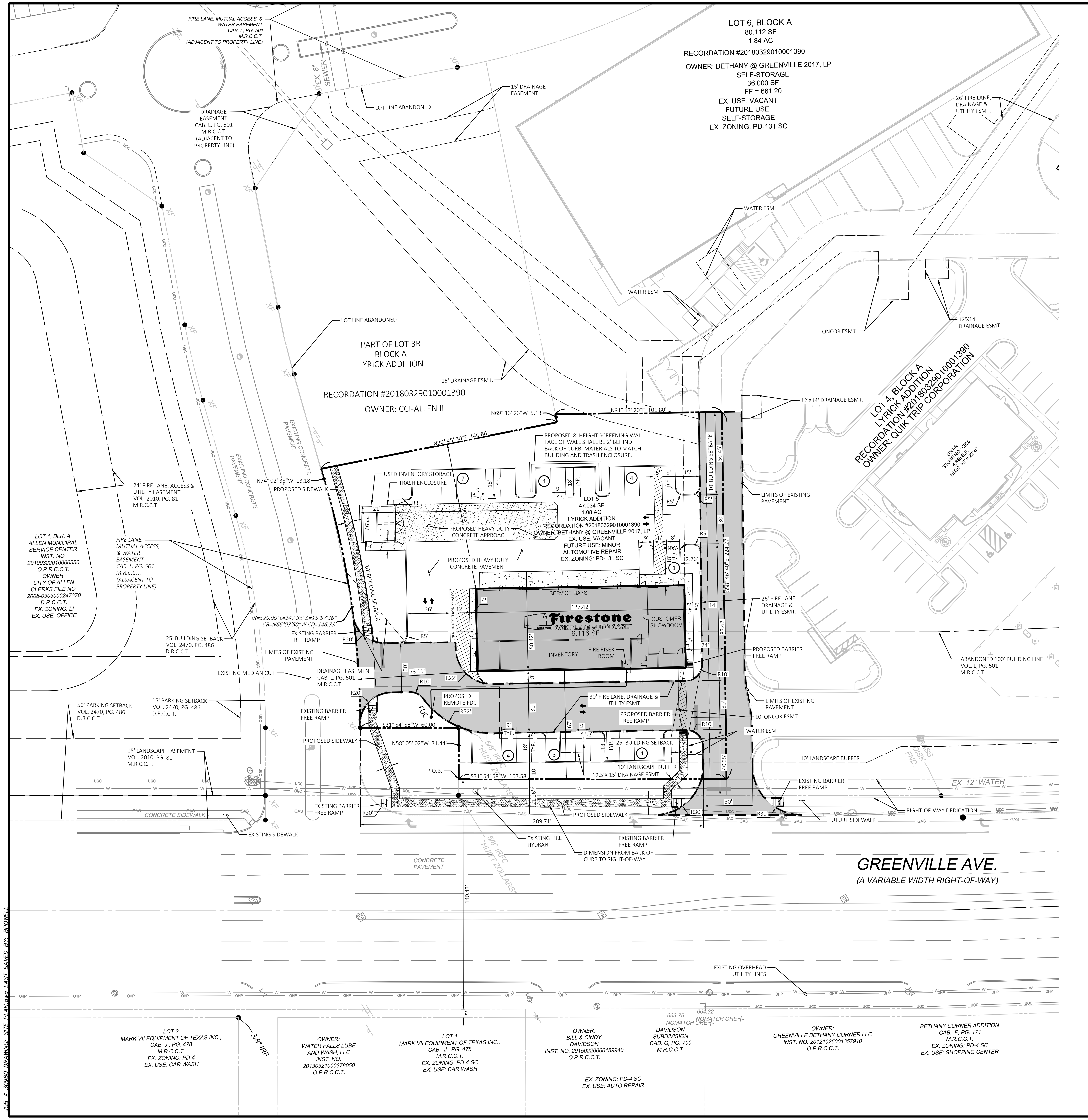
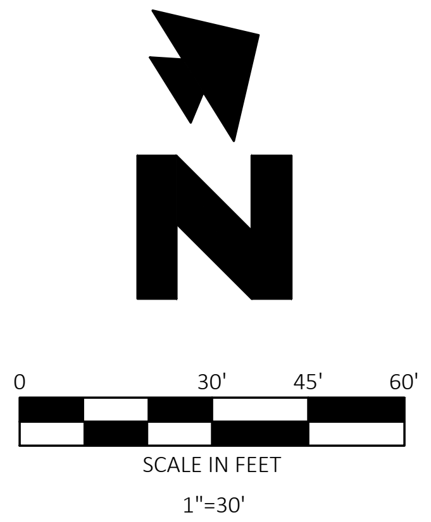
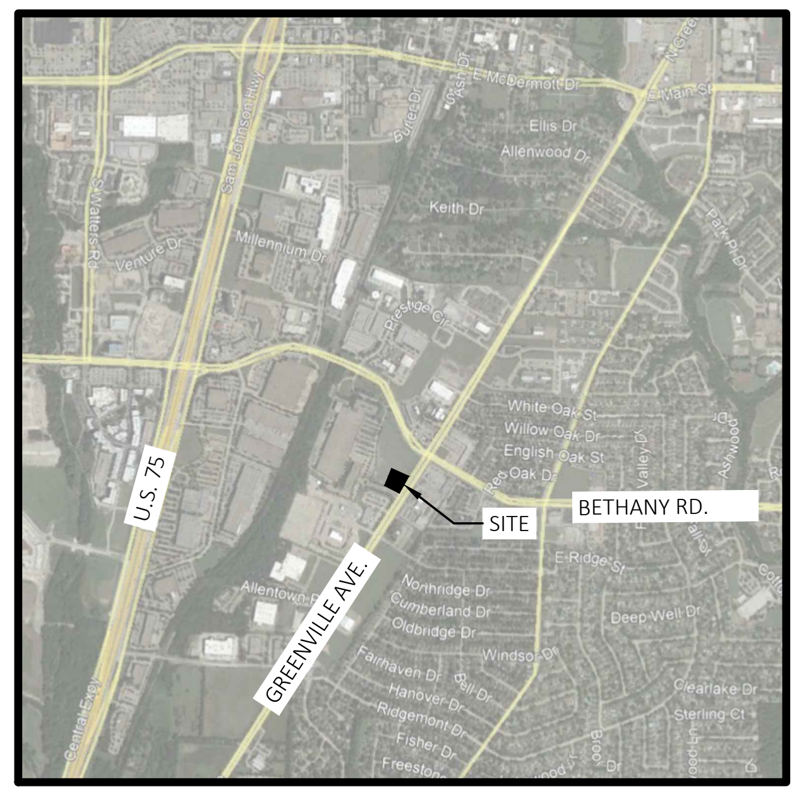

LOT 6, BLOCK A
80,112 SF
1.84 AC
RECORDATION #20180329010001390
OWNER: BETHANY @ GREENVILLE 2017, LP
SELF-STORAGE
36,000 SF
FF = 661.20
EX. USE: VACANT
FUTURE USE:
SELF-STORAGE
EX. ZONING: PD-131 SC
FIRE LANE, MUTUAL ACCESS, & WATER EASEMENT CAB. L, PG. 501 M.R.C.C.T. (ADJACENT TO PROPERTY LINE)
EX. 8" SEWER
15' DRAINAGE EASEMENT
LOT LINE ABANDONED
DRAINAGE EASEMENT CAB. L, PG. 501 M.R.C.C.T. (ADJACENT TO PROPERTY LINE)
26' FIRE LANE, DRAINAGE & UTILITY ESMT.
WATER ESMT
ONCOR ESMT
12'X14' DRAINAGE ESMT.
PART OF LOT 3R
BLOCK A
LYRICK ADDITION
RECORDATION #20180329010001390
OWNER: CCI-ALLEN II
15' DRAINAGE ESMT.
12'X14' DRAINAGE ESMT.
LOT 4, BLOCK A
LYRICK ADDITION
RECORDATION #20180329010001390
OWNER: QUIK TRIP CORPORATION
G3S-R
STORE NO.: 0926
4,840 S.F.
BLDG. HT.= 22'-0"
N69° 13' 23"W 5.13'
N31° 13' 20"E 101.80'
N20° 45' 30"E 146.86'
PROPOSED 8' HEIGHT SCREENING WALL. FACE OF WALL SHALL BE 2' BEHIND BACK OF CURB. MATERIALS TO MATCH BUILDING AND TRASH ENCLOSURE.
N74° 02' 38"W 13.18'
PROPOSED SIDEWALK
USED INVENTORY STORAGE
TRASH ENCLOSURE
24' FIRE LANE, ACCESS & UTILITY EASEMENT VOL. 2010, PG. 81 M.R.C.C.T.
LOT 5
47,034 SF
1.08 AC
LYRICK ADDITION
RECORDATION #20180329010001390
OWNER: BETHANY @ GREENVILLE 2017, LP
EX. USE: VACANT
FUTURE USE: MINOR AUTOMOTIVE REPAIR
EX. ZONING: PD-131 SC
PROPOSED HEAVY DUTY CONCRETE APPROACH
PROPOSED HEAVY DUTY CONCRETE PAVEMENT
10' BUILDING SETBACK
LIMITS OF EXISTING PAVEMENT
LOT 1, BLK. A
ALLEN MUNICIPAL SERVICE CENTER
INST. NO. 20100322010000550
O.P.R.C.C.T.
OWNER: CITY OF ALLEN
CLERKS FILE NO. 2008-0303000247370
D.R.C.C.T.
EX. ZONING: LI
EX. USE: OFFICE
FIRE LANE, MUTUAL ACCESS, & WATER EASEMENT CAB. L, PG. 501 M.R.C.C.T. (ADJACENT TO PROPERTY LINE)
EXISTING CONCRETE PAVEMENT
R=529.00' L=147.36' Δ=15°57'36" CB=N66°03'50"W CD=146.88'
SERVICE BAYS
127.42'
Firestone COMPLETE AUTO CARE
6,116 SF
CUSTOMER SHOWROOM
INVENTORY
FIRE RISER ROOM
NO PARKING LOADING ZONE
VAN
25' BUILDING SETBACK VOL. 2470, PG. 486 D.R.C.C.T.
EXISTING BARRIER FREE RAMP
LIMITS OF EXISTING PAVEMENT
EXISTING MEDIAN CUT
DRAINAGE EASEMENT CAB. L, PG. 501 M.R.C.C.T.
26' FIRE LANE, DRAINAGE & UTILITY ESMT.
PROPOSED BARRIER FREE RAMP
ABANDONED 100' BUILDING LINE VOL. L, PG. 501 M.R.C.C.T.
50' PARKING SETBACK VOL. 2470, PG. 486 D.R.C.C.T.
15' PARKING SETBACK VOL. 2470, PG. 486 D.R.C.C.T.
PROPOSED REMOTE FDC
FDC
30' FIRE LANE, DRAINAGE & UTILITY ESMT.
10' ONCOR ESMT
WATER ESMT
S31° 54' 58"W 60.00'
N58° 05' 02"W 31.44'
25' BUILDING SETBACK
10' LANDSCAPE BUFFER
12.5'X 15' DRAINAGE ESMT.
P.O.B.
S31° 54' 58"W 163.58'
15' LANDSCAPE EASEMENT VOL. 2010, PG. 81 M.R.C.C.T.
5/8" IRFC "HUITT ZOLLARS"
EX. 12" WATER
BRASS DISK FND.
RIGHT-OF-WAY DEDICATION
FUTURE SIDEWALK
CONCRETE SIDEWALK
EXISTING SIDEWALK
209.71'
EXISTING FIRE HYDRANT
DIMENSION FROM BACK OF CURB TO RIGHT-OF-WAY
CONCRETE PAVEMENT
GREENVILLE AVE.
(A VARIABLE WIDTH RIGHT-OF-WAY)
140.43'
EXISTING OVERHEAD UTILITY LINES
3/8" IRF
LOT 2
MARK VII EQUIPMENT OF TEXAS INC., CAB. J , PG. 478 M.R.C.C.T.
EX. ZONING: PD-4
EX. USE: CAR WASH
OWNER: WATER FALLS LUBE AND WASH, LLC
INST. NO. 20130321000378050 O.P.R.C.C.T.
LOT 1
MARK VII EQUIPMENT OF TEXAS INC., CAB. J , PG. 478 M.R.C.C.T.
EX. ZONING: PD-4 SC
EX. USE: CAR WASH
OWNER: BILL & CINDY DAVIDSON
INST. NO. 20150220000189940 O.P.R.C.C.T.
DAVIDSON SUBDIVISION CAB. G, PG. 700 M.R.C.C.T.
EX. ZONING: PD-4 SC
EX. USE: AUTO REPAIR
663.75
664.32
NOMATCH OHE
OWNER: GREENVILLE BETHANY CORNER,LLC
INST. NO. 20121025001357910 O.P.R.C.C.T.
BETHANY CORNER ADDITION CAB. F, PG. 171 M.R.C.C.T.
EX. ZONING: PD-4 SC
EX. USE: SHOPPING CENTER

JOB # 30980 DRAWING: SITE PLAN.dwg LAST SAVED BY: BPOWELL





Vicinity Map

Not to Scale

PROPOSED

▬ ▪ ▪ ▬	PROPERTY LINE/RIGHT OF WAY LINE
═	CONCRETE CURB AND GUTTER. SEE PAVING PLAN.
— — —	LIMITS OF EXISTING PAVEMENT
(#)	PROPOSED PARKING SPACES
▨	LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
▩	FIRE LANE

GENERAL SITE NOTES

A. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

B. THERE SHALL BE NO OUTDOOR STORAGE ON THE SITE.

C. THERE SHALL BE NO OUTDOOR DISPLAY OF MERCHANDISE OR PRODUCTS.

D. ALL CARS LEFT OVERNIGHT SHALL EITHER BE PLACED INSIDE THE SERVICE BAYS PRIOR TO CLOSING OR PARKED IN THE SCREENED PARKING AREA.

PROPERTY INFO

PROPERTY AREA	47,034 S.F.	1.08 ACRES
BUILDING AREA	6,116 S.F.	0.14 ACRES
LOT COVERAGE	13%	
IMPERVIOUS AREA	34,364 SQ FT	0.79 ACRES (73%)
PROVIDED LANDSCAPE AREA	12,670 SQ FT	0.29 ACRES (27%)
REQUIRED LANDSCAPE AREA	4,703 S.F.	0.11 ACRES (10%)
PROPOSED USE	MINOR AUTOMOTIVE REPAIR	
CURRENT ZONING	PD-131 SC	
SETBACKS	BUILDING	
FRONT	25 FEET	
SIDE	10 FEET	
REAR	0 FEET	
MAXIMUM BUILDING HEIGHT	25 FEET (1 STORY)	
PROPOSED BUILDING HEIGHT	25 FEET (1 STORY)	
FLOOR AREA RATIO	01.3:01	

PARKING RATIO

	REQUIRED	PROVIDED
	1 SPACE PER 300 GSF + 2 SPACES	
STANDARD PARKING	21 SPACES	25 SPACES
ACCESSIBLE PARKING	1 SPACES	2 SPACES
TOTAL	23 SPACES	27 SPACES

PRELIMINARY NOT FOR CONSTRUCTION

OWNER
THE STAINBACK ORGANIZATION
5622 DYER ST
DALLAS, TX 75206
KENT STAINBACK
(214) 207-3300

DEVELOPER
PAVILION DEVELOPMENT COMPANY
5605 CARNEGIE BLVD, SUITE 110
CHARLOTTE, NC 28209
MICHAEL MCDONALD
(704) 944-5962
mm@pavdevco.com

CIVIL ENGINEER/SURVEYOR
CEI ENGINEERING & ASSOC., INC
3108 SW REGENCY PKWY, SUITE 2
BENTONVILLE, AR 72712
JEFF SMITH, RLA, ASLA
(479) 273-9472
jeffsmith@ceieng.com

ARCHITECT
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1437 S BOULDER AVE., SUITE 550
TULSA, OK 74119
JEFF DALTON, AIA
(918) 587-8602 EX 255
jeffd@sgadesigngroup.com

SUBMITTAL LOG

NO.	DATE	DESCRIPTION
1	9/28/18	FIRST SUP SUBMITTAL TO CITY
2	10/19/18	SECOND SUP SUBMITTAL TO CITY
3	11/2/18	THIRD SUP SUBMITTAL TO CITY

CEI Engineering Associates, Inc.
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS · ENVIRONMENTAL SCIENTISTS
3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712
(479)273-9472
FAX (479)273-0844

Firestone COMPLETE AUTO CARE™
since 1926

NEW FCAC STORE
LOT 5, BLOCK A OF LYRICK ADDITION
ALLEN, COLLIN COUNTY
TEXAS

ANDREW SLYTER
104217
11/02/2018

FILE NAME: SITE PLAN.dwg
CEI PROJECT NUMBER: 30980
REVISION: REV-2 DATE: 11/2/18

△1 REVISION #1 - 10/19/18
△2 REVISION #2 - 11/2/18

F-7524

SHEET TITLE:
1.08 ACRES
FIRESTONE
SUP SITE PLAN
LOT 5, BLOCK A
LYRICK ADDITION
CITY OF ALLEN, COLLIN COUNTY

CEI JOB NUMBER
30980

SHEET NUMBER:
2