

To,
The City of Wylie,
Ref: SUP approval request for Indoor Athletic @ ALDI WYLIE ADDITION (CWY), BLK A, LOT 2B

We are applying for a Special Use Permit for building an Indoor Athletic facility

Our objective is to promote the sport of badminton in a family setting while striving to create a positive activity based environment which will help both the mind and the body.

It will be a community oriented recreational facility. Through this upcoming and fast growing sport in the USA, we want to promote active living for the entire family and want to promote this sport as an alternative to the various sit-and-play activities involving electronic devices which many people (especially young people) are becoming addicted to.

The facility would primarily operate as a reservation-only gym with some courts reserved for singles matches and some for doubles. Court reservations need to be made online prior to the arrival by guests/members. As an ancillary use, classes would be held during the week. Such classes would last between 1 to 3 hours.

For this project, the busy time will be weekday evenings and weekend mornings. We believe that the design, location, size and operating characteristics of this project are compatible with the development in the vicinity where many young families are moving in. The design of the project will make it physically suitable for the type, density and intensity of the proposed use. It will be very helpful to public health, safety and welfare of the neighborhood families. Similar projects with the same sport in other cities and states provide 3 parking spots per court. The proposed project is also designed to have slightly more than 3 parking spots per court. This parking ratio along with our reservation-only model will ensure that we will have enough parking for our customers.

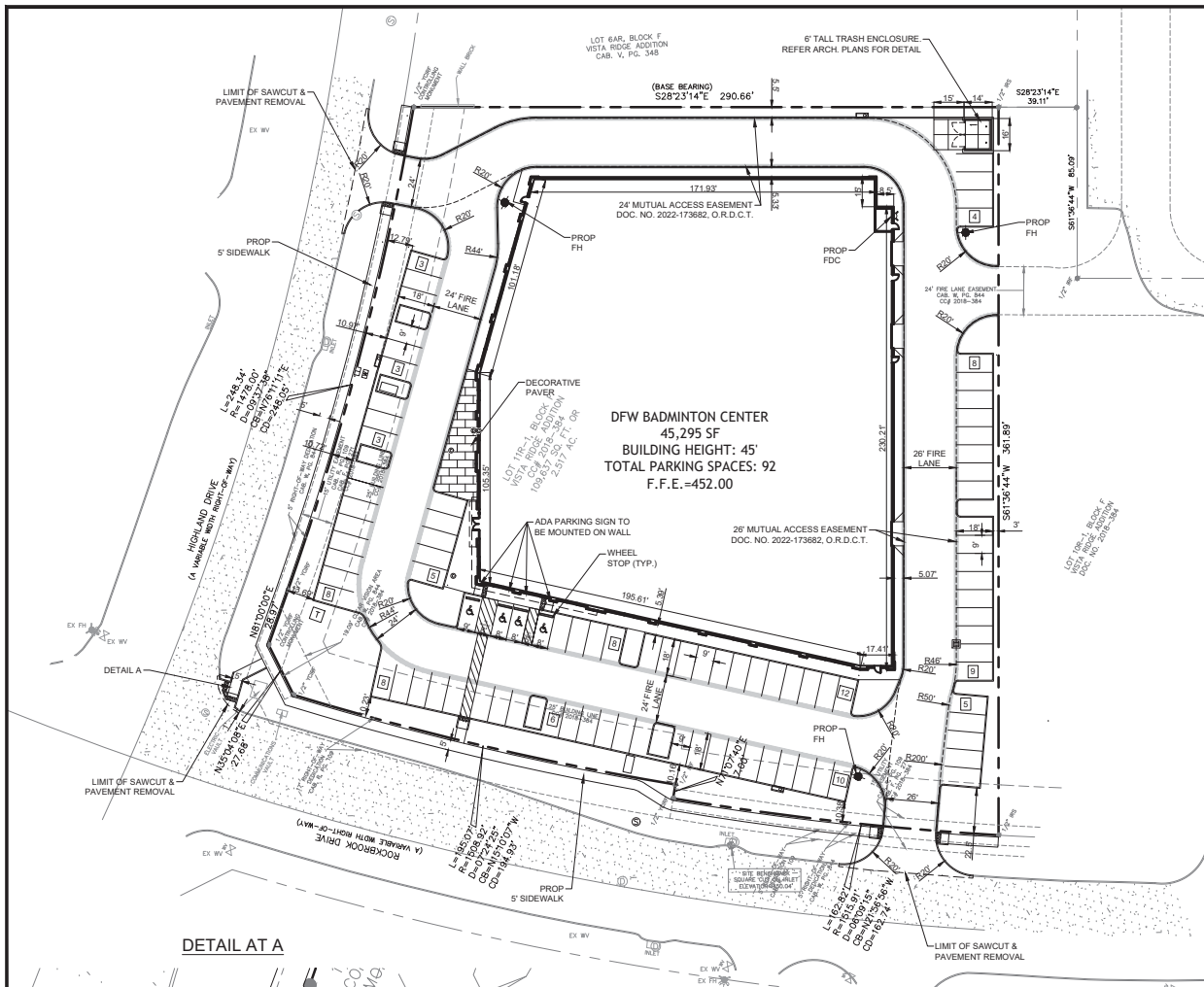
We are pleased to share that the building design we have created is visually appealing and aesthetically pleasing. The attention to detail and careful consideration of various design elements needed for this sport have been incorporated as you can see in the attached visual renderings.

We kindly request that the City of Wylie approve our special use permit application, which we believe meets all the necessary requirements and will benefit the community to stay active and healthy.

Sincerely,

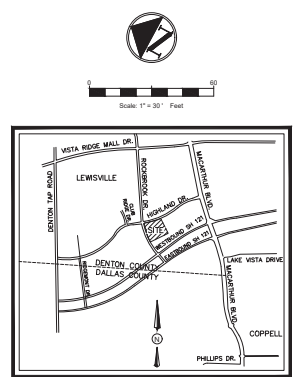
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Amit Gupta for PANAM Group., LLC



EX LEGEND

- GAS METER
- IRR. CONTROL VALVE
- TELEPHONE PEDESTAL
- POWER POLE
- DOWN GUY
- S.S. MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- WATER METER
- FUEL PORT
- WATER VALVE
- TRANSFORMER PAD
- ELECTRIC METER
- STORM DRAIN MANHOLE
- WATER MANHOLE
- TRAFFIC SIGNAL POLE
- TELEPHONE MANHOLE
- SWB MANHOLE
- GAS MANHOLE
- VAULT
- HANDICAP SPACE
- SIGN
- LIGHT POLE
- TYPICAL FENCE
- CONCRETE
- BOLLARD
- COVERED AREA
- A/C PAD



SITE DATA SUMMARY TABLE

SITE ACREAGE:	2.517 ACRES (109,640 S.F.)
ZONING:	LIGHT INDUSTRIAL
PROPOSED USE:	INDOOR SPORT FACILITIES
BUILDING AREA:	44,053 S.F.
BUILDING HEIGHT:	45'
BUILDING COVERAGE:	40.16%
FLOOR AREA RATIO:	0.40
IMPERVIOUS AREA:	93,994 S.F. (85.72%)
PERVIOUS/LANDSCAPE AREA:	15,646 S.F. (14.28%)
TOTAL PARKING REQUIRED:	75 SPACES (300 BENCH SEAT)
1 SPACE PER 4 BENCH SEAT	
REGULAR PARKING PROVIDED:	88 SPACES
HANDICAP PARKING REQUIRED:	4 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	4 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	92 SPACES

SITE LEGEND

CONCRETE CURB	—
SAW-CUT LINE	—
FENCE	— x —
FIRE LANE	—
STRIPING	—
PARKING SPACES	[X]
MONUMENT/PYLON SIGN	[Symbol]
WHEEL STOPS	[Symbol]
HANDICAP LOGO	[Symbol]
HANDICAP SIGN	[Symbol]
RAMP	[Symbol]
FIRE HYDRANT	[Symbol]
DUMPSTER ENCLOSURE	[Symbol]
SANITARY SEWER MANHOLE	[Symbol]
SANITARY SEWER DOUBLE CLEANOUT	[Symbol]
DOMESTIC WATER METER	[Symbol]
IRRIGATION METER	[Symbol]
GAS METER	[Symbol]
TRANSFORMER	[Symbol]
CURB INLET	[Symbol]
FIRE DEPARTMENT CONNECTION-FDC	[Symbol]
OFFICIAL RECORDS, DENTON COUNTY, TEXAS	O.R.D.C.T.

- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF 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 LINE" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATES FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.



VARIANCE A (PERMIT NUMBER: 22-06-2-V):
 ENHANCED LANDSCAPE FEATURES IN ADDITION TO 10' LANDSCAPE ON HIGHLAND DR AND ROCKBROOK DR IN LIEU OF REQUIRED 80% MASONRY/ BRICK VENEER EXTERIOR FINISH.

NOTE:
 PROPOSED BUILDING WILL HAVE 53% MASONRY (BRICK & STUCCO) ALONG HIGHLAND DRIVE AND 53.35% MASONRY (BRICK & STUCCO) ALONG ROCKBROOK DRIVE.

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX 75013 KIEW KAM 469-213-2268	DEVELOPER/OWNER PREMIER HIGHLAND HOLDING COMPANY LLC 8500 CHALTON DR. PLANO, TX 75024 CIN ABDIN 214-726-6012
SURVEYOR PEISER & MANKIN SURVEYING, LLC 1604 HART STREET SOUTHLAKE, TX 76092 TIMOTHY R. MANKIN 817-481-1806	ARCHITECT LEUNG ARCHITECTS INC 1813 AUBURN DR RICHARDSON, TX 75081 BRENDAN LEUNG 469-878-6871



NO.	DATE	DESCRIPTION	BY
1	02-02-23	ISSUE FOR CONSTRUCTION	KK
2			



SITE PLAN

ENGINEERING SITE PLAN FOR
DFW BADMINTON CENTER
 LOT 11R-1, BLOCK F, VISTA RIDGE ADDITION
 ZONING: LIGHT INDUSTRIAL
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS 75019



T: 469.331.8556 | F: 469.213.7145 | E: info@triangle-eng.com
 W: triangle-eng.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	BD	06-01-22	SCALE BAR	059-22	C-3.0

TX, P.E. FIRM #11525



March 22, 2023

Andrew Belter
Dynamic Engineering Consultants, PC
714 S Greenville Ave
Allen, TX 75002

RE: SITE2023-0010 – Approval of a Site Plan for PANM Development

Dear Mr. Belter:

On March 22, 2023, Staff approved a site plan for the PANM Development project, which was received by the Planning Department on March 17, 2023. The approval is conditioned as follows:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, enclosed.

Please note Section 146-45 (Site plan approval) of the Zoning Ordinance states that a site plan shall expire two years after its approval (site plans submitted for a planned development or specific use permit shall not expire), if no building permits have been issued for the site, or if a building permit has been issued but has subsequently lapsed. Since this site plan is for a planned development district, the approval shall not expire.

If you have questions about the approval of this item, please contact Jake Bennett at 972-547-7413.

The Planning Department consistently strives to provide quality, professional customer service to our applicants. In an effort to evaluate and improve the service we provide, we ask that you complete [this brief customer service survey](#). We sincerely appreciate your responses and opinions!

Sincerely,

Jake Bennett
Planner I

cc: Jeff Harris, Plans Examiner
Pamela Jeffery, Senior Planning Technician
Abdoulie Jarju, Senior Planning Technician
Dana Stillwell, Project Expeditor

Enclosures

Standard Conditions for Site Plan Approval Checklist

The conditions listed below marked with a “☒” need to be satisfied by the applicant, prior to issuance of a building permit.

- ☒ Approval of building permit plans by the Chief Building Official.
- ☒ Approval of architectural building elevations, in accordance with Section 146-139 of the Zoning Ordinance, by the Chief Building Official.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of public improvement construction plans by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of an associated record plat or minor plat if the property is currently unplatted.
- ☒ Final location of fire hydrants be subject to review and approval by the Fire Marshal.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.
- ☒ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-11-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.
- ☒ All signage is to comply with the current Sign Ordinance of the City of McKinney, and as amended. Final location of all signage, as well as the dimension and construction specifications, be subject to review and approval by the Chief Building Official, under separate permit.

Prior to the issuance of a Certificate of Occupancy (C.O.):

- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ The associated plat for the subject property be filed for record with the County Clerk.

