

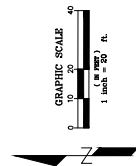
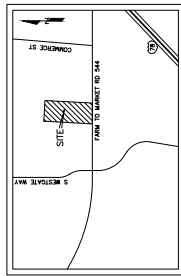
LANDSCAPE PLAN

DEVELOPER:



**VASQUEZ ENGINEERING, L.L.C.**  
1919 S. Shiloh Road  
Suite 440, LB 44  
Garland, Texas 75042  
Ph: 972-278-2948  
TX Registration # F-12266

| NO. | DATE | App. |
|-----|------|------|
|     |      |      |
|     |      |      |
|     |      |      |

[illegible]

LANDSCAPE ARCHITECT  
LANDPATTERNS, INC.  
1804 W. Commerce St. #200  
Dallas, TX 75208  
214-219-3993 (O) 214-219-7005 (F)  
info@landpatterns.com

LANDSCAPE DESIGN REQUIREMENTS PROVIDED:

1. 20% LANDSCAPE AREA REQUIRED 10,042.4 SF
2. LANDSCAPE AREA PROVIDED 12,678 SF.
3. 50 SF / PER PK. SPACE = 1,800.00 S.F.

| SITE SUMMARY TABLE    |                                   | 900 N. ILL 544 |
|-----------------------|-----------------------------------|----------------|
| Site Address          | COUNTY                            | LAS PALMAS     |
| Project Name          | COMMERCIAL CORRIDOR DISTRICT      |                |
| Zoning District       | "CZ" COMMERCIAL CORRIDOR DISTRICT |                |
| Proposed use          | RESTAURANT/MORE DRIVE THRU        |                |
| Site Area             | 1.152 Acres                       | 50,212 S.F.    |
| Building Area         | 3,564 S.F.                        |                |
| Patio Area            | 885 S.F.                          |                |
| Total Area            | 4,449 S.F.                        |                |
| Lot Coverage          | 80.12%                            |                |
| Lot Area              | 3,564 S.F.                        | 50,212 = 0.71% |
| Floor Area Ratio:     | 1.092/150 SF                      |                |
| Parking Required:     | 4,449/150 =                       |                |
| Parking Provided:     | Regular                           | 35 SPACES      |
|                       | Handicap                          | 3 SPACES       |
|                       | Total                             | 38 SPACES      |
| Impervious Area       | 38,242 S.F.                       | 76.12%         |
| Impervious Ratio      | 11.220/57.5 =                     | 50.212 = 79.4% |
| Permitted Area Ratio: |                                   |                |

LANDSCAPE PLAN  
LAS PALAPAS  
1.1527 ACRES  
E.C. DAVIDSON SURVEY  
ABSTRACT NO. 266  
CITY OF WYLIE,  
COLLIN COUNTY, TEXAS  
JULY 06, 2021

**ENGINEER**  
VASQUEZ ENGINEERING, LLC  
JUAN J. VASQUEZ, P.E.  
1919 S. SHILOH ROAD  
SUITE 440, LB 44  
GARLAND, TEXAS 75042  
972-278-2948 TELE  
972-271-1383 FAX  
jvasquez@vasquezengineering.com

DEVELOPER  
PROPERTIES, LLC  
ARNES BRIDGE RD  
YVALE, TX 75182  
CT: ERICH BREHM  
4-289-0500  
brehm1@aol.com

**ARCHITECT**  
MICHAEL F. TWICHELL, L.P.  
JULIO VALDEZ  
3624 OAK LAWN AVE  
SUITE 320  
DALLAS, TX 75219  
214-521-3066  
julio@twicshell.biz

EXIST 24" ROP  
MARKET ROAD  
EXIST CONC PMT

|   |     |   |   |
|---|-----|---|---|
| u | 648 | v | v |
| u | v   | v | v |

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**UTILITY NOTE:**

THE EXISTING DEVELOPMENT IS CURRENTLY SERVED FROM AN  
EXISTING 8" WATER MAIN ALONG FRI 544. SANITARY SEWER IS  
SERVED BY AN ON SITE LIFT STATION

**DRAINAGE NOTE:**

THE EXISTING DEVELOPMENT IS CURRENTLY SERVED BY TWO ON-SITE CURB INLETS THAT CONVEY THE ON-SITE DRAINAGE TO THE EXISTING TXXOT DRAINAGE SYSTEM IN FIN 544. PER THE EXISTING DRAINAGE PLAN PREPARED BY W.R. EDWARDS GROUP, INC., DATED 8/20/14, THE ENTIRE PROPERTY WAS BEEN DESIGNED FOR THE FULLY DEVELOPED 100-YR STORM I.E. C-0.9 AND

**DEVELOPMENT SCHEDULE:**

PROPOSED DEVELOPMENT 6 WEEKS AFTER APPROVAL OF BUILDING

SITE DESIGN REQUIREMENTS DESIRABLES PROVIDED:

1. INDIVIDUAL BUILDINGS W/FOOTPRINTS = OR < 10,000 S.F.
2. FRONT FACADE ORIENTED TO THE STREET.
3. SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF THE BUILDING.
4. STREET CONNECTION BETWEEN BUILDINGS AND STREET

REMAINDER OF LOT 1, BLOCK 2  
544 INDUSTRIAL PARK  
(VOL. F, P. 445 P.R.C.C.T.)  
EXIST U.S. POST OFFICE

EXIST CONC PLANT  
ZONED: SUP

