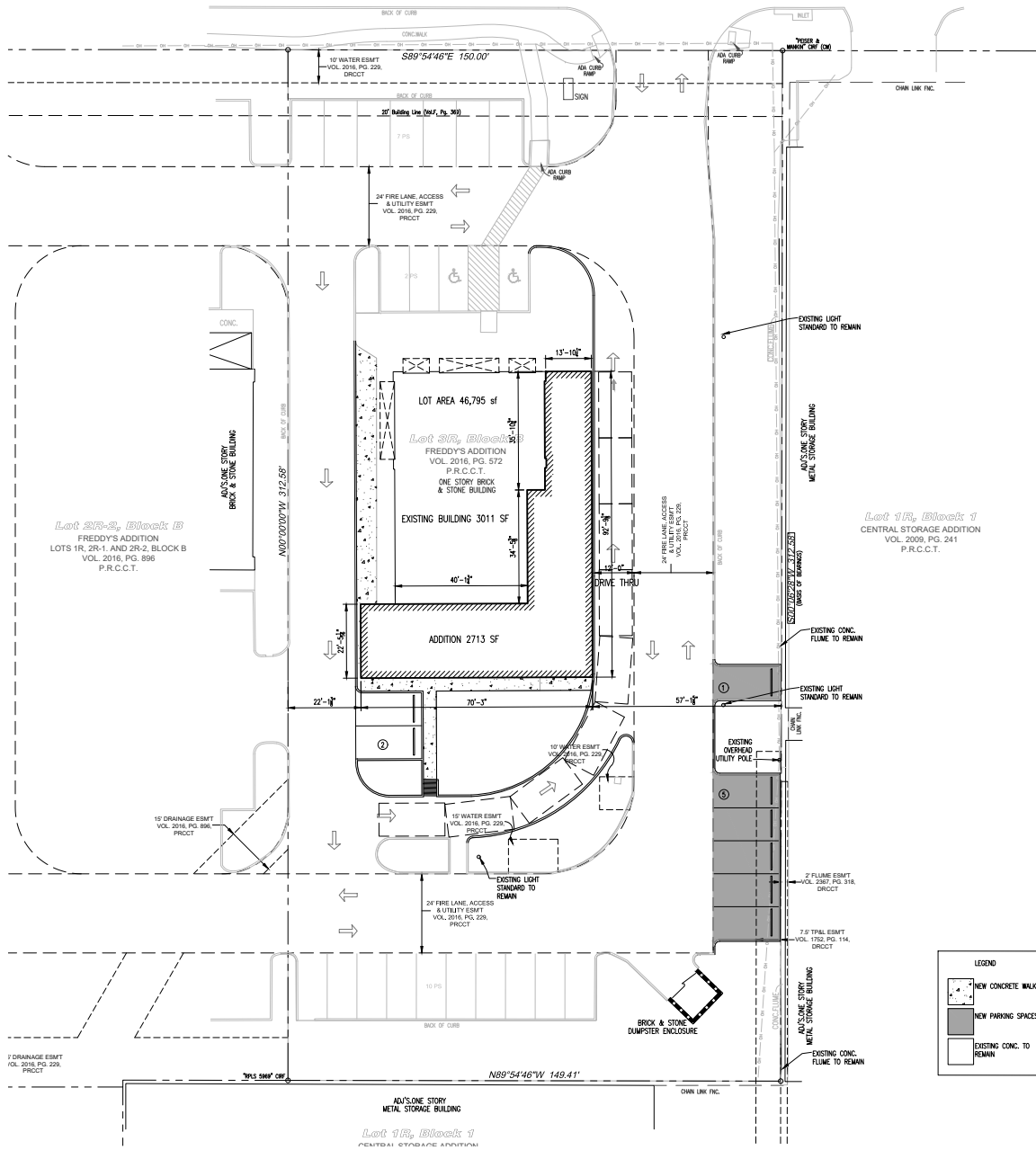


W FM 544
(120' RIGHT-OF-WAY)



LOCATION MAP



SITE DATA TABLE

| Lot Area | 46,795 | Sq. Ft. |
|-------------------------|----------------------|------------------------|
| Lot Area | 1.07 | Acres |
| Proposed | | Required |
| Zoning | CC SUP | CC Commercial Corridor |
| Building Height | 24 Feet | 50 Feet |
| Front Yard Setback | 97 Feet | 25 Feet |
| Side Yard Setback | 22 Feet | 10 Feet |
| Rear Yard Setback | 122 Feet | 10 Feet |
| Lot Coverage | 12.24% | 50.00% |
| Service & Loading Areas | Not Visible from st. | |
| Drive through Stacking | | |
| Stacking for first stop | 138 Feet | 100 Feet |
| Stacking thereafter | 40 Feet | 40 Feet |

Parking Calculations

| Area (SF) | Parking requirements (based on use) | Parking required |
|------------------------|-------------------------------------|------------------|
| Medical | 3002 | 1 per 300 |
| Rest. w/drive thru | 2767 | 1 per 150 |
| Total parking required | | 28.45 |
| Total parking provided | | 29 |
| ADA parking required | 2 | |
| On-site loading | None required | |

Site design requirements

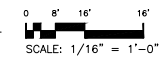
| Element | From figure 4-7 | Desirable (Minimum 4) |
|---------------------------------------|---|--|
| Building Placement | 1. Entrances and/or facades oriented to the street. | 2. Individual buildings w/footprints + or < 10,000square feet. |
| Parking Placement | 1. Minimum width of drive of 24', turning radius of 25 | 3. Front facade oriented to the street. |
| Access Drives | 2. Access drive at least 150' from intersection. | 1. Site plan with no more than 50% of parking in front of the building |
| Location of Service and Loading Areas | 1. Service and loading areas shall not be visible from a public street or adjacent residential lot. | 1. Combined access points with adjacent tracts |
| | | 2. Direct connection between buildings and street. |
| | | 1. Not visible from public street but provide masonry screening. |

NON PERMEABLE SURFACE AREA:
PRE CONSTRUCTION (ADDITION) 33,100 SF
POST CONSTRUCTION (ADDITION) 34,295 SF

LEGEND

- NEW CONCRETE WALK
- NEW PARKING SPACES
- EXISTING CONC. TO REMAIN

01 SITE PLAN
1/16"=1'-0"



ARCHITECTURE • PLANNING • INTERIORS
SUSTAINABILITY • FACILITY ASSESSMENTS
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2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098



| No. | Revision | Date |
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Sheet Name
SITE PLAN

Project number

Date

Drawn by

Checked by

Sheet Number

A 1.00