

LOTS 1-8, BLOCK A  
IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS  
FRANCISCO DE LA PINA SURVEY ABSTRACT NO. 688  
859,281 Sq. Ft./19.726 Acres

OWNER/DEVELOPER  
JDI Investors, LP  
8668 John Hickman Parkway  
Frisco, TX 75034  
Telephone: (972) 679-1918  
Contact: Shiva Kondru



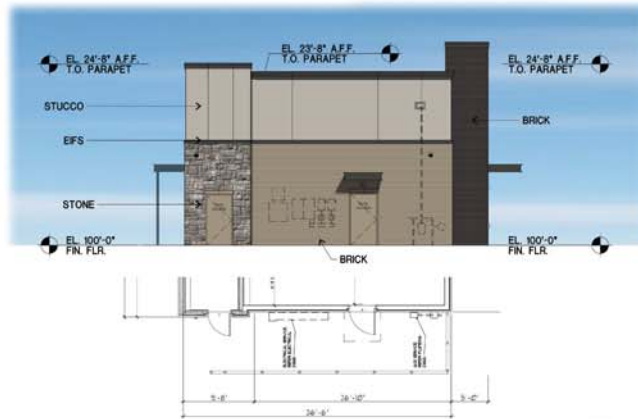
01 FRONT ELEVATION

1/8" = 1'-0"



02 SIDE (A) ELEVATION

1/8" = 1'-0"



03 REAR ELEVATION

1/8" = 1'-0"



04 SIDE (B) ELEVATION

1/8" = 1'-0"

		FRONT		SIDE A		REAR		SIDE B	
		sq	%	sq	%	sq	%	sq	%
TOTAL	TOTAL	829.0		1631.0		870.0		1604	
	WINDOWS & DOORS	243		333		54		20	
	TOTAL LITES, WINDOWS & DOORS	586.0		1298		816.0		1584	
	PRIMARY MASONRY TOTALS (SMA, RING)	529.0	63.8	1181.0	72.4	756.0	86.9	1491.0	93.0
PRIMARY MASONRY	BRICK	0	0.00	378	23.12	300	35.58	840	52.33
	STONE	265	31.97	403	24.70	96	11.05	196	12.27
	STUCCO	274	33.05	400	24.52	310	35.79	455	28.72
	EIFS	57	6.87	117	7.17	60	6.90	93	5.87
TOTAL	EIFS	57	6.87	117	7.17	60	6.90	93	5.87
	TOTAL	586.0	100	1298	100	816.0	100	1584	100



## LANDSCAPE PROJECT NOTES

Refer to **Standard Specifications** for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the City of Wylie.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (blended) to a depth of three inches (3"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain that grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be covered to anticipate settlement and ensure drainage without disrupting surrounding planted drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear six feet (6') around the hydrant.

Furthermore, planting within areas of turf shall give priority to location to irrigation. Trees, and not be planted within five feet (5') of a spray head or the head (10') of a riser. Remaining irrigation components shall respect the location of the illustrated irrigation design. Shrubs, regardless of type, shall not be planted within three inches (3") of bed perimeter.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar material. Container grown plant material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/4" min. thickness unless bed is bordered by concrete. Terminate edging shall have smooth finish.

A four inch (4") deeping of 3/4" diameter/1/2" radius over a 4" (4") deep, woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

## SOD PROJECT NOTES

**EROSION CONTROL**  
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until **ESTABLISHMENT AND ACCEPTANCE** is achieved.

**SOIL PREPARATION**  
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of four (4") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4" in diameter. After filling and clearing, all areas to receive turf shall be leveled. See product and drug with a weighted spike barrow or drag flag.

**GRASS SOD**  
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of sods, leaf blades, rhizomes and roots with a healthy, viable system of stems. Sod shall be matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, diseases, viruses, and undesirable foreign materials and grasses. The grass shall have been mowed prior to and during the time of the sod. Sod shall be dressed with 1/2" of topsoil. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when the rhizomes are not so encased and set or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to sun, wind, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Ryegrass for a green-in appearance.

**IRRIGATION**  
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until fully established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

**MAINTENANCE REQUIREMENTS**  
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and application of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

## LANDSCAPE REQUIREMENTS for the City of WYLIE

Figure 4.8 Landscaping Design Requirements

Basic Standard (all development must comply fully with all listed below)

- Landscaping in Required Yards
  - At least 20% of site shall be landscaped in NR, CR, CC, and SO Districts; 10% of site in CR and CC Districts for single buildings of 100,000 sq. ft. or more; 10% of site in U and H Districts.
  - Landscaping is required in the front yard.
  - Landscaping is required in side and rear yards adjacent to, or across the street from residential.
- Landscaping of Parking Lots
  - Site plans for parking lots shall be landscaped to have 50% of the landscaping per space.
  - No parking spaces further than 60' from landscaped area on site.
  - Parking lots 12 spaces or larger shall have landscaped areas at end.
  - All parking rows shall have landscaped areas at least every 12 spaces.

Visual Screening
 

- 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
 

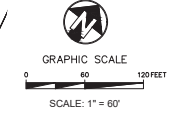
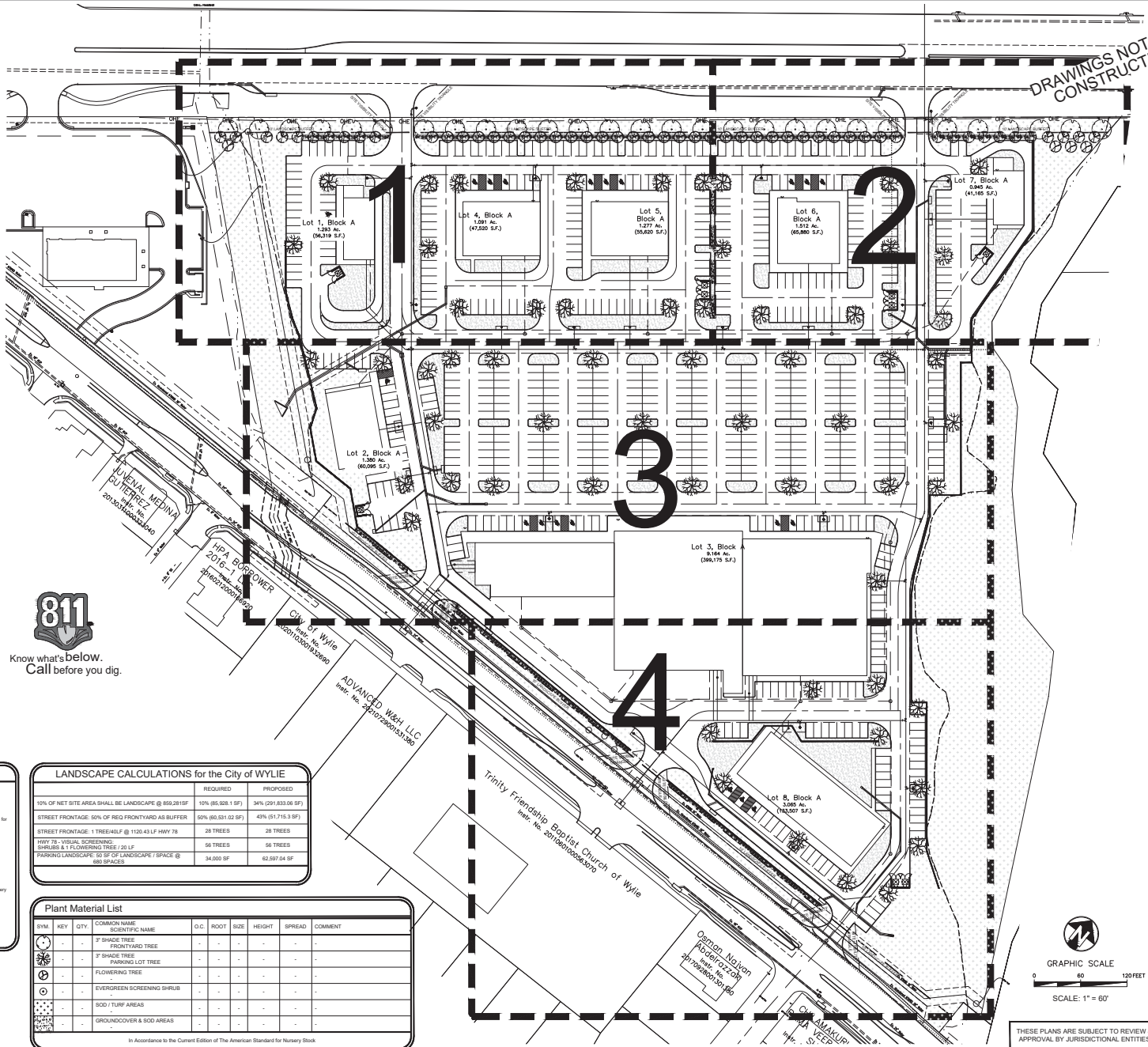
- At least 50% of required front yard developed as landscaped buffer, at least 10' in width.
- Trees required in buffer, at least 3" in caliper.
- Required trees at least 3" in caliper.
- At least 4' of landscaping concrete walkway or permeable when adjacent to thoroughfare.

## LANDSCAPE CALCULATIONS for the City of WYLIE

	REQUIRED	PROPOSED
10% OF NET SITE AREA SHALL BE LANDSCAPE @ \$93.28/SPF	10% (65,808.1 SF)	34% (291,833.36 SF)
STREET FRONTAGE: 50% OF REG. FRONTYARD AS BUFFER	50% (60,831.02 SF)	40% (57,115.3 SF)
STREET FRONTAGE: 1 TREE/40 LF @ 1120.43 LF HWY 75	28 TREES	28 TREES
HWY 75 VISUAL SCREENING: SHRUBS & 1 FLOWERING TREE / 20 LF	56 TREES	56 TREES
PARKING LANDSCAPE: 10 SP/50' LANDSCAPE / SPACE @ 800 SPACES	94,000 SF	62,897.04 SF

SYM.	KEY	QTY.	COMMON NAME	SCIENTIFIC NAME	D.G.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
1	-	-	3" SHADE TREE	FRONTYARD TREE	-	-	-	-	-	-
2	-	-	3" SHADE TREE	PARKING LOT TREE	-	-	-	-	-	-
3	-	-	FLOWERING TREE	-	-	-	-	-	-	-
4	-	-	EVERGREEN SCREENING SHRUB	-	-	-	-	-	-	-
5	-	-	SOD/TURF AREAS	-	-	-	-	-	-	-
6	-	-	GROUND COVER & SOD AREAS	-	-	-	-	-	-	-

In Accordance to the Current Edition of The American Standard for Nursery Stock



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

DRAWINGS NOT FOR CONSTRUCTION



**COJAX** designs  
P.O. Box 8232 Greenville, TX 75404  
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Email: jll@cojaxdesigns.com

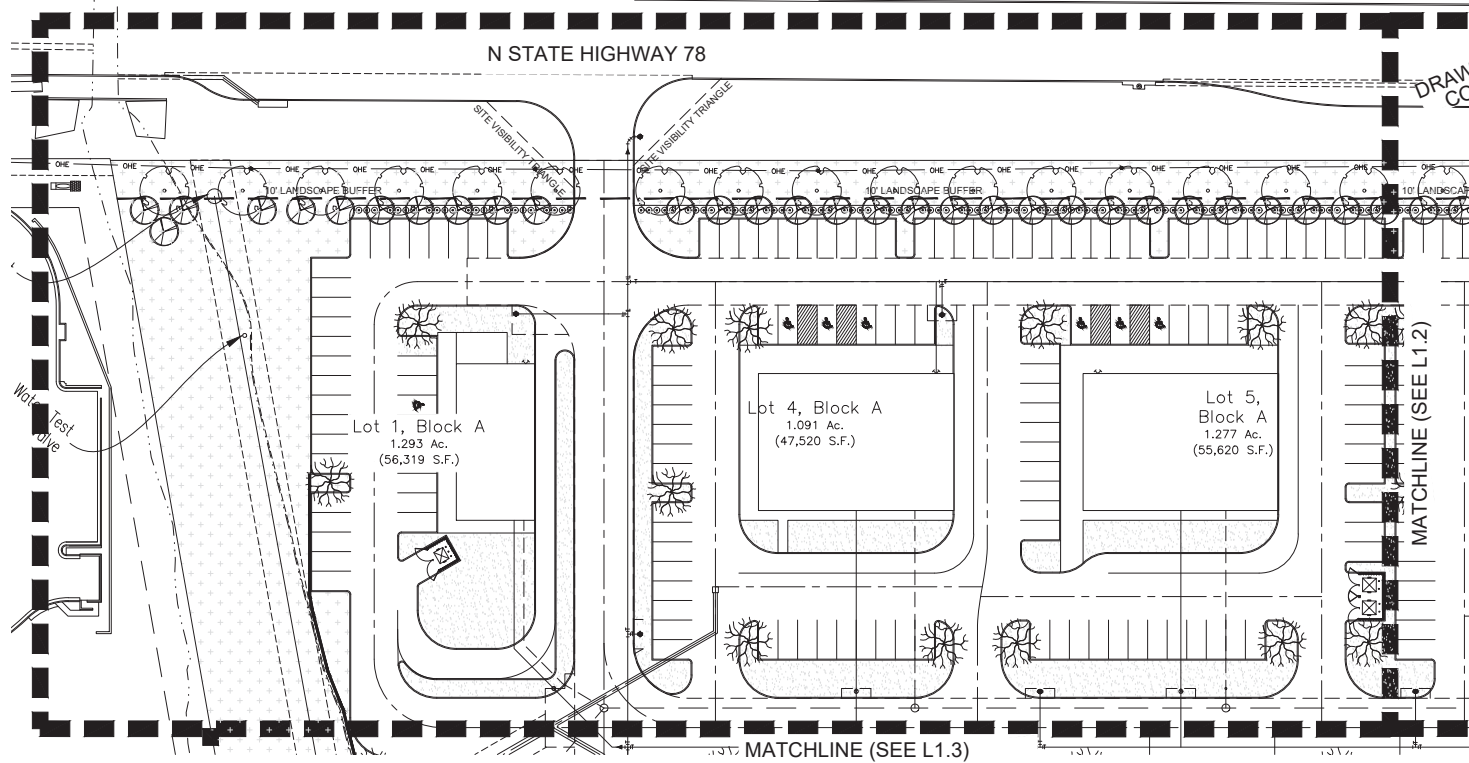
REV	DATE	DESCRIPTION	BY	APPR
1	04/04/2024	1ST SUBMITTAL - CONCEPTUAL LANDSCAPE PLAN	MJR	
		REVISED PER CITY COMMENTS		

**L1.0 OVERALL CONCEPTUAL LANDSCAPE PLAN**  
**OFFICE/RETAIL DEVELOPMENT**  
NE Corner Brown St & HWY 75  
WYLIE  
COLLIN COUNTY, TEXAS

PLAN APPROVALS	DATE

DRAWN BY: MJR  
CHECKED BY: MJR  
DATE: MARCH 2024  
SHEET NO: 1 OF 5  
FILE NO: COJAX2024.0185

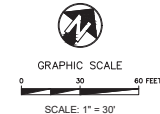
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DRAWINGS NOT FOR CONSTRUCTION

Plant Material List									
SYM.	KEY	QTY	COMMON NAME SCIENTIFIC NAME	D.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
⊙	-	-	7" SHADE TREE FRONTIARY TREE	-	-	-	-	-	-
⊙	-	-	7" SHADE TREE PARKING LOT TREE	-	-	-	-	-	-
⊙	-	-	FLOWERING TREE	-	-	-	-	-	-
⊙	-	-	EVERGREEN SCREENING SHRUB	-	-	-	-	-	-
⊙	-	-	SOD / TURF AREAS	-	-	-	-	-	-
⊙	-	-	GROUND COVER & SOD AREAS	-	-	-	-	-	-

In accordance to the Current Edition of The American Standard for Nursery Stock



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COJAX designs

P.O. Box 8232 Greenville, TX 75404  
Direct: 972.670.9407  
Email: jill@cojaxdesigns.com

REV	DATE	DESCRIPTION	BY	APP
1	03/19/2024	1ST SUBMITTAL - CONCEPTUAL LANDSCAPE PLAN	MJR	
	04/04/2024	REVISED PER CITY COMMENTS	MJR	

**L1.1 CONCEPTUAL LANDSCAPE PLAN**

OFFICE/RETAIL DEVELOPMENT  
NE Corner Brown St & HWY 78

WYLE  
COLLIN COUNTY, TEXAS

PLAN APPROVALS

DATE	

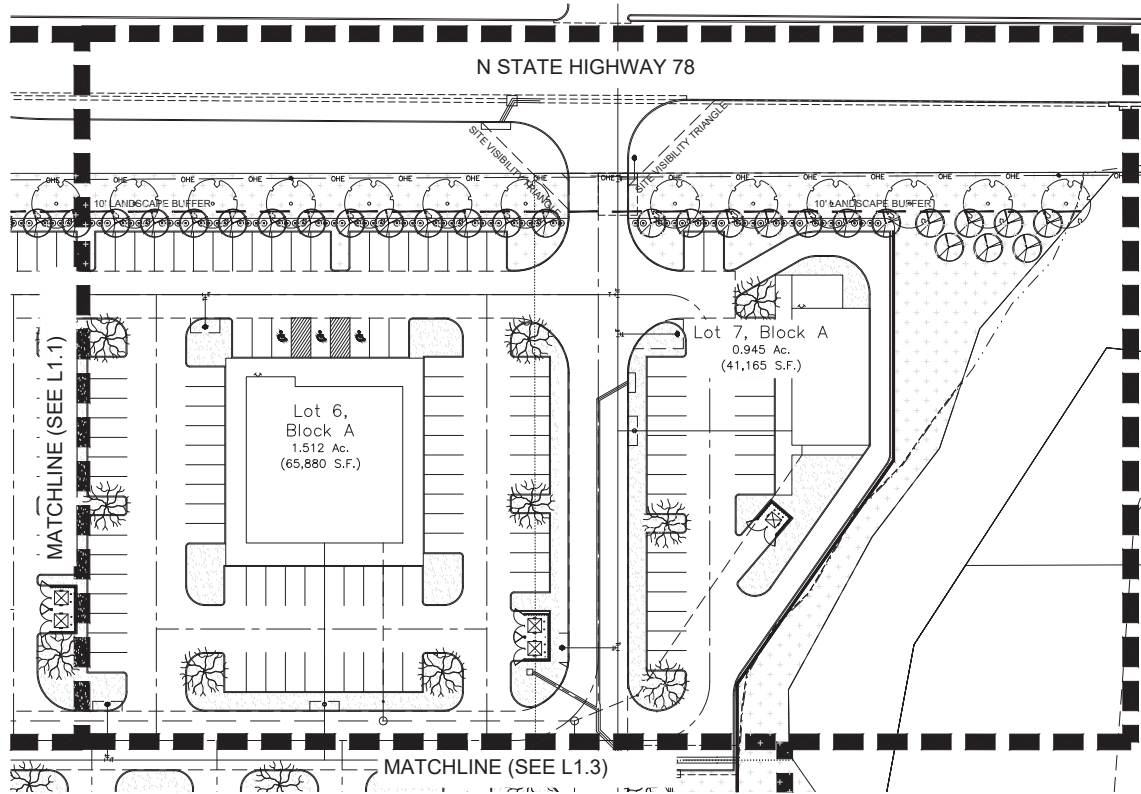
DRAWN BY: MJR



CHECKED BY: MJR

DATE: MARCH 2024

SHEET NO: 2 OF 5

FILE NO: COJAX2024.0185

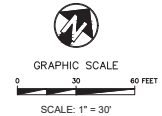


Plant Material List									
SYMBOL	KEY	QTY	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
	-	-	1" SHADE TREE FRONT YARD TREE	-	-	-	-	-	-
	-	-	2" SHADE TREE PARKING LOT TREE	-	-	-	-	-	-
	-	-	FLOWERING TREE	-	-	-	-	-	-
	-	-	EVERGREEN SCREENING SHRUB	-	-	-	-	-	-
	-	-	SOD / TURF AREAS	-	-	-	-	-	-
	-	-	GROUND COVER & SOD AREAS	-	-	-	-	-	-

In Accordance to the Current Edition of The American Standard for Nursery Stock



Know what's below.  
Call before you dig.



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APPROVAL BY JURISDICTIONAL ENTITIES

DRAWINGS NOT FOR  
CONSTRUCTION



**COJAX** *designs*  
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REV	DATE	DESCRIPTION	BY	APPR
	03/16/2024	1ST SUBMITTAL - CONCEPTUAL LANDSCAPE PLAN	MJR	
1	04/04/2024	REVISED PER CITY COMMENTS	MJR	

**OFFICE/RETAIL DEVELOPMENT**  
NE Corner Brown St & HWY 78

WYLIE  
COLLIN COUNTY, TEXAS

PLAN APPROVALS		DATE

DRAWN BY	MJR
CHECKED BY	MJR
DATE	MARCH 2024
SHEET NO.	3 OF 5
FILE NO.	COJAX2024.0185





