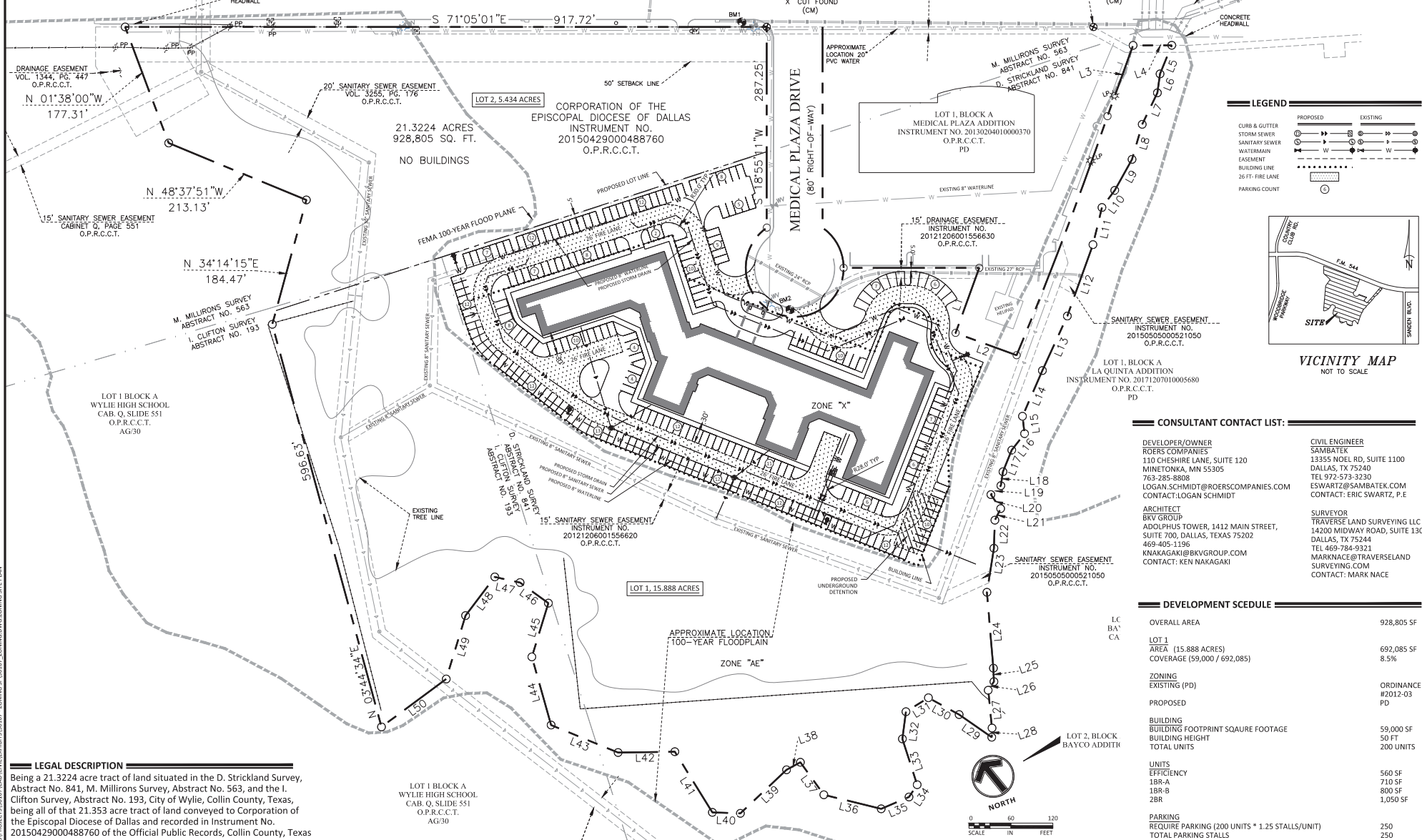


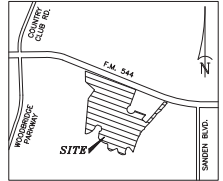
FARM TO MARKET ROAD 544

(VARIABLE WIDTH RIGHT-OF-WAY)



LEGEND

PROPOSED	EXISTING
CURB & GUTTER	
STORM SEWER	
SANITARY SEWER	
WATERMAIN	
EASEMENT	
BUILDING LINE	
26 FT. FIRE LANE	
PARKING COUNT	



VICINITY MAP
NOT TO SCALE

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER ROERS COMPANIES 110 CHESHIRE LANE, SUITE 120 MINNETONKA, MN 55305 763-285-8808 LOGAN.SCHMIDT@ROERSCOMPANIES.COM CONTACT: LOGAN SCHMIDT	CIVIL ENGINEER SAMBATEK 13355 NOEL RD, SUITE 1100 DALLAS, TX 75240 TEL 972-573-3130 ESWARTZ@SAMBATEK.COM CONTACT: ERIC SWARTZ, P.E.
ARCHITECT BKV GROUP ADOLPHUS TOWER, 1412 MAIN STREET, SUITE 700, DALLAS, TEXAS 75202 469-405-1196 KNAGAKAGI@BKVGROUP.COM CONTACT: KEN NAKAGAKI	SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TX 75244 TEL 469-784-9321 MARKNACE@TRAVERSELAND SURVEYING.COM CONTACT: MARK NACE

DEVELOPMENT SCHEDULE

OVERALL AREA	928,805 SF
LOT 1 AREA (15.888 ACRES)	692,085 SF
COVERAGE (59,000 / 692,085)	8.5%
ZONING EXISTING (PD)	ORDINANCE #2012-03 PD
PROPOSED	
BUILDING	59,000 SF
BUILDING FOOTPRINT SQUARE FOOTAGE	50 FT
BUILDING HEIGHT	200 UNITS
TOTAL UNITS	
UNITS EFFICIENCY	560 SF
1BR-A	710 SF
1BR-B	800 SF
2BR	1,050 SF
PARKING	250
REQUIRE PARKING (200 UNITS * 1.25 STALLS/UNIT)	250
TOTAL PARKING STALLS	

LEGAL DESCRIPTION
Being a 21.3224 acre tract of land situated in the D. Strickland Survey, Abstract No. 841, M. Millirons Survey, Abstract No. 563, and the I. Clifton Survey, Abstract No. 193, City of Wylie, Collin County, Texas, being all of that 21.353 acre tract of land conveyed to Corporation of the Episcopal Diocese of Dallas and recorded in Instrument No. 20150429000488760 of the Official Public Records, Collin County, Texas

NO	DATE	BY	CHKD	APPR	COMMENT

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.

Engineer: ERIC C. SWARTZ, P.E.
P.E. No. 119603 Date: 11/12/2023

DRAWN BY SG
DESIGNED BY SG
CHECKED BY ELS
PROJECT NO. 50107

TEXAS REG. ENGINEERING FIRM: F-19014

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ZONING SITE PLAN
ROERS INVESTMENTS
WYLIE SENIOR APARTMENTS
PRELIMINARY
WYLIE, TEXAS

SHEET
SP-1

22.08 (LANS TECH) | SALLUMAR GARDNOL | 11/12/2023 4:21:37 PM
PROJECT LOCATION: 13355 NOEL RD, SUITE 1100, DALLAS, TX 75240 | ZONING: PD-0307 ZONING DWS ZONING SITE PLAN