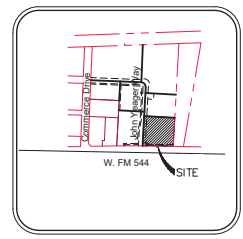
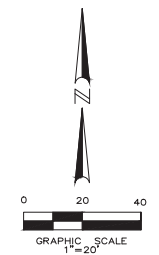


W. F.M. 544  
(Variable Width R.O.W.)



Vicinity Map  
NTS



**SITE DATA**

Description:	Lot 2 Lane Star Crossing Addition												
Existing Zoning:	PD												
Proposed Use:	Retail/Restaurant												
Lot Area:	1,483 Acres (64,617 sf)												
Building Areas:	10,002 sf												
Floor Coverage:	15.48%												
Floor Area Ratio:	0.15 : 1												
Building Height:	1-Story (26'-6" to Parapet, 24'-2" to Eave of gabled roof.)												
Required Parking:	<table border="0"> <tr> <td>Restaurant 1</td> <td>1:150 (2,000/150)</td> <td>= 14 Spcs.</td> </tr> <tr> <td>Retail 1</td> <td>1:400 (1,200/400)</td> <td>= 3 Spcs.</td> </tr> <tr> <td>Restaurant 2</td> <td>1:150 (3,000/150)</td> <td>= 20 Spcs.</td> </tr> <tr> <td>Retail 2</td> <td>1:400 (3,800/400)</td> <td>= 10 Spcs.</td> </tr> </table>	Restaurant 1	1:150 (2,000/150)	= 14 Spcs.	Retail 1	1:400 (1,200/400)	= 3 Spcs.	Restaurant 2	1:150 (3,000/150)	= 20 Spcs.	Retail 2	1:400 (3,800/400)	= 10 Spcs.
Restaurant 1	1:150 (2,000/150)	= 14 Spcs.											
Retail 1	1:400 (1,200/400)	= 3 Spcs.											
Restaurant 2	1:150 (3,000/150)	= 20 Spcs.											
Retail 2	1:400 (3,800/400)	= 10 Spcs.											

Parking Required Total: 47 Spaces

Parking Provided Total: 56 Parking Spaces (3 Accessible Spaces)

LS - Landscape Area

**Notes:**

1. This Site Plan is to be used for Planning purposes only and is not a construction document.
2. Site Plan is provided to show general location of improvements. Reference the Paving, Grading, Storm Sewer and Utility Plans for detailed information on site construction items.
3. Survey information reflected provided by Wylie EDC, produced by Rooms Land Surveying, Inc. A new topographic and boundary survey is to be produced after construction of the Infrastructure for the overall development.

**OWNER:**

SCSD Finnell, Ltd.  
14114 Dallas Parkway, Suite 670  
Dallas, Texas 75234  
Phone (214) 483-0400  
Contact: Cory Albert

**ENGINEER:**

JP Engineering  
4101 Hazlewood Drive  
Fort Worth, Texas 76107  
Phone (214) 226-9899  
Contact: David Jones, P.E.

**ARCHITECT:**

ID Studio 4  
6201 Campus Circle Dr E  
Irving, Texas 75063  
Phone (972) 870-1288  
Contact: Todd Bonaszynski

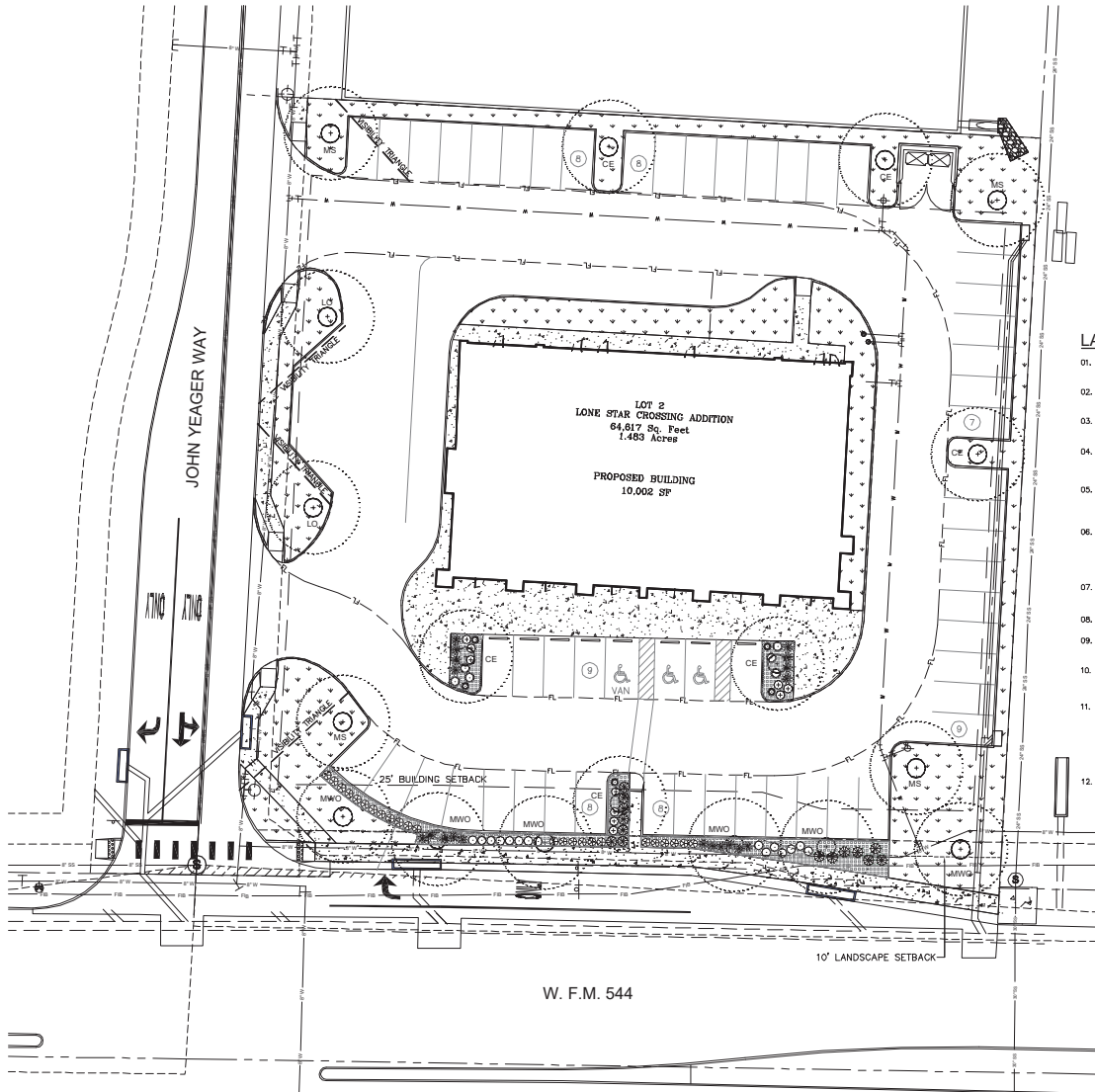
**JP Engineering**  
700 S Central Expressway, Suite 400 Allen, Texas 75013 972-467-7605  
Texas P.E. Firm Number 14821

ALBERT RETAIL - WYLIE 4  
F.M. 544  
City of Wylie, Collin County, Texas  
**SITE PLAN**

No.	Date	Revision

Scale: 1" = 20'  
File Name: Site Plan  
Date: 5/06/2024  
Project No.: 24001

Sheet **SP** of



1 LANDSCAPE PLANTING PLAN  
SCALE: 1"=20'-0"



PLANT MATERIAL SCHEDULE					
SYM	KEY	QUAN	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
<b>TREES</b>					
CE	6	CEDAR ELM	Ulmus crassifolia	65 gal. container, 3" cal., 8' tall	
LO	2	LIVE OAK	Quercus virginiana	65 gal. container, 3" cal., 8' tall	
MWO	6	MEXICAN WHITE OAK	Quercus polymorpha	65 gal. container, 3" cal., 8' tall	
MS	4	MEXICAN SYCAMORE	Platanus mexicana	65 gal. container, 3" cal., 8' tall	
<b>SHRUBS</b>					
DBH	—	DWARF BURFORD HOLLY	Ilex cornuta 'Burford nano'	5 gallon, 36" on center.	
DTS	—	DWARF TEXAS SAGE	Leucophyllum frutescens 'Silverado'	5 gallon, 36" on center.	
KA	—	KALIDOSCOPE ABELIA	Abelia spp. 'Kalidoscope'	5 gallon, 36" on center.	
RY	—	RED YUCCA	Hesperaloe parviflora	5 gallon, 42" on center.	
<b>ORNAMENTAL GRASSES, GROUND COVER AND PERENNIALS</b>					
DPG	—	DWARF PAMPUS GRASS	Carludovicia pumila	5 gallon, 42" on center.	
LMG	—	LINDHEIMER'S MUIFLY GRASS	Muhlenbergia lindhelmi	3 gallon, 36" on center.	
HDFG	—	HAMELN DWARF FOUNTAIN GRASS	Pennisetum alopecuroides	1 gallon, 24" on center.	
LAN	—	LANTANA	Lantana spp.	2 gallon, 30" on center.	
GL	—	GLANT LIRIOPE	Liriope gigantea	1 gallon, 18" on center.	
<b>TURF GRASS</b>					
BC	—	BERMUDA GRASS	Cynodon dactylon	solid sod	

**ADDITIONAL MATERIALS:**

- WASHED RIVER ROCK - "WR" - 1"-1 1/2" dia
- 4" thick over weed barrier fabric.

**LANDSCAPE NOTES:**

- ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
- NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE, ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
- PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
- PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
- NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
- TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
- WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKING SYSTEMS SUCH AS T POSTS WITH WIRES, HOSES, STRAPS, OR COT WIRE WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE FILLED TO A DEPTH OF SIX INCHES (6") ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGING SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
- ALL LANDSCAPE BEDS, NOT COVERED WITH AGGREGATE, SHALL RECEIVE A FOUR INCH (4") TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH. ALL TREE WELLS NOT COVERED WITH AGGREGATE, SHALL RECEIVE A THREE INCH (3") TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT COLLARS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROSEAL OR SOO INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10TH OF FINAL GRADE.
- OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A MINIMUM OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
- ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
- ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

**CALCULATIONS:**

ZONING: PD  
 LOT AREA: 64,617 SF = 1.483 AC  
 REQ'D L/S AREA = 20% = 12,924 SF  
 PROVIDED L/S AREA: 19.1% = 12,354 SF  
 LANDSCAPING PROVIDED IN FRONT, SIDE AND REAR YARDS:  
 STREET FRONTAGE LANDSCAPING:  
 50% OF FRONT YARD-10' BUFFER, W/ TREES AT 30-40' SPACING REQ'D.  
 282'40" = 6.5 TREES REQ'D.  
 7 - 3" TREES PROVIDED.  
 PARKING LOT LANDSCAPING:  
 50 SF OF L/S FOR 12+ SPACES.  
 60 SP x 50 SF = 3,000 SF REQ'D.  
 6,312 SF = 71.8 SF PROVIDED.  
 ALL SPACES WITHIN 60 FT OF A TREE.



FOR REVIEW ONLY  
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.  
 DON C. WHEELER, TEXAS LANDSCAPE ARCHITECT # 767  
 08/26/24

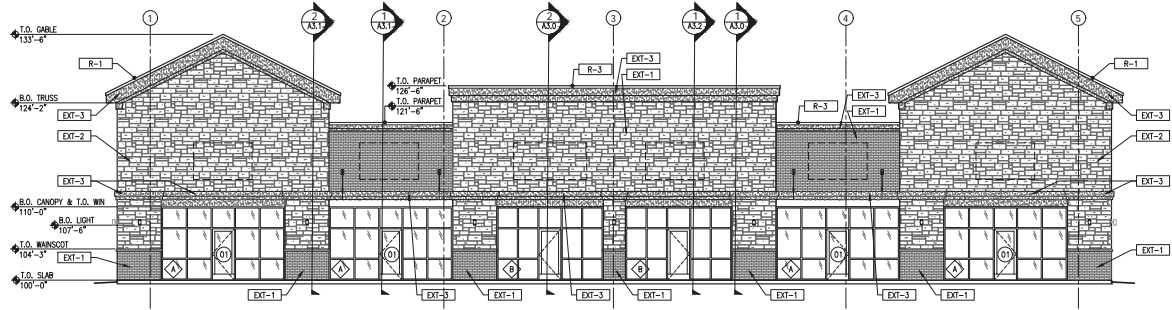
D.C.W.L.A. PROJECT NO.: 2624-06

ALBERT RETAIL - WYLIE 4  
 F.M. 344  
 CITY OF WYLIE, COLLIN COUNTY, TEXAS  
 LANDSCAPE PLAN

REVISIONS	DATE	DESCRIPTION

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

SHEET NO. **L1.0**  
 OF X L SHEETS



SOUTH ELEVATION  
1/8"=1'-0"

**GENERAL NOTES**

- 1
- 2
- 3
- 4
- 5

**KEY NOTES:**

- 1 METAL CAP FLASHING, RE: 1/A3.1 & 4/A3.11
- 2 BLDG MTD. LIGHT FIXTURE, RE: ELECTRICAL
- 3 BUILDING SIGNAGE LOCATION, PROVIDE CONDUIT AND J-BOX AT BACK SIDE OF PANEL
- 4 OVERFLOW DRAIN, RE: SECTION 3/A3.2
- 5 LINE OF ROOF DECK BEYOND
- 6 ELECTRIC SERVICE LOCATION, RE: ELECTRICAL
- 7 FREEZE PROOF HOSE BIB, RE: PLUMBING
- 8 PRE-FINISHED METAL AWNINGS; VICTORY AWNINGS; DARK BRONZE WINDOW BOX LOCATION, VERIFY LOCATION WITH FIRE MARSHALL PRIOR TO INSTALLATION.
- 9
- 10 H.M. DOOR, PAINTED
- 12
- 13
- 14
- 15

**SCHEDULE LEGEND**

TAG ITEM

**FLOOR**

F-1 EXPOSED CONCRETE (UNSEALED)

**EXTERIOR WALL FINISHES**

EXT-1 TRINGLE BRICK - SEELEY TOWN

EXT-2 RESENT BUFF TRADITIONAL NATURAL STONE THIN VENEER

EXT-3 STUCCO - SW 7039 VIRTUAL TAUPE


P-1 PAINT SW IRON ORE #7069

**ROOFING**


R-1 STANDING SEAM METAL ROOFING - DARK BRONZE

R-2 DURLAST ROOFING

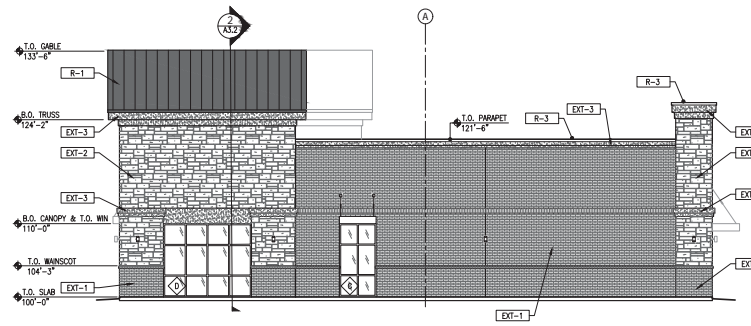
R-3 METAL COPING - ANODIZED ALUMINUM



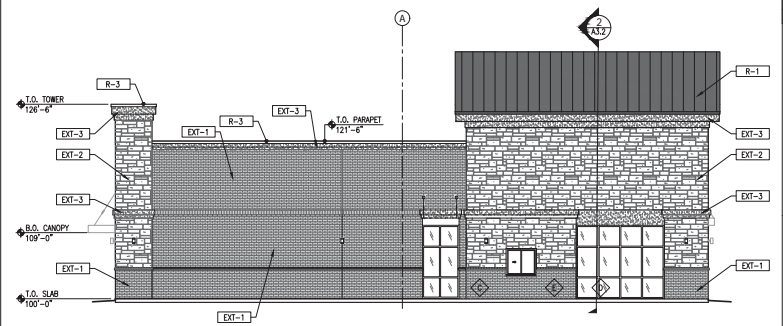
ALBERT ENTERPRISE, LLC  
14114 DALLAS PKWY, SUITE 670  
DALLAS, TX 75244



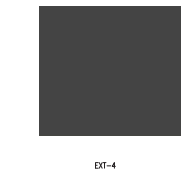
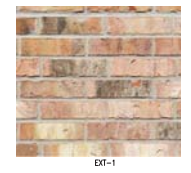
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EAST ELEVATION  
1/8"=1'-0"

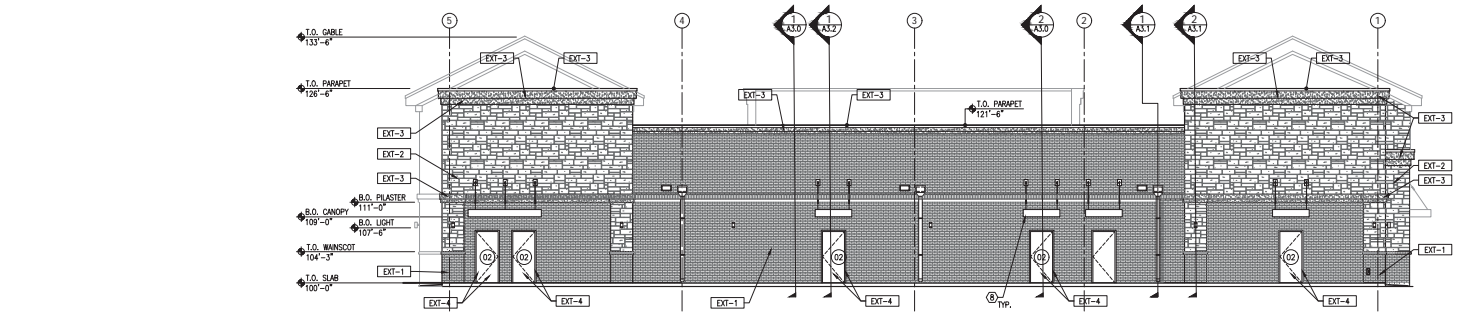


WEST ELEVATION  
1/8"=1'-0"



Albert Retail  
Shell Building Lot 2

Commerce & FM 544 (Kitty Lane)  
Meyers, TX 75454  
Client: Gary Albert  
14114 Dallas Pkwy., Suite 670  
Dallas, TX 75244



NORTH ELEVATION  
1/8"=1'-0"

DATE	DESCRIPTION
05.03.21	SUBMITTED FOR PERMITS APPLICATION

PROJECT TITLE:  
**EXTERIOR ELEVATIONS**

SHEET NUMBER:  
**A2.0**

PROJECT NUMBER:  
CAE22006