

### EXISTING LEGEND


**VICINITY MAP**  
N.T.S.

### SITE DATA SUMMARY TABLE

<b>SITE ACREAGE:</b>	1.38 ACRES (59,969 S.F.)
<b>ZONING:</b>	NS-NEIGHBORHOOD WOOD SERVICE
<b>PROPOSED USE:</b>	GAS STATION
<b>BUILDING AREA:</b>	6,500 S.F.
<b>NUMBER OF STORIES:</b>	1
<b>BUILDING HEIGHT:</b>	26 FEET MAX
<b>BUILDING COVERAGE:</b>	10.5%
<b>FLOOR AREA RATIO:</b>	0.108
<b>IMPERVIOUS AREA:</b>	43,655 S.F. (72.8%)
<b>TERMINOUS LANDSCAPE AREA:</b>	16,314 S.F. (27.2%)
<b>REGULAR PARKING PROVIDED:</b>	23 SPACES
<b>HANDICAP PARKING REQUIRED:</b>	2 SPACES (1 VAN ACCESSIBLE)
<b>HANDICAP PARKING PROVIDED:</b>	2 SPACES (1 VAN ACCESSIBLE)
<b>TOTAL PARKING PROVIDED:</b>	25 SPACES

### SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LINE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
WATER LINE	
POWER POLE	

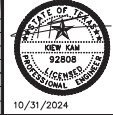
### EASEMENT/SETBACK LEGEND

FIRE LINE, ACCESS, DRAINAGE & UTILITY EASEMENT	F.A.D.U.E
WATER EASEMENT	W.E.

### PROJECT CONTACT LIST

ENGINEER	OWNER/DEVELOPER
<b>TRIANGLE ENGINEERING LLC</b> 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KIEW KAM, P.E. PHONE: 469-215-2268	<b>STEVE MUSTAFA, A.I.</b>
SURVEYOR	
<b>TRAVERSE LAND SURVEYING</b> 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-736-9321	

NO.	DATE	DESCRIPTION	BY
1	10-07-24	1st SUP. SUBMITTAL	X
2	10-16-24	2nd SUP. SUBMITTAL	X
3	10-31-24	3rd SUP. SUBMITTAL	X



### SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

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Know what's below.  
Call before you dig.

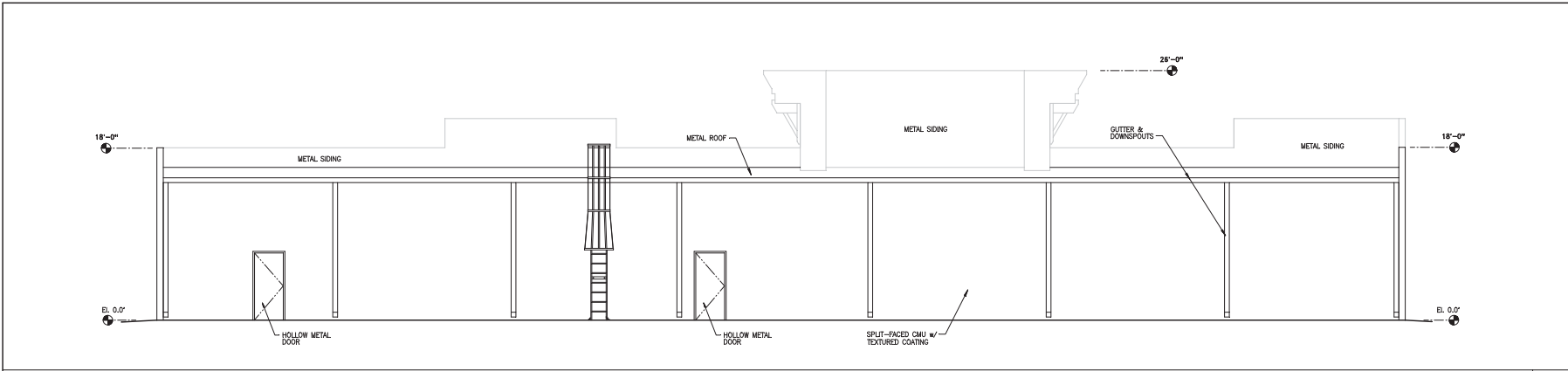
### SITE PLAN

**GAS STATION**  
1501 S BALLARD AVE  
CITY OF WYLIE  
COLLIN COUNTY, TEXAS 75013  
TWIN LAKES SUBDIVISION

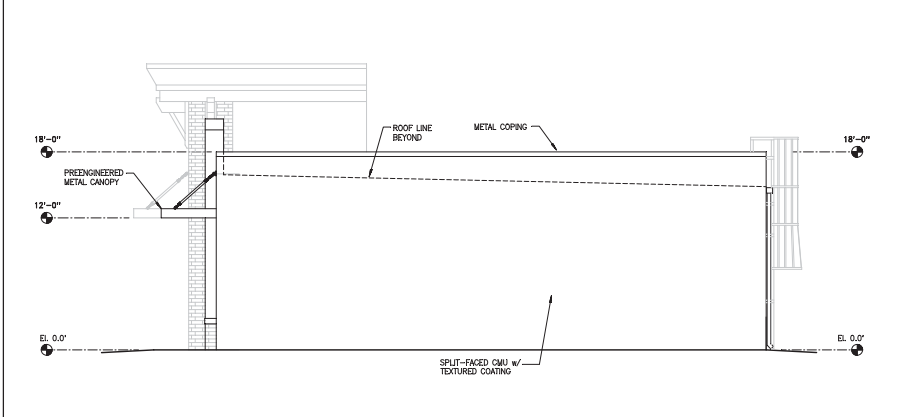
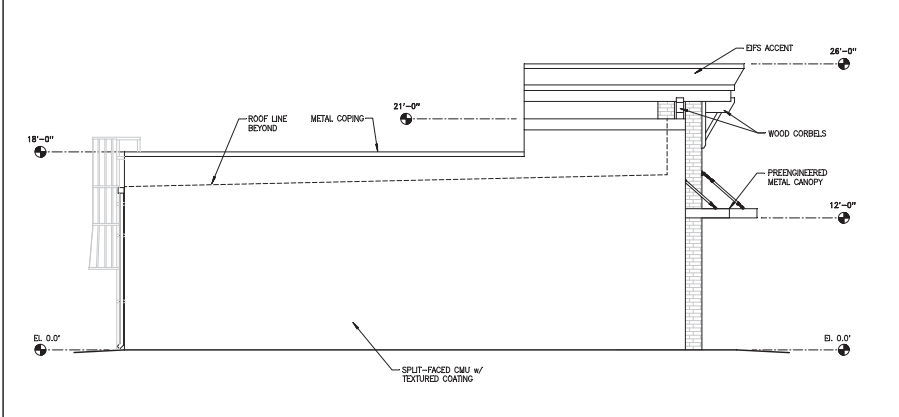
**TRIANGLE ENGINEERING LLC**  
 T: 469-331-8556 | F: 469-215-7443 | E: info@triangle-eng.com  
 W: triangle-eng.com | O: 1782 W. McDermott Drive, Allen, TX 75013

PLN.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	X	10-31-24	SCALE BAR	128-24	C-3.0

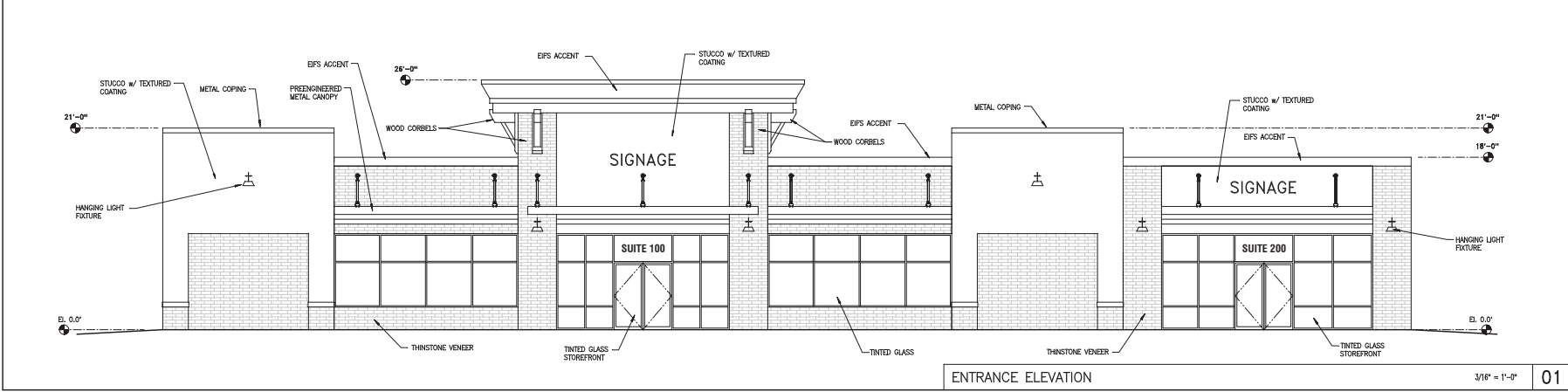
10/31/2024 TX. P.E. FIRM #11525



REAR ELEVATION 3/16" = 1'-0" 03



SIDE ELEVATION 3/16" = 1'-0" 05 SIDE ELEVATION 3/16" = 1'-0" 02



ENTRANCE ELEVATION 3/16" = 1'-0" 01

NO.	DATE	ISSUE
	09/06/24	REVIEW
	09/10/24	REVIEW

SEC ALANIS ST. &  
 BALLARD AVE.  
 WYLIE, TX

PROPOSED ELEVATIONS