



College Station, TX

Meeting Agenda

Planning and Zoning Commission

1101 Texas Avenue, College Station, TX 77840

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 257 325 334 510 | Passcode: iAGMTc

Phone: 833-240-7855 | Phone Conference: 771 141 369#

The City Council may or may not attend this meeting.

December 7, 2023

6:00 PM

City Hall Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.

1. Call to Order, Pledge of Allegiance, Consider Absence Request.

2. Hear Visitors

At this time, the Chairperson will open the floor to visitors wishing to address the Commission on issues not already scheduled on tonight's agenda. The visitor presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

3. Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

3.1. Consideration, discussion, and possible action to approve meeting minutes.

Attachments: 1. November 16 2023

4. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.

5. Regular Agenda

5.1. Public Hearing, presentation, discussion, and possible action to consider a Conditional Use Permit request for a Wireless Telecommunications Facility encompassing 1,778 square feet of the Century Hill Development Lot 15 on approximately 5.5 acres, located at 1593 Sebesta Road.

Case #CWTF2023-000001 (Note: Final action of this item will be considered at the January 11, 2023 City Council Meeting - Subject to change.)

Sponsors: Robin Macias

Attachments:

1. Vicinity Map, Aerial, and Small Area Map
2. Background Information
3. Applicant's Supporting Information
4. Site plan
5. Visual Impact Analysis Images

6. Informational Agenda

6.1. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

6.2. Presentation and discussion on MH Middle Housing rezoning requests.

Sponsors: Michael Ostrowski

Attachments: None

6.3. Presentation and discussion regarding an update on items heard:

- A Conditional Use Permit for a Night Club, Bar, or Tavern located at 3164 Holleman Drive South Suite 100. The Planning & Zoning Commission heard this item on November 2, 2023 and voted (6-0) to recommend approval. The City Council heard this item on November 20, 2023 and voted (7-0) to approve the request.

6.4. Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Monday, December 11, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 21, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 4, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 11, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.

6.5. Discussion and review regarding the following meetings: Design Review Board and BioCorridor Board.

- None

7. Discussion and possible action on future agenda items.

A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

8. Adjourn.

The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on November 30, 2023 at 5:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."

**Minutes
Planning and Zoning Commission
Regular Meeting
November 16, 2023**

COMMISSIONERS PRESENT: Chairperson Dennis Christiansen, Commissioners Bobby Mirza, Melissa McIlhaney, Marcus Chaloupka, David White, and Aron Collins

COMMISSIONERS ABSENT: Commissioner Jason Cornelius

CITY STAFF PRESENT: Director of Planning & Development Services Michael Ostrowski, Assistant Director of Planning & Development Services Molly Hitchcock, Assistant City Engineer Erika Bridges, Transportation Planning Coordinator Jason Schubert, Senior Planner Matthew Ellis, Assistant City Attorney II Aaron Longoria, Community Development Analyst David Brower, Administrative Support Specialist Kristen Hejny, and Lead Technology Services Specialist Thomas Bauman

1. Call Meeting to Order, Pledge of Allegiance, Consider Absence Request.

Chairperson Christiansen called the meeting to order at 6:00 p.m.

Chairperson Christiansen recessed the meeting at 6:01 p.m.

Chairperson Christiansen reconvened the meeting at 6:15 p.m.

2. Hear Visitors

No visitors spoke.

3. Consent Agenda

3.1 Consideration, discussion, and possible action to approve meeting minutes.

- November 2, 2023

3.2 Presentation, discussion, and possible action regarding a Final Plat of Holleman Place Lots 1R-1R - 1R-4R being a replat of Holleman Place Lot 1R-1 and 1R-2 on approximately 1.383 acres, generally located along Holleman Drive and Richards Street. Case #FPMU2022-000004

3.3 Presentation, discussion, and possible action regarding a Final Plat of Tower Point Subdivision Phase 9B, Block 3, Lots 26R-1 and 26R-2, being a replat of Tower Point Subdivision Phase 9B, Block 3, Lot 26 on approximately 0.96 acres, located at 1275 Arrington Road. Case #FPCO2020-000010

Commissioner Collins motioned to approve the Consent Agenda, Commissioner McIlhaney seconded the motion, the motion passed 6-0.

4. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission Action.

No items were removed from the Consent Agenda for discussion.

5. Regular Agenda

There were no regular agenda items.

6. Informational Agenda

6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

6.2 Presentation and discussion on the creation of a Housing Action Plan.

Analyst Brower presented the Housing Action Plan to the Commission.

Chairperson Christiansen asked for the goals and objectives staff hope to gain from the final report.

Analyst Brower clarified that the report would give staff a full menu of tools that the City can use to affect the supply of affordable housing, housing opportunities, and rental and home ownership opportunity incentives.

Commissioner Collins asked for the composition of the Housing Action Plan Steering Committee.

Analyst Brower explained that the Housing Action Plan Steering Committee is comprised of 13 City Council-appointed committee members.

Chairperson Christiansen asked if the Committee is comprised of private citizens.

Analyst Brower confirmed that the Committee members were appointed using applications submitted by private citizens.

Commissioner White asked for a date on the last action plan and how often a plan is developed.

Analyst Brower stated that this is the first plan of this nature.

Commissioner Collins requested more information on the description of Committee Members.

Commissioner Chaloupka commended staff for organizing a Housing Action Plan.

6.3 Presentation and discussion regarding the possible delegation of platting authority to City staff.

Assistant Director Hitchcock presented an update on recent state legislation regarding platting authority to the Commission and asked for feedback from the Commission on how they would like staff to proceed.

Chairperson Christiansen commended staff on efforts to simplify the process.

Commissioner McIlhaney asked if all ministerial decisions would be removed from the Commission's purview.

Assistant Director Hitchcock confirmed that items with waivers and discretionary items would still require the Commission's approval.

Commissioner McIlhaney spoke in support of removing ministerial items from the Commission's approval process.

There was consensus amongst the Commission supporting an ordinance amendment to be presented to the Commission and City Council for approval.

6.4 Presentation and discussion on MH Middle Housing rezoning requests.

Director Ostrowski presented an update on MH Middle Housing zoning requests.

There was no discussion.

6.5 Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Monday, November 20, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 7, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Monday, December 11, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 21, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

6.6 Discussion and review regarding the following meetings: Design Review Board and BioCorridor Board.

- None

There was no discussion.

7. **Discussion and possible action on future agenda items.**

A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

There was no discussion.

8. **Adjourn**

The meeting adjourned at 6:36 p.m.

Approved:

Attest:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services

December 7, 2023
Item No. 5.1.
Wireless Telecommunication Facility at 1593 Sebesta Rd

Sponsor: Robin Macias

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action to consider a Conditional Use Permit request for a Wireless Telecommunications Facility encompassing 1,778 square feet of the Century Hill Development Lot 15 on approximately 5.5 acres, located at 1593 Sebesta Road. Case #CWTF2023-000001 (Note: Final action of this item will be considered at the January 11, 2023 City Council Meeting - Subject to change.)

Relationship to Strategic Goals:

Diverse and Growing Economy

Recommendation(s): Staff recommends approval of this request.

Summary: This request is for a Conditional Use Permit for the use of a 97-foot wireless telecommunications facility. The tower is proposed to locate on the 5.5-acre lot along Sebesta Road. The tower will be leasing approximately 1,778 square feet on the northwest corner of the lot. The property is currently developed as a pool supply company and is currently zoned M-1 Light Industrial.

REVIEW CRITERIA

1. The proposed use shall meet the purpose and intent of the Unified Development Ordinance (UDO) and meet all minimum standards for this type of use per the UDO.

As the proposed Wireless Telecommunication Facility (WTF) tower is considered to be a Major WTF, there are several requirements it has to meet:

Setbacks: To protect citizens, towers must be setback a distance equal to or greater than the height of the tower from any residential structures and GS General Suburban, R-1B Single-Family Residential, and D Duplex zoning districts. The proposed 97-ft. tower is approximately 950 feet from the closest residential structure and approximately 940 feet from the closest GS General Suburban zoning boundary.

Proximity to major thoroughfares: New towers are to be setback from all thoroughfares designated as a freeway/expressway, major arterial or minor arterial by the height of the tower by a factor of 3. At 97 feet in height, the required setback for the proposed tower would be 291 feet from the thoroughfares in the area. The proposed tower is setback over 1,300 feet from State Highway 6 S (a freeway/expressway).

Separation between towers: Transmission towers over 75 feet in height must be separated from any existing tower by at least 3,500 feet. The nearest tower is over 5,300 feet away from the proposed tower.

Height Limitation: No transmission tower shall exceed 150 feet within the city limits. The proposed tower will be 97 feet in height.

Landscaping, screening, and aesthetic standards: New transmission towers shall maintain a flat finish, shall not be artificially lighted and shall not be used to exhibit any signage or other advertising. The new tower shall provide plant materials and/or fencing that effectively screen the site from the view of the public right-of-way. Landscaping and a fence are proposed to screen the equipment at the base of the tower.

The proposed tower meets all of the minimum standards established in the UDO.

2. The proposed use shall be consistent with the development policies and goals and objectives as embodied in the Comprehensive Plan for development in the City.

The subject tract is shown on the Comprehensive Plan Future Land Use and Character Map as Neighborhood Commercial. The Comprehensive Plan states that these areas are appropriate for areas of commercial activities that cater to nearby residents. This land use designation is intended to accommodate limited commercial services compared to General Commercial. The property is already zoned M-1 Light Industrial, which allows for WTF facilities with the approval of a Conditional Use Permit. The tower is proposed to locate in the northwest corner of the lot in an area with limited development. The installation of a tower at this location is intended to support the existing commercial and residential developments, as well as any future commercial developments as intended by the future land use designation, in the area by providing additional voice and data coverage. The proposed tower will allow for a minimum of three carriers to collocate, which limits the number of towers needed in the area. By allowing different carriers to collocate, other sites near this location will be offloaded where capacity is an issue.

3. The proposed use shall not be detrimental to the health, welfare, or safety of the surrounding neighborhood or its occupants, not be substantially or permanently injurious to neighboring property.

The proposed telecommunication facility is at least equal the height of the tower (97 ft) from all existing residential structures. The facility is expected to improve the service coverage for Verizon users in the surrounding area.

4. The proposed site plan and circulation plan shall be harmonious with the character of the surrounding area.

The proposed lease area for the telecommunication facility is 65 feet by 65 feet located in the northwest corner of a lot that is used as a pool supply company. Properties in the area are largely undeveloped, but there is a church and some commercial and industrial developments adjacent and nearby. The tower site will be small with minimal circulation, fitting into the character of the surrounding area. The visual of the tower itself will have the greatest impact on the character of the area, but that impact is lessened with some of the larger mature trees in the area.

5. The proposed use shall not negatively impact existing uses in the area or in the City through impacts on public infrastructure such as roads, parking facilities, electrical, or water and sewer systems, or on public services such as police and fire protection, solid waste collection, or the ability of existing infrastructure and services to adequately provide services.

This use will not negatively impact public infrastructure or services. The property owner has granted

a private access easement from Sebesta Road to access the telecommunication facility. Parking is not required as it is only accessed on an intermittent basis for maintenance. Minimal utilities are required as there are no habitable structures onsite. The tower's needs can be met by existing utilities in the area.

6. The proposed use shall not negatively impact existing uses in the area or in the City.

If the proposed telecommunication facility is approved, no other facility would be permitted in close proximity. The proposed facility will allow for collocation abilities. The proposed tower is meeting all standards for Major WTFs as required by the UDO. The applicant has provided visual impact analysis images for consideration.

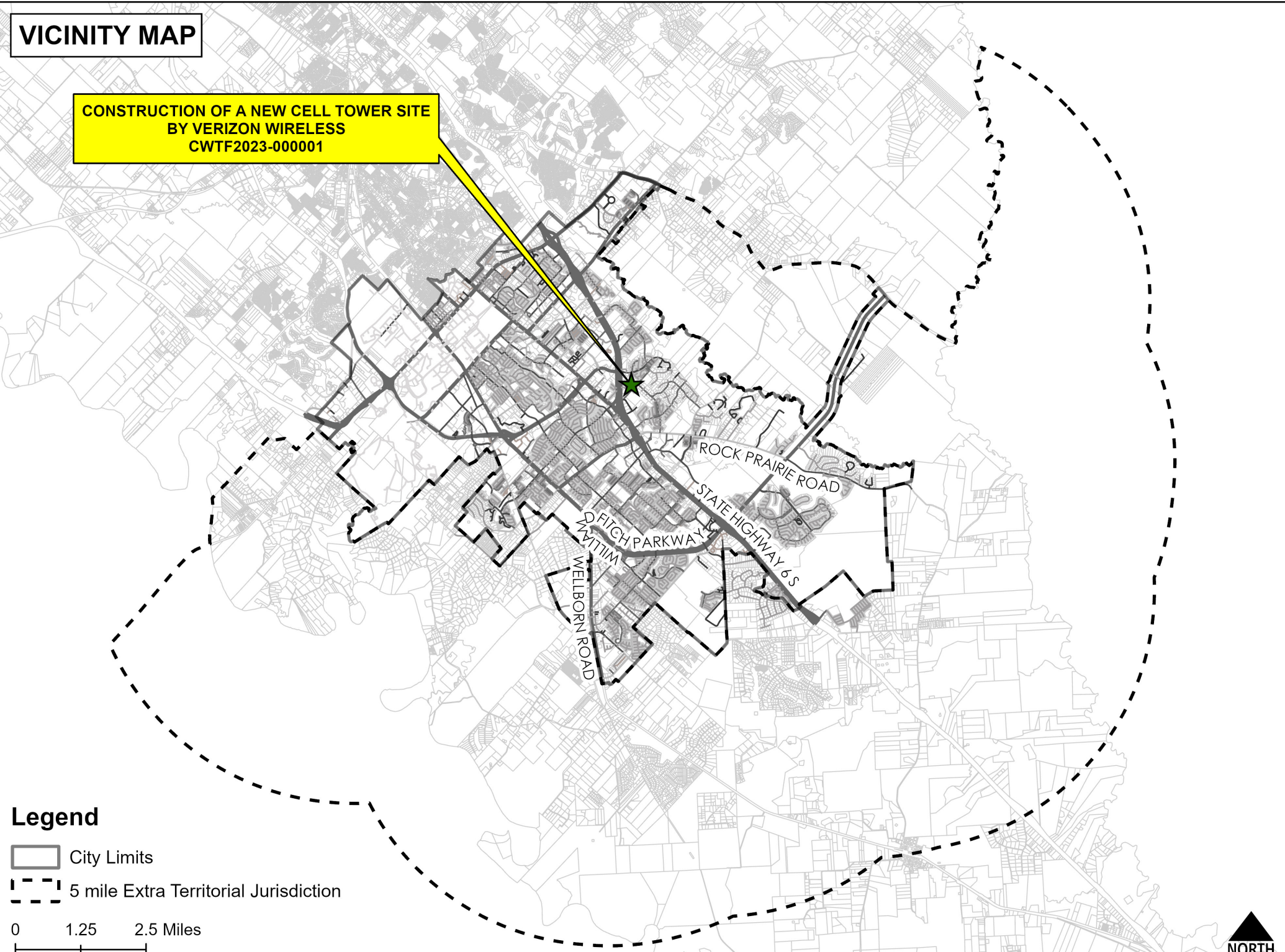
Budget & Financial Summary:

Attachments:

1. Vicinity Map, Aerial, and Small Area Map
2. Background Information
3. Applicant's Supporting Information
4. Site plan
5. Visual Impact Analysis Images

VICINITY MAP

CONSTRUCTION OF A NEW CELL TOWER SITE
BY VERIZON WIRELESS
CWTF2023-000001



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

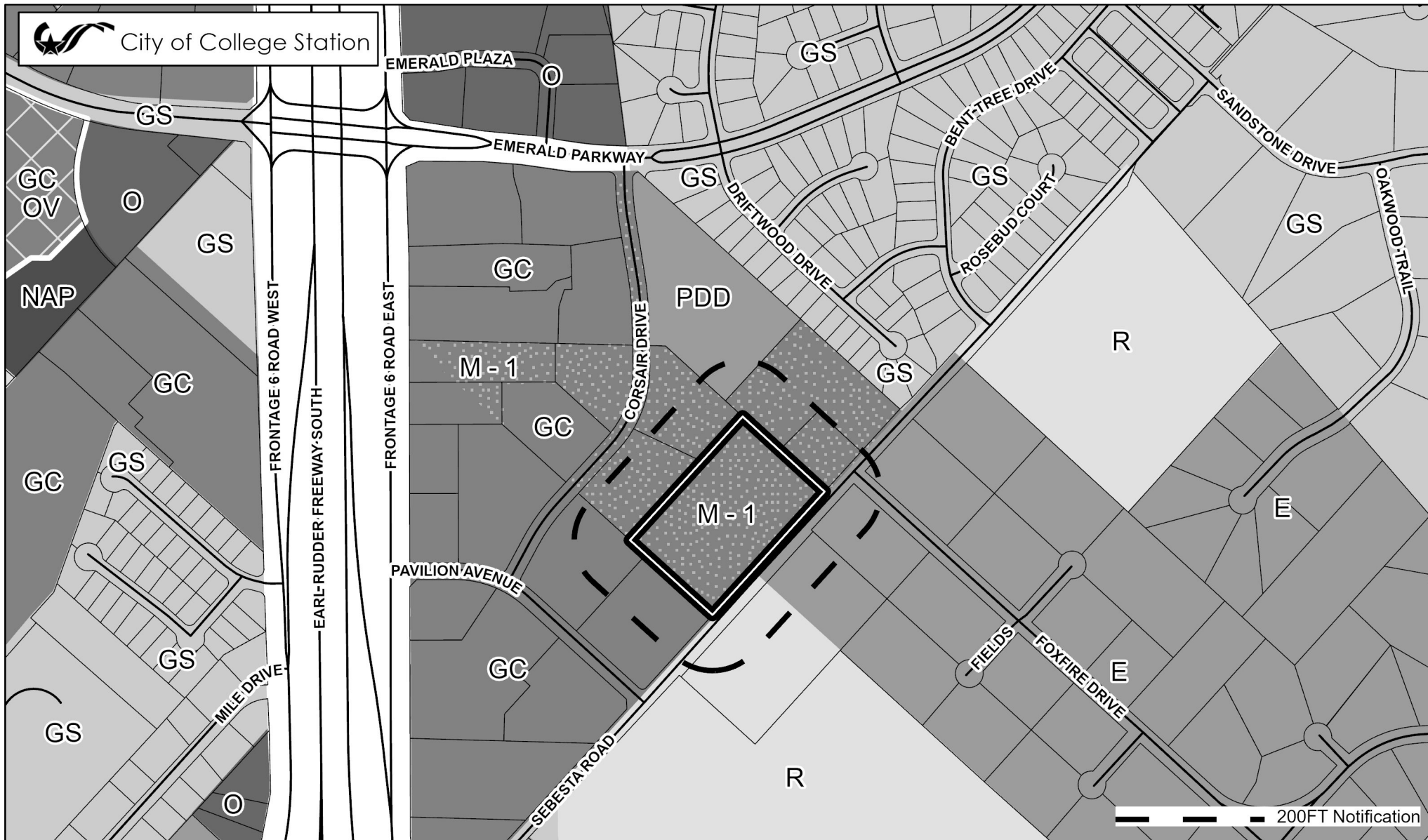
0 1.25 2.5 Miles





Case:
CWTF2023-000001

Page 12 of 33



ZONING DISTRICTS (In Grayscale)

<u>Residential</u>	MH	Middle Housing
R Rural	MF	Multi-Family
WE Wellborn Estate	MU	Mixed-Use
E Estate	MHP	Manufactured Home Pk.
WRS Wellborn Restricted Suburban		
RS Restricted Suburban		
GS General Suburban		
D Duplex		
T Townhome		

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



0 485 970 Feet

**CONSTRUCTION OF A NEW CELL TOWER SITE
BY VERIZON WIRELESS**

Case:
CWTF2023-000001

CONDITIONAL USE WIRELESS
TELECOMMUNICATIONS FACILITY

NOTIFICATIONS

Advertised Commission Hearing Date: December 7, 2023

Advertised Council Hearing Dates: January 11, 2024

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

Foxfire, Emerald Forest and Sandstone

Property owner notices mailed: 18

Contacts in support: None

Contacts in opposition: None

Inquiry contacts: None at the time of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Commercial	M-1 Light Industrial	Nutech
South	Suburban Residential and Estate Residential	Sebesta Rd (2 lane minor collector)	Sebesta Rd (2 lane minor collector)
East	Neighborhood Commercial	M-1 Light Industrial	Undeveloped and Commercial
West	Neighborhood Commercial	GC General Commercial	Undeveloped

DEVELOPMENT HISTORY

Annexation: 1977

Zoning: A-O Agricultural Open (upon annexation)
M-1 Light Industrial (1979)

Final Plat: Agency Record Control Inc (1983)
Century Hill Development (2006)

Site development: Commercial Warehouse



CONDITIONAL USE PERMIT APPLICATION SUPPORTING INFORMATION

Name of Project: CONSTRUCTION OF A NEW CELL TOWER SITE BY VERIZON WIRELESS

Address: 1593 SEBESTA RD

Legal Description: CENTURY HILL DEVELOPMENT, LOT 15, ACRES 5.5

Applicant:: HEMPHILL TOWERS, LLC

Property Owner: COLLEGE STATION SEBESTA RD LLC

Detailed explanation of the proposed use:

Installation of a 97' telecommunications monopole tower and associated antennas and ground equipment within a small lease area on the subject property. The built-out area will be fenced off from public access.

Explain how the proposed use will meet the purpose and intent of the UDO and how it will meet all of the minimum standards:

This telecommunications tower is intended to provide some additional voice and data coverage to commercial businesses and residents in the nearby area. It will also serve to offload other Verizon sites nearest this location where capacity is an issue e.g. dropped calls.

Explain how the proposed use is consistent with the Comprehensive Plan:

The Comprehensive Plan allows for the conditional use of wireless telecommunications facilities. This site will be constructed for a minimum of three carriers to occupy, thereby limiting tower proliferation. All setback requirements and other standards included in the Comprehensive Plan are met.

Explain how the proposed use is compatible with the surrounding areas:

Mostly commercial space.

Explain how the proposed site plan and circulation plan will be harmonious with the character of the surround area:

The surrounding area is primarily commercial to the NW, W and S with widespread residential to the SE and more densely populated residential to the NE but visibility of the tower will be minimal due to trees and other factors impacting the viewshed.

Explain how the infrastructure impacts will be minimized, including traffic impacts:

Traffic due to installation will be minimized along the Public ROW with use of the existing access road to the proposed location.

Explain the effects the use will have on the environment:

Minimal to no effect to the environment. Antenna transmissions are less than 1% of the power output allowed by the FCC. The power density from the antenna decreases rapidly as one moves away from the antenna. Consequently, ground-level exposures are much less than exposures if one were at the same height and directly in front of the antenna. Also, please refer to Section 704 of the Telecommunications Act of 1996, specifically as it relates to disqualification of applications for environmental reasons alone.

For Night Clubs, Bars, or Taverns: approximate the distance to the nearest residential area and indicate the housing type:

N/A

For Night Clubs, Bars, or Taverns: estimate the noise levels produces from the proposed use as heard from all property lines:

N/A

For Night Clubs, Bars, or Taverns: approximate the distance to the nearest church, school, or hospital from the front door, along property lines, to the front door:

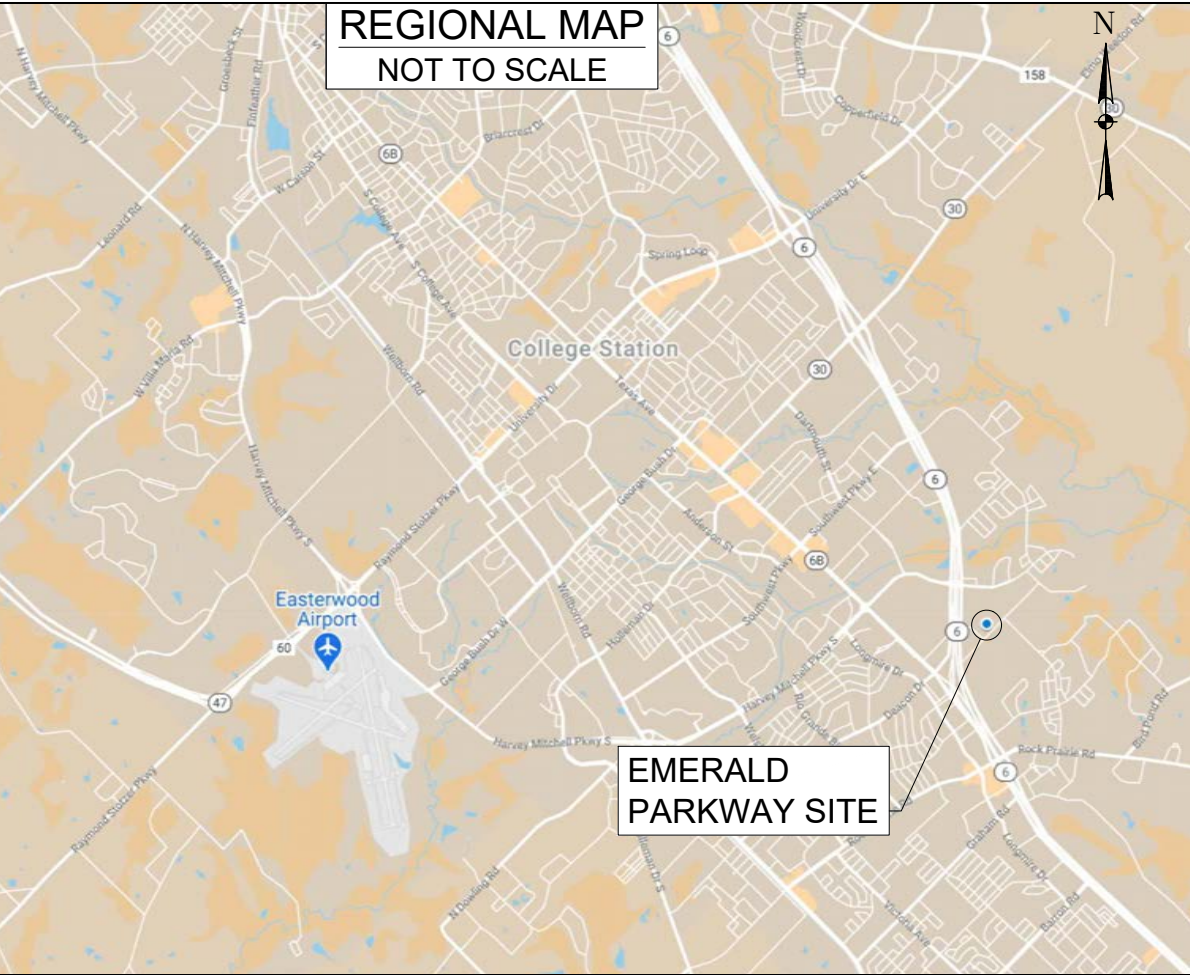
N/A

For Mobile Food Courts, approximate the distance to the nearest single-family, duplex, or townhouse zoning districts:

N/A

For Long-Term Mobile Food Courts only, are alcohol sales proposed? If yes, approximate the distance to the nearest church, school or hospital from the front door, along property lines, to the front door:

N/A



SHEET INDEX:

- TITLE SHEET
- SURVEY (2 SHEETS)

CIVIL:

- GENERAL NOTES & SPECIFICATIONS
- OVERALL SITE PLAN
- ENLARGED SITE PLAN & SITE ELEVATION
- SITE GRADING & LANDSCAPE PLAN
- ANTENNA SPECIFICATIONS
- CABINETS & GENERATOR FOUNDATIONS
- GENERAL DETAILS

ELECTRICAL:

- EQUIPMENT GROUNDING PLAN & GROUNDING DETAILS
- ELECTRICAL PLAN & CONDUIT PLUMBING PLAN

UTILITIES:

ELECTRICITY PROVIDER
POWER: COLLEGE STATION UTILITIES
CONTACT: DEBBIE STICKLES
EMAIL: DSTICKLES@CSTX.GOV
ACCOUNT#: 570093-250398
METER ADDRESS: 1593 SEBESTA RD
COLLEGE STATION, TX 77845

TELCO PROVIDER
CEQUEL

WIND LOADING:

ALL ANTENNAS, ANTENNA MOUNTS, EQUIPMENT, RACKS, ICE BRIDGE ATTACHMENTS AND TOWER STRUCTURES ARE DESIGNED TO WITHSTAND A MINIMUM WIND OF 115 MPH 3 SECOND GUST PER IBC REQUIREMENTS.

PROPRIETARY INFORMATION

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE DOCUMENTS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS AND 3D DESIGN & ENGINEERING, INC. IS PROHIBITED.

APPLICABLE BUILDING CODES AND STANDARDS

CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (NAJ) FOR THE LOCATION. THE EDITION OF THE AIA ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

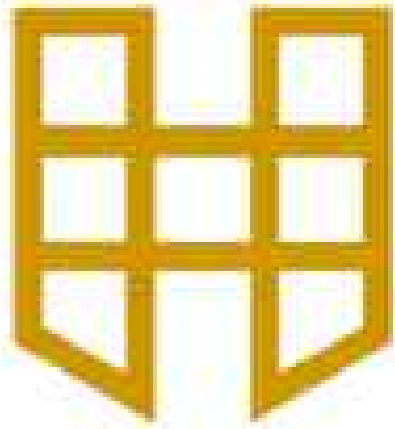
CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
INTERNATIONAL BUILDING CODE 2021; UNIFORM PLUMBING CODE 2021; UNIFORM MECHANICAL CODE AMENDMENTS; INTERNATIONAL FIRE CODE 2021; OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); NATIONAL ELECTRICAL CODE 2020; AMERICAN CONCRETE INSTITUTE ACI 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE; AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC); MANUAL OF STEEL CONSTRUCTION, FOURTEENTH EDITION; TELECOMMUNICATIONS INDUSTRY ASSOCIATION TIA-222-G; STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS; TIA-807; GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS CABLE INFRASTRUCTURE AND BUILDING'S ELECTRICAL SYSTEM.

INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81; GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM; IEEE 1100 RECOMMENDED PRACTICE FOR POWERING AND GROUNDING ELECTRONIC EQUIPMENT; IEEE C92.41; RECOMMENDED PRACTICE FOR SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE").

ANSI T1.311; FOR TELECOM - DC POWER SYSTEMS - TELECOM ENVIRONMENTAL PROTECTION.

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN GENERAL REQUIREMENT AND SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

HANDICAP REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ADA ACCESS REQUIREMENTS DO NOT APPLY.
OTHER REQUIREMENTS: THIS FACILITY HAS NO PLUMBING OR PARKING.



HEMPHILL

PROJECT TITLE:

EMERALD PARKWAY CONSTRUCTION DRAWINGS

911 ADDRESS:

1593 SEBESTA RD
COLLEGE STATION, TX 77845

GPS COORDINATES:

30.599043°, -96.286643°

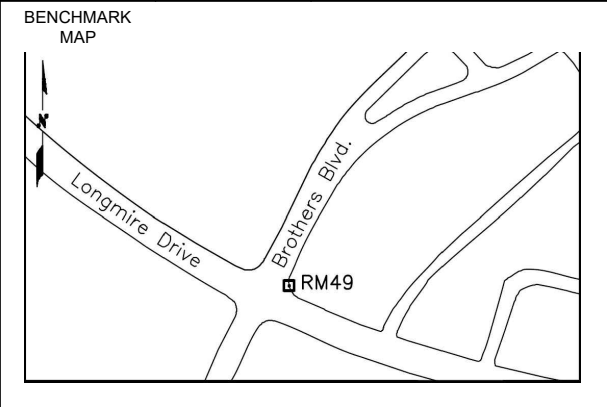


DRIVING INSTRUCTIONS

FROM CICERO OFFICE: HEAD EAST ON CICERO RD TOWARD JACKRABBIT RD 0.2 MI. TURN LEFT ONTO JACKRABBIT RD 0.3 MI. TURN RIGHT TOWARD HEMPSTEAD HWY 348 FT. TURN RIGHT AT THE 1ST CROSS STREET ONTO HEMPSTEAD HWY 0.6 MI. TURN RIGHT ONTO US-290 FRONTAGE 0.7 MI. SHARP LEFT TO STAY ON US-290 FRONTAGE 0.8 MI. TAKE THE RAMP ON THE LEFT ONTO US-290 W 0.1 MI. MERGE ONTO US-290 W 31.5 MI. EXIT ONTO HWY 6 N/TX-6 N TOWARD COLLEGE STATION/BRYAN 38.9 MI. TAKE THE EXIT TOWARD TEXAS 6 BUSINESS/TEXAS A&M UNIVERSITY 0.3 MI. MERGE ONTO TEXAS 6 FRONTAGE RD N 0.6 MI. TURN RIGHT ONTO PAVILION AVE 427 FT. TURN LEFT ONTO CORSAIR CIR. DESTINATION WILL BE ON THE RIGHT 479 FT.

CITY OF COLLEGE STATION NEAREST REFERENCE MARK

FLOODPLAIN RM NO.	049	POINT LOCATION DESCRIPTION SQUARE MARK CUT INTO THE TOP OF CURB, IN 10' RADIUS ON 10' NORTHEAST SIDE OF LONGMIRE DR AND THE SOUTHEAST SIDE OF BROTHERS BOULEVARD.
LATITUDE	30° 35' 43.276" N	
LONGITUDE	96° 18' 01.087" W	



FLOOD NOTE:

ACCORDING TO MAP NO. 480410010F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR CITY OF COLLEGE STATION, TEXAS, EFFECTIVE DATE APRIL 2, 2014 THE SUBJECT TRACT IS SITUATED WITHIN UN-SHADED ZONE "X", DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.

PROJECT INFORMATION:

DESIGNERS

NABIL MIMOUNI, PH.D., P.E.
3D DESIGN & ENGINEERING, INC.
PHONE: 832.510.9621
EMAIL: info@3ddne.com

STRUCTURAL ENGINEER

NABIL MIMOUNI, PH.D., P.E.
3D DESIGN & ENGINEERING, INC.
PHONE: 832.510.9621
EMAIL: info@3ddne.com

SITE ACQUISITION

FORESIGHT COMMUNICATIONS, INC.
4714 FM 1488 SUITE 115
CONROE, TX 77384
(281) 705-6743

RF ENGINEER

FRANK LI

SURVEYOR

CIVIL CONCEPTS, INC.
DAVID NEWELL
3425 FEDERAL ST.
PASADENA, TX 77504
(713) 947-6606

GENERAL CONTRACTOR:

VERIZON WIRELESS
14123 CICERO ROAD, BLDG. 'D'
HOUSTON, TEXAS 77095

CONSTRUCTION MANAGER

KATHY BELL
KATHY.BELL@VERIZONWIRELESS.COM

PROJECT DATA:

JURISDICTION : CITY OF COLLEGE STATION
GROUND ELEVATION : 285.2 AMSL
ZONING : NONE
CONSTRUCTION TYPE : II-B
TYPE OF OCCUPANCY : U
LEASE AREA : REFER TO SHEET C.1 & C.2
APPLICABLE CODES : SEE BELOW

PROJECT ABSTRACT

TOTAL OVERHEAD POWER = N/A

TOTAL UNDERGROUND POWER = 475± FROM UTILITY POLE TO HEMPILL RACK. 50' FROM HEMPILL RACK TO VERIZON ILC.

TOTAL UNDERGROUND FIBER = 380± PER RUN, 760± TOTAL FOR VERIZON. 380± FOR HEMPILL FIBER CONDUIT

TOWER = NEW 98' MONOPOLE TOWER (99' AGL INCLUDING 1' TOWER FOUNDATION)

PROPOSED ANTENNA HEIGHT = 95'

PROPOSED PAVING = 2675 SQ. FT. TOTAL

EQUIPMENT = OUTDOOR EQUIPMENT CABINETS & DIESEL FUELED GENERATOR ON INDEPENDENT CONCRETE PADS, RADIO AND ELECTRICAL EQUIPMENT ON UTILITY RACK;

GEOGRAPHIC COORDINATES:

LATITUDE: N 30.599043°
LONGITUDE: W -96.286643°

PROPERTY OWNER:

OWNER'S NAME: SEBESTA ROAD LLC
CONTACT NAME: REAGAN JACKSON
ADDRESS: 3001 EARL RUDDER FREEWAY S
COLLEGE STATION, TX 77845
PHONE: 979-224-1790
EMAIL: RJACKSON@CEOETC.COM

DIG ALERT

Call DigTESS dial "811"



Know what's below.

Call before you dig.

CAUTION: FOREIGN UTILITIES ARE APPROXIMATE. CONTACT THE LOCAL ONE CALL AGENCY 48 HOURS PRIOR TO CONSTRUCTION FOR EXACT UTILITY LOCATIONS AT 1-800-344-8377

SCOPE OF WORK:

NEW BUILD PROJECT DESCRIPTION:

NEW BUILD SITE WITH ANTENNAS AT 95' ON A 99' MONOPOLE (INCLUDES 1' TOWER FOUNDATION) & CABINETS & GENERATOR ON CONCRETE PAD.

PURPOSE OF PROJECT:

THESE DOCUMENTS ARE PART OF AN APPLICATION TO DEVELOP AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF AN EQUIPMENT PAD, CONNECTING CABLES, DIRECTIONAL ANTENNAS AND GPS. THE SIZE, HEIGHT AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS. THE ANTENNAS WILL PROVIDE CLEAR AND RELIABLE COMMUNICATIONS WITHIN THE COUNTY. THESE INTERCONNECTS WILL ALLOW FOR AN INDEPENDENT COMMUNICATION NETWORK THAT CAN CONTINUE TO FUNCTION IF THE TELEPHONE (WIRE) SERVICE IS DISCONNECTED DURING AN EMERGENCY OR NATURAL DISASTER. THESE FACILITIES WILL ENHANCE THE GENERAL HEALTH, SAFETY AND WELFARE OF THE COMMUNITY AND SURROUNDING AREAS BY PROVIDING RELIABLE COMMUNICATIONS AROUND THIS LOCATION.

TOWER OWNER:



HEMPHILL, LLC
1305 N LOUISVILLE AVE.
TULSA, OK 74115

CELL CARRIER:

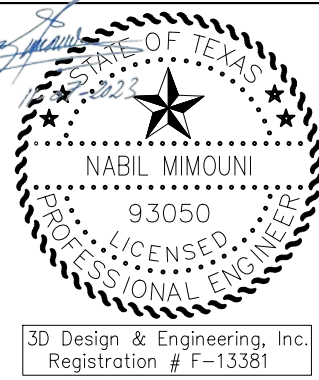


14123 CICERO ROAD
HOUSTON, TX 77095
PHONE: (713) 507-1650
FAX: (713) 507-1618

ENGINEER:



3D DESIGN & ENGINEERING, INC.
CIVIL, STRUCTURAL, & GEOTECHNICAL ENGINEERING
21502 E WINTER WOLET CT
CYPRESS, TEXAS 77433
PHONE: 832-431-8629
WWW.3DDNE.COM
FIRM # F-13381



SITE NAME & SHEET DESCRIPTION:

EMERALD PARKWAY
TITLE SHEET

SITE LOCATION INFORMATION:

ADDRESS: 1593 SEBESTA RD, COLLEGE STATION, TX 77845

LEGAL DESCRIPTION: LOT 5, CENTURY HILL DEVELOPMENT (PER PLAT VOLUME 7623, PAGE 231, BRAZOS COUNTY OFFICIAL PUBLIC RECORDS).

LAND OWNER NAME: SEBESTA ROAD LLC

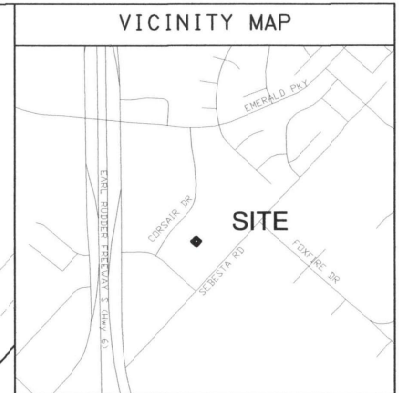
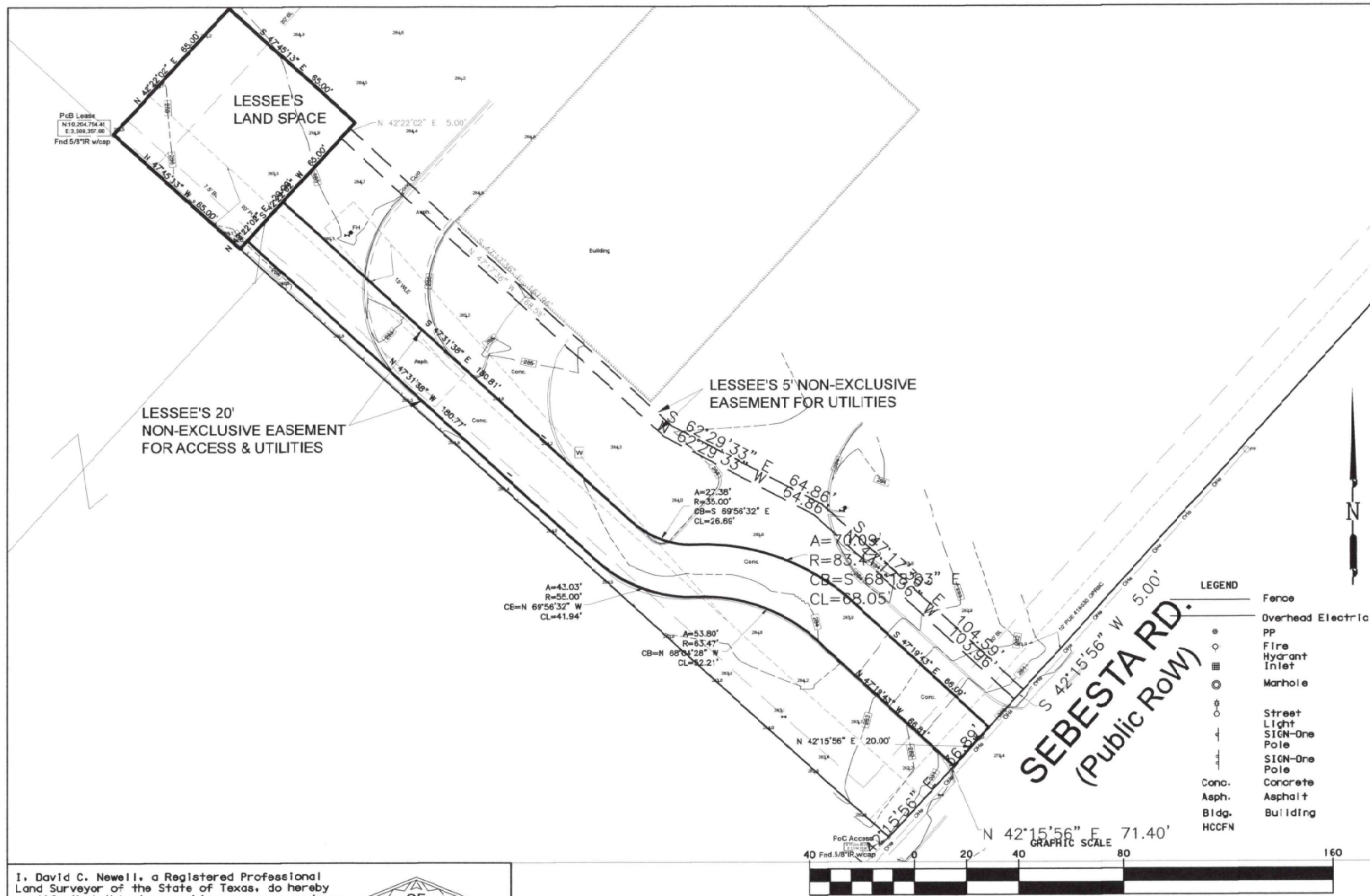
LAND OWNER CONTACT: 979-224-1790

DATE OF CREATION: 10-27-2022

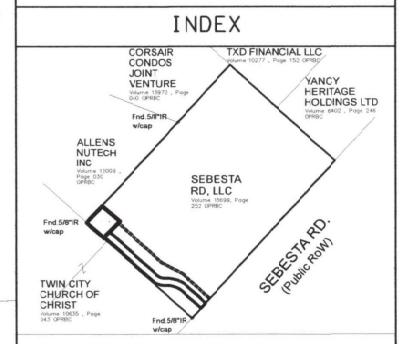
REV NO:	REV DESCRIPTION:	REV DATE:

SHEET NO 1 OF 11 SHEETS

FOR CITY OF COLLEGE STATION USE ONLY



GEODETIC DATA
PROPOSED TOWER CENTER
SPC NAD83(TXC 4203):
N:10,204,757.37
E:3,569,421.20
NAD83
LAT:30°35'56.55"(30.599043)
LON:96°17'11.91"(96.286643)
ELEV=285.2



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.

2/5/20

DAVID C. NEWELL
4085
REGISTERED PROFESSIONAL LAND SURVEYOR

David C. Newell
Tx. Reg. No. 4085

SHEET 1 OF 2

NO.	DATE	DESCRIPTION
5	08/05/20	ownership
4	05/01/20	access UE
3	03/26/20	UE
2	03/16/20	UE
1	01/30/20	FINAL
0	01/29/20	Prelim

David C. Newell, RPLS, LS, CFM
Professional Land Surveyor
3119 Foley Road
Crosby TX 77532
713 540 0404
davidclarknewell@gmail.com

FORESIGHT COMMUNICATIONS
4714 FM1488, Ste 115,
Conroe, TX 77834
Tel: 713 705 6743

DRAWN BY: CHECKED BY: Emerald

EMERALD PARKWAY
1595 Sebesta Road
College Station, TX 77845

LESSEE'S 5 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR UTILITIES

Being 5 foot strip of land out of a of Lot 15, of Century Hill Development, according to the map or plat thereof recorded in Volume 7623, Page 231, Brazos County Official Public Records (OPRBC), Texas and being more fully described as follows:

COMMENCING at a found a five eighths inch iron rod with cap for the most southerly corner of said Parent Tract also being located in the northerly right of way of Sebesta Road (Public RoW), said **COMMENCING POINT** having a Texas State Plane Coordinate System, Central Zone (4203) Value of X= 3,569,653.97 and Y= 10,204,485.23 (GRID) basis of bearing;

THENCE, North 42 degrees 15 minutes 56 seconds East over along the southeasterly line said Parent Tract and the said northerly right of way of Sebesta Road, a distance of 71.40 feet to the **POINT OF BEGINNING**;

THENCE, North 47 degrees 17 minutes 36 seconds West continuing over and across said Parent Tract a distance of 103.96 feet to an angle point;

THENCE, North 62 degrees 29 minutes 33 seconds West continuing over and across said Parent Tract a distance of 64.86 feet to an angle point;

THENCE, North 47 degrees 17 minutes 36 seconds West continuing over and across said Parent Tract a distance of 168.59 feet to the southerly line of Lessee's Land Space;

THENCE, North 42 degrees 22 minutes 02 seconds East along said southerly line of Lessee's Land Space, a distance of 5.00 feet to an angle point;

THENCE, South 47 degrees 17 minutes 36 seconds East continuing over and across said Parent Tract a distance of 167.96 feet to an angle point;

THENCE, South 62 degrees 29 minutes 33 seconds East continuing over and across said Parent Tract a distance of 64.86 feet to an angle point;

THENCE, South 47 degrees 17 minutes 36 seconds East continuing over and across said Parent Tract a distance of 104.59 feet to said northerly right of way of Sebesta Road;

THENCE, South 42 degrees 15 minutes 56 seconds West along northerly right of way of Sebesta Road, a distance of 5.00 feet to the **POINT OF BEGINNING**;

GENERAL NOTES:

- 1) Proposed Tower Center Point coordinates were determined by GNSS RTN. Horizontal positions are based on NAD83 Texas State Plane Coordinate System South Zone (TXSPC 4203). All bearings are referenced to NAD 83 observed grid north.
- 2) The surveyor has not abstracted the site. This survey relies on Report of Title prepared by Texas Abstract Services, Control No. 21899 with an effective date of December 19, 2019.
- 3) The purpose of this drawing is to show the proposed location of cell tower site and topographic information near the site.
- 4) 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.
- 5) Tower Site is located in Zone "X" (Area of Minimal Flood) FLOOD INSURANCE RATE MAP (FIRM) for Brazos County Community Panel No. 48041C0310F 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.
- 6) BENCHMARK - GPS elevations were established with a GNSS L1/L2 RTN, using GEOID 03, NGVD88 datum.
- 7) Monumentation shown for the lease tract and easements will be set after approval
- 8) Monumentation shown for the lease tract and easements will be set after approval

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.



David C. Newell
Tx. Reg. No. 4085

LESSEE'S 20 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES

Being 20 foot strip of land out of a of Lot 15, of Century Hill Development, according to the map or plat thereof recorded in Volume 7623, Page 231, Brazos County Official Public Records (OPRBC), Texas and being more fully described as follows:

COMMENCING at a found a five eighths inch iron rod with cap for the most southerly corner of said Parent Tract also being located in the northerly right of way of Sebesta Road (Public RoW), said **COMMENCING POINT** having a Texas State Plane Coordinate System, Central Zone (4203) Value of X= 3,569,653.97 and Y= 10,204,485.23 (GRID) basis of bearing;

THENCE, North 42 degrees 15 minutes 56 seconds East over along the southeasterly line said Parent Tract and the said northerly right of way of Sebesta Road, a distance of 36.89 feet to the **POINT OF BEGINNING**;

THENCE, North 47 degrees 19 minutes 43 seconds West a distance of 103.96 feet to a to an angle point;

THENCE, with a curve turning to the left with an arc length of 53.80', with a radius of 63.47', with a chord bearing of North 68 degrees 04 minutes 28 seconds West, with a chord length of 52.21' to a point of reverse curve;

THENCE, with a reverse curve turning to the right with an arc length of 43.03', with a radius of 55.00', with a chord bearing of North 69 degrees 56 minutes 32 seconds West, with a chord length of 41.94 to an angle point;

THENCE, North 47 degrees 31 minutes 38 seconds West a distance of 180.77 feet the southerly line of Lessee's Land Space;

THENCE, North 42 degrees 22 minutes 02 seconds East along said southerly line of Lessee's Land Space a distance of 20.00 feet to an angle point;

THENCE, South 47 degrees 21 minutes 38 seconds East a distance of 180.81 feet to an angle point;

THENCE, with a curve turning to the left with an arc length of 27.38, with a radius of 35.00', with a chord bearing of South 69 degrees 56 minutes 32 seconds East, with a chord length of 26.59 feet to a point of reverse curve;

THENCE, with a reverse curve turning to the right with an arc length of 70.09', with a radius of 83.47', with a chord bearing of South 68 degrees 18 minutes 03 seconds East, with a chord length of 68.05' to an angle point;

THENCE, South 47 degrees 19 minutes 43 seconds East a distance of 104.59 feet northerly right of way of Sebesta Road;

THENCE, South 42 degrees 15 minutes 56 seconds West a distance of 20.00 feet along northerly right of way of Sebesta Road to the **POINT OF BEGINNING**;

PARENT TRACT (Per title report see note 2)

A tract of land containing 5.50 acres, more or less, in the Morgan Rector Survey, Abstract No. 46, in Brazos County, Texas and being all of Lot 15, of Century Hill Development, according to the map or plat thereof recorded in Volume 7623, Page 231, Brazos County Official Public Records.

LESSEE'S 65' x 65' LAND SPACE

Being 4225 square feet of land out of a of Lot 15, of Century Hill Development, according to the map or plat thereof recorded in Volume 7623, Page 231, Brazos County Official Public Records (OPRBC), Texas and being more fully described as follows:

BEGINNING at a found a five eighths inch iron rod with cap for the most westerly corner of said Parent Tract, said **BEGINNING POINT** having a Texas State Plane Coordinate System, Central Zone (4203) Value of X= 3,569,357.60 and Y= 10,204,754.41 (GRID) basis of bearing;

THENCE, North 42 degrees 22 minutes 02 seconds East along the northerly line said Parent Tract a distance of 65.00 feet to the northerly corner of Lessee's Land Space;

THENCE, South 47 degrees 45 minutes 13 seconds East continuing over and across said Parent Tract a distance of 65.00 feet to the easterly corner of Lessee's Land Space;

THENCE, South 42 degrees 22 minutes 02 seconds West continuing over and across said Parent Tract a distance of 65.00 feet to the southwesterly line of said Parent Tract also being southerly corner of Lessee's Land Space;

THENCE, North 47 degrees 45 minutes 13 seconds West along the southwesterly line said Parent Tract a distance of 65.00 feet to the **POINT OF BEGINNING**;

Schedule B Item(s):

Easement for drainage, fifteen (15) feet in width, as shown on the plat of Century Hill Development, recorded in Volume 7623, Page 231, Official Public Records. **(OUTSIDE LESSEES LAND SPACE AND ACCESS)**

Right Of Way Easement dated July 22, 1919, granted to Humble Pipe Line Company, recorded in Volume 49, Page 24, Deed Records. **(BLANKET)**

Easement for water line dated March 31, 1976, granted to Foxfire Development Corporation, recorded in Volume 351, Page 182, Deed Records. **(OUTSIDE LESSEES LAND SPACE AND ACCESS)**

Easement for electric distribution system, dated November 24, 1976, granted to City of Bryan, recorded in Volume 371, Page 160, Deed Records. **(BLANKET)**

Easement for utilities, ten (10) feet in width, dated February 20, 1979, granted to City of College Station, recorded in Volume 418, Page 527, Deed Records. **(OUTSIDE LESSEES LAND SPACE AND ACCESS)**

Easement for utilities, ten (10) feet in width, dated February 20, 1979, granted to City of College Station, recorded in Volume 418, Page 530, Deed Records. **(SHOWN)**

Easement for utilities, ten (10) feet in width, dated March 13, 1979, granted to City of College Station, recorded in Volume 419, Page 600, Deed Records. **(OUTSIDE LESSEES LAND SPACE AND ACCESS)**

Easements shown on the plat of Agency Records Control, Inc., as recorded in Volume 612, Page 589, Deed Records. **(SUPERSEDED PLAT)**

SHEET 2 OF 2

REVISIONS		
NO.	DATE	DESCRIPTION
4	05/01/20	ACCESS UE
3	03/30/20	ACCESS
2	03/26/20	UE
1	03/16/20	UE
0	01/30/20	FINAL

David C. Newell, RPLS, LS, CFM
Professional Land Surveyor
3119 Foley Road
Crosby TX 77532
713 540 0404
davidclarknewell@gmail.com

FORESIGHT COMMUNICATIONS
4714 FM1488, Ste 115,
Conroe, TX 77834
Tel: 713 705 6743

DRAWN BY: DCN CHECKED BY: DCN

FINAL

EMERALD PARKWAY
1595 Sebesta Road
College Station, TX 77845

1. PROPERTY MAINTENANCE

- 1.A. CONTRACTOR SHALL COORDINATE ACCESS AND WORK SCHEDULES WITH VERIZON AND LAND OWNER.
- 1.B. CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, MECHANICAL ELECTRICAL SERVICE, AND OVERALL COORDINATION PRIOR TO PROCEEDING WITH ANY WORK.
- 1.C. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE, PRIOR TO PROCEEDING WITH ANY WORK. AND CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT "ONE CALL" 48 HOURS PRIOR TO PERFORMING ANY SOIL PENETRATIONS. ANY UTILITIES DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK WILL BE REPAIRED BY THE CONTRACTOR AT HIS SOLE EXPENSE.
- 1.D. CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.
- 1.E. CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING CONSTRUCTION, STRUCTURE, OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER OR OWNERS REPRESENTATIVE AT THE SOLE EXPENSE OF THE CONTRACTOR.
- 1.F. CONTRACTOR SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN 1 YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- 1.G. CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING THROUGHOUT CONSTRUCTION, INCLUDING FINAL CLEANUP. UPON COMPLETION OF WORK, ALL AREAS ARE TO BE LEFT IN A "BROOM CLEAN" CONDITION AT THE END OF EACH DAY.
- 1.H. CONTRACTOR SHALL REMOVE BRUSH AND MATERIAL INSIDE PROPERTY BOUNDARIES AS SHOWN ON SITE PLAN. ALL EXCESS MATERIAL IS TO BE REMOVED FROM THE SITE. **NO EXCEPTIONS. DO NOT CLEAR BEYOND TRACT BOUNDARIES.**
- 1.I. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION ACCESS AND ACCESS TO THE SITE FOR VERIZON EQUIPMENT INSTALLATIONS.
- 1.J. EQUIPMENT SHALL BE DELIVERED AND SET BY VERIZON. CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF THE EQUIPMENT. CONTRACTOR IS ALSO RESPONSIBLE FOR THE FOLLOWING:
- 1.J.1. CONTRACTOR SHALL ERECT PLATFORM TO WITHIN A 1/4" OF LEVEL IN ALL DIRECTIONS.
- 1.J.2. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL WORK ON PLATFORM.
- 1.K. IN ORDER TO MINIMIZE THE CONSTRUCTION PROBLEMS WHICH MAY DEVELOP IF ATTEMPTS ARE MADE TO WORK THE SURFACE SOILS FOLLOWING PROLONGED PERIODS OF RAINFALL, THE CONTRACTOR SHALL PROVIDE PROPER CONSTRUCTION DRAINAGE TO MAINTAIN A RELATIVELY DRY CONSTRUCTION SITE PRIOR TO STARTING ANY WORK AT THE SITE.

2. SITE SAFETY

- 2.A. CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- 2.B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED PER APPLICABLE CODES.
- 2.C. CONTRACTOR SHALL PROVIDE ADEQUATE FACILITIES IN ACCORDANCE WITH ALL LOCAL AND NATIONAL SAFETY CODES.
- 2.D. DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER, AND TOILET FACILITIES AS REQUIRED BY THE CITY OR GOVERNING AGENCY.
- 2.E. CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL CODE REGULATIONS, STATE DEPARTMENT OF INDUSTRIAL REGULATION, AND DIVISION OF INDUSTRIAL SAFETY (IOSH) REQUIREMENTS.
- 2.F. ALL CONSTRUCTION WORK SHALL CONFORM TO THE MOST RECENT VERSION I.B.C. AND THE MOST RECENT OF ALL OTHER GOVERNING CODES, ALONG WITH THE GOVERNING RESTRICTIVE CODES.
- 2.G. CONTRACTOR IS TO COMPLETE ALL WORK IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND THE MOST RECENT VERSION OF ALL APPLICABLE CODES.

3. DRAWING CONSIDERATIONS

- 3.A. CONTRACTOR SHALL THOROUGHLY READ AND UNDERSTAND ALL DOCUMENTS CONCERNING THIS PROJECT, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION CONTRACT, CONSTRUCTION DRAWINGS, TOWER DRAWINGS, SHELTER DRAWINGS, AND ALL APPLICABLE PERMITS.
- 3.B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS, ETC. SHALL BE REPORTED TO 3D DESIGN & ENGINEERING BEFORE PROCEEDING WITH THE WORK.
- 3.C. CONTRACTOR SHALL NOTIFY 3D DESIGN & ENGINEERING OF ANY CONFLICTS, OMISSIONS, DISCREPANCIES WITHIN OR BETWEEN ANY DOCUMENTS OR WITH REFERENCE TO THE EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK.
- 3.D. DISCREPANCIES FOUND IN THE FIELD SHOULD BE CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH ANY WORK.
- 3.E. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS PRIOR TO EXECUTING THE WORK IN QUESTION.
- 3.F. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS INCLUDED WITHIN.
- 3.G. FIGURED DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE AND DETAIL. DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS. CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS OFF-SITE OR DO ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAS BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.
- 3.H. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSISTENT WITH CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- 3.I. EXISTING ELEVATIONS AND LOCATION TO BE JOINED BY PROPOSED EQUIPMENT SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE

- CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
- 3.J. THE COMPOUND PAVING SHALL BE INSTALLED AS SPECIFIED IN THESE DOCUMENTS.
- 3.K. PRIOR TO PAVEMENT INSTALLATION, ALL VEGETATION, TOP SOIL AND DEBRIS SHOULD BE REMOVED. ALL PAVEMENT TO BE INSTALLED, ON A SUBGRADE COMPACTED TO 95% STANDARD PROCTOR, AS SHOWN ON THESE DRAWINGS.
- 3.L. CONTRACTOR IS RESPONSIBLE FOR THE COMPACTION OF THE ENTIRE COMPOUND, INCLUDING TRENCH BACK-FILL LOCATIONS. COORDINATE TRENCHING WITH ELECTRICAL AND PLUMBING CONTRACTORS.
- 3.M. FENCING AND GATE IS TO BE INSTALLED AS SPECIFIED IN THESE DRAWINGS.
- 3.N. GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL APPROPRIATE INSPECTORS OF CONSTRUCTION SCHEDULE. 48-HOURS PRIOR TO CONSTRUCTION. **NO EXCEPTIONS.** ALL CONCRETE MIX DESIGNS MUST BE SUBMITTED TO TESTING LAB 48-HOURS (MINIMUM) PRIOR TO CONSTRUCTION.

4. EXCAVATION AND FILL

- 4.A. REMOVE ALL DEBRIS AND EXCAVATED MATERIAL FROM THE SITE. SPECIAL ATTENTION WILL BE REQUIRED FOR LOCATING SPOTS WHERE TREES WERE REMOVED. ANY REMAINING STUMPS OR ROOTS MUST BE REMOVED COMPLETELY AND THE CONSEQUENT CAVITIES MUST BE BACKFILLED WITH SELECT FILL AND COMPACTED ADEQUATELY.
- 4.B. MATERIAL AT THIS SITE IS NOT CONSIDERED SUITABLE FILL, UNLESS CLASSIFIED BY THE PROJECT ENGINEER.
- 4.C. MATERIAL TO BE EXCAVATED SHALL BE "UNCLASSIFIED" AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED IN EXCAVATING AND GRADING. THE CONTRACT PRICE IS UNDERSTOOD TO COVER THE REMOVAL OF ALL SUCH MATERIALS TO THE DEPTH AND EXTENT INDICATED ON THESE DRAWINGS, AND AS HEREIN SPECIFIED.
- 4.D. ALL FILL MATERIAL SHALL BE SELECT FILL CONSISTING OF A SOIL WHOSE PLASTICITY INDEX IS COMPRISED BETWEEN 7% AND 20% AND SHALL BE FREE FROM DEBRIS AND ALL OTHER DELETERIOUS MATERIALS, INCLUDING VEGETATION.
- 4.E. PLACE SELECT FILL IN UNIFORM LAYERS OF NOT MORE THAN 8-INCH LOOSE LAYERS. COMPACT EACH LAYER TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT PER ASTM D-698 HAVING A MOISTURE CONTENT WITHIN 2% OF OPTIMUM PRIOR TO PLACING NEXT LAYER.
- 4.F. UNLESS INDICATED OTHERWISE, PROJECT SITE AREAS SHALL BE GIVEN UNIFORM SLOPES BETWEEN POINTS FOR WHICH FINISHED GRADES ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING ESTABLISHED GRADE. IF NO GRADES ARE GIVEN, THE SITE SHALL NOT HAVE A SLOPE GREATER THAN 0.5 INCHES PER FOOT. CARE SHALL BE TAKEN TO SALVAGE THE EXISTING LIMESTONE AND RE-GRADE THE EXISTING SITE WITH THE SALVAGED LIMESTONE.
- 4.G. VERIZON HAS THE RIGHT TO REQUEST TESTS OF THE SELECT FILL COMPACTION OF FILL BY A SOILS ENGINEER. SUCH TEST SHALL BE AT THE EXPENSE OF VERIZON.
- 4.H. WORK PERFORMED THAT DOES NOT CONFORM TO THESE SPECIFICATIONS OR DRAWINGS, IN THE ENGINEER'S OPINION, SHALL BE REMOVED OR REWORKED AS REQUIRED BY THE ENGINEER WITHOUT INCREASE IN CONTRACT PRICE.

5. TRENCHING

- 5.A. NO TUNNELING WILL BE ALLOWED. EXCAVATION SHALL BE BY OPEN CUT FORM THE SURFACE. ALL EXCAVATED MATERIAL SHALL BE "UNCLASSIFIED" AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCAVATED MATERIAL FROM THE SITE. (SEE NOTE 5)
- 5.B. TRENCH SHALL BE BACK-FILLED WITH CEMENT-STABILIZED SAND WITH A MINIMUM OF 1-1/2 SACKS OF PORTLAND CEMENT PER CUBIC YARD. BACK-FILL OF PIPING, CATCH BASINS, AND MANHOLES SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE IN 1-INCH MAXIMUM LAYERS UNTIL 12-INCHES OF COVER EXISTS OVER THE PIPE. THE REMAINDER OF THE BACK-FILL SHALL BE PLACED AND COMPACTED IN MAXIMUM 12-INCH LAYERS. PLACE CEMENT SAND MATERIAL AT OPTIMUM MOISTURE CONTENT AND IN LAYERS NOT TO EXCEED 12-INCHES MEASURED LOOSE. COMPACT WITH MECHANICAL HAND TAMPS TO AT LEAST 95% OF AASHTO DENSITY TEST METHOD T-99.
- 5.C. POCKETS EXISTING IN THE NATURAL GROUND THAT ARE WITHIN 3-FEET OF A STRUCTURAL FOUNDATION SHALL BE FILLED WITH CEMENT-STABILIZED SAND AS SPECIFIED IN NOTE "6B". BACK-FILL SHALL BE PLACED IN 12-INCH LAYERS AND COMPACTED AS SPECIFIED IN NOTE "6B".

6. PAVING SPECIFICATIONS

- 6.A. BASE MATERIAL SHALL BE CRUSHED LIMESTONE CONFORMING TO TX DOT ITEM 247.
- 6.B. REQUIREMENTS FOR TYPE-A GRADE-2 MATERIAL:
- 6.B.1. TYPE-A MATERIAL SHALL BE CRUSHED STONE PRODUCED FROM A NATURALLY OCCURRING SINGLE SOURCE. CRUSHED GRAVEL OR UNCRUSHED GRAVEL SHALL NOT BE ACCEPTED FOR TYPE-A MATERIAL. NO BLENDING OF SOURCES AND/OR ADDITIVE MATERIALS WILL BE ALLOWED IN TYPE-A MATERIAL.
- 6.C. REQUIREMENTS FOR GRADE-2 MATERIAL:
- 6.C.1. TRIAXIAL CLASS-1 TO 2.3 MINIMUM.
- 6.C.2. COMPRESSIVE STRENGTH (PSI): 35 AT 0 PSI.
- 6.C.3. LATERAL PRESSURE (PSI): 175 AT 15 PSI.
- 6.D. MASTER GRADING:
- 6.D.1. 2-1/2" ----- 0.
- 6.D.1. 1-3/4" ----- 0-10
- 6.D.1. #4 ----- 4-5-75
- 6.D.1. #40 ----- 6-0-55
- 6.D.2. MAXIMUM LIQUID LIMIT = 40
- 6.D.3. MAXIMUM PLASTICITY LIMIT = 12
- 6.D.4. WET BALL MILL - MAXIMUM = 45
- 6.D.5. MAX INCREASE IN PASSING: #40 = 20

7. CONCRETE NOTES

- 7.A. COMPONENT MATERIALS
- 7.A.1. CEMENT: PORTLAND ASTM C-150 TYPE-2 NON-ALKALINE FOR GRADE BEAMS, SLABS, FLAT WORK, AND PIERS. USE ONLY IDENTICAL BRAND CEMENT.
- 7.A.2. FINE AGGREGATES: WASHED NATURAL SAND OR MANUFACTURED SAND CONFORMING TO ASTM C-33.
- 7.A.3. CONCRETE AGGREGATES: GRAVEL, CRUSHED GRAVEL, OR CRUSHED STONE CONFORMING TO ASTM C-33.
- 7.A.4. MAXIMUM AGGREGATE SIZE: NOT LARGER THAN 1/5 OF THE NARROWEST DIMENSIONS BETWEEN FORMS OF THE MEMBER FOR WHICH THE CONCRETE IS TO BE USED, OR LARGER THAN 3/4 OF THE MINIMUM CLEAR SPACING BETWEEN REINFORCING BARS.
- 7.A.5. MIXING WATER: POTABLE AND CLEAN.
- 7.B. CONCRETE MIXES AND STRENGTHS:
- | AGGREGATE STRENGTH | MAX. WATER SIZE | CEMENT RATIO | SLUMP |
|--------------------|-----------------|--------------|--------------|
| 3000 PSI | 1-1/2" | MAX. 0.53 | 4-1/2" |
| 4000 PSI | 1" | MAX. 0.48 | 4-1/2"-8"±1" |
| 5000 PSI | 3/4" | MAX. 0.40 | 8"±1" |
- 7.B.1. 4000 PSI AND 5000 PSI SLUMPS ACHIEVED WITH APPROPRIATE SUPER PLASTICIZER.
- 7.B.2. PUMP MIX: 1:2:2.8 BY SSD WEIGHT, ±10%.
- 7.B.3. ALL CONCRETE PLACED UNDER SLURRY MUST BE 5000 PSI AND CONTAIN:
- 7.B.4. MINIMUM 650-LBS OF CEMENTITIOUS MATERIAL PER CUBIC YARD OF CONCRETE.
- 7.B.5. ADEQUATE RETARDER TO PRODUCE 5-INCH OR GREATER SLUMP AFTER 4-HOURS.
- 7.B. REFER TO STRUCTURAL DRAWINGS FOR SCHEDULES. IF NO STRENGTHS ARE GIVEN FOR CERTAIN ITEMS, USE 5000 PSI MINIMUM.
- 7.C. ADMIXTURES
- 7.C.1. OPTIONAL USE OF ADMIXTURES MAY BE USED TO ACHIEVE THE REQUIRED PROPERTIES OF THE CONCRETE OR TO IMPROVE THE WORKABILITY PROVIDED THEY COMPLY WITH THESE SPECIFICATIONS.
- 7.C.2. SUBMIT WRITTEN DATA FOR APPROVAL BEFORE USING ADMIXTURES. DATA SHALL GIVE US ASTM CLASSIFICATION, BASIC INGREDIENT, AND INSTRUCTION FOR USE. **CALCIUM CHLORIDE MAY NOT BE USED.**
- 7.C.3. CONFORM TO APPROPRIATE STANDARDS OF ASTM C-494 AS FOLLOWS:
- 7.C.3.1. TYPE-A: WATER REDUCING
- 7.C.3.2. TYPE-B: RETARDING
- 7.C.3.3. TYPE-C: ACCELERATING
- 7.C.3.4. TYPE-D: WATER REDUCING AND RETARDING COMBINATION
- 7.C.3.5. TYPE-E: WATER REDUCING AND ACCELERATING COMBINATION
- 7.C.3.6. TYPE-F: WATER REDUCING AND HIGH RANGE ADMIXTURES (HRWR)
- 7.C.3.7. TYPE-G: WATER REDUCING, HIGH RANGE, AND RETARDING ADMIXTURES (HRWR)
- 7.C.4. AIR-ENTRAINED ADMIXTURES WILL CONFORM TO ASTM C-260 OR AIR-ENTRAINED CEMENT ASTM C-175 TYPE 1A.
- 7.C.4.1. AMOUNT IS 3% FOR 3/4-INCH AGGREGATE.
- 7.C.4.2. TOLERANCES ARE ±1% PER ASTM C-231 OR C-138.A
- 7.C.5. THE FOLLOWING ADMIXTURE BRANDS ARE APPROVED FOR USER. OTHERS REQUIRE VERIZON'S WRITTEN APPROVAL.
- 7.C.5.1. MASTER BUILDERS
- 7.C.5.2. SIKKA CHEMICAL COMPANY
- 7.C.5.3. UNION CARBIDE
- 7.C.5.4. W. R. GRACE
- 7.C.5.5. PROTEx INDUSTRIES
- 7.C.5.6. SONNEBORN BUILDING PRODUCTS
- 7.C.5.7. CORMIX
- 7.C.5.8. MONEX RESOURCES
- 7.C.6. FLY ASH CONFORMING TO ASTM C-618
- 7.C.6.1. FLY ASH SHALL BE USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. TYPE-C FLY ASH CONFORMING TO ASTM C-618 AT 15%-20% AS REQUIRED. USE TYPE-F FLY ASH CONFORMING TO ASTM C-618 FOR SULFATE ENVIRONMENTS.

7.D. TEMPERATURE

- 7.D.1. COLD WEATHER
- 7.D.1.1. WHEN DEPOSITING CONCRETE AT FREEZING OR NEAR FREEZING TEMPERATURES, THE CONCRETE SHALL HAVE A TEMPERATURE OF AT LEAST 50°.
- 7.D.1.2. CONCRETE SHALL BE MAINTAINED AT A TEMPERATURE OF AT LEAST 50° FOR NOT LESS THAN 72-HOURS AFTER PLACING OR UNTIL THE CONCRETE IS THOROUGHLY SET AND HARDENED.
- 7.D.1.3. CONCRETE MATERIAL SHALL BE HEATED BEFORE PLACING **WHEN NECESSARY.**
- 7.D.1.4. CONCRETE SHALL NOT BE PLACED WHEN AMBIENT AIR TEMPERATURE IS AT 40° AND FALLING, BUT MAY BE PLACED WHEN AMBIENT AIR TEMPERATURE IS AT 32° AND RISING.
- 7.D.2. HOT WEATHER
- 7.D.2.1. RETARDER SHALL BE ADDED TO CONCRETE MIX WHEN AMBIENT AIR TEMPERATURE IS 85° OR ABOVE.
- 7.D.2.2. CONCRETE MIX WITHOUT RETARDER TEMPERATURE SHALL NOT EXCEED 90°.
- 7.D.2.3. CONCRETE MIX WITH RETARDER TEMPERATURE SHALL NOT EXCEED 100°.
- 7.D.2.4. CONCRETE MIXES WHICH EXCEED THE SPECIFIED TEMPERATURES WILL BE REJECTED.

7.E. HANDLING

- 7.E.1. TRANSPORTATION OPERATIONS SHALL CONFORM TO ASTM C-94.
- 7.E.2. USE NO CONCRETE WHICH HAS BEEN HELD IN MIXER MORE THAN 1-HOUR UNLESS APPROVED RETARDING ADMIXTURES HAVE BEEN ADDED.
- 7.E.3. DO NOT ADD WATER TO THE CONCRETE MIX AFTER THE TRUCK HAS LEFT THE PLANT WITHOUT APPROVAL FROM AUTHORIZED MATERIAL INSPECTOR.
- 7.E.4. RE-TEMPERING OF PARTIALLY HARDENED CONCRETE WILL NOT BE PERMITTED.

7.F. DEPOSITING CONCRETE

- 7.F.1. SOIL BOTTOMS FOR FOOTING AND SLABS SHALL BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE BEFORE PLACING CONCRETE.
- 7.F.1.1. NO FOUNDATION SHALL BE PLACED ON BACK-FILLED SOILS, EXCEPT AS SPECIFIED IN NOTE 5.
- 7.F.2. REMOVE WATER AND ALL DEBRIS FROM FORMS AND EXCAVATIONS. UNLESS OTHERWISE DIRECTED, WOOD FORMS AND SAND SHALL BE THOROUGHLY WETTED JUST PRIOR TO PLACING.
- 7.F.3. DEPOSIT CONCRETE AS NEARLY AS PRACTICABLE IN ITS FINAL POSITION TO AVOID SEGREGATION DUE TO RE-HANDLING OR FLOWING.
- 7.F.4. APPLICABLE AUTHORIZED MATERIAL INSPECTOR SHALL BE NOTIFIED AT LEAST 24-HOURS PRIOR TO ANY CONCRETE POUR.
- 7.F.5. NO CONCRETE POURING IS ALLOWED PRIOR TO INSPECTION AND APPROVAL OF REINFORCING STEEL AND ALL WORK ASPECTS.
- 7.G. CONTINUITY OF PLACING
- 7.G.1. CONCRETING SHALL GENERALLY BE CARRIED ON AS A CONTINUOUS OPERATION UNTIL THE PLACING OF AN INDIVIDUAL SECTION IS COMPLETED.
- 7.G.2. CONCRETE SHALL BE CAREFULLY WORKED THROUGHOUT REINFORCEMENT AND EMBEDDED FIXTURES, ALONG SURFACES, AND INTO CORNERS OF FORMS.
- 7.G.3. VIBRATORS MAY BE USED, PROVIDING THEY ARE OPERATED UNDER EXPERIENCED SUPERVISION AND FORMS ARE CONSTRUCTED TO WITHSTAND THEIR ACTION.
- 7.G.4. WHEN CONSTRUCTION JOINTS ARE NECESSARY, THEY SHALL BE MADE AND LOCATED AS INDICATED ON THE DRAWINGS OR AS SPECIFIED.
- 7.G.5. NO ADDITIONAL CONSTRUCTION JOINTS WILL BE PERMITTED WITHOUT THE APPROVAL OF THE OWNER.
- 7.G.6. IF, FOR ANY REASON, THE CONCRETE PLACEMENT PROCEDURE IS UNACCEPTABLE, THE CONTRACTOR SHALL SUBMIT A SUBSTITUTE PROCEDURE FOR APPROVAL.
- 7.H. A POUR DROP LIMIT HEIGHT OF 6-FEET SHALL BE USED IN PLACEMENT OF ALL CONCRETE.
- 7.I. NO CONCRETE THAT HAS PARTIALLY HARDENED, BECOME CONTAMINATED BY FOREIGN MATERIALS, OR BEEN RE-TEMPERED SHALL BE USED.
- 7.J. COLD JOINT REQUIREMENTS
- 7.J.1. IT IS RECOMMENDED THAT ALL COLD JOINTS BE MADE A MINIMUM OF 12-INCHES ABOVE NATURAL GRADE TO INSURE CLEAN JOINTS.
- 7.J.2. ALL JOINTS WILL BE THOROUGHLY WASHER WITH CLEAN WATER PRIOR TO THE INSTALLATION OF THE UPPER PORTION.
- 7.J.3. ALL JOINTS WILL BE THOROUGHLY WETTED AT THE TIME OF THE CONCRETE POUR.

7.K. SPECIFICATIONS FOR THE INSTALLATION OF BELOW GRADE REINFORCING CAGES

- 7.K.1. MINIMUM CLEARANCE BETWEEN THE REBAR CAGE AND THE SURROUNDING SOIL SHALL BE ACCOMPLISHED BY THE USE OF INDUSTRY ACCEPTED STANDARD MECHANICAL METHODS (CONCRETE BLOCKS, SPACING WHEELS, ETC.). NO WOOD OR SIMILAR PRODUCTS ARE TO BE USED.
- 7.K.2. CONTRACTOR SHALL SPECIFICALLY INSURE THAT THE METHOD USED WILL MAINTAIN REBAR CLEARANCE FOR THE FULL LENGTH OF THE REINFORCING CAGE.
- 7.L. STRUCTURAL ADEQUACY OF THE FORMS, TIES, SHORING, AND BRACING SHALL CONFORM TO THE REQUIREMENTS OF ACI-347.
- 7.M. DETAILING AND FABRICATION OF REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI-315.
- 7.N. SUPPORT SLAB REINFORCEMENT ON CHAIRS AND PIER REINFORCEMENT ON SLEDS.
- 7.O. LAP ALL CONTINUOUS BARS THE LENGTH OF 36 BAR-DIAMETERS AT SPLICES, UNLESS OTHERWISE NOTED.
- 7.P. FINISHED SURFACE OF FLOOR SLABS SHALL BE PLANED TO A CLASS-A FINISH.
- 7.P.1. 1/8" - 10'-0" DETERMINED BY A 10-FOOT STRAIGHT EDGE PLACED ANYWHERE ON SLAB IN ANY DIRECTION.

TOWER OWNER:



HEMPHILL
1305 N LOUISVILLE AVE.
TULSA, OK 74115

CELL CARRIER:

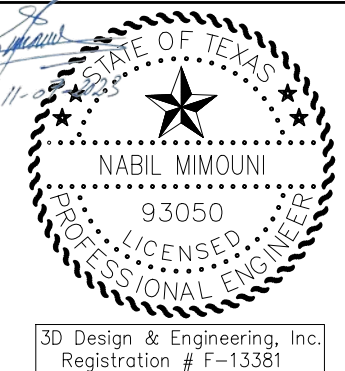


14123 CICERO ROAD
HOUSTON, TX 77095
PHONE: (713) 507-1650
FAX: (713) 507-1618

ENGINEER:



3D DESIGN & ENGINEERING, INC.
CIVIL, STRUCTURAL, & ENVIRONMENTAL ENGINEERING
21502 E WINTER VIOLET CT
CYPRESS, TEXAS 77433
PHONE: 832-431-8629
WWW.3DDE.COM
TXRN # F-13381



3D Design & Engineering, Inc.
Registration # F-13381

SITE NAME & SHEET DESCRIPTION:

EMERALD PARKWAY
GENERAL NOTES & SPECIFICATIONS

SITE LOCATION INFORMATION:

ADDRESS: 1593 SEBESTA RD, COLLEGE STATION, TX 77845
LEGAL DESCRIPTION: LOT 5, CENTURY HILL DEVELOPMENT (PER PLAT VOLUME 7623, PAGE 231, BRAZOS COUNTY OFFICIAL PUBLIC RECORDS).
LAND OWNER NAME: SEBESTA ROAD LLC
LAND OWNER CONTACT: 979-224-1790

REV NO:	REV DESCRIPTION:	REV DATE:
SHEET NO 3 OF 11 SHEETS		

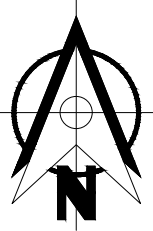
FOR CITY OF COLLEGE STATION USE ONLY

FLOOD NOTE:
ACCORDING TO MAP NO. 48041C310F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR CITY OF COLLEGE STATION, TEXAS, EFFECTIVE DATE APRIL 2, 2014 THE SUBJECT TRACT IS SITUATED WITHIN UN-SHADED ZONE "X", DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.

NOTE
THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED LESSEE WORK TO OVERALL SITE ONLY. 3D DESIGN & ENGINEERING CLAIMS NO RESPONSIBILITY FOR THE LEGAL DESCRIPTIONS SHOWN.

REFER TO SURVEY BY: DAVID NEWELL FOR COMPLETE SITE INFORMATION.

SITE LOCATION IS A MODERATELY WOODED AREA. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.



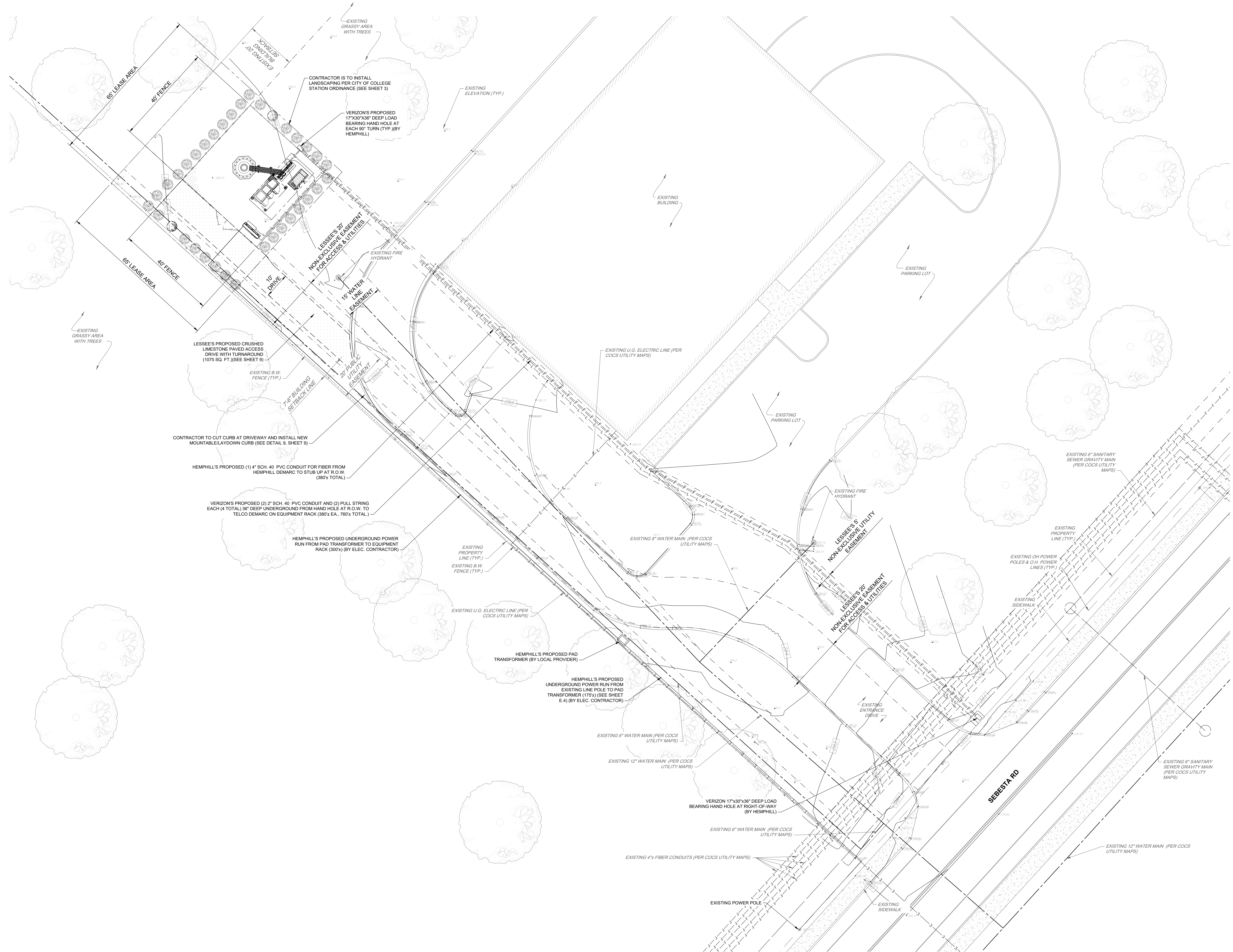
EXISTING TREES IN LEASE AREA NOT SHOWN FOR CLARITY.

CONTRACTOR NOTE:
CONSTRUCTION CONTRACTOR SHALL CONTACT DAVID NEWELL TO RE-STAKE SITE, FENCE LINE & TOWER CENTER PRIOR TO STARTING WORK.

SITE INFORMATION
CARRIER: VERIZON
SITE NUMBER: 440887
SITE NAME: EMERALD PARKWAY
LAT: 30.59043
LONG: -96.26643
GROUND ELEVATION: 285.2

SITE LAYOUT NOTES:
LESSEE'S LEASE AREA = 4,225 SQ. FT.
LESSEE'S FENCED AREA = 160' WITH 12' GATE.
LESSEE'S PAVED AREA = 1075 TOTAL
UNDERGROUND POWER = 475± FROM UTILITY POLE TO HEMPHILL RACK, 50' FROM HEMPHILL RACK TO VERIZON I.L.C.
OVERHEAD POWER = N/A
UNDERGROUND FIBER = 380± PER RUN.
705± TOTAL FOR VERIZON, 350± FOR HEMPHILL FIBER CONDUIT
TOWER = NEW 98' MONOPOLE TOWER (99' AGL INCLUDING 1' TOWER FOUNDATION), OVERALL HEIGHT 109' WITH LIGHTNING ROD.
PROPOSED ANTENNA HEIGHT = 95'
EQUIPMENT = OUTDOOR EQUIPMENT CABINETS & OUTDOOR DIESEL FUELED GENERATOR ON A CONCRETE PAD

LEGEND			
LESSEE LEASE LINE	EX. WOOD FENCE		
LESSEE FENCE	EX. GASEMENT		
LESSEE EASEMENT	EX. PROPERTY LINE		
LESSEE FIN. GRADE			
LESSEE PAVING	EX. UTILITY POLE		
LESSEE UTILITY POLE	EX. C.I. FENCE		
LESSEE PAVEMENT	EX. B.W. FENCE		
LESSEE U.G. TELCO	EX. ELEVATION		
LESSEE U.G. POWER	EX. O.H. UTILITY		
LESSEE O.H. UTILITY	EX. HIGH BANK		



OVERALL SITE PLAN

SCALE: 1" = 20'-0"



FOR CITY OF COLLEGE STATION USE ONLY



TOWER OWNER:

HEMPHILL, LLC
1305 N LOUISVILLE AVE.
TULSA, OK 74115

CELL CARRIER:

14123 CICERO ROAD
HOUSTON, TX 77095
PHONE: (713) 507-1650
FAX: (713) 507-1618

ENGINEER:

3D DESIGN & ENGINEERING, INC.
21502 E WINTER VIOLET CT
CYPRESS, TEXAS 77433
PHONE: 832-431-8629
WWW.3DNE.COM
FIRM # F-13381

SITE NAME & SHEET DESCRIPTION:

EMERALD PARKWAY
OVERALL SITE PLAN

SITE LOCATION INFORMATION:

ADDRESS: 1593 SEBESTA RD, COLLEGE STATION, TX 77845
LEGAL DESCRIPTION: LOT 5, CENTURY HILL DEVELOPMENT (PER PLAT VOLUME 7623, PAGE 231, BRAZOS COUNTY OFFICIAL PUBLIC RECORDS).
LAND OWNER NAME: SEBESTA ROAD LLC
LAND OWNER CONTACT: 979-224-1790

DATE OF CREATION: 8-24-2020

REV NO:	REV DESCRIPTION:	REV DATE:

SHEET NO 4 OF 11 SHEETS

EQUIPMENT LIST:

- 1

PRIMARY CABINET
- 2

BATTERY CABINET
- 3

FUTURE CABINET
- 4

OVP-12 CIRCUITS (+1 FUTURE OVP)
- 5

RESERVED SPACE FOR FUTURE RADIOS
- 6

ICE BRIDGE
- 7

ILC CABINET (WITH CAMLOCK IF NEEDED)
- 8

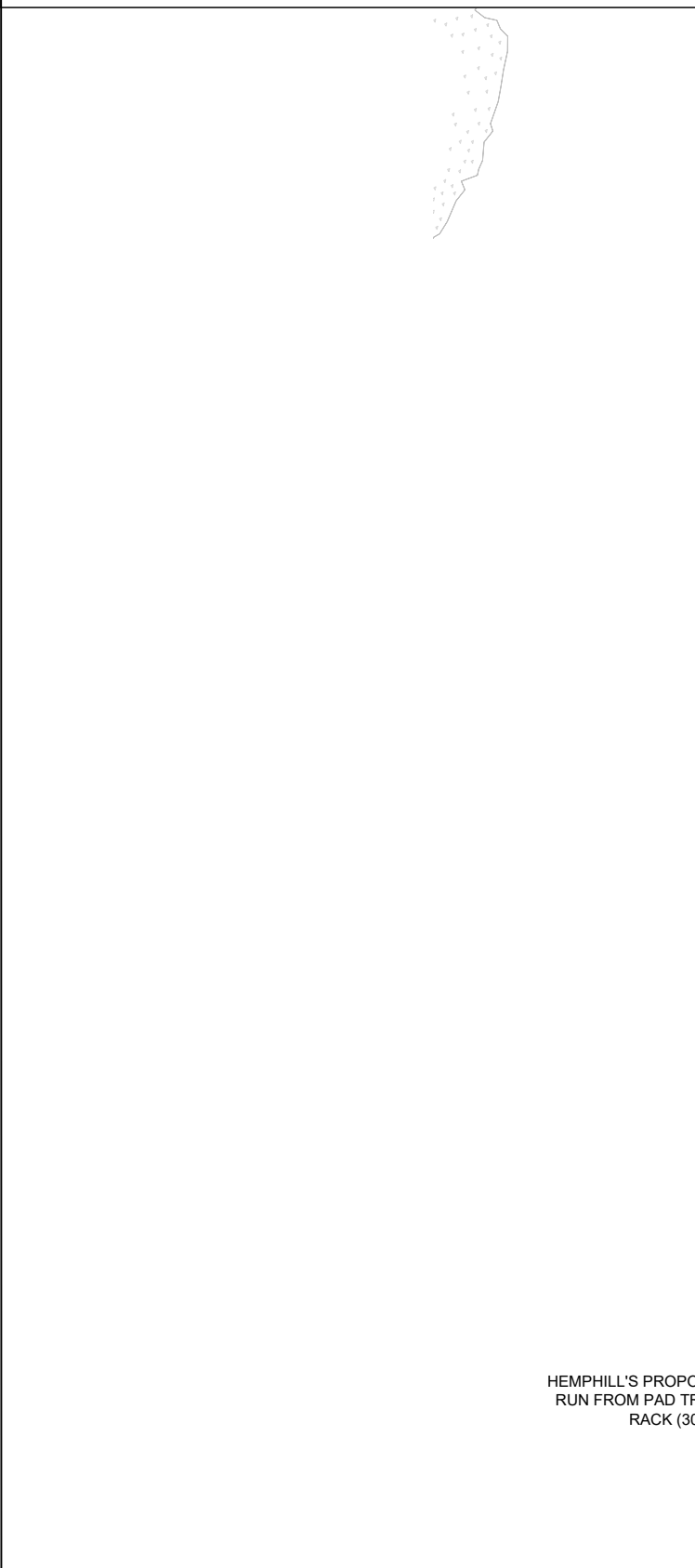
METER & DISCONNECT
- 9

DARK FIBER JUNCTION BOX (2'X2' MIN.)(WITH RESERVED SPACE FOR FUTURE CHARLES CABINET)
- 10

DIESEL FUELED GENERATOR
- 11

GPS ANTENNA (MOUNTED ON POST)
- 12

EQUIPMENT CANOPY



FOR TRENCHING SPECIFICATIONS SEE SHEET N.1, NOTE 5.

CONTRACTOR NOTE:
CONSTRUCTION CONTRACTOR SHALL CONTACT DAVID NEWELL TO RE-STAKE SITE, FENCE LINE & TOWER CENTER PRIOR TO STARTING WORK.

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

- NOTE:**
1.

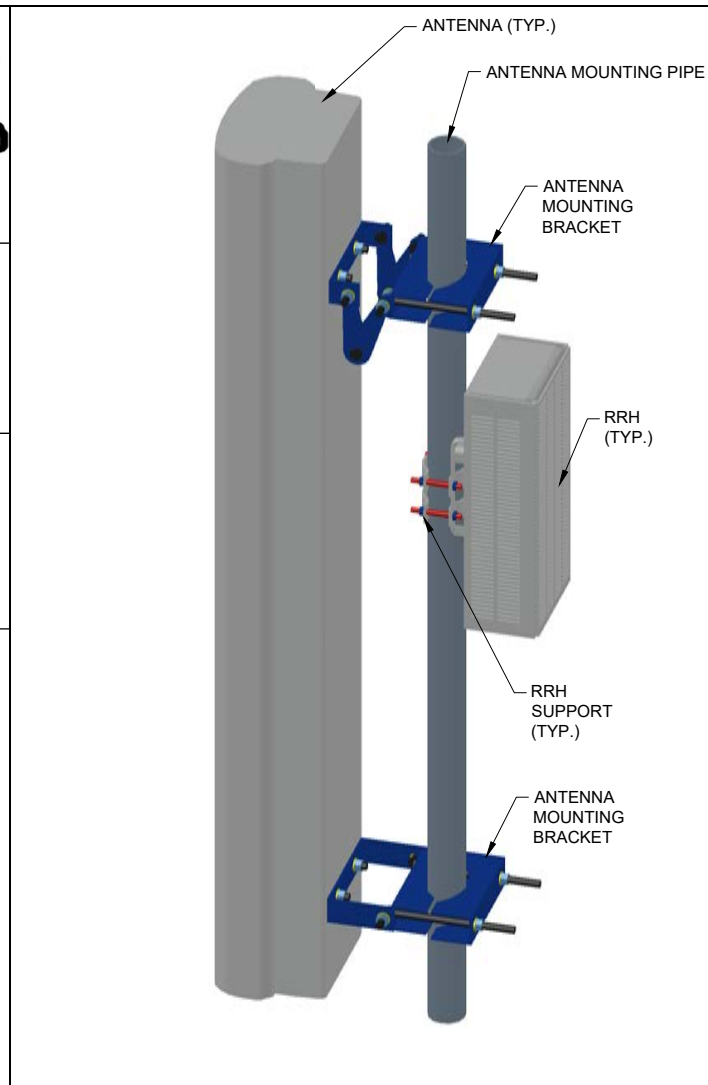
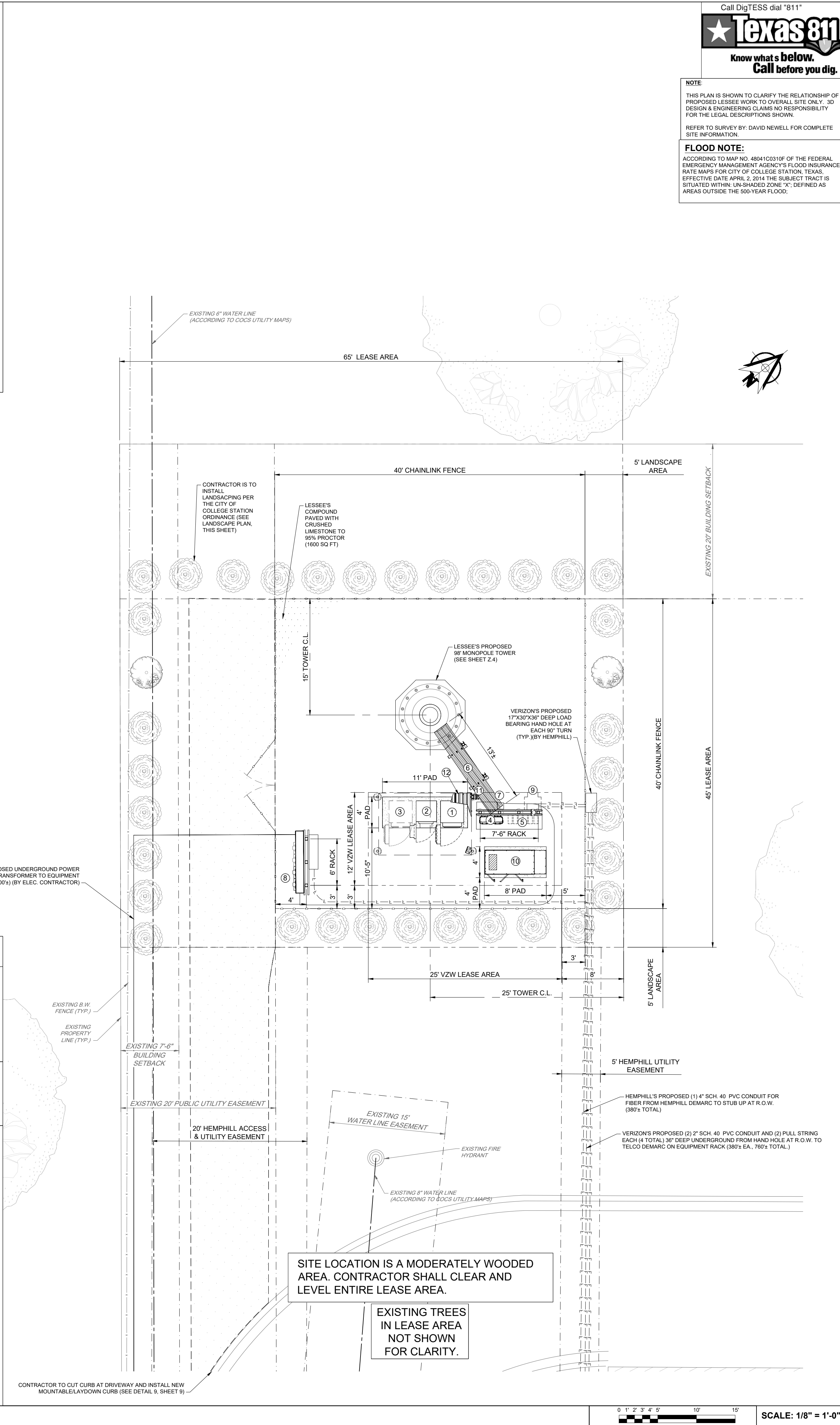
CONTRACTOR IS TO REPAIR ALL DAMAGE RESULTING FROM CONSTRUCTION BACK TO PRE-CONSTRUCTION CONDITION AT COMPLETION OF WORK.
2.

CONTRACTOR SHALL COORDINATE SITE ACCESS TIMES AND EQUIPMENT STAGING LOCATIONS WITH LANDLORD.
3.

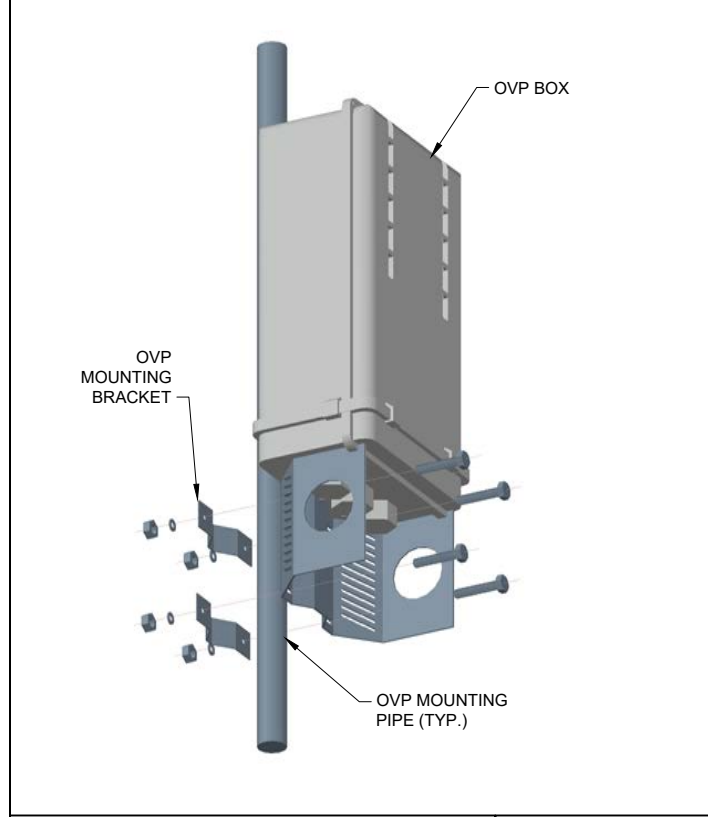
ICE BRIDGE LENGTH SHOWN IS RELATIVE. LENGTH AND EXACT ALIGNMENT WITH FOUNDATION MAY VARY FROM DRAWING DIMENSIONS. ICE BRIDGE WILL APPROACH TOWER AS SHOWN.
4.

TOWER IS TO BE SET ON IDENTIFIED CENTER POINT.

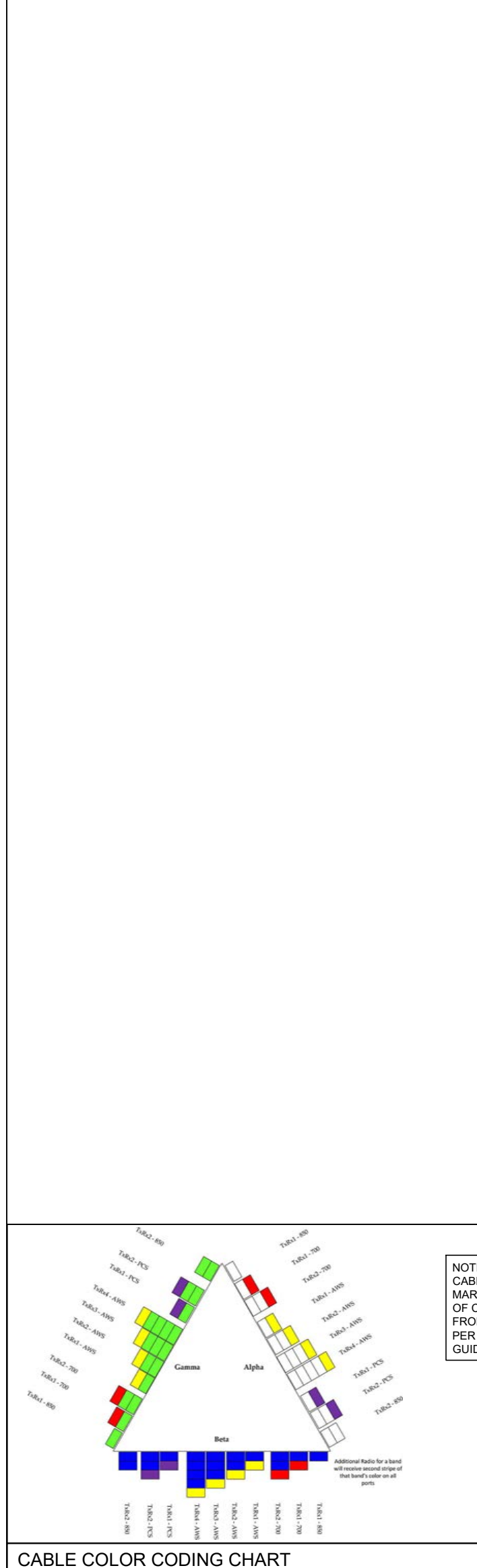
1 ENLARGED SITE PLAN



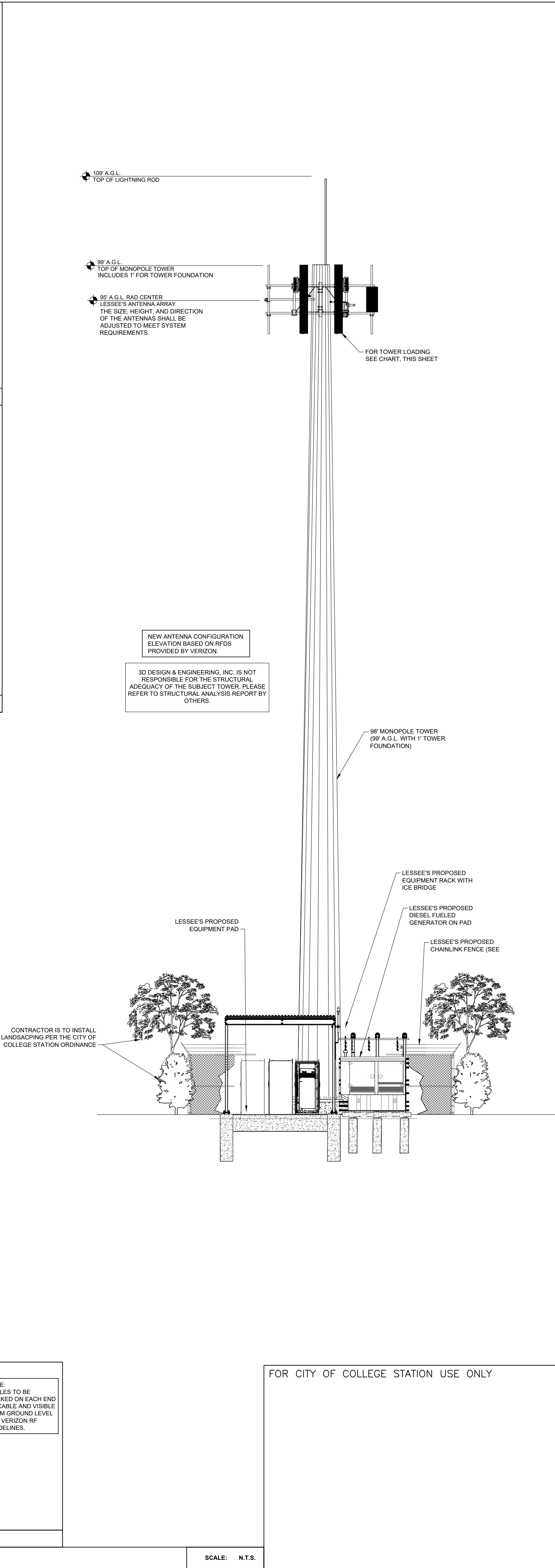
ANTENNA MOUNTING DETAIL SCALE: N.T.S.



OVP MOUNTING DETAIL SCALE: N.T.S.



CABLE COLOR CODING CHART



FOR CITY OF COLLEGE STATION USE ONLY

NOTES: 1. CONTRACTOR IS TO REPAIR ALL DAMAGE RESULTING FROM CONSTRUCTION BACK TO PRE-CONSTRUCTION CONDITION AT COMPLETION OF WORK. 2. CONTRACTOR SHALL COORDINATE SITE ACCESS TIMES AND EQUIPMENT STAGING LOCATIONS WITH LANDLORD. 3. CONTRACTOR SHALL VERIFY ALL WORK WITH LESSEE PRIOR TO STARTING PROJECT. 4. CONTRACTOR TO VERIFY ALL EXISTING EQUIPMENT, COAX & ANTENNAS THAT ARE INSTALLED PRIOR TO START OF CONSTRUCTION. NOTIFY RF IF SCOPE OF WORK DIFFERS FROM VERIZON RFDS.		
PROPOSED TOWER LOADING: (6) NEW NH45C-R28 ANTENNAS (3) NEW MT460-77A ANTENNAS (3) NEW B2806A RRH ORAN (RF4430D-25A) (3) NEW B5B13 RRH ORAN (RF440D-13A) (1) NEW RC4MD-6627-PF48 OVP		CABLE & LENGTHS: COAX: N/A (1) 12X24 HYBRID CABLE: 140'
ANTENNA INSTALLATION NOTES: 1. FOR TYPICAL ANTENNA AZMUTHS SEE ANTENNA CHART, BUT CONTRACTOR IS TO VERIFY RF INFORMATION WITH VERIZON WIRELESS BEFORE INSTALLATION. 2. CABLES ARE TO BE MARKED WITH VINYL TAPE CORRESPONDING TO THE COLOR CODING CHART. CABLES SHALL BE MARKED AT BOTH ENDS AND MARKS SHALL BE VISIBLE FROM THE GROUND. MARKING BANDS AT THE TOP SHALL BE 2" WIDE AND SHALL BE 1" WIDE AT THE BOTTOM. 3. CONTRACTOR SHALL VERIFY THE NUMBER AND SPACING REQUIRED FOR THE ANTENNAS IN EACH SECTOR WITH VERIZON WIRELESS AND SHALL ALLOW FUTURE SPACING AS DIRECTED. 4. GPS ANTENNA CABLE SHALL ENTER THE SHELTER THROUGH AN INDEPENDENT PORT.		
COAX JUMPER NOTES: 1. MAXIMUM RF JUMPER LENGTH SHALL NOT EXCEED 15' FOR EITHER 700 LTE OR 1900 AWS. 2. IF EXISTING JUMPERS ARE USED, CONTRACTOR SHALL ENSURE COMPLIANCE WITH NOTE 1. 3. CONSULT WITH VERIZON PERSONNEL TO VERIFY IF CSRF IS TO BE USED. 4. THE MAXIMUM DIFFERENCE IN JUMPER LENGTH FROM ANTENNA TO RRH SHALL BE 9', I.E., IF THE SHORTEST JUMPER USED IS 9' IN LENGTH THAN THE LONGEST JUMPER MUST BE 15' OR LESS IN LENGTH. CONTRACTOR SHALL ASSESS FIELD CONDITIONS AND ADJUST JUMPER LENGTH ACCORDINGLY. 5. ALL RF JUMPERS SHALL BE PRE-MADE WITH PRE-INSTALLED CONNECTORS ON BOTH ENDS. NO FIELD ADJUSTMENTS IN LENGTH ARE TO BE MADE. 6. ALL RF JUMPERS SHALL BE EITHER LDF OR LC-12 JUMPERS FROM AN APPROVED JUMPER MANUFACTURER. 7. ALL JUMPER CONNECTIONS SHALL HAVE THE PROPER TORQUE AND BE FULLY WEATHERPROOFED. 8. CONTRACTOR SHALL PERFORM RF SWEEP ON ALL JUMPERS. 9. ALL FIBER JUMPERS FROM THE RAYCAP BOX TO THE RRH SHALL BE THE SAME LENGTH. ANY EXCESS FIBER TO BE COILED INSIDE THE RAYCAP BOX USING PROPER RADIUS RESTRICTIONS. 10. ALL JUMPERS SHALL BE ROUTED SUCH THAT THESE WILL BE SUPPORTED AT INTERVALS NOT TO EXCEED 3'. 11. LOCATION DETAILS IN THESE DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL LOCATE ALL ITEMS SUCH AS TO SATISFY ALL NOTES AND THE DIRECTION OF VERIZON.		

OWNER:

HEMPHILL, LLC
1305 N LOUISVILLE AVE.
TULSA, OK 74115

CARRIER:

14123 CICERO ROAD
HOUSTON, TX 77095
PHONE: (713) 507-1650
FAX: (713) 507-1618

ENGINEER:

3D DESIGN & ENGINEERING, INC.
CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERS
21502 E WINTER VIOLET CT
CYPRESS, TEXAS 77433
PHONE: 832-431-8629
WWW.3DDE.COM
FAX: 832-431-8631

SITE NAME & SHEET DESCRIPTION:

EMERALD PARKWAY
ENLARGED SITE PLAN & ELEVATION

SITE LOCATION INFORMATION:

ADDRESS: 1593 SEBESTA RD, COLLEGE STATION, TX 77845
LEGAL DESCRIPTION: LOT 5, CENTURY HILL DEVELOPMENT (PER PLAT VOLUME 7623, PAGE 231, BRAZOS COUNTY OFFICIAL PUBLIC RECORDS).
LAND OWNER NAME: SEBESTA ROAD LLC
LAND OWNER CONTACT: 979-224-1790

DATE OF CREATION: 8-24-2020

REV NO:	REV DESCRIPTION:	REV DATE:

SHEET NO 5 OF 11 SHEETS

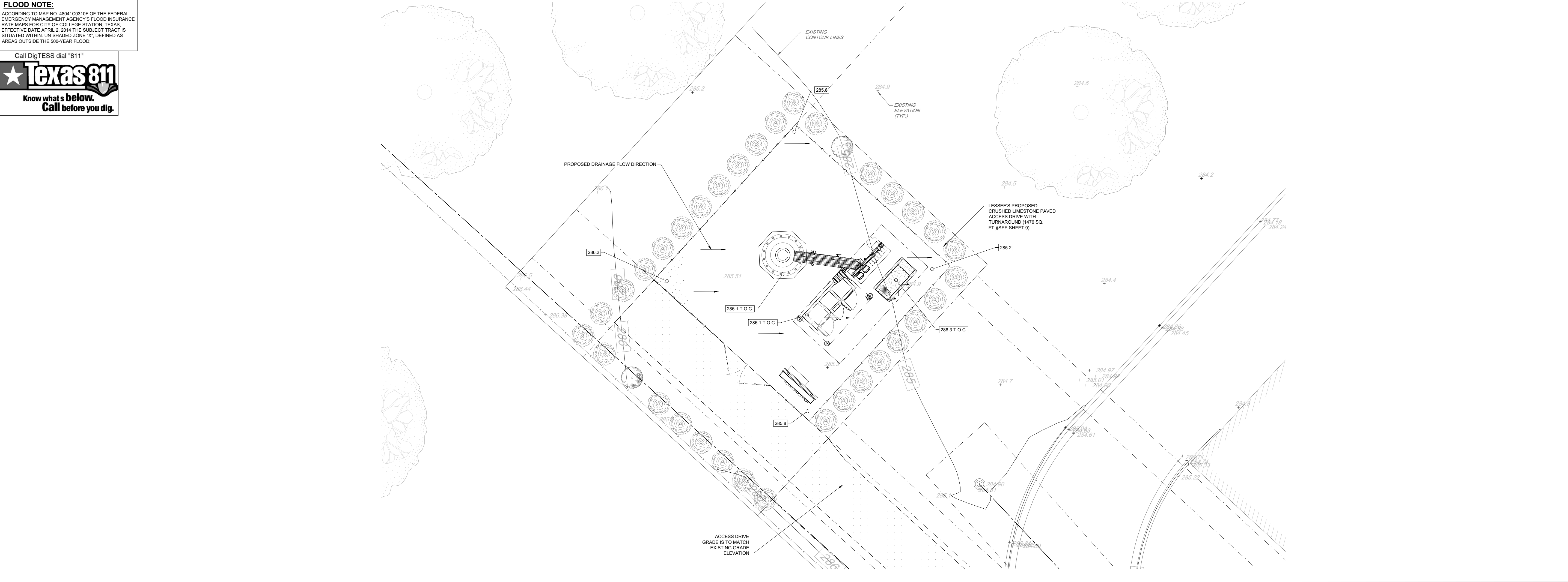
FLOOD NOTE:

ACCORDING TO MAP NO. 48041G310F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR CITY OF COLLEGE STATION, TEXAS, EFFECTIVE DATE APRIL 2, 2014 THE SUBJECT TRACT IS SITUATED WITHIN UN-SHADED ZONE "X", DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.

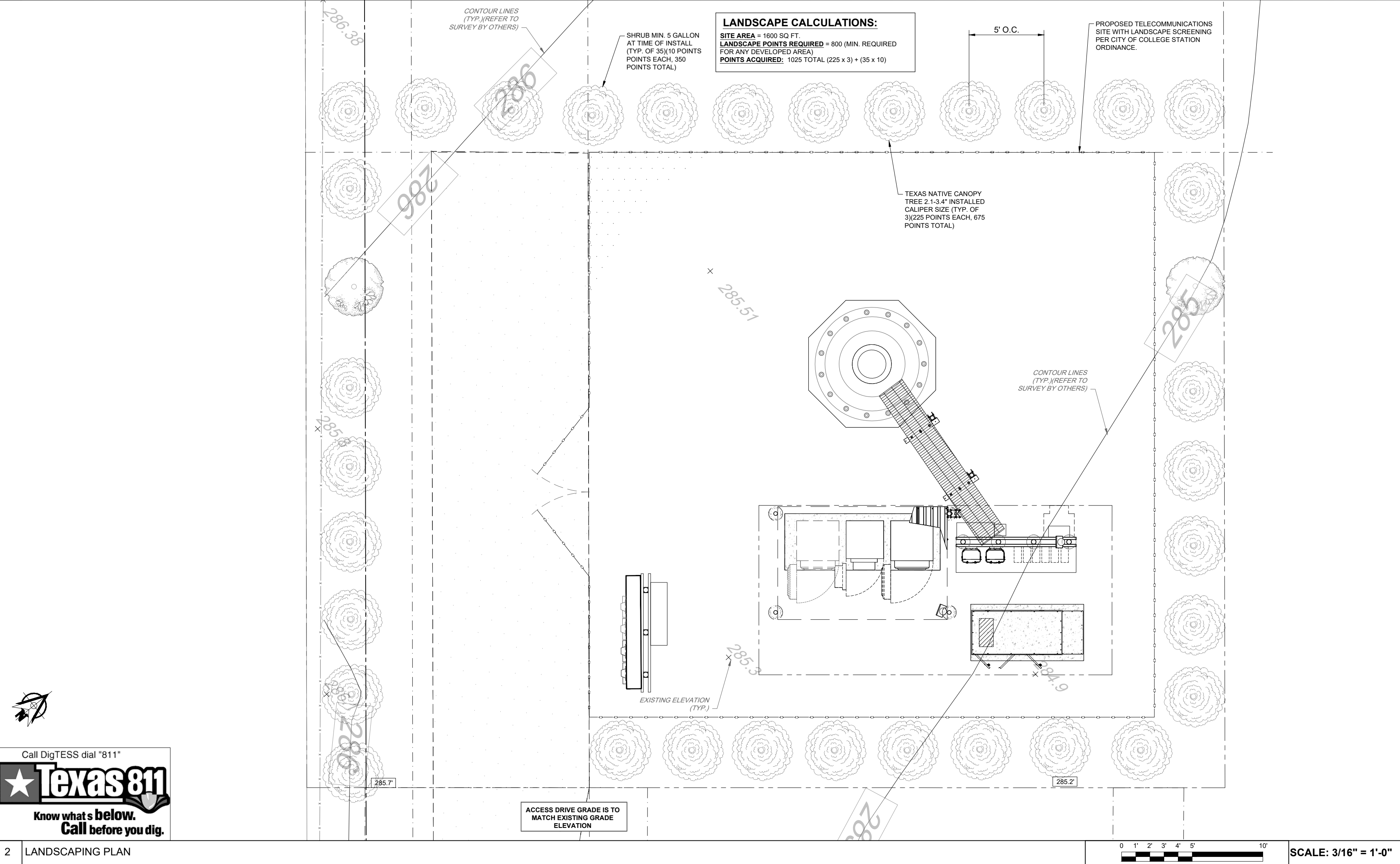
Call DigTESS dial "811"

★Texas811

Know what's below.
Call before you dig.



1	SITE GRADING	1050 500 0 500 1000 SCALE: 1" = 10'-0"
---	--------------	---



LANDSCAPING NOTES: ALL PLANTINGS MUST BE IN ACCORDANCE WITH THE COLLEGE STATION PLANT LIST, OR AS DEEMED APPROPRIATE BY THE USDA FOR ZONE 8 IN THEIR HARDINESS ZONE MAP. THE PLANT LIST IS APPROVED AND AMENDED AS NEEDED BY THE ADMINISTRATOR.

PRIMARY SCREENING:

ALL PLANTS TO BE 5 GALLON SIZE AND PLACED 5'± SPACING. ONLY DROUGHT TOLERANT NATIVE SPECIES TO BE USED.

SHRUBBERY SHALL BE A MINIMUM OF THREE FEET (3') IN HEIGHT AT TIME OF PLANTING, PLANTED EVERY FIVE FEET (5') OR LESS ON CENTER, AND HAVE YEAR ROUND FOLIAGE.

TEXAS NATIVE CANOPY TREES MUST BE 2-1/2" TO 3-4" CALIPER UPON INSTALLATION.

SUGGESTED APPROVED SPECIES:

ALTERNATE THE FOLLOWING (APPROX 35 PLANTS NEEDED TOTAL):

1. TEXAS SAGE

2. WAX MYRTLE

IRRIGATION:

ALL NEW PLANTINGS MUST BE IRRIGATED. AN IRRIGATION SYSTEM SHALL BE DESIGNED SO THAT IT DOES NOT NEGATIVELY IMPACT EXISTING TREES AND NATURAL AREAS. SOAKER HOSE AND DRIP IRRIGATION SYSTEM DESIGNS MAY BE PERMITTED AS THE ADMINISTRATOR DEEMS APPROPRIATE.

MAINTENANCE:

PLANT USING 3" MULCH COVER. PLANTINGS TO BE MAINTAINED BY INDEPENDENT CONTRACTOR.

PLANTING NOTES:

1. MULCH WITH 4" MIN. ORGANIC MULCH.

2. LANDSCAPE CONTRACTOR TO GUARANTEE SHRUBS FOR 180 DAYS.

3. ALL PROPOSED LANDSCAPING IS REQUIRED AND SHALL BE PROPERLY MAINTAINED TO ENSURE GOOD HEALTH & VITALITY.

4. SEED, MULCH, AND FERTILIZE IN DISTURBED AREAS.

5. REFER TO LANDSCAPE PLAN (DETAIL 1, THIS SHEET) FOR PLANTING LOCATIONS.

APPROVED SCREENING PLANT

RIDEGRADABLE TWINE FOR TIE-DOWNS PLACED 120" APART AROUND THE SHRUB (IF REQUIRED)

3" ORGANIC MULCH

6" BERM TO HOLD WATER

FINISHED GRADE

PLANTING SOIL MIX

PROVIDE STAKING ONLY IF NECESSARY 2"x2"x4" HARDWOOD STAKES EQUALLY SPACED AROUND TREE/SHRUB

TYPICAL PLANTING DETAIL

TOWER OWNER:

HEMPHILL

HEMPHILL, LLC
1305 N LOUISVILLE AVE.
TULSA, OK 74115

CELL CARRIER:

verizon

14123 CICERO ROAD
HOUSTON, TX 77095
PHONE: (713) 507-1650
FAX: (713) 507-1616

ENGINEER:

3DD&E

3D DESIGN & ENGINEERING, INC.
CIVIL, ARCHITECTURAL, & GEOTECHNICAL ENGINEERING

21502 E WINTER VIOLET CT
CYPRESS, TEXAS 77433
PHONE: 832-431-8629
WWW.3DDNE.COM
FIRM # F-13381

SEAL

NABIL WIMOLIN
93050
LICENSED PROFESSIONAL ENGINEER
3D Design & Engineering, Inc.
Registration # F-13381

SITE NAME & SHEET DESCRIPTION:

EMERALD PARKWAY
SITE GRADING & LANDSCAPE PLAN

SITE LOCATION INFORMATION:

ADDRESS: 1593 SEBESTA RD, COLLEGE STATION, TX 77845

LEGAL DESCRIPTION: LOT 5, CENTURY HILL DEVELOPMENT (PER PLAT VOLUME 7623, PAGE 231, BRAZOS COUNTY OFFICIAL PUBLIC RECORDS).

LAND OWNER NAME: SEBESTA ROAD LLC

LAND OWNER CONTACT: 979-224-1790

DATE OF CREATION: 8-24-2020

REV NO:	REV DESCRIPTION:	REV DATE:

SHEET NO 6 OF 11 SHEETS

Call DigTESS dial "811"

★Texas811

Know what's below.
Call before you dig.

2	LANDSCAPING PLAN	0 1 2 3 4 5 6 7 8 9 10 SCALE: 3/16" = 1'-0"
---	------------------	---

3	LANDSCAPING NOTES & DETAILS
---	-----------------------------

FOR CITY OF COLLEGE STATION USE ONLY

Page 23 of 33

PROPOSED TOWER LOADING:

- (6) NEW NHH-65C-R2B ANTENNAS
- (3) NEW MT6407-77A ANTENNAS
- (3) NEW B2/B66A RRH ORAN (RF4439D-25A)
- (3) NEW B5/B13 RRH ORAN (RF440D-13A)
- (1) NEW RCMD-6627-PF48 OVP

CABLE & LENGTHS:

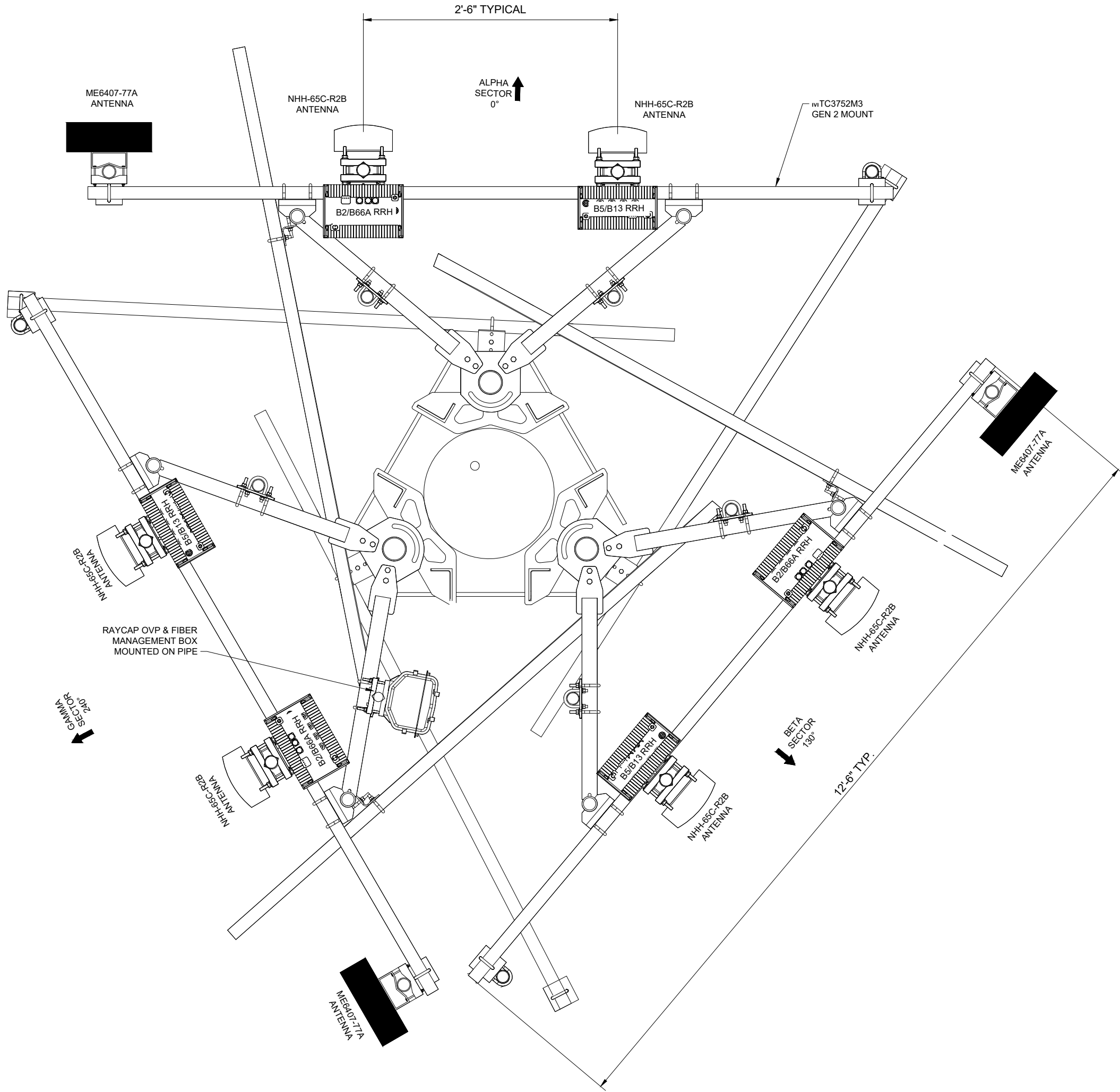
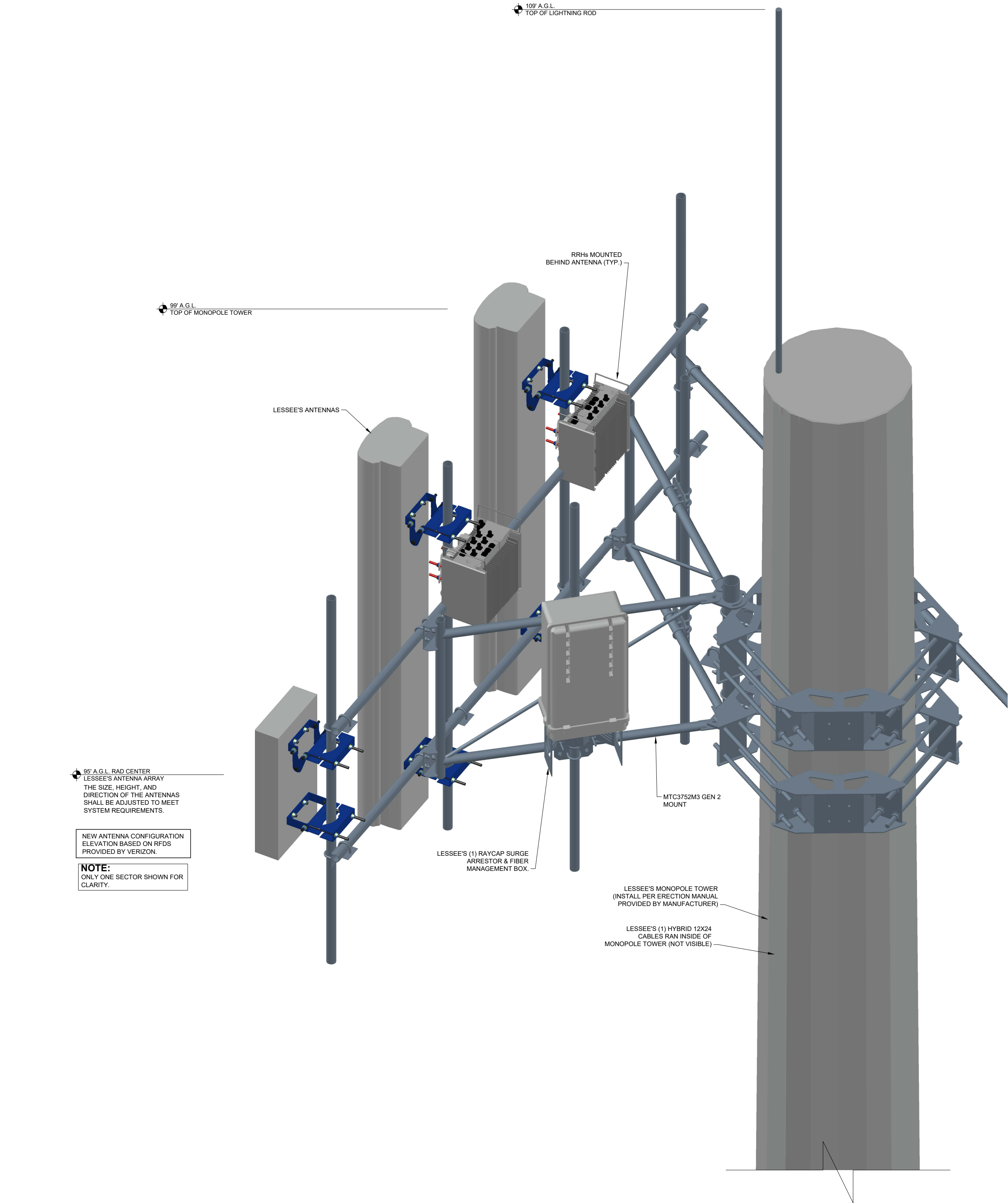
- COAX: N/A
- (1) 12X24 HYBRID CABLE: 140'±

COMPONENT PARTS LIST:

ANTENNA MOUNTS:
COMMSCOPE MTC3752M3 GEN 2 MOUNT

RRH & RAYCAP MOUNTING HARDWARE:
ATTACHED TO MTC3752M3 GEN 2 MOUNT

HYBRID CABLE MOUNTS:
(1) 12X24 HYBRID CABLE TO BE RAN INSIDE
OF MONOPOLE TOWER (140'±)



TOWER OWNER:

HEMPHILL

HEMPHILL, LLC
1305 N LOUISVILLE AVE.
TULSA, OK 74115

CELL CARRIER:

verizon

14123 CICERO ROAD
HOUSTON, TX 77095
PHONE: (713) 507-1650
FAX: (713) 507-1616

ENGINEER:

3D DESIGN & ENGINEERING, INC.
CIVIL, STRUCTURAL, & ELECTRICAL ENGINEERING

21502 E WINTER VIOLET CT
CYPRESS, TEXAS 77433
PHONE: 832-431-8629
WWW.3DDE.COM
FIRM # F-13381

3D DESIGN & ENGINEERING, INC.
Registration # F-13381

SITE NAME & SHEET DESCRIPTION:

EMERALD PARKWAY
ANTENNA SPECIFICATIONS

SITE LOCATION INFORMATION:

ADDRESS: 1593 SEBESTA RD, COLLEGE STATION, TX 77845

LEGAL DESCRIPTION: LOT 5, CENTURY HILL DEVELOPMENT (PER PLAT VOLUME 7623, PAGE 231, BRAZOS COUNTY OFFICIAL PUBLIC RECORDS).

LAND OWNER NAME: SEBESTA ROAD LLC

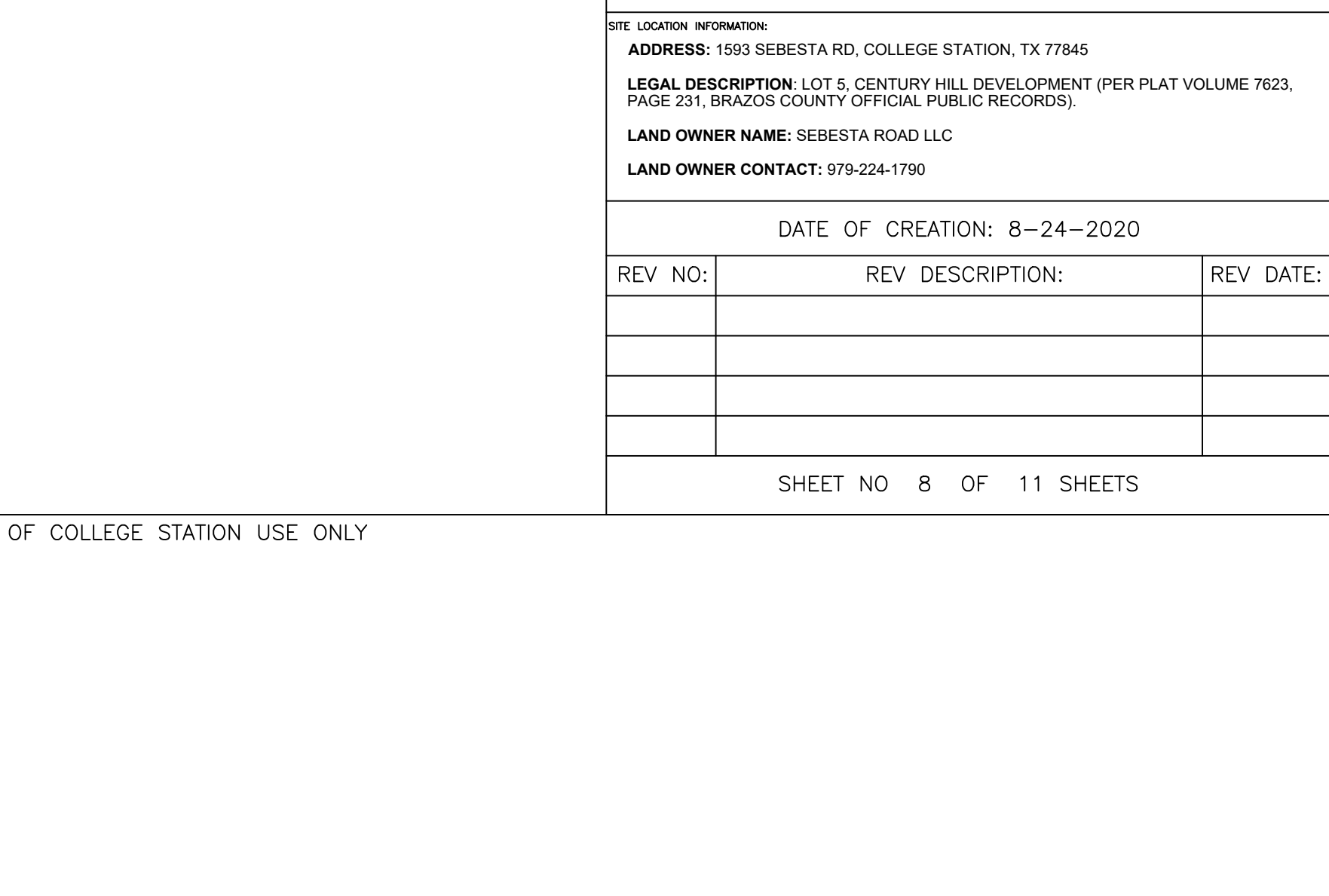
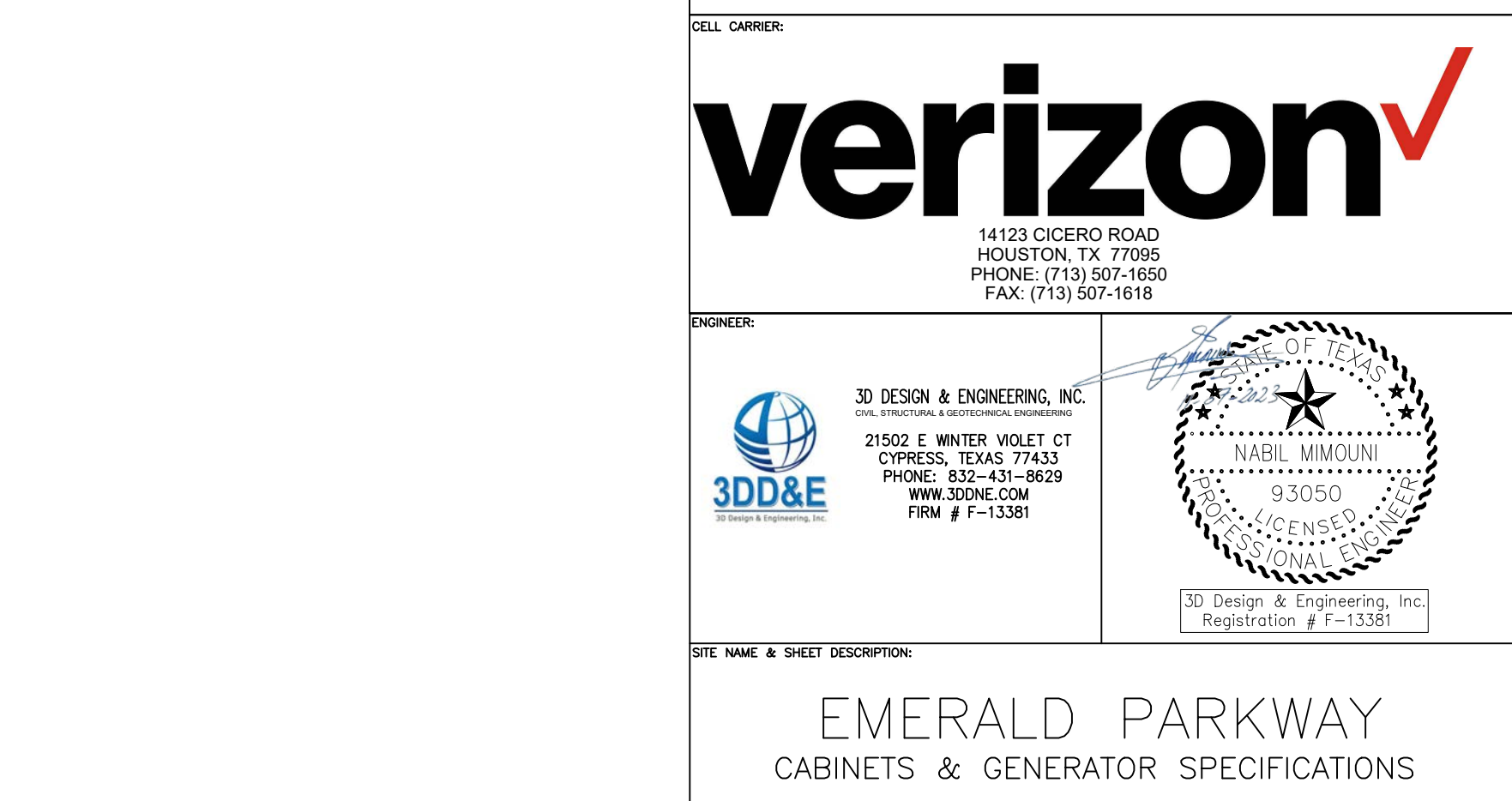
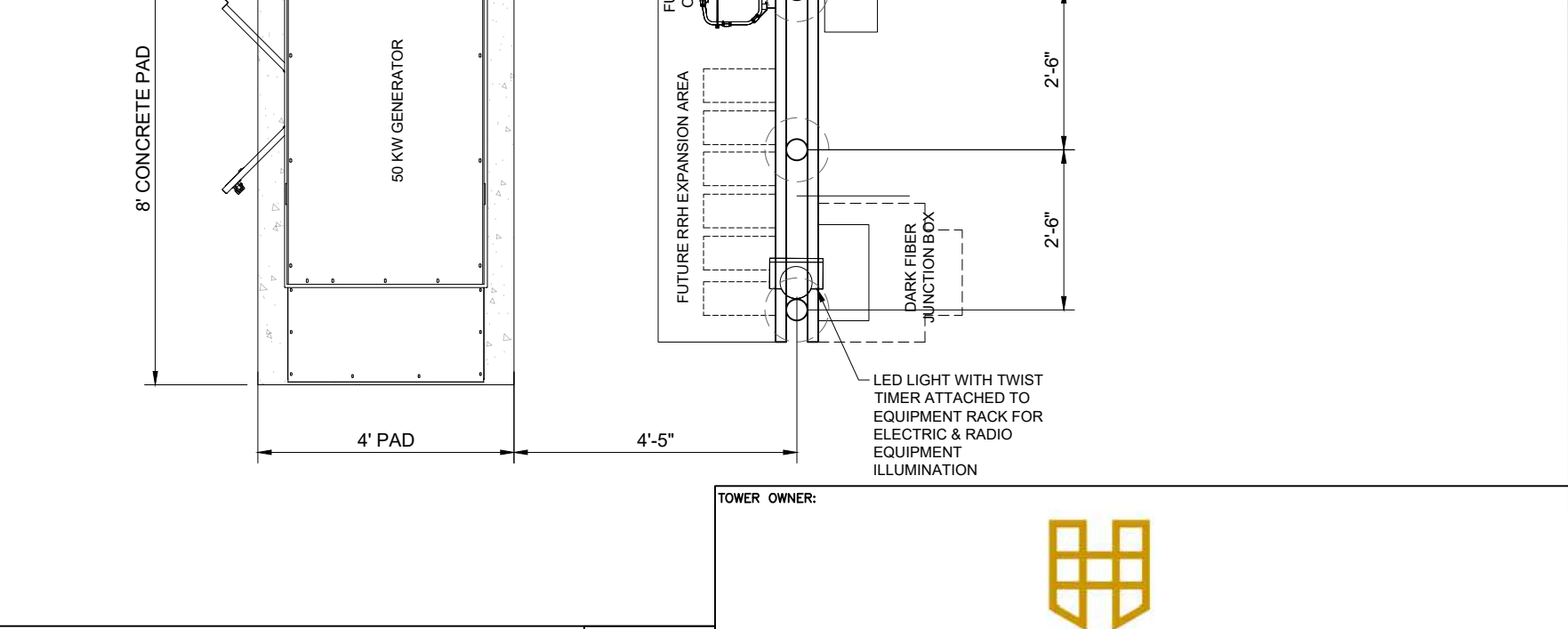
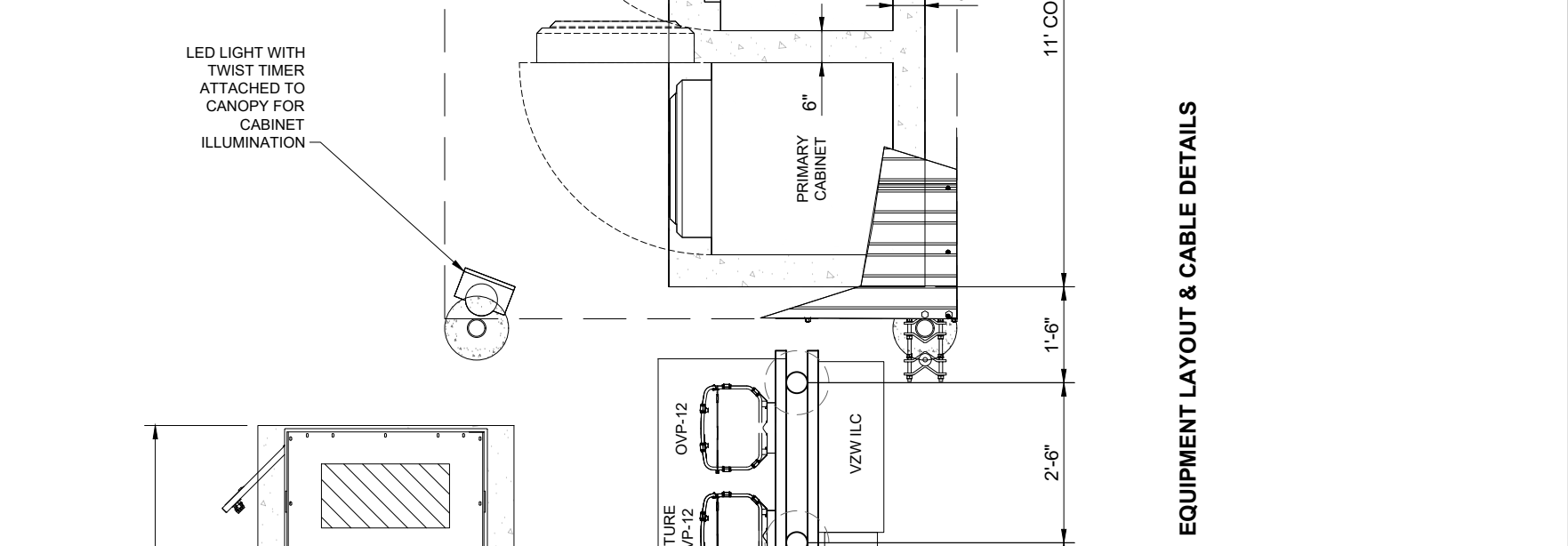
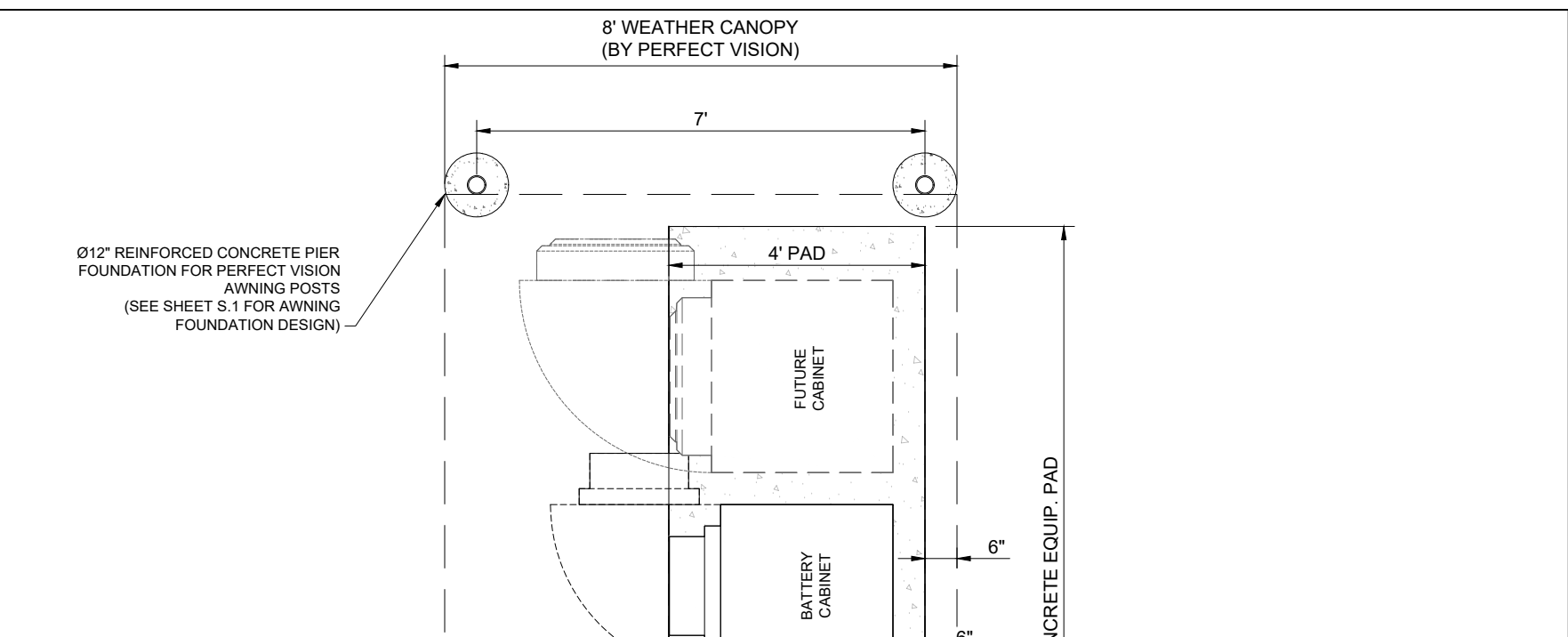
LAND OWNER CONTACT: 979-224-1790

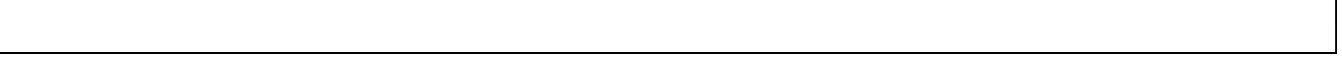
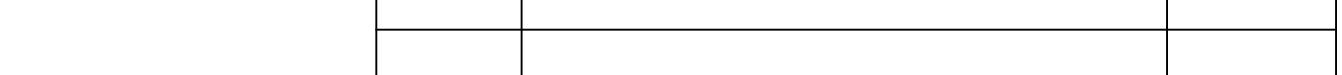
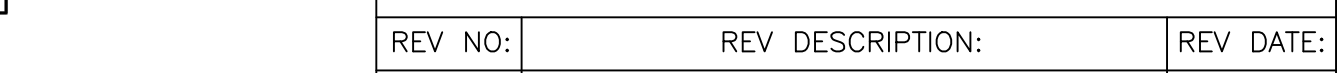
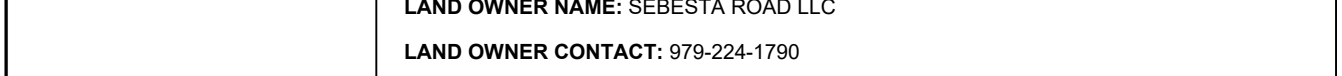
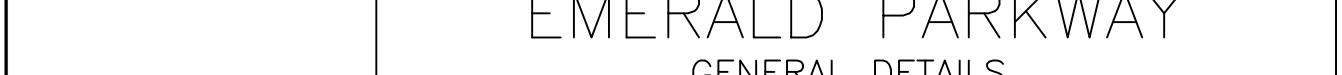
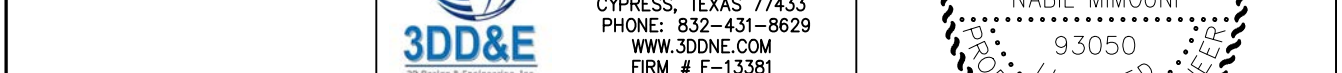
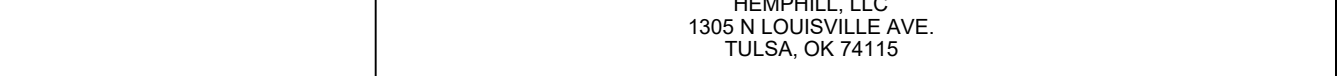
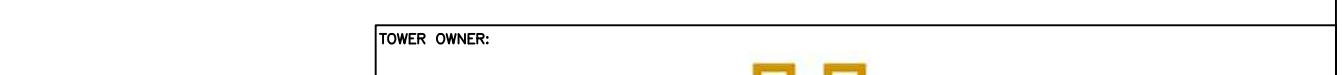
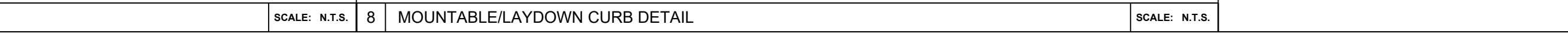
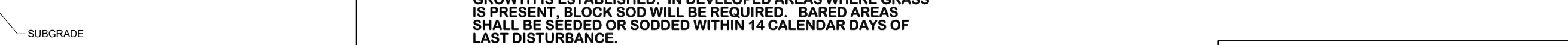
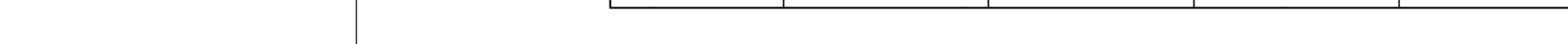
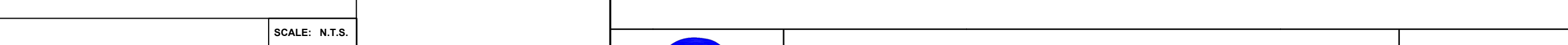
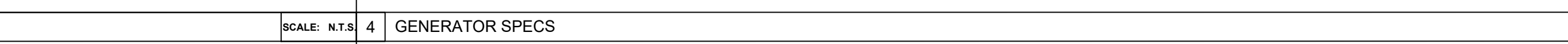
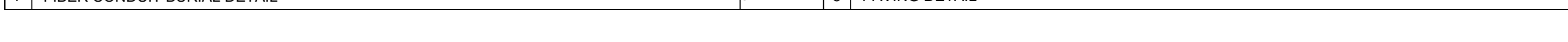
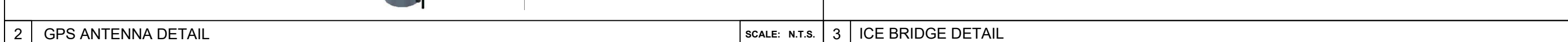
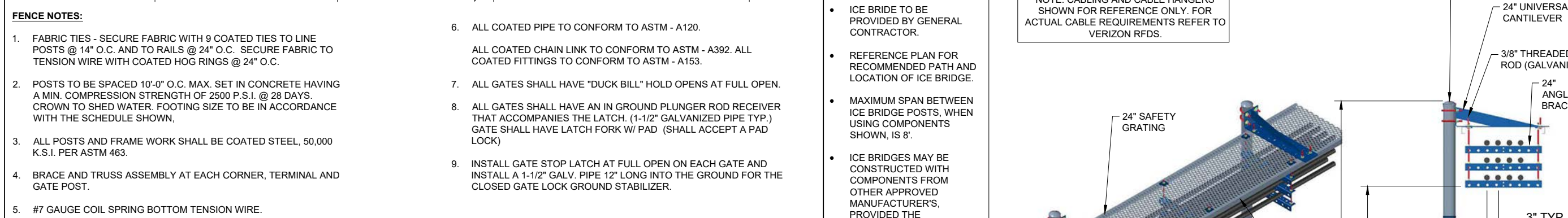
DATE OF CREATION: 8-24-2020

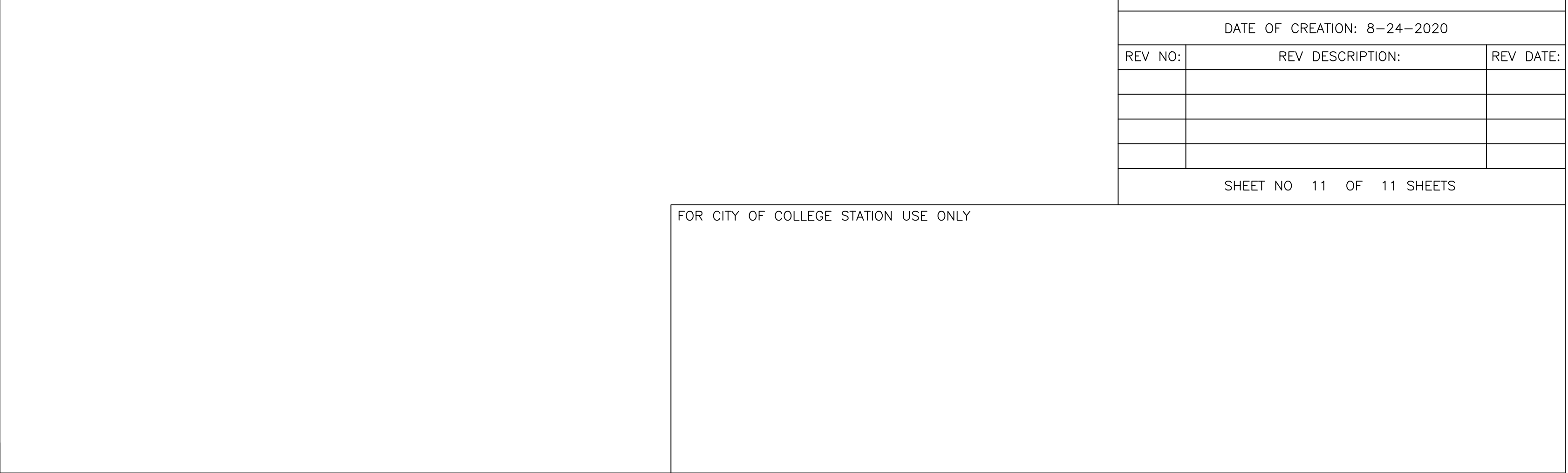
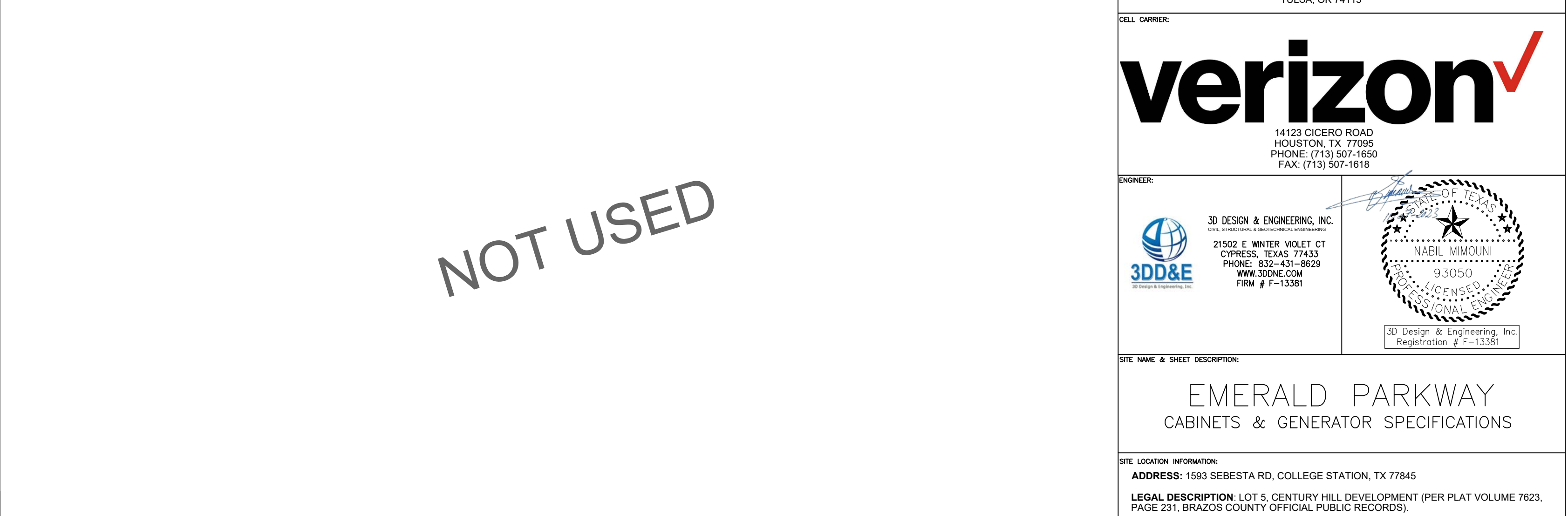
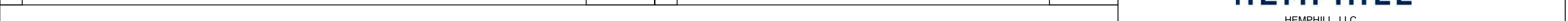
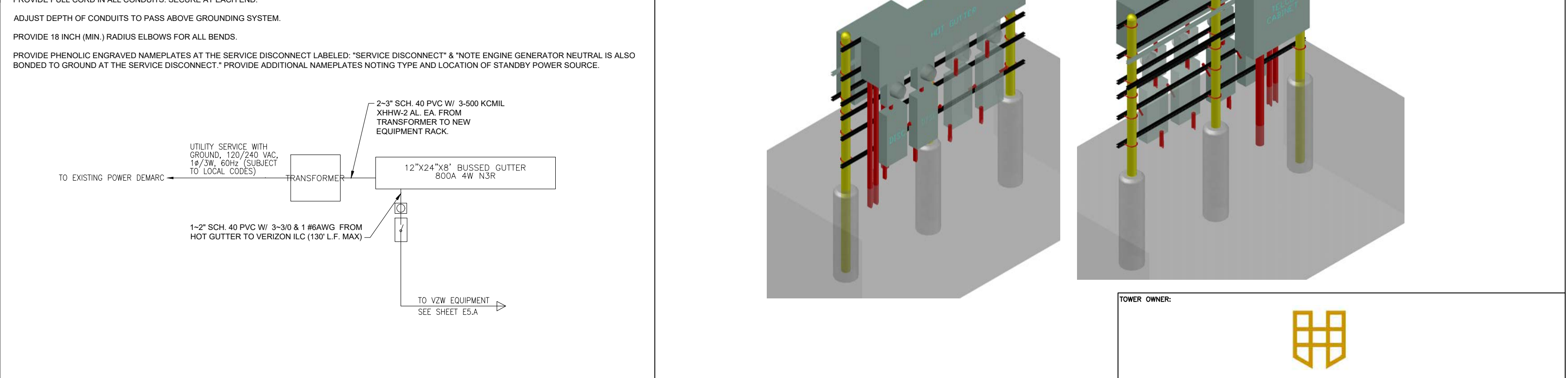
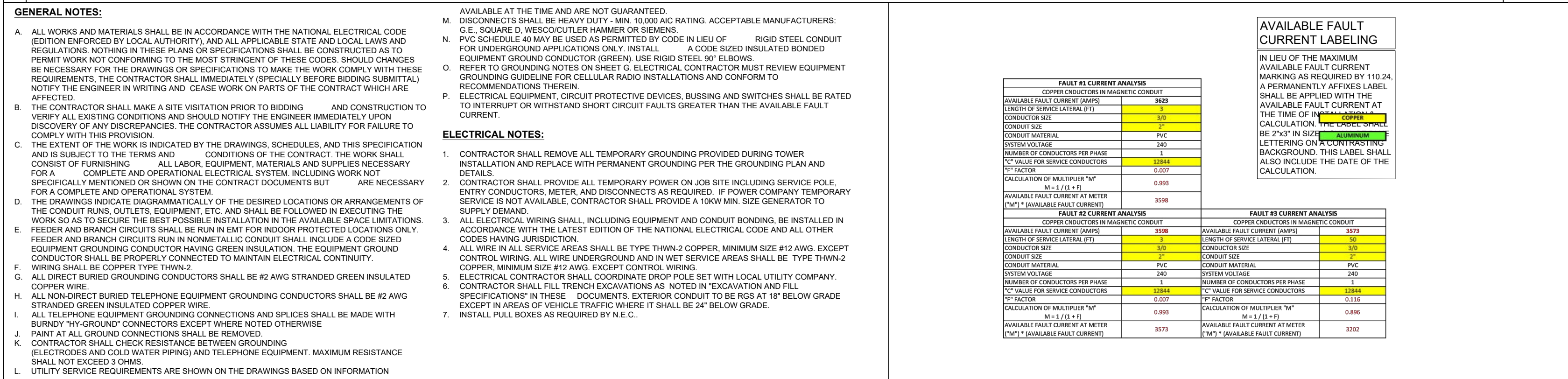
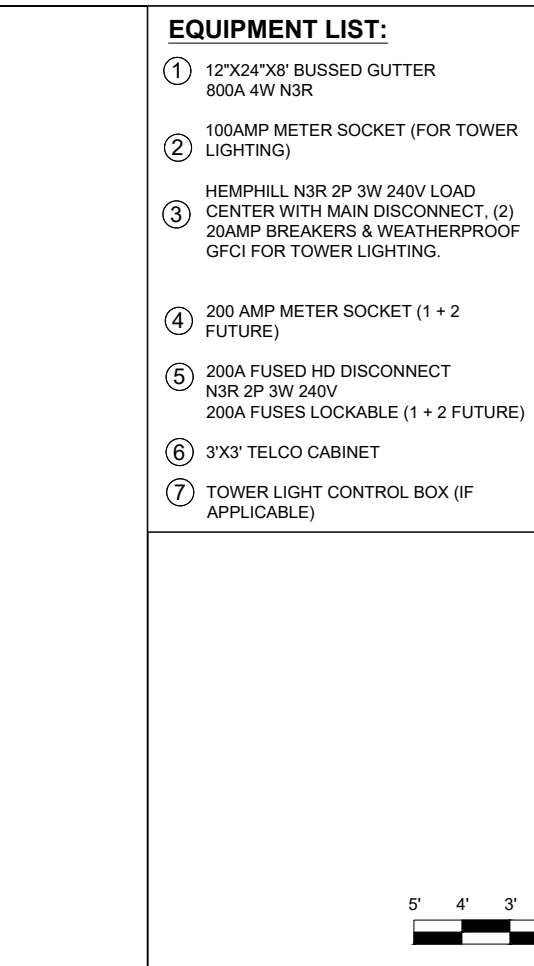
REV NO:	REV DESCRIPTION:	REV DATE:

SHEET NO 7 OF 11 SHEETS

FOR CITY OF COLLEGE STATION USE ONLY









verizon✓



PHOTO-SIMULATION (After)

New Build - Emerald Pkwy-HGCW-TX
Facing East Towards The Site

1595 Sebesta Road
College Station, TX
77845



verizon✓



FORESIGHT
COMMUNICATIONS, LLC

PHOTO-SIMULATION (After)

New Build - Emerald Pkwy-HGCW-TX
Facing North Toward The Site

1595 Sebesta Road
College Station, TX
77845



verizon✓



PHOTO-SIMULATION (After)

New Build - Emerald Pkwy-HGCW-TX
Facing South Towards The Site

1595 Sebesta Road
College Station, TX
77845



verizon✓



PHOTO-SIMULATION (After)

New Build - Emerald Pkwy-HGCW-TX

Facing Southwest Towards The Site From Nearest Residence (1200 Foxfire
Drive, College Station, TX 77845

1595 Sebesta Road
College Station, TX
77845



verizon✓



PHOTO-SIMULATION (After)

New Build - Emerald Pkwy-HGCW-TX
Facing West Toward The Site

1595 Sebesta Road
College Station, TX
77845