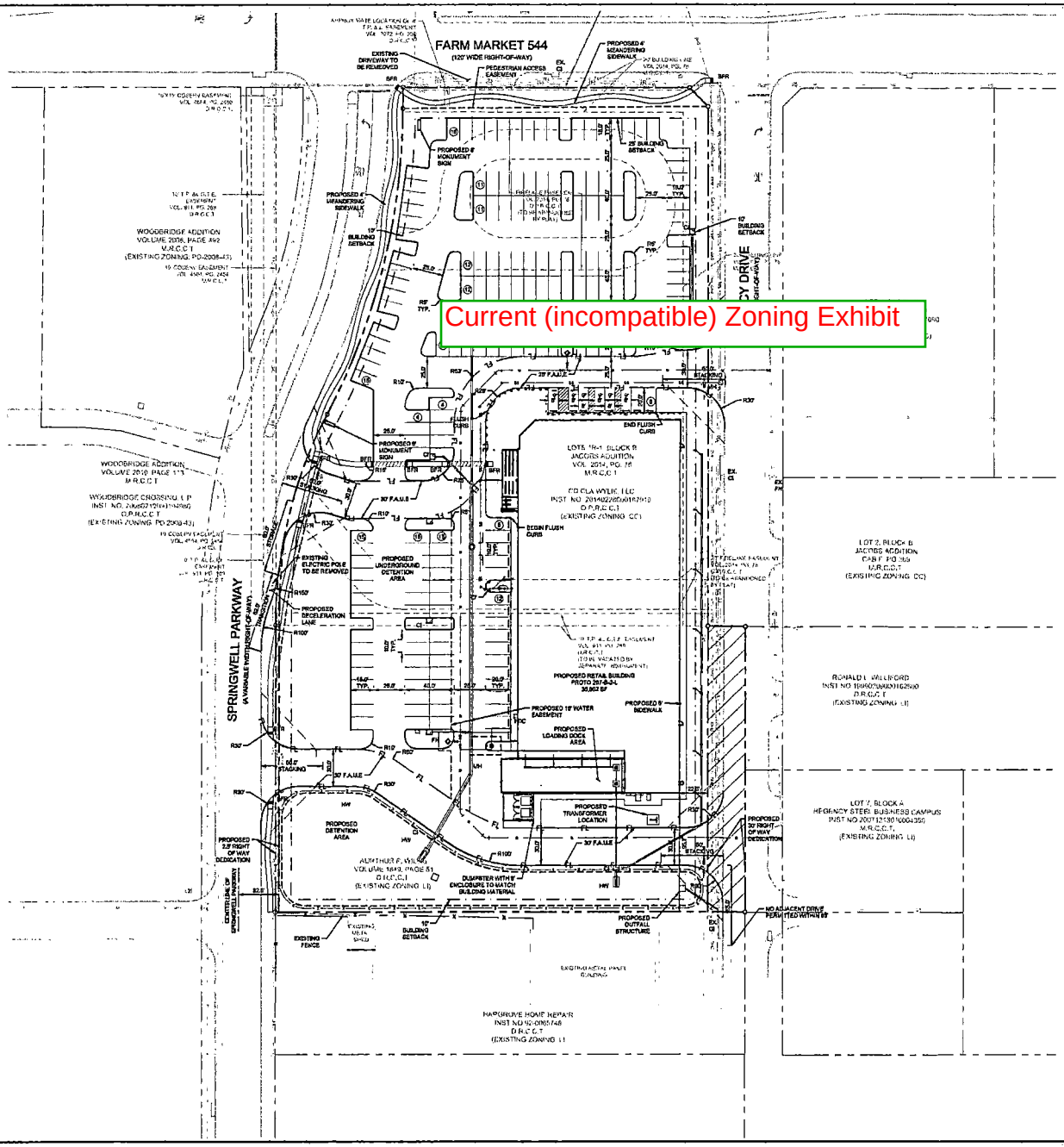

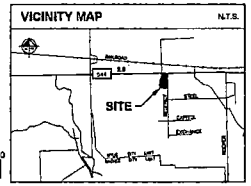

SITE DATA TABLE

EXISTING ZONING	CC AND U
PROPOSED ZONING PROPOSED USE	PD CC-COMMERCIAL
LOT AREA/SF AND AC	213,575 SF/4.903 AC
ROW DEDICATION	7,654 SF/0.176 AC
NET SITE AREA/SF AND AC	205,921 SF/4.727 AC
BUILDING AREA (GROSS SQUARE FOOTAGE)	35,952 SF
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	35'-0" (1-STORY)
LOT COVERAGE	17.00%
FLOOR AREA RATIO	0.17
TOTAL PARKING REQUIRED (WITH RATIO)	COMMERCIAL (1 SPACE PER 300 SF)
	120
MAXIMUM PARKING (125% OF REQUIRED PARKING)	150
TOTAL PARKING PROVIDED	185
TOTAL HANDICAP REQUIRED	6
TOTAL HANDICAP PROVIDED*	6

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

DESIRABLE SITE DESIGN REQUIREMENTS

1. FRONT FACADE FACING STREET.
2. DIRECT CONNECTION BETWEEN BUILDINGS AND STREET.

LEGEND

- PROPOSED STANDARD DUTY CONCRETE
- PROPOSED CONCRETE FIRE LANE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED 4' CONCRETE SIDEWALK
- PROPOSED ARCHITECTURAL PAVEMENT
- PROPOSED RIGHT OF WAY DEDICATION
- PROPOSED UNDERGROUND DETENTION AREA
- # OF PARKING SPACES
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED ADA ROUTE
- PROPOSED 45'x45' SIGHT VISIBILITY TRIANGLE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION

KEY

TYP	TYPICAL	CI	CURB INLET
BFR	BARRIER FREE RAMP	AD	AREA DRAIN
FH	FIRE HYDRANT	HW	HEADWALL
MH	MANHOLE	FDC	FIRE DEPARTMENT CONNECTION
		F.A.U.E.	FIRE, ACCESS, AND UTILITY EASEMENT

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL RADIUS ARE 5' UNLESS NOTED OTHERWISE.
3. ALL FIRELANE RADIUS ARE A MINIMUM OF 25'.
4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
5. HANDICAP MARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
6. FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH WYLIE REQUIREMENTS.
7. THE SITE IS LOCATED WITHIN FEMA MAP NUMBER 48085C0415J. NO FLOODPLAIN EXISTS ON THE SITE.
8. FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH WYLIE REQUIREMENTS.
9. SIDEWALKS AND BFRs SHALL BE PROVIDED WITH FINAL DESIGN.
10. ALL SCREENING WALL SHALL BE PROVIDED IN ACCORDANCE WITH WYLIE REQUIREMENTS.
11. NATURAL AND HYDROLOGICAL FEATURES INCLUDING WETLANDS ARE NOT PRESENT ON SITE.
12. THERE ARE EXISTING TREES ON SITE TO BE REMOVED. THE TREES ARE NOT PROTECTED.
13. THE SITE DOES NOT CONTAIN ANY NATURAL FEATURES.
14. NO APPURTENANCES BETWEEN THE HEIGHT OF 2.5' AND 8' MAY BE LOCATED WITHIN SIGHT VISIBILITY TRIANGLES.

EXHIBIT "C"

GROCER AT SPRINGWELL PARKWAY AND FM 544

Being 4.903 Acres Out Of The William Sachse SURVEY, Abstract No. 835

City of Wylie, Collin County, Texas

Submitted October 21, 2016

Owners:
CO CLA Wylie LLC
5317 Inverary Dr
Garland TX, 75043

Wills Arthur P
2114 Lakeaway Dr
Garland TX, 75041

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Contact: Sarah Wilkinson, P.E.
Phone: (972) 770-1300

Architect:
O'Brien Architects
5110 Maxwell Hill Rd., Suite 138
Dallas, TX 75230
Contact: Amador Equezado
Phone: 972.788.1010

No.	REVISIONS	DATE	BY

Kimley»Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-770-1301
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
Sarah Wilkinson
P.E. No. 125813 Date 11/30/2016

PROJECT No. 066201117
DATE: 11/30/2016
SCALE: AS SHOWN
DESIGNED BY: STW
DRAWN BY: PJH
CHECKED BY: RDG

GROCER
SEC OF FM 544 AND SPRINGWELL PARKWAY
CITY OF WYLIE, TX

SITE PLAN

SHEET NUMBER
SP-1

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