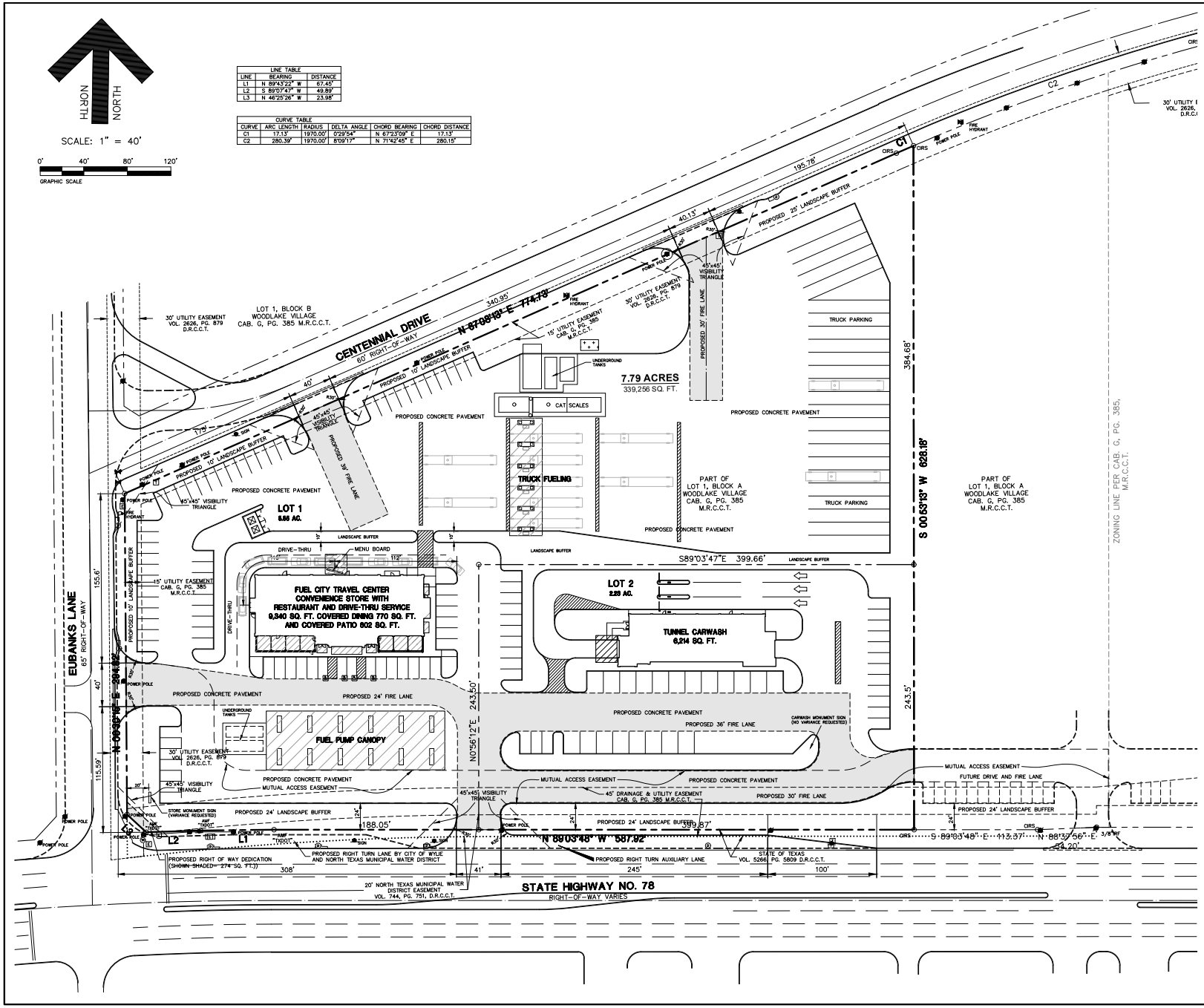
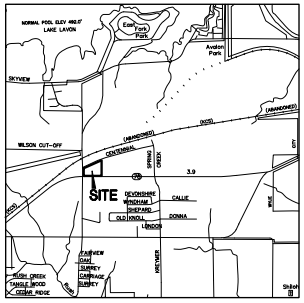


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°43'22" W	67.45'
L2	S 89°07'47" W	49.89'
L3	N 46°25'26" W	23.98'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	17.13'	1970.00'	0°29'54"	N 67°23'09" E	17.13'
C2	280.39'	1970.00'	8°09'17"	N 71°42'45" E	280.15'



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL USES PERMITTED BY ARTICLE 4C – COMMERCIAL CORRIDOR DISTRICT (CC) AND ARTICLE 5 – USE REGULATIONS AND ALL REQUIREMENTS OF ARTICLE 4C – COMMERCIAL CORRIDOR DISTRICT (CC) OF THE CITY OF WYLIE ZONING ORDINANCE AND ANY OTHER APPLICABLE REQUIREMENTS OF THE CITY OF WYLIE ZONING ORDINANCE WILL BE COMPLIED WITH EXCEPT:

   A. MOTOR VEHICLE FUELING STATION IS AN ALLOWABLE USE.
   B. CONVENIENCE STORE IS AN ALLOWABLE USE.
   C. TUNNEL CAR WASH IS AN ALLOWABLE USE.
   D. RESTAURANT WITH DRIVE-THRU SERVICE IS AN ALLOWABLE USE.

2. ALL SIGNS, LUMINARIES, FENCES AND EXTERIOR AUDITORY SPEAKERS (IF ANY) SHALL COMPLY WITH THE ORDINANCES OF THE CITY OF WYLIE.
3. LANDSCAPING SHALL COMPLY WITH ARTICLE 4. NONRESIDENTIAL DISTRICT REGULATIONS OF THE CITY OF WYLIE ZONING ORDINANCE.. APPROVED LANDSCAPE PLANS SHALL COMPLY WITH ALL BASE STANDARDS AND SHALL MEET THE DESIRABLE DESIGN ATTRIBUTES REQUIRED TO GAIN APPROVAL OF A SITE PLAN OR BUILDING PERMIT AS SPECIFIED IN ARTICLE 4 OF THE CITY OF WYLIE ZONING ORDINANCE.
4. STORM WATER DETENTION WILL BE PROVIDED IF A DRAINAGE STUDY DETERMINES THAT THE DOWNSTREAM SYSTEM DOES NOT HAVE THE CAPACITY FOR THE STORM WATER RUNOFF INCREASE DUE TO DEVELOPMENT OF THIS TRACT.
5. ALL PASSENGER VEHICLE PARKING SPACES ARE 10'x20'.
6. ALL EXISTING NATIVE TREES ON-SITE ALONG THE DRAINAGE DITCH SHALL BE REMOVED TO INSTALL UNDERGROUND STORM DRAIN SYSTEM.
8. LOT 1 CONTAINS 5.55 ACRES. LOT 2 CONTAINS 2.23 ACRES.
9. SEE SHEET 2 OF 2 FOR STORE MONUMENT SIGN DETAILS.

LANDSCAPE TABULATION

TOTAL SITE AREA: 339,256 SF
LANDSCAPE AREA REQUIRED = 20% = 67,851 SF
TOTAL LANDSCAPE AREA PROVIDED: 75,185 SF (22.2%)

APPLICANT:
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OWNER:
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SUITE 233
IRVING, TEXAS 75062
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email: ahmed0516@hotmail.com

REVISIONS:	
7-9-21	CITY COMMENTS
7-28-21	CITY COMMENTS

CASE NO.: ZC 2021-20

SHEET TITLE:
PD DEVELOPMENT PLAN
CC BASE ZONING
FUEL CITY TRAVEL CENTER
1800 N. STATE HIGHWAY NO. 78 AT EUBANKS LANE
WILEY, TEXAS

PREPARED BY:
JDJR
ENGINEERS & CONSULTANTS, INC.
TBPE REGISTRATION NUMBER F-9327
ENGINEERS • SURVEYORS • LAND PLANNERS
2800 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-0957 Fax 972-252-0958

DATE: 6/21/21	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 40'	CHECKED BY: JDJR	1 OF 2

C:\Jobs\2021\229-3-21 Fuel City Travel Center - Wylie, TX\Civil\229-3-21 PD Zoning Plan.dwg, 7/28/2021 3:56:36 PM