



BM NO. 1	LOCATED NORTH OF THE NORTHEAST INTERSECTION OF TROY ROAD AND COUNTY ROAD 732. ELEVATION = 454.27' (NAD '83)
BM NO. 2	LOCATED NORTH OF STATE HIGHWAY 78 AND WEST OF SOUTH BALLARD STREET NEAR THE SOUTHEAST CORNER OF THE BUILDING LOCATED AT 104 SOUTH BALLARD STREET. ELEVATION = 550.24' (NAVD '88)

BM NO. 1 THE SITE BENCHMARK IS AN 8" X 6" CUT WITH BOX SET ON TOP OF CONCRETE PAVEMENT IN THE SOUTH RIGHT OF WAY OF INDUSTRIAL COURT, BEING APPROXIMATELY 4 FEET SOUTH-EAST OF A MALIBU OFFSITE NORTHWEST OF LOT 1 IN A RAILROAD INDUSTRIAL PARK, AND BEING APPROXIMATELY 25' SOUTHWEST OF THE INTERSECTION OF INDUSTRIAL COURT AND BIRMINGHAM STREET.

ELEVATION = 550.58' (NAVD 88)

BM NO. 2 THE SITE BENCHMARK IS AN 8" X 6" CUT SET ON TOP OF CONCRETE PAVEMENT IN THE EAST RIGHT-OF-WAY OF BIRMINGHAM STREET, BEING APPROXIMATELY SOUTHEAST 36 FEET FROM A SANITARY SEWER WHOLE FOUND 48" FROM THE SITE, AND BEING APPROXIMATELY 80 FEET NORTH OF THE INTERSECTION OF STATE HIGHWAY 78 AND BIRMINGHAM STREET.

ELEVATION = 550.27' (NAVD 88)

PROPOSED SIGN	
FIRE LANE STRIPING	
PROPOSED FIRE HYDRANT	
PROPOSED SANITARY MANHOLE	
PROPOSED CURB INLET	
PROPOSED GATE 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)	9,800
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	21.8% / 0.218:1

PORTION OF BUILDING RESTAURANT	2,500 SF / 25.5%
PORTION OF BUILDING RETAIL	7,300 SF / 74.5%
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
RETAIL PARKING REQUIREMENT	1 SPACE PER 250 SF
RESTAURANT PARKING SPACES REQUIRED (2,500 SF)	25 SPACES
RETAIL PARKING SPACES REQUIRED (7,300 SF)	30 SPACES
TOTAL PARKING SPACES REQUIRED	55 SPACES
TOTAL PARKING SPACES PROVIDED	55 SPACES
REQUIRED ADA PARKING	3 SPACES (1 VAN)
PROVIDED ADA PARKING	3 SPACES (1 VAN)

1. INDIVIDUAL BUILDINGS WITH FOOTPRINTS \geq OR $<$ 10,000 SQUARE FEET.
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.

<u>YEAR</u>	<u>QUARTER</u>	<u>PHASE</u>
2023	Q2-Q3	PERMITTING
2023	Q4	BEGIN CONSTRUCTION
2024	Q1-Q2	SITE CONSTRUCTION

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



VICTORY WYLIE
CITY OF WYLIE
COLLIN COUNTY, TEXAS

[illegible]

SHEET:
C3.0



P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET



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

REV. DATE DESCRIPTION



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

JOB NUMBER: VIC20023_WYLIE

ISSUE DATE: 6/5/23

LANDSCAPE
PLAN

SHEET:
L1.00

KEY

TREES			
7	UL	Ulmus crassifolia	Cedar Elm
8	QT	Quercus texana	Texas Red Oak
6	LI	Lagerstrœmia indica	Crape Myrtle
184	MYR	Myrica pauciflora	Dwarf Wax Myrtle
SHRUBS			
184	MYR	Myrica pauciflora	Dwarf Wax Myrtle
GROUND COVER			
1,080 SF	SDG	Common Bermuda Grass	Bermuda Grass
EDGE		Aluminum Edging	Steel Edging

LANDSCAPE CALCULATIONS

LANDSCAPING IN REQUIRED YARDS

- AT LEAST 20% OF SITE SHALL BE LANDSCAPED
REQUIRED: 8,973 SF (20%)
PROVIDED: 9,155 SF (20.4%)

- LANDSCAPING IS REQUIRED IN THE FRONT YARD
REQUIRED: YES
PROVIDED: YES

PARKING LOTS

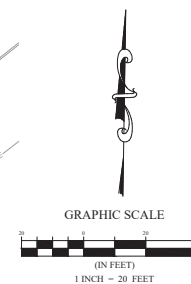
- SITE PLANS REQUIRING MORE THAN 12 SPACES TO HAVE 50 SQ. FT. OF LANDSCAPING PER SPACE.
REQUIRED: YES
PROVIDED: YES
- NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE.
REQUIRED: YES
PROVIDED: YES
- PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END.
REQUIRED: YES
PROVIDED: YES
- ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES
REQUIRED: YES
PROVIDED: YES

VISUAL SCREENING

- REQUIRED SCREENING IN STRIP AT LEAST 5' WIDE, PLANTS 3' IN HEIGHT WHEN PLANTED, INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA.
REQUIRED: YES
PROVIDED: YES

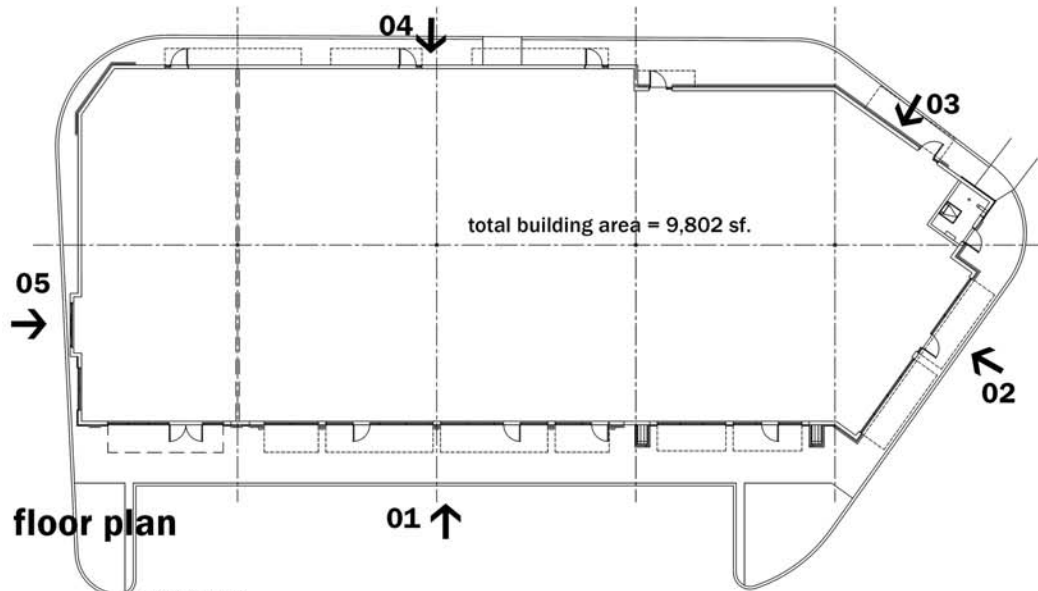
STREET FRONTAGES

- AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPED BUFFER,
REQUIRED: YES
PROVIDED: YES
- 3" TREES REQUIRED IN BUFFER, IN GROVES OR BELTS ON A 30 - 40' SPACING.
REQUIRED: 8 TREES
PROVIDED: 8 TREES



IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.



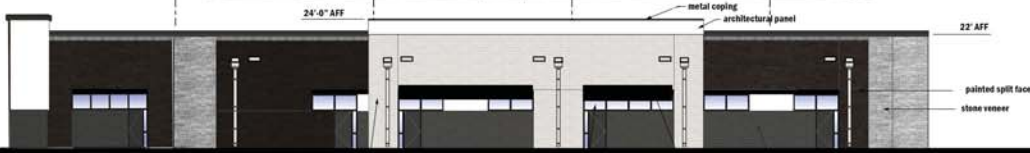
floor plan



01 southeast elevation

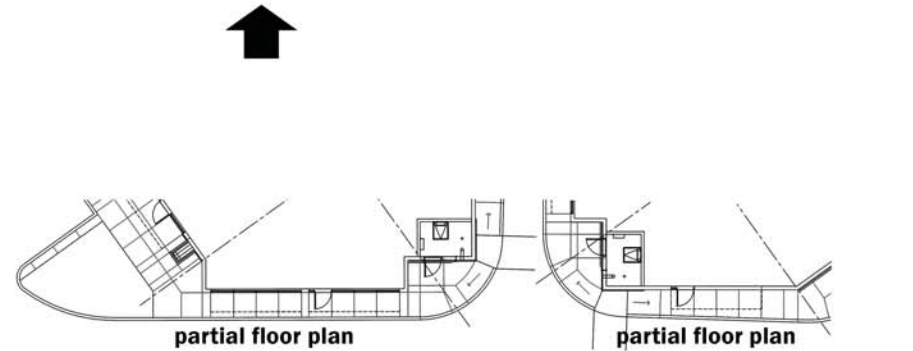
metal plaster accent
street facing facade:
_ facade length: 136.8' (L)
_ projected articulation length: 4' x 34.2' (25%L)
_ vertical articulation length: 31' (up 4'-23%L), 34.2' (up 2.5'-25%L)
_ storefront/awnings 104.2' (76%L)
_ primary materials masonry, stone: 24%

partial floor plan



04 northwest elevation

street facing facade:
_ facade length: 136.8' (L1), 35'6" (L2)
_ recessed articulation length: 4' x 35.67' (26%L1)
_ vertical articulation length: 8.25' (up 3.5'-23%L2), 60.75' (up 2'-44%L1)
_ storefront/awnings 75' (56%L1), 16' (50%L2)
_ primary materials masonry, stone: 12%

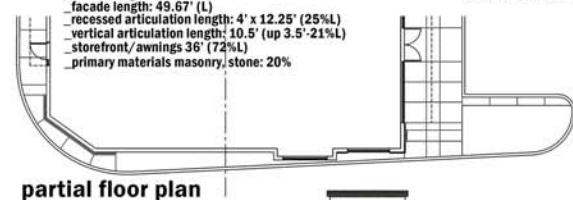


02 east elevation

street facing facade:
_ facade length: 49.67' (L)
_ recessed articulation length: 4' x 12.25' (25%L)
_ vertical articulation length: 10.5' (up 3.5'-21%L)
_ storefront/awnings 36' (72%L)
_ primary materials masonry, stone: 20%

03 north elevation

see northwest elevation for design info



05 southwest elevation

not street facing facade

Note: Tenant signs shall be reviewed and permitted through a separate permit

SH 78 & Birmingham Street WYLIE, TX