



September 16, 2024

City of Lewisville Planning Department
151 W. Church Street
Lewisville, TX 75057
972-219-5003

Re: Telecommunication Tower – Site Ref: E. Jones St

Mr. Beckham,

On behalf of Verizon Wireless, my company is submitting this application for a Special Use Permit for a telecommunication tower and facility located at 1550 N. Stemmons Fwy, Lewisville, TX 75057. The property owner is Cecile Dalton Family Funeral Home, LTD.

Our scope of work includes the proposed development of an unmanned wireless facility consisting of a 30'x40' fenced compound containing a 95' steel monopole tower with 10' lightning rod (105' AGL), new equipment cabinets on 4'x14' pad, new generator on 4'x8' pad, new perfect vision antenna mount with directional antennas and radio equipment, and new GPS.

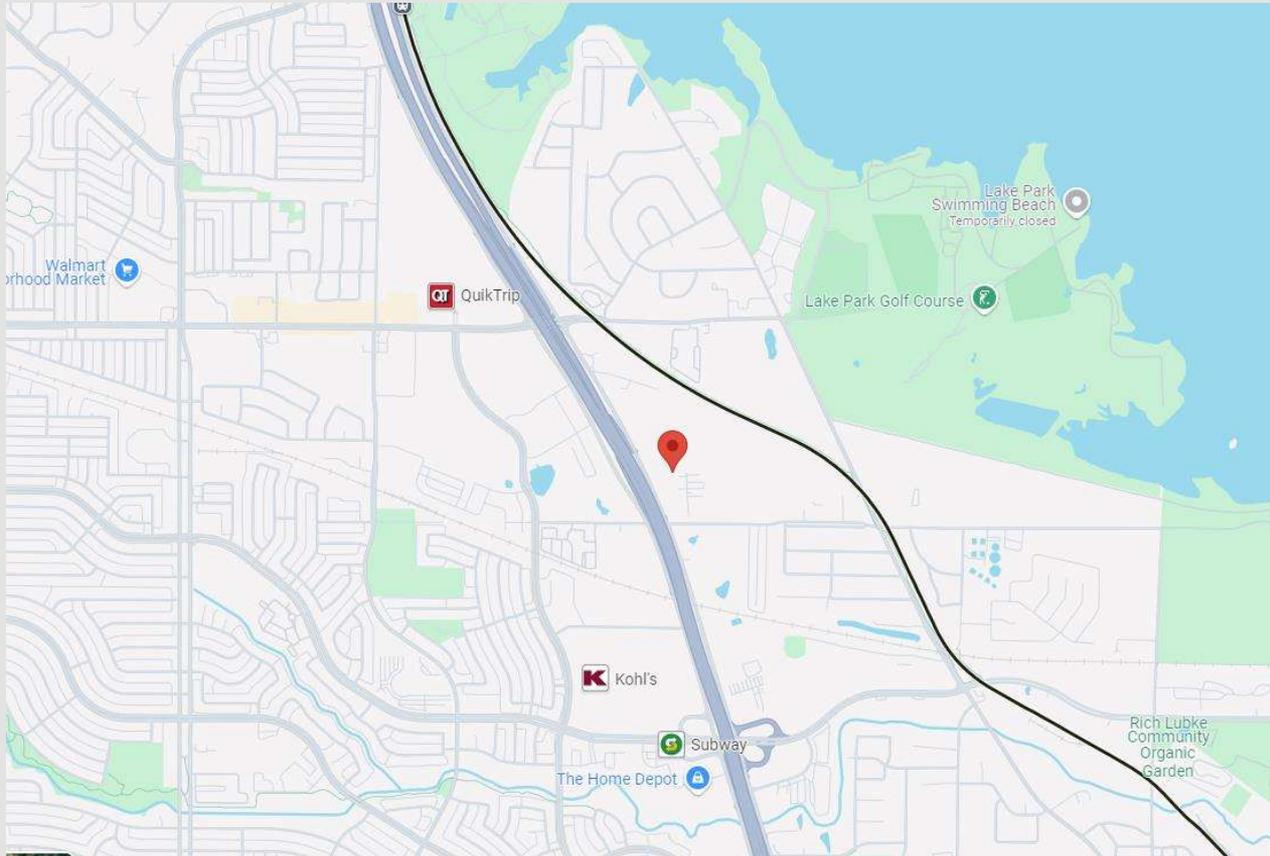
Please feel free to reach out to me at 501-722-3141 or dpettis@integrISite.net if you have any questions or need more information.

Sincerely,

Daniel Pettis
IntegrISite, Inc.

Verizon Wireless Communications Facility

Engineering Necessity Case – Proposed Verizon Site (JONES_ST)



Prepared by: RF Engineering

September 12, 2024



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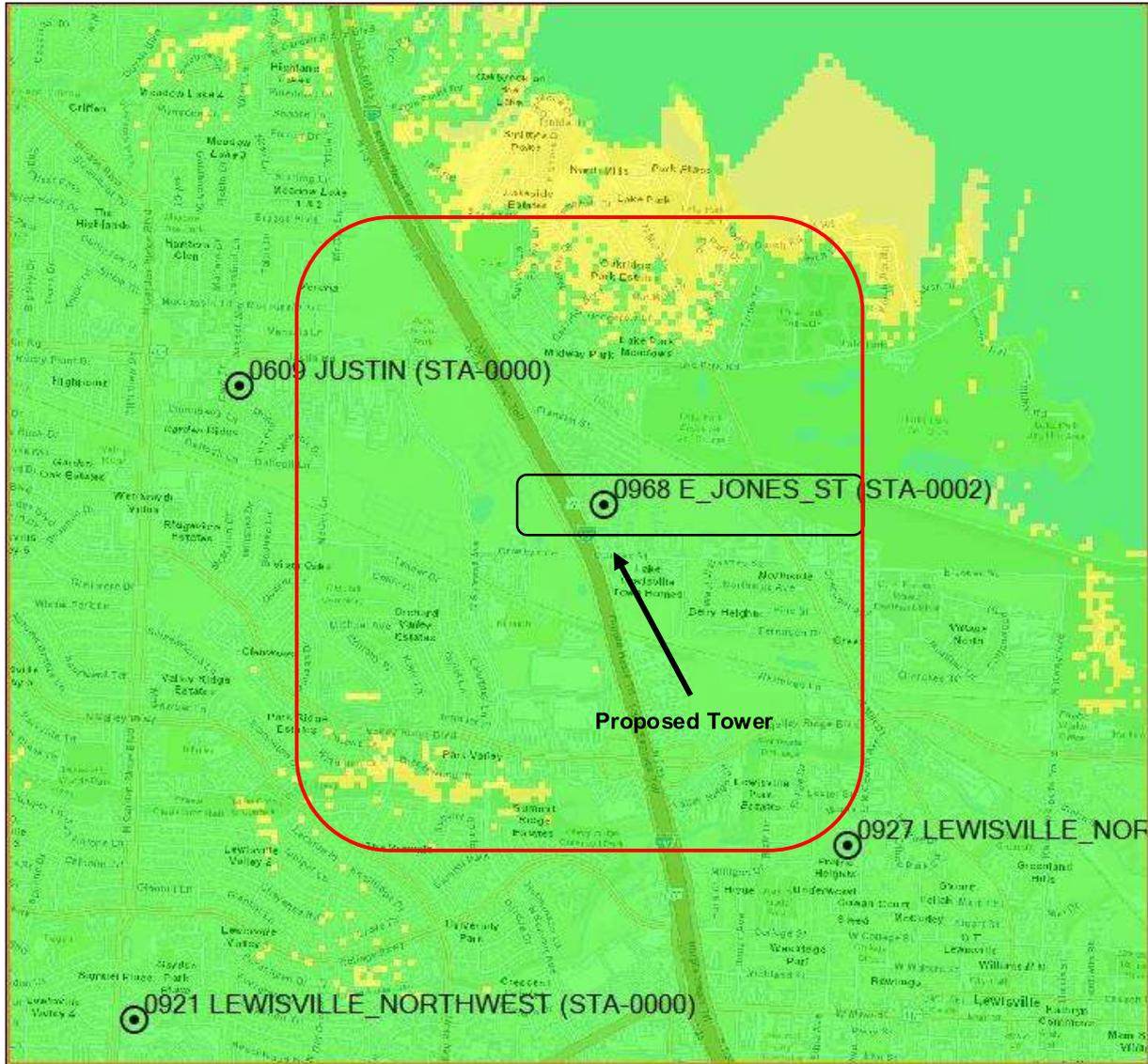
Objectives

By placing the new site at the proposed location, Verizon is able to meet its engineering requirements, which will provide the following benefits to its customers in the area:

- Improve indoor and outdoor coverage and increase capacity demand to meet engineering requirements for 911 and emergency services.
Offload usage from the Trigger sector and reducing the congestion and also help surrounding sites as well.
- Sufficient capacity to meet engineering requirements along Hwy 35, Lewisville Lake, and other commercial & residential locations.
- Provide sufficient network reliability by increasing the amount of time our customers operate on 5G instead of 4G.
- Proposed Tower at will provides a dominant server for the desired area to resolve the issues of capacity, throughput and improve coverage in the area.



Existing 700 LTE Coverage in the Area



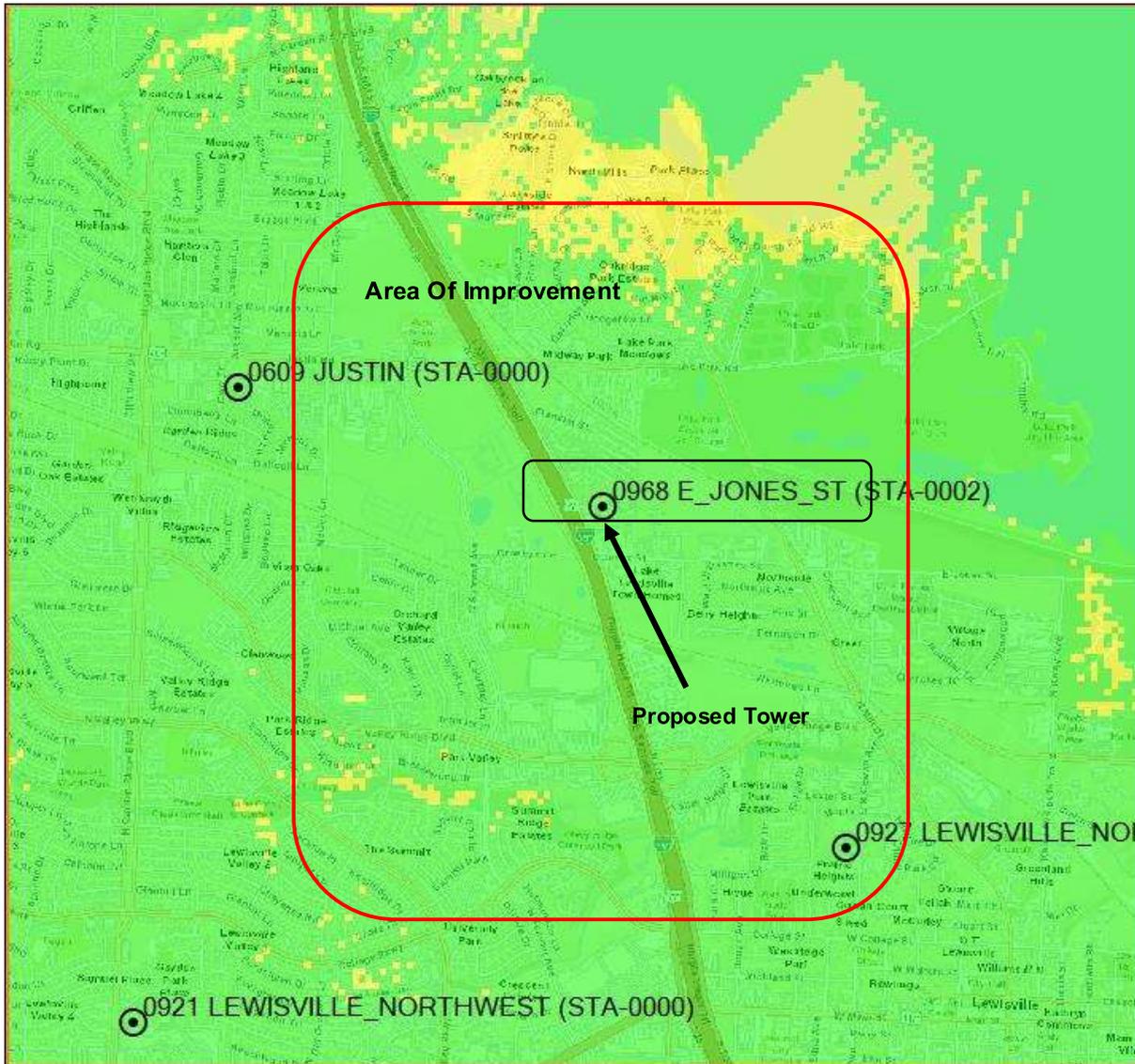
Legend: RSRP levels(dbm)

-  (-85 dbm)
-  (-110 dbm)
-  (-120 dbm)

700MHz Service



Proposed 700 LTE Coverage Using VERIZON Tower (JONES_ST) at 90'



Legend: RSRP levels(dbm)

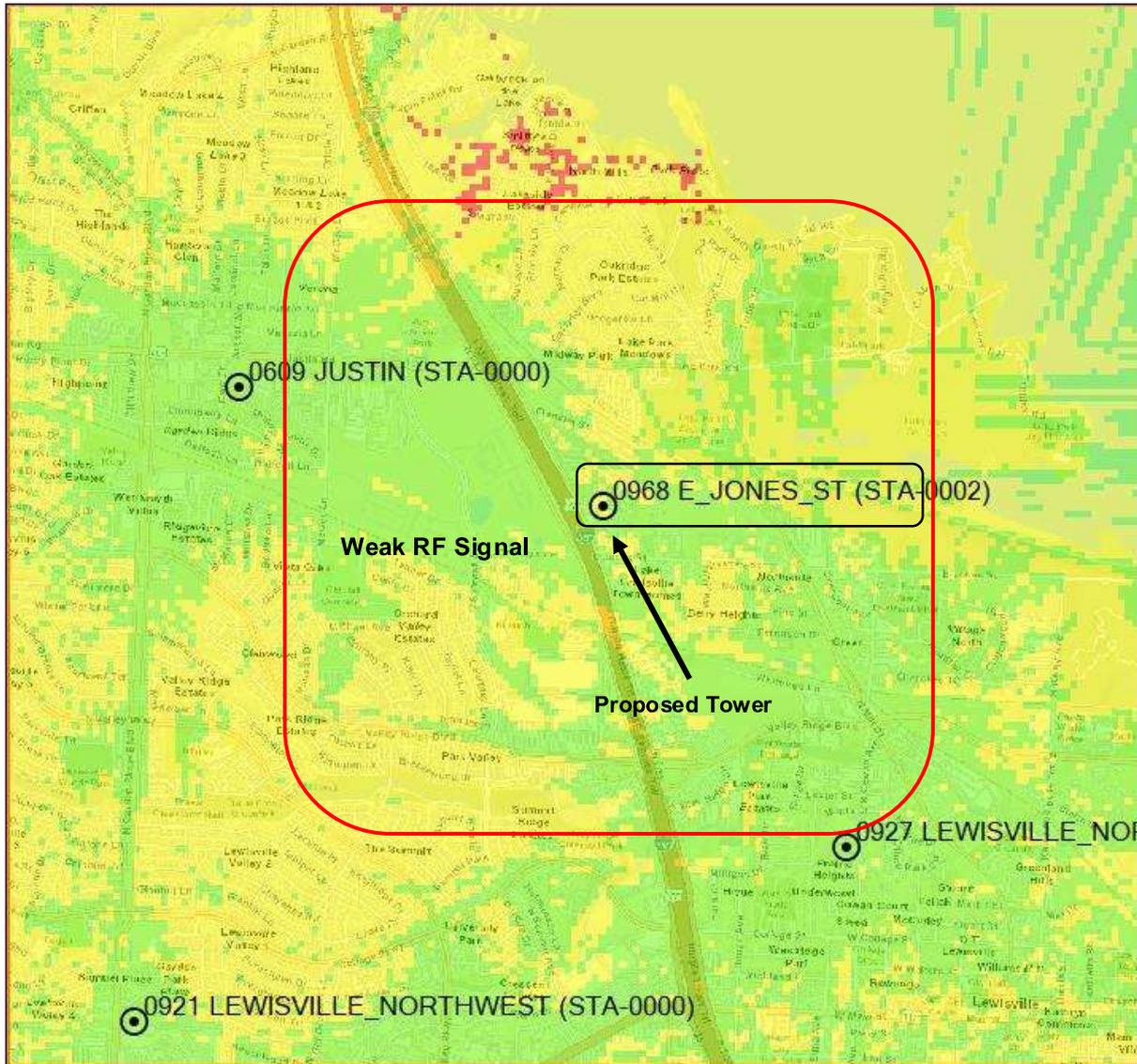
- (-85 dbm)
- (-110 dbm)
- (-120 dbm)

700MHz Service

Note: RSRP plots in slides 2-5 are generated Using Forsk's Atoll tool



Existing AWS Coverage in the Area



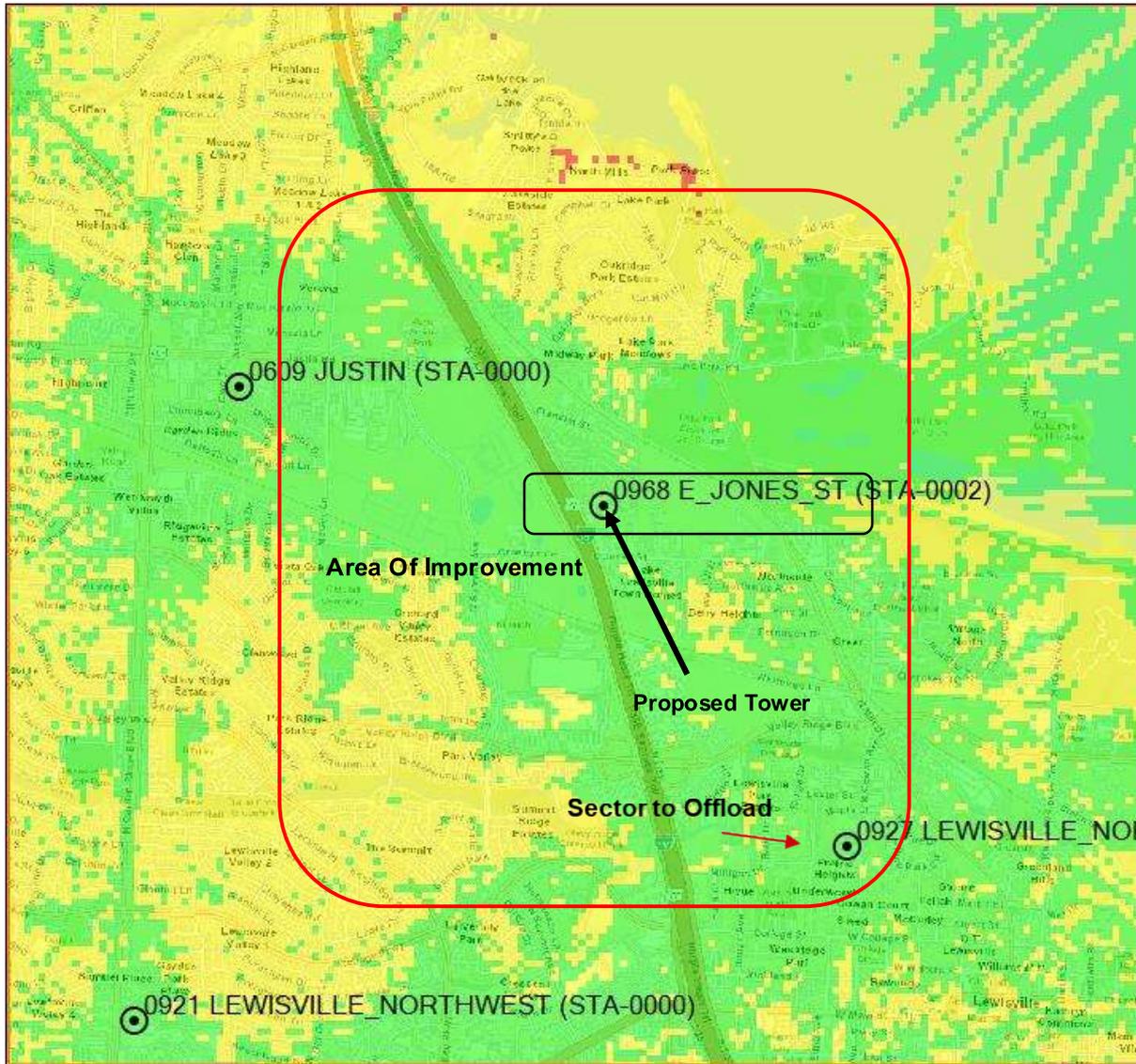
Legend: RSRP levels(dbm)

-  (-85 dbm)
-  (-110 dbm)
-  (-120 dbm)

700MHz Service



Proposed AWS Coverage Using VERIZON Tower (JONES_ST) at 90'



Legend: RSRP levels(dbm)

- (-85 dbm)
- (-110 dbm)
- (-120 dbm)

700MHz Service

Note: RSRP plots in slides 2-5 are generated Using Forsk's Atoll tool



Thank You





E JONES ST

1554 N I-35 E
LEWISVILLE, DENTON COUNTY, TEXAS 75057
(5000915429)

SITE NAME
E JONES ST

MDG: 5000915429
SPM: 17148134

E911 ADDRESS:
1554 N I-35 E
LEWISVILLE, DENTON COUNTY, TEXAS 75057

PARCEL/PROPERTY ADDRESS:
1550 N STEMMONS FWY
LEWISVILLE, DENTON COUNTY, TEXAS 75057

PROJECT INFORMATION

PARENT TRACT LEGAL DESCRIPTION:
AS RECORDED IN FILE NUMBER 2004-29917 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS - BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088, DENTON COUNTY, TEXAS, AND BEING A PART OF A 6.744-ACRE TRACT CONVEYED BY T.R. SMITH TO W.H. DALTON ON FEBRUARY 20, 1969, AS RECORDED IN VOLUME 580, PAGE 567, DEED RECORDS, DENTON COUNTY, TEXAS.

LESSEE'S PROPOSED PREMISES DESCRIPTION:
BEING A LESSEE'S PROPOSED 30'x40' PREMISES CONTAINING 0.0275 (1,200.0 SQ. FT.) OF LAND LOCATED IN THE STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088, DENTON COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 1.544-ACRE TRACT CONVEYED TO CECIL DALTON FAMILY FUNERAL HOME LTD AS RECORDED IN FILE NO. 2004-29917 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, SAID 0.0275-ACRE TRACT WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983.

TOTAL ACREAGE: 1.544 ACRES
PROJECT SITE ACREAGE: 0.0275 ACRES

SCOPE OF WORK

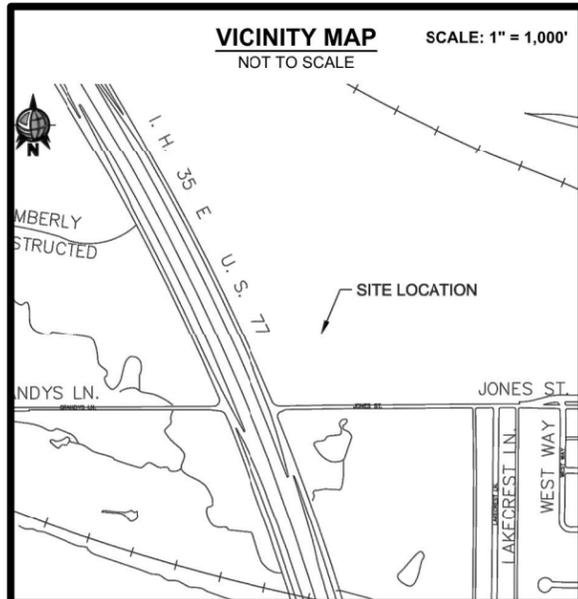
PROPOSED DEVELOPMENT OF AN UNMANNED WIRELESS FACILITY CONSISTING OF NEW EQUIPMENT CABINETS ON 4'x14' PAD, NEW GENERATOR ON 4'x8' PAD, NEW PERFECT VISION ANTENNA MOUNT WITH DIRECTIONAL ANTENNAS AND RADIO EQUIPMENT, & NEW GPS. THE FACILITY WILL HAVE A FENCED COMPOUND. ANTENNAS TO BE MOUNTED ON NEW STEEL MONOPOLE TOWER.

PROJECT DATA

APPLICANT: VERIZON WIRELESS 600 HIDDEN RIDGE IRVING, TX 75038 CONTACT: ALFREDO HERNAEZ PHONE: (817) 975-8399	LANDLORD: CECILE DALTON FAMILY FUNERAL HOME, LTD. 1550 NORTH STEMMONS FREEWAY LEWISVILLE, TEXAS, 75057 CONTACT: CECILE DALTON PHONE: 972-436-6511
JURISDICTION:	CITY OF LEWISVILLE
CONSTRUCTION TYPE:	UNMANNED TELECOMMUNICATIONS
GROUND ELEVATION:	555.2' AMSL
LATITUDE:	33° 03' 57.77" N
LONGITUDE:	97° 00' 50.38" W

PROJECT PARTICIPANTS

ARCHITECTS / ENGINEERS ARCHCOMM LLC. 1006 BECKETT SAN ANTONIO, TEXAS 78213 PHONE: (210) 308-9905 FIRM NUMBER: F-15659	ELECTRICAL ENGINEER EDWARD C. MONACO P.E., INC. 2318 SAN PEDRO AVE., STE #2 SAN ANTONIO, TEXAS 78212 PHONE: (210) 541-0200
CONSTRUCTION ENGINEER ALFREDO HERNAEZ (817) 975-8399	SURVEYOR 3D DESIGN & ENGINEERING, INC. 21502 E. WINTER VIOLET CT CYPRESS, TEXAS 77433 PHONE: (832) 510-9621
CONSTRUCTION MANAGER TRACY REEVES (682) 831-3245	



SHEET INDEX

T1	TITLE SHEET
P1	SITE PHOTOGRAPHS SURVEY
N1	GENERAL NOTES
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L2.0	LANDSCAPE SPECIFICATIONS
L11.0	IRRIGATION NOTES & LEGEND
L11.1	IRRIGATION PLAN
L12.1	IRRIGATION DETAILS
L12.2	IRRIGATION DETAILS
L12.3	IRRIGATION DETAILS
C1	SEDIMENT AND EROSION CONTROL & GRADING PLAN
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A1-1	DETAIL SITE PLAN
A1-2	EQUIPMENT PLAN
A2	SITE ELEVATION
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D2	ENCLOSURE DETAILS
D3	METER FRAME DETAILS
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G2	GROUNDING DETAILS
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E5	ELECTRICAL SPECIFICATIONS

APPENDIX

1 - 4	ANTENNA MOUNT
5 - 7	GENERATOR SPECIFICATIONS
8 - 13	PERFECT VISION CANOPY SPECIFICATIONS

BUILDING CODES

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH:

- 2021 INTERNATIONAL BUILDING CODE
- 2020 NATIONAL ELECTRIC CODE

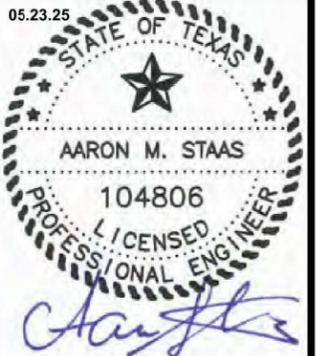
UTILITIES

ELECTRIC COMPANY
DME

TELCO PROVIDER:
TBD

PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT



ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

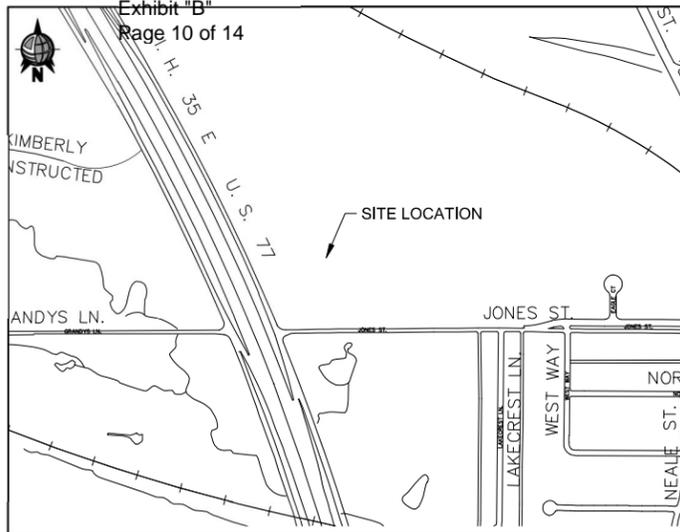
SHEET TITLE
TITLE SHEET

SHEET HISTORY

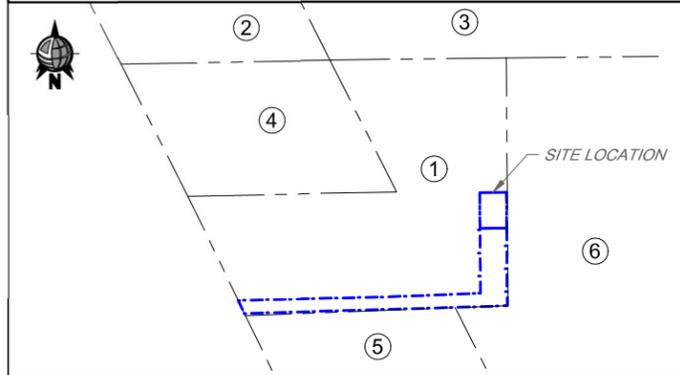
06.18.24	REV. SET 2 - UPDATE DETAIL
10.18.24	REV. SET 3 - COMMENTS
12.18.24	REV. SET 4 - ADD LANDSCAPE
01.17.25	REV. SET 5 - COMMENTS
04.10.25	REV. SET 6 - ADD IRRIGATION
05.23.25	REV. SET 7 - COMMENTS

T1

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.



VICINITY MAP (SCALE: 1" = 1,000')



PROPERTY MAP (N.T.S.)

ADJOINER TABLE		
#	OWNER	PARCEL ID
1	CECIL DALTON FAMILY FUNERAL HOME LTD	17689
2	ADOBE XL LLC	17694
3	WHITTLE JERRY V	225745
4	WHITTLE PROP LLC	17692
5	ONCOR ELECTRIC DELIVERY CO	17681
6	TMPA	535683

ABBREVIATIONS

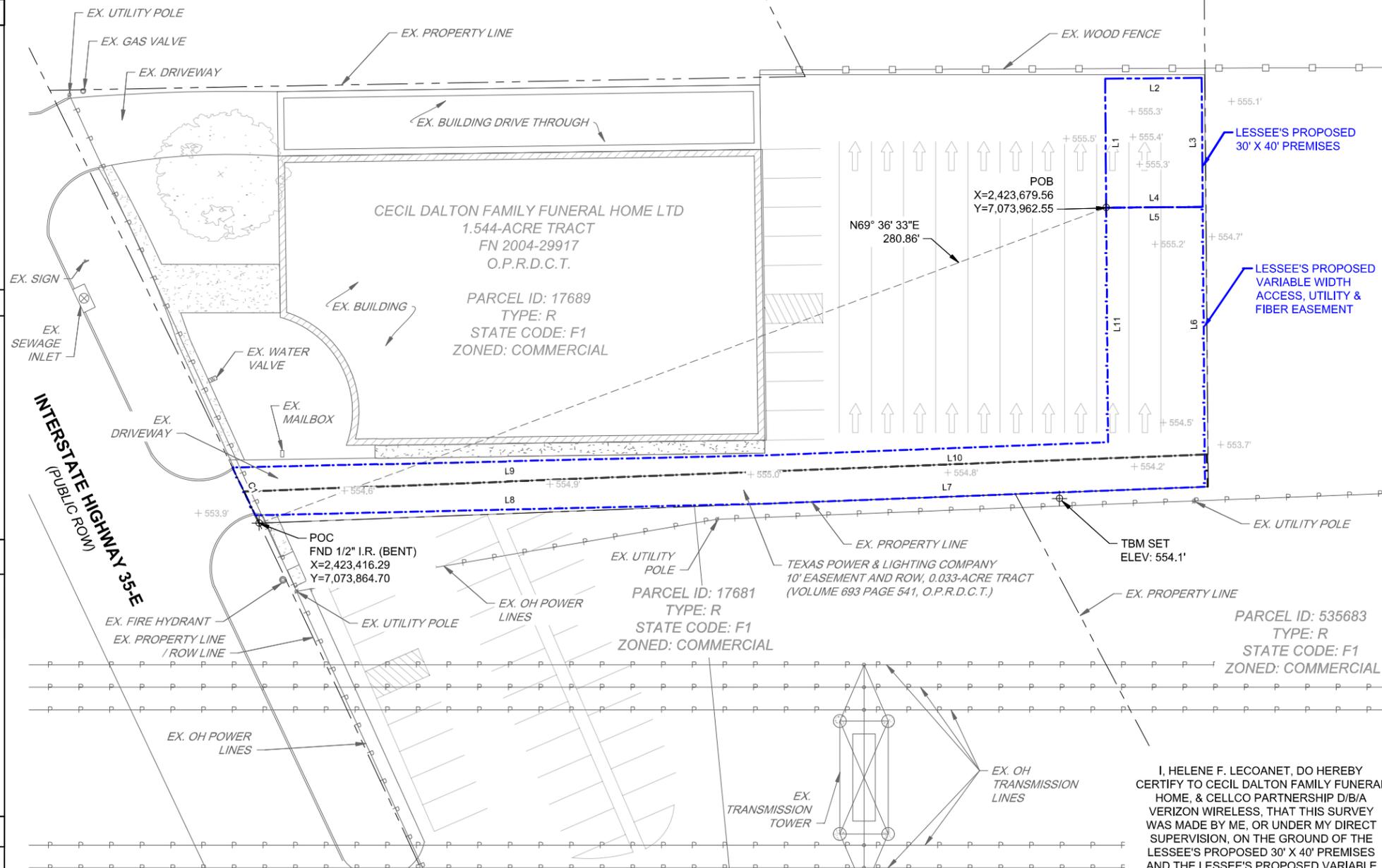
A.M.S.L.	AVERAGE MEAN SEA LEVEL
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAIN LINK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FN	FILE NUMBER
FND	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
OH	OVERHEAD
ROW	RIGHT-OF-WAY
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LEGEND

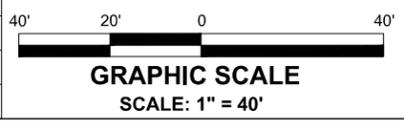
	LESSEE'S PREMISES		EX. EASEMENT
	LESSEE'S EASEMENT		EX. PROPERTY LINE
	EX. WROUGHT IRON FENCE		EX. OH POWER LINES
	EX. B.W. FENCE		EX. UTILITY POLE
	EX. WOOD FENCE		EX. TELCO PEDESTAL
	EX. HIGH BANK		EX. MANHOLE

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	40.00'	N00° 28' 08"W
L2	30.00'	N89° 31' 52"E
L3	40.00'	S00° 28' 08"E
L4	30.00'	S89° 31' 52"W
L5	30.00'	N89° 31' 52"E
L6	86.81'	S00° 28' 08"E
L7	136.91'	S87° 48' 18"W
L8	158.38'	S88° 42' 06"W
L9	165.47'	N88° 42' 06"E
L10	106.77'	N87° 48' 18"E
L11	72.72'	N00° 28' 08"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	16.45'	11584.00'	00° 04' 53"	N25° 31' 31"W	16.45'



FAA 1A INFORMATION	
LATITUDE	33.066048°
LONGITUDE	-97.013994°
ELEVATION	555.2' A.M.S.L.



STEPHEN RIGGS SURVEY, A-1088

NOTE: PREMISES AND ASSOCIATED EASEMENT SHALL BE CLEARED AS REQUIRED FOR CONSTRUCTION.



SURVEY PREPARED FOR:
verizon
 600 HIDDEN RIDGE
 IRVING, TX 75038
 PHONE: (678) 339-4247
 FAX: (972) 718-1967

SURVEY PREPARED BY:

3D DESIGN & ENGINEERING INC.
 DEPARTMENT OF SURVEYING
 21502 E WINTER VIOLET CT
 CYPRESS, TX. 77433
 PHONE: 832-510-9621
 www.3ddne.com
 INFO@3DDNE.COM
 TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY

SITE EXHIBIT AND DESCRIPTION
VERIZON WIRELESS - TEXAS AREA
EAST_JONES_ST
 INTERSTATE HIGHWAY 35-E
 LEWISVILLE, TX, 75057
 MDG LOCATION ID: 5000915429

PARCEL ID: 535683
 TYPE: R
 STATE CODE: F1
 ZONED: COMMERCIAL

HELENE F. LECOANET, RPLS
 TEXAS REGISTRATION NO. 6567

DRAWN BY: MAV
 CHECKED BY: HL
 DATE: 1/8/2025

SHEET 1 OF 2
 SURVEY NOT VALID WITHOUT ALL SHEETS

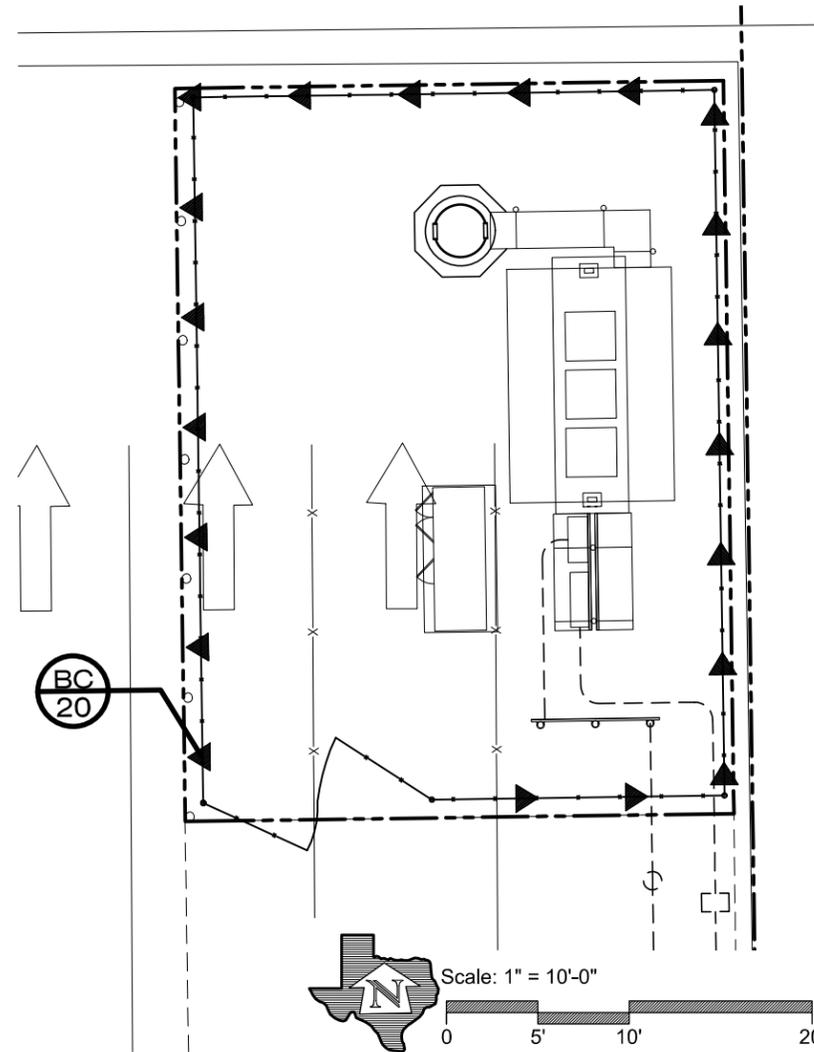
I, HELENE F. LECOANET, DO HEREBY CERTIFY TO CECIL DALTON FAMILY FUNERAL HOME, & CELCO PARTNERSHIP D/B/A VERIZON WIRELESS, THAT THIS SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LESSEE'S PROPOSED 30' X 40' PREMISES AND THE LESSEE'S PROPOSED VARIABLE WIDTH ACCESS, UTILITY & FIBER EASEMENT HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



PLANT SCHEDULE						SIZE = CALIPER OR SPREAD
SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
VINES						
BC	Bignonia capreolata	Crossvine	-	5 GAL.		PLANT AS A VINE, ESPALIER TO HOG WIRE FENCE, POST OR WIRE TRELLIS WHERE OCCUPS.



VICINITY MAP (N.T.S.)



E JONES ST

1554 N I-35 E
LEWISVILLE, DENTON COUNTY, TEXAS 75057
(5000915429)



5.20.25



ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE
**ENLARGED LANDSCAPE
PLANTING PLAN**

SHEET HISTORY	
1. CITY COMMENTS	1/16/25
2. CITY COMMENTS	5/20/25

L1.1

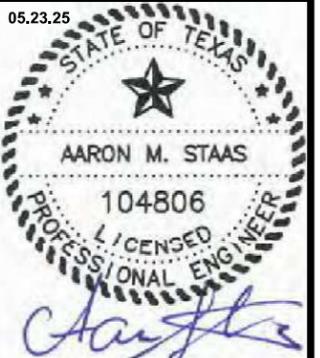
THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.



E JONES ST

1554 N I-35 E
 LEWISVILLE, DENTON COUNTY, TEXAS 75057
 (5000915429)

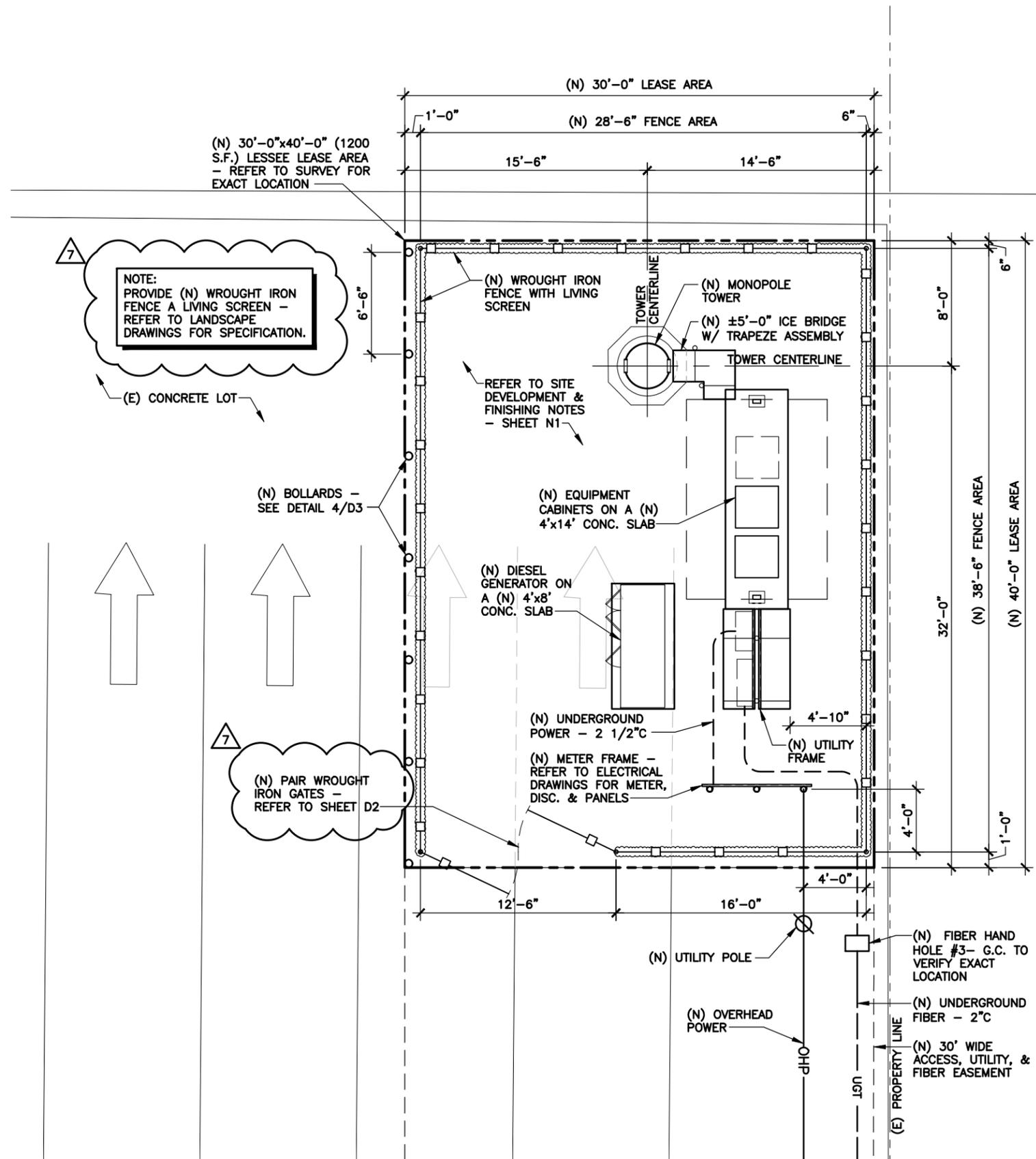
05.23.25



ARCHCOMM, LLC.
 1006 Beckett
 San Antonio, Texas 78213
 (210) 308-9905
 TBPE NO. F-15659

SHEET TITLE	
DETAIL SITE PLAN	
SHEET HISTORY	
01.09.24	PCD
04.11.24	FCD
05.27.24	REV. SET 1 - COMMENTS
10.18.24	REV. SET 3 - COMMENTS
05.23.25	REV. SET 7 - COMMENTS

A1-1



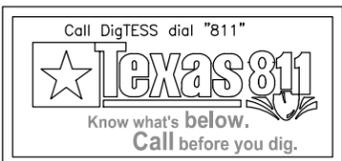
NOTE:
 PROVIDE (N) WROUGHT IRON FENCE A LIVING SCREEN - REFER TO LANDSCAPE DRAWINGS FOR SPECIFICATION.

(N) PAIR WROUGHT IRON GATES - REFER TO SHEET D2

NOTE: GENERAL CONTRACTOR TO VERIFY MOST CURRENT RFDS - TO BE PROVIDED BY LESSEE.

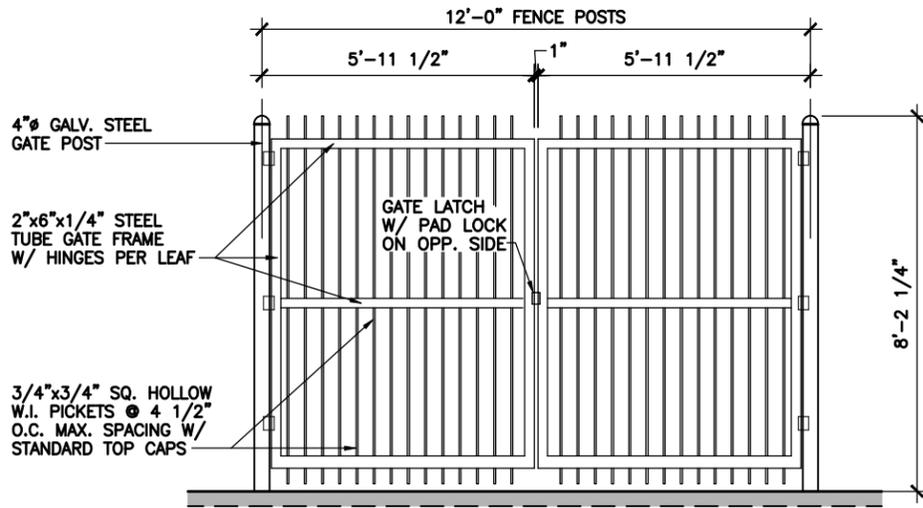
(N) = NEW LESSEE
 (E) = EXISTING
 (F) = FUTURE

1 **DETAIL SITE PLAN**
 SCALE: 1/8" = 1'-0"
 NORTH

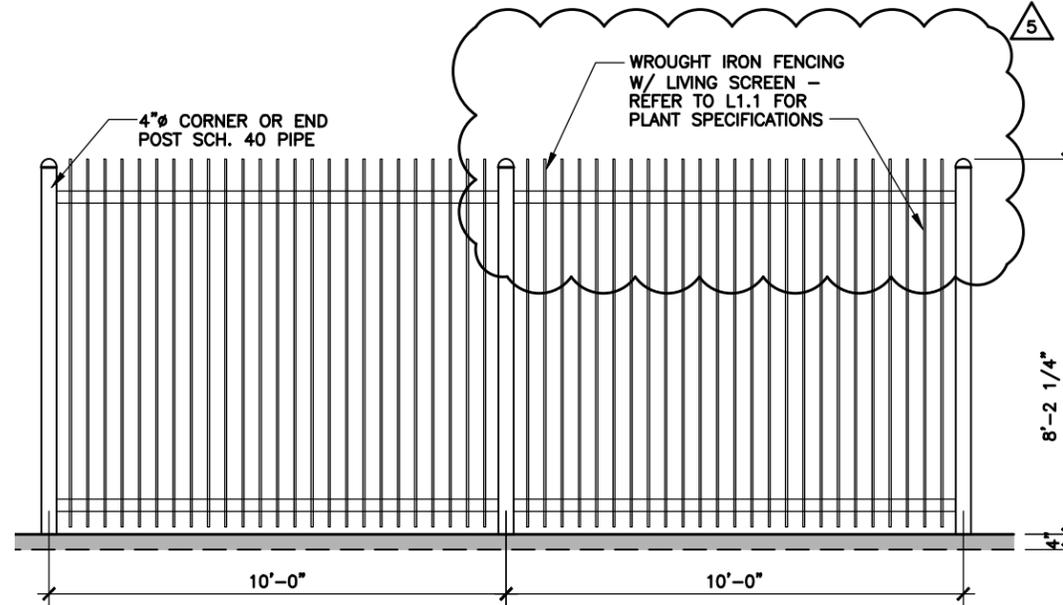


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H:\VERIZON\TEXAS\E_Jones_St-764628\Project Assigned Number\CAND\PROD DWGS\E Jones St-04-A0A1A1IG1G11 BASE.dwg, 5/23/2025 11:29:08 AM, juan

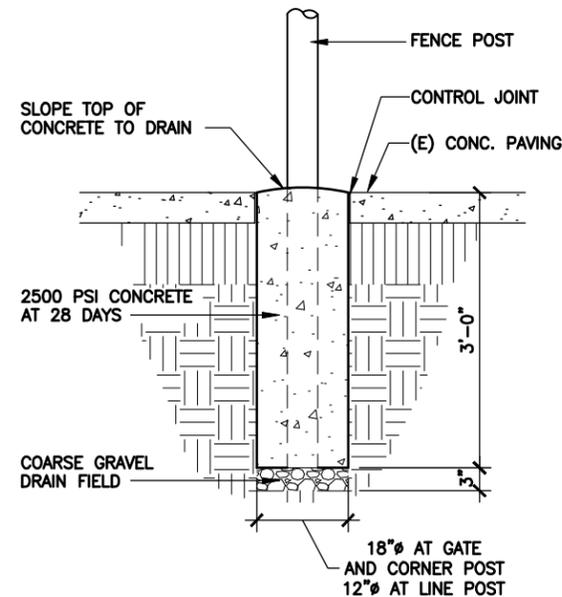


1 ELEVATION - PAIR OF GATES
 SCALE: 1/4" = 1'-0"



2 TYPICAL FENCE ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE: REFER TO SITE PLAN FOR QUANTITY AND TYPE OF GATE OR GATES REQUIRED.



3 FOUNDATION
 SCALE: 1/2" = 1'-0"

1. REFER TO SITE PLAN FOR FENCE OFFSET FROM LEASE LINE.
2. REFER TO SITE PLAN FOR TYPE, SIZE AND QUANTITY OF GATES REQUIRED.
3. USE THESE DETAILS AS A GUIDE AND MINIMUM STANDARDS; OTHERWISE, MATCH EXISTING GATES AND FENCES.

4 FENCE NOTES



E JONES ST

1554 N I-35 E
 LEWISVILLE, DENTON COUNTY, TEXAS 75057
 (5000915429)

01.17.25



ARCHCOMM, LLC.
 1006 Beckett
 San Antonio, Texas 78213
 (210) 308-9905
 TBPE NO. F-15659

SHEET TITLE
ENCLOSURE DETAILS

SHEET HISTORY	
11.07.23	PCD
04.11.24	FCD
06.18.24	REV. SET 2 - UPDATE DETAIL
10.18.24	REV. SET 3 - COMMENTS
01.17.25	REV. SET 5 - COMMENTS

D2

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