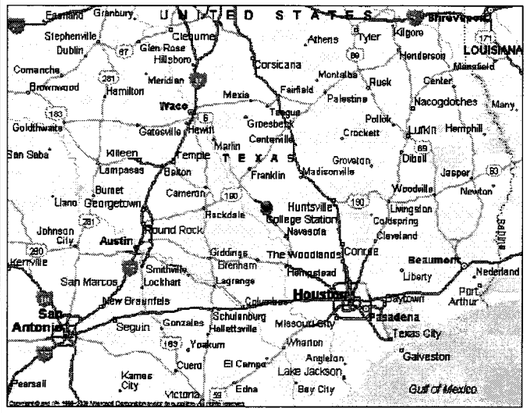
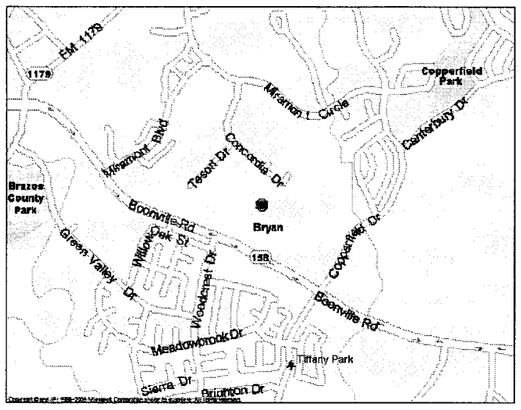
## LOCATION MAP




## VICINITY MAP




## DRIVE DIRECTIONS

FROM VERIZON:
HEAD NORTHWEST ON HIGHWAY 290 TOWARDS HEMPSTEAD. MERGE ONTO HIGHWAY 6 NORTH TOWARDS NAVASOTA. CONTINUE ON HIGHWAY 6 NORTH THROUGH NAVASOTA, AND INTO COLLEGE STATION. TAKE THE EXIT RAMP FO E. WILLIAM J BRYAN PARKWAY / BOONVILLE ROAD. TURN RIGHT ONTO BOONVILLE ROAD. THE SITE IS ON THE LEFT BEHIND THE BETHEL LUTHERAN CHURCH.

| DEPARTMENT | NAME / SIGNATURE | DATE |
|---|---|---|
| PROPERTY / TOWER OWNER | | |
| SITE ACQUISITION AGENT | | |
| ZONING / PERMITTING AGENT | | |
| A&E MANAGER | | |
| CONSTRUCTION MANAGER | | |
| RF ENGINEER | | |

CALL BEFORE YOU DIG
TEXAS ONE-CALL
811
http://www.texas811.org/

SITE NAME:

# BOONEVILLE

LOCATION CODE:

# 291838

TOWER TYPE:

## PROPOSED 99 FT MONOPOLE TOWER

(TOWER HEIGHT - 100' AGL; OVERALL APPURTENANCE HEIGHT - 110' AGL)

PREPARED FOR:

verizonwireless

PREPARED BY:

PM&A

1000 HOLCOMB WOODS PKWY
SUITE 210
ROSWELL, GA 30076
678-280-2325

## PROJECT INFORMATION

| | |
|---|---|
| SITE ADDRESS: | 4221 BOONVILLE RD<br>BRYAN, TX 77802 |
| LATITUDE: | 30° 39' 58.5" (NAVD88) |
| LONGITUDE: | -96° 18' 19.23" (NAVD88) |
| ELEVATION: | 312' AMSL |
| JURISDICTION: | CITY OF BRYAN |
| CLASSIFICATION: | PLANED DEVELOPMENT |
| LAND OWNER: | BETHEL EVANGELICAL LUTHERAN CHURCH<br>410 BETHEL LN<br>BRYAN, TX 77802<br>LYNN BARNES; LYNNBARNESJR@VERIZON.NET |
| DEVELOPER: | VERIZON WIRELESS<br>14123 CICERO ROAD<br>HOUSTON, TX 77095<br>MARK BROWN, 713-818-8093 |
| ENGINEER: | P. MARSHALL & ASSOCIATES<br>1000 HOLCOMB WOODS PKWY, SUITE 210<br>ROSWELL, GA 30076<br>PATRICK W MARSHALL, P.E.<br>678-280-2325 |

## DRAWING INDEX


| | |
|---|---|
| T-1 | TITLE SHEET & PROJECT INFORMATION |
| --- | SURVEY (SHEET 1 OF 3) |
| --- | SURVEY (SHEET 2 OF 3) |
| --- | SURVEY (SHEET 3 OF 3) |
| LE-1 | OVERALL SITE PLAN |
| LE-2 | DETAILED SITE PLAN & TOWER ELEVATION |
| LE-3 | ADJACENT TOWER EXHIBIT |
| LE-4 | FENCE DETAILS |


## POWER & TELCO COORDINATION:

- POWER COMPANY: BRYAN TEXAS UTILITIES
- MAIN CONTACT NUMBER: 979-821-5700
- PWR. CO. ENGINEER: T.B.D.
- ENGINEER CONTACT NUMBER: T.B.D.
- POWER ACCOUNT NUMBER: T.B.D.
- TELEPHONE COMPANY: T.B.D.

**ISSUED FOR REVIEW**

PM&A
P. MARSHALL & ASSOCIATES

verizonwireless

| NUM | DATE | DESCRIPTION: |
|---|---|---|
| 0 | 2/10/15 | ISSUED FOR ZONING SUBMITTAL |
| 1 | 3/3/15 | ISSUED FOR ZONING SUBMITTAL |

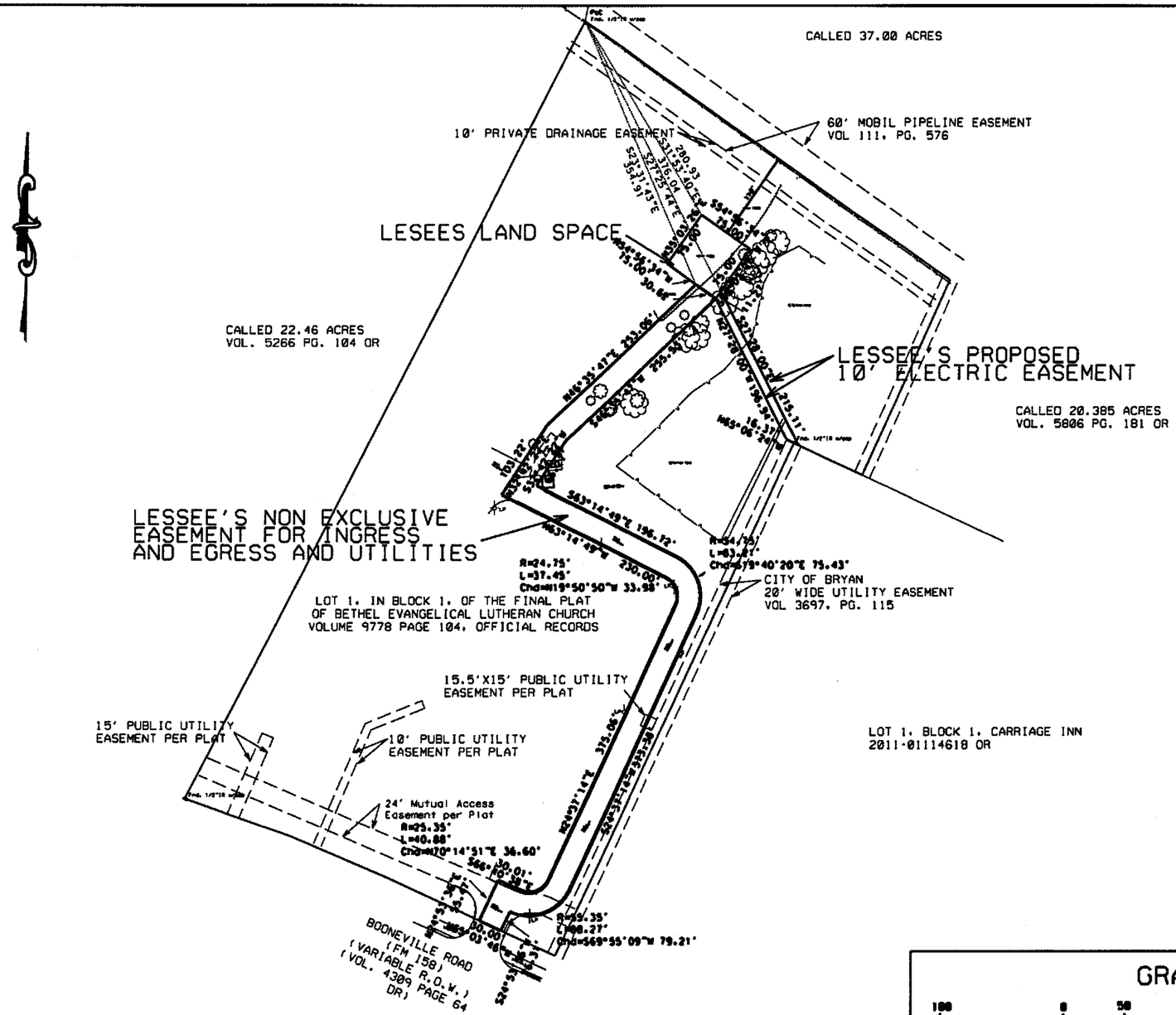
SITE I.D. BOONEVILLE

**TITLE SHEET & PROJECT INFORMATION**

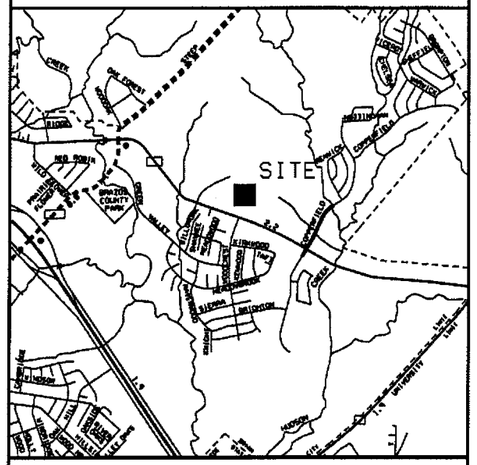
DESIGNED: FCP
DRAWN: SAB
CHECKED: PWM

JOB #: VWT14-015

**T-1**




## VICINITY MAP




## GEODETIC DATA

TRUE NORTH
MAGNETIC NORTH
3°19'

LESSEE'S TOWER CENTER POINT

NAD83 TEXAS CENTRAL FEET
GRID N: 10228970.16
GRID E: 3562657.59
LATITUDE: 30°39'58.50"N
LONGITUDE: 96°18'19.23"W

NAD27 TEXAS CENTRAL FEET
GRID N: 386388.54
GRID E: 3266178.11
LATITUDE: 30°39'557.79"N
LONGITUDE: 96°18'18.34"W

ELEVATION: 312.0

NOTE: NAD27 VALUES WERE CALCULATED USING TRIMBLE BUSINESS CENTER

## GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 INCH = 60 FT.

CCI 103-14

I, David C. Newell, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this topographic survey was made on the ground and is true and correct to the best of my knowledge and belief.

STATE OF TEXAS
REGISTERED
DAVID C. NEWELL
4085
PROFESSIONAL
LAND SURVEYOR

David C. Newell
Tx. Reg. No. 4085
Civil Concepts, Inc.

SHEET 1 OF 3

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | REVISIONS |
| | | |
| | | |
| | | |
| | | |
| 1 | 01-28-2015 | Final survey |
| 0 | 06-20-2014 | Preliminary survey |

FORESIGHT COMMUNICATIONS, INC.
7214 BLENHEIM PALACE DRIVE
HOUSTON, TX 77095
TEL: 281-705-6743

CIVIL CONCEPTS, INC.
3425 FEDERAL STREET
PASADENA, TX 77504
TEL: 713-947-6606
FAX: 713-947-6609

| Support Structure Information | |
|---|---|
| Absolute Tip Height AGL(above grnd. level) | na |
| Tip Antenna Height AGL | na |
| Tip of Support Structure AGL | na |
| Foundation Elevation AGL | na |
| Ground Elevation AMSL(mean sea level) | ' |
| Centerline Support Structure Latitude | na |
| Centerline Support Structure Longitude | na |

Preliminary Drawing - Verizon Wireless Corporation Booneville

| Department | Signature | Date |
|---|---|---|
| Site Acquisition Agent | | |
| Landlord Approval | | |

VERIZON WIRELESS GCW REGION
BOONEVILLE
LOCATION • 291838
4221 BOONEVILLE RD.
BRYAN, TX 77802

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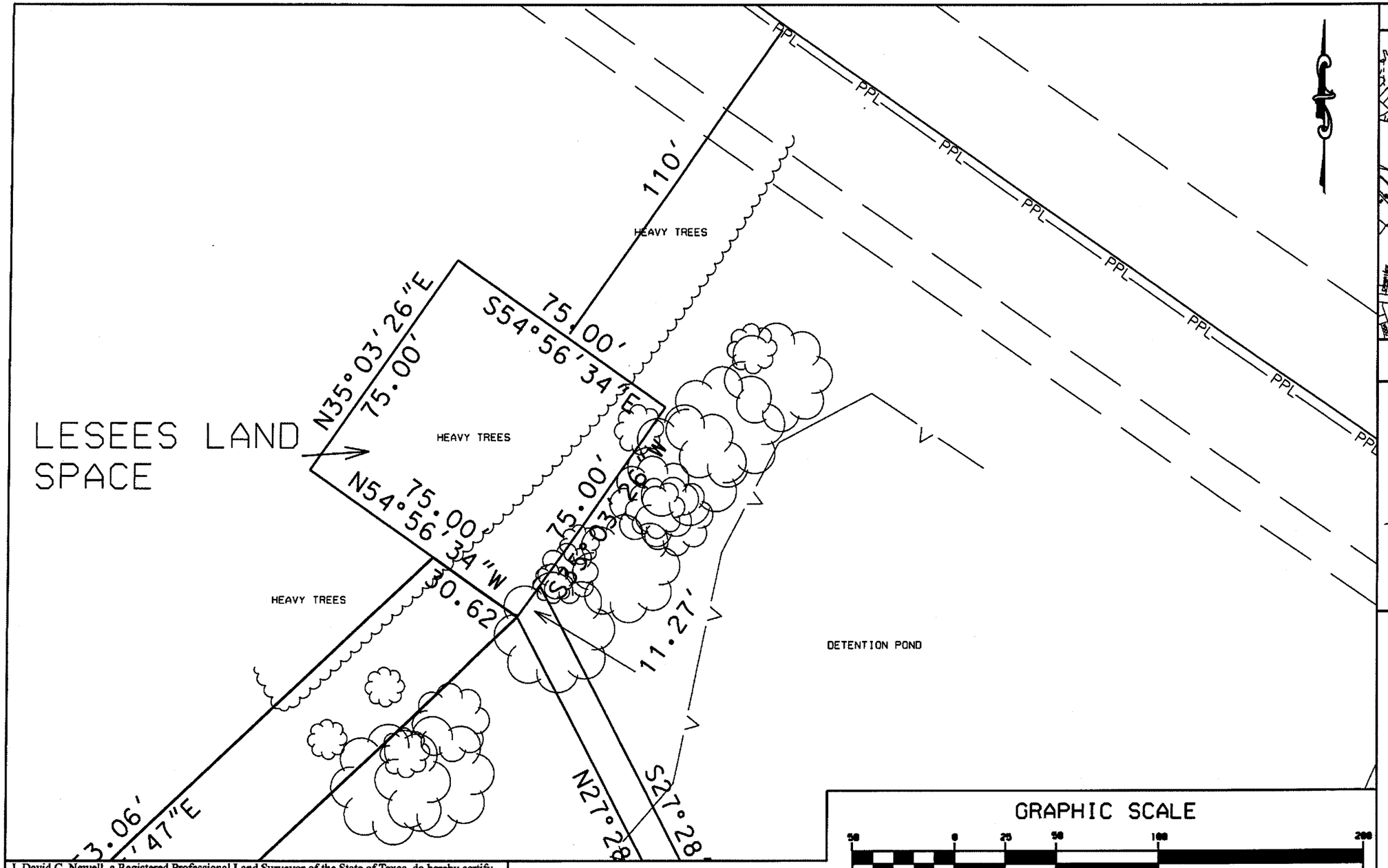
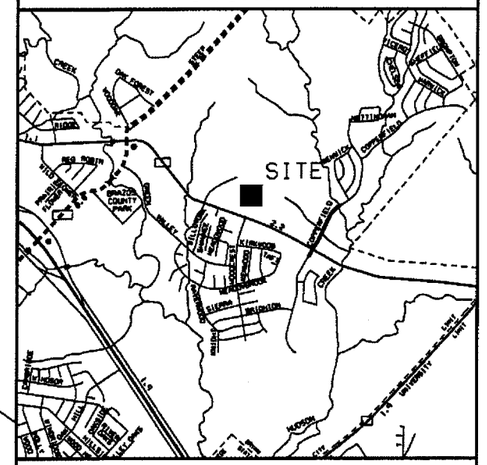



## VICINITY MAP




## GEODETIC DATA

TRUE NORTH
MAGNETIC NORTH
3°19'

LESSEE'S TOWER CENTER POINT

NAD83 TEXAS CENTRAL FEET
GRID N: 10228970.16
GRID E: 3562657.59
LATITUDE: 30°39'58.50"N
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NAD27 TEXAS CENTRAL FEET
GRID N: 386388.54
GRID E: 3266178.11
LATITUDE: 30°39'557.79"N
LONGITUDE: 96°18'18.34"W

ELEVATION: 312.0

NOTE: NAD27 VALUES WERE CALCULATED USING TRIMBLE BUSINESS CENTER

## GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 INCH = 30FT.

I, David C. Newell, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this topographic survey was made on the ground and is true and correct to the best of my knowledge and belief.

STATE OF TEXAS
REGISTERED
DAVID C. NEWELL
4085
PROFESSIONAL
LAND SURVEYOR

David C. Newell
Tx. Reg. No. 4085
Civil Concepts, Inc.

SHEET 2 OF 3

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | REVISIONS |
| | | |
| | | |
| | | |
| 1 | 01-28-2015 | FINAL survey |
| 0 | 06-20-2014 | Preliminary survey |


FORESIGHT COMMUNICATIONS, INC.
7214 BLENHEIM PALACE DRIVE
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3425 FEDERAL STREET
PASADENA, TX 77504
TEL: 713-947-6606
FAX: 713-947-6609


| Support Structure Information | |
|---|---|
| Absolute Tip Height AGL(above grnd. level) | na |
| Tip Antenna Height AGL | na |
| Tip of Support Structure AGL | na |
| Foundation Elevation AGL | na |
| Ground Elevation AMSL(mean sea level) | 312 |
| Centerline Support Structure Latitude | na |
| Centerline Support Structure Longitude | na |

FINAL Drawing - Verizon Wireless Corporation
Booneville

| Department | Signature | Date |
|---|---|---|
| Site Acquisition Agent | | |
| Landlord Approval | | |

VERIZON WIRELESS GCW REGION
BOONEVILLE
LOCATION • 291838
4221 BOONEVILLE RD.
BRYAN, TX 77802

CCI 102-14

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**LESSEE'S 5625 SQUARE FOOT LAND SPACE**
Being 5625 square feet out of Lot 1, in Block 1, of the Final Plat of Bethel Evangelical Lutheran Church (Volume 9778 Page 104, Official Records Brazos County), Bethel Evangelical Lutheran Church of Bryan, Texas by Special Warranty Deed with Vendor's Lien dated November 1, 2001, recorded in Volume 4367 Page 237, Official Records. (Vendor's lien released by instrument recorded in Volume 6537 Page 62, ORBC), Brazos County, Texas.

**COMMENCING** at an capped one half inch iron rod found in the northerly corner of said Lot 1, said COMMENCING POINT having a Texas State Plane Coordinate System, Central Zone (4203) Value of X= 10,229,260.92and Y= 3,562,500.00 (GRID);

**THENCE**, South 31 degrees 53 minutes 40 seconds East over and across said Lot 1, a distance of 280.93 feet to the **POINT OF BEGINNING**.

**THENCE**, South 54 degrees 56 minutes 34 seconds East over and across said Lot 1, a distance of 75.00 feet to the northwest corner of Lessee's Land Space;

**THENCE**, South 35 degrees 03 minutes 26 seconds west over and across said Lot 1, a distance of 75.00 feet to the northeast corner of Lessee's Land Space;

**THENCE**, North 54 degrees 56 minutes 34 seconds West over and across said Lot 1, a distance of 75.00 feet to the southeast corner of Lessee's Land Space;

**THENCE**, North 35 degrees 03 minutes 26 seconds East, a distance of 75.00 feet over and across said Lot 1, to the **POINT OF BEGINNING.**

**LESSEE'S 10 FOOT ELECTRICAL EASEMENT**
Being a 10 foot wide tract of land out Lot 1, in Block 1, of the Final Plat of Bethel Evangelical Lutheran Church (Volume 9778 Page 104, Official Records Brazos County), Bethel Evangelical Lutheran Church of Bryan, Texas by Special Warranty Deed with Vendor's Lien dated November 1, 2001, recorded in Volume 4367 Page 237, Official Records. (Vendor's lien released by instrument recorded in Volume 6537 Page 62, ORBC), Brazos County, Texas.

**COMMENCING** at an capped one half inch iron rod found in the northerly corner of said Lot 1, said COMMENCING POINT having a Texas State Plane Coordinate System, Central Zone (4203) Value of X= 10,229,260.92and Y= 3,562,500.00 (GRID);

**THENCE**, South 27 degrees 25 minutes 44 seconds East over and across said Lot 1, a distance of 376.04 feet to the easterly line of Lessee's Land Space also being the **POINT OF BEGINNING**.

**THENCE**, South 27 degrees 28 minutes 00 seconds East over and across said Lot 1, a distance of 215.11 feet to northerly line of a City of Bryan 20' wide Utility Easement as recorded in Volume 3697, Page 115 ORBC;

**THENCE**, North 65 degrees 06 minutes 24 seconds West along said northerly line, a distance of 16.37 feet to an angle point;

**THENCE**, North 27 degrees 28 minutes 00 seconds West over and across said Lot 1, a distance of 196.94 feet to the easterly line of Lessee's Land Space;

**THENCE**, North 35 degrees 03 minutes 26 seconds East along the easterly line of Lessee's Land Space, a distance of 11.27 feet to the **POINT OF BEGINNING.**

**PARENT TRACT**
Lot 1, in Block 1, of the Final Plat of Bethel Evangelical Lutheran Church (Volume 9778 Page 104, Official Records Brazos County), Bethel Evangelical Lutheran Church of Bryan, Texas by Special Warranty Deed with Vendor's Lien dated November 1, 2001, recorded in Volume 4367 Page 237, Official Records. (Vendor's lien released by instrument recorded in Volume 6537 Page 62, ORBC), Brazos County, Texas.

**LESSEE'S 30 FOOT NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES**
Being a 30 foot wide tract of land out Lot 1, in Block 1, of the Final Plat of Bethel Evangelical Lutheran Church (Volume 9778 Page 104, Official Records Brazos County), Bethel Evangelical Lutheran Church of Bryan, Texas by Special Warranty Deed with Vendor's Lien dated November 1, 2001, recorded in Volume 4367 Page 237, Official Records. (Vendor's lien released by instrument recorded in Volume 6537 Page 62, ORBC), Brazos County, Texas.

**COMMENCING** at an capped one half inch iron rod found in the northerly corner of said Lot 1, said COMMENCING POINT having a Texas State Plane Coordinate System, Central Zone (4203) Value of X= 10,229,260.92and Y= 3,562,500.00 (GRID);

**THENCE**, South 23 degrees 31 minutes 43 seconds East over and across said Lot 1, a distance of 354.91 feet to the southerly line of Lessee's Land Space also being the **POINT OF BEGINNING**.

**THENCE**, South 54 degrees 56 minutes 34 seconds East southerly line of Lessee's Land Space, a distance of 30.00 feet to the northwest corner of Lessee's Land Space;

**THENCE**, South 46 degrees 35 minutes 47 seconds West over and across said Lot 1, a distance of 255.53 feet to an angle point;

**THENCE**, South 32 degrees 42 minutes 22 seconds West over and across said Lot 1, a distance of 66.27 feet to an angle point;

**THENCE**, North 63 degrees 14 minutes 49 seconds East over and across said Lot 1, a distance of 196.72 feet to the beginning of a curve to the right;

**THENCE**, southeasterly 83.21 feet continuing over and across said Lot 1, along said curve to the right, said curve having a radius of 54.75 feet and a cord bearing of South 19 degrees 40 minutes 20 seconds East 75.43 feet;

**THENCE**, South 24 degrees 37 minutes 14 seconds west over and across said Lot 1, a distance of 373.38 feet to the beginning of a curve to the right;

**THENCE**, southwesterly 88.27 feet continuing over and across said Lot 1, along said curve to the right, said curve having a radius of 54.75 feet and a cord bearing of South 69 degrees 55 minutes 09 seconds West 79.21 feet;

**THENCE**, South 24 degrees 53 minutes 36 seconds West over and across said Lot 1, a distance of 26.31 to the northerly right of way of Boonville Road (Variable width Public Right of Way per volume 4309, page 64 BCDR);

**THENCE**, North 65 degrees 03 minutes 46 seconds West along said northerly right of way of Boonville Road, a distance of 30.00 feet to an angle point;

**THENCE**, North 24 degrees 53 minutes 36 seconds East over and across said Lot 1, a distance of 55.47 feet to an angle point;

**THENCE**, South 66 degrees 40 minutes 38 seconds East over and across said Lot 1, a distance of 30.01 feet to the beginning of a curve to the left;

**THENCE**, northeasterly 40.88 feet continuing over and across said Lot 1, along said curve to the left, said curve having a radius of 25.35 feet and a cord bearing of South 70 degrees 14 minutes 51 seconds East 36.60 feet;

**THENCE**, North 24 degrees 37 minutes 14 seconds East over and across said Lot 1, a distance of 375.06 feet to the beginning of a curve to the left;

**THENCE**, northwesterly 37.45 feet continuing over and across said Lot 1, along said curve to the left, said curve having a radius of 24.75 feet and a cord bearing of North 19 degrees 50 minutes 50 seconds East 33.98 feet;

**THENCE**, North 63 degrees 14 minutes 49 seconds West over and across said Lot 1, a distance of 230.00 feet to an angle point;

**THENCE**, North 32 degrees 42 minutes 22 seconds East over and across said Lot 1, a distance of 103.22 feet to an angle point;

**THENCE**, North 46 degrees 35 minutes 47 seconds East, over and across said Lot 1, a distance of 253.06 feet to the **POINT OF BEGINNING.**

The following **DO** affect the Lessees Land Space or Lessee's Non Exclusive Easement For Ingress and Egress and Utilities or Lessee's 10 foot Electrical easement:

Any and all easements and set-backs shown on the Final Plat of Bethel Evangelical Lutheran Church, recorded in Volume 9778 Page 104, Official Records. **AS SHOWN**

The following **DO NOT** affect the Lessees Land Space or Lessee's Non Exclusive Easement For Ingress and Egress and Utilities or Lessee's 10 foot Electrical easement:

Right of Way Easement dated October 31, 1946, granted to Magnolia Pipe Line Company, recorded in Volume 127 Page 412, Deed Records. Said right of way easement partially released by instrument recorded in Volume 111 Page 576, Release Records.

Right of Way Easement dated May 19, 1948, granted to Brazos River Transmission Cooperative, Inc., recorded in Volume 135 Page 219, Deed Records. BLANKET

Right of Way Easement dated May 19, 1948, granted to Brazos River Transmission Cooperative, Inc., recorded in Volume 135 Page 221, Deed Records. BLANKET

Right of Way Easement dated September 17, 1948, granted to the City of Bryan, Texas, recorded in Volume 333 Page 553, Deed Records.

Right of Way Easement dated October 10, 1980, granted to Brazos Electric Power Cooperative, Inc., recorded in Volume 495 Page 163, Deed Records.

Right of Way Easement dated February 4, 1982, granted to the City of Bryan, Texas, recorded in Volume 525 Page 546, Deed Records.

Right of Way Easement dated September 10, 1982, granted to the City of Bryan, Texas, recorded in Volume 568 Page 462, Deed Records.

Easement Agreement dated December 1, 1999, executed by Carriage Inn Bryan, L.P. and CSL Of Texas, Inc., recorded in Volume 3687 Page 114, Official Records. Said ease assigned to College Main Apartments, Ltd. by instrument recorded in Volume 3688 Page 42, Official Records.

Sanitary Sewer Easement dated December 22, 1999, granted to the City of Bryan, recorded in Volume 3697 Page 110, Official Records.

Public Utility Easement dated December 22, 1999, granted to the City of Bryan, recorded in Volume 3697 Page 115, Official Records.

Public Utility Easement dated December 22, 1999, granted to the City of Bryan, recorded in Volume 3697 Page 121, Official Records.

Easement Agreement For Drainage dated February 10, 2011, granted to Bethel Evangelical Lutheran Church of Bryan, Texas, recorded in Volume 10061 Page 214, Official Records.

Easement Agreement For Drainage dated February 10, 2011, granted to Bethel Evangelical Lutheran Church of Bryan, Texas, recorded in Volume 10061 Page 224, Official Records.

GENERAL NOTES:

1) Proposed Tower Center Point coordinates were determined by GNSS RTN, holding "ROD1 CORS" site as Base Control Point.
2) Horizontal positions are based on NAD83 Texas State Plane Coordinate system South Central Zone (TXSPC 4204).
3) All bearings are referenced to NAD 83 observed grid north.
4) The surveyor has not abstracted the site. This survey relies on Report of Title prepared by Texas Abstract Services, File Number 19046 with a date of 8/16/2014.
5) The purpose of this survey is to show the proposed location of cell tower site and topo information near the site.
6) Unauthorized copies or modifications to this drawing are prohibited; this survey is not valid unless the original signature and seal of the Surveyor is included with the Survey Certification.
7) Tower Site is located in Zone "X" (Area of Minimal Flood Hazard..) FLOOD INSURANCE RATE MAP (FIRM) for Brasos County, Community Panel No. 40841C0220F dated 04/02/2014. This statement addresses the relative location of the tract on the insurance rate map and is not intended to address the given potential of the tract to flood or not to flood during any given rainfall event.
8) The reported tower position shown is accurate to +/- 50 feet horizontally and the site elevation shown is accurate to +/- 20 feet vertically.
9) BENCHMARK - GPS elevations were established with a GNSS L1/L2 RTN using GEOID 03, NGVD88 datum.
10) Monumentation shown for the lease tract and easements will be set after approval of final survey by Landlord.

102-14

I, David C. Newell, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this topographic survey was made on the ground and is true and correct to the best of my knowledge and belief.

STATE OF TEXAS · REGISTERED · DAVID C. NEWELL · 4085 · PROFESSIONAL · LAND SURVEYOR

David C. Newell
Tx. Reg. No. 4085
Civil Concepts, Inc.

SHEET 3 OF 3

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | REVISIONS |
| | | |
| | | |
| | | |
| | | |
| | | |
| 0 | 01-29-2015 | Final Survey |


FORESIGHT COMMUNICATIONS, INC.
5420 FM 1488, STE F
MAGNOLIA, TX 77354
TEL: 281-705-6743

CIVIL CONCEPTS, INC.
3425 FEDERAL STREET
PASADENA, TX 77504
TEL: 713-947-6606
FAX: 713-947-6609


| Support Structure Information | |
|---|---|
| Absolute Tip Height AGL(above grnd. level) | na |
| Tip Antenna Height AGL | na |
| Tip of Support Structure AGL | na |
| Foundation Elevation AGL | na |
| Ground Elevation AMSL(mean sea level) | na |
| Centerline Support Structure Latitude | na |
| Centerline Support Structure Longitude | na |

FINAL Drawing - Verizon Wireless Corporation
BOONEVILLE

| Department | Signature | Date |
|---|---|---|
| Site Acquisition Agent | | |
| Landlord Approval | | |

VERIZON WIRELESS GCW REGION
BOONEVILLE
LOCATION # 291838
4221 BOONEVILLE RD.
BRYAN, TX 77802

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BOONVILLE ROAD

CONTRACTOR TO CALL BTU LINE DESIGN AT 821-5710 AT LEAST 90 DAYS BEFOR POWER IS NEEDED TO BEGIN PROCESS FOR PROVIDING POWER TO THE AREA.

LOT 1, IN BLOCK 1, OF THE FINAL PLAT OF BETHEL EVANGELICAL LUTHERAN CHURCH VOLUME 9718 PAGE 104, OFFICIAL RECORDS

EXISTING MUTUAL ACCESS EASEMENT

PROPOSED UNDERGROUND POWER SERVICE CONDUIT TO BE ROUTED ALONG EXISTING BTU EASEMENT TO EXISTING TRANSFORMER IN BOONVILLE R/W

EXISTING PUBLIC UTILITY EASEMENT

EXISTING SIDEWALK

EXISTING PAVED DRIVE

PROPOSED 30' ACCESS & UTILITY EASEMENT

EXISTING DRAINAGE INLET (TYP.)

CITY OF BRYAN 20' WIDE UTILITY EASEMENT VOL 3697, PG. 115

EXISTING CONCRETE FLUME

MATCHLINE

EXISTING POWER TRANSFORMERS

EXISTING SUBJECT PROPERTY LINE

EXISTING CHAINLINK FENCE

## UTILITY EASEMENT SITE PLAN

SCALE: 1" = 50'

EXISTING PARKING LOT

EXISTING GRAVEL

LOT 1, IN BLOCK 1, OF THE FINAL PLAT OF BETHEL EVANGELICAL LUTHERAN CHURCH VOLUME 9718 PAGE 104, OFFICIAL RECORDS

EXISTING BLDG STRUCTURES

EXISTING PAVED DRIVE

PROPOSED VERIZON 75' x 75' LEASE AREA

PROPOSED VERIZON COMPOUND

PROPOSED DESIGNATED WASH OUT AREA FOR CONCRETE TRUCKS

241' +/- TO WESTERN PROPERTY LINE

75'-0"

EXISTING 10' PRIVATE DRAINAGE EASEMENT

PROPOSED 30' ACCESS & UTILITY EASEMENT

PROPOSED PAVED 10' ACCESS DRIVE (APPROX. LENGTH 320')

832'-10" BOONVILLE ROAD R/W

75'-0"

111'-6"

176'-8"

EXISTING LIMITS OF DETENTION POND

PROPOSED 99' MONOPOLE TOWER

EXISTING SUBJECT PROPERTY LINE

60' MOBILE PIPELINE EASEMENT VOL 111, PG. 576

EXISTING GAS PIPELINE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOW LITTER FROM THE PROJECT SITE.

EXISTING DETENTION POND

PROPOSED UNDERGROUND POWER SERVICE CONDUIT

PROPOSED 10' UTILITY EASEMENT

211' +/- TO EASTERN PROPERTY LINE

CITY OF BRYAN 20' WIDE UTILITY EASEMENT VOL 3697, PG. 115

MATCHLINE

PROPOSED BTU POWER CABINET

CONTRACTOR TO CALL BTU LINE DESIGN AT 821-5710 AT LEAST 90 DAYS BEFOR POWER IS NEEDED TO BEGIN PROCESS FOR PROVIDING POWER TO THE AREA.

## OVERALL SITE PLAN

SCALE: 1" = 50'

GRAPHIC SCALES

50 0 50

SCALE: 1" = 50'

**ISSUED FOR REVIEW**

PM&A
P. MARSHALL & ASSOCIATES

verizonwireless

| NUM | DATE | DESCRIPTION: |
|---|---|---|
| 0 | 2/10/15 | ISSUED FOR ZONING SUBMITTAL |
| 1 | 3/3/15 | ISSUED FOR ZONING SUBMITTAL |

BOONEVILLE

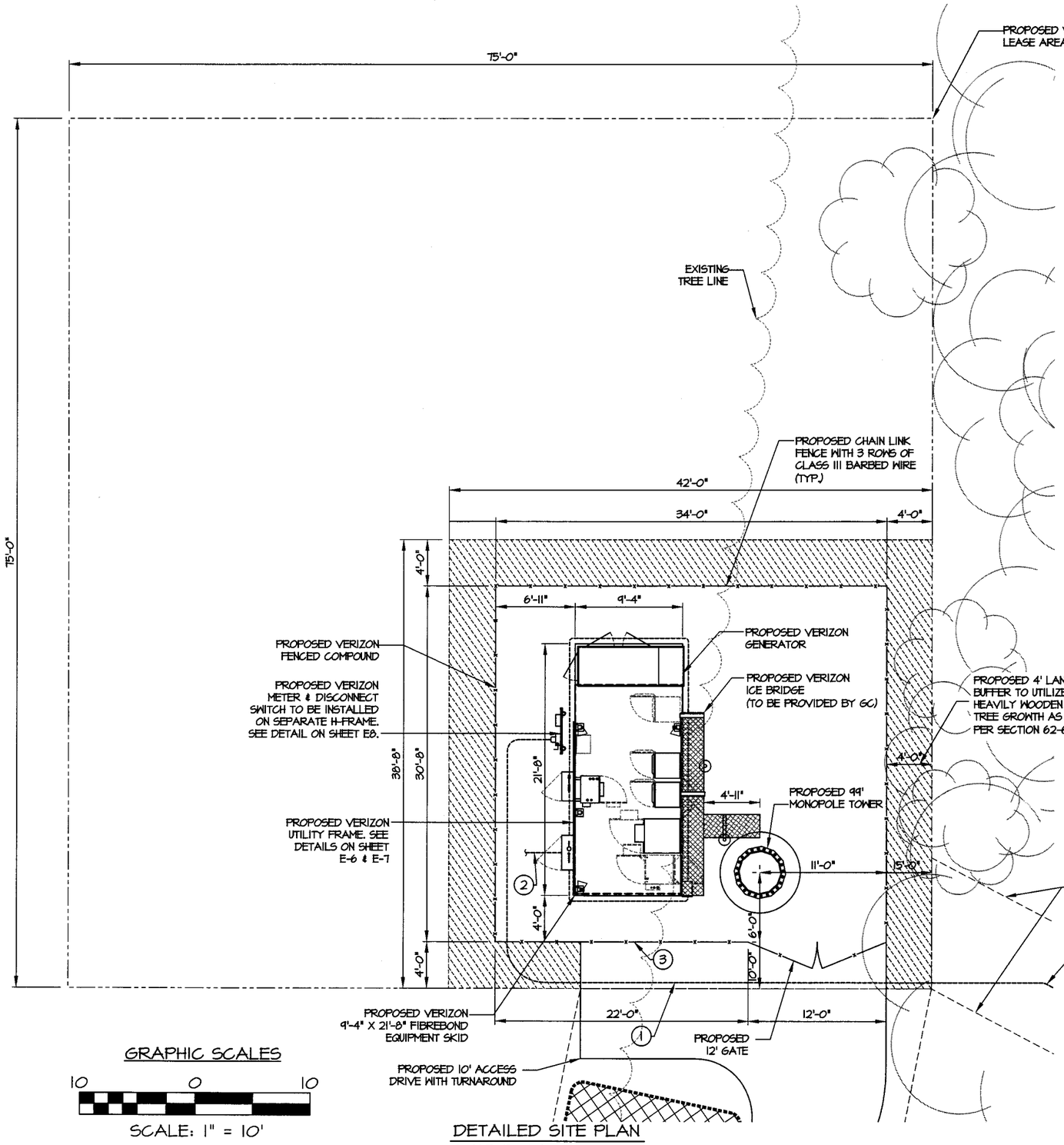
SITE I.D.

**OVERALL SITE PLAN**

DESIGNED: FCP
DRAWN: SAB
CHECKED: PWM

JOB #: VWT14-015

**LE-1**



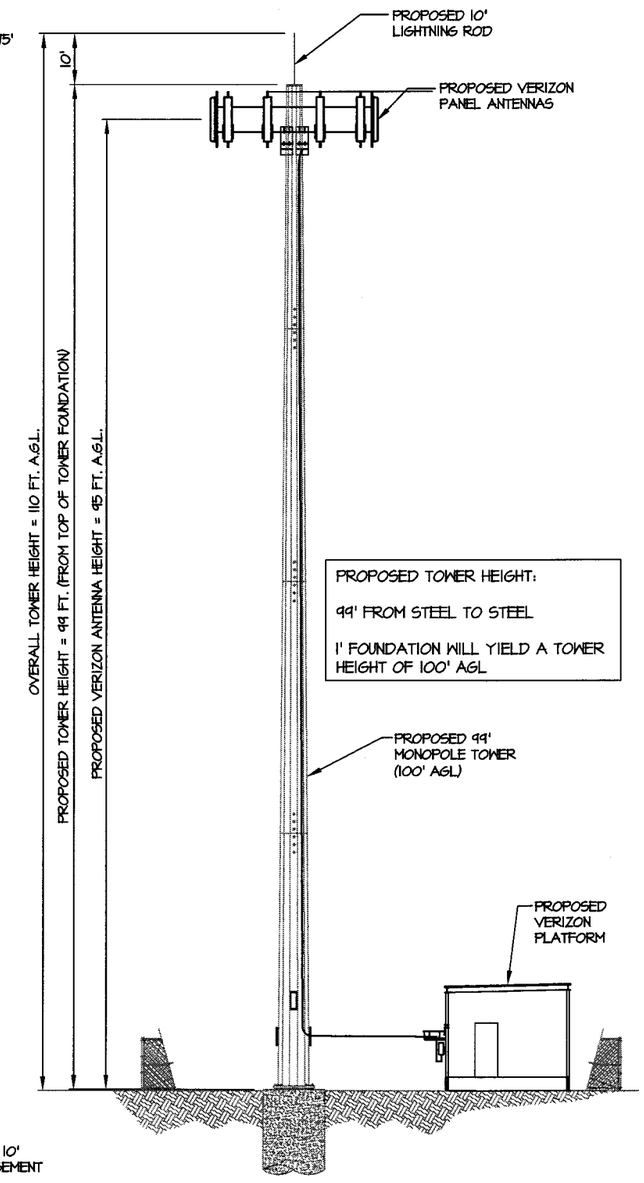

DETAILED SITE PLAN

SCALE: 1" = 10'

GRAPHIC SCALES

10 0 10

SCALE: 1" = 10'




TOWER ELEVATION

SCALE: NTS

**ISSUED FOR REVIEW**

PM&A
P. MARSHALL & ASSOCIATES

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| NUM | DATE | DESCRIPTION: |
|---|---|---|
| 0 | 2/10/15 | ISSUED FOR ZONING SUBMITTAL |
| 1 | 3/3/15 | ISSUED FOR ZONING SUBMITTAL |

SITE I.D.
BOONEVILLE

**DETAILED SITE PLAN & TOWER ELEVATION**

DESIGNED: FCP
DRAWN: SAB
CHECKED: PWM

JOB #: VWT14-015

**LE-2**

175-FT SELF SUPPORT TOWER

ROOFTOP SITE

PER CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE, SECTION 62-659(d)(2), FOR PROPOSED 100-FT TOWER, 4500-FT SEPARATION DISTANCE

7300' +/-

9560' +/-

4500'-0"

180-FT SELF SUPPORT TOWER

7940' +/-

5850' +/-

ROOFTOP SITE

8280' +/-

250-FT SELF SUPPORT TOWER

10550' +/-

8020' +/-

7000' +/-

ROOFTOP SITE

ROOFTOP SITE

193-FT MONOPOLE TOWER

N

W P M&A E

S

ADJACENT TOWER EXHIBIT

SCALE: 1" = 1500'

**ISSUED FOR REVIEW**

PM&A
P. MARSHALL & ASSOCIATES

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| 1 | 3/3/15 | ISSUED FOR ZONING SUBMITTAL |

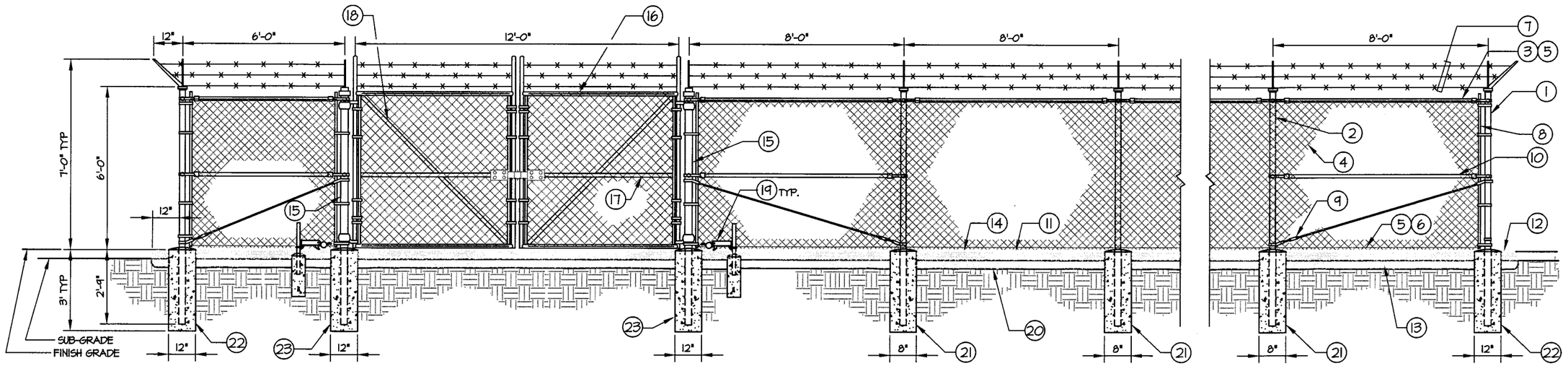
SITE I.D.
BOONEVILLE

**ADJACENT TOWER EXHIBIT**

DESIGNED: FCP
DRAWN: SAB
CHECKED: PWM

JOB #: VWT14-015

**LE-3**




## REFERENCE NOTES:

1. CORNER, END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE.
2. LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
3. TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
4. FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
5. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
6. TENSION WIRE: 9 GA. GALVANIZED STEEL.
7. BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
8. STRETCHER BAR.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
11. 1 1/2" MAXIMUM CLEARANCE FROM GRADE.
12. 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
13. 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
14. FINISH GRADE SHALL BE UNIFORM AND LEVEL.
15. GATE POST 4". SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
16. GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
17. GATE FRAME; 1 5/8" DIAMETER PIPE, PER ASTM-F1083
18. GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE.
19. DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
20. GEOTEXTILE FABRIC
21. LINE POST: CONCRETE FOUNDATION (2000 PSI)
22. CORNER POST: CONCRETE FOUNDATION (2000 PSI)
23. GATE POST: CONCRETE FOUNDATION (2000 PSI)

## GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM F- 900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

**ISSUED FOR REVIEW**

PM&A
P. MARSHALL & ASSOCIATES

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SITE I.D. BOONEVILLE

# FENCE DETAILS

DESIGNED: FCP
DRAWN: SAB
CHECKED: PWM

JOB #: VWT14-015

**LE-4**