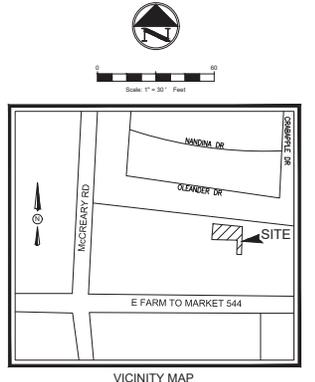


PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTIYAYA PATEL P.E. PHONE: 469-331-8566	SURVEYOR BURNS SURVEYING 7509 FENRIDGE CIRCLE ROWLETT, TEXAS 75088 CONTACT: BARRY S. RHODES PHONE: 214-326-1090
OWNER/DEVELOPER 13493 LOYALA CT FRISCO, TEXAS 75033 CONTACT: AMIT GUPTA PHONE: 469-910-9761	ARCHITECTS ALLIANCE ARCHITECTS 1600 N. COLLINS BLVD #100 RICHARDSON, TEXAS 75080 CONTACT: ZACH J. WELDY PHONE: 972-233-0400

EXISTING LEGEND		
1/2" IR FOUND	IRIGATION VALVE	NO PARKING
1/2" FT FOUND	WATER VALVE	CONCRETE
3/4" FT FOUND	FIRE HYDRANT	GRAVEL
1/2" FT FOUND	IR VALVE	BRICK
1/2" FT FOUND	UTILITY POLE	STONE
1/2" FT FOUND	WATER METER	WOOD DECK
1/2" FT FOUND	GAS METER	BUILDING WALL
1/2" FT FOUND	A.C. PAD	TRAIL
X SET	TRANS. BOX	BUILDING LINE
1" FT FOUND	OVERHEAD UTILITY LINE	EASEMENT
1" FT FOUND	BOUY WIRE ANCHOR	BOUNDARY
POINT FOR CORNER	BARBED WIRE FENCE	HORSING LINE
CON. MONUMENT	WOOD FENCE	PARKING STRIP
3/4" FT FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAIN LINK FENCE	
CABLE BOX	WOOD FENCE	
BRICK COLUMN	PIPE RAIL FENCE	
STONE COLUMN	COVERED AREA	
STORM DRAIN MAN.	CONCRETE	
SAN. SEW. CO.	FIRE LANE STRIP	
ROLLING POST	BRICK RET. WALL	
LIGHT POLE	STONE RET. WALL	
SAN. SEW. MAN.	CON. RET. WALL	

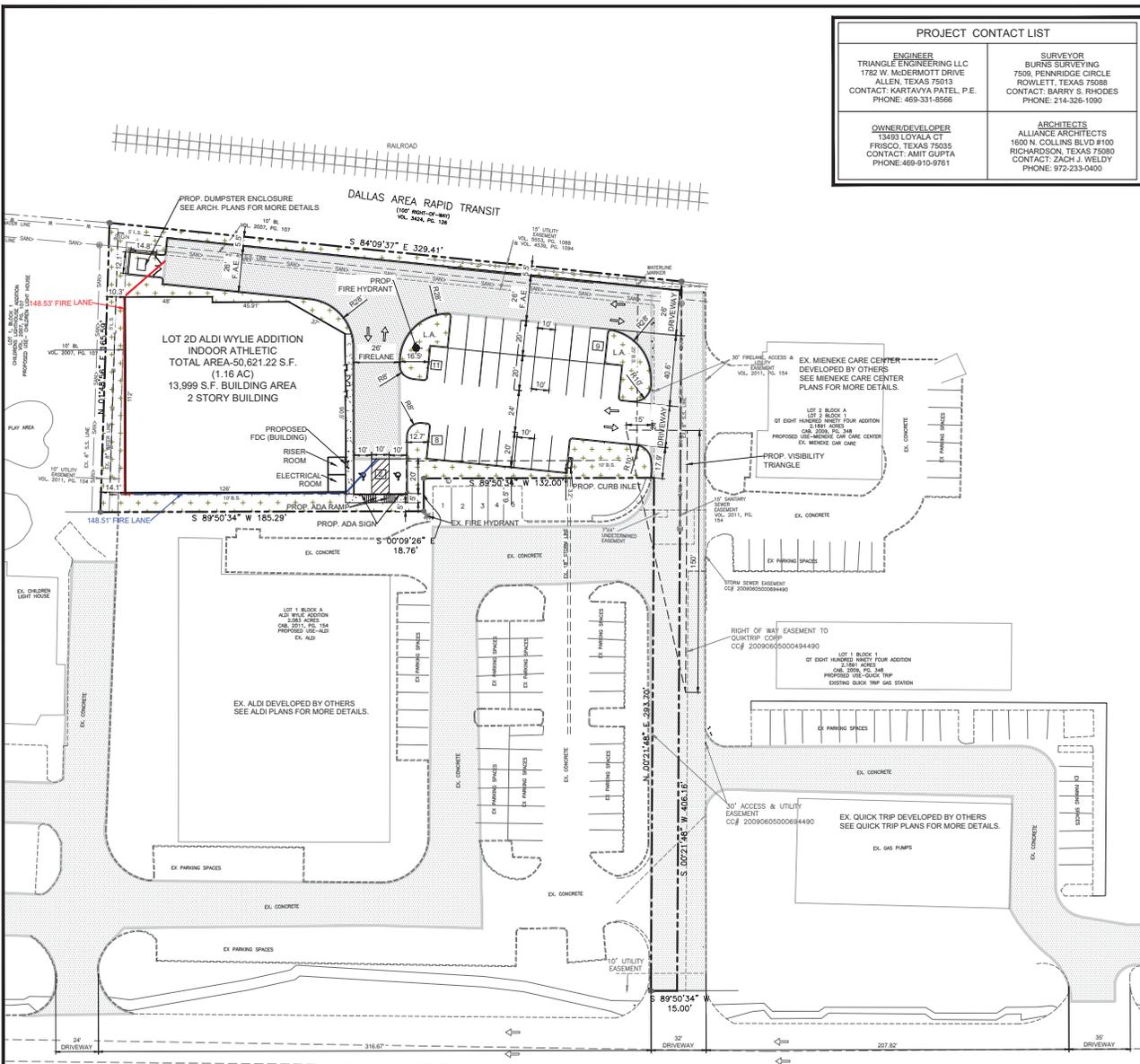


SITE LEGEND	
CONCRETE CURB	CONCRETE
SAW-OUT LINE	CONCRETE
FENCE	CONCRETE
FIRE LANE	CONCRETE
STRIPING	CONCRETE
FIRE LANE HATCH	CONCRETE
EX. FIRE LANE HATCH	CONCRETE
SIDEWALK HATCH	CONCRETE
LANDSCAPE HATCH	CONCRETE
PARKING SPACES	CONCRETE
MONUMENT/PYLON SIGN	CONCRETE
SMELT STOPS	CONCRETE
HANDICAP LOGO	CONCRETE
HANDICAP SIGN	CONCRETE
RAMP	CONCRETE
BOLLARD	CONCRETE
TRAFFIC ARROW	CONCRETE
FIRE HYDRANT	CONCRETE
DUMPSTER	CONCRETE
SANITARY SEWER MANHOLE	CONCRETE
SANITARY SEWER CLEANOUT	CONCRETE
SANITARY SEWER DOUBLE CLEANOUT	CONCRETE
SANITARY SEWER SINGLE PORT	CONCRETE
GREASE TRAP	CONCRETE
DOMESTIC WATER METER	CONCRETE
IRRIGATION METER	CONCRETE
GAS METER	CONCRETE
TRANSFORMER	CONCRETE
LIGHT POLE	CONCRETE
POWER POLE	CONCRETE

- 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 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.
 - 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 RADIUS TO BE 16' OR 2' UNLESS OTHERWISE NOTED ON THE PLAN.

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.16 ACRES (50,621.22 S.F.)
ZONING:	CC-COMMERCIAL CORRIDOR
PROPOSED USE:	INDOOR ATHLETICS
1ST FLOOR AREA:	12,446 S.F.
2ND FLOOR AREA:	1,115 S.F.
BUILDING AREA:	13,561 S.F.
NUMBER OF STORIES:	2
BUILDING COVERAGE:	26.82%
FLOOR AREA RATIO:	0.28
IMPERVIOUS AREA:	42,543.78 S.F. (84.00%)
PERVIOUS/LANDSCAPE AREA REQUIRED:	10,124.30 S.F. (20.00%)
PERVIOUS/LANDSCAPE AREA PROVIDED:	8,077.24 S.F. (16.00%)
REGULAR PARKING REQUIRED:	28 SPACES
REGULAR PARKING PROVIDED:	28 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	30 SPACES

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS EASEMENT	F.A.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
FIRE DEPARTMENT CONNECTION	FDC
UTILITY EASEMENT	U.E.
LANDSCAPE AREA	L.A.



NO.	DATE	DESCRIPTION	BY
1	05/08/23	1st SITE PLAN SUBMITTAL	KP
2	05/22/23	2nd SITE PLAN SUBMITTAL	KP

SITE PLAN
INDOOR ATHLETICS
F.M. 544 & McCREARY RD
CITY OF WYLIE
COLLIN COUNTY, TEXAS 75098
ALDIE WYLIE ADDITION, LOT 2B

Triangle Engineering LLC
1782 W. McDerrott Drive, Allen, TX 75013
T: 469-331-8566 | F: 469-213-7461 | E: info@triangle-engr.com
W: triangle-engr.com | I: 1782 W. McDerrott Drive, Allen, TX 75013

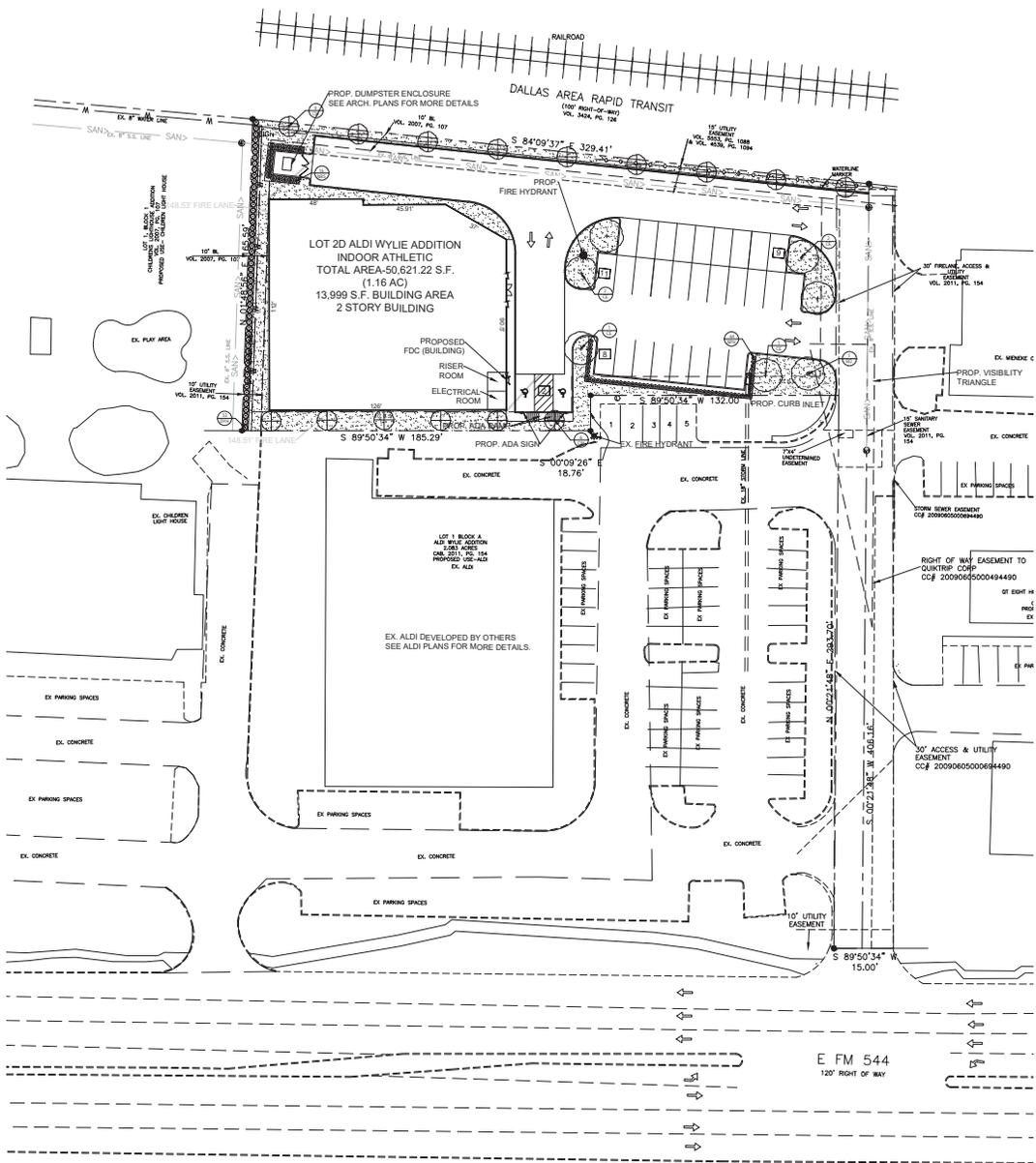
97534
REGISTERED PROFESSIONAL ENGINEER

8/22/23

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MK	05/08/23	SCALE BAR	043-23	C-3.0

TX, P.E. FIRM #11525





GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FRESH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRAGILE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LIMBS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FRESH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND/OR LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FRESH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. REQUIRE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOULING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER SEEDED WITH WINTER GRASS SEED AT A RATE OF (6) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

SITE LANDSCAPE:
Requirements: 20% of total site to be landscape area (50,621.5 s.f.)

Required	10,124.3 s.f. (20%)	Provided	9,774.4 s.f. (19.3%)
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DESIRABLE DESIGN ATTRIBUTE: Landscaping in side and rear yards not otherwise required.

LANDSCAPING FOR PARKING LOTS: 30 parking spaces
Requirements: 50 s.f. of landscape for each parking space & all parking spaces shall be within 60 ft. of a tree

Required	1,500 s.f. of landscape	Provided	3,228 s.f.
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DESIRABLE DESIGN ATTRIBUTE: Landscaping within 40 ft. of each space

Landscaped pedestrian connection to main entrance

VISUAL SCREENING: Required screening strip at least 5' wide, 30" ht., shrubs when planted, (1) flowering trees for 20 lf. of area

Provided

LANDSCAPE STREET FRONTS: (front yard excluding access drives)

NO FRONT YARD OR STREET FRONTAGE PROVIDED.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	6	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CM	15	Crope Myrtle "Single trunk"	<i>Lagerstroemia indica "Single trunk"</i>	4" ht.	container, 8' ht., single trunk, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	64	Needlepoint Holly	<i>Ilex x cornuta "Needlepoint"</i>	5 gal.	container, 24" ht., 20" spread
DYH	53	Deerf Yaupon Holly	<i>Ilex vomitoria "Nana"</i>	3 gal.	container grown, 20" spread
NBS	16	Nellie R. Stevens	<i>Ilex x "Nellie R. Stevens"</i>	7 gal.	container, 30" height, 24" spread
TURF/GRASSES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419 Bermuda grass	<i>Cynodon dactylon '419'</i>	4" pots	Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



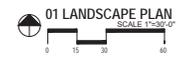
INDOOR ATHLETICS
F.M. 544
WYLIE, TEXAS

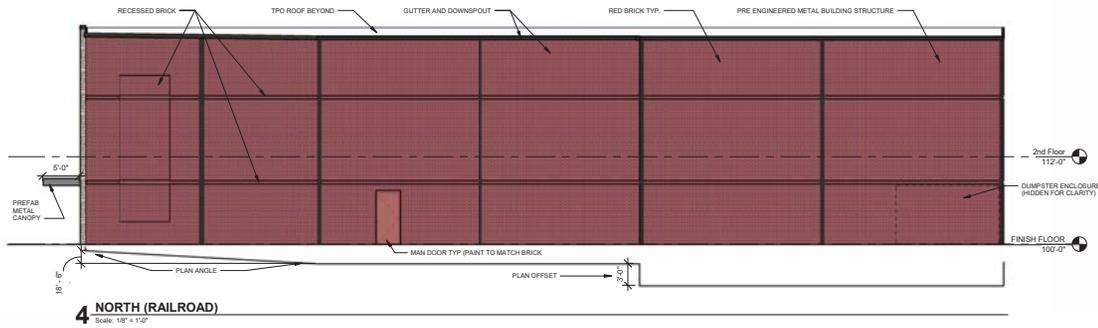
ISSUE:
FOR APPROVAL 05.01.2023
CITY COMMENTS 05.19.2023

DATE:
05.19.2023

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1





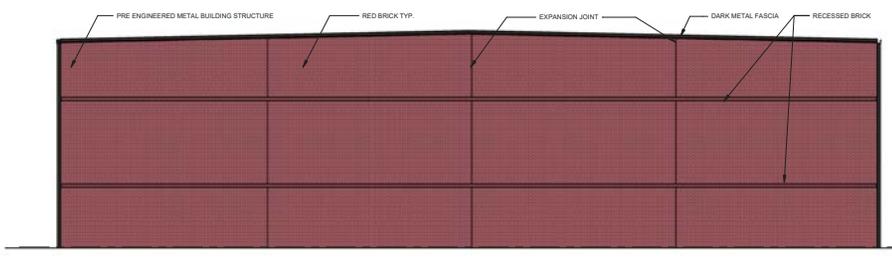
4 NORTH (RAILROAD)
Scale: 1/8" = 1'-0"



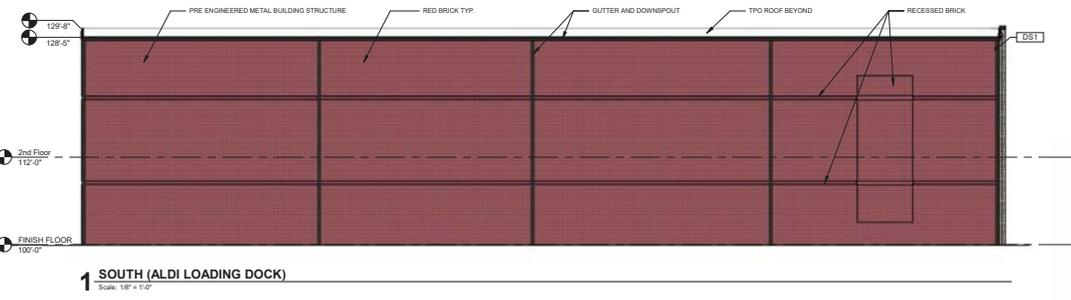
VICINITY
MAP
N.T.S.



2 EAST (FRONT)
Scale: 1/8" = 1'-0"



3 WEST (PLAYGROUND)
Scale: 1/8" = 1'-0"



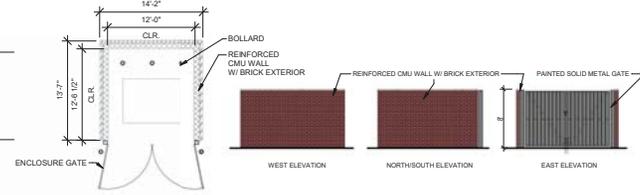
1 SOUTH (ALDI LOADING DOCK)
Scale: 1/8" = 1'-0"



RENDERING - EAST FACADE



NW VIEW FROM FM 544 (OVERLAY)



5 DUMPSTER ENCLOSURE
Scale: 1/8" = 1'-0"

PROJECT CONTACT LIST		
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	OWNER/DEVELOPER 13403 LOYALA CT FRISCO, TEXAS 75035 AMIT GUPTA 469-910-9791	SURVEYOR BURNS SURVEYING 7509, PENNRIDGE CIRCLE ROWLETT, TEXAS 75088 CONTACT: BARRY S. RHODES PHONE: 214-328-1090

Elevations
INDOOR ATHLETICS
F.M. 544 & McCREARY RD
CITY OF WYLLIE
COLLIN COUNTY, TEXAS 75098
ALDIE WYLLIE ADDITION, LOT 2B

Alliance Architects, Inc.
1600 N. Collins Blvd.
Suite 1000
Richardson, TX 75080
972.233.0400
Tom Maxwell

ALLIANCE ARCHITECTS

NO.	DATE	DESCRIPTION	BY
1	05-08-23	1st CITY SUBMITTAL	

Sheet No. **A-1.0**









VELOCITY
BADMINTON

Handicap





