

SITE SUMMARY TABLE - LOT 6	
Site Address	COMMERCE STREET
County	COLLIN
Project Name	LD LUMBER
Zoning District	PD-1.1
Proposed use	WAREHOUSE/OFFICE/LUMBER YARD
Site Area:	300 Acres 130,694 S.F.
Building Area (3-BUILDINGS)	16,814 S.F.
Building Height:	Story - 20
Lot Coverage:	16,814 / 130,694 = 12.9%
Floor Area Ratio:	16,814 S.F. / 130,694 = 112.6%
Office/Showroom/Gen. Office:	1,740 S.F. / 1740 = 32 SPACES
Office/Showroom/Warehouse:	4,993 S.F. / 17750 = 6 SPACES
	= 38 SPACES
Parking:	Total Required = 36 SPACES
	Regular = 36 SPACES
	Handicap = 3 SPACES
	Total = 38 SPACES
Impervious Area:	108,872 S.F.
Impervious Area Ratio:	108,872 S.F. / 130,694 = 83.30%
Pervious Area Ratio:	21,822 S.F. / 130,694 = 16.70%

- | <u>SITE DESIGN REQUIREMENTS DESIRABLES PROVIDED:</u>    |
|---|
| 1. INDIVIDUAL BUILDINGS W/FOOTPRINTS = OR < 10,000 S.F. |
| 2. FRONT FACADE ORIENTED TO THE STREET.                 |
| 3. BUILDING WITH NO MORE THAN ONE ROW PARKING IN FRONT. |
| 4. DIRECT CONNECTION BETWEEN BUILDINGS AND STREET.      |

DEVELOPMENT SCHEDULE:

PROPOSED DEVELOPMENT 6 WEEKS AFTER APPROVAL OF BUILDING PERMIT BY CITY.

PAVING NOTE:

ALL PAVEMENT, REINFORCEMENT AND SUBGRADE SHALL MEET OR EXCEED THE CITY OF WYLIE STANDARDS.

**UTILITY NOTE:**

THE PROPOSED DEVELOPMENT TO BE SERVED WITH WATER BY AN EXISTING 8" WATER MAIN IN COMMERCE STREET AND A PROPOSED 8" WATER MAIN ALONG THE SOUTH PROPERTY LINE. THE PROPOSED DEVELOPMENT TO BE SERVED WITH SEWER BY AN EXISTING 8" SANITARY SEWER IN COMMERCE STREET.

DRAINAGE NOTE:

THE PROPOSED DEVELOPMENT TO BE SERVED BY AN REGIONAL  
DETENTION POND TO BE LOCATED ON LOT 4 OF THE SUBDIVISION

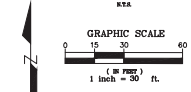
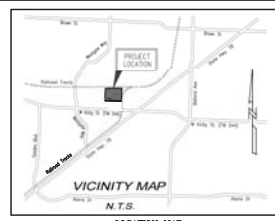
- NOTES**
1. PRELIMINARY PLAN PREPARED BY ROOME LAND SURVEYING DATED 1/27/2023.
  2. REFERENCED ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  3. ALL DIMENSIONS TO FACE OF CURB. FACE OF BUILDING OR AS OTHERWISE NOTED.
  4. ALL CURB RADIi NOT LISTED ARE 2' FACE OF CURB.
  5. REFERENCED CIVIL ENGINEERING PLANS FOR SITE DESIGN.
  6. REFERENCED LANDSCAPE PLANS FOR SITE LANDSCAPE DESIGN.
  7. THE SUBJECT PROPERTY HAS BEEN REMOVED FROM THE SPECIAL FLOOD HAZARD AREA BY LOMB 17-06-1586C DATED 1/4/2019. THE CURRENT FEMA PANEL STILL SHOWS THE EASTERLY PORTION OF THE SUBJECT PROPERTY TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA INDICATED BY THE FLOOD ZONE OF 100-YEAR FLOOD (S100) OF THE FEMA FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 02, 2000 (ZONE X1).














**OWNER**  
WYLIE EDC  
JASON GREINER  
250 S. HWY 78  
WYLIE, TX 75098  
972-442-7901 TELE  
JASON@WYLIEEDC.COM

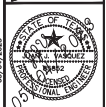
**DEVELOPER**  
MLD CUSTOM HOMES  
LANDON DAY  
P.O. BOX 428  
WYLIE, TX 75098  
214-458-0214 TELE  
LANDON@MLDHOMES.COM

**ENGINEER**  
VASQUEZ ENGINEERING, LLC  
JUAN J. VASQUEZ, P.E.  
1919 S. SHILOH ROAD  
SUITE 440, LB 44  
GARLAND, TEXAS 75042  
972-278-2948 TELE  
JVASQUEZ@VASQUEZENGINEERING.COM

SITE PLAN  
DAY LUMBER  
LOT 6, BLOCK A  
FM 544 GATEWAY ADDITION  
3.00 ACRES  
E.A. DAVIDSON SURVEY  
ABSTRACT NO. 266  
CITY OF WYLIE,  
COLLIN COUNTY, TEXAS  
MAY 4, 2023



<u>18" SD</u>	<u>LEGEND</u>	<u>PROPOSED</u>
-----	PROPERTY LINE	-----
=====	PAVEMENT	-----
	SIDEWALK	
	FIRE LANE	
	PHASE LINE	
	PARKING COUNT	
-----W-----	WATER LINE	<u>PROP W</u>
-----SS-----	SAN, SEW. LINE	<u>PROP SS</u>
=====	STORM SEWER	=====
	INLET	 C.I.
 on 	Y-INLET	
	POWER POLE	 PH
T	FIRE HYDRANT	
	WATER VALVE	
	WATER METER	
	SAN, SEW. MANHOLE	
	FENCE	-----O-----

[illegible]

**DEVELOPER:**  
**MLD CUSTOMS HOMES**

**SITE PLAN**  
DAY LUMBER  
LOT 6, BLOCK A  
FM 514 GATEWAY ADDITION

Scale:	1" = 30'
Designed by:	JUV
Drawn by:	DS
Checked by:	JUV
604-046w/SP1 SITE PLAN	
Date:	05/04/2022

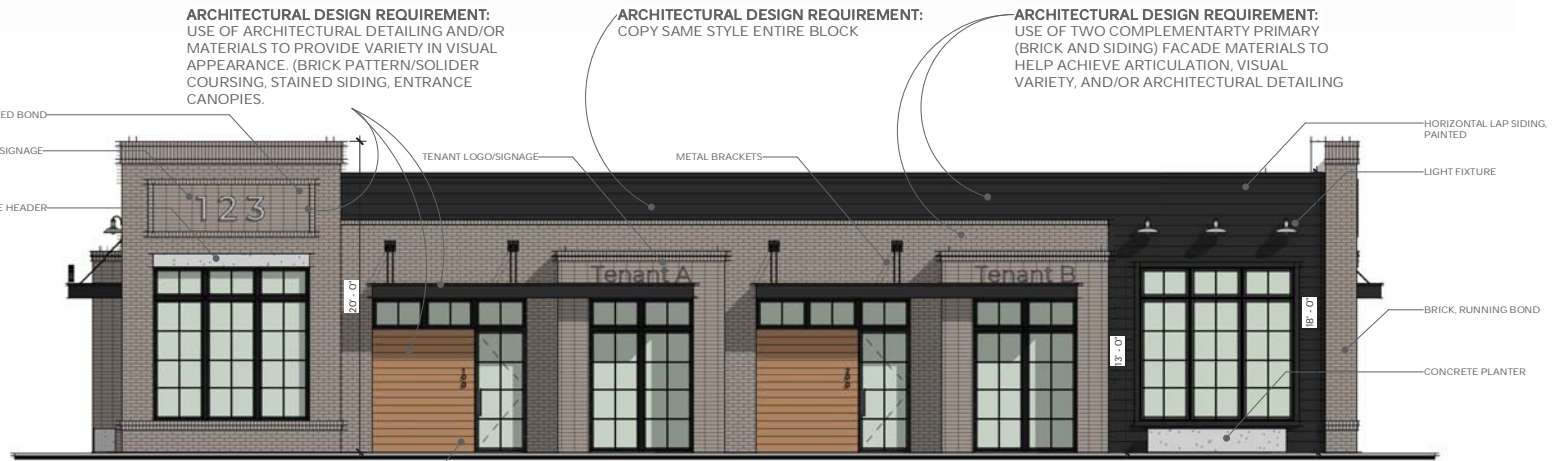
SHEET  
SP1







	GROSS WALL AREA	WINDOW & DOOR AREA	GLAZING PERCENTAGE	SIDING AREA	SIDING PERCENTAGE	MASONRY AREA	MASONRY PERCENTAGE	METAL AREA	METAL PERCENTAGE
FRONT ELEVATION	1453	430	30%	407	28%	616	42%	0	0%
RIGHT ELEVATION	1416	777	20%	185	13%	509	36%	445	31%
REAR ELEVATION	1045	159	15%	63	6%	128	12%	695	67%
LEFT ELEVATION	1596	614	39%	382	24%	369	23%	221	14%
TOTAL	5500	1480	27%	1037	19%	1622	29%	1361	25%



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MLD CONSULTING, INC.

OFFICE & WAREHOUSE BUILDING

COMMERCE STREET  
WYLLIE, TX 75098

CLIENT  
ADDRESS

PHASE  
SD I-1

ISSUED DATE  
04.17.2023

A/C SQUARE FOOTAGE  
+

SCALE  
1/8" = 1'-0"

elm  
RESIDENTIAL DESIGN

MATERIAL CALCULATIONS									
	GROSS WALL AREA	WINDOW & DOOR AREA	GLAZING PERCENTAGE	SIDING AREA	SIDING PERCENTAGE	MASONRY AREA	MASONRY PERCENTAGE	METAL AREA	METAL PERCENTAGE
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REAR ELEVATION

ARCHITECTURAL DESIGN REQUIREMENT:  
USE OF ARCHITECTURAL DETAILING AND/OR  
MATERIALS TO PROVIDE VARIETY IN VISUAL  
APPEARANCE. (BRICK PATTERN/SOLIDER  
COURSING, STAINED SIDING, ENTRANCE  
CANOPIES.

ARCHITECTURAL DESIGN REQUIREMENT:  
USE OF TWO COMPLEMENTARY PRIMARY  
(BRICK AND SIDING) FACADE MATERIALS TO  
HELP ACHIEVE ARTICULATION, VISUAL  
VARIETY, AND/OR ARCHITECTURAL DETAILING



LEFT ELEVATION

ARCHITECTURAL DESIGN REQUIREMENT:  
APPLICATION OF BASE STANDARDS TO  
FACADES NOT FACING A PUBLIC STREET

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MLD  
Architecture  
Interiors

OFFICE & WAREHOUSE BUILDING

COMMERCE STREET  
WYLLIE, TX 75098

CLIENT  
ADDRESS

PHASE  
SD 1.1

ISSUED DATE  
04.17.2023

AC SQUARE FOOTAGE  
-

SCALE  
1/8" = 1'-0"

elm  
RESIDENTIAL DESIGN