

(CWT), BLK C, LOT 14RT; (REF#M11)
VOLUME 2023, PAGE 982, PRCCT
EXISTING ZONING: LIGHT INDUSTRIAL DISTRICT
AREA: 2.79 ACRES

SURVEY TRACT 41, 1.397 ACRES
ROY-LAV-W-PLANO ROW
VOLUME 574, PAGE 435, DRCCT
EXISTING ZONING: LIGHT INDUSTRIAL DISTRICT
AREA: 1.397 ACRES

BASED ON PIPELINE MARKERS
LOCATED TO THE EAST & WEST OF

WYLINE FLEX SPACE

HENSLEY LANE AND HOOOPER ROAD
WYLIE, TEXAS

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A/W R

PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		TREES			
10	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' H., 4' spread, matching
10	CM	Crepe Myrtle 'Dynamite'	<i>Lagerstroemia indica 'Dynamite'</i>	30 gal.	HF, 10' H., 4' spread, multi trunk, 3 cane
6	RD	Texas Red Oak	<i>Quercus buckleyi</i>	3" cal.	12' H., 5' spread
		SHRUBS			
72	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	3 gal.	full, 20' spread, 30' o.c.
30	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Coneleaf'</i>	3 gal.	full, 24" sprd, 24" o.c.
19	MS	Morning Light Mischanthus	<i>Miscanthus sinensis 'Morning Light'</i>	5 gal.	full, 20' spread, 36" o.c.
		GROUNDCOVERS/GRASSES			
75	GL	Giant Lirpe	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Gold	<i>Cynodon dactylon</i>		
		Decompacted Granite			
		Gravel and sand			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS for Wylie, TX
Landscaping in Required Yards

LOT 1		LOT 2	
SITE	REQUIRED	SITE	REQUIRED
4,348 s.f. (10%)	18,292 s.f. (42%)	4364 s.f. (10%)	16,875 s.f. (38.75%)

Landscaping of Parking Lots	Landscaping of Parking Lots
1. 50 s.f. of landscape shall be provided for each parking space.	1. 50 s.f. of landscape shall be provided for each parking space.
2. No parking space shall be further from 60' from a landscaped area	2. No parking space shall be further from 60' from a landscaped area

on site.
3. All parking rows shall have a landscape area at least every 12 spaces.

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4. Required screening strip at least 5' wide and 3' in height when planted and include one flowering tree every 20 ft. of area.	4. Required screening strip at least 5' wide and 3' in height when planted and include one flowering tree every 20 ft. of area.
Parking Spaces = 12 REQUIRED PROVIDED 60 ft. x 4' landscape 60 ft. x 4' landscape	Parking Spaces = 12 REQUIRED PROVIDED 60 ft. x 4' landscape 60 ft. x 4' landscape

Landscaping of Street Frontage
1. At least 50% of required front yard developed as landscape buffer.

at least 10' in width.
2. Trees required in buffer in groves or belts, 30-40' spacing. Trees shall be at least 3" in caliper.
Hensley Lane, 1,600' f.t.

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REQUIRED	PROVIDED	REQUIRED	PROVIDED
10' buffer	10' buffer	10' buffer	10+ buffer
5 trees, 3" cal.	5 trees, 3" cal.	5 trees, 3" cal.	4 trees, 3" cal. - 5 ornaments
4 of the 8 desirable provided		4 of the 8 desirable provided	

1. Locate buildings at the front yard line with no parking in the front.
2. No more than 50% of parking in front of the main building.
3. no more than one row of parking in front of the main building
4. Service and loading areas shall not be visible from a public street
5. Landscaping that exceeds the minimum by 10 percent.

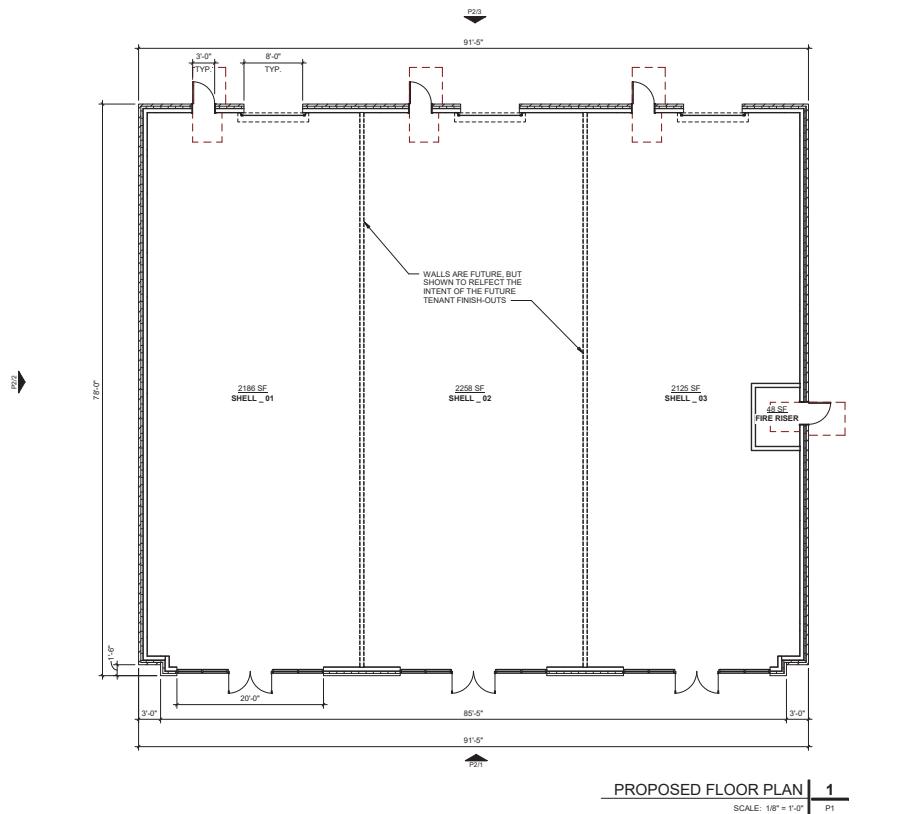
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A graphic scale with markings at 0, 20, and 40, and a compass rose indicating North.

Sheet Title:

Sheet Number:

L1.01



PROPOSED FLOOR PLAN | WYLIE FLEX SPACE | 12-08-2025

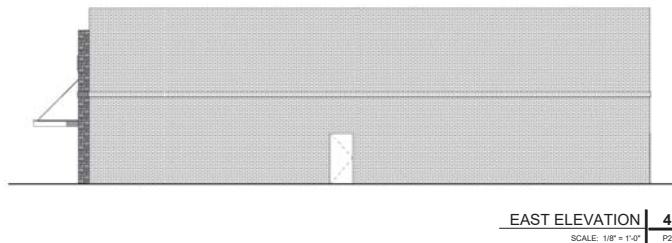
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JULIO PEREZ | REG. # 25338

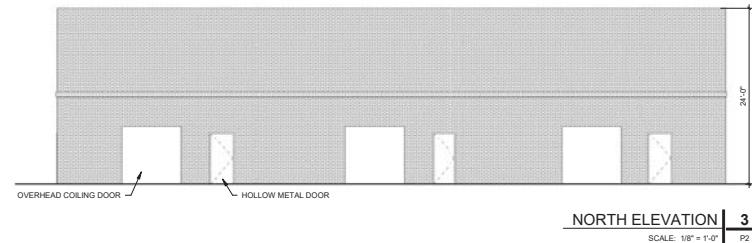
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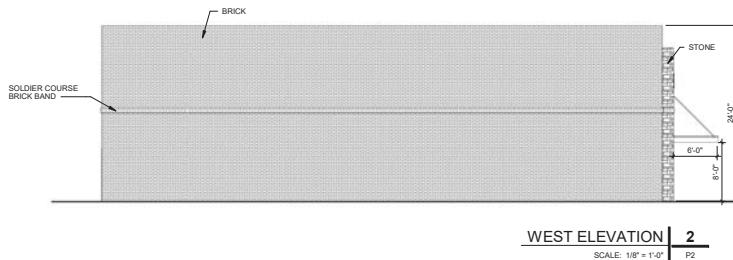
SE PERSPECTIVE | 5
SCALE: 1/8" = 1'-0" P2



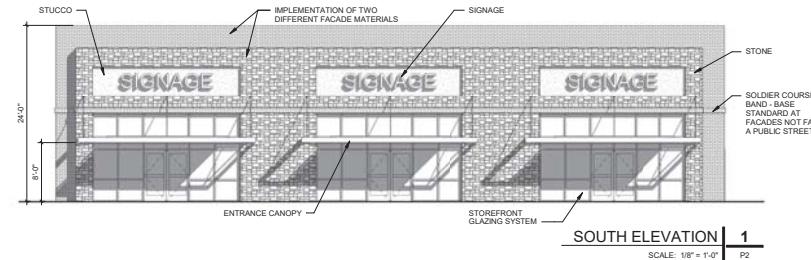
EAST ELEVATION | 4
SCALE: 1/8" = 1'-0" P2



NORTH ELEVATION | 3
SCALE: 1/8" = 1'-0" P2



WEST ELEVATION | 2
SCALE: 1/8" = 1'-0" P2



SOUTH ELEVATION | 1
SCALE: 1/8" = 1'-0" P2