

VICINITY MAP:**ZONING MAP:****SPECIAL USE PLAN**

PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY WITH 120' MONOPOLE AND EQUIPMENT

PROJECT INFORMATION:

TOWER OWNER
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE,
BOCA RATON, FL 33487

APPLICANT
VINCENT GERARD & ASSOCIATES
5524 BEE CAVES ROAD #4,
AUSTIN, TX 78746
CONTACT: VINCE HUEBINGER
PHONE: 512.328.2693

ZONING
R-1 SINGLE FAMILY DISTRICT

SITE LOCATION
LAT. 29° 43' 20.7" N
LONG. 98° 10' 31.3" W

PROJECT TYPE
NEW 150' MONOPOLE
UNMANNED TELECOMMUNICATION
FACILITY, CONSISTING OF FUTURE
EQUIPMENT PLATFORMS, SHELTERS,
DIRECTIONAL AND GPS ANTENNAS

UTILITIES
ELECTRIC PROVIDER

PERMITTING
COUNTY: COMAL COUNTY
JURISDICTION: CITY OF NEW BRAUNFELS
BUILDING CODE: 2021 IBC
EXISTING USE: FIRE STATION
PROPOSED USE: TELECOMMUNICATIONS FACILITY

LEGAL DESCRIPTION
OAK RUN SCHOOL 2, BLOCK 1, LOT 2B

ONE-CALL TEXAS
CONTRACTOR TO CALL BEFORE DIGGING
PHONE: 811 OR 1.800.545.6000

LANDOWNER
CITY OF NEW BRAUNFELS
550 LANDA ST, NEW BRAUNFELS, TX 78130

ADDRESS
2210 ALYSSA WAY, NEW BRAUNFELS,
TX 78132
(PENDING 911 ADDRESS)

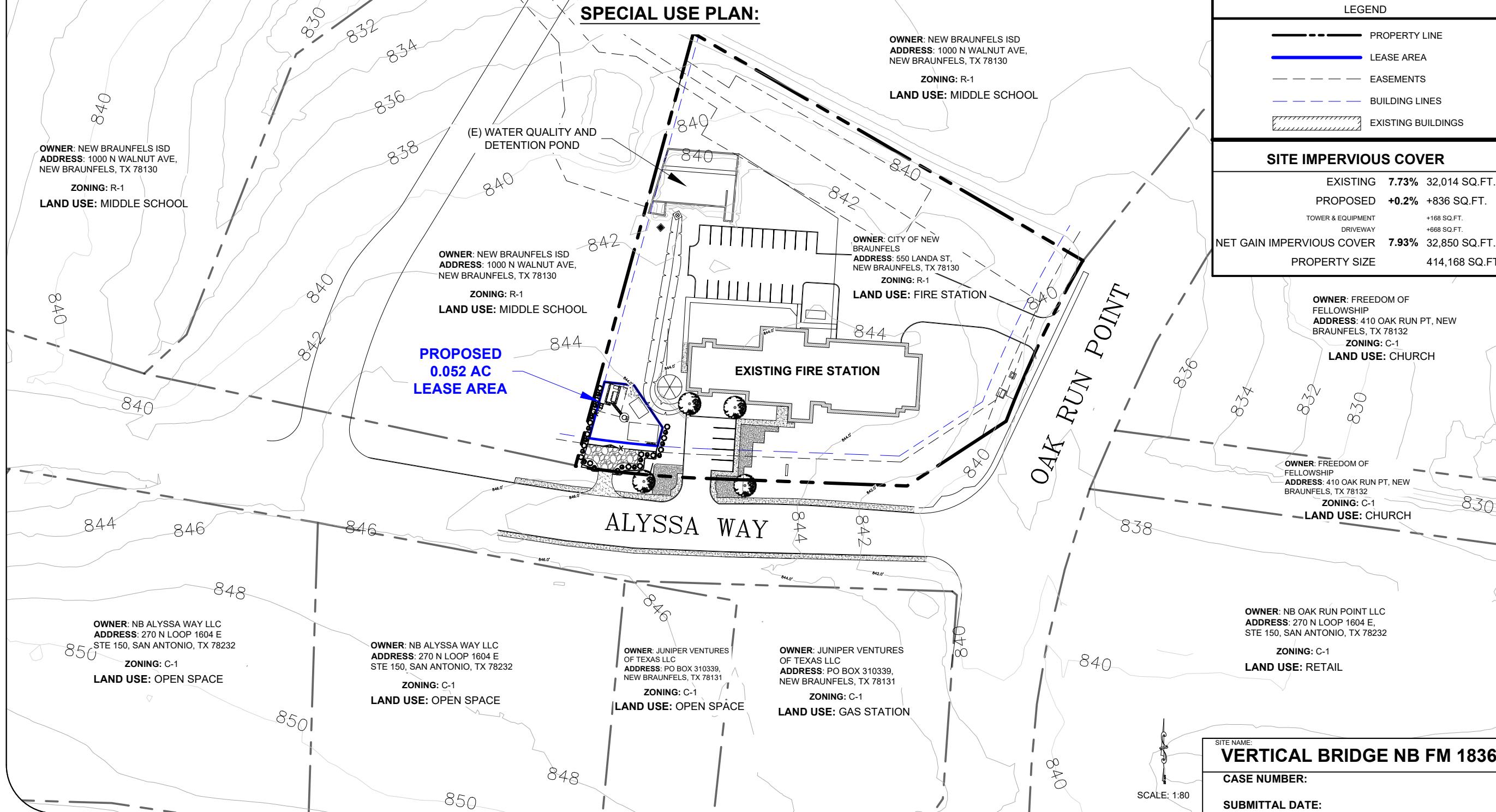
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LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS DR, SUITE 200
AUSTIN, TX 78746
(512) 328-2693 • FAX: (512) 328-8011 • verticalbridge@att.net

SITE INFORMATION
2210 ALYSSA WAY, NEW
BRAUNFELS, TX 78132
(PENDING 911 ADDRESS)

TOWER OWNER
CITY OF NEW BRAUNFELS
550 LANDA ST, NEW
BRAUNFELS, TX 78130
VERTICAL BRIDGE
750 PARK OF
COMMERCE DRIVE,
BOCA RATON, FL 33487

1

SPECIAL USE PLAN:

DETAILED SPECIAL USE PLAN:



NOTES:

1. THIS SITE AND STRUCTURE WILL BE FILED IN ACCORDANCE WITH ALL NEW BRAUNFELS CURRENT BUILDING CODES
2. THIS STRUCTURE WILL BE CONSTRUCTED FOR UP TO 3 CARRIERS ON THE TOWER.
3. LANDSCAPING WILL BE INSTALLED ALONG WITH A TREATED WOOD FENCE FOR SCREENING. XERISCAPE DROUGHT-TOLERANT PLANTS TO BE UTILIZED. NO WATER IS NEEDED FOR THIS LAND USE. SEE LANDSCAPE PLAN SHEET
4. VERTICAL BRIDGE WILL ACTIVELY MARKET FOR OTHER CARRIERS ON THIS FACILITY.

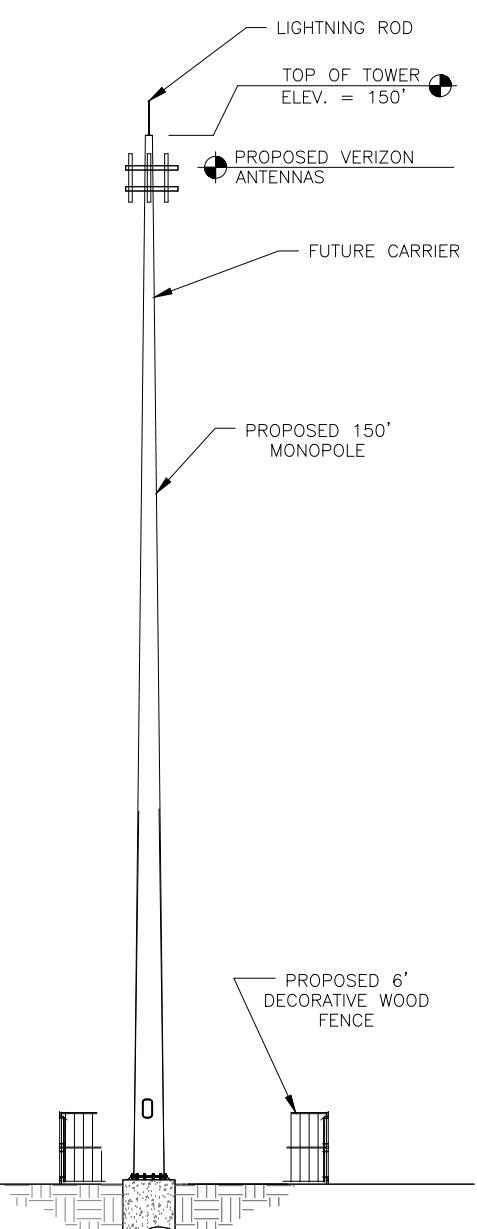
ALYSSA WAY

Google Maps

SITE NAME: **VERTICAL BRIDGE NB FM 1836**
CASE NUMBER:
SUBMITTAL DATE:

LEGEND	
—	PROPERTY LINE
—	LEASE AREA
—	EASEMENTS
—	BUILDING LINES
▨	EXISTING BUILDINGS
—	DECORATIVE WOOD FENCE

TOWER ELEVATION

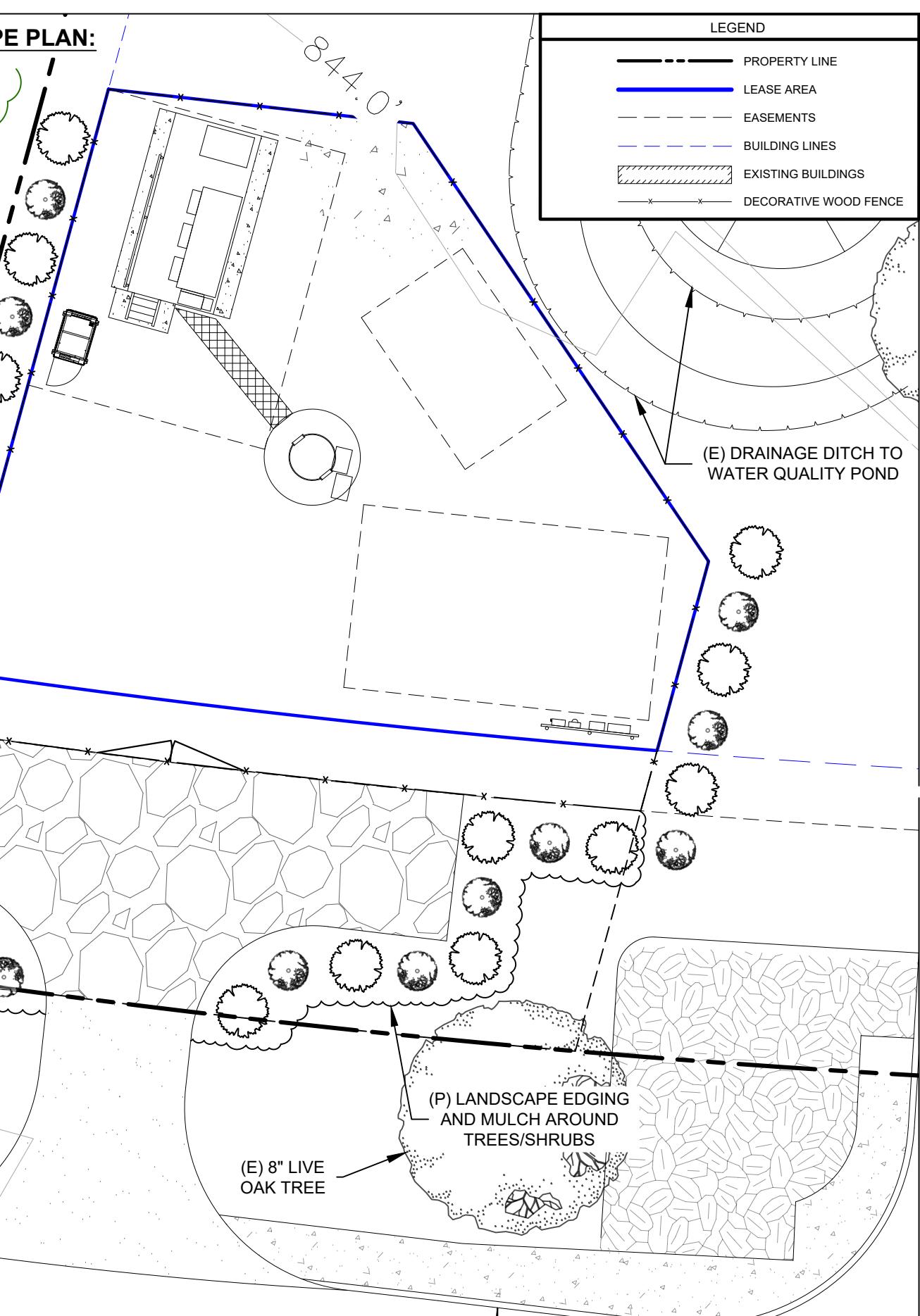
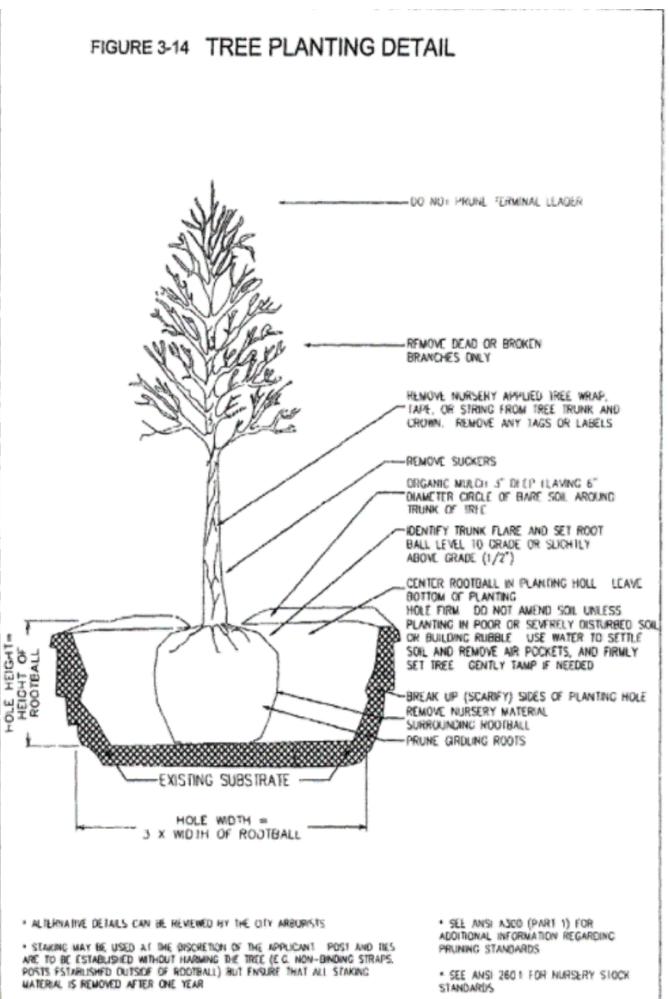


VINCENT GERARD & ASSOCIATES LAND PLANNING & ZONING CONSULTANTS 1715 CAPITAL OF TEXAS HIGHWAY SOUTH STE. 307 AUSTIN, TEXAS 78746 (512) 268-3665 • FAX: (512) 268-4011 • vgandj@juno.com

PROPERTY OWNER	SITE INFORMATION
VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, BOCA RATON, FL 33487	2210 ALYSSA WAY, NEW BRAUNFELS, TX 78132 (PENDING 911 ADDRESS)

LANDSCAPE PLAN:
LEGEND

- PROPERTY LINE
- LEASE AREA
- EASEMENTS
- BUILDING LINES
- ▨ EXISTING BUILDINGS
- X DECORATIVE WOOD FENCE


TREE PLANTING DETAIL:
FIGURE 3-14 TREE PLANTING DETAIL


NOTE:
REFERENCE LANDSCAPE DRAWINGS FOR EXISTING
PLANT AND TREE MATERIALS ON SHEET 6.

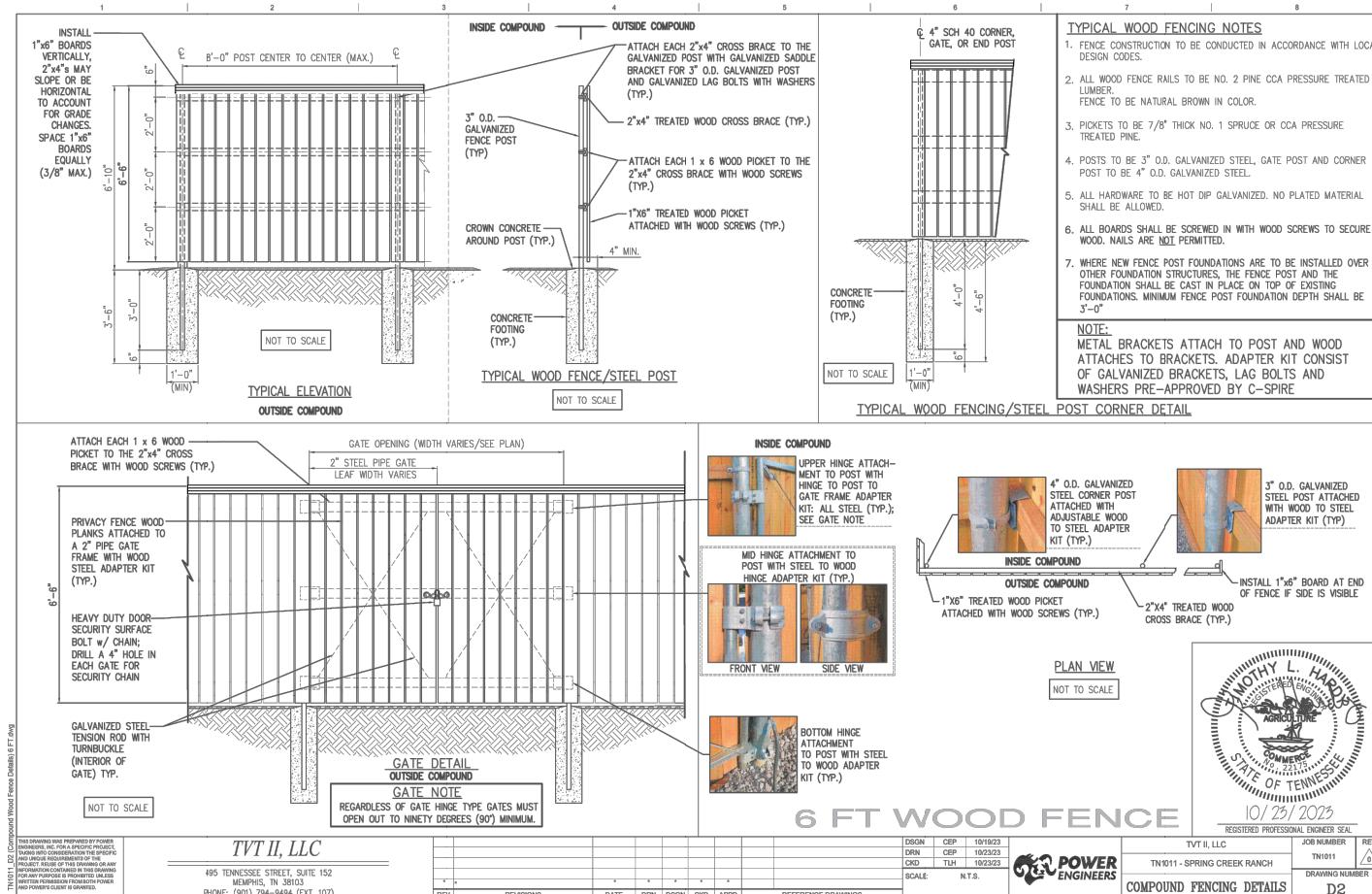
PROPERTY OWNER	VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, BOCA RATON, FL 33487	SITE INFORMATION	VINCENT GERARD & ASSOCIATES LAND PLANNING & ZONING CONSULTANTS 1715 CAPITAL OF TEXAS HWY SOUTH STE. 307 AUSTIN, TX 78746 (512)238-3665 FAX: (512)238-4011 • vgandassociates@gmail.com
TOWER OWNER	CITY OF NEW BRAUNFELS 550 LANDA ST, NEW BRAUNFELS, TX 78130		

WOOD FENCE DETAIL:

DECORATIVE WOOD FENCE DETAIL:

FENCE NOTES:

- ALL WOOD MATERIALS SHALL BE PRESSURE TREATED NO. 2 SOUTHERN YELLOW PINE OR BETTER STRUCTURAL GRADE. FENCE SLAT BOARDS SHALL BE 8'-0" WITH CHAMFERED EDGE.
- ALL STRUCTURAL FRAMING SHALL BE ATTACHED WITH 16D GALVANIZED RIBBED SHANK NAILS OR 3" GALVANIZED FRAMING SCREWS - 2 MINIMUM PER CONNECTION.
- ALL FENCE SLAT BOARDS SHALL BE ATTACHED TO SUPPORTING STRUCTURAL MEMBERS WITH N8, N10, OR 8D GALVANIZED RIBBED SHANKS NAILS - 2 MINIMUM PER CONNECTION.
- LINE POSTS SHALL BE SPACED EQUIDISTANT, BUT NOT MORE THAN 8'-0" ON CENTER.
- FOUNDATIONS ARE DESIGNED TO EMBED INTO TYPICAL SOILS INCLUDING COMPAKTED COARSE SAND, MEDIUM STIFF CLAY, OR HARD DENSE CLAY. THE SOIL TYPE SHALL BE VERIFIED PRIOR TO CONSTRUCTION. IF UNUSUAL CONDITIONS ARE FOUND TO EXIST, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
- INSTALLER TO PROVIDE A LOCKABLE GATE LATCH WITH COMBINATION LOCK ON THE ACTIVE DOOR. COORDINATE WITH THE CONSTRUCTION MANAGER FOR LOCK COMBINATION.
- ALL GATE HARDWARE SHALL BE PRESSED STEEL OR MALLEABLE CASTING PER ASTM A153 AND TREATED TO RESIST CORROSION. HARDWARE VISIBLE FROM OUTSIDE THE FENCE SHALL BE PAINTED BLACK.
- REFER TO SITE PLAN FOR FENCE PAINTING INSTRUCTIONS.
- REFER TO SITE PLAN FOR GATE LOCATION.
- FENCE DETAILS SHOWN ABOVE ARE TYPICAL AND SHALL APPLY TO SIMILAR CONSTRUCTION APPLICATIONS WHETHER SPECIFICALLY STATED OR NOT ON THE SITE PLAN.
- SITE SPECIFIC CONDITIONS MAY REQUIRE SLIGHT ADJUSTMENTS TO THE DETAILS SHOWN. CONSULT THE ENGINEER IF UNUSUAL CONDITION ARE FOUND TO EXIST.



DECORATIVE WOOD FENCE EXAMPLE:

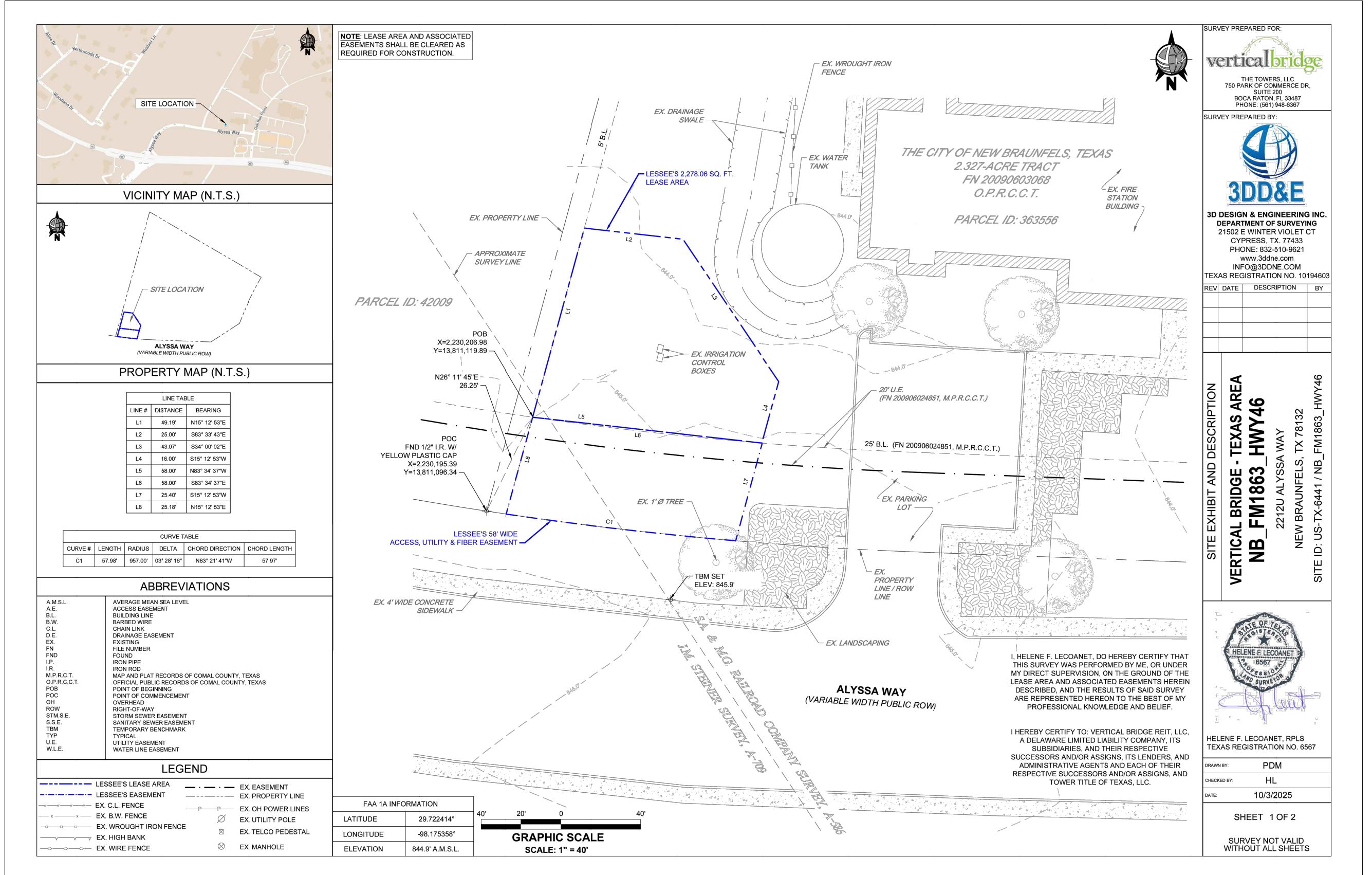


SITE NAME:	VERTICAL BRIDGE NB FM 1836
CASE NUMBER:	
SUBMITTAL DATE:	

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TOWER OWNER	PROPERTY OWNER	SITE INFORMATION	VINCENT GERARD & ASSOCIATES LAND PLANNING & ZONING CONSULTANTS 1715 CAPITAL OF TEXAS HIGHWAY SOUTH STE. 307 (512) 228-3665 FAX: (512) 228-4011 vgandassociates@gmail.com
VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, BOCA RATON, FL 33487	CITY OF NEW BRAUNFELS 550 LANDA ST, NEW BRAUNFELS, TX 78130 (PENDING 911 ADDRESS)	2210 ALYSSA WAY, NEW BRAUNFELS, TX 78132	

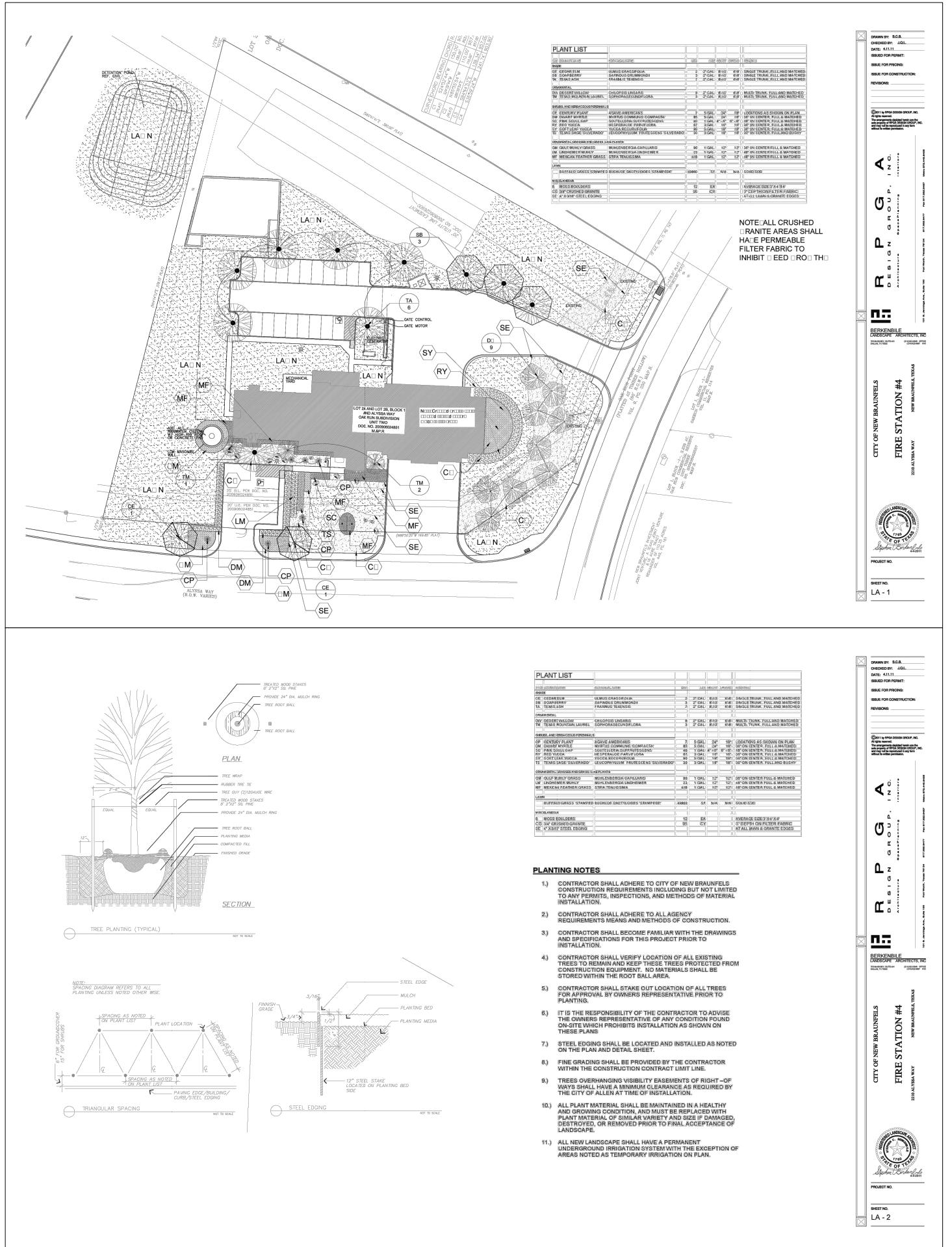
REFERENCE DRAWING - SURVEY:



SITE NAME:	VERTICAL BRIDGE NB FM 1836
CASE NUMBER:	
SUBMITTAL DATE:	

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REFERENCE DRAWING - FIRE STATION LANDSCAPE PLAN



SITE NAME: VERTICAL BRIDGE NB FM 1836
CASE NUMBER:
SUBMITTAL DATE:

6

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2210 ALYSSA WAY, NEW BRAUNFELS, TX 78132
(PENDING 911 ADDRESS)

CITY OF NEW BRAUNFELS
550 LANDA ST, NEW BRAUNFELS, TX 78130

VERTICAL BRIDGE
750 PARK OF
COMMERCE DRIVE,
BOCA RATON, FL 33487



VIEW 1 (ALYSSA WAY) - EXISTING



VIEW 1 (ALYSSA WAY) - PROPOSED

SHEET 1 OF 2

SITE INFORMATION	E911 ADDRESS	PHOTO SIMULATION	THE TOWERS, LLC
			
NB_FM1863_HWY46 US-TX-6441 29.722414, -98.175358	2212U ALYSSA WAY NEW BRAUNFELS, TX 78132	150' MONPOLE TOWER	750 PARK OF COMMERCE DR, SUITE 200 BOCA RATON, FL 33487 PHONE: (561) 948-6367



VIEW 2 (INTERSECTION OF ALYSSA WAY AND OAK RUN POINT) - EXISTING



VIEW 2 (INTERSECTION OF ALYSSA WAY AND OAK RUN POINT) - PROPOSED

SHEET 2 OF 2