



TRUE NORTH

S. CUSTER RD

Property ID: 2859110
Legal: ENCORE MCKINNEY ADDITION (CMC) BLK A, LOT 2-5
Owner: SALAD PROPCO 2 LLC
2018 LAND USE: (REAL COMMERCIAL NEW-NO VALUE)
LAND USE CATEGORY: Vacant Non-Residential

ZONE PD

Property ID: 2800244
Legal: ENCORE MCKINNEY ADDITION (CMC), BLK A, LOT 6: (REPLAT)
Owner: ENCORE RETAIL MCKINNEY LLC
Situs: 4781 S CUSTER RD MCKINNEY, TX 75070
2018 LAND USE: (REAL COMMERCIAL NEW-NO VALUE)
LAND USE CATEGORY: Vacant Non-Residential

ZONE PD

CRAIG RANCH STORAGE CENTER
MCKINNEY STORAGE, LLC
4.653-ACRE TRACT
FN 20160616000756870
D.R.C.C.T.
ENCORE MCKINNEY ADDITION,
BLK A, LOT 9: (REPLAT)
PARCEL ID: 2801996
LAND USE: F1 (COMMERCIAL - REAL)
LAND USE CATEGORY: Vacant Non-Residential

ZONE PD

Property ID: 2736031
Legal: ENCORE MCKINNEY ADDITION (CMC), BLK A, LOT 2
Owner: ENCORE RETAIL MCKINNEY LLC
Situs: 8800 STACY RD MCKINNEY, TX 75070
2018 LAND USE: (REAL COMMERCIAL NEW-NO VALUE)
LAND USE CATEGORY: Vacant Non-Residential

ZONE PD

Property ID: 2736032
Legal: ENCORE MCKINNEY ADDITION (CMC), BLK A, LOT 1
Owner: WAL-MART REAL ESTATE BUSINESS TRUST
Situs: 4901 S CUSTER RD MCKINNEY, TX 75070
LAND USE: C1 (Vacant Commercial Lots (In City))
LAND USE CATEGORY: REAL

ZONE PD

SITE DESIGN IS BASED ON SITE WALK BY "ALLPRO CONSULTING GROUP, INC."
ACGI# 22-2571 DATED 7/21/22.

NOTE: DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES, EXISTING EASEMENTS, BURIED UTILITIES, OR LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

SITE DESIGN IS BASED ON SURVEY BY "3D DESIGN & ENGINEERING", INC. DATED 05/24/23.

SITE DESIGN IS BASED ON RECORD PLAT MAP FOR LOT 9, BLOCK A BY "AJ BEDFORD GROUP", DATED 02/02/2016. PROJECT No. 159-115(552).

SITE DESIGN IS BASED ON LAND DEVELOPMENT CIVIL CONSTRUCTION PLANS BY "CUMULUS DESIGN", DATED 04/19/16. PROJECT No. CD15006.

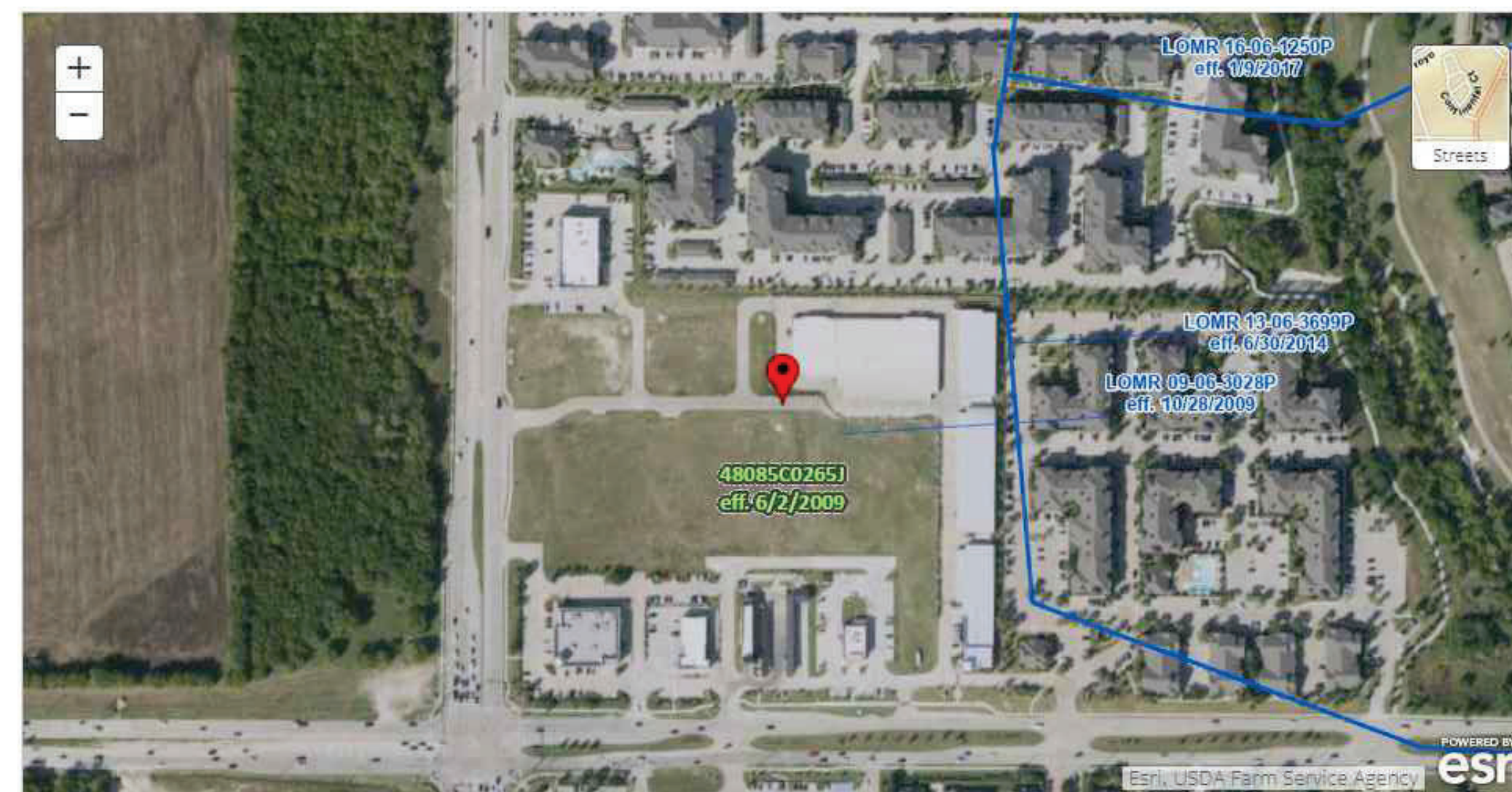
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS

NOTE: POWER & FIBER/TELCO SOURCES AND ROUTING TO BE FIELD VERIFIED

PROPOSED BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED WITHIN A DEDICATED UTILITY EASEMENT AS SHOWN ON THE SURVEY BY "3D DESIGN & ENGINEERING", INC., DATED 01/23/23.

ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR VERIFICATION OF EXISTING BURIED UTILITIES.

FLOODPLAIN NOTE:
"ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0265J 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'.



PHI
Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
Selected Floodmap Boundary
Digital Data Available
No Digital Data Available
Unmapped

OTHER AREAS OF FLOOD HAZARD
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
Otherwise Protected Area
Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, A99
With BFE or Depth
Regulatory Floodway Zone AE, AO, AR, VE, VE1

OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D

OTHER FEATURES
Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Tract
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Tract Baseline
Profile Baseline
Hydrographic Feature
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

LEGEND	
NEW	PROPOSED
(E)	EXISTING
---	CENTER LINE
---	PROPERTY LINE
-X-	FENCE LINE
---	EASEMENT LINE
—OHP—	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

OVERALL SITE PLAN

STACY RD

SCALE: 1" = 50' (24x36)
(OR) 1" = 100' (11x17)

1



5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225



600 HIDDEN RIDGE
IRVING, TX 75038



3650 DALLAS PKWY
FRISCO, TX 75034



9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allproci.com
Registration No. 8242

ACGI NO: 23-1816, 23-1817
DRAWN BY: CG
CHECKED BY: SZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
3	6/5/23	REVISED FOR ZONING REVIEW	CG
2	5/25/23	REVISED FOR ZONING REVIEW	CG
1	4/7/23	ZONING REVIEW	CG
0	2/13/23	ZONING REVIEW	CG

FOR ZONING REVIEW ONLY

NOT VALID WITHOUT P.E. STAMP & SIGNATURE
SITE INFORMATION

NEW 110'-0" STEALTH TELECOMMUNICATION STRUCTURE

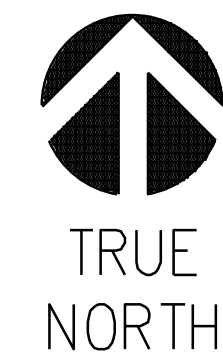
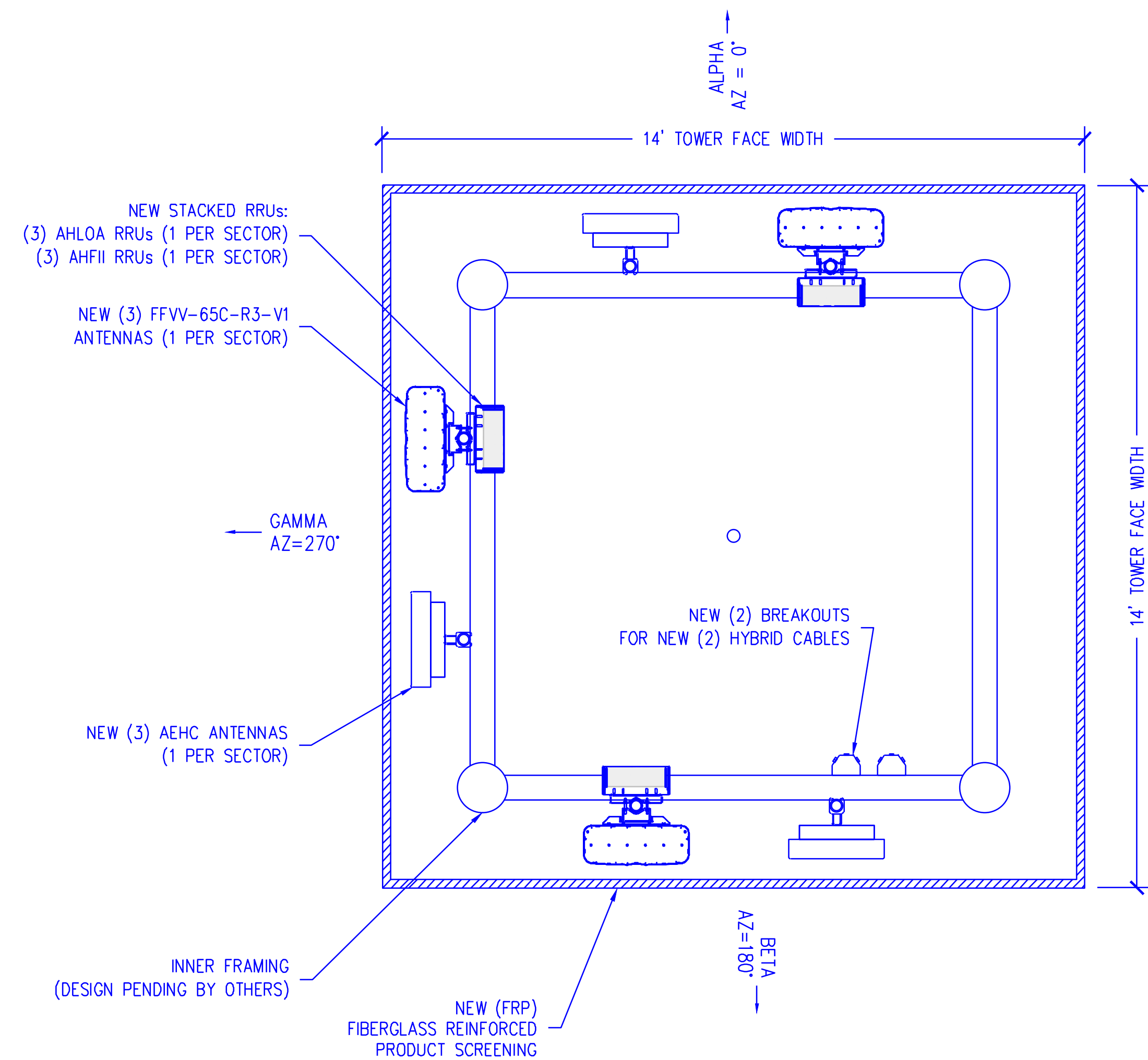
SITE NAME:
CRAIG RANCH NW

APN: 2801996
8770 W. STACY ROAD
MCKINNEY, TX
COLLIN COUNTY

LEGAL DESCRIPTION
MCKINNEY STORAGE, LLC
4.653-ACRE TRACT
FN 20160616000756870
D.R.C.C.T.
LOT 9, BLOCK A
CABINET 2019 PAGE 582
M.R.C.C.T
PARCEL ID: 2801996

SHEET TITLE:
SUP EXHIBIT

SHEET NUMBER:
SUP-1



T-MOBILE - ANTENNA SECTORS @ 105' RAD CENTER

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

1

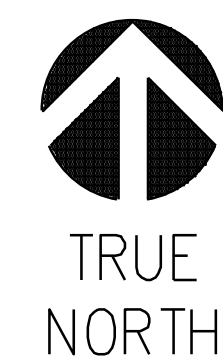
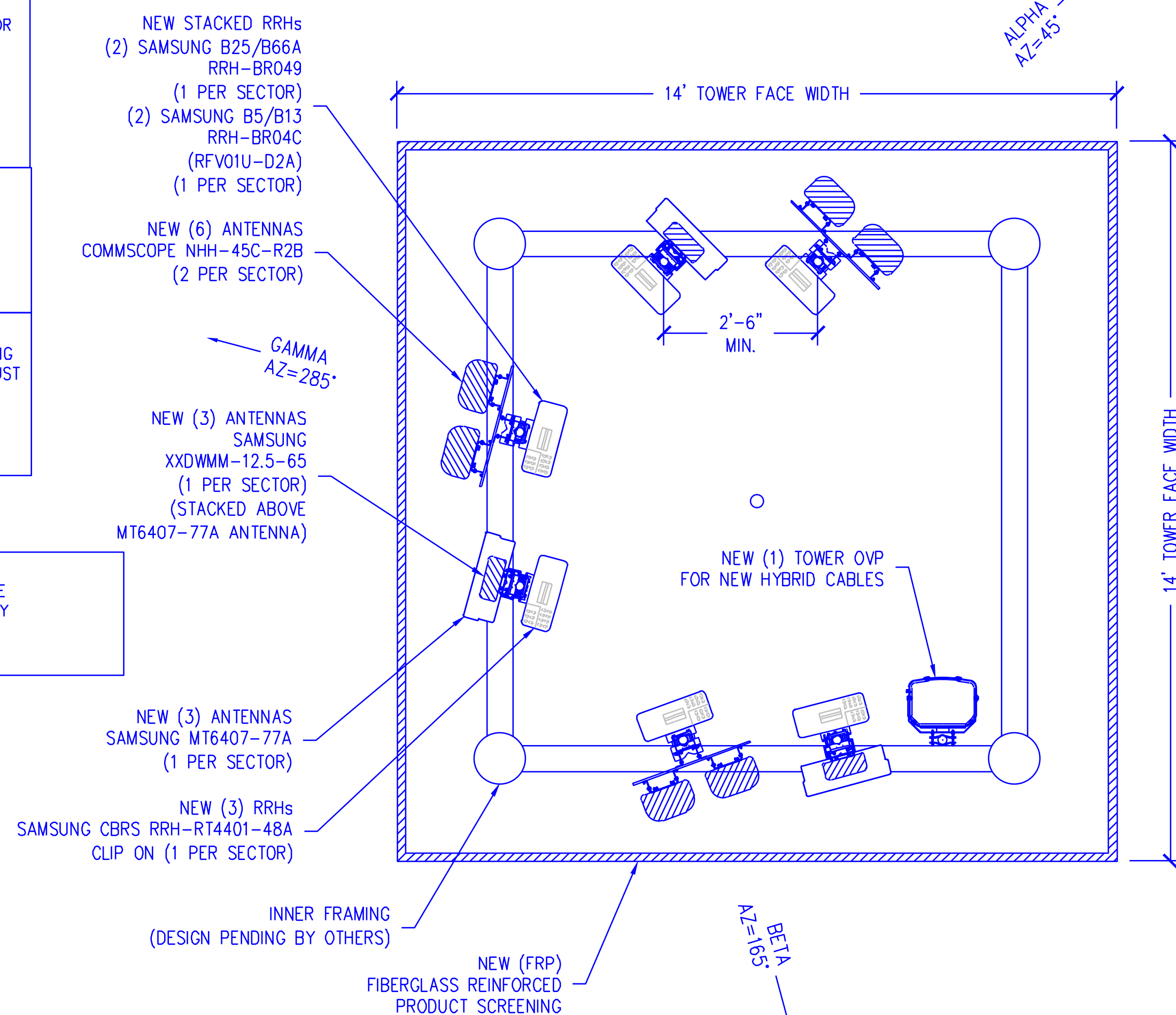
NOTE:
NEW ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR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

NOTE:
PLATFORM/ MOUNT DRAWING FOR REFERENCE ONLY. MOUNT ANALYSIS BY OTHERS. NO NEW ANTENNAS OR EQUIPMENT LOADS TO BE INSTALLED ON THE MOUNT WITHOUT THE APPROVAL OF STRUCTURAL ENGINEER.

NOTE:
PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS CAPABLE OF SUPPORTING THE NEW LOADS. REFER TO STRUCTURAL ANALYSIS BY OTHERS.

NOTE:
MOUNT TO BE PROVIDED BY TOWER MANUFACTURER CM TO VERIFY

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



VERIZON - ANTENNA SECTORS @ 95' RAD CENTER

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

2

STEALTH 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

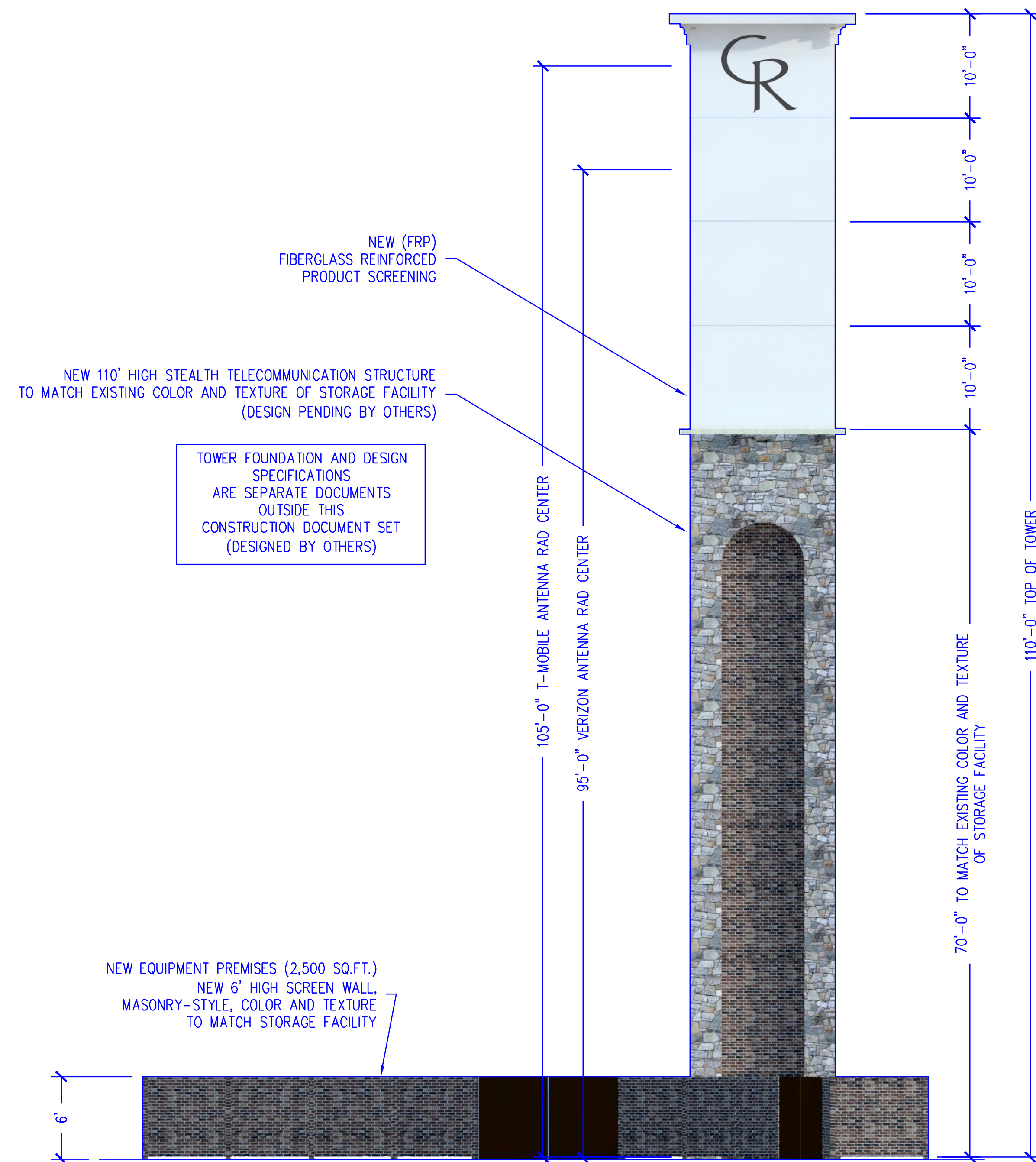
NO EQUIPMENT TO BE INSTALLED ON THE MOUNT WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

NOTE:
PROPOSED 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:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

TOWER ELEVATION - LOOKING SOUTH

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

3



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M.R.C.C.T
PARCEL ID: 2801996

SHEET TITLE:
**ELEVATION
& ANTENNA PLANS**

SHEET NUMBER:

Z-6