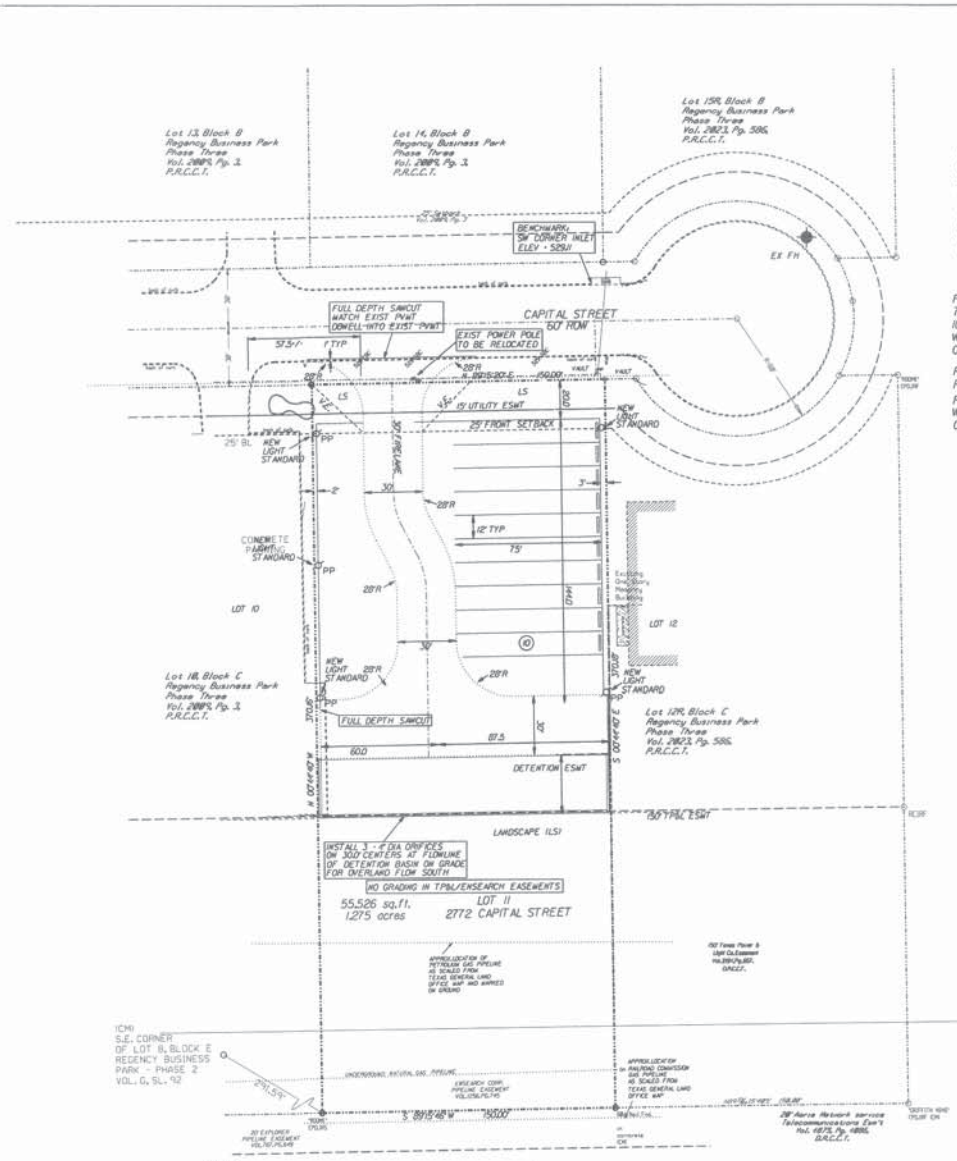


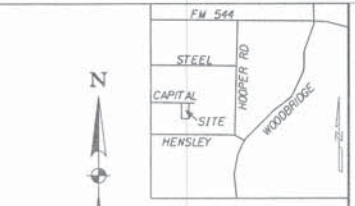
DATA SUMMARY TABLE

LOT 11 BLOCK C REGENCY BUSINESS PARK PHASE 3
2772 CAPITAL STREET
AREA - 55,526 SF - 1.275 ACRES
ZONING: LI - LIGHT INDUSTRIAL
PRESENT USE - VACANT LOT
PROPOSED USE - TRUCK PARKING/OUTSIDE STORAGE
LANDSCAPE REQUIRED: 10.00% LOT AREA
LANDSCAPE PROVIDED: 10.00% LOT AREA

FIRELANE PVMT AND DRIVE APPROACH 8" THICK 4500 PSI
7 SACK CONC WITH #3 BARS ON 18" CENTERS BOTH WAYS
100% TIED TO ALL CHAIRS AND SMOOTH DOWELS ON 12" CENTERS
WHEN CONNECTIONG TO EXIST PVMT
OVER 7" THICK 7% LIME STABALIZED SUBGRADE

PRE-POUR INSPECTION REQUIRED AND MIX DESIGN APPROVED
PRIOR TO WORK BEING PREFORMED

PARKING AREAS TO BE 6" THICK 4500 PSI CONCRETE
WITH #3 BARS ON 18" CENTERS BOTH WAYS
OVER 7" THICK 7% LIME STABALIZED SUBGRADE



VICINITY MAP
N.T.S.

N

SCALE IN FEET
SCALE: 1" = 30'

LINE LEGEND:
- PROPERTY LINE
- DRAINAGE FLOW
- PROPOSED WATER LINE
- ROAD CENTER LINE
- PROPOSED STORM SEWER
- PROPOSED STREET
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- DRAINAGE EASEMENT
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- PROPOSED FENCE
- PROPOSED SANITARY SEWER

NOTES:

1) Bearings Based on Regency Business Park, Phase Three as recorded In Volume 2009, Page 3 of the Collin County Map Records; 2) No part of the subject property lies within a Special Flood Hazard Area Inundated by 100-year Flood per Map No. 48085C0415 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X)

Elevations based on NAVD88 Datum.

HELMBERGER ASSOCIATES, INC.
CIVIL / ENVIRONMENTAL ENGINEERS
PRELIMINARY - FOR INTERIM REVIEW ONLY

These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:
Stephen A. Helmberger #62944 1/4/24

OWNER:
MARINDER SEKHON
SEKHON CARRIER LLC
417 CAVE RIVER DRIVE
MURPHY, TEXAS 75094
972-998-1574

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
MR. STEPHEN A. HELMBERGER, P.E.
(972) 442-7459

SITE PLAN

LOT 11 BLOCK C REGENCY BUSINESS PARK III
2772 CAPITAL STREET
WYLIE, TEXAS 75098

TBPE REGISTRATION NO. 0000736

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMAN ROAD, WYLIE, TEXAS 75098 (972) 442-7459

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	DEC. 2023	1"=30'	PBORDER	2338	C1

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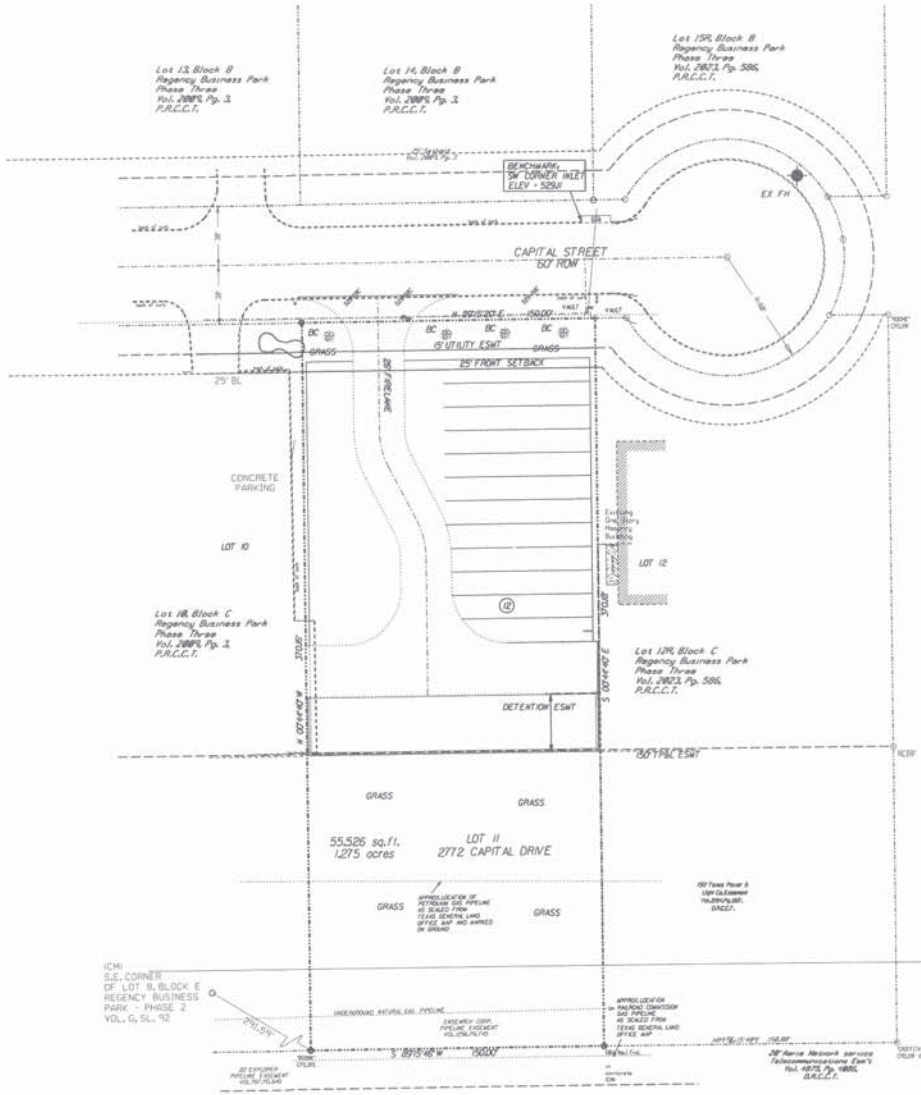

NOTES:

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DATA SUMMARY TABLE

LOT 11 BLOCK C REGENCY BUSINESS PARK PHASE 3
2772 CAPITAL STREET
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PRESENT USE - VACANT LOT
PROPOSED USE - TRUCK PARKING/OUTSIDE STORAGE
LANDSCAPE REQUIRED: 10.00% LOT AREA
LANDSCAPE PROVIDED: 10.00% LOT AREA

LANDSCAPE REQUIREMENTS:

LANDSCAPE REQUIRED: 10.00% LOT AREA
55,526 SF * 0.10 = 5,526 SF
FRONT YARD LANDSCAPE PROVIDED: 20' * 150' = 3,000 SF
REAR LANDSCAPE PROVIDED: 4,500 SF
TOTAL LANDSCAPE AREA = 7,500 SF

TREES REQUIRED ALONG FRONTAGE: 1 TREE / 40 LF
TREES PROVIDED: 4 TREES

LANDSCAPE NOTES:

ALL GRASS AREAS TO BE CELEBRATION BERMUDA SOD.

GRASS AND BED AREAS TO BE SEPARATED BY 14 GUAGE METAL EDGING.

CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND NOTIFY OWNER OF ANY CONFLICTS.

PLANTING BED PREPARATION ONE 4 CF BALE OF SPHAGNUM PEAT MOSS AND ONE 3 CF BAG OF LANDSCAPAERS MIX (SPECIAL BLEND) INTO THE TOP 8" OF SOIL FOR EVERY 75 SF OF BED.

TREES IN TURF AREAS TO BE PLANTED WITH EXISTING SOIL FROM PLANTING HOLE. THE TREE EXCAVATION IS TO BE 6" DEEPER AND 24" WIDER THAN THE ROOT BALL TO BE PLANTED.

ALL PLANT MATERIAL SHALL MEET AMERICAN NURSERY STANDARDS OF HEIGHT AND WIDTH FOR EACH CONTAINER SIZE OR CALIPER OF TREE AND BE FREE OF DISEASE.

TREES SHALL HAVE A ROOT BALL OF A MINIMUM OF 10" DIA FOR EACH INCH OF CALIPER. EXCLUDING GROUNDCOVER AND COLOR BEDS, PLANT MATERIAL SHALL HAVE 2" OF DECOMPOSED GRANITE COVERING THE BED.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND OBTAINING PERMITS AS REQUIRED BY THE CITY.

ALL EXISTING TREES (IF ANY) TO REMAIN.

PLANT*	PLANT NAME	SIZE	SPACING	HEIGHT	QUANTITY
BC	BALD CYPRESS (TAXODIUM DISTICHUM)	4" CAL	30' MIN	12'	4

VICINITY MAP
N.T.S.

N

SCALE IN FEET
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- PROPOSED SANITARY SEWER

OWNER:
MARKIDER SEXMON

ENGINEER:
HELWERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
MR. STEPHEN A. HELWERGER, P.E.
(972) 442-7459

LANDSCAPE PLAN

LOT 11 BLOCK C REGENCY BUSINESS PARK 13

2772 CAPITAL STREET

WYLIE, TEXAS 75098

SHARP LANDSCAPES
1129 HUNTINGTON DRIVE, RICHARDSON, TEXAS 75080
BILL SHARP - 972-978-6172

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELW.	CADD	DEC 2023	1"=30'	LAND	2238	L1

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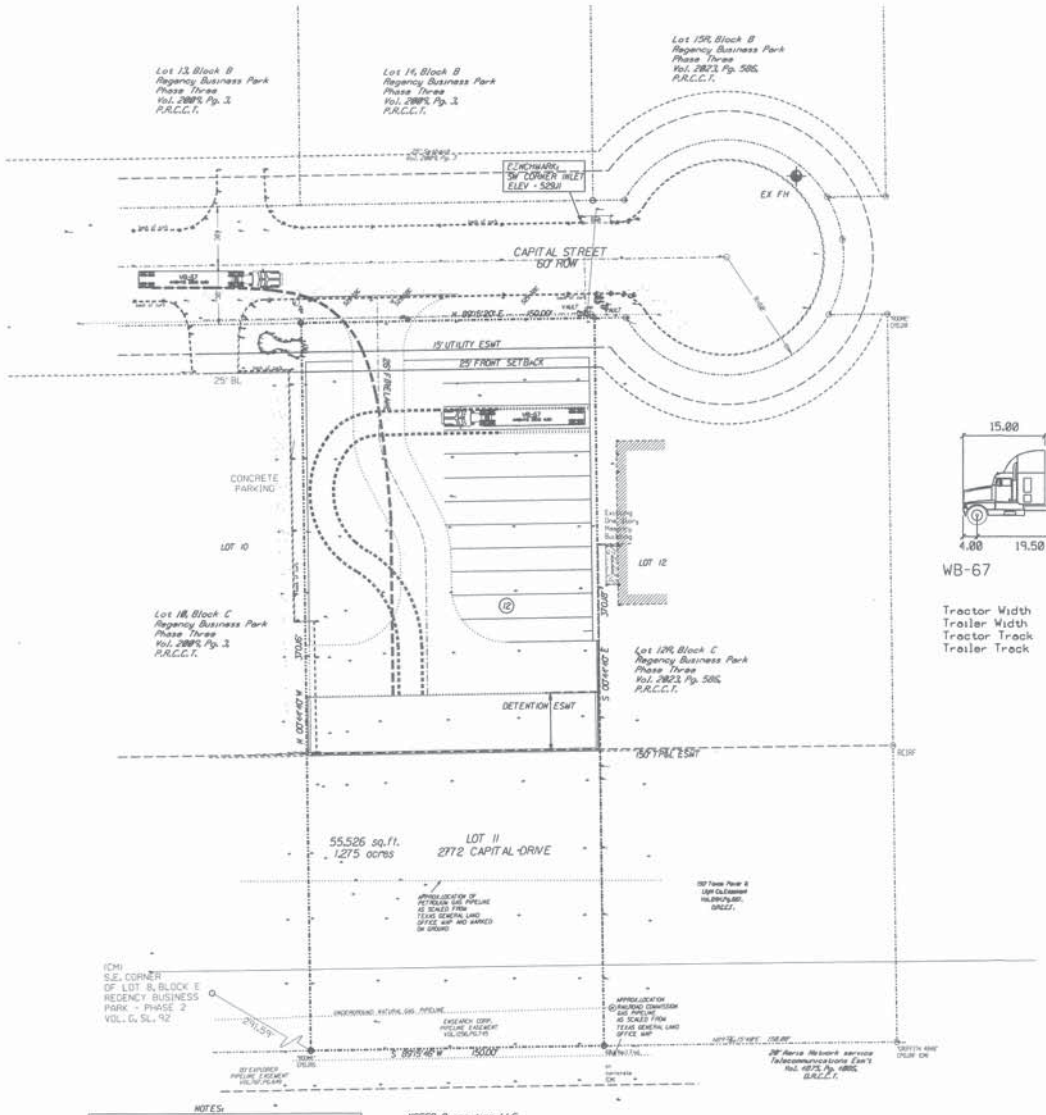

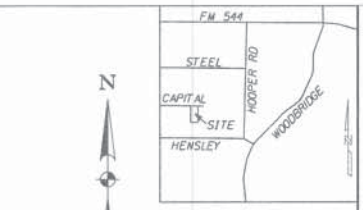

VICINITY MAP
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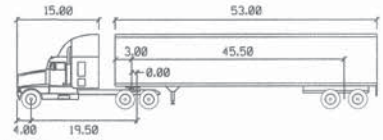

WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

HELMBERGER ASSOCIATES, INC
CIVIL / ENVIRONMENTAL ENGINEERS
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Stephen A. Helmberger #62544

NOTES:

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Elevations based on NAVD88 Datum.

OWNER:
HARWINDER SEKHON

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
MR. STEPHEN A. HELMBERGER, P.E.
(972) 442-7459

TRUCK TURNING EXHIBIT

LOT 11 BLOCK C REGENCY BUSINESS PARK III

2772 CAPITAL STREET

WYLIE, TEXAS 75098

TBPE REGISTRATION NO. 000756

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMAN ROAD, WYLIE, TEXAS 75098 (972) 442-7459

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	DEC 2023	1"=30'	PBORDER	2330	C4

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