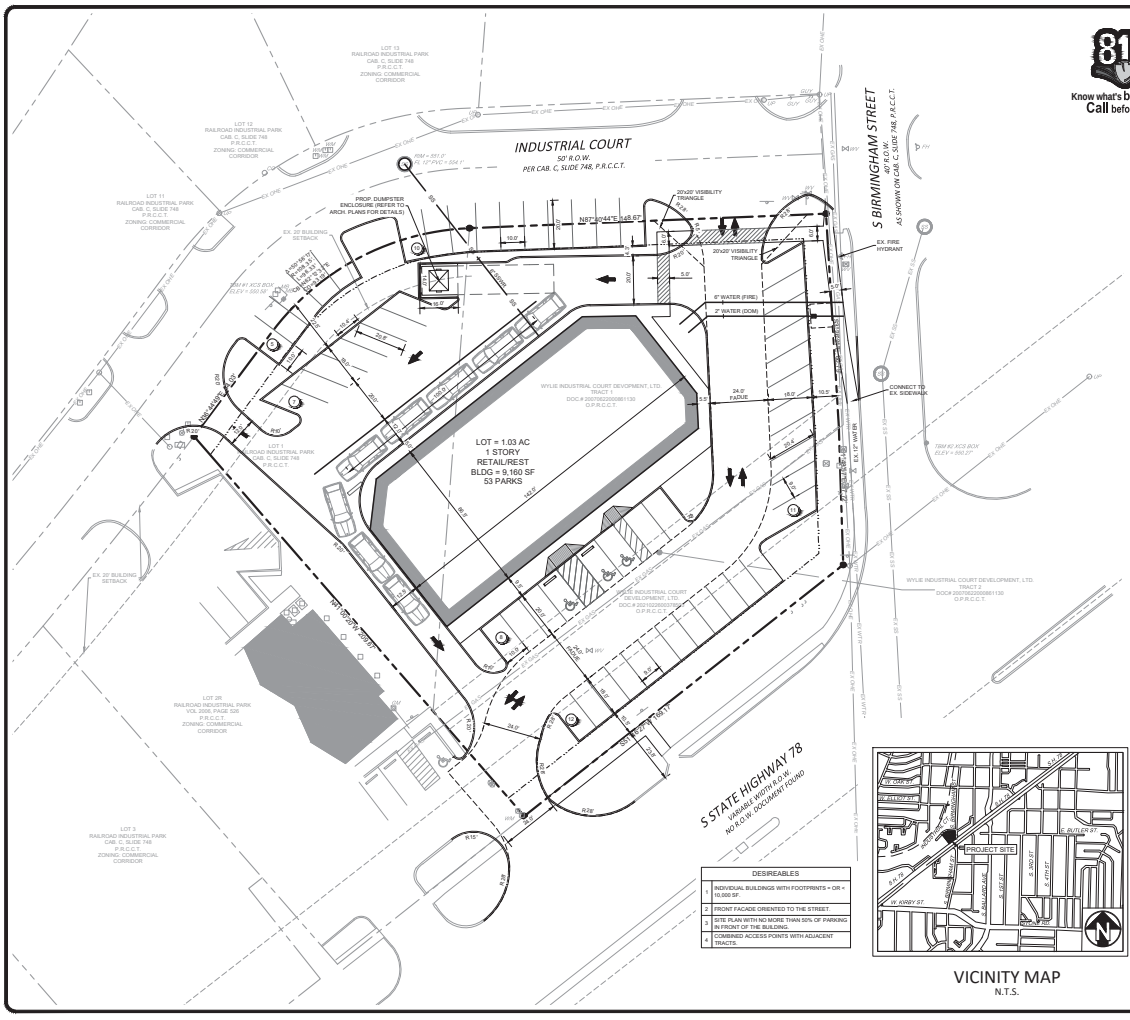

Know what's below. Call before you dig.

SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT WITH BOX SET ON TOP OF CONCRETE PAVEMENT IN THE SOUTH RIGHT OF WAY OF INDUSTRIAL COURT, BEING APPROXIMATELY 4 FEET SOUTHEAST OF A MAILBOX OFFSITE NORTHWEST OF LOT 1 IN RAILROAD INDUSTRIAL PARK, AND BEING APPROXIMATELY 250 SOUTHWEST OF THE INTERSECTION OF INDUSTRIAL COURT AND BIRMINGHAM STREET.

ELEVATION = 550.58' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET ON TOP OF CONCRETE PAVEMENT IN THE EAST RIGHT-OF-WAY OF BIRMINGHAM STREET, BEING APPROXIMATELY SOUTHEAST 35 FEET FROM A SANITARY SEWER MANHOLE FOUND EAST OF THE SITE, AND BEING APPROXIMATELY 80 FEET NORTH OF THE INTERSECTION OF STATE HIGHWAY 78 AND BIRMINGHAM STREET.

ELEVATION = 550.27' (NAVD '88)

LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING (PAVEMENT)
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED SANITARY MANHOLE (SS)
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- ACCESSIBLE ROUTE
- PARKING COUNT (10)
- PROPOSED RETAINING WALL
- PROPOSED FDC
- PROPERTY BOUNDARY

SITE PLAN DATA TABLE

EXISTING ZONING	CC
PROPOSED ZONING	CC
LOT AREA (SF) / (ACRES)	44,866 / 1.03
TOTAL BUILDING AREA (SF)	9,160
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	20.4% / 0.204:1

PARKING DATA TABLE (OPTION 2)

RETAIL PARKING REQUIREMENT	1 SPACE PER 250 SF
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
RESTAURANT W/ LIMITED SEATING PARKING REQUIREMENT	1 SPACE PER 150 SF
RESTAURANT W/ DRIVETHRU PARKING REQUIREMENT	1 SPACE PER 150 SF
MEDICAL OFFICE	1 SPACE PER 350 SF
RETAIL PARKING SPACES REQUIRED (2,750 SF)	11 SPACES
RESTAURANT PARKING SPACES REQUIRED(1,500 SF)	15 SPACES
RESTAURANT W/ LIMITED SEATING PARKING REQUIREMENT (1,500SF)	10 SPACES
RESTAURANT W/ DRIVETHRU PARKING REQUIRED (1,600SF)	12 SPACES
MEDICAL OFFICE (1,610 SF)	5 SPACES
TOTAL PARKING SPACES REQUIRED	53 SPACES
TOTAL PARKING SPACES PROVIDED	53 SPACES
REQUIRED ADA PARKING	3 SPACES (1 VAN)
PROVIDED ADA PARKING	3 SPACES (1 VAN)

DESIREABLES

1	INDIVIDUAL BUILDINGS WITH FOOTPRINTS < OR = 10,000 SF
2	FRONT FACADE ORIENTED TO THE STREET.
3	SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF THE BUILDING.
4	COMBINED ACCESS POINTS WITH ADJACENT TRACTS.

VICINITY MAP
N.T.S.

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
VICTORY AT WYLIE
1.03 ACRES
LOT 1, BLOCK X
SURVEY/ ADDITION NAME
(INST. NO. 20190215010000670)
CITY OF WYLIE, COLLIN COUNTY, TEXAS
PREPARATION DATE: 02/22/2022

OWNER/APPLICANT
VICTORY GROUP
8201 PRESTON ROAD SUITE 700
DALLAS, TX 75225
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EMAIL: BMENDOZA@VG-RE.COM
CONTACT: BOBBY MENDOZA

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CONTACT: JOHN GARDNER, PE

SURVEYOR
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JOHN D. GARDNER
P.E.# 138295
DATE: 8/18/21

VICTORY GROUP
Victory Real Estate Group
8201 PRESTON ROAD SUITE 700
DALLAS, TX 75225
(972) 707- 9555

VICTORY WYLIE
CITY OF WYLIE
COLLIN COUNTY, TEXAS

NO	DATE	DESCRIPTION

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC20023_WYLIE
ISSUE DATE: 08/30/21

SITE PLAN

SHEET:
C3.0

PLOTTED: 2/22/2022 9:47:39 AM
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