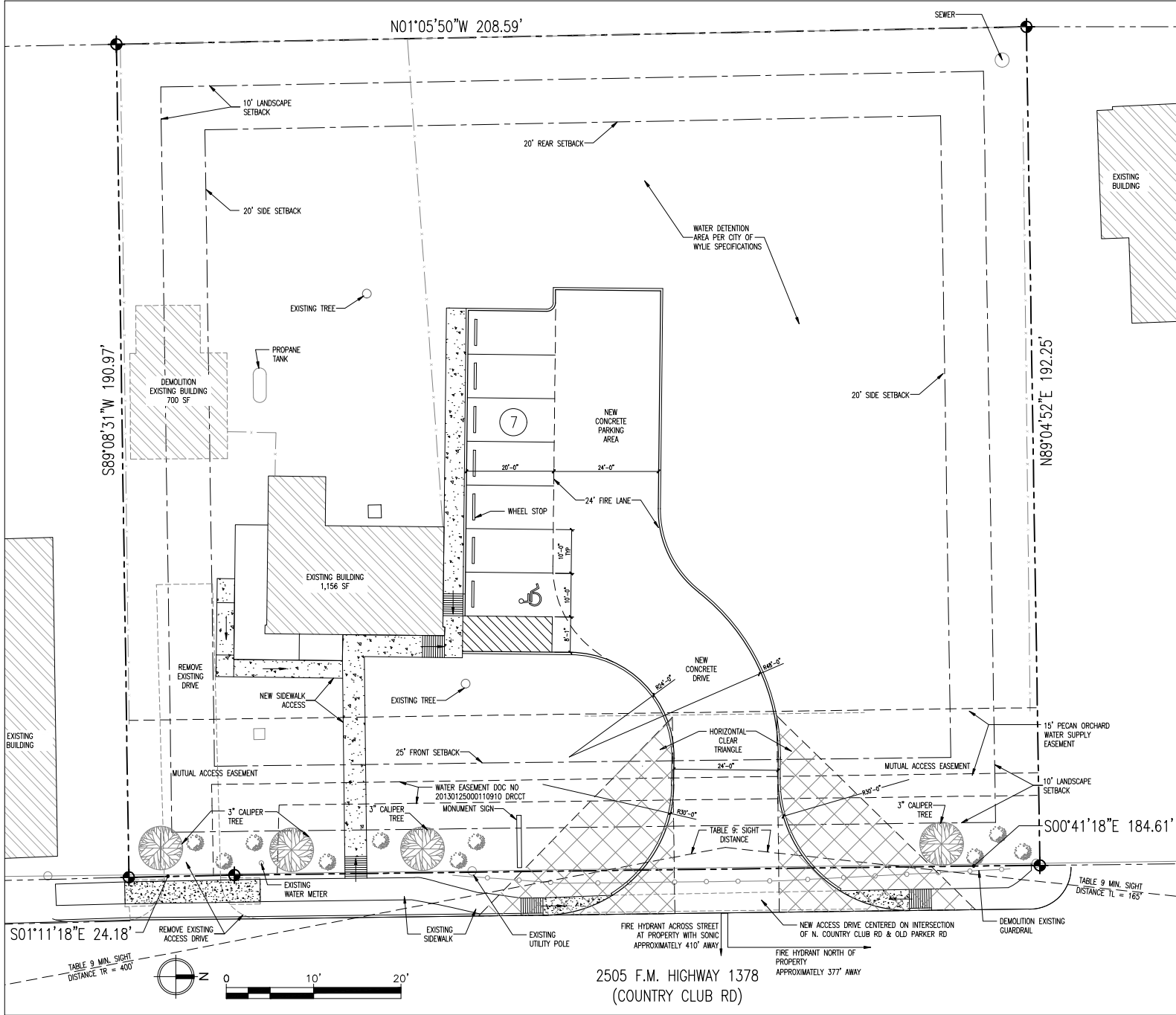


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PROJECT CONTACTS

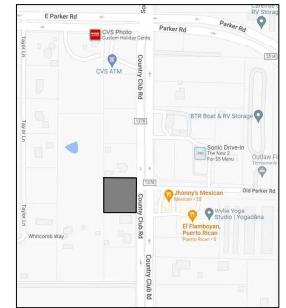
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NEWZAD BRIFIKI
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ARCHITECT
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9090 SKILLMAN STREET
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DALLAS TEXAS, 75243
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wbateman@kermitarch.com

SITE DATA TABLE

ZONING	(CC) COMMERCIAL CORRIDOR
PROPOSED USE	COMMERCIAL - OFFICE
TOTAL LOT AREA	1.000 ACRES
MAX. ALLOWABLE LOT COVERAGE	50%
PROPOSED LOT COVERAGE	EXISTING TO REMAIN
MIN. LANDSCAPING	20%
FRONT SETBACK	25'-0"
SIDE SETBACK	10' SIDE +10' LANDSCAPE=20'
REAR SETBACK	10' SIDE +10' LANDSCAPE=20'
MIN. PARKING REQUIRED (1/400 SF)	3
MAX. PARKING (125% OF REQ)	7
TOTAL PARKING PROVIDED	11
ADA PARKING	1

VICINITY MAP



2505 COUNTRY CLUB RD
WYLIE, TX

LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK
- FENCE
- NEW SIDEWALK

PRELIMINARY
NOT FOR CONSTRUCTION

KERMIT
ARCHITECTURE

469.261.8972
www.kermitarch.com

CONSULTANTS

ISSUE/REVISION
DATE DESCRIPTION

PROJECT TITLE
BRIFIKI
BUSINESS CENTER

2505 FM 1378
WYLIE, TX 75098

COMMISSION NO. 22002
ISSUE DATE 10/21/22

SHEET TITLE
SITE PLAN

SHEET NO.
A0.1