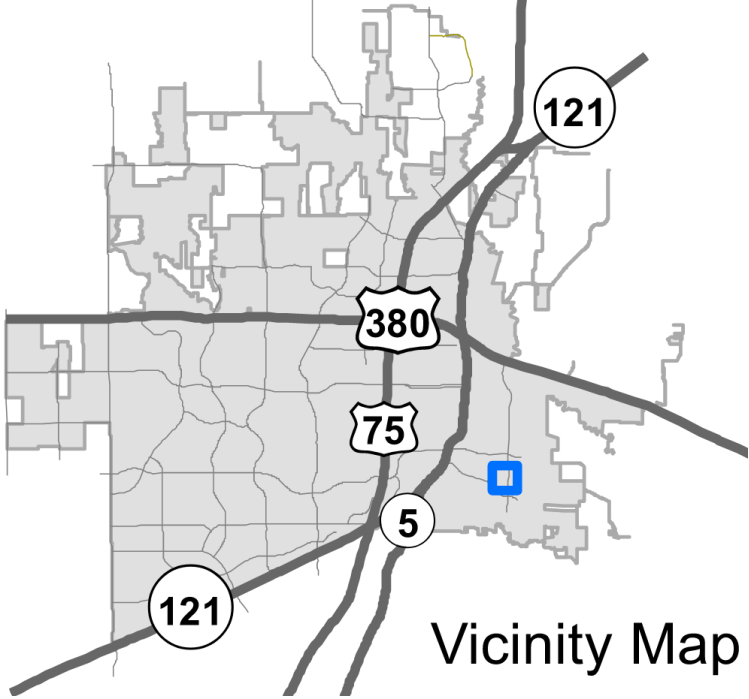
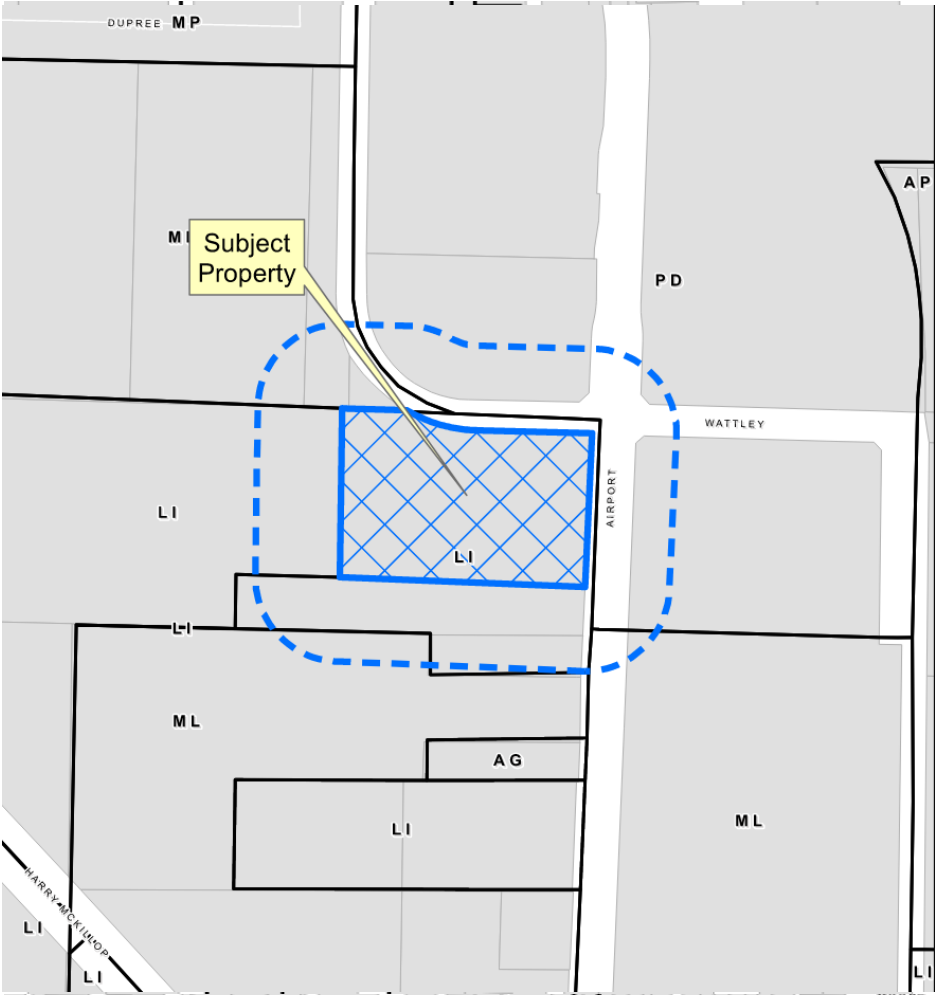


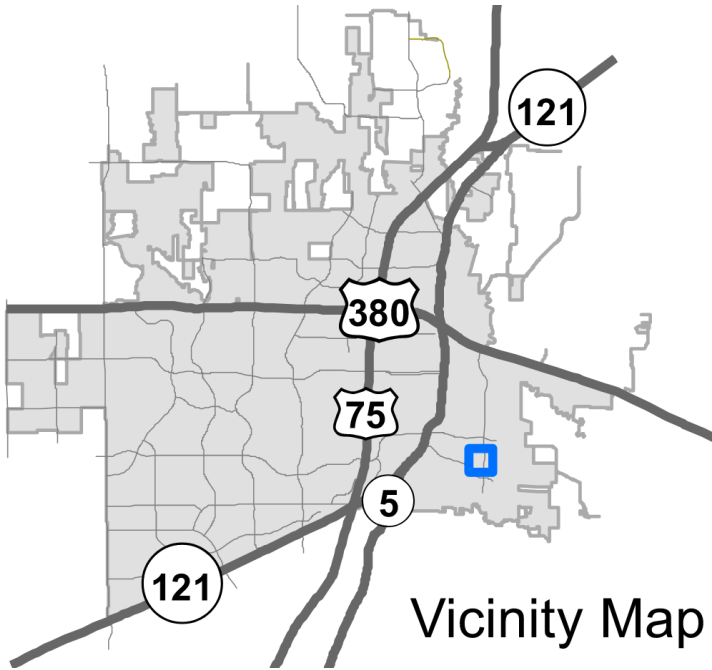
Frontier Waste Site Plan

24-0045SP

Location Map



Aerial Exhibit



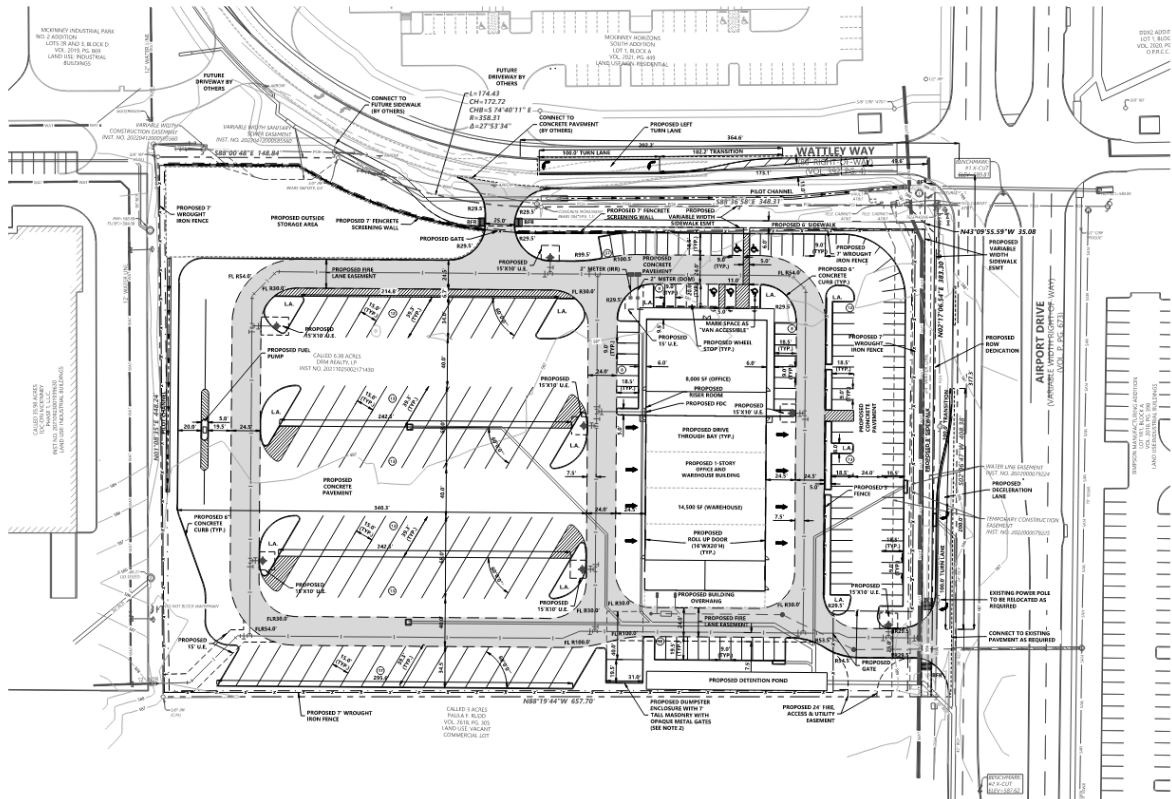
Vicinity Map

Proposed Site Plan

© 2024 Westwood Professional Services, Inc. PROJECT: 052915-0045, CAD/NOISE/DATE: DESIGN: C:\DWG\052915-0045-01.DWG

LEGEND

- R RADIUS
- FC FACE OF CURB
- FL FIRE LANE
- S/R SHARKER RISE RAMP
- TYP. TYPICAL
- PROPOSED FIRE LANE



NOTES:

- ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIME AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALL, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S 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.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONTROLLED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- BAYS SHALL BE SCREENED WITH A DOOR THAT IS FINISHED WITH GLASS AND SHALL BE CONSTRUCTED TO APPEAR AS A WINDOW WHEN CLOSED. WINDOW SHALL NOT BEGAIN LOWER THAN 12' ABOVE FINISHED GRADE.
- ALL HVAC & ROOFTOP EQUIPMENT TO BE FULLY SCREENED FOR P.R.O.W.

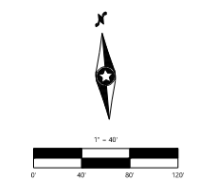
CAUTION !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REVEREND PROBECTIONS. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY AND DEPTH OF THE LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION TO AVOID UNNECESSARY DELAYS AND DAMAGE TO THE FACILITIES AND TO THE CONTRACTOR'S PERSONNEL AND PROPERTY. ALL UTILITIES SHALL BE MARKED PRIOR TO CONSTRUCTION.

BENCHMARK LIST:

REMARK: #1 X-CITE SET ON THE NOSE OF A CURB MEDIAN LOCATED AT THE SOUTH INTERSECTION OF FM 54 AND AIRPORT DRIVE.
ELEVATION = 588.81

REMARK: #3 X-CITE SET ON THE BACK OF CURB ON THE WEST SIDE OF A CURB MEDIAN AND BEING LOCATED TO THE EAST 165' ON THE NOSE OF A CURB MEDIAN LOCATED AT THE SOUTH INTERSECTION OF FM 54 AND AIRPORT DRIVE.
ELEVATION = 591.62

VICINITY MAP



SITE DATA SUMMARY TABLE

EXISTING ZONING	LI-LIGHT INDUSTRIAL
PROPOSED USE	OFFICE, MINOR VEHICLE REPAIR, OUTDOOR STORAGE, AUTOMOBILE STORAGE
LOT AREA (SQ. FEET)	277,917.38
OFFICE BUILDING (SQ. FT.)	8,000
WAREHOUSE BUILDING (SQ. FT.)	4,500
BUILDING HEIGHT (FT.)	30' (1 STORY)
LOT COVERAGE (%)	8.10%
FLOOR AREA RATIO	0.08-1
PARKING REQUIRED	OFFICE (1 SP/ 400 SF) 20 SPACES WAREHOUSE (1 SP/ 4000 SF) 4 SPACES
TOTAL PARKING REQUIRED	24 SPACES
PARKING PROVIDED	OFFICE 106 SPACES WAREHOUSE 12 SPACES
TOTAL PARKING PROVIDED	118 SPACES
HANDICAPPED PARKING REQUIRED	5 SPACES
HANDICAPPED PARKING PROVIDED	5 SPACES
IMPERVIOUS SURFACE (SF)	183,200

APPROVED: _____
CHECKED: _____
DESIGNED: _____
SUPERVISOR SIGN: _____
DATE: _____

DATE: 06/10/24
OWNER: FRONTIER WASTE SOLUTIONS
401 ASHWOOD LANE
FAIRVIEW, TX 75009
OWNER PHONE NUMBER: 214534-3955

WESTWOOD PROFESSIONAL SERVICES, INC.
CONSTRUCTION OF
BRICK BUILDING OF
APPROX. 12,500 SQ. FT.
DATE: 06-11-2024

APPLICANT:
Westwood
2742 07-0408 2801 Dallas Parkway, Suite 600
McAllen, TX 78504
Phone: 361-912-8888 Fax: 361-912-8888
www.westwoodps.com

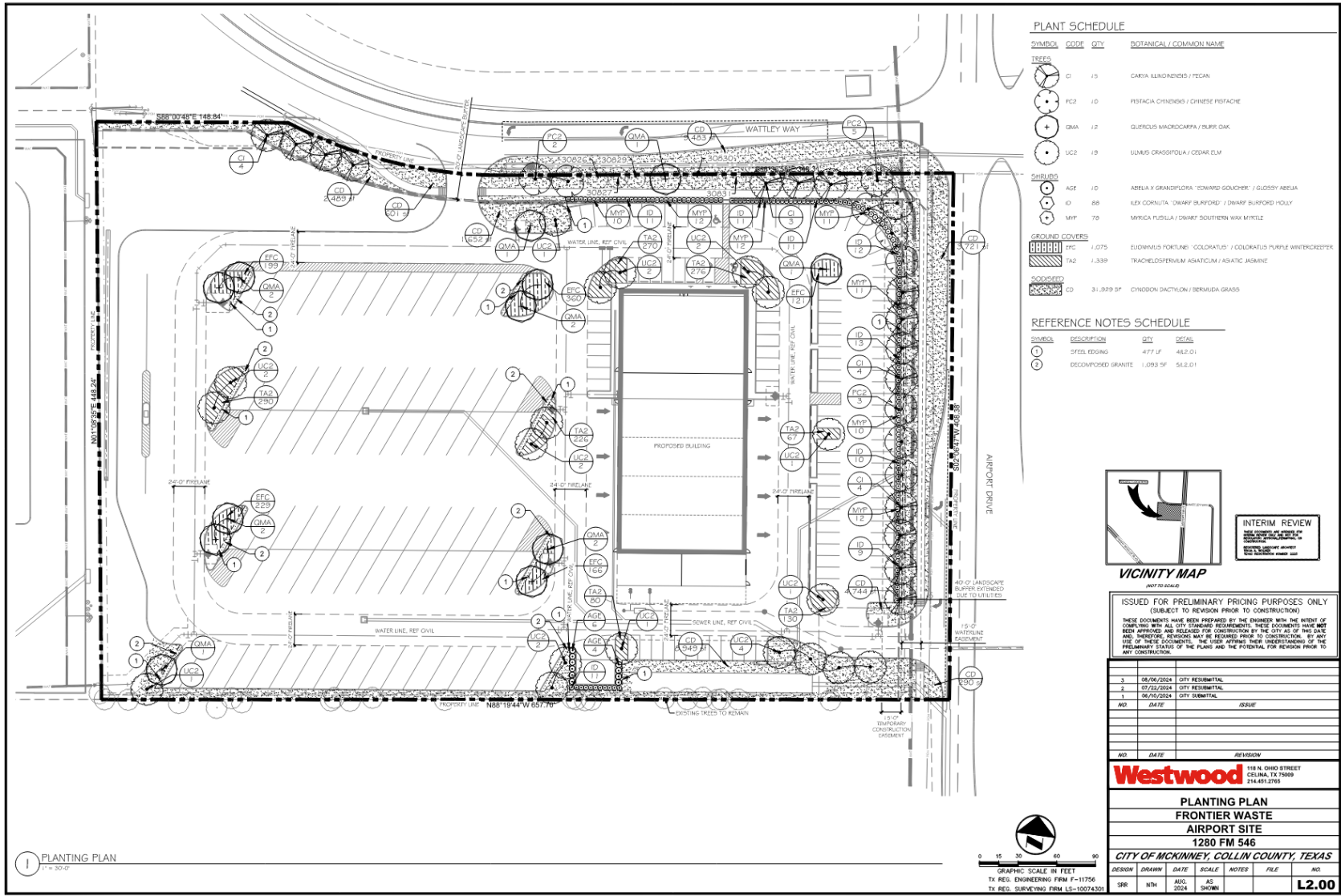
PROJECT NUMBER: 052915-0045
DATE: 08/22/24

SITE PLAN
SITE#204-0045
PROJECT NUMBER: 052915-0045
DATE: 08/22/24

SHEET NUMBER:
C1.03

FRONTIER WASTE AIRPORT SITE

Proposed Landscape Plan

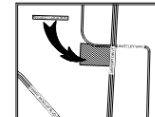


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
CI	15		CASIA ILICOIDENS / PECAN
PC2	10		PISTACIA CHINENSIS / CHINESE PISTACHE
OMA	12		QUERCUS MACROCARPA / BURK OAK
LUC2	15		LUNULUS CRASSIFOLIA / CEDAR ELM
SHRUBS			
AGE	10		ABELIA X GRANDIFLORA 'EDWARD GOUCKER' / GLOSSY ABELIA
IO	66		ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
MYP	70		MIRICA PUBESULA 'DWARF SOUTHERN WAX MYRTLE
GROUND COVERS			
FFC	1,075		EUDORMIS FORTUNE 'COLORATUS' / COLORATUS PURPLE WINTERCREPPER
AS2	1,339		TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE
SOCCERFIELD			
CD	31,909 SF		CYNODON DACTYLON / BERMUDA GRASS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	UNIT
①	STIFF EDDING	477 SF	483.01
②	RECOMPOSED GRANITE	1,093 SF	56.8101



INTERIM REVIEW
 THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARDS REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND NO OTHER REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER ACCEPTS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
 (SUBJECT TO REVISION PRIOR TO CONSTRUCTION)
 THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARDS REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND NO OTHER REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER ACCEPTS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION
3	08/06/2024	CITY SUBMITTAL
2	07/22/2024	CITY SUBMITTAL
1	06/05/2024	CITY SUBMITTAL

Westwood
 118 N. OHIO STREET
 CELINA, TX 76009
 214.451.2765

PLANTING PLAN
FRONTIER WASTE
AIRPORT SITE
1280 FM 546

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SRR	MTH	AUG. 2024	AS SHOWN			L2.00

1 PLANTING PLAN
 1" = 30'-0"



FRONTIER WASTE AIRPORT SITE

