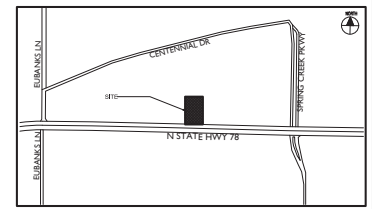
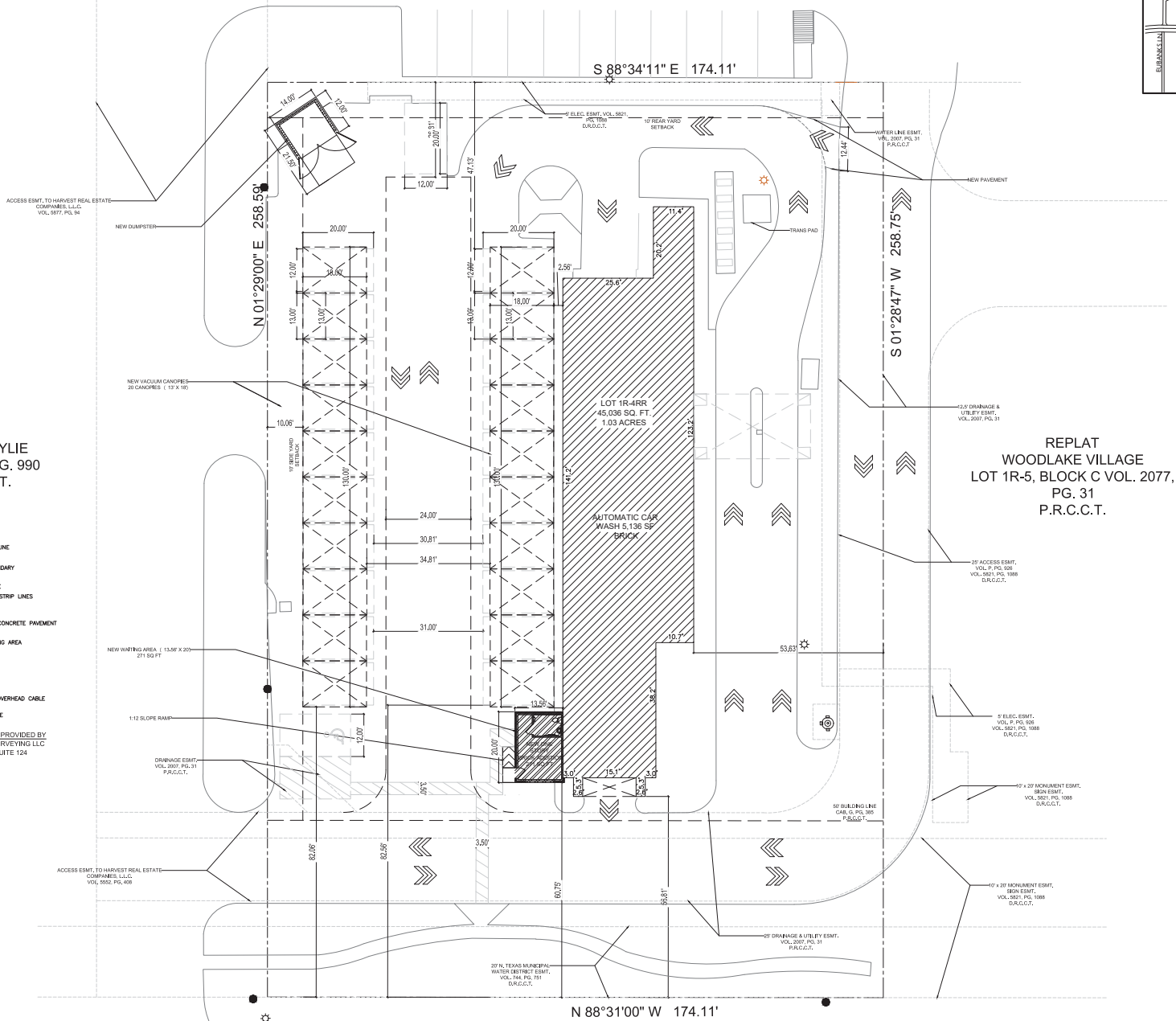


REPLAT
WOODLAKE VILLAGE
LOT 1R-3R2R, BLOCK C VOL. 2077,
PG. 31 P.R.C.C.T.



VICINITY MAP
N.T.S.



SITE DATA TABLE	
CASE NUMBER	
TOTAL SITE AREA	1.03 AC (45,036 SF)
SITE ZONING DISTRICT	CC
LAND USE	COMMERCIAL (CARWASH)
EXISTING AUTOMATIC CARWASH	5,136 SF
PROPOSED WAITING AREA	271 SF
TOTAL BUILDING AREA	5,407 SF
NEW VACUUM CANOPIES	20 (13' X 18')
VACUUM CANOPIES AREAS	4,680 SF
PARKING SPACE REQUIRED	11 SPACES
CODE REQUIRED ADA SPACES	1 SPACE
PROVIDED TOTAL PARKING SPACES	22
ADA SPACES	1 SPACE

REPLAT
WOODLAKE VILLAGE
LOT 1R-5, BLOCK C VOL. 2077,
PG. 31
P.R.C.C.T.

CITY OF WYLIE
VOL. 2216, PG. 990
D.R.C.C.T.

- LEGEND**
- BUILDING LINE
 - CANOPY
 - - - LOT BOUNDARY
 - - - EASEMENT
 - - - FIRE LINE
 - - - PARKING STRIP LINES
 - - - DEMO
 - EXISTING CONCRETE PAVEMENT
 - ▨ NO PARKING AREA
 - ⊕ MANHOLE
 - OHE — EXISTING OVERHEAD CABLE
 - P — PIPE FENCE

SURVEY INFORMATION PROVIDED BY
TEXAS HEARTACHE SURVEYING LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TX 75243
PHONE: 214-340-8700



NORTH STATE HIGHWAY 78
(VARIABLE WIDTH
RIGHT-OF-WAY)

PROJECT CASE #

PROJECT TITLE:
CARWASH UPGRADE

OWNER:

PROPERTY ADDRESS:
2010 N STATE HWY 78,
WYLIE, TX 75098

REVISION:

PRINT ON SHEET 36" X 48"

SHEET TITLE:
PROPOSED SITE PLAN
SHEET 3-4

PRELIM DRAWINGS
NOT FOR
CONSTRUCTION

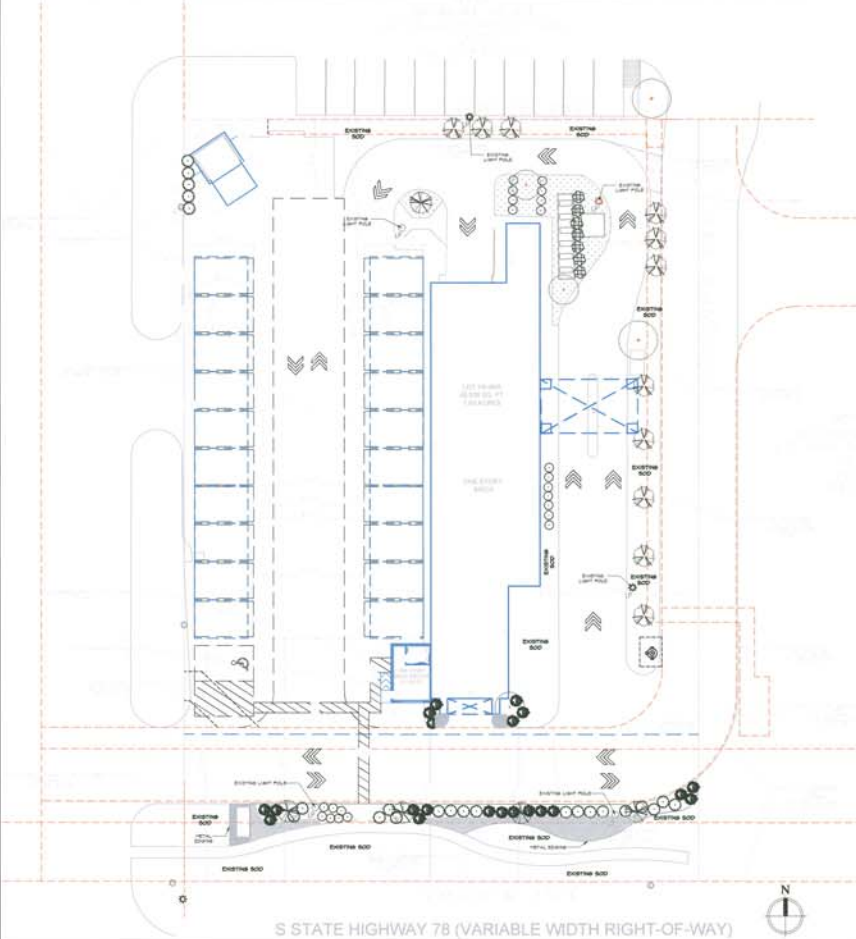




AREA CALCULATIONS	
Total lot area	45,096 s.f.
Percentage of landscape required	20% - 9,019.2 s.f.
Percentage of landscaping provided	20.5% - 9,244 s.f.

VICINITY MAP
SCALE: NOT TO SCALE

AREA CALCULATIONS
SCALE:



LANDSCAPE PLAN
SCALE: 1"=20'-0"
Landscape Plan

PLANT SCHEDULE				
SYMBOL	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
TREES				
	Lagerstrœmia indica / Grape Myrtle	3" cal	8'-10" x 20' o.c.	12
	Vincetoxicum / Cedar Elm	3" cal	14'-6" high x 40' o.c.	5
SHRUBS				
	Abelia x grandiflora Kaleidoscope / Glossy Abelia	5 gal	# 3' o.c.	22
	Yucca / Yucca Holly	5 gal	# 3' o.c.	24
	Nandina domestica / Dwarf Nandina	5 gal	# 3' o.c.	7
GROUND COVERS				
	Bermuda grass or St. Augustine / To match to existing sod	Flat		331 s.f.
	Seasonal / Seasonal	Flat, 4" pot	8' o.c.	12 Flats
	Trachelium asiaticum / Asian Jasmine	Flat, 4" pot	8' o.c.	60 Flats



Existing trees, shrubs and sod to remain unless specified on the plan.
Existing light poles to remain unless specified on the plan.

PLANT SCHEDULE

SCALE:

LANDSCAPE NOTES:

- Required landscaped areas shall be completely covered with living plant material, unless otherwise noted.
- All required landscape areas shall be irrigated. When provided, all automatic underground irrigation systems shall (I) Be equipped with rain and freeze sensors, or a weather-aware internal device; (II) Be designed by a qualified professional, and installed by a licensed irrigator after receiving a permit, as may be required under construction code; and (III) Comply with the city's water conservation ordinance as it exists or may be amended.
- Required plant materials shall conform to the standards of the approved plant lists for the city.

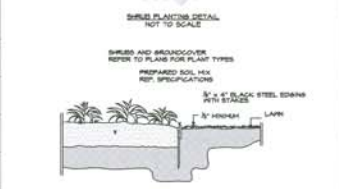
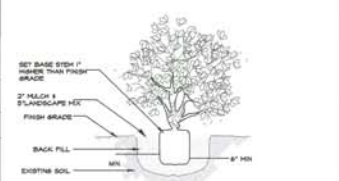
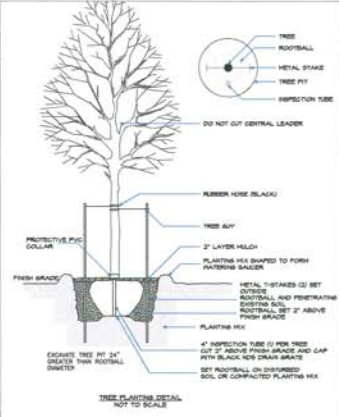
LAWN PLANTINGS: Shall be sodded, plugged, sprigged, hydromulched or seeded, except that solid sod shall be used in shades or when necessary to prevent erosion. Grass seed/sod or other material shall be clean and reasonably free of weeds and noxious pest and insects.

ASIAN JASMINE: Plant at 8" on center maximum.

SHRUBS: Space provided between shrubs is 3'-0" o.c. The minimum size of the evergreen shrubs shall be 5 gal. Shrubs shall be full bodied, well-shaped and symmetrical.

TREES: The hole shall be dug the exact depth of the height root ball and twice the diameter of the root ball. Stabilize soil below the root ball prior to planting to prevent tree from settling. Top of root ball shall be 1" to 2" above the finish grade. All wire and rope and synthetic materials shall be removed completely from root ball and remove top 1/2rd of burlap. Minimum size of the ornamental shade trees shall be 3" in diameter.

IRRIGATION PLAN BY OTHERS
All areas of new landscape shall have automatic irrigation system with rain and freeze sensors installed providing full coverage of the new plantings and lawn. All necessary repairs, modifications and/or adjustments with in the property including but not limited to soil levels, planting beds, irrigation are the responsibility of the property owner and is not included in the proposed plans.



LANDSCAPE NOTES

LANDSCAPE DESIGN REQUIREMENTS		
ELEMENT	BASE STANDARD	DESIRABLE
Landscaping in required yards	All standards were met in this category where applicable	ITEM 2'
Landscaping in parking lots	All standards were met in this category where applicable	ITEM 2'
Visual Screening	All standards were met in this category where applicable	-
Landscaping in street frontages	All standards were met in this category where applicable	ITEM 1 & 3'

LANDSCAPE DESIGN REQUIREMENTS

SCALE:

DETAILS

SCALE:

FINE LINES
Design Studio

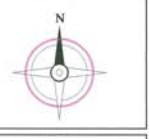
Landscape Design | Consulting
Project Management | Maintenance

1300 River Bend Dr. #115,
Dallas, TX - 75247

682-882-3537

www.finedesignstudio.com
design@finedesignstudio.com

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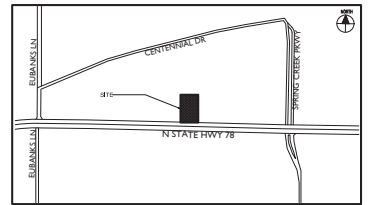


Project Name:
CARNATION CAR SPA

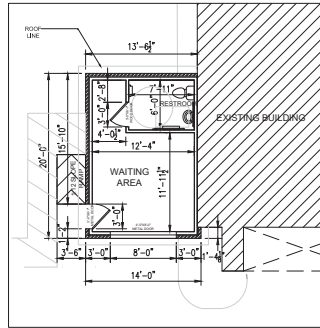
Project Address:
**2010 S STATE HWY 78,
WYLIE, TX - 75098**

Plan Name:
LANDSCAPE PLAN

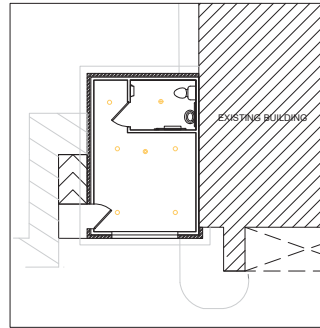
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Date: 02-01-2024 Issue: _____
Sheet #: **1** of **1**



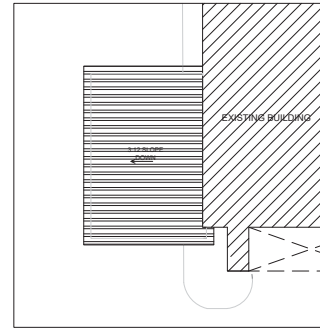
VICINITY MAP
N.T.S.



NEW ADDITION FLOOR PLAN
SCALE: 1/8" = 1'-0"

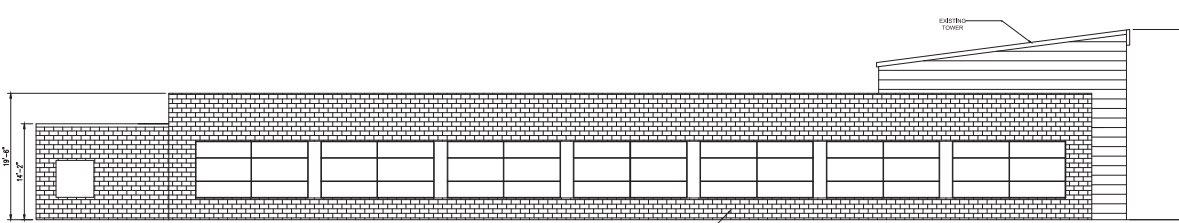


NEW ADDITION CEILING PLAN
SCALE: 1/8" = 1'-0"

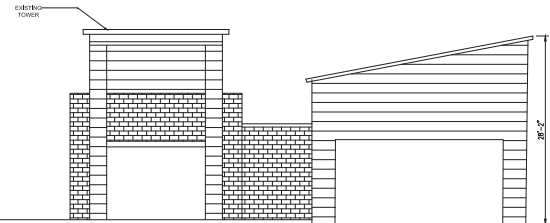


NEW ADDITION ROOF PLAN
SCALE: 1/8" = 1'-0"

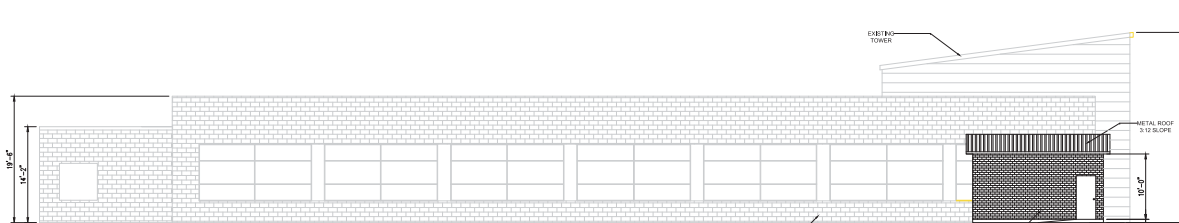
ELECTRICAL LEGEND:
 ○ 6" DIA. RECESSED DOWNLIGHT
 ● SMOKE DETECTOR
 ⊕ WATER PROOF CEILING LIGHT



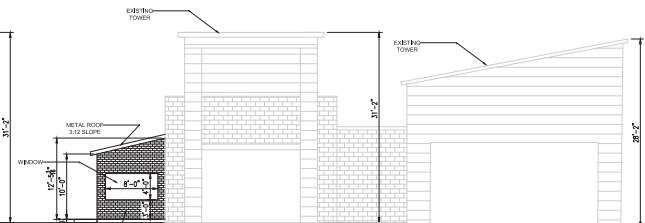
EXISTING SIDE ELEVATION
N.T.S.



EXISTING FRONT ELEVATION
N.T.S.



PROPOSED SIDE ELEVATION
N.T.S.



PROPOSED FRONT ELEVATION
N.T.S.

PROJECT CASE #

PROJECT TITLE:
CARWASH UPGRADE
OWNER:

PROPERTY ADDRESS:
2010 N STATE HWY 78,
WYLIE, TX 75098

REVISION:

PRINT ON SHEET 36" X 48"

SHEET TITLE:
NEW ADDITION PLANS
AND EXISTING AND
PROPOSED ELEVATIONS
SHEET 4-4

**PRELIM DRAWINGS
NOT FOR
CONSTRUCTION**