



Master Planning
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SANCHEZ & ASSOCIATES

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CRWC TYPE IV LANDFILL BLOCK A, LOT 1
2660 E. UNIVERSITY DRIVE
MCKINNEY, TX 75069

SITE PLAN

PAVING LEGEND

	6" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #3 BARS @ 24" O.C.E.W. (FIRELANES)
	4" TYPE C HMA SURFACE WITH 8" TYPE B HMA BASE.
	SAWCUT
	4" REINFORCED 4,000 PSI CONCRETE SIDEWALK
	NUMBER OF PARKING SPACES
	BARRIER FREE RAMP
	SIDEWALK
	FIRE HYDRANT
	SANITARY MANHOLE
	RADIUS
	TYPICAL
	FIRE DEPARTMENT CONNECTION
	LIGHT POLE

- NOTES**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
 - ALL RADII ARE 1.5' BACK OF CURB UNLESS NOTED OTHERWISE.
 - RADII ALONG FIRELANES ARE MIN. 30' AT FACE OF CURB UNLESS NOTED OTHERWISE.
 - TOTAL IMPERVIOUS = 24,593 SQ. FT. (PHASE I)
 - CONTRACTOR TO VERIFY T.A.S. COMPLIANCE, FOR ANY QUESTION CONTACT CIVIL ENGINEER IMMEDIATELY
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 - TOTERS WILL PROVIDE ADEQUATE SOLID WASTE COLLECTION FOR THE SITE. WHEN NOT BEING USED, TOTERS WILL BE STORED INSIDE PER - Sec. 146-45. -(a)(3)(a) 18.
 - THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 - LIVING SCREENS SHALL BE IN ACCORDANCE WITH - Sec. 146-135. -(e)(1)(f). CONSIST OF SHRUBS ACCEPTABLE FOR SIX-FOOT SCREENING SHALL BE A MINIMUM OF THREE FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE PLANTED NO FURTHER APART THAN THREE FEET ON CENTER, UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PLANNING, AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WHICH WILL BE SIX FEET HIGH WITHIN TWO YEARS AFTER TIME OF PLANTING.

SITE DATA SUMMARY TABLE

ZONING:	PD 2002-05-046
EXISTING USE:	UNDEVELOPED
PROPOSED USES:	TYPE IV LANDFILL
LOT 1 AREA :	9.9972 ACRES
PROPERTY ID:	2721564
GEOGRAPHIC ID:	R-10815-00A-0010-1
LEGAL DESCRIPTION:	CRW C LANDFILL, BLK A, LOT 1
BUILDING HEIGHT:	1 STORY - 18.0'
NUMBER OF BLDGS.	1
BLDG. SQ. FT.:	1,000 SQ. FT.
FLOOR AREA RATIO:	0.23 %
PARKING REQUIRED:	
(1,000 S.F OFFICE-1 SPA/400 S.F.)	3
(HANDICAP REQUIRED = 2% OF TOTAL)	(1)
PARKING PROVIDED:	
PARKING PROVIDED	20
(1 HANDICAP PROVIDED = 2% OF TOTAL)	1
LOT COVERAGE/BLDG FOOTPRINT	
OFFICE BUILDING	0.23% (1,000 SQ. FT.)
LANDSCAPE DATA	
INTERIOR LANDSCAPING	6.49 ACRES / 282,704 SQ. FT.
IMPERVIOUS AREA	3.51 ACRES / 152,891 SQ. FT.

RECEIVED
By Planning Department at 4:30 pm, Jun 27, 2016

SITE PLAN FOR CRWC TYPE IV LANDFILL ADDITION
BEING 146.776 ACRES OUT OF B.L. HAMM SURVEY, ABSTRACT NO. 2485
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PREPARED NOVEMBER 9, 2015.

OWNER:
OSTTEND LANDFILL LTD.
410 PIERCE STREET, STE. 332
HOUSTON, TEXAS 77353
(713) 861-8801
ATTN: THOMAS NOONS

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
402 N. TENNESSEE STREET
MCKINNEY, TEXAS 75069
(469) 424-5900
ATTN: LEVI A. WILD, P.E.

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
402 N. TENNESSEE STREET
MCKINNEY, TEXAS 75069
(469) 424-5900
ATTN: LEVI A. WILD, PE

Scale: SEE GRAPHIC SCALE
Designed by: LAW
Drawn by: CDR
Checked by: LAW
Date: 6/27/2016
Project No. 02111-001

EXHIBIT