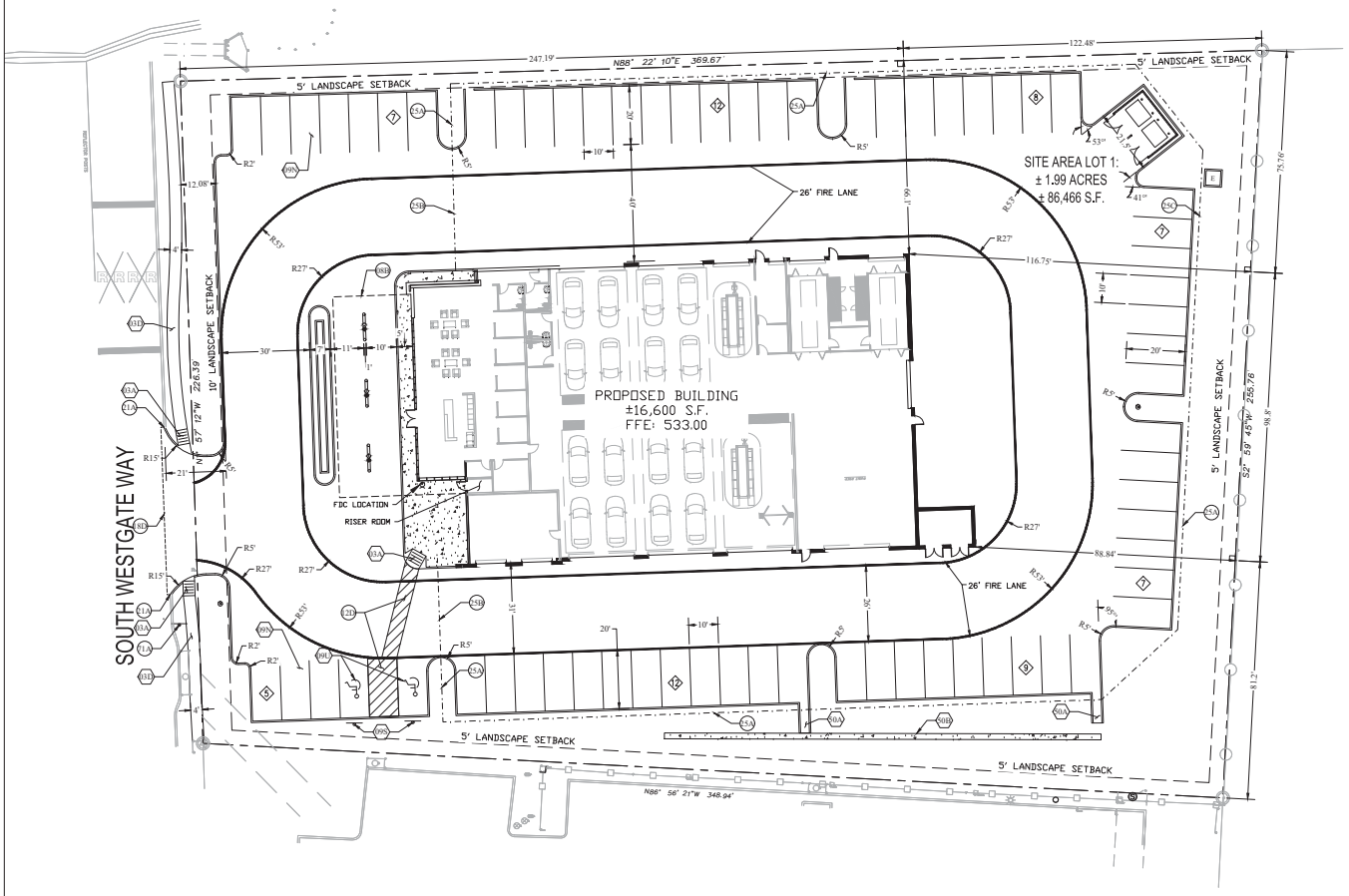


0 20' 30' 40'
SCALE IN FEET
1" = 20'

EXISTING LEGEND

- BOLLARD
- ELECTRIC HANDHOLE
- ELECTRIC MANHOLE
- GAS MARKER
- GUY WIRE
- IRON ROD
- IRRIGATION CONTROL VALVE
- LIGHT STANDARD
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN (AS LABELED)
- STORM MANHOLE
- TREE
- WATER MANHOLE
- WATER METER
- WATER VALVE

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08C & 08E OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 09N.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

F. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

SITE NOTES

02B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS).
08B OVERHEAD CANOPY - (TYP.-PER ARCH. PLANS).
12D 4 INCH WIDE PAINTED BLUE STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
18D MATCH EXISTING PAVEMENT ELEVATIONS.
21A TAPER CURB TO MATCH EXISTING CURB.
25A 8' WOODEN BOARD ON BOARD SCREENING FENCE(2' FROM BACK OF CURB FOR OVERHANG)
25B 8' WOODEN BOARD ON BOARD SLIDING GATE
25C 8' WOODEN BOARD ON BOARD MANGATE
71A RELOCATED SPEED LIMIT SIGN (PER CITY OF WYLIE STANDARDS)

SITE DETAILS

03A WHEELCHAIR RAMP IN SIDEWALK (PER TXDOT)
03D CONCRETE SIDEWALK (PER CITY OF WYLIE)
09N 90 DEGREE PARKING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
50A CONCRETE FLUME
50B CONCRETE TRICKLE CHANNEL

ODYSSEY SERVICES GROUP, LLC.
9540 GARLAND RD.
SUITE 383-188
DALLAS, TX 75218
FIRM NO. 21107

REVISION TABLE

PROFESSIONAL SEAL

Narciso Lira III
93822
REGISTERED
PROFESSIONAL ENGINEER
10/23/23

PROFESSIONAL ENGINEER
NARCISO LIRA
PROJECT MANAGER
CODY MOORE
PROJECT DESIGNER
CODY MOORE
PROJECT NUMBER
23001
PROJECT NAME

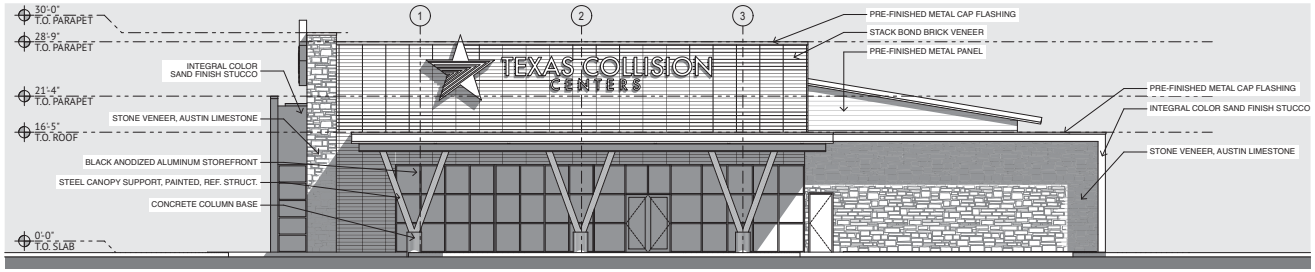
TEXAS COLLISION CENTER
SOUTH WESTGATE WAY
WYLIE, TX

SHEET TITLE

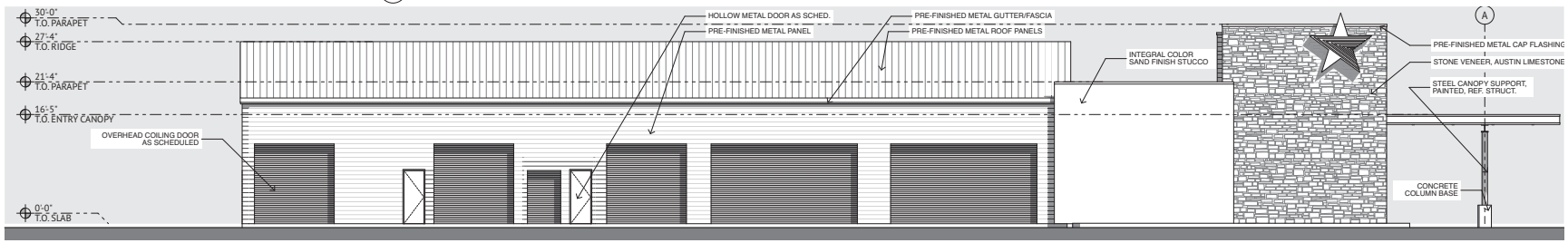
SITE PLAN

SHEET NUMBER

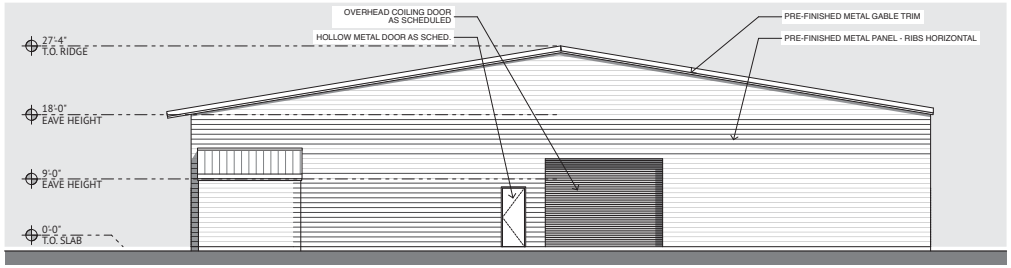
C2.0



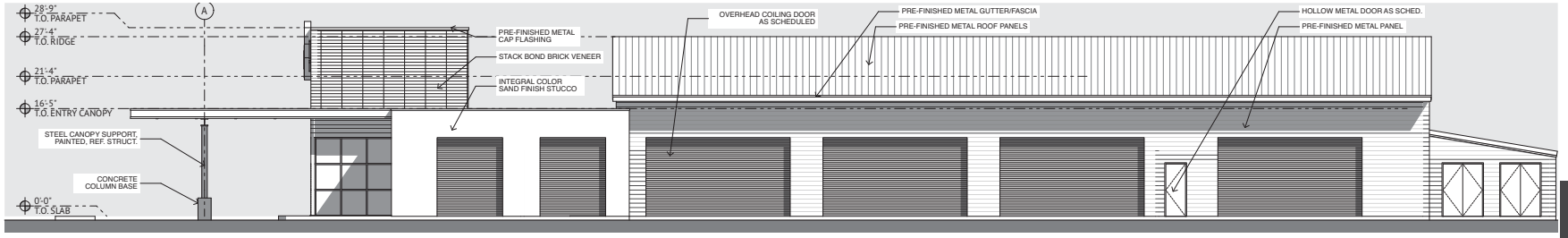
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WALL SECTION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS (1)

shelton
ARCHITECTURE

ISSUE DATE: 6.2.23

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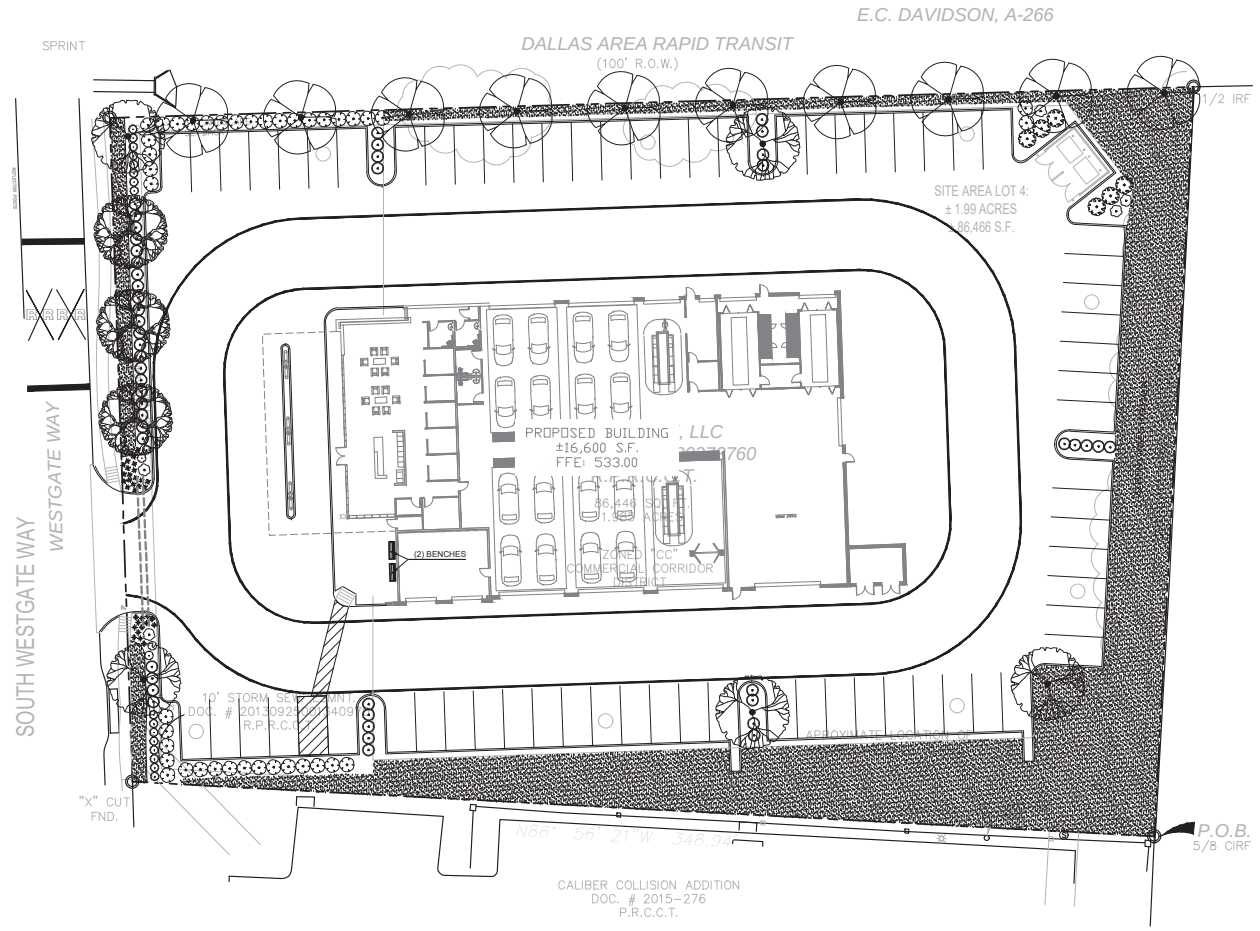
odyssey
SERVICES GROUP

TEXAS COLLISION CENTERS
WESTGATE WAY
WYLIE, TX

A4.1

/Users/lbshelton/Documents/Projects/Texas Collision Centers - Prototype/TCC-PROTOTYPE.pln



GRAPHIC SCALE

20 0 10 20 30

(IN FEET)

1 inch = 20 ft.

CITY REQUIREMENTS:

		REQ.	PROV.
LANDSCAPING IN REQUIRED YARDS	AT LEAST 20 % OF SITE SHALL BE LANDSCAPED IN NS, CR, CC, & BG DISTRICTS; 86,446 SF X 20% = 17,290 SF	17,290 SF	18,045SF
	LANDSCAPING IS REQUIRED IN THE FRONT YARD.		PROV
	LANDSCAPING IS REQUIRED IN SIDE AND REAR YARDS ADJACENT TO, OR ACROSS THE STREET FROM RESIDENTIAL.		N/A
DESIRABLE	(EACH DEVELOPMENT MUST SELECT 4)		
	1. LANDSCAPING THAT EXCEEDS THE MINIMUM BY 10%.		N/A
	2. LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.		PROV
	3. LANDSCAPING 10% OR MORE IN EXCESS OF 50 SQ.FT./SPACE.		PROV
	4. PARKING LOTS WITH NO SPACE FURTHER THAN 40 FEET FROM A LANDSCAPED AREA.		PROV
	5. LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE.		N/A
	6. USE OF ROCK WALLS OR OTHER NATURAL LANDSCAPE FEATURES.		N/A
	7. INCREASE IN MINIMUM WIDTH OF LANDSCAPE BUFFER BY 20%.		N/A
	8. PROVISION OF SPECIAL BENCHES, PEDESTRIAN LIGHTING OTHER STREETSCAPE ELEMENTS.		PROV
LANDSCAPING OF PARKING LOTS	SITE PLANS REQUIRING MORE THAN 12 SPACES REQUIRED TO HAVE 50 SQ.FT. OF LANDSCAPING PER SPACE. 67 SPACES X 50 SF = 3,350 SF	3,350 SF	4,470 SF
	NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE.		PROV
	PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END.		PROV
	ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES.		PROV
VISUAL SCREENING	REQUIRED SCREENING IN STRIP AT LEAST 5' WIDE, PLANTS 3' IN HEIGHT WHEN PLANTED. INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA.		PROV
LANDSCAPING OF STREET FRONTAGES	1. AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPED BUFFER, AT LEAST 10' IN WIDTH. (1855 SF X 50% = 928 SF)	928 SF 50%	1,035 SF 55%
	2. TREES REQUIRED IN BUFFER, IN GROVES OR BELTS ON A 30 – 40' SPACING. 226 LF - 40 LF DRIVE / 40 SPACING = 5 TREES		5 TREES
	3. REQUIRED TREES AT LEAST 3" IN CALIPER.		PROV
	4. AT LEAST 4' MEANDERING CONCRETE WALKWAY ON PERIMETER WHEN ADJACENT TO THOROUGHFARE.		PROV

PLANT SCHEDULE SITE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	10	Mexican Sycamore / Platanus mexicana	B & B	3"Cal	10-12' ht
	3	Southern Live Oak / Quercus virginiana	B & B	3"Cal	10-12' ht
	5	Allee Lacebark Elm / Ulmus parvifolia `Allee`	B & B	3"Cal	10-12' ht
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	MIN. HT	
	5	Red Yucca / Hesperaloe parviflora	5 gal		
	40	Burford Holly - screen / Ilex cornuta 'Burfordii'	5 gal		
	6	Green Cloud Texas Ranger - screen / Leucophyllum frutescens 'Green Cloud' TM	5 gal		
	47	Dwarf Wax Myrtle - screen / Myrica cerifera 'Pumila'	5 gal		
	32	Mexican Feather Grass / Nassella tenuissima	5 gal		
	16	Autumn Sage / Salvia greggii	5 gal		
	4	Bomald Spiraea / Spiraea x bumalda	5 gal		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	13,538 sf	Tif 419 Bermuda Grass / Cynodon dactylon `Tif 419`	sod		

GENERAL LANDSCAPE NOTES:

1. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
2. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
3. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
4. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED. LARGE CANOPY STREET TREES AND THOSE TREES LOCATED NEAR GROUND SIGNAGE SHALL BE LIMBED UP TO A HEIGHT OF 8' ABOVE GRADE TO ENSURE SAFE SIGHT LINES ARE ACHIEVED FOR VEHICULAR NAVIGATION TO AND FROM THE SITE.
5. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
6. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
7. THE LANDSCAPE ARCHITECT MUST APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL BEFORE INSTALLATION.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL PLANTING AREAS AND UNPAVED AREAS ON SITE NOT SPECIFIED FOR BED AREAS, MUST BE COMPLETELY SODDED, SEEDED, OR HYDROSEEDED. ANY PERMEABLE AREAS (ON SITE, OFF SITE, OR IN RIGHT-OF-WAY, DAMAGED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND SODDED, SEEDED OR HYDROSEEDED. ALL SLOPES THAT EXCEED 3:1 SHALL BE TREATED WITH SOD UNLESS SPECIFIED OTHERWISE ON PLAN.
10. ALL BEDS AREAS SHALL BE PREPARED FOR PLANTING BY REMOVING GRASS AND WEEDS FROM THE AREA, ROTO TILLING TO A MINIMUM DEPTH OF 6", AND MIXING BED AMENDMENT INTO THE PREPARED BED AREA TO A DEPTH OF 4". AMOUNT AND TYPE OF AMENDMENT TO BE LOCALLY SOURCED BED MIX AND/OR COMPOST FREE OF DEBRI, ROOTS, AND SEED.
11. ALL BED AREAS SHALL RECEIVE A MINIMUM 2" SHREDDED HARDWOOD MULCH OVER WEED BARRIER FABRIC UNLESS SPECIFIED ON PLAN DIFFERENTLY. BED AREAS ADJACENT TO TURF GRASS LAWN AREAS SHALL BE SEPARATED FROM THE LAWN WITH LANDSCAPE EDGING.
12. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
13. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
14. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
15. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
16. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUMS QUALITY REQUIREMENTS FOR PLANT MATERIAL.
17. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
18. IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
19. THE TOP EDGE OF ALL LANDSCAPE EDGING SHALL BE A MINIMUM OF 5" BELOW FINISHED FLOOR ELEVATION.
20. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SITE IRRIGATION SYSTEM AFTER DESIGN IS SUBMITTED FOR APPROVAL.

SHEET
L1.0
LANDSCAPE PLAN

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10-19-23

TCC WESTGATE WAY

WYLIE, TX

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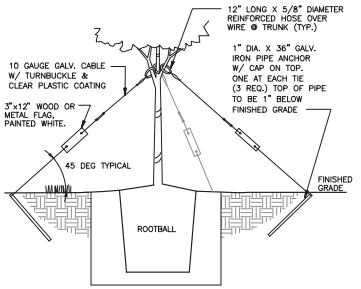
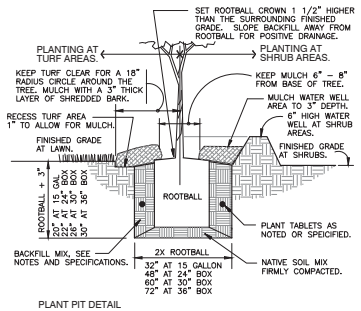


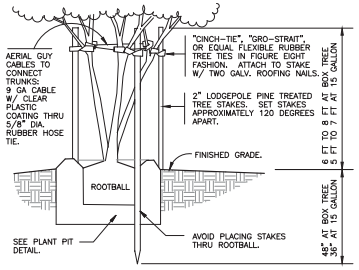
STAKING DETAIL



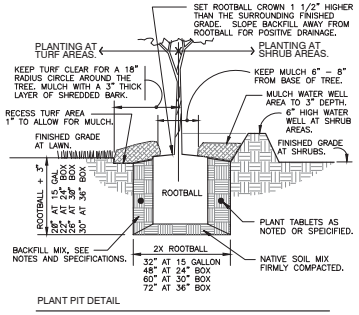
PLANT PIT DETAIL

1 TREE GUY WIRE PLANTING

1" = 1'-0" FX-PL-FX-TREE-17



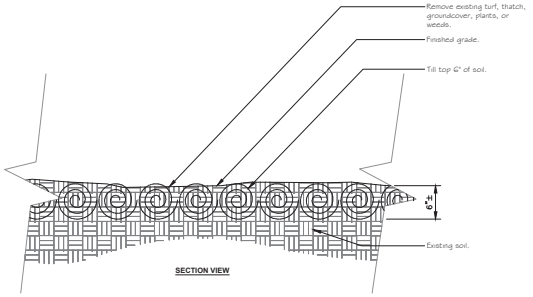
STAKING DETAIL



PLANT PIT DETAIL

2 TREE PLANTING MULTI-STAKE

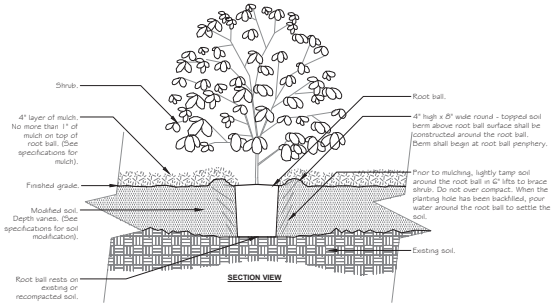
1" = 1'-0" FX-PL-FX-TREE-15



Notes:
1 - See planting soil specifications for additional requirements.

3 EXISTING SOIL - MINOR MODIFICATION

3/4" = 1'-0" FX-PL-FX-SOIL-13



Notes:
1 - Shrubs shall be of quality prescribed in the root observations detail and specifications.

2 - See specifications for further requirements related to this detail.

4 SHRUB - MODIFIED SOIL

3/4" = 1'-0" FX-PL-FX-SHRB-03

SHEET
L2.0
LANDSCAPE DETAILS

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10-19-23

TCC WESTGATE WAY

WYLIE, TX

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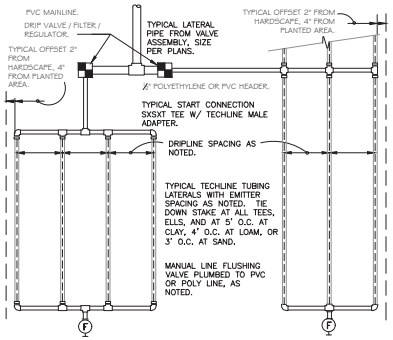
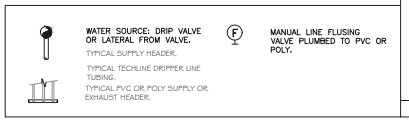
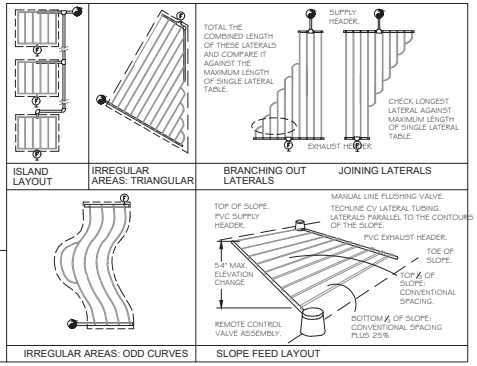
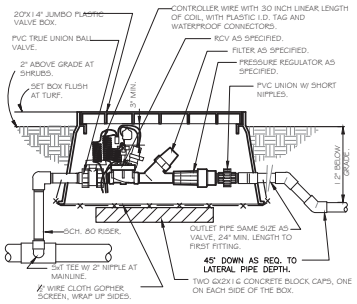


TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)												
DRIPPER SPACING			12"				18"				24"	
DRIPPER FLOW RATE (GPH)			0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
	INLET PRESSURE (PSI)	15	127	109	86	65	177	151	120	91	152	116
		25	427	325	256	194	604	459	361	274	458	348
		35	539	409	322	244	763	579	456	346	580	440
		45	618	469	369	280	877	664	523	397	666	506

TECHLINE CV FLOW PER 100 FEET								
DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77







1 TYPICAL NETAFIM TECHLINE CV REQUIREMENTS

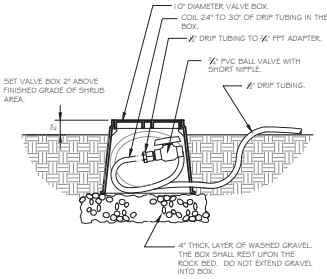
3" = 1'-8"

FX-IR-NETA-DRIP-13

2 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0"

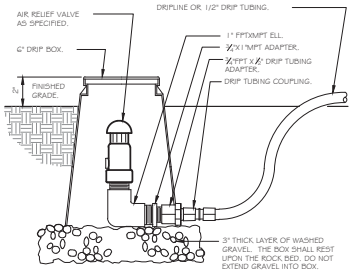
FX-IR-FX-DRIP-12



3 DRIP FLUSH VALVE

1 1/2" = 1'-0"

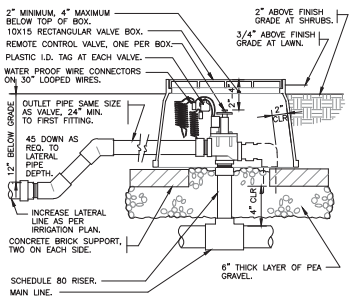
FX-IR-FX-DRIP-03



4 DRIP AIR RELIEF VALVE IN BOX

3" = 1'-0"

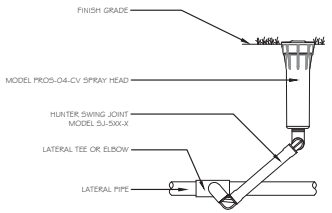
FX-IR-FX-DRIP-08



5 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0"

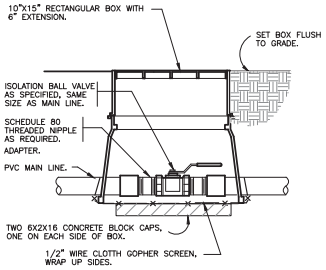
FX-IR-FX-RCV-04



6 PROS-04-CV SPRAY HEAD WITH SJ-5XX-X

3" = 1'-0"

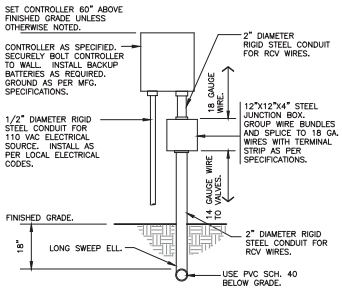
FX-IR-HUNT-SPRA-23



7 BRASS BALL ISOLATION VALVE

1 1/2" = 1'-0"

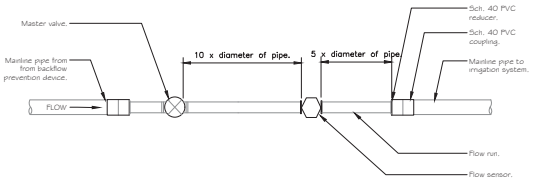
32540G.33-02



8 WALL MOUNT CONTROLLER

1" = 1'-0"

FX-IR-FX-CONT-08



Notes:
1- Flow sensor shall be of make and model as recommended by the controller manufacturer.

2- Flow sensor wire shall be per manufacturer's specifications.

3- Master valve wire shall be direct burial 14 AWG wire (or larger). Color: black.

4- All wire runs shall be continuous without any splices.

5- See master valve detail and flow sensor detail for further information.

6- Flow run pipe shall be reduced down one (1) pipe size as indicated.
Example
3" mainline = 2-1/2" flow run
2-1/2" mainline = 2" flow run
2" mainline = 1-1/2" flow run

I-X MASTER VALVE AND FLOW SENSOR LAYOUT

1 1/2" = 1'-0"

FX-IR-FX-MAST-57

SHEET L2.0 IRRIGATION DETAILS

ISSUE / REVISION RECORD

XX-XX-XX	.

10-19-23

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