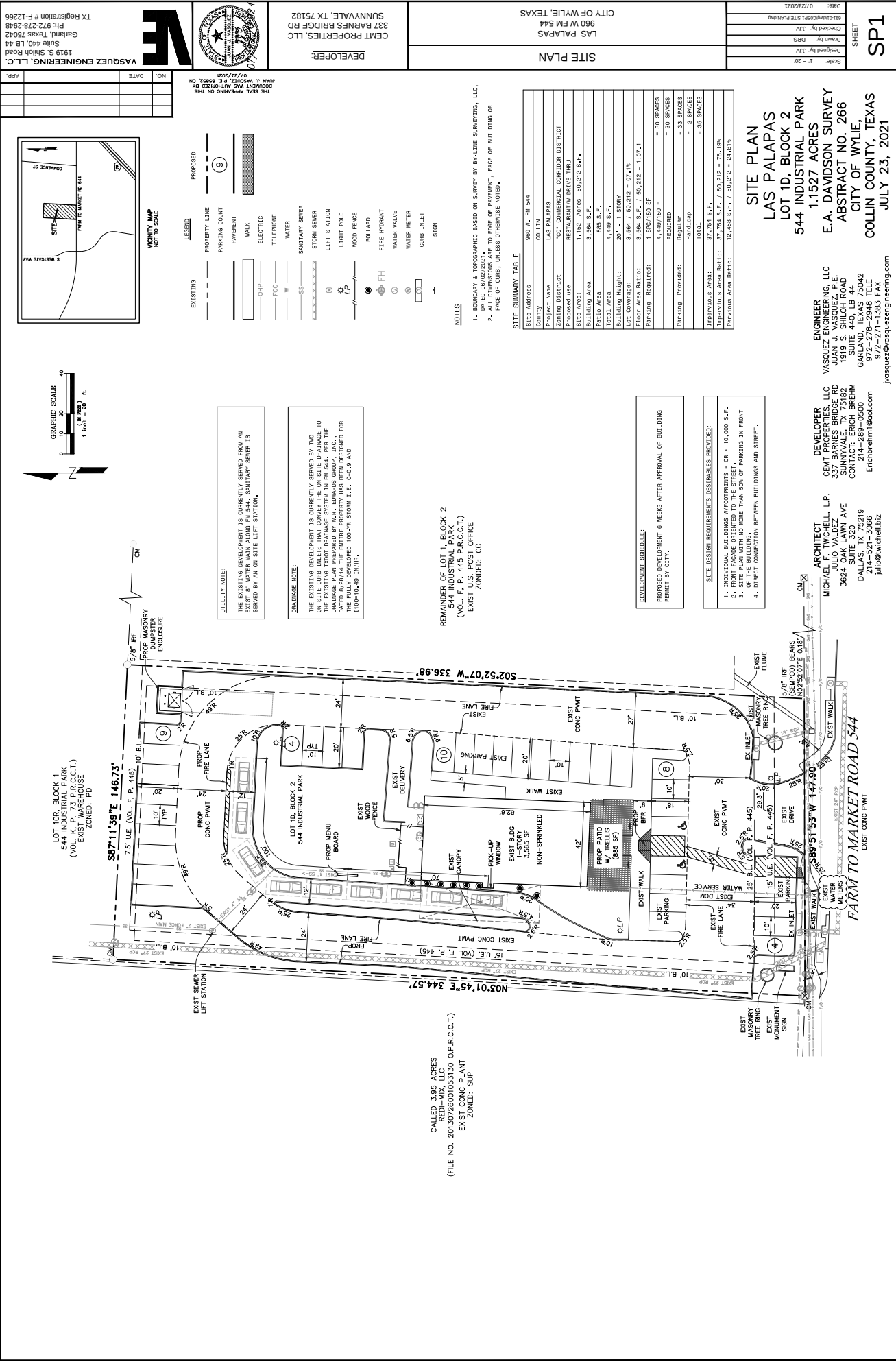




VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
GARLAND, TEXAS 75042
PH: 972-278-2948
TX REGISTRATION #12266

E
THE SEAL APPEARING ON THIS DOCUMENT HAS UNIFORMITY AS REQUIRED BY 07/23/2021

NO. DATE

APP.

LEGEND

EXISTING

PROPERTY LINE

PARKING CURB

PAVEMENT

WALK

CHP

FOC

W

SS

STORM SEWER

LIFT STATION

LIFT POLE

WOOD FENCE

BOLLARD

FIRE HYDRANT

WATER VALVE

WATER METER

CURB INLET

STON

PROPOSED

PROPERTY LINE

PARKING CURB

PAVEMENT

WALK

CHP

FOC

W

SS

STORM SEWER

LIFT STATION

LIFT POLE

WOOD FENCE

BOLLARD

FIRE HYDRANT

WATER VALVE

WATER METER

CURB INLET

STON

UTILITY NOTE:

THE EXISTING DEVELOPMENT IS CURRENTLY SERVED FROM AN EXIST 8" WATER MAIN ALONG FM 544, SANITARY SEWER IS SERVED BY AN ON-SITE LIFT STATION.

DRAINAGE NOTE:

THE EXISTING DEVELOPMENT IS CURRENTLY SERVED BY TWO EXISTING CUMULATIVE DRAINAGE SYSTEMS. THE EXISTING DRAINAGE PLAN PREPARED BY W.A. EDWARDS GROUP, INC., DATED 8/28/14, THE ENTIRE PROPERTY HAS BEEN REDESIGNED FOR 100-YR 10-49 IN/HR. 1100-10.49 IN/HR.

DEVELOPER

CENT PROPERTIES, LLC
337 BARNES BRIDGE RD
SUNNYVALE, TX 75182

DATE

07/23/2021

SITE PLAN

LAS PALAPAS
960 W FM 544
CITY OF WYLLIE, TEXAS

DATE

07/23/2021

NOTES

1. BOUNDARY AND TOPOGRAPHIC BASED ON SURVEY BY BY-LINE SURVEYING, LLC, WYLLIE, TEXAS, 07/23/2021.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF BUILDING OR FACE OF CURB, UNLESS OTHERWISE NOTED.

SITE SUMMARY TABLE

Site Address	960 W FM 544
County	COLLIN
Project Name	LAS PALAPAS
Planning District	CITY OF WYLLIE, COLLIN COUNTY DISTRICT
Proposed Development	RECREATION/ENTERTAINMENT
Site Area	1.152 Acres 50,212 S.F.
Building Area	3,564 S.F.
Pavement Area	885 S.F.
Total Area	4,449 S.F.
Building Height	20' - 1 STORY
Lot Coverage	3,564 / 50,212 = 07.1%
Floor Area Ratio	3,564 S.F. / 50,212 = 1:07.1
Parking Required	1 967/150 SF
Parking Provided	4,449/150 = 29 SPACES
Required	29 SPACES
Net Usable	29 SPACES
Total	29 SPACES
Impervious Area	37,754 S.F.
Impervious Area Ratio	37,754 S.F. / 50,212 = 75.18%
Previous Area Ratio	12,458 S.F. / 50,212 = 24.81%

SITE PLAN

LAS PALAPAS
LOT 1D, BLOCK 2
544 INDUSTRIAL PARK
1.152 ACRES
E.A. DAVIDSON SURVEY
ABSTRACT NO. 266
CITY OF WYLLIE,
COLLIN COUNTY, TEXAS
JULY 23, 2021

ARCHITECT

MICHAEL F. TWICHELL, L.P.
362 VALDEZ AVE
SUITE 200
DALLAS, TX 75219
214-521-3066
jtwic@twicell.biz

DEVELOPER

CENT PROPERTIES, LLC
337 BARNES BRIDGE RD
SUNNYVALE, TX 75182
CONTACT: ERICH BREHM
214-288-0500
ErichBrehm@aol.com

ENGINEER

VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
972-271-1383 FAX
jvasquez@vasquezengineering.com

GRAPHIC SCALE

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