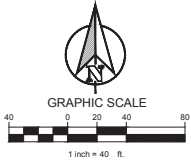
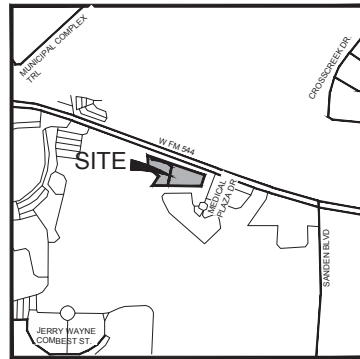
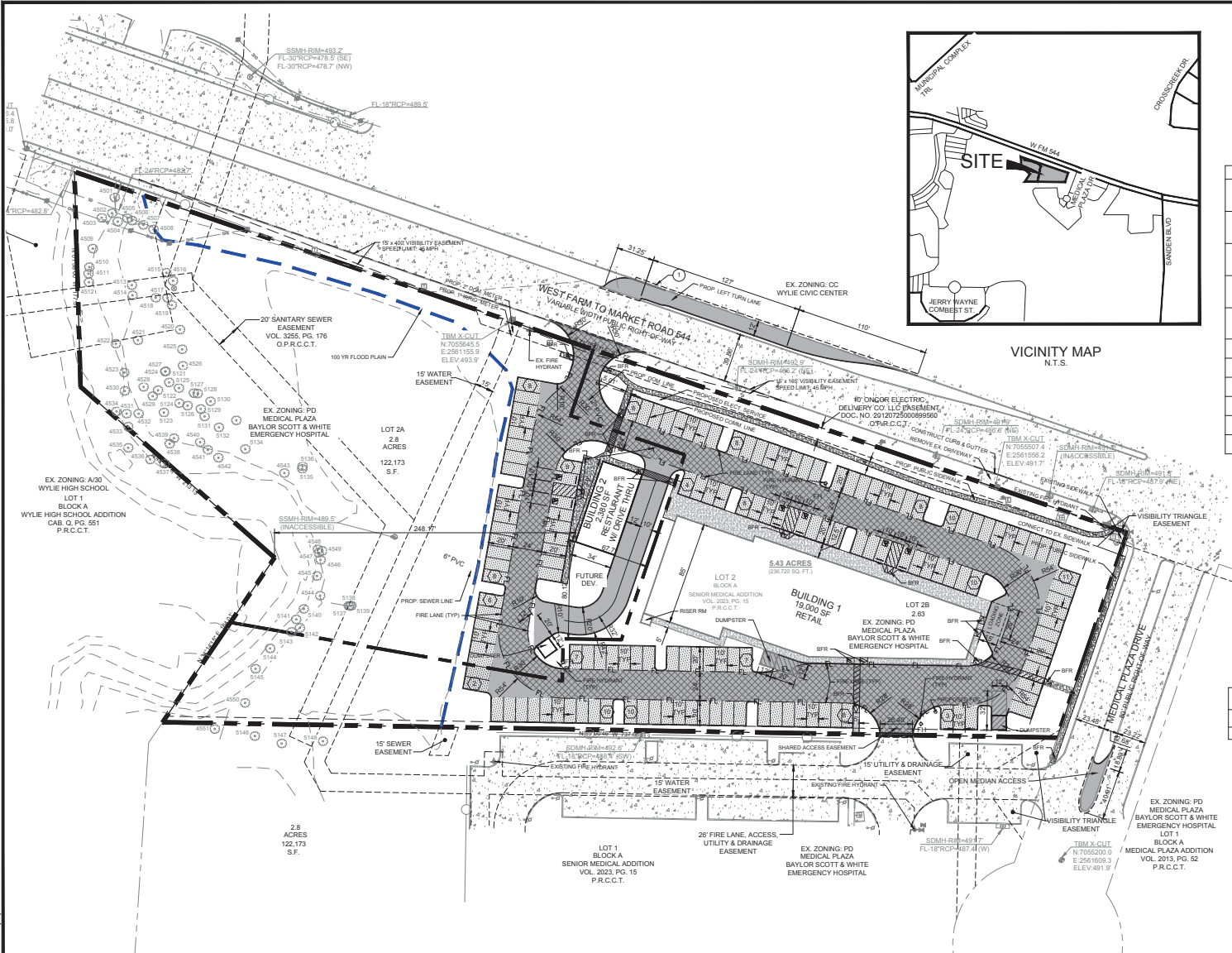


PLOTTED BY: DENG TORRES
 PLOT DATE: 3/4/2025 9:27 AM
 PLOT SIZE: 11.5x17.5
 LAST SAVED: 3/4/2025 9:14 AM



LEGEND	
[Pattern]	LIGHT DUTY CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY FIRE LANE PAVEMENT
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED DUMPSTER CONCRETE PAVING
[Pattern]	PROPOSED CONCRETE CURB AND GUTTER
[Line]	PROPERTY LINE
[Line]	FULL-DEPTH SAWCUT
[Line]	FIRE LANE
[Line]	EASEMENT LINE
[Symbol]	PARKING COUNT

BUILDING NO.	ADDRESS
BUILDING 1	2310 W FM 544
BUILDING 2	2320 W FM 544

ZONING CASE	
DIRECTOR OF DEVELOPMENT SERVICES	
DATE	
VICTORY GROUP SHOPS AT WYLIE	
2310 & 2320 FM 544, TX 75098	
OWNER: CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS 6100 ROSS AVE. DALLAS, TX 75209	
ENGINEER: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #606 BEDFORD, TX 76092 PH: 817.281.0272 CONTACT: CLAY CRISTY, P.E.	
DESIGN	MT
DRAWN	MT
ENGINEER	CC
DATE	3/25/25
LEGAL DESCRIPTION: LOT 2, BLOCK A SENIOR MEDICAL ADDITION	
ZONING: SUP	

LOT	EX. ZONING	PROP. ZONING	PROPOSED USED	GROSS LOT AREA ACRE SF	LOT COVERAGE %	TOTAL BUILDING FLOOR AREA SF	FLOOR TO AREA RATIO	PARKING PROVIDED	PERVIOUS AREA SF	IMPERVIOUS AREA SF	PERCENT IMPERVIOUS %	HEIGHT
LOT 2A	PD	PD-SUP	RESTAURANT WITH DRIVE THRU	2.8 122,173	1.95	2,380	1.95	31 (STANDARD - 25; HC - 2)	98,491	23,682	19.38	29'-10"
LOT 2B	PD	PD-SUP	RETAIL	2.63 114,547	16.59	19,000	16.59	115 (STANDARD - 111; HC - 4)	37,593	76,954	67.18	29'-10"

PROPOSED DEVELOPMENT SCHEDULE:
JANUARY 1, 2025

ARCHITECT:
HODGES ARCHITECTURE
13842 OMEGA RD
FARMERS BRANCH, TX 75244
PH: 972.367.1000

SURVEYOR:
EAGLE SURVEYING
222 SOUTH ELM ST., SUITE #200
DENTON, TX 76201
PH: 840.222.3009
CONTACT: MASON DECKER



VICTORY GROUP SHOPS AT WYLIE
 2310 FM 544
 WYLIE, TX

ZONING EXHIBIT

SHEET
EXH-1
 P/N: 2024-10