

PROJECT INFORMATION:

OWNER
CROWN CASTLE
1220 AUGUSTA DR STE 500
HOUSTON, TX 77057
1 (877) 486-9377

LANDOWNER
TXDOT/CITY OF DALLAS

PROJECT TYPE
NEW 120' MONOPOLE
UNMANNED
TELECOMMUNICATION
FACILITY, CONSISTING OF
FUTURE
EQUIPMENT PLATFORMS,
SHELTERS,
DIRECTIONAL AND GPS
ANTENNAS

PERMITTING
COUNTY: DALLAS COUNTY
JURISDICTION: CITY OF DALLAS
OCCUPANCY: COMMERCIAL
ZONING: PD 317
BUILDING CODE: 2012 IBC
ALLOWABLE IMPERVIOUS COVER:
N/A TXDOT ROW
USE: PUBLIC TELECOMMUNICATION
FACILITY

LEGAL DESCRIPTION
NA - TXDOT ROW

APPLICANT
VINCENT GERARD & ASSOCIATES
1715 CAPITAL OF TEXAS HWY
SOUTH
CONTACT: VINCE HUEBINGER
PHONE: 512.326.2693

UTILITIES
ELECTRIC PROVIDER
ONCOR TEXAS
PHONE: 888.313.4747

ONE-CALL TEXAS
CONTRACTOR TO CALL BEFORE
DIGGING PHONE: 811 OR
1.800.545.6000

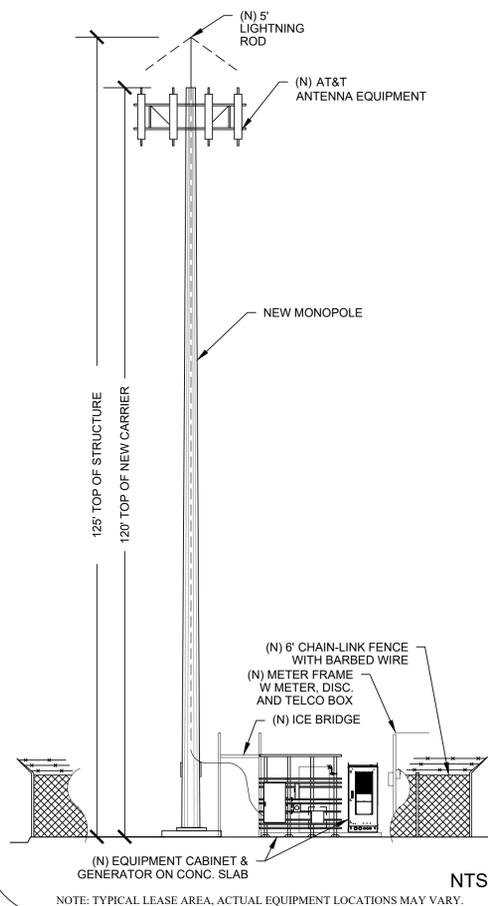
ZONING
PD 317

PARKING
1 SPACE PROVIDED FOR TOWER
WORKERS

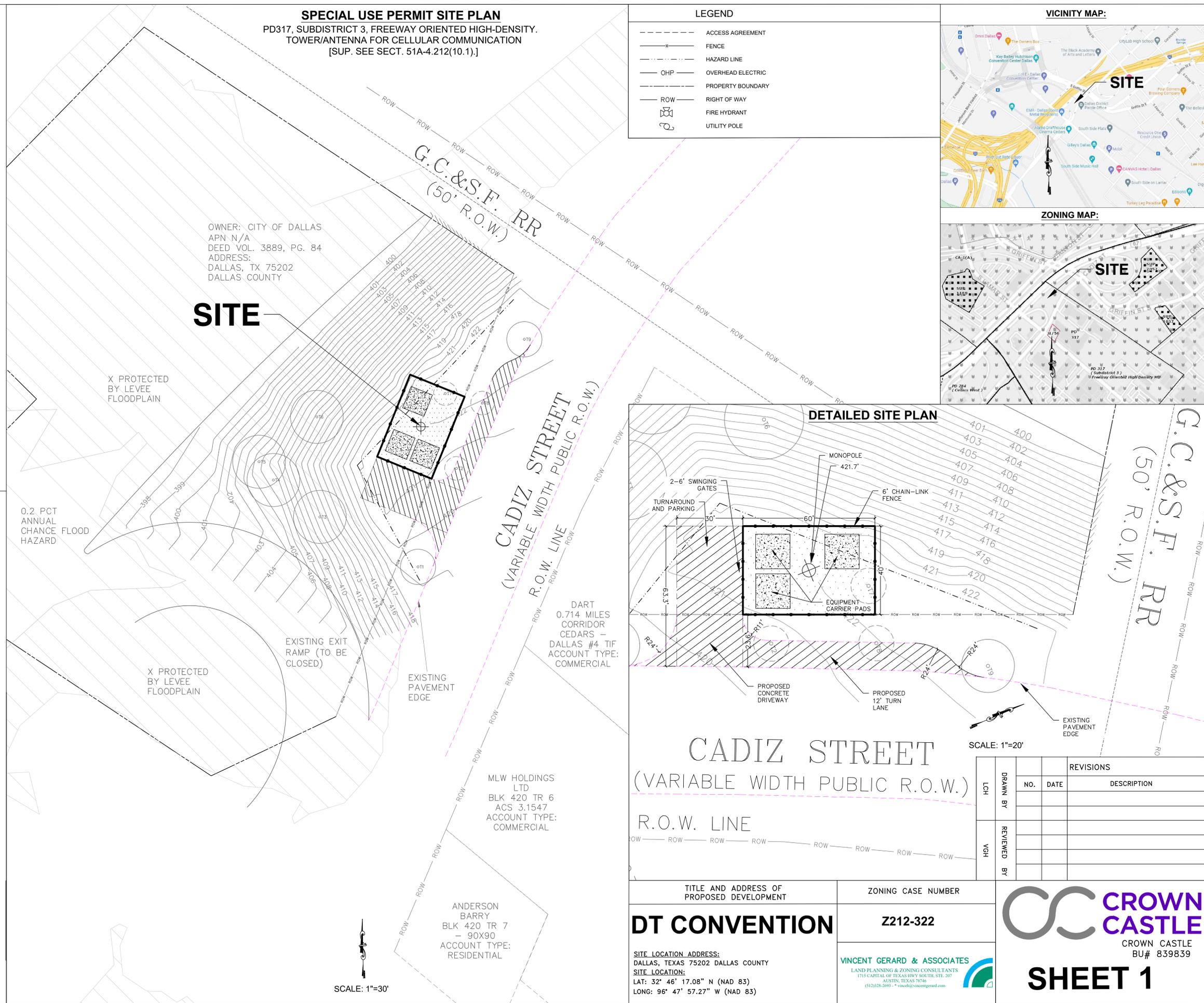
IMPERVIOUS COVER SUMMARY			
EXISTING TOTAL PROPERTY SIZE:	122,607 SQ. FT.	2.8147 ACRES	
EXISTING TOTAL PROPERTY IMPERVIOUS COVER:	0 SQ. FT.	0 ACRES	0%
TOTAL IMPERVIOUS COVER ALLOWED:			XX
PROPOSED IMPERVIOUS COVER:			
EQUIPMENT & TOWER:	96.67 SQ. FT.	0.0022 ACRES	0.08%
PAVED DRIVEWAY:	1,200 SQ. FT.	0.0275 ACRES	0.98%
PROPOSED IMPERVIOUS COVER (THIS SITE PLAN):	1,296.67 SQ. FT.	0.0298 ACRES	1.06%
PROPOSED DECREASE IN IMPERVIOUS COVER (THIS SITE PLAN):	0 SQ. FT.	0 ACRES	0%
TOTAL IMPERVIOUS COVER	1,296.67 SQ. FT.	0.0298 ACRES	1.06%

TREE TABLE			
T1	12"	CEDAR ELM	REMAIN
T2	8"	PECAN	REMOVE
T3	18"	PECAN	REMAIN
T4	18"	PECAN	REMAIN
T5	18"	PECAN	REMAIN
T6	18"	PECAN	REMAIN
T7	8"	PECAN	REMOVE
T8	8"	PECAN	REMOVE
T9	12"	RED OAK	REMAIN

TOWER ELEVATION



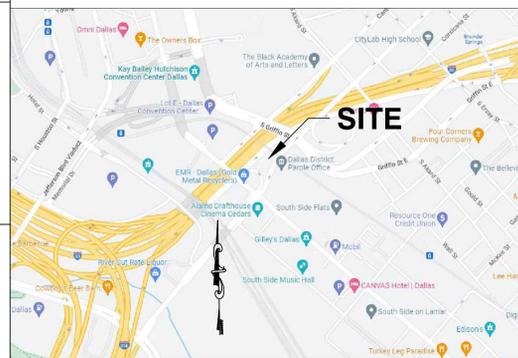
SPECIAL USE PERMIT SITE PLAN
PD317, SUBDISTRICT 3, FREEWAY ORIENTED HIGH-DENSITY.
TOWER/ANTENNA FOR CELLULAR COMMUNICATION
[SUP. SEE SECT. 51A-4.212(10.1.)]



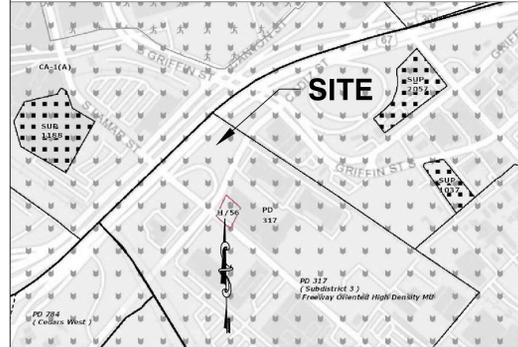
LEGEND

- ACCESS AGREEMENT
- x- FENCE
- HAZARD LINE
- o- OHP
- OVERHEAD ELECTRIC
- PROPERTY BOUNDARY
- ROW
- o FIRE HYDRANT
- o UTILITY POLE

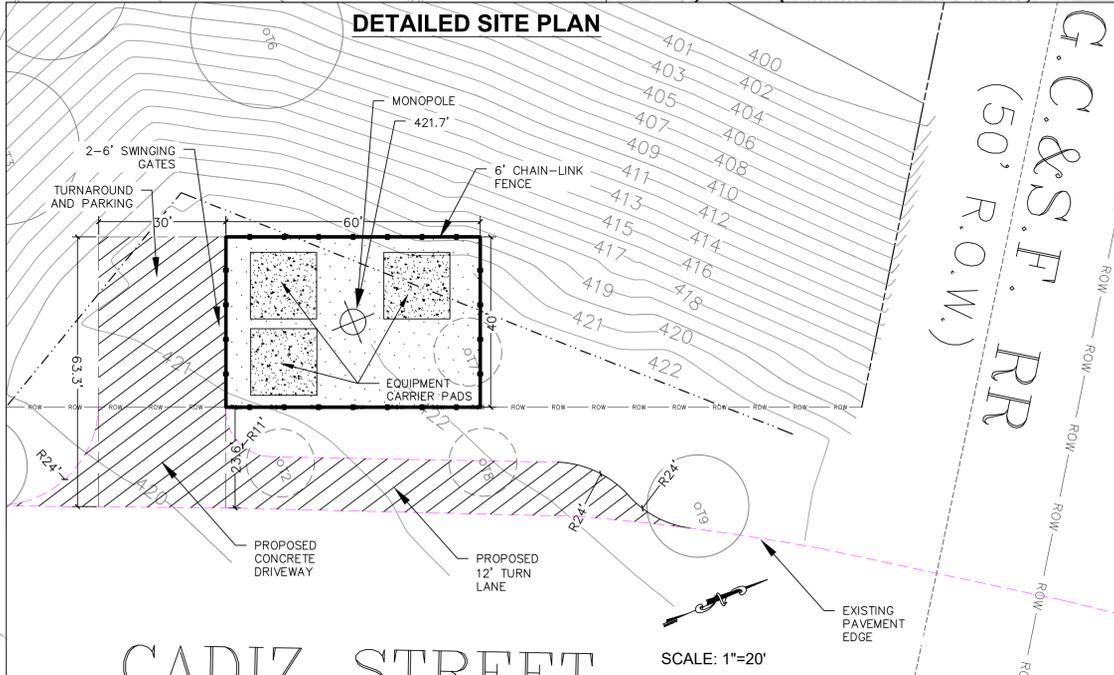
VICINITY MAP:



ZONING MAP:



DETAILED SITE PLAN



CADIZ STREET
(VARIABLE WIDTH PUBLIC R.O.W.)
R.O.W. LINE

TITLE AND ADDRESS OF PROPOSED DEVELOPMENT	ZONING CASE NUMBER
DT CONVENTION	Z212-322
SITE LOCATION ADDRESS: DALLAS, TEXAS 75202 DALLAS COUNTY	VINCENT GERARD & ASSOCIATES LAND PLANNING & ZONING CONSULTANTS 1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207 AUSTIN, TEXAS 78746 (512)328-2693 • vgerard@vincentgerard.com

DRAWN BY	REVISIONS		
	NO.	DATE	DESCRIPTION
LCH			
VGH			

CROWN CASTLE
CROWN CASTLE
BU# 839839

SHEET 1