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Subdivision
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Development
Subdivision
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Block A
American
National Bank
Addition No.2
Vol.2008 Pg.394,
C.E.M.R.

Lot 2, Block
American National
Addition No.
Vol.8, Pg.347, C.E.

N

SCALE IN FEET
SCALE: 1" = 60'

No.7,054,977.3;
Et:2,564,291.53

Lot 1, Block A
Westgate Center,
Phase One
Volume L,
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LOT 1R-1
SANDEN ADDITION
VOL. 2025, PG. 1004,
P.R.C.C.T.

LOT 1R-2
SANDEN ADDITION
VOL. 2025, PG. 1004,
P.R.C.C.T.

LOT 1R-3
SANDEN ADDITION
VOL. 2025, PG. 1004,
P.R.C.C.T.

LOT 1R-1
SANDEN ADDITION
VOL. 2025, PG. 1004,
P.R.C.C.T.

LOT 2
SANDEN ADDITION
VOL. 2022, PG. 559,
P.R.C.C.T.

W.F.M. 544
(Variable Width Right-of-Way)

Sanden Blvd.
4118' W.F.M. (Variable Width Right-of-Way)

BENCHMARK:
CITY OF WHEEL CONTROL MONUMENT #1
LOCATED AT NORTH SIDE OF 84 TH NEAR
THE EAST ENTRANCE DRIVE FOR CITY OF
WHEEL POLICE COMPLEX - 8000 84 TH W
MAPROD PAGE 0808
ELEVATION = 1095.84
CITY OF WHEEL CONTROL MONUMENT #2
LOCATED AT THE OLD CITY PARK
1/4 M SOUTH OF THE BUILDING AT
1/4 M SOUTH ISLAND
MAPROD PAGE 0817
ELEVATION = 1095.88

LINE LEGEND:
- - - - - PROPERTY LINE
- - - - - DRAINAGE FLOW
- - - - - PROPOSED WATER LINE
- - - - - ROAD CENTER LINE
- - - - - PROPOSED STORM SEWER
- - - - - PROPOSED STREET
- - - - - 610 - EXISTING CONTOUR LINE
- - - - - 410 - PROPOSED CONTOUR LINE
- - - - - BUILDING SETBACK LINE
- - - - - DRAINAGE EASEMENT
- - - - - DRAINAGE DIVIDE LINE
- - - - - ROW / LOT LINE

IF THE SOUTH PROPERTY SALES
THE BUYER WILL INSTALL AN
EMERGENCY ACCESS GATE
WITH FIRE DEPARTMENT ACCESS

HELMBERGER ASSOCIATES, INC. - F-000756
CIVIL/ENVIRONMENTAL ENGINEERS
PRELIMINARY - FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT
INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT
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SUPERVISION OF:
RANDALL T. HELMBERGER *92572 APRIL 16, 2026

LOT 1R-1, BLOCK A - SANDEN ADDITION

1. ZONING: LI - LIGHT INDUSTRIAL
2. EXISTING USE: MANUFACTURING
3. PROPERTY AREA: 1,003,973 SF - 24.884 ACRES
4. PARKING REQUIRED: 315 SPACES PER VARIANCE
HANDICAP REQUIRED: 1 ACCESSIBLE/25 SPACE
5. PARKING PROVIDED: 357 SPACES + 13 ACCESSIBLE = 370 SPACES

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Vol

GENERAL NOTES!!!

NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES

NO PART OF THE SUBJECT PROPERTY IS SHOWN TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDAED BY 100-YEAR FLOOD PER MAP NO. 48085C020 J OF THE F.E.W.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 02, 2009 (ZONE X)

OWNER/DEVELOPER:
SANDEN INTERNATIONAL (USA) INC.
601 SANDEN BOULEVARD
WYLIE, TEXAS 75098
(360) 584-0117
ATTN: DANIEL KLEISS
daniel.kleiss@sanden.com

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
RANDALL T. HELMBERGER, PE
(972) 442-1459

REVISED SITE PLAN

LOT 1R-1, BLOCK A -
SANDEN ADDITION

SANDEN INTERNATIONAL

SANDEN BOULEVARD, WYLIE, TEXAS

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
3028 822ND ROAD, WYLIE, TEXAS 75086 (972) 442-7158

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM	C400	MARCH 2026	1"=60'	SPLN	2605	C1