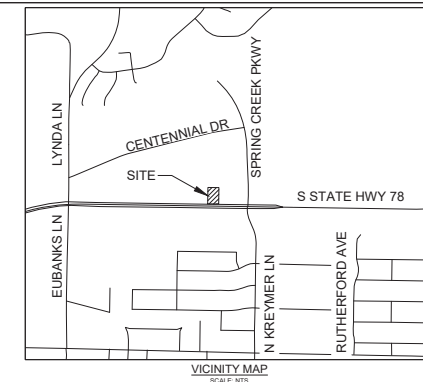
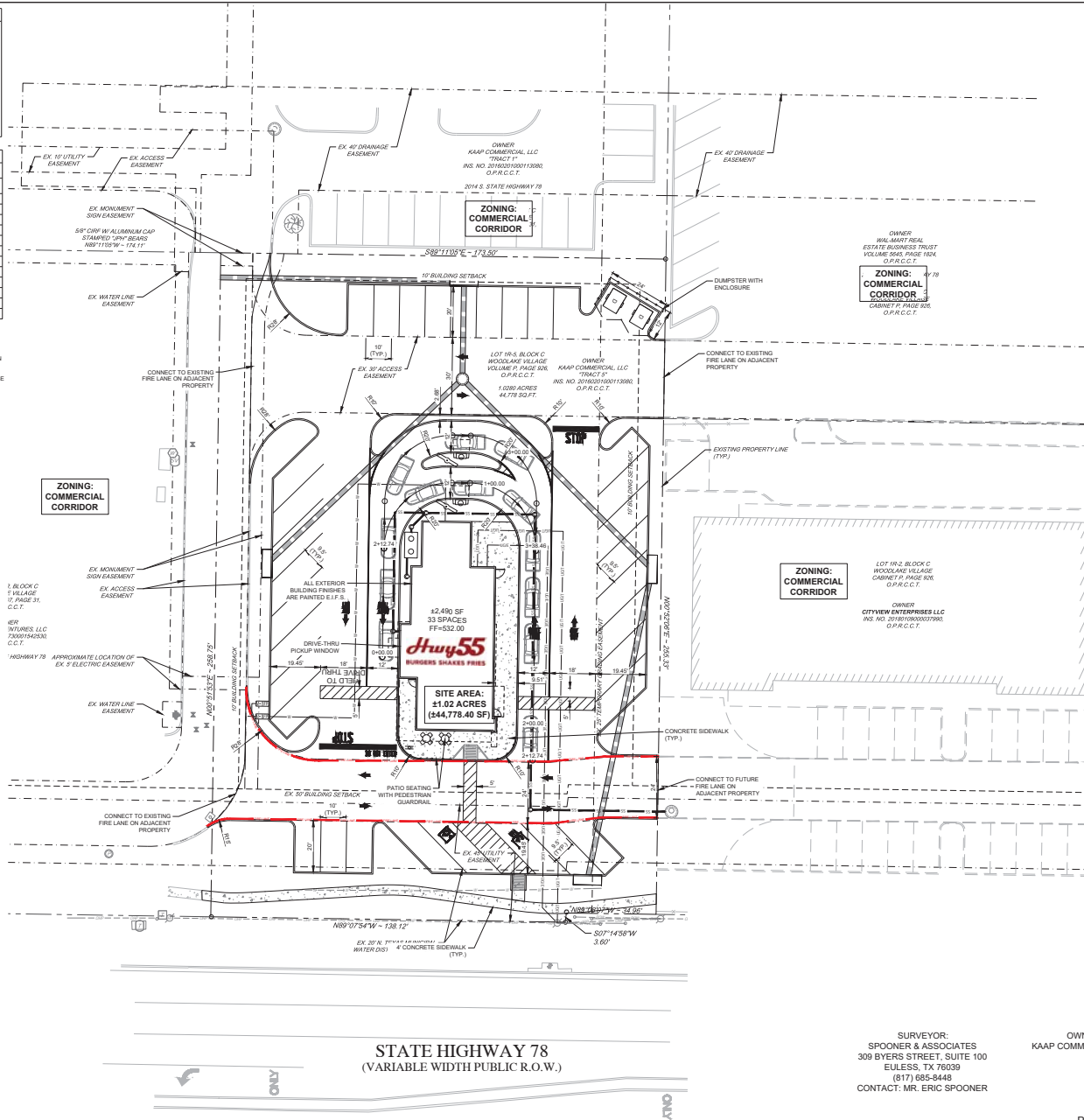


LEGEND	
	SIDEWALK CONCRETE PAVING
	FIRE LANE STRIPING
	PROPERTY LINE
	PARKING COUNT
	PAINTED TRAFFIC ARROWS
	VEHICLE STACKING POSITION

SITE DATA	
ZONING	CC (COMMERCIAL CORRIDOR)
PROPOSED USE	RESTAURANT WITH DRIVE-IN/ DRIVE THROUGH SERVICE
TOTAL LOT AREA	±1.02 AC.
MAXIMUM ALLOWABLE LOT COVERAGE	50%
PROPOSED LOT COVERAGE	49%
REQUIRED YARDS -	
FRONT	50 FT
SIDE	10 FT
REAR	10 FT
MINIMUM PARKING REQUIRED (1 PER 150 SF BUILDING AREA)	17 SPACES
MAXIMUM PARKING PROVIDED (125% OF REQUIRED)	21 SPACES
PARKING PROVIDED (SEE NOTE 3 BELOW)	33 SPACES

GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOMELAND SECURITY AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON MAP 480602402U, MAP REVISED JUNE 2, 2009, FOR COLLIN COUNTY AND INCORPORATED AREAS.
3. ANY PARKING IN EXCESS OF THE ALLOWABLE MAXIMUM PARKING REQUIREMENT SHALL BE CONSTRUCTED WITH PERVIOUS PAVEMENT.



SPECIAL USE PERMIT EXHIBIT FOR HWY55 BURGERS, SHAKES AND FRIES

LOT 1R-5, BLOCK C OF WOODLAKE VILLAGE
NORTH STATE HIGHWAY 78
CITY OF WYLLIE, COLLIN COUNTY, TEXAS

STATE HIGHWAY 78
(VARIABLE WIDTH PUBLIC R.O.W.)

SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET, SUITE 100
EULESS, TX 76039
(817) 685-8448
CONTACT: MR. ERIC SPOONER

OWNER:
KAAP COMMERCIAL, LLC

APPLICANT:
TRACK WEST PARTNERS
445 BISHOP ST. NW
ATLANTA, GA 30318
(770) 359-9636
CONTACT: MR. BRANDON KUBLANOW

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PREPARED: JANUARY 2022

