

PROJECT INFORMATION:

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

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

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

LANDOWNER
TXDOT/CITY OF DALLAS

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

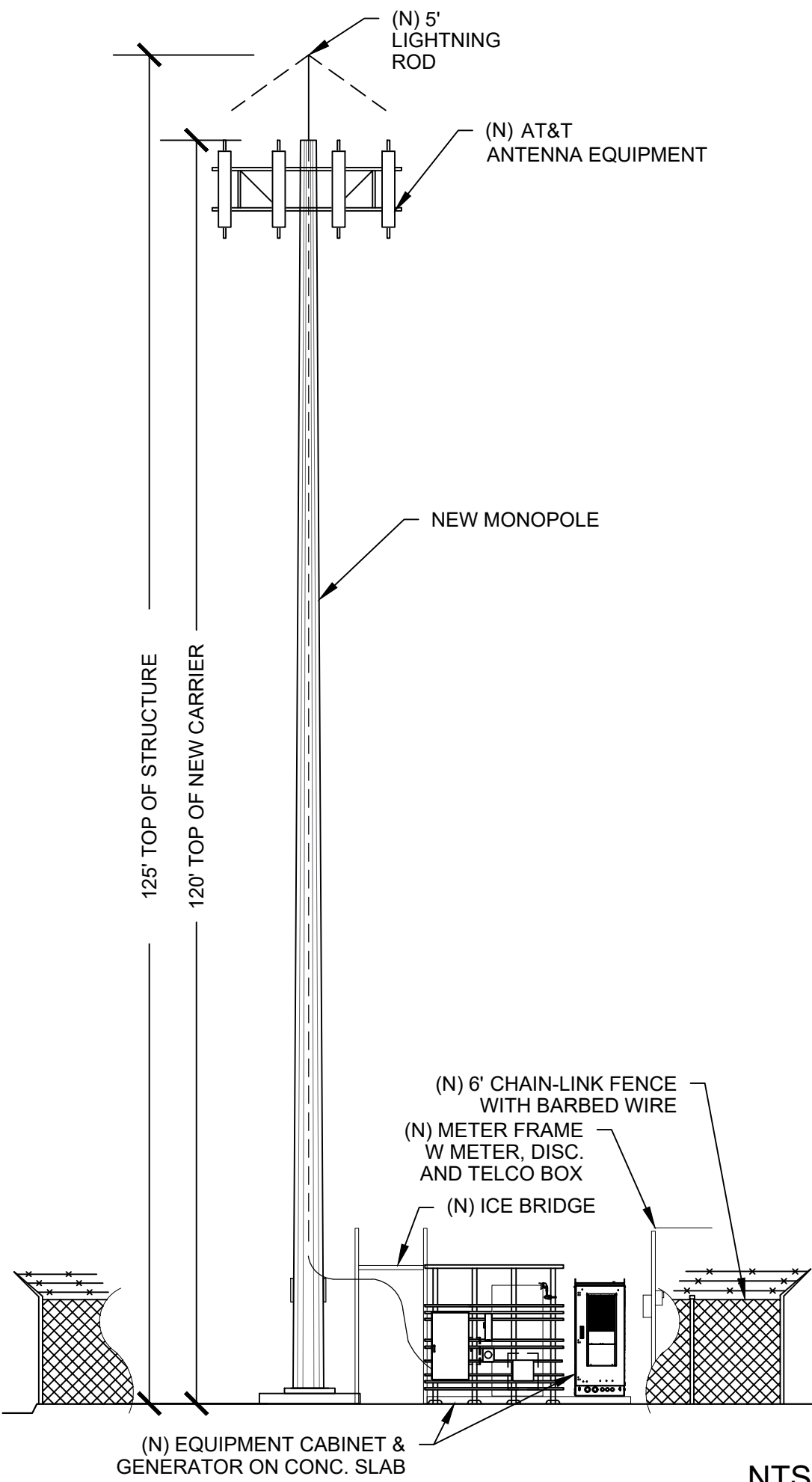
ZONING
PD 317

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%

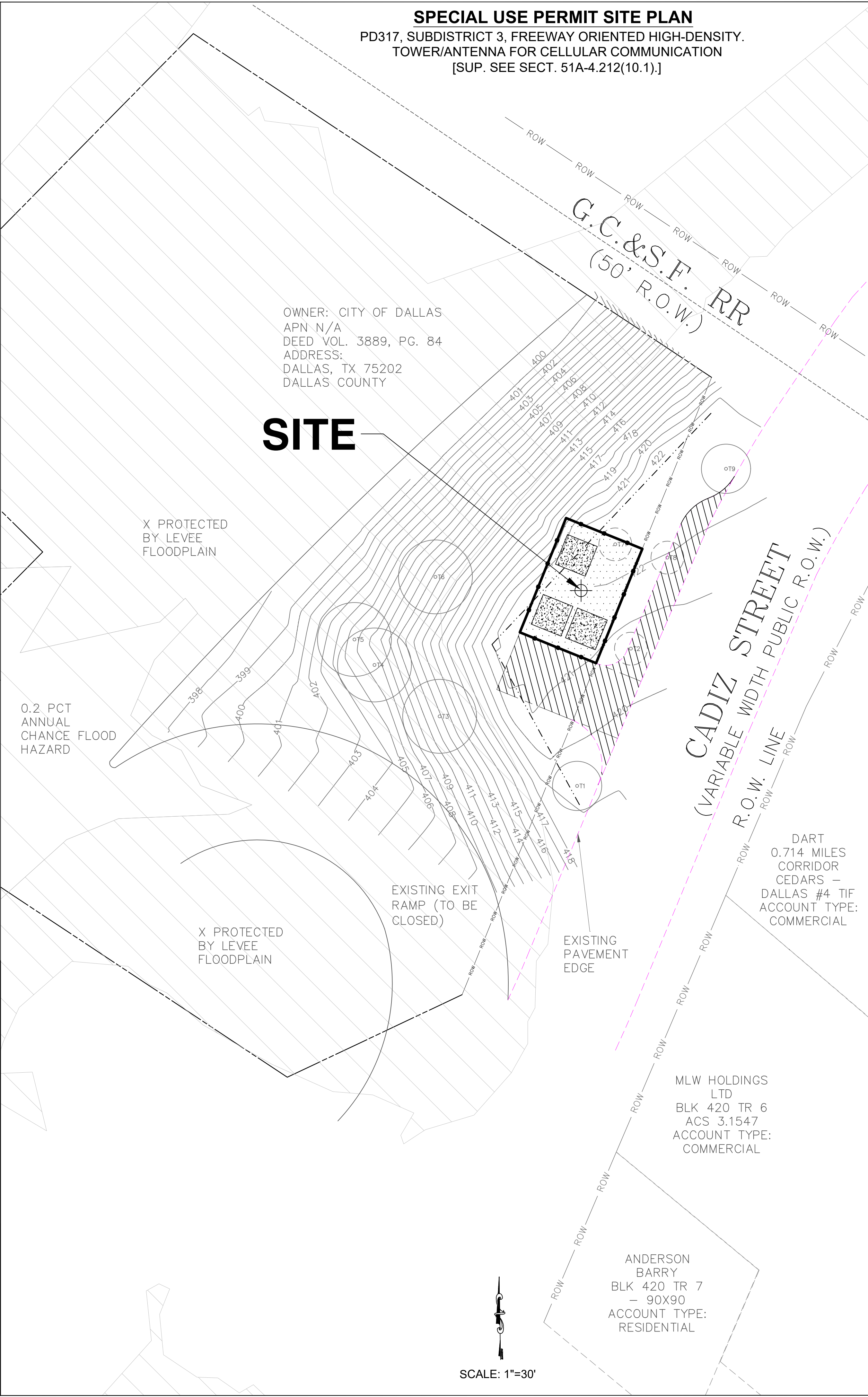
TREE TABLE		
T1	12" CEDAR ELM	REMAIN
T2	8" PECAN	REMOVE
T3	18" PECAN	REMAIN
T4	18" PECAN	REMAIN
T5	18" PECAN	REMAIN
T6	18" PECAN	REMAIN
T7	8" PECAN	REMOVE
T8	8" PECAN	REMOVE
T9	12" RED OAK	REMAIN

TOWER ELEVATION



SPECIAL USE PERMIT SITE PLAN

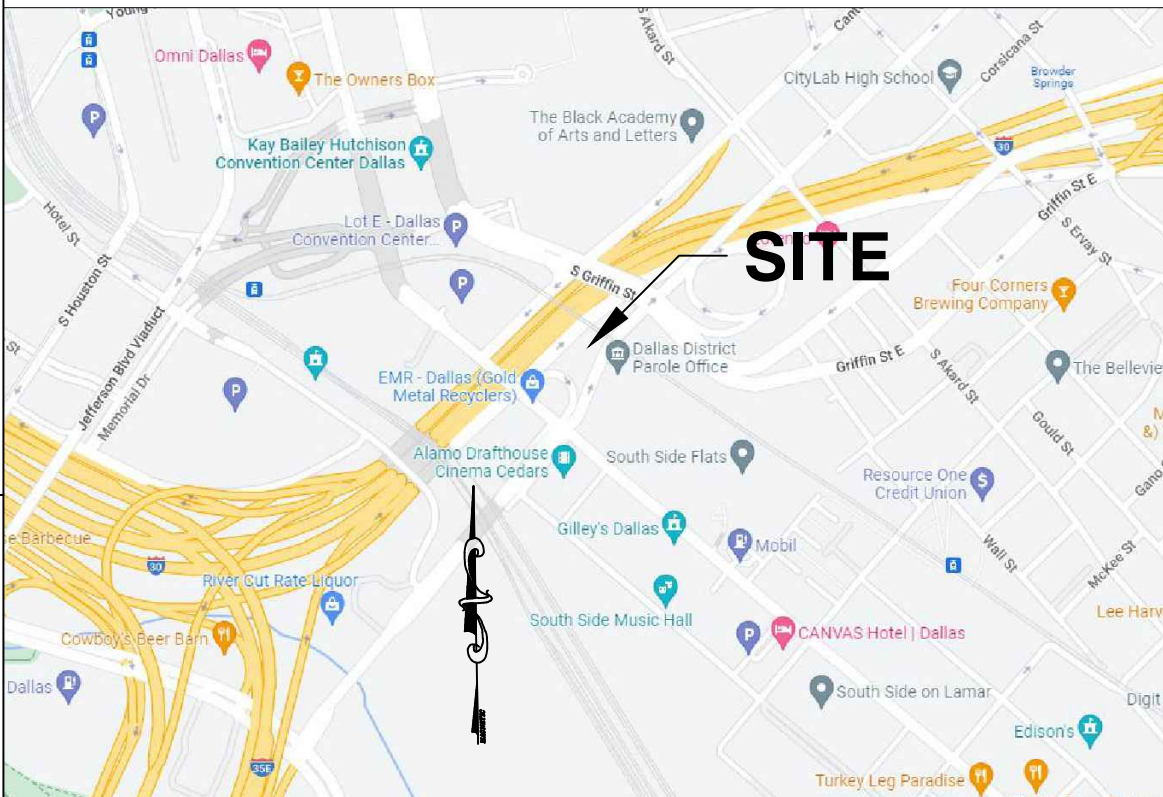
PD317, SUBDISTRICT 3, FREEWAY ORIENTED HIGH-DENSITY.
TOWER/ANTENNA FOR CELLULAR COMMUNICATION
[SUP. SEE SECT. 51A-4.212(10.1.)]



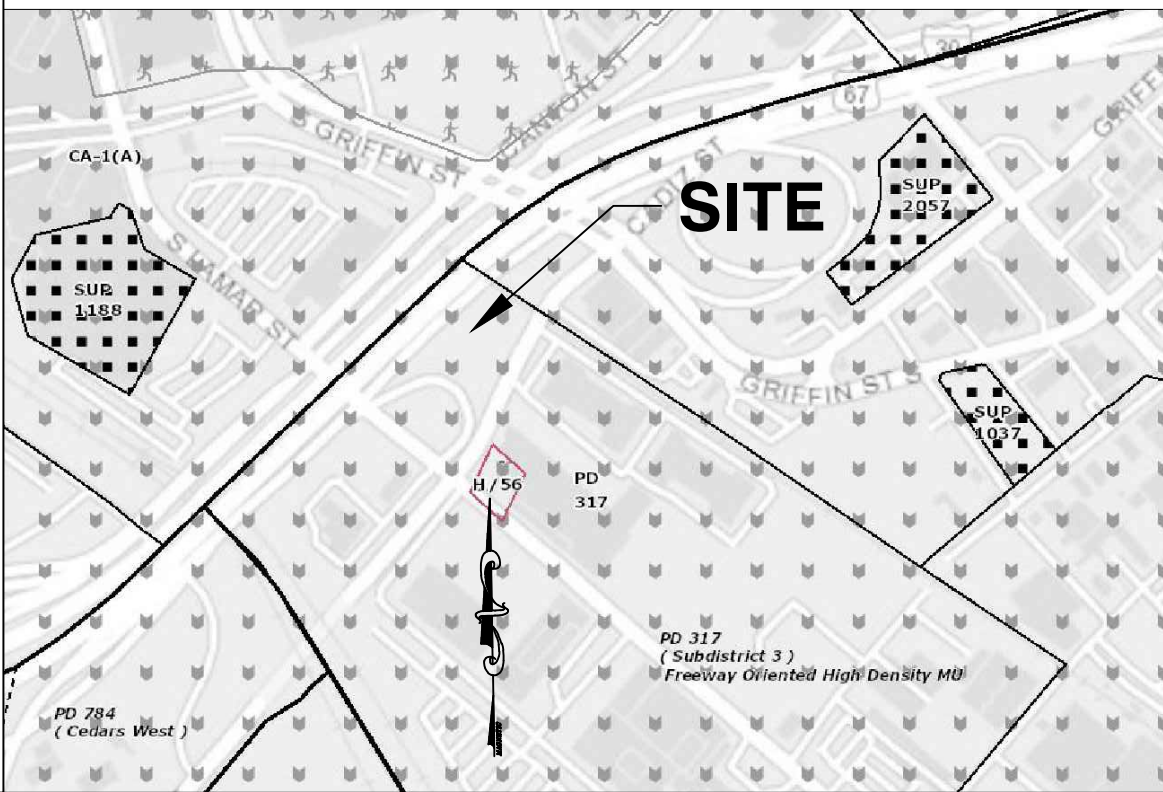
LEGEND

- ACCESS AGREEMENT
- FENCE
- HAZARD LINE
- OHP
- OVERHEAD ELECTRIC
- PROPERTY BOUNDARY
- RIGHT OF WAY
- FIRE HYDRANT
- UTILITY POLE

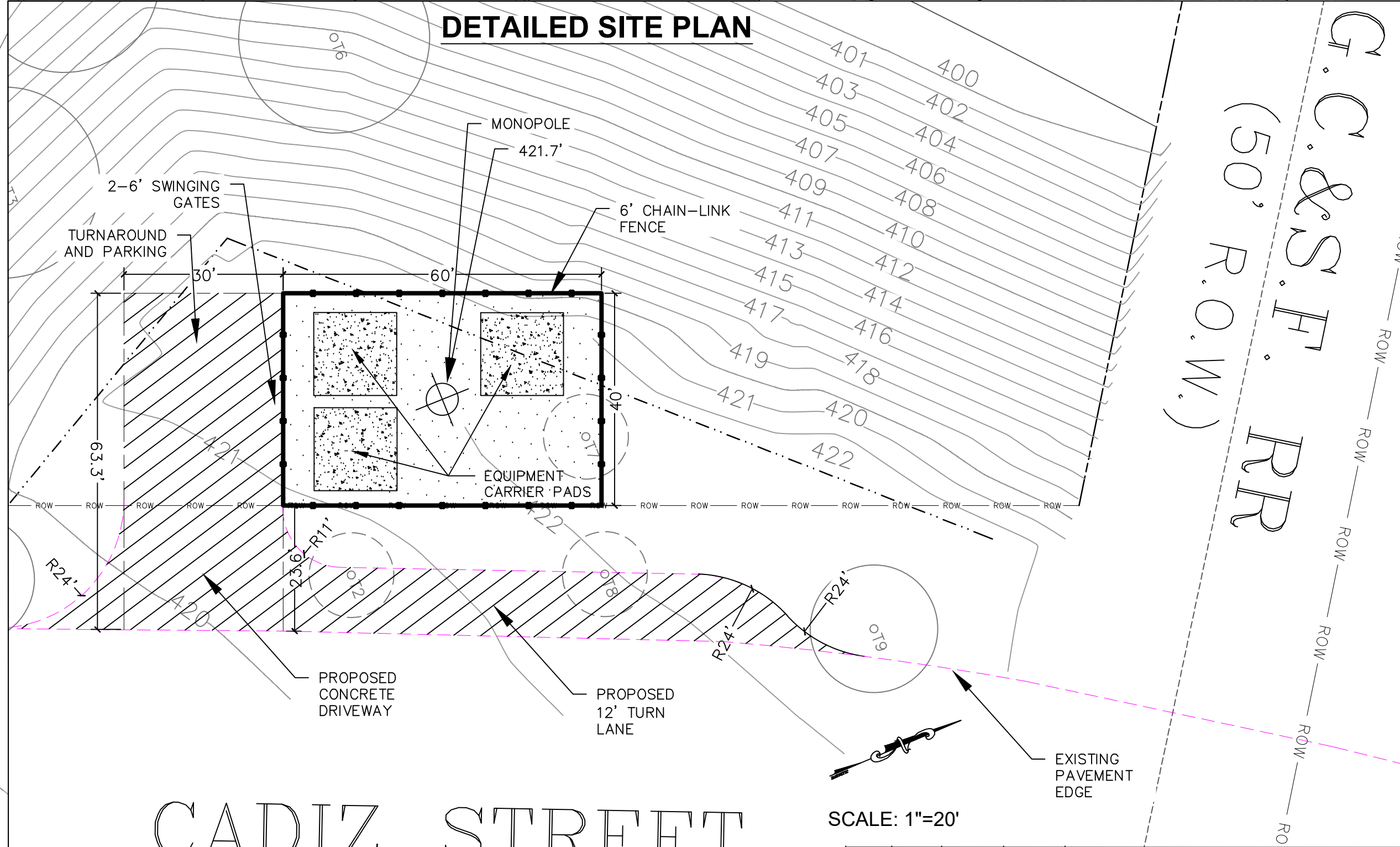
VICINITY MAP:



ZONING MAP:



DETAILED SITE PLAN



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

R.O.W. LINE

TITLE AND ADDRESS OF PROPOSED DEVELOPMENT
DT CONVENTION

ZONING CASE NUMBER

Z212-322

SITE LOCATION ADDRESS:
DALLAS, TEXAS 75202 DALLAS COUNTY
SITE LOCATION:
LAT: 32° 46' 17.08" N (NAD 83)
LONG: 96° 47' 57.27" W (NAD 83)

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
LCH	VGH		

CROWN CASTLE
CROWN CASTLE
BU# 839839
SHEET 1