

LOT 1, BLOCK A
ST. ANTHONY CATHOLIC
CHURCH ADDITION NO. 2
USE: CHURCH
ZONED: SF-10/24

NORTH TEXAS MUNICIPAL
WATER DISTRICT
TRACT 44
USE: WATER TREATMENT PLANT
ZONED: HI

NORTH TEXAS MUNICIPAL
WATER DISTRICT
TRACT 91
USE: WATER TREATMENT PLANT
ZONED: HI

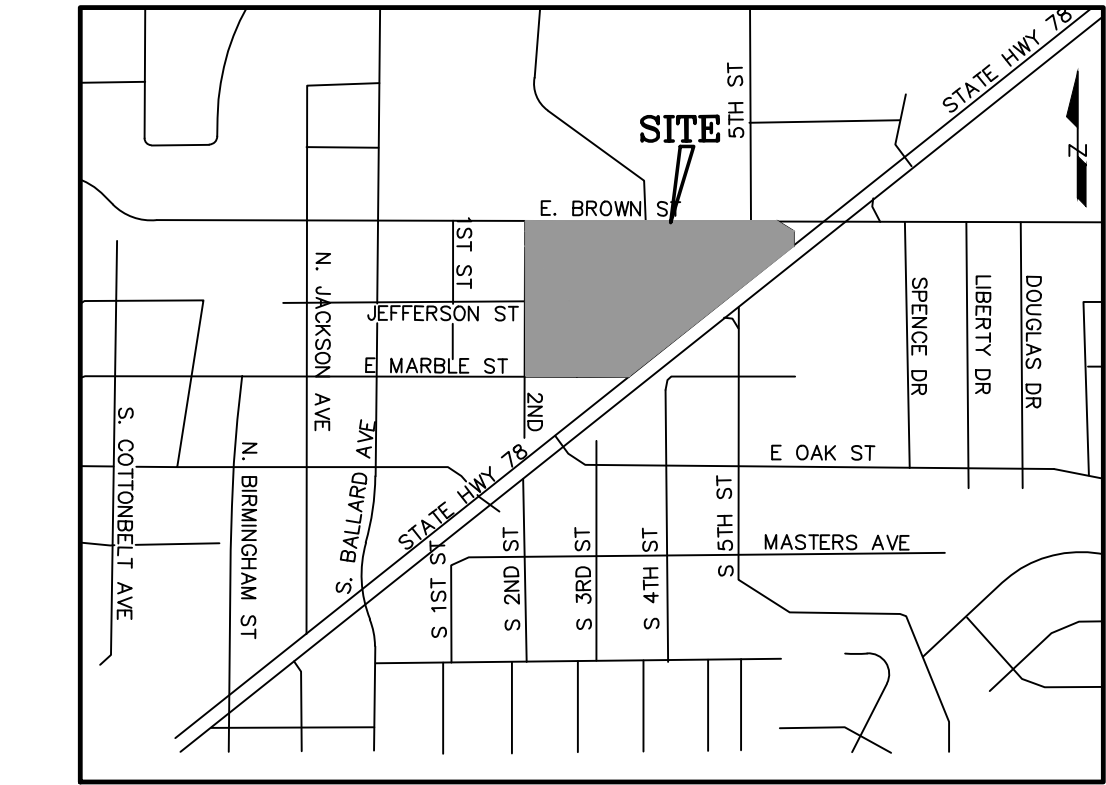
NORTH TEXAS MUNICIPAL
WATER DISTRICT
TRACT 223
USE: WATER TREATMENT PLANT
ZONED: HI

NORTH TEXAS MUNICIPAL
WATER DISTRICT
TRACT 76
USE: WATER TREATMENT PLANT
ZONED: HI

BROWN STREET

**BLOCK A
HWY 78 & BROWN ADDITION
COOPER PLAZA**

A=35.39'
R=15.00'
D=135°11'10"
B=S15°48'15"E
C=27.73'



LOCATION MAP
N.T.S.

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
	PAVEMENT	
---	FIRELANE	---
---	PARKING COUNT	6
○	POWER POLE	○
---	WATER LINE	PROP 8" W
---	SAN. SEW. LINE	PROP 6" SS ->
---	STORM SEWER	SD
---	GRATE INLET	G.I.
---	CURB INLET	C.I.
---	HEADWALL	---
SSMH	SAN. SEW. MANHOLE	SSMH
EX FH	FIRE HYDRANT	FH
---	WATER VALVE	T
---	WATER METER	○
---	FIRE LANE, ACCESS AND UTILITY ESMT	FLA.U.E.

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
 2. ALL FIRE LANE RADII ARE 28' INSIDE.
 3. ALL BUILDING SETBACK PER CC ZONING.

OWNER/DEVELOPER:
WYLIE EDC
250 S. HWY 78
WYLIE, TX 75098
PHONE: 972-442-7901
CONTACT: JASON GREINER

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-278-2948
CONTACT: JUAN J. VASQUEZ, P.E.

**ZONING EXHIBIT
COOPER PLAZA
LOTS 1-6, BLOCK A
HWY 78 & BROWN ADDITION
CITY OF WYLIE, TEXAS
AUGUST 22, 2022**

Scale: 1" = 60'
Designed by: JUV
Drawn by: DRS
Checked by: JUV
T:\10\temp\PD SITE PLAN.dwg
Date: 08/22/2022

DEVELOPER:
WYLIE EDC
250 S. HWY 78
WYLIE, TX 75098

ZONING EXHIBIT 'C'
COOPER PLAZA
LOTS 1-6, BLOCK A
HWY 78 & BROWN ADDITION
CITY OF WYLIE, TEXAS

SHEET

EX 'C'

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12286

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NO.	DATE	APP.