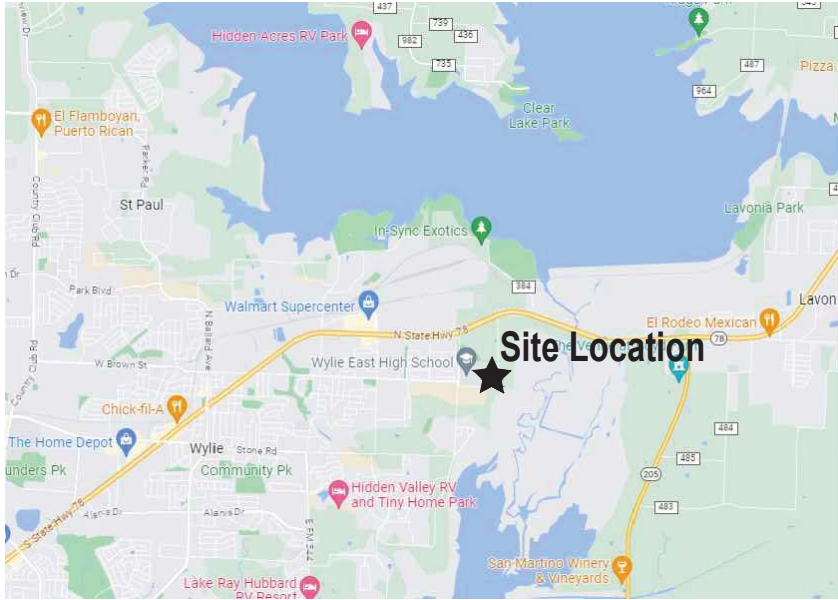
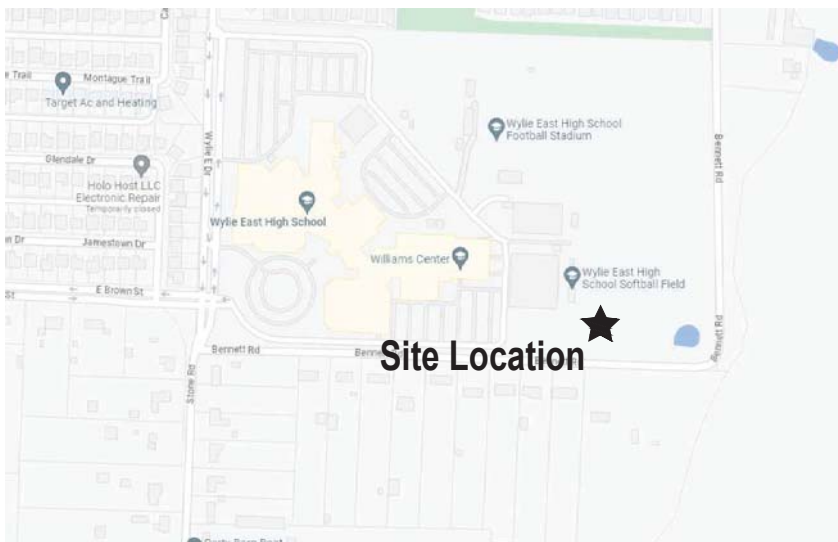


**VICINITY MAP**



**ENLARGED MAP**



**PROJECT  
NEW  
TELECOMMUNICATION  
CELL SITE**

**SITE NAME  
PILOT GROVE**

**SITE ADDRESS  
5085 BENNETT ROAD  
WYLIE, TX. 75098  
COLLIN COUNTY  
33.015568°, -96.490606°**

**LEGAL DESCRIPTION**

BEING A LEASE AREA CONTAINING 0.055 ACRES (2,400 SQ.FT.) LOCATED IN THE F DEL PINA SURVEY, ABSTRACT NO. 688, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1, BLOCK A OF THE WYLIE EAST HIGH SCHOOL ADDITION AS RECORDED IN PLAT BOOK 2008, PAGE 138, PLAT RECORDS OF COLLIN COUNTY, TX, SAID 63.5-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

**SCOPE OF WORK:**

**NEW CELLULAR COMMUNICATIONS SITE WITH 100' HIGH MONOPOLE TOWER**

- NEW CELL SITE COMPOUND
- NEW CMU BRICK WALL
- NEW ELECTRIC & FIBER SERVICE TO SITE
- NEW COMMUNITY RACK FOR POWER/FIBER DEMARCS
- NEW 25' CONCRETE ACCESS ROAD
- NEW RETAINING WALL

**ACTION**

APPROVED     DENIED

STAFF \_\_\_\_\_ Date \_\_\_\_\_ Initials \_\_\_\_\_

P&Z \_\_\_\_\_ Date \_\_\_\_\_ Initials \_\_\_\_\_

NEIGHBORHOOD # \_\_\_\_\_

See the Staff Approval Letter or P&Z Result Memo for any conditions associated with the approval of this project.

**PROJECT SUMMARY**

**SITE INFORMATION**  
 JURISDICTION: COLLIN COUNTY  
 OCCUPANCY: UNMANNED  
 ZONE: A6/50  
 CONSTRUCTION TYPE: NEW CELL SITE MONOPOLE TOWER  
 COORDINATES: 33.015568°, -96.490606°  
 ELEVATION: 437.40' A.M.S.L.

**PROPERTY OWNER**  
 WYLIE ISD  
 OWNER CONTACT: SCOTT RODERICK  
 951 S. Ballard Ave.  
 WYLIE, TX 75098  
 PHONE: 972-429-3027

**APPLICANT**  
 VERIZON WIRELESS  
 6696 TRI COUNTY PARKWAY STE. 100  
 SCHERTZ, TX. 78154

**SURVEYOR**  
 H&S SURVEYING, INC.  
 201 N. BICKFORD,  
 EL RENO, OK 73036  
 PHONE: (405) 262-0249  
 FAX: (405) 262-5107  
 HSSURVEYING@AOL.COM

**ENGINEER CONSULTANT**  
 ALLPRO CONSULTING GROUP, INC.  
 9221 LYNDON B. JOHNSON FWY, SUITE 204  
 DALLAS, TEXAS 75243  
 OFFICE: (972) 231-8893  
 FAX: (866) 364-8375  
 CONTACT: CHYU ZHANG, P.E.

**SHEET INDEX**

- T-1 COVER PAGE
- WYLIE EAST FINAL PLAT (BY OTHERS)
- SV-1 SURVEY (BY OTHERS)
- EXHIBIT A-2**
  - Z-1 OVERALL SITE PLAN
  - Z-2 ENLARGED & COMPOUND/LANDSCAPE PLAN
  - Z-3 ELEVATION / ANTENNA LAYOUT PLAN
  - Z-4 SITE DETAILS
  - Z-5 SITE DETAILS
  - Z-6 EROSION CONTROL DETAILS



**TEXAS ONE CALL**  
 CONTRACTOR TO CALL 48 HOURS BEFORE DIGGING!  
 PHONE: (800) 545-6005  
 INDEPENDENT LOCATORS TO BE USED ON ALL SITES

THESE DRAWINGS ARE SCALED FOR 24"x36" SHEET

AC# 2.3-1664

DRAWN BY: MG

CHECKED BY: CZ

01/09/23 ISSUE FOR ZONING REVIEW  
 11/11/23 ISSUE FOR ZONING REVIEW  
 2/02/24 ISSUE FOR ZONING REVIEW

ALLPRO CONSULTING GROUP, INC.  
 9221 Lyndon B Johnson Fwy  
 Suite 204, Dallas, TX 75243  
 Phone: 972-231-8893  
 Fax: 866-364-8375  
 www.allprocd.com  
 registration no. 8242

02/01/24

FOR ZONING - REVIEW ONLY

**PILOT GROVE**

OWNER  
 WYLIE I.S.D.

LEGAL DESCRIPTION  
 WYLIE EAST HIGH SCHOOL ADDITION  
 63.5 ACRE TRACT  
 BLOCK A, LOT 1  
 VOLUME 2018 PAGE 349  
 PLAT RECORDS OF COLLIN COUNTY, TX

ADDRESS  
 5085 BENNETT ROAD  
 WYLIE, TX, 75098  
 COLLIN COUNTY

DATE: 08/31/23

SHEET TITLE  
 TITLE PAGE

SHEET NUMBER  
**T-1**

**SURVEY OF A LESSEE'S LEASE PREMISES LYING IN PART OF LOT 1, BLOCK A, WYLIE EAST HIGH SCHOOL ADDITION COLLIN COUNTY, TEXAS**

**PROPERTY DESCRIPTION PER PREVIOUSLY RECORDED LEGAL**

**PARENT TRACT DESCRIPTION**  
All that certain lot, tract or parcel of land situated in the F DEL PINA SURVEY, ABSTRACT NO. 688, Collin County, Texas, and being all of that 63.500 acres tract of land as described in a Warranty deed from Wainline A. Little to Jack M. Little, dated September 19, 1980 and being recorded in Volume 1306, Page 582 of the Land Records Collin County, Texas, and being more particularly described as follows: (WARRANTY DEED AS RECORDED IN BOOK 5889, PAGE 22, DEED RECORDS OF COLLIN COUNTY, TEXAS.)

Said 63.500 acre tract also being known as Lot 1, Block A, Wylie East High School Addition as recorded in Plat Book 2008, Page 138, Plat Records of Collin County, Texas.

**SURVEY OF A LESSEE'S LEASE PREMISES LYING IN PART OF LOT 1, BLOCK A, WYLIE EAST HIGH SCHOOL ADDITION COLLIN COUNTY, TEXAS**

**LESSEE'S LEASE PREMISES DESCRIPTION**  
A tract of land lying in and being a part of Lot 1, Block A, Wylie East High School Addition as recorded in Plat Book 2008, Page 138, Plat Records of Collin County, Texas and being further described in Book 5889, Page 22, Deed Records of Collin County, Texas; Said tract being more particularly described as follows: Commencing a Mag Nail found for the Southwest corner of said Lot 1; Thence S 89°19'05" E on the South line of said Lot 1, a distance of 1,660.05 feet to a point; Thence N 00°40'55" E perpendicular to said South line a distance of 100.52 feet to a 1/2" Iron Rod with cap set for the Southwest corner, said corner being the point of beginning; Thence N 20°08'15" W a distance of 40.00 feet to a 1/2" Iron Rod with cap set for the Northwest corner; Thence N 69°51'45" E a distance of 60.00 feet to a 1/2" Iron Rod with cap set for the Northeast corner; Thence S 20°08'15" E a distance of 40.00 feet to a 1/2" Iron Rod with cap set for the Southeast corner; Thence S 69°51'45" W a distance of 60.00 feet to the point of beginning, containing 2,400.00 square feet or 0.055 acres more or less.

**LESSEE'S ACCESS/UTILITY/FIBER EASEMENT**  
A 30.00 foot wide easement for ingress, egress, utility and fiber purposes crossing a part of Lot 1, Block A, Wylie East High School Addition as recorded in Plat Book 2008, Page 138, Plat Records of Collin County, Texas and being further described in Book 5889, Page 22, Deed Records of Collin County, Texas; said easement being 15.00 feet on each side of the following described centerline: Commencing a Mag Nail found for the Southwest corner of said Lot 1; Thence S 89°19'05" E on the South line of said Lot 1, a distance of 1,718.96 feet to a point; Thence N 00°40'55" E perpendicular to said South line a distance of 30.00 feet to a point on the North Public Right of Way line of Bennett Road, said point being the point of beginning; Thence N 20°08'15" W a distance of 86.86 feet to the point of termination on the South line of the 0.055 acre Lessee's Lease Premises. Sidelines of said easement to be shortened or extended such as to begin on the North Public Right of Way line of Bennett Road and terminate on the South line of the 0.055 acre Lessee's Lease Premises.

I, Kurtis R. Webb, a Registered Professional Land Surveyor licensed under the laws of the State of Texas, hereby certify that this survey (i) was made on the ground on April 7, 2023 for Colco Partnership d/b/a Verizon Wireless and Baker Donelson Bearman Caldwell & Berkowitz, PC and Wylie Independent School District, (ii) correctly shows the subject property and the location of easements, ROW and set back lines thereon that are visible or reflected on File Number 3848703 with an effective date of March 3, 2023, (iii) reflects the conditions found at the time of survey, (iv) except as shown hereon, reflects no encroachments or overlapping of improvements, and (v) that this survey conforms with the current Texas Society of Professional Surveyor's Category 3, Condition II survey criteria.

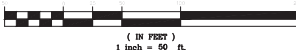
Kurtis R. Webb, TX RPLS #4125 Date 6/22/23



- NOTES CONCERNING SURVEY:**
- This survey was based on a Report of Title provided by Fidelity National Title.
  - Order No.: 3848703
  - Effective Date: March 3, 2023
  - Bearings shown hereon are based on the Texas State Plane Coordinate System, Texas North Central Zone, NAD83 Datum. The elevations shown hereon are based on the NAVD88 Datum.
  - The latitude and longitude shown hereon are based on the NAD83 Datum and meet or exceed the minimum requirements for a FCC/FAA 1A survey which is defined as plus or minus 20 feet horizontal and plus or minus 3 feet vertical. This information was established and determined by GPS on 4/07/23.
  - The Lessee's Lease Premises shown on this survey DOES NOT lie within the 100 year Flood plain and is located within the Flood Zone "X" per the Federal Emergency Management Agency (FEMA) as shown on the Flood Insurance Rate Map (FIRM), Community Panel Number 48085C 0440J, which bears an effective date of June 2, 2009. Flood Zone determination is made through graphic plotting only and no other responsibility is herein assumed for accuracy of the base flood elevation or flood zone areas shown on the FIRM. 6: This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed to an expert consultant.
  - There may be additional buried or underground utilities in the area which the surveyor is unaware of and no liability for such is assumed herein. TEXAS ONE CALL SYSTEM (1-800-245-4545)
  - THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.

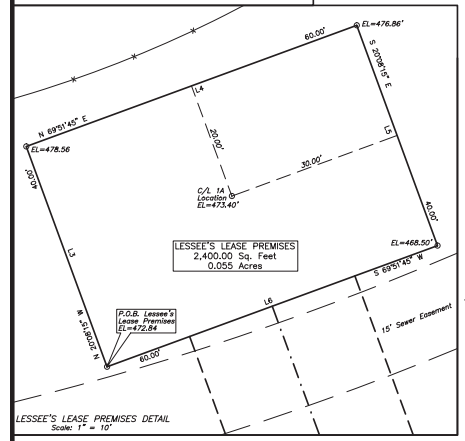
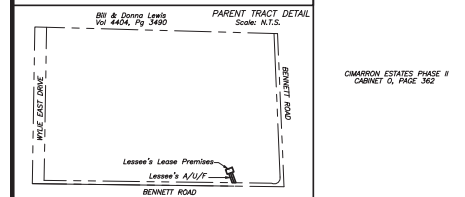
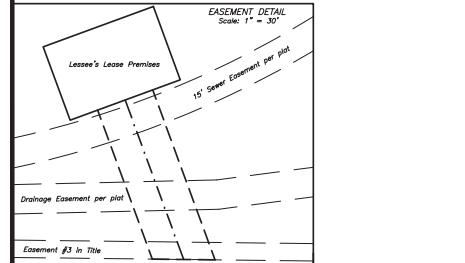
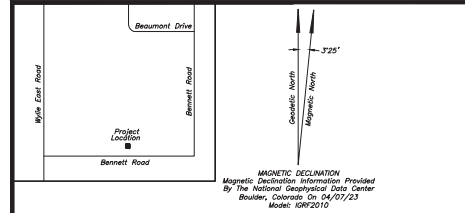
- Fidelity National Title**  
Order No.: 3848703  
Effective Date: March 3, 2023
- EASEMENTS:**
- Easement in favor of General Telephone Company as recorded in Book 1577, Page 427. (DOES AFFECT THE Parent Tract, DOES NOT AFFECT THE Lessee's Lease Premises or its Easement.)
  - Easement in favor of Wylie Independent School District as recorded in Book 3115, Page 757. (DOES AFFECT THE Parent Tract and Lessee's Access/Utility/Fiber Easement, DOES NOT AFFECT THE Lessee's Lease Premises as shown.)
  - Matters as shown on plat recorded in Instrument No. 2008030601000850. (DOES AFFECT THE Parent Tract as a plot of the Parent Tract.)

**GRAPHIC SCALE**



911 ADDRESS: TBD

Bearings Based on T.S.P.C.  
Established GPS on: 4/07/23  
Datum: Horz: NAD83 Texas North Central Zone  
Vert: Geoid 96



Unless Noted, All Data Is Expressed In NAD83 & NAVD88

LOCATION/DESCRIPTION	LATITUDE	LONGITUDE	ELEVATION
TOWER NAD83/NAVD88	33°00'56.046"	96°29'26.180"	473.40'
TOWER NAD27/NGVD29	33°00'55.615"	96°29'25.223"	473.44'

NOTE: 1A data taken from Lessee's Lease Premises shown by ties on drawing.

NO.	REVISION	DATE	BY	DATE SURVEYED:	DATE DRAFTED:
1.	FINAL SURVEY ISSUED TO CLIENT	4/27/23	GLH	4/07/23	4/18/23
2.	REVISIONS PER CLIENT	5/16/23	GLH		
3.	FINAL SURVEY RE-ISSUED TO CLIENT	5/16/23	GLH		
4.	REVISIONS PER CLIENT	5/24/23	GLH		
5.	FINAL SURVEY RE-ISSUED TO CLIENT	5/24/23	GLH		
6.	REVISIONS PER CLIENT AND FINAL ISSUED TO CLIENT	6/22/23	GLH		

FIELD WORK: S.G. OFFICE WORK: GLH  
CHK'D BY: K.R.W. JOB NO.: 3010.1637  
SCALE: 1" = 50'

**LEGEND**

- G — GAS LINE
- M — GAS METER
- T — TELEPHONE LINE
- R — TELEPHONE RISER
- S — SANITARY SEWER MANHOLE
- E — OVERHEAD ELECTRIC
- U — U/G ELECTRIC
- W — WATER LINE
- M — WATER METER
- V — WATER VALVE
- S — STORM SEWER LINE
- F — FENCE LINE
- M — STORM SEWER MANHOLE
- N — MAG NAIL SET
- I — IRON ROD SET
- R — IRON ROD FOUND

**SURVEYOR**  
Webb Surveying, Inc.  
3401 Outer Road  
Suite 139  
Plano, TX 75023  
Phone: (972) 999-3300  
Fax: (972) 999-2302  
webbsurveying.com

**WORK COORDINATED BY:**  
**H&S SURVEYING, INC.**  
Surveying and  
Telecommunication Company  
SERVING THE CENTRAL U.S.  
302 N. BUCHFORD, EL PASO, TX 79908  
TEL: (409) 202-0248 FAX: (409) 202-0377  
EMAIL: ISSUESURVEYING@H&S.COM

**PREPARED FOR:**  
**verizonwireless**

**SURVEY OF:**  
**PILOT GROVE**  
PREPARED FOR:  
**VERIZON WIRELESS**  
600 HIDDEN RIDGE, IRVING, TEXAS 75038

**DRAWING NO. SV-1**  
SHEET 1 OF 1

FLOORPLAN NOTE:  
 "ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 4808SC040J DATED 6/2/2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD".

NOTE: SITE DESIGN IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP, INC. ACG# 23-1218, DATED 04/04/23. SITE LAYOUT BASED ON SURVEY BY WEBB SURVEYING, INC. DATED 06/22/23.

TOWER DESIGN PENDING BY OTHERS.

STRUCTURAL ANALYSIS NOTE:  
 AN ANALYSIS OF THE TOWER OR STRUCTURE IS PENDING BY OTHERS

MOUNT ANALYSIS NOTE (PMI REQUIREMENTS):  
 IS PENDING BY OTHERS

NO EQUIPMENT TO BE INSTALLED ON THE MOUNT WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

NOTE:  
 SITE SLIGHTLY VISIBLE FROM PUBLIC STREET, MASONRY WALL/ GATE PROVIDED FOR SCREENING

NOTE:  
 REQUIRED SCREENING IN STRIP AT LEAST 5' WIDE, PLANTS 3' IN HEIGHT WHEN PLANTED, INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA.

NOTE: USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING. COPY SAME STYLE ENTIRE BLOCK.

NOTE:  
 THE LATEST ANTENNA DESIGN IS TO BE REFERENCED PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT IS ACCOUNTED FOR.

NOTE:  
 ELEVATION PLAN IS MEANT TO DEPICT TOWER HEIGHT AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE TOWER DRAWINGS AND/OR STRUCTURAL ANALYSES PREPARED BY OTHERS

NOTE:  
 CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ALL TYPES OF MOUNTS, ETC. UNLESS APPROVED BY THE ORIGINAL DESIGN ENGINEER. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

NOTE:  
 REFER TO UTILITY CROSSING SCHEMATIC ON PAGE 2-5

LEWIS RANCH PHASE 1  
 BLK B, LOT 59  
 ZONE: PD

BLK B, LOT 12 ZONE: PD  
 BLK B, LOT 13 ZONE: PD  
 BLK B, LOT 14 ZONE: PD  
 BLK B, LOT 15 ZONE: PD  
 BLK B, LOT 16 ZONE: PD  
 BLK B, LOT 17 ZONE: PD

BLK B, LOT 43 ZONE: PD  
 BLK B, LOT 44 ZONE: PD  
 BLK B, LOT 45 ZONE: PD  
 BLK B, LOT 46 ZONE: PD  
 BLK B, LOT 47 ZONE: PD  
 BLK B, LOT 48 ZONE: PD  
 BLK B, LOT 49 ZONE: PD  
 BLK B, LOT 51 ZONE: PD  
 BLK B, LOT 53 ZONE: PD  
 BLK B, LOT 54 ZONE: PD  
 BLK B, LOT 56 ZONE: PD  
 BLK B, LOT 57 ZONE: PD  
 BLK B, LOT 58 ZONE: PD

WYLIE E. DR.

CIMARRON ESTATES PHASE B  
 SUBD-181  
 ZONE: SF  
 SINGLE FAMILY 10,000 SQ.FT

LOT 1, BLOCK A WYLIE EAST  
 HIGHSCHOOL ADDITION  
 FRANCISCO DE LA PINA SURVEY  
 ABSTRACT NUMBER 688

PARENT TRACT OWNER WYLIE  
 INDEPENDENT SCHOOL  
 DISTRICT BOOK 5889, PAGE 22  
 PARCEL# 2638936

(E) BUILDING  
 (WYLIE EAST HIGH SCHOOL)

(E) FOOTBALL  
 FIELD (TYP.)

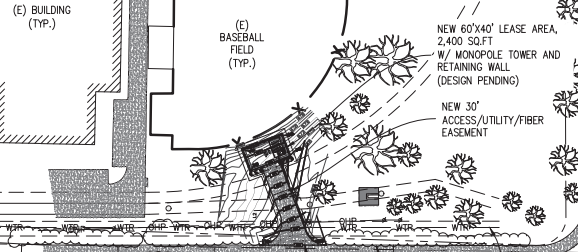
(E) BASEBALL  
 FIELD (TYP.)

(E) BUILDING  
 (TYP.)

(E) BASEBALL  
 FIELD  
 (TYP.)

NEW 60'X40' LEASE AREA,  
 2,400 SQ.FT  
 W/ MONOPOLE TOWER AND  
 RETAINING WALL  
 (DESIGN PENDING)

NEW 30'  
 ACCESS/UTILITY/FIBER  
 EASEMENT



BENNETT RD.

LOT:6 LOT:7 LOT:8

LOT:9 LOT:10 LOT:11

LOT:12 LOT:13 LOT:14

LOT:15 LOT:16

LOT:17

LAZY ACRES RANCH ESTATES  
 VOL. 7, PG.66

(E) RESIDENTIAL  
 DWELLINGS (TYP.)

(E) SHRUBS TO BE  
 REMOVED IN DRIVEWAY AREA

(E) WATER PIPELINE, 36" BAR WRAPPED PIPE 303

GRASSY FIELD

BENNETT RD.

ARCHE LYNN EUBANKS & MARGARET BENNETT EUBANKS  
 TRUSTEES-EUBANKS LIVING TRUST  
 CDP NO. 97-0002628



ACG# 23-1664

DRAWN BY: MG

CHECKED BY: CZ

0 09/27/23 ISSUE FOR ZONING REVIEW  
 1 11/01/23 ISSUE FOR ZONING REVIEW  
 2 02/01/24 ISSUE FOR ZONING REVIEW



02/01/24

FOR ZONING -  
 REVIEW ONLY

PILOT GROVE

OWNER  
 WYLIE I.S.D.

LEGAL DESCRIPTION  
 WYLIE EAST HIGH SCHOOL  
 ADDITION  
 63.5 ACRE TRACT  
 BLOCK A, LOT1  
 VOLUME 2018 PAGE 349  
 PLAT RECORDS OF  
 COLLIN COUNTY, TX

ADDRESS  
 5085 BENNETT ROAD  
 WYLIE, TX, 75098  
 COLLIN COUNTY

DATE: 08/31/23

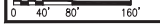
SHEET TITLE  
 OVERALL SITE PLAN

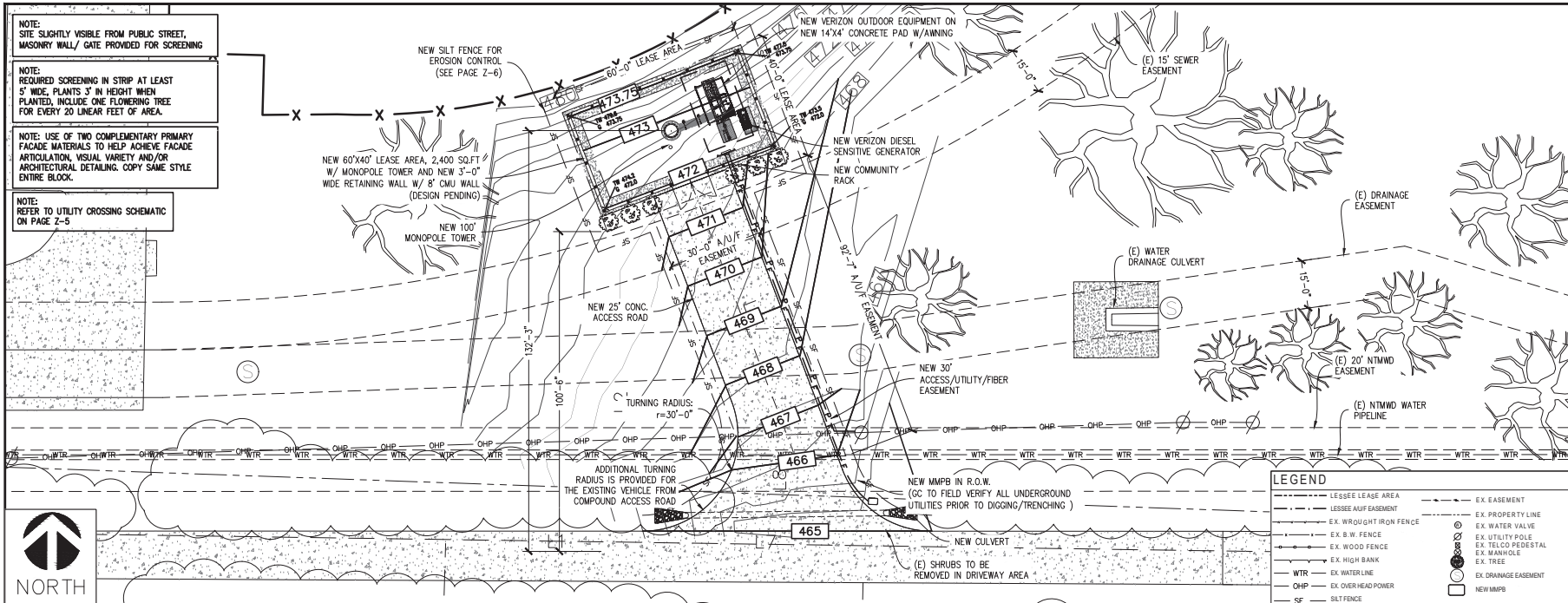
SHEET NUMBER  
**Z-1**

LEGEND

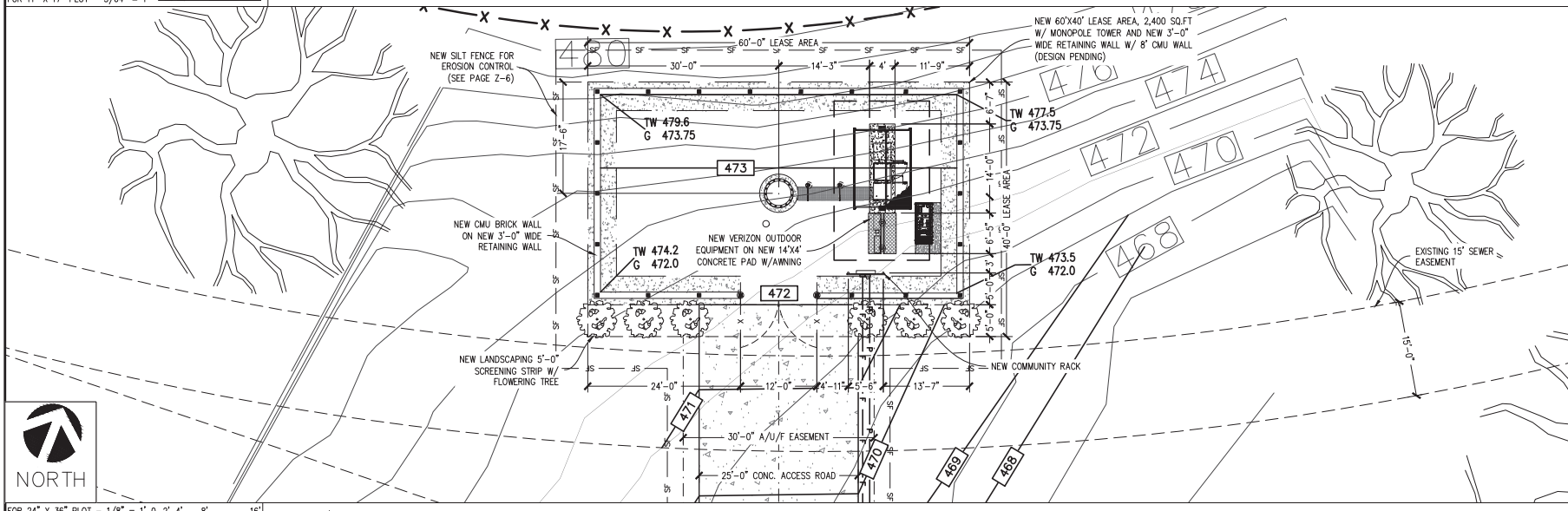
--- LESSEE LEASE AREA	--- EX. EASEMENT
--- LESSEE AUF EASEMENT	--- EX. PROPERTY LINE
--- EX. WROUGHT IRON FENCE	--- EX. WATER VALVE
--- EX. B.W. FENCE	--- EX. UTILITY POLE
--- EX. WOOD FENCE	--- EX. TELCO PEDESTAL
--- EX. HIGH BANK	--- EX. TREE
--- WTR --- EX. WATER LINE	--- EX. DRAINAGE EASEMENT
--- OHP --- EX. OVERHEAD POWER	--- NEW MIMP
--- SF --- SILT FENCE	

FULL SIZE PLOT: SCALE: 1" = 80'-0"  
 HALF SIZE PLOT: SCALE: 1" = 160'-0"





FOR 24" X 36" PLOT - 1/16" = 1' 0 4' 8' 16' 32'  
FOR 11" X 17" PLOT - 3/64" = 1' ENLARGED SITE PLAN



FOR 24" X 36" PLOT - 1/8" = 1' 0 2' 4' 8' 16'  
FOR 11" X 17" PLOT - 1/16" = 1' COMPOUND / LANDSCAPE PLAN



ACG# 23-1664

DRAWN BY: MG

CHECKED BY: CZ

01/09/23 ISSUE FOR ZONING REVIEW  
11/11/23 ISSUE FOR ZONING REVIEW  
02/01/24 ISSUE FOR ZONING REVIEW



02/01/24

FOR ZONING - REVIEW ONLY

**PILOT GROVE**

OWNER  
WYLIE I.S.D.

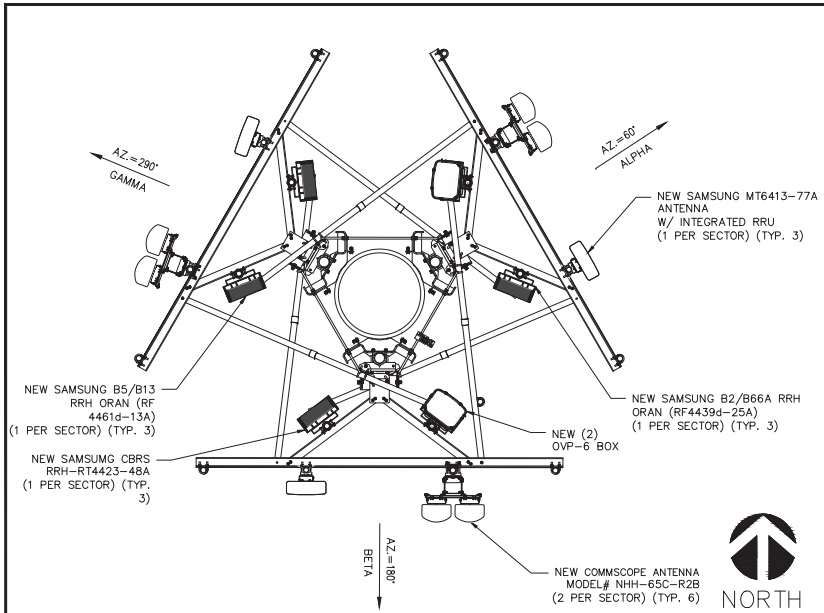
LEGAL DESCRIPTION  
WYLIE EAST HIGH SCHOOL  
ADDITION  
63.5 ACRE TRACT  
BLOCK A, LOT1  
VOLUME 2018 PAGE 349  
PLAT RECORDS OF  
COLIN COUNTY, TX

ADDRESS  
5085 BENNETT ROAD  
WYLIE, TX, 75098  
COLLIN COUNTY

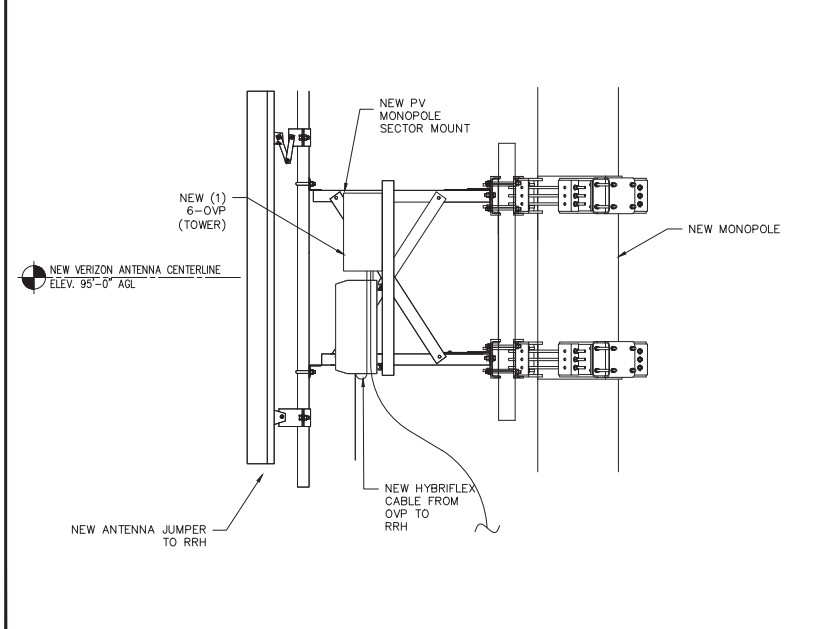
DATE: 08/31/23

SHEET TITLE  
ENLARGED SITE PLAN &  
COMPOUND/  
LANDSCAPE PLAN

SHEET NUMBER  
**Z-2**



FOR 24" X 36" PLOT - 1/2" = 1' 0 1' 2' 4'  
 FOR 11" X 17" PLOT - 1/4" = 1' VERIZON ANTENNA LAYOUT



FOR 24" X 36" PLOT - 1/2" = 1' 0 3" 6" 9" 1'  
 FOR 11" X 17" PLOT - 3/4" = 1' SECTION THRU ANTENNA SECTOR

**FLOODPLAIN NOTE:**  
 \*ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48050044J DATED 6/2/2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD\*.

**NOTE:** SITE DESIGN IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP, INC. AC# 23-1218, DATED 04/04/23. SITE LAYOUT BASED ON SURVEY BY WEBB SURVEYING, INC. DATED 06/22/23.

**STEALTH TOWER DESIGN PENDING BY OTHERS:**

**STRUCTURAL ANALYSIS NOTE:**  
 AN ANALYSIS OF THE TOWER OR STRUCTURE IS PENDING BY OTHERS

**MOUNT ANALYSIS NOTE (PM REQUIREMENTS):**  
 IS PENDING BY OTHERS

**NO EQUIPMENT TO BE INSTALLED ON THE MOUNT WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.**

**NOTE:**  
 NEW ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.

**NOTE:**  
 ELEVATION PLAN IS MEANT TO DEPICT TOWER HEIGHT AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE TOWER DRAWINGS AND/OR STRUCTURAL ANALYSES PREPARED BY OTHERS

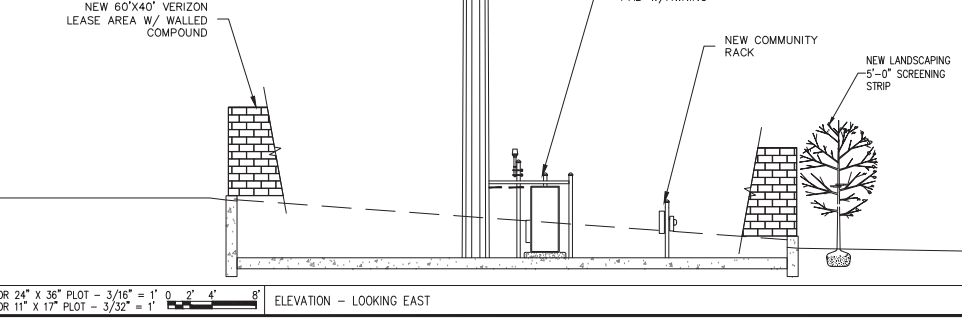
**NOTE:**  
 CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ALL TYPES OF MOUNTS, ETC. UNLESS APPROVED BY THE ORIGINAL DESIGN ENGINEER. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

**NOTE:**  
 THE LATEST ANTENNA DESIGN IS TO BE REFERENCED PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT IS ACCOUNTED FOR.

**NOTE:**  
 SITE SLIGHTLY VISIBLE FROM PUBLIC STREET, MASONRY WALL/ GATE PROVIDED FOR SCREENING

**NOTE:**  
 REFER TO UTILITY CROSSING SCHEMATIC ON PAGE Z-5

**NEW 60'X40' VERIZON LEASE AREA W/ WALLED COMPOUND**



FOR 24" X 36" PLOT - 3/16" = 1' 0 2' 4' 8'  
 FOR 11" X 17" PLOT - 3/32" = 1' ELEVATION - LOOKING EAST



AC#	23-1664
DRAWN BY:	MG
CHECKED BY:	CZ
01/09/23	ISSUE FOR ZONING REVIEW
11/11/23	ISSUE FOR ZONING REVIEW
2/02/24	ISSUE FOR ZONING REVIEW

**ALLPRO**  
 CONSULTING GROUP, INC.  
 9221 Lyndon B Johnson Fwy  
 Suite 204, Dallas, TX 75243  
 Phone: 972-231-8883  
 Fax: 972-231-8375  
 www.allproinc.com  
 registration no. 8242

02/01/24  
**FOR ZONING - REVIEW ONLY**

**PILOT GROVE**

OWNER  
 WYLIE I.S.D.

LEGAL DESCRIPTION  
 WYLIE EAST HIGH SCHOOL  
 ADDITION  
 63.5 ACRE TRACT  
 BLOCK A, LOT 1  
 VOLUME 2018 PAGE 349  
 PLAT RECORDS OF  
 COLLIN COUNTY, TX

ADDRESS  
 5085 BENNETT ROAD  
 WYLIE, TX, 75098  
 COLLIN COUNTY

DATE: 08/31/23

SHEET TITLE  
**ELEVATION & ANTENNA LAYOUT**

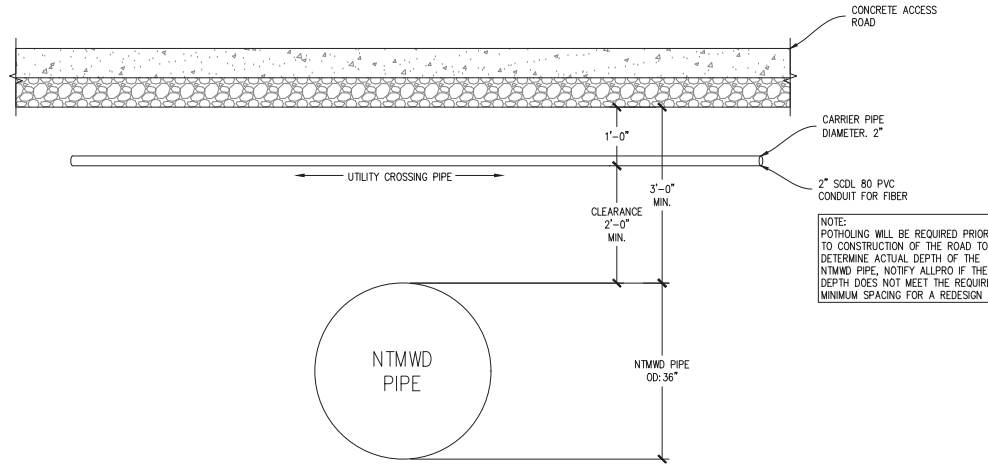
SHEET NUMBER  
**Z-3**



**NTMWD NOTES:**

- A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 36-INCH WATER/WASTEWATER PIPELINE IS LOCATED WITHIN LIMITS OF CONSTRUCTION.
- B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE- FEET OF COVER.
- C. TO ASSURE THAT PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
- D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.
- E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
- F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
- G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR- FEET CLEARANCE.
- H. BORE CROSSINGS ONLY TO BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY
- I. NO TREES ARE ALLOWED WITHIN NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES
- J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES
- K. THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626-4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD FACILITIES.
- L. FOR CROSSING UNDER NTMWD LINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO 4- FEET WIDE MAXIMUM.

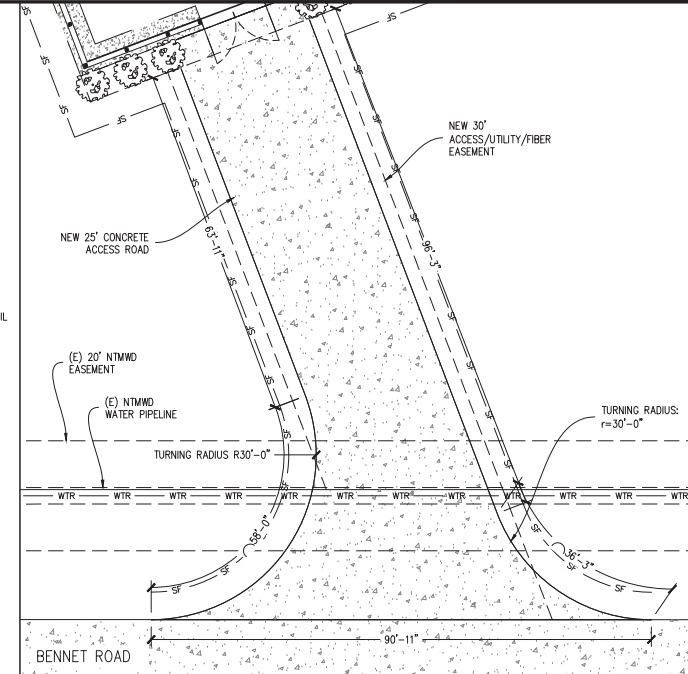
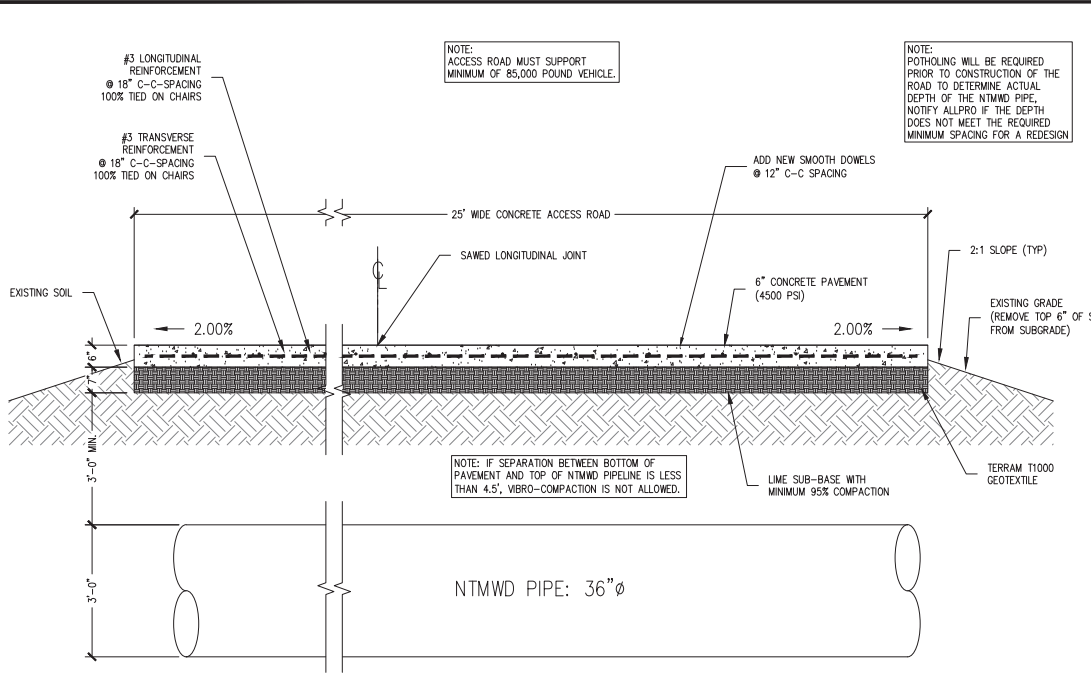
### Crossing Schematic



NOTE:  
POTHOLES WILL BE REQUIRED PRIOR TO CONSTRUCTION OF THE ROAD TO DETERMINE ACTUAL DEPTH OF THE NTMWD PIPE. NOTIFY ALLPRO IF THE DEPTH DOES NOT MEET THE REQUIRED MINIMUM SPACING FOR A REDESIGN

### UTILITY CROSSING SCHEMATIC

SCALE: 1  
NTS



ACCESS DRIVE DETAIL

SCALE: 1 1/2" = 1'-0" (24x36)  
(OR) 3/4" = 1'-0" (11x17)

TURNING RADIUS DETAIL

SCALE: 3/16" = 1'-0" (24x36)  
(OR) 3/32" = 1'-0" (11x17)



ACG# 23-1664

DRAWN BY: MG

CHECKED BY: CZ

01/09/23 ISSUE FOR ZONING REVIEW  
11/11/23 ISSUE FOR ZONING REVIEW  
02/02/24 ISSUE FOR ZONING REVIEW



02/01/24

FOR ZONING - REVIEW ONLY

### PILOT GROVE

OWNER: WYLIE I.S.D.  
LEGAL DESCRIPTION: WYLIE EAST HIGH SCHOOL ADDITION 63.5 ACRE TRACT BLOCK A, LOT1 VOLUME 2018 PAGE 349 PLAT RECORDS OF COLLIN COUNTY, TX  
ADDRESS: 5085 BENNETT ROAD WYLIE, TX, 75098 COLLIN COUNTY

DATE: 08/31/23

SHEET TITLE: SITE DETAILS

SHEET NUMBER: Z-5

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE APPLICABLE STATE ADOPTED "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" OF THE STATE ENVIRONMENTAL PROTECTION AGENCY.
2. A SOIL EROSION CONTROL FENCE SHALL BE INSTALLED BEFORE DISTURBING THE GROUND AND SHALL BE PROVIDED AS SHOWN ON THE PLAN. THE CONDITION OF THE FENCE SHALL BE INSPECTED REGULARLY AND AFTER EVERY RAINSTORM THAT MIGHT PRODUCE RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION.
3. SOIL EROSION CONTROL MEASURES SHALL BE INCLUDED IN CONTRACTOR BID AND PRICING.
4. THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE.
5. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.
6. MAINTAIN SOIL EROSION CONTROL MEASURES THROUGH THE DURATION OF THIS PROJECT.
7. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN REACHING ONE HALF THE HEIGHT OF THE BARRIER.
8. ALL SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED.
9. ANY EXCESS TOPSOIL THAT IS TO BE STOCKPILED FOR A PERIOD LONGER THAN 2 WEEKS SHALL BE PROTECTED BY EXCAVATING A TRENCH COMPLETELY AROUND THE STOCKPILE TO PREVENT THE ESCAPE OF SOIL MATERIAL THROUGH STORM WATER RUNOFF. STOCKPILES THAT ARE TO REMAIN LONGER THAN 14 DAYS SHALL BE SEEDED WITH AN APPROPRIATE GROUND COVER.
10. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, TEMPORARY GRAVEL ROADS AT WORK ENTRANCES SHALL BE CONSTRUCTED AND SHALL EXTEND INTO JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.
11. REPLACE SOIL EROSION CONTROL MEASURES WITH SEED, SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
12. SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN PROJECT IS COMPLETED.

SOIL EROSION AND SEDIMENT CONTROL NOTES

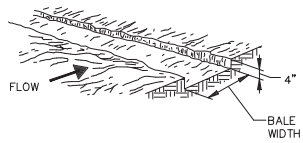
SCALE: 4  
NTS

NOT USED

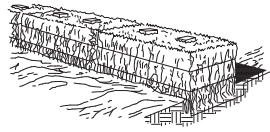
SCALE: 3  
NTS

NOT USED

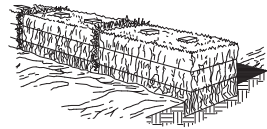
SCALE: 2  
NTS



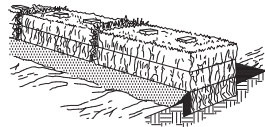
1. EXCAVATE THE TRENCH.



2. PLACE AND STAKE STRAW BALES.



3. WEDGE LOOSE STRAW BETWEEN BALES.

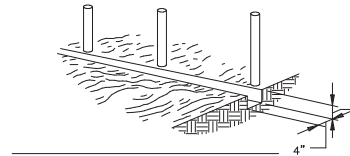


4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

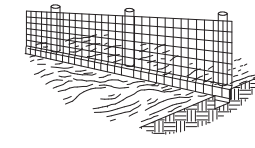
STRAW BALE BARRIER

GRADING NOTES:

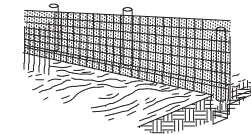
1. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC...) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. IF THE MATERIAL, AFTER REWORKING, REMAINS UNSUITABLE THEN THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL AT HIS EXPENSE. ALL SUB GRADES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
2. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTABLE BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.



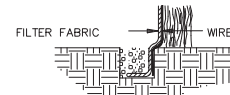
1. SET POSTS AND EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG POSTS.



2. STAPLE WIRE FENCING TO THE LINE OF POSTS.



3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. EXTENSION OF FABRIC AND WIRE INTO THE TRENCH

SILT FENCE

EROSION CONTROL DETAIL

SCALE: 1  
NTS



ACQ# 23-1664

DRAWN BY: MG

CHECKED BY: CZ

0 09/27/23 ISSUE FOR ZONING REVIEW

1 11/01/23 ISSUE FOR ZONING REVIEW

2 02/01/24 ISSUE FOR ZONING REVIEW



02/01/24

FOR ZONING -  
REVIEW ONLY

PILOT GROVE

OWNER  
WYLIE I.S.D.

LEGAL DESCRIPTION  
WYLIE EAST HIGH SCHOOL  
ADDITION  
63.5 ACRE TRACT  
BLOCK A, LOT 1  
VOLUME 2018 PAGE 349  
PLAT RECORDS OF  
COLIN COUNTY, TX

ADDRESS  
5085 BENNETT ROAD  
WYLIE, TX, 75098  
COLLIN COUNTY

DATE: 08/31/23

SHEET TITLE  
EROSION CONTROL DETAILS

SHEET NUMBER  
Z-6