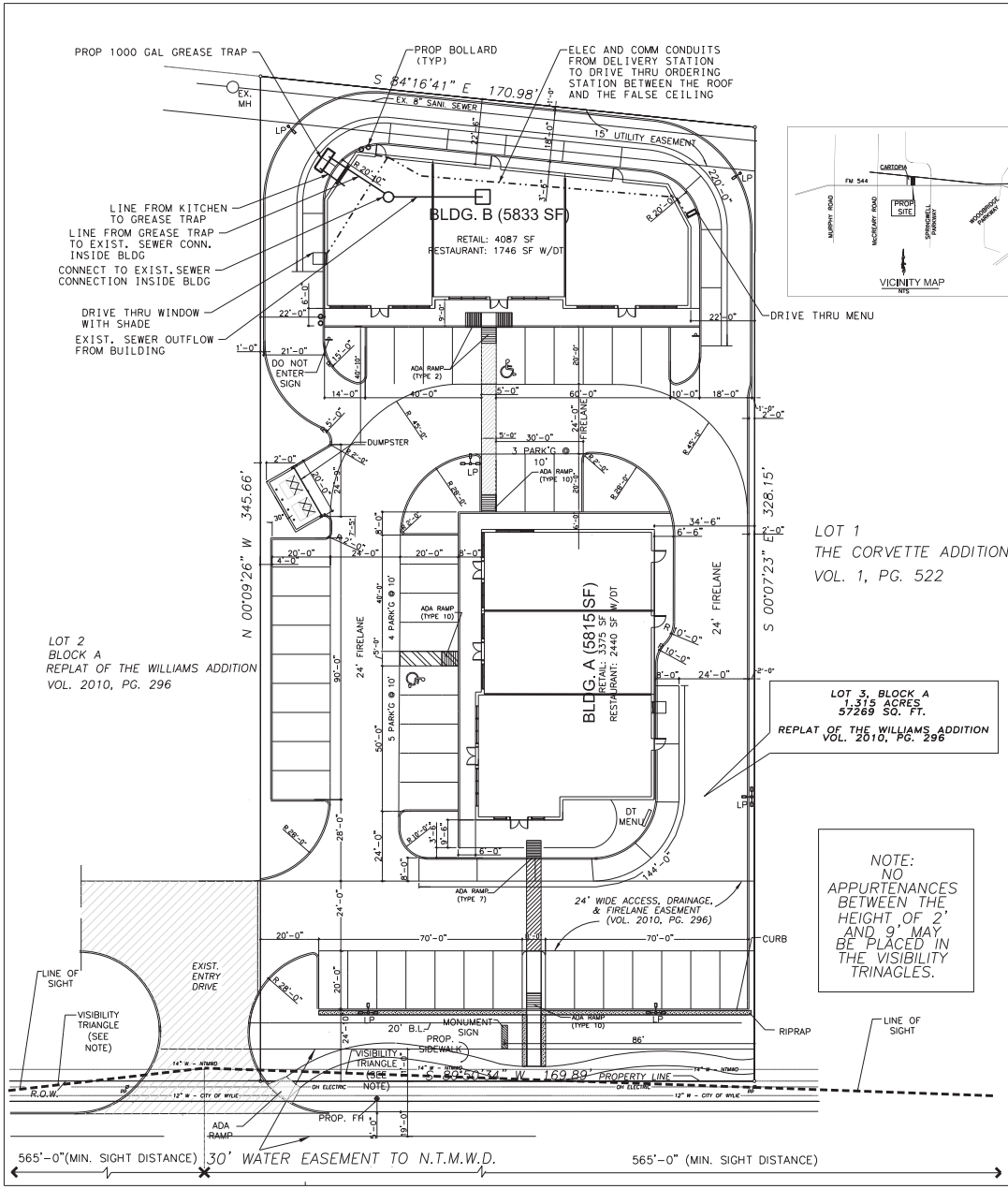
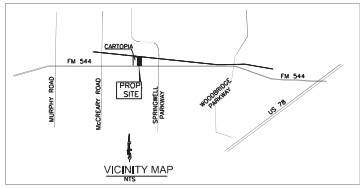


LOT 2
BLOCK A
REPLAT OF THE WILLIAMS ADDITION
VOL. 2010, PG. 296

LOT 1
THE CORVETTE ADDITION
VOL. 1, PG. 522

LOT 3, BLOCK A
1.315 ACRES
57269 SQ. FT.
REPLAT OF THE WILLIAMS ADDITION
VOL. 2010, PG. 296

NOTE:
NO APPURTENANCES BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRINAGLES.



BENCH MARKS:

1. CM#2:
Northing: 7057346.784 Ft.
Easting: 2569521.039 Ft.
Elevation: 550.238 Ft.

2. CM#3:
Northing: 7053976.538 Ft.
Easting: 2559122.001 Ft.
Elevation: 520.307 Ft.

SITE & PARKING DATA

LOT AREA	1.35 AC.	58,806 SF	
PROP. USEAGE	BUILDING-A	BUILDING-B	TOTAL
COMMERCIAL	3,375 SF	4,087 SF	7,462 SF
RESTAURANT W/DT	2,440 SF	1,746 SF	4,186 SF
TOTAL BUILDING AREA:	5,815 SF	5,833 SF	11,648 SF
LANDSCAPE LOT COVERAGE			20%
PARKING REQUIRED: 1/275SF	22 SPACES	21 SPACES	43 SPACES
HC PARKING			2 SPACES
TOTAL PARKING PROVIDED			45 SPACES

STATE OF TEXAS
FIROZE SHAMS
97215
LICENSED
PROFESSIONAL ENGINEER
Firoze Shams
02-17-2022

FLOOD NOTE:

Subject Tract lies within Zone "X" as scaled from F.I.R.M. Panel 48085C0415J, Dated June 2, 2009.

Zone "X" – Areas determined to be outside the 0.2% annual chance floodplain.

UTILITY NOTE:

Location shown for all utility lines on this plan are approximate and extracted from the City & TxDot, public information sources. Contractor shall verify the exact location before construction.

Participating Consultants:

GLOBAL CIVIL SOLUTIONS, LLC
11551 FOREST CENTRAL DRIVE
SUITE 220
DALLAS, TX 75243
F-12801

H & H GROUP
Design & Construction Services
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RICHARDSON, TEXAS 75080
TEL 469 231 6550
EMAIL: oogroup1x@gmail.com

OWNER
AFA ENTERPRISES, LLC
3629 CLUB VIEW DRIVE
GARLAND, TEXAS 75044

CONSTRUCTION PLANS FOR
MALIK PLAZA
LOT-3, BLOCK-A, REPLAT OF WILLIAMS ADDITION
FM 544, WYLIE, TEXAS

ISSUE DATE : 10/06/2017 - REV. 1
ISSUE DATE : 6/9/2017 - ORIGINAL

SHEET TITLE
SITE PLAN

SHEET NO.
C-3