

LOCATION MAP
N.T.S.

- ### SITE PLAN NOTES
- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 - ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR EDGE OF PAVEMENT.
 - NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
 - ALL FIRE HYDRANTS TO BE PLACED 2'-5" FROM ALL CURBS.
 - SUBJECT TRACT IS LOCATED IN ZONE X (UNSHADED) AREAS TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AREA FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS - MAP NUMBER 46085C04204, EFFECTIVE JUNE 2, 2009.

- ### LEGEND
- PROP. MANHOLE
 - PROP. CLEANOUT
 - ⊕ PROP. VALVE
 - ⊕ PROP. FIRE HYDRANT
 - ⑩ PARKING COUNT

SITE DATA TABLE	
CITY CASE NUMBER	24-00068
ZONING	CR COMMUNITY RETAIL
CURRENT USE	NONE
PROPOSED USE	SPECIALTY FOOD STORE, RESTAURANT & RETAIL
LOT AREA	52,880 SF - 1.2140 AC
BUILDING SQUARE FOOTAGE	
PROPOSED BUILDING - SPECIALTY FOOD STORE	4,388 SF.
PROPOSED BUILDING - RESTAURANT	2,000 SF.
PROPOSED BUILDING - RETAIL	6,400 SF.
PROPOSED BUILDING TOTAL	11,944 SF.
PROPOSED BUILDING HEIGHT	29'-11"
BUILDING COVERAGE	22.6%
OPEN SPACE	11,211 SF. (21.2%)
IMPERVIOUS COVERAGE	41,669 SF. (78.8%)
PARKING	
SPECIALTY FOOD STORE PARKING REQUIRED (1:300)	15 SPACES
RESTAURANT PARKING REQUIRED (1:100)	20 SPACES
RETAIL PARKING REQUIRED (1:400)	16 SPACES
TOTAL PARKING REQUIRED	51 SPACES
HANDICAP PARKING PROVIDED	3 SPACES
TOTAL PARKING PROVIDED	51 SPACES

DESIGN STANDARDS POINT TABULATION FOR SITE:

- SITE DESIGN DESIRABLE ELEMENTS:**
- Front Facade Oriented to the Street.
 - Building with no more than one row parking in front.
 - Combined access points with adjacent tracts
 - Direct connection between buildings and street.

- LANDSCAPE DESIGN DESIRABLE:**
- Landscaping that exceeds the minimum by 10%.
 - Landscaping in side and rear yard not otherwise required.
 - Landscaping 10% or more in excess of 50 sq.ft./space.
 - Parking lots with no space further than 40 feet from a landscaped area.

- ARCHITECTURAL DESIGN DESIRABLE:**
- Use of two complementary primary facade materials to help achieve facade articulation, visual variety and/or architectural detailing.
 - Application of basic standards to facades not facing a public street.
 - Use of architectural detailing and/or materials to provide variety in visual appearance.

LOT 7 BLOCK A
WESTGATE ONE
CABINET A, PAGE 781
P.R.C.C.T.
ZONING - PD

22°20'41" W
160.29' L
133.25' L
170°41'2" W
150.24' L



CAUTION!
THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



OWNER
GREENWAY-WYLE, L.P.
2808 FAIRMOUNT STREET, SUITE 100
DALLAS, TEXAS 75201

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
200 WINDCO OR STE 100
WYLE, TX 75098
TBLPS Firm No. 10194132 JOB NO. 19126
daniel.oneal@onealsurveying.com

ENGINEER
PETTIT-ECO
1000 D. WHITERS, P.E.
201 WINDCO CIRCLE
SUITE 200
WYLE, TEXAS 75098
972-941-8400 TELE
972-941-8401 FAX

PETTIT-ECO
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS REG. NO. 00145
301 WOODS CIRCLE, SUITE 200, IRVING, TEXAS 75038
(972) 941-8400 FAX (972) 941-8401
OCTOBER 2024

CITY CASE NO 24-00068
PERMIT NO 5124-00007

C PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION	QUANTITY
LARGE TREES				
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6" SPREAD	SINGLE STRAIGHT LEADER.	7
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6" SPREAD	SINGLE STRAIGHT LEADER.	3
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6" SPREAD	SINGLE STRAIGHT LEADER.	5
QUERCUS MUELENBERGII	CHINGUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6" SPREAD	SINGLE STRAIGHT LEADER.	2
TAXODIUM DISTICHUM	POND CYPRESS	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6" SPREAD	SINGLE STRAIGHT LEADER.	9
ORNAMENTAL TREES				
CHILOPIS LINEARIS	DESERT WILLOW	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7" SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	1
VITEX ANGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7" SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	1
SHRUBS				
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER	115
LOROPETALUM 'EMERALD SNOW'	DWARF YAUPON	3 GALLON	24" ON CENTER	18
SALVIA GREGII 'HOTLIPS'	HOT LIPS CHERRY SAGE	3 GALLON	24" ON CENTER	32
GROUNDCOVER / PERINNEL				
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER	140
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER	285
LAWN				
CYNDON	SOLID SOD BERMUDA			

D PREPARATION GENERAL NOTES

- PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75206
PHONE: (214) 799-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
- ALL AREAS SHALL BE IRRIGATED BY A LICENSED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
- ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

E PLANTING GENERAL NOTES

- ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
- IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
- SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
- ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
- ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
- ALL PLANTING DETAILS ARE TYPICAL.
- ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.

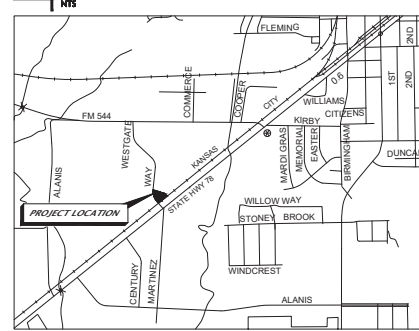
F LANDSCAPE DESIGN NOTES

- LANDSCAPING THAT EXCEEDS THE MINIMUM BY 20%. 52,880 * .2 = 10,576 REQUIRED. 11,211 S.F. PROVIDED - 21.2%
- LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.
- LANDSCAPING 10% OR MORE IN EXCESS OF 50 SQ. FT. / SPACE.
- LANDSCAPE PEDESTRIAN CONNECTION TO MAIN ENTRANCE.
- PARKING LOT WITH NO SPACE FURTHER THAN 40' FROM A LANDSCAPE AREA.

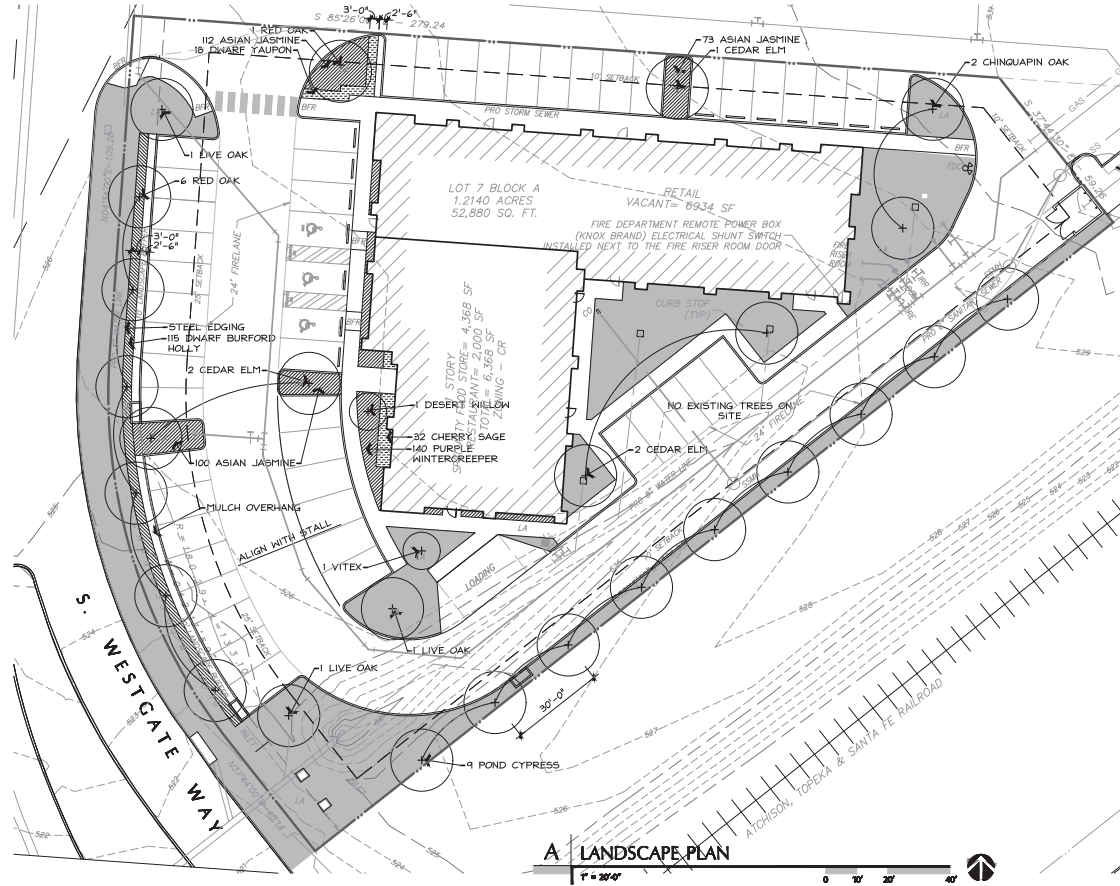
G LANDSCAPE REQUIREMENTS

- LANDSCAPING IN SIDE AND REAR YARD NOT REQUIRED.
- PARKING LOT OPEN SPACE
62' x 80' = 3,160 SQUARE FEET REQUIRED
4,800 SQUARE FEET PROVIDED
- RIGHT OF WAY PLANTING
SOUTH WESTGATE WAY 280' / 30' 9" 3" CALIPER TREES REQUIRED
3" CALIPER TREES PROVIDED
- PARKING
ALL PARKING WITHIN 60' OF A TREE

B VICINITY MAP



Wylie Retail
Wylie, Texas



A LANDSCAPE PLAN

1" = 20'-0"

Scale

Revisions

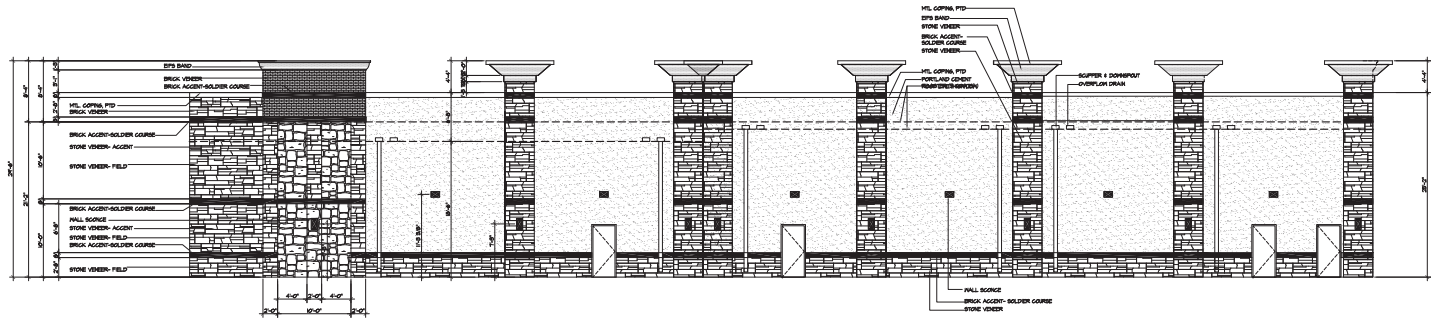
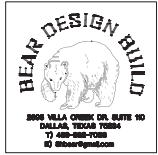
Issue Date

1 November 2024

Shot Name
**LANDSCAPE PLAN
AND NOTES**

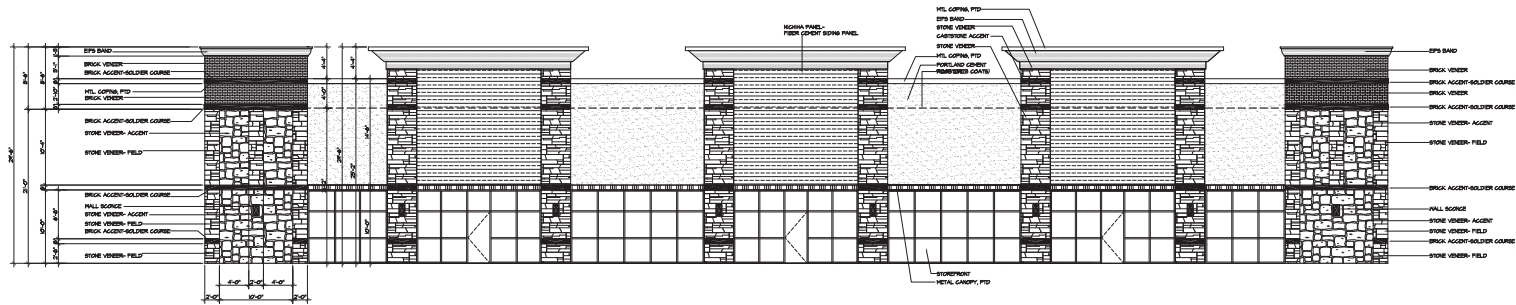
Shot Number

L1.01



02 REAR ELEVATION- SOUTH

1/8"=1'-0"



01 FRONT ELEVATION- NORTH

1/8"=1'-0"



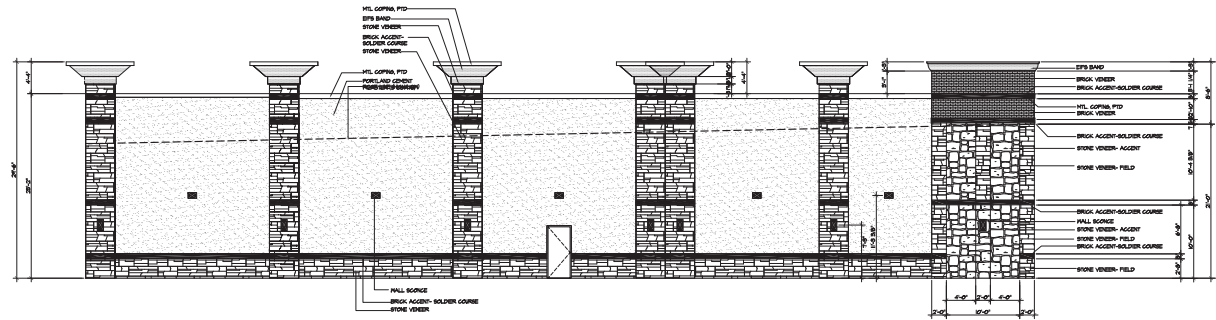
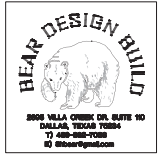
DATE	SUBMISSION
10/2/24	INTAK REVIEW

FOODISTAAN
951 WESTGATE WAY
WYLE, TX
75098

ENLARGED
ELEVATIONS

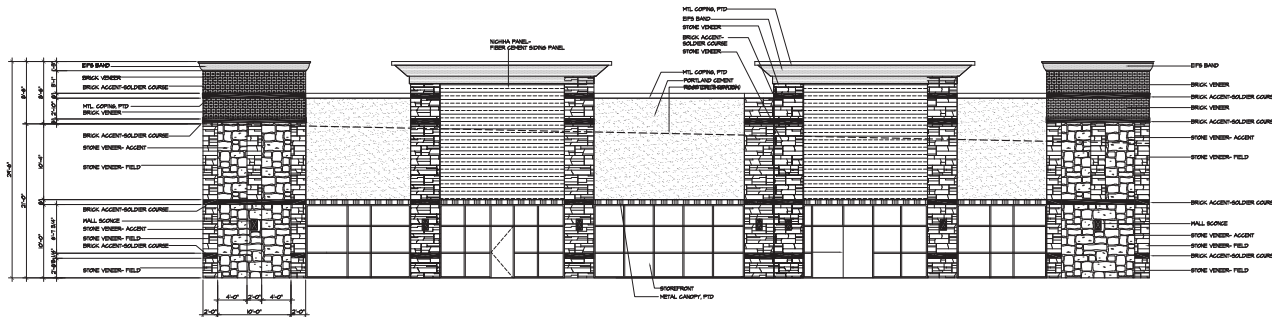
28406-80
JOB NO. 0887

A4.01



02 SIDE ELEVATION- EAST

1/8"=1'-0"



01 SIDE ELEVATION- WEST

1/8"=1'-0"



DATE	SUBMISSION
--	10/2/24
△	RTM REV

FOODISTAAN
951 WESTGATE WAY
WYLE, TX
75098

**ENLARGED
ELEVATIONS**

A4.02

28405-90
JOB NO. SHEET