Exhibit B

VICINITY MAP
NOT TO SCALE
SITE

0   50   100
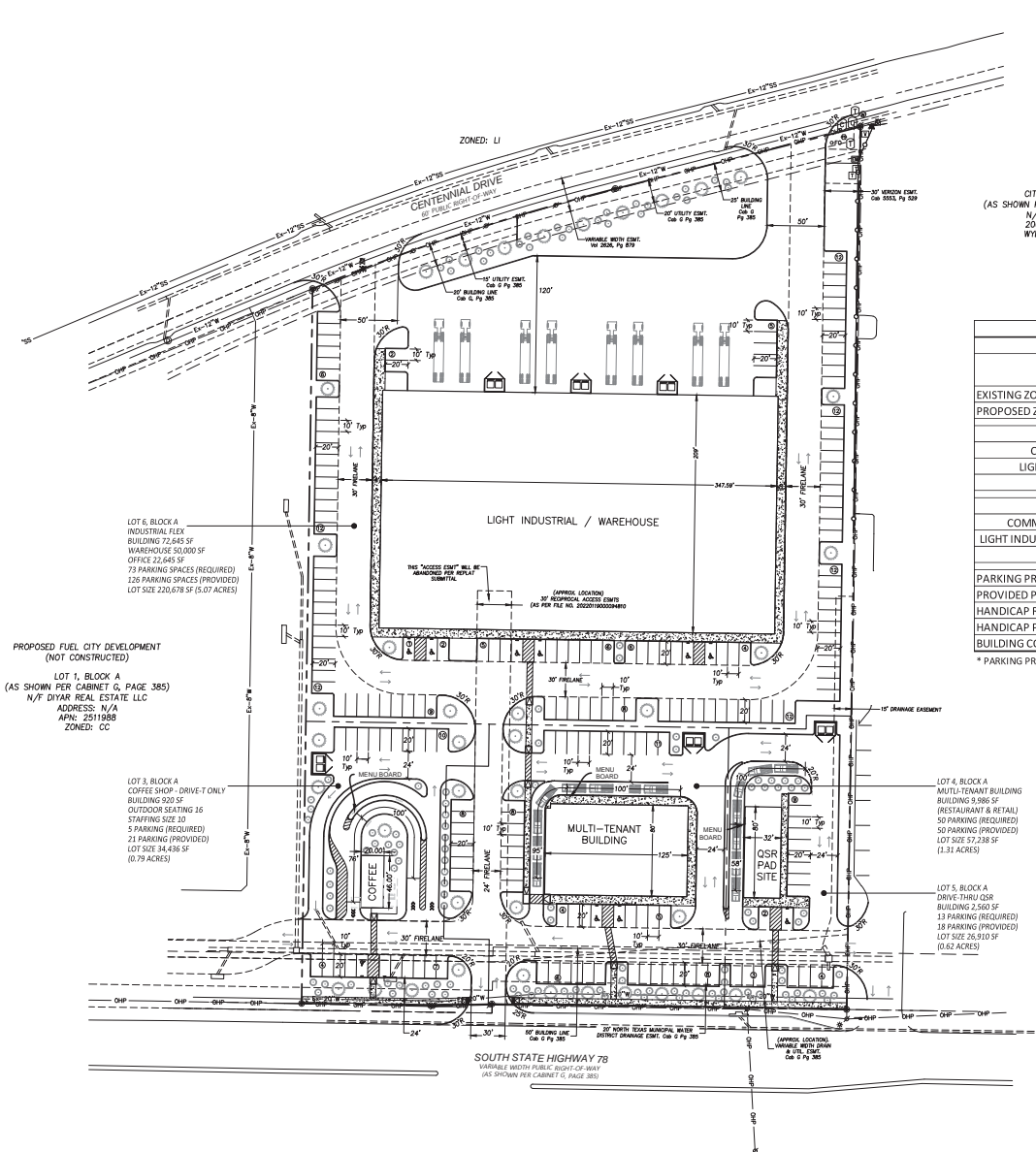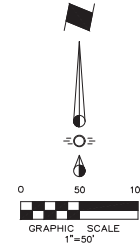GRAPHIC SCALE
1"=50'

ZONED: LI

CENTENNIAL DRIVE
60' PUBLIC RIGHT-OF-WAY

CITY HALL OF WYLIE
(AS SHOWN PER CABINET G, PAGE 385)
N/F WYLIE CITY OF
2000 N STATE HWY
WYLIE, TEXAS 75098
APN: 2817062
ZONED: CC

LIGHT INDUSTRIAL / WAREHOUSE

LOT 6, BLOCK A
INDUSTRIAL FLEX
BUILDING 72,645 SF
WAREHOUSE 50,000 SF
OFFICE 22,645 SF
73 PARKING SPACES (REQUIRED)
126 PARKING SPACES (PROVIDED)
LOT SIZE 220,678 SF (5.07 ACRES)

PROPOSED FUEL CITY DEVELOPMENT
(NOT CONSTRUCTED)

LOT 1, BLOCK A
(AS SHOWN PER CABINET G, PAGE 385)
N/F DIYAR REAL ESTATE LLC
ADDRESS: N/A
APN: 2511988
ZONED: CC

LOT 3, BLOCK A
COFFEE SHOP - DRIVE-T ONLY
BUILDING 920 SF
OUTDOOR SEATING 16
STAFFING SIZE 10
5 PARKING (REQUIRED)
21 PARKING (PROVIDED)
LOT SIZE 34,436 SF
(0.79 ACRES)

COFFEE

MENU BOARD

MULTI-TENANT
BUILDING

QSR
PAD
SITE

LOT 4, BLOCK A
MULTI-TENANT BUILDING
BUILDING 9,986 SF
(RESTAURANT & RETAIL)
50 PARKING (REQUIRED)
50 PARKING (PROVIDED)
LOT SIZE 57,238 SF
(1.31 ACRES)

LOT 5, BLOCK A
DRIVE-THRU QSR
BUILDING 2,560 SF
13 PARKING (REQUIRED)
18 PARKING (PROVIDED)
LOT SIZE 26,910 SF
(0.62 ACRES)

SOUTH STATE HIGHWAY 78
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
(AS SHOWN PER CABINET G, PAGE 385)

SITE DATA TABLE

	LOT 3	LOT 4	LOT 5	LOT 6
LOT SIZE	0.791 ACRES	1.314 ACRES	0.618 ACRES	5.066 ACRES
	34,436.35 SF	57,238.38 SF	26,910.12 SF	220,677.81 SF
EXISTING ZONING	CC	CC	CC	CC
PROPOSED ZONING	PD	PD	PD	PD
USE / BUILDING AREA				
COMMERCIAL	920 SF - 100%	9,986 SF - 100%	2,560 SF - 100%	SF - 0%
LIGHT INDUSTRIAL	SF - 0%	SF - 0%	SF - 0%	72,645 SF - 100%
TOTAL	920 SF	9,986 SF	2,560 SF	72,645 SF
REQUIRED PARKING				
COMMERCIAL (1 PER 200 S.F.)	5 SPACES	50 SPACES	13 SPACES	0 SPACES
LIGHT INDUSTRIAL (1 PER 1000 S.F.)	0 SPACES	0 SPACES	0 SPACES	73 SPACES
TOTAL	5 SPACES	50 SPACES	13 SPACES	73 SPACES
PARKING PROVIDED	21 SPACES	50 SPACES	18 SPACES	126 SPACES
PROVIDED PARKING RATIO	1/44	1/200	1/143	1/577
HANDICAP REQUIRED	1 SPACES	2 SPACES	1 SPACES	5 SPACES
HANDICAP PROVIDED	1 SPACES	2 SPACES	1 SPACES	6 SPACES
BUILDING COVERAGE	2.67%	17.45%	9.51%	32.92%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

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