





Vicinity Map NTS

## SITE DATA

Description: Lots 3 & 4, Block B,

Phase One, Regency Business Park Addition LI - Light Industrial Existing Zoning:

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: 1:400 (2308/400) = 6 Spcs. 1:750 (19,916/750) = 27 Spcs. Office Warehouse/Showroom

Parking Required Total: 33 Spaces

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

#### Notes:

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.

No Appurtenance 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

Handicap Parking Sign

## 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) 837-6244 Contact: Matthew Peterson

## SURVEYOR:

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

AKTRIAN HOLDINGS FLEX SPACE AKTRIAN HOLDINGS, LLC ity of Wylie, Collin County, Texas

Engineering

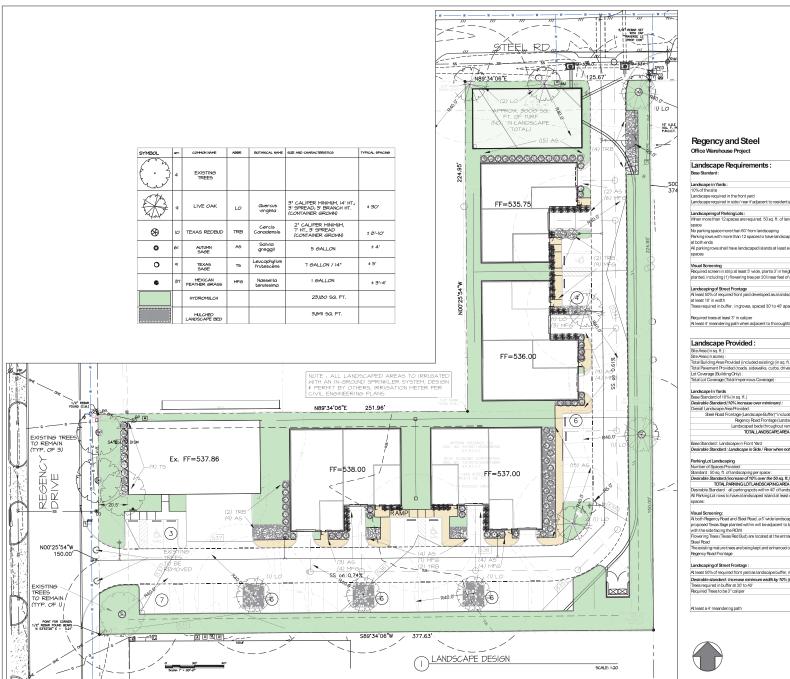
IP



SITE PLAN

File Name: Site Plan Date: 10/21/2025

Sheet SP of



# Regency and Steel

Office Warehouse Project

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

Base Standard:	Desirable Standard:
Landscape in Yards:	
10% of the site	10% increase over the minumum
Landscape required in the front yard	Landscape in side / rear yard when not required
to a decision of the decision	

Landscapeing of Parking Lots : When more than 12 spaces are required, 50 sq. ft. of landscaping pe Landscaping of 10% of more in excess of the 50 sq.ft./space No parking space more than 40' from landscaping Parking rows with more than 12 spaces to have landscaped island at both ends
All parking rows shall have landscaped islands at least every 12

Visual Screening
Required screen in strip at least 5' wide, plants 3' in height when

planted, including (1) flowering tree per 20 linear feet of area

Landscaping of Street Frontage
Al least 50% of required front yard developed as a landscape buffer, at least 10' in width
Trees required in buffer, in groves, spaced 30' to 40' apart

Use of rock walls or other landscape feature Increase minimum width of landscape buffer by 20% Provision of special benches, lighting, or other streetscape

Landocano Providad:

Lanuscape Frovided.	
Site Area (in sq. ft.):	84913
Site Area (in acres):	1.949
Total Building Area Provided (included existing) (in sq. ft.):	22283
Total Pavement Provided (roads, sidewalks, curbs, drives) (in sq. ft.)	3262
Lot Coverage (Building Only):	269
Total Lot Coverage (Total Impervious Coverage):	65%
Landscape In Yards	
Base Standard of 10% (in sq. ft.)	849
Desirable Standard (10% increase over minimum) :	9340
Overall Landscape Area Provided :	
Steel Road Frontage (Landscape Buffer)*includes S/Vpond :	5818
Regency Road Frontage (Landscape Buffer):	2625
Landscaped beds throughout remaining site :	3114
TOTALLANDSCAPE AREA PROVIDED:	11557
Base Standard : Landscape in Front Yard	Provideo
Desirable Standard : Landscape in Side / Rear when not required	Provided
ParkingLot Landscaping	
Number of Spaces Provided :	4
Standard: 50 sq. ft. of landscaping per space:	2050
Desirable Standard (increase of 10% over the 50 sq. ft.)	2255
TOTAL PARKING LOT LANDSCAPING AREA PROVIDED:	227
Desirable Standard: all parking spots within 40' of landscape area:	Provided
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TOTAL PARKING LOT LANDSCAPING AREA PROVIDED:	22
Desirable Standard: all parking spots within 40' of landscape area:	Provid
All Parking Lot rows to have a landscaped island at least every 12	
spaces:	Provid
Visual Screening:	
At both Regency Road and Steel Road, a 5' wide landscape area with	
proposed Texas Sage planted within will be adjacent to buildings	
with the side facing the ROW.	Provid
Flowering Trees (Texas Red Bud) are located at the entrance from	
Steel Road	Provid
The existing mature trees are being kept and enhanced on the	

Landscaping of Street Frontage :	
At least 50% of required front yard as landscape buffer, min 10' wide	Provided
Desirable standard: Increase minimum width by 10% (to 12' wide)	20' wide landscape buffer on Steel Road and Regency Drive
Trees required in buffer at 30' to 40'	Provided (existnig trees on Regency, proposed on Steel)
Required Trees to be 3" caliper	Provided
	Not provided. This is not present elsewhere in the surround
	properties, ILO this request, sidewalks have been provided
At least a 4' meandering path	within the development



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

db constructors, inc. 2400 Great Southwest P Fort Worth, TX 76106 817-626-7300 TBAE Architecture Firm

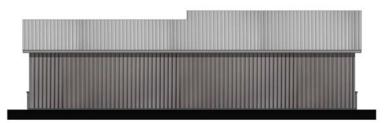


LANDSCAPE DESIGN

DRWN DSGN CHKD LS-01



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

