EXHIBIT C

BENCHMARKS:
BM1: PK NAIL SET IN CURB, 2.7' WEST OF WEST PROPERTY LINE, APPROX. 125' SOUTH OF HWY 78, ELEV 531.27

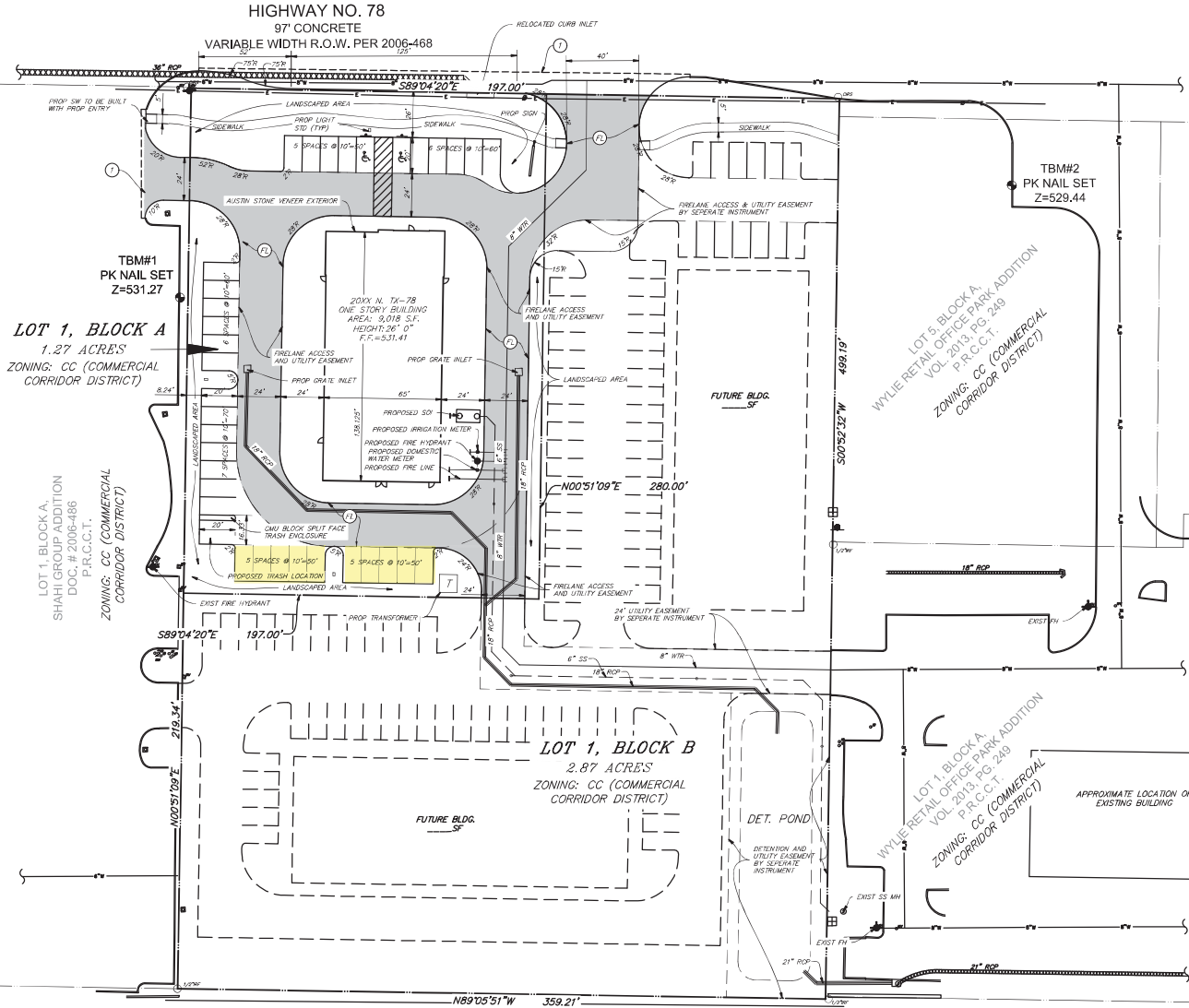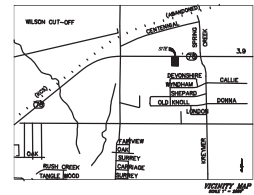BM2: PK NAIL SET IN CURB, 97' EAST OF EAST PROPERTY LINE, APPROX. 47' SOUTH OF HWY 78, ELEV 529.44

DESIRABLES MET FIGURE 4-7:
- INDIVIDUAL BUILDINGS WITH FOOTPRINT <10,000 SF
- FRONT FACADE ORIENTED TOWARD STREET
- SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF THE BUILDING
- BUILDING WITH NO MORE THAN ONE ROW OF PARKING IN FRONT

DEVELOPMENT SCHEDULE
- CONSTRUCTION WILL BEGIN IMMEDIATELY UPON PERMIT APPROVAL
- ANTICIPATED CONSTRUCTION DURATION IS 7 MONTHS

MCRIGHT-SMITH CONSTRUCTION, LLC (MCRIGHT-SMITH) IS THE DESIGN BUILDER AND GENERAL CONTRACTOR FOR THIS PROJECT. DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE CIVIL ENGINEER (RLG) ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT BY MCRIGHT-SMITH. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. MCRIGHT-SMITH SHALL BE DEEMED THE OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY ANY OTHER ENTITIES, WITHOUT THE PRIOR WRITTEN AGREEMENT OF MCRIGHT-SMITH.

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
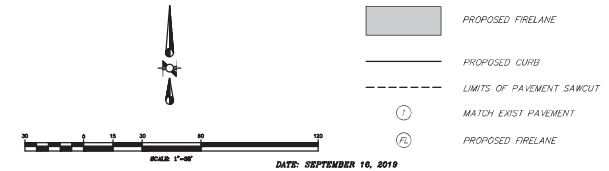WWW.RLGINC.COM   TBPE FIRM REG. F-493

HIGHWAY NO. 78
97' CONCRETE
VARIABLE WIDTH R.O.W. PER 2006-468

RELOCATED CURB INLET

S89°04'20"E   197.00'

PROP SIGN

TBM#2
PK NAIL SET
Z=529.44

TBM#1
PK NAIL SET
Z=531.27

LOT 1, BLOCK A
1.27 ACRES
ZONING: CC (COMMERCIAL CORRIDOR DISTRICT)

LOT 1, BLOCK A,
SHAHI GROUP ADDITION
DOC. # 2006-486
P.R.C.C.T.
ZONING: CC (COMMERCIAL CORRIDOR DISTRICT)

20XX N. TX-78
ONE STORY BUILDING
AREA: 9,018 S.F.
HEIGHT:26' 0"
F.F.=531.41

AUSTIN STONE VENEER EXTERIOR

FIRELANE ACCESS & UTILITY EASEMENT BY SEPERATE INSTRUMENT

FIRELANE ACCESS AND UTILITY EASEMENT

FIRELANE ACCESS AND UTILITY EASEMENT

LANDSCAPED AREA

PROP GRATE INLET
PROP GRATE INLET

PROPOSED SDI
PROPOSED IRRIGATION METER
PROPOSED FIRE HYDRANT
PROPOSED DOMESTIC WATER METER
PROPOSED FIRE LINE

CMU BLOCK SPLIT FACE TRASH ENCLOSURE

PROPOSED TRASH LOCATION

EXIST FIRE HYDRANT

LANDSCAPED AREA

PROP TRANSFORMER

S89°04'20"E   197.00'

N00°51'09"E   280.00'

S00°52'32"W   499.19'

N00°51'09"E   219.34'

LOT 5, BLOCK A,
WYLIE RETAIL OFFICE PARK ADDITION
VOL. 2013, PG. 249
P.R.C.C.T.
ZONING: CC (COMMERCIAL CORRIDOR DISTRICT)

FUTURE BLDG.
___ SF

LOT 1, BLOCK A,
WYLIE RETAIL OFFICE PARK ADDITION
VOL. 2013, PG. 249
P.R.C.C.T.
ZONING: CC (COMMERCIAL CORRIDOR DISTRICT)

LOT 1, BLOCK B
2.87 ACRES
ZONING: CC (COMMERCIAL CORRIDOR DISTRICT)

FUTURE BLDG.
___ SF

DET. POND

DETENTION AND UTILITY EASEMENT BY SEPERATE INSTRUMENT

24' UTILITY EASEMENT BY SEPERATE INSTRUMENT

APPROXIMATE LOCATION OF EXISTING BUILDING

EXIST FH

EXIST SS MH

EXIST FH

N89°05'51"W   359.21'

LOT 21
BLOCK A,
WYNDHAM ESTATES, PHASE I
Cab E., PG. 101
P.R.C.C.T.

WILSON CUT-OFF

VICINITY MAP

Total Site Data Summary:

Zoning:	Commercial Corridor/SUP
Total Lot Area:	1.27 Acres
Total Building Sq. Ft.	
Existing:	9,018 Square Feet
Total Parking Required:	23 Spaces
Total Parking Provided:	24 Spaces (Including 2 ADA)
Total Vehicle Sales Parking:	10 Spaces (Highlighted area on Lot 1, Block A)

LEGEND

	PROPOSED FIRELANE
	PROPOSED CURB
	LIMITS OF PAVEMENT SAWCUT
T	MATCH EXIST PAVEMENT
FL	PROPOSED FIRELANE

SCALE: 1"=30'
DATE: SEPTEMBER 16, 2019

SITE PLAN
WYLIE AUTO & TIRE SHOP
LOT 1, BLOCK A
20XX N, TX-78
CITY OF WYLIE, COLLIN COUNTY, TEXAS

ARCHITECT:
KENT HOLCOMB
KH ARCHITECTS
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AZLE, TX 76020
(817) 905-5201
kent@kharchitects.biz

OWNER:
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FIRST SPEEDY AUTO
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juweiter@yahoo.com

ENGINEER:
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