

**ZONING NOTE:**  
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

**FLOOD NOTE:**  
ACCORDING TO MAP NO. 48085C0235J, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD;

**NOTE:** THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY.  
PLAN BASED ON SURVEY BY: SMW ENGINEERING GROUP, INC.

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

**TOWER MATERIAL NOTE:**  
TOWER SHALL COMPLY WITH APPROVED FACADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

**EXISTING TREES NOTE:**  
NO EXISTING TREES WILL BE REMOVED FOR THE CONSTRUCTION OF THIS PROJECT

**PROPOSED 6' HIGH PRECAST MASONRY SCREENING WALL**  
NOTE: DIMENSION AND EXACT MATERIALS TO BE IN SIMILAR LIKENESS TO EXISTING PARK STRUCTURES IN TYPE AND COLOR; DESIGN TO BE FINALIZED IN CDS.

**PROPOSED 105' MONOPOLE TOWER**  
EXISTING PROTECTED TREE LINE (PLASTIC SAFETY FENCE) (TO BE REMOVED AS NEEDED FOR CONSTRUCTION)

**PROPOSED 40' TO 50' LIVE OAK TREES (AT MATURITY)**

**PROPOSED LANDSCAPE SCREENING WITHIN A 5' WIDE LANDSCAPE BUFFER AREA**  
**50'X50' LEASED PREMISES (FOR TENANT'S EXCLUSIVE USE)**

**PARENT TRACT**  
PARCEL ID: 2759846  
CITY OF PROSPER  
INST. NO: 20170622010003020

**PROPOSED (4) 2"Ø FIBER CONDUITS FROM ANTHEMNET RACK TO MMPB ABUTTING ROW (450'±)**  
**PROPOSED (1) 3"Ø ANTHEMNET U.G. POWER CONDUIT FROM PEDESTAL TO ANTHEMNET RACK (450'±)**

**20' WIDE ACCESS/UTILITY AND FIRE EASEMENT**  
**LESSEE'S PROPOSED GRAVEL ACCESS DRIVE (8,182.5± SQ FT.)**

EXISTING UTILITY POLE (POWER SOURCE)  
**PROPOSED FIBER HANDHOLE (MMPB)**  
**PROPOSED PEDESTAL (BY COSERV)**  
EXISTING CURB (TO BE CUT AND REMOVED)

**PROPOSED PRIVET DRIVE (NOT FOR PUBLIC USE) SIGN**

EXISTING TRANSMISSION LINES (TYP.)  
EXISTING SIDE WALK

15'R TYP.

EXISTING UTILITY POLE (TO BE RELOCATED BY COSERV)

**PROPOSED 11' DECEL LANE**

EXISTING OVERHEAD POWER LINE (TYP.)

**PROPOSED RELOCATED UTILITY POLE (BY COSERV)**

EXISTING DRIVEWAY

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING POND

EXISTING 170' TEXAS POWER & LIGHT EASEMENT VOL. 810, PG. 639

730'± TO NEAREST INTERSECTION MEADOWBROOK BLVD

GRASSY MEDIAN

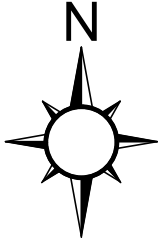
809' TO NORTHERN DRIVEWAY

199' TO SOUTHERN DRIVEWAY

40' STORAGE AREA

100' TRANSITION

COIT RD CONCRETE PUBLIC RIGHT-OF-WAY



1

OVERALL SITE PLAN



SCALE: 1"=5' (22X34)  
1"=10' (11X17)

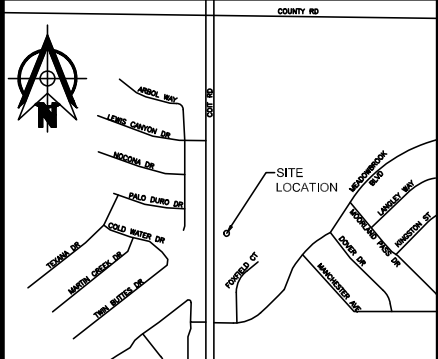
PREPARED FOR:



DATE OF CREATION: 12/04/2023

REV NO:	REV. DESCRIPTION:	DATE:
A	ZONING DRAWINGS	12.04.23
B	ZONING DRAWINGS	12.19.23
C	ZONING DRAWINGS	12.29.23

EXHIBIT B



DATE VICINITY MAP (N.T.S.)

FOR ZONING REVIEW ONLY

ENGINEER:



**PRELIMINARY DRAWING**  
(NOT VALID UNLESS STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:

EXHIBIT B

ZONE-23-0036

OVERALL SITE PLAN - PAGE 1 OF 2

SITE LOCATION INFORMATION:

PLAN TYPE: NEW 105' MONOPOLE TOWER  
PROPERTY OWNER: TOWN OF PROSPER  
LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.  
GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)  
SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

SHEET Z.1

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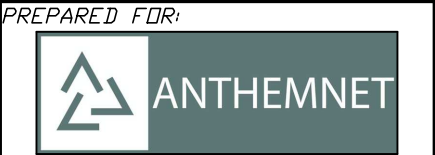
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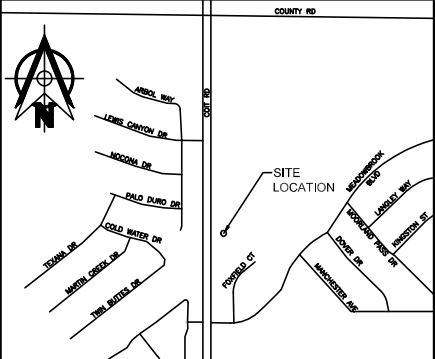
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EXHIBIT B



DATE VICINITY MAP (N.T.S.)

FOR ZONING REVIEW ONLY

ENGINEER:  
  
700 EAST PARK BLVD, SUITE 204  
PLANO, TX 75074  
TEL: 205-399-6761 WWW.SMWENG.COM

**PRELIMINARY DRAWING**  
(NOT VALID UNLESS STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:  
**EXHIBIT B**  
ZONE-23-0036  
ENLARGED SITE PLAN - PAGE 2 OF 2

SITE LOCATION INFORMATION:  
PLAN TYPE: NEW 105' MONOPOLE TOWER  
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GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)  
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