

GENERAL INFORMATION

PROPERTY OWNER
VERIZON WIRELESS
500 WEST CLEVELAND ROAD
SOUTH LAKES, TEXAS 76092
PHONE (862) 831-3233

V2W PROJECT MANAGER
JAMES COONEY
VERIZON WIRELESS
3400 BRITISH AMERICAN BLVD. SUITE 101
LATHAM, NY 12110
PHONE (518) 783-1630
FAX: (518) 783-1544

PROJECT MANAGEMENT
TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C.
36 BRITISH AMERICAN BLVD. SUITE 101
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GEOTECHNICAL ENGINEER
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SUBVEICOR
KURTIS R. WEBB
WEBB SURVEYING, INC.
3400 SILVERSTONE DR.
SUITE 121
PLANO, TEXAS 75023
PHONE (972) 964-1737

VICINITY MAP

SCALE: 1"=2,000'



GENERAL NOTES

1. BEARINGS AND DISTANCES WERE TAKEN FROM A PRELIMINARY PLAN PREPARED BY WEBB SURVEYING INC. (8313 PRESTON RD, SUITE 200, PLANO, TX 75024) PHONE: (972) 781-6600, DATED: OCTOBER 23, 2007.
2. PROPOSED FACILITY TO BE USED FOR TELECOMMUNICATIONS AND OFFICE USE ONLY.
3. THE PROPOSED PARKING STALLS SHALL BE 9' WIDE BY 20' DEEP. HANDICAPPED STALLS SHALL BE THE SAME WITH ADDITIONAL 9' WIDE BY 20' DEEP UNLOADING AREA ON EACH SIDE.
4. THE GATES WILL BE EQUIPPED WITH TWO HANDICAPPED MEANS OF EMERGENCY ACCESS FROM OUTSIDE THE GATE ENCLOSURE. ONE OF THESE WILL BE A KNOX GATE SWITCH. THE SECOND DEVICE MUST BE A READILY ACCESSIBLE AND WELL MARKED EMERGENCY RELEASE DEVICE TO ALLOW MANUAL OPERATION OF THE GATE. A WALK THROUGH GATE WILL BE ADDED IF THE MANUAL DISCONNECTS ARE NOT DESIGNED IN A MANNER APPROVED BY THE FIRE MARSHAL. THE GATE AND FENCE CONTRACTOR WILL COORDINATE THE GATE INSTALLATION WITH THE FIRE MARSHAL'S OFFICE AND WILL OBTAIN THE NECESSARY PERMITS PRIOR TO INSTALLING THE GATE.
5. ALL NEW UTILITIES TO AND WITHIN THIS SITE SHALL BE UNDERGROUND.
6. THE CITY OF EULESS WILL NOT BE REQUIRED TO MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT.
7. FOR ALL EASEMENTS ON THIS SITE, REFERENCE ENTITLED "PRELIMINARY PLAN", SHEET 1 OF 3, FOR THE VERIZON BEAR CREEK ADDITION, BLOCK A, LOT 1, PREPARED BY WEBB SURVEYING, INC.
8. WITHIN EMERGENCY ACCESS, DRAINAGE AND UTILITY EASEMENTS (FIRE LANES) THE ROADWAY SURFACE, SUBGRADE, MARKINGS AND SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO ALLOW FOR CLEAR PASSAGE OF EMERGENCY VEHICLES. CLEAR PASSAGE SHALL INCLUDE BOTH HORIZONTAL AND VERTICAL WIDTHS ACCORDING TO CLEARANCES ESTABLISHED BY THE FIRE MARSHAL'S POLICY STATEMENT.
9. THE CITY OF EULESS CODE IS MADE UP OF THE FOLLOWING CODES AND REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION FOR THE PROPOSED DALLAS-FORT WORTH COMMUNICATIONS FACILITY:
 - 2003 INTERNATIONAL BUILDING CODE
 - 2003 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2003 INTERNATIONAL FIRE CODE
 - 2003 INTERNATIONAL FUEL GAS CODE
 - 2003 INTERNATIONAL MECHANICAL CODE
 - 2003 INTERNATIONAL PLUMBING CODE
 - 2002 NFPA 70, NATIONAL ELECTRIC CODE
10. FUEL TANKS ARE "FIREGUARD" 8,000 GALLON, UL2085 COMPLIANT.
11. FIRE LANES SHALL BE MARKED AS REQUIRED BY THE CITY OF EULESS AND AS OUTLINED IN THE DOCUMENT EFD-PAD 18-1, WHICH INCLUDES 8 INCH RED STRIPE OR RED CURBING WITH THE WORDS "NO PARKING - FIRE LANE" IN 4 INCH WHITE LETTERS PLACED AT 15 FOOT INTERVALS ALONG THE FIRE LANE STRIPE.

FENCING TABLE

LINEAR FOOTAGE OF EACH FENCE TYPE:

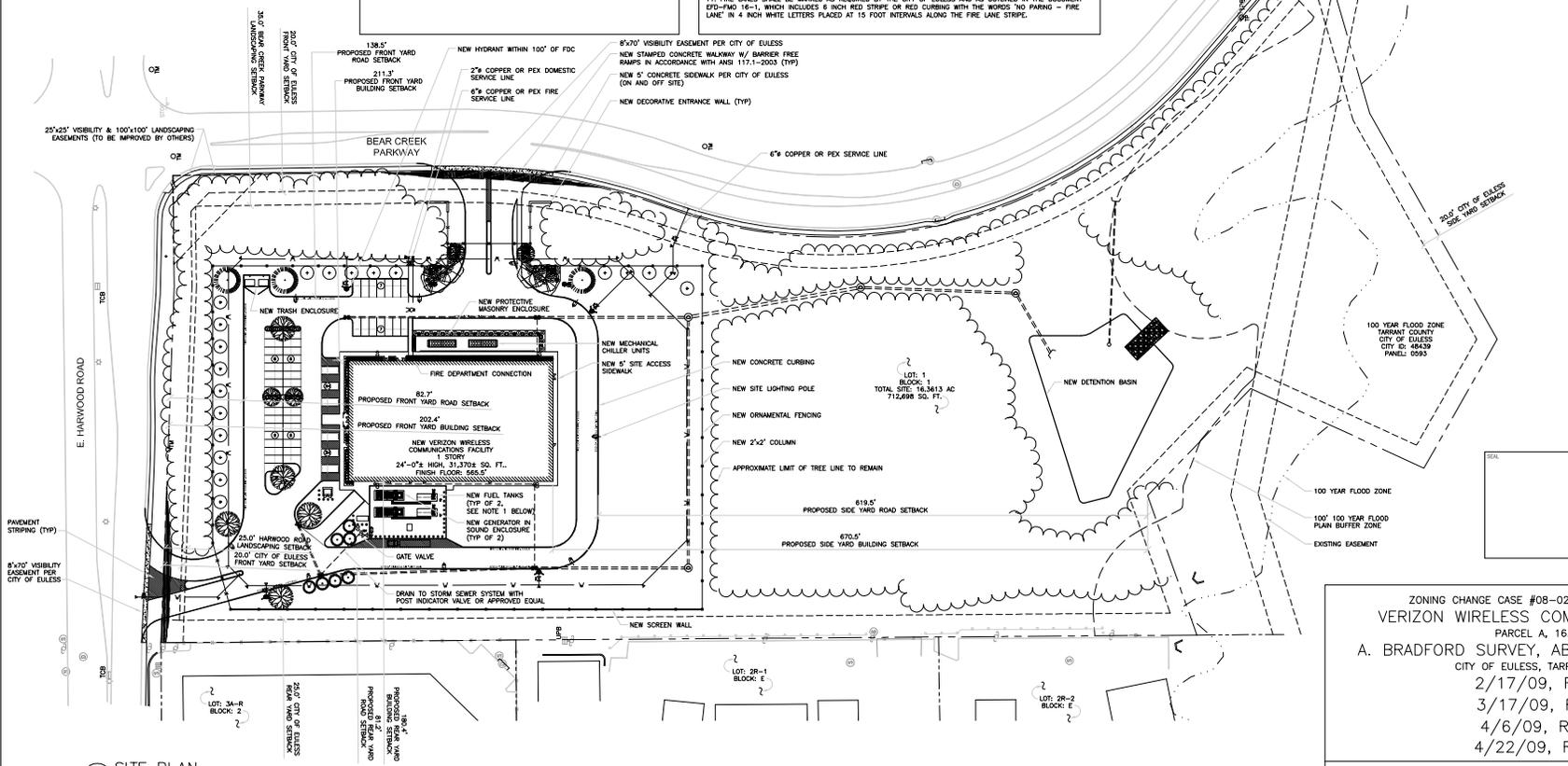
SCREEN WALL: 532'	
ORNAMENTAL FENCING: 1376'	
ENTRANCE WALLS: 74'	

SITE LEGEND

- PAVEMENT STRIPE
- EMERGENCY ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EDGE OF PAVEMENT
- CURB LINE
- CHAIN LINK FENCE
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- IRON PIPE
- IRON ROD
- DROP INLET
- DRAINAGE MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER VALVE
- GAS VALVE
- HYDRANT
- LIGHT POLE
- BOLLARD
- SIEN
- SPOT GRADE
- TREE LINE
- BRUSH LINE
- NO PARKING FIRE LANE

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thesmallgroup
architecture



1 SITE PLAN
SCALE: 1"=60'

NOTE OF NO EFFECT
THE DEVELOPER RECOGNIZES THE NATURAL STATE OF THE CREEK SOUTH OF THE SUBJECT PROPERTY AND REQUESTS TO LEAVE THE CREEK IN ITS NATURAL CONDITION.



ZONING CHANGE CASE #08-02-PD-PLANNED DEVELOPMENT
VERIZON WIRELESS COMMUNICATIONS FACILITY
PARCEL A, 16.3613 ACRES
A. BRADFORD SURVEY, ABSTRACT 152 & TRACT III
CITY OF EULESS, TARRANT COUNTY, TEXAS
2/17/09, REVISION 0
3/17/09, REVISION 1
4/6/09, REVISION 2
4/22/09, REVISION 3

Z-1
SITE PLAN