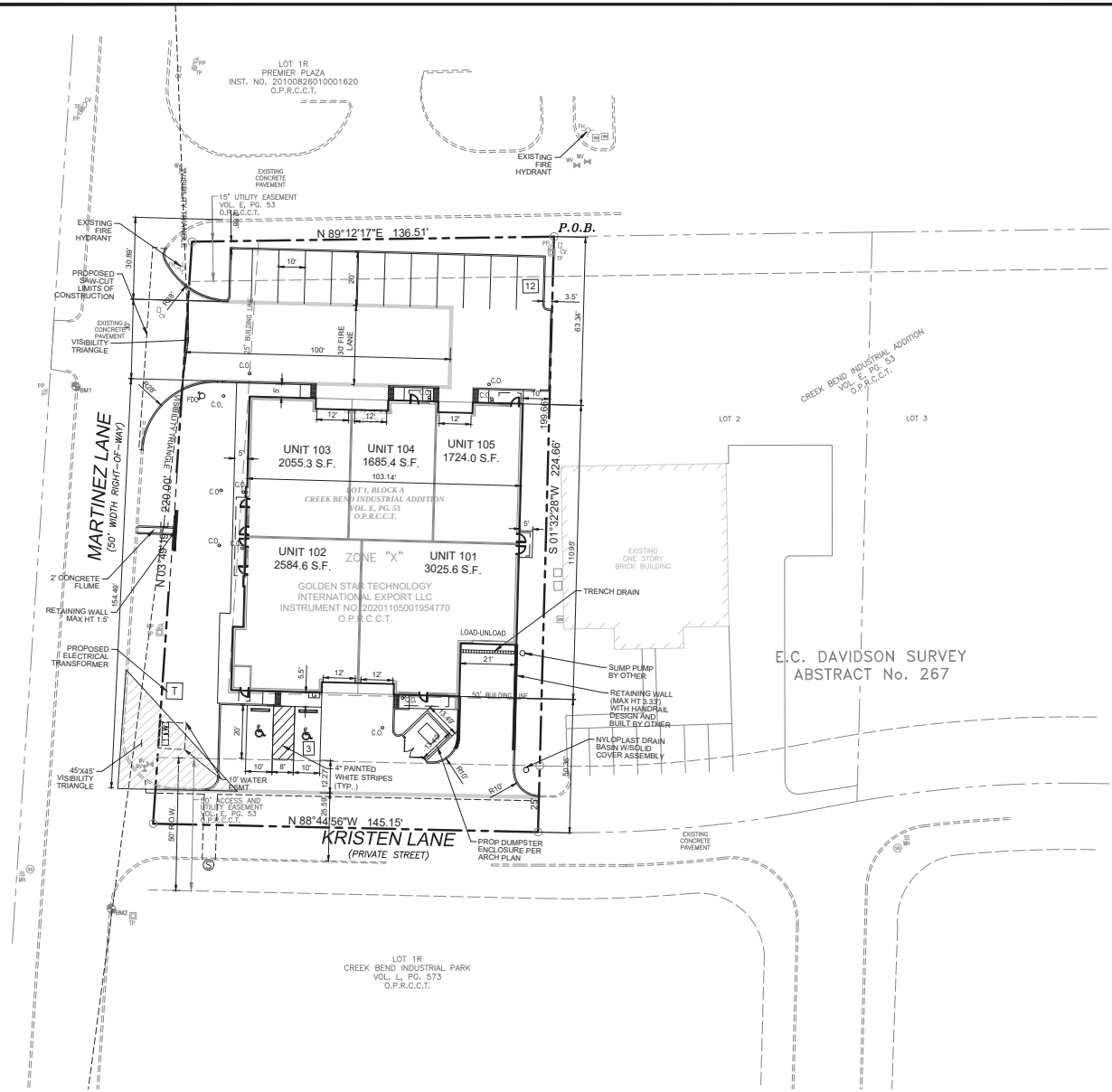
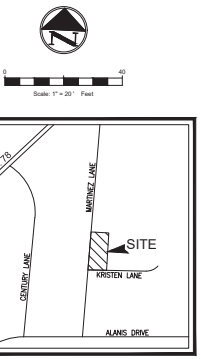



## SITE LEGEND

| | |
|---|---|
| CONCRETE CURB | |
| SAW-CUT LINE | |
| FENCE | X X |
| FIRE LANE | |
| STRIPING | |
| PARKING SPACES | X |
| MONUMENT/PYLON SIGN | |
| WHEEL STOPS | |
| HANDICAP LOGO | |
| HANDICAP SIGN | |
| RAMP | |
| BOLLARD | |
| FIRE HYDRANT | |
| DUMPSTER | |
| NYLOPLAST DRAIN BASIN W/ GRATE | |
| SUMP PUMP/ NYLOPLAST DRAIN BASIN | |
| SANITARY SEWER MANHOLE | S |
| SANITARY SEWER CLEANOUT | C.O. |
| SANITARY SEWER DOUBLE CLEANOUT | DCO |
| DOMESTIC WATER METER | |
| IRRIGATION METER | |
| GAS METER | G |
| TRANSFORMER | T |
| LIGHT POLE | |

## EXISTING LEGEND

| | |
|---|---|
| | BOUNDARY LINE |
| | ADJOINER BOUNDARY LINE |
| | EASEMENT LINE (AS NOTED) |
| —W— | WATER LINE |
| —SAN— | SANITARY SEWER LINE |
| | STORM DRAIN LINE (AS NOTED) |
| —OHE— | OVERHEAD ELECTRIC LINE |
| ○ | SET IRON ROD (AS NOTED) |
| ● | FOUND IRON ROD (AS NOTED) |
| ⊗ | "X" CUT FOUND |
| ⊗ | "X" CUT SET |
| WV | WATER VALVE |
| WM | WATER METER |
| FH | FIRE HYDRANT |
| SS | SANITARY SEWER MAN HOLE |
| EV | ELECTRIC VAULT |
| CV | CABLE VAULT |
| SM | TRAFFIC SIGNAL VAULT |
| TS | TRAFFIC SIGN |
| TP | TELEPHONE PEDESTAL |
| | LIGHT POLE |
| | POWER POLE |
| | BENCH MARK |
| (CM) | CONTROL MONUMENT |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS |




VICINITY MAP
N.T.S.

## SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. 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 PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. 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.
4. 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.
5. 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.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. 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.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

## SITE DATA SUMMARY TABLE

| | | | | | | |
|---|---|---|---|---|---|---|
| SITE ACREAGE: | | 0.718 ACRES (31,272 S.F.) | | | | |
| ZONING: | | LI - LIGHT INDUSTRIAL | | | | |
| PROPOSED USE: | | WAREHOUSE | | | | |
| BUILDING AREA: | TOTAL: | 11138.2 S.F. | | | | |
| | | UNIT 101 | UNIT 102 | UNIT 103 | UNIT 104 | UNIT 105 |
| | WAREHOUSE | 2350.6 SF | 2228.0 SF | 1712.3 SF | 1400.2 SF | 1400.2 SF |
| | OFFICE | 376.5 SF | 90 SF | 90 SF | 90 SF | 90 SF |
| | GROSS | 3025.6 SF | 2584.6 SF | 2055.3 SF | 1685.4 SF | 1724.0 SF |
| NUMBER OF STORIES: | | 1 | | | | |
| BUILDING HEIGHT: | | 28'-6" | | | | |
| BUILDING COVERAGE: | | 35.6% | | | | |
| FLOOR AREA RATIO: | | 0.36 | | | | |
| NUMBER OF WAREHOUSES: | | 5 | | | | |
| IMPERVIOUS AREA: | | 26,309 S.F. (84.13%) | | | | |
| PERVIOUS/LANDSCAPE AREA: | | 4,963 S.F. (15.87%) | | | | |
| REGULAR PARKING REQUIRED: 1 SP PER 750 S.F. | | 15 SPACES | | | | |
| REGULAR PARKING PROVIDED: | | 13 SPACES | | | | |
| HANDICAP PARKING REQUIRED: | | 1 SPACES (1 VAN ACCESSIBLE) | | | | |
| HANDICAP PARKING PROVIDED: | | 2 SPACES (1 VAN ACCESSIBLE) | | | | |
| TOTAL PARKING PROVIDED: | | 15 SPACES | | | | |

## PROJECT CONTACT LIST


ENGINEER
TRIANGLE ENGINEERING LLC
1784 W. McDERMOTT DRIVE, SUITE 110
ALLEN, TEXAS 75013
KIEW KAM, P.E.
469-331-8566

OWNER/DEVELOPER
BMW DEVELOPMENTS LLC
PO BOX 630036
IRVING TX 75063-0110
WAKAAS ABDRAZAK
972-207-4431

SURVEYOR
TRAVERSE LAND SURVEYING, LLC
14200 MIDWAY ROAD, SUITE 130
DALLAS, TEXAS 75244
MARK NACE
469-784-9321

ARCHITECTURE
DCMG
SAN SIMEON PLACE, STE 228,
2121 W SPRING CREEK PKWY
PLANO, TX. 75023
KHALID BAJWA
469-307-2643


Know what's below. Call before you dig.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12-14-21 | 1st SITE PLAN SUBMITTAL | KK |
| 2 | 01-28-22 | 2nd SITE PLAN SUBMITTAL | KK |
| 3 | 02-08-22 | 3rd SITE PLAN SUBMITTAL | KK |
| . | . | . | . |
| . | . | . | . |
| . | . | . | . |
| . | . | . | . |

STATE OF TEXAS — KIEW KAM — 92808 — LICENSED PROFESSIONAL ENGINEER
02/08/2022

# SITE PLAN

**WAREHOUSE**
**100 KRISTEN LANE**
**CITY OF WYLIE**
**COLLIN COUNTY, TEXAS**
**CREEK BEND INDUSTRIAL ADDITION LOT 1, BLOCK A**


TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013


Planning | Civil Engineering | Construction Management

| P.E. | DES. | DATE | SCALE | PROJECT NO. | SHEET NO. |
|---|---|---|---|---|---|
| KK | BD | 03-30-21 | SEE SCALE BAR | 020-21 | C-1.0 |

TX. P.E. FIRM #11525