



EXISTING FIRE HYDRANT  
EXISTING VAULTS  
EXISTING SLIDING METAL GATE  
EXISTING 15' PUBLIC UTILITY EASEMENT (DEDICATED BY PLAT)  
EXISTING 1 STORY BUILDING

- NOTES:
1. SEE SHEET TS FOR SITE PLAN RELEASE NOTES
  2. SEE SHEETS C1-1 AND C1-2 FOR BOUNDARY LINES, SITE ACREAGE, EXISTING UTILITIES, AND EXISTING EASEMENT.
  3. SEE SHEET C1-6 FOR TREE SURVEY
  4. SEE SHEETS E1-1 & E3-1 FOR ELECTRICAL AND GROUNDING INFORMATION AND DETAILS.
  5. ALL TOWER SITE COMPONENTS SHOWN ARE NEW CONSTRUCTION.
  6. PLACEMENT OF VERIZON LEASE AREA, AND H-FRAME(S) WITHIN THE COMPOUND IS APPROXIMATE AND MAY VARY DEPENDING ON SITE CONDITIONS AT TIME OF CONSTRUCTION.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF APPROPRIATE EROSION CONTROL MEASURES, INCLUDING SILT FENCES, ON THE DOWN SLOPE SIDES OF ALL SOIL DISTURBING ACTIVITIES. SEE SHEET C4-1 DETAIL 3.

EXISTING FIRE HYDRANT  
EXISTING UTILITY CABINET

10' ELECTRICAL EASEMENT  
(VOLUME 7123, PAGE 78)

EXISTING UTILITY POLE  
ON CONCRETE PAD

EXISTING CONCRETE  
ACCESS ROAD

EXISTING ROW EASEMENT (VOLUME 187 PAGE 353),  
ELECTRICAL EASEMENT (VOLUME 8897 PAGE 28)  
20' PROPOSED ACCESS EASEMENT

EXISTING UTILITY POLE

EXISTING GRAVELED  
ACCESS ROAD. TO BE  
IMPROVED AS NEEDED

EXISTING 1 STORY  
BUILDING

EXISTING UTILITY POLE

PROPOSED POWER CONDUIT ±131' SEE SHEET C3-6 FOR DETAILS

PROPOSED 10' UTILITY AND FIBER EASEMENT

17'-11"

PROPOSED LEASE AREA AND  
COMPOUND (1826 SQ. FT.)

PROPOSED 125'  
MONOPOLE (SEE SHEET  
C3-1 FOR DETAILS)

87'-5"

55'-9"

PROPERTY LINE

EXISTING DRAINAGE EASEMENT  
(VOLUME 7123 PAGE 78)

SETBACK LINE

EXISTING TEXAS HIGHWAY  
DEPARTMENT CHANNEL EASEMENT  
(VOLUME 226 PAGE 660)

DESIGNATED  
TEMPORARY  
SPOILS AND  
WASHOUT AREA

#### LEGEND

PROPERTY LINE

EXISTING FENCE

EXISTING EASEMENT

PROPOSED UTILITY AND ACCESS  
EASEMENT

EXISTING OVERHEAD POWER LINES

SETBACK LINES

PROPOSED POWER LINE

#### SQUARE FOOTAGE CALCULATIONS

	SQ. FT. (AC.)	PERCENT
<b>TOTAL AREA</b>	218470 (5.01)	100%
COMPOUND (GRAVEL)	1826 (0.04)	8.5%
BUILDING AREA	360	0.16%
GROSS FLOOR AREA	0	0%
FLOOR AREA RATIO	0	
<b>INGRESS-EGRESS &amp; UTILITY EASEMENT</b>	18319 (0.42)	13.36%
IMPERVIOUS AREA	119582	54.74%
ACCESS ROAD	18319	8.38%
UTILITY EASEMENT	2451	1.12%

#### 811 LOCATE UTILITY PROVIDERS

ALT  
TEX  
COW  
TPR  
WTA

ALTICE  
CITY OF BRYAN WATER-WASTEWATER UTILITIES  
TEXAS COMMUNITY PROPANE LTD  
BRAZOS COUNTY PUBLIC UTILITY AGENCY



**HEMPHILL**

1305 NORTH LOUISVILLE AVE  
TULSA, OK 74115  
(918) 834-2200

#### SURVEY PROVIDED BY:

3DD&E  
21502 E WINTER VIOLET  
CT, CYPRESS, TX 77433  
832-510-9621

PROJECT NO: 1839  
PROJECT NAME: VILLA MARIA  
911 ADDRESS: TBD  
DRAWN BY: RS  
CHECKED BY: RGH/MK/SLT

#### ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	05/01/25	FOR APPROVAL

ETHAN T. VAN METER  
PROFESSIONAL ENGINEER - TEXAS  
REGISTRATION NO.: 149870

#### SCALE

1" = 100'

#### OVERALL SITE PLAN

SHEET NUMBER: REVISION:

C2-1

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