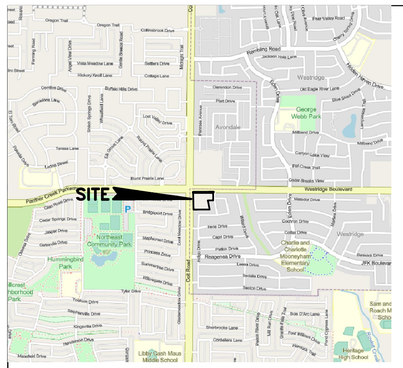


VICINITY MAP
NOT TO SCALE

TYPICAL PAVING SECTION

TRAIL & SIDEWALK:
4" – 3600 PSI Concrete Pavement With #3 Bars at 24" O.C.E.W.
4" Compacted Sand

PARKING AREAS:
5" – 3600 PSI Concrete Pavement With #4 Bars at 18" O.C.E.W.
6" Lime Stabilized Subgrade Recompacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

FIRE LANE:
6" – 4000 PSI Concrete Pavement with #4 Bars at 18" O.C.E.W.
6" Lime Stabilized Subgrade Recompacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

***PUBLIC STREET:**
6" – 4000 PSI Concrete Pavement with #4 Bars at 18" O.C.E.W.
6" Lime Stabilized Subgrade Recompacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

TRUCK ROUTE:
6" – 4000 PSI Concrete Pavement with #4 Bars at 18" O.C.E.W.
6" Lime Stabilized Subgrade Recompacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

DUMPSTER PAD:
7" – 4000 PSI Concrete Pavement with #4 Bars at 18" O.C.E.W.
6" Lime Stabilized Subgrade Recompacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

* PUBLIC STREET PAVEMENT THICKNESS, REBAR SPACING & CONCRETE STRENGTH MUST MATCH WITH EXISTING PAVEMENT

SITE DATA SUMMARY TABLE

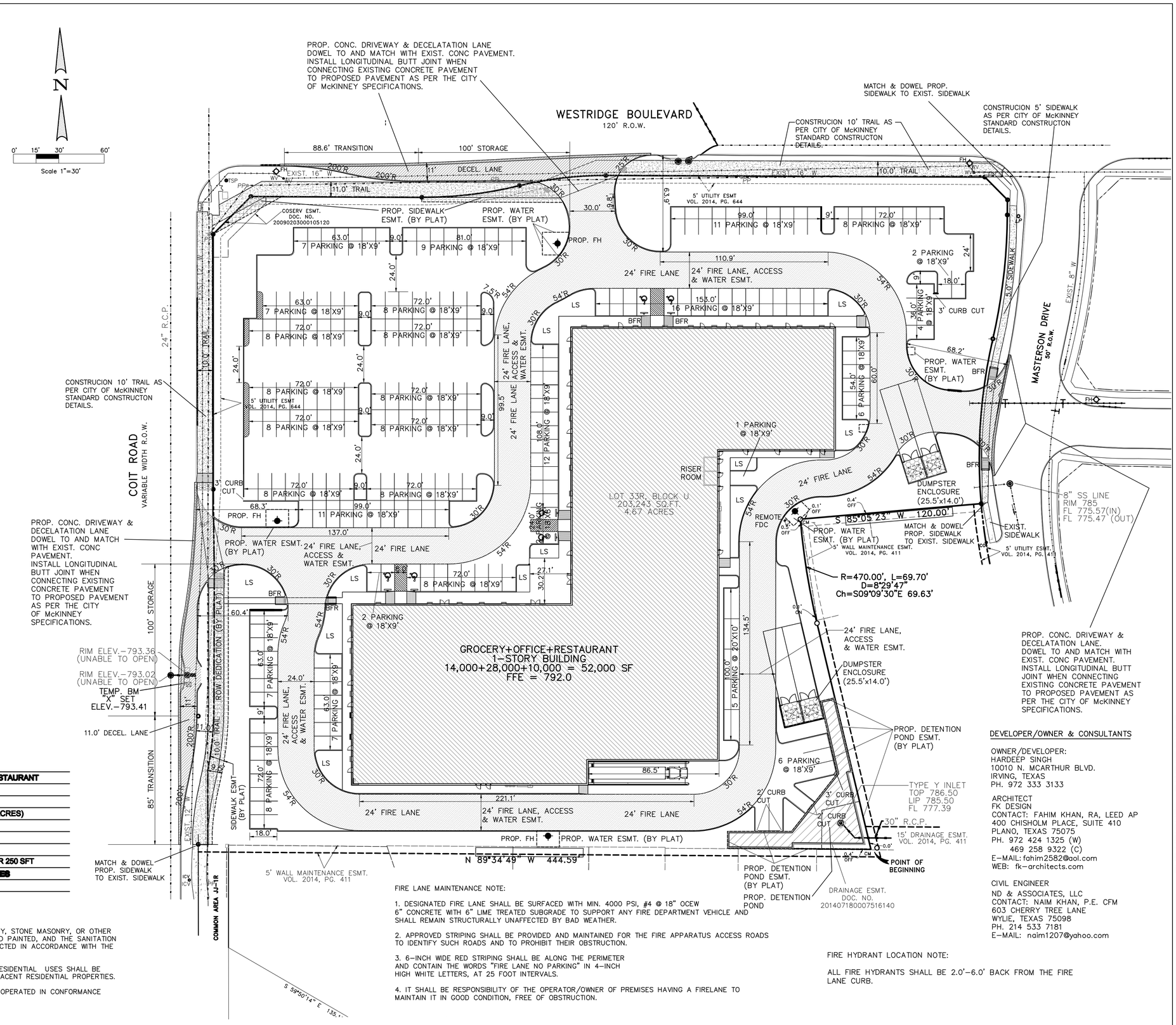
ZONE	PD 2001-09-067
TYPE	RETAIL, OFFICE & RESTAURANT
STORY	1
MAX HEIGHT	29.5'
LOT AREA	203,243 SQ.FT. (4.67 ACRES)
BUILDING FOOTPRINT AREA	52,000 SFT
TOTAL FLOOR AREA:	52,000 SFT
PARKING	
PARKING RATIO FOR SHOPPING CENTER	1 PARKING SPACE PER 250 SFT
REQUIRED PARKING FOR SHOPPING CENTER	52,000/250 = 208 SPACES
PROVIDED PARKING ON SITE (# space)	211 SPACES

GENERAL NOTES::

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 FORM 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.



FIRE LANE MAINTENANCE NOTE:

1. DESIGNATED FIRE LANE SHALL BE SURFACED WITH MIN. 4000 PSI, #4 @ 18" OCEW 6" CONCRETE WITH 6" LIME TREATED SUBGRADE TO SUPPORT ANY FIRE DEPARTMENT VEHICLE AND SHALL REMAIN STRUCTURALLY UNAFFECTED BY BAD WEATHER.

2. APPROVED STRIPING SHALL BE PROVIDED AND MAINTAINED FOR THE FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND TO PROHIBIT THEIR OBSTRUCTION.

3. 6–INCH WIDE RED STRIPING SHALL BE ALONG THE PERIMETER AND CONTAIN THE WORDS "FIRE LANE NO PARKING" IN 4–INCH HIGH WHITE LETTERS, AT 25 FOOT INTERVALS.

4. IT SHALL BE RESPONSIBILITY OF THE OPERATOR/OWNER OF PREMISES HAVING A FIRELANE TO MAINTAIN IT IN GOOD CONDITION, FREE OF OBSTRUCTION.

FIRE HYDRANT LOCATION NOTE:

ALL FIRE HYDRANTS SHALL BE 2.0'–6.0' BACK FROM THE FIRE LANE CURB.

DEVELOPER/OWNER & CONSULTANTS

OWNER/DEVELOPER:
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Md. Naim Uddin Khan 6–12–2023
ENGINEER NO. 87776. THESE PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MD. NAIM UDDIN KHAN REGISTERED PROFESSIONAL ENGINEER.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MD. NAIM UDDIN KHAN P.E. #87776

STATE OF TEXAS — MD. NAIM UDDIN KHAN — 87776 — REGISTERED PROFESSIONAL ENGINEER

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PH: (214) 533 7181, E-mail: naim1207@yahoo.com
FIRM # F - 13340

Original Date:
March 07, 2017

Issue Log

NO.	DATE	REVISION
1		
2		
3		
4		

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THE HEIGHTS AT WEST RIDGE
MULTI-USE FACILITIES
LOT 33R, BLOCK U,
JOHN W. COIX ABSTRACT NO. 160
203,243 SF/4.67 ACRES
CITY OF McKINNEY, COLLIN COUNTY, TEXAS
Developer/owner: HARDEEP SINGH
10010 N. MCARTHUR BLVD.
IRVING, TEXAS
PH. 972 333 3133

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SITE PLAN

DATE: 6/12/2023
SCALE: 1"=30'
PROJECT #: 858-MEC-22
SHEET NO: C-3