



**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. THE SITE NORTHWEST CORNER IS IN A RAILROAD INDUSTRIAL PARK, AND BEING APPROXIMATELY 250 SOUTHWEST OF THE INTERSECTION OF INDUSTRIAL COURT AND BIRMINGHAM STREET.  
ELEVATION = 550.58' (NAVD '88)

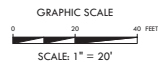
**BM NO. 2** THE SITE BENCHMARK IS AN "X" CUT SET ON TOP OF CONCRETE PAVEMENT IN THE EAST RIGHT OF WAY OF BIRMINGHAM STREET, BEING APPROXIMATELY SOUTHEAST 35 FEET FROM A SANITARY SEWER MANHOLE FOUND EAST OF THE SITE, AND BEING APPROXIMATELY 80 FEET NORTH OF THE INTERSECTION OF STATE HIGHWAY 78 AND BIRMINGHAM STREET.  
ELEVATION = 550.27' (NAVD '88)

### LEGEND

PROPOSED SIGN	
FIRE LANE STRIPING	
PROPOSED FIRE HYDRANT	
PROPOSED SANITARY MANHOLE	
PROPOSED CURB INLET	
PROPOSED GRATE INLET	
ACCESSIBLE ROUTE	
PARKING COUNT	
PROPOSED RETAINING WALL	
PROPOSED FDC	
PROPERTY BOUNDARY	

EXISTING ZONING	CC
PROPOSED ZONING	CC
LOT AREA (SF) / (ACRES)	44,866 / 1.03
TOTAL BUILDING AREA (SF)	11,750
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	26.2% / 0.262-1

KE PARKING DATA TABLE	
RETAIL PARKING REQUIREMENT	1 SPACE PER 250 SF
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 150 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 (2,500 SF)	10 SPACES
RESTAURANT PARKING SPACES REQUIRED (200SF)	22 SPACES
RESTAURANT W/ LIMITED SEATING PARKING REQUIREMENT (1,500SF)	10 SPACES
RESTAURANT W/ DRIVETHRU PARKING REQUIRED (1,500SF)	12 SPACES
MEDICAL OFFICE (2,000 SF)	6 SPACES
TOTAL PARKING SPACES REQUIRED	62 SPACES
TOTAL PARKING SPACES PROVIDED	56 SPACES
REQUIRED ADA PARKING	3 SPACES (1 VAN)
PROVIDED ADA PARKING	3 SPACES (1 VAN)



**CITY PROJECT NO. SPXX-XXXX**  
**KE PROJECT NAME**  
1.03 ACRES  
LOT X, BLOCK X  
SURVEY ADDITION NAME  
(INST. NO. 201902150 10000570)  
CITY OF WYLLIE, COLLIN COUNTY,  
TEXAS  
PREPARATION DATE: 08/18/2024

<p><b>VICTORY GROUP</b>          8201 PRESTON ROAD SUITE 700          DALLAS, TX 75225          214-737-9565          CONTACT: KE CLIENT CONTACT</p>	<p><b>LANDSCAPE ARCHITECT COMPAN</b>          LANDSCAPE ADDRESS          LANDSCAPE ADDRESS          PH: LANDSCAPE PHONE NUMBER          CONTACT: LA ARCHITECT, RLA</p>
<p><b>ENGINEER</b>          KIRKMAN ENGINEERING, LLC          5200 STATE HIGHWAY 121          COLLEEVILLE, TX 76034          PH: 817-488-4960          CONTACT: JOHN GARDNER, PE</p>	<p><b>SURVEYOR</b>          BARTON CHAPA SURVEYING          5200 STATE HIGHWAY 121          COLLEEVILLE, TX 76034          PH: 817-864-1957          CONTACT: JACK BARTON, RPLS</p>

LANDSCAPE ARCHITECT COMPANY  
LANDSCAPE ADDRESS  
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PH: LANDSCAPE PHONE NUMBER  
CONTACT: LA ARCHITECT, RLA

**SURVEYOR**  
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5200 STATE HIGHWAY 121  
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PH: 817-864-1957  
CONTACT: JACK BARTON, RPLS

**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

[illegible]

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

JOB NUMBER: VIC20023\_WYUE

## SITE PLAN

SHEET:  
**C3.0**