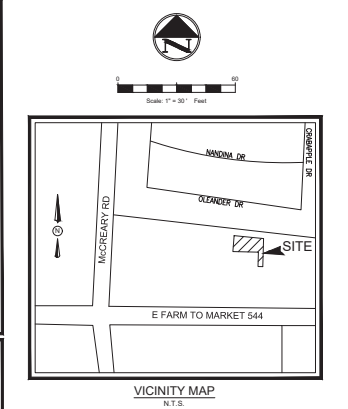


| PROJECT CONTACT LIST | | | |
|---|--|---|--|
| ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTIYIA PATEL P.E. PHONE: 469-331-8566 | | SURVEYOR BURNS SURVEYING 7509 FENWICK CIRCLE ROWLETT, TEXAS 75088 CONTACT: BARRY S. RHODES PHONE: 214-326-1090 | |
| OWNER/DEVELOPER 13493 LOYALA CT FRISCO, TEXAS 75035 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 | 44 IRRIGATION VALVE | NO PARKING | |
| 1/2" PIT FOUND | WATER VALVE | CONCRETE | |
| 3/4" PIT FOUND | FIRE HYDRANT | GRAVEL | |
| 3/4" PIT FOUND | IR VALVE | BRICK | |
| 60-NAL FOUND | UTILITY POLE | STONE | |
| 1/2" PIT FOUND | WATER METER | WOOD DECK | |
| 1/2" PIT FOUND | GAS METER | BUILDING WALL | |
| 1/2" PIT FOUND | A.C. PAD | TILE | |
| 1/2" PIT FOUND | TRANS. BOX | BUILDING LINE | |
| 1/2" PIT FOUND | GAS MARKER | EASEMENT | |
| 1/2" PIT FOUND | OVERHEAD UTILITY LINE | BOUNDARY | |
| 1/2" PIT FOUND | SOFT WIRE AND/OR | HOUSING LINE | |
| 1/2" PIT FOUND | BARBED WIRE FENCE | PARKING STRIPS | |
| 1/2" PIT FOUND | TELE. BOX | HANDICAP SPACE | |
| 1/2" PIT FOUND | ELECTRIC BOX | | |
| 1/2" PIT FOUND | PIPE RAIL FENCE | | |
| 1/2" PIT FOUND | COVERED AREA | | |
| 1/2" PIT FOUND | STORM DRAIN IN | | |
| 1/2" PIT FOUND | SAN. SEW. CO. | | |
| 1/2" PIT FOUND | ROLL-UP DOOR | | |
| 1/2" PIT FOUND | LIGHT POLE | | |
| 1/2" PIT FOUND | SAN. SEW. IN | | |

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

| SITE DATA SUMMARY TABLE | | | |
|-----------------------------------|-----------------------------|--|--|
| SITE ACRES: | 1.16 ACRES (50,621.22 S.F.) | | |
| ZONING: | CC-COMMERCIAL CORRIDOR | | |
| PROPOSED USE: | INDOOR ATHLETICS | | |
| 1ST FLOOR AREA: | 12,448 S.F. | | |
| 2ND FLOOR AREA: | 1,115 S.F. | | |
| BUILDING AREA: | 13,563 S.F. | | |
| NUMBER OF STORIES: | 2 | | |
| BUILDING COVERAGE: | 26.82% | | |
| FLOOR AREA RATIO: | 0.26 | | |
| IMPERVIOUS AREA: | 42,543.76 S.F. (84.00%) | | |
| PERVIOUS/LANDSCAPE AREA PROVIDED: | 10,124.30 S.F. (20.00%) | | |
| PERVIOUS/LANDSCAPE AREA REQUIRED: | 8,077.24 S.F. (16.00%) | | |
| 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 | | |



- 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 SITE PLAN.

| 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. | | |

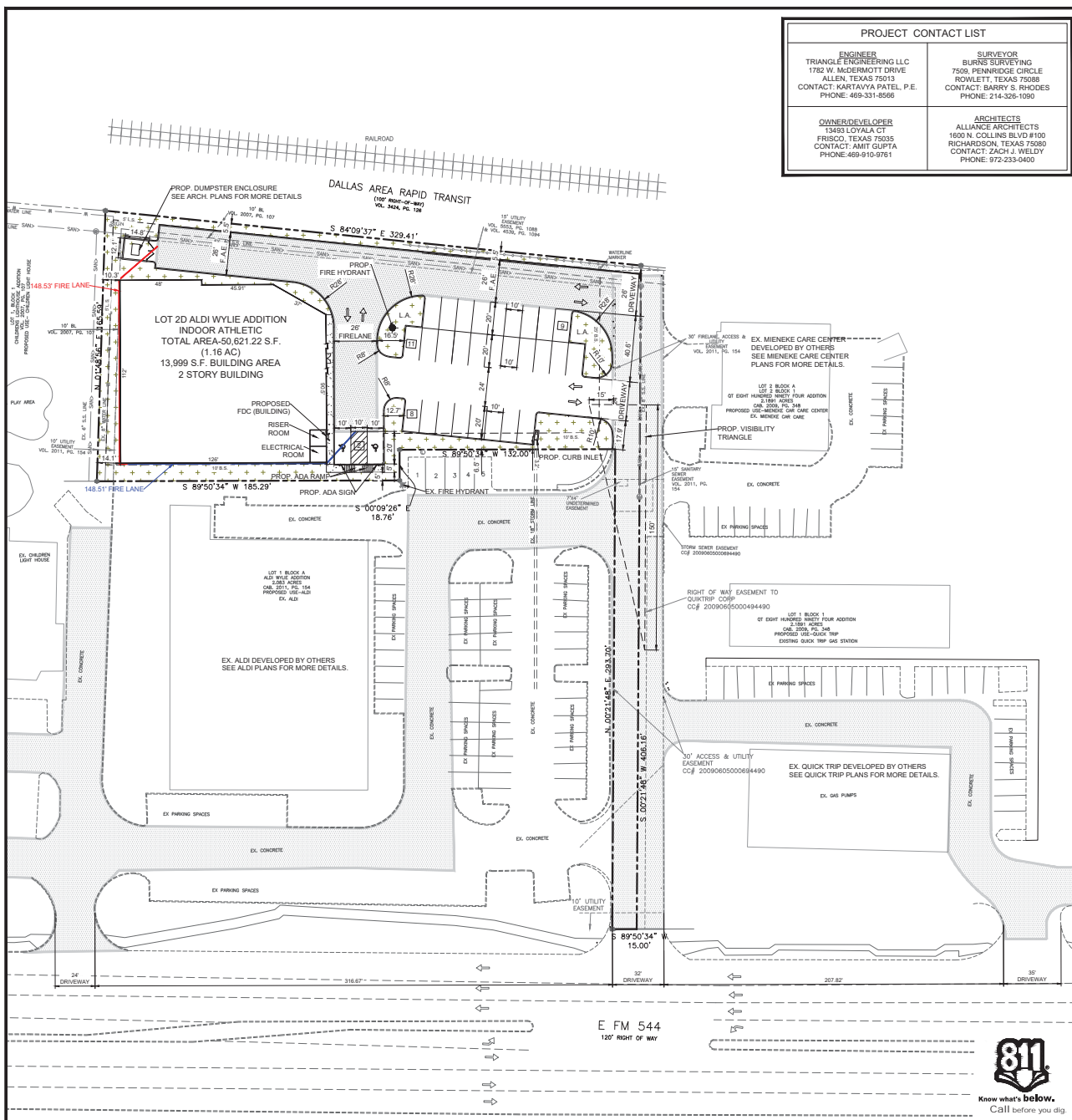
SITE PLAN
INDOOR ATHLETICS
F.M. 544 & McCREARY RD
CITY OF WYLLIE
COLLIN COUNTY, TEXAS 75098
ALDIE WYLIE ADDITION, LOT 2B

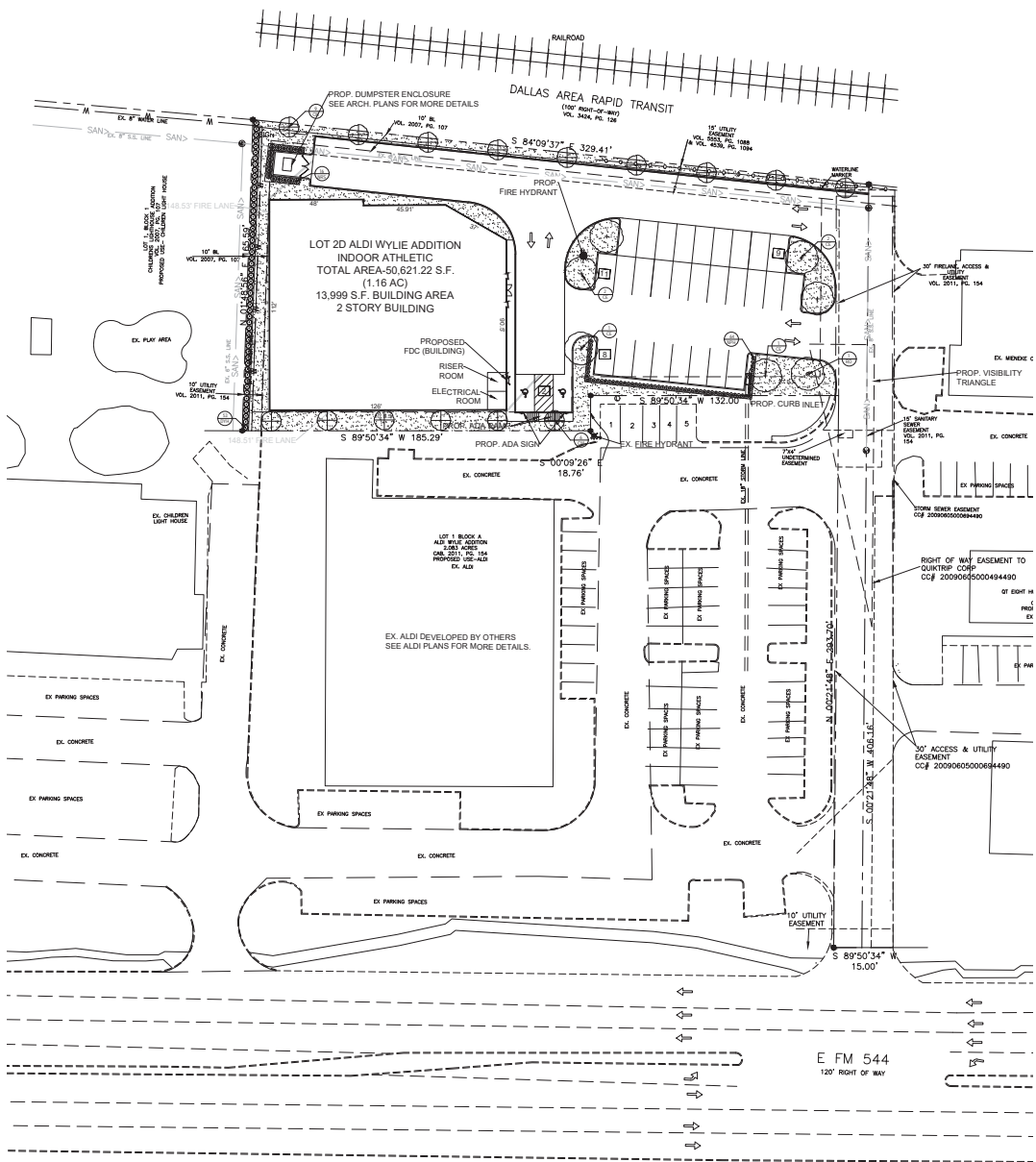
TRIANGLE ENGINEERING LLC
T: 469-331-8566 | F: 469-213-7145 | E: info@triangle-engr.com
W: triangle-engr.com | I: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

| 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. REDUCE BOTTOM AND SOIL FREE FROM LUMPS, 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 OWNERS' CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, 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.

LANDSCAPE TABULATIONS

SITE LANDSCAPE:

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

| | |
|---------------------|----------------------|
| Required | Provided |
| 10,124.3 s.f. (20%) | 9,774.4 s.f. (19.3%) |

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 l.f. of a tree

| | |
|-------------------------------------|------------|
| Required | Provided |
| 1,500 s.f. of landscape | 3,226 s.f. |
| All spaces within 60 l.f. of a tree | Provided |

DESIRABLE DESIGN ATTRIBUTE: Landscaping within 40 l.f. 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 l.f. of area

Provided

LANDSCAPE STREET FRONTS (front yard excluding access drives)

NO FRONT YARD OR STREET FRONTAGE PROVIDED.

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. REPAIR 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: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A HEALTHY, 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 RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE

| TREES | | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|--------------|-----|-----------------------------|--|---------|--|
| TYPE | QTY | | | | |
| 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> | 8" ht. | container, 8' ht., single trunk, tree form |
| SHRUBS | | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
| TYPE | QTY | | | | |
| NPH | 64 | Needlepoint Holly | <i>Ilex x cornuta 'Needlepoint'</i> | 5 gal. | container, 24" ht., 20" spread |
| DYH | 53 | Dwarf Yaupon Holly | <i>Ilex umbellata '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 |
| BERMUDAGRASS | | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
| TYPE | QTY | | | | |
| | | '419' Bermudagrass | <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
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ALLEN, TEXAS 75013
(409) 369-4448
CHRIS@STUDIOGREENSPOT.COM



INDOOR ATHLETICS
F.M. 544
WYLIE, TEXAS

ISSUE:
FOR APPROVAL 05.01.2023
CITY COMMENTS 05.19.2023

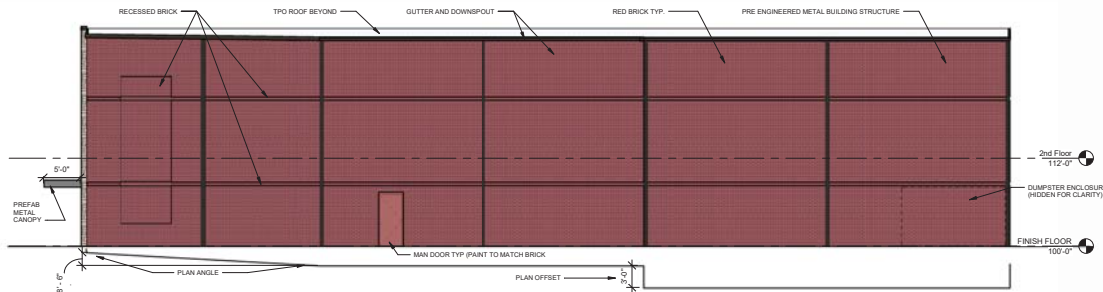
DATE:
05.19.2023

SHEET NAME:
LANDSCAPE PLAN

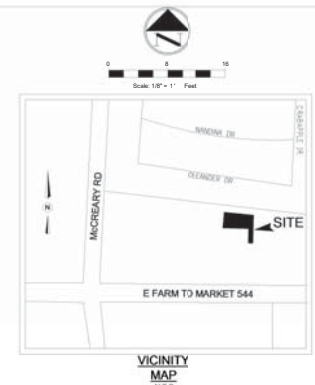
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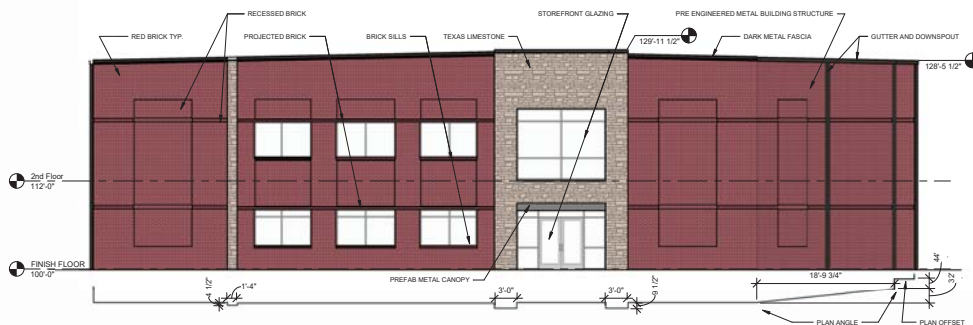




4 NORTH (RAILROAD)
Scale: 1/8" = 1'-0"



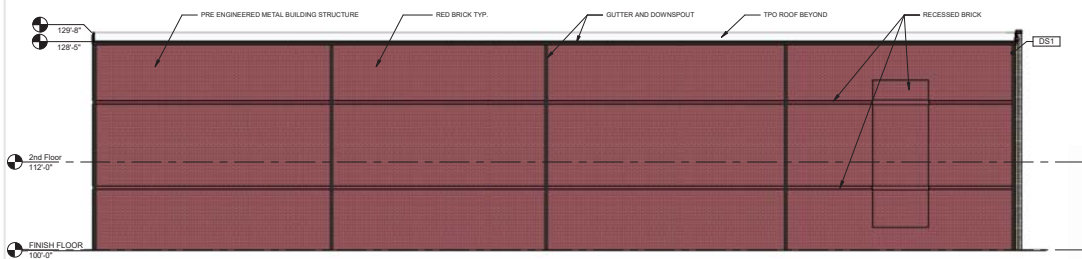
VICINITY MAP
N.T.S.



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



WW VIEW FROM FM 544 (OVERLAY)



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

PROJECT CONTACT LIST

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ROWLETT, TEXAS 75088
CONTACT: BARRY S. RHODES
PHONE: 214-326-1090

Elevations
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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 | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
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| 8 | | | |
| 9 | | | |
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| DATE | SCALE | PROJECT NO. | SHEET NO. |
|----------|----------|-------------|--------------|
| 05/03/23 | AS SHOWN | 043-22 | A-1.0 |













