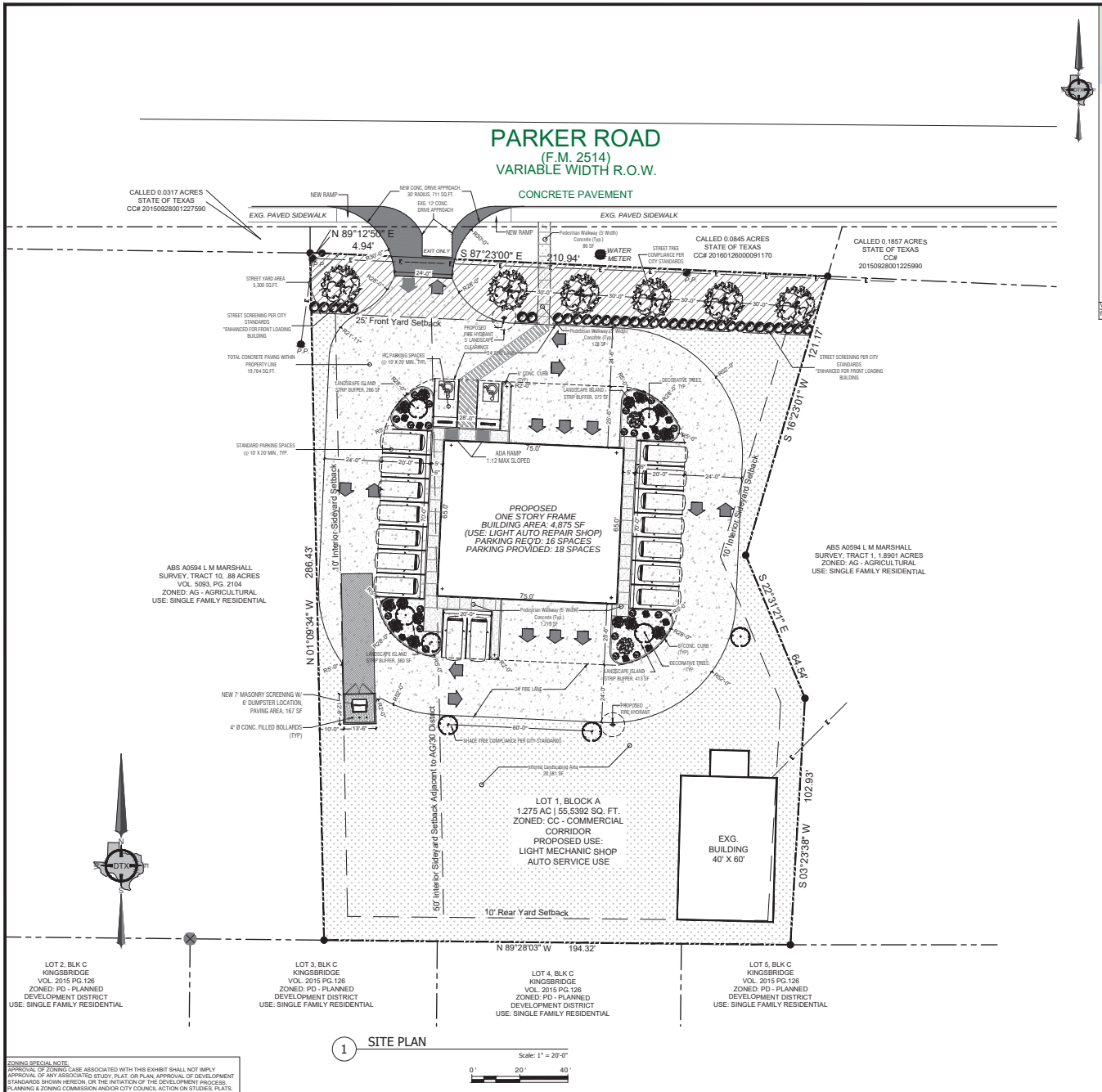
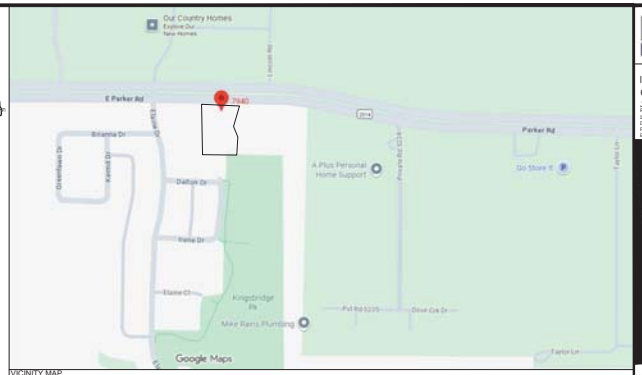


1 SITE PLAN

Scale: 1" = 20'-0"

0' 20' 40'

ZONING SPECIAL NOTE:
APPROVAL OF ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED; STUDY, PLAT, OR PLAN. APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.



VICINITY MAP
for reference only

SITE DATA SUMMARY TABLE

GENERAL SITE DATA

ZONING:	Cc - COMMERCIAL CORRIDOR
PROPOSED LAND USE:	LIGHT AUTO REPAIR (SUP)
LOT AREA SF| ACRE (PER PLAT):	55,539 SQ.FT.	1.275 ACRES
BUILDING FOOTPRINT AREA:	4,875 SQ.FT.
AREA COVD BY CANOPY:	N/A
MAXIMUM BUILDING HT. (# STORIES)	1
MAXIMUM BUILDING HT. (FEET)	35
LOT COVERAGE:	8.78%
FLOOR AREA RATIO:	1/11

PARKING TABULATIONS

PARKING REQ'D (1:300):	16.25
PARKING PROVIDED:	18
ACCESSIBLE PARKING REQ'D:	1
ACCESSIBLE PARKING PROVIDED:	2
TOTAL PARKING PROVIDED;	18

LANDSCAPING AREAS (LS AREAS)

LS AREA REQ'D (20% OF SITE):	11,108 SQ.FT.
STREET YARD AREA:	5,300 SQ.FT.
STREET YARD LS PROVIDED:	4,485 SQ.FT.
ISLAND LS PROVIDED:	1,431 SQ.FT.
INTERNAL LS PROVIDED:	20,581 SQ.FT.
TOTAL LS AREA PROVIDED:	26,497 SQ.FT.
PERMEABLE AREAS:	0
PERMEABLE PAVEMENT:	0
OTHER PERMEABLE AREAS:	0
TOTAL PERMEABLE AREA:	0

IMPERVIOUS AREAS (WITHIN LOT)

BUILDING AREA:	4,875 SQ.FT.
EXG. BUILDING AREAS:	2,576 SQ.FT.
PAVED WALKWAYS/ FLATWORK: DRIVES, PARKING & OTHER IMPERVIOUS PAVEMENT:	1,827 SQ.FT. 19,764 SQ.FT.
TOTAL IMPERVIOUS AREA:	29,040 SQ.FT.
TOTAL AREA FOR OUTDOOR STORAGE:	NONE
TOTAL LS + IMPERVIOUS + OTHER:	55,539 SQ.FT.
LANDSCAPE AREA (%):	47.71%

PRELIMINARY SITE PLAN NOTES

1. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
2. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
3. SIDEWALKS SHALL BE PROVIDED PER THE CITY DESIGN MANUAL IN THE PUBLIC RIGHT OF WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY.
4. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
5. ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTIONS DEPT.
6. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
7. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
8. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN CITY ORDINANCE.
9. ALL PRIVATE ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND.
10. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN THE ZONING ORDINANCE; NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
11. ALL PROPOSED PAVING SHALL BE CONCRETE PER CITY OF WYLIE STANDARDS.
12. ANTICIPATED CONSTRUCTION START; JUNE, 2026.
13. FIRE LANES SHALL BE IN PLACE PRIOR TO ANY VERTICAL CONSTRUCTION.

IDG INNOVA DESIGN GROUP

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EM | JONATHAN@CDTX.COM

PROJECT ADDRESS:
7940 E. PARKER ROAD
WYLIE, TX 75002

REVISIONS:

V	DATE:	DESC:
01	--/--/--	CITY REV.

PROJECT DATA:
NEW LIGHT MECHANIC
AUTO SERVICE SHOP
STONE 2514 ADDITION
LOT 1, BLOCK A

SCALE:
1" = 20'-0"

DATE:
03.17.26

SHEET DATA:
SUP
SITE PLAN
A1.0

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, SUBCONTRACTORS AND SUPPLIERS PRIOR TO THE JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BUILDING. ALL CONSTRUCTION OF ANY KIND, MUST MEET ALL STATE, CITY AND LOCAL CODES AND RESTRICTIONS THAT TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE DRAWINGS AND THEIR ACCURACY. HOWEVER, DUE TO HUMAN ERROR, OMISSION, OR GEOGRAPHIC LOCATIONS, THE CREATOR OF THESE PLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR MISINTERPRETATION OF THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE OWNER/BUILDER ASSUMES ALL RISK AND THE BURDEN TO CONFIRM THIS INFORMATION ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECTED TO PROSECUTION UNDER COPYRIGHT LAWS.