



WYLIE CITY ORDINANCES:

SECTION 4.3 - NON-RESIDENTIAL DESIGN STANDARDS:

(C) FIGURE 4-8 LANDSCAPING IN REQUIRED YARDS

- LANDSCAPING IN REQUIRED ROWS**
- 1. AT LEAST 20% OF SITE SHALL BE LANDSCAPED IN NR, CC, CR, AND BG DISTRICTS; 10% OF SITE IN CR AND CC DISTRICTS FOR SINGLE BUILDINGS OF 100,000 SQ. FT. OR MORE;
 - 2. 10% OF SITE IN LI AND HD DISTRICTS.
- LANDSCAPING IS REQUIRED IN THE FRONT YARD.**
- 1. LANDSCAPING IS REQUIRED IN SIDE AND REAR YARDS ADJACENT TO, OR ACROSS THE STREET FROM RESIDENTIAL
- LANDSCAPING OF PARKING LOTS**
- 1. SITE PLANS REQUIRING MORE THAN 12 SPACES REQUIRED TO HAVE 50 SQ. FT. OF LANDSCAPING PER SPACE.
 - 2. NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE.
 - 3. PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT ENDS.
 - 4. ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES.

VISUAL SCREENING:

1. REQUIRED SCREENING IN STRIP AT LEAST 5' WIDE, PLANTS 3' IN HEIGHT WHEN PLANTED, INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA.

LANDSCAPING OF STREET FRONTAGES:

1. AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPED BUFFER, AT LEAST 10' IN WIDTH.
 2. TREES REQUIRED IN BUFFER, IN GROVES OR BELTS ON A 30 - 40' SPACING.
 3. REQUIRED TREES AT LEAST 3" IN CALIPER.
 4. AT LEAST 4' MEANDERING CONCRETE WALKWAY ON PERIMETER WHEN ADJACENT TO THOROUGHFARE.
- (D) 4. LOCATION OF SERVICE AREAS AND LOADING.

a. BASE STANDARD.

- (1) SERVICE AREAS AND LOADING AREAS SHALL BE LOCATED WHERE THEY ARE NOT VISIBLE FROM A PUBLIC STREET OR FROM ADJACENT RESIDENTIAL LOTS.
- (2) SERVICE OR LOADING AREAS WHICH CANNOT FULLY MEET THE ABOVE REQUIREMENT SHALL HAVE A MASONRY SCREENING WALL WITH GATES WHICH PREVENT VISIBILITY FROM A PUBLIC STREET OR ADJACENT RESIDENTIAL LOT. MASONRY MATERIALS MUST MATCH OR COMPLEMENT

THE MASONRY MATERIALS OF THE BUILDING

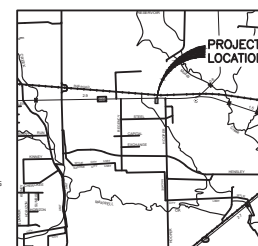
- (f) 2. LANDSCAPING OF PARKING LOTS.
- a. BASE STANDARD.
- (1) ALL SITE PLANS WITH REQUIRED PARKING MORE THAN 12 SPACES ARE REQUIRED TO HAVE 50 SQ. FT. OF LANDSCAPED AREA FOR EACH PARKING SPACE. IN CALCULATING PARKING LOT LANDSCAPED AREA, ALL AREAS SURROUNDED BY PARKING SPACES ARE COUNTED, PLUS THE FIRST FIVE FEET OF PERIMETER LANDSCAPED AREA, IF ANY.
- (2) NO PARKING SPACE SHALL BE FURTHER THAN 60 FEET FROM A LANDSCAPED AREA ON THE SITE.
- (3) PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT THE ENDS.

(4) ALL PARKING ROWS SHALL HAVE LANDSCAPING.

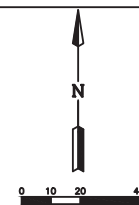
- a. BASE STANDARD
- (1) AT LEAST 90 PERCENT OF THE REQUIRED FRONT YARD, EXCLUDING ANY ACCESS DRIVES, MUST BE DEVELOPED AS A LANDSCAPED BUFFER. THE LANDSCAPED BUFFER MUST BE AT LEAST 10 FEET IN WIDTH.
- (2) TREES SHALL BE PLANTED WITHIN THE LANDSCAPED BUFFER ALONG ALL PUBLIC STREETS. TO THE MAXIMUM FEASIBLE, TREES SHOULD BE PLANTED IN GROUPS AT BELT'S OR 30 TO 120 FEET SPACING DEPENDING ON TREE SPECIES.
- (3) REQUIRED TREES MUST BE AT LEAST 3 INCHES IN CALIPER, MEASURED AT A POINT 12 INCHES ABOVE GRADE.
- (4) ALL NON-RESIDENTIAL DEVELOPMENT SHALL PROVIDE A 4 FOOT MINIMUM WIDTH MEANDERING CONCRETE PUBLIC WALKWAY ALONG THE DEVELOPMENT PERMITTER WHEN ADJACENT TO A PUBLIC THOROUGHFARE. THE MEANDERING WALKWAY MAY BE LOCATED PARTIALLY IN THE LANDSCAPE BUFFER AND PARTIALLY WITHIN THE STREET RIGHT OF WAY PARALLEL AND MUST BE PLACED AT LEAST ONE FOOT OF THE CURB.

SECTION 7.7 - LANDSCAPE REQUIREMENTS

- 5. LANDSCAPE STANDARDS AND SPECIFICATIONS. FIGURE**
- PLANT SHALL CONFORM TO THE MEASUREMENTS AND SPECIFICATIONS LISTED BELOW, WITH CALIPER MEASUREMENTS TAKEN 12 INCHES ABOVE GROUND. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET.
- a. MINIMUM SIZE FOR SHADE TREES SHALL BE THREE INCHES IN CALIPER AND 14 TO 16 FEET IN HEIGHT. TREE HEIGHTS SHALL BE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS.
 - b. MINIMUM SIZE FOR ORNAMENTAL SHADE TREES SHALL BE THREE INCHES IN DIAMETER.
 - c. MINIMUM SIZE FOR SHRUB CONTAINERS SHALL BE FIVE GALLONS. SUBSTITUTION OF THREE GALLON MATERIAL MEETING THE HEIGHT REQUIREMENT FOR FIVE-GALLON HEIGHT IS ACCEPTABLE. SHRUBS SHALL BE FULL BODIED, WELL-SHAPED AND SYMMETRICAL.
 - d. GROUND COVER SPACING SHALL BE EIGHT INCHES ON CENTER MAXIMUM FOR FOUR-INCH POTS AND 16 INCHES ON CENTER MAXIMUM FOR ONE-GALLON CONTAINERS.
- (F) LANDSCAPE STANDARDS AND SPECIFICATIONS**
- a. ALL SHRUB SPECIES SHALL BE EDGED USING SLIT, CONCRETE, MASONRY, OR PRE-CAST CONCRETE EDGING AND ALL PLANT MATERIALS MULCHED WITH A TWO-INCH LAYER OF BARK OR SHREDED COMPOST MULCH.



VICINITY MAP
1" = 3000'



LEGEND

- EX PROPERTY BOUNDARY
 PROP PROPERTY BOUNDARY
 W
 EX WATER LINE
 SS — SS
 EX SANITARY SEWER LINE
 EX STORM LINE
 PROP WATER LINE
 PROP SANITARY SEWER LINE
 PROP STORM LINE
 PROP SCREENING WALL
 PROP METAL FENCE
 PROP METAL ACCESS & FIRE
 LANE EXEMPTION
 EXISTING TREE TO REMAIN
 *
 (11)
 PROP LIGHT POLE (BY OTHERS)
 PROPOSED PARKING COUNT

BENCHMARKS:

PLACE PROJECT BENCHMARKS IN THIS AREA WITH
FULL DESCRIPTIONS. ELEV 555.55

USUALLY TWO BENCHMARKS PER PROJECT OR PHASE. VERIFY THAT THEY ARE IN RELATIVE PROXIMITY TO THE PROJECT PHASE.

[illegible]

SITE PLAN

SHADOW CREEK
VILLAGE LOT 8

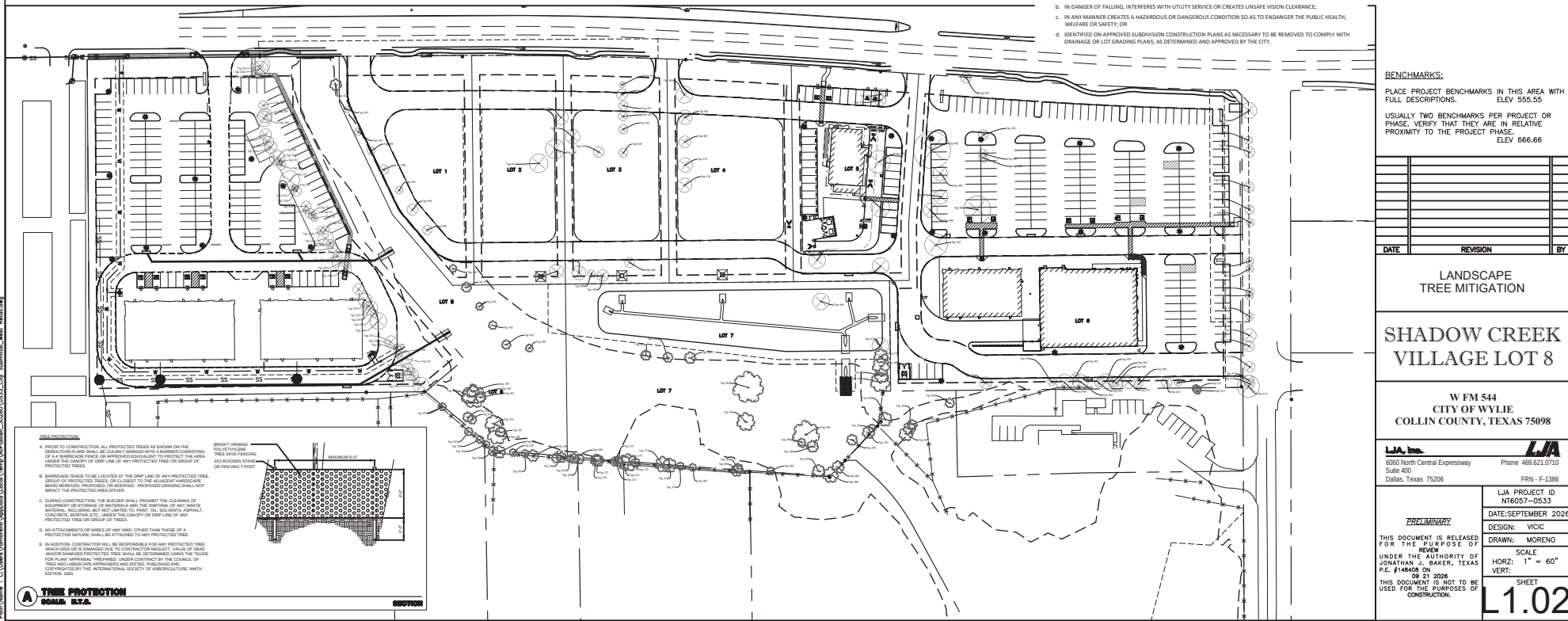
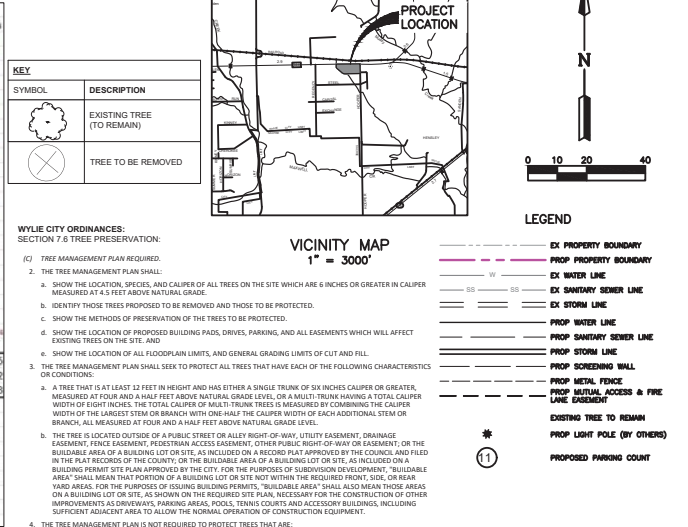
W FM 544
CITY OF WYLIE
COLLIN COUNTY, TEXAS 75098

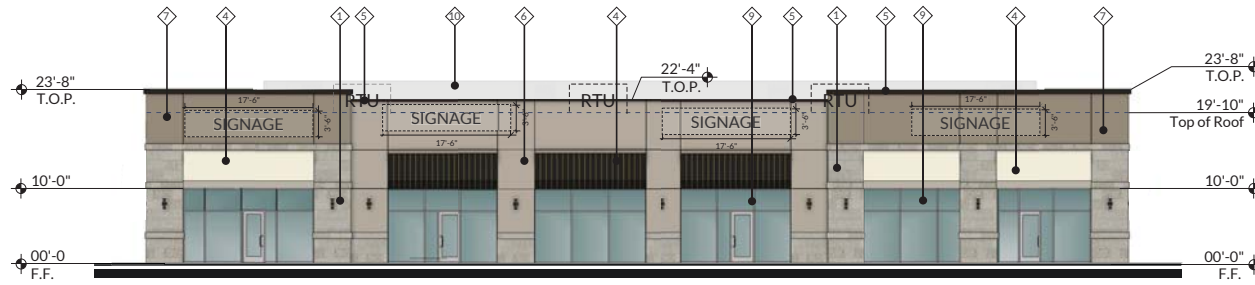
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6060 North Central Expressway
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Dallas, Texas 75206
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	DATE: SEPTEMBER 2026
	DESIGN: VICIC
	DRAWN: MORENO
	SCALE HORZ: 1" = 30' VERT:

SHEET
L1.01

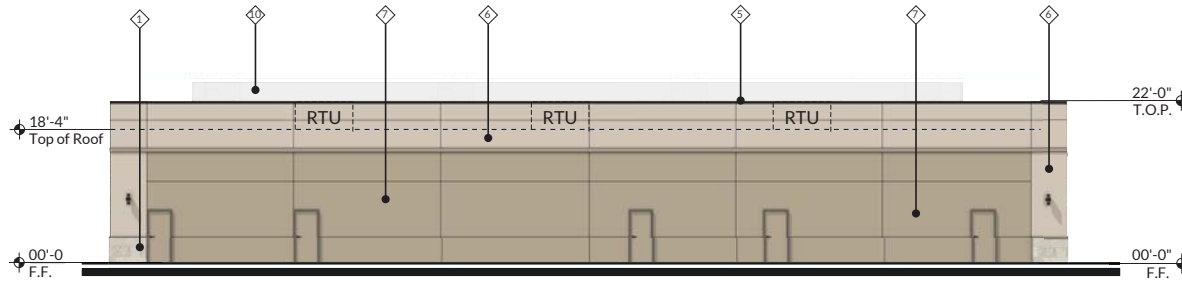
TREES															
TAG #	DIAMETER - NAME	KEEP/REMOVE	MITIGATION	TAG #	DIAMETER - NAME	KEEP/REMOVE	MITIGATION	TAG #	DIAMETER - NAME	KEEP/REMOVE	MITIGATION	TAG #	DIAMETER - NAME	KEEP/REMOVE	MITIGATION
301	25" Chinese Pistache	REMOVE	0.03(1)	325	10" Chinese Pistache	KEEP	0.03(1)	369	13" Chinese Pistache	KEEP	0.03(1)	403	30" Chinese Pistache	REMOVE	0.03(1)
302	20" Chinese Pistache	REMOVE	0.03(1)	326	22" Cedar	KEEP	0.03(1)	370	15" Chinese Pistache	KEEP	0.03(1)	404	20" Chinese Pistache	REMOVE	0.03(1)
303	12" Chinese Pistache	REMOVE	0.03(1)	327	18" Chinese Pistache	KEEP	0.03(1)	371	15" Chinese Pistache	KEEP	0.03(1)	405	15" Chinese Pistache	REMOVE	0.03(1)
304	12" Chinese Pistache	REMOVE	0.03(1)	328	13" Cedar	KEEP	0.03(1)	372	12" Chinese Pistache	KEEP	0.03(1)	406	18" Chinese Pistache	REMOVE	0.03(1)
305	18" Cedar	REMOVE	0.03(1)	329	13" Cedar	KEEP	0.03(1)	373	13" Chinese Pistache	KEEP	0.03(1)	407	20" Chinese Pistache	REMOVE	0.03(1)
306	20" Chinese Pistache	REMOVE	0.03(1)	340	12" Cedar	KEEP	0.03(1)	374	18" Chinese Pistache	KEEP	0.03(1)	408	10" Chinese Pistache	REMOVE	0.03(1)
307	13" Cedar	REMOVE	0.03(1)	341	18" Cedar	KEEP	0.03(1)	375	22" Chinese Pistache	KEEP	0.03(1)	409	13" Chinese Pistache	REMOVE	0.03(1)
308	14" Cedar	REMOVE	0.03(1)	342	15" Cedar	KEEP	0.03(1)	376	12" Chinese Pistache	KEEP	0.03(1)	410	18" Chinese Pistache	REMOVE	0.03(1)
309	10" Cedar	REMOVE	0.03(1)	343	10" Cedar	KEEP	0.03(1)	377	20" Chinese Pistache	KEEP	0.03(1)	411	20" Chinese Pistache	REMOVE	0.03(1)
310	20" Cedar	REMOVE	0.03(1)	344	18" Chinese Pistache	KEEP	0.03(1)	378	18" Chinese Pistache	KEEP	0.03(1)	412	18" Chinese Pistache	REMOVE	0.03(1)
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312	13" Chinese Pistache	REMOVE	0.03(1)	346	22" Cedar	KEEP	0.03(1)	380	10" Chinese Pistache	KEEP	0.03(1)	414	30" Chinese Pistache	REMOVE	0.03(1)
313	12" Cedar	REMOVE	0.03(1)	347	10" Cedar	KEEP	0.03(1)	381	13" Cedar	KEEP	0.03(1)	415	13" Chinese Pistache	REMOVE	0.03(1)
314	25" Chinese Pistache	REMOVE	0.03(1)	348	26" Chinese Pistache	KEEP	0.03(1)	382	15" Chinese Pistache	KEEP	0.03(1)	416	13" Chinese Pistache	REMOVE	0.03(1)
315	20" Chinese Pistache	REMOVE	0.03(1)	349	15" Chinese Pistache	KEEP	0.03(1)	383	10" Cedar	KEEP	0.03(1)	417	18" Chinese Pistache	REMOVE	0.03(1)
316	18" Cedar	REMOVE	0.03(1)	350	30" Chinese Pistache	KEEP	0.03(1)	384	35" Chinese Pistache	KEEP	0.03(1)	418	18" Chinese Pistache	REMOVE	0.03(1)
317	15" Chinese Pistache	REMOVE	0.03(1)	351	14" Chinese Pistache	KEEP	0.03(1)	385	10" Chinese Pistache	KEEP	0.03(1)	419	18" Chinese Pistache	REMOVE	0.03(1)
318	13" Chinese Pistache	REMOVE	0.03(1)	352	13" Chinese Pistache	KEEP	0.03(1)	386	15" Chinese Pistache	KEEP	0.03(1)	420	15" Chinese Pistache	REMOVE	0.03(1)
319	10" Cedar	REMOVE	0.03(1)	353	12" Chinese Pistache	KEEP	0.03(1)	387	16" Chinese Pistache	KEEP	0.03(1)	421	10" Chinese Pistache	REMOVE	0.03(1)
320	15" Chinese Pistache	REMOVE	0.03(1)	354	22" Chinese Pistache	KEEP	0.03(1)	388	20" Chinese Pistache	KEEP	0.03(1)	422	10" Chinese Pistache	REMOVE	0.03(1)
321	10" Cedar	REMOVE	0.03(1)	355	13" Chinese Pistache	KEEP	0.03(1)	389	16" Chinese Pistache	KEEP	0.03(1)	423	10" Chinese Pistache	REMOVE	0.03(1)
322	10" Cedar	REMOVE	0.03(1)	356	29" Chinese Pistache	KEEP	0.03(1)	390	14" Chinese Pistache	KEEP	0.03(1)	424	18" Chinese Pistache	REMOVE	0.03(1)
323	12" Chinese Pistache	REMOVE	0.03(1)	357	11" Chinese Pistache	KEEP	0.03(1)	391	18" Chinese Pistache	KEEP	0.03(1)	425	10" Chinese Pistache	REMOVE	0.03(1)
324	12" Cedar	REMOVE	0.03(1)	358	10" Chinese Pistache	KEEP	0.03(1)	392	10" Chinese Pistache	KEEP	0.03(1)				





01 NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

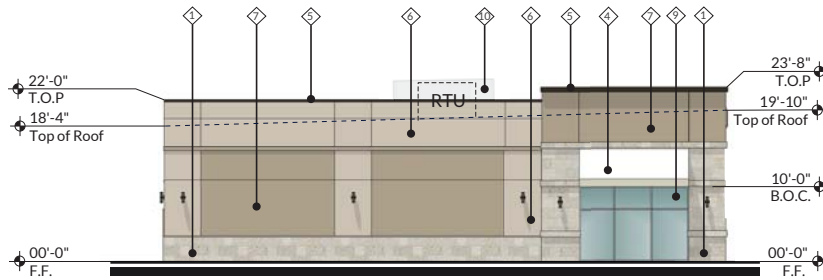
MATERIAL KEYNOTES		LIGHT SCONCE
3	SALADO STONE - SONOMA WHITE	 W4CR-12_WM
4	CANVAS AWNING	
5	METAL COPING - BERRIDGE - DARK BRONZE	
6	PAINTED STUCCO - SW 7038 - TONY TAUPE	
7	PAINTED STUCCO - SW 6144 - DAPPER TAN	
9	VISION GLASS - KAWNEER CLEAR ANODIZED	
10	PERFORATED RTU SCREEN	



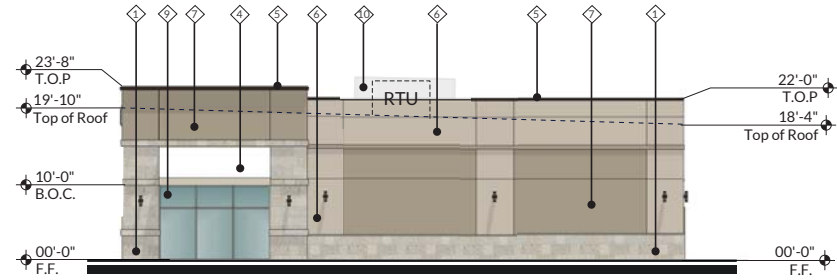
02 SOUTH ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



SITE PLAN

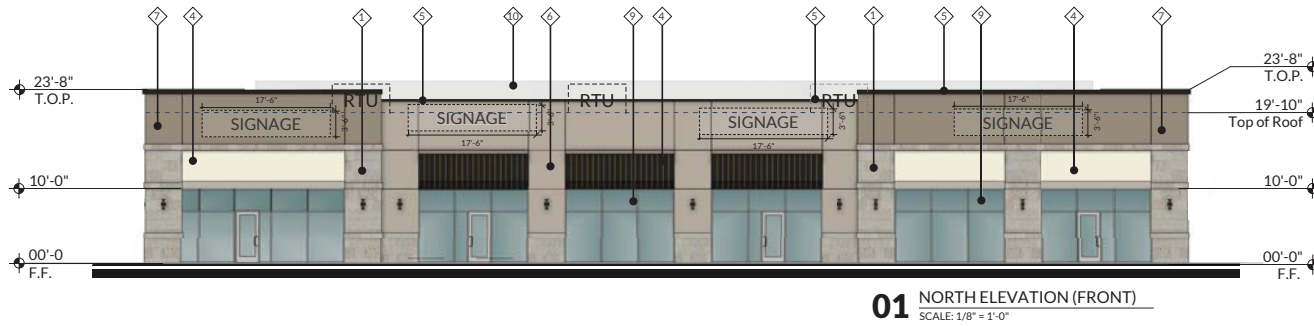


03 EAST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

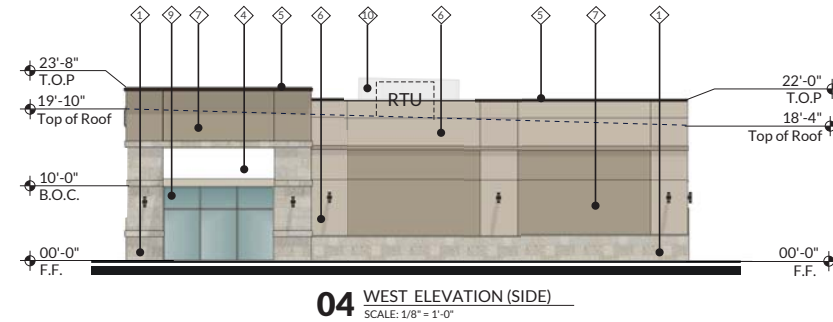
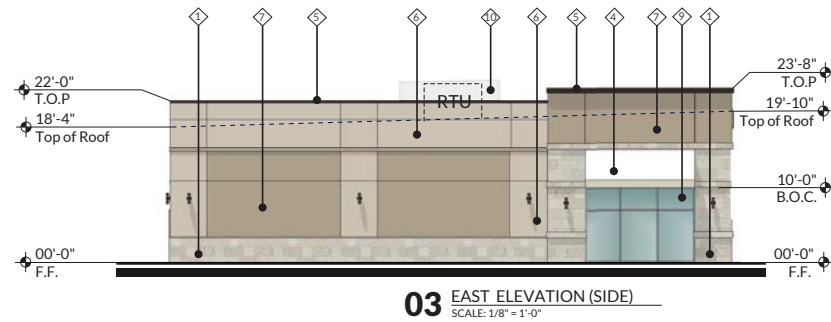
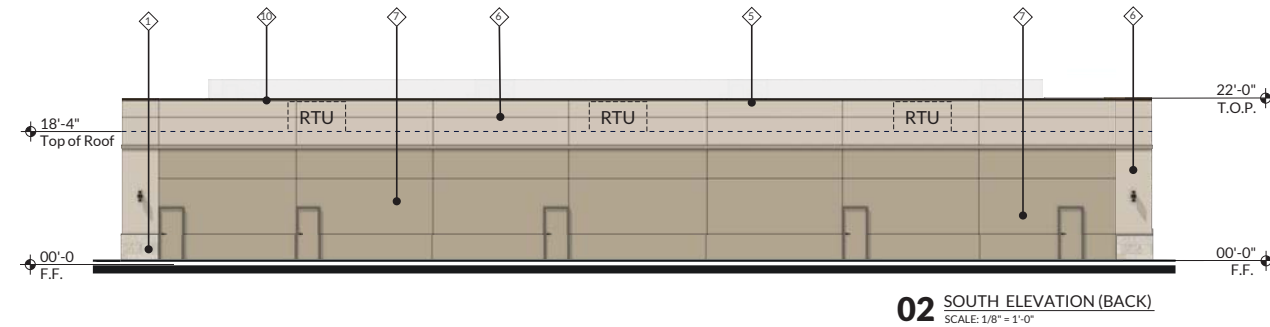


04 WEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

SHADOW CREEK VILLAGE - WEST RETAIL



MATERIAL KEYNOTES		LIGHT SCONCE
3	SALADO STONE - SONOMA WHITE	 W4CR-12_WM
4	CANVAS AWNING	
5	METAL COPING - BERRIDGE - DARK BRONZE	
6	PAINTED STUCCO - SW 7038 - TONY TAUPE	
7	PAINTED STUCCO - SW 6144 - DAPPER TAN	
9	VISION GLASS - KAWNEER CLEAR ANODIZED	
10	PERFORATED RTU SCREEN	



SHADOW CREEK VILLAGE - WEST RETAIL

SALADO STONE
SONOMA WHITE

SW 7038
TONY TAUPE

SW 6144
DAPPER TAN

**BERRIDGE
METAL COPING
DARK BRONZE**

KAWNEER
STOREFRONT
CLEAR ANODIZED

CANVAS AWNING

TEXSTONE CAPITAL

WYLIE, TX

