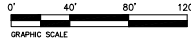


Exhibit C

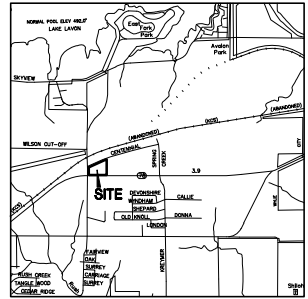
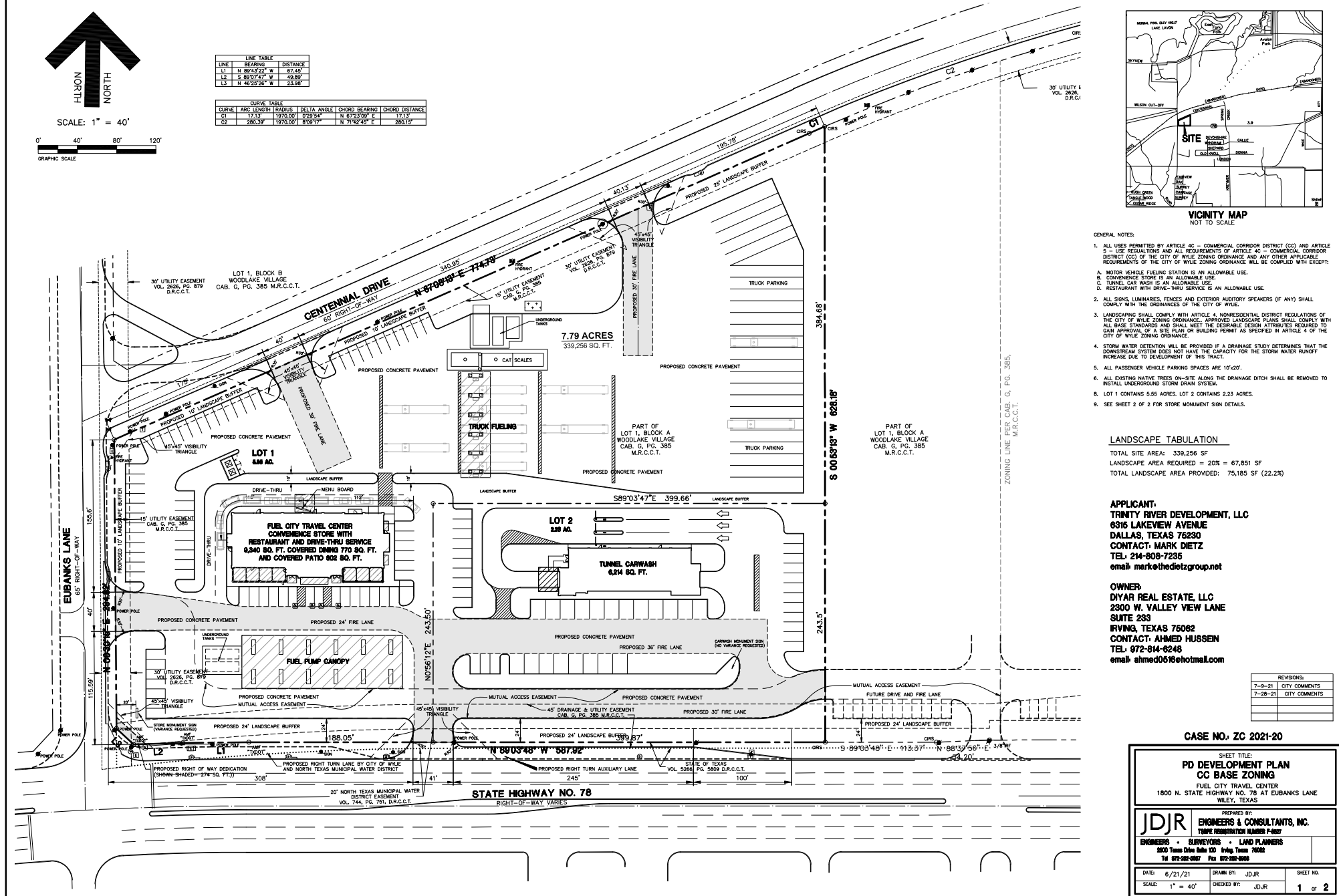


SCALE: 1" = 40'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°43'22" W	67.40'
L2	S 89°03'47" E	49.80'
L3	N 46°25'28" W	23.98'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	17.13	1970.00	2°29'54"	N 87°23'09" E
C2	280.39	1970.00	8°09'17"	N 71°42'49" E



VICINITY MAP
NOT TO SCALE

- GENERAL NOTES:
- ALL USES PERMITTED BY ARTICLE 4C - COMMERCIAL CORRIDOR DISTRICT (CC) AND ARTICLE 5 - USE REGULATIONS AND ALL REQUIREMENTS OF ARTICLE 4C - COMMERCIAL CORRIDOR DISTRICT (CC) OF THE CITY OF WILEY ZONING ORDINANCE AND ANY OTHER APPLICABLE REQUIREMENTS OF THE CITY OF WILEY ZONING ORDINANCE WILL BE COMPLIED WITH EXCEPT:
 - MOTOR VEHICLE FUELING STATION IS AN ALLOWABLE USE.
 - CONVENIENCE STORE IS AN ALLOWABLE USE.
 - TUNNEL CAR WASH IS AN ALLOWABLE USE.
 - RESTAURANT WITH DRIVE-THRU SERVICE IS AN ALLOWABLE USE.
 - ALL SIGNS, LUMINAIRES, FENCES AND EXTERIOR AUDITORY SPEAKERS (IF ANY) SHALL COMPLY WITH THE ORDINANCES OF THE CITY OF WILEY.
 - LANDSCAPING SHALL COMPLY WITH ARTICLE 4. NONRESIDENTIAL DISTRICT REGULATIONS OF THE CITY OF WILEY ZONING ORDINANCE. APPROVED LANDSCAPE PLANS SHALL COMPLY WITH ALL BASE STANDARDS AND SHALL MEET THE DESIRABLE DESIGN ATTRIBUTES REQUIRED TO GAIN APPROVAL OF A SITE PLAN OR BUILDING PERMIT AS SPECIFIED IN ARTICLE 4 OF THE CITY OF WILEY ZONING ORDINANCE.
 - STORM WATER DETENTION WILL BE PROVIDED IF A DRAINAGE STUDY DETERMINES THAT THE DOWNSIDE SYSTEM DOES NOT HAVE THE CAPACITY FOR THE STORM WATER RUNOFF INCREASE DUE TO DEVELOPMENT OF THIS TRACT.
 - ALL PASSENGER VEHICLE PARKING SPACES ARE 10'x20'.
 - ALL EXISTING NATIVE TREES ON-SITE ALONG THE DRAINAGE DITCH SHALL BE REMOVED TO INSTALL UNDERGROUND STORM DRAIN SYSTEM.
 - LOT 1 CONTAINS 5.55 ACRES. LOT 2 CONTAINS 2.23 ACRES.
 - SEE SHEET 2 OF 2 FOR STORE MONUMENT SIGN DETAILS.

LANDSCAPE TABULATION

TOTAL SITE AREA: 339,256 SF
LANDSCAPE AREA REQUIRED: 20% = 67,851 SF
TOTAL LANDSCAPE AREA PROVIDED: 75,185 SF (22.2%)

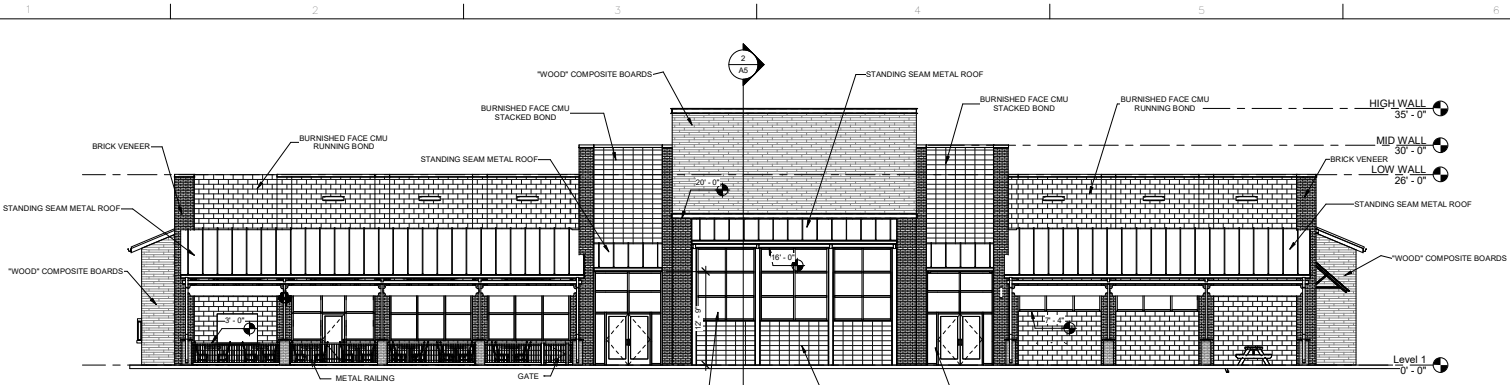
APPLICANT:
TRINITY RIVER DEVELOPMENT, LLC
6316 LAKEVIEW AVENUE
DALLAS, TEXAS 75230
CONTACT: MARK DIETZ
TEL: 214-808-7235
email: mark@thedietsgroup.net

OWNER:
DIYAR REAL ESTATE, LLC
2300 W. VALLEY VIEW LANE
SUITE 233
IRVING, TEXAS 75062
CONTACT: AHMED HUSSEIN
TEL: 972-814-6248
email: ahmed0618@hotmail.com

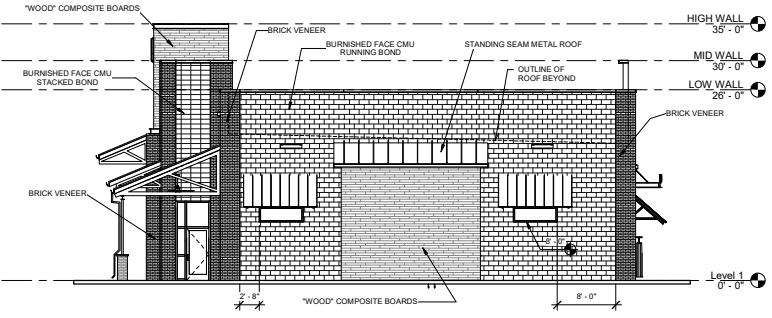
REVISIONS	
7-9-21	CITY COMMENTS
7-28-21	CITY COMMENTS

CASE NO.: ZC 2021-20

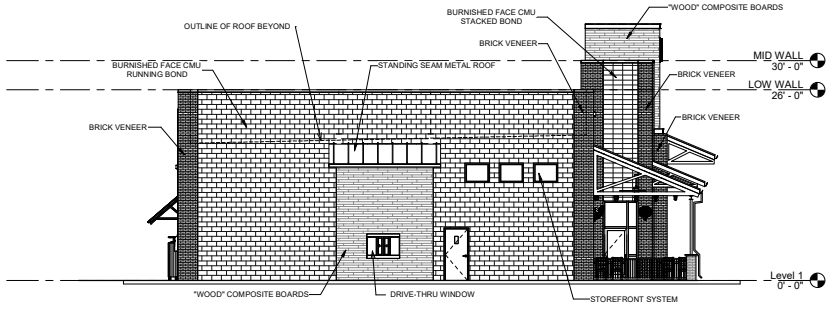
SHEET TITLE: PD DEVELOPMENT PLAN CC BASE ZONING FUEL CITY TRAVEL CENTER 1800 N. STATE HIGHWAY NO. 78 AT EUBANKS LANE WILEY, TEXAS		
PREPARED BY: ENGINEERS & CONSULTANTS, INC. TYPE REGISTRATION NUMBER F-0017 ENGINEERS • SURVEYORS • LAND PLANNERS 2600 Texas Drive Suite 100 Irving, Texas 76068 Tel: 972-426-0267 Fax: 972-426-0268		
DATE: 6/21/21	DRAWN BY: JDR	SHEET NO.
SCALE: 1" = 40'	CHECKED BY: JDR	1 of 2



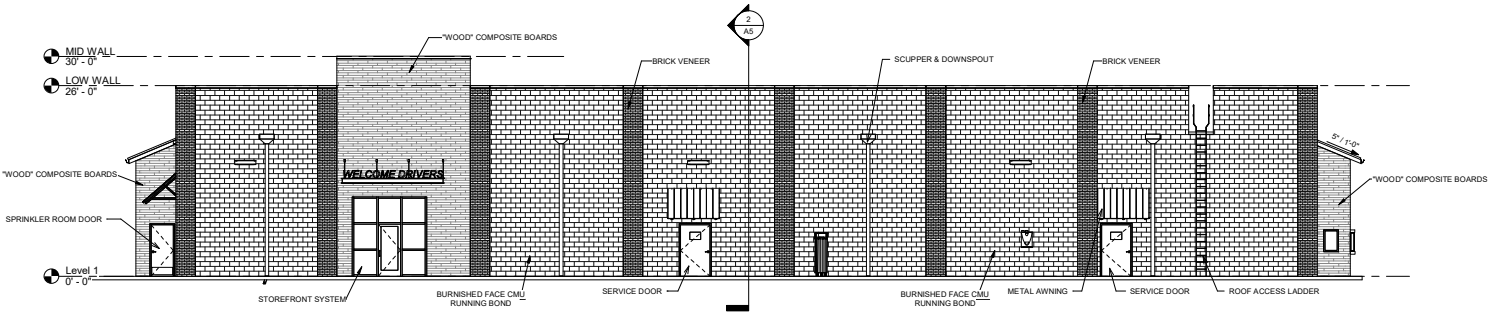
1 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



5 NORTH ELEVATION
1/8" = 1'-0"

"CONCEPTUAL ELEVATIONS SUBJECT TO CHANGE"



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RODNEY C. SLIGH, AIA
REGISTERED ARCHITECT
TEXAS NO. 14791

07/26/21



300 BELLEVUE DRIVE, STE. 170 • BEVING, TX 77602
(972) 714-0420, FAX (972) 714-0282

REVISIONS:

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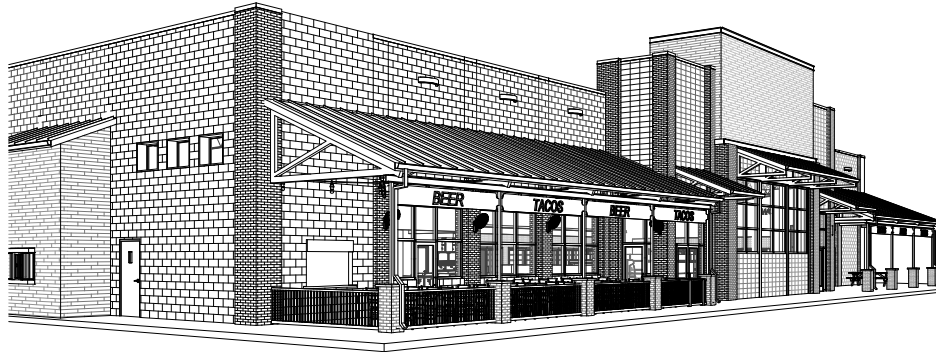
FUEL CITY

1800 N. STATE HWY 78
WYLIE, TEXAS

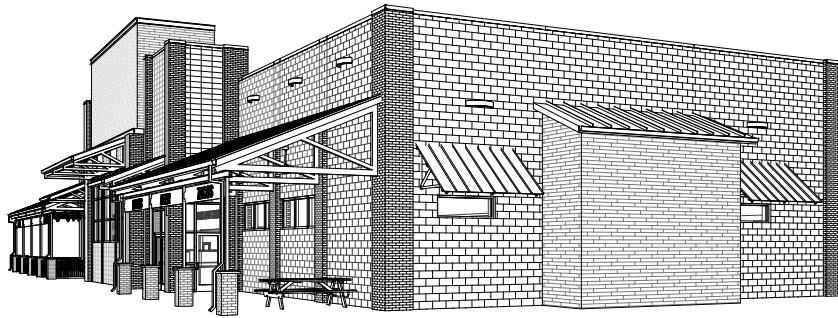
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CONCEPTUAL ELEVATIONS

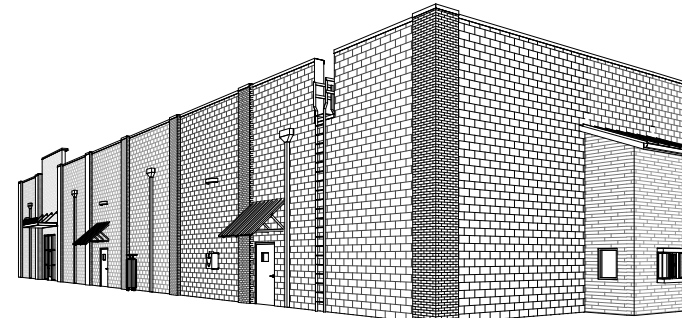
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① 3D VIEW



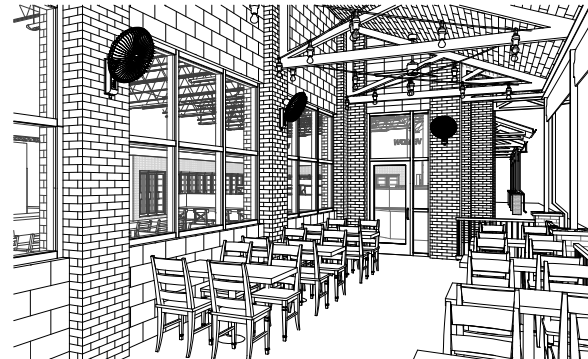
② 3D VIEW



③ 3D VIEW



④ 3D VIEW



⑤ 3D VIEW

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INTERNATIONAL, INC.
ARCHITECTS • DESIGNERS • PLANNERS
500 BELLEVUE DRIVE, STE. 170 • DALLAS, TX 75202
(972) 714-0420, FAX (972) 714-0282

REVISIONS:

NO.	DATE	DESCRIPTION

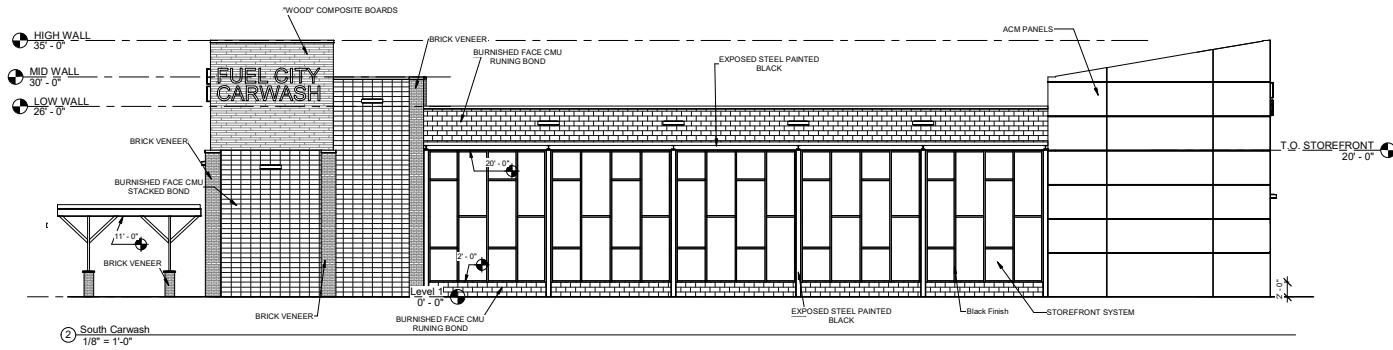
FUEL CITY

1800 N. STATE HWY 78
WYLIE, TEXAS

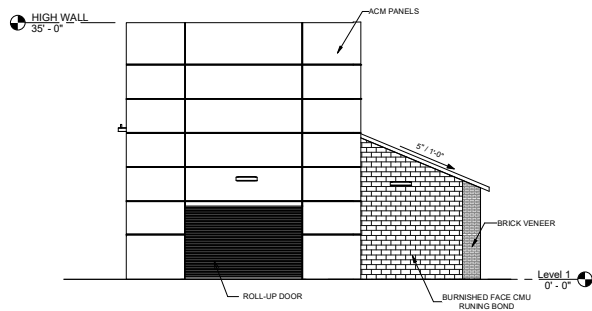
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3-D VIEWS

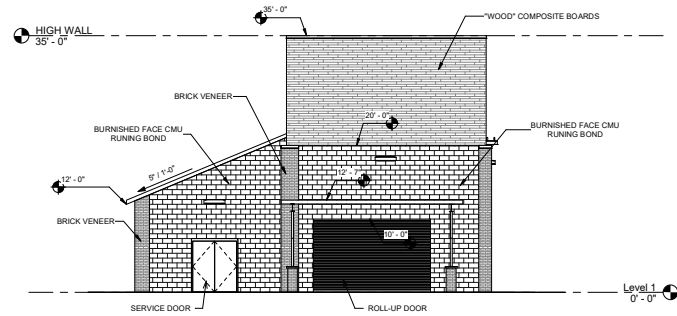
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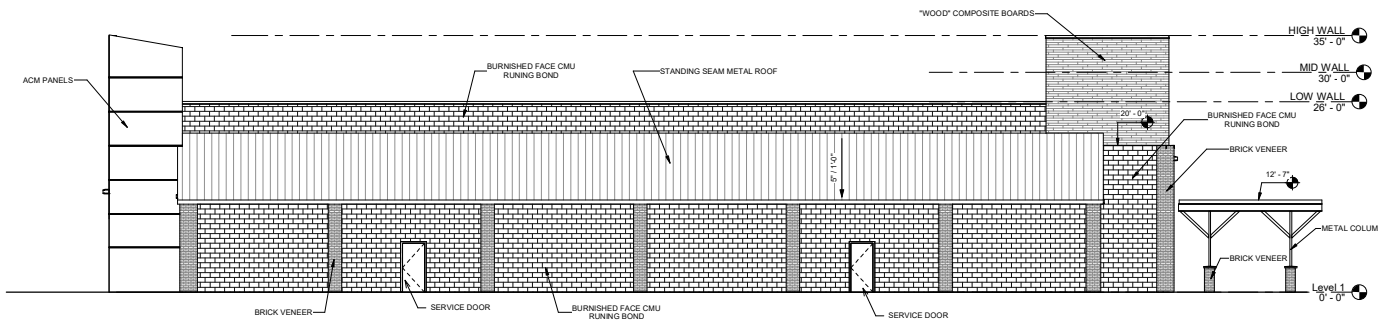
② South Carwash
1/8" = 1'-0"



③ East
1/8" = 1'-0"



④ West
1/8" = 1'-0"



⑤ North
1/8" = 1'-0"

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WYLIE, TEXAS

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INTERNATIONAL, INC.
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500 BELKIRK DRIVE, STE. 1700 BEVING, TX 75002
(972) 714-0420, FAX (972) 714-0282

REVISIONS:

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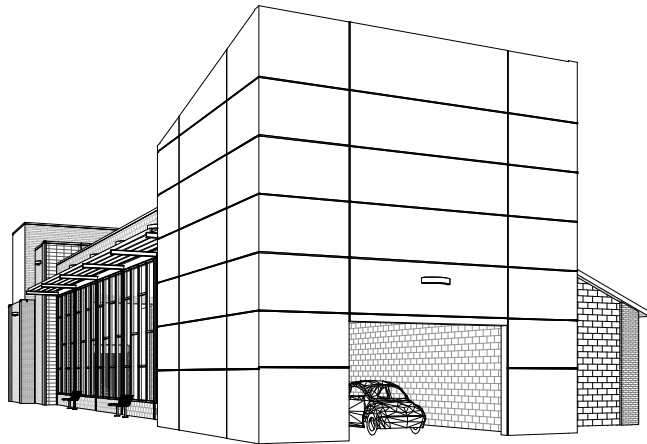
FUEL CITY CARWASH

WYLIE, TEXAS

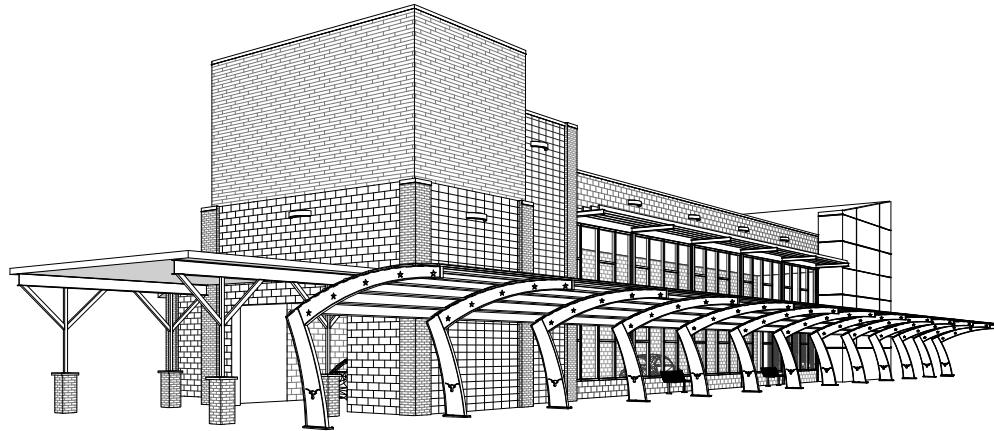
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CONCEPTUAL ELEVATIONS

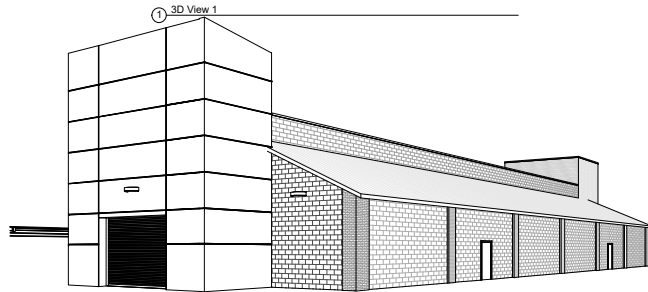
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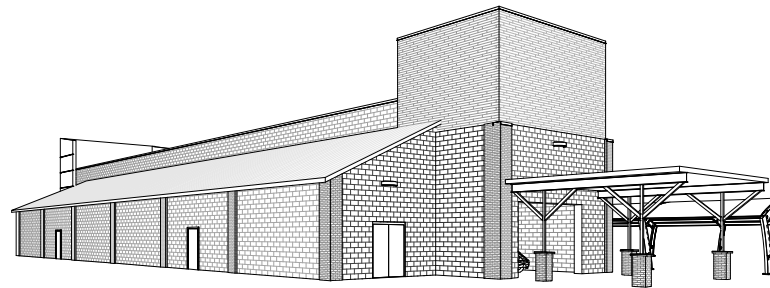
① 3D View 1



② 3D View 2



⑦ 3D View 7



④ 3D View 4



③ 3D View 6

"CONCEPTUAL ELEVATIONS SUBJECT TO CHANGE"

FUEL CITY
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WYLIE, TEXAS

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300 BELLEVUE DRIVE, STE. 1700 DALLAS, TX 75202
(972) 714-0420, FAX (972) 714-0282

REVISIONS:

NO.	DESCRIPTION	DATE

FUEL CITY CARWASH

WYLIE, TEXAS

PROJECT NUMBER: _____ Project Number
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3-D VIEWS

A104