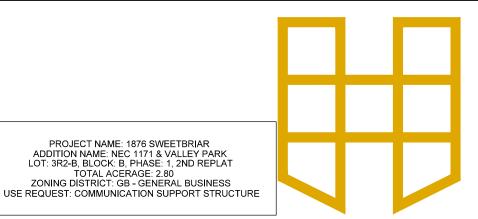
# SWEETBRIAR **SITE: 1876**

# **125' MONOPOLE TOWER**

FOR MULTIPLE WIRELESS CARRIERS

PROJECT NAME: 1876 SWEETBRIAR ADDITION NAME: NEC 1171 & VALLEY PARK LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT TOTAL ACERAGE: 2.80 ZONING DISTRICT: GB - GENERAL BUSINESS



#### VICINITY MAP



# **CONSULTING ENGINEER**



SPECIALTY TELECOMMUNICATIONS SERVICES, LLC FIRM NO.: F-16740 **13431 BROADWAY EXT., SUITE 120. OKLAHOMA CITY, OK 73114** 405-753-7167

SITE NUMBER	1876
SITE NAME	SWEETBRIAR
SITE ADDRESS	TBD VALLEY PARKWAY
	LEWISVILLE, TX 75067
COUNTY	DENTON
ZONING CLASS	
POWER COMPANY	ONCOR
CONTACT NAME	
TELEPHONE	888-313-4747
TELCO COMPANY	TBD
CONTACT NAME	
TELEPHONE	
PROPERTY OWNER	PRESTON DAY
TELEPHONE	469-769-0888

CITE NUMBER

HEMPHILL CONTACT

SURVEY CONTACT

**TELEPHONE** 

**TELEPHONE** 

PROJECT DATA

#### **2C COORDINATES**

MATT KLINE

901-371-1399

POINT TO POINT SURVEYORS

678-565-4440

LAT: 33° 02' 40.20" LONG: -97° 01' 11.16" (DEC. DEG.: 33.044500, -97.019778) SURVEY AND 2C PROVIDED BY POINT TO POINT SURVEYORS AND INCLUDED IN THIS SET OF DRAWINGS FOR REFERENCE ONLY.

### DIRECTIONS

FROM CHICKASAW NATION, OKLAHOMA, DRIVE SOUTH ON INTERSTATE I-35 S. TAKE **EXIT 452 TOWARD FARM TO MARKET** 1171/MAIN ST, IN 0.1MI. MERGE ONTO N STEMMONS FWY. IN 0.5MI. TURN RIGHT ONTO W MAI ST, IN 0.3MI. TURN RIGHT ONTO N SUMMIT AVE. IN 446FT, TUNR LEFT ONTO CIVIC CIR, IN 0.2MI. TURN LEFT, IN 236FT. TUNR RIGHT, IN 377FT. TURN RIGHT, IN 226FT. SITE AND ACCESS WILL BE ON THE LEFT.

#### PROJECT NOTES

**HEMPHILL TOWER SITE DEVELOPMENT** SPECIFICATIONS SUPPLEMENT THE **CONSTRUCTION DRAWINGS. FACILITY IS** NOT STAFFED AND NORMALLY NOT OCCUPIED.

**CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND** CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME

#### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODE ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES:

- 2018 INTERNATIONAL BUILDING CODE
   2017 NATIONAL ELECTRIC CODE
- 2018 INTERNATIONAL FIRE CODE

#### ENGINEER OF RECORD

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

#### ONE CALL SYSTEM



**BEFORE YOU DIG, CALL TEXAS LINE** LOCATION FOR LOCATION OF **UNDERGROUND UTILITIES. CALL 811** 

		DRAWING INDEX	
	SHEET	SHEET TITLE	REV.
	TS	TITLE SHEET	0
	C1-1	SITE SURVEY	0
	C1-2	SITE SURVEY	0
	C1-3	SITE SURVEY	0
	C1-4	ZONING PLAN	0
	C1-5	ZONING MAP	0
	C1-6	TREE EXHIBIT	0
	C2-1	COMPOUND LAYOUT	0
	C3-1	TOWER ELEVATION	0
	C3-3 GROUND EQUIPMENT DETAILS C3-6 TRENCHING DETAILS		0
			0
<b>'</b>	C4-1	ROADWAY AND COMPOUND DETAILS	
	C6-1	COMPOUND FENCE DETAILS	
	C6-2	SCREENING WALL DETAILS	
	E1-1	ELECTRIC, LIGHTING, AND TELCO PLAN	
	E2-1	ELECTRICAL DETAILS	0
	E3-1	GROUNDING PLAN	0
	E4-1	GROUNDING DETAILS	
	G1-1	1 GENERAL NOTES	
	G1-2	2 GENERAL NOTES	
J			



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



**DRAFTING SERVICES** 9 E 4TH ST. SUITE C-4 **TULSA, OK 74103** 918-215-7575

PROJECT NO:	1876
PROJECT NAME:	SWEETBRIAR
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:

**APPROVAL** 

1	REV	DATE	DESCRIPTION
	0	08/01/25	FOR APPROVAL

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

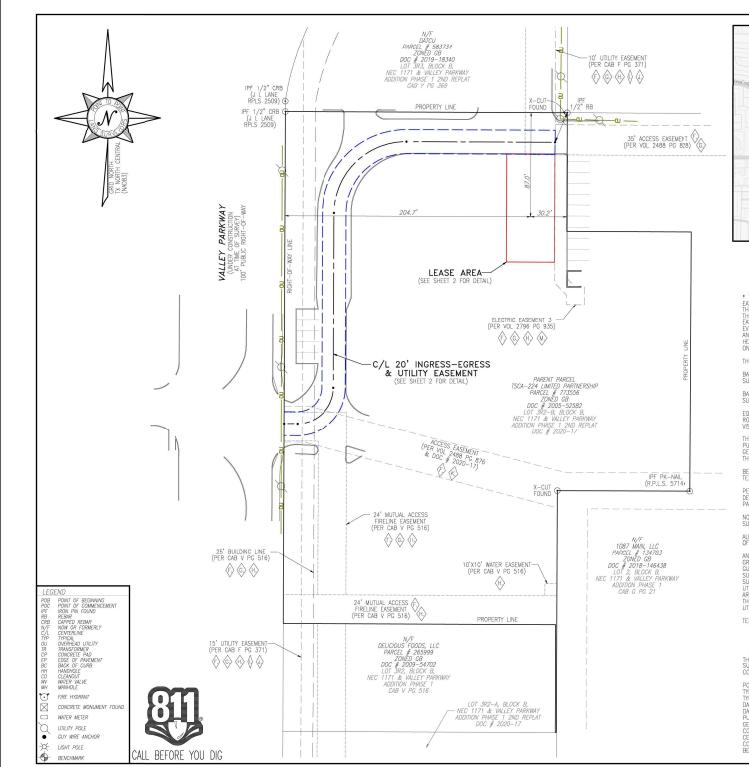
**SCALE** 

N.T.S.

**TITLE SHEET** 

SHEET NUMBER:

REVISION:





## VICINITY MAP

#### GENERAL NOTES

THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HEMPHILL TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF, BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPLIED FROM TAX WARS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

BASIS OF BEARING: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

BASIS OF ELEVATION: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRX7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 12/11/2024]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF  $\pm$  0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON TEXAS GRID NORTH (NAD 83) NORTH CENTRA. ZONE,

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL F.OOD HAZARD). COMMUNITY PANEL NO. : 48121C0545G DATED: 04/18/2011.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATE A LTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TEXAS REGISTRATION NO. 10194197

#### GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.20 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURFY: 12/1/12/2011 (EPOCH: 2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRUD FACTOR(S): 0.99984958
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.80735556'
BENCHMARKS USED: DF4385, DF8986, DH7149



DATE: 01/07/2024
PROFESSIONAL LAND SURVEYOR LICENSE NO. 658

S MAP IS NOT A CERTIFIEE SURVEY AND HAS NOT BEEN REVIEWED BY A CAL COVERNMENT ACENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND VELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PROSES SHOWN. THIS MAP IS NOT FOR RECORDATION.



100 Governors Trace, Ste. 103 Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



1305 N. LOUISVILLE AVENUE TULSA, OK 74115

**SWEETBRIAR** SITE NO. 1876

S. A. VENTER SURVEY, ABSTRACT NO. 1309, CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

#### PARENT PARCEL

OWNER: TSCA-224 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP SITE ADDRESS: 1093 W MAIN ST, LEWISVILLE, TX 75067

PARCEL ID: 773556

AREA: 2.80 ACRES (PER TAX ASSESSOR)

ZONED: GB - GENERAL BUSINESS

REFERENCE: DOCUMENT NO. 2005-52582; DOCUMENT NO. 2020-17

30	0		60	120
		GRAPHIC SC SCALE: 1" =	ALE IN FEET 60' (11x17)	
DATE		REVISION	DRAWN BY: AJT	SHEET:
01/07/25	ES ES	SMT_REVISION	CHECKED BY: JKL	7
			APPROVED: D. MILLER	
			DATE: 01/06/2024	
			P2P J0B #: 241690TX	OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS



# **HEMPHILL®**

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

#### **SURVEY PROVIDED BY:**

POINT TO POINT SURVEYORS **100 GOVERNORS TRACE SUITE 103, PEACHTREE** CITY. GA 30269 678-565-4440

PROJECT NO:	1876
PROJECT NAME: S	SWEETBRIAR
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

#### ISSUED FOR:

**APPROVAL** 

	_		
1	REV	DATE	DESCRIPTION
	0	08/01/25	FOR APPROVAL

**SCALE** 

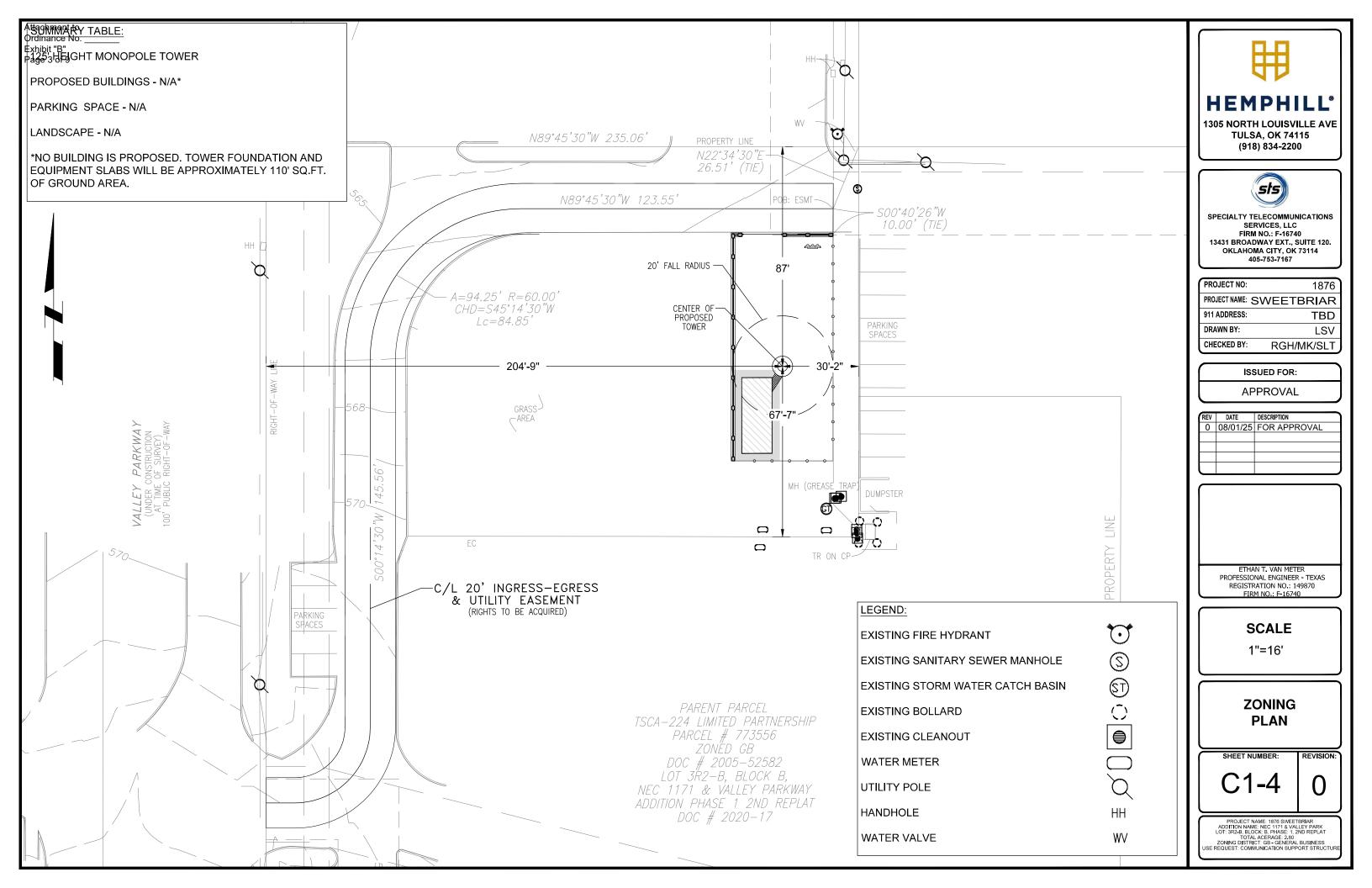
1"=60'

SITE SURVEY

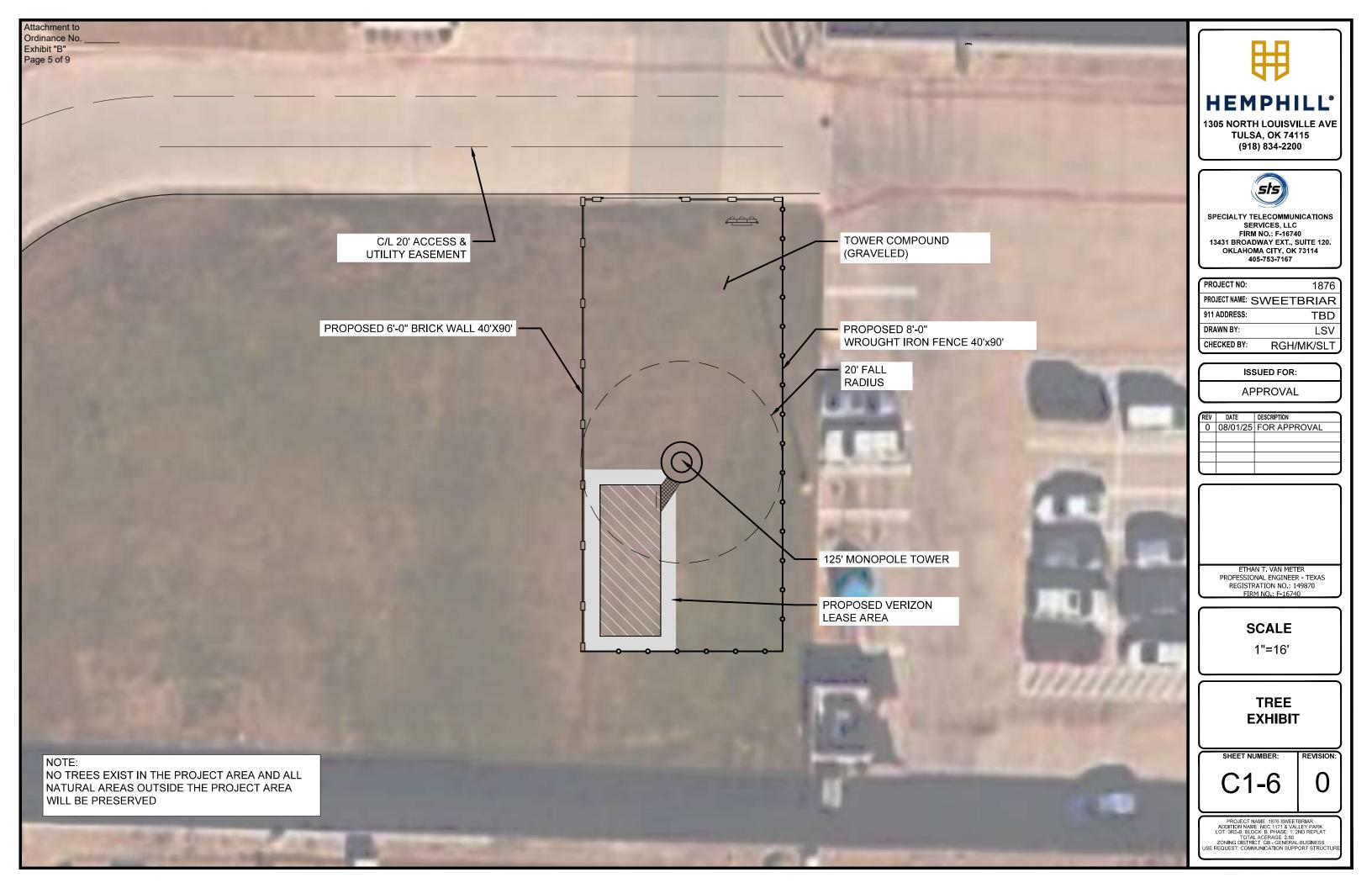
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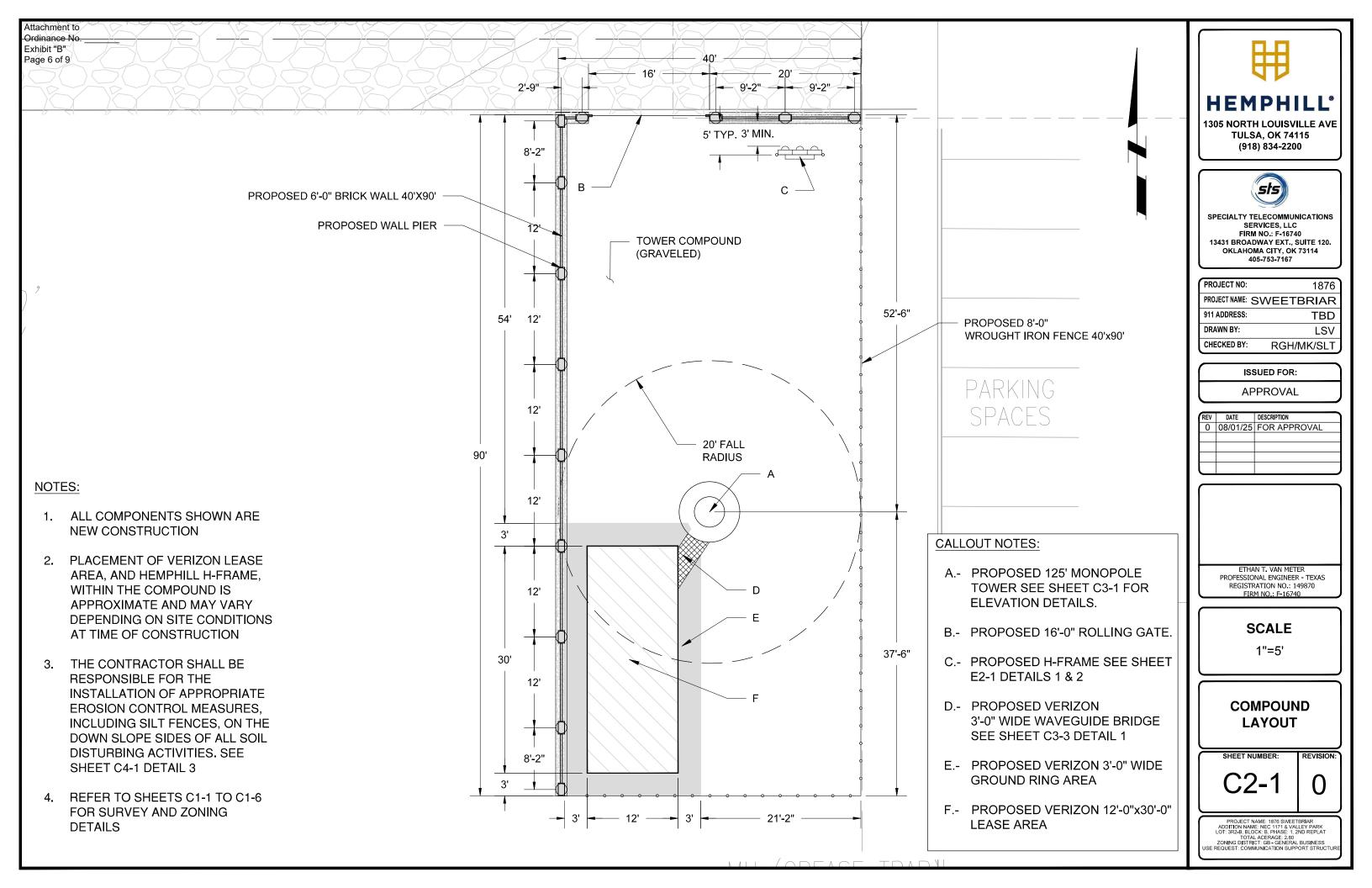
C1-1

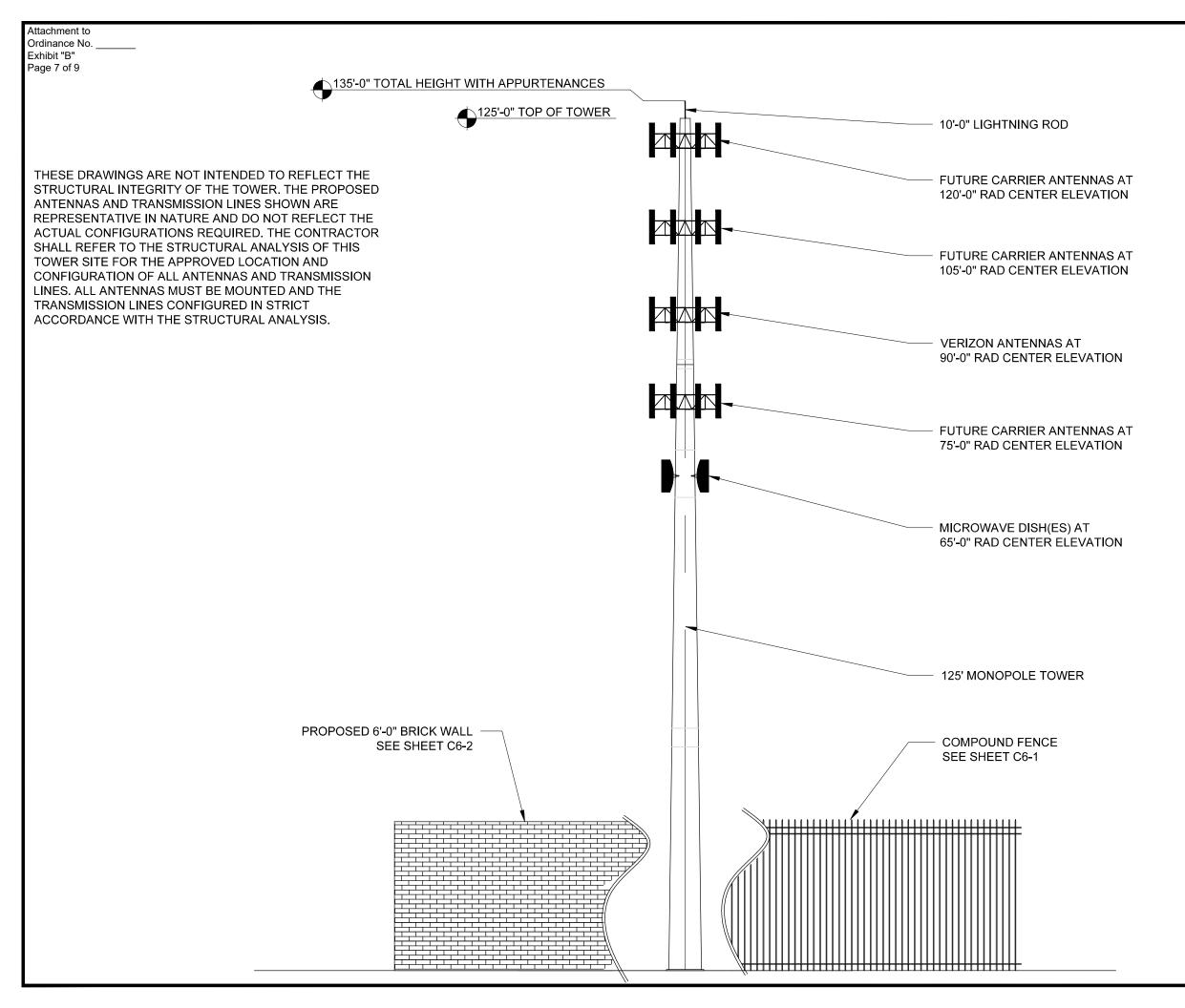
REVISION:













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



SPECIALTY TELECOMMUNICATIONS SERVICES, LLC FIRM NO.: F-16740 13431 BROADWAY EXT., SUITE 120. OKLAHOMA CITY, OK 73114 405-753-7167

PROJECT NO:	1876
PROJECT NAME:	SWEETBRIAR
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:

APPROVAL

1	REV	DATE	DESCRIPTION
	0	08/01/25	FOR APPROVAL

ETHAN T. VAN METER PROFESSIONAL ENGINEER - TEXAS REGISTRATION NO.: 149870 FIRM NO.: F-16740

**SCALE** 

N.T.S.

TOWER ELEVATION

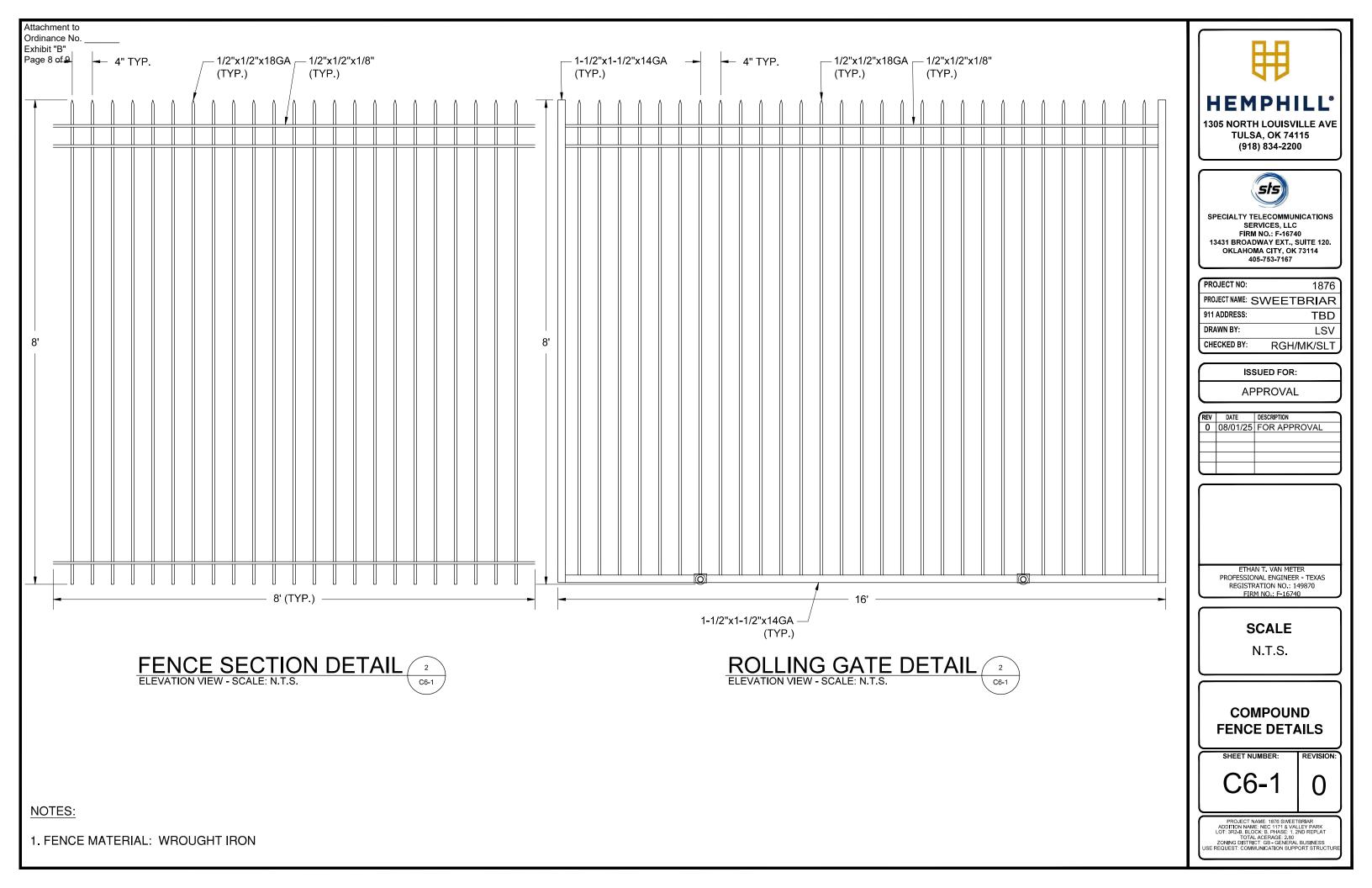
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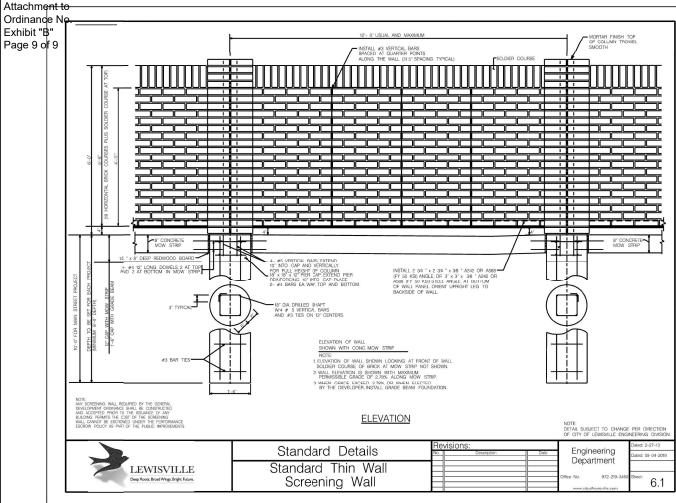
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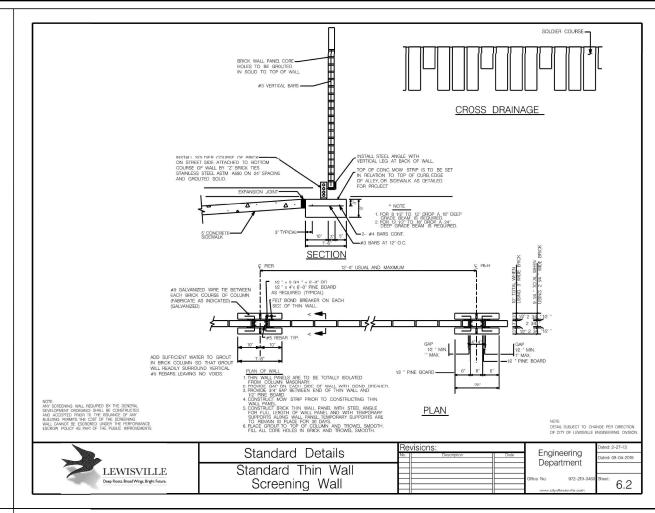
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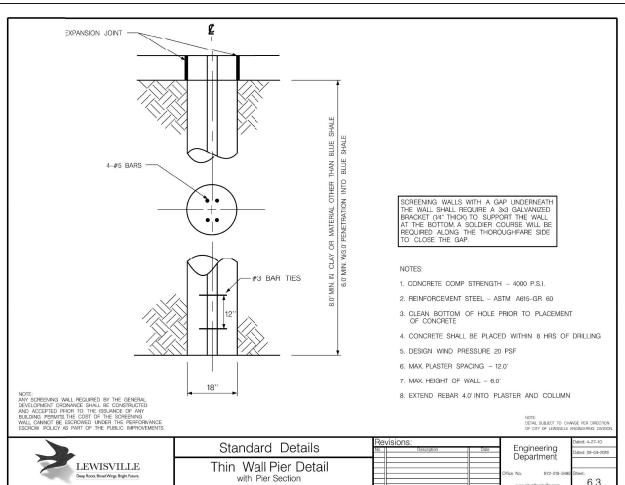
REVISION:

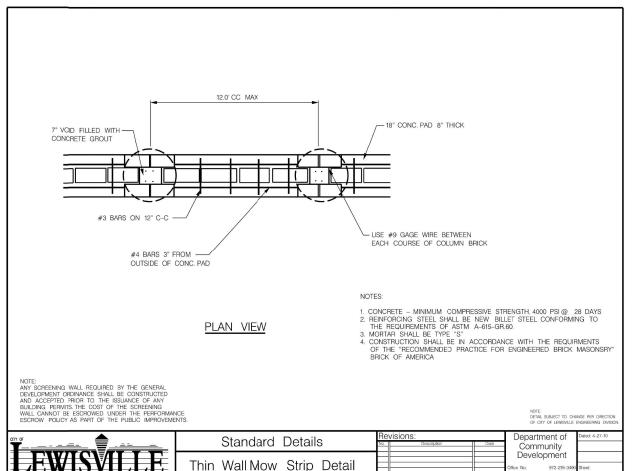
PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R3-B BLOCK B PHASE 1: 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE













# **HEMPHILL**

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



SPECIALTY TELECOMMUNICATIONS SERVICES, LLC FIRM NO.: F-16740 13431 BROADWAY EXT., SUITE 120. OKLAHOMA CITY, OK 73114 405-753-7167

PROJECT NO:	1876
PROJECT NAME:	SWEETBRIAR
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:

APPROVAL

H	REV	DATE	DESCRIPTION
	0	08/01/25	FOR APPROVAL

ETHAN T. VAN METER PROFESSIONAL ENGINEER - TEXAS REGISTRATION NO.: 149870 FIRM NO.: F-16740

**SCALE** 

N.T.S.

SCREENING WALL DETAILS

SHEET NUMBER:

ER: REVISION:

C6-2

IAR

PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK B, PHASE: 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE