



VICINITY MAP
NTS

- LEGEND**
- Existing Firelane
 - Proposed Firelane Access & Utility Easement
 - Proposed Sidewalk
 - BFR Barrier Free Ramp

| SITE DATA TABLE | | | | | | | | | | |
|--|-----------------|------------------|-----------------|------------------|-------------|------------------|--------------|-------------------|---------------|---------------|
| LOT SIZE | LOT 3 | | LOT 4 | | LOT 5 | | LOT 6 | | TOTAL | |
| | 1.034 ACRES | 1.223 ACRES | 0.794 ACRES | 4.738 ACRES | 7.788 ACRES | 45,023.05 SF | 53,258.83 SF | 34,585.16 SF | 206,390.23 SF | 339,257.27 SF |
| LANDSCAPE AREA | 9,005 SF | 10,819 SF | 6,917 SF | 20,639 SF | 47,380 SF | 20% MIN | 20% | 20% MIN | 10% MIN | 14% |
| | CC | | | | | | | | | |
| EXISTING ZONING | PD 2022-08 | | | | | | | | | |
| PROPOSED ZONING | | | | | | | | | | |
| USE / BUILDING AREA | | | | | | | | | | |
| COMMERCIAL | 2,020 SF - 100% | 10,066 SF - 100% | 2,440 SF - 100% | | | SF - 0% | | 14,526 SF - 17.5% | | |
| LIGHT INDUSTRIAL | SF - 0% | SF - 0% | SF - 0% | 68,550 SF - 100% | | 68,550 SF - 100% | | 68,550 SF - 82.5% | | |
| TOTAL | 2,020 SF | 10,066 SF | 2,440 SF | 68,550 SF | | 68,550 SF | | 83,076 SF | | |
| REQUIRED PARKING | | | | | | | | | | |
| COMMERCIAL (1 PER 200 S.F.) | 11 SPACES | 51 SPACES | 13 SPACES | 0 SPACES | | 0 SPACES | | 75 SPACES | | |
| LIGHT INDUSTRIAL (1 PER 1000 S.F.) | 0 SPACES | 0 SPACES | 0 SPACES | 69 SPACES | | 69 SPACES | | 69 SPACES | | |
| TOTAL | 11 SPACES | 51 SPACES | 13 SPACES | 69 SPACES | | 69 SPACES | | 144 SPACES | | |
| PARKING PROVIDED | 30 SPACES | 44 SPACES | 26 SPACES | 94 SPACES | | 94 SPACES | | 194 SPACES | | |
| PROVIDED PARKING RATIO | 1/68 | 1/229 | 1/94 | 1/730 | | 1/730 | | 1/429 | | |
| HANDICAP REQUIRED | 2 SPACES | 2 SPACES | 2 SPACES | 4 SPACES | | 4 SPACES | | 10 SPACES | | |
| HANDICAP PROVIDED | 2 SPACES | 2 SPACES | 2 SPACES | 6 SPACES | | 6 SPACES | | 12 SPACES | | |
| BUILDING COVERAGE | 4.49% | 18.90% | 7.06% | 33.21% | | 33.21% | | 24.49% | | |
| B-BUILDING COVERED, 100% LANDSCAPED, 40% PARKING | | | | | | | | | | |

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

CITY BENCHMARK USED FOR CONTROL

CM 1 = Standard City of Wylie monument located on the north side of State Highway No. 78 near the east entrance drive for the City of Wylie Municipal Complex at 2000 State Highway No. 78 North. Being 79.7' west of the edge of the east concrete entrance drive, 23.2' south of a 10' wide concrete drive and 76.1 feet north of the edge of asphalt of State Highway No. 78 North. Elev. = 530.294

SITE BENCHMARKS

BM-1 = 7" x 7" in northwest corner of concrete curb inlet on the north side of Centennial Drive and 55'± north of northwest corner of the subject property. Elev. = 532.90
BM-2 = 1" Aluminum Disk on the northwest corner of concrete curb inlet on the north side of State Highway No. 78 and 98'± west of the southeast corner of the subject property. Elev. = 532.67

| Issue Dates: | Revision & Dates: |
|--------------|-------------------|
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |

CROSS ENGINEERING CONSULTANTS
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ON 9/13/22
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

| OVERALL SITE PLAN | | Sheet No. |
|---|--|-----------------------|
| WYLIE SHOPS BY SLATE | | SP |
| SLATE LAND & DEVELOPMENT CO., LLC WYLIE, TEXAS | | Project No. 220007 |

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WYLIE SHOPS BY SLATE