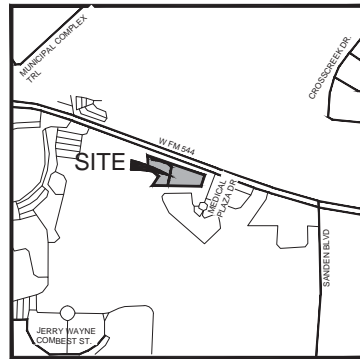
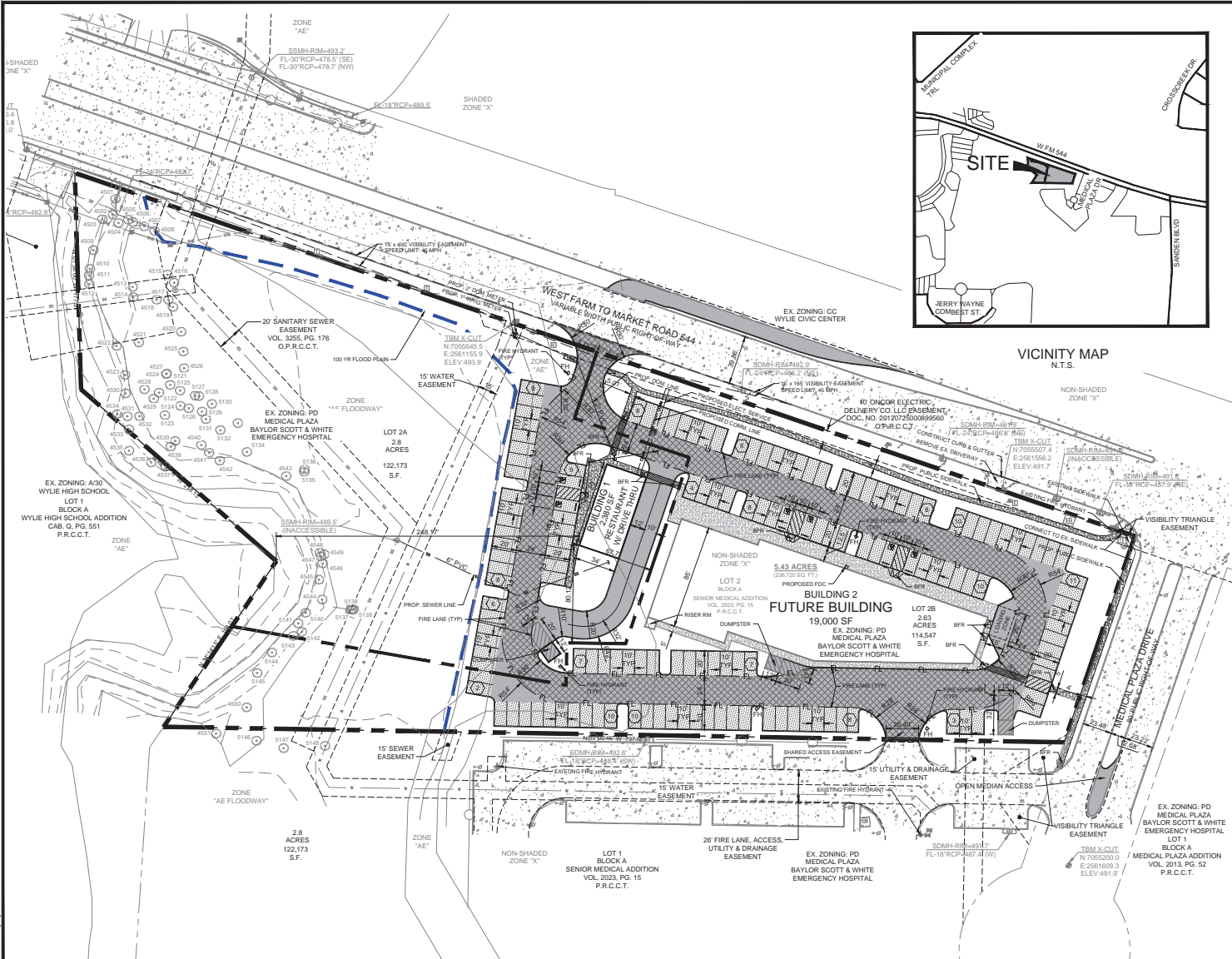
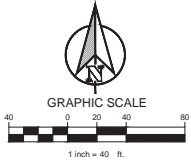


PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 12/30/2024 11:14 AM  
 PLOT SIZE: 20x24-004-008 VICTORY SHOPS AT WYLIE HIGH FM 544 WYLIE (CARD) SHEETS ZONING EXHIBITING  
 LAST SAVED: 12/19/2024 4:17 PM



VICINITY MAP  
N.T.S.



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

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

ZONING CASE	
DIRECTOR OF DEVELOPMENT SERVICES	
DATE	
<b>VICTORY GROUP SHOPS AT WYLIE</b> 2310 & 2320 FM 544, TX 75098	
OWNER: CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS 6100 ROSS AVE. DALLAS, TX 75206	
ENGINEER: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76092 PH: 817.281.0272 CONTACT: CLAY CRISTY, P.E.	
SURVEYOR: EAGLE SURVEYING 222 SOUTH ELM ST., SUITE #200 DENTON, TX 76201 PH: 800.222.3009 CONTACT: MASON DECKER	ARCHITECT: HODGES ARCHITECTURE 13842 OMEGA RD FARMERS BRANCH, TX 75244 PH: 972.367.1000
LOT 2, BLOCK A SENIOR MEDICAL ADDITION SUP	LEGAL DESCRIPTION: LOT 2, BLOCK A SENIOR MEDICAL ADDITION

LOT	EX. ZONING	PROP. ZONING	PROPOSED USED	GROSS LOT AREA	LOT COVERAGE	TOTAL BUILDING FLOOR AREA	FLOOR TO AREA RATIO	PARKING PROVIDED	PERVIOUS AREA	IMPERVIOUS AREA	PERCENT IMPERVIOUS	HEIGHT
				ACRE	%	SF			SF	SF	%	
LOT 2A	PD	CC - SUP	RESTAURANT WITH DRIVE THRU	2.8	122.173	1.95	2,380	1.95 (STANDARD - 25; HC = 2)	98,491	23,682	19.38	29'-10"
LOT 2B	PD	CC	RETAIL	2.63	114,547	16.59	19,000	16.59 (STANDARD - 110; HC = 4)	37,593	76,954	67.18	29'-10"

**PROPOSED DEVELOPMENT SCHEDULE:**  
 JANUARY 1, 2025



**VICTORY GROUP SHOPS AT WYLIE**  
 2310 FM 544  
 WYLIE, TX

ZONING EXHIBIT

DESIGN	MDT
DRAWN	MDT
CHECKED	CC
DATE	11/18/2024
SHEET	
EXH-1	
P/Nb. 2024-108	