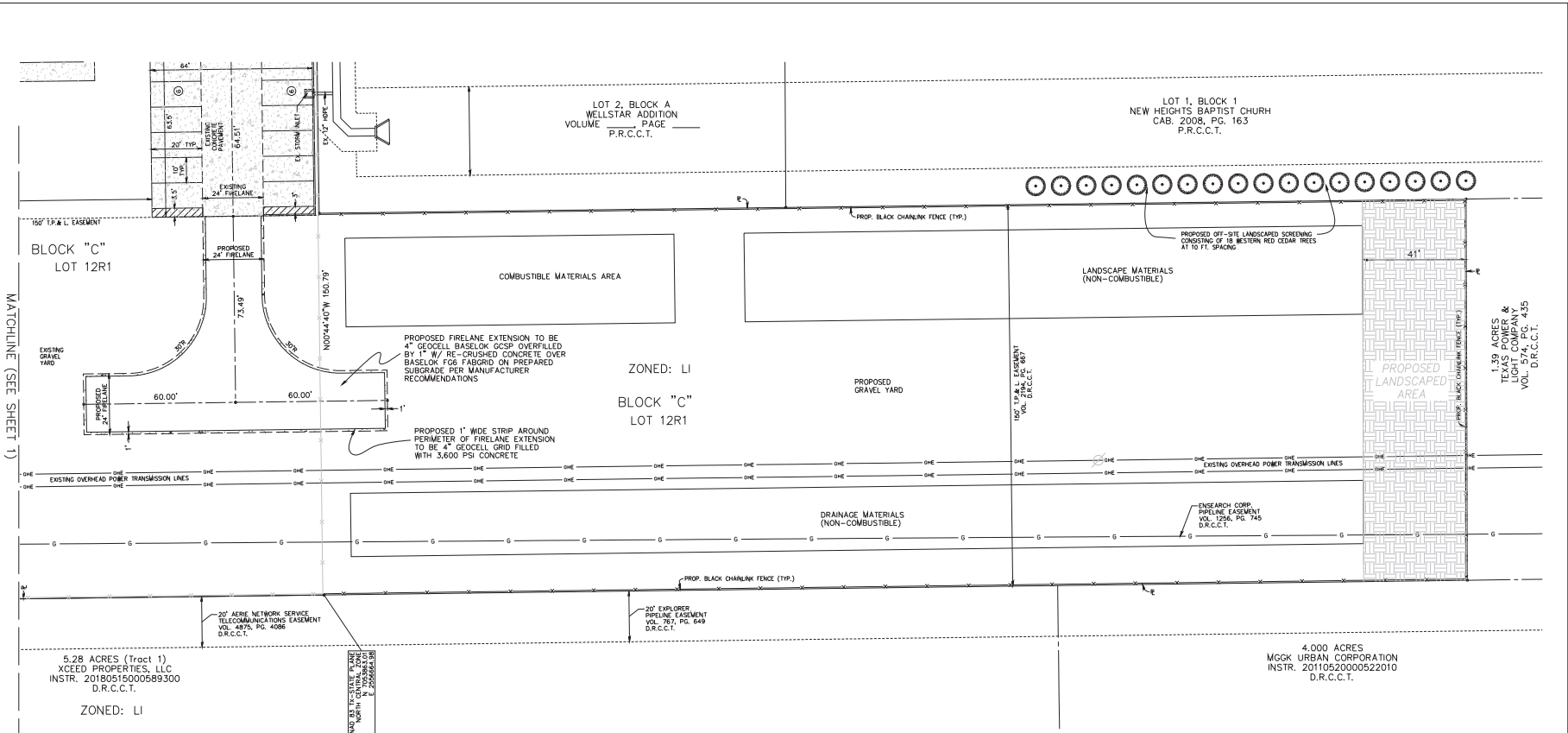




MATCHLINE (SEE SHEET 1)

BENCHMARKS
CITY OF WYLLIE, C.M.#5 (NAVD 88)
Located on the southwestern side of Wyllie High School football stadium
and near the northeast corner of Founders Plaza sports field.
N = 7053976.536, E = 2569122.001, ELEV. = 520.307
CITY OF WYLLIE, C.M.#4 (NAVD 88)
Located in the northeast corner of Quail Meadows Park south of an
alley way west of Capital Street
N = 7065787.597, E = 25609720.926, ELEV. = 562.912'
SITE B.M.#1
7' Cut in the northwesterly corner of a curb inlet located on the
north side of Capital Street near the common property line
between Lots 14 & 15
N = 7054282.86, E = 2566503.13, ELEV. = 528.06
SITE B.M.#2
7' Cut in concrete street located at the radius point of the
curb-vented curb of Capital Street directly north of the site.
N = 7054262.31, E = 2566572.56, ELEV. = 527.56'

ENGINEER'S FLOOD STATEMENT:
THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR
COLLIN COUNTY, TEXAS, NUMBER 48085C0415J,
WITH A REVISION DATE OF JULY 2, 2009 INDICATES
THAT THIS PROPERTY DOES NOT LIE WITHIN A
100-YEAR SPECIAL FLOOD HAZARD AREA.

EXISTING SITE DATA SUMMARY

EXISTING SITE DEVELOPMENT DATA
SITE AREA (GROSS) = 1,241 ACRES or 54,056 S.F.
EXISTING ZONING DISTRICT: LIGHT INDUSTRIAL (LI)
EXISTING LOT COVERAGE
ENCLOSED BUILDING = 5,828 S.F.
FRONT PORCH CANOPY = 171 S.F.
TOTAL ALL BUILDING/CANOPY COVERAGE = 5,999 S.F. (11.1%)
MAXIMUM PERMISSIBLE LOT COVERAGE (50%)
PAVING (FIRELANES) = 3,370.6 S.F.
PAVING (PARKING, ETC.) = 8,546.2 S.F.
PAVING (SIDEWALKS) = 564.6 S.F.
TOTAL ALL PAVING COVERAGE = 12,481.4 S.F. (23.1%)
TOTAL IMPERVIOUS COVERAGE = 18,400.4 S.F. (34.2%)
TOTAL LANDSCAPE COVERAGE = 6,140.4 S.F. (11.4%)
MINIMUM PERMISSIBLE LANDSCAPE COVERAGE (10%)
EXISTING BUILDING USAGE
GENERAL OFFICE: 4,310 + 171 = 4,481 S.F.
CONTRACTOR WAREHOUSE/MAINTENANCE: 1,518 S.F.
EXISTING PARKING & SETBACK DATA
PARKING SPACES - 10'x20'
TOTAL PARKING PROVIDED = 17
PARKING REQ'D = (5,999/400) = 15.0
HANDICAP SPACES INCLUDED = 1 (1 REQ'D)
(1 VAN ACCESSIBLE)
SETBACK LINES
FRONT = 25 FT
REAR = 25 FT
SIDE & REAR = 10 FT

PROPOSED SITE DATA SUMMARY

PROPOSED SITE DEVELOPMENT DATA
SITE AREA (GROSS) = 2,789 ACRES or 121,488 S.F.
EXISTING ZONING DISTRICT: LIGHT INDUSTRIAL (LI)
LOT COVERAGE PROPOSAL
ENCLOSED BUILDING = 5,828 S.F.
FRONT PORCH CANOPY = 171 S.F.
TOTAL ALL BUILDING/CANOPY COVERAGE = 5,999 S.F. (4.9%)
MAXIMUM PERMISSIBLE LOT COVERAGE (50%)
PAVING (FIRELANES) = 5,253.5 S.F. (FIRELANE PERVIOUS AREA = 4,383.1 S.F.)
PAVING (PARKING, ETC.) = 7,022.1 S.F.
PAVING (SIDEWALKS) = 564.6 S.F.
TOTAL ALL PAVING COVERAGE = 12,840.2 S.F. (10.6%)
TOTAL IMPERVIOUS COVERAGE = 18,639.2 S.F. (15.5%)
TOTAL LANDSCAPE COVERAGE = 12,270.3 S.F. (10.1%)
MINIMUM PERMISSIBLE LANDSCAPE COVERAGE (10%)
BUILDING USAGE PROPOSAL
GENERAL OFFICE: 4,310 + 171 = 4,481 S.F.
CONTRACTOR WAREHOUSE/MAINTENANCE: 1,518 S.F.
PROPOSED PARKING & SETBACK DATA
PARKING SPACES - 10'x20'
TOTAL PARKING PROVIDED = 17
PARKING REQ'D = (5,999/400) = 15.0
HANDICAP SPACES INCLUDED = 1 (1 REQ'D)
(1 VAN ACCESSIBLE)
SETBACK LINES
FRONT = 25 FT
REAR = 25 FT
SIDE & REAR = 10 FT



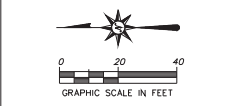
NO.	REVISIONS NUMBER	BY	DATE

CARDINAL STRATEGIES
• Engineering •
• Construction •
• Environmental •

2770 Capital Street
Wyllie, TX 75098
Phone: 469-547-1281
www.cardinalstrategies.com
Texas Firm No. F-11976
Oklahoma Firm No. 7713

PRELIMINARY

RELEASED ON 08/24/23
FOR CITY REVIEW ONLY



2770 CAPITAL STREET

LOT 12R1, BLOCK C
REGENCY BUSINESS PARK,
PHASE 3
CITY OF WYLLIE
COLLIN COUNTY, TEXAS

OWNER/APPLICANT:
CARDINAL STRATEGIES
HOLDINGS, LLC
2770 CAPITAL STREET
WYLLIE, TEXAS 75098
phone: (469) 547-1281
contact: KIM ANDERSON

SITE PLAN

JOB NO: 2770
DATE: 07/03/2023