

GENERAL SITE DATA	
SITE DATA	
EXISTING ZONING	CC
PROPOSED ZONING	PD
PROPOSED LAND USE	MF (MULTIFAMILY DISTRICT FOR RENT)
LOT AREA	21,059 AC OR 917,330.04 SF
GROSS ACREAGE	21,059
PROPOSED DENSITY	9.21 DU/AC
LOT COVERAGE	9.949AC/21,059AC = 47.2%

1. ALL DRIVES WILL BE DESIGNATED UTILITY, DRIVE, AND FIRE LANE EASEMENTS
2. FINAL DETENTION DESIGN SHALL CONFORM WITH CITY OF DALLAS, CITY OF WYLIE, AND FEMA STANDARDS.
3. FIRE HYDRANTS WILL BE SPACED PER FIRE DEPARTMENT CRITERIA.
4. A TRAFFIC STUDY WILL BE PERFORMED.
5. ALL PARALLEL PARKING SHALL BE 8' X 22'.
6. ALL PULL IN PARKING SHALL BE 10' X 20'.
7. ALL FIRE LANES SHALL BE 24' WIDE.
8. LANDSCAPE WILL BE DESIGNED AT CURVES AND INTERSECTIONS OF DRIVES WITH CONSIDERATION TO SITE DISTANCES PER THE CITY CRITERIA



SITE PROPERTY BOUNDARY:	
PROPERTY LINES:	
PROPOSED BUILDING SETBACK:	
PROPOSED SIDEWALK:	
PROPOSED CONC. PAVEMENT:	
FIRE LANE:	
PROPOSED 6" WROUGHT IRON FENCE:	
PROPOSED 6" WOODEN FENCE:	
PROPOSED 6" MASONRY SCREEN WALL:	
OUTLET CONTROL STRUCTURE:	
RETAINING WALL:	

SURVEYOR
LUKE JACKSON, RPLS
5175 MAIN ST.
FRISCO, TX 75034
972-624-6000 EXT-1304

ARCHITECT
TBD.

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EMAIL: asthenbens@coaleby.com

PROVIDENT REALTY
parcHAUS WYLIE
901 N. STATE HIGHWAY 78
WYLIE, TX 75098

ZONING EXHIBIT

[illegible]

DESIGN/CALC BY	EJM
DRAWN BY	LLW
CHECKED BY	SHS
DRAWING SCALE	AS SHOWN
DATE	02/12/2021

Job Number
21-0008

Sheet Number
01

Project:

PARCHAUS
GEN 2
TEXAS

Architect:

MAREK architecture
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

Drawing Title:

PERSPECTIVE 1

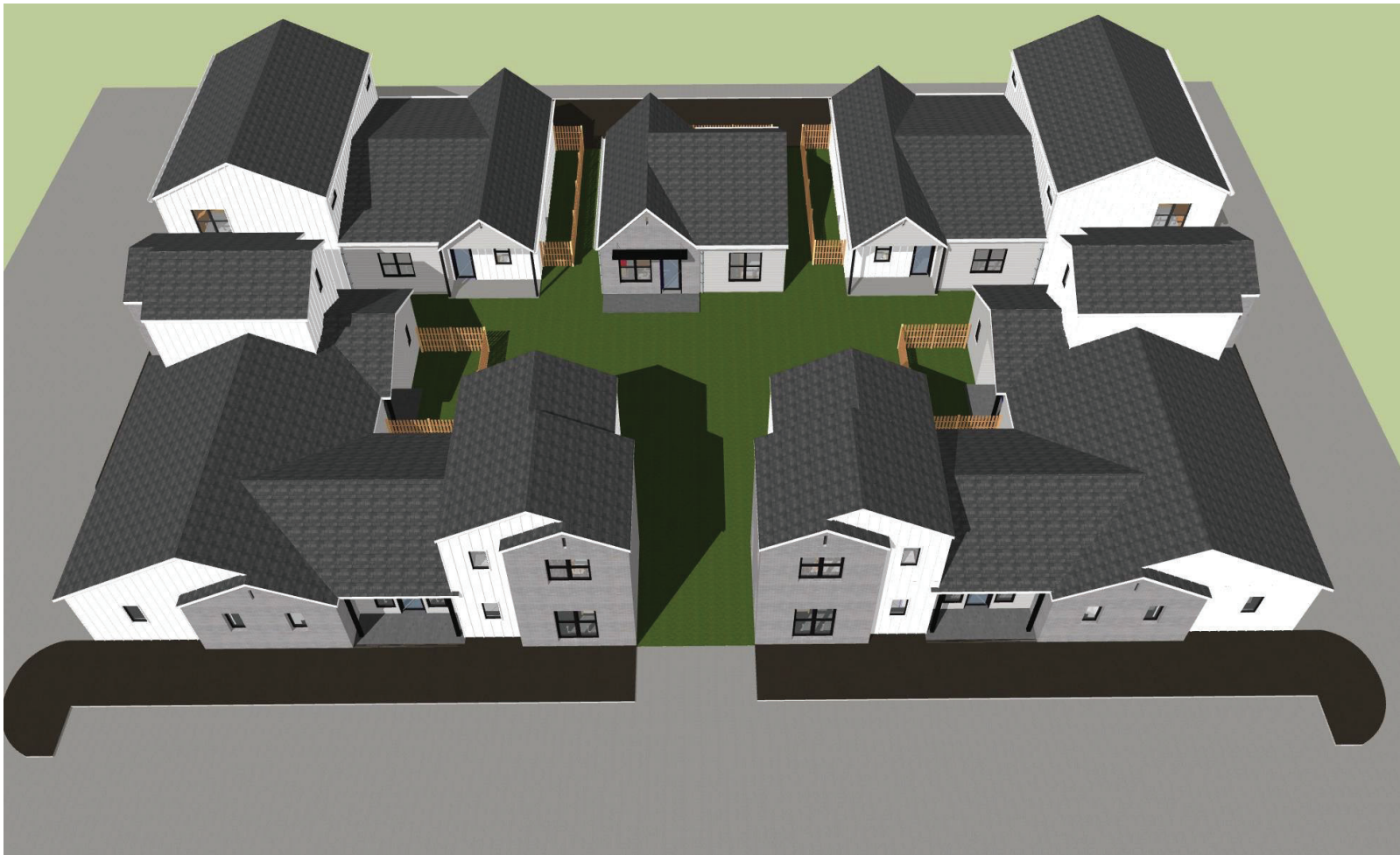
Issued For: REVIEW

Date: 3/16/21

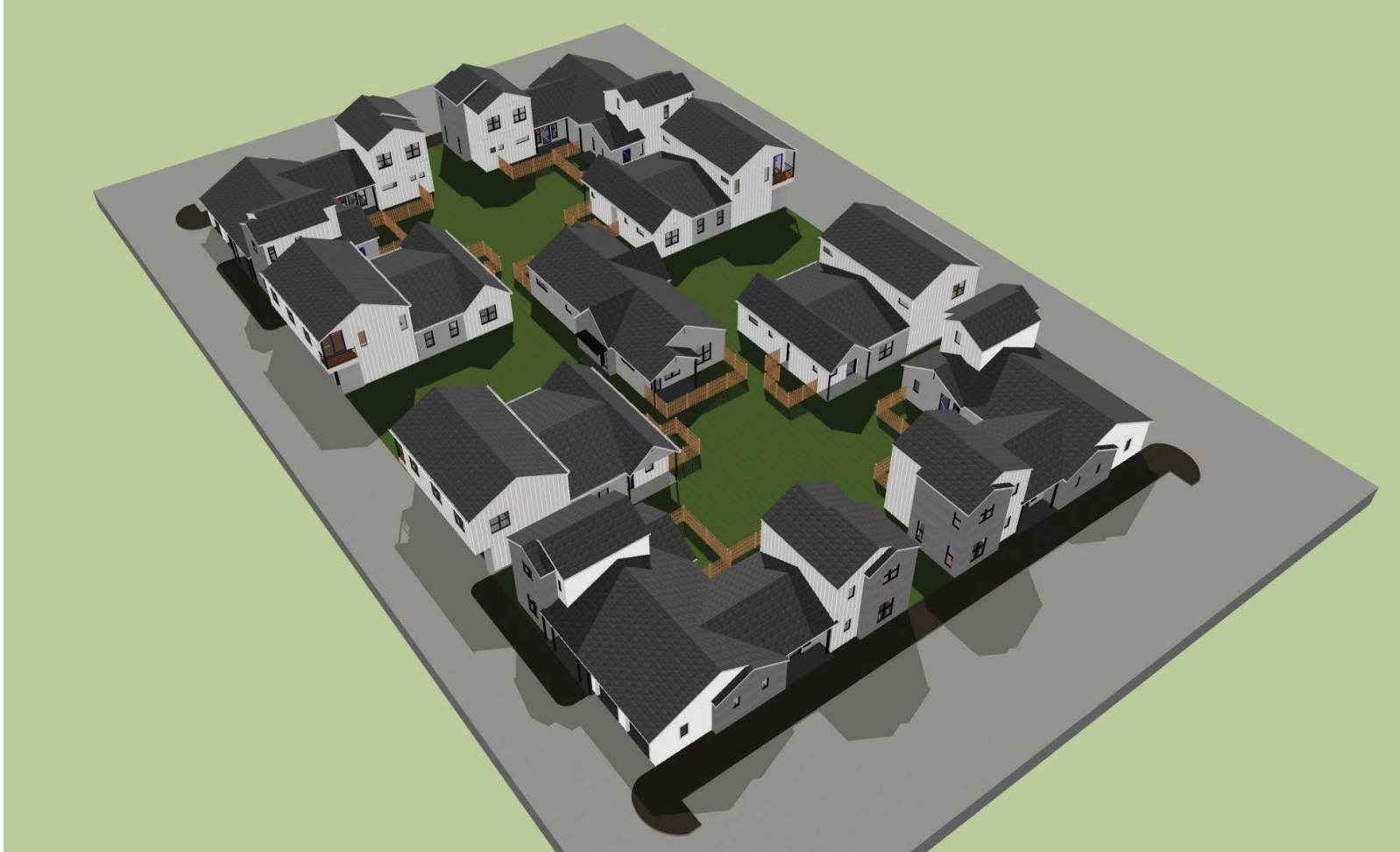
Project Number 2043

Sheet Number

A8.01



1 SINGLE LOT BIRD'S EYE
SCALE: 1/4" = 1'-0"



1 DOUBLE LOT BIRD'S EYE
SCALE: 1/4" = 1'-0"

Project:

PARCHAUS
GEN 2
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Issues:

Drawing Title:

PERSPECTIVE 2

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Date: 3/16/21

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Sheet Number

A8.02



3 SINGLE LOT PERSPECTIVE
SCALE: 1/88.57



2 SINGLE LOT PERSPECTIVE
SCALE: 1/88.57



1 SINGLE LOT PERSPECTIVE
SCALE: 1/88.57

Project:

PARCHAUS GEN 2 TEXAS

Architect:

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PERSPECTIVE 3

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A8.03



2 DOUBLE LOT PERSPECTIVE
SCALE: 1/4" = 1'-0"



1 DOUBLE LOT PERSPECTIVE
SCALE: 1/4" = 1'-0"

Project:

PARCHAUS GEN 2 TEXAS

Architect:

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PERSPECTIVE 4

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Sheet Number

A8.04