



## PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MIN. HEIGHT	MIN. SPREAD	MIN. SPREAD	REMARKS
<b>CANOPY TREES</b>									
	CE07	9	CEDAR ELM	ULMUS CRASSIFOLIA	65 GAL.	3.5"	14'	5'	CONTAINER-GROWN; FULL HEAD
	LO09	21	LIVE OAK	QUERCUS VIRGINIANA	65 GAL.	3.25"	14'	5'	CONTAINER-GROWN; FULL HEAD
	SO11	5	SHUMARD RED OAK	QUERCUS SHUMARDII	65 GAL.	3.25"	14'	5'	CONTAINER-GROWN; FULL-HEAD
<b>SYMBOL</b> <b>CODE</b> <b>QTY</b> <b>COMMON NAME</b> <b>BOTANICAL NAME</b> <b>SIZE</b> <b>HEIGHT</b> <b>SPREAD</b> <b>SPACING</b> <b>REMARKS</b>									
<b>SHRUBS</b>									
	HDB1	127	HOLLY, DWARF BURFORD	ILEX CORNUTA 'BURFORDII NANA'	5 GAL.	18"	15"	48" o.c.	FULL
<b>SYMBOL</b> <b>CODE</b> <b>QTY</b> <b>COMMON NAME</b> <b>BOTANICAL NAME</b> <b>MIN. SIZE</b> <b>MIN. HEIGHT</b> <b>MIN. SPREAD</b> <b>SPACING</b> <b>REMARKS</b>									
<b>SOD/SEED</b>									
	SO0	25,264 SF	BERMUDA GRASS	CYNODON DACTYLON	---				INSTALL ON 4" OF SCREENED TURF-SOIL FREE OF DEBRIS, GRAVEL, ROCKS, STONES, PLANT GRASS TO EDGE WITH STAGGERED JOINTS. TORCHES WITH 1/2" DIA. Holes PUNCHED TO FILL JOINTS. ROLL TO ELIMINATE UNDULATIONS AND PROVIDE COMPLETE SOIL CONTACT.

## WYLIE CITY ORDINANCES:

### SECTION 7.6 - LANDSCAPE DESIGN STANDARDS:

(1) FIGURES 4-8 LANDSCAPE DESIGN REQUIREMENTS (BASE STANDARD)

LANDSCAPING IN REQUIRED AREAS

1. AT LEAST 50% OF THE SITE BE LANDSCAPED IN NS, CR, CC, AND BG DISTRICTS; 10% OF SITE IN CR AND CC DISTRICTS FOR SINGLE BUILDINGS OF 100,000 SQ FT. OR MORE; 10% OF SITE IN LI AND HI DISTRICTS; LOT 1 + 100 SF. WITH A LANDSCAPED AREA OF 30,110 SF. OR 17.5%
2. LANDSCAPING IS REQUIRED IN THE FRONT YARD.

LANDSCAPING IS REQUIRED IN SIDE AND REAR YARDS ADJACENT TO, OR ACROSS THE STREET FROM RESIDENTIAL

3. LANDSCAPING IS REQUIRED IN SIDE AND REAR YARDS ADJACENT TO, OR ACROSS THE STREET FROM RESIDENTIAL
4. MAINTAIN A MINIMUM OF 5 FOOT UNOBSTRUCTED CLEARANCE AROUND ALL FIRE HYDRANTS AND FOC'S. NO TREES OR SHRUBS TO OBSTRUCT VISIBILITY OR ACCESS.

LANDSCAPING OF PARKING LOTS

5. SITE PLANS REQUIRING MORE THAN 12 SPACES REQUIRED TO HAVE 50 SQ. FT. OF LANDSCAPING PER SPACE.
6. NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE.
7. PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END.
8. ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES.

LANDSCAPING OF SERVICE AREAS AND LOADING

9. SERVICE AREAS AND LOADING AREAS SHALL BE LOCATED WHERE THEY ARE NOT VISIBLE FROM A PUBLIC STREET OR FROM ADJACENT RESIDENTIAL LOTS
10. SERVICE AREA WHICH CANNOT FULLY MEET THE ABOVE REQUIREMENT SHALL HAVE A MASONRY SCREENING WALL WITH GATES WHICH PREVENT VISIBILITY FROM A PUBLIC STREET OR ADJACENT RESIDENTIAL LOT. MASONRY MATERIALS MUST MATCH OR COMPIMENT THE MASONRY MATERIALS OF THE BUILDING.

LANDSCAPING OF PARKING LOTS

11. BASE STANDARDS

(1) ALL SITE PLANS WITH REQUIRED PARKING MORE THAN 12 SPACES ARE REQUIRED TO HAVE 50 SQ. FT. OF LANDSCAPED AREA FOR EACH PARKING SPACE. IN CALCULATING PARKING LOT LANDSCAPED AREA, ALL AREAS SURROUNDED

BY PARKING AREAS SHALL BE COUNTED, PLUS THE FIRST FIVE FEET OF PERIMETER LANDSCAPED AREA, IF ANY.

(2) NO PARKING SPACE SHALL BE FURTHER THAN 60 FEET FROM A LANDSCAPED AREA ON THE SITE.

(3) PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT THE ENDS.

(4) ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES.

LANDSCAPING OF STREET FRONTRAGES

12. BASE STANDARDS

(1) ALL SITE PLANS WITH REQUIRED FRONT YARD, EXCLUDING ANY ACCESS DRIVE, MUST BE DEVELOPED AS A LANDSCAPED BUFFER. THE LANDSCAPED BUFFER MUST BE AT LEAST 10 FEET IN WIDTH.

(2) TREES SHALL BE PLANTED ALONG THE LANDSCAPED BUFFER ALONG ALL PUBLIC STREETS. TO THE EXTENT POSSIBLE, TREES SHOULD BE PLANTED IN GROVES OR BELTS ON 30 FEET TO 40 FEET SPACING DEPENDING ON TREE SPECIES.

(3) REQUIRED TREES MUST BE AT LEAST 3 INCHES IN CALIPER, MEASURED AT A POINT 12 INCHES ABOVE GRADE.

(4) ALL COMMERCIAL DEVELOPMENT SHALL PROVIDE A 4 FOOT MINIMUM WITH MEANDERING CONCRETE PUBLIC WALKWAY AROUND THE DEVELOPMENT PERIMETER WHEN ADJACENT TO A PUBLIC THOROUGHFARE. THE MEANDERING WALKWAY MAY BE LOCATED PARTIALLY IN THE LANDSCAPE BUFFER AND PARTIALLY WITHIN THE STREET RIGHT OF WAY PARKWAY AND MUST BE PLACED AT LEAST ONE FOOT OFF OF THE CURB

LANDSCAPE STANDARDS

13. LANDSCAPE STANDARDS AND SPECIFICATIONS. FIGURE

6. PLANTS SHALL CONFORM TO THE MEASUREMENTS AND SPECIFICATIONS LISTED BELOW, WITH CALIPER MEASUREMENTS TAKEN 12 INCHES ABOVE GRADE. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET.

a. MINIMUM SIZE FOR SHADE TREES SHALL BE THREE INCHES IN CALIPER AND 14 TO 16 FEET IN HEIGHT. TREE HEIGHTS SHALL BE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS.

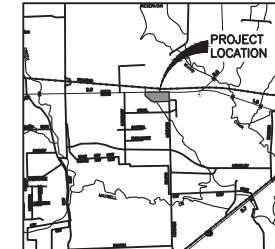
b. MINIMUM SIZE FOR ORNAMENTAL SHADE TREES SHALL BE THREE INCHES IN DIAMETER.

c. MINIMUM SIZE FOR SHRUB CONTAINERS SHALL BE FIVE GALLON. SUBSTITUTION OF THREE GALLON MATERIAL MEETING THE HEIGHT REQUIREMENT OF FIVE GALLON SHRUBS IS ACCEPTABLE. SHRUBS SHALL BE FULL BODIED, WELL-SHAPED AND SYMMETRICAL.

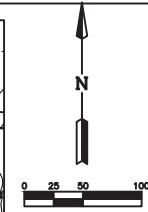
d. GROUND COVER SPACING SHALL BE EIGHT INCHES ON CENTER MAXIMUM FOR FOUR-INCH POTS AND 16 INCHES ON CENTER MAXIMUM FOR ONE-GALLON CONTAINERS.

(F) LANDSCAPE STANDARDS AND SPECIFICATIONS

14. ALL SHRUB BEDS SHALL BE EDGED USING STEEL, CONCRETE, MASONRY, OR PRE-CAST CONCRETE EDGING AND ALL PLANT MATERIALS MULCHED WITH A TWO-INCH LAYER OF BARK OR SHREDDED CYPRESS MULCH.



VICINITY MAP  
1" = 3000'



MINIMUM SETBACKS:  
FRONT YARD - 25'  
REAR YARD - 10'  
SIDE YARD - 10'

### BENCHMARKS:

\* CUT ON AN EXISTING CURB INLET LOCATED ON THE NORTH SIDE OF THE FM 544 AND HOOPER INTERSECTION.  
H: 70586.145  
E: 2557599.089  
ELEV 537.468

MAC NAIL ON EXISTING CURB PROPERTY CURB LOCATED APPROXIMATELY 070' LF WEST OF THE FM 544 AND HOOPER INTERSECTION ON THE EB FM ROAD.  
N: 705612.983  
E: 3556847.464  
ELEV 535.683

### LANDSCAPE SITE PLAN

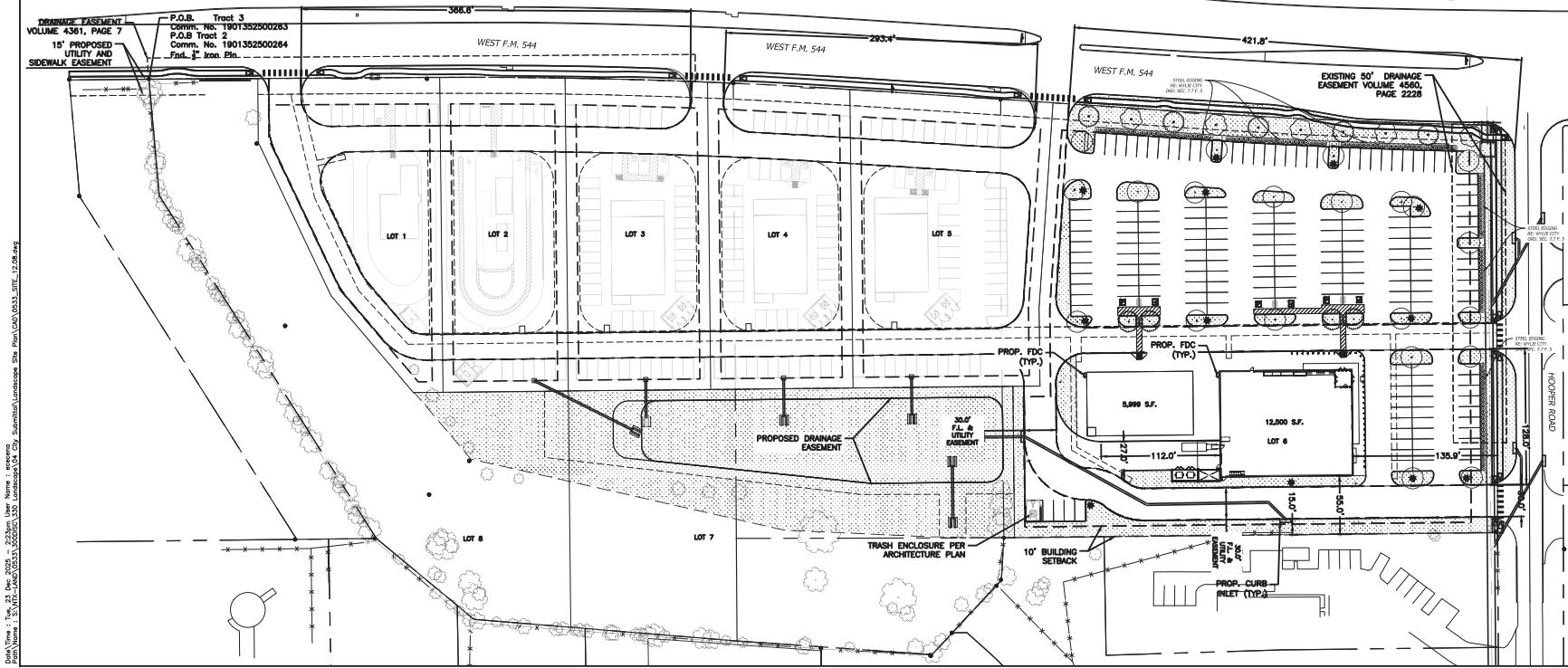
## WYLIE HOOPER RETAIL

W FM544  
CITY OF WYLIE  
COLLIN COUNTY, TEXAS 75098

LJA Engineering, Inc.  
6900 North Central Expressway  
Suite 400  
Dallas, Texas 75206  
FRN - F-1386

LJA PROJECT ID  
NT6957-0533  
DATE: 12/23/2025  
DESIGN: VIC  
DRAWN: MORENO

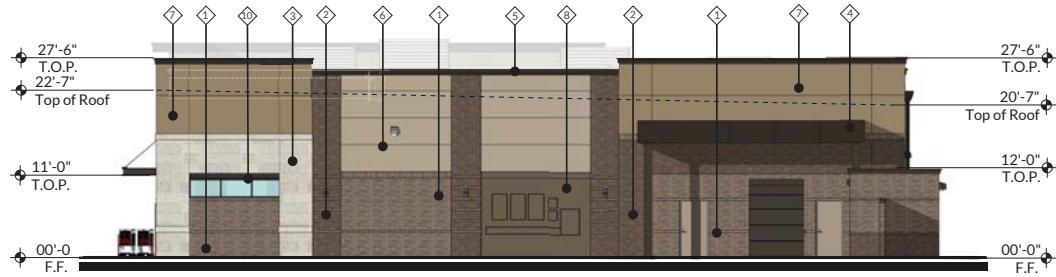
PRELIMINARY  
THIS DOCUMENT IS RELEASED  
FOR THE PURPOSES OF  
REVIEW  
UNDER THE AUTHORITY OF  
WYLIE VILLAGE, TEXAS, L.A.  
1228 ON  
12/23/2025  
THIS DOCUMENT IS NOT TO BE  
USED FOR CONSTRUCTION  
SCALE: 1" = 50'-0"  
HORZ: N/A  
VERT: N/A  
SHEET: 3





**01** NORTH ELEVATION (FRONT)  
SCALE: 1/8" = 1'-0"

MATERIAL KEYNOTES	
1	ACME - AUBURN HILLS KING SIZE- FULL BED
2	ACME - ELDERWOOD KING SIZE- FULL BED
3	SALADO STONE - SONOMA WHITE
4	PAINTED CANOPY AND METAL - SW 7048 - URBANE BRONZE
5	METAL COPING- BERRIDGE - DARK BRONZE
6	PAINTED STUCCO - SW 7038 - TONY TAUPE
7	PAINTED STUCCO - SW 6144 - DAPPER TAN
8	PAINTED STUCCO - SW 7545 - PIER
9	VISION GLASS - KAWNEER DARK BRONZE



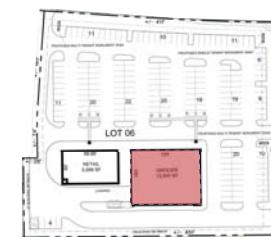
**02** SOUTH ELEVATION (BACK)  
SCALE: 1/8" = 1'-0"



**03** WEST ELEVATION (SIDE)  
SCALE: 1/8" = 1'-0"



**04** EAST ELEVATION (SIDE)  
SCALE: 1/8" = 1'-0"



SITE PLAN

**WYLIE RETAIL + GROCER**

TEXSTONE CAPITAL

WYLIE, TX

GROCER ELEVATION | SCALE 1/8" = 1'-0" | 12.01.2025

O'BRIEN

A scenic view of a lake with a gazebo and a path through a park area.

**WYLIE RETAIL+GROCER  
TEXSTONE CAPITAL**

WYLIE, TX

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DESIGN SCHEMES

5,999 SF RETAIL BLDG.

12/24/2025

**ÓBRIEN**

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## Shadow Creek Village

TexStone Capital

Wylie, TX

SP-15

JOB No.: 25-061

SCALE: 1" = 50'-0"

DATE: 11.17.25

O'BRIEN

OPTION  
—  
01









OPTION  
—  
02







