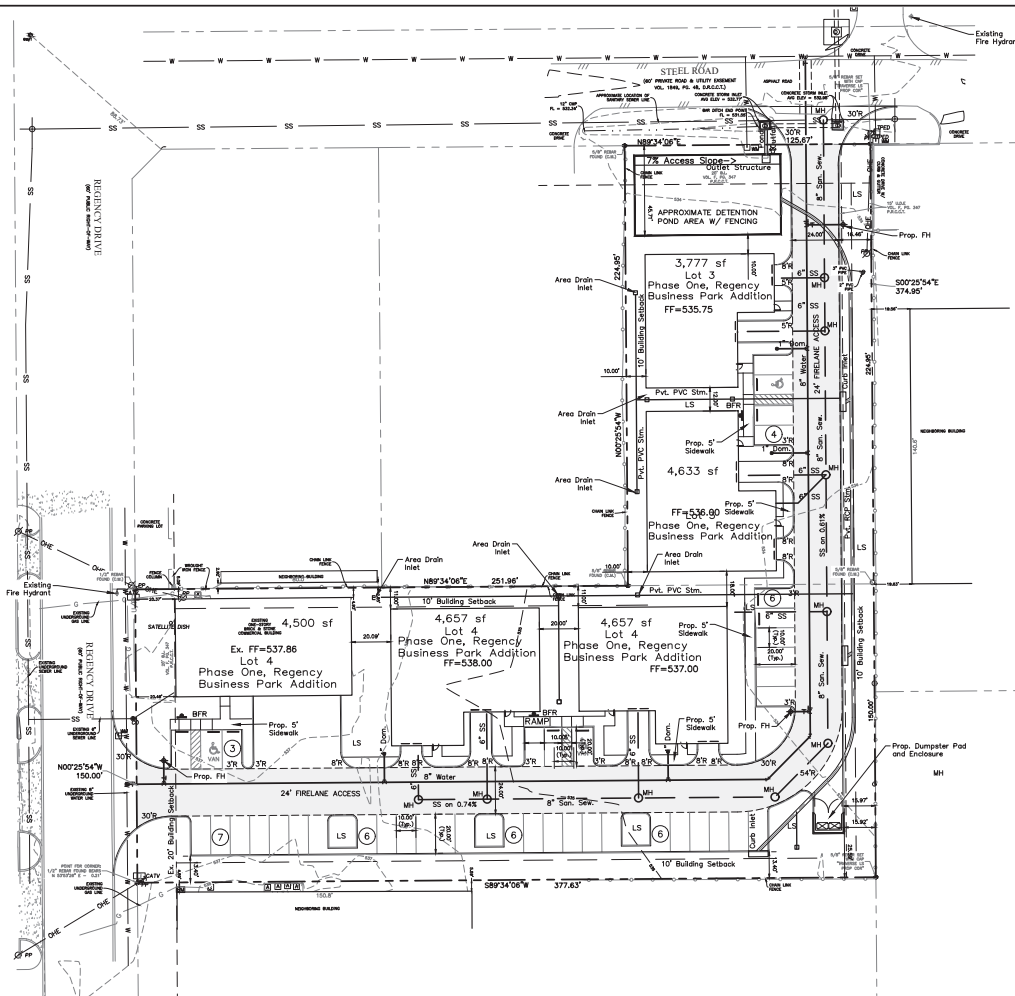
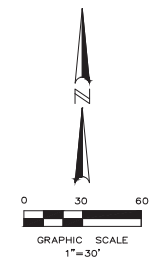




Vicinity Map
NTS



SITE DATA

Description:	Lots 3 & 4, Block B, Phase One, Regency Business Park Addition		
Existing Zoning:	U - Light Industrial		
Proposed Use:	Office/Warehouse		
Lot Area:	1,949 Acres (84,913 sf)		
Building Areas:	22,224 sf		
Lot Coverage:	25.6%		
Floor Area Ratio:	0.25 : 1		
Building Height:	1-Story (29' Max Height)		
Required Parking:	Office	1:400 (2308/400) = 6 Spcs.	
	Warehouse/Showroom	1:750 (1916/750) = 27 Spcs.	

Parking Required Total:	33 Spaces
Parking Provided Total:	41 Parking Spaces (3 Accessible Spaces)

Notes:

1. This Site Plan is to be used for Planning purposes only and is not a construction document.
2. Site Plan is provided to show general location of Improvements. Reference the Construction Documents for Paving, Grading, Storm Sewer and Utility Plans for detailed information on site construction items.
3. No Apurtenance Between the Height of 2' and 9' shall be placed in the Visibility Triangles.
4. All pavement, reinforcement and subgrade shall meet or exceed the City of Wylie Standards for the Fire Lane.

LEGEND

- Firelane
- Proposed Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Handicap Parking Sign
- LS Landscape Space

OWNER:

Aktrian Holdings, LLC
621 18th Street
Plano, Texas 75074
Contact: Anil Asher

ENGINEER:

JP Engineering
4101 Hazelwood Drive
Fort Worth, Texas 76107
Phone (214) 226-9699
Contact: David Jones, P.E.

ARCHITECT:

DB Constructors
2400 Great Southwest Parkway
Fort Worth, Texas 76106
Phone (972) 637-6244
Contact: Matthew Peterson

SURVEYOR:

Traverse Land Surveying LLC
14200 Midway Road, Ste. 130
Dallas, Texas 75224
Phone (469) 784-9321
Contact: Cole Carpenter

No.	Date	Revision

Scale: 1" = 30'
File Name: Site Plan
Date: 10/21/2025
Project No.: 24010

PLOTTED BY: MATTHEW PETERSON
 LOT DATE: 9/2 12/25 11:20 AM
 FILE PATH: C:\USERS\MATTHEWPETERSON\MY DRIVE\B 117 RE GENCY AND 625 18TH AVENUE\LANDSCAPE PLAN REV 3.1 20250919.DWG



21-Apr-25
25-Sep-25
21-Oct-25

Regency + Steel
Proposed Office Warehouse
117 Regency Dr. & _____ Steel Rd.
WYLIE, TEXAS 76051

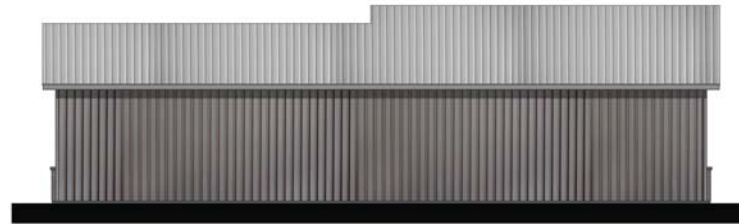


db constructors, inc.
 2400 Great Southwest Pkwy
 Fort Worth, TX 76106
 817-626-7300
 TBAArchitecture Firm BR-4042

SHEET TITLE				
LANDSCAPE DESIGN				
PROJ. NO.		SHEET NO.		
DATE		LS-0		
DRWN	DSGN			CHKD
MP	MP			MP



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION