

ORDINANCE NO. _____
File No. Z0318-0027

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE ADOPTED ON SEPTEMBER 4, 1973, AND RECODIFIED ON NOVEMBER 21, 1988, SO AS TO APPROVE A CONDITIONAL USE PERMIT ON PROPERTY ZONED AS AN AGRICULTURAL DISTRICT LOCATED AT 4401 EAST CARTWRIGHT ROAD THEREBY ALLOWING A TELECOMMUNICATION TOWER; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning Commission of the City of Mesquite and the governing body of the City of Mesquite, in compliance with the Charter of the City of Mesquite and State laws with reference to granting of zoning changes under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to the persons interested and situated in the area, the City of Mesquite is of the opinion that the change of zoning may be granted herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the Mesquite Zoning Ordinance adopted on September 4, 1973, and recodified on November 21, 1988, be and the same is hereby amended by amending the Zoning Map of the City of Mesquite so as to approve a Conditional Use Permit on property zoned as an Agricultural District thereby allowing a tri-pole, 100-foot stealth bell telecommunication tower in the rear yard of the subject property, with up to three carriers. A copy of the site plan is attached hereto as Exhibit "A."

That the subject property is described as Christian Center of Mesquite, Block A, Lot 1, and located at 4401 East Cartwright Road.

SECTION 2. That all ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed. To the extent that such ordinances or portions thereof not in conflict herewith, the same shall remain in full force and effect.

SECTION 3. That the property described in Section 1 of this ordinance shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance.

SECTION 4. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 5. That any person (as defined in Chapter 1, Section 1-2 of the Code of the City of Mesquite, Texas, as amended) violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater than the maximum penalty provided for the same offense under the laws of the State of Texas, the maximum penalty for violation of this ordinance for such offense shall be the maximum penalty provided by the laws of the State of Texas. Each day or portion of a day any violation of this ordinance continues shall constitute a separate offense.

SECTION 6. That the property described in Section 1 of this ordinance requires that it be given the above classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Mesquite, creates an urgency and emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 21st day of May, 2018.

Stan Pickett
Mayor

ATTEST:

Sonja Land
City Secretary

APPROVED:


Paula Anderson
Interim City Attorney

EXHIBIT "A"

Site Plan for Z0318-0027



240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

ISLAND WREN/TX-0062
T-MOBILE: DA03611

SITE ADDRESS

E911 NOT PROVIDED
MESQUITE, TX 75181

DALLAS COUNTY

LATITUDE: N 32° 43' 27.63" (32.724344°)

LONGITUDE: W 96° 32' 37.21" (-96.543669°)

TAX/PIN #: 380436500A0010000

ZONING: AGRICULTURAL



TEXAS ONE-CALL
STATE WIDE: 811
CALL BEFORE YOU DIG



VICINITY MAP

DIRECTIONS FROM DALLAS, TX: HEAD ONTO I-45 S AND TAKE EXIT 283-B IN 0.3 MI. IN 0.3 MI. CONTINUE TOWARD US-175 E FOR 1.4 MI. KEEP RIGHT AT THE FORK TO STAY ON US-175 E. FOLLOW SIGN E OR KAUFMAN AND TAKE THE EXIT ONTO I-20 E IN 0.4 MI. IN 4.1 MI. TAKE EXIT 483 AND MERGE ONTO I-20 FRONTAGE RD IN 0.3 MI. IN 194 FT. TURN LEFT ONTO LAWSON RD AND TURN LEFT ONTO E CARTWRIGHT RD IN 2.0 MI. DESTINATION WILL BE ON THE RIGHT (APPROX. 0.2 MI.).

DRIVING DIRECTIONS

SUBJECT PROPERTY IS LOCATED IN PANEL #4611300535K DATED 07/07/2014 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD ZONE.

SHEET	DESCRIPTION	REV.
T1	COVER SHEET	3
-	SITE SURVEY	3
GN1	GENERAL NOTES	3
GN2	GENERAL NOTES	3
C1	OVERALL SITE PLAN	3
C2	SITE PLAN	3
C3	CARRIER EQUIPMENT PAD DETAILS	3
C4	EQUIPMENT PAD PLAN	3
C5	FENCE, GATE, AND COMPOUND DETAILS	3
C6	GRADING AND EROSION CONTROL PLAN	3
C7	ACCESS ROAD DETAILS	3
C8	GRADING AND EROSION CONTROL DETAILS	3
C9	SITE SIGN DETAILS	3
C10	DETAILS	3
C11	ANTENNA AND TOWER ELEVATION DETAILS	3
SHEET INDEX		

MUNICIPALITY:
CITY OF MESQUITE

STATE:
TEXAS

TOWER TYPE:
STEALTH

TOWER HEIGHT:
100'

NUMBER OF CARRIERS:
(3) PROPOSED CARRIERS

USE:
PROPOSED TELECOMMUNICATION TOWER AND UNMANNED EQUIPMENT

CONSULTANT
SNW ENGINEERING GROUP
168 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
JEREMY SHARIT, P.E.
(205) 453-1892

PROJECT SUMMARY

DEVELOPER

ECO-SITE
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707
PHONE: (214) 425-3021
ATTN: RICHARD TAYLOR
EMAIL: RTAYLOR@ECO-SITE.COM

POWER COMPANY

ONCOR
PHONE: 1-888-313-6882
ATTN: CUSTOMER SERVICE

TELEPHONE COMPANY

AT&T
PHONE: 1-800-331-0600
ATTN: CUSTOMER SERVICE

PROPERTY OR TOWER OWNER

CHRISTIAN CENTER MESQ.
4401 E. CARTWRIGHT RD.
MESQUITE, TX 75181
PHONE: 1-214-737-8195
ATTN: DAN MURPHY

CONTACTS

- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE (AS ADOPTED BY LOCAL JURISDICTION):
- INDUSTRIAL CODE (ANSI)
 - OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA)
 - NATIONAL ELECTRICAL CODE
 - INTERNATIONAL BUILDING CODE
 - UNIFORM MECHANICAL CODE
 - INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING CODES

APPLICANT/TOWNER



240 LEIGH FARM ROAD
SUITE 415
DURHAM, NC 27707
OFFICE: (619)869-8448

PREPARED BY:



ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
1500 SOUTH CHATELAIN BLVD., SUITE 300
BIRMINGHAM, AL 35244
TEL: 205-252-9885 www.snweng.com

REVISIONS

REV	DATE	DESCRIPTION	BY
0	11/29/17	ISSUED FOR CLIENT REVIEW	JDS
1	12/07/17	REVISED PER CLIENT COMMENTS	JDS
2	07/24/18	ISSUED FOR PERMITTING ONLY	JDS
3	07/15/18	REVISED PER CLIENT COMMENTS	JDS

SEAL CA#: TX F-9617



01/15/2018

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE AUTHORITY OF A LICENSED PROFESSIONAL ENGINEER TO SIGN THIS DOCUMENT. UNLESS EXPLICITLY MARKED TO BE THE ENGINEER IN CHARGE, THIS DOCUMENT IS THE PROPERTY OF SNW ENGINEERING GROUP, INC. NO REUSE, ALTERATION OR MODIFICATION OF THE CONTENTS HEREIN.

PROJECT LOCATION:

ISLAND WREN
DA03611
E911 NOT PROVIDED
MESQUITE, TX 75181

DRAWN BY: DTT CHECKED BY: JDS

SNW PROJECT # 17-2550 E911-SIT PROJECT # TX-0062

DATE 01/15/2018

DESCRIPTION / SHEET NUMBER

COVER SHEET

T1
3

PARENT TRACT (INSTRUMENT NO. 200600357450)
 7.565 acres of land situated in the John P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas, described by metes and bounds as follows:
 Being a tract of land situated in the John P. Anderson Survey, Abstract No. 1, in the City of Mesquite, Dallas County, Texas, being that same tract of land conveyed to Mary Lee McCoy by deed recorded in Volume 88119, Page 3156 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:
 Beginning at 1/2 inch iron rod set for corner with a yellow cap stamped (DC&A INC) in the Northeast right-of-way line of East Cartwright Road (60 foot ROW), said point being the South corner of Lot 2, Block A of Russell Addition, on addition to the City of Mesquite, Dallas County, Texas, according to the plat recorded in Volume 93147, Page 932 of the Map Records of Dallas County, Texas, same being the West corner of herein described tract; thence North 45 degrees 00 minutes 00 seconds East, along the Southeast line of said Lot 2, a distance of 1094.27 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped (DC&A INC) in the Southwest line of a tract of land conveyed to Frank Vasquez by deed recorded in Volume 2005003, Page 1902 of the Deed Records of Dallas County, Texas, said point being the East corner of said Lot 2, same being the North corner of herein described tract; thence South 71 minutes 55 seconds East, along the Southwest line of said Vasquez tract, a distance of 300.23 feet to a 1/2 inch iron rod, found on corner, said point being the North corner of a tract of land conveyed to P. Krzyka by deed recorded in Volume 2003115, Page 21344 of the Deed Records of Dallas County, Texas, same being the East corner of herein described tract; thence South 45 degrees 00 minutes 00 seconds West, along the Northwest line of said Krzyka tract, a distance of 1105.95 feet to a 5/8 inch iron rod found for corner in the Northeast right-of-way line of said East Cartwright Road, said point being the West corner of said Krzyka tract, same being the South corner of herein described tract; thence North 45 degrees 00 minutes 00 seconds West, along the Northeast right-of-way line of said East Cartwright Road, a distance of 300.00 feet to the Point of Beginning and containing 330,034.49 square feet or 7.5785 acres of land.

50' X 75' LEASE AREA (AS-SURVEYED)
 A portion of that certain tract of land conveyed to Christian Center of Mesquite, as described and recorded in Instrument No. 200600357450, in the City of Mesquite, Dallas County, Texas, and lying in the John P. Anderson Survey, Abstract No. 1, being more particularly described as follows:

Commencing at a 1/2" rebar found on the Northeast right of way of East Cartwright Road, said point being the Southeast corner of said tract conveyed to Christian Center of Mesquite, thence N 45°38'19" W along said right of way a distance of 262.51 feet to a point, thence leaving said right of way, N 44°24'31" E a distance of 693.06 feet to a point; thence S 46°15'26" E a distance of 73.14 feet to the Point of Beginning; thence N 43°44'35" E a distance of 25.00 feet to a 5/8" rebar set; thence S 46°15'25" E a distance of 75.00 feet to a 5/8" rebar set; thence N 43°44'35" E a distance of 25.00 feet to the Point of Beginning. Said above described Lease Area contains 3,750.0 square feet or 0.09 acres, more or less.

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Beginning at 1/2 inch iron rod set for corner with a yellow cap stamped (DC&A INC) in the Northeast right-of-way line of East Cartwright Road (60 foot ROW), said point being the South corner of Lot 2, Block A of Russell Addition, on addition to the City of Mesquite, Dallas County, Texas, according to the plat recorded in Volume 93147, Page 932 of the Map Records of Dallas County, Texas, same being the West corner of herein described tract; thence North 45 degrees 00 minutes 00 seconds East, along the Southeast line of said Lot 2, a distance of 1094.27 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped (DC&A INC) in the Southwest line of a tract of land conveyed to Frank Vasquez by deed recorded in Volume 2005003, Page 1902 of the Deed Records of Dallas County, Texas, said point being the East corner of said Lot 2, same being the North corner of herein described tract; thence South 71 minutes 55 seconds East, along the Southwest line of said Vasquez tract, a distance of 300.23 feet to a 1/2 inch iron rod, found on corner, said point being the North corner of a tract of land conveyed to P. Krzyka by deed recorded in Volume 2003115, Page 21344 of the Deed Records of Dallas County, Texas, same being the East corner of herein described tract; thence South 45 degrees 00 minutes 00 seconds West, along the Northwest line of said Krzyka tract, a distance of 1105.95 feet to a 5/8 inch iron rod found for corner in the Northeast right-of-way line of said East Cartwright Road, said point being the West corner of said Krzyka tract, same being the South corner of herein described tract; thence North 45 degrees 00 minutes 00 seconds West, along the Northeast right-of-way line of said East Cartwright Road, a distance of 300.00 feet to the Point of Beginning and containing 330,034.49 square feet or 7.5785 acres of land.

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SURVEYOR'S NOTES
 1. This is a Rawland Tower Survey, made on the ground under the supervision of an Texas Registered Land Surveyor. Date of field survey is August 16, 2017.
 2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HX.
 3. Bearings are based on Texas North Central State Plane Coordinates NAD 83 by GPS observation.
 4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
 5. Benchmark used is a GPS Continuously Operating Reference Station, DM7145. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
 6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or similar entity.
 7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when attaching this plan to any other plan.
 8. This Survey was conducted with the benefit of an Abstract of Title showing the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
 9. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for Class "A" Surveying which this map or plat is based has a closure precision of not less than 11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000) on an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
 10. This survey is not valid with the original signature and the original seal of a state licensed surveyor and mapper.
 11. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
 12. Distances from the proposed tower location to nearest residences are approximate based on aerial photography.

PLOTTABLE EXCEPTIONS
 Old Republic Title Insurance Company
 Commitment for Title Insurance Commitment No. 01-17057872
 Date July 27, 2017
 Schedule B Exceptions from Coverage

Exception No.	Instrument	Comment
1-9	N/A	Standard exceptions. Contains no survey matters.
10-a-d	N/A	Standard exceptions. Contains no survey matters.
e	Easements, Building Lines, Restrictions	Does affect Parent Tract and Access Easement. As shown.
f	Plat in Clerk's File No. 200900087440 Volume 72200, Page 1362	Does affect Parent Tract only. As shown.
g	Easement by Marvin & Susan Overstreet, Volume 95030, Page 334	Does affect Parent Tract only. As shown.
h	Easement by Mary Lee McCoy to City of Mesquite, Volume 95113, Page 1062	Does affect Parent Tract only. As shown.
i	Easement by B.W. Cruce, David Cole to City of Mesquite, Volume 72176, Page 2105	Does not affect Parent Tract or its Associative Easement.

SURVEYOR'S CERTIFICATION
 I hereby certify that a Survey was made by me, or under my direct supervision, on the grounds of the Lease Area, and Associated Easement premises herein described, and the results of said survey are represented hereon to the best of my professional knowledge and belief.

William H. Sommersville, III
 William H. Sommersville, III
 Texas License No. 6094

ISLAND WREN
 TX-0082
 JOHN P. ANDERSON SURVEY ABSTRACT NO. 1
 DALLAS COUNTY, TEXAS

SMV Engineering Group, Inc.
 158 Business Center Drive
 Birmingham, Alabama 35244
 PH: 205-252-9565
 WWW.SMVGROUP.COM

Eco-Site
 240 Leath Farm Road
 Durham, NC 27707

RAWLAND TOWER SURVEY
 DRAWN BY: JLM
 PROJECT NO.: 17-29560
 REVISIONS:
 1 REV. GROUND ELEVATION AT TOWER
 2 DATE: 08/16/17
 3 APPROVED COMMENTS
 4 DATE: 08/16/17
 5 DATE: 08/16/17

ELECTRICAL INSTALLATION NOTES:

DETAIL 1 (REV. 2)

- ALL ELECTRICAL WIRING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
- CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT OBSCURED.
- WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
- CABLES SHALL NOT BE ROUTED THROUGH LADDER-SHALE CABLE TRAY RUNGS.
- POW, 600V OR HIGHER POWER, POWER PHASE CONDUCTOR (I.E., HOT), GROUNDING AND EARTHING CONDUCTORS SHALL BE IDENTIFIED BY COLOR AND MARKED WITH THE LETTERS OR EQUAL. THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE, AND WIRING INFORMATION. THE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT # NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID #).
- PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
- ALL THE WIRING SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
- POWER, CONTROL AND EQUIPMENT GROUNDING WIRING IN TUBING OR CONDUIT SHALL BE IDENTIFIED BY COLOR AND MARKED WITH THE LETTERS OR EQUAL. THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA. CLASS B STRANDED COPPER CABLE RATED FOR 90° C (NET AND BROWN) SHALL BE USED UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUNDING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (Ø 8 AWG OR LARGER), 600V, OIL RESISTANT THAN OR THIN-2 GREEN BROWN STRANDED COPPER CABLE RATED FOR 90° C (NET AND BROWN) UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (Ø 14 AWG OR LARGER), 600 V, OIL RESISTANT CLASS B STRANDED COPPER CABLE RATED FOR 90° C (NET AND BROWN) UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND GROUNDING CONNECTIONS SHALL BE GROUP-STYLE COMPRESSION WIRE NUTS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL) TYPES AND THE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (Ø 1" IF AVAILABLE).
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEC, UL, ANSI/IEEE AND NEC.
- ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (RNC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS. DAMAGED EMT SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RNC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
- RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND, DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TIGHT FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEC, UL, ANSI/IEEE AND NEC.
- WIRINGWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PMDUOT TYPE E (OR EQUAL); AND RATED MIN. 1 (OR BETTER).

ELECTRICAL INSTALLATION NOTES (CONT.):

DETAIL 2 (REV. 2)

- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND RATED MIN. 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.
- METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING. SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED MIN. 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA 3R AND RATED MIN. 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
- THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAPING ON THE BREAKERS, CABLES AND STANDARDS TO SAFEGUARD AGAINST LIVE AND PROTECTIVE.
- INSTALL PLASTIC LABEL ON THE METER CENTER IDENTIFYING SPECIFIC CARRIER.

KEYED NOTES: (SEE GROUNDING PLAN DIAGRAM - SHEET E-3)

- TOWER GROUNDING: EXTEND #2 SOLID TINED CU WIRE FROM BURIED GROUND RING TO EXISTING TOWER AND MAKE EXOTHERMIC CONNECTION.
- HATCH PLATE GROUND BAR: EXTEND #2 SOLID TINED CU WIRE FROM BURIED GROUND RING UP THROUGH 1/2" PVC SLEEVE INTO EQUIPMENT SHELTER FOR CONNECTION TO INTERIOR HALO GROUND RING. TYPICAL AT 4 BUILDING CORNERS.
- GROUNDING OF INTERNAL GROUND RING: EXTEND #2 TINED CU WIRE FROM BURIED GROUND RING THROUGH 1/2" DIA. PVC SLEEVE INTO EQUIPMENT SHELTER FOR CONNECTION TO INTERIOR HALO GROUND RING. TYPICAL AT 4 BUILDING CORNERS.
- GROUNDING RING: TYPICAL AT 4 BUILDING CORNERS.
- DE BRIDGE SUPPORT: BRIDGE SUPPORTS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO ALL DE BRIDGE SUPPORTS AND EXOTHERMICALLY WELDED.
- EDGE GROUNDING: IF FRAME IS WITHIN 4" OF GROUNDING RING, EXTEND #2 TINED CU WIRE FROM BURIED GROUND RING TO FACE CORNER POSTS AND EXOTHERMICALLY WELD. BOND INTERMEDIATE POST IF REQUIRED TO MAINTAIN 25" MAX SPACING.
- HANG GROUNDING: EXTEND #2 TINED CU WIRE FROM BURIED GROUND RING TO THE HANG UNIT AND MAKE A MECHANICAL CONNECTION.
- TOWER GROUNDING BUS: EXTEND #2 TINED CU WIRE FROM BURIED GROUND RING UP TO THE TOWER GROUND BAR AND MAKE A MECHANICAL CONNECTION. SECURE TO TOWER DIRECTLY TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
- CELL REFERENCE GROUND BAR: EXTEND #2 TINED CU WIRE FROM BURIED GROUND RING UP TO THE CELL REFERENCE GROUND BAR (INSIDE SHELTER) AND MAKE AN EXOTHERMIC WELD CONNECTION.
- TELE GROUNDING BAR: EXTEND #2 TINED CU WIRE FROM BURIED GROUND RING UP TO TELE GROUND BAR (INSIDE SHELTER) AND MAKE AN EXOTHERMIC WELD CONNECTION.
- NATIONAL GROUND BAR: MOUNT GROUND BAR DIRECTLY TO TOWER AT TOP OF COAX RIMS. SECURE TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
- DATE GROUNDING: EXTEND #2 TINED CU WIRE FROM BURIED GROUND RING TO DATE POSTS AND EXOTHERMICALLY WELD.
- EXTERIOR ECL RECEPTACLE GROUNDING: EXTEND #2 TINED CU WIRE FROM BURIED GROUND RING TO THE EXTERIOR GROUND RECEPTACLE AND MAKE A MECHANICAL CONNECTION.

GREENFIELD GROUNDING NOTES:

DETAIL 3 (REV. 2)

- ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GESS) SHALL BE BONDED TOGETHER AT OR BELOW THE NEC. USE OF TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
- THE SUBCONTRACTOR SHALL PERFORM IEEE FULL-SCALE POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRICAL GROUND ELECTRODES AS REQUIRED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
- THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SIZING GROUNDING AND BONDING CONDUCTORS TO PREVENT DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS. THE GROUNDING SYSTEM ON DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
- METAL CONDUIT AND TRAY SHALL BE GROUNDING AND MADE ELECTRICALLY CONTINUOUS WITH THE GROUNDING SYSTEM. THE SUBCONTRACTOR SHALL MAINTAIN CONTINUITY WITH #8 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMP.
- METAL RACKWAY SHALL NOT BE USED AS THE NEC REQUIRED ISOLATION. ISOLATION GROUNDING STRANDED COPPER CONDUCTORS WITH GREEN INSULATION SIZE ACCORDANCE WITH THE NEC SHALL BE FURNISHED AND INSTALLED WITH THE POWER CONDUITS TO BVS EQUIPMENT.
- EACH BVS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND CONDUCTOR. THE MASTER GROUND CONDUCTOR SHALL BE #2 AWG SOLID TINED COPPER FOR STRANDED COPPER OR LARGER FOR INDOOR BVS; #4 AWG SOLID TINED COPPER FOR OUTDOOR BVS.
- ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GRADING BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINED COPPER UNLESS OTHERWISE INDICATED.
- ALUMINUM CONDUCTORS OR COPPER CLAD STEEL CONDUCTORS SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- USE OF 60° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE. USING HIGH PRESS CHIMPS.
- ALL GROUNDING CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CHIMPS.
- COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
- ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- APPROVED ANTI-OXIDANT CONTAINS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING. IN ACCORDANCE WITH THE NEC.
- BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG THIN-PLATED COPPER GROUND CONDUCTOR.
- GROUND CONDUCTORS USED IN THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR METALLIC TRAYS. IF SUCH OBJECTS ARE NECESSARY, THE CONDUCTOR SHALL BE CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS. METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED, WHERE USE OF METAL CONDUIT IS NECESSARY. THE CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

APPLICATION NUMBER



REVISIONS

REV	DATE	DESCRIPTION	BY
0	11/29/17	ISSUED FOR CLIENT REVIEW	JOS
1	12/07/17	REVISED PER CLIENT COMMENTS	JOS
2	01/04/18	ISSUED FOR PERMITTING ONLY	JOS
3	01/15/18	REVISED PER CLIENT COMMENTS	JOS

SEAL: CA#: TX F-9617



01/15/2018

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PROJECT LOCATION:
ISLAND WREN
DA03611
5911 NOT PROVIDED
MESQUITE, TX 75181

DRAWN BY: DIT CHECKED BY: JOS
SMM PRICE CT #: ECO-SITE PROJECT #
17-2550 TX-0062

DATE: 01/15/2018

DESCRIPTION SHEET NUMBER:
GENERAL NOTES
REVISION:
GN2
3

APPLICANT/OWNER



240 LEIGH FARM ROAD
SUITE 415
DURHAM, NC 27707
OFFICE: (619)853-8448

PREPARED BY



ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
15000 WINDYBROOK DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-8925 www.smweng.com

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PROJECT LOCATION

ISLAND WREN
DAO3611
5911 NOT PROVIDED
MESQUITE, TX 75161

DRAWN BY: JDS
CHECKED BY: JDS

SMW PROJECT # 17-2550
TX-0052

DATE: 01/15/2018

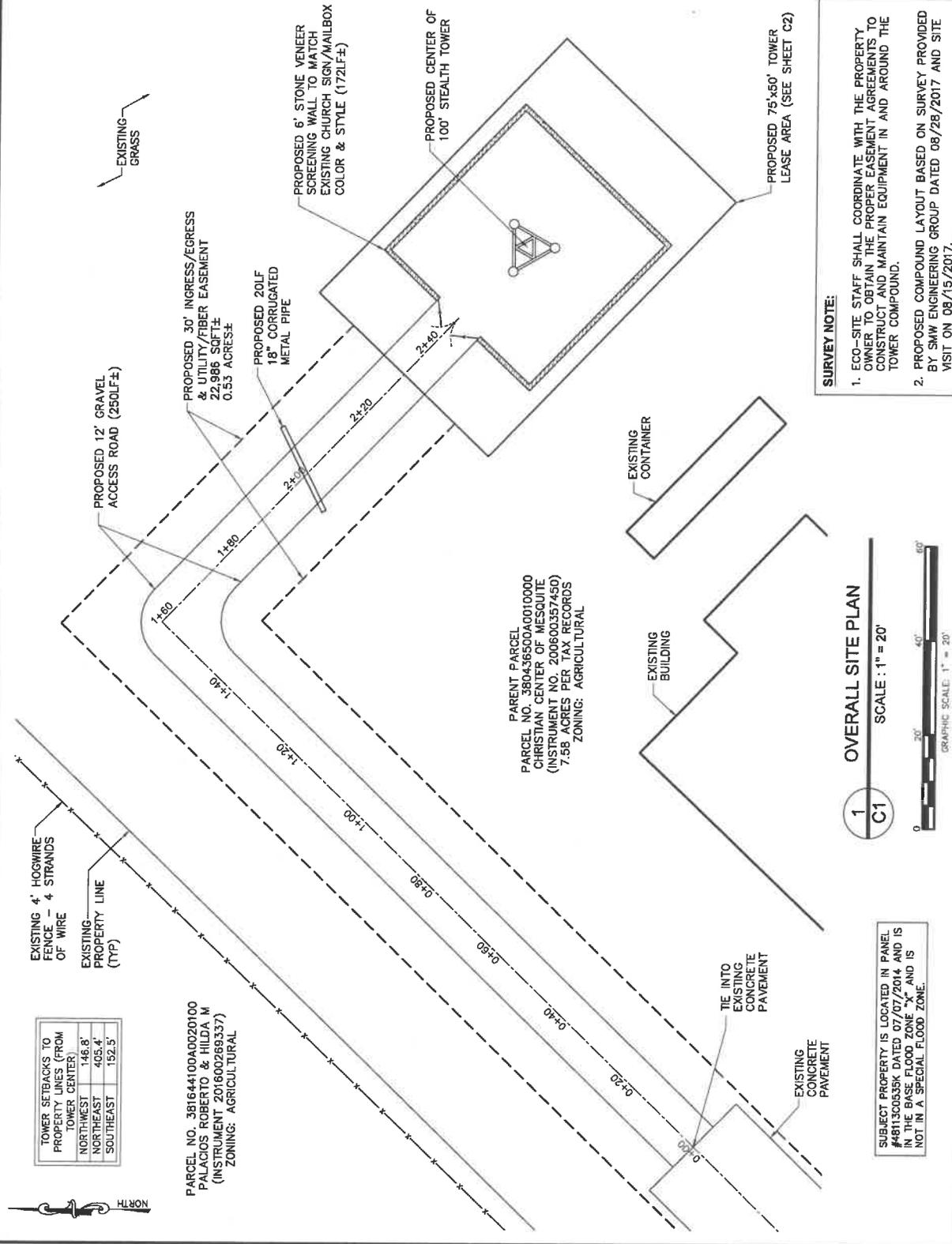
DESCRIPTION SHEET NUMBER

REVISION

OVERALL SITE PLAN

C1

3



SURVEY NOTE:

- ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY SMW ENGINEERING GROUP DATED 08/28/2017 AND SITE VISIT ON 08/15/2017.

PARENT PARCEL
PARCEL NO. 380436500A0010000
CHRISTIAN CENTER OF MESQUITE
(INSTRUMENT NO. 200600357450)
7.58 ACRES PER TAX RECORDS
ZONING: AGRICULTURAL

1 OVERALL SITE PLAN

SCALE: 1" = 20'



TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTHWEST	146.8'
NORTHEAST	405.4'
SOUTHEAST	152.5'

PARCEL NO. 381644100A0020100
PALACIOS ROBERTO & HILDA M
(INSTRUMENT 201600269337)
ZONING: AGRICULTURAL

SUBJECT PROPERTY IS LOCATED IN PANEL #4811300535K DATED 07/07/2014 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD ZONE.

APPLICATION NUMBER



240 LEIGH FARM ROAD
SUITE 415
DUNWOOD, TX 75007
OFFICE: (919)850-0448

PREPARED BY:



REVISIONS

REV	DATE	DESCRIPTION	BY
0	11/29/17	ISSUED FOR CLIENT REVIEW	JDS
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SCALE: CA# TX F-9617



01/15/2018

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PROJECT LOCATION:

ISLAND WREN
DA03611
E911 NOT PROVIDED
MESQUITE, TX 75181

DRAWN BY: DTT CHECKED BY: JDS

SNW PROJECT # 17-2530 ECO-SITE PROJECT # TX-0162

DATE: 01/15/2018

DESCRIPTION / SHEET NUMBER:

CARRIER EQUIPMENT
PAD DETAILS

REVISION
C3 3

GENERAL

- FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO THE ECO-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS MUST BE PLACED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM 6" LAYERS. THE COMPOSITION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMAL MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTON TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE ECO-SITE CONSTRUCTION MANAGER.

MATERIALS

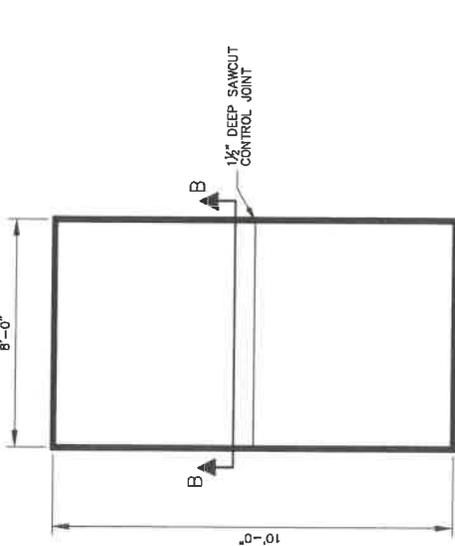
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE CAST AND CURED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- REINFORCING BARS SHALL CONFORM TO THE LATEST REVISION OF ASTM-A615 GRADE 60 SPECIFICATIONS AND BE DETAILED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318.
- AT THE REQUEST OF THE ECO-SITE CONSTRUCTION MANAGER, TEST CYLINDERS SHALL BE MOULDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. FIVE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH 3/4" x 45° CHAMFER, UNLESS OTHERWISE NOTED.
- CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE UNLESS OTHERWISE DIRECTED BY ECO-SITE CONSTRUCTION MANAGER. ABOVE GRADE CONCRETE IS TO BE CURBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY THE ECO-SITE CONSTRUCTION MANAGER.

ELECTRICAL

- CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL PLACE ALL EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURERS AND VENDORS SPECIFICATIONS. CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

TOLERANCES

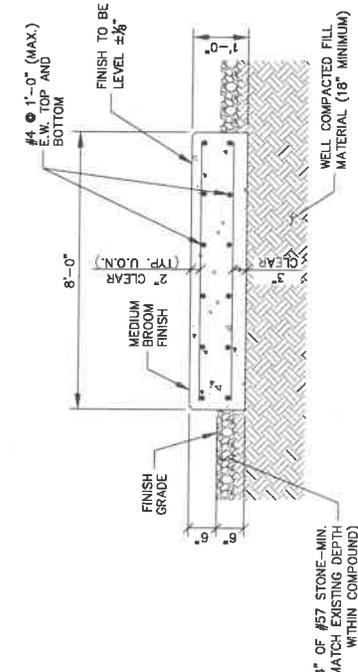
- TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.



NOTES:
1. REFER TO THE SITE PLAN ON SHEET C2 FOR EQUIPMENT PAD LOCATION AND ORIENTATION.

1
C3

EQUIPMENT PAD
FOUNDATION PLAN
SCALE: NTS



2
C3

EQUIPMENT PAD
FOUNDATION SECTION B - B
SCALE: NTS

APPLICANT/OWNER



240 LEIGH FARM ROAD
DURHAM, NC 27707
OFFICE: (819)858-6448

PREPARED BY



REVISIONS

REV	DATE	DESCRIPTION	BY
0	11/21/17	ISSUED FOR CLIENT REVIEW	JOS
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SEAL CA#: TX F-9617



01/15/2018

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PROJECT LOCATION

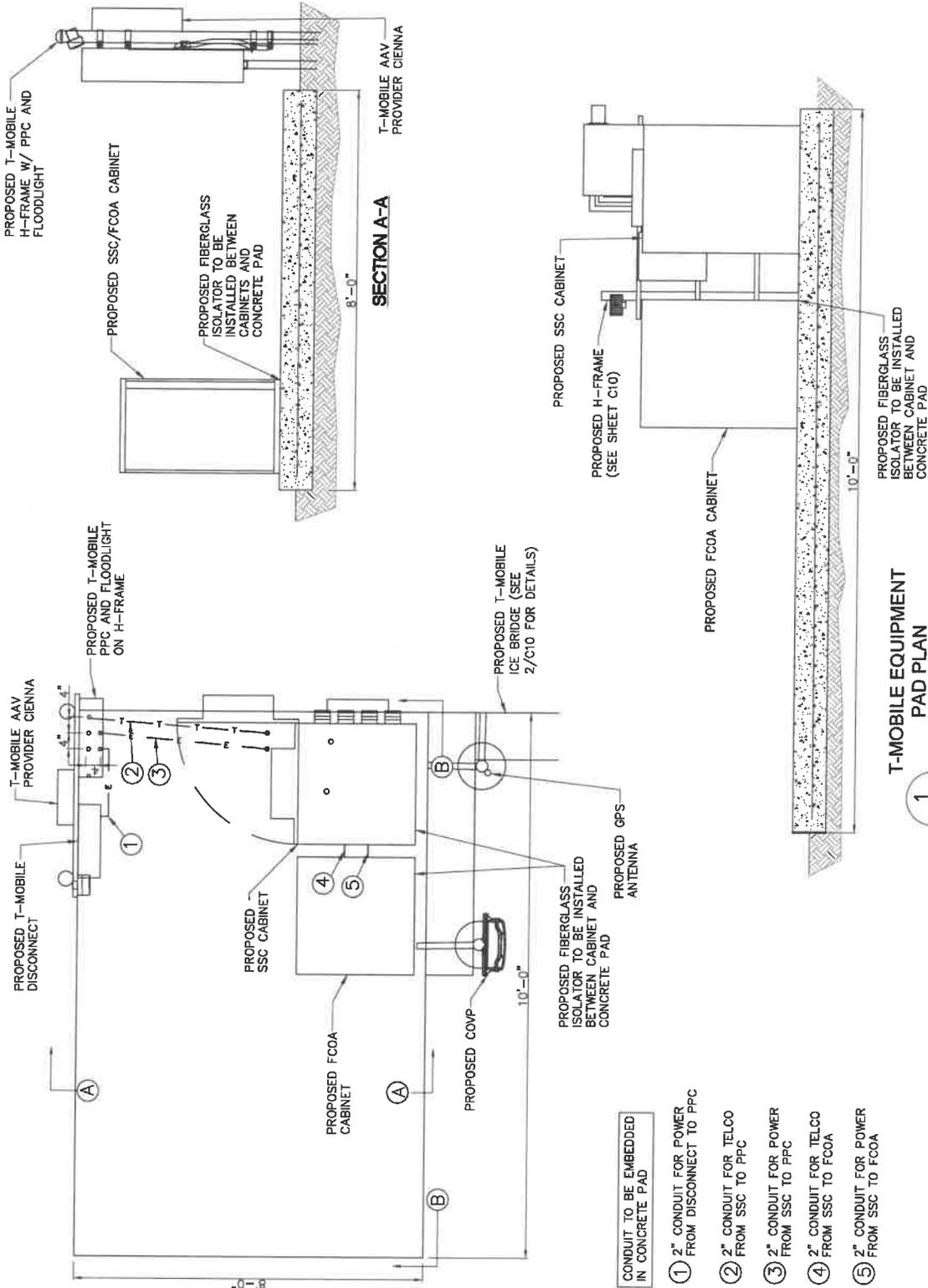
ISLAND WREN
E911 DAO3611
PROVIDER
MESQUITE, TX 75181

DRAWN BY: DTT CHECKED BY: JOS
SNW PROJECT # EOO-SITE PROJECT #
17-2550 TX-0069?

DATE: 01/15/2018

DESCRIPTION SHEET NUMBER: EQUIPMENT PAD PLAN

REVISION: C4 3



- CONDUIT TO BE EMBEDDED IN CONCRETE PAD
- ① 2" CONDUIT FOR POWER FROM DISCONNECT TO PPC
- ② 2" CONDUIT FOR TELCO FROM SSC TO PPC
- ③ 2" CONDUIT FOR POWER FROM SSC TO PPC
- ④ 2" CONDUIT FOR TELCO FROM SSC TO FCOA
- ⑤ 2" CONDUIT FOR POWER FROM SSC TO FCOA

T-MOBILE EQUIPMENT PAD PLAN

1 C4

SCALE: NTS

APPLICATION NUMBER



240 LEIGH FARM ROAD
DURHAM, NC 27707
OFFICE: (919)855-6448

PREPARED BY



REVISIONS

REV	DATE	DESCRIPTION	BY
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SCALE CA# TX F-9617



DATE 01/15/2018

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PROJECT LOCATION

ISLAND WREN
DAO3611
E911 PROVIDER
MESQUITE, TX, 75181

DRAWN BY: DTT CHECKED BY: JDS

SWM PROJECT # ECO-SITE PROJECT #

17-29550 TX-00162

DATE 01/15/2018

DESCRIPTION SHEET NUMBER

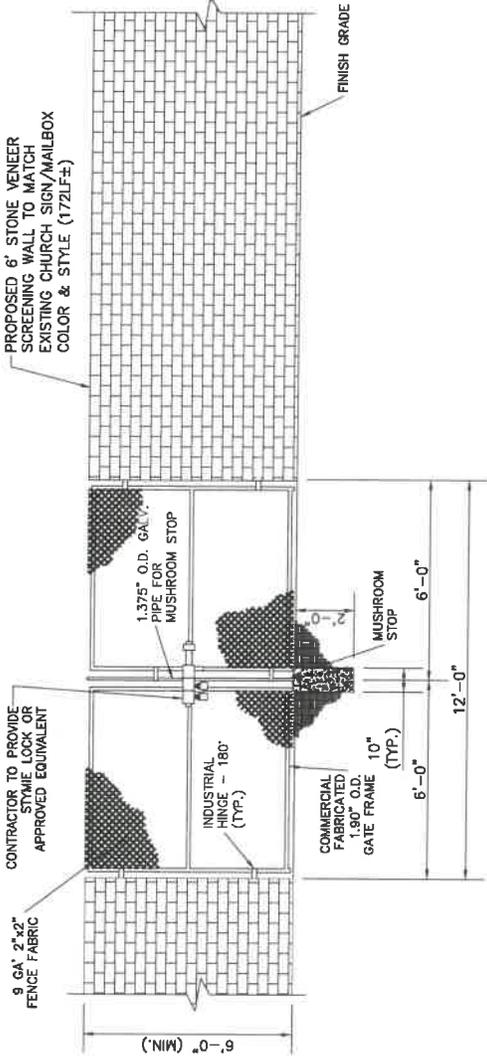
FENCE GATE AND
COMPOUND DETAILS

C5

3

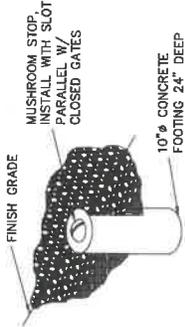
FENCE NOTES

- USE 3,000-PSI CONCRETE FULLY CONSOLIDATED AROUND THE POST.
- WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
- ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL BE BUILT TO A 3" STRAND OF BARBED WIRE TO BRACE TENSIONING FOR THE BARBED WIRE.
- PROVIDE MIDRALS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
- INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE MATERIAL AND FINISH GRADE. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS. DRIVEN PIPE TYPE DEVICES ARE NOT AUTHORIZED.
- CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



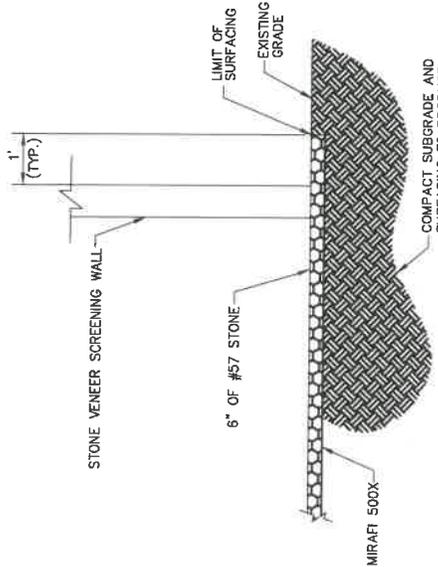
1 STONE VENEER WALL AND GATE ELEVATION
C5

NOT TO SCALE



2 MUSHROOM STOP
C5

NOT TO SCALE



3 SITE COMPOUND SURFACE DETAIL
C5

NOT TO SCALE

APPLICANT/TOWNER



240 LEIGH FARM ROAD
SUITE 415
DALLAS, TEXAS 75217
OFFICE: (972)366-4448

PREPARED BY



ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
15000 SHILOH CENTER DRIVE
ROBINSON, TEXAS 75085
TEL: 205-252-8885 www.smmeng.com

REVISIONS

REV	DATE	DESCRIPTION	BY
0	11/29/17	ISSUED FOR CLIENT REVIEW	JDS
1	12/07/17	REVISED PER CLIENT COMMENTS	JDS
2	07/04/18	ISSUED FOR PERMITTING ONLY	JDS
3	07/19/18	REVISED PER CLIENT COMMENTS	JDS

SEAL CA# TX F-9617



01/15/2018

IF IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE AUTHORITY OF THE ENGINEER TO SIGN AND SEAL THIS DOCUMENT, UNLESS EXPLICITLY ADVISED TO THE CONTRARY BY THE ENGINEER, THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND THE RESULTS OF ANY ACTION TAKEN WITH THE INFORMATION CONTAINED HEREIN.

PROJECT LOCATION

ISLAND WREN
DA03611
E911 NOT PROVIDED
MESQUITE, TX 75181

DRAWN BY: DTT CHECKED BY: JDS

SNW PROJECT # ECO-SITE PROJECT #

17-25530 TX-00052

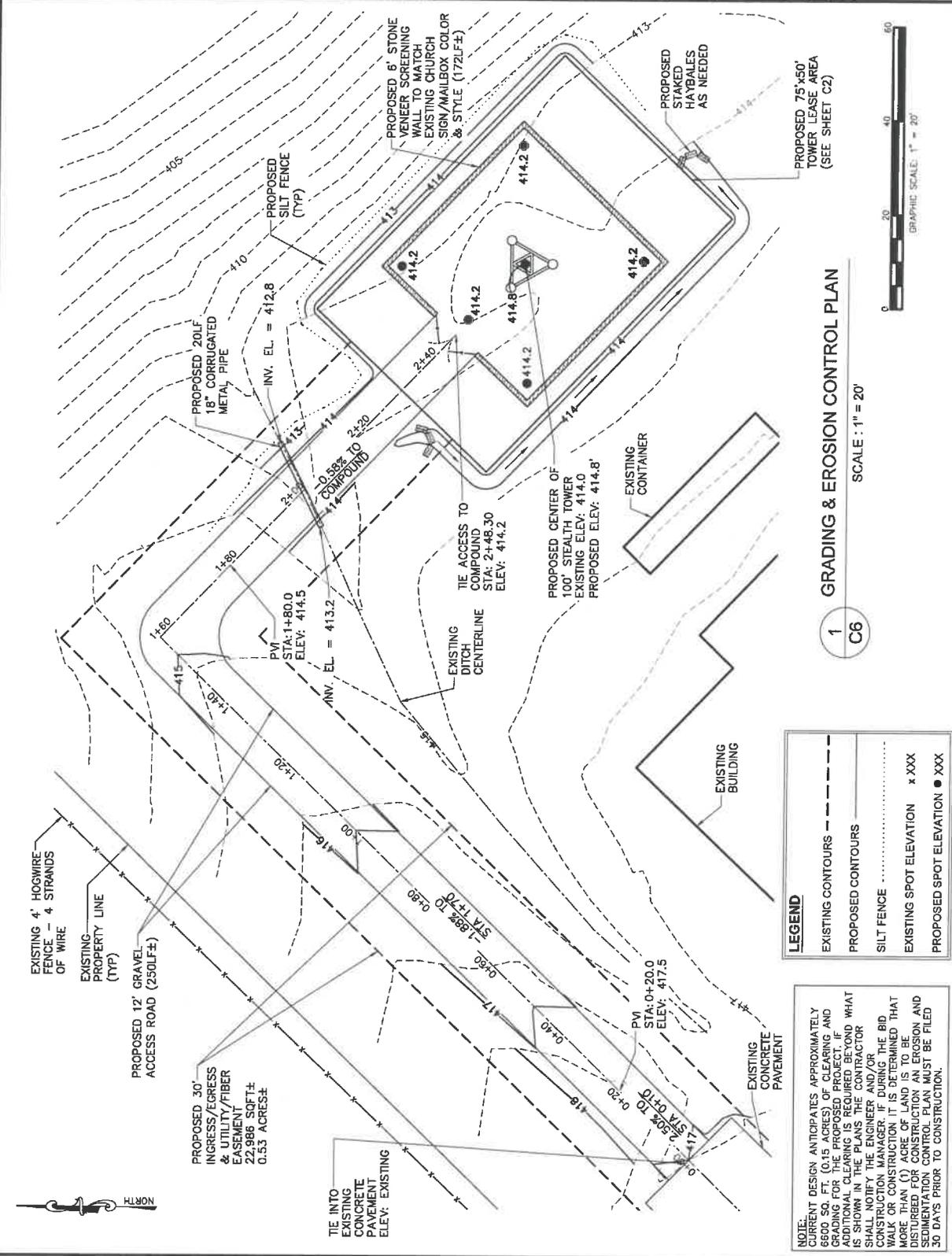
DATE: 01/15/2018

DESCRIPTION / SHEET NUMBER

SITE PLAN

C6

3



1 GRADING & EROSION CONTROL PLAN

SCALE: 1" = 20'

LEGEND

- EXISTING CONTOURS - - - - -
- PROPOSED CONTOURS - - - - -
- SILT FENCE - - - - -
- EXISTING SPOT ELEVATION x XXX
- PROPOSED SPOT ELEVATION ● XXX

NOTE: CURRENT DESIGN ANTICIPATES APPROXIMATELY 6800 SQ. FT. (0.15 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN, THE ENGINEER AND CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR THE BID CONSTRUCTION MANAGER IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION. AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

APPLICATION NUMBER



240 LEIGH FARM ROAD
DURHAM, NC 27707
OFFICE: (919)858-6448

PREPARED BY:



ENGINEERING GROUP, INC.
TOWNSHIP PLANNING & BETTER TOMORROW
1500 W. WINDY HILL DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-8985 www.swmeng.com

REVISIONS

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0	11/26/17	ISSUED FOR CLIENT REVIEW	JDS
1	12/07/17	REVISED PER CLIENT COMMENTS	JDS
2	01/04/18	ISSUED FOR PERMITTING ONLY	JDS
3	01/15/18	REVISED PER CLIENT COMMENTS	JDS

SEAL CA# TX F-9617



01/15/2018

IN THE STATE OF TEXAS, I, JEREMY D. SHARIT, LICENSE NO. 103300, A PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS DOCUMENT. UNLESS EXPLICITLY AGREED TO BY THE ENGINEER IN WRITING, THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ANY REUSE, ALTERATION, REVISION, OR MODIFICATION OF THE CONTENTS HEREIN WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS STRICTLY PROHIBITED.

PROJECT LOCATION

ISLAND WREN
DAO3611
E911 NOT PROVIDED
MESQUITE, TX 75181

DRAWN BY: DTT CHECKED BY: JDS

SWW PROJECT # ECO-SITE PROJECT #

17-2550 TX-0052

DATE 01/15/2018

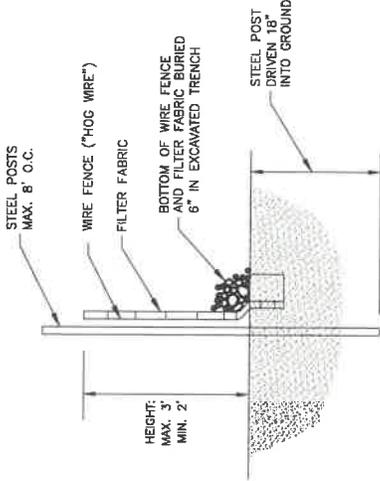
DESCRIPTION / SHEET NUMBER

GRADING & EROSION CONTROL DETAILS

C7

REVISION

3



SECTION

2 SEDIMENT FENCE (SILT FENCE)

NOT TO SCALE

1

C7

NOT USED

EROSION CONTROL NOTES:

- EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE.
- ALL EXCAVATED SOILS NOT NEEDED ON SITE FOR BACKFILL OPERATIONS SHALL BE STORED AT THE PROPERTY OF THE CONTRACTOR AND SHALL BE TAKEN OFF SITE AND LEGALLY DISPOSED OF.
- SOIL REMAINING ON SITE SHALL HAVE SILT FENCE TIGHTLY PLACED AROUND THE ENTIRE PERIMETER OF THE PILE.
- EROSION CONTROL SHALL BE AS NECESSARY TO PREVENT EROSION OF SOILS FROM DRAINING OFF-SITE OR INTO EXISTING DRAINAGE STRUCTURES.
- ERECTION OF EROSION CONTROLS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL EROSION CONTROL REGULATIONS.

APPLICANT/OWNER



240 LEIGH FARM ROAD
DURHAM, NC 27707
OFFICE: (919)855-6448

PREPARED BY:



REVISIONS

REV	DATE	DESCRIPTION	BY
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1	12/07/17	REVISED PER CLIENT COMMENTS	JDS
2	01/04/18	ISSUED FOR PERMITTING ONLY	JDS
3	01/15/18	REVISED PER CLIENT COMMENTS	JDS

SEAL CA# TX F-9617



01/15/2018

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PROJECT LOCATION:

ISLAND WREN
DAD3611
6911 QUINN ROAD
MESQUITE, TX 75181

DRAWN BY: DTT CHECKED BY: JDS

SHW PROJECT # ECO-SITE PROJECT #

17-2550 TX-1057

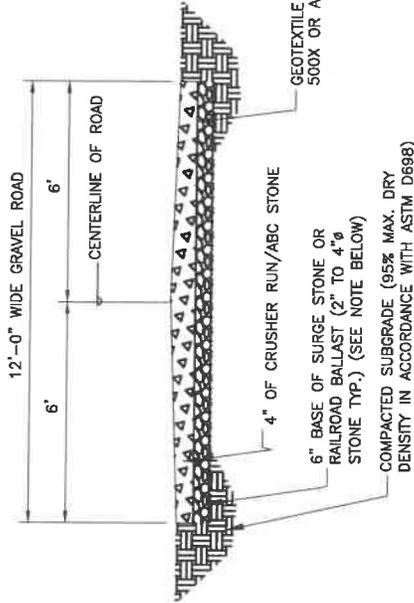
DATE 01/15/2018

DESCRIPTION SHEET NUMBER

ACCESS ROAD
DETAILS

C8

REVISION:
3

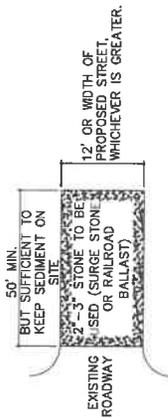


NOTE:
IF DETERMINED NECESSARY DURING GRADING AND CONSTRUCTION OF THE ACCESS ROAD BY THE ECO-SITE PROJECT MANAGER, THE CONTRACTOR SHALL INSTALL 6" BASE OF SURGE STONE OR RAILROAD BALLAST (2" TO 4" STONE TYP.)

2 STANDARD ACCESS ROAD DETAIL

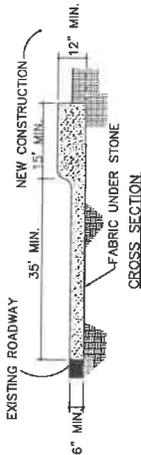
NOT TO SCALE

C8



PLAN

- NOTES:
1. SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
 2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
 3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE EXISTING ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOLE THE RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.



1 CONSTRUCTION ENTRANCE

NOT TO SCALE

C8

APPLICANT/OWNER



240 LEIGH FARM ROAD
SUITE 415
DUNBAR, TX 75707
OFFICE: (817)855-8448

PREPARED BY



TOUGHER PLANNING & RETIRE TOMKOLOV
15200 WINDYBUSH DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-8925 www.smmeng.com

REVISIONS

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0	11/28/17	ISSUED FOR CLIENT REVIEW	JDS
1	12/07/17	REVISED PER CLIENT COMMENTS	JDS
2	10/24/18	ISSUED FOR PERMITTING ONLY	JDS
3	10/29/18	REVISED PER CLIENT COMMENTS	JDS

SCALE: CA#: TX F-9817



01/15/2018

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PROJECT LOCATION

ISLAND WREN
DA03611
E911 NOT PROVIDED
MESQUITE, TX 75181

DRAWN BY: DTT CHECKED BY: JDS

SNW PROJECT # 17-2550
ECO-SITE PROJECT # TX-0062

DATE: 01/15/2018

DESCRIPTION / SHEET NUMBER

SITE SIGN
DETAILS

C9

REVISION:
3



③ CAUTION - RF SIGN (YELLOW)
12" x 18" DIGITAL PRINT MOUNTED TO 0.40 THICK ALUMINUM (OPERATIONS PROVIDED)



② WARNING - RF SIGN
12" x 18" DIGITAL PRINT MOUNTED TO 0.40 THICK ALUMINUM (OPERATIONS PROVIDED)



① NOTICE - RF SIGN (BLUE)
12" x 18" DIGITAL PRINT MOUNTED TO 0.40 THICK ALUMINUM (OPERATIONS PROVIDED)

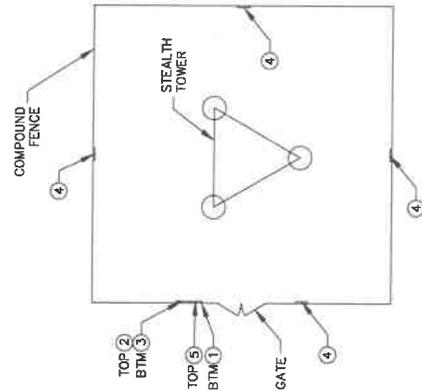


⑤ ECO-SITE ID SIGN
18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)



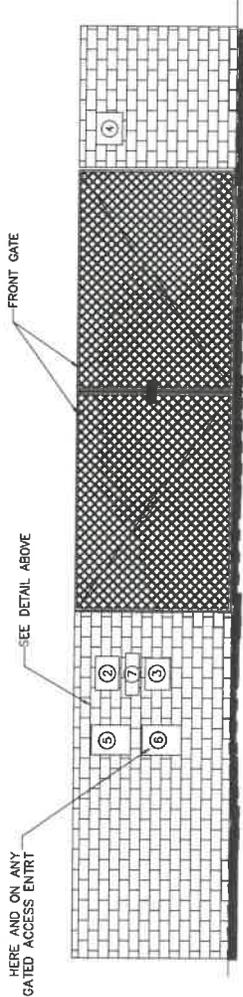
④ NO-TRESPASSING SIGN
12" x 18" DIGITAL PRINT MOUNTED TO 0.40 THICK ALUMINUM (OPERATIONS PROVIDED)

2 TYPICAL SIGNS AND SPECIFICATIONS
C9 NOT TO SCALE



NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

1 OVERALL SIGN
PLACEMENT PLAN VIEW
C9 NOT TO SCALE



3 SITE SIGNAGE FRONT GATE VIEW
C9 NOT TO SCALE

SIGNAGE NOTES:
1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSES AND FINISHED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE. HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

APPLICANT/OWNER

Eco-Site
 240 LEIGH FARM ROAD
 DUBLIN, VA 22707
 OFFICE: (619)935-6448

PREPARED BY:
SHW
 ENGINEERING GROUP, INC.
 100015 ALBANY AVENUE, FLOOR 200
 BIRMINGHAM, AL 35244
 TEL: 205-252-6865 www.shweng.com

REVISIONS

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0	11/21/17	ISSUED FOR CLIENT REVIEW	JDS
1	12/07/17	REVISED PER CLIENT COMMENTS	JDS
2	01/04/18	ISSUED FOR PERMITTING ONLY	JDS
3	01/15/18	REVISED PER CLIENT COMMENTS	JDS

SEAL CA#: TX F-9617



01/15/2018

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PROJECT LOCATION:
 ISLAND WREN
 DAO3611
 ES11 DAD3611
 PROVIDED
 MESQUITE, TX 75181

DRAWN BY: DTT CHECKED BY: JDS

SHW PROJECT # ECO-SITE PROJECT #
 17-2350 TX-0067

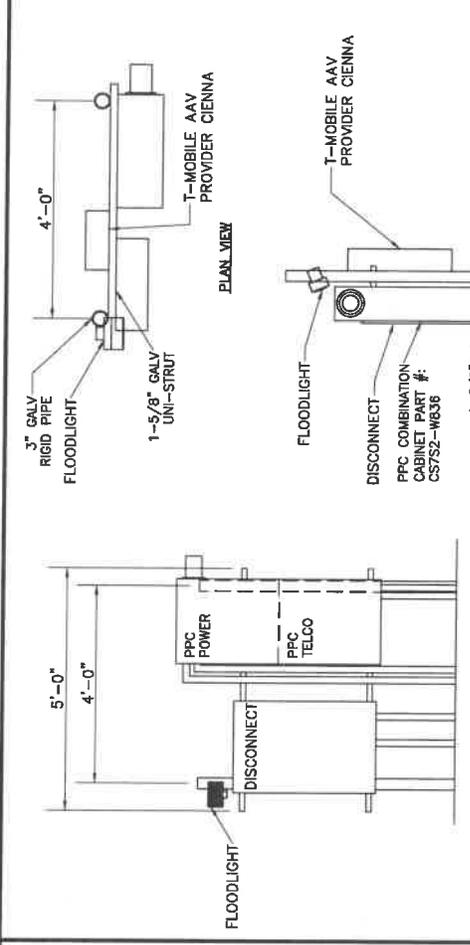
DATE 01/15/2018

DESCRIPTION SHEET NUMBER

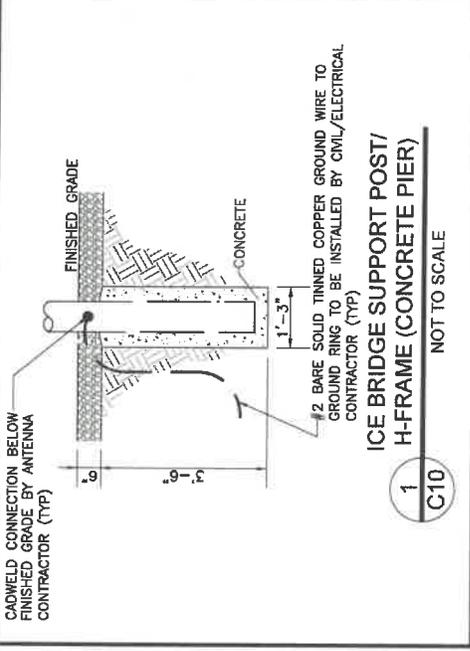
REVISION

C10

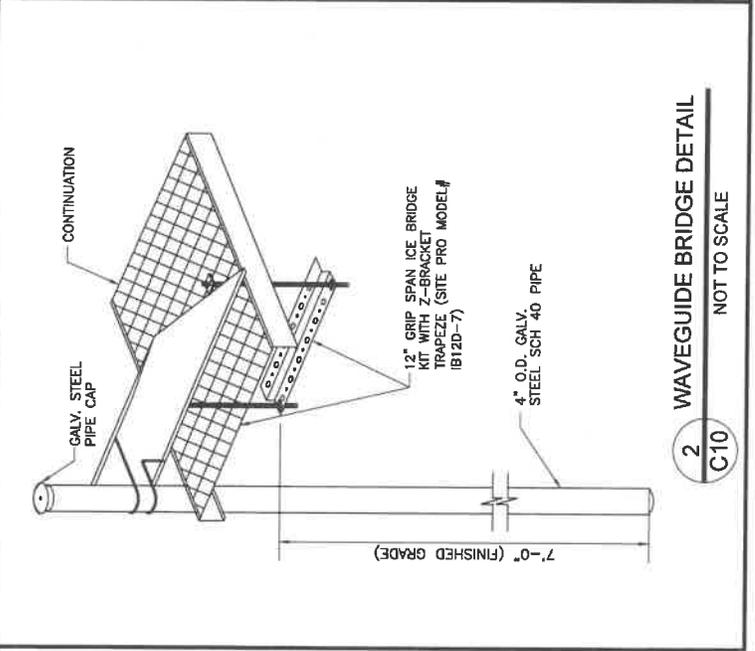
3



3
C10



1
C10



2
C10

APPLICANT/DRAWN



240 LEIGH FARM ROAD
DURHAM, NC 27707
OFFICE: (919)458-6448

PREPARED BY:



REVISIONS

REV	DATE	DESCRIPTION	BY
0	11/21/17	ISSUED FOR CLIENT REVIEW	JOS
1	12/07/17	REVISED PER CLIENT COMMENTS	JOS
2	10/04/18	ISSUED FOR PERMITTING ONLY	JOS
3	10/15/18	REVISED PER CLIENT COMMENTS	JOS

SEAL CA# TX F-9617



01/15/2018

THIS IS A PRELIMINARY DESIGN. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

PROJECT LOCATION

ISLAND WREN
E911 DAO561T
UNDEVELOPED
MESQUITE, TX 75181

DRAWN BY: DTT CHECKED BY: JOS

SMW PROJECT # ECO-SITE PROJECT #

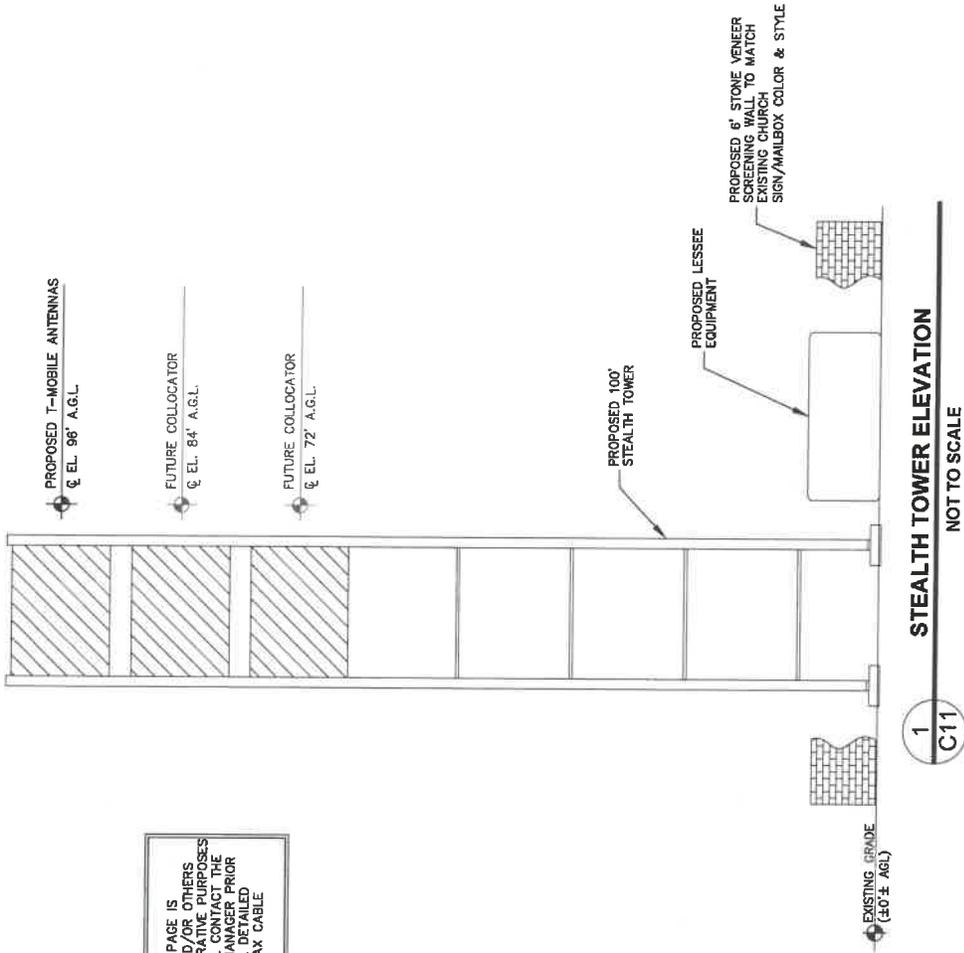
17-2550 TX-0167

DATE 01/15/2018

DESCRIPTION/SHEET NUMBER: REVISION

ANTENNA AND TOWER
ELEVATION DETAILS

C11 3



NOTE:
ALL INFORMATION ON THIS PAGE IS
PROVIDED BY ECO-SITE AND/OR OTHERS
AND IS SHOWN FOR ILLUSTRATIVE PURPOSES
ONLY. THE CONTRACTOR SHALL CONTACT THE
OWNER AND THE PROJECT MANAGER PRIOR
TO CONSTRUCTION FOR ALL REQUIRED
ANTENNA, MOUNT, AND COAX CABLE
INFORMATION.