

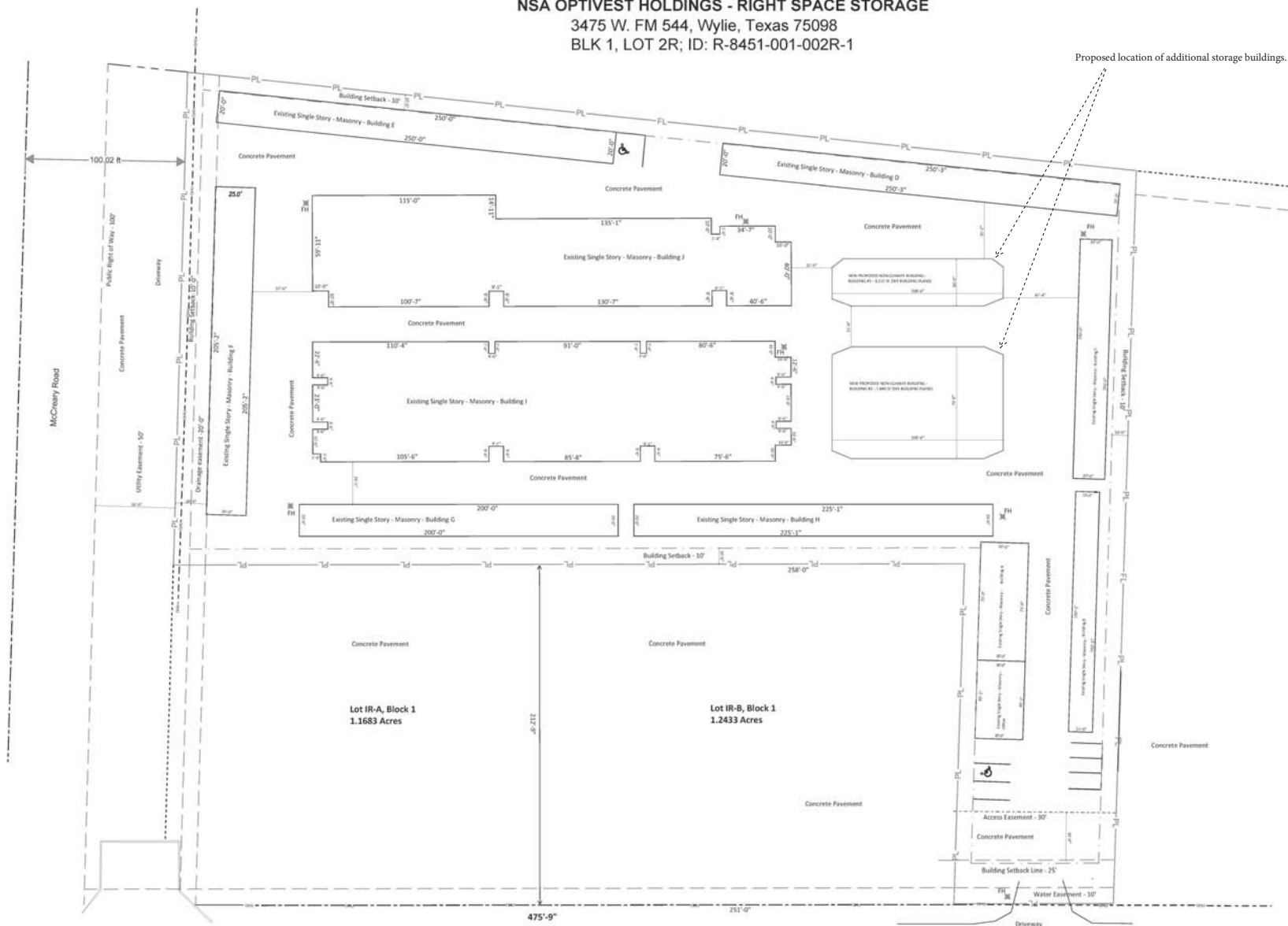
3475 W. FM 544, Wylie, Texas 75098
BLK 1, LOT 2R; ID: R-8451-001-002R-1

No.	Revision/Issue	Date
1	Revised Permit	08/30/2
2		
3		
4		
5		

RIGHT SPACE
WYLIE, TX

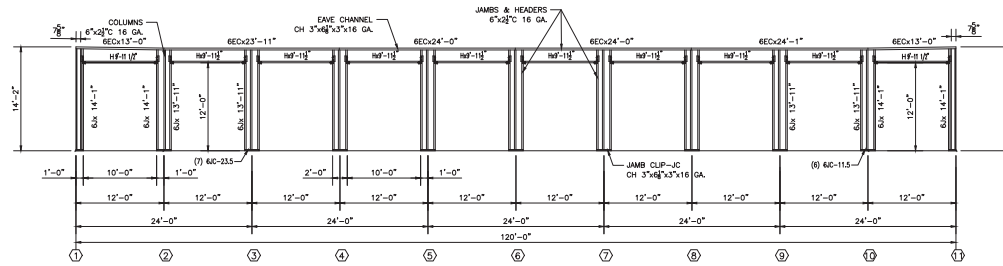


BUILDING SYSTEMS
P.O. BOX 5879 ROUND ROCK, TEXAS 78683-5879
1-877-856-2843 1-512-491-9255 1-512-491-9293 FAX

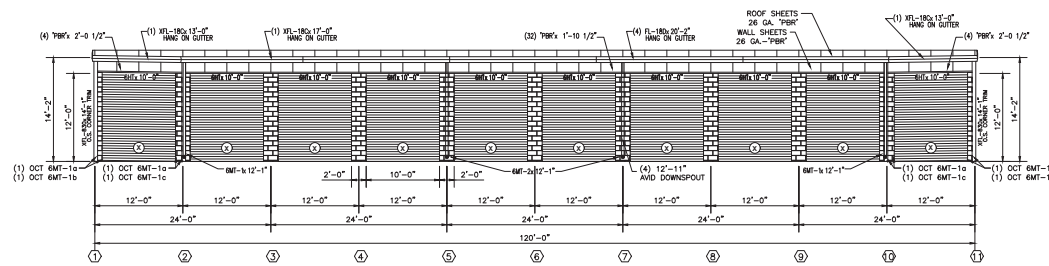


SCALE: 1 in.=40 ft

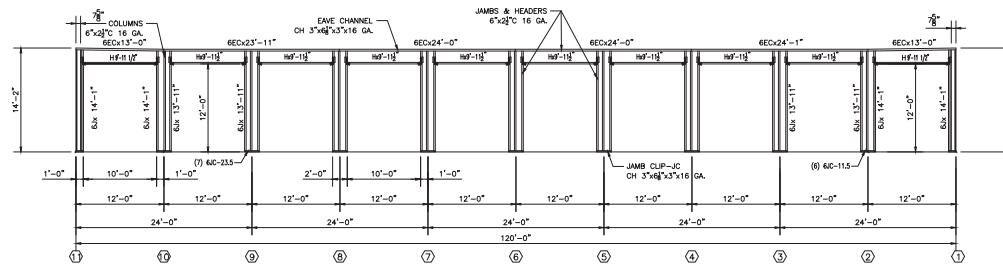
REVISED



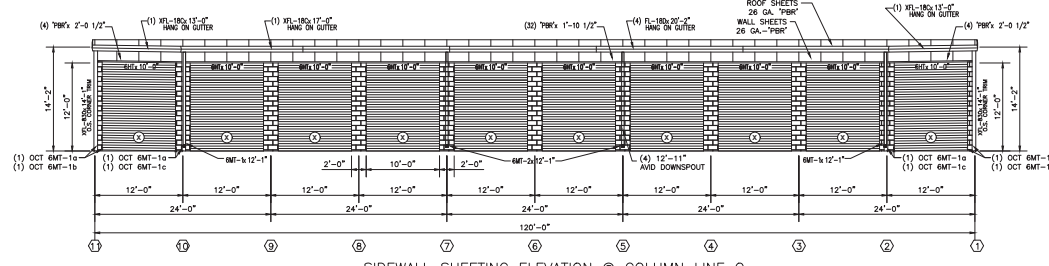
SIDEWALL FRAMING ELEVATION @ COLUMN LINE A
BUILDING 2 - SCALE: 1/8" = 1'-0"



SIDEWALL SHEETING ELEVATION @ COLUMN LINE A
BUILDING 2 - SCALE: 1/8" = 1'-0"



SIDEWALL FRAMING ELEVATION @ COLUMN LINE Q
BUILDING 2 - SCALE: 1/8" = 1'-0"



SIDEWALL SHEETING ELEVATION @ COLUMN LINE Q
BUILDING 2 - SCALE: 1/8" = 1'-0"

No.	Revision/Issue	Date
1	Approval	07/22/21
2	Revision	01/07/22
3		
4		

CARTER-RIGHT SPACE STORAGE
WYLIE, TX



DESCRIPTION	SIDE WALL ELEVATIONS
DWG BY	CHW
CHECKED BY	
JOB NO.	88823
Date	07-15-2021

Scale
Ref. Drawing
SHEET
A-3
OF SHEETS

BUILDING 2

10 BASIS OF BEARINGS

THE EAST LINE OF LOT 28, BLOCK 1 IN McCREARY-FW 544 ADDITION
REPLAT HAVING A BEARING OF SOUTH 01 DEGREES 47 MINUTES 20
SECONDS WEST ACCORDING TO THE PLAT RECORDED IN VOLUME Q,
PAGE 133 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.

CONTROLLING MONUMENTS:

The found 1/2" capped iron Rod at the Northeast corner of the subject property and the found 1/2" iron rod at the Southeast corner of the subject property.

12 PARKING INFORMATION

10 REGULAR STRIPED PARKING SPACES
2 STRIPED HANDICAP SPACES
12 TOTAL STRIPED PARKING SPACES

13	LAND AREA
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4.282 ACRES
186,534 SQUARE FEET

14 BUILDING AREA

BUILDING A	2,217 SQUARE FEET
BUILDING B	2,252 SQUARE FEET
BUILDING C	3,000 SQUARE FEET
BUILDING D	5,006 SQUARE FEET
BUILDING E	5,000 SQUARE FEET
BUILDING F	5,130 SQUARE FEET
BUILDING G	4,000 SQUARE FEET
BUILDING H	4,502 SQUARE FEET
BUILDING I	21,870 SQUARE FEET
BUILDING J	17,571 SQUARE FEET
OFFICE	1,473 SQUARE FEET

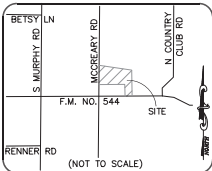
(SEE NOTE 11)

15 BUILDING HEIGHT

BUILDING A	11.3 FEET
BUILDING B	11.3 FEET
BUILDING C	10.0 FEET
BUILDING D	10.0 FEET
BUILDING E	10.0 FEET
BUILDING F	10.0 FEET
BUILDING G	10.0 FEET
BUILDING H	10.0 FEET
BUILDING I	12.0 FEET
BUILDING J	12.0 FEET
OFFICE	21.4 FEET

(SEE NOTE 10)

16 VICINITY MAP

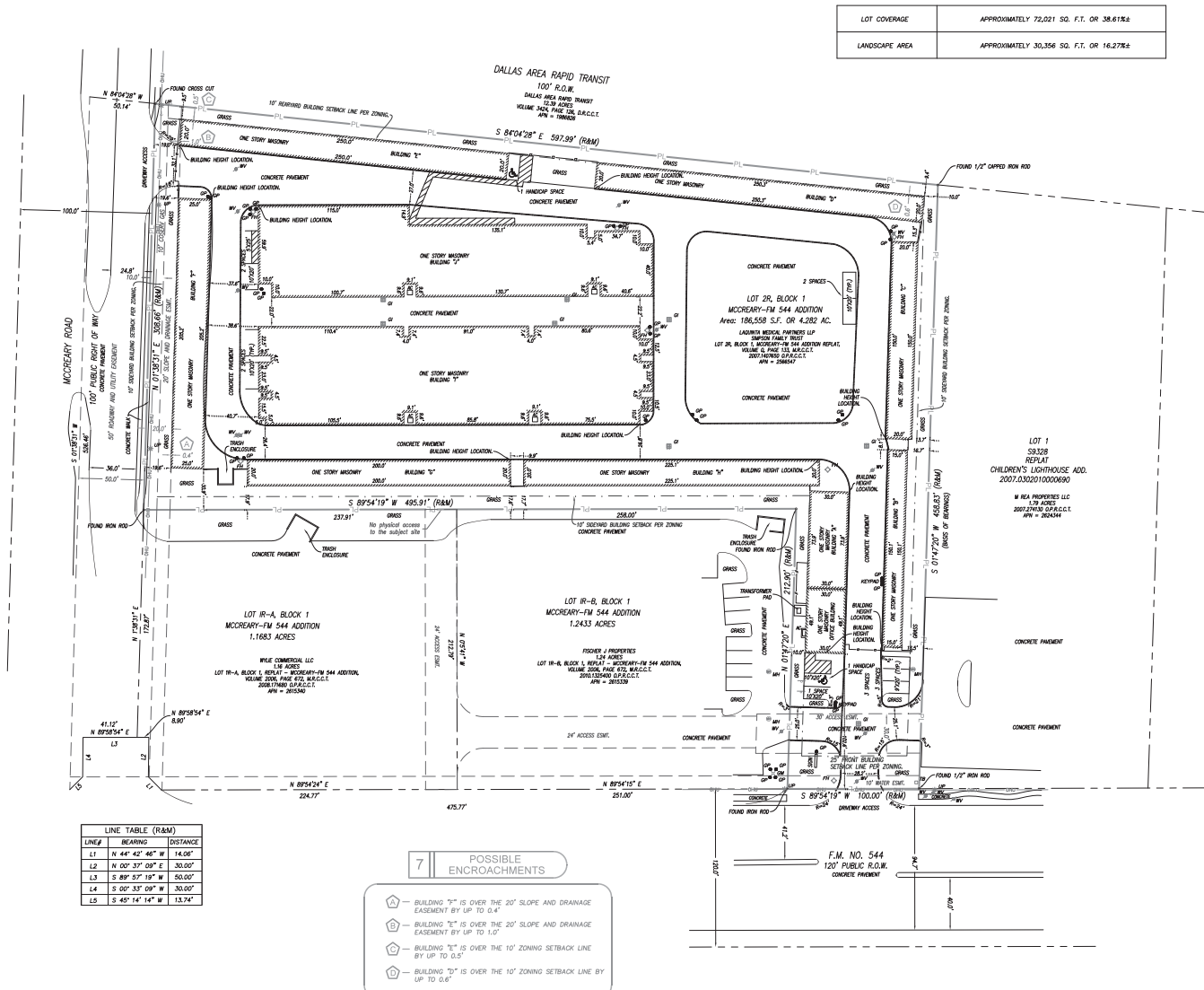


The surveying company:
Commercial Due Diligence Services
certifies to the accuracy and sufficiency
of the survey provided herein.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

19 | SURVEY DRAWING



LINE#	BEARING	DISTANCE
L1	N 44° 42' 46" W	14.06"
L2	N 00° 37' 09" E	30.00"
L3	S 89° 57' 19" W	50.00"
L4	S 00° 33' 09" W	30.00"
L5	S 45° 14' 14" W	13.74"

7	POSSIBLE ENCROACHMENTS
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- A** — BUILDING "F" IS OVER THE 20' SLOPE AND DRAINAGE EASEMENT BY UP TO 0.4'
- B** — BUILDING "E" IS OVER THE 20' SLOPE AND DRAINAGE EASEMENT BY UP TO 1.0'
- C** — BUILDING "E" IS OVER THE 10' ZONING SETBACK LINE BY UP TO 0.5'
- D** — BUILDING "D" IS OVER THE 10' ZONING SETBACK LINE BY UP TO 0.6'

LOT COVERAGE	APPROXIMATELY 72,021 SQ. F.T. OR 38.61%
LANDSCAPE AREA	APPROXIMATELY 30,356 SQ. F.T. OR 16.27%



17 NORTH ARROW / SCALE



SCALE: 1" = 40'

9	LEGEND
---	--------



18 TEXAS BOUNDARY SURVEY

This survey was made in accordance with the current Texas Society of Professional Surveyors Standards and Specifications

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Prepared For:

20	PROJECT ADDRESS
----	-----------------

3475 W. FM 544
Wylie, Texas 75098

Project Name:
Carter-RightSpace-Wylie TX
CDS Project Number:
21-09-0286

Site Summary

Project:

Right Space Storage Expansion
3475 W. FM 544, Wylie, Texas 75098

Existing Zoning:

CC (Commercial Corridor)

Proposed Use:

Storage

Lot Area:

186,534 SF or 4.282 Acres

Existing Storage Use:

72,021 sf

Proposed Additional Storage:

10,595 sf

Total Combined Storage Footage (New & Existing):

82,616 sf

Landscaped Area:

Approximately 30,356 sf or 16.27%