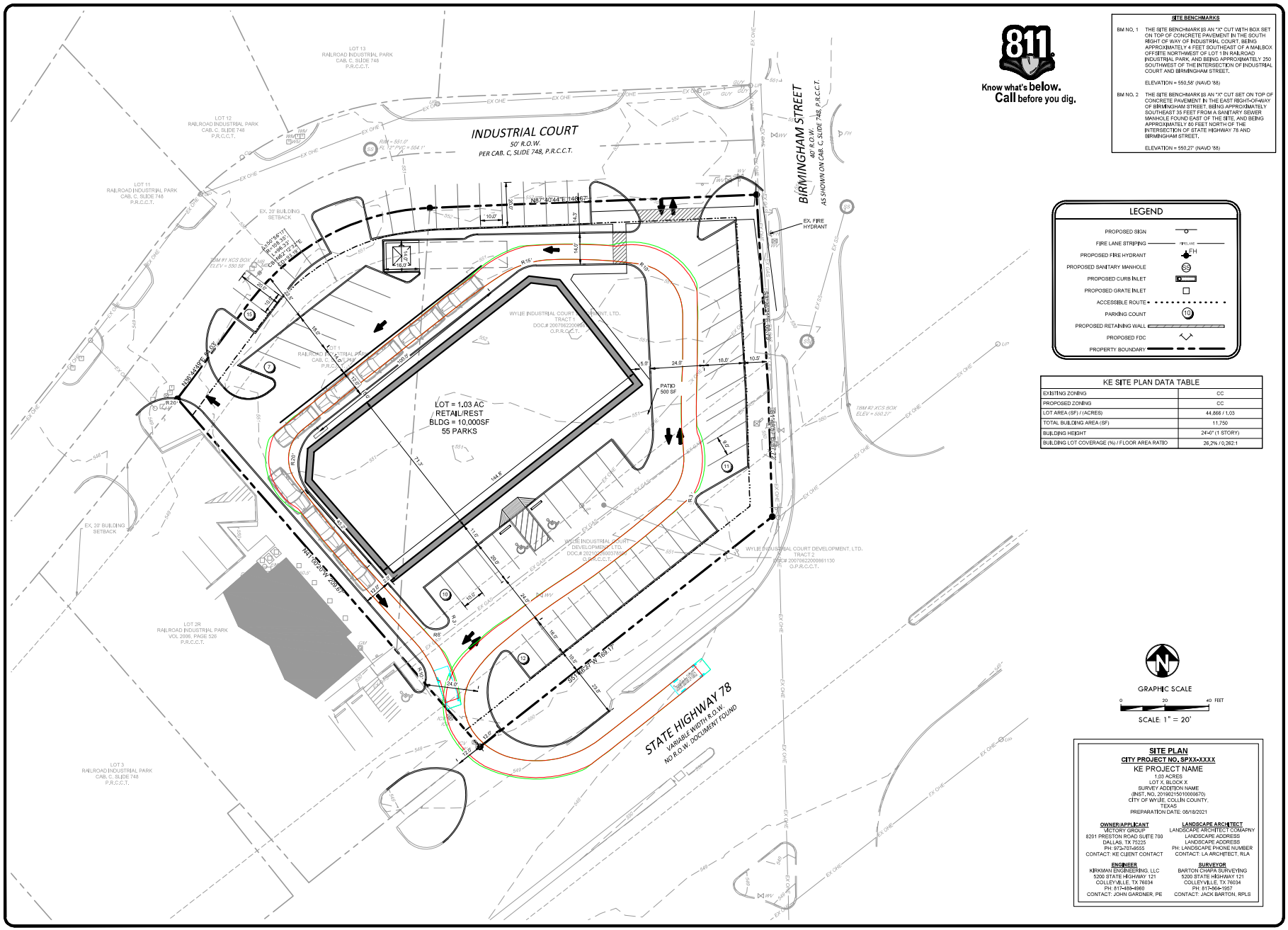

Know what's **below.**
Call before you dig.

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	FIRE LANE
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	

KE SITE PLAN DATA TABLE

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

GRAPHIC SCALE

0 20 40 FEET

SCALE: 1" = 20'

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
KE PROJECT NAME
1.03 ACRES
LOT X, BLOCK X
SURVEY ADDITION NAME
(INST. NO. 20190215010000670)
CITY OF WYLIE, COLLIN COUNTY, TEXAS
PREPARATION DATE: 08/18/2021

OWNER/APPLICANT
VICTORY GROUP
8201 PRESTON ROAD SUITE 700
DALLAS, TX 75225
PH: 972-707-9555
CONTACT: KE CLIENT CONTACT

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

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-489-8860
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-564-1957
CONTACT: JACK BARTON, RPLS

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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

REV.	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