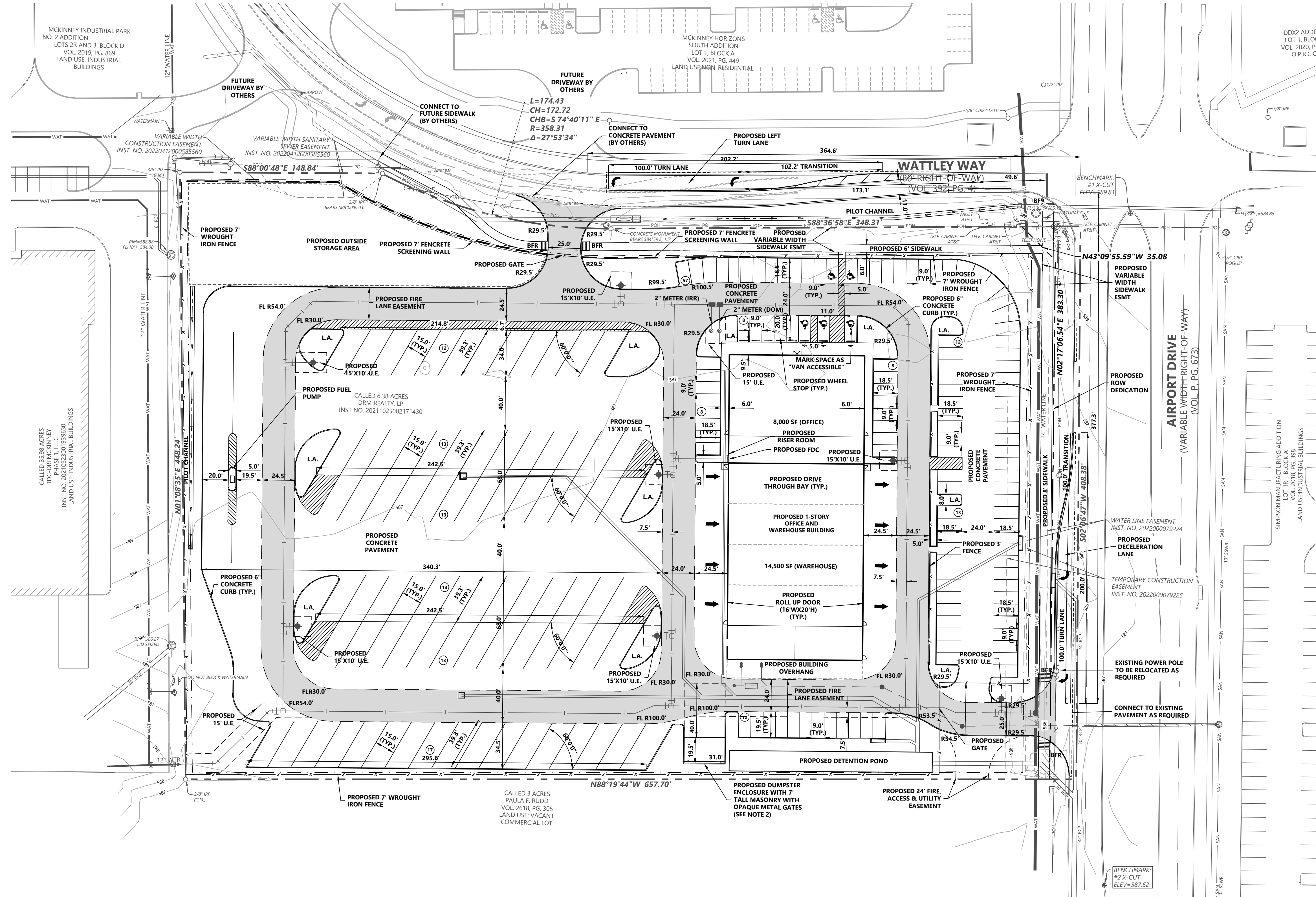


LEGEND

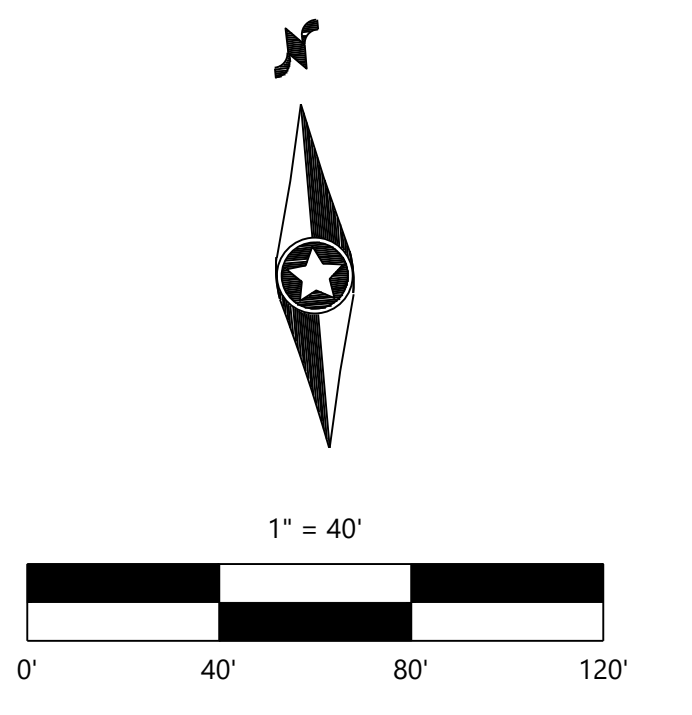
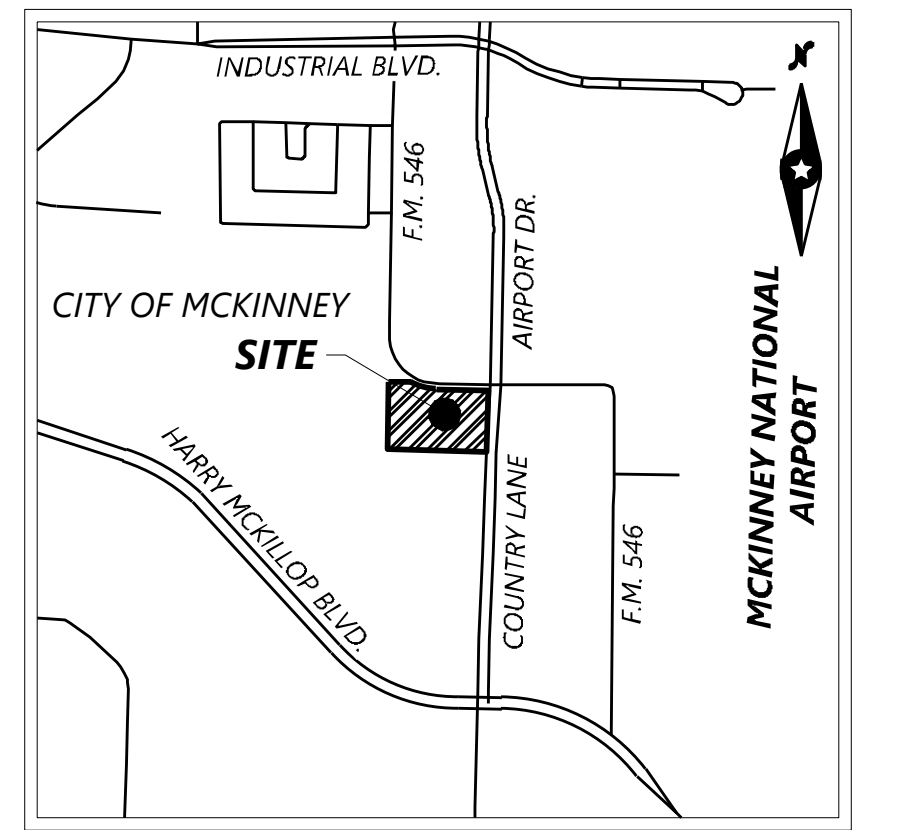
- R RADIUS
- FC FACE OF CURB
- FL FIRE LANE
- BFR BARRIER FREE RAMP
- TYP. TYPICAL
- PROPOSED FIRE LANE



- 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, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, 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 CONSTRUCTED 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 BEGIN LOWER THAN 12" ABOVE FINISHED GRADE.
 - ALL HVAC & ROOFTOP EQUIPMENT TO BE FULLY SCREENED FOR PUBLIC R.O.W.

VICINITY MAP

(NOT TO SCALE)



SITE DATA SUMMARY TABLE

ITEM	LI-LIGHT INDUSTRIAL
EXISTING ZONING	LI-LIGHT INDUSTRIAL
PROPOSED USE	OFFICE, MINOR VEHICLE REPAIR, OUTDOOR STORAGE, AUTOMOBILE STORAGE
LOT AREA (SF/ACRES)	277,913/6.38
OFFICE BUILDING (SF)	8,000
WAREHOUSE BUILDING (SF)	14,500
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
TRUCK STORAGE	81 SPACES
TOTAL PARKING PROVIDED	118 SPACES
HANDICAPPED PARKING REQUIRED	5 SPACES
HANDICAPPED PARKING PROVIDED	5 SPACES
IMPERVIOUS SURFACE (SF)	183,200

CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



BENCH MARK LIST:

BENCHMARK - #1 X-CUT SET ON THE NOSE OF A CURB MEDIAN LOCATED AT THE SOUTH INTERSECTION OF F.M. 546 AND AIRPORT DRIVE.
ELEVATION = 589.81

BENCHMARK - #2 X-CUT SET ON THE BACK OF CURB ON THE WEST SIDE OF A CURB MEDIAN AND BEING LOCATED SOUTH 496± FEET OF THE NOSE OF A CURB MEDIAN LOCATED AT THE SOUTH INTERSECTION OF F.M. 546 AND AIRPORT DRIVE.
ELEVATION = 587.62

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 40'
VERTICAL SCALE: _____

INITIAL ISSUE: 06/10/24
REVISIONS: _____

OWNER:
PREPARED FOR:
FRONTIER WASTE SOLUTIONS
401 ASHWOOD LANE
FAIRVIEW, TX 75069
OWNER PHONE NUMBER: (214)534-3955

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: **LEON M. LEAL, P.E.**
P.E. No.: 137310
Date: 08-22-2024
Westwood

FRONTIER WASTE AIRPORT SITE
MCKINNEY, TEXAS

APPLICANT:
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-11756
TBPB FIRM REGISTRATION NO. 10074301

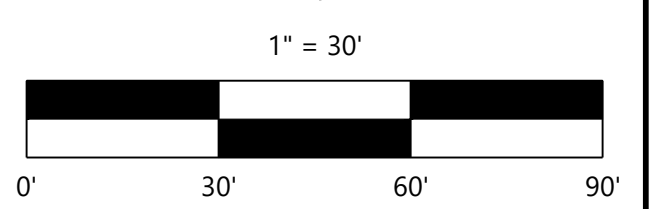
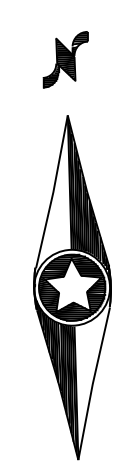
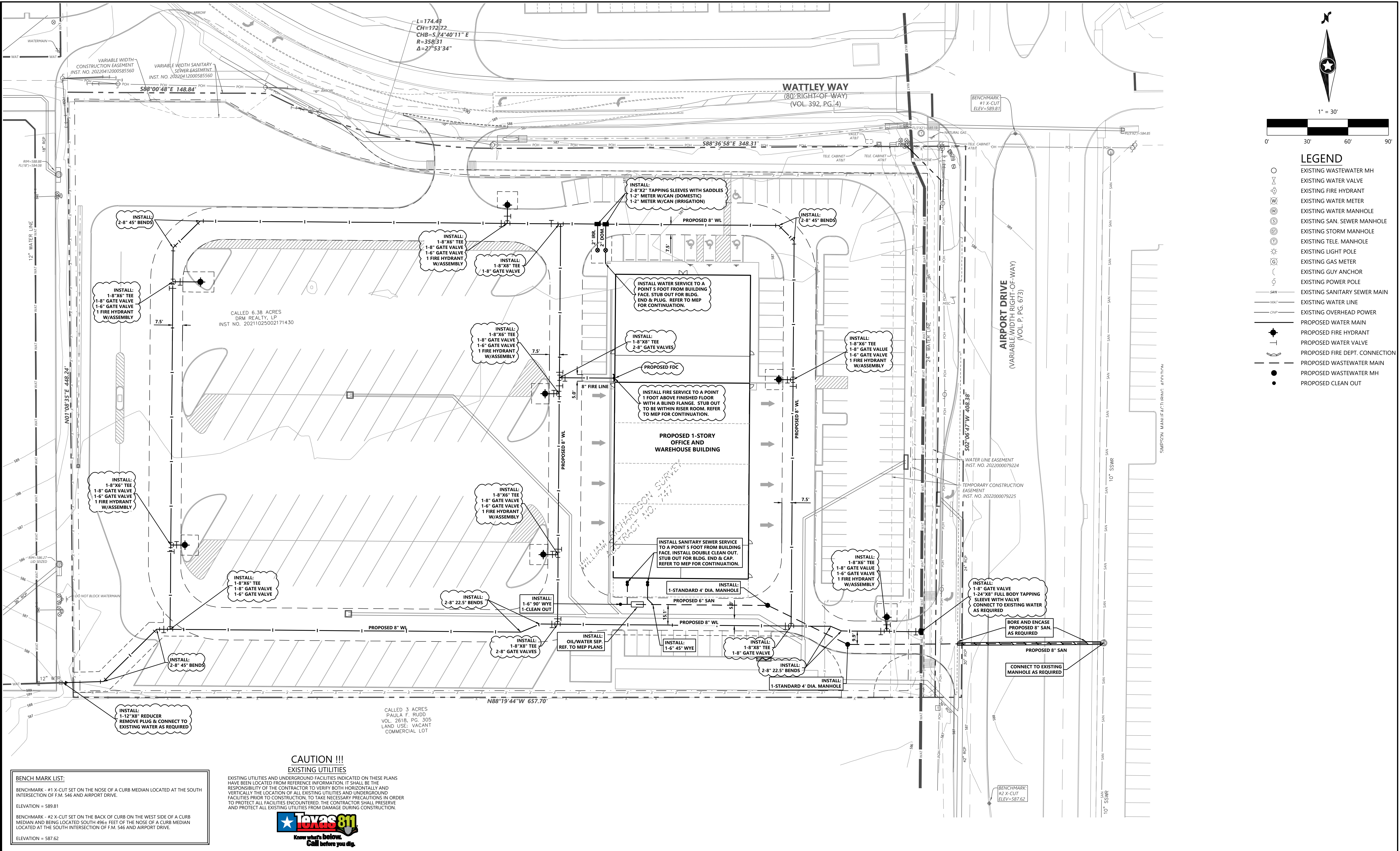
SITE PLAN
SITE2024-0045

SHEET NUMBER:
C1.03

PROJECT NUMBER: 0052915.00 DATE: 08/22/24

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N:\002915\005 CAD\DWG\SITE DESIGN\CD\0052915-C-UT.DWG



LEGEND

- EXISTING WASTEWATER MH
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING SAN. SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING TELE. MANHOLE
- EXISTING LIGHT POLE
- EXISTING GAS METER
- EXISTING GUY ANCHOR
- EXISTING POWER POLE
- EXISTING SANITARY SEWER MAIN
- EXISTING WATER LINE
- EXISTING OVERHEAD POWER
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPT. CONNECTION
- PROPOSED WASTEWATER MAIN
- PROPOSED WASTEWATER MH
- PROPOSED CLEAN OUT

BENCH MARK LIST:

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DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 30'
VERTICAL SCALE: _____

INITIAL ISSUE: 06/10/24
REVISIONS: _____
PREPARED FOR: _____

FRONTIER WASTE SOLUTIONS
401 ASHWOOD LANE
FAIRVIEW, TX 75069

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Engineer: LEON M. LEAN, P.E.
P.E. No.: 137310
Date: 08-22-2024
Westwood

FRONTIER WASTE AIRPORT SITE
MCKINNEY, TEXAS

Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TSPS FIRM REGISTRATION NO. 10074301

SHEET NUMBER:
C6.01
UTILITY PLAN
PROJECT NUMBER: 0052915.00 DATE: 08/22/24

FRONTIER WASTE AIRPORT SITE