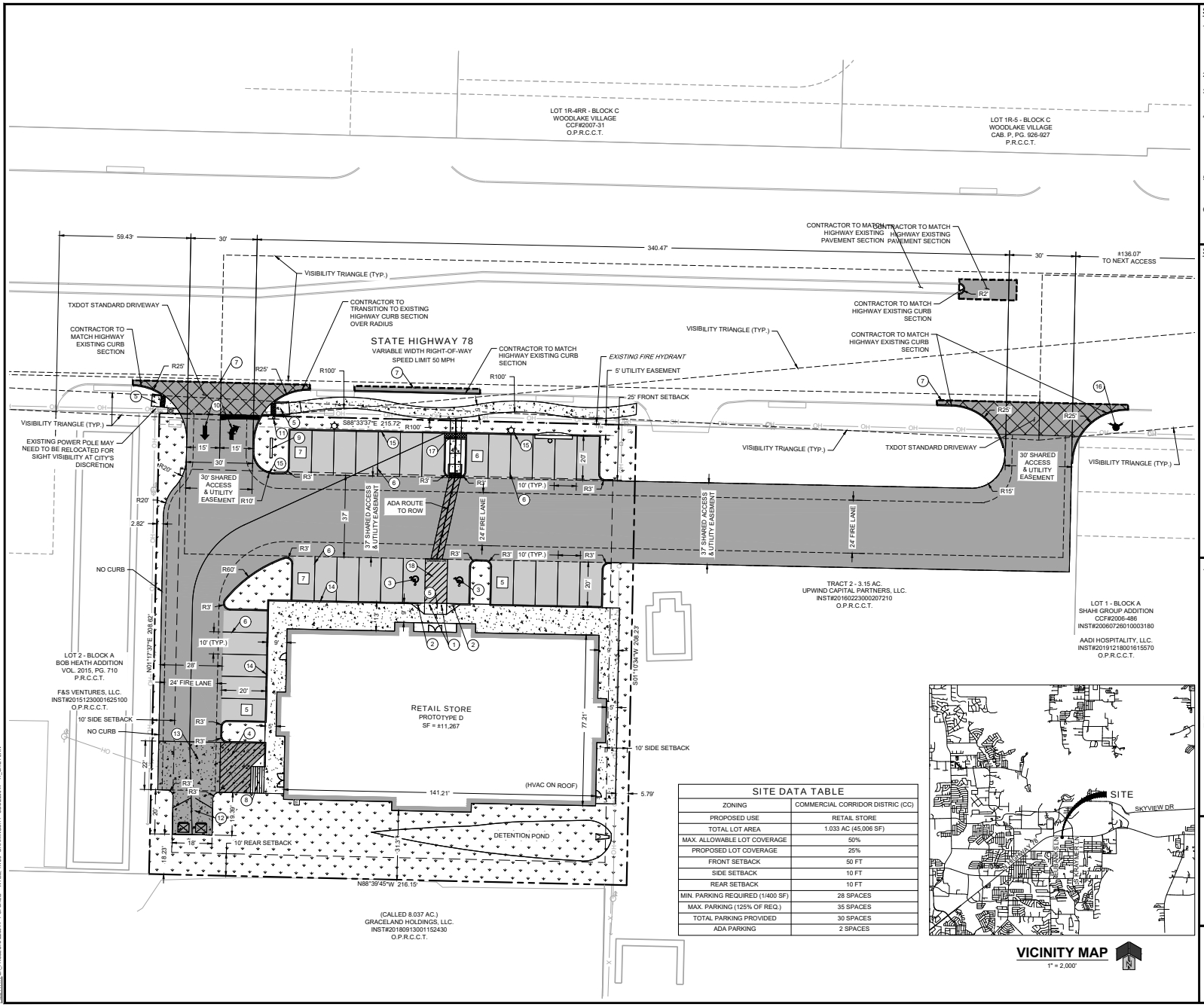

SITE DATA TABLE	
ZONING	COMMERCIAL CORRIDOR DISTRIC (CC)
PROPOSED USE	RETAIL STORE
TOTAL LOT AREA	1.033 AC (45,006 SF)
MAX. ALLOWABLE LOT COVERAGE	50%
PROPOSED LOT COVERAGE	25%
FRONT SETBACK	50 FT
SIDE SETBACK	10 FT
REAR SETBACK	10 FT
MIN. PARKING REQUIRED (1/400 SF)	28 SPACES
MAX. PARKING (125% OF REQ.)	35 SPACES
TOTAL PARKING PROVIDED	30 SPACES
ADA PARKING	2 SPACES

SITE PLAN NOTES:

1. ALL CONSTRUCTION SHALL BE IN STRICT CONFORMANCE WITH ALL STATE AND LOCAL JURISDICTIONAL REQUIREMENTS AND/OR SPECIFICATIONS. WHERE DISCREPANCIES ARE FOUND ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
2. ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
3. ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE UNLESS OTHERWISE NOTED.
4. BUILDING FOOTPRINT SHOWN IS BASED UPON THE LATEST ARCHITECTURAL INFORMATION PROVIDED TO CAGE ENGINEERING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. CONTRACTOR SHALL REFER TO LATEST ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS AND LAYOUT AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. INSTALL SEED AND SOD PER POPSHELF PROTOTYPICAL PLANS. THIS INCLUDES LANDSCAPE SPRINKLERS TO COVER ALL GRASS AREAS (LANDSCAPE ISLANDS INCLUDED)
6. YELLOW CURBING SHALL BE INSTALLED AS FOLLOWS: SURFACES SHOULD BE CLEAN, DRY, AND METAL SURFACES FREE OF HEAVY RUST. 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300.

SITE PLAN KEYNOTES:

1. BOLLARD PAINTED YELLOW
2. ACCESSIBLE PARKING SIGN (BOLLARD MOUNTED)
3. ACCESSIBLE PARKING SYMBOL
4. PARKING STRIPING 45° 4" YELLOW STRIPING AT 2' O.C.
5. ACCESSIBLE CONCRETE CURB RAMP
6. 4" WIDE YELLOW PAVEMENT STRIPING (TYP)
7. SAWCUT PAVEMENT, FULL DEPTH
8. DELIVERY RAMP
9. LIGHTED RETAIL STORE PYLON SIGN
10. STOP BAR AND DIRECTIONAL PAVEMENT MARKING PER MUTCD SECTION 3B.16 & 3B.20
11. STOP SIGN
12. 18' X 18' (MIN.) CONCRETE PAD FOR DUMPSTER W/ WOODEN ENCLOSURE & WOODEN GATE
13. 16' X 16' RECEIVING AREA
14. 6" BARRIER CURB WITH 4" YELLOW CURB STRIPING PER NOTE 6 (SEE SHEET 13)
15. 6" VERTICAL CURB (SEE SHEET 13)
16. PROPOSED FIRE HYDRANT
17. 2' CONCRETE FLUME WITH CURBS
18. PARKING STRIPING 45° 4" BLUE STRIPING AT 2' O.C.

LEGEND

- [#] PARKING COUNT
- STANDARD DUTY CONCRETE — 5" P.C.C. — REFER TO GEOTECHNICAL REPORT
- HEAVY DUTY CONCRETE — 6" P.C.C. — REFER TO GEOTECHNICAL REPORT
- HEAVY DUTY CONCRETE - DUMPSTER PAD — 7" P.C.C. — REFER TO GEOTECHNICAL REPORT
- CONCRETE SIDEWALK
- LANDSCAPING

NOTE: CONCRETE SHALL MEET CITY STANDARDS AT A MINIMUM. GEOTECHNICAL REPORT MAY BE USED IF MORE STRINGENT.

Texas 811
Know what's below. Call before you dig.
1-800-344-8377
UTILITY NOTIFICATION CENTER OF TEXAS

0 20' 40'
1" = 20' (HORIZONTAL)

CAGE CIVIL ENGINEERING

REV. NO.	DESCRIPTION	DATE
2	REVISED PER CITY COMMENTS	06/14/2022
1	REVISED PER CITY COMMENTS	06/22/2022

VAQUERO WYLIE PARTNERS, LP

RETAIL STORE
SITE PLAN
1948 NORTH STATE HIGHWAY 78
WYLIE, TX

PROJ NO.: 220044
ENG.: RAK
DATE: 05/06/2022

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SHEET NUMBER
SP1
2 OF 7

PLOT DATE: 06/07/2022 AT 4:19 PM
FILE NAME: L:\PROJECTS\220044 - POPSHELF - WYLIE, TX\03 - DRAWINGS\11 - CD\220044 - 11 SITE PLAN