

AERIAL MAP



## SPECIAL USE PERMIT SITE PLAN

### SITE INFORMATION

JURISDICTION: CITY OF GRAND PRAIRIE, TEXAS  
TARRANT COUNTY  
LATITUDE: 32° 34' 00.04" / 32.566778°  
LONGITUDE: -97° 03' 09.87" / -97.052742°  
ELEVATION: 543.3 FT AMSL  
OCCUPANCY: UNMANNED WIRELESS FACILITY  
EXISTING USE: UNIMPROVED CHURCH PROPERTY  
PROPOSED USE: TELECOMMUNICATIONS FACILITY  
ZONING: PD-318B

### APPLICANT

BROADUS TOWERS  
4 COUNTRY PLACE CIRCLE  
DALWORTHINGTON GARDENS, TX 76016

### DESCRIPTION

CONSTRUCT A NEW WIRELESS  
COMMUNICATIONS CELL SITE

### PROJECT TYPE

125' MONOPOLE TOWER SITE

### DATE

SEPTEMBER 27, 2024

### SITE ADDRESS

1355 E. SEETON ROAD  
GRAND PRAIRIE, TX 75054

### LEGAL DESCRIPTION

S. C. NEILL SURVEY,  
ABSTRACT NO. 1159, LOT 1, BLOCK 1  
FINAL PLAT OF CRC MIRA LAGOS ADDITION  
TARRANT CAD APN: 41560787  
INST NO. D211181024  
INST NO. D208405181

### ZONING CASE:

PERMIT APPLICATION #24-XXXXXX

### SITE NAME:

TX-113 HOLLAND ROAD

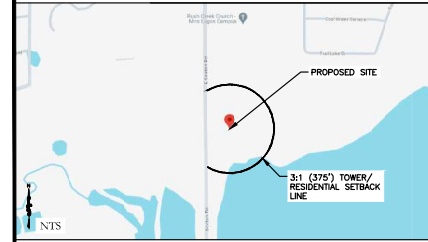
### DEVELOPER

VERIZON WIRELESS  
600 HIDDEN RIDGE  
IRVING, TX 75038  
PH: (817) 975-8399

### LANDLORD

RUSH CREEK BAPTIST CHURCH  
2350 SW GREEN OAKS BLVD  
ARLINGTON, TX 76017  
PH: (817) 468-7729

LOCATION VICINITY MAP



### LEGEND

---	PROPERTY/ RIGHT OF WAY LINE
---	LEASE AREA BOUNDARY
---	EASEMENT
---	OVERHEAD POWER
●	CORNER PIN
⊗	POINT OF BEGINNING
○	UTILITY POLE
▨	STRUCTURE
▩	GRAVEL SURFACE
▩	CONCRETE SURFACE

### CHANGE LOG

09/26/2024 - RELOCATED NEW ACCESS/UTILITY/FIBER  
EASEMENT



BROADUS TOWERS SITE  
NAME:  
**HOLLAND ROAD**

BROADUS TOWERS SITE  
NUMBER:  
**TX-113**

**1355 SEETON ROAD  
GRAND PRAIRIE, TX 75054**

**NEW MONOPOLE TOWER**

### ISSUED FOR:

REV	DATE	DRAWN	DESCRIPTION	DWG. NO.
0	08/26/2024	WTS	ZONING	PLG
1	09/27/2024	WTS	ZONING	ELG

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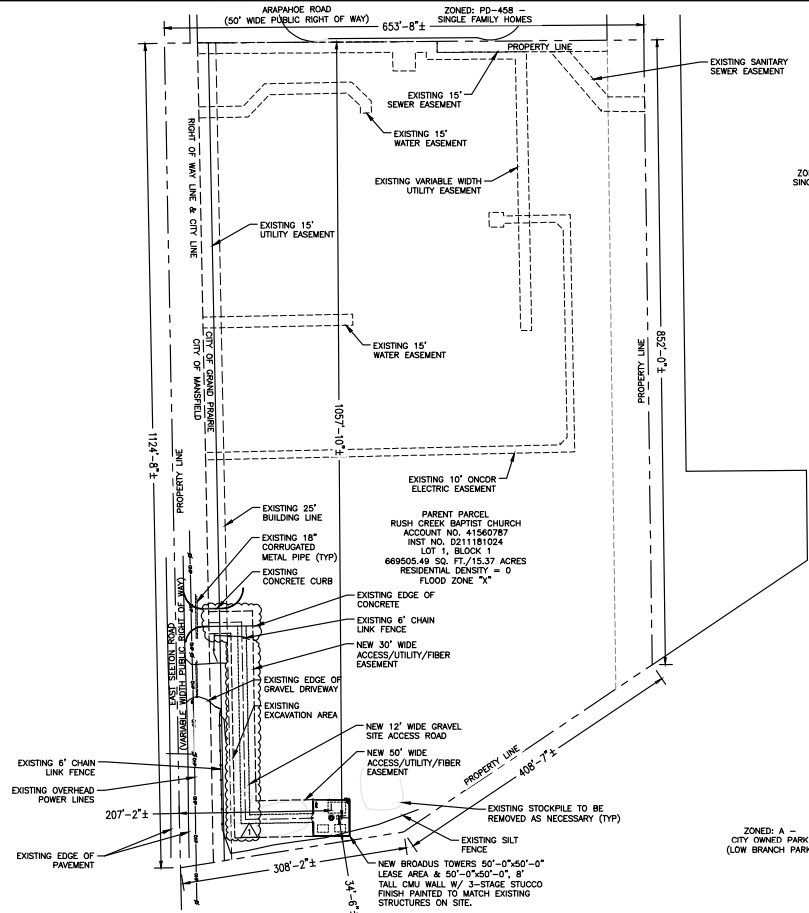
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FIRM REGISTRATION #23339  
4 COUNTRY PLACE CIRCLE  
DALWORTHINGTON GARDENS, TX 76016

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**ZD-1 1**

CITY OF MANSFIELD, TX

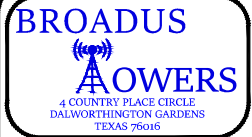
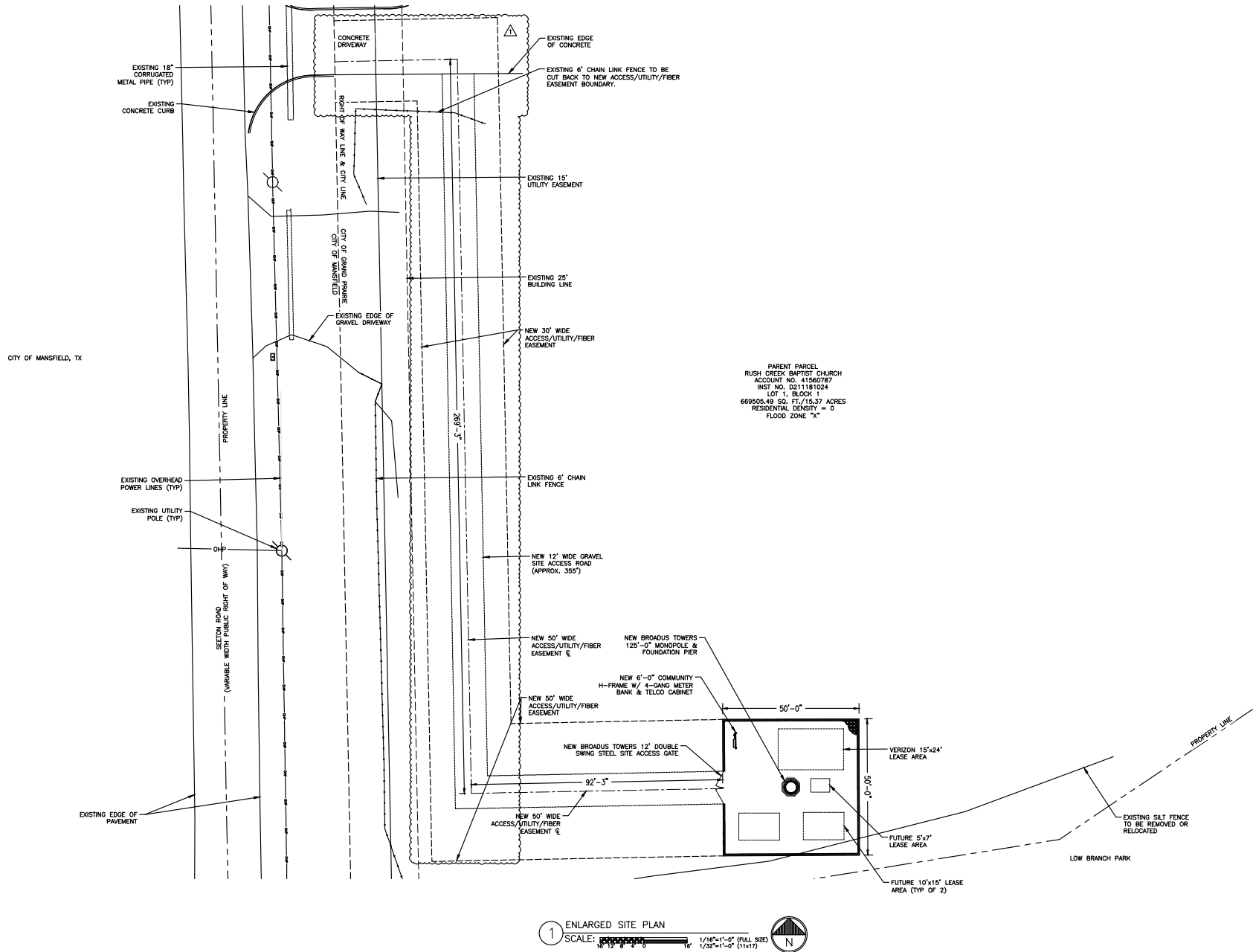


### OVERALL SITE PLAN

SCALE: 1" = 80'-0" (FULL SIZE)  
1" = 160'-0" (1:167)



BROADUS TOWERS LEASE AREA SUMMARY TABLE	
USE: MONOPOLE TOWER SUPPORTING CELLULAR ANTENNAS & EQUIPMENT	
CURRENT ZONING:	PD-318B
LEASE AREA:	2,500.0 SQ. FT./0.0574 ACRES
STRUCTURE HEIGHT:	125'-0"
IMPERVIOUS SURFACE:	2,500.0 SQ. FT.
ACCESS/UTILITY EASEMENTS:	11,634.372 SQ. FT./0.267 ACRES
PARKING SPACES -	
TOTAL REQUIRED:	N/A
INTERIOR LANDSCAPE REQUIRED:	N/A



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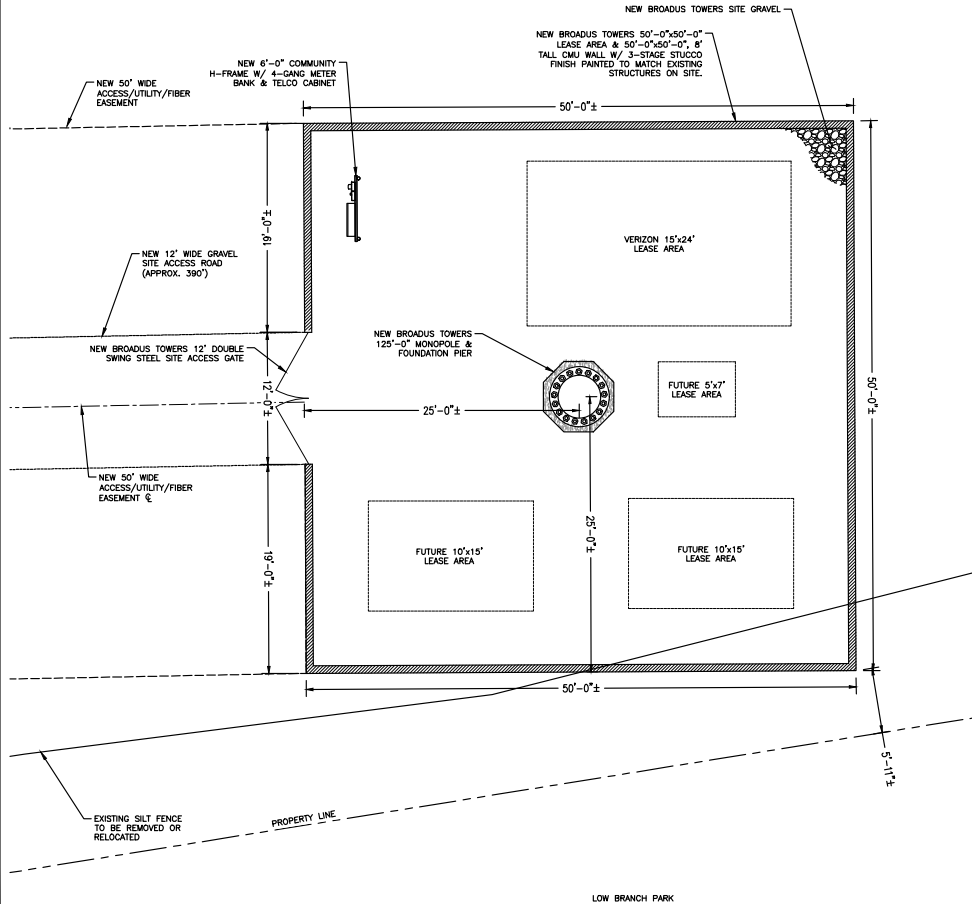
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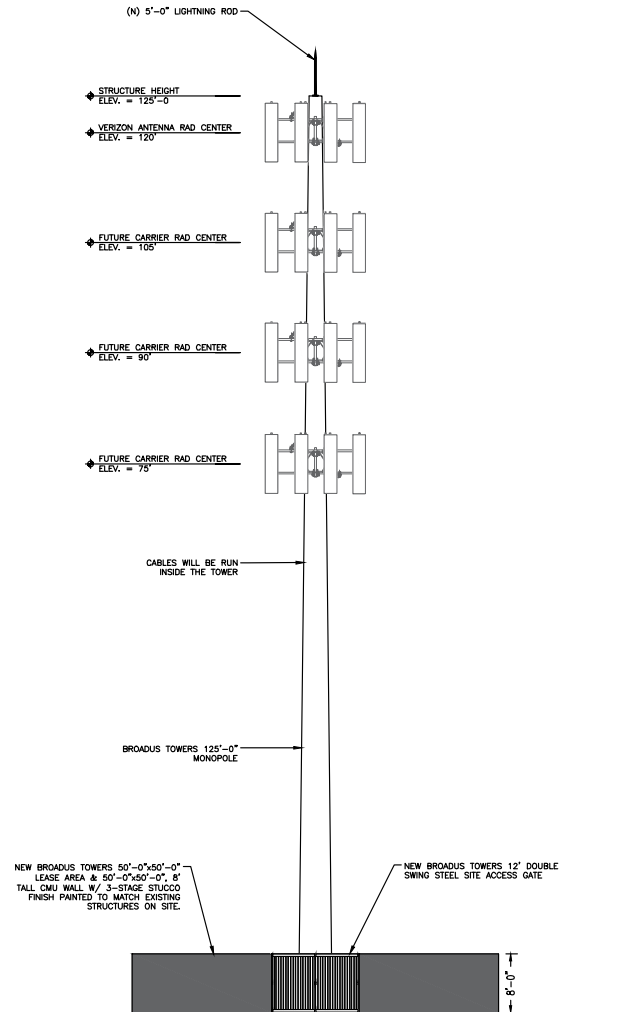
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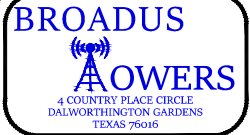
**ZD-2 1**



1 COMPOUND LAYOUT PLAN  
SCALE: 3/16"=1'-0" (FULL SIZE)  
3/32"=1'-0" (11x17)



2 ELEVATION PLAN  
SCALE: 1/8"=1'-0" (FULL SIZE)  
1/16"=1'-0" (11x17)



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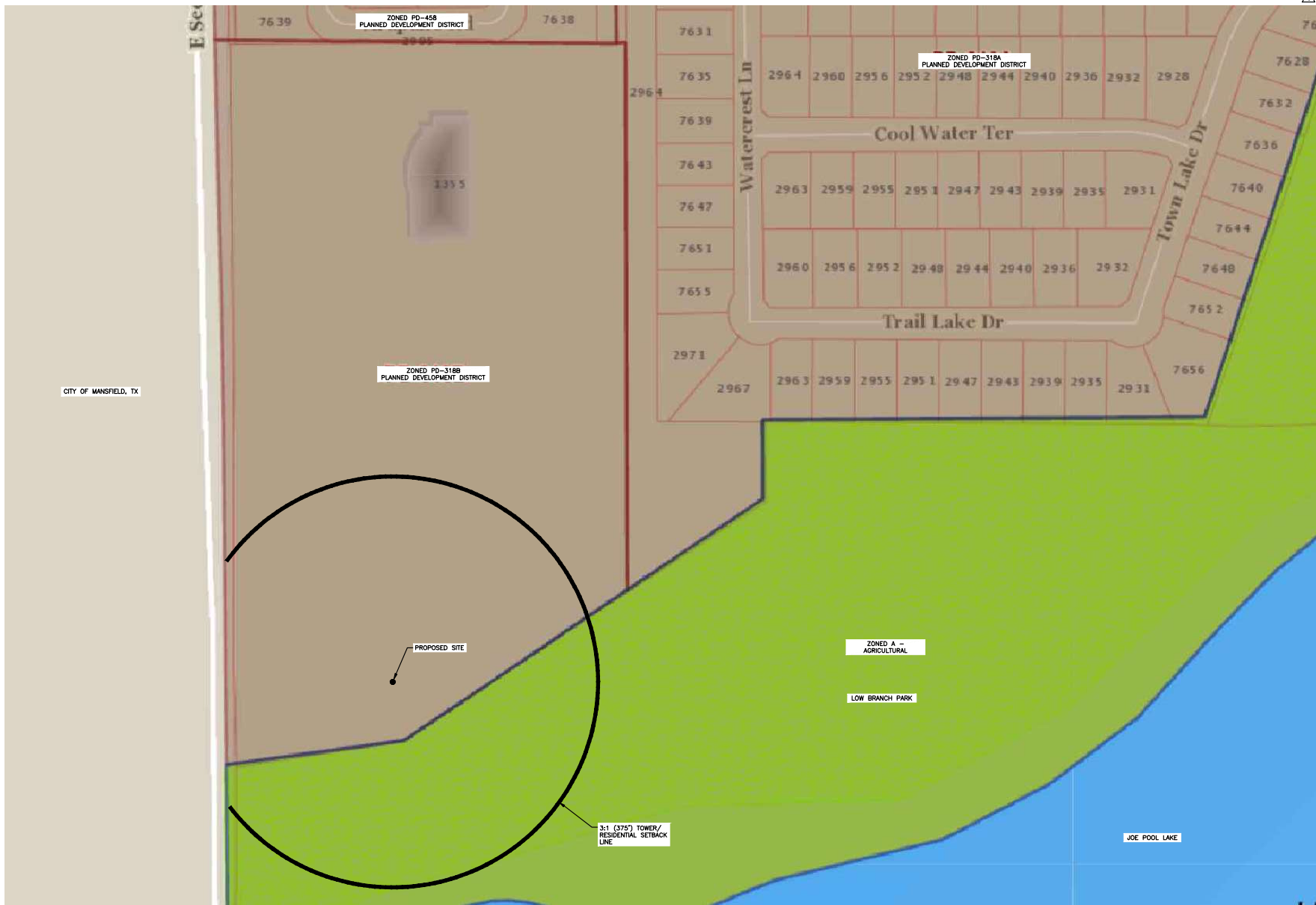
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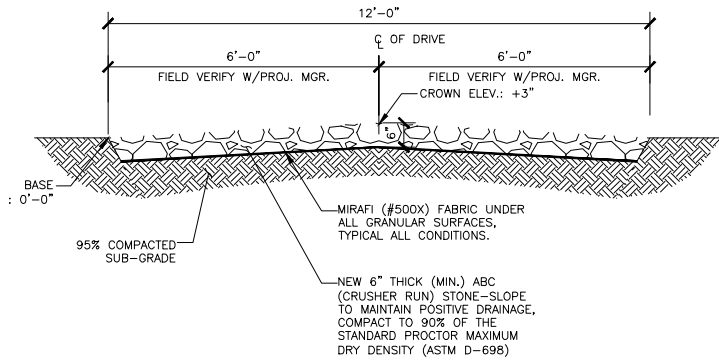
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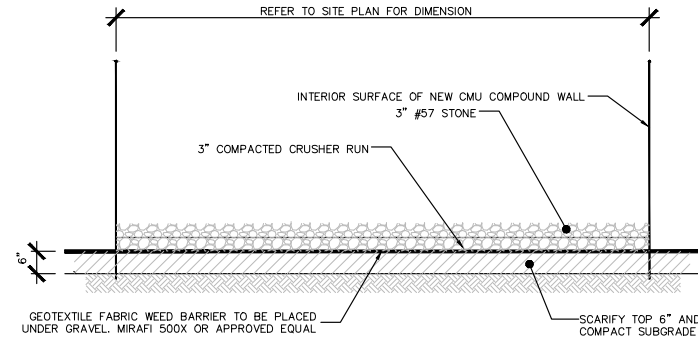
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NOTE:

WEED CONTROL FABRIC SHALL BE USED UNDER ACCESS DRIVE WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.

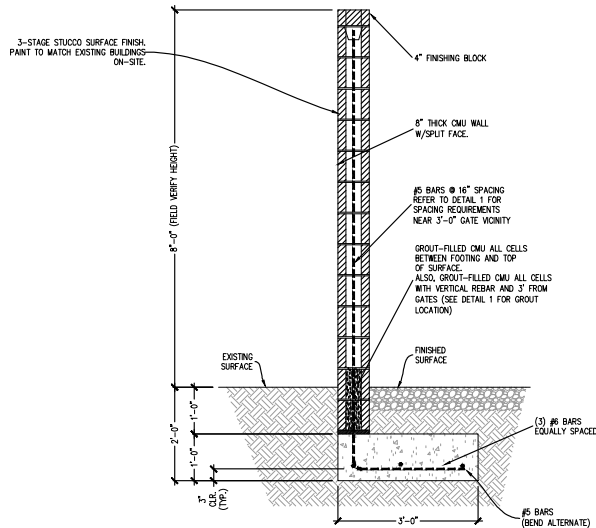


1 GRAVEL SITE ACCESS ROAD DETAIL  
SCALE: NOT TO SCALE



NOTE:  
CLEAR AND GRUB SITE AS  
REQUIRED

2 YARD GRAVEL DETAIL  
SCALE: NOT TO SCALE



NOTE:  
SEE SHEET ZD-3 FOR ELEVATION.

3 CMU WALL DETAIL  
SCALE: NOT TO SCALE

MASONRY

1. MASONRY STRENGTH
  - A. HOLLOW CONCRETE MASONRY UNITS: GRADE N, LIGHTWEIGHT WITH A COMPRESSIVE STRENGTH OF  $F = 1500$  PSI ON THE NET AREA.
  - B. GROUT: 2000 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH. VIBRATE GROUT IMMEDIATELY AFTER POURING AND AGAIN AFTER 5 MINUTES. GROUT SHALL CONFORM TO ASTM C476 AND UBC 2103. MIX GROUT FOR AT LEAST FIVE MINUTES AND UNTIL MIX HAS BEEN ATTAINED. GROUT SHALL HAVE SUFFICIENT WATER ADDED TO PRODUCE A CONSISTENCY FOR POURING WITHOUT SEGREGATION USE GROUT WITHIN 1.5 HOURS OF ADDITION OF MIXING WATER.
  - C. MORTAR: CEMENT-LIME TYPES, 1800 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH. CONFORM TO UBC 2103.
  - D. 2,500 PSI STRENGTH CONCRETE AT 28 DAY 3" TO 5" SLUMP.
2. LAY UNITS IN RUNNING BOND. CORNERS SHALL HAVE A STANDARD BOND BY OVER-LAPPING UNITS.
3. MAXIMUM GROUT LIFT WITHOUT CLEAN-OUTS SHALL BE 4'-0"
4. TIE VERTICAL REINFORCING AT EACH END OF BAR AND AT 4'-0" MAXIMUM VERTICAL SPACING USING SINGLE WIRE LOOP TYPE TIES AS MANUFACTURED BY A.A. WIRE PRODUCTS COMPANY OR APPROVED ALTERNATE.
5. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS.
6. GROUT SOLID ALL WALLS IN CONTACT WITH EARTH, RETAINING WALLS, STEM WALLS, AND AS NOTED ON DRAWINGS.
7. GROUTED MASONRY SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ALL ELEMENTS OF THE MASONRY ACT TOGETHER AS A STRUCTURAL ELEMENT.
8. PRIOR TO GROUTING, THE GROUT SPACE SHALL BE CLEAN SO THAT ALL SPACES TO BE FILLED WITH GROUT DO NOT CONTAIN MORTAR PROJECTIONS GREATER THAN 1/2 INCH. MORTAR DROPPINGS OR OTHER FOREIGN MATERIAL. GROUT SHALL BE PLACED SO THAT ALL SPACES DESIGNATED TO BE GROUTED SHALL BE FILLED WITH GROUT AND THE GROUT SHALL BE CONFINED TO THOSE SPECIFIC SPACES.
9. GROUT MATERIALS AND WATER CONTENT SHALL BE CONTROLLED TO PROVIDE ADEQUATE FLUIDITY FOR PLACEMENT, WITHOUT SEGREGATION OF THE CONSTITUENTS, AND SHALL BE MIXED THOROUGHLY.
10. THE GROUTING OF ANY SECTION OF WALL SHALL BE COMPLETED IN ONE DAY WITH NO INTERRUPTIONS GREATER THAN ONE HOUR.
12. BETWEEN GROUT POURS, A HORIZONTAL CONSTRUCTION JOINT SHALL BE FORMED BY STOPPING ALL C.M.U. AT THE SAME ELEVATION AND WITH THE GROUT STOPPING A MORTAR DROPPINGS OR OTHER FOREIGN MATERIAL. GROUT SHALL BE PLACED SO THAT WHERE BOND BEAMS OCCUR, THE GROUT POUR SHALL BE STOPPED A MINIMUM OF 1/2 INCH BELOW THE TOP OF THE MASONRY.
13. SEGREGATION OF GROUT MATERIALS AND DAMAGE TO THE MASONRY SHALL BE AVOIDED DURING THE GROUTING PROCESS.
14. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION DURING PLACEMENT BEFORE LOSS OF PLASTICITY IN A MANNER TO FILL THE GROUT SPACE. GROUT POURS GREATER THAN 12 INCHES IN HEIGHT WILL BE RECONSOLIDATED BY MECHANICAL VIBRATION TO WHERE BOND BEAMS OCCUR, THE GROUT POUR SHALL BE STOPPED A MINIMUM OF 1/2 MECHANICALLY VIBRATED OR PUDDLED AND RODDED WITH SMOOTH BAR.
15. GROUT SHALL NOT BE HANDLED NOR PUMPED UTILIZING ALUMINUM EQUIPMENT UNLESS IT CAN BE DEMONSTRATED WITH THE MATERIAL AND EQUIPMENT TO BE USED THAT THERE WILL BE NO DELETERIOUS EFFECT ON THE STRENGTH OF THE GROUT.
16. PLACE #4 VERTICAL REINFORCEMENT @ EACH CORNER AND @ EACH SIDE OF AN OPENING

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