

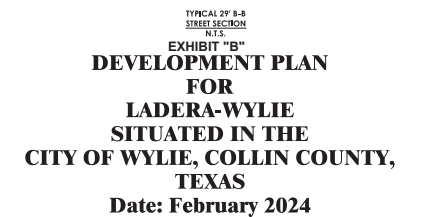
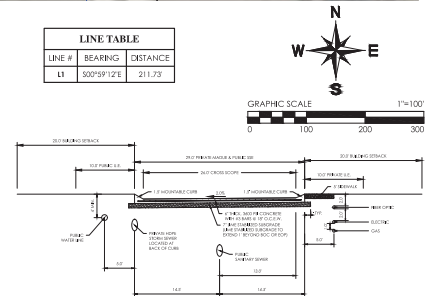
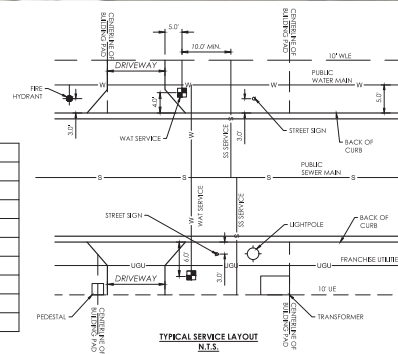
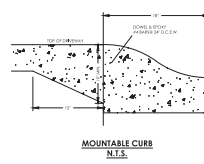
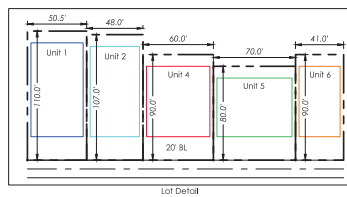
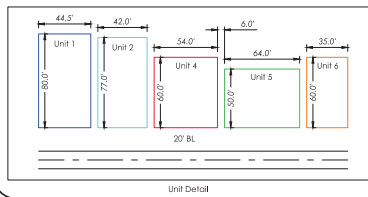
NOTE: TEMPORARY MODEL HOME PARKING TO BE FLEX BASE OR EQUAL.



LAND USE SUMMARY	
Total Land Area	47.37 ac
Open Space Area	21.42 ac
Residential Density	3.55 du/ac
Total Number of Units	168

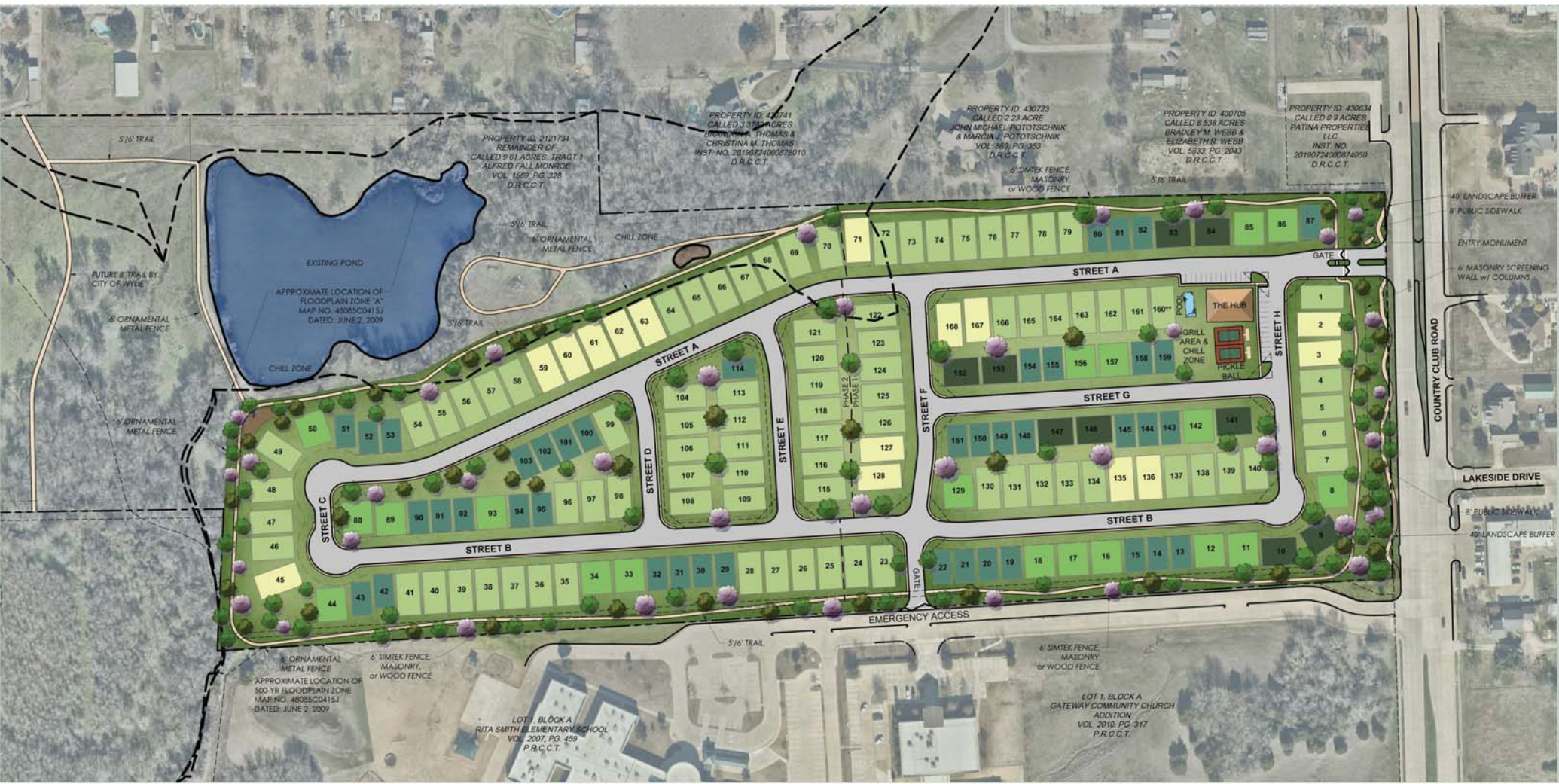
Residential Summary				
Unit Type	Unit Dimensions	Max Height	Units	% of Units
1	44.5'X80'	2 Stories/25'	14	8%
2	42'X77'	2 Stories/25'	85	51%
4	54'X60'	2 Stories/25'	19	11%
5	64'X50'	2 Stories/25'	9	5%
6	35'X60'	2 Stories/25'	41	24%
Total			168	100%

Unit Count and placement is subject to change.
* Model Home Designation



DEVELOPED BY:
Ladera
active adult life.

PREPARED BY:
GMcivil
Engineering & Surveying
2535 SW Grapevine Pkwy, Grapevine, Texas 76037
817-225-6075
Tel/Fax # 429-844 | Td/Fax # 10021700



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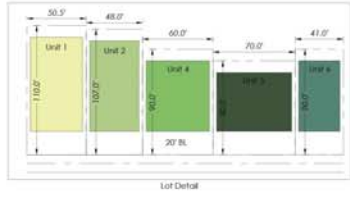
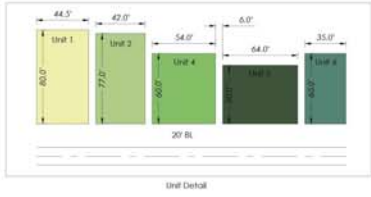


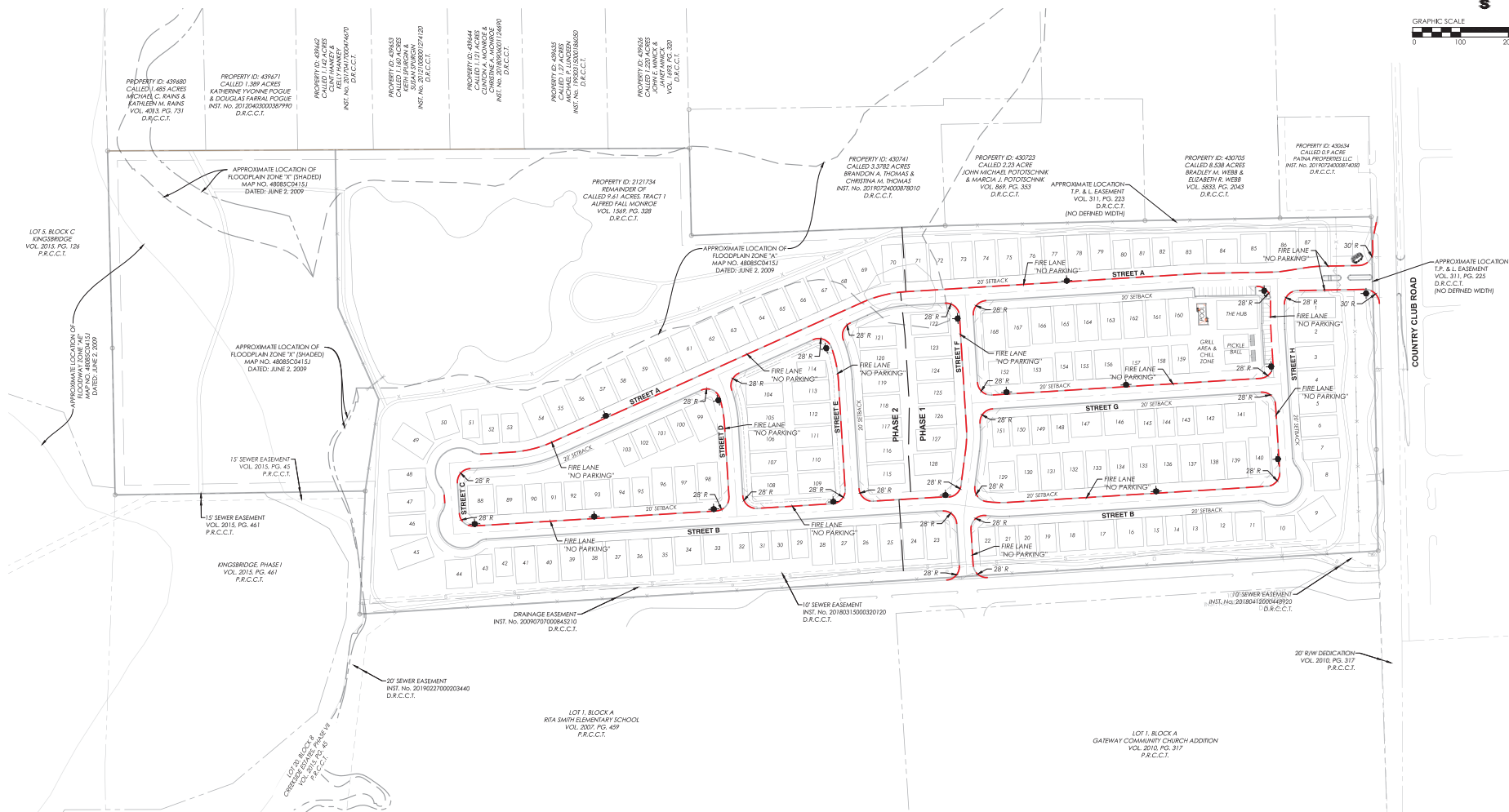
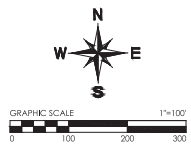
EXHIBIT "B" LADERA-WYLIE / RENDERED DEVELOPMENT PLAN

City of Wylie, Collin County, Texas



JOHNSON VOLK CONSULTING
TSP/E/S Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.261.3100

SUBMITTAL DATE: 03.06.2024



NOTE: FIRE LANE STRIPING & "NO PARKING" WILL ONLY BE ON THE CURB OPPOSITE OF THE SIDEWALK.

UTILITY LEGEND	
— W —	PROPOSED FIRE HYDRANT

DEVELOPED BY:

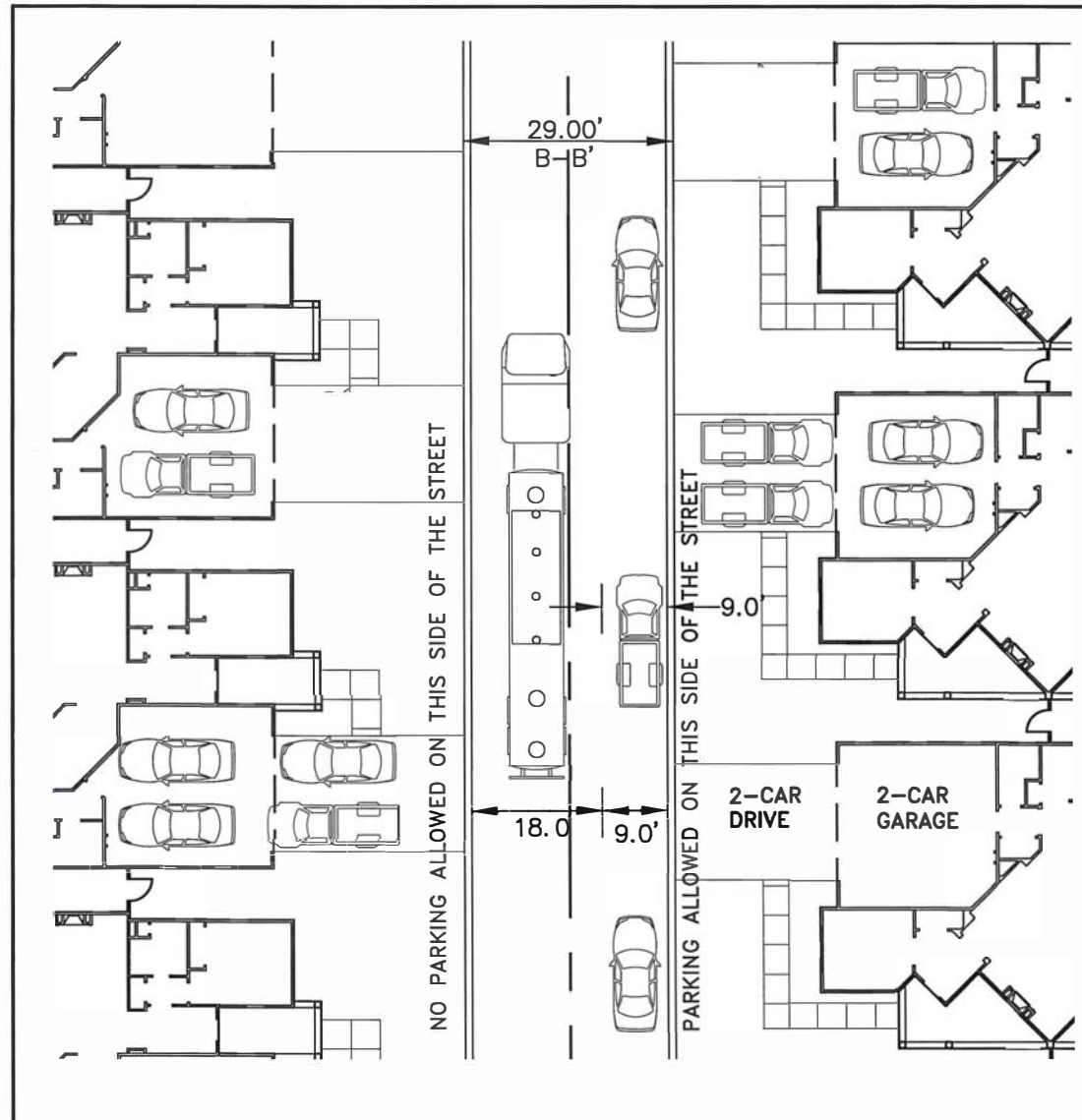
Ladera
active adult life.

PREPARED BY:

GMcivil
Engineering & Surveying
2539 SW Grapevine Pkwy., Grapevine, Texas 76051
817-224-6075
Tel/Fax: 817-224-6075 | Tdd/Fax: 817-224-6075

EXHIBIT B-1
FIRE LANE LAYOUT
FOR
LADERA-WYLIE
SITUATED IN THE
CITY OF WYLIE, COLLIN COUNTY,
TEXAS
Date: March 2024

EXHIBIT "B-2"



INTEGRITY GROUP

361 W. Byron Nelson Blvd.
Ste. 104
Roanoke, TX. 76262
(817) 430-3318

SEAL

PARKING EXHIBIT 29' ROAD

DRAWN	SDS	CHECKED	TLH	REVIEWED	TLH
DATE	04-03-20	SCALE	1" = 20'	PROJECT NO.	.