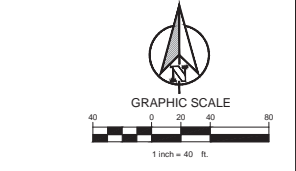
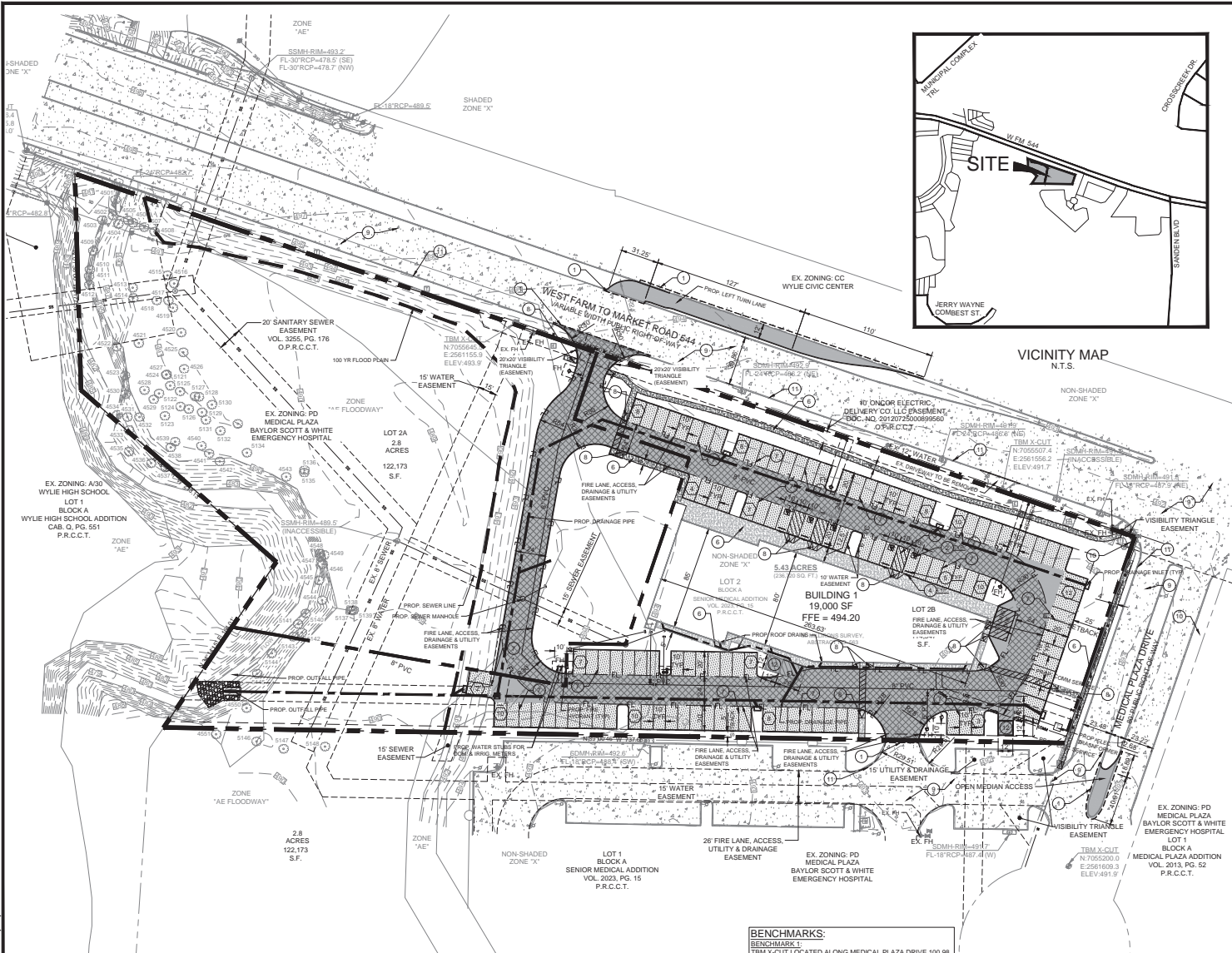


PLOTTED BY: DENG TORRES
 PLOT DATE: 3/25/2025 4:54 PM
 PLOT SCALE: 1/8" = 40'-0"
 LAST SAVED: 3/25/2025 4:52 PM



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

CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	HANDICAP SYMBOL
③	PAVEMENT STRIPING
④	HANDICAP SIGN
⑤	CURB STOP
⑥	SIDEWALK
⑦	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑧	RAMP: 12:1 MAX. SLOPE
⑨	EXISTING PAVEMENT
⑩	EXISTING SIDEWALK
⑪	EXISTING CURB & GUTTER
⑫	DUMPSITE

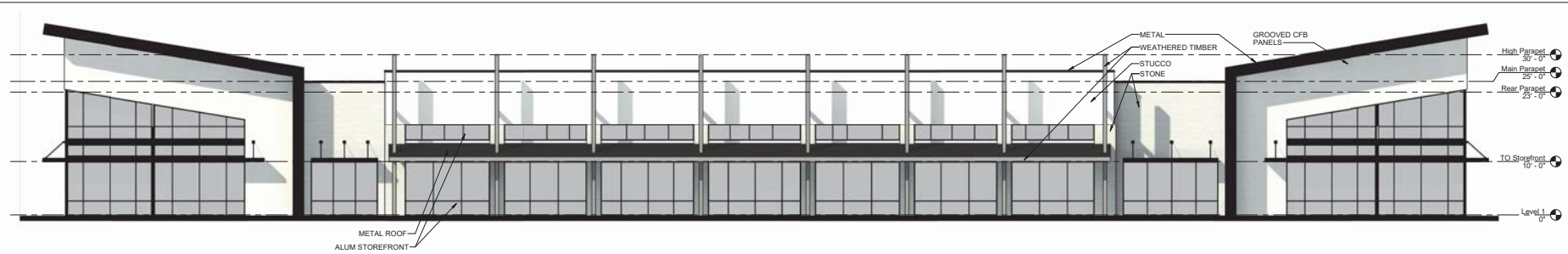
DIRECTOR OF DEVELOPMENT SERVICES
 DATE _____
VICTORY GROUP SHOPS AT WYLIE
 2310 FM 544, TX 75098
 OWNER:
 CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS
 6100 ROSS AVE. DALLAS, TX 75209
 ENGINEER:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76092
 PH: 817.281.0272
 CONTACT: DREW DONOSKY, P.E.
 LEGAL DESCRIPTION:
 LOT 2, BLOCK A
 SENIOR MEDICAL ADDITION
 ZONING:
 SUP
 SHEET
SP-1
 FPN No. 2024-108

LOT	EX. ZONING	PROPOSED USED	GROSS LOT AREA		LOT COVERAGE	TOTAL BUILDING FLOOR AREA	FLOOR TO AREA RATIO	PARKING PROVIDED	PERVIOUS AREA	IMPERVIOUS AREA	PERCENT IMPERVIOUS
			ACRE	SF							
LOT 2A	CC-SUP	VACANT	2.8	122,173				114,083	8,090	6.62	
LOT 2B	CC	RETAIL	2.63	114,547	16.59	19,000	16.59	134 (STANDARD) + 109 (HC = 5)	37,410	77,137	67.34

BENCHMARKS:
BENCHMARK 1:
 TBM X-CUT LOCATED ALONG MEDICAL PLAZA DRIVE 100.88 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY. N: 7055200.0; E: 2561609.3; ELEV: 491.9'
BENCHMARK 2:
 TBM X-CUT LOCATED ALONG MEDICAL PLAZA DRIVE 536.30 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY. N: 7055645.6; E: 2561156.9; ELEV: 493.9'

ARCHITECT:
 HODGES ARCHITECTURE
 13642 OMEGA RD
 FARMERS BRANCH, TX 75244
 PH: 972.367.1000
SURVEYOR:
 EAGLE SURVEYING
 222 SOUTH ELM ST., SUITE 4200
 DENTON, TX 76201
 PH: 840.222.3009
 CONTACT: MASON DECKER

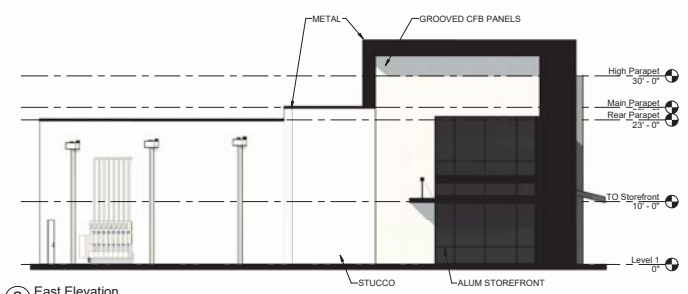
TEXAS REGISTRATION #14198
CLAYMOORE ENGINEERING
 125651
 DREW DONOSKY
 LICENSED PROFESSIONAL ENGINEER
 CIVIL
 03/20/2025
VICTORY GROUP SHOPS AT WYLIE
 2310 FM 544
 WYLIE, TX
 VICTORY COUNT
 DATE: 3/25/2025
 BY: DT
 CHECKED: MDT
 DATE: 3/25/2025
 SHEET
SP-1
 FPN No. 2024-108



1 North (Front) Elevation
1/8" = 1'-0"

MATERIAL CALCULATIONS

WALL:	4,296sf
STUCCO:	1,370sf (32%)
STONE:	869sf (20%)
CEMENT FIBER:	1,140sf (27%)
MISC ACCENT:	785sf (18%)



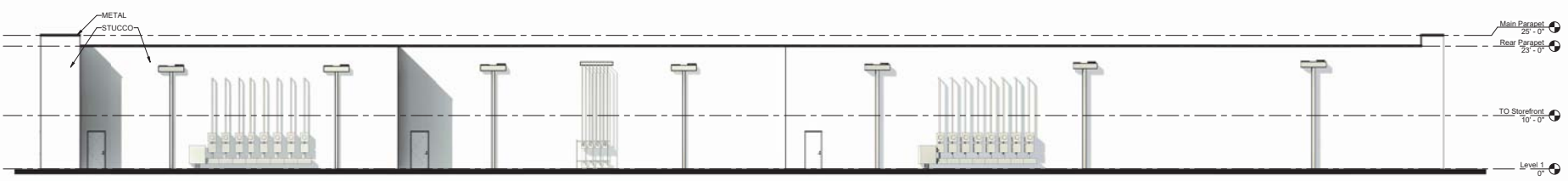
2 East Elevation
1/8" = 1'-0"

MATERIAL CALCULATIONS

WALL:	1,099sf
STUCCO:	334sf (30%)
STONE:	0sf (0%)
CEMENT FIBER:	470sf (43%)
MISC ACCENT:	295sf (27%)



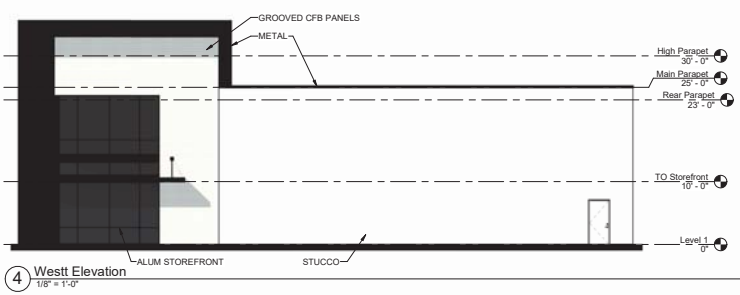
6 3D View 1



3 South Elevation
1/8" = 1'-0"

MATERIAL CALCULATIONS

WALL:	6,072sf
STUCCO:	6,072sf (100%)
STONE:	0sf (0%)
CEMENT FIBER:	0sf (0%)
MISC ACCENT:	0sf (0%)



4 West Elevation
1/8" = 1'-0"

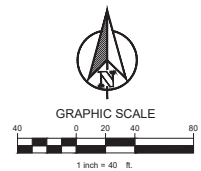
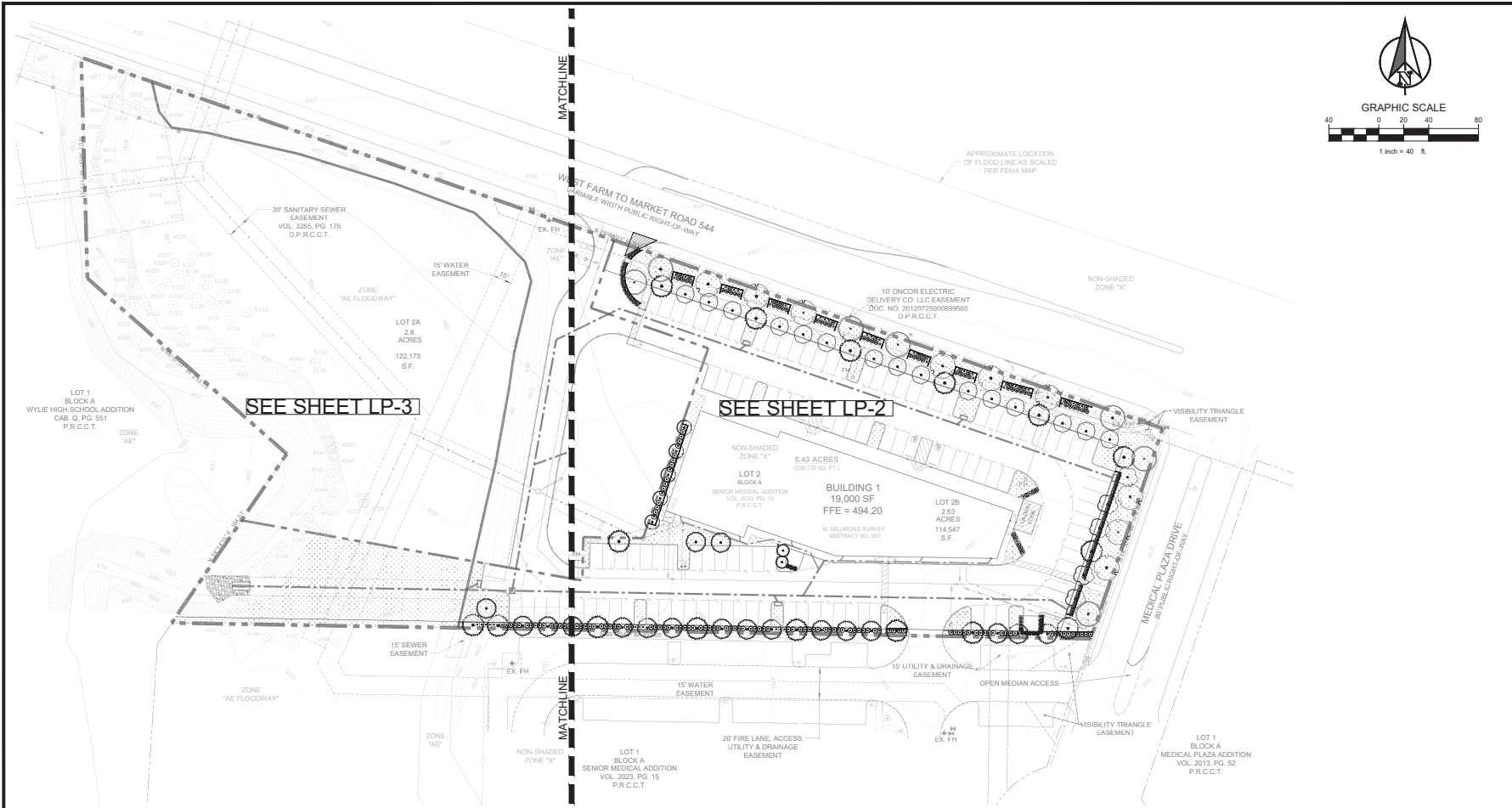
MATERIAL CALCULATIONS

WALL:	2,416sf
STUCCO:	1,653sf (68%)
STONE:	0sf (0%)
CEMENT FIBER:	470sf (20%)
MISC ACCENT:	293sf (12%)



5 View from West

COMPUTER PLOTTED BY: MARCH 13, 2025
 LOCATION: P:\SHARED PROJECTS\30225\SHOPS AT WYLIE - WYLIE TX - FM 544 LP 2025-03-13.DWG
 LAST SAVED: 3/13/2025 11:53 AM



VICTORY GROUP
SHOPS AT WYLIE
 2310 FM 544
 WYLIE, TX

LANDSCAPE CALCULATIONS

ZONING:	CC
ADJACENT ZONING:	PD
TOTAL SITE AREA:	114,8547 SF
LANDSCAPE AREA REQUIRED:	22,910 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	37,873 SF (33% OF SITE AREA)
LANDSCAPED TREATMENT OF ENTRANCES:	PROVIDED
LANDSCAPING IN REQUIRED YARDS	
FRONT YARD LANDSCAPING:	PROVIDED
LANDSCAPING OF PARKING LOTS	
QUANTITY OF PARKING SPACES:	114 PARKING SPACES
LANDSCAPE AREA REQUIRED:	5,700 SF (50 SF PER PARKING SPACE)
LANDSCAPE AREA PROVIDED:	10,795 SF
NO PARKING SPACE MORE THAN 60' FROM LANDSCAPE AREA	
LOADING AREA VISUAL SCREENING	
LENGTH OF SCREENING PROVIDED:	121 LF
FLOWERING TREES REQUIRED:	6 TREES (1 PER 20 LF)
FLOWERING TREES PROVIDED:	6 TREES
SHRUBS REQUIRED, 3' HT MIN. AT PLANTING:	PROVIDED

LANDSCAPING OF STREET FRONTAGE, FARM MARKET ROAD.	
LENGTH OF STREET FRONTAGE:	486 LF
BUFFER WIDTH:	25 FT PROVIDED (10 FT MIN. REQUIRED)
AT LEAST 50% OF FRONT YARD LANDSCAPED:	PROVIDED
TREES REQUIRED:	12 TREES (1 PER 40 LF)
TREES PROVIDED:	35 TREES (10 SHADE TREES, 20 ORNAMENTAL)
FLOWERING SHRUBS:	PROVIDED
LANDSCAPING OF STREET FRONTAGE, MEDICAL PLAZA DRIVE	
LENGTH OF STREET FRONTAGE:	179 LF (NOT INCLUDING WIDTH OF DRIVEWAY)
BUFFER WIDTH:	25 FT PROVIDED (10 FT MIN. REQUIRED)
AT LEAST 50% OF FRONT YARD LANDSCAPED:	PROVIDED
TREES REQUIRED:	5 TREES (1 PER 40 LF)
TREES PROVIDED:	13 TREES (5 SHADE TREES, 8 ORNAMENTAL)
FLOWERING SHRUBS:	PROVIDED
RESIDENTIAL BUFFER YARD	
LENGTH OF YARD:	481 LF (508 LF - 27 LF SHARED DRIVEWAY)
ORNAMENTAL TREES REQUIRED:	24 TREES (1 PER 20 LF)
ORNAMENTAL TREES PROVIDED:	34 TREES
SHRUBS REQUIRED, 3' HT MIN. AT PLANTING:	PROVIDED

4 DESIRABLE REQUIREMENTS FROM FIGURE 4-8	
SIDE AND REAR YARD LANDSCAPING	PROVIDED
NOT OTHERWISE REQUIRED:	
PARKING LOT LANDSCAPING	PROVIDED
INCREASED BY 10%:	PROVIDED
FLOWERING SHRUBS IN FRONT YARD:	PROVIDED
BUFFER INCREASED 20% IN FRONT YARD:	PROVIDED

SEE SHEET LP-4 FOR PLANT SCHEDULE

DATE	BY

LANDSCAPE SITE PLAN



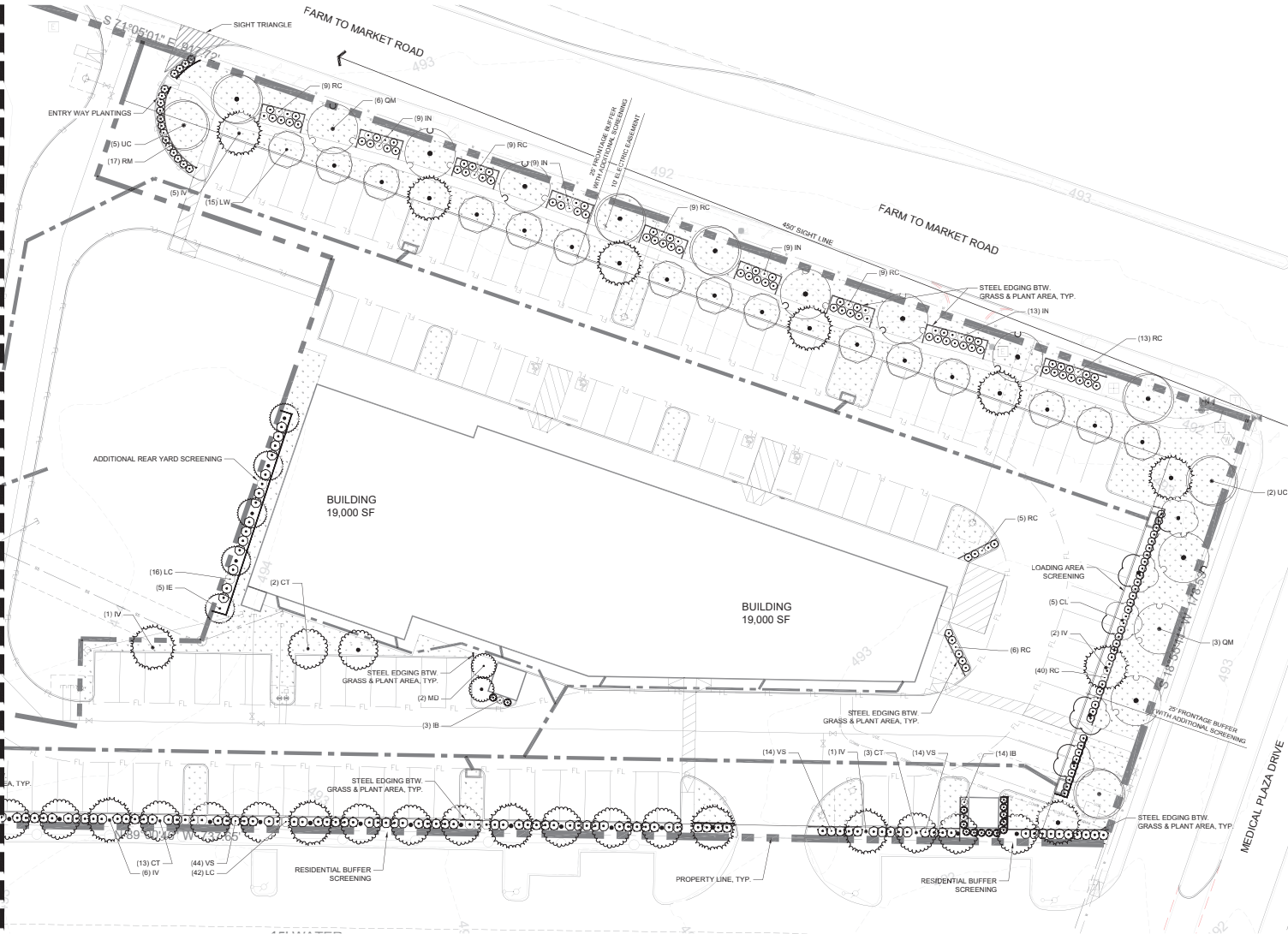
DESIGN	JA
DRAWN	JA
CHECKED	JA
DATE	3/20/25
SHEET	
LP-1	

FILE NO. 2024-106

PLOTTED BY: JEFFREY LUERS 11.2024
 FILE: P:\SHARED PROJECTS\2025\SHOPS AT WYLIE - WYLIE TX - PM 444.LP 2025-03-13.DWG
 LOCATION: P:\SHARED PROJECTS\2025\SHOPS AT WYLIE - WYLIE TX - PM 444.LP 2025-03-13.DWG
 LAST SAVED: 3/13/2025 9:29 AM

SEE SHEET LP-3

SEE SHEET LP-3



VICTORY GROUP
SHOPS AT WYLIE
 2310 FM 544
 WYLIE, TX

No.	DATE	REVISION



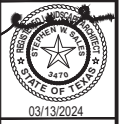
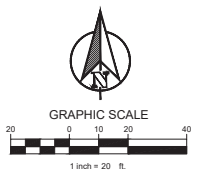
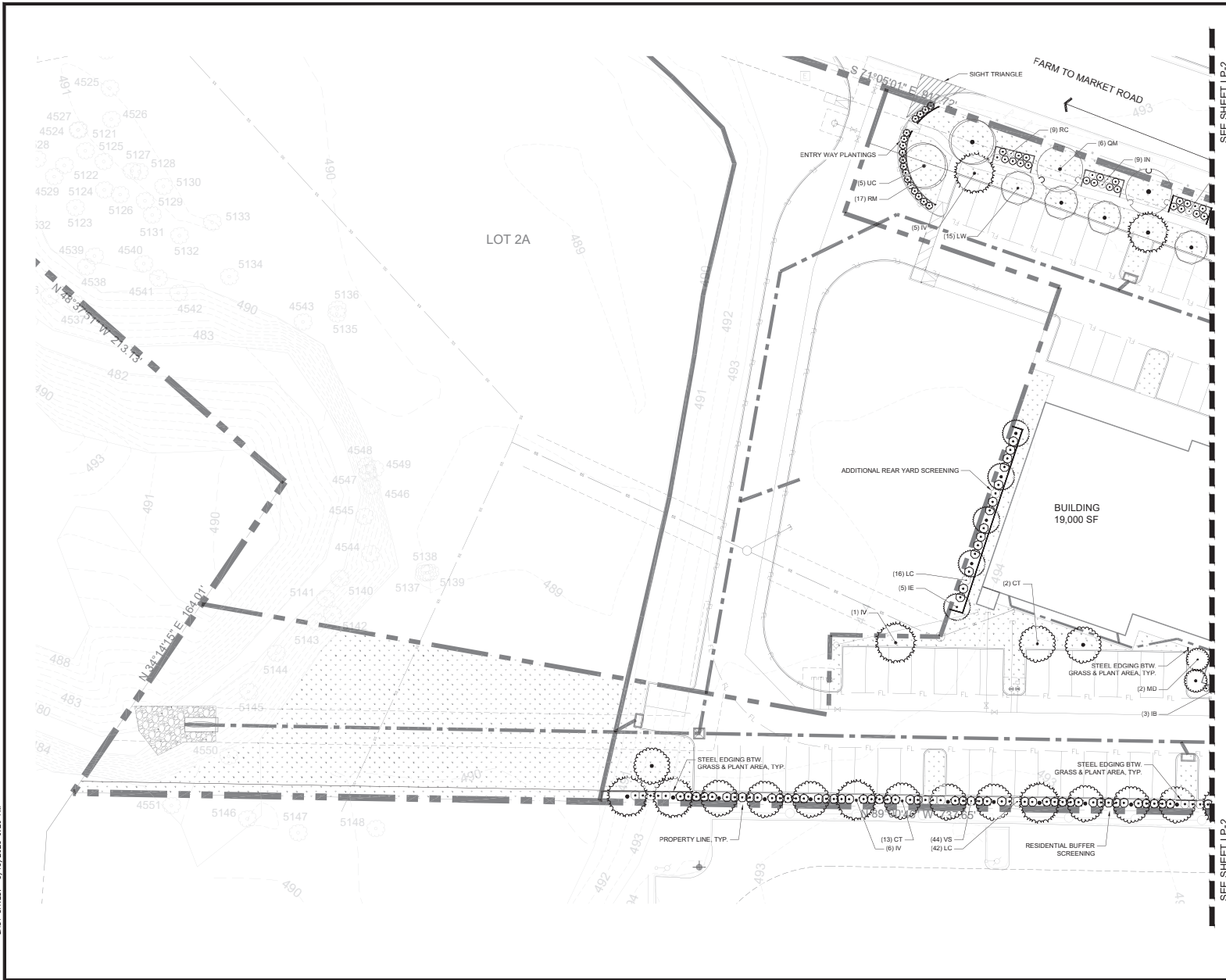
EAST LANDSCAPE PLANTING PLAN

DESIGN	2/4
DRAWN	2/4
CHECKED	3/5
DATE	3/30/25

SHEET
LP-2

File No. 2024-106

PLOTTED BY: JEFFREY LUERS 11/14/2024
 LOCATION: P:\SHARED PROJECTS\2025\SHOPS AT WYLIE - WYLIE TX - FM 544 LP 2025-03-13.DWG
 LAST SAVED: 3/13/2025 9:29 AM



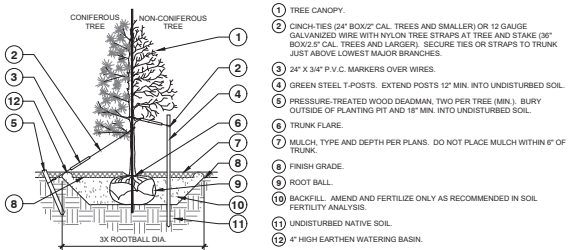
VICTORY GROUP
SHOPS AT WYLIE
 2310 FM 544
 WYLIE, TX

No.	DATE	REVISION	BY

WEST LANDSCAPE PLANTING PLAN
 SHEET
LP-3
 03/13/2024

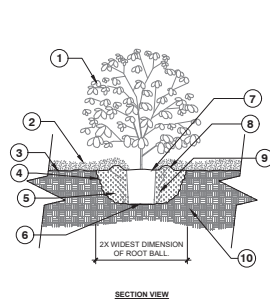


PLOTTED BY: JEFFREY LUERS 11.2024
 LOCATION: P:\SHARED\PROJECTS\2025\SHOPS AT WYLIE - FM 544 LP 2025-03-13.DWG
 LAST SAVED: 3/13/2025 9:29 AM



- NOTES:**
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2'-4" ABOVE FINISH GRADE.
 3. FOR BAD TREES, CUT OFF BOTTOM 10 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDERS OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS REQUIRE STAKES TO KEEP TREES UPRIGHT. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.
 6. FOR TREES 30" BOX/2.5' CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

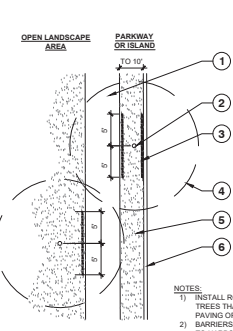
A TREE PLANTING NTS 000-PL-06



- NOTES:**
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
 2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

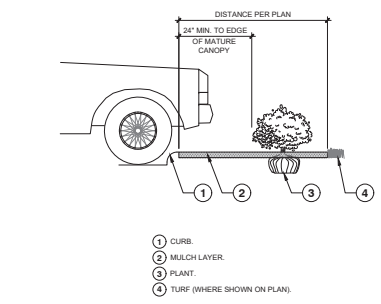
B SHRUB PLANTING NTS 000-PL-02

1. SHRUB.
2. 4" LAYER OF MULCH, NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
3. FINISHED GRADE.
4. SLOPE SIDES OF LOOSENED SOIL.
5. LOOSENED SOIL, DIG AN TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
6. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. ROOT BALL.
8. 6" HIGH X 8" WIDE ROUND-TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO PLACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
10. EXISTING SOIL.

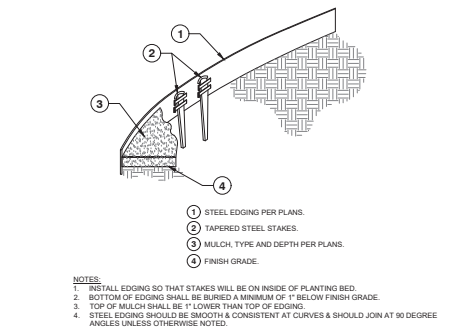


- NOTES:**
1. INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
 2. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

C ROOT BARRIER - PLAN VIEW NTS 000-PL-09



D PLANTING AT PARKING AREA NTS 000-PL-11



E STEEL EDGING NTS 000-PL-12



VICTORY GROUP
SHOPS AT WYLIE
 2310 FM 544
 WYLIE, TX

NO.	DATE	REVISION



LANDSCAPE DETAILS

DESIGN	24
DRAWN	24
CHECKED	30
DATE	3/13/2025

SHEET
LP-5

FIG. NO. 2024-09