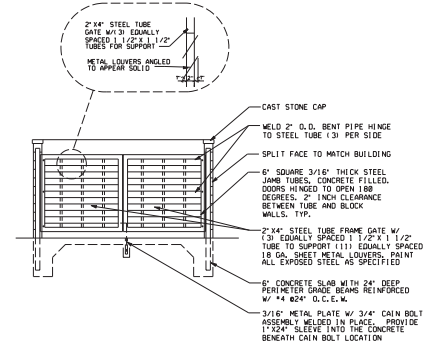


LANDSCAPE NOTES

LAND AREA: 39,727 SQ.FT./0.91 ACRES
BUILDING FOOTAGE: 7,600 SQ.FT.
PARKING REQUIRED: PROVIDED VARIANCE
LOT: 24 + 5
PAVED AREA:
LOT: 21,010 SQ.FT. (PARKING-20,270 SQ.FT.
SIDEWALK-740 SQ.FT.)
(DOES NOT INCLUDE SIDEWALK IN R.O.W.)
PERCENTAGE OF SITE COVERED/OPENED:
LOT: (28,980) 72.95% 27.05% 20.0% (7,945 SQ.FT.)

FRONT STREET LANDSCAPE AREA:
LANDSCAPE AREA: 1,850 SQ.FT. +2,551 SQ.FT.
PARKING SETBACK: 0 FT. 24 FT.
PARKING ISLAND LANDSCAPING: 1/50 SPACES 0 0
TOTAL NUMBER OF SHRUBS: 12 12
TOTAL NUMBER OF TREES: 6 6
GROUND COVER AREA: 0 SF. 280 SF.
TRANSITIONAL BUFFER AREA:
SIDE YARD TRANSITIONAL SETBACK: 0 FT. 2.5 FT.
REAR YARD LANDSCAPED AREA: 0 SQ.FT. 6,100 SQ.FT.
1. BALANCE OF TRANSITIONAL LANDSCAPE BUFFER AREA SHALL BE BERMUDA GRASS.
2. SEASONAL ANNUALS TO BE PROVIDED IN GROOMED FLOWER BED AREAS.
3. ALL NEWLY PLANTED TREES SHALL BE 3 CALIPER INCHES OR GREATER.
4. ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH AN UNDERGROUND SPRINKLER SYSTEM EQUIPPED WITH A FREEZE GUARD SET AT 38 DEG. F.

LANDSCAPE MATERIALS:
NEW TREES:
CHINAQUIN OAK 6 3" QUECUS MOHLEBERGII
SHRUBBERY: DWARF YAUPOIN HOLLY 86 5' 10" ILEX VOMITORIA
GROUND COVER:
BUILDING AREA +280 SQ.FT. 1,255 SQ.FT. N/A SHRUBS BERMUDA GRASS
LAWN +6,100 SQ.FT. N/A ANNUALS BY OWNER
SEASONAL FLOWER BEDS 200 SQ.FT. N/A



2 ENCLOSED ELEVATION
1/8\"/>

SIDEWALK NOTES

1. ALL SIDEWALKS SHALL BE CONSTRUCTED TO THE CITY OF WYLYE PUBLIC WORKS STANDARDS.
2. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED AT BOTH SIDES OF APPROACH.
3. PROPOSED SIDEWALKS ARE LOCATED WITHIN AN EXISTING 10' WATER EASEMENT.
4. SIDEWALKS AROUND BUILDING SHALL FOLLOW THE GRADES PER CODE AND ACCESSIBILITY.

DESIRABLE LANDSCAPE DESIGN ATTRIBUTES

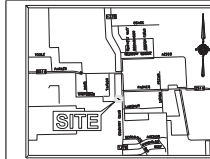
1. LESS THAN 50% PARKING IN FRONT OF MAIN BUILDING.
2. NO MORE THAN ONE ROW OF PARKING IN FRONT OF BUILDING.
3. LANDSCAPING EXCEEDS MINIMUM BY 10%.
4. LANDSCAPING PROVIDED IN SIDE YARDS.
5. LANDSCAPE BUFFER WIDTH EXCEEDS 10' BY MORE THAN 20%.
6. SEASONAL FLOWER BEDS PROVIDED.

AREA REGULATIONS

AREA LOT: 39,727 SQ. FT.

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	NONE	
MINIMUM LOT WIDTH:	NONE	
MINIMUM LOT DEPTH:	NONE	
MINIMUM FRONT YARD:	25'	49'-6"
MINIMUM REAR YARD:	10'	70'-0" MIN.
MINIMUM SIDE YARD:	10'	36'-0" MIN.
PARKING 1/400 sf:	19	25
(TO ALLOW FOR MORE RESTRICTIVE RETAIL)		

NOTE: LANDSCAPE WATER DEMAND IS AN ESTIMATE BASED ON AVAILABLE DATA. SEE BLUE COLOR LANDSCAPE PLAN FOR DETAILS. SEE 100% AREA CODE HANDBOOK PAGE 48 TO 52 FOR AN AVERAGE OF 0.15 PER SPECIFICATION IS 5% MINIMUM ONLY. WITH WATER TOLERANCE INCLUDING FREQUENCY OF WATERING, MINIMUM OF LANDSCAPE, MINIMUM, MINIMUM, MINIMUM, MINIMUM.



OWNER:

DR. TANVIR AHMED, M.D.
615 SOUTH HIGHWAY 78
SUITE 100
WYLYE, TEXAS 75098
PHONE: 509-594.6119

NOTE:

THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.

ENGINEER/ARCHITECT: GAGLIARDI GROUP, INC.

DEBORAH GAGLIARDI BLACKALL
3120 HARWELL LAKE ROAD
WEATHERFORD, TEXAS 76088
817.654.4975



LANDSCAPE PLAN

WILLIAM PATTERSON SURVEY
SHEET 1, TRACT 2 0.91 ACRES
ZONED COMMERCIAL CORRIDOR (CC)

2455 FM 1378, WYLYE, COLLIN COUNTY, TEXAS 75098

LEGAL DESCRIPTION IS AS FOLLOWS:

ABS A0716 WILLIAM PATTERSON SURVEY SHEET 1, TRACT 2 IN A DEED RECORDED IN VOL 584, PAGE 522 DEED RECORDS INSTRUMENT NO. 2008127001420690 REAL PLAT RECORDS, COLLIN COUNTY, TEXAS.

0.91 ACRES, 39,727 SQ.FT.

LOT COVERAGE:
BUILDING: 7,600 SQ.FT. (20%) ALLOWED: 50% (19,864 SQ.FT.)
PAVEMENT: 21,010 SQ.FT. PARKING-20,270 SQ.FT. SIDEWALK-740 SQ.FT.
(DOES NOT INCLUDE SIDEWALK IN R.O.W.)
OPEN AREA: 10,746 SQ.FT. 27.05% OPEN

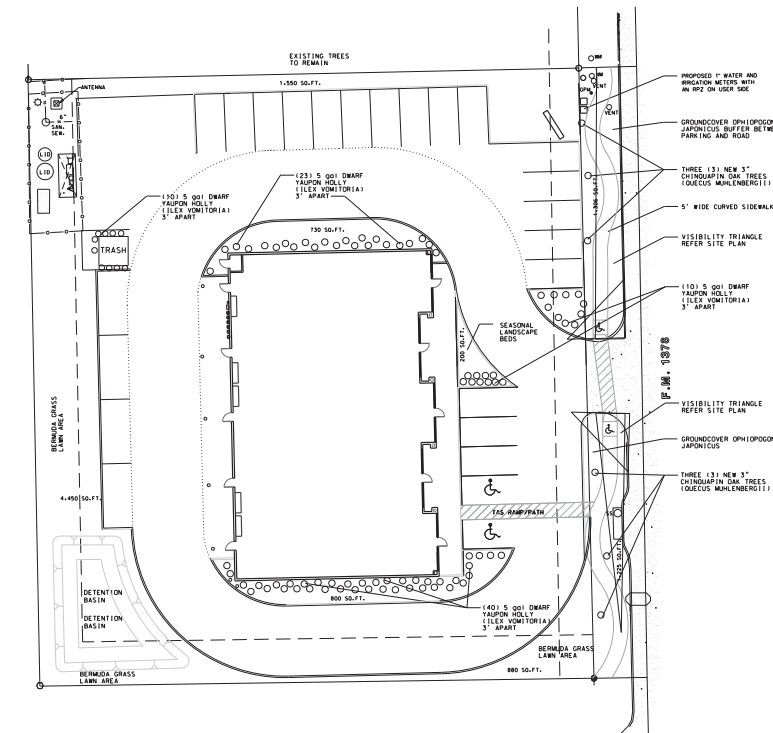
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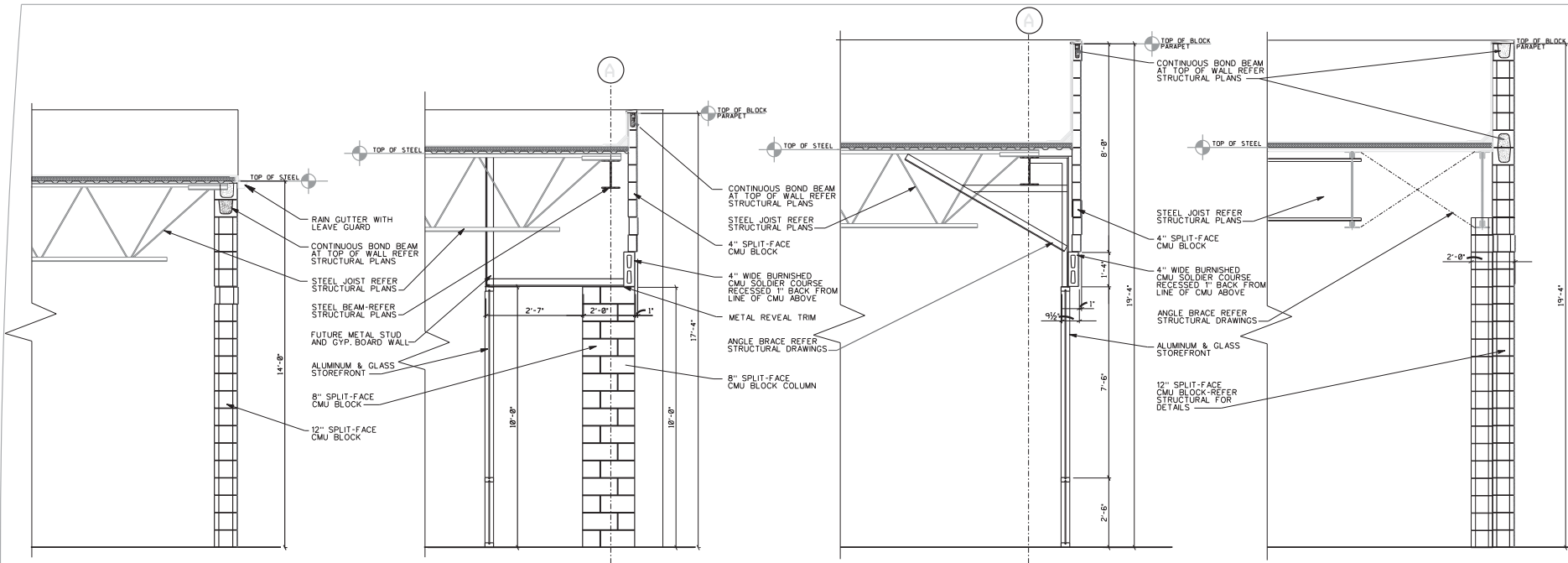
DATE: MARCH 29, 2024

1 LANDSCAPE PLAN
1/8\"/>



MAGNETIC NORTH



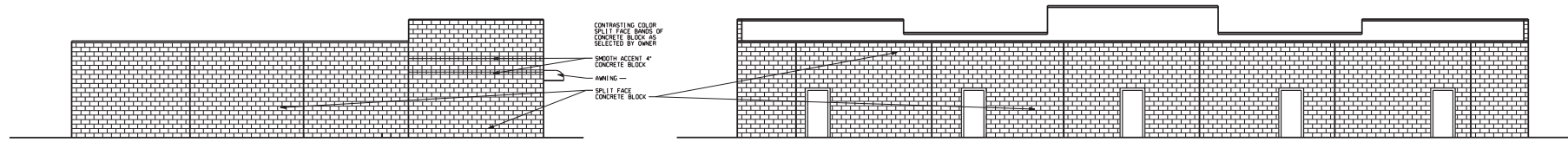


5 WALL SECTION
SCALE: 1/2" = 1'-0"

6 WALL SECTION
SCALE: 1/2" = 1'-0"

7 WALL SECTION
SCALE: 1/2" = 1'-0"

8 WALL SECTION
SCALE: 1/2" = 1'-0"



3 EXTERIOR ELEVATION REAR
SCALE: 1/8" = 1'-0"

4 EXTERIOR ELEVATION ENTRANCE
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION WEST
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION SOUTH
SCALE: 1/8" = 1'-0"

NOTES:
GLAZING SHALL BE 1" INSULATED ASSEMBLY AND TINTED, GLAZING ADJACENT TO ANY DOOR SHALL BE 1" INSULATED ASSEMBLY, TINTED AND TEMPERED.
ALL STOREFRONT DOORS SHALL BE 3/8" SINGLE PANE TINTED AND TEMPERED. PROVIDE OWNER SAMPLE PRIOR TO ORDERING.

CONTRACTOR
DEBORAH DE AGUIAR
14152
03/18/2024

PROJECT
A NEW RETAIL CENTER
for
PATNA PROPERTIES LLC.
2455 F.M. 1348 WYLIE, TEXAS 75020

DRAWING
EXTERIOR ELEVATIONS

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REVISIONS

PROJECT NO. 2023-13
DATE 03/18/24
SCALE 1/8" = 1'-0"
DRAWN BY DRC
APPROVED DRC
DRAWING NUMBER

A4.0