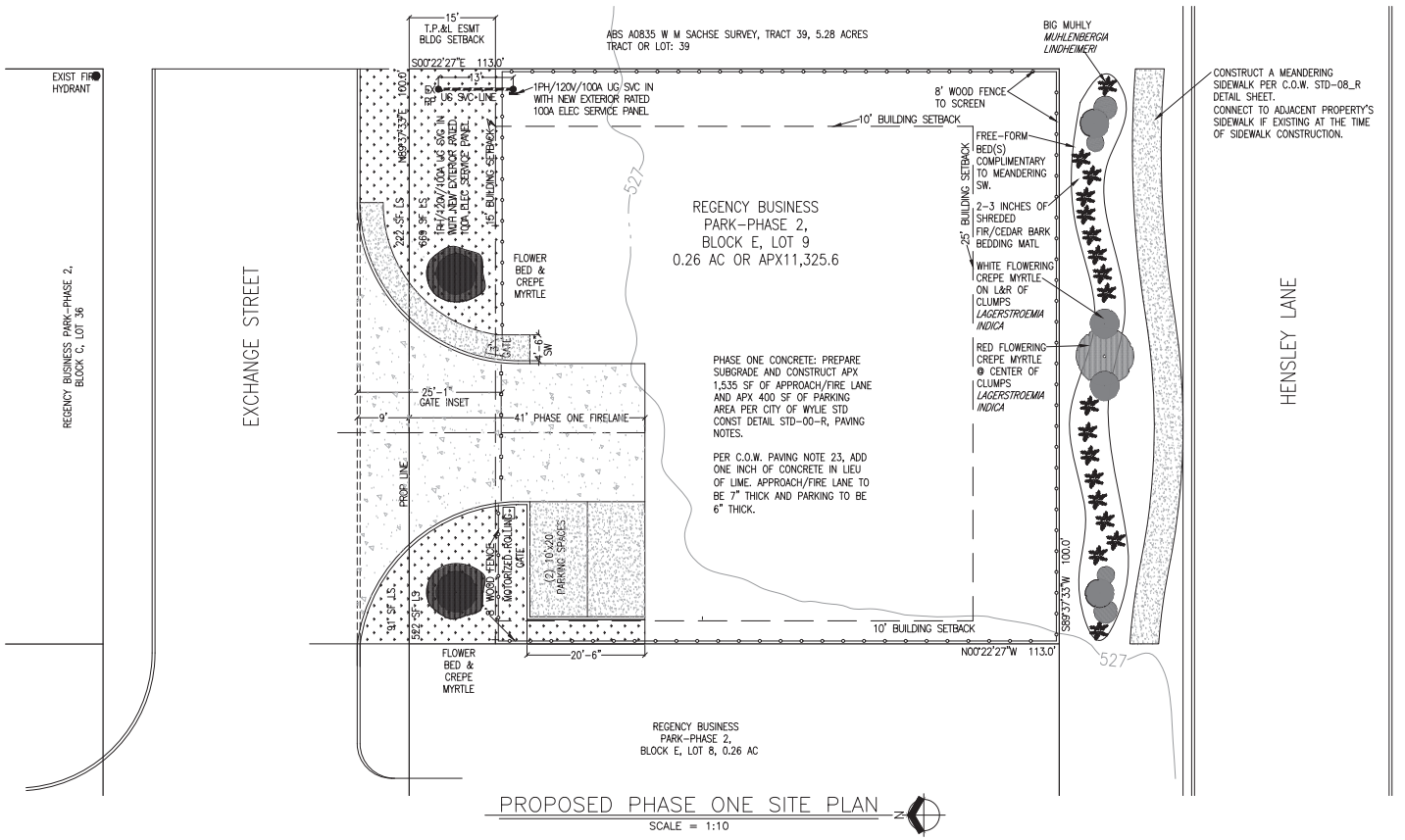
Figure 4-7 Site Design Requirements

Element	Base Standard (all development must comply fully with all listed below)	Desirable (Eacl development must select 4 of the 8desirables listed below)
Building Placement	√Y ☐N ☐N/A 1. Entrances and/or facades oriented to the street. ☐Y ☐N √N/A 2. Building footprints no greater than 20,000 square feet in NS and CR Districts. ☐Y ☐N √N/A 3. Multiple buildings placed to create plazas, courtyards, landscaped areas w/connecting walkways.	√Y ☐N ☐N/A 1. Building at the front yard line. FUTURE BLDG √Y ☐N ☐N/A 2. Individual buildings w/footprints = or < 10,000 square feet. FUTURE BLDG √Y ☐N ☐N/A 3. Front facade oriented to the street. FUTURE BLDG
Parking Placement	☐Y ☐N √N/A 1. Parking spaces at least 10' from residential lot line.	√Y ☐N ☐N/A 1. Site plan with no more than 50% of parking in front of the building. √Y ☐N ☐N/A 2. Building with no more than one row parking in front.
Access Drives	√Y ☐N ☐N/A 1. Min width drive of 24', turning radius of 25'. √Y ☐N ☐N/A 2. Access drive at least 150' from intersection. ☐Y ☐N √N/A 3. Access drives serving developments greater than 30,000 sq. ft. shall have separated median, or be separated at least 150' from each other. √Y ☐N ☐N/A 4. Landscaped treatment of entrances	☐Y √N ☐N/A 1. Combined access points with adjacent tracts. √Y ☐N ☐N/A 2. Direct connection between buildings and stree.
Location of Service and Loading Areas	√Y ☐N ☐N/A 1. Service and loading areas shall not be visible from a public street or adjacent residential lot. ☐Y ☐N ☐N/A 2. Developments unable to meet the above are required to have masonry screening walls w/gates.	☐Y ☐N √N/A 1. Nc visible from public street but provide masonry screening.

Figure 4-8 Landscaping Design Requirements

Element	Base Standard (all development must comply fully with all listed below)	Desirable (Each development must select 4 of the 8desirables listed below)
Landscaping in Required Yards	√Y ☐N ☐N/A 1. At least 20% ofsite shall be landscaped in NS, CR, CC, and IG 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. √Y ☐N ☐N/A 2. Landscaping isrequired in the front yard. ☐Y ☐N √N/A 3. Landscaping isrequired in side and rear yards adjacent to, or across the street from residential.	☐Y √N ☐N/A 1. Landscaping that exceeds the minimum by 10%. ☐Y √N ☐N/A 2. Landscaping in side and rear yard not otherwise required.
Landscaping of Parking Lots	☐Y ☐N √N/A 1. Site plans requiring more than 12 spaces required to have 50 sq. ft. of landscaping per space. √Y ☐N ☐N/A 2. No parking space further than 60' from landscaped area on site. ☐Y ☐N √N/A 3. Parking rows 12 spaces or longer shall have landscaped islands at end. ☐Y ☐N √N/A 4. All parking rows shall have landscaped areas at least every 12 spaces.	√Y ☐N ☐N/A 1. Landscaping 10% or more in excess of 50 sq. ft./space. √Y ☐N ☐N/A 2. Parking lots with no space further than 40 feet from a landscaped area. √Y ☐N ☐N/A 3. Landscaped pedestrian connection to nain entrance.
Visual Screening	√Y ☐N ☐N/A 1. Required screening in strip at least 5' wide, plants 3' in heightwhen planted, include one flowering tree for every 20 linear feet of area.	
Landscaping of Street Frontages	√Y ☐N ☐N/A 1. At least 50% ofrequired front yard developed as landscaped buffer, at least 10' in width. √Y ☐N ☐N/A 2. Trees required in buffer, in groves or belts on a 30 - 40' spacing. ☐Y ☐N ☐N/A 3. Required trees at least 3" in caliper. ☐Y ☐N ☐N/A 4. At least 4' meandering concrete walkway on perimeter when adjacent to thoroughfare.	☐Y √N ☐N/A 1. Use of rock walls or other natural landscape features. √Y ☐N ☐N/A 2. Increase in minimum width of landscape buffer by 20%. ☐Y √N ☐N/A 3. Provision of special benches, pedestrian lighting other streetscape elements.



PROPOSED PHASE ONE SITE PLAN
SCALE = 1:10

CODE ANALYSIS:

1. SCOPE OF WORK: CONSTRUCTION OF APX 1,847 SF OF CONCRETE PAVING, FIRE LANE, AND A CONTRACTOR SERVICE YARD LOCATED AT 2726 EXCHANGE STREET, CITY OF WYLIE, COLLIN COUNTY, TEXAS 75098. CCAD PROPERTY ID: 10395, GEO ID: R-2208-00E-0090-1. LOT IS 0.26 ACRES OR APX 11,325.6 SF.
2. LEGAL DESCRIPTION: REGENCY BUSINESS PARK – PHASE 2, BLOCK E, LOT 9.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENTLY RECOGNIZED BY THE CITY OF WYLIE, COLLIN COUNTY, TEXAS.
4. ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:
   2021 INTERNATIONAL BUILDING CODE (IBC)
   2021 INTERNATIONAL FIRE CODE (IFC)
   2020 NATIONAL ELECTRIC CODE (NEC)
   TEXAS ACCESSIBILITY STANDARDS
   CITY OF WYLIE ORDINANCES AND AMENDMENTS
5. THIS PROPERTY IS ZONED: LI – LIGHT INDUSTRIAL
6. PROPOSED USE: CONTRACTOR'S MAINTENANCE YARD
7. CONSTRUCTION TYPE (TABLE 601): V-B
8. SEE CITY OF WYLIE STANDARD NOTES STD-00-R AND STD-03-R FOR CONCRETE DETAILS.
9. LANDSCAPE REQUIREMENTS:
   LI DISTRIC LS REQUIREMENTS = 10%
   TOTAL LOT = APX 11,325.6 SF
   LS AREA REQUIRED = 1,132.5 SF
   LS AREA WITHIN PROPERTY LINES = 1,191 SF
   LS AREA IN THE R.O.W. = 313 SF
   TOTAL LS AREA PROVIDED = 1,504
10. LOT COVERAGE FOR PHASE ONE:
    TOTAL LOT = APX 11,325.6 SF
    PROJECT IS CONCRETE ONLY, NO STRUCTURES.
    TOTAL PAVING WITHIN PROP LINES = 1,535 SF
    LOT COVERAGE FOR PHASE ONE = 13.5%.

VICINITY
SCALE = NONE

PROJECT CONTACTS:

1. PROJECT CONTACT INFO:
   OWNERS:
   LUIS & FRANCISCO CORDERO
   1513 AVENUE N, PLANO, TX 75074.
   214-908-2241,
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   DESIGN PROFESSIONAL:
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   SURVEYOR:
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214-773-6460 WWW.BetterDesignResources.com
CONCEPTUAL • DESIGN • CONST DWG PKGS • CONSTRUCTION MANAGEMENT

2726 EXCHANGE STREET
CITY OF WYLIE, COLLIN COUNTY, TEXAS 75098

DRAWING REV:
FOR: CONSTRUCTION
DRAWN BY:
Bryan D. Rogers
DATE:
04-01-2026
SHEET
C1
OF

ORIGINAL SHEET SIZE = 24x36