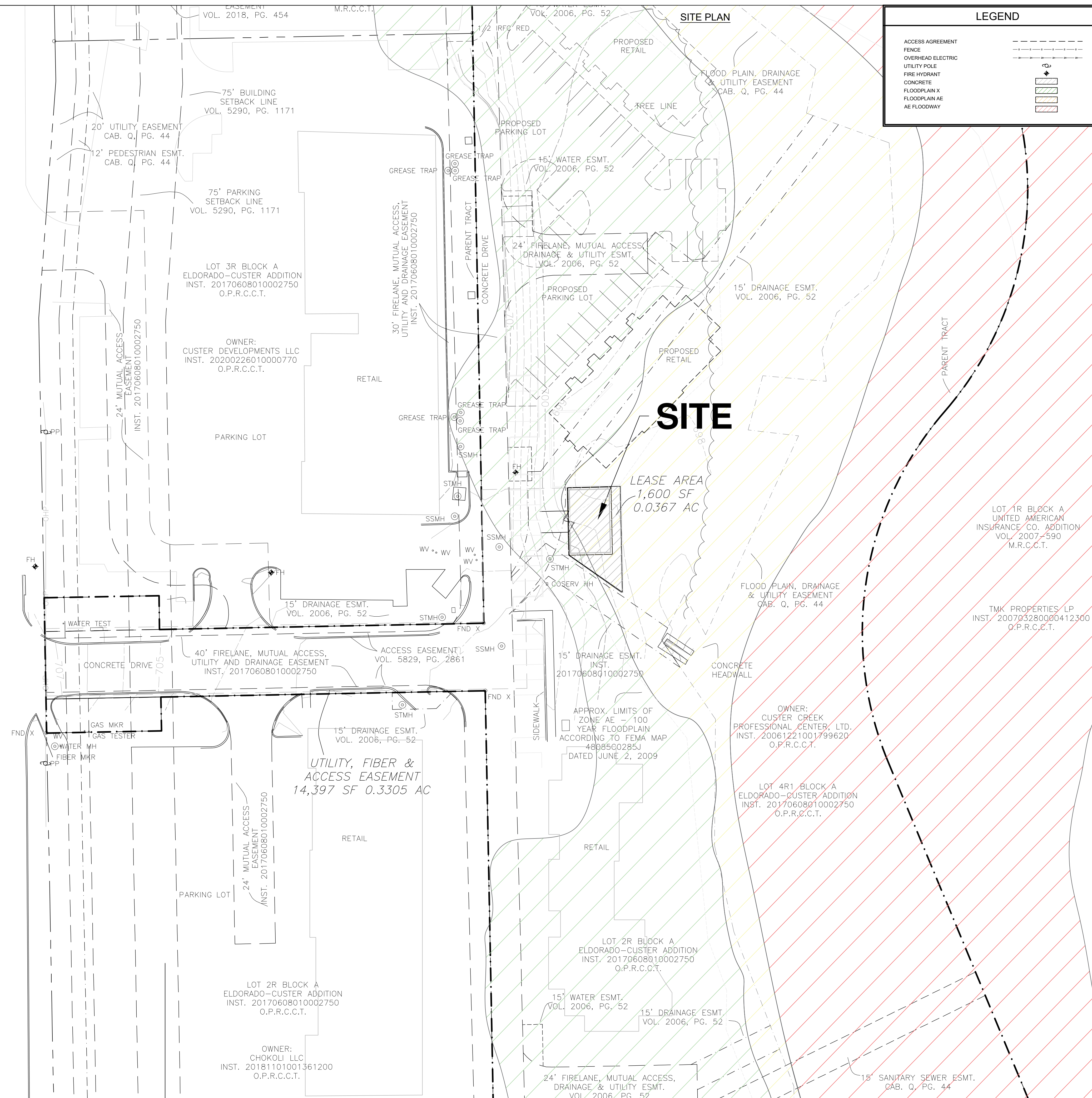
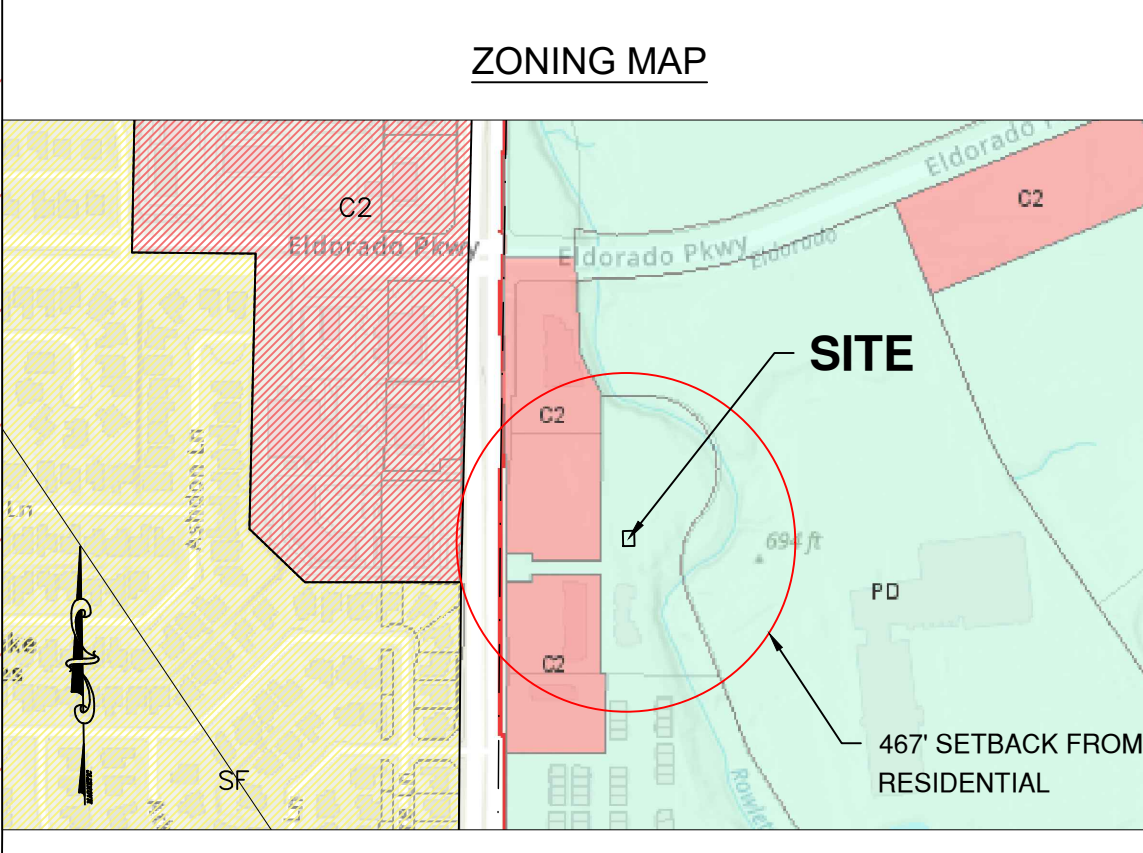
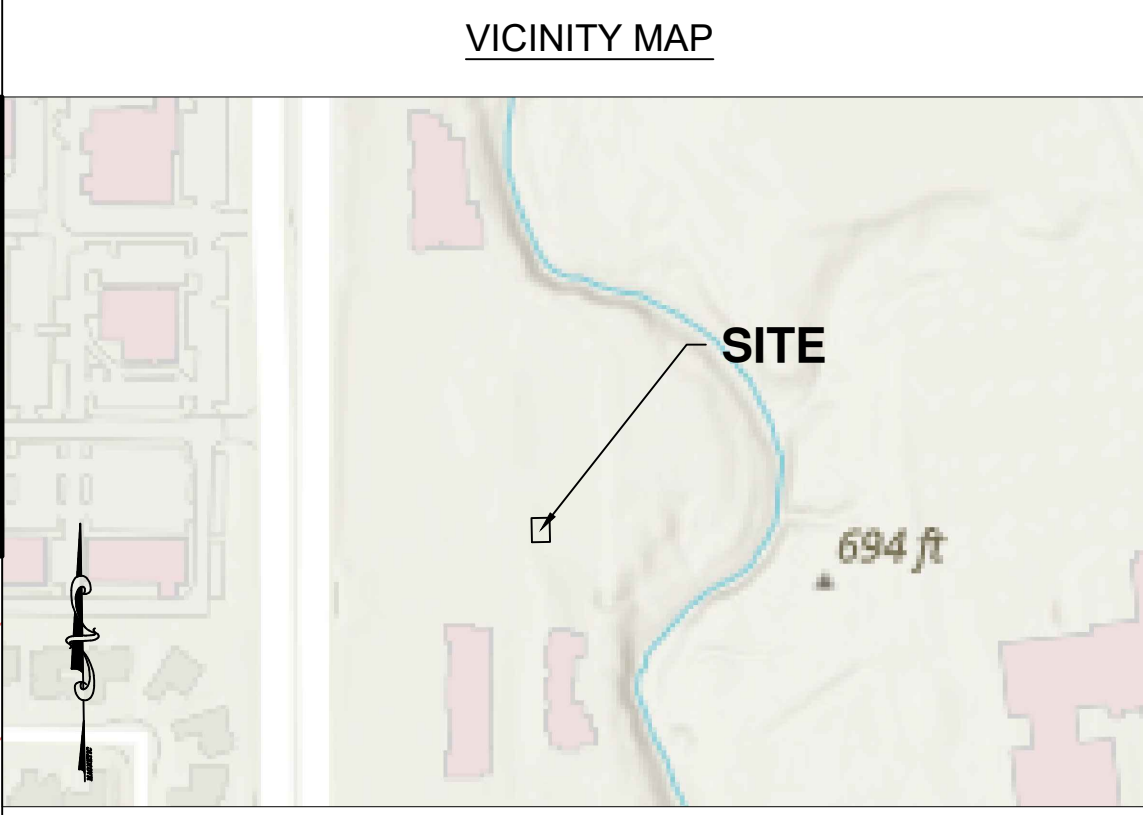


ZONING EXHIBIT



LEGEND

- ACCESS AGREEMENT
- FENCE
- OVERHEAD ELECTRIC
- UTILITY POLE
- FIRE HYDRANT
- CONCRETE
- FLOODPLAIN X
- FLOODPLAIN AE
- AE FLOODWAY



C2 - COMMERCIAL
 PD - PLANNED DEVELOPMENT
 SF - SINGLE FAMILY

SITE INFORMATION		DATE	
JURISDICTION: CITY OF MCKINNEY, TEXAS 75070 COLLIN COUNTY		DECEMBER 13, 2021	
LATITUDE: 33°10'19.49"N LONGITUDE: -96°43'53.98"W ELEVATION: 702.9' AMSL OCCUPANCY: NOT APPLICABLE (N/A) EXISTING USE: PRIVATE UNDEVELOPED LAND PROPOSED USE: TELECOMMUNICATIONS FACILITY ZONING: O-1; PROPOSED PD-C2		LEGAL DESCRIPTION ELDORADO-CUSTER ADDITION BLK A, LOT 4R1; (REPLAT) MCKINNEY, TEXAS 75070	
APPLICANT VERIZON WIRELESS 6696 TRI-COUNTY PARKWAY SCHERTZ, TEXAS 78154 PHONE: (210) 339-2614		SITE NAME: VERIZON WIRELESS ELDORADO CUSTER NEW TOWER SITE	
DESCRIPTION CONSTRUCT A 100' MONOPOLE STEALTH TOWER		LANDLORD CUSTER CREEK PROF CTR LTD 1815 W FOREST GROVE RD LUCAS, TX 75002-8467	
PROJECT TYPE 100' MONOPOLE TOWER SITE		OWNER AGENT VINCENT GERARD & ASSOCIATES 1715 S. CAPITAL OF TEXAS HWY SUITE 207 AUSTIN, TEXAS 78746 PHONE: (512) 328-2693	
SITE ADDRESS 3109 S CUSTER RD MCKINNEY, TEXAS 75070			

ZONING EXHIBIT
ELDORADO CUSTER
 CASE NUMBER: #ZONE2021-0188
 SUBMITTAL DATE: DECEMBER 13, 2021

TOWER SITE PLAN
 ELDORADO CUSTER
 VERIZON WIRELESS
 CITY OF MCKINNEY, TEXAS 75070
 COLLIN COUNTY

VINCENT GERARD & ASSOCIATES
 LAND PLANNING & ZONING CONSULTANTS
 1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
 AUSTIN, TEXAS 78746
 (512) 328-2693 • vgerard@vincentgerard.com

SITE INFORMATION
 3109 S CUSTER ROAD
 MCKINNEY, TEXAS 75070
 COLLIN COUNTY

PROPERTY OWNER
 CUSTER CREEK PROF
 CTR LTD
 1815 W FOREST GROVE RD
 LUCAS, TX 75002-8467

TOWER OWNER
 VERIZON WIRELESS

SET ISSUED FOR PERMIT	DATE

REVISIONS	DESCRIPTION

NO.	DATE	

DRAWN BY LCH **REVIEWED BY** VGH

2

2 of 3

B:\Verizon\Verizon uses this folder_2014 to current\Eldorado Custer\2020\Condo\Verizon Eldorado Custer Zoning.dwg 2/16/2022 3:46:36 PM

SCALE: 1"=30'