



March 19, 2024

Thad Chambers, Town Administrator
Town of Bartonville
1941 E. Jeter Road
Bartonville, TX 76226

817-693-5280

Re: Rear Setback Variance Request for Wireless Telecommunication Facility

Applicant: Hemphill, LLC

Hemphill Site Name: 1636 Bartonville

Project: Hemphill, LLC 130' Monopole Tower with 4' lightning rod with Verizon Wireless antennas at a 125' centerline and associated equipment within a 33' x 19' fenced compound behind the Kroger Store as shown in the drawings submitted

Address: 3400 FM 407, Bartonville, TX 76226 (access will be from E Jeter Rd)

Property ID: 656793

Parcel Description: DCFWSD#7 Retail Center Addition, Block A, Lot 1

Zoning: GC/PD-1 - Lantana Town Center Planned Development Ordinance (Ordinance No. 411-06)

Land Owner: Kroger Texas L.P.

Dear Mr. Chambers:

We have enclosed the following in application for a variance from the 10' rear setback for the above project:

- A completed Variance Request application form
- Our check for the \$450 Variance Request application fee
- 10 sets of:
 - Statement in Support of Variance Request
 - Aerial & Ground Level Views of Location
 - 11x17 Construction Drawings

Please let me know if you have any questions or need any additional information. Thanks.

Sincerely,

A handwritten signature in black ink that reads 'Ralph Wyngarden'.

Ralph Wyngarden, Sr. Zoning Specialist
Faulk & Foster
678 Front Ave NW, Suite 255
Grand Rapids, MI 49504
Cell: 616-490-9804

**TOWN OF BARTONVILLE
REQUEST FOR VARIANCE**

Lantana Town Center Planned Development Ordinance (Ordinance No. 411-06), Exhibit B, Section 4(c) and
☒ **Zoning Regulations (Section: 22.3.D, L, & R)** ☐ **Subdivision Regulations (Section: _____)**

☐ **Sign Regulations (Section: _____)** ☐ **Other: _____**

Applicant Hemphill, LLC will construct and operate wireless telecommunication facility as lessee of Kroger Texas, L.P.

Owner's Name: Agent: Ralph Wyngarden, Faulk & Foster Phone: 616-490-9804 Fax: _____

Mailing Address 678 Front Ave NW, Suite 255, Grand Rapids, MI 49504 ralph.wyngarden@faulkandfoster.com

Legal Description: Lot 1 Block A Addition DCFWSO #7 Retail Center Addition

Present Use and Improvements on Property: Kroger Marketplace at Lantana Town Center

Proposed wireless telecommunication facility is behind the store near the loading docks and utility and storage area
and adjacent to a stormwater retention basin for the development.

Description of Variance or *Special Exception* Requested:

Hemphill, LLC requests a variance from the 10' rear yard setback established by the Lantana Town Center
Planned Development Ordinance (Ordinance No. 411-06), Exhibit B, Section 4(c) and the rear yard setback
requirements in Zoning Ordinance Subsections 22.3.D, L, & R to allow for construction of the proposed
wireless communications facility as depicted in the drawings provided.

Has a previous Application or Appeal to the Board been filed on the property?

☒ No ☐ Yes, Date: _____

Attach maps, designs, lists of property owner's names and addresses , and/or any additional materials as necessary or required by ordinance appeal procedures. Please included ten (10) copies of any information that is submitted.

.....

I certify that I am the legal owner of record of the property, or that I have secured the property owner's permission as shown on the attached affidavit (as applicable), and that the information concerning this request for variance is true and correct and respectfully request it's consideration.

Ralph Wyngarden
Signature

3/19/2024
Date

Faulk & Foster, by Ralph Wyngarden, for applicant Hemphill, LLC and owner Kroger Texas, L.P.

Application complete? _____ Fee Paid: \$ _____ Date: _____

Date to appear before: P&Z _____ TC _____ BOA _____

Remarks: _____

STATEMENT IN SUPPORT OF REQUEST FOR VARIANCE

Re: Rear Setback Variance Request for Wireless Telecommunication Facility

Applicant: Hemphill, LLC

Hemphill Site Name: 1636 Bartonville

Project: Hemphill, LLC 130' Monopole Tower with 4' lightning rod with Verizon Wireless antennas at a 125' centerline and associated equipment within a 33' x 19' fenced compound behind the Kroger Store as shown in the drawings submitted

Address: 3400 FM 407, Bartonville, TX 76226 (access will be from E Jeter Rd)

Property ID: 656793

Parcel Description: DCFWSD#7 Retail Center Addition, Block A, Lot 1

Zoning: GC/PD-1 - Lantana Town Center Planned Development Ordinance (Ordinance No. 411-06)

Land Owner: Kroger Texas L.P.

Hemphill, LLC requests a variance from the 10' rear yard setback established by the Lantana Town Center Planned Development Ordinance (Ordinance No. 411-06), Exhibit B, Section 4(c) as well as from the rear yard setback requirements in Zoning Ordinance Sections 22.3.D, L, & R to allow for construction of the proposed wireless communications facility as depicted in the drawings provided. The unique factors supporting approval of this variance request include:

Kroger Front Parking Lot Not Available

Kroger and the Lantana Commercial Owners Association will not allow any structure in the front parking lot between the storefront and FM 407. It must be behind the store building.

Available Area Behind Kroger Limited to Parking Spaces between Drive Lane/Fire Lane and Rear Lot Line

A drive lane/fire lane demarcated by red lines runs behind the store. On the northeast side is the store building with loading docks coming in from the northwest and the southeast. Adjacent to the loading docks and the rear of the store building is a utility and storage area including:

- Electric transformer
- Backup generator
- Carts
- Lift equipment
- Pallets and boxes
- Grease disposal

On the opposite southwest side of the drive lane/fire lane is a row of parking spaces adjacent to the rear lot line. The rear lot line adjoins a common area containing a stormwater retention basin. The proposed wireless telecommunication facility will occupy 5 parking spaces within this row of parking spaces between the drive lane/fire lane and the rear lot line. Please see the provided aerial and ground level views of the location.

The proposed 19' site footprint must be within this row of parking spaces constrained by the drive/lane fire lane and the rear lot line. I can't go in the area on the northeast side of the fire lane directly behind the store building and loading docks because, in addition to the utility and storage items listed above, there is a 10' wide utility easement running behind the store for a 12" underground water line (See Sheets C1-1 and C1-7 of the Construction Drawings).

Setback from Residential

Within the area described above, the proposed site had to be positioned to meet the 2x tower height setback from a residential zoning district boundary line as required by Zoning Ordinance Section 22.3.C. The property south of Jeter Road was rezoned from GB to RE-2 in 2023. We wanted to strictly adhere to this requirement because a previous location for this site proposed behind the Lantana Community Church/Harvest Christian Academy was denied in 2020 because of proximity to residential to the south and east of that property. This site was shifted north to avoid any impact to residential development south of Jeter Road. The parcels on the west side of McMakin Road are zoned GB and occupied by businesses. This project will serve the communications and data needs of residents and businesses and enhance public safety without residential impact.

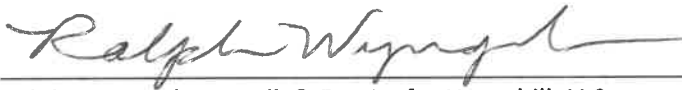
No Impact on Adjacent Parcel

Approving the rear setback variance requested will not have a negative impact on the adjacent parcel on the other side of the lot line. That parcel is a common area occupied by a stormwater retention basin. It is not accessible to the public and cannot be developed for any future residential or commercial use.

Lantana Commercial Owners Association Approval

Architectural review approval for the proposed wireless telecommunication facility design and location was received from the Lantana Commercial Owners Association on December 29, 2023. They required the masonry block wall with brick façade to match the existing Kroger Building as depicted in Sheets C2-1 and C6-1 of the Construction Drawings.

Respectfully submitted,



Ralph Wyngarden, Faulk & Foster, for Hemphill, LLC

Date: 3/19/2024

AERIAL VIEW

33°04'28.2"N 97°07'51.5"W - Google Maps

google.com/maps/place/33°04'28.2"N+97°07'51.5"W/@33.0747423,-97.1304423,470m/data=!3m1!1e3!4m4!3m3!8m2!3d33.0745!4d-97.1309722?entry=ttu

Guidance Preparatory Academy

Starbucks

Dutch Bros Coffee

Lantana Town Center

Kroger Marketplace

McMakin Rd

Jeter Rd E

Wolf Run Rd

Harvest Christian Academy Lantana

Google

Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 United States Terms Privacy Send Product Feedback 200 ft

Layers

Type here to search

36°F Windy

11:57 AM 3/19/2024

CLOSER AERIAL VIEW

33°04'28.2"N 97°07'51.5"W - Google Maps

google.com/maps/place/33°04'28.2"N+97°07'51.5"W/@33.0744663,-97.1310179,179m/data=!3m1!1e3!4m4!3m3!8m2!3d33.0745!4d-97.1309722?entry=ttu

Layers

Bartonville Veterinary Center

Town of Bartonville

The Bartonville Store & Jeter's Meat Shop

Jeter Rd E

McMakin Rd

McMakin Rd

McMakin Rd

MoneyGram

Kroger Floral Florist

Kroger Marketplace

Supercuts

Hollywood Feed Pet store

Tokyo Sushi

Redbox

2001

Google

Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google

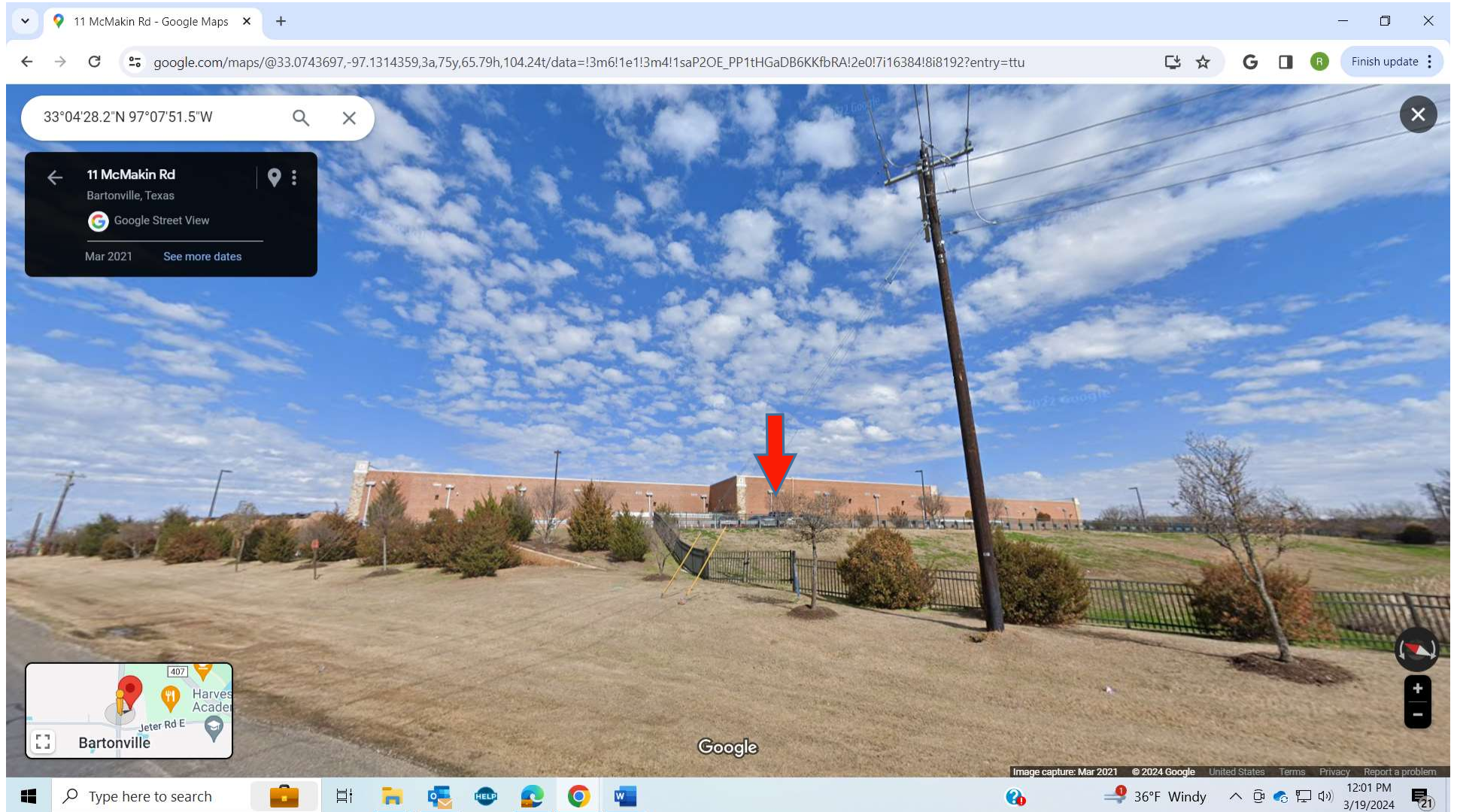
United States Terms Privacy Send Product Feedback

50 ft

36°F Windy

11:58 AM 3/19/2024

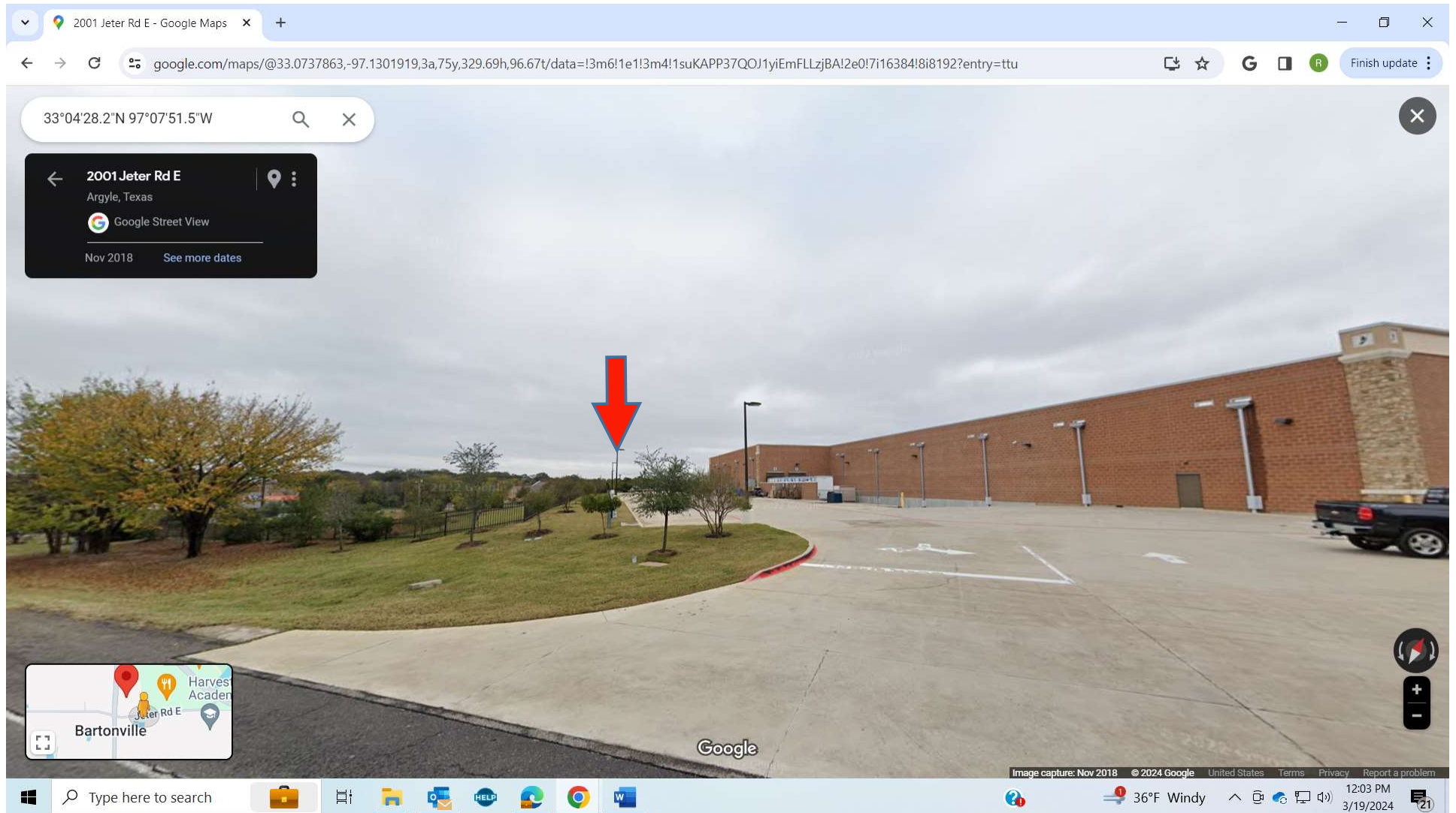
LOOKING EAST FROM MCMAKIN ROAD



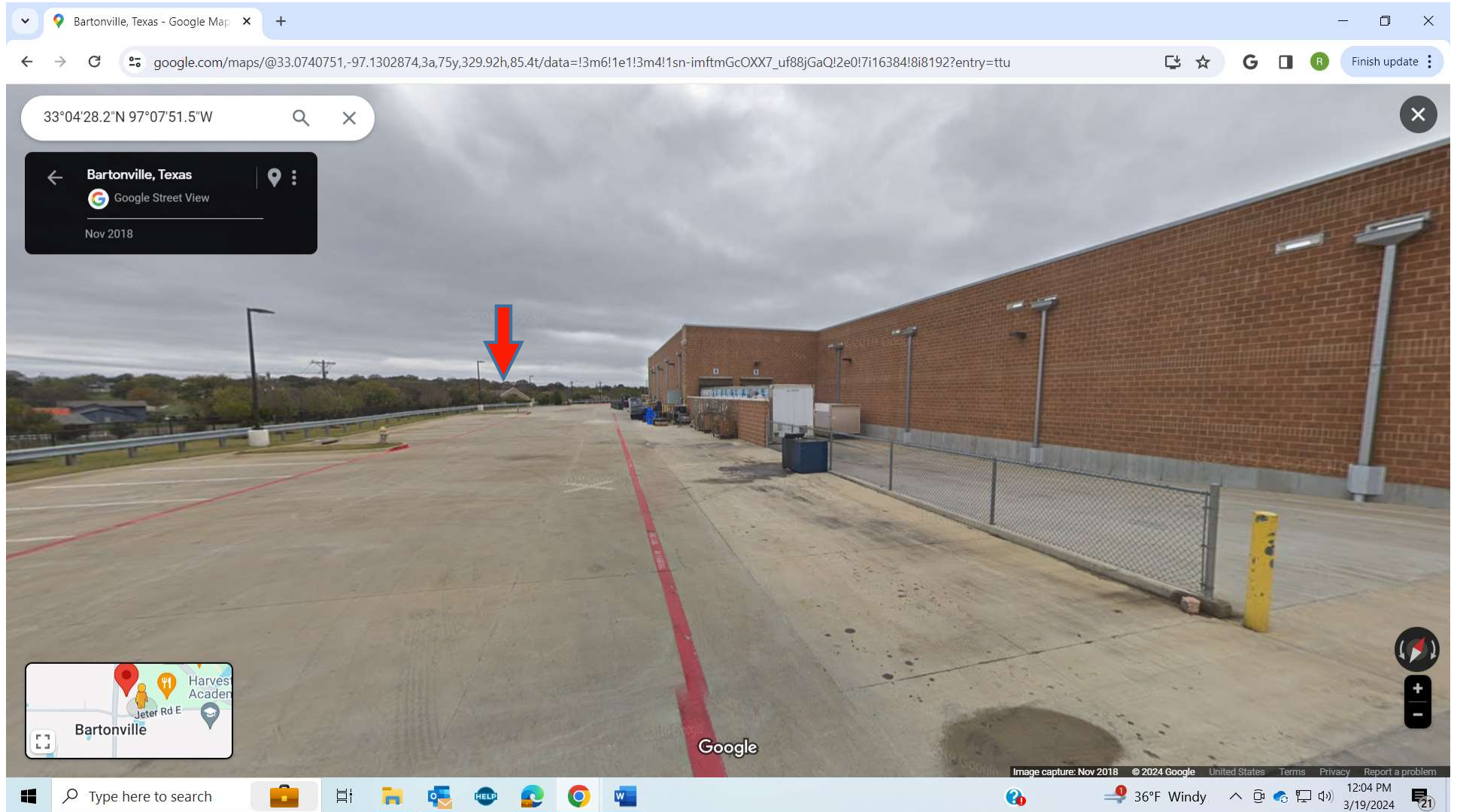
LOOKING NORTH FROM JETER ROAD



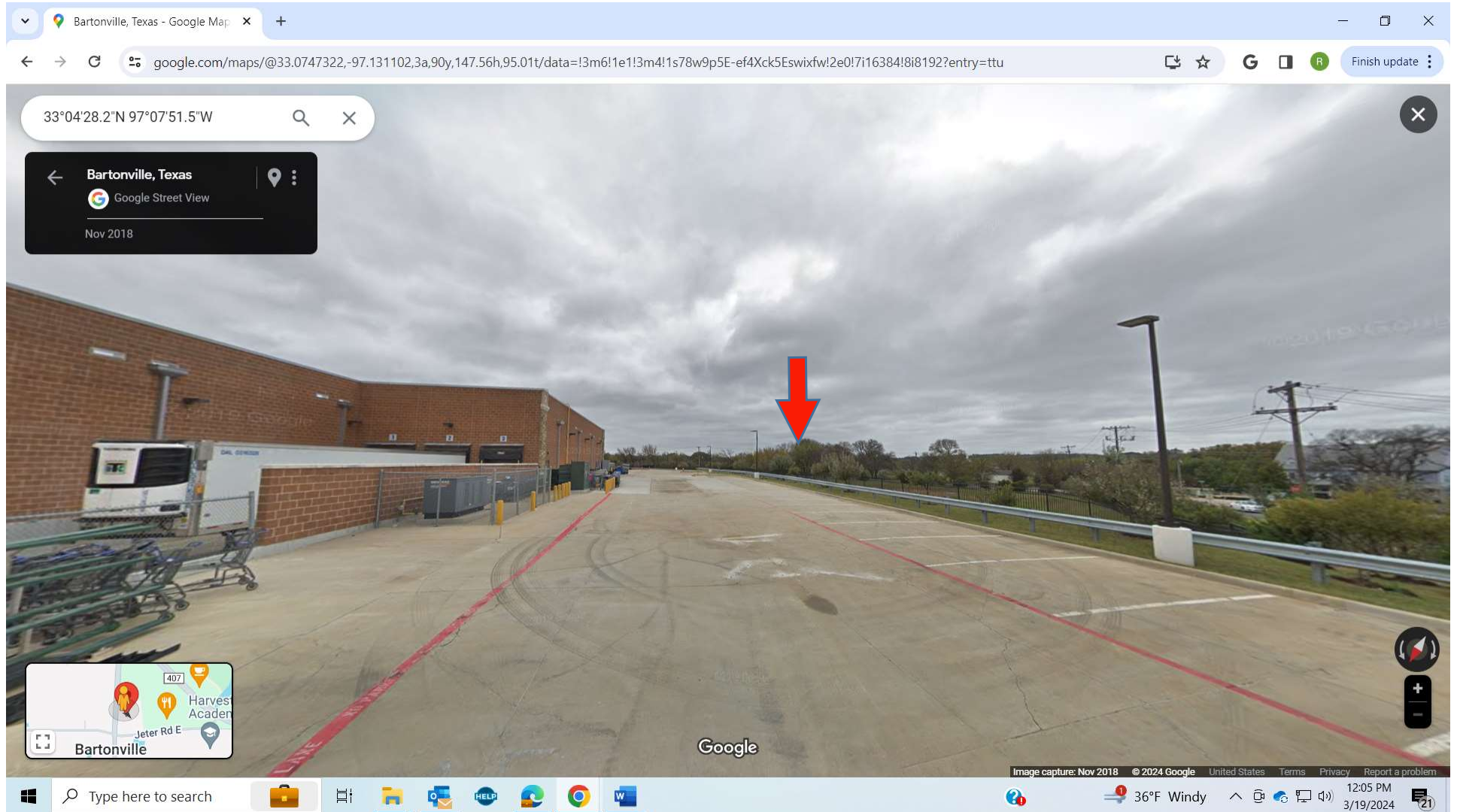
LOOKING NORTH FROM JETER ROAD DRIVEWAY



BEHIND STORE LOOKING NORTH



BEHIND STORE LOOKING SOUTH



LOOKING SOUTHEAST FROM MCMAKIN ROAD

86 McMakin Rd - Google Maps

google.com/maps/@33.0749037,-97.1314695,3a,75y,100.93h,105.18t/data=!3m6!1e1!3m4!1sFD5NOFS-GDc9lxJvGdsMQ!2e0!7i16384!8i8192?entry=ttu

33°04'28.2"N 97°07'51.5"W

86 McMakin Rd
Bartonville, Texas
Google Street View
Mar 2021 See more dates

Bartonville

Google

Image capture: Mar 2021 © 2024 Google United States Terms Privacy Report a problem

36°F Windy 12:06 PM 3/19/2024

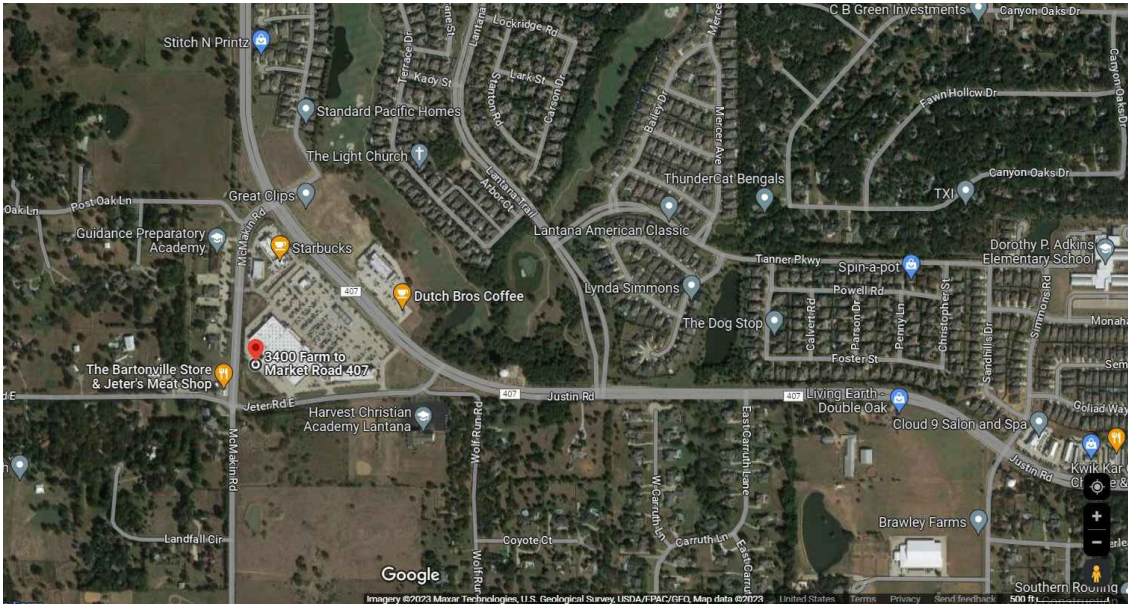
BARTONVILLE

SITE: 1636

130' MONOPOLE TOWER

FOR MULTIPLE WIRELESS CARRIERS

VICINITY MAP



DIRECTIONS

FROM CHICKASAW NATION, OKLAHOMA, DRIVE SOUTH ON INTERSTATE 35S. CONTINUE INTERSTATE I-35S ENTERING TEXAS. TAKE EXIT 465B TOWARD US-377/FT WORTH DR, IN 0.2MI. TURN RIGHT ONTO US-377 S/FORT WORTH DR, IN 1.4MI. TURN LEFT ONTO COUNTRY CLUB RD, IN 2.4MI. CONTINUE ONTO FM1830, IN 3.1MI. TURN LEFT ONTO FM 407 E, IN 2.2MI. TURN RIGHT ONTO MCKAMIN RD, IN 0.1MI. TURN LEFT, IN 295FT. TURN RIGHT, IN 499FT. SITE AND ACCESS WILL BE ON THE RIGHT.

CODE COMPLIANCE

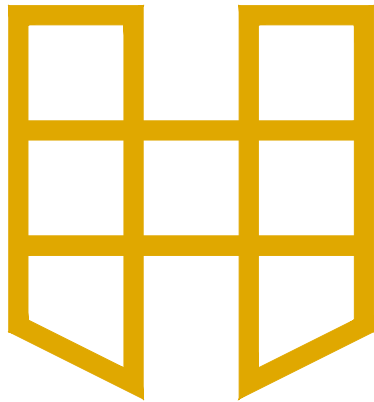
ALL WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODE ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES:

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

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



CONSULTING ENGINEER



STS (SPECIALTY
TELECOMMUNICATIONS
CONSULTANTS, LLC)
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY, OK 73114
405-753-7167

ENGINEER OF RECORD

SAMUAL T. CURTIS
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 117377

ONE CALL SYSTEM



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

PROJECT DATA

SITE NUMBER	1636
SITE NAME	BARTONVILLE
SITE ADDRESS	BARTONVILLE, TX

COUNTY	DENTON
ZONING CLASS	

POWER COMPANY	RELIANT ENERGY
CONTACT NAME	
TELEPHONE	866-222-7100

TELCO COMPANY	AT&T
CONTACT NAME	
TELEPHONE	800-288-2020

PROPERTY OWNER	KROGER L.P.
TELEPHONE	

HEMPHILL CONTACT	JOHN HEMPILL
TELEPHONE	918-605-5639

SURVEY CONTACT	SAM COMPANIES
TELEPHONE	214-631-7888

2C COORDINATES

LAT 33° 04' 28.26" LONG -97° 07' 51.52"
SURVEY AND 2C PROVIDED BY SAM COMPANIES
AND INCLUDED IN THIS SET OF DRAWINGS FOR REFERENCE ONLY.

DRAWING INDEX

SHEET	SHEET TITLE	REV.
TS	TITLE SHEET	0
C1-1	SITE SURVEY	0
C1-2	SITE SURVEY	0
C1-3	OVERALL SITE PLAN	0
C1-4	VICINITY ZONING MAP	0
C1-5	VICINITY ZONING TABLE	0
C1-6	PARKING SPACE ANALYSIS	0
C1-7	WATER PLAN	0
C1-8	STORM SEWER PLAN	0
C1-9	SANITARY SEWER PLAN	0
C2-1	COMPOUND LAYOUT	0
C3-1	TOWER ELEVATION	0
C3-3	GROUND EQUIPMENT DETAILS	0
C3-6	TRENCHING DETAILS	0
C4-1	ROADWAY AND COMPOUND DETAILS	0
C6-1	COMPOUND WALL AND GATE DETAILS	0
E1-1	ELECTRIC, LIGHTING, AND TELCO PLAN	0
E2-1	ELECTRICAL DETAILS	0
E3-1	GROUNDING PLAN	0
E4-1	GROUNDING DETAILS	0
G1-1	GENERAL NOTES	0
G1-2	GENERAL NOTES	0



HEMPHILL®

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:	1636
PROJECT NAME:	BARTONVILLE
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	01/15/24	FOR APPROVAL

SAMUAL T. CURTIS
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 117377

SCALE

N.T.S.

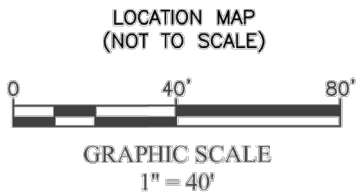
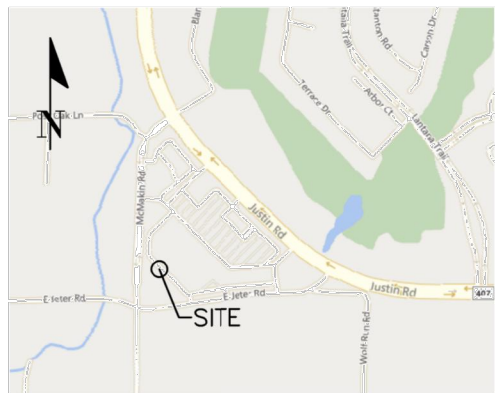
TITLE SHEET

SHEET NUMBER: REVISION:

TS

0

PATH: \\SAMINC\DAL\PROJECTS\1022074733\100\SURVEY\03EXHIBITS\06-30-2023\74733-1636 BARTONVILLE SITE SURVEY.DWG DRAWN BY: JOSE.RICO



SYMBOL DESCRIPTION

	PROPOSED POLE LOCATION
	GAS LINE
	EASEMENT LINE
	C/L ACCESS/UTILITY EASEMENT
	ACCESS/UTILITY EASEMENT LINE
	PROPERTY LINE
	EDGE OF CONCRETE
	PROPOSED LEASED PREMISES
	BUILDING
	CONTOUR MINOR
	CONTOUR MAJOR
	CONCRETE
	CALCULATED POINT
	LIGHT POLE
	MANHOLE
	WATER VALVE

30' ACCESS & UTILITY EASEMENT
349.33 FEET
0.241 ACRES (±10,480 SQ. FEET)
LEASED PREMISES
0.015 ACRES (±672 SQ. FEET)

EXHIBIT "A"

BLOCK A
LOT 1

DCFWS#7 RETAIL CENTER ADDITION
INSTRUMENT NO. 2015-29
O.P.R.D.C.T.

W. MCDANIEL SURVEY
ABSTRACT NO. 385

PROPOSED POLE LOCATION:
LAT:=(33°04'28.25")
LONG:=(97°07'51.51")
ELEV: 662.74'

NOTES:

- BEARING BASIS: BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83(2011), NORTH CENTRAL ZONE.
- THE SURVEYED INFORMATION HEREON FOR THE LOCATION OF THE PROPOSED TOWER IS BASED ON THE GEOGRAPHIC COORDINATES OF WGS 84 AS DERIVED THROUGH GNSS OBSERVATIONS AND USING REAL TIME CORRECTIONS FROM THE TEXAS VRS NETWORK.
- ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) (GEOID 12B).
- THE PURPOSE OF THIS TOPOGRAPHIC MAP IS TO DOCUMENT THE HORIZONTAL AND VERTICAL POSITIONS OF THE PERMANENT FEATURES VISIBLE ON THE GROUND IN THE MAPPED AREA AS FOUND ON THE DATE OF SURVEY, 05/12/2023.
- THE RIGHT OF WAY SHOWN HEREON WAS DERIVED FROM EVIDENCE LOCATED IN THE FIELD, AND ONLINE COUNTY DATA. THIS IS NOT A BOUNDARY SURVEY.
- PROPOSED POLE LOCATION PROVIDED BY HEMPHILL.
- ALL DIMENSION NOTATIONS ARE ROUNDED TO THE NEAREST WHOLE NUMBER.
- FOR ADDITIONAL INFORMATION, SEE ATTACHED DESCRIPTION IN CONJUNCTION WITH AND CONSIDER AN INTEGRAL PART OF THIS DESCRIPTION.

BLOCK A,
LOT 1

DCFWS#7 RETAIL CENTER ADDITION
INSTRUMENT NO. 2015-29
OFFICIAL PUBLIC RECORDS
DENTON COUNTY, TEXAS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GF NO. 01-22047265
EFFECTIVE DATE: OCTOBER 14, 2022

SCHEDULE B ITEMS:

- 10c. THE SURVEYOR DID NOT OBSERVE ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE WHILE CONDUCTING THE SURVEY.
- 10e. THE FOLLOWING BUILDING LINE AND EASEMENTS RECORDED IN CABINET U, PAGE 684, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS. (DOES NOT AFFECT THIS SITE AND EASEMENT, PARENT TRACT APPEARS CONTROLLED BY INSTRUMENT NO. 2015-29 AND PLAT RECORDED IN CAB. U, PG. 684, APPEARS TO HAVE BEEN VACATED)
- 10f. EASEMENT EXECUTED BY RAYZOR INVESTMENTS, LTD TO BARTONVILLE WATER SUPPLY CORPORATION, DATED 5, 1997, RECORDED IN DOCUMENT NO. 97-R0038688, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (AFFECTS AS SHOWN HEREON)
- 10h. EASEMENT EXECUTED BY RAYZOR RANCH, L.P. TO THE BARTONVILLE WATER SUPPLY CORPORATION, DATED OCTOBER 22, 1999, FILED OCTOBER 22, 1999, RECORDED IN DOCUMENT NO. 99-R0108311, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (DOES NOT AFFECT THIS SITE AND EASEMENT)
- 10i. EASEMENT EXECUTED BY RAYZOR RANCH L.P., A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH ITS GENERAL PARTNER, RAYZOR G.P., INC. TO DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 7, DATED MARCH 28, 2002, FILED APRIL 1, 2002, RECORDED IN DOCUMENT NO. 2002-R0040006, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (AFFECTS AS SHOWN HEREON)
- 10j. EASEMENT EXECUTED BY RAYZOR RANCH, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH ITS GENERAL PARTNER, RAYZOR G.P., INC. TO DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 7, DATED DECEMBER 16, 2003, FILED DECEMBER 31, 2003, RECORDED IN DOCUMENT NO. 2003-208892, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (DOES NOT AFFECT THIS SITE AND EASEMENT)
- 10k. EASEMENT EXECUTED BY RAYZOR RANCH, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH ITS GENERAL PARTNER, RAYZOR G.P., INC. TO DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 7, DATED DECEMBER 16, 2003, FILED DECEMBER 31, 2003, RECORDED IN DOCUMENT NO. 2003-208893, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (DOES NOT AFFECT THIS SITE AND EASEMENT)
- 10l. EASEMENT EXECUTED BY RAYZOR RANCH, L.P., MAGNOLIA/LANTANA III, L.P.; DENTON COUNTY FRESH WATER SUPPLY DISTRICT #6; AND DENTON COUNTY FRESH WATER SUPPLY DISTRICT #7 TO DENTON INDEPENDENT SCHOOL DISTRICT (DISD), DATE MARCH 31, 2005, FILED APRIL 8, 2005, RECORDED IN DOCUMENT NO. 2005-40738, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (DOES NOT AFFECT THIS SITE AND EASEMENT)
- 10m. TERMS, PROVISIONS, AND CONDITIONS OF DEVELOPMENT AGREEMENT EXECUTED BY AND BETWEEN RAYZOR RANCH L.P. AND CL/RPG COMPANY, L.P., EACH A TEXAS LIMITED PARTNERSHIP AND THE TOWN OF BARTONVILLE, DATED AUGUST 3, 2006, FILED JUNE 8, 2012, RECORDED IN DOCUMENT NO. 2012-61294, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (AFFECTS NOT PLOTTABLE)
- 10n. TERMS, CONDITIONS AND STIPULATIONS AS SET FORTH IN DEVELOPER RIGHTS AGREEMENTS EXECUTED BY AND BETWEEN A-S 114 LANTANA TOWN CENTER, L.P., A TEXAS LIMITED PARTNERSHIP AND KROGER TEXAS, L.P., AN OHIO LIMITED PARTNERSHIP (KROGER), DATED FEBRUARY 15, 2013, FILED FEBRUARY 15, 2013, RECORDED IN DOCUMENT NO. 2013-18969, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (AFFECTS NOT PLOTTABLE)
- 10p. STORM WATER DRAINAGE EASEMENT AGREEMENT EXECUTED BY KROGER TEXAS L.P., AN OHIO LIMITED PARTNERSHIP AND A-S 114 LANTANA TOWN CENTER, L.P., A TEXAS LIMITED PARTNERSHIP, DATED FEBRUARY 15, 2013, FILED FEBRUARY 15, 2013, RECORDED IN DOCUMENT NO. 2013-18971, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (DOES NOT AFFECT THIS SITE AND EASEMENT)

Michael J. Segroves 10/30/2023
MICHAEL J. SEGROVES DATE: 06/30/2023
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REGISTRATION NO. 6932



HEMPHILL®

ACCESS/UTILITY EASEMENT
& LEASED PREMISES

SITE ADDRESS:
3400 FM 407 E,
BARTONVILLE, TX 76226

SAM™
1341 W. Mockingbird Lane,
Suite 400W, Dallas, Texas, 75247
Ofc: 214.631.7888 email: info@sam.biz
Texas Firm Registration No. 10064300

PROJECT: 1022074733

SHEET 1 OF 3



HEMPHILL®

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

SURVEY PROVIDED BY:

SAM COMPANIES
1341 W. MOCKINGBIRD
LANE SUITE 400W,
DALLAS, TX 75247
214-631-7888

PROJECT NO: 1636

PROJECT NAME: BARTONVILLE

911 ADDRESS: TBD

DRAWN BY: LSV

CHECKED BY: RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	01/15/24	FOR APPROVAL

SCALE

N.T.S.

SITE SURVEY

SHEET NUMBER:

C1-1

REVISION:

0

HEMPHILL, LLC.
1636 BARTONVILLE SITE SURVEY
LEASED PREMISES

SAM JOB NO. 74733
PAGE 2 OF 3

EXHIBIT “A”

BEING A DESCRIPTION OF A PROPOSED LEASED PREMISES SITE, LOCATED IN THE W. MCDANIEL SURVEY ABSTRACT NO. 385, AND BEING ON A TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A, OF THE DCFWSD #7 RETAIL CENTER ADDITION OF DENTON COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2015-29, OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT LOCATED IN LOT 1, BLOCK A OF SAID DCFWSD#7 RETAIL CENTER ADDITION, FROM WHICH A 1/2-INCH ROD FOUND AT THE SOUTH CORNER OF LOT 4, BLOCK A, OF SAID DCFWSD #7 RETAIL CENTER ADDITION, BEARS SOUTH 02 DEGREES 54 MINUTES 13 SECONDS EAST, A DISTANCE OF 265.22 FEET; SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N: 7076595.07, E: 2387808.62;

THENCE NORTH 44 DEGREES 04 MINUTES 58 SECONDS EAST, 20.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 45 DEGREES 38 MINUTES 57 SECONDS EAST, 33.62 FEET TO A POINT FOR CORNER; FROM WHICH A 1/2-INCH ROD FOUND AT THE SOUTHEAST CORNER OF LOT 3, BLOCK A, OF SAID DCFWSD #7 RETAIL CENTER ADDITION, BEARS SOUTH 88 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 1,211.68 FEET;

THENCE SOUTH 44 DEGREES 04 MINUTES 58 SECONDS WEST, 20.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEGREES 38 MINUTES 57 SECONDS EAST, 33.62 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION BEING A TOTAL OF 0.015 ACRES OF LAND (672 SQ FT), MORE OR LESS.

BEARING BASIS: BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), NORTH CENTRAL ZONE.

NOTE: AN EXHIBIT OF SAME DATE ACCOMPANIES THIS DESCRIPTION.

DATE OF SURVEY: 05-12-2023


MICHAEL J. SEGROVES DATE: 06/30/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6932
SURVEYING AND MAPPING, LLC.
1341 W MOCKINGBIRD LANE, SUITE 400W,
DALLAS, TEXAS 75247
OFC: 214.631.7888



HEMPHILL, LLC.
1636 BARTONVILLE SITE SURVEY
30' ACCESS & UTILITY EASEMENT

SAM JOB NO. 74733
PAGE 3 OF 3

EXHIBIT “A”

BEING A CENTERLINE DESCRIPTION OF A PROPOSED 30' ACCESS & UTILITY EASEMENT, LOCATED IN THE W. MCDANIEL SURVEY ABSTRACT NO. 385, AND BEING ON A TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A OF DCFWSD#7 RETAIL CENTER ADDITION OF DENTON COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2015-29, OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND MEASURING 15 FEET EACH SIDE OF CENTERLINE, THE SIDE LINES OF WHICH ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE AT POINTS ON THE NORTHEASTERLY LINE OF LEASED PREMISES AND THE SOUTH LINE OF SAID LOT 1, SAID CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT ON THE SOUTH LINE OF SAID LOT 1, AND THE OCCUPIED NORTH RIGHT OF WAY OF JETER ROAD (VARIABLE WIDTH ROW), FROM WHICH AN 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 3, BLOCK A, OF DCFWSD#7 RETAIL CENTER ADDITION, BEARS NORTH 79 DEGREES 49 MINUTES 28 SECONDS EAST, 992.94 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N: 7076370.46, E: 2388080.28;

THENCE NORTH 08 DEGREES 51 MINUTES 01 SECONDS WEST, 10.65 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEGREES 37 MINUTES 47 SECONDS WEST, 322.90 FEET TO A POINT FOR CORNER;

THENCE SOUTH 44 DEGREES 04 MINUTES 58 SECONDS WEST, 15.78 FEET TO THE POINT OF TERMINUS IN THE NORTHEASTERLY LINE OF LEASED PREMISES, FROM WHICH AN 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF LOT 4, BLOCK A, OF DCFWSD#7 RETAIL CENTER ADDITION, BEARS SOUTH 03 DEGREES 11 MINUTES 21 SECONDS WEST, 265.68 FEET SAID POINT OF TERMINUS HAVING GRID COORDINATES OF N: 7076595.45, E: 2387836.84;

THIS DESCRIPTION BEING A TOTAL OF 0.241 ACRES OF LAND (10,480 SQ FT), MORE OR LESS.

BEARING BASIS: BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), NORTH CENTRAL ZONE.

NOTE: AN EXHIBIT OF SAME DATE ACCOMPANIES THIS DESCRIPTION.

DATE OF SURVEY: 05-12-2023


MICHAEL J. SEGROVES DATE: 06/30/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6932
SURVEYING AND MAPPING, LLC.
1341 W MOCKINGBIRD LANE, SUITE 400W,
DALLAS, TEXAS 75247
OFC: 214.631.7888



HEMPHILL®

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

SURVEY PROVIDED BY:

SAM COMPANIES
1341 W. MOCKINGBIRD
LANE SUITE 400W,
DALLAS, TX 75247
214-631-7888

PROJECT NO:	1636
PROJECT NAME:	BARTONVILLE
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
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SCALE

N.T.S.

SITE SURVEY

SHEET NUMBER: REVISION:

C1-2

0



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SURVEY PROVIDED BY:

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LANE SUITE 400W,
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0	01/15/24	FOR APPROVAL

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**OVERALL
SITE PLAN**

SHEET NUMBER: REVISION:

C1-3

0

BUILDING

LEASE AREA
20' x 33.62'

PROPOSED
TOWER
COMPOUND

CENTER OF
PROPOSED
TOWER

PROPOSED
UNDERGROUND
UTILITY BORING
ROUTE

LOT. 1

30' ACCESS AND
UTILITY EASEMENT


LOT. 4

NOTES:


1. ROUTE IS APPROXIMATE AND
WILL VARY BASED ON PRECISE
LOCATION OF EXISTING
UNDERGROUND UTILITIES.

O

PARCEL No.	SITUS	LEGAL DESCRIPTION	ACREAGE	ZONING	LAND USE	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
20953	1487 POST OAK LN BARTONVILLE, TX 76226-9463	GREEN OAKS ESTATES SEC 1 LOT 39 ACRES 5.033	5.0330	RE-2 - RESIDENTIAL ESTATES 2		FRICK, RONNIE & 1995 FRICK FAMILY TRUST	1487 POST OAK LN	BARTONVILLE	TX	76226-9463
37553	124 MCMAKIN RD BARTONVILLE, TX 76226-9416	A0152A BBB & CRR, TR 20, 2.177 ACRES, OLD DCAD TR 12,12A,13B	2.1770	RB - RURAL BUSINESS		NTH4 RESOURCES LLC	1800 EMERSON LN	DENTON	TX	76209-1314
38051	FM 407 BARTONVILLE, TX 76226	A0645A E.P. HOLMAN, TR 1, 7.7974 ACRES	7.7974	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)	DRIVE-THRU COFFEE SHOP	DENTON COUNTY FRESH WATER SUPPLY DIST NO 7	19 BRIAR HOLLOW LN STE 245	HOUSTON	TX	77027-2858
86072	190 WOLF RUN RD BARTONVILLE, TX 76226-8422	WOLF HILL EST LOT 1	2.0330	RE-2 - RESIDENTIAL ESTATES 2		LONGEWAY, KENNETH & LORI	190 WOLF RUN RD	BARTONVILLE	TX	76226-8422
105581	141 WOLF RUN RD BARTONVILLE, TX 76226-8427	WOLF HILL EST 2 BLK A LOT 1	2.0000	RE-2 - RESIDENTIAL ESTATES 2		STUDER, RONALD H & BARBARA K	141 WOLF RUN RD	BARTONVILLE	TX	76226-8427
241296	88 MCMAKIN RD BARTONVILLE, TX 76226-9711	ACKLIE ADDN BLK A LOT 1	1.1908	RB - RURAL BUSINESS		CC88 HOLDINGS LLC	921 CRIMSON RD	LANTANA	TX	76226-6977
241297	80 MCMAKIN RD BARTONVILLE, TX 76226-9711	ACKLIE ADDN BLK A LOT 2	1.3361	RB - RURAL BUSINESS		MCCRAY, J GREGORY	80 MCMAKIN RD	BARTONVILLE	TX	76226-8438
241298	74 MCMAKIN RD BARTONVILLE, TX 76226	ACKLIE ADDN BLK A LOT 3	1.3149	RB - RURAL BUSINESS		JANKE OFFICE BUIILDING LTD	145 S FOREST LN	LEWISVILLE	TX	75077-8284
277887	220 E JETER RD BARTONVILLE, TX 76226-8437	KINCADE LOT 2R	10.0090	AG - AGRICULTURAL		FIRST CHURCH NAZARENE	2200 E JETER RD	BARTONVILLE	TX	76226-8439
557523	3501 FM 407 BARTONVILLE, TX 76226	CARLISLE ADDITION PHASE C BLK 2C LOT 1R(CO&SCH)(SEE 567474 FOR W13)	2.0549	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
584973	64 MCMAKIN RD BARTONVILLE, TX 76226-9711	ACKLIE ADDN BLK A LOT 4R	4.2210	RB - RURAL BUSINESS		TFLH LLC	64 MCMAKIN RD	BARTONVILLE	TX	76226-8438
637911	FM 407 BARTONVILLE, TX 76226	A0385A W. MCDANIEL, TR 1F(1), 0.244 ACRES	0.2440	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO 7	19 BRIAR HOLLOW LN STE 245	HOUSTON	TX	77027-2858
669033		A0385A W. MCDANIEL, TR 1G, 1.4276 ACRES	1.4276	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO 7	19 BRIAR HOLLOW LN STE 245	HOUSTON	TX	77027-2858
692393	3230 FM 407 BARTONVILLE, TX 76226	BARTONVILLE STORE ADDITION BLK 1 LOT 1	1.4310	RB - RURAL BUSINESS	RESTAURANT/ RETAIL STORE/ FARMERS MKT.	BLUE PUP PUB, LLC	240 MCMAKIN RD	LEWISVILLE	TX	75077-8202
714513	3501 FM 407 E BARTONVILLE, TX 76226	LANTANA TOWN CENTER PHASE II BLK 1 LOT 1 (PT)	7.1784	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
1021595	147 MCMAKIN RD BARTONVILLE, TX 76226	KINCADE LOT 1R		RB - RURAL BUSINESS		WACKER, ALEXANDER MICHAEL	353 COUNTY ROAD 2510	DECATUR	TX	76234-1168
1024378		LANTANA TOWN CENTER PHASE II BLK 1 LOT 1 (BRAKES PLUS)	1.0000	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
1024379		LANTANA TOWN CENTER PHASE II BLK 1 LOT 1 (WHATABURGER)	1.9586	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
1026796		LANTANA TOWN CENTER PHASE II BLK 1 LOT 1 (DUTCH BROS)	0.6840	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383



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**STS (SPECIALTY
TELECOMMUNICATIONS
CONSULTANTS. LCC)**
13431 BROADWAY EXT., SUITE
120. OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO: 1636

PROJECT NAME: BARTONVILLE

911 ADDRESS: TBD

DRAWN BY: LSV

CHECKED BY: RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	01/15/24	FOR APPROVAL

SAMUAL T. CURTIS
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 117377

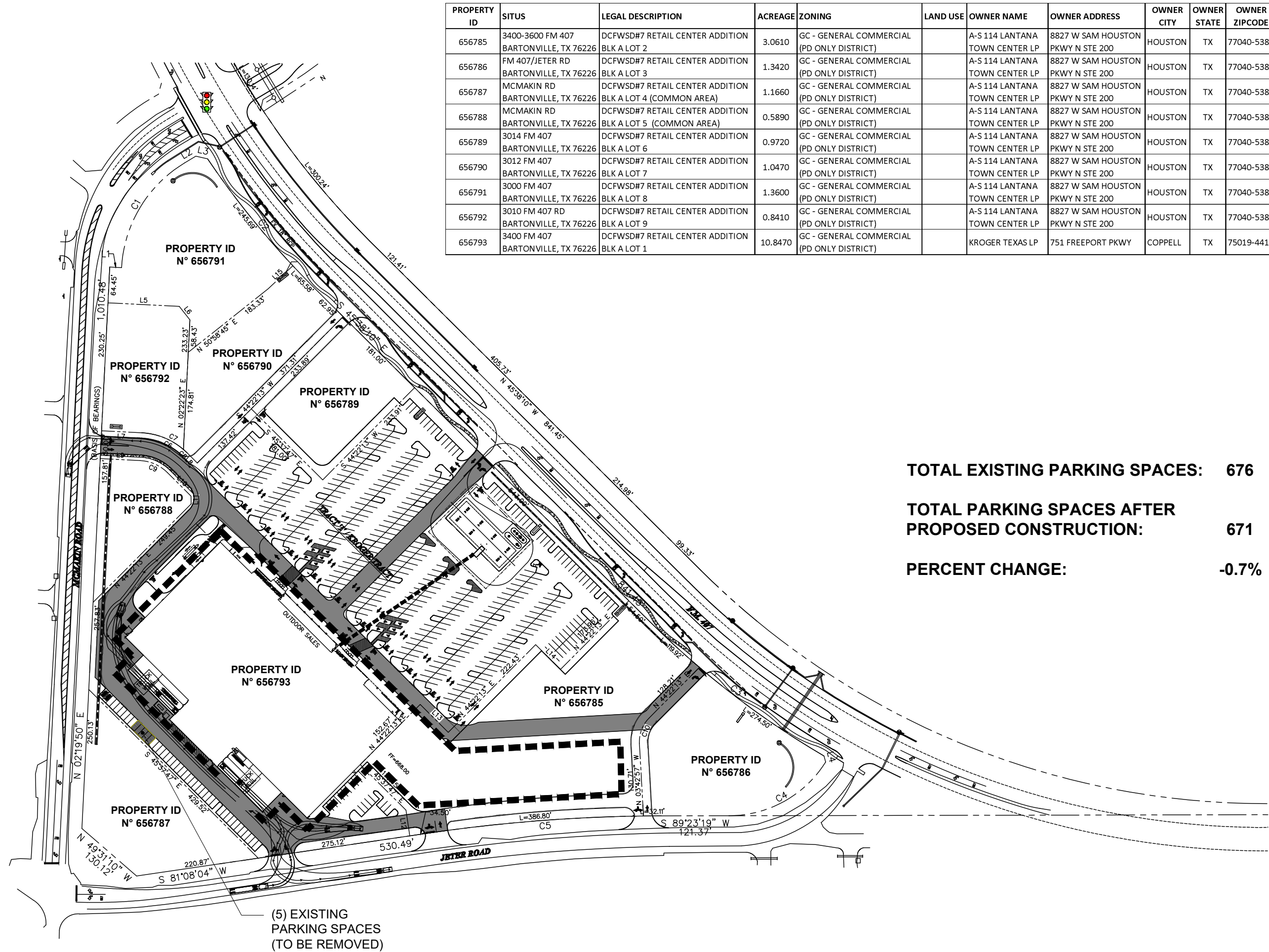
SCALE

N.T.S.

VICINITY
ZONING TABLE

SHEET NUMBER:
C1-5

REVISION:
0



PROPERTY ID	SITUS	LEGAL DESCRIPTION	ACREAGE	ZONING	LAND USE	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
656785	3400-3600 FM 407 BARTONVILLE, TX 76226	DCFWS#7 RETAIL CENTER ADDITION BLK A LOT 2	3.0610	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
656786	FM 407/JETER RD BARTONVILLE, TX 76226	DCFWS#7 RETAIL CENTER ADDITION BLK A LOT 3	1.3420	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
656787	MCMAKIN RD BARTONVILLE, TX 76226	DCFWS#7 RETAIL CENTER ADDITION BLK A LOT 4 (COMMON AREA)	1.1660	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
656788	MCMAKIN RD BARTONVILLE, TX 76226	DCFWS#7 RETAIL CENTER ADDITION BLK A LOT 5 (COMMON AREA)	0.5890	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
656789	3014 FM 407 BARTONVILLE, TX 76226	DCFWS#7 RETAIL CENTER ADDITION BLK A LOT 6	0.9720	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
656790	3012 FM 407 BARTONVILLE, TX 76226	DCFWS#7 RETAIL CENTER ADDITION BLK A LOT 7	1.0470	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
656791	3000 FM 407 BARTONVILLE, TX 76226	DCFWS#7 RETAIL CENTER ADDITION BLK A LOT 8	1.3600	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
656792	3010 FM 407 RD BARTONVILLE, TX 76226	DCFWS#7 RETAIL CENTER ADDITION BLK A LOT 9	0.8410	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
656793	3400 FM 407 BARTONVILLE, TX 76226	DCFWS#7 RETAIL CENTER ADDITION BLK A LOT 1	10.8470	GC - GENERAL COMMERCIAL (PD ONLY DISTRICT)		KROGER TEXAS LP	751 FREEPORT PKWY	COPPELL	TX	75019-4411

TOTAL EXISTING PARKING SPACES: 676

TOTAL PARKING SPACES AFTER
PROPOSED CONSTRUCTION: 671

PERCENT CHANGE: -0.7%



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120. OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT NO:	1636
PROJECT NAME:	BARTONVILLE
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

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SAMUAL T. CURTIS
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 117377

SCALE

N.T.S.

PARKING SPACE
ANALYSIS

SHEET NUMBER: REVISION:

C1-6

0

PROJECT NO:	1636
PROJECT NAME:	BARTONVILLE
911 ADDRESS:	TBD
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CHECKED BY:	RGH/MK/SLT

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APPROVAL

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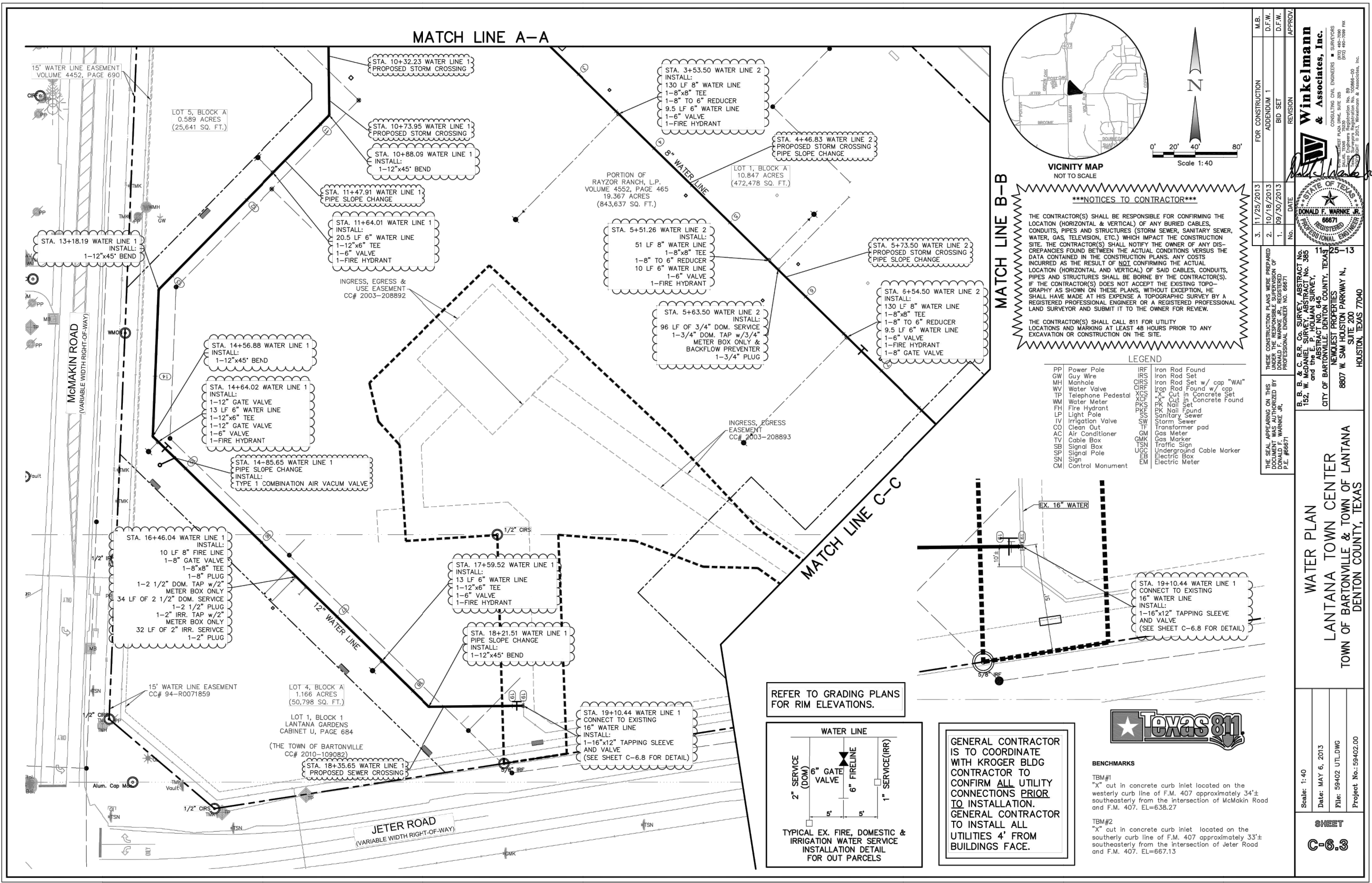
SAMUAL T. CURTIS
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 117377

SCALE
N.T.S.

WATER PLAN

SHEET NUMBER:	REVISION:
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C1-7	0
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CONSULTANTS, LCC)**
13431 BROADWAY EXT., SUITE
120, OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT NO: 1636
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911 ADDRESS: TBD
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REV	DATE	DESCRIPTION
0	01/15/24	FOR APPROVAL

SAMUAL T. CURTIS
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 117377

SCALE
N.T.S.

**STORM SEWER
PLAN**

SHEET NUMBER: REVISION:

C1-8 **0**

**Winkelmann
& Associates, Inc.**



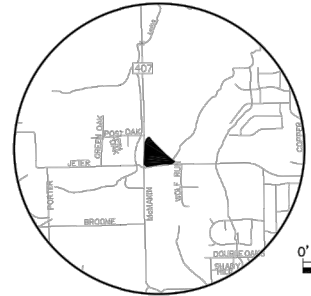
CONSULTING CIVIL ENGINEERS
1522 W. MCANIS ST., SUITE 300
DALLAS, TEXAS 75203
(214) 462-7999 FAX
(214) 462-7999 FAX

THESE CONSTRUCTION PLANS WERE PREPARED
UNDER THE RESPONSIBLE SUPERVISION OF
DONALD F. WARKNE, JR.,
REGISTERED PROFESSIONAL ENGINEER NO. 66671
P.E.

STORM SEWER PLAN
LANTANA TOWN CENTER
TOWN OF BARTONVILLE & TOWN OF LANTANA
DENTON COUNTY, TEXAS

Scale: 1:40
Date: MAY 6, 2013
File: 59402 STD.DWG
Project No.: 59402.00

**SHEET
C-5.3**



VICINITY MAP
NOT TO SCALE

*****NOTICES TO CONTRACTOR*****

THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL & VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL & VERTICAL) OF SAID CABLES, CONDUITS, PIPES AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR(S). IF THE CONTRACTOR(S) DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THESE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED PROFESSIONAL LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

THE CONTRACTOR(S) SHALL CALL 811 FOR UTILITY LOCATIONS AND MARKING AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THE SITE.



LEGEND			
PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	ORS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	ORS	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCS	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKS	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GNK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

REFER TO GRADING PLANS
FOR RIM ELEVATIONS.

GENERAL CONTRACTOR
IS TO COORDINATE
WITH KROGER BLDG
CONTRACTOR TO
CONFIRM ALL UTILITY
CONNECTIONS PRIOR
TO INSTALLATION.
GENERAL CONTRACTOR
TO INSTALL ALL
UTILITIES 4' FROM
BUILDINGS FACE.

BENCHMARKS

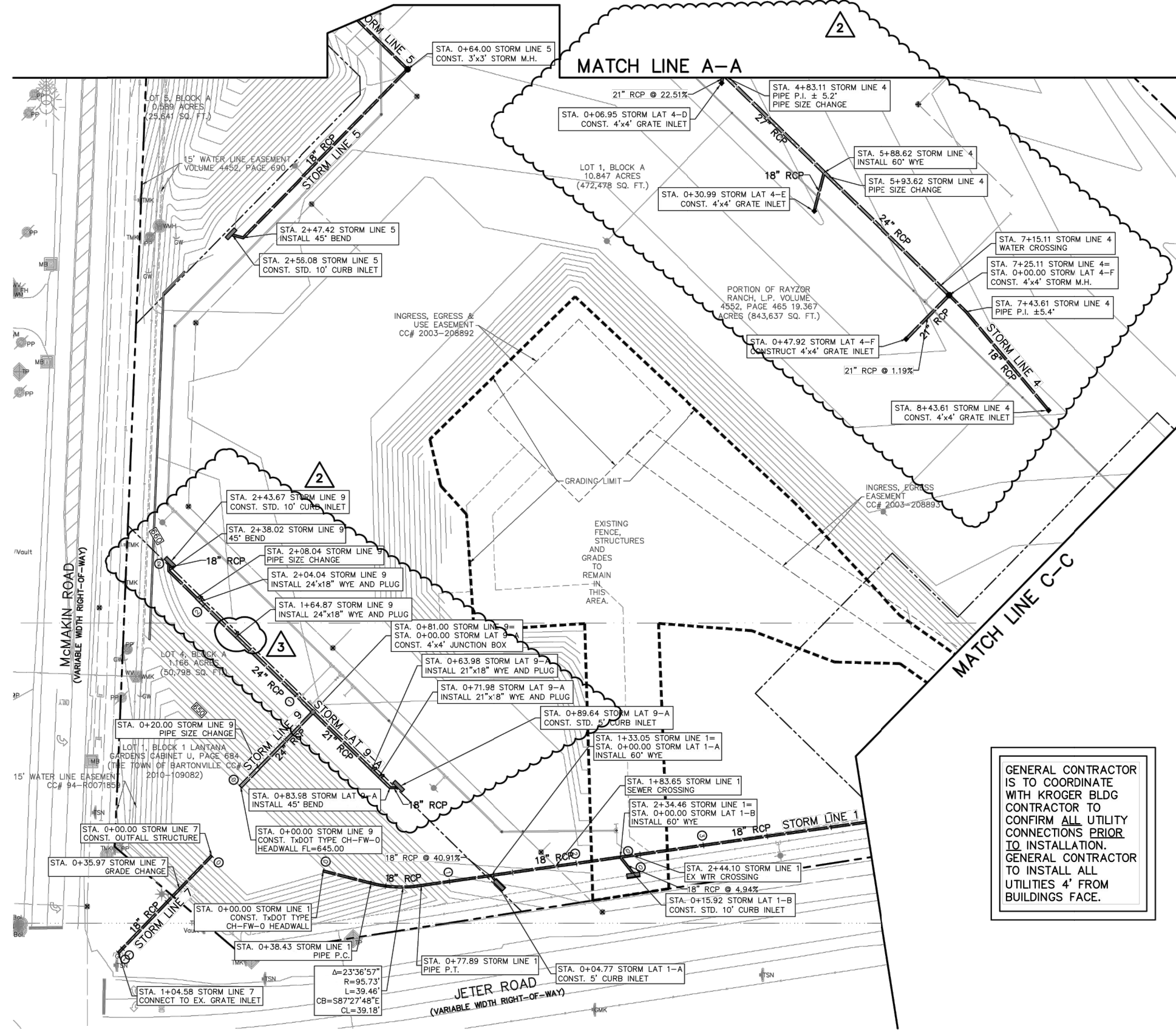
TBM#1
"X" cut in concrete curb inlet located on the westerly curb line of F.M. 407 approximately 34'± southeasterly from the intersection of McMakin Road and F.M. 407. EL=638.27

TBM#2
"X" cut in concrete curb inlet located on the southerly curb line of F.M. 407 approximately 33'± southeasterly from the intersection of Jeter Road and F.M. 407. EL=667.13

MATCH LINE A-A

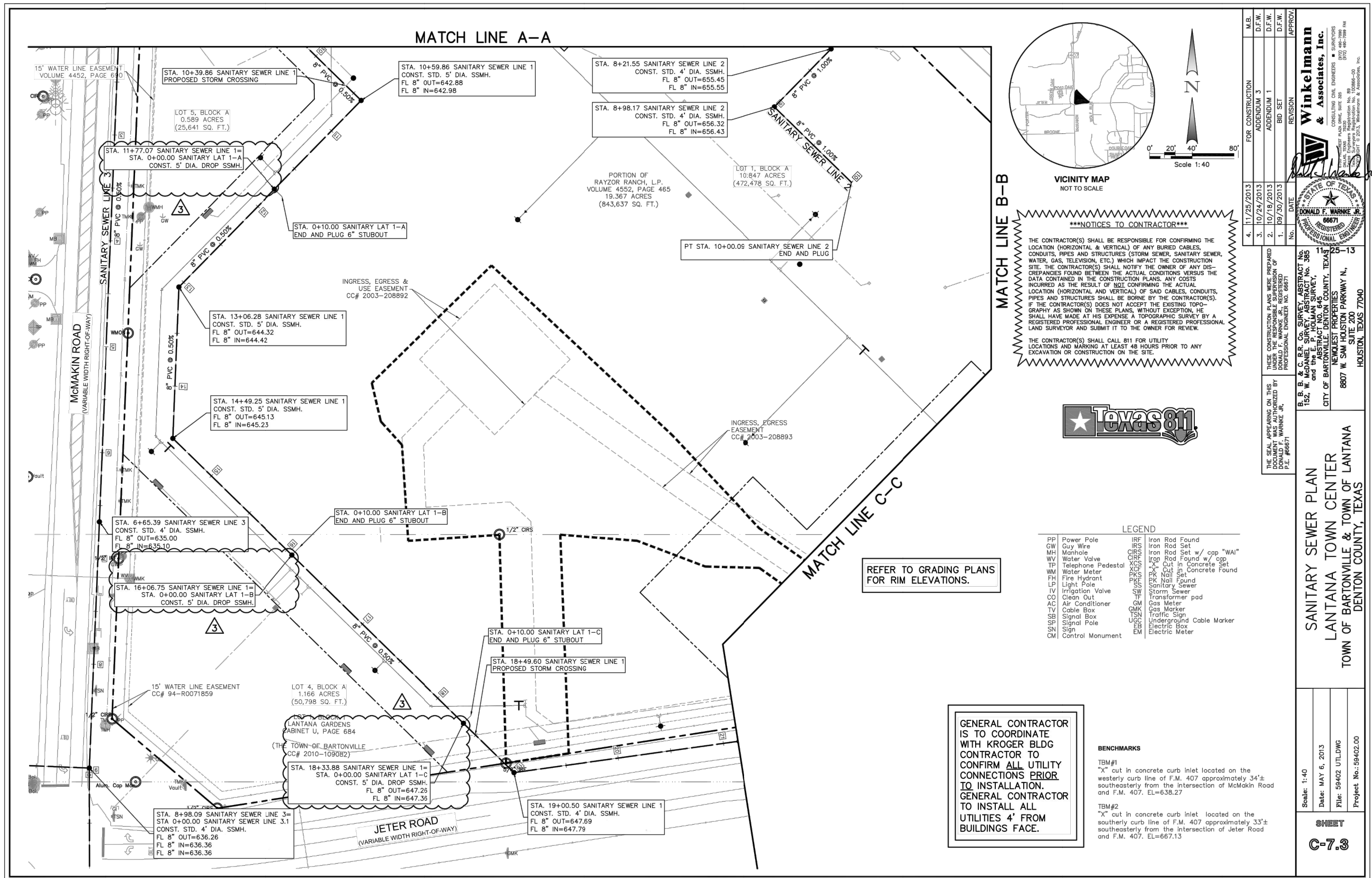
MATCH LINE B-B

MATCH LINE C-C



S:\59402\ENGINEERING\Construction Plans\KROGER PHASE 1\59402 STD.DWG

5:139402 UTILITY CONSTRUCTION PLANS KROGER PHASE 1 139402 UTILITY.DWG



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

STS (SPECIALTY TELECOMMUNICATIONS CONSULTANTS, LCC)
13431 BROADWAY EXT., SUITE 120
OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT NO: 1636
PROJECT NAME: BARTONVILLE
911 ADDRESS: TBD
DRAWN BY: LSV
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ISSUED FOR:
APPROVAL

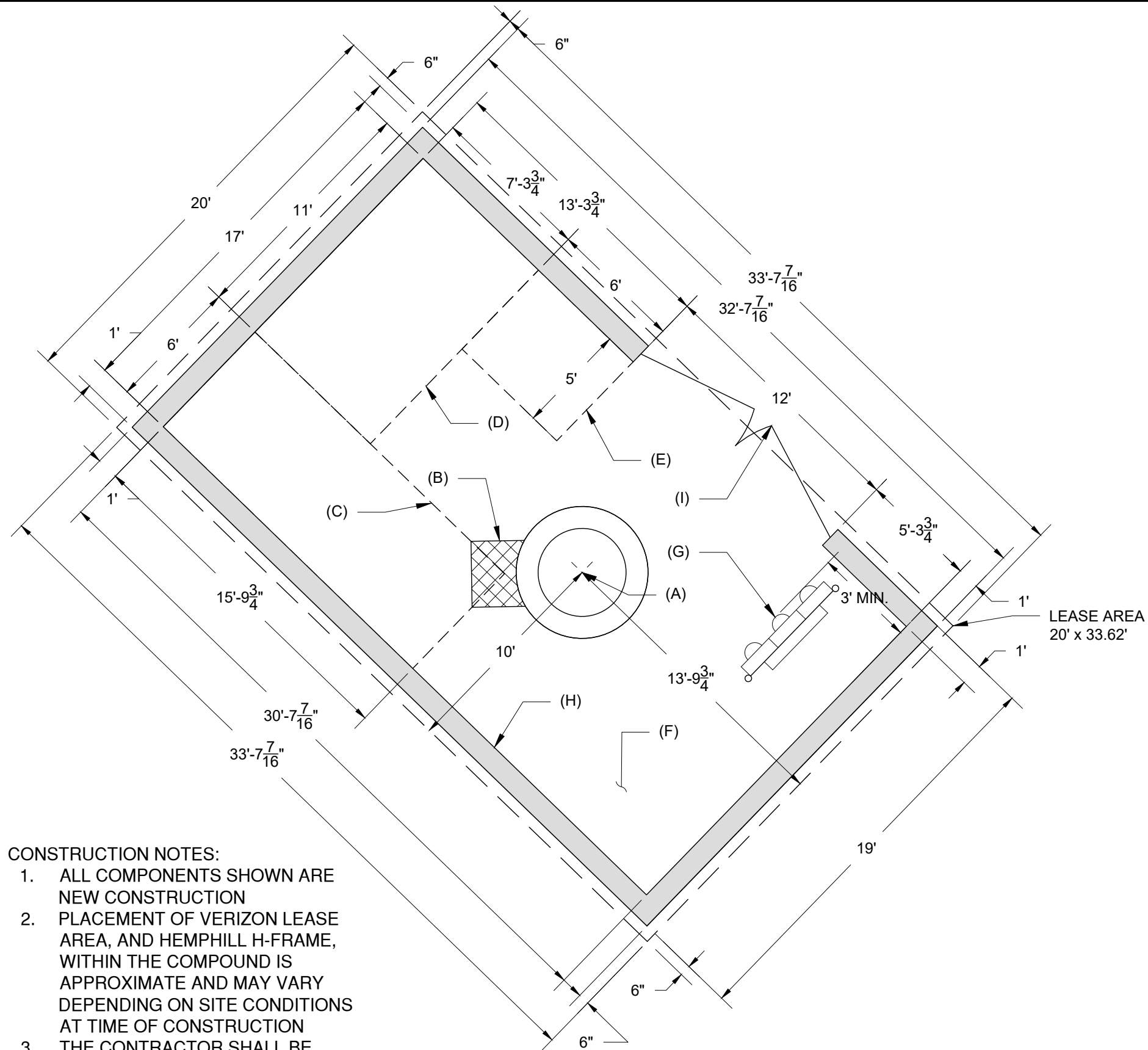
REV	DATE	DESCRIPTION
0	01/15/24	FOR APPROVAL

SAMUAL T. CURTIS
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 117377

SCALE
N.T.S.

SANITARY SEWER PLAN

SHEET NUMBER: C1-9
REVISION: 0



CALLOUT NOTES:

- (A) PROPOSED 130' MONOPOLE TOWER SEE SHEET C3-1 FOR ELEVATION DETAILS
- (B) PROPOSED VERIZON 3'-0" WIDE WAVEGUIDE BRIDGE SEE SHEET C3-3 DETAIL 1
- (C) PROPOSED VERIZON 6'-0"x15'- 9 ³/₄" EQUIPMENT LEASE AREA
- (D) PROPOSED VERIZON 11'-0"x7'-7 ³/₄" GENERATOR LEASE AREA
- (E) PROPOSED VERIZON 5'-0"x6'-0" H-FRAME LEASE AREA
- (F) TOWER COMPOUND (GRAVELED)
- (G) PROPOSED H-FRAME (SEE SHEET E2-1 DETAILS 1&2)
- (H) PROPOSED 6'-0" BLOCK WALL (SEE SHEET C6-1 DETAIL 1)
- (I) PROPOSED 12'-0" DOUBLE SWING GATE (SEE SHEET C6-1)

CONSTRUCTION NOTES:

1. ALL COMPONENTS SHOWN ARE NEW CONSTRUCTION
2. PLACEMENT OF VERIZON LEASE AREA, AND HEMPHILL H-FRAME, WITHIN THE COMPOUND IS APPROXIMATE AND MAY VARY DEPENDING ON SITE CONDITIONS AT TIME OF CONSTRUCTION
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF APPROPRIATE EROSION CONTROL MEASURES, INCLUDING SILT FENCES, ON THE DOWN SLOPE SIDES OF ALL SOIL DISTURBING ACTIVITIES. SEE SHEET C4-1 DETAIL 3



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SAMUAL T. CURTIS
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 117377

SCALE

3/16" = 1'-0"

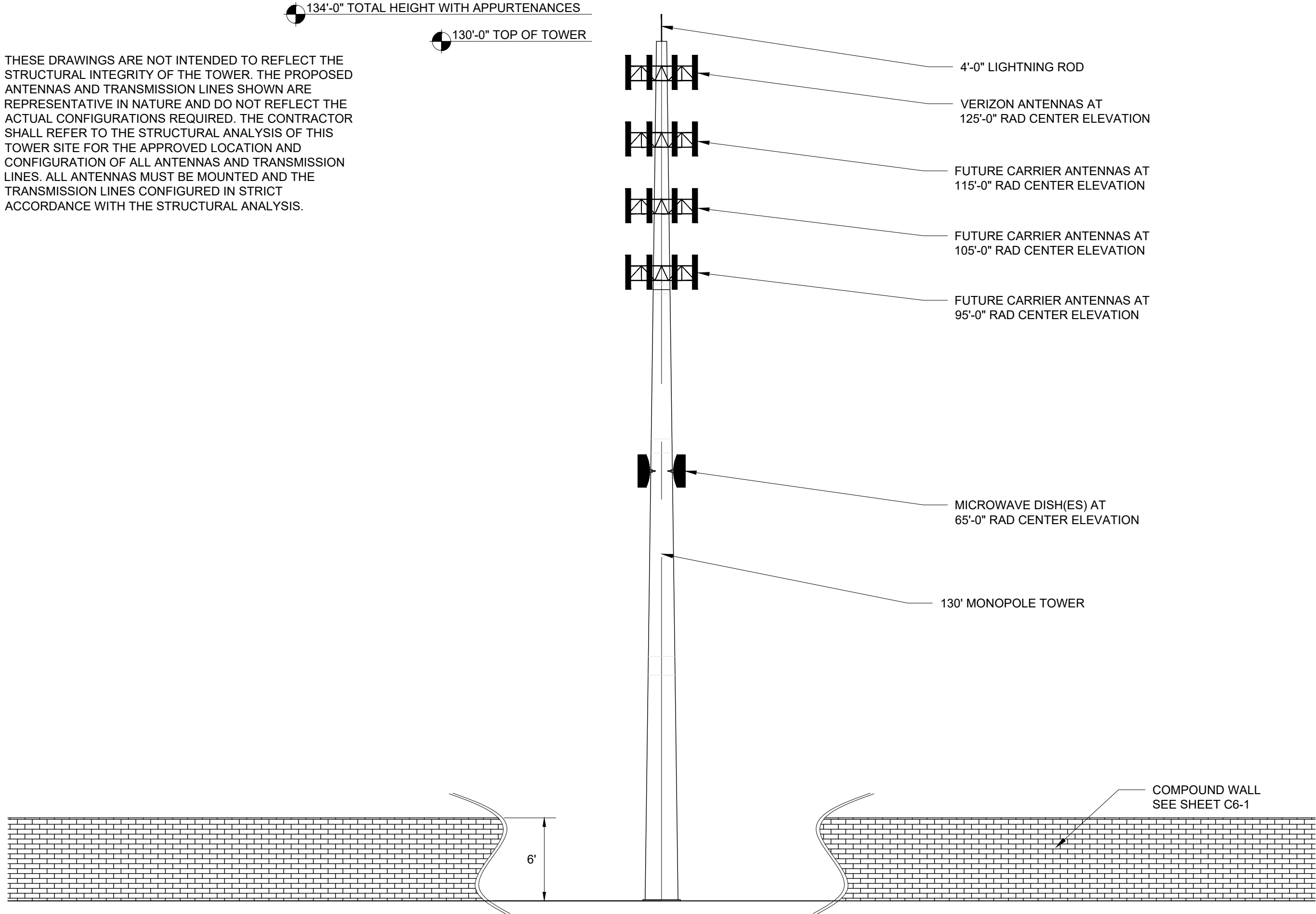
**COMPOUND
LAYOUT**

SHEET NUMBER: REVISION:

C2-1

0

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.



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405-753-7167

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PROJECT NAME:	BARTONVILLE
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:

APPROVAL

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SCALE

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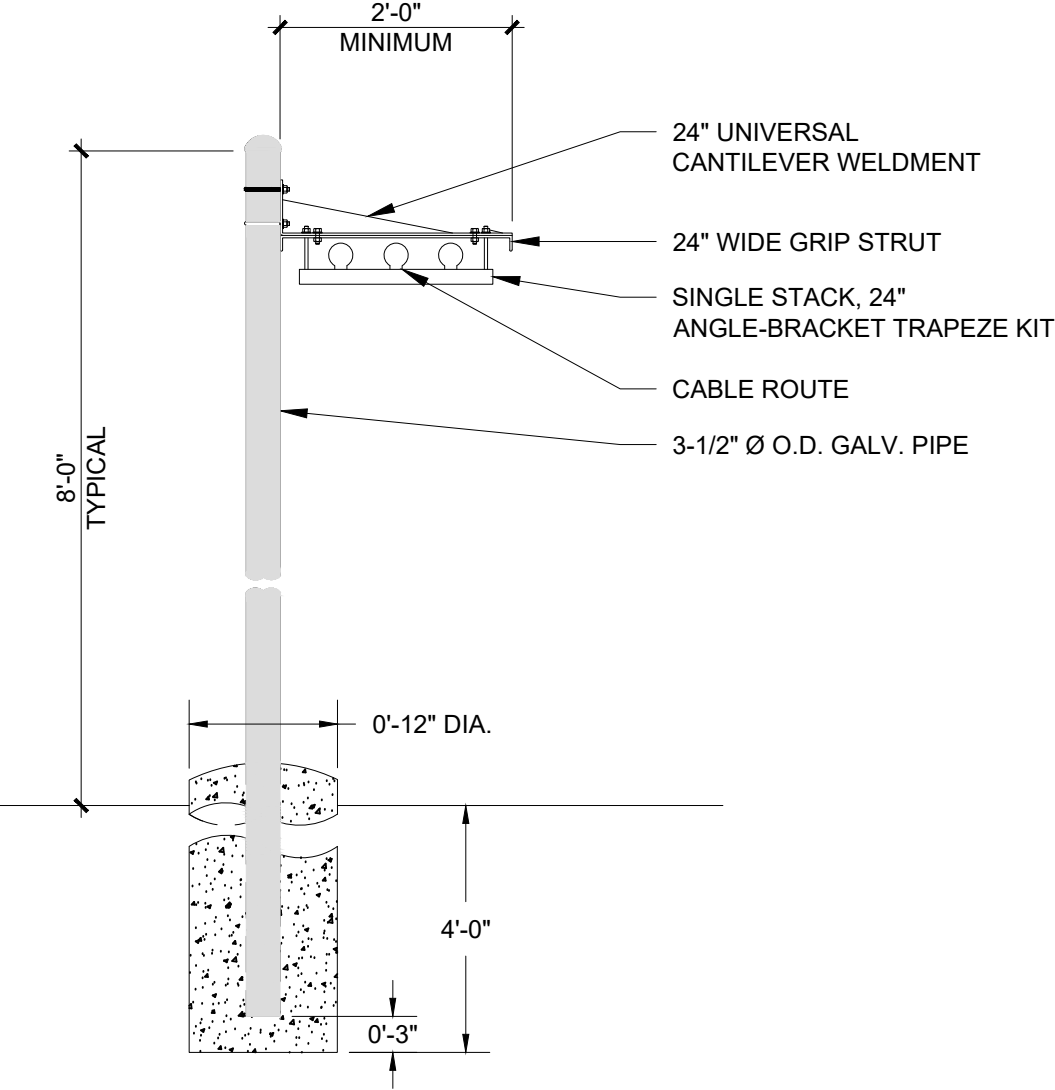
**TOWER
ELEVATION**

SHEET NUMBER: REVISION:

C3-1

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POSTS TO BE SPACED MINIMUM 4'-0" O.C. AND MAXIMUM 10'-0" O.C.



WAVEGUIDE BRIDGE DETAIL

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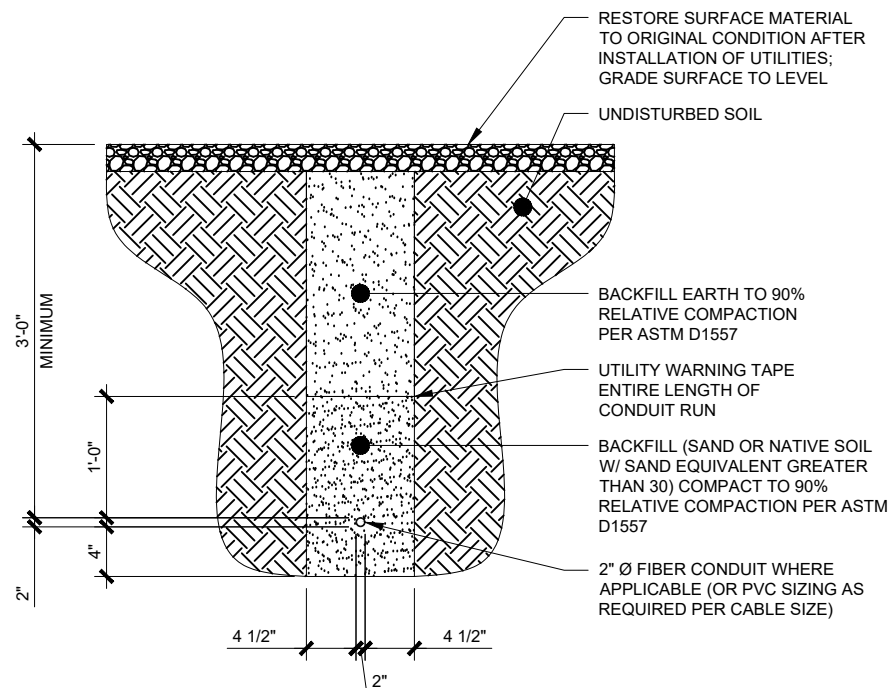
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GROUND
EQUIPMENT DETAILS

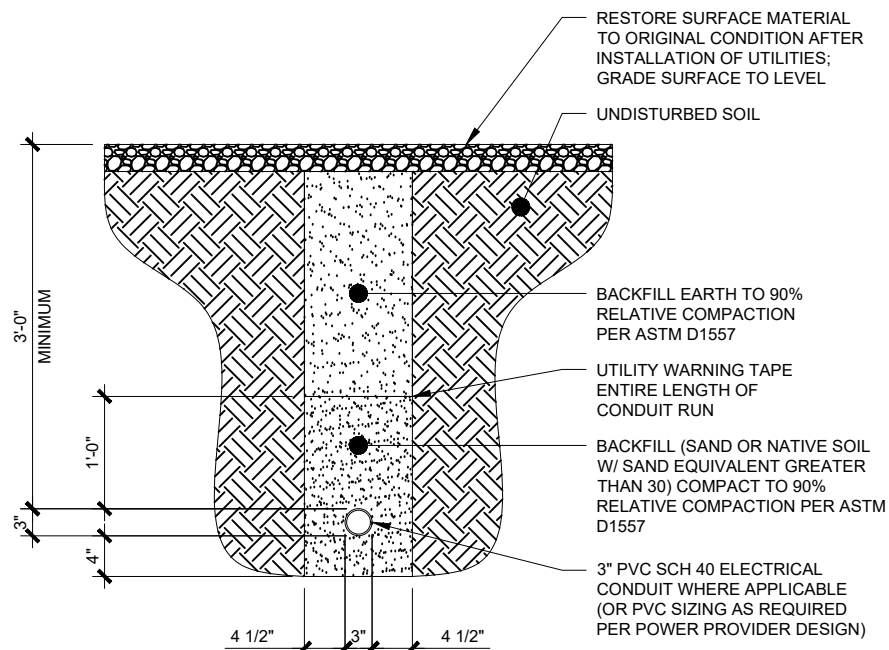
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C3-3	0



FIBER TRENCH DETAIL

SCALE: N.T.S.

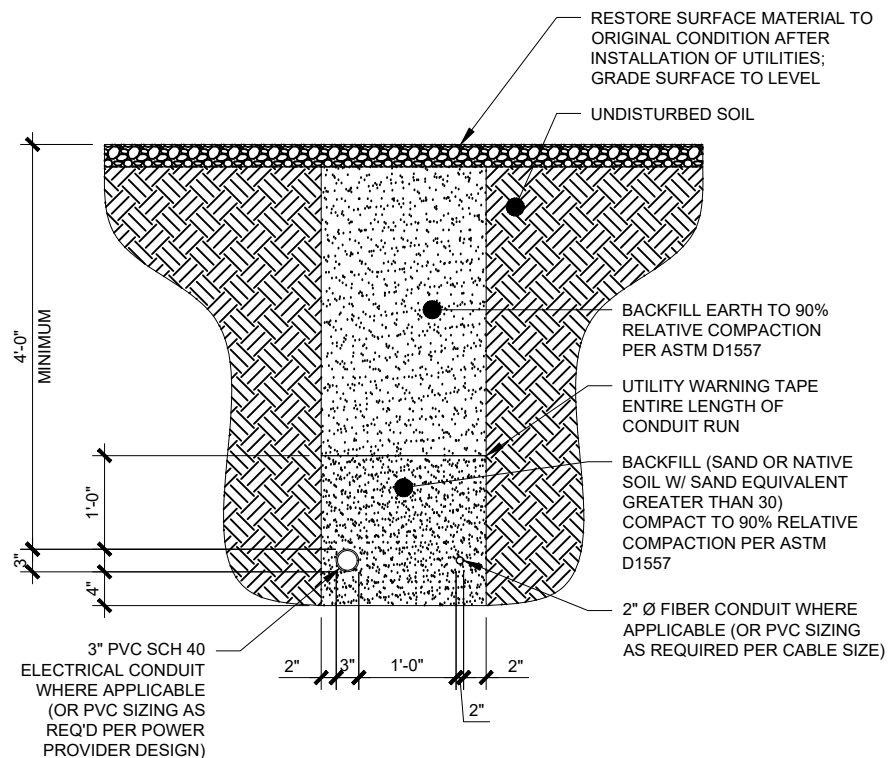
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C3-6



ELECTRICAL TRENCH DETAIL

SCALE: N.T.S.

2
C3-6



DUAL TRENCH DETAIL

SCALE: N.T.S.

3
C3-6



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TRENCHING
DETAILS

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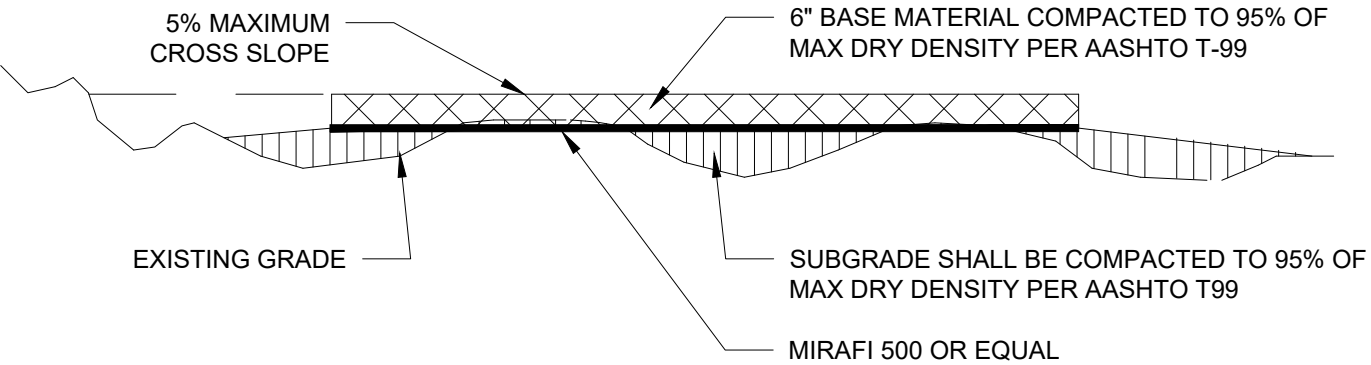
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**ROADWAY AND
COMPOUND DETAILS**

SHEET NUMBER: REVISION:

C4-1

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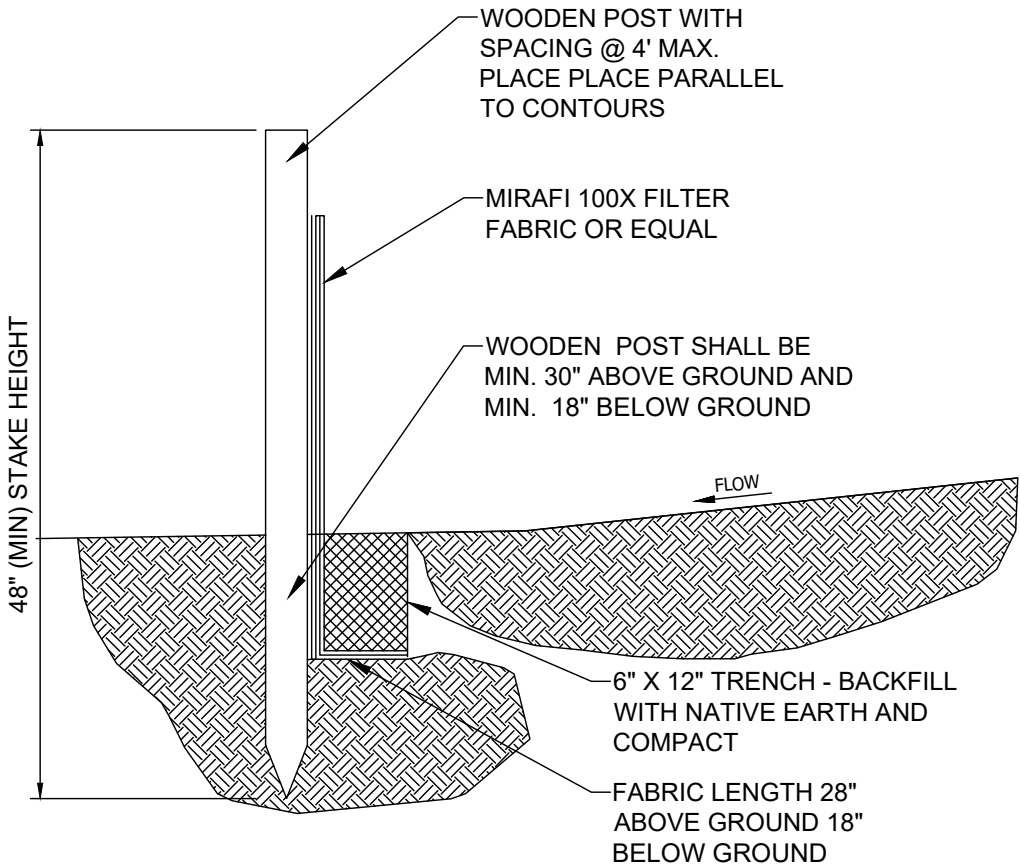


COMPOUND DETAIL

SCALE: N.T.S.

2

C4-1



SILT FENCE DETAIL

SCALE: N.T.S.

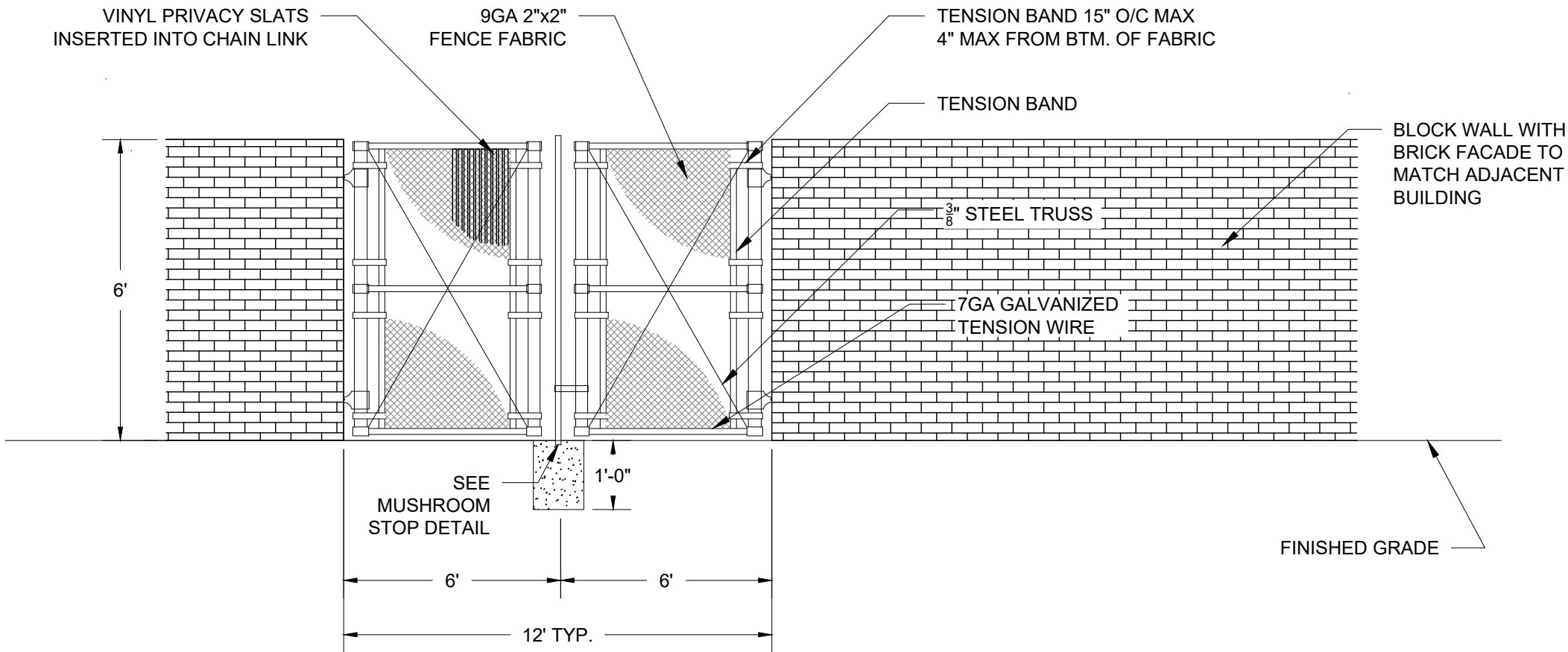
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C4-1

CONSTRUCTION SEQUENCE

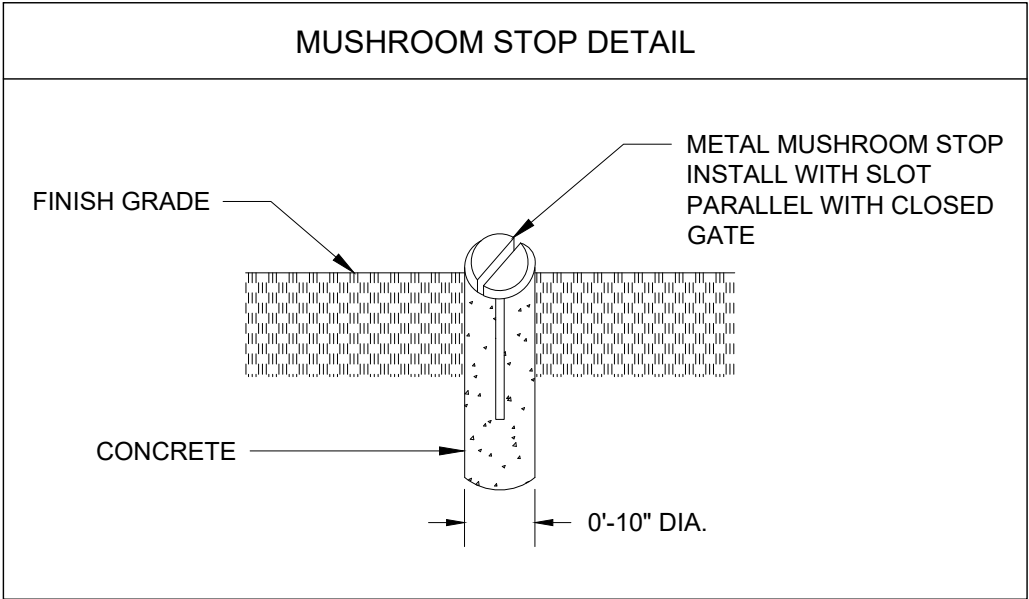
- 1- INSTALLATION OF SILT FENCE - PRIOR TO ANY EARTH MOVING OPERATIONS, AS REQUIRED.
- 2- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE.
- 3- STRIPPING AND STOCK PILING OF TOPSOIL AND ROUGH GRADING. TEMPORARY STABILIZATION WITHIN 15 DAYS.
- 4- CONSTRUCTION OF UNDERGROUND IMPROVEMENTS.

- NOTES:
- 1. REFER TO SHEETS G1-1 AND G1-2 FOR ADDITIONAL INFORMATION
 - 2. MATERIALS AND FINAL DIMENSIONS OF EACH WALL SECTION TO BE VERIFIED AND CHOSEN TO MATCH EXISTING ADJACENT KROGER FACADE



ELEVATION VIEW
SCALE: N.T.S.

1
C6-1



- NOTES:
- 1. PROPOSED WALL TO FEATURE 8" BLOCK WITH 4" FACADE TYPICAL.



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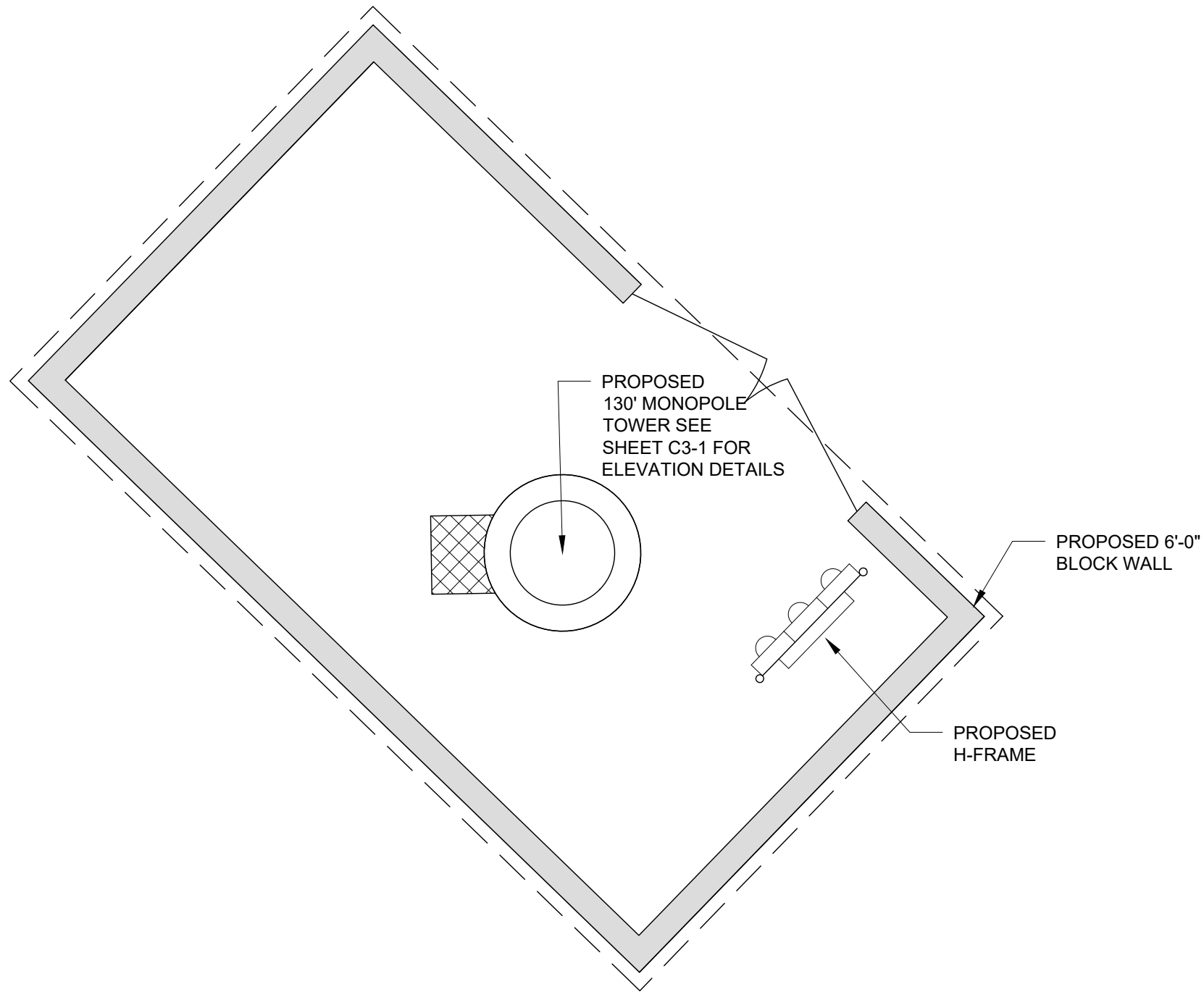
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**COMPOUND WALL
AND GATE DETAILS**

SHEET NUMBER: REVISION:

C6-1

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NOTES:

1. FOR ADDITIONAL INFORMATION
REFERENCE C2-1
2. COMPLETION OF ELECTRICAL SERVICE
SHALL BE PERFORMED BY LICENSED
ELECTRICAL CONTRACTOR



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SCALE

3/16" = 1'-0"

**ELECTRIC, LIGHTING
AND TELCO PLAN**

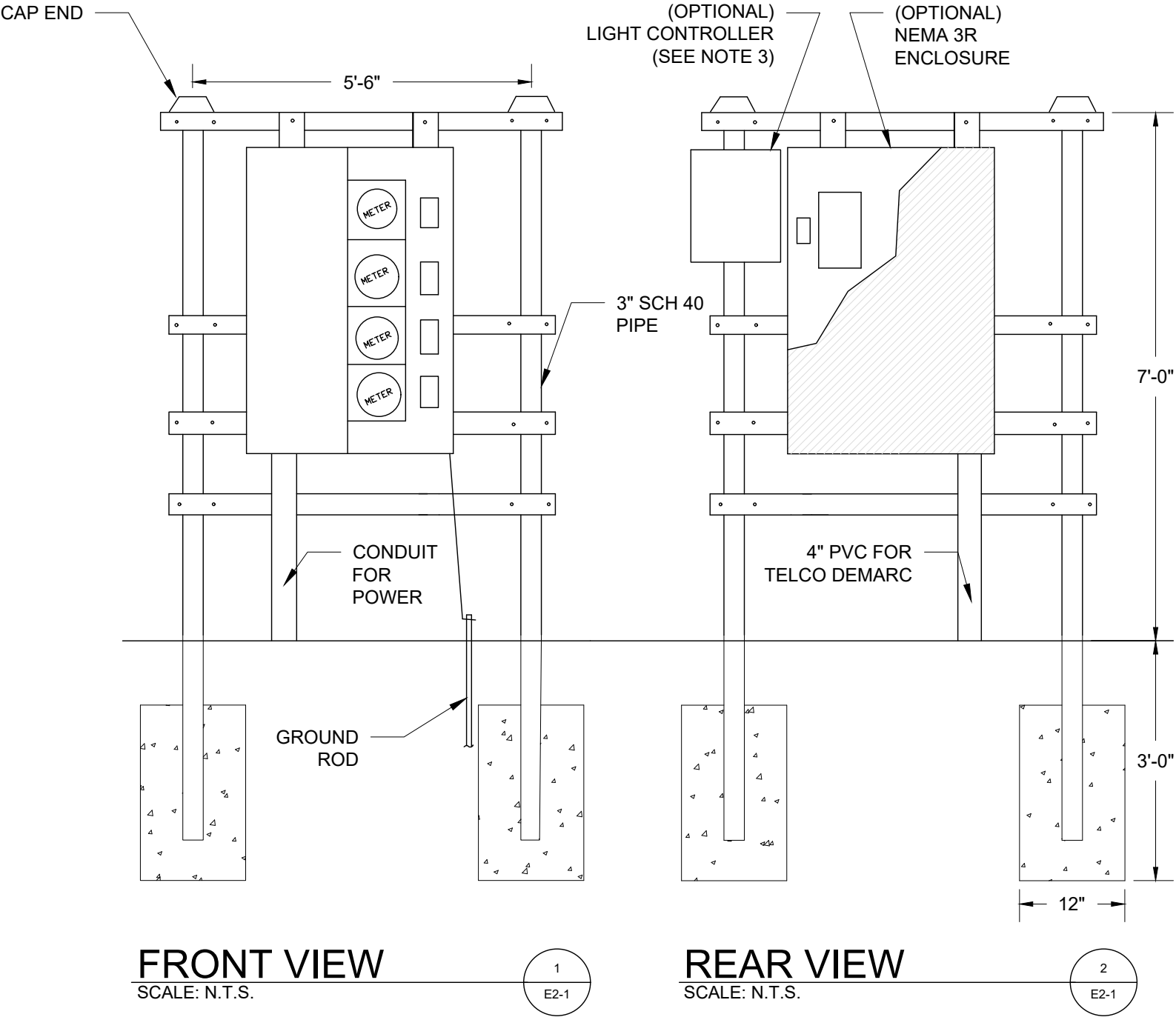
SHEET NUMBER: REVISION:

E1-1

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NOTES

- 1 CONTRACTOR SHALL PROVIDE AND INSTALL MODULAR METERING MAIN, 120/240V, 400A, NEMA 3R WITH FOUR METER SOCKETS. METER CENTER SHALL BE FURNISHED WITH 200A METER AND 200A CIRCUIT BREAKER. CIRCUIT BREAKERS SHALL BE COVERED WITH LEXAN METER COVER.
- 2 SHOULD CLIENT REQUEST A TELCO DEMARCATION BOX, CONTRACTOR SHALL PROVIDE AND INSTALL TELCO DEMARCATION BOX TO INCLUDE 48" X 48" X 12" NEMA 3R ENCLOSURE WITH BACKPLATE AND GFI RECEPTACLE (120V, 5A).
- 3 TOWER LIGHTING SHALL BE REQUIRED ON ALL TOWERS EXCEEDING 200' IN HEIGHT OR AS OTHERWISE REQUIRED BY FAA.
- 4 DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ALTERED IN THE FIELD TO BETTER SUIT ACTUAL CONDITIONS OR EQUIPMENT RECEIVED.
- 5 ALL CONDUIT SHALL BE SCH. 40 PVC UNDERGROUND.
- 6 ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND BY THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING ENTITIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS AS ESTABLISHED BY ANSI, NEMA, NSFU, AND "UL" LISTED.
- 7 ALL CONDUIT SHALL HAVE A PULL STRING.
- 8 THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY IBC, NEC, AND APPLICABLE CODES.
- 9 UNDERGROUND AND/OR OVERHEAD LINES SHALL BE OF THE SIZE AND MATERIAL NECESSARY TO MEET THE LOCAL CODE REQUIREMENTS.
- 10 ALL FRAME MEMBERS TO BE 1-5/8" X 1-5/8" P1000 UNISTRUT (EXCEPT FOR LEGS). CONNECT TO LEGS WITH U BOLTS



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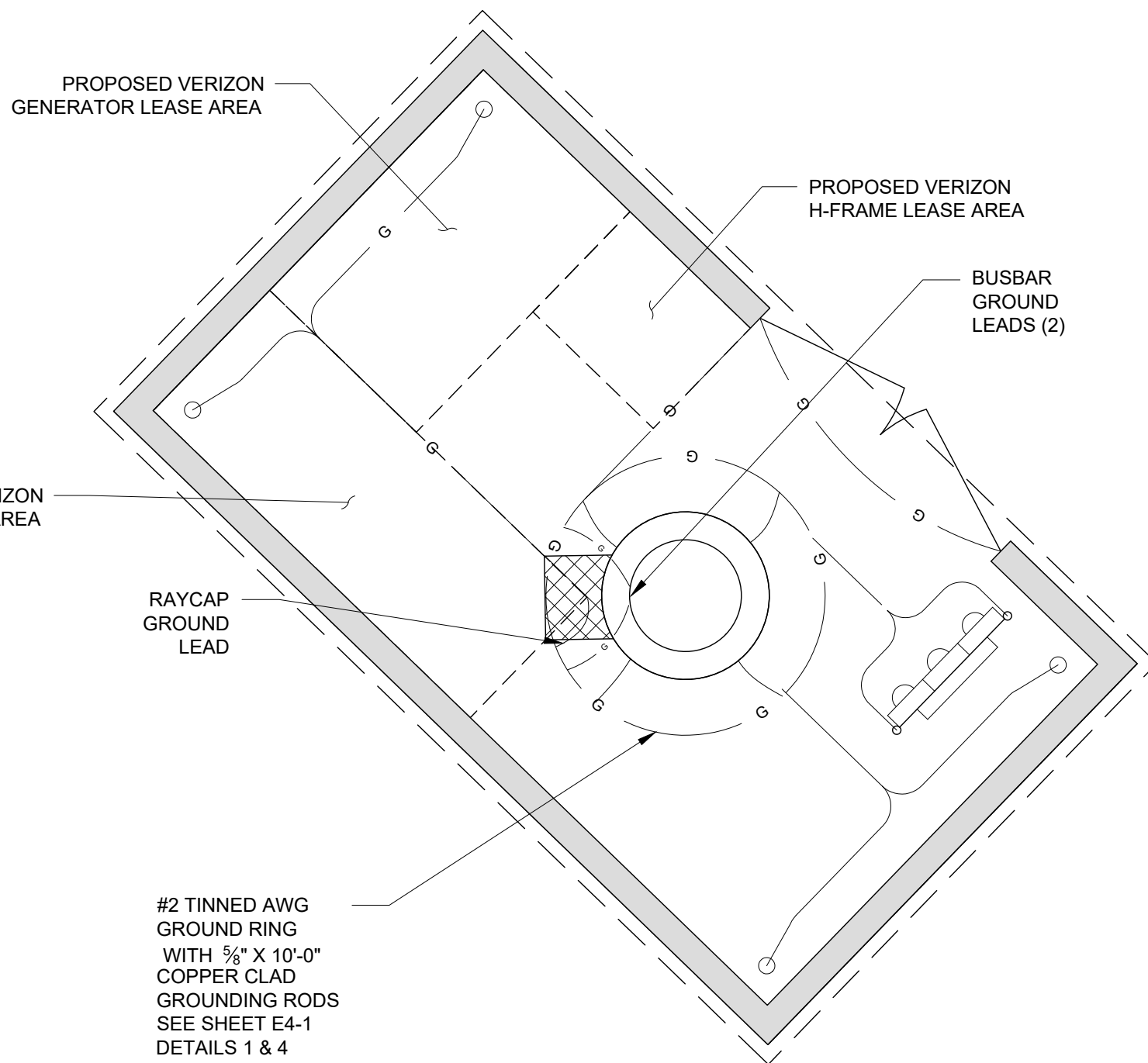
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**ELECTRICAL
DETAILS**

SHEET NUMBER: REVISION:

E2-1

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NOTES:

1. INFORMATION SHOWN IS FOR INFORMATION PURPOSES ONLY. DESIGN OF GROUNDING SYSTEM IS TO BE CONFIRMED BY LYNCOLE PRIOR TO INSTALLATION

2. GROUND RODS SHOULD BE NO CLOSER THAN 2FT TO TOWER FOUNDATION

3. TOWER GROUND RODS SHALL BE PLACED 20FT APART AT MINIMUM FOR TOWER GROUND RING, AND 8FT APART AT MINIMUM FOR ALL OTHER GROUND LEADS

2. REFERENCE SHEET C2-1 FOR ADDITIONAL INFORMATION

THIS PLAN IS PROPOSED CONSTRUCTION FOR THE SUBJECT SITE.



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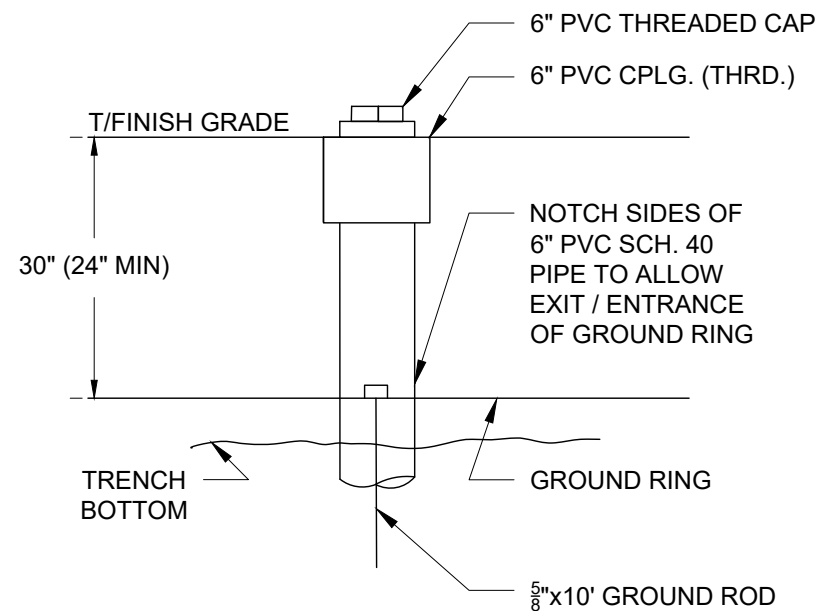
3/16" = 1'-0"

GROUNDING PLAN

SHEET NUMBER: REVISION:

E3-1

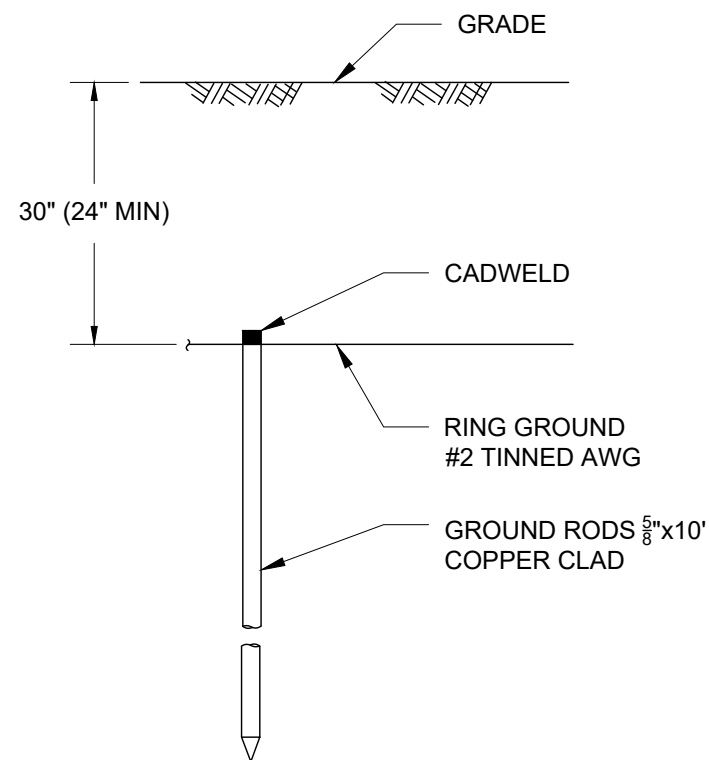
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GROUNDING WELL

SCALE: N.T.S.

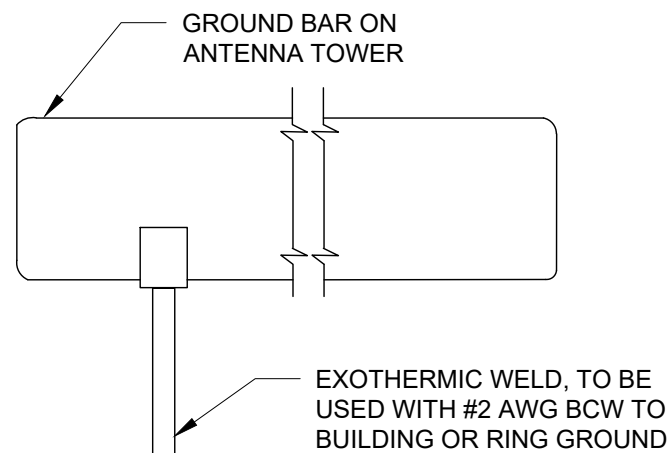
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E4-1



ROD AND RING GROUNDING

SCALE: N.T.S.

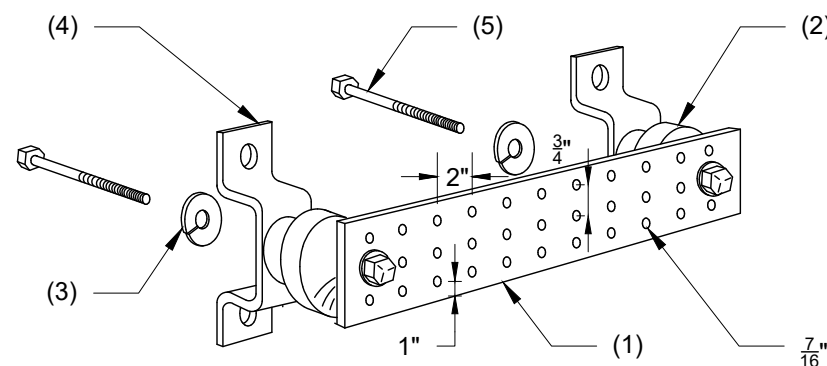
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E4-1



INSTALLATION OF GROUND WIRE TO GROUND BAR

SCALE: N.T.S.

2
E4-1



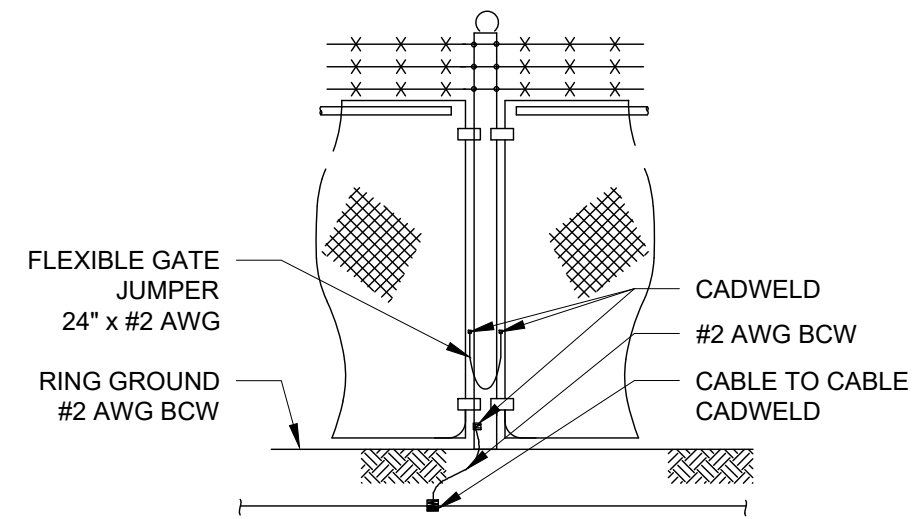
LEGEND

- (1) COPPER GROUND BAR, $\frac{1}{4}$ "x4"x20". HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
- (2) INSULATORS
- (3) $\frac{5}{8}$ " LOCKWASHERS
- (4) WALL MOUNTING BRACKET
- (5) $\frac{5}{8}$ -11x1" H.H.C.S. BOLTS

GROUND BAR DETAIL

SCALE: N.T.S.

5
E4-1



1. THE #2 AWG, BCW, FROM THE RING GROUND SHALL BE CADWELDED TO THE POST, ABOVE GRADE
2. VERTICAL POST SHALL BE BONDED TO THE RING AT EACH CORNER AND AT EACH GATE POST. AS A MINIMUM, ONE VERTICAL POST SHALL BE BONDED TO THE GROUND RING IN EVERY 100 FEET
3. INSTALLATION OF FLEXIBLE GATE JUMPERS IS REQUIRED FOR ALL COMPOUND ACCESS GATES

FENCE GROUNDING

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SCALE

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**GROUNDING
DETAILS**

SHEET NUMBER: REVISION:

E4-1

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CONSTRUCTION

GENERAL

General construction, electrical, tower and foundation drawings are interrelated. In performance of the work each contractor must refer to all drawings. Coordination is the responsibility of the general contractor.

SITE WORK

PART 1 - GENERAL

1. Work included: See Site Plan
2. Access road, turnaround areas and sites are constructed to provide a well-drained, easily maintained, even surface for material and equipment deliveries and maintenance personnel access.

3. SEQUENCING

- A. Confirm survey stakes and set elevation stakes prior to any construction.
- B. Grub the complete road (if applicable) and site area prior to foundation construction or placement of backfill or subbase materials.
- C. Construct temporary construction zone along access drive.
- D. Bring the site area to subbase course elevation and bring the access road to base course elevation prior to forming foundation.
- E. Soil stabilizer shall be Mirafi - 500X or equal.
- F. Grade, seed, fertilize and mulch disturbed areas immediately after bringing site and access road to base course elevation.
- G. Remove gravel from temporary construction zone to an authorized area or as directed by the owner's representative.

4. SUBMITTALS

- A. Before construction:

i. If landscaping is applicable to contract, submit two copies of the landscape plan under nursery letterhead. If a landscape allowance was included in the contract, provide an itemized listing of proposed costs on nursery letterhead (refer to plans for landscaping requirements).

5. WARRANTY

- A. In addition to the warranty on all construction covered in the contract documents, the contractor shall repair all damage and restore area as close to original condition as possible at site and surroundings.
- B. Disturbed area will reflect growth of new grass cover prior to final inspection.

PART 2 - PRODUCTS

1. MATERIALS

- A. Road and site materials shall conform to DOT specifications fill material - acceptable select fill shall be in accordance with State Department of Highway and Transportation standard specifications and approved by the owner's representative.
- B. Soil stabilizer shall be Mirafi - 500X or equal.

PART 3 - EXECUTION

1. INSPECTIONS

Local building inspectors shall be notified no less than 24 hours in advance of concrete pours, unless otherwise specified by jurisdiction.

2. PREPARATION

- A. Clear trees, brush and debris from site area and access road right-of-way.
- B. Prior to other excavation and construction, grub organic material to a minimum of six (6) inches below grade.
- C. Prior to placement of fill or base materials, roll the soil.
- D. Where unstable soil conditions are encountered, line the areas with stabilizer mat prior to placement of fill or base material.

3. INSTALLATION

- A. The site and turnaround areas shall be at the subbase course elevation prior to forming foundation. Grade or fill the site and access road as required in order that upon distribution of spoils resulting from foundation excavations, the resulting grade will correspond with said subbase course, elevations are to be calculated from finished grades or slopes indicated.
- B. Clear excess spoils, if any, from job site and do not spread beyond the limits of project area unless authorized by the owner's representative and agreed to by landowner.
- C. Bring the access road to base course elevations prior to use to permit construction and observation during construction of the site.
- D. Avoid creating depressions where water may pond.
- E. The contract shall include grading, banking and ditching, unless otherwise indicated.
- F. When improving an existing access road, grade the existing road to remove any organic matter and smooth the surface before placing fill or stone.
- G. Place fill or stone in six inch maximum lifts and compact before placing next lift.
- H. The top surface course shall extend a minimum of six inches beyond the site fence and shall cover the area as indicated.
- I. Apply riprap gravel to the slopes of all fenced areas and parking areas and all other slopes greater than 2:1.
- J. Apply seed, fertilizer and straw cover to all other disturbed areas, ditches, drainage and swales not otherwise ripped.
- K. Apply seed and fertilizer to surface conditions which will encourage rooting. Rake areas to be seeded to even the surface and loosen the soil.
- L. Sow seed in two directions to twice the quantity recommended by the seed producer.

4. PROTECTION

- A. Protect seeded areas from erosion by spreading straw to a uniform loose depth of 1 - 2 inches, stake and tie down as required. Use of erosion control mesh or mulch net will be an acceptable alternate.
- B. Protect all exposed areas against washouts and soil erosion, place straw bales at the inlet approaches to all new or existing culverts. Where the site or road areas have been elevated immediately adjacent to the rail line, stake erosion control fabric full length in the swale to prevent contamination of the rail ballast.

5. The required structural fill operation to the grades indicated for PCS equipment shelters shall be performed as follows:

A. The structural fill material shall be placed in lifts not exceeding six inches in loose thickness.

B. Each layer of structural fill material placed shall be compacted to a minimum of 95° of maximum density obtainable by ASTM compaction test designation D-337-66T for cohesive fill or 75% relative as determined by ASTM D-2049-64T for cohesionless fill, whichever is greater.

C. The final grade of structural fill for all footings shall be capable of supporting the design soil bearing pressure load of 3,000 lbs. per square foot minimum.

FENCING AND GATE(S)

PART 1 - GENERAL

1. Work included: See plan for location of fence and gate(s).

2. QUALITY ASSURANCE

All steel materials utilized in conjunction with this specification will be galvanized or stainless steel. Weight of zinc coating of the fabric shall not be less than 12 ounces per square foot of material covered. Posts shall be hot-dipped galvanized.

3. SEQUENCING

If the site has been brought up to surface course elevation prior to the fence construction, fence post excavation spoils must be controlled to preclude contamination of said surface course.

4. SUBMITTALS

- A. Manufacturer's descriptive literature.
- B. Certificate or statement of compliance with the specifications.

PART 2 - PRODUCTS

1. FENCE MATERIAL

- A. All fabric wire, rails, hardware and other steel materials shall be hot-dipped galvanized.
- B. Fabric shall be six-foot height two-inch chain link mesh of No. 9 gauge wire. The fabric shall have a knuckled finish for the top selvages. Fabric shall conform to the specifications of ASTM A-392 Class 1.
- C. Barbed wire shall be double-strand, 12-1/2 gauge twisted wire strand with 14-gauge, 4-point round barbs spaced on five-inch centers, conforming to ASTM A121 Design # 12-4-5-14R Type 2.
- D. All posts shall be mechanical service pipe and shall be Type 1 ASTM F1083, High Strength (50 Ksi) Schedule 40 pipe, ASTM F1043 Group 1A, and of the following diameter (I.D. per fence industry standards).

Line2 inches

Corner3 inches

Gate4 inches
- E. Gate posts shall be extended 12 inches, including dome cap, to provide for attachment of barbed wire.
- F. All top and brace rails shall be 1-1/2" diameter mechanical service pipe. Frames shall have welded corners.
- G. Gate frame and braces shall be 1-5/8" diameter Schedule 40 mechanical service pipe. Frames shall have welded corners.
- H. Gate frame shall have a full height vertical brace and a full width horizontal brace, secured in place by use of gate brace clamps.
- I. Gate hinges shall be Merchants Metal Model 6-4386-hinge adapter with Model 6-409, 188 degree attachment.
- J. The guide (latch assembly) shall be heavy industrial gate latch. Master Halco #17221.
- K. Latches and stops shall be provided for all gates.
- L. All stops shall have keepers capable of holding the gate leaf in the open position.
- M. A No. 7 gauge zinc coated tension wire shall be used at the bottom of the fabric terminated with bank clips at corner and gateposts, conforming to ASTM A824 Type II.
- N. A six-inch by 1/2-inch diameter eyebolt to hold tension wire shall be placed at the line posts.
- O. Stretcher bars shall be 3/16-inch by 3/4-inch or have equivalent cross-sectional area, and conform to ASTM F626, having a minimum zinc coating of 1.2oz/sq-ft.
- P. All corner gate and panels shall have a 3/8-inch truss rod with turnbuckles.
- Q. All posts except gateposts shall have a combination cap and barbed wire supporting arm. Gateposts shall have a dome cap.
- R. Other hardware includes but may not be limited to the clips, band clips and tension band clips.
- S. Barbed wire gate guards shall be fitted with dome caps.
- T. Barbed wire support arms shall be cast iron with set bolt and lock wire in the arm.
- U. All caps shall be cast steel.
- V. Where the use of concertina has been specified, 24-inch diameter coil barbed tape, stainless steel, cyclone fence model gap to Type III shall be furnished. It shall be supported above the top rail by use of six wire barbed wire arms positioned atop each line/corner post.



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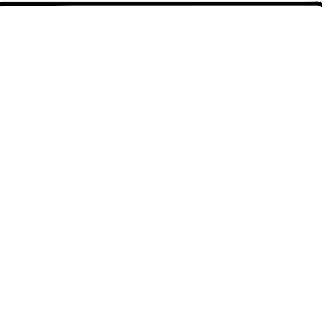


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SCALE
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GENERAL NOTES

SHEET NUMBER:	REVISION:
G1-1	0

PART 3 - EXECUTION

1. INSPECTION

To confirm proper depth and diameter of post hole excavations, all post holes will be excavated as per construction documents.

2. INSTALLATION

- A. Foundations shall have a minimum six-inch concrete cover under post.
- B. All fence posts shall be vertically plumb plus/minus one-quarter inch.
- C. At corner posts, gateposts and sides of gate frame, fabric shall be attached with stretcher and tension band-clips at fifteen inch intervals.
- D. At line posts, fabric shall be attached with band-clips at fifteen inch intervals.
- E. Fabric shall be attached to brace rails, tension wire and truss rods with tie clips at two foot intervals.
- F. A maximum gap of two inches will be permitted between the chain link fabric and the final grade.
- G. Gate shall be installed so locks are accessible from both sides.
- H. Gate hinge bolts shall have their threads peened or welded to prevent unauthorized removal.
- I. Concrete to be a minimum of 3,000 psi.

3. PROTECTION

Upon completion of erection, inspect fence material and paint field cuts or galvanizing breaks with zinc-based paint, color to match the galvanized metal.

Applicable Standards:

- ASTM-A120 Specification for pipe, steel black and hot-dipped, zinc coated (galvanized) welded and seamless.
- ASTM-A123 Zinc (hot-dipped galvanized) coated steel chain link fence fabric.
- ASTM-A153 Specification for zinc coating (hot-dip) on iron and steel hardware.
- ASTM-A392 Specification for zinc-coated steel chain link fence fabric.
- ASTM-A431 Specification for aluminum-coated steel chain link fence fabric.
- ASTM-A525 Standard specification for steel sheet zinc coated (galvanized) by the hot-dipped process.
- ASTM-A535 Specification for aluminum coated steel barbed wire.
- ASTM-A570 Specification for hot-rolled carbon steel sheet and strip, structural quality.
- Federal Specification RR-F-191 Fencing Wire and Post Metal (and Gates, Chain Link Fence Fabric and Accessories)

ELECTRICAL

1. Contractor shall review the contract documents prior to the ordering of the electrical equipment and starting the actual construction. Contractor shall issue a written notice of all findings to the architect listing any discrepancies or conflicting information.

2. Verify exact locations and mounting heights of electrical equipment with owner prior to installation.

3. All materials and equipment shall be new and in good working condition when installed and shall be of the best grade and of the same manufacturer throughout for each class or group of equipment. Materials shall be listed "J" where applicable. Materials shall meet with approval of all governing bodies having jurisdiction. Materials shall be manufactured in accordance with applicable standards established by ANSI, NEMA, NSFU and "UL" listed.

4. All conduit shall have a pull string.

5. Provide Project Manager with one set of complete electrical "As Installed" drawings at the completion of the job showing actual dimensions, routing and circuits.

6. The entire electrical installation shall be grounded as required by IBC, NEC and all applicable codes.

7. Patch, repair and paint any area that has been damaged in the course of the electrical work.

8. Wire and cable conductors shall be copper 600 amp, type THHN or THWN with a minimum size of #2 AWG color-coded. All rectifier drops shall be stranded to accept crimp connectors.

9. All chemical ground rods shall be "UL" approved.

10. Meter socket amperes, voltage, number of phases shall be as noted on the drawings, manufactured by Milbank or approved equal and shall be utility company approved.

11. CONDUIT

- A. Electrical metallic tubing shall have UL label; fitting shall be gland ring compression type.
- B. Flexible metallic conduit shall have UL listed label and may be used where permitted by code. Fittings shall be "Jake" or "Squeeze" type. All flexible conduits shall have full length ground wire.
- C. All underground conduit shall be PVC Schedule 40 with UV protection (unless noted otherwise) at a minimum depth of 24" below grade.

12. Contractor to coordinate with utility company for connection of temporary and permanent power to the site. The temporary power and all hookup costs are to be paid by the contractor.

13. All electrical equipment shall be labeled with permanent engraved plastic labels with white on blue background lettering (minimum letter height shall be 1/4"). Nameplates shall be fastened with stainless steel screws, not adhesive.

14. GROUNDING ELECTRODE SYSTEM

A. PREPARATION

- i. Surface Preparation:
All connections shall be made to bare metal. All painted surfaces shall be field inspected and modified to ensure proper contact. No washers are allowed between the items being grounded. All connections are to have a non-oxidizing agent applied prior to installation.
- ii. Ground Bar Preparation:
All copper ground bars shall be cleaned, polished and a non-oxidizing agent applied. No fingerprints or discolored copper will be permitted.
- iii. All grounding conductors shall run through seal tight wherever conductors run through walls, floors or ceilings. If conductors must run through EMT, both ends of conduit shall be grounded. Seal both ends of conduit with silicone caulk.

B. GROUND BARS

- i. All ground bars shall be 1/4" thick copper and of size indicated on drawings.

C. EXTERNAL CONNECTIONS

- i. All grounding connections shall be made by the exothermic weld process. Connections shall include all cable, splices, tee's, x's, etc. All cable to ground rods, ground rod splices and lightning protection systems are to be as indicated. All materials used (molds, welding metal, tools, etc.) shall be cadweld and installed per manufacturer's recommended procedures.

D. GROUND RODS

- i. All ground rods shall be 5/8" diameter by 10'-0" long "copperweld" or approved equal of the number and locations indicated.
Ground rods shall be driven full length vertically in undisturbed earth.

E. GROUND CONDUCTORS

- i. All ground conductors shall be standard tinned, solid bare copper, annealed and size indicated on drawings.

F. GROUND RING

- i. The external ground ring encircling the tower (if applicable) and future carrier shall be minimum size of No. 2 AWG solid tinned, bare copper conductor in direct contact with the earth at a depth specified on plan sheets and details. Conductor bends shall have a minimum bending radius of eight inches.
- ii. All external ground rings are to be joined together and all connections must be cadwelded. No lugs or clamps will be accepted.

G. FENCE / GATE

- i. Ground each gatepost, corner post and gate as indicated on drawing. Ground connections to fence posts and all other connections for the ground grid system shall be made by exothermic weld process and installed per manufacturer's recommendations and procedures and sprayed and cold-galvanized paint.



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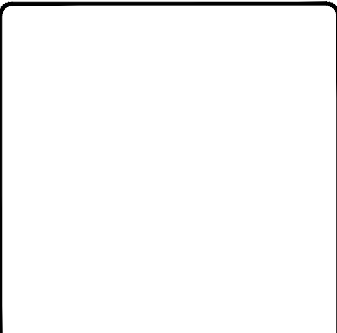


STS (SPECIALTY
TELECOMMUNICATIONS
CONSULTANTS. LCC)
13431 BROADWAY EXT., SUITE
120. OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT NO:	1636
PROJECT NAME:	BARTONVILLE
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	01/15/24	FOR APPROVAL



SAMUAL T. CURTIS
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 117377

SCALE
N.T.S.

GENERAL NOTES

SHEET NUMBER:	REVISION:
G1-2	0