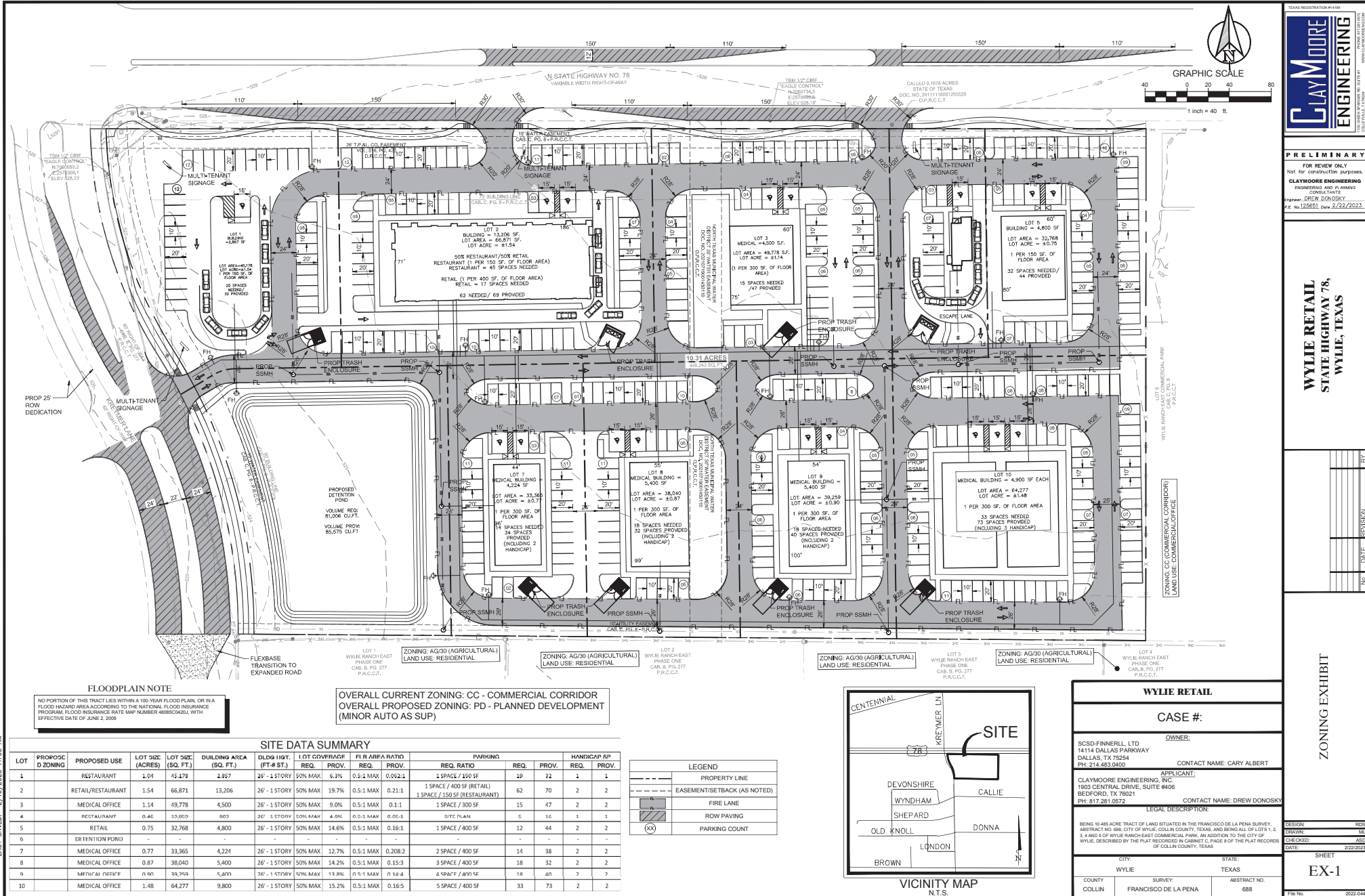


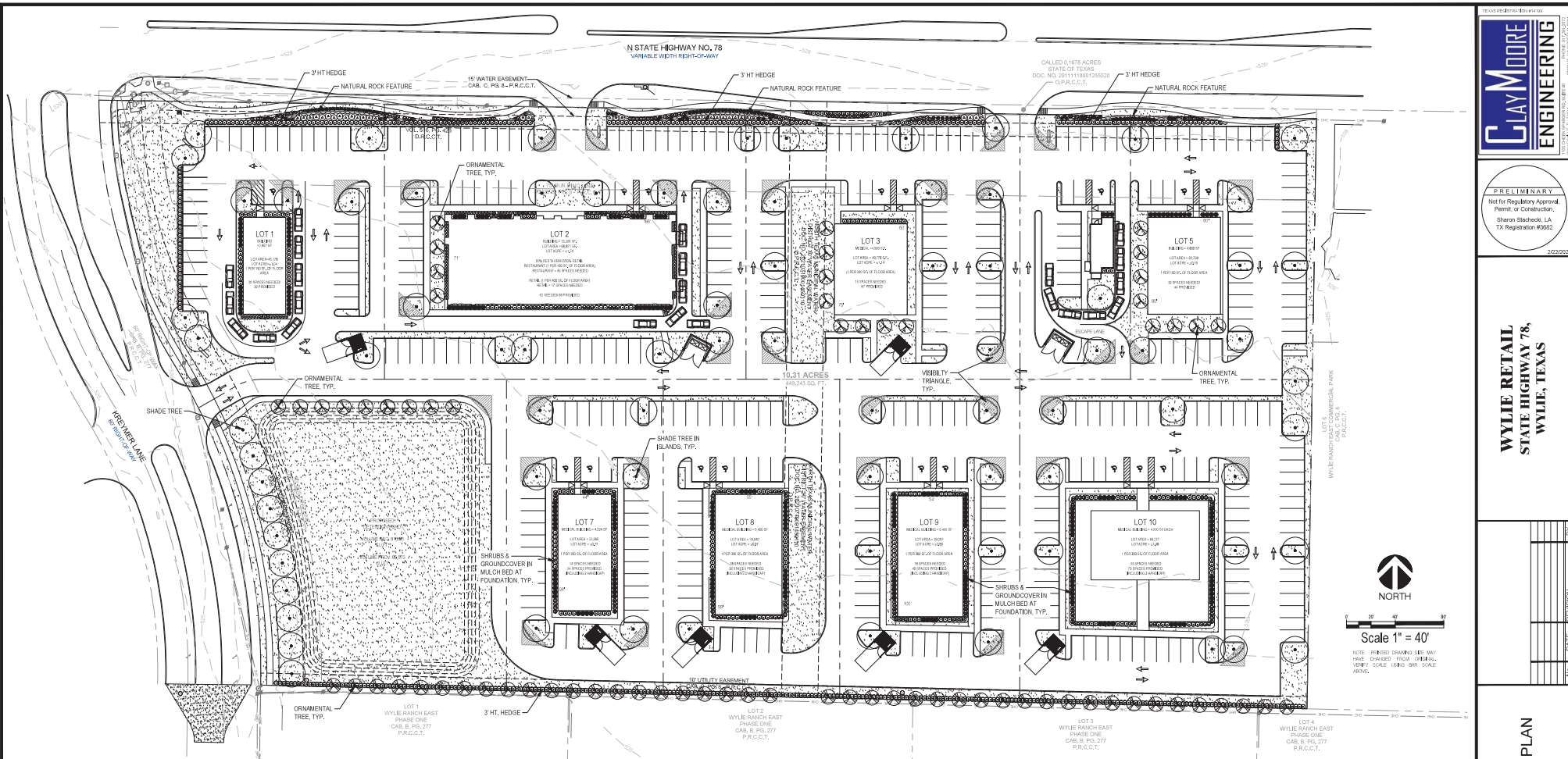
DESIGNED BY: BSCG, SMITH
PLOT DATE: 2/22/2023 8:24 AM
LOCATION: Z:\PROJECTS\2022-2044 - D STUDIO WYLIE RETAIL\CAD\DWG\2022-2044 SITE PLANNING
LAST SAVED: 2/20/2023 11:53 AM



DESIGNED BY: SHARON STACHECKI
PLOT DATE: 2/22/2023 3:52 PM
LOCATION: C:\USERS\JAMSTA\EDG DROPBOX\EDG - SHARED\2023\WYLE RETAIL - WYLE TX\WYLE RETAIL-WYLETX-PLD.DWG
LAST SAVED: 2/10/2023 10:25 AM



EVERGREEN
DESIGN GROUP
(817) 984-6390
15455 Dallas Pkwy, Ste 400
Addicks, TX 75001
www.EvergreenDesignGroup.com



WYLE RETAIL
CITY OF WYLE TX
ZONING: CC (COMMERCIAL CORRIDOR)
PROJECT AREA: 449,222 SF (10.3 AC)

LANDSCAPE REQUIREMENTS

REQUIRED YARDS:

BASE STANDARD

LANDSCAPE AREA 20% (89,844 SF) REQ'D
FRONT YARD LANDSCAPE: REQ'D AND PROVIDED
SIDE/REAR YARDS NEXT TO RESIDENTIAL: REQ'D AND PROVIDED

DESIRABLE

PROVIDED: LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.

PARKING LOTS (413 TOTAL SPACES):

BASE STANDARD

50 SF OF LANDSCAPING/SPACE: 20,650 SF REQ'D PROVIDED: 42,685 SF
NO PARKING SPACE FURTHER THAN 80' FROM LANDSCAPED AREA. PROVIDED
ROWS 12+ SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END. PROVIDED
ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES. PROVIDED

DESIRABLE

PROVIDED: LANDSCAPING 10% OR MORE IN EXCESS OF 50 SF/SPACE (63% EXCESS)

PROVIDED: LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE

VISUAL SCREENING (ADJACENT TO RES. SOUTH PROPERTY LINE (863 LF)

5' STRIP W/ CONTINUOUS 3' HT SHRUBS + 1 FLOWERING TREE/20 LF

TREES: 43 FLOWERING TREES REQ'D PROVIDED: 43 TREES
SHRUBS: CONTINUOUS 3HT HEDGE PROVIDED AS REQ'D

STREET FRONTS

BASE STANDARD: 10' WIDE LANDSCAPED BUFFER + ONE (1' CAL.) TREE PER 35-40 LF

STATE HWY 78 (986 LF): 25 TREES REQ'D PROVIDED: 25 TREES*
KREYMER LANE (507 LF): 12 TREES REQ'D PROVIDED: 12 TREES
* DUE TO UTILITY EASEMENTS, TREES HAVE BEEN LOCATED IN PARKING LOT ADJACENT TO FRONTAGE

DESIRABLE

PROVIDED: USE OF ROCK WALLS OR OTHER NATURAL LANDSCAPE FEATURES.

PROVIDED: INCREASE IN MINIMUM WIDTH OF LANDSCAPE BUFFER BY 20%. (+ 15' WIDE)

PLANTINGS TO BE FROM THE FOLLOWING LIST:

LARGE SHADE TREES (83 TOTAL)

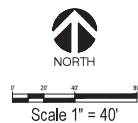
- RED OAK
- BURR OAK
- SOUTHERN MAGNOLIA
- LIVE OAK
- BALD CYPRESS

SMALL ORNAMENTAL TREES (63 TOTAL)

- YAUPOIN HOLLY
- CRAPE MYRTLE
- WAX MYRTLE
- CHERRY LAUREL
- RED BUD
- CEDAR ELM

SHRUBS/GROUNDCOVERS (41-1350 TOTAL)

- RED TIP PHOTINIA
- BURFORD HOLLY
- YAUPOIN HOLLY
- NANDINA
- DWARF CRAPE MYRTLE
- WAXLEAF LIGUSTRUM
- ABELIA
- JUNIPERS
- BARBERRY
- ASIAN JASMINE
- LIRIOPE
- MONKEY GRASS
- MONDO GRASS



PRELIMINARY
Not for Regulatory Approval.
Permit or Construction
Sharon Stachecki, LA
TX Registration #3682

2/23/2023

WYLE RETAIL
STATE HIGHWAY 78,
WYLE, TEXAS

FILED	DATE	BY

OVERALL LANDSCAPE PLAN

DESIGN	SS
DRAWN	SS
CHECKED	SS
DATE	2023-02-10

SHEET
LP-0

File No. 2023-040

