

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

155' MONOPOLE TOWER SITE

DATE

NOVEMBER 5, 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



BROADUS TOWERS SITE
NAME:
HOLLAND ROAD
BROADUS TOWERS SITE
NUMBER:
TX-113

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

NEW MONOPOLE TOWER

LEGEND

- PROPERTY / RIGHT OF WAY LINE
- - - LEASE AREA BOUNDARY
- - - EASEMENT
- CHIP --- 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

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES. QTY
0	09/26/2024	WIS	ZONING	FLG
1	11/05/2024	WIS	ZONING	FLG

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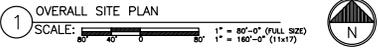
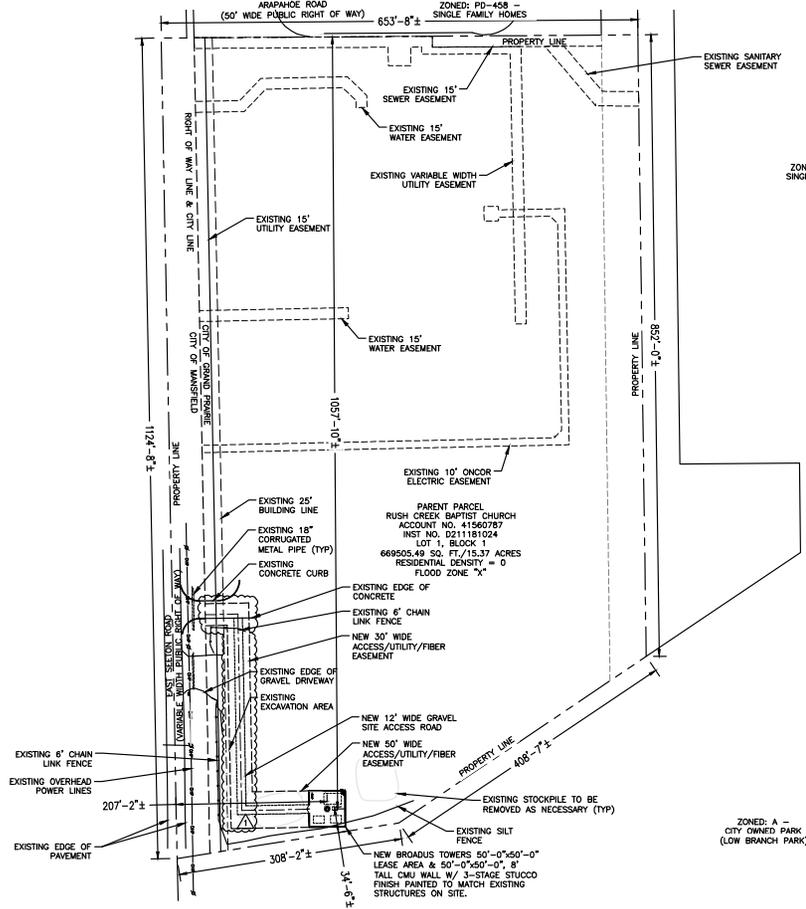
BROADUS SERVICES
FIRM REGISTRATION #F-23339
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS, TX 76016

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SHEET NUMBER: REVISION:

ZD-1 1

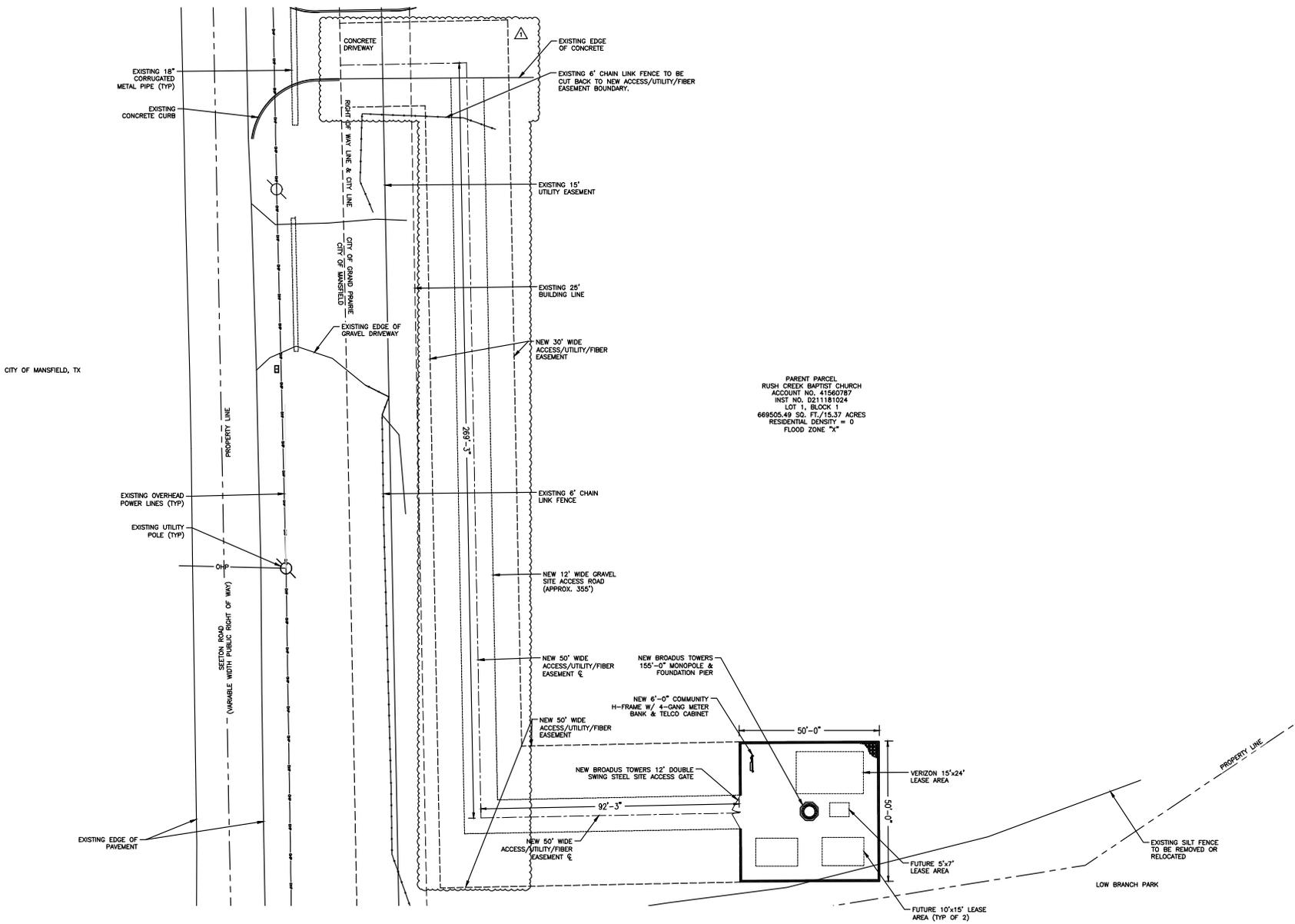
CITY OF MANSFIELD, TX



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± SQ. FT.
ACCESS/UTILITY EASEMENTS:	11,634.37± SQ. FT./0.267 ACRES
PARKING SPACES -	
TOTAL REQUIRED:	N/A
INTERIOR LANDSCAPE REQUIRED:	N/A

Exhibit B - Site Plan
Page 2 of 5



PARENT PARCEL
RUSH CREEK BAPTIST CHURCH
ACCOUNT NO. 41560787
INST. NO. 0211181024
LOT 1, BLOCK 1
669505.49 SQ. FT./15.37 ACRES
RESIDENTIAL DENSITY = 0
FLOOD ZONE "X"

1 ENLARGED SITE PLAN
SCALE: 1/16"=1'-0" (FULL SIZE)
1/32"=1'-0" (11x17)



BROADUS TOWERS SITE
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HOLLAND ROAD

BROADUS TOWERS SITE
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TX-113

1355 SEETON ROAD
GRAND PRAIRIE, TX 75054

NEW MONOPOLE TOWER

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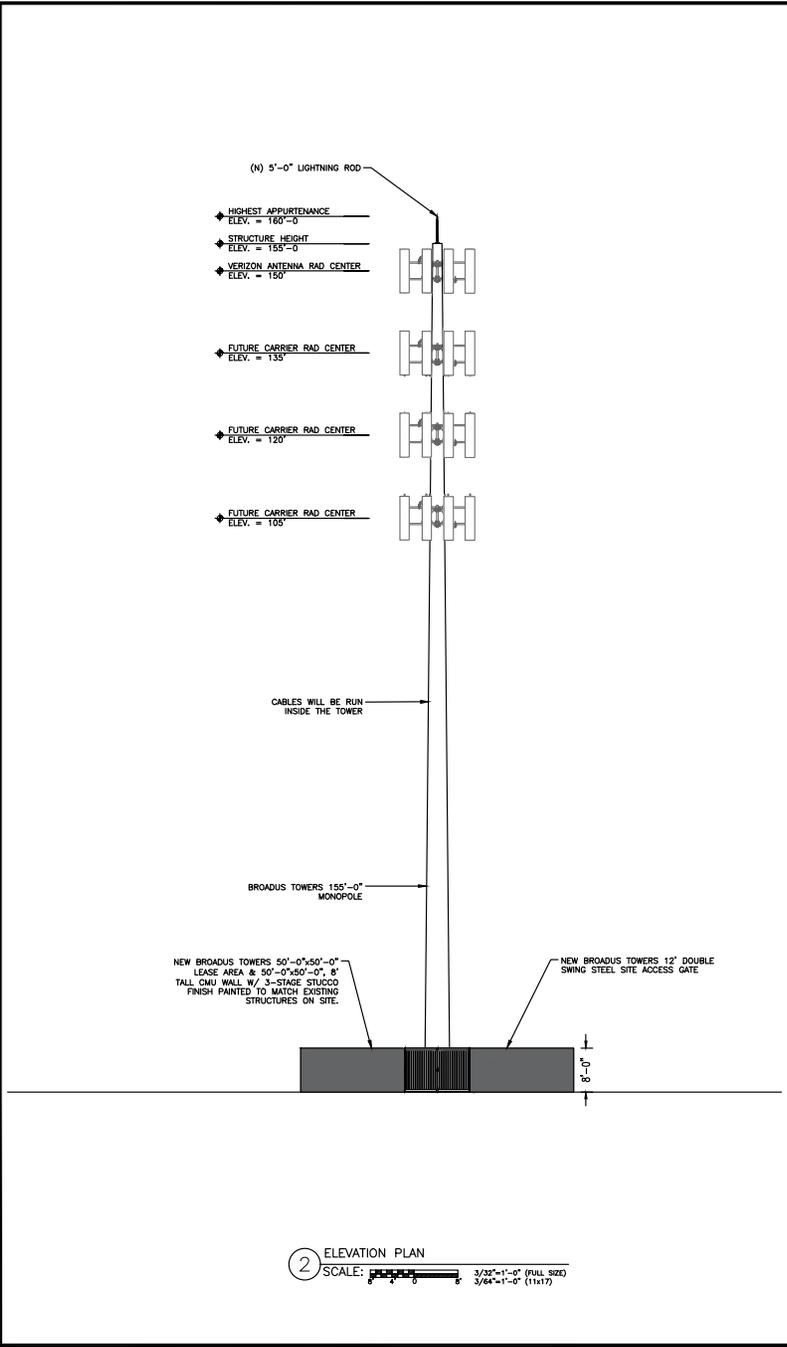
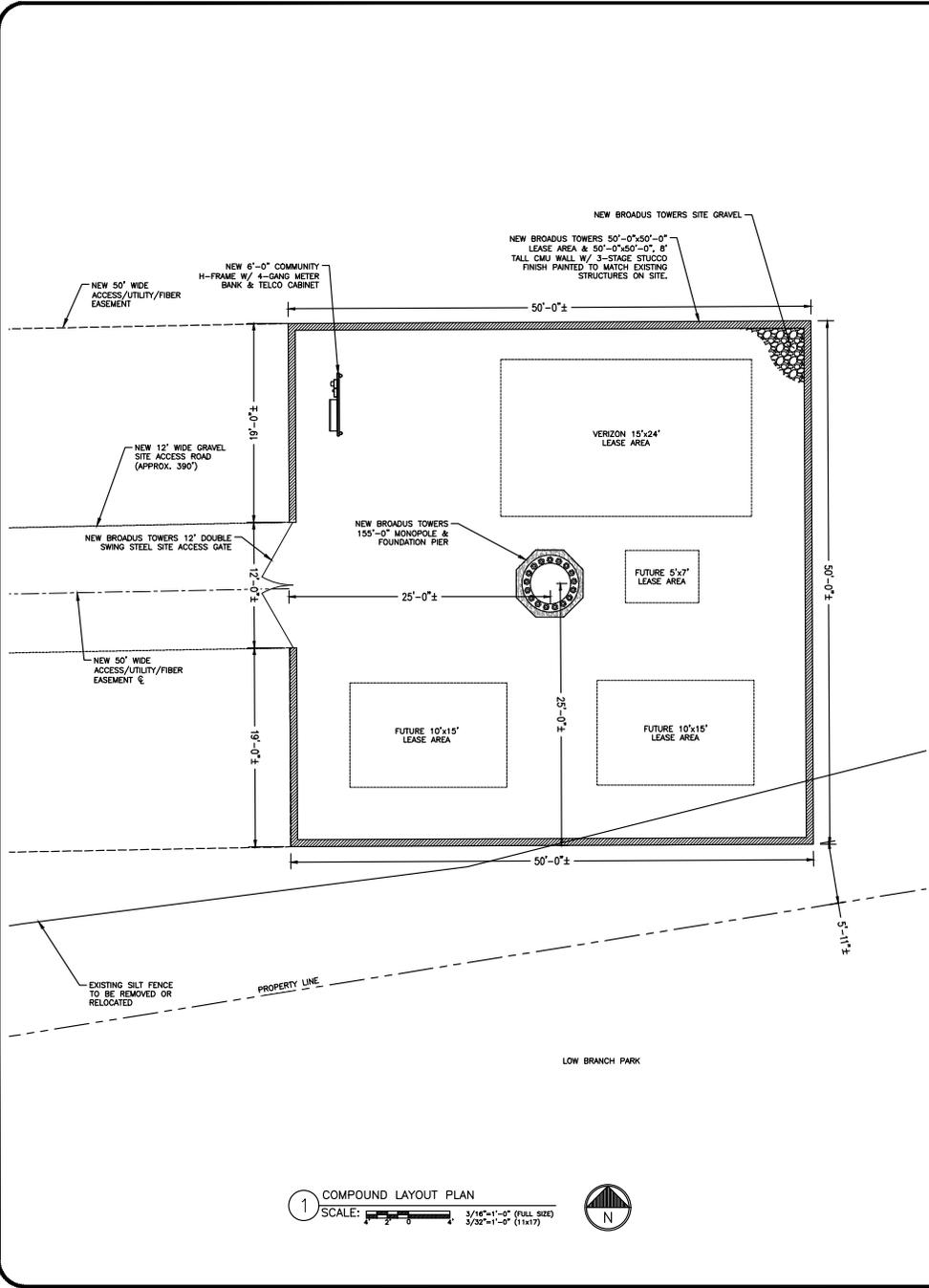
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SHEET NUMBER: **ZD-2** REVISION: **1**



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SHEET NUMBER: **ZD-3** REVISION: **1**



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NEW MONOPOLE TOWER

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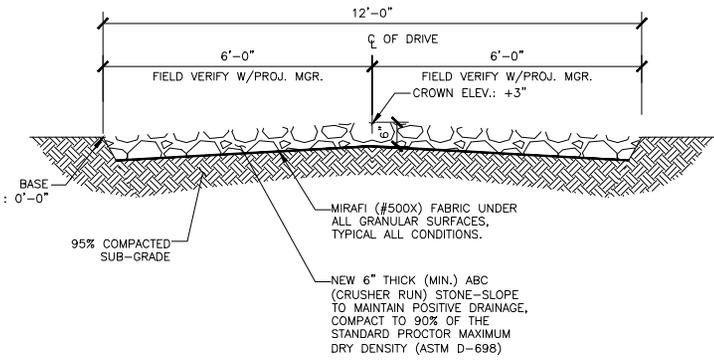
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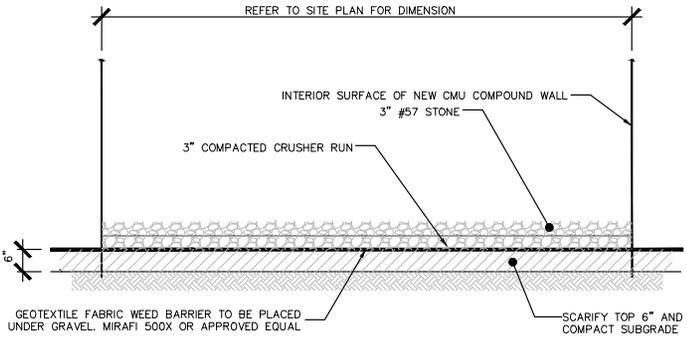


SHEET NUMBER: **ZD-4** REVISION: **1**

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



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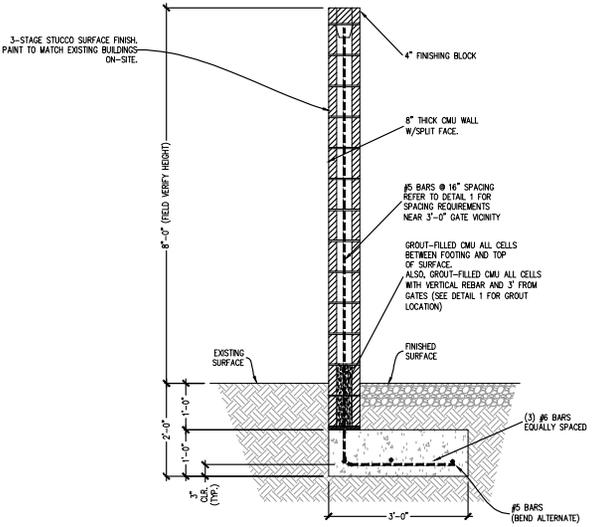
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SHEET NUMBER: **ZD-5** REVISION: **1**



NOTE:
SEE SHEET ZD-3 FOR ELEVATION.

MASONRY

- MASONRY STRENGTH**
 - HOLLOW CONCRETE MASONRY UNITS: GRADE N, LIGHTWEIGHT WITH A COMPRESSIVE STRENGTH OF F = 1500 PSI ON THE NET AREA.
 - 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.
 - MORTAR: CEMENT-LIME TYPES, 1800 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH. CONFORM TO UBC 2103.
 - 2,500 PSI STRENGTH CONCRETE AT 28 DAY 3" TO 5" SLUMP.
- LAY UNITS IN RUNNING BOND. CORNERS SHALL HAVE A STANDARD BOND BY OVER-LAPPING UNITS.
- MAXIMUM GROUT LIFT WITHOUT CLEAN-OUTS SHALL BE 4'-0"
- 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.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS.
- GROUT SOLID ALL WALLS IN CONTACT WITH EARTH, RETAINING WALLS, STEM WALLS, AND AS NOTED ON DRAWINGS.
- GROUTED MASONRY SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ALL ELEMENTS OF THE MASONRY ACT TOGETHER AS A STRUCTURAL ELEMENT.
- 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.
- GROUT MATERIALS AND WATER CONTENT SHALL BE CONTROLLED TO PROVIDE ADEQUATE FLUIDITY FOR PLACEMENT, WITHOUT SEGREGATION OF THE CONSTITUENTS, AND SHALL BE MIXED THOROUGHLY.
- THE GROUTING OF ANY SECTION OF WALL SHALL BE COMPLETED IN ONE DAY WITH NO INTERRUPTIONS GREATER THAN ONE HOUR.
- 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.
- SEGREGATION OF GROUT MATERIALS AND DAMAGE TO THE MASONRY SHALL BE AVOIDED DURING THE GROUTING PROCESS.
- 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 FIDDLED AND RODDED WITH SMOOTH BAR.
- 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.
- PLACE #4 VERTICAL REINFORCEMENT @ EACH CORNER AND @ EACH SIDE OF AN OPENING

3 CMU WALL DETAIL
SCALE: NOT TO SCALE