

EXHIBIT A



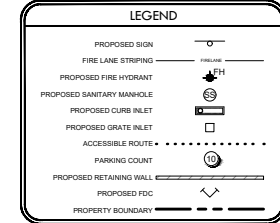
Know what's below.
Call before you dig.

SITE BENCHMARKS	
BM NO. 1	THE SITE BENCHMARK IS AN "X" CUT SET ON TOP OF CONCRETE PAVEMENT IN THE SOUTH RIGHT-OF-WAY OF INDUSTRIAL COURT, BEING APPROXIMATELY 4 FEET SOUTHEAST OF A MANHOLE OFFSET NORTHWEST OF LOT 1 IN RAILROAD INDUSTRIAL PARK, AND BEING APPROXIMATELY 250 SOUTHWEST OF THE INTERSECTION OF INDUSTRIAL COURT AND BIRMINGHAM STREET. ELEVATION = 550.57 (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 SOUTHWEST 35 FEET FROM A SANITARY SEWER MANHOLE FOUND EAST OF THE SITE, AND BEING APPROXIMATELY 50 FEET NORTH OF THE INTERSECTION OF STATE HIGHWAY 78 AND BIRMINGHAM STREET. ELEVATION = 550.27 (NAVD 88)

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
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OF CONSTRUCTION, BIDDING
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BY, OR UNDER THE SUPERVISION OF:
JOHN D. GARDNER
P.E. #138235
DATE: 03/18/21

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



KE SITE PLAN DATA TABLE	
EXISTING ZONING	CC
PROPOSED ZONING	CC
LOT AREA (SF) (ACRES)	44,965 / 1.03
TOTAL BUILDING AREA (SF)	11,750
BUILDING HEIGHT	24'-0" (3 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	26.2% / 0.262-1

KE PARKING DATA TABLE	
RETAIL PARKING REQUIREMENT	1 SPACE PER 280 SF
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 150 SF
RESTAURANT W/ DRIVE-THRU PARKING REQUIREMENT	1 SPACE PER 150 SF
MEDICAL OFFICE	1 SPACE PER 300 SF
RETAIL PARKING SPACES REQUIRED (5,000 SF)	18 SPACES
RESTAURANT PARKING SPACES REQUIRED (2,000 SF)	22 SPACES
RESTAURANT W/ DRIVE-THRU PARKING REQUIRED (1,000 SF)	12 SPACES
MEDICAL OFFICE (2,000 SF)	6 SPACES
TOTAL PARKING SPACES REQUIRED	56 SPACES
TOTAL PARKING SPACES PROVIDED	55 SPACES
REQUIRED ADA PARKING	3 SPACES (1 VAN)
PROVIDED ADA PARKING	3 SPACES (1 VAN)



GRAPHIC SCALE

0 20 40 FEET
SCALE: 1" = 20'

SITE PLAN	
CITY PROJECT NO. SPAX-XXXX	
KE PROJECT NAME	
LOT 1, BLOCK X	
SURVEY ADDITION NAME	
(INSTR. NO. 20190210000070)	
CITY OF WYLIE, COLLIN COUNTY, TEXAS	
PREPARATION DATE: 08/18/2021	
OWNER/APPLICANT	LANDSCAPE ARCHITECT
VICTORY GROUP	LANDSCAPE ARCHITECT COMPANY
8201 PRESTON ROAD SUITE 700	LANDSCAPE ADDRESS
DALLAS, TX 75225	LANDSCAPE PHONE NUMBER
PH: 972-707-9555	CONTACT: LA ARCHITECT, RLA
CONTACT: KE CLIENT CONTACT	
ENGINEER	SURVEYOR
KIRKMAN ENGINEERING, LLC	BARTON CORP. SURVEYING
5200 STATE HIGHWAY 121	5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034	COLLEEVILLE, TX 76034
PH: 817-488-4960	PH: 817-864-1957
CONTACT: JOHN GARDNER, PE	CONTACT: JACK BARTON, RLS

KE
kirkman
ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034
TEXAS FIRM NO. 15874
JOB NUMBER: VIC20023_WYLIE
ISSUE DATE: 08/30/21

SITE PLAN

SHEET:
C3.0