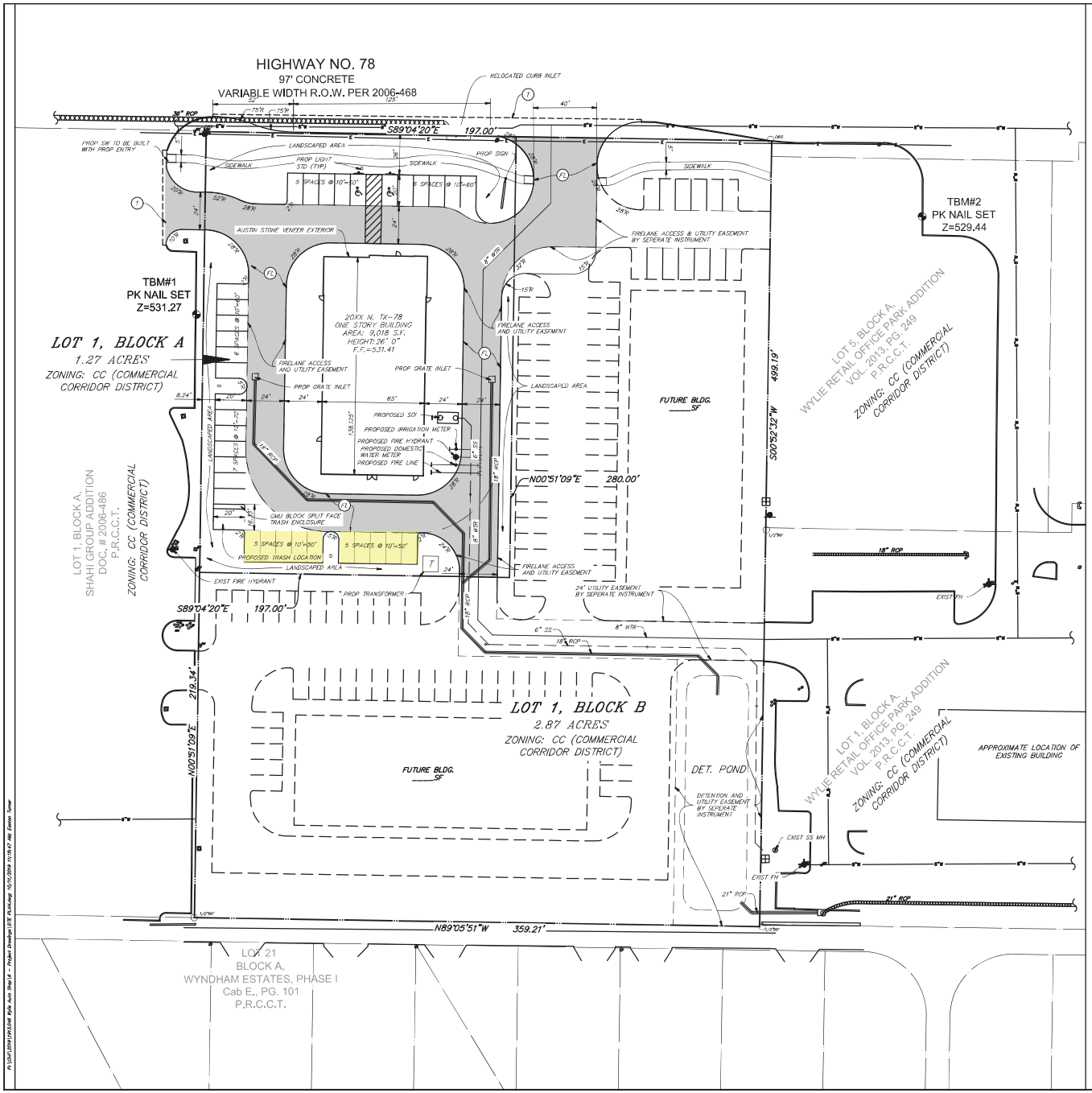

DESIRABLES MET FIGURE 4-7:
- INDIVIDUAL BUILDINGS WITH FOOTPRINT <10,000 SF
- FRONT FACADE ORIENTED TOWARD STREET
- SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF THE BUILDING
- BUILDING WITH NO MORE THAN ONE ROW OF PARKING IN FRONT

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

PROGRESS SET
FOR REVIEW ONLY

ISSUED 9/16/19

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

ABDULLAH EMAD
TEXAS PE #126156

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

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.

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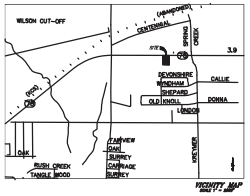

Total Site Data Summary:

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
- (1) MATCH EXIST PAVEMENT
- (FL) PROPOSED FIRELANE

SCALE 1"=40'

DATE: SEPTEMBER 16, 2019

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

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