

FIRE LANE MAINTENANCE NOTE:

1. DESIGNATED FIRE LANE SHALL BE SURFACED WITH MIN. 4500 PSI, SEVEN SACK, #4 @ 18" OCEW 6" CONCRETE WITH 7" LIME TREATED SUBGRADE TO SUPPORT 85,000 LB FIRE DEPARTMENT VEHICLE AND SHALL REMAIN STRUCTURALLY UNAFFECTED BY BAD WEATHER.
2. APPROVED STRIPING SHALL BE PROVIDED AND MAINTAINED FOR THE FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND TO PROHIBIT THEIR OBSTRUCTION.
3. 6-INCH WIDE RED STRIPING SHALL BE ALONG THE PERIMETER AND CONTAIN THE WORDS "FIRE LANE NO PARKING - TOW AWAY ZONE" IN 4-INCH HIGH WHITE LETTERS, AT 25 FOOT INTERVALS.
4. IT SHALL BE RESPONSIBILITY OF THE OPERATOR/OWNER OF PREMISES HAVING A FIRE LANE TO MAINTAIN IT IN GOOD CONDITION, FREE OF OBSTRUCTION.

SCHEDULE:

1. SITE PLAN SUBMITTAL: 09/18/2024
2. CIVIL CONSTRUCTION DRAWINGS SUBMITTAL: 10/01/2024
3. CONSTRUCTION START: 12/01/2024
4. CONSTRUCTION END: 03/31/2024

NOTE:
EXISTING SANITARY SEWER SERVICE LINE WILL BE USED. NO NEW SANITARY SEWER SERVICE LINE WILL BE REQUIRED.

EXISTING WATER SERVICE LINE AND METER WILL BE REMOVED FROM PROPOSED DRIVEWAY AND NEW 1.5" SERVICE LINE WITH 1.0" METER WILL BE INSTALLED.

SITE DATA SUMMARY TABLE

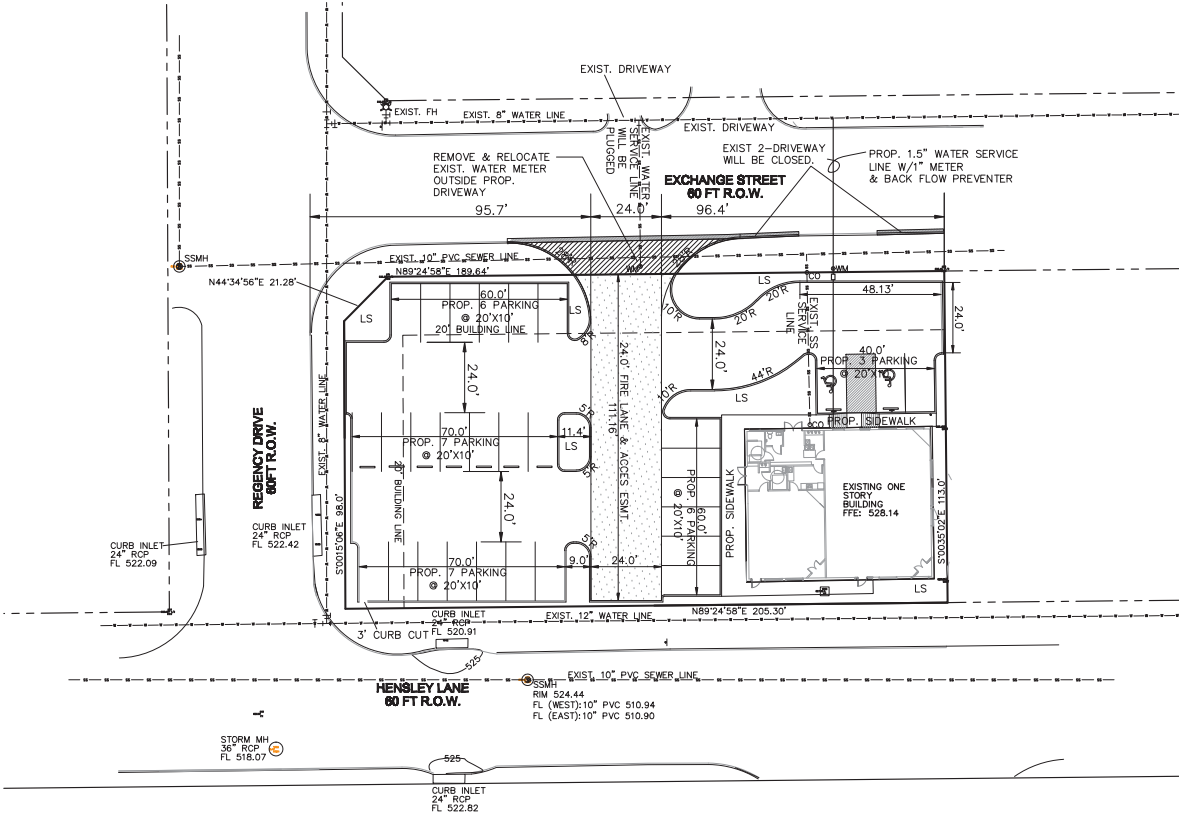
ITEM	
ZONING (from zoning map)	LIGHT INDUSTRIAL (LI)/BUP
LAND USE (from zoning ordinance)	PARKING LOT
LOT AREA (square feet & acres)	23,049 SF ± (0.5291 AC±)
EXIST. BUILDING FOOT PRINT AREAS	3,324.80 S.F.
PARKING	
TOTAL PARKING SPACES REQUIRED : 1 PARKING SPACE FOR 200 SF	
TOTAL PARKING SPACES REQUIRED (3325/200)	17 SPACES
PROVIDED PARKING (# spaces)	28 SPACES
ACCESSIBLE PARKING REQUIRED (# spaces)	2 SPACES
ACCESSIBLE PARKING PROVIDED (# spaces)	2 SPACES



VICINITY MAP
N.T.S.

LEGEND

- GT49570
CLVT
WVE
FH
SSMH
W
SS
STM
500
- EXIST. GUTTER ELEVATION
EXIST. CABLE VAULT
EXIST. WATER VALVE
EXIST. FIRE HYDRANT
EXIST. SANITARY SEWER MANHOLE
EXIST. TREE
EXIST. FENCE
EXIST. WATER LINE
EXIST. SANITARY SEWER LINE
EXIST. STORM SEWER LINE
EXIST. CONTOUR

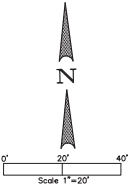


TYPICAL PAVING SECTION

PAVEMENT IN ROW
8" - 4500 PSI Seven Sack Concrete
Pavement with #4 Bars at 18" O.C.E.W.
Minimum 7" Lime Stabilization
On Compacted Subgrade

FIRE LANE & GARBAGE TRUCK ROUTE
8" - 4500 PSI Seven Sack Concrete
Pavement with #4 Bars at 18" O.C.E.W.
Minimum 7" Lime Stabilization
On Compacted Subgrade

PARKING AREA PAVEMENT:
5" - 4000 PSI Concrete Pavement
with #4 Bars at 18" O.C.E.W.
Minimum 7" Lime Stabilization
On Compacted Subgrade



NOTE:
THE PURPOSE OF THIS SITE PLAN IS TO CONSTRUCT A PARKING LOT FOR AN EXISTING BUILDING

OWNER
Wylie Peace Center
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CIVIL ENGINEER
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SURVEYOR
GEONAV, LLC
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LANDSCAPE ARCHITECT
Landscape Design Group
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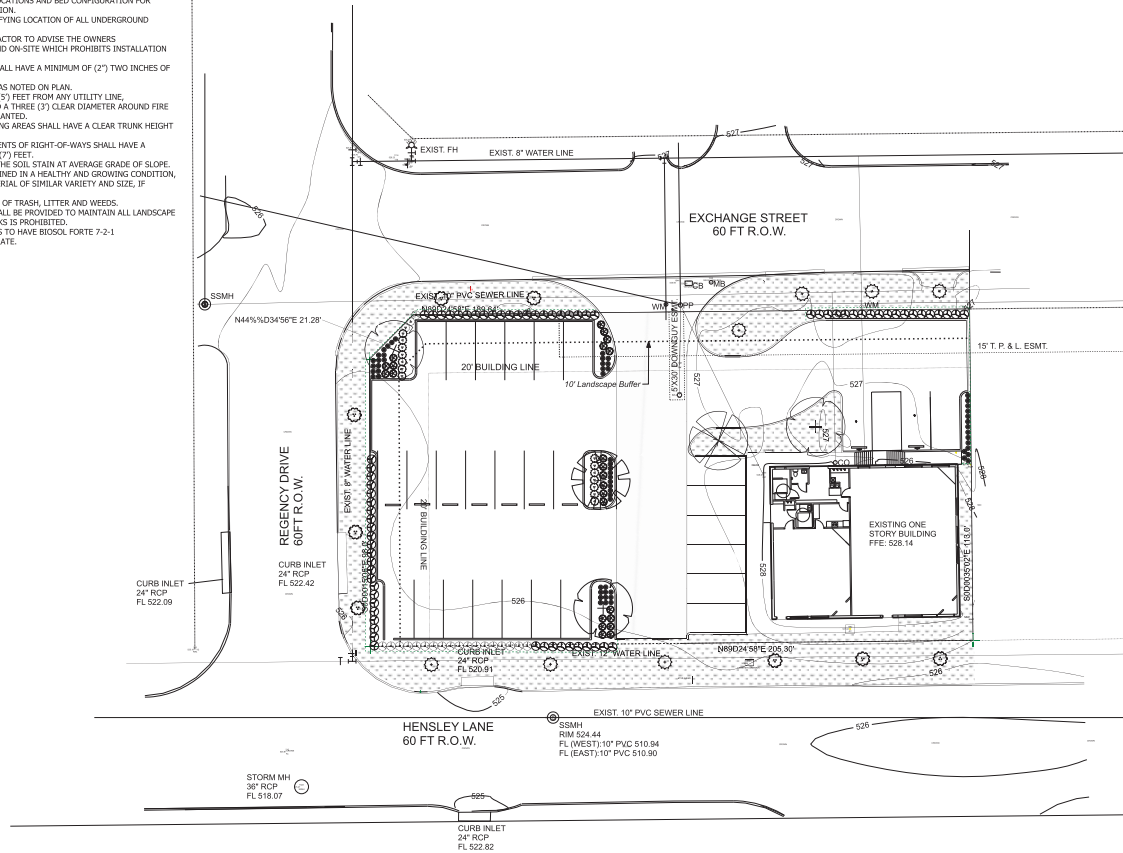


Md. Naim Uddin Khan 9-16-2024
ENGINEER NO. 87776, THESE PLANS WERE
PREPARED UNDER THE RESPONSIBLE SUPERVISION
OF MD. NAIM UDDIN KHAN REGISTERED
PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MD. NAIM UDDIN KHAN P.E.
#87776

	Date : 9/16/2024
SITE PLAN	Design : ND
WYLIE PEACE CENTER REGENCY BUSINESS PARK ADDITION PHASE 2 BLOCK E, LOT 1R WILLIAM SACHSE SURVEY ABSTRACT NO. 835 WYLIE, COLLIN COUNTY, TEXAS 75098 AREA: 23,049 SF/0.5291ACRES	Draft : ND
ND & Associates, LLC 603 Cherry Tree Lane Wylie, Texas 75098 Contact: Naim Khan, P.E., CFM PH: (214) 633 7181 EMAIL: naim1207@yahoo.com FIRM # F - 13340	Checked : ND
	PROJECT NO : 892-WYL-2024
	SCALE: 1" = 20'
	C-3

Landscape Notes:

1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
5. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
6. TREES SHALL BE PLANTED AT LEAST FIVE (5') FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3') CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
7. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
8. TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
9. TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
10. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
12. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
13. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
14. ALL HYDROSEEDING AND PLANTING BEDS TO HAVE BIOSOL FORTE 7-2-1 FERTILIZER APPLIED AT MANUFACTURERS RATE.



Landscape

Quantity	Symbol	Description
Annals-Perennials		
25	●	Salvia greggii / Sage, Autumn 3 gallon
Ground Cover-Vines		
8283	●	Cynodon dactylon / Bermudagrass Sq. Ft.
59	●	Nassella tenuissima / Mexican feathergrass 1 gallon
Shrubs Under 4 Feet		
16	⊙	Abelia 'Shenwood' / Shenwood Abelia 24" Ht. Min.
92	⊙	Ilex cornuta 'Burfordi Nana' / Holly, Dwarf Burford 24" Ht. Min.
7	⊙	Leucophyllum frutescens 'Silverado' / Texas Sage 'Silverado' 15 Gallon
8	⊙	Myrica cerifera / Southern Waxmyrtle 15 Gallon

Trees		
1	⊙	Quercus macrocarpa / Oak, Bur or Mossycup 3 in cal min
4	⊙	Quercus virginiana / Oak, Southern Live 3 in cal min
3	⊙	Ulmus crassifolia / Elm, Cedar 3 in cal min

LANDSCAPE AREA

Total Lot Size - 23,049 Sq. Ft.

Landscape Area Required	10.00%	2,305 Sq. Ft.
Landscape Area Provided	13%	3,102 Sq. Ft.

LANDSCAPE OF STREET FRONTS

		1 Tree for each 40 ft. of Required Street Frontage
Frontage Length	514.25 Lin. Ft.	
Landscape Buffer Trees Required	13 Trees	
Landscape Buffer Trees Provided	14 Shrubs	

PARKING LANDSCAPE AREA

50 Sq. Ft. per Parking Space

Total Parking Spaces	29
Parking Landscape Area Required	1450 Sq. Ft.
Parking Landscape Area Provided	1495 Sq. Ft.

DAVID L. GARRISON
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LANDSCAPE PLAN

WOODBRIDGE MASJID
2814 Exchange St.
Wylie TX 75098

REVISIONS:
None

DATE:
3-10-2024

JOB NUMBER:
240310

DRAWN BY:
David G

CHECKED BY:
N/A

SCALE:
1" = 20'

SHEET:
1 of 1

