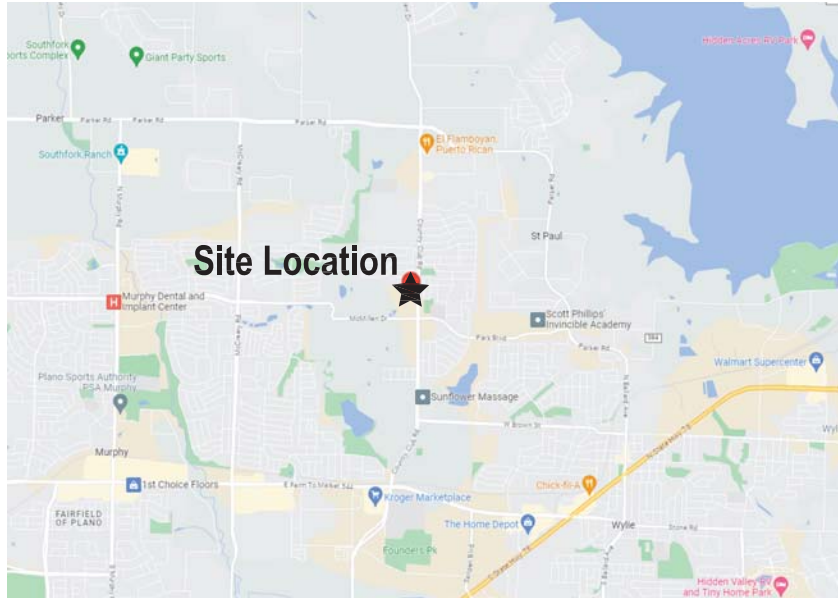
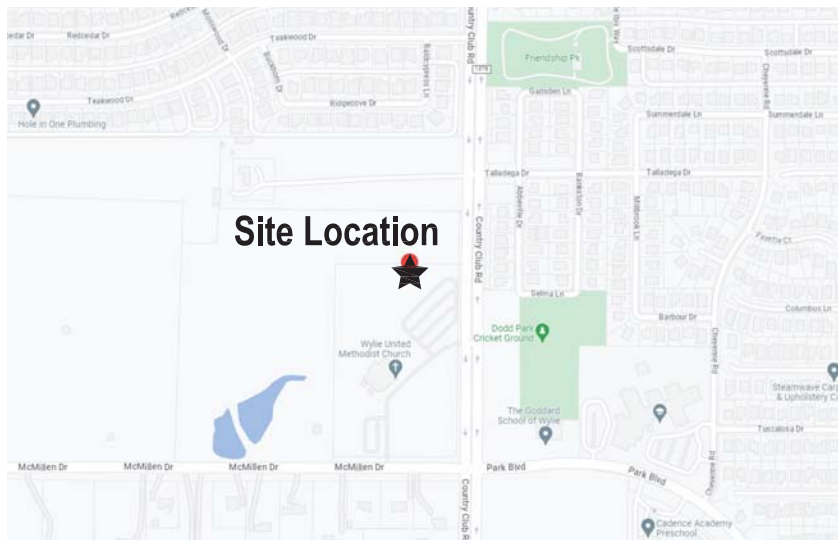




## VICINITY MAP



## ENLARGED MAP



# PROJECT NEW TELECOMMUNICATION CELL SITE

SITE NAME  
**COUNTRY CLUB RD  
(VERIZON SITE:  
FRANCESCA DR)**

SITE ADDRESS  
**1451 COUNTRY CLUB RD  
WYLIE, TX. 75098  
COLLIN COUNTY  
33.033600°, -96.569970°**

### 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:

**VERIZON EQUIPMENT AREA**  
NEW 375 SQ.FT. VERIZON EQUIPMENT AREA

### SCOPE OF WORK: NEW CELLULAR COMMUNICATIONS SITE WITH 100' HIGH MONOPOLE TOWER

- NEW CELL SITE COMPOUND
- NEW 8' HIGH CMU WALL
- NEW ELECTRIC & FIBER SERVICE TO SITE
- NEW COMMUNITY RACK FOR POWER/FIBER DEMARCS

### 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: PD 2001-28  
CONSTRUCTION TYPE: NEW CELL SITE MONOPOLE TOWER  
COORDINATES: 33.033600°, -96.569970°  
ELEVATION: 547.3' A.M.S.L.

### PROPERTY OWNER

WYLIE UNITED METHODIST CHURCH  
1401 COUNTRY CLUB RD  
WYLIE, TX 75098-7704  
PHONE: 972-442-5835

### APPLICANT

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

### SURVEYOR

3D DESIGN & ENGINEERING, INC.  
DEPARTMENT OF SURVEYING  
21502 E. WINTER VIOLET CT  
CYPRESS, TX 77433  
PHONE: (832) 510-9621  
INFO@3DDNE.COM

### ENGINEER CONSULTANT

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

### APPLICABLE CODES:

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALL IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. INTERNATIONAL BUILDING CODE (2021 IBC)
2. IBC-222-H OR LATEST EDITION
3. NFPA 780 - LIGHTNING PROTECTION CODE
4. 2020 NATIONAL ELECTRICAL CODE OR LATEST EDITION
5. ANY OTHER NATIONAL OR LOCAL APPLICABLE CODES MOST RECENT EDITIONS
6. TX BUILDING CODE
7. LOCAL BUILDING CODE
8. CITY/COUNTY ORDINANCES
9. INTERNATIONAL FIRE CODE (2021 IFC)

## SHEET INDEX

T-1 COVER PAGE

SV-1 SURVEY (BY OTHERS)

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  
STD-00\_R CITY NOTES  
CITY OF WYLIE STANDARD CONSTRUCTION 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# 24-4113

DRAWN BY: DR

CHECKED BY: CZ

1	09/10/24	SITE LOCATION CHANGE
2	10/15/24	ZONING DRAWING REVISION
3	11/14/24	ZONING DRAWING REVISION
4	11/21/24	ZONING DRAWING REVISION



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

11/21/24



ALLPRO CONSULTING GROUP, INC.  
FIRM NO. F-8242

**COUNTRY CLUB RD  
(VERIZON SITE:  
FRANCESCA DR)**

OWNER  
WYLIE UNITED METHODIST  
CHURCH

LEGAL DESCRIPTION  
WYLIE UNITED METHODIST  
CHURCH, BLK A, LOT 1  
598,384 SQ. FT.  
VOLUME 99-0039601  
PAGE 4386-2560  
PLAT RECORDS OF  
COLLIN COUNTY, TX

ADDRESS  
1451 COUNTRY CLUB RD  
WYLIE, TX 75098  
COLLIN COUNTY

DATE: 06/05/24

SHEET TITLE

TITLE PAGE

SHEET NUMBER

**T-1**

**LESSEE'S PROPOSED 75X75 PREMISES DESCRIPTION:**  
 BEING A LESSEE'S PROPOSED 75X75 PREMISES CONTAINING 0.1291 ACRES (8,820.50 SQUARE FEET) OF LAND LOCATED IN THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1, BLOCK A, LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD (F.M. 1378), AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

COMMENCING AT A FOUND IRON ROD WITH A RED PLASTIC CAP STAMPED "304" BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD (F.M. 1378), AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE SOUTH 43 DEGREES 34 MINUTES 23 SECONDS WEST, 37.07 FEET TO THE POINT OF BEGINNING AND SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE NORTH 44 DEGREES 05 MINUTES 50 SECONDS WEST, 75.00 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 44 DEGREES 34 MINUTES 10 SECONDS EAST, 75.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 48 DEGREES 05 MINUTES 50 SECONDS EAST, 75.00 FEET TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 43 DEGREES 34 MINUTES 23 SECONDS WEST, 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1291 ACRES (8,820.50 SQUARE FEET) OF LAND.

**LESSEE'S PROPOSED 20' WIDE ACCESS AND FIRE LANE EASEMENT DESCRIPTION:**  
 BEING A LESSEE'S PROPOSED 20' WIDE ACCESS AND FIRE LANE EASEMENT CONTAINING 0.3198 ACRES (13,878.24 SQUARE FEET) OF LAND LOCATED IN THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1, BLOCK A, A 15.000-ACRE TRACT, AS SHOWN ON THE FINAL PLAT OF WYLLIE UNITED METHODIST CHURCH AS RECORDED IN PLAT BOOK R, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS, SAID 0.3198-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:

COMMENCING AT A FOUND IRON ROD WITH A RED PLASTIC CAP STAMPED "304" BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD (F.M. 1378), AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE SOUTH 43 DEGREES 34 MINUTES 23 SECONDS WEST, 37.07 FEET TO THE POINT OF BEGINNING AND WEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE NORTH 44 DEGREES 05 MINUTES 50 SECONDS EAST, 75.00 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 48 DEGREES 05 MINUTES 50 SECONDS EAST, 75.00 FEET TO A NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 86 DEGREES 28 MINUTES 05 SECONDS TO A COMPOUND CURVE AND NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 4.33 FEET, AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 64 DEGREES 39 MINUTES 38 SECONDS EAST, 38.41 FEET.

THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 99 DEGREES 41 MINUTES 05 SECONDS TO A POINT OF TANGENCY AND NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 21.00 FEET, AN ARC LENGTH OF 3.02 FEET, AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 01 DEGREES 05 MINUTES 50 SECONDS EAST, 1.58 FEET.

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	75.00'	N46° 05' 50"W
L2	75.00'	N43° 54' 10"E
L3	75.00'	S46° 05' 50"W
L4	75.00'	S43° 54' 10"E
L5	75.00'	N43° 54' 10"E
L6	20.00'	S46° 05' 50"E
L7	38.04'	S43° 39' 29"W
L8	190.76'	S46° 04' 50"E
L9	54.03'	N44° 24' 08"E
L10	24.51'	S00° 29' 14"E
L11	55.00'	S44° 24' 08"W
L12	187.44'	N46° 04' 50"W
L13	26.67'	N43° 39' 29"E
L14	20.00'	N46° 05' 50"E
L15	228.44'	N43° 54' 10"W
L16	145.02'	N88° 59' 24"E
L17	20.00'	S00° 07' 25"E
L18	136.36'	S88° 59' 24"W
L19	220.14'	S43° 54' 10"W
L20	20.00'	N46° 05' 50"E

THENCE SOUTH 43 DEGREES 34 MINUTES 23 SECONDS WEST, 38.34 FEET TO A POINT OF CURVATURE AND INTERIOR NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 103 DEGREES 11 MINUTES 05 SECONDS TO A POINT OF TANGENCY AND INTERIOR NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 8.00 FEET, AN ARC LENGTH OF 15.81 FEET, AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 30 MINUTES 43 SECONDS WEST, 9.43 FEET.

THENCE SOUTH 48 DEGREES 04 MINUTES 50 SECONDS EAST, 190.76 FEET TO A POINT OF CURVATURE AND INTERIOR NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE EASTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 88 DEGREES 15 MINUTES 44 SECONDS TO A POINT OF TANGENCY AND INTERIOR NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 21.00 FEET, AN ARC LENGTH OF 3.02 FEET, AND A LONG CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 38 MINUTES 42 SECONDS EAST, 29.57 FEET.

THENCE NORTH 44 DEGREES 34 MINUTES 23 SECONDS EAST, 38.34 FEET TO A POINT OF CURVATURE AND NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE EASTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58 DEGREES 43 MINUTES 08 SECONDS TO A POINT OF TANGENCY AND SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 4.33 FEET, AND A LONG CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 05 MINUTES 50 SECONDS WEST, 48.25 FEET.

THENCE NORTH 44 DEGREES 34 MINUTES 23 SECONDS EAST, 38.34 FEET TO A POINT OF CURVATURE AND NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE WESTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64 DEGREES 10 MINUTES 22 SECONDS TO A POINT OF TANGENCY AND SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 43.00 FEET, AN ARC LENGTH OF 9.92 FEET, AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 11 DEGREES 41 MINUTES 26 SECONDS WEST, 48.25 FEET.

THENCE SOUTH 44 DEGREES 24 MINUTES 38 SECONDS WEST, 55.00 FEET TO A POINT OF CURVATURE AND SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE WESTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 81 DEGREES 31 MINUTES 29 SECONDS TO A POINT OF TANGENCY AND SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 14.03 FEET, AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 10 MINUTES 35 SECONDS WEST, 38.78 FEET.

THENCE NORTH 46 DEGREES 04 MINUTES 40 SECONDS WEST, 187.44 FEET TO A POINT OF TANGENCY AND SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 94 DEGREES 21 MINUTES 28 SECONDS TO A POINT OF TANGENCY AND SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 43.00 FEET, AN ARC LENGTH OF 9.92 FEET, AND A LONG CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES 39 MINUTES 15 SECONDS WEST, 48.41 FEET.

THENCE NORTH 43 DEGREES 35 MINUTES 29 SECONDS EAST, 28.67 FEET TO A POINT OF CURVATURE AND SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 139 DEGREES 47 MINUTES 36 SECONDS TO A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 48.80 FEET, AND A LONG CHORD BEARING AND DISTANCE OF NORTH 14 DEGREES 04 MINUTES 41 SECONDS WEST, 37.64 FEET.

THENCE NORTH 48 DEGREES 05 MINUTES 50 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3198 ACRES (13,878.24 SQUARE FEET) OF LAND.

**ABBREVIATIONS**

AMB.	AVERAGE MEAN SEA LEVEL
B.M.	BENCHMARK
B.W.	BARRIED WIRE
CL.	CHALK
DL.	DRAINAGE EASEMENT
E.	EASTING
FN.	FILE NUMBER
LP.	LOT
R.	ROUND
O.P.R.P.C.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
C.O.L.L.I.N.	COLLIN COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF CORNER
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.I.	OWNER
S.T.M.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.M.	TEMPORARY BENCHMARK
T.Y.P.	TRIP
U.E.	UTILITY EASEMENT
W.L.E.	WATERLINE EASEMENT

**LESSEE'S PROPOSED 20' WIDE UTILITY AND FIBER EASEMENT DESCRIPTION:**  
 BEING A LESSEE'S PROPOSED 20' WIDE UTILITY AND FIBER EASEMENT CONTAINING 0.169 ACRES (7,299.45 SQUARE FEET) OF LAND LOCATED IN THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1, BLOCK A, A 15.000-ACRE TRACT, AS SHOWN ON THE FINAL PLAT OF WYLLIE UNITED METHODIST CHURCH AS RECORDED IN PLAT BOOK R, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS, SAID 0.169-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:

COMMENCING AT A FOUND IRON ROD WITH A RED PLASTIC CAP STAMPED "304" BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD (F.M. 1378), AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE NORTH 48 DEGREES 05 MINUTES 24 SECONDS EAST, 228.44 FEET TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 48 DEGREES 05 MINUTES 24 SECONDS EAST, 183.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD (F.M. 1378), AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE SOUTH 43 DEGREES 34 MINUTES 23 SECONDS WEST, 37.07 FEET TO THE POINT OF BEGINNING AND WEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE SOUTH 48 DEGREES 05 MINUTES 24 SECONDS EAST, 20.00 FEET ALONG SAID COMMON LINE TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 88 DEGREES 09 MINUTES 24 SECONDS WEST, 136.36 FEET TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 43 DEGREES 34 MINUTES 10 SECONDS WEST, 220.14 FEET TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 46 DEGREES 05 MINUTES 50 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.169 ACRES (7,299.45 SQUARE FEET) OF LAND.

THENCE SOUTH 48 DEGREES 05 MINUTES 50 SECONDS EAST, 75.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 44 DEGREES 05 MINUTES 50 SECONDS EAST, 75.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	42.32'	28.00'	86° 35' 55"	S04° 29' 38"E	38.41'
C2	52.19'	30.00'	99° 41' 09"	S01° 05' 50"E	45.88'
C3	10.81'	6.00'	103° 11' 05"	S05° 30' 43"W	9.40'
C4	25.02'	21.00'	88° 15' 44"	N78° 32' 42"E	23.57'
C5	70.73'	69.00'	58° 43' 56"	N69° 37' 32"E	67.67'
C6	50.92'	45.00'	64° 50' 22"	S71° 41' 29"W	48.25'
C7	64.03'	45.00'	81° 31' 29"	S85° 10' 35"W	58.78'
C8	51.50'	30.00'	98° 21' 26"	N00° 39' 15"W	45.41'
C9	48.90'	20.00'	139° 47' 56"	N54° 49' 41"W	37.56'

THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 139 DEGREES 47 MINUTES 36 SECONDS TO A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 48.80 FEET, AND A LONG CHORD BEARING AND DISTANCE OF NORTH 14 DEGREES 04 MINUTES 41 SECONDS WEST, 37.64 FEET.

THENCE NORTH 48 DEGREES 05 MINUTES 24 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.169 ACRES (7,299.45 SQUARE FEET) OF LAND.

THENCE SOUTH 48 DEGREES 05 MINUTES 24 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.169 ACRES (7,299.45 SQUARE FEET) OF LAND.

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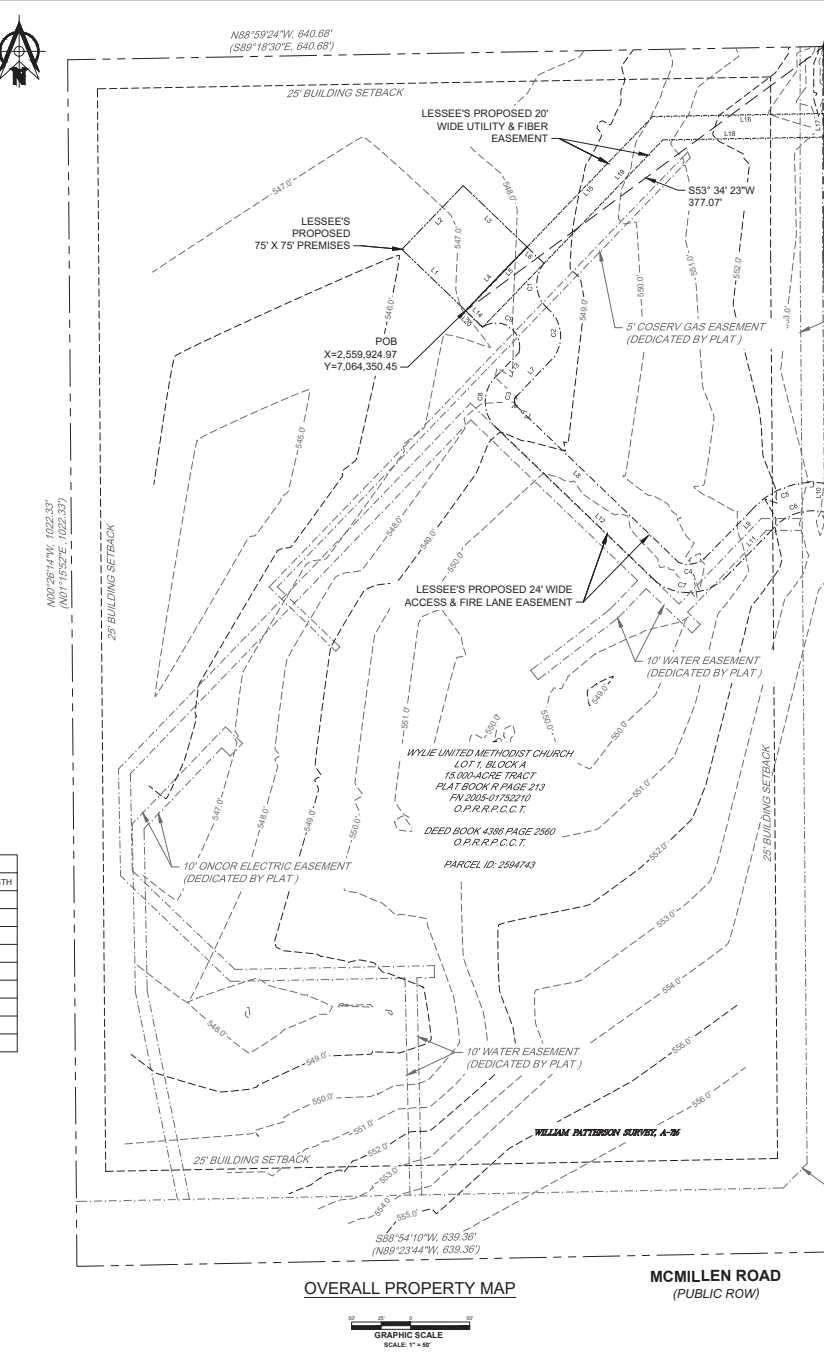
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**OVERALL PROPERTY MAP**



**CMCILLAN ROAD (PUBLIC ROW)**

POC  
 FND I.R. WI RED PLASTIC CAP "KHA"  
 X=2,580,228.36  
 Y=7,064,574.36

COUNTRY CLUB ROAD (F.M. 1378)  
 (80' PUBLIC ROW)

S01° 15' 52" W, 84.50'  
 S01° 15' 52" W, 84.50'

S53° 34' 23" W  
 377.07'

S30° 54' 10" W, 639.36'  
 (N89° 18' 30" E, 640.68')  
 (S89° 18' 30" E, 640.68')

S88° 59' 24" W  
 136.36'

S43° 54' 10" W  
 220.14'

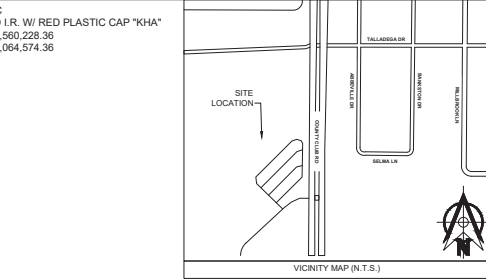
S46° 04' 50" E  
 190.76'

S44° 24' 08" W  
 55.00'

S43° 39' 29" W  
 38.04'

S46° 05' 50" E  
 20.00'

S46° 05' 50" E  
 20.00'



POWER LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY  
 1' INSIDE PROPERTY ALONG F.M. 1378  
 (VOLUME 320 PAGE 634, O.P.R.P.C.C.T.)

I, HELENE F. LECOANET, DO HEREBY CERTIFY TO WYLLIE UNITED METHODIST CHURCH & CELCO PARTNERSHIP DBIA Verizon Wireless, THAT THIS SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LESSEE'S PROPOSED 75X75 PREMISES, THE LESSEE'S PROPOSED 10' WIDE UTILITY & FIBER EASEMENT AND THE LESSEE'S PROPOSED 24' WIDE ACCESS AND FIRE LANE EASEMENT HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



SPACE FOR COUNTY USE ONLY

**verizon**  
 600 HIDDEN RIDGE  
 IRVING, TX 75038  
 PHONE: (972) 339-4247  
 FAX: (972) 718-1987

**PREPARER:**  
 3D DESIGN & ENGINEERING INC.  
 DEPARTMENT OF SURVEYING  
 2702 E WINTER VIOLET CT  
 CYPRESS, TX 77433  
 PHONE: 832-510-9821  
 www.3ddne.com  
 INFO@3DDNE.COM  
 TEXAS REGISTRATION NO. 10194803

**PROPOSED EASEMENT ACRES:** 0.3198 ACRES  
**PROPOSED EASEMENT ACRES:** 0.3198 ACRES (10' WIDE UTILITY & FIBER EASEMENT)  
**PROPERTY OWNER:** WYLLIE UNITED METHODIST CHURCH  
 TOM BURGETT  
 972-682-6244

**PLAT ADDITION SURVEY**  
 LOT 1, BLOCK A  
 WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716  
 COLLIN COUNTY, TEXAS  
 APRIL 2024

FLOODPLAIN NOTE:  
 \*ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0415J 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.

TOWER DESIGN PENDING BY OTHERS:

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

MOUNT ANALYSIS NOTE (P.M. 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.

DISCLAIMER:  
 EXISTING TREES/MEADS/BUSH OR ANY TYPE OF VEGETATION TO BE REMOVED FROM COMPOUND AND ACCESS AREA.

DISCLAIMER:  
 SITE LAYOUT IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP, INC., ACG# 23-2299 DATED 07/19/23, & SURVEY BY 3D DESIGN & ENGINEERING, INC. DATED 11/06/24.

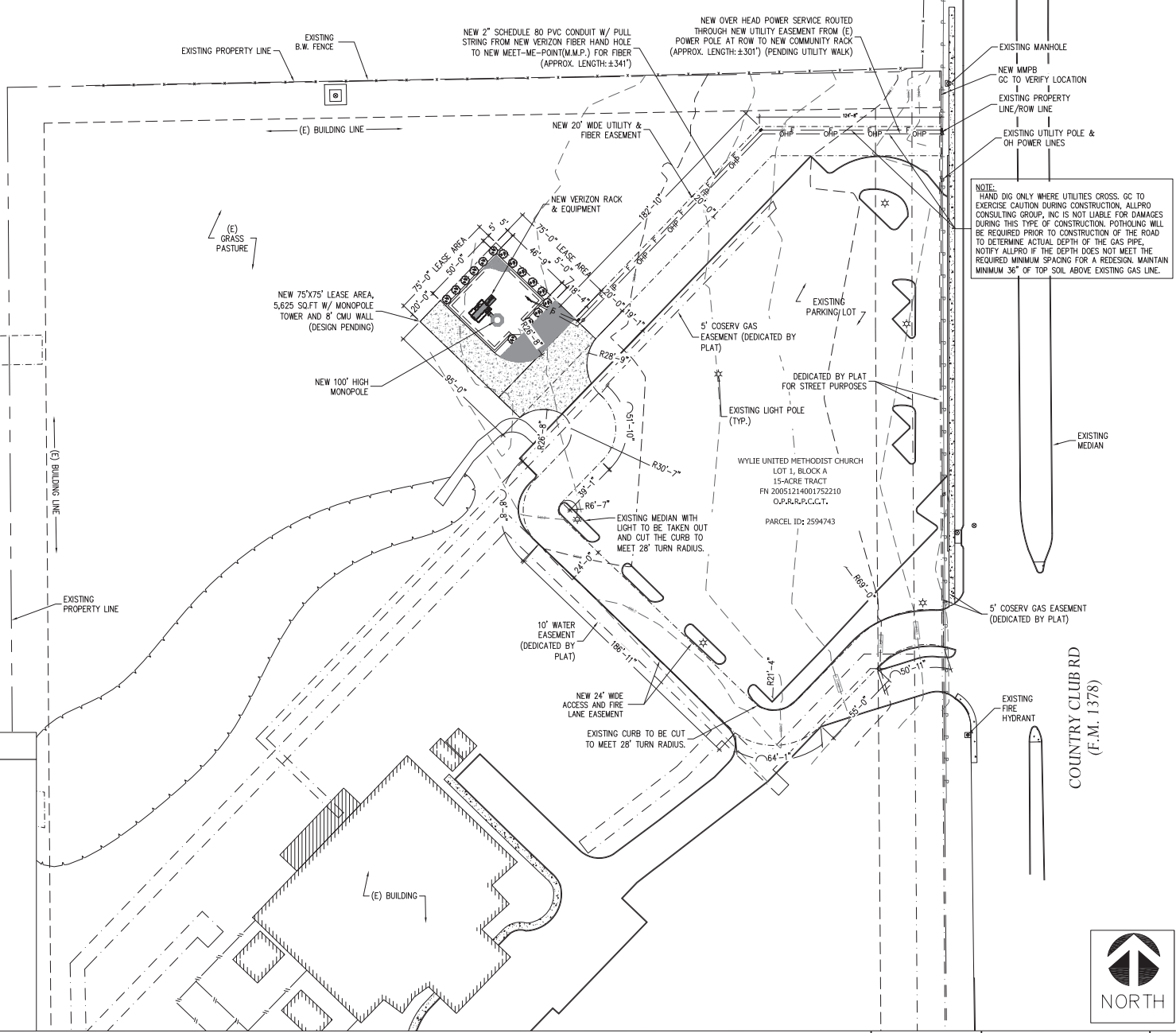
NOTE:  
 CUMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ALL TYPES OF MOUNTS, ETC. UNLESS APPROVED BY THE ORIGINAL DESIGN ENGINEER. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION 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:  
 HAND POURED CONCRETE SHALL CONTAIN A LEAST 7 STACKS OF CONCRETE

**LEGEND**

NEW	PROPOSED
(E)	EXISTING
---	CENTER LINE
---	PROPERTY LINE
-X-	FENCE LINE
---	EASEMENT LINE
OP	OVERHEAD POWER
OHT	OVERHEAD TELCO
OHF	OVERHEAD FIBER
P	UNDERGROUND POWER CONDUIT
T	UNDERGROUND TELCO CONDUIT
F	UNDERGROUND FIBER CONDUIT
HYBRID	HYBRID CABLE
COAX	COAX CABLE
SF	SILT FENCE



NOTE:  
 HAND DIG ONLY WHERE UTILITIES CROSS. GO TO EXERCISE CAUTION DURING CONSTRUCTION. ALLPRO CONSULTING GROUP, INC IS NOT LIABLE FOR DAMAGES DURING THIS TYPE OF CONSTRUCTION. POTHOLES WILL BE REQUIRED PRIOR TO CONSTRUCTION OF THE ROAD TO DETERMINE ACTUAL DEPTH OF THE GAS PIPE. NOTIFY ALLPRO IF THE DEPTH DOES NOT MEET THE REQUIRED MINIMUM SPACING FOR A RECESION. MAINTAIN MINIMUM 36" OF TOP SOIL ABOVE EXISTING GAS LINE.



ACG# 24-4113

DRAWN BY: DR

CHECKED BY: CZ

1	09/10/24	SITE LOCATION CHANGE
2	10/15/24	ZONING DRAWING REVISION
3	11/14/24	ZONING DRAWING REVISION
4	11/21/24	ZONING DRAWING REVISION



11/21/24

FOR ZONING - REVIEW ONLY

ALLPRO CONSULTING GROUP, INC. FIRM NO. F-8242

COUNTRY CLUB RD (VERIZON SITE: FRANCESCA DR)

OWNER  
 WYLLIE UNITED METHODIST CHURCH

LEGAL DESCRIPTION  
 WYLLIE UNITED METHODIST CHURCH, BLK A, LOT 1 598,384 SQ. FT. VOLUME 99-0039601 PAGE 4386-2560 PLAT RECORDS OF COLLIN COUNTY, TX

ADDRESS  
 1451 COUNTRY CLUB RD WYLLIE, TX 75098 COLLIN COUNTY

DATE: 06/05/24

SHEET TITLE  
 OVERALL SITE PLAN

SHEET NUMBER  
**Z-1**



0 8' 16' 32' 64' FULL SIZE PLOT: SCALE: 1/32" = 1'-0" HALF SIZE PLOT: SCALE: 1/64" = 1'-0" 1

OVERALL SITE PLAN



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

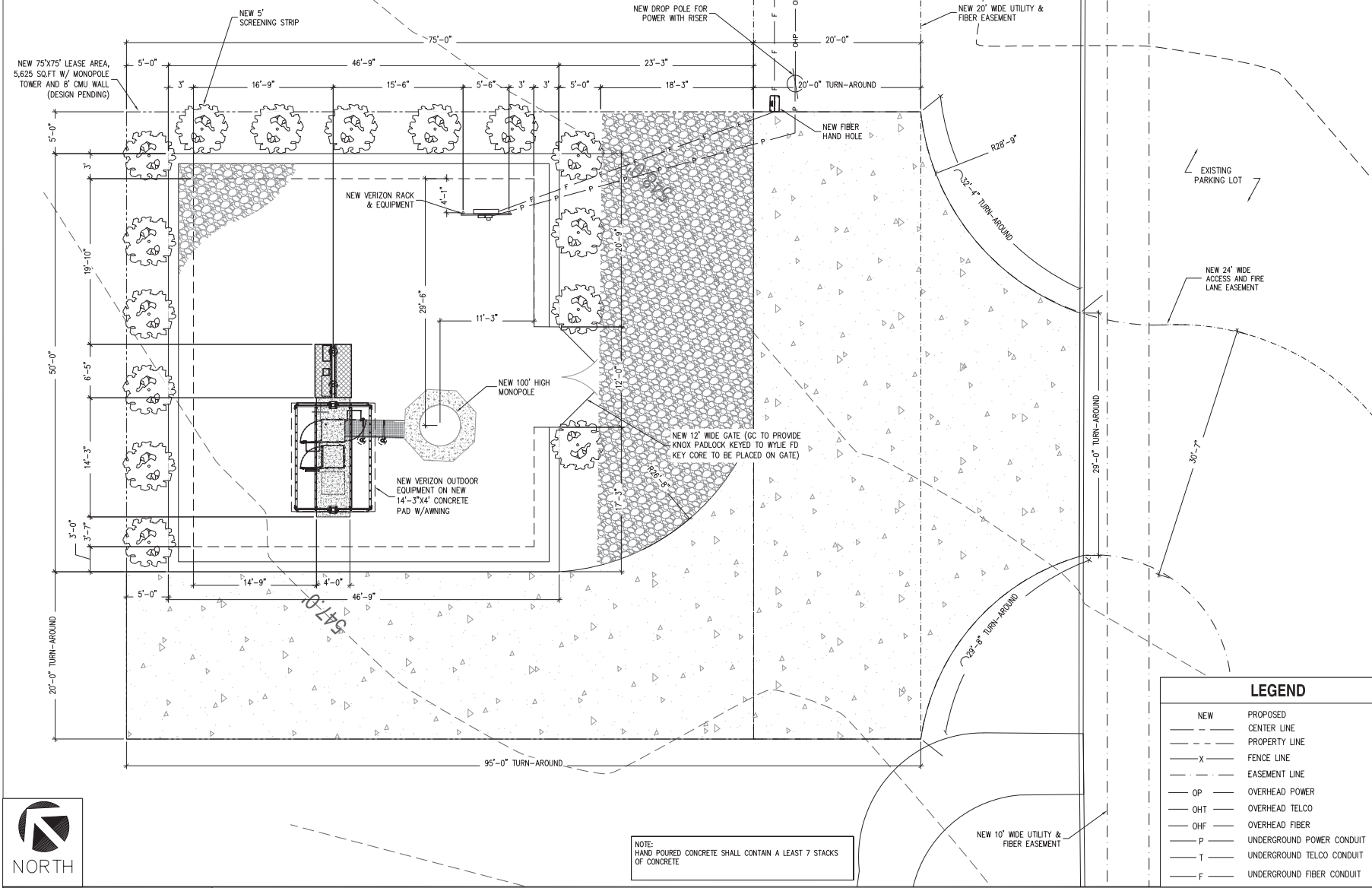
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NOTE: USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING. COPY SAME STYLE ENTIRE BLOCK.

NEW OVER HEAD POWER SERVICE ROUTED THROUGH NEW UTILITY EASEMENT FROM (E) POWER POLE AT ROW TO NEW COMMUNITY RACK (APPROX. LENGTH: ±301') (PENDING UTILITY WALK)

NEW 2" SCHEDULE 80 PVC CONDUIT W/ PULL STRING FROM NEW VERIZON FIBER HAND HOLE TO NEW MEET-ME-POINT(M.M.P.) FOR FIBER (APPROX. LENGTH: ±341')

NOTE: HAND DIG ONLY WHERE UTILITIES CROSS. GC TO EXERCISE CAUTION DURING CONSTRUCTION. ALLPRO CONSULTING GROUP, INC IS NOT LIABLE FOR DAMAGES DURING THIS TYPE OF CONSTRUCTION. POT-Holing WILL BE REQUIRED PRIOR TO CONSTRUCTION OF THE ROAD TO DETERMINE ACTUAL DEPTH OF THE GAS PIPE, NOTIFY ALLPRO IF THE DEPTH DOES NOT MEET THE REQUIRED MINIMUM SPACING FOR A REDESIGN. MAINTAIN MINIMUM 36" OF TOP SOIL ABOVE EXISTING GAS LINE.



NOTE: HAND POURED CONCRETE SHALL CONTAIN A LEAST 7 STACKS OF CONCRETE



ACG# 24-4113

DRAWN BY: DR

CHECKED BY: CZ

1 09/10/24 SITE LOCATION CHANGE  
 2 10/15/24 ZONING DRAWING REVISION  
 3 11/14/24 ZONING DRAWING REVISION  
 4 11/21/24 ZONING DRAWING REVISION

**ALLPRO**  
 CONSULTING GROUP, INC.  
 9221 Lyndon B Johnson Fwy  
 Suite 204, Dallas, TX 75243  
 Phone: 972-231-8883  
 Fax: 866-364-8375  
 www.allprocg.com  
 registration no. 8242

11/21/24

**FOR ZONING - REVIEW ONLY**

ALLPRO CONSULTING GROUP, INC.  
 FIRM NO. F-8242

**COUNTRY CLUB RD  
 (VERIZON SITE:  
 FRANCESCA DR)**

OWNER  
 WYLIE UNITED METHODIST CHURCH

LEGAL DESCRIPTION  
 WYLIE UNITED METHODIST CHURCH, BLK A, LOT 1  
 598,384 SQ. FT.  
 VOLUME 99-0039601  
 PAGE 4306-2560  
 PLAT RECORDS OF COLLIN COUNTY, TX

ADDRESS  
 1451 COUNTRY CLUB RD  
 WYLIE, TX 75098  
 COLLIN COUNTY

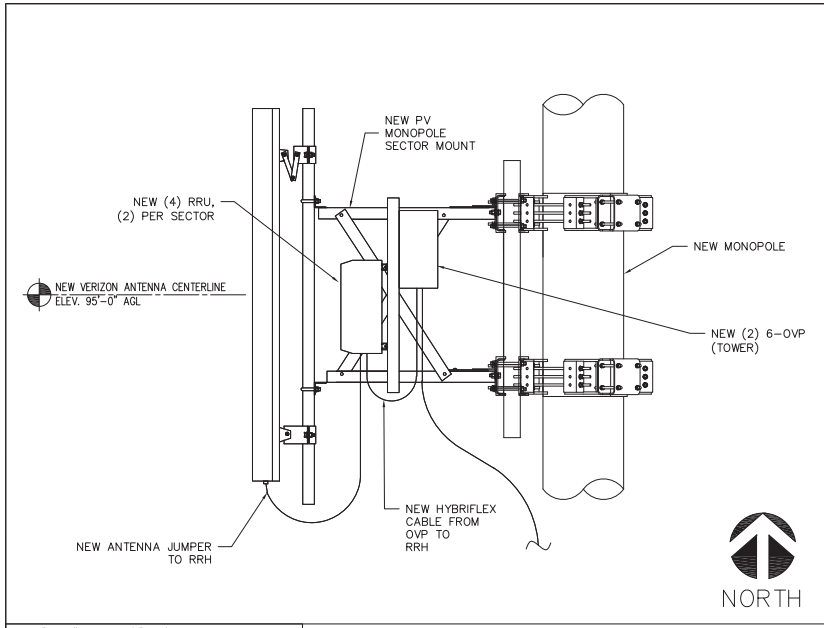
DATE: 06/05/24

**LEGEND**

NEW	PROPOSED
---	CENTER LINE
---	PROPERTY LINE
X	FENCE LINE
---	EASEMENT LINE
OP	OVERHEAD POWER
OHT	OVERHEAD TELCO
OHF	OVERHEAD FIBER
P	UNDERGROUND POWER CONDUIT
T	UNDERGROUND TELCO CONDUIT
F	UNDERGROUND FIBER CONDUIT

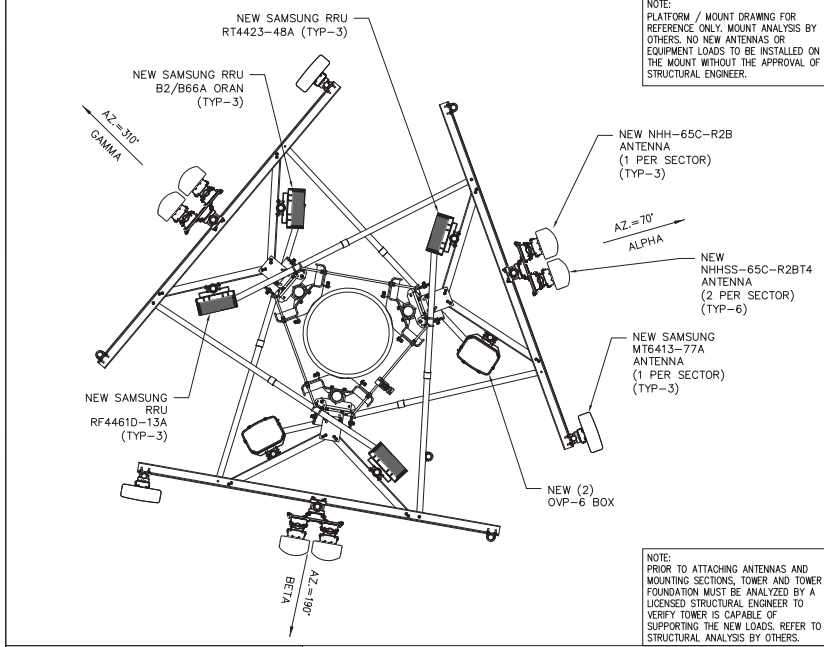
**NORTH**

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



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

VERIZON ANTENNA LAYOUT



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

SECTION THRU ANTENNA SECTOR

**FLOODPLAIN NOTE:**  
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 4805004151 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 LAYOUT IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP, INC., ACG# 23-2299 DATED 07/19/23, & SURVEY BY 3D DESIGN & ENGINEERING, INC. DATED 08/14/24.

**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.**

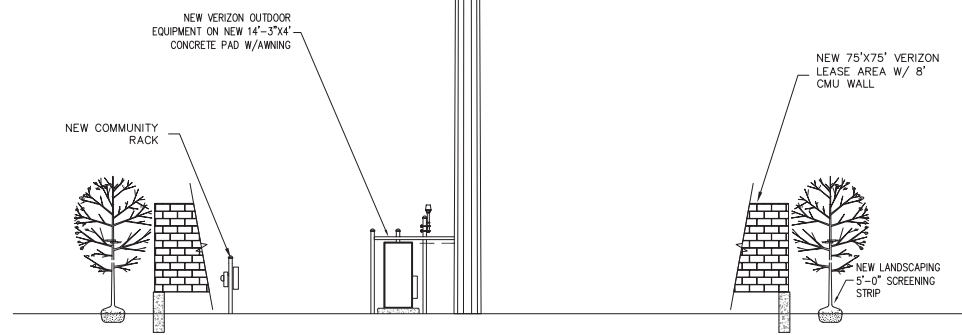
**NOTE:**  
NEW ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC.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

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**NOTE:**  
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FOR 24" X 36" PLOT - 3/16" = 1' 0"  
FOR 11" X 17" PLOT - 3/32" = 1'

ELEVATION - LOOKING EAST



ACG# 24-4113

DRAWN BY: DR

CHECKED BY: CZ

1	09/10/24	SITE LOCATION CHANGE
2	10/15/24	ZONING DRAWING REVISION
3	11/14/24	ZONING DRAWING REVISION
4	11/21/24	ZONING DRAWING REVISION

**ALLPRO**  
CONSULTING GROUP, INC.  
9221 Lyndon B Johnson Fwy  
Suite 204, Dallas, TX 75243  
Phone: 972-231-8883  
Fax: 866-364-8375  
www.allproci.com  
registration no. 8242

11/21/24

**FOR ZONING - REVIEW ONLY**

ALLPRO CONSULTING GROUP, INC.  
FIRM NO. F-8242

**COUNTRY CLUB RD  
(VERIZON SITE:  
FRANCESCA DR)**

**OWNER**  
WYLIE UNITED METHODIST CHURCH

**LEGAL DESCRIPTION**  
WYLIE UNITED METHODIST CHURCH, BLK A, LOT 1  
598,384 SQ. FT.  
VOLUME 99-0039601  
PAGE 438-2560  
PLAT RECORDS OF COLLIN COUNTY, TX

**ADDRESS**  
1451 COUNTRY CLUB RD  
WYLIE, TX 75098  
COLLIN COUNTY

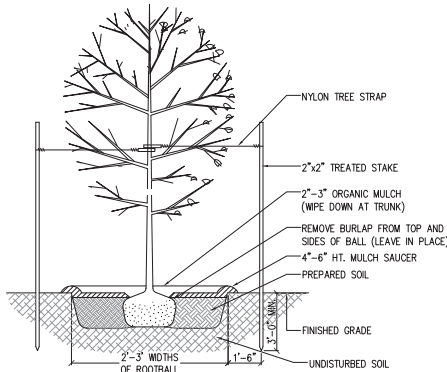
DATE: 06/05/24

**SHEET TITLE**  
ELEVATION &  
ANTENNA LAYOUT

**SHEET NUMBER**  
**Z-3**

PLANTING SCHEDULE							
TYPE	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	QUANTITY	REMARKS
10	ILEX OPACA	AMERICAN HOLLY	1 1/2"-3/4" MIN.	8' MIN.	-	8	FULL, DENSE. PLANT AS SHOWN
MC	MYRICA CERIFERA	SOUTHERN WAX MYRTLE	-	24"-36"	24"-36"	30	FULL, DENSE. PLANT AS SHOWN

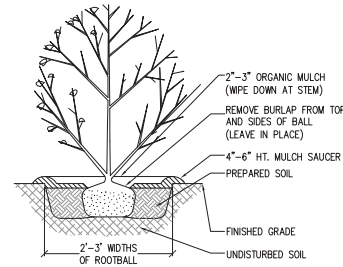
\*TREE CONTAINER TO BE MIN. 25 GAL OR EQUIVALENT BALL AND BURLAP.



1 TREE PLANTING DETAIL

**GENERAL PLANTING NOTES:**

1. ALL PLANT MATERIALS SHALL BE SPECIFIED TO BE EQUAL TO OR BETTER THAN THE STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPERS ASSOCIATION (ANLA).
2. PLANTING SEASON RESTRICTIONS: ALL BALLED AND BURLAPPED PLANTS SHALL BE INSTALLED BETWEEN OCTOBER 1 AND NOVEMBER 15 UNLESS OTHERWISE AUTHORIZED BY THE LANDSCAPE ARCHITECT. ALL CONTAINER GROWN PLANTS SHALL BE INSTALLED BETWEEN SEPTEMBER 15 AND MAY 15 UNLESS OTHERWISE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
3. FINISHED GRADES ON GRADING PLANS THAT OCCUR IN SHRUB BEDS SPECIFY TOP OF FINISHED MULCH GRADES. LANDSCAPE CONTRACTOR SHALL NOT EXCEED THESE GRADES WHEN BEDS ARE COMPLETE.
4. TOP OF MULCH SHALL FINISH 1" BELOW ADJACENT PAVEMENT.
5. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE "PLANT SCHEDULE" SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UPON DISCREPANCIES, THE PLANTING PLAN SYMBOLS SHALL GOVERN.
6. NEW PLANTING SHALL BE LOCATED AS SHOWN ON PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL SITE ELEMENTS AND UTILITIES. IF DISCREPANCIES OCCUR, OR IF OBSTRUCTIONS BELOW GROUND OR OVERHEAD ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. NECESSARY ADJUSTMENTS SHALL BE MADE ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
7. MAINTENANCE WILL INCLUDE IRRIGATION AND THE REMOVAL OF INVASIVE CLIMBERS FROM PROPOSED VEGETATION UNTIL THE PROPOSED VEGETATION HAS HAD OPPORTUNITY TO BECOME ESTABLISHED.

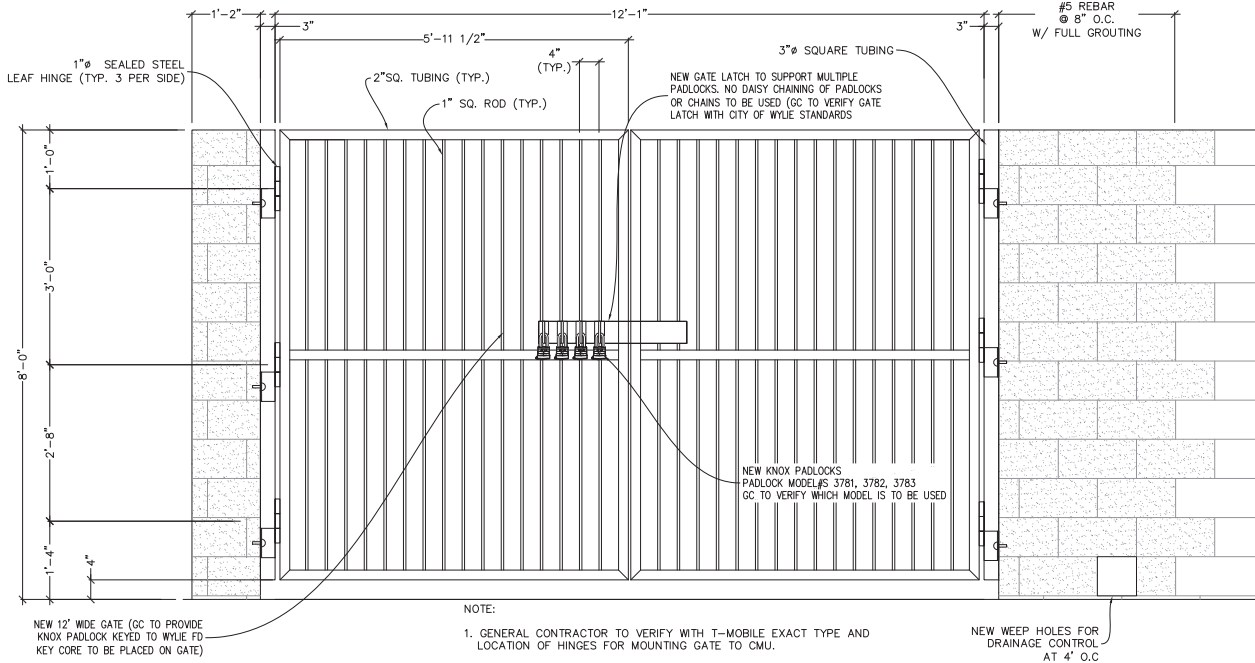


2 SHRUB PLANTING DETAIL

**LANDSCAPING**

SCALE: 1/4" = 1'-0" (24x36)  
(OR) 1/8" = 1'-0" (11x17)

1



NOTE:

1. GENERAL CONTRACTOR TO VERIFY WITH T-MOBILE EXACT TYPE AND LOCATION OF HINGES FOR MOUNTING GATE TO CMU.
2. GENERAL CONTRACTOR TO VERIFY ALL GATE DIMENSION PRIOR TO CONSTRUCTING GATE.

**MASONRY**

1. MASONRY STRENGTH
  - A. HOLLOW CONCRETE MASONRY UNITS: GRADE N, LIGHTWEIGHT WITH A COMPRESSIVE STRENGTH OF F = 1500 PSI ON THE NET AREA.
  - B. GROUT: 2000 PSI, MINIMUM 28 DAY COMPRESSIVE STRENGTH. VIBRATE GROUT IMMEDIATELY AFTER POURING AND AGAIN AFTER 5 MINUTES. GROUT SHALL CONFORM TO ASTM C476 AND UBC 2103. MIX GROUT FOR AT LEAST FIVE MINUTES AND UNTIL MIX HAS BEEN ATTAINED. GROUT SHALL HAVE SUFFICIENT WATER ADDED TO PRODUCE A CONSISTENCY FOR POURING WITHOUT SEGREGATION USE GROUT WITHIN 1.5 HOURS OF ADDITION OF MIXING WATER.
  - C. MORTAR: CEMENT-LIME TYPES, 1800 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH. CONFORM TO UBC 2103.
  - D. 2,500 PSI STRENGTH CONCRETE AT 28 DAY 3" TO 5" SLUMP.
2. LAY UNITS IN RUNNING BOND. CORNERS SHALL HAVE A STANDARD BOND BY OVERLAPPING UNITS.
3. MAXIMUM GROUT LIFT WITHOUT CLEAN-OUTS SHALL BE 4'-0".
4. TIE VERTICAL REINFORCING AT EACH END OF BAR AND 4'-0" MAXIMUM VERTICAL SPACING USING SINGLE WIRE LOOP TYPE TIES AS MANUFACTURED BY A.A. WIRE PRODUCTS COMPANY OR APPROVED ALTERNATE.
5. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS.
6. GROUT SOLID ALL WALLS IN CONTACT WITH EARTH, RETAINING WALLS, STEM WALLS, AND AS NOTED ON DRAWINGS.
7. GROUTED MASONRY SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ALL ELEMENTS OF THE MASONRY ACT TOGETHER AS A STRUCTURAL ELEMENT.

**FENCE DETAIL**

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

3

**verizon**

ACQ# 24-4113

DRAWN BY: DR

CHECKED BY: CZ

1 09/10/24 SITE LOCATION CHANGE  
2 10/15/24 ZONING DRAWING REVISION  
3 11/14/24 ZONING DRAWING REVISION  
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11/21/24

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FIRM NO. F-8242

**COUNTRY CLUB RD  
(VERIZON SITE:  
FRANCESCA DR)**

OWNER  
WYLIE UNITED METHODIST  
CHURCH

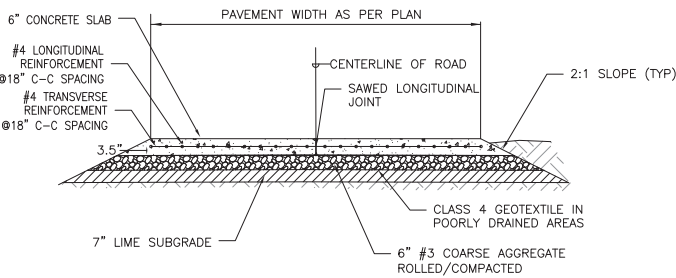
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WYLIE, TX 75098  
COLLIN COUNTY

DATE: 06/05/24

SHEET TITLE  
SITE DETAILS

SHEET NUMBER  
**Z-4**



ACCESS DRIVE DETAIL

SCALE: NTS 1

**KNOX** KNOX PADLOCKS

**EXTERIOR PADLOCK FEATURES AND BENEFITS**

Knox exterior padlocks utilize the same master key used with the Knox Rapid Access System. The exterior, heavy-duty Knox Padlocks (Models #376L, #376Z, #376S) are built with a stainless steel shackle designed for securing storage areas, temporary construction sites, gated communities, etc. The shrouded all-weather padlock (Model #374S) provides additional security against pry and cut attacks. The lock cylinder is UL 437 listed which demonstrates it has met the rigorous standard. Performance is tested with a battery of endurance and attack tests.

**FEATURES**

- All-weather rust-free stainless steel Grade 6 shackle
- Weather resistant body with durable weather cover includes cylinder protection, sealed shackle holes, and drainage system
- Available in 4", 3" and 2" shackle lengths
- Attack resistant
- Key retaining (when open)
- Precision pin cylinder
- High security shrouded version available (for all Knox lock cores)
- Authorized agency identification labels available: Fire (red), EMS (white), Police (blue), Sheriff (gold), Security (black)

**BENEFITS**

- New shackle lengths support additional applications
- Improved attack resistance provides longer service life
- Key retention prevents dropped/lost keys
- Utilizes the Knox master key solution

**EXTERIOR USE**  
Model #376L  
Model #376Z  
Model #376S

**INTERIOR PADLOCK FEATURES AND BENEFITS**

Knox interior padlocks utilize the same master key used with the Knox Rapid Access System. The interior Knox Padlock (Models #377 and #374S) are designed to secure fire sprinkler control systems, hazardous chemical supplies, restricted utility areas, equipment lockers, and cases. The lock cylinder is UL Listed which demonstrates it has met the rigorous standard. Performance is tested with a battery of endurance and attack tests.

**FEATURES**

- Stainless steel shackle, 3/16" diameter available in 2-3/8" and 1-1/8" shackle options
- Heavy-duty lock design and solid brass body resists pull attacks
- Precision pin cylinder
- Key retaining (when open)
- Authorized agency identification labels available: Fire (red), EMS (white), Police (blue), Sheriff (gold), Security (black)

**BENEFITS**

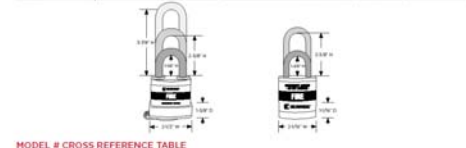
- New shackle lengths support additional applications
- Key retention prevents dropped/lost keys
- Utilizes Knox master key solution

**EXTERIOR USE**  
Model #377  
Model #374S

800 W. DEER VALLEY ROAD, PHOENIX, AZ 85027 | T: 800-686-8899 | INFO@KNOXLOCK.COM | KNOXLOCK.COM  
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**KNOX** KNOX PADLOCKS

MODEL #	376L	376Z	376S	376A	377	374S
WHERE USED	Gate with wide hinge	Most standard residential and large	Hinge with limited space or clearance	Award pinhole to attack or vandalism	Interior applications: fire sprinkler control, supply cabinet, locker	Interior applications: hinges with limited space or clearance
TOTAL HEIGHT	2"	3-1/2"	4-1/2"	4-1/2"	4-1/2"	3-1/2"
SHACKLE LENGTH	3-3/8"	2-1/2"	1-3/4"	1-1/2"	2-1/2"	1-1/2"
SHACKLE DIAMETER	3/16"			5/16"		
BODY DIMENSIONS	3-1/2" W x 1-1/8" D			2-3/8" W x 1-1/8" D		
MATERIAL	Solid brass lock body and cylinder with all-weather plastic cover and stainless steel ASTM Grade 6 shackle			Solid brass lock brass body and cylinder with stainless steel shackle		
PADLOCK LOCK	Double action rotating numbers and hardened steel pins accessed by a beveled cut key					



**MODEL # CROSS REFERENCE TABLE**

The table below provides the recommended replacement model with new shackle options for your existing Knox padlock.

PADLOCK TYPE	IF YOU HAVE KNOX PADLOCK MODEL	USE PADLOCK MODEL
MEDIUM SHACKLE	3770	376Z - 2-3/8" shackle or 376S - 2-3/8" shackle
	3771	*Newer padlock accommodates thicker shackle when selecting 3770, which has a 3/16" shackle
ALL WEATHER SHROUDED	3772	376A - 1-1/2" shackle
SHORT SHACKLE	3774	376S - 1-1/8" shackle *Newer padlock accommodates thicker shackle when selecting 3774, which has a 5/16" shackle

**ABOUT THE KNOX COMPANY**

Since 1976, the Knox Company has successfully developed innovative rapid access solutions for first responders with products that provide fast, safe, and secure entry into commercial, industrial, and residential properties, while minimizing damage and maximizing safety. Today, more than 18,000 fire, EMS, and law enforcement departments/agencies depend on Knox products to gain access into over one million buildings/properties.

The 376A offers the highest security. Protected shackle, greatly reduces shackle attack, deters unauthorized entry.

800 W. DEER VALLEY ROAD, PHOENIX, AZ 85027 | T: 800-686-8899 | INFO@KNOXLOCK.COM | KNOXLOCK.COM  
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KNOX PADLOCK DETAIL

SCALE: NTS 2



ACQ# 24-4113

DRAWN BY: DR

CHECKED BY: CZ

1 09/10/24 SITE LOCATION CHANGE  
2 10/15/24 ZONING DRAWING REVISION  
3 11/14/24 ZONING DRAWING REVISION  
4 11/21/24 ZONING DRAWING REVISION

**ALLPRO**

CONSULTING GROUP, INC.  
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registration no. 8242

11/21/24

FOR ZONING - REVIEW ONLY

ALLPRO CONSULTING GROUP, INC.  
FIRM NO. F-8242

**COUNTRY CLUB RD (VERIZON SITE: FRANCESCA DR)**

OWNER  
WYLIE UNITED METHODIST CHURCH

LEGAL DESCRIPTION  
WYLIE UNITED METHODIST CHURCH, BLK A, LOT 1  
598,384 SQ. FT.  
VOLUME 99-0039601  
PAGE 438-2560  
PLAT RECORDS OF COLIN COUNTY, TX

ADDRESS  
1451 COUNTRY CLUB RD  
WYLIE, TX 75099  
COLLIN COUNTY

DATE: 06/05/24

SHEET TITLE  
SITE DETAILS

SHEET NUMBER  
**Z-5**



**PAVING NOTES**

- △1. CONCRETE FOR ALL STREETS AND PRIVATE DEVELOPMENTS SHALL BE IN ACCORDANCE WITH NCTCOG, FOURTH EDITION OR AS AMENDED CLASS "C" CONCRETE (SIX SACK 3,600 P.S.I.) ITEM 303.3.4.2(a) AND ITEM 303.5.6.2 HAND.
- 2. REINFORCING STEEL SHALL BE DEFORMED BARS NO. 3 ON 18 INCH CENTERS OR NO. 4 BARS ON 24 INCH CENTERS. REINFORCING SHALL BE IN BOTH DIRECTIONS ON CENTER. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM 615, 616 AND 617.
- 3. ALL REINFORCING STEEL SHALL BE TIED (100%) REINFORCING STEEL SHALL BE SET ON PLASTIC CHAIRS. BAR LAPS SHALL BE MINIMUM 30 DIAMETERS. NO STEEL SHALL BE PLACED UNTIL THE SUBGRADE HAS BEEN TESTED AND PASSED.
- 4. EXPANSION JOINTS SHALL BE SPACED EVERY 600 FEET, AT ALL INTERSECTIONS AND CHANGES IN DIRECTION OF PAVING. ALLEYS SHALL HAVE A MINIMUM OF TWO EXPANSION JOINTS.
- △5. SAWED TRANSVERSE DUMMY JOINTS SHALL BE SPACED EVERY 15 FEET OR 1.25 TIMES LONGITUDINAL JOINT SPACING WHICHEVER IS LESS. SAWING SHALL OCCUR WITHIN 5 TO 12 HOURS AFTER THE POUR INCLUDING SEALING.
- △6. SUBGRADE UNDER PAVEMENTS SHALL BE A MINIMUM OF 7 INCHES OF LIME TREATED SUBGRADE. ONLY HYDRATED LIME SHALL BE UTILIZED. OPTIMUM LIME SHALL BE APPLIED. OPTIMUM LIME CONTENT SHALL BE DETERMINED DURING THE EXCAVATION BY THE USE OF A LIME SERIES TEST. LIME SERIES TEST SHALL BE TAKEN ALONG THE EXCAVATION AT ALL CHANGES IN SOIL AND A MINIMUM OF 300 FEET. LIME SERIES SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. 4#/#SY MAY BE USED IN LIEU OF LIME SERIES TESTING. SUBGRADE SHALL BE COVERED WITH PAVING WITHIN 14 DAYS OR SUBGRADE SHALL BE REWORKED AND RETESTED.
- 7. LIME TREATED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698. MOISTURE CONTENT SHALL BE WITHIN -2 TO +4 OF OPTIMUM. DENSITY TEST RESULTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. ALL RESULTS SHALL BE PROVIDED TO THE CITY. SUBGRADE TESTING SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 303.5.1 SUBGRADE.
- 8. LIME TRIMMINGS ARE NOT ACCEPTABLE FOR ANY USE.
- 9. ALL FILL SHALL BE COMPACTED BY MECHANICAL METHODS. MAXIMUM LOOSE LIFT FOR COMPACTION SHALL BE 8 INCHES. ALL LIFTS SHALL BE TESTED FOR DENSITY BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. DENSITY REQUIREMENT SHALL BE AS SHOWN ON THE PLANS FOR THE TYPE OF MATERIAL CALLED FOR IN THE PLANS.
- 10. ALL DISTURBED AREAS OF ROADWAY WORK SHALL HAVE GRASS ESTABLISHED IMMEDIATELY. GRASS SHALL MEET THE REQUIREMENTS OF ITEM 202, LANDSCAPING, OF NCTCOG SPECIFICATIONS, FOURTH EDITION OR AS AMENDED.
- 11. ALL AREAS TO BE EXCAVATED OR FILLED SHALL HAVE EROSION CONTROL PLACED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH NCTCOG ITEM 201, FOURTH EDITION OR AS AMENDED.
- △12. ALL SIDEWALKS SHALL BE 5' WIDE AND INCLUDE BARRIER FREE RAMPS AT INTERSECTING STREETS, ALLEYS, DRIVEWAYS, ETC. BARRIER FREE RAMPS SHALL MEET CURRENT ADA REQUIREMENTS, BE INSTALLED BY THE DEVELOPER AND MEET THE TEXAS DEPT. OF LICENSING REGULATIONS.
- 13. SIDEWALKS SHALL BE DOWELED INTO PAVEMENT WHERE IT ABUTS DRIVEWAYS. EXPANSION JOINT MATERIAL SHALL BE USED AT THESE LOCATIONS.
- 14. NO VEHICLES SHALL BE PERMITTED ON CONCRETE PAVEMENT WITHOUT APPROVAL FROM THE CITY. THE CITY WILL MAKE DETERMINATION BASED ON CONCRETE BREAK REPORT.
- △15. CONCRETE MIX DESIGN SHALL BE SUBMITTED FOR REVIEW PRIOR TO PRECONSTRUCTION MEETING. REVISE THE FIRST PARAGRAPH OF NCTCOG SPEC. 303.2.1.3 COARSE AGGREGATE TO READ "CRUSHED LIMESTONE SHALL CONSTITUTE 100% OF THE COARSE AGGREGATE.
- 16. ALL PAVING FOR PARKING SHALL BE MIN. 5" THICK 3,600 P.S.I. CONCRETE SUBJECT TO CITY ENGINEER APPROVAL.
- 17. ALL AREAS NOT UNDER PAVING, INCLUDING ALL FRANCHISE UTILITY EASEMENTS, SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 92 PERCENT OF THE MAXIMUM DENSITY.
- 18. CONCRETE PLANTS SHALL CONFORM TO TXDOT 1993 EDITION ITEMS 520 AND 522.
- △19. ANY CURB AND/OR STREET SECTION REMOVED FOR THE CONSTRUCTION OF A PRIVATE DRIVEWAY SHALL NOT BE REMOVED PRIOR TO 7 DAYS OF CONSTRUCTION OF THE DRIVEWAY. IF THE DRIVEWAY IS NOT CONSTRUCTED WITHIN THIS TIME FRAME AND EXCAVATION HAS BEEN MADE, EXCAVATION SHALL BE REPLACED UNTIL SUCH TIME CONSTRUCTION COMMENCES.
- △20. MAXIMUM TEMPERATURE OF THE CONCRETE FOR PLACEMENT SHALL BE 95° F AS SPECIFIED IN TXDOT 2004 EDITION ITEM 360.4 PARAGRAPH G.4 TEMPERATURE RESTRICTIONS.
- △21. PAVING EQUIPMENT REQUIRED SHALL BE AS SPECIFIED IN TXDOT 2004 EDITION UNDER ITEM 360.3
- 22. WATER INJECTION OF SUBGRADE BY CITY ENGINEER APPROVAL ONLY.
- △23. SUBGRADE UNDER FIRE LANES SHALL MEET THE PAVING SUBGRADE REQUIREMENTS OR ONE ADDITIONAL INCH OF CONCRETE MAY BE USED.
- △24. SUBGRADE UNDER PARKING AREAS SHALL BE DETERMINED BY A GEOTECH REPORT.

**LINED CHANNELS**

- 1. CONSTRUCTION JOINT SHOWN IN DETAILS FOR CONVENIENCE ONLY, MONOLITHIC CONSTRUCTION MAY BE USED.
- 2. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
- 3. ALL REINFORCING STEEL SHALL BE 3/8" DIAMETER AND SPACED 12" CENTER TO CENTER BOTH WAYS UNLESS OTHERWISE SPECIFIED.
- 4. IF WOOD FORMS ARE USED WITH CONSTRUCTION JOINT, THEY SHALL BE TWO, 2"x4", AND SHALL NOT BE REMOVED UNTIL CONCRETE ON SLOPES IS READY TO BE PLACED.

- 5. ALL CONCRETE IN LINED CHANNEL SHALL BE NCTCOG CLASS "A" (MINIMUM 3,000 P.S.I.) CONCRETE.
- 6. FLAT BOTTOM TO BE CONSTRUCTED WHEN CHANNEL WIDTH IS LESS THAN 12 FOOT.
- 7. 3/4" CHAMFER ON ALL CONCRETE CORNERS.

**STORM SEWER**

- 1. THE FLOOR OF THE EXCAVATION FOR INLET BOX MUST PROVIDE A FIRM, LEVEL BED FOR THE BASE SECTION TO REST UPON.
- 2. A MINIMUM OF 6 INCHES OF 1" DIAMETER (MAXIMUM) ROCK OR GRAVEL SHALL BE USED TO PREPARE THE BEDDING TO FINAL GRADE OR IN LIEU OF THIS, AT LEAST 6 INCHES OF 2-SACK CEMENT STABILIZED SAND SHALL BE USED TO PREPARE THE BEDDING TO GRADE. CEMENT STABILIZED-SAND SHALL BE ALLOWED TO SET BY KEEPING HOLE PUMPED DRY.
- 3. AFTER PIPE HAS BEEN LAID ON PROPER BEDDING, BACKFILLING TO COMMENCE WITH 8" MAXIMUM LOOSE LIFTS MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR UNDER ROADWAY OR 12" MAXIMUM LOOSE LIFT BEHIND CURB. MAXIMUM SIZE ROCK IN BACKFILL SHALL NOT EXCEED 4 INCHES IN DIAMETER.
- 4. PRECAST INLETS MUST BE APPROVED BY THE CITY.
- 5. CONCRETE TO BE MINIMUM 4,200 P.S.I.
- 6. LOCKING DEVICE IS REQUIRED ON ALL STORM SEWER LIDS.
- 7. "NO DUMPING" WARNING PLAQUE TO BE INSTALLED ON ALL STANDARD AND RECESSED INLETS.
- 8. CONCRETE CAST-IN-PLACE INLETS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,200 P.S.I. @ 28 DAYS.
- △9. DELETED
- 10. EXISTING STORM SEWER PIPE AND/ OR LATERALS SHALL BE LOCATED PRIOR TO SETTING OR CONSTRUCTING INLET BOXES. IF ADJUSTMENT IN GRADE OF LATERAL IS REQUIRED, A REVISED DESIGN BY THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.
- 11. REINFORCED CONCRETE PIPE CLASS III IS APPROVED WITHIN THE CITY.
- 12. COLOR TV INSPECTION SHALL BE COMPLETED ON THE STORM SEWER IN THE PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
- △13. YOUR ATTENTION IS DIRECTED TO SUBDIVISION ORDINANCE SECTION 5.9.C STORM DRAINAGE AND WATER QUALITY CONTROLS. IN THE ELEVENTH MONTH OF THE SECOND YEAR OF THE REQUIRED TWO-YEAR MAINTENANCE BOND, THE DEVELOPER SHALL BE RESPONSIBLE FOR REMOVING ANY SIGNIFICANT BUILD-UP OF SEDIMENT OR DEBRIS FROM DRAINAGE IMPROVEMENTS WITH EXCEPTIONS AS DESIGNATED. THE FUNDING SHALL BE BORNE BY THE DEVELOPER AND SHALL BE ACCOMPLISHED BY COLOR TV INSPECTION IN THE PRESENCE OF A CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.

**SANITARY SEWER**

- 1. ALL SEWER LINES CROSSING POTABLE WATERLINES SHALL BE AS SHOWN IN THE PLANS AND MEET TCEQ REQUIREMENTS.
- 2. PIPES 8 INCHES THROUGH 15 INCHES SHALL BE IN ACCORDANCE WITH ASTM D3034 WITH A MINIMUM SDR OF 35 OR ASTM D3350 AND DE 345434 C.
- 3. PIPES LARGER THAN 12 INCHES THROUGH 48 INCHES SHALL BE IN ACCORDANCE WITH ASTM STANDARDS F679, F794, F949 AND D3350/ DE 345434 C.
- 4. MANHOLES SHALL BE PRECAST. ALL MANHOLES SHALL BE WATER TIGHT. PRECAST MANHOLES SHALL HAVE JOINTS SEALED. ALL RING AND COVERS SHALL INCLUDE AN INTERNAL CHIMNEY SEAL.
- 5. ALL PIPE OPENINGS IN MANHOLES SHALL INCLUDE COUPLINGS WITH "O" RING RUBBER GASKETS.
- 6. STUBOUTS OUT OF MANHOLES SHALL BE FITTED WITH A STOPPER AND CAP. STUBOUTS SHALL BE A MINIMUM OF 5 FEET FROM MANHOLE AND BE SUPPORTED BY A CONCRETE CRADLE.
- 7. ALL DROP MANHOLES SHALL BE OF THE EXTERNAL TYPE.
- 8. MANHOLES SHALL BE VENTED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
- 9. ALL SANITARY SEWER PIPE SHALL BE TESTED (NCTCOG ITEM 507.5) AFTER CONSTRUCTION. TESTING SHALL INCLUDE PRESSURE TESTING, MANDREL TEST (TCEQ REQUIRED) AND COLOR TV INSPECTION. COLOR TV INSPECTION SHALL BE COMPLETED IN PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
- SEWER SHALL BE RE-INSPECTED AFTER INSTALLATION OF FRANCHISE UTILITIES. AIR TEST ONLY.
- 10. MANHOLES SHALL BE VACUUM TESTED IN THE PRESENCE OF THE CITY REPRESENTATIVE.
- 11. NO END-OF-LINE CLEANOUTS WILL BE ALLOWED. TERMINATE SEWER LINES WITH A MANHOLE.

**ILLUMINATION**

- 1. STREET LIGHT FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TXU ELECTRIC DETAIL AND NOTES FOR 25' OR 30' MOUNTING HEIGHT ROUND STEEL POLE.
- 2. PROVIDE SQUARE CONCRETE MOW STRIP 18" FROM OUTSIDE OF POLE TO CORNER USING 3,000 P.S.I. CONCRETE WITH #3 BARS @ 18" AND 1/2" EXPANSION JOINT.
- 3. SUBDIVISION STREET LIGHTING TO CONFORM TO THE ZONING ORDINANCE. "DECORATIVE STREET LIGHTING SHALL BE PROVIDED ALONG RESIDENTIAL STREETS THROUGHOUT ALL RESIDENTIAL DEVELOPMENTS, PROVIDING LOW ILLUMINATION WITH SOLAR CONTROLS ON DECORATIVE POLES WITH SPACING RANGING FROM 250 FEET TO 350 FEET BETWEEN LIGHTS PLACED ON ALTERNATING SIDES OF THE STREET. A STREET LIGHTING PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL. THE CITY ENGINEER IS AUTHORIZED TO ALTER THE DISTANCE REQUIREMENT IF NEEDED IN AN EFFORT TO ACHIEVE THE BEST LIGHTING ARRANGEMENT POSSIBLE."

**DETAILS**

SPECIAL DETAILS OR MODIFICATIONS TO THESE STANDARD DETAILS TO BE UTILIZED ON ANY GIVEN PROJECT SHALL BE SUBMITTED TO THE CITY FOR APPROVAL FOR USE.

**△ STREET SIGN SPECIFICATIONS:**

STREET NAME SIGNS FOR ALL INTERSECTIONS BY THE CONSTRUCTION OF A SUBDIVISION SHALL BE FURNISHED AND INSTALLED BY THE DEVELOPER. THE INSTALLATION OF THE STREET SIGNS MUST BE PRIOR TO THE FINAL ACCEPTANCE OF THE SUBDIVISION. THE LEGEND SHALL CONTAIN THE NAME OF THE STREET, ANY SUFFIX AS DESIGNATED ON THE PLAT, AND THE BLOCK NUMBER AS ASSIGNED BY THE CITY. THE SIGN FACE SHALL BE HIP PRISMATIC WHITE W/BLUE EC FILM WITH CITY LOGO. THE SIGN PLATE SHALL BE 9 INCHES TALL AND 0.080 INCHES THICK FLAT BLADE ALUMINUM DRILLED. THE STREET NAME SHALL BE 6 INCH UPPER CASE LETTERS. THE SUFFIX AND BLOCK LETTERS SHALL BE 3 INCHES. ALL LETTERS SHALL BE WHITE. THE SIGNS SHALL BE MOUNTED ON A 2 INCH BY 12 FOOT SQUARE POST WITH A 2.25 INCH BY 36 INCH SQUARE GROUND ANCHOR AND 2.5 INCH BY 18 INCH SLEEVE. THE ANCHOR POST SHALL BE DRIVEN INTO THE GROUND AT A DEPTH OF 30 INCHES. THE STREET NAME SHALL BE MOUNTED 10 FEET FROM THE TOP OF THE CURB MEASURED TO THE BOTTOM OF THE LOWEST SIGN. SIGNS SHALL BE MOUNTED ON SQUARE POSTS USING DRIVE RIVETS, WASHER, SPACE AND CHERRY MATE RIVETS TO ATTACH ENDS OF SIGN TOGETHER.

**WATER**

- 1. ALL WATER LINE CROSSINGS OF SANITARY SEWER LINES SHALL BE AS SHOWN IN THE PLANS AND MEET TCEQ REQUIREMENTS.
- 2. PIPES 12 INCHES IN DIAMETER AND SMALLER SHALL BE POLYVINYL CHLORIDE (P.V.C.) MEETING THE REQUIREMENTS OF AWWA C900 DR 18 OR DUCTILE IRON PIPE (D.I.P.) MEETING THE REQUIREMENTS OF AWWA C 151 CLASS 50 PIPE. ALL D.I.P. SHALL BE WRAPPED WITH A POLYETHYLENE LINER.
- 3. FOR PIPES LARGER THAN 12 INCHES IN DIAMETER, THE PIPE SHALL BE REINFORCED CONCRETE CYLINDER PIPE (AWWA C301 OR AWWA C303), DUCTILE IRON PIPE (AWWA C151 CLASS 50) OR POLYVINYL CHLORIDE PIPE UP TO 18 INCHES MEETING THE REQUIREMENTS OF AWWA C905 - 235 P.S.I. RATED PIPE.
- 4. ALL VALVES ON PIPES 12 INCHES AND SMALLER SHALL BE RESILIENT SEALED WEDGE VALVES (AWWA C509).
- 5. ALL VALVES ON PIPES LARGER THAN 12 INCHES BUT SMALLER THAN 30 INCHES SHALL BE BUTTERFLY VALVES (AWWA C504) OR WEDGE VALVES (AWWA C509).
- 6. ALL VALVES ON PIPES 30 INCHES AND LARGER SHALL BE BUTTERFLY VALVES (AWWA C504).
- 7. EMBEDMENT SHALL BE AS SHOWN IN THE PLANS. BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR. OUTSIDE PAVEMENT (EXISTING OR PROPOSED) SHALL BE COMPACTED TO MINIMUM OF 92% STANDARD PROCTOR. ALL COMPACTION SHALL BE BY MECHANICAL METHODS.
- 8. WATER LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH NCTCOG ITEM 506. ALL WATER LINES SHALL BE SWABBED IN THE PRESENCE OF THE INSPECTOR PRIOR TO BACKFILLING.
- 9. ALL HORIZONTAL AND VERTICAL BENDS SHALL BE BLOCKED.
- 10. ALL FITTINGS SHALL INCLUDE MEGALUG CONNECTORS.
- 11. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH A 24" x 24" SQUARE REINFORCED CONCRETE PAD.
- 12. ALL WATER LINES SHALL BE SWABBED IN THE PRESENCE OF THE INSPECTOR PRIOR TO BACKFILL.

**SCREENING WALLS**

- 1. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.
- 2. REINFORCEMENT - ASTM A-36.
- 3. MASONRY - COMPRESSIVE STRENGTH SHALL BE PRESCRIBED IN ITEM 2.3.6 SPECIAL PROVISIONS.
- 4. WIND LOAD FOR DESIGN - 20 P.S.F.
- 5. PIER BEARING STRESSES - SEE BRICK SCREENING WALL NOTES.
- 6. MORTAR - TYPE "S".
- 7. PROVIDE CONTROL JOINTS AT 50 FEET.
- 8. PROVIDE EXPANSION JOINTS AT 200 FEET CENTER MAXIMUM.
- 9. PROVIDE PIER WITH MINIMUM 9 FOOT W/ 24 INCH DIAMETER BELL IN CLAY OR OTHER MATERIAL EXCEPT BLUE SHALE, 6 FOOT MINIMUM WITH 3 FOOT MINIMUM INTO BLUE SHALE.
- 10. ALL EXPOSED CONCRETE SHALL BE CLASS 2 RUBBED FINISHED SURFACE.
- 11. SIDEWALKS ADJACENT TO WALLS MUST BE 5-FOOT MINIMUM WIDTH FROM ALL PORTIONS OF THE WALL (INCLUDING PILASTERS, COLUMNS, ETC.).
- 12. MAXIMUM PILASTER SPACING 40 FEET.
- 13. WALLS SHALL NOT BE PLACED IN THE VISIBILITY EASEMENT OR STREET RIGHT OF WAY.
- 14. THE WALL SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS THE HIGHER. THE COLOR OF THE WALL SHALL BE LIMITED TO EARTH-TONE COLORS, EXCLUDING GRAY, GREEN AND WHITE. THE COLOR OF THE WALL SHALL BE UNIFORM ON EACH SIDE OF A THOROUGHFARE FOR THE ENTIRE LENGTH BETWEEN INTERSECTING THOROUGHFARES, UNLESS OTHERWISE APPROVED BY THE CITY'S PUBLIC WORKS DEPARTMENT. THE FINISH OF THE WALL SHALL BE CONSISTENT ON ALL SURFACES.
- 15. IF WROUGHT IRON FENCING IS TO BE UTILIZED ON REQUIRED SCREENING, ALL WROUGHT IRON MUST BE SOLID STOCK, NO TUBULAR STEEL WILL BE ALLOWED.

△ REVISED PAVING NOTES	JCH	6/30/14
△ ADD PAVING NOTE 21	JCH	7/08/09
△ ADD STORM SEWER NOTE 13	JCH	9/19/08
△ ADD PAVING NOTE 20 AND REVISE NOTE 12 & 15	JCH	8/08/08
△ ADD PAVING NOTE 18	JCH	9/12/07
△ DELETE STORM SEWER PARAGRAPH NO. 9	JCH	5/10/07
△ ADD STREET SIGN SPECIFICATIONS & ILLUMINATION REQUIREMENTS	JCH	1/5/07
△ REVISE PAVING NOTES NO. 1 & 5	JCH	5/16/06
NO. REVISION	BY	DATE

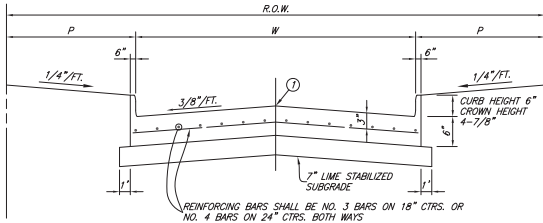
**CITY OF WYLIE, TEXAS**

**STANDARD CONSTRUCTION DETAILS**

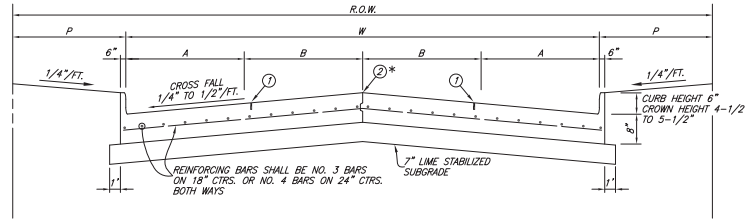
**GENERAL NOTES**

DATE:	APRIL, 2005	SHEET STD-00_R
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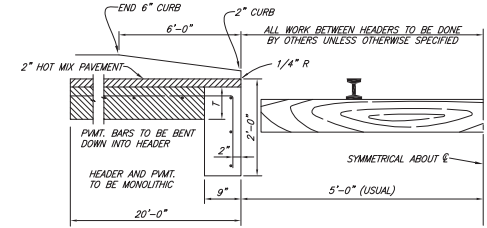




REGULAR SECTION

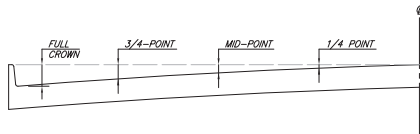


REGULAR SECTION



RAIL HEADER

- LEGEND**
- ① - SAWED LONGITUDINAL DUMMY JOINT
  - ② - CONSTRUCTION JOINT (FULL WIDTH PAVT. IS ALLOWED WHERE APPROVED BY CITY)

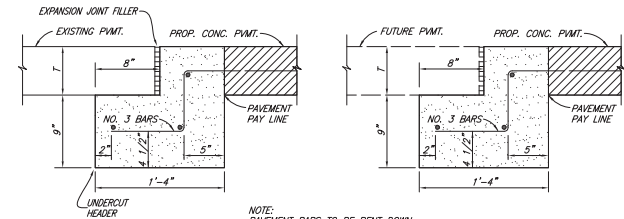


ROADWAY WIDTH (W)	TOTAL CROWN HEIGHT	3/4 POINT	MID-POINT	1/4 POINT
26'	4"	2-1/4"	1"	1/4"
36'	6"	3-3/8"	1-1/2"	3/8"
44'	6"	3-3/8"	1-1/2"	3/8"

TABLE OF CROWN HEIGHTS AND ORDINATES FOR VARIOUS PARABOLIC SECTIONS

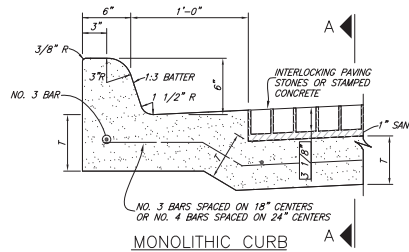
SLIP-FORM PAVEMENT MUST MEET CROWN GRADES AT GUTTERS, AT MID-POINTS & E  
 PARABOLIC ROADS ONLY TO BE CONSTRUCTED WITH SLIP FORM PAVERS

RESIDENTIAL (TYPE E & E-1) STREETS SHALL HAVE A MINIMUM PAVEMENT THICKNESS OF 6". ALL OTHERS SHALL BE 8" MIN.

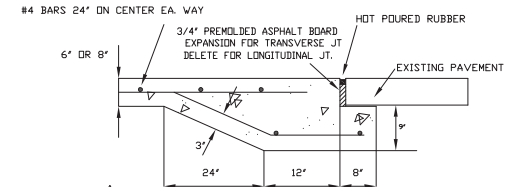


NOTE: PAVEMENT BARS TO BE BENT DOWN INTO HEADER. PAVEMENT AND HEADER SHALL BE MONOLITHIC.

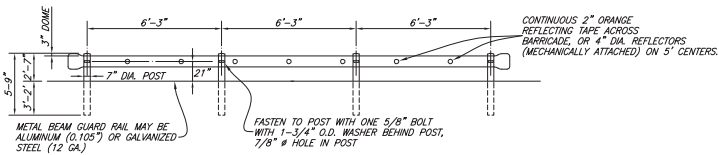
STREET HEADER



MONOLITHIC CURB

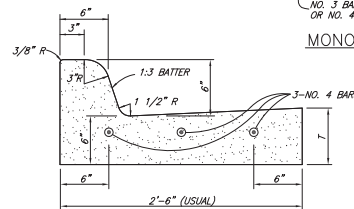


ALTERNATE TRANSVERSE AND LONGITUDINAL UNDERCUT STREET HEADER TIE TO EXIST PVT.

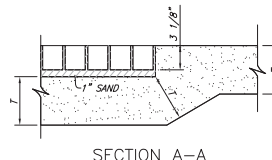


TYPICAL PERMANENT BARRICADE DETAIL

NON CONSTRUCTION BARRICADES (PERMANENT BARRICADES) SHALL CONSIST OF T800T M802-33A METAL BEAM GUARD FENCE WITH TERMINAL CONNECTOR SECTIONS AT EACH END. PERMANENT BARRICADES SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH T800T DETAILS. BARRICADE SHALL EXTEND FROM OUTSIDE CURB TO OUTSIDE CURB.



SEPARATE CURB AND GUTTER



SECTION A-A

PAVING STONES SHALL BE PER NCTCOG ITEMS 2.3.7 AND 5.8 OF SPECIAL PROVISIONS

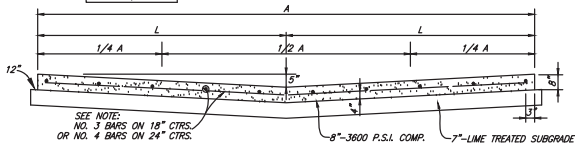
CURB AND CURB AND GUTTER

NO.	ADD ALTERNATE UNDERCUT HEADER	JCH	04/18/07
NO.	REVISION	BY	DATE
<b>CITY OF WYLIE, TEXAS</b>			
STANDARD CONSTRUCTION DETAILS			
PAVING / SECTIONS / DETAILS			
DATE:	APRIL, 2005	SHEET	STD-02_R

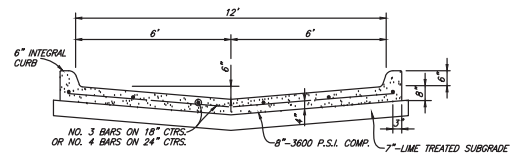
NOTE:

- CONTRACTOR SHALL PROVIDE NO. 3 BARS ON 12" CTRS OR NO. 4 BARS ON 18" CENTERS FOR OUTSIDE 1/4 ALLEY WIDTH AND PROVIDE NO. 3 BARS ON 18" CTRS OR NO. 4 BARS ON 24" CENTERS FOR MIDDLE 1/2 ALLEY WIDTH.
- CONTRACTOR MAY AT HIS OPTION USE NO. 3 BARS ON 12" CTRS OR NO. 4 BARS ON 18" CTRS FOR ENTIRE ALLEY WIDTH AT NO ADDITIONAL COST TO THE CITY.

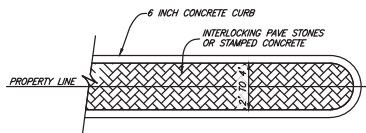
ALLEY WIDTH (A)	HALF WIDTH (L)
12'	6'
16'	8'
20'	10'



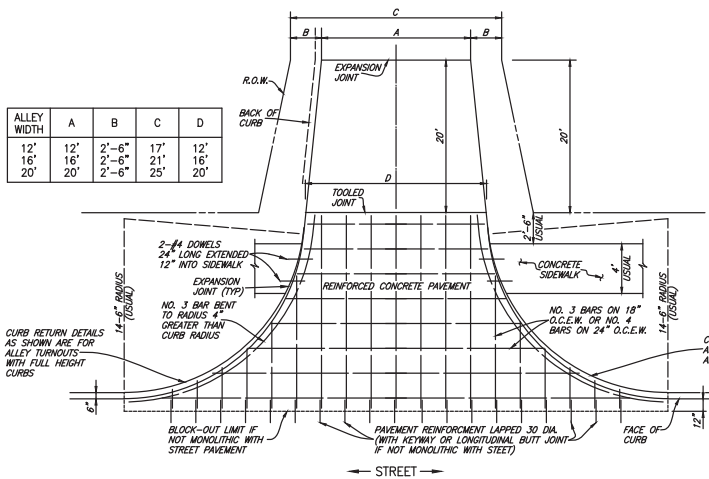
STANDARD 12, 16' & 20' ALLEY SECTION



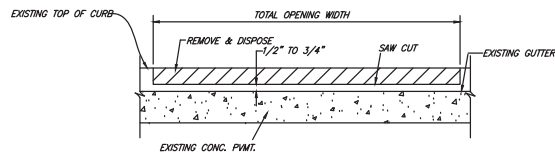
STANDARD ALLEY SECTION WITH CURBS



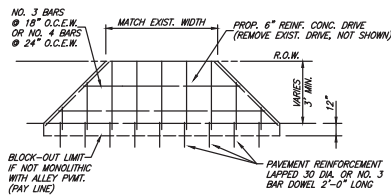
MEDIAN AT DRIVEWAYS SPLIT BY PROPERTY LINE



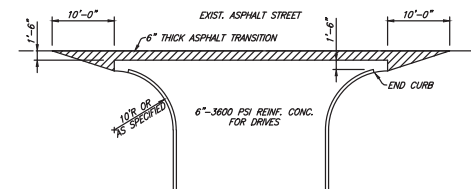
ALLEY RETURN DETAILS



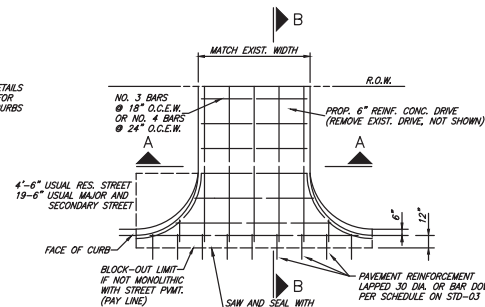
DRIVEWAY OR ALLEY CURB CUT



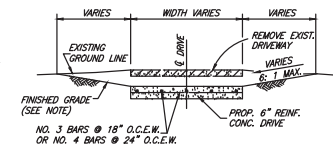
DRIVEWAY RETURN TO ALLEY



TYPICAL DRIVE OR STREET CONNECTION TO EXISTING ASPHALT STREET

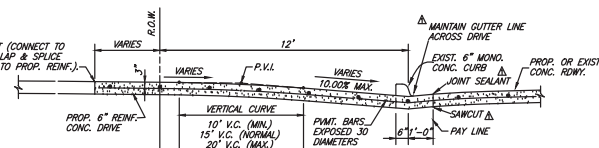


DRIVEWAY RETURN TO STREET



SECTION A-A

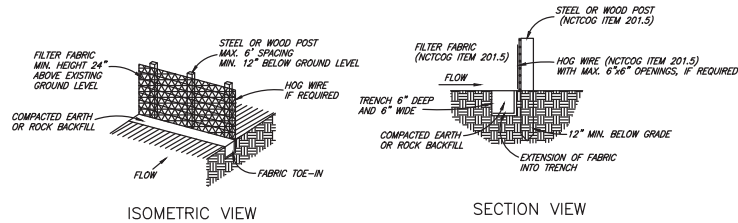
NOTE: FINISHED GRADING WITHIN THE R.O.W. SHALL BE BROADCAST SEED. WHERE PROPOSED DRIVEWAY CONSTRUCTION GOES BEYOND THE R.O.W. AND INTO PRIVATE PROPERTY, THE FINISHED GRADING SHALL BE BLOCK SOBBED TO RESTORE THE LANDSCAPING TO ITS PRE-CONSTRUCTION APPEARANCE.



SECTION B-B

DRIVEWAY RETURN SECTIONS

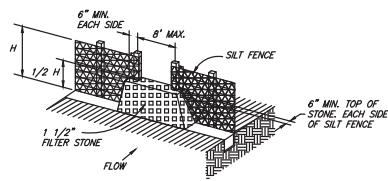
Δ	REVISE DRIVEWAY RETURN TO STREET	JCH	6/30/14
Δ	REVISE DRIVEWAY NOTES	JCH	9/04/07
NO.	REVISION	BY	DATE
CITY OF WYLIE, TEXAS			
STANDARD CONSTRUCTION DETAILS			
PAYING / ALLEY / DRIVEWAYS			
DATE:	APRIL, 2005	SHEET	STD-05_R



ISOMETRIC VIEW

SECTION VIEW

**SILT FENCE DETAIL**

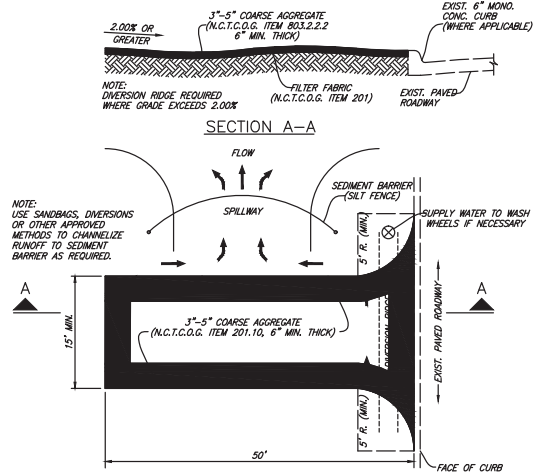


**STONE OVERFLOW STRUCTURE**

LOCATION AS CALLED FOR IN PLANS

- NOTES:
- 1) THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY AND MAINTAIN IN ACCORDANCE WITH NCTCOG ITEM 201.5.
  - 2) THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE.
  - 3) THE CONTRACTOR SHALL INSPECT THE BASE OF THE FENCE TO ENSURE THAT NO GAPS HAVE DEVELOPED AND RE-TRENCH AS NECESSARY.
  - 4) THE CONTRACTOR SHALL INSPECT FENCE POSTS TO ENSURE THAT THEY ARE PROPERLY SUPPORTING THE FENCE. IF NECESSARY, THE CONTRACTOR SHALL RESET AND ADD POSTS.
  - 5) IF FILTER FABRIC IS RIPPED, DAMAGED OR DETERIORATED, THE CONTRACTOR SHALL REPLACE IT IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS AND DETAILS. (MAINTENANCE OF THE SILT FENCE SHALL BE AT THE CONTRACTOR'S OWN EXPENSE)

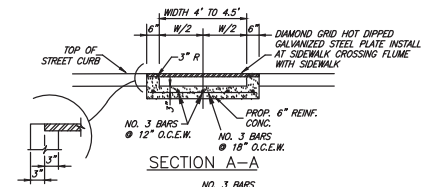
**EROSION CONTROL**



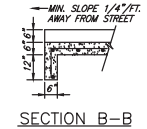
**CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL**

NO SCALE

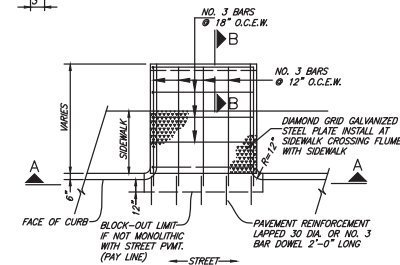
- Δ CONSTRUCTION NOTES:
- 1) THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE DRESSING WITH ADDITIONAL STONE AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  - 2) WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WASHING SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT CONTROLLING STRUCTURE. USE SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS TO PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE.
  - 3) ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - 4) ALL SAWING FOR PAVING SHALL BE VACUUMED TO REMOVE ALL SLURRY AND CONCRETE DUST FROM AREA.



SECTION A-A



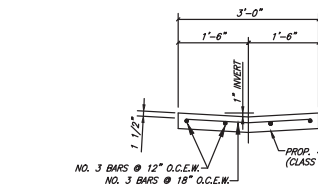
SECTION B-B



PLAN

**REINFORCED CONCRETE FLUME WITH CURBS**

STEEL PLATE FLUME COVER  
 PLATE THICKNESS SHALL BE 5/8 INCHES  
 BASE ON 100 P.S.I. LIVE LOAD AND MAX. DEAD & LIVE LOAD DEFLECTION OF 1/240.  
 BOLT PLATE DOWN WITH BRASS BOLTS  
 BOLTS SHALL BE 1/2\"/>

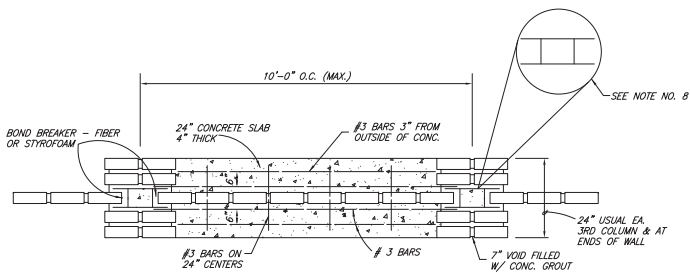


**REINFORCED CONCRETE FLUME WITHOUT CURBS**

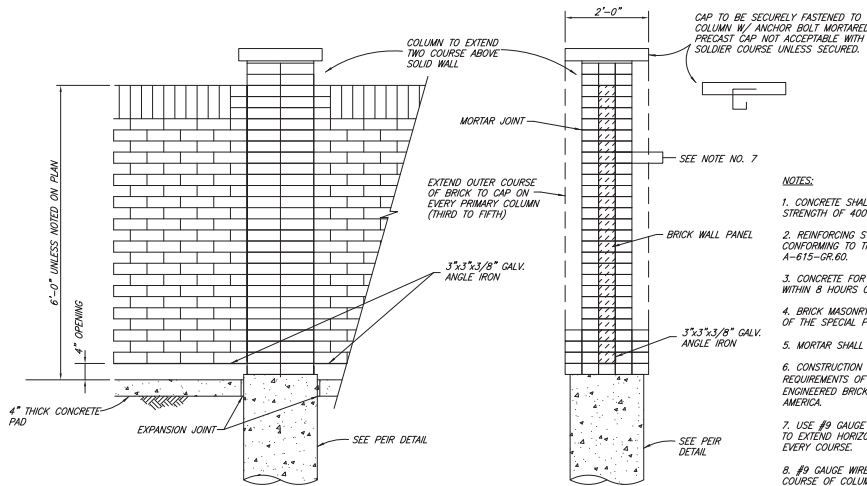
- NOTES:
1. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
  2. 3/4\"/>

2	ADDED NOTE 4 TO CONSTRUCTION NOTES	JCH	07/07/14
1	ADD ENTRANCE CONSTRUCTION NOTES	JCH	06/07/06
NO.	REVISION	BY	DATE
<b>CITY OF WYLIE, TEXAS</b>			
STANDARD CONSTRUCTION DETAILS			
PAVING / DETAILS / EROSION			
DATE:	APRIL, 2005	SHEET	STD-07_R





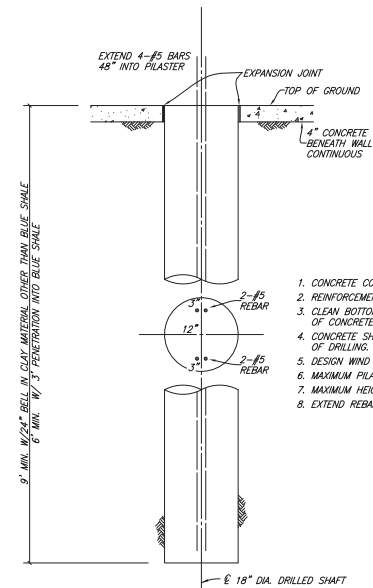
TYPICAL WALL & COLUMN LAYOUT PLAN



THIN WALL BRICK SCREENING WALL ELEVATION

NOTES:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS.
2. REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A-615-GR.60.
3. CONCRETE FOR DRILLED PIERS SHALL BE PLACED WITHIN 8 HOURS OF DRILLING PIER HOLES.
4. BRICK MASONRY SHALL BE AS SPECIFIED IN ITEM 2.3.6 OF THE SPECIAL PREVISIONS.
5. MORTAR SHALL BE TYPE "S".
6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "RECOMMENDED PRACTICE FOR ENGINEERED BRICK MASONRY" -- BRICK INSTITUTE OF AMERICA.
7. USE #9 GAUGE 1-3/4" WIDE GALVANIZED LADDER WIRE TO EXTEND HORIZONTAL IN WALL PANEL DURAWALL CORP. EVERY COURSE.
8. #9 GAUGE WIRE FABRICATED AS SHOWN BETWEEN EACH COURSE OF COLUMN BRICK.
9. THE WALL SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS HIGHER. THE COLOR OF THE WALL SHALL BE SELECTED BY THE CITY.



PIER DETAIL

1. CONCRETE COMP. STRENGTH-4000 P.S.I.
2. REINFORCEMENT STEEL - ASTM A615 - GR 60.
3. CLEAN BOTTOM OF HOLE PRIOR TO PLACEMENT OF CONCRETE.
4. CONCRETE SHALL BE PLACED WITHIN 8 HOURS OF DRILLING.
5. DESIGN WIND PRESSURE - 20 PSF.
6. MAXIMUM PLASTER SPACING - 1'-0"
7. MAXIMUM HEIGHT OF WALL - 6'-0"
8. EXTEND REBAR 48" INTO PLASTER AND COLUMN.

NO.	REVISION	BY	DATE
CITY OF WYLIE, TEXAS			
STANDARD CONSTRUCTION DETAILS			
THIN BRICK SCREENING WALL			
DATE:	APRIL, 2005		SHEET STD-22_R