



- 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.

SQUARE FOOTAGE CALCULATIONS		
	SQ. FT. (AC.)	PERCENT
TOTAL AREA	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	
INGRESS-EGRESS & UTILITY EASEMENT	18319 (0.42)	13.36%
IMPERVIOUS AREA	119582	54.74%
ACCESS ROAD	18319	8.38%
UTILITY EASEMENT	2451	1.12%

LEGEND

PROPERTY LINE	
EXISTING FENCE	
EXISTING EASEMENT	
PROPOSED UTILITY AND ACCESS EASEMENT	
EXISTING OVERHEAD POWER LINES	
SETBACK LINES	
PROPOSED POWER LINE	

811 LOCATE UTILITY PROVIDERS

ALTIX	ALTICE
COW	CITY OF BRYAN WATER-WASTEWATER UTILITIES
TPR	TEXAS COMMUNITY PROPANE LTD
WTA	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	0