

**BUSINESS UNIT #:** 832287

**SITE ADDRESS:** 514 S CASTELL AVE,  
NEW BRAUNFELS, TX 78130

**COUNTY:** COMAL  
**JURISDICTION:** CITY OF NEW BRAUNFELS  
**SITE TYPE:** MONOPOLE  
**TOWER HEIGHT:** 135'

# SPECIAL USE PERMIT FOR WIRELESS FACILITY RELOCATION OF NEW BRAUNFELS CITY HALL CROWN CASTLE BU 840076 ZONING DRAWINGS



**BU #:** 832287  
**COMMANDO**

514 S CASTELL AVE  
NEW BRAUNFELS, TX 78130

PROPOSED 135' MONOPOLE

**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	04/26/2024	DA	PRELIMINARY	DA
B	06/10/2024	DA	ADDRESSED COMMENTS	DA
0	06/14/2024	DA	FINAL ZDS	DA
1	08/30/2024	DA	PRE-APP MEETING COMMENT	DA
2	10/28/2024	DA	PRE-APP MEETING COMMENT	DA

**SITE INFORMATION**

CROWN CASTLE USA INC.  
SITE NAME: COMMANDO  
SITE ADDRESS: 514 S CASTELL AVE  
NEW BRAUNFELS, TX 78130  
COUNTY: COMAL  
MAP/PARCEL #: 289  
AREA OF CONSTRUCTION: PROPOSED  
LATITUDE: 29° 41' 52.99" N  
LONGITUDE: 98° 07' 13.58" W  
LAT/LONG TYPE: NAD83  
GROUND ELEVATION: 625.2'  
CURRENT ZONING: M-1  
JURISDICTION: CITY OF NEW BRAUNFELS  
OCCUPANCY CLASSIFICATION: U  
TYPE OF CONSTRUCTION: IIB  
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION  
PROPERTY OWNER: HEART OF THE FAMILY ASSISTANCE, INC.  
514 S CASTELL AVE  
NEW BRAUNFELS, TX 78130  
SARAH OWENS  
SOWENS@HEARTOFTHEFAMILYASSISTANCE.ORG  
830-313-9600  
TOWER OWNER: CROWN CASTLE USA, INC  
8020 KATY FREEWAY  
HOUSTON, TX 77024  
ELECTRIC PROVIDER: NEW BRAUNFELS UTILITIES  
(830) 629-4628  
TELCO PROVIDER: TBD

**DRAWING INDEX**

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
-	SURVEY
Z-1.1	ZONING MAP SITE PLAN
Z-1.2	ZONING MAP SITE PLAN W/ AERIAL IMAGE
Z-1.3	LAND USE MAP
C-1.1	OVERALL BOUNDARY SITE PLAN
C-1.2	OVERALL BOUNDARY SITE PLAN W/ AERIAL IMAGE
C-2	ENLARGED SITE PLAN
C-3	TOWER ELEVATION
C-4.1	GRADING & EROSION CONTROL PLAN
C-4.2	GRADING & EROSION CONTROL DETAILS
C-5.1	FENCE DETAILS
C-6	LANDSCAPE PLAN

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 22 X 34. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

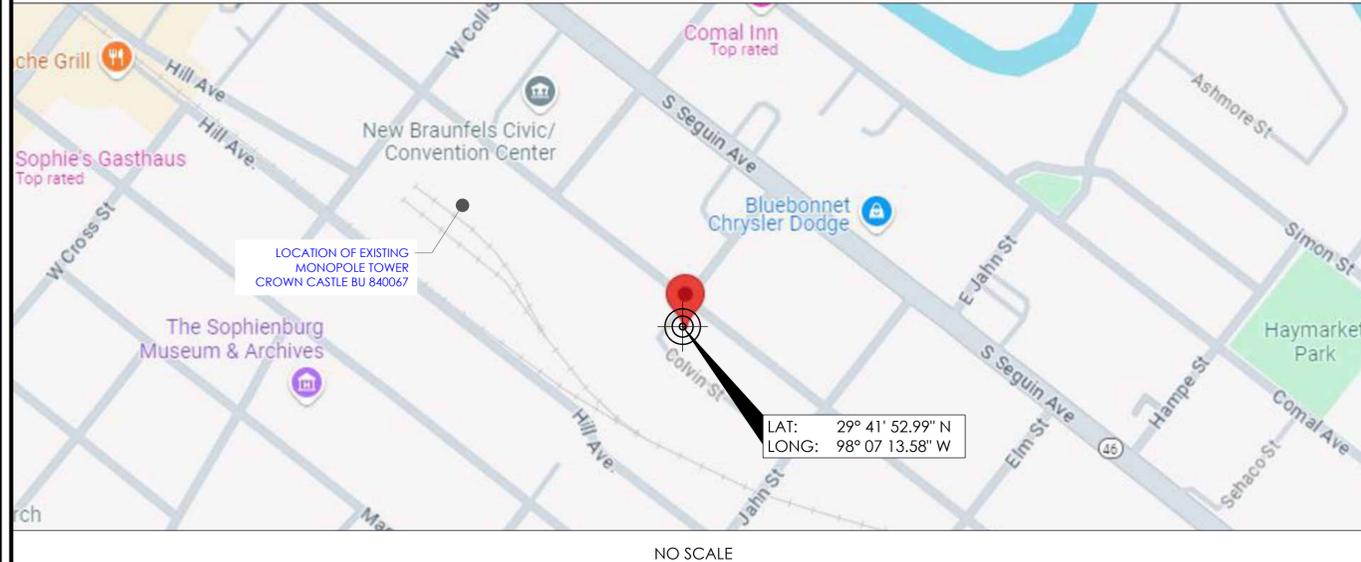
**PROJECT SCOPE**

THE PROPOSED PROJECT SCOPE WILL CONSIST OF INSTALLING A NEW MONOPOLE COMMUNICATIONS TOWER WITHIN A NEW FENCED TELECOMMUNICATIONS FACILITY WITH A COMMUNITY UTILITY H-FRAME. INSTALL CONDUITS AND ASSOCIATED VAULTS/PULLBOXES FOR POWER AND FIBER/TELCO.

**EMERGENCY NOTE:**  
NO EQUIPMENT PROPOSED WITHIN THE PROJECT SCOPE SHALL BE USED FOR EMERGENCY RESPONSE.

**NOTE:**  
PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER

**LOCATION MAP**



**APPLICABLE CODES/REFERENCE DOCUMENTS**

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE THE CITY OF NEW BRAUNFELS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2021 IBC
MECHANICAL	2021 UMC
ELECTRICAL	2020 NEC
PLUMBING	2021 UPC
ENERGY	2021 IECC
FIRE	2021 IFC

**APPLICANT STATEMENT**

I, VINCENT HUEBINGER, THE APPLICANT, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF THIS SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES/ORDINANCES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS. NOR DOES IT RELIEVE ME FROM ADHERENCE TO ANY/ALL STATE OR FEDERAL RULES AND REGULATIONS.

*V. Huebinger*

**APPROVALS**

APPROVAL	SIGNATURE	DATE
PROPERTY OWNER OR REP.	_____	_____
LAND USE PLANNER	_____	_____
OPERATIONS	_____	_____
BACKHAUL	_____	_____
CONSTRUCTION MANAGER	_____	_____

THE PARTIES ABOVE HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.



CALL TEXAS ONE CALL  
(800) DIG-TESS  
CALL 3 WORKING DAYS  
BEFORE YOU DIG!



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**SHEET NUMBER:**

T-1

**REVISION:**

2

**PROJECT TEAM**

A&E FIRM: P. MARSHALL & ASSOCIATES, LLC.  
6801 PORTWEST DR. - SUITE 100  
HOUSTON, TX 77024  
SENIOR ENGINEER - PATRICK MARSHALL, P.E.  
PROJECT ENGINEER - SAM ELLIS  
713-677-0964  
  
CROWN CASTLE USA INC. DISTRICT CONTACTS:  
8020 KATY FREEWAY  
HOUSTON, TX 77024  
TYLER RICHARDS - PROJECT MANAGER  
(713) 570-3060



# RAW LAND SURVEY

## 832287

### COMMANDO

514 S CASTELL AVE  
NEW BRAUNFELS TX 78130  
COMAL COUNTY

#### VICINITY MAP

NOT TO SCALE



#### AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	6375	0.15
TOWER EASEMENT	1600	0.04
ACCESS/UTILITY EASEMENT	153	0.004

#### CONTENTS

COVER SHEET
PROPERTY OVERVIEW
ACCESS OVERVIEW
SITE OVERVIEW
LEGAL DESCRIPTIONS

#### SURVEY PROCEDURES & EQUIPMENT

THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AS REQUIRED BY [STATE REQUIREMENTS FOR BOUNDARY SURVEYS].  
INSTRUMENTS USED:

- TOPCON GT500
- CARLSON BR6

#### COORDINATES

For internal use

LABEL	LAT, LONG
MON 1 / POC	29°41'53.84", -98°07'13.02"

#### ABBREVIATIONS

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY

#### LEGEND

Additional Land	-----	IP / Rebar Monu	○	Transformer (Aerial)	
Building	//////	IP / Rebar Monu - Found	●	Transformer Pad	
Asphalt Pavement		Cased Monu	⊕	Catch Basin	
Contour - Major	-----	Cased Monu - Found	⊕	Inlet	
Contour - Minor	-----	Traverse Point	○	Culvert	
Easement	-----	Survey Point	○	Utility Vault	
Guiderail	-----	Gravel		Manhole	
Jurisdiction Line	-----	Dirt		Handhole	
Property Line	-----	Concrete		Pull box	
Property Tie	-----	Retaining Wall		Pedestal	
Parent Property	-----	Stairs		Riser	
Tower Easement	-----	Door / Gate		Meter	
Right of Way	-----	Double Door / Gate		Valve	
Setback	-----	Gate - Sliding		Cleanout	
Treeline	-----	Signs		Junction Box	
Wetland	-----	Mailbox		Pump Station	
Railroad Tracks	-----	Column		Utility Box	
Centerline	-----	Utility Pole		Controller	
Road Centerline	-----	Guyed Pole		HVAC	
Stream	-----	Pole		Generator	
Stream (Directional)	-----	Bollard	●		
Ditch	-----	Fire Hydrant			
Channel	-----	Flag Pole			
Fence	-----	Shrub			
Cable UG	-----	Tree - Palm			
Combined Sewer	-----	Tree - Coniferous			
Cable TV & Elec	-----	Tree - Deciduous			
Cable TV & Elec UG	-----	Metal Platform			
Cable, Elec, & Tele	-----	Fuel Tanks			
Cable, Elec, & Tele UG	-----	Traffic Signal Controller			
Electric	-----				
Electric UG	-----				
Fiber	-----				
Fiber UG	-----				
Gas	-----				
Sewer	-----				
Storm	-----				
Telephone	-----				
Telephone UG	-----				
Unknown Utility	-----				
Water	-----				
Topo - High Point	-----				
Topo - Low Point	-----				
Breakline					
Match line					
Property Tie					

SURVEY PERFORMED FOR:



2000 Corporate Drive  
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.  
13430 NW 10th Terrace, Suite A, Alachua, FL 32615  
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:

JONATHAN MURPHY LAND SURVEYOR  
4650 PARAGON PARK RD, RALEIGH, NC 27616  
TELE: (919) 787-7873 | FAX: (919) 400-4442

DRAWN BY: BWN | CHK BY: EMC | JOB NO.: 832287

SURVEYOR'S CERTIFICATION:

SURVEYOR NAME: JONATHAN MURPHY TX FIRM NO. 10194850



ZONING:

M1-LIGHT INDUSTRIAL

FLOOD NOTE:

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 48091C0455F, EFFECTIVE DATE: 09/02/2009

BEARING BASIS:

TX GRID (SOUTH CENTRAL ZONE) NAD83

NOTES:

1. SURVEY PERFORMED ON 03/20/2024.
2. DATA PROJECTED IN STATE PLANE COORDINATE SYSTEM [NAD83], WITH [NAVD88] VERTICAL DATUM. ESPG CODE 2278
3. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA, UNLESS OTHERWISE NOTED HEREON.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRWN
1	XX/XX/XXXX	X	X
2	XX/XX/XXXX	X	X
3	XX/XX/XXXX	X	X

SITE INFORMATION:

Name	COMMANDO
BUN	832287
Address	514 S CASTELL AVE NEW BRAUNFELS, TX 78130
County	COMAL COUNTY

## RAW LAND SURVEY

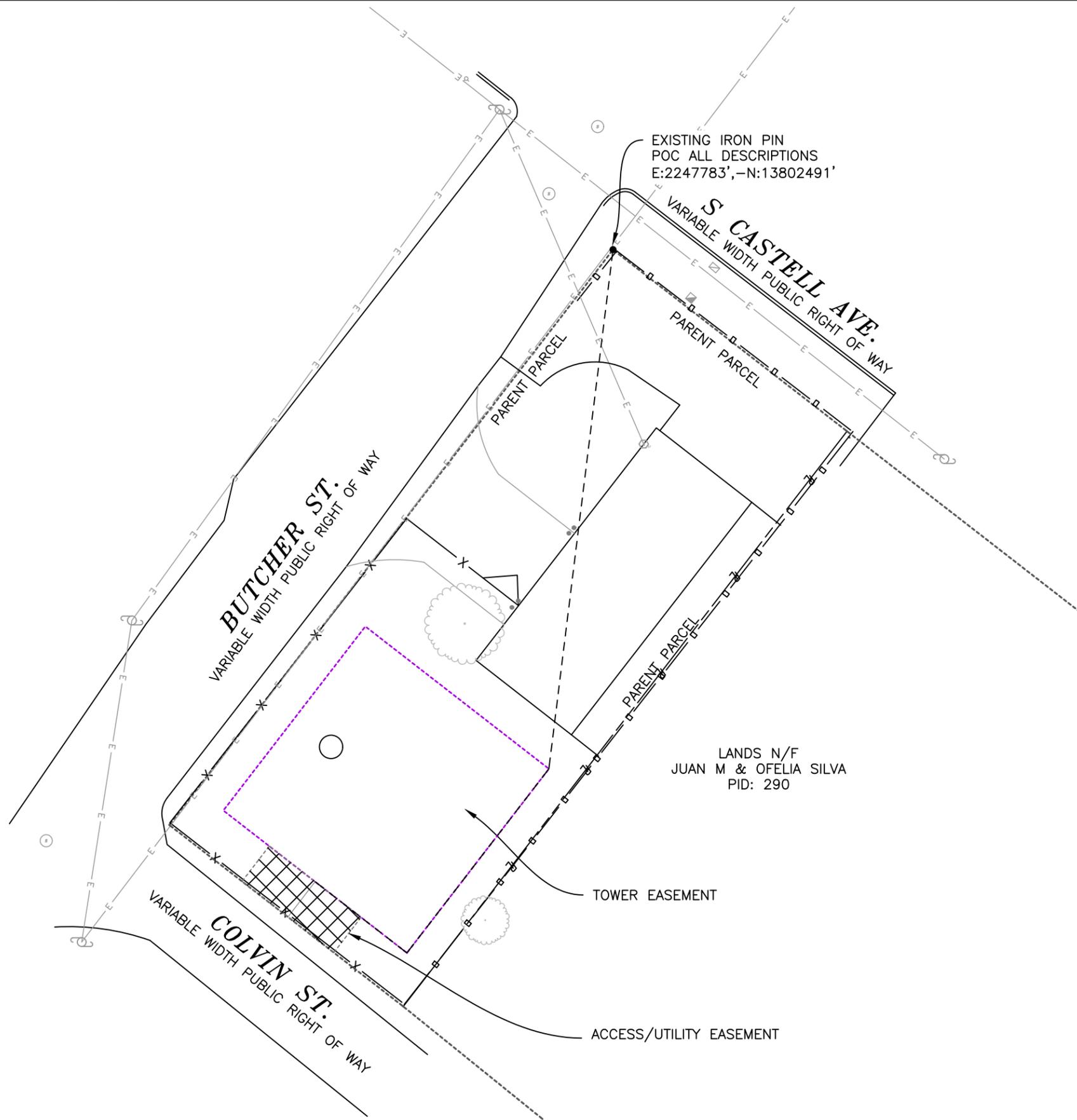
SHEET: COVER SHEET

**PARENT PARCEL INFORMATION:**  
 OWNER: HEART OF THE FAMILY ASSISTANCE, INC.  
 A TEXAS CORPORATION  
 514 S CASTELL AVE,  
 NEW BRAUNFELS, TX 78130  
 PARCEL ID #: 289  
 NEW CITY BLOCK 1022, BLOCK 11, LOT 1  
 DEED 202206033212  
 PLAT VOL 47, PAGE 448

**FAA 1-A INFORMATION:**

LATITUDE: 29° 41' 52.99" N  
 LONGITUDE: 98° 07' 13.58" W

GROUND ELEVATION AT BASE OF  
 PROPOSED TOWER 625.2'



SURVEYOR NAME: JONATHAN MURPHY TX FIRM NO. 10194850



SIGNATURE  
 05/30/2024

**AREA SUMMARY**

AREA	SQ. FT.	ACRES
PARENT PARCEL	6375	0.15
TOWER EASEMENT	1600	0.04
ACCESS/UTILITY EASEMENT	153	0.004



**SURVEY PERFORMED FOR:**



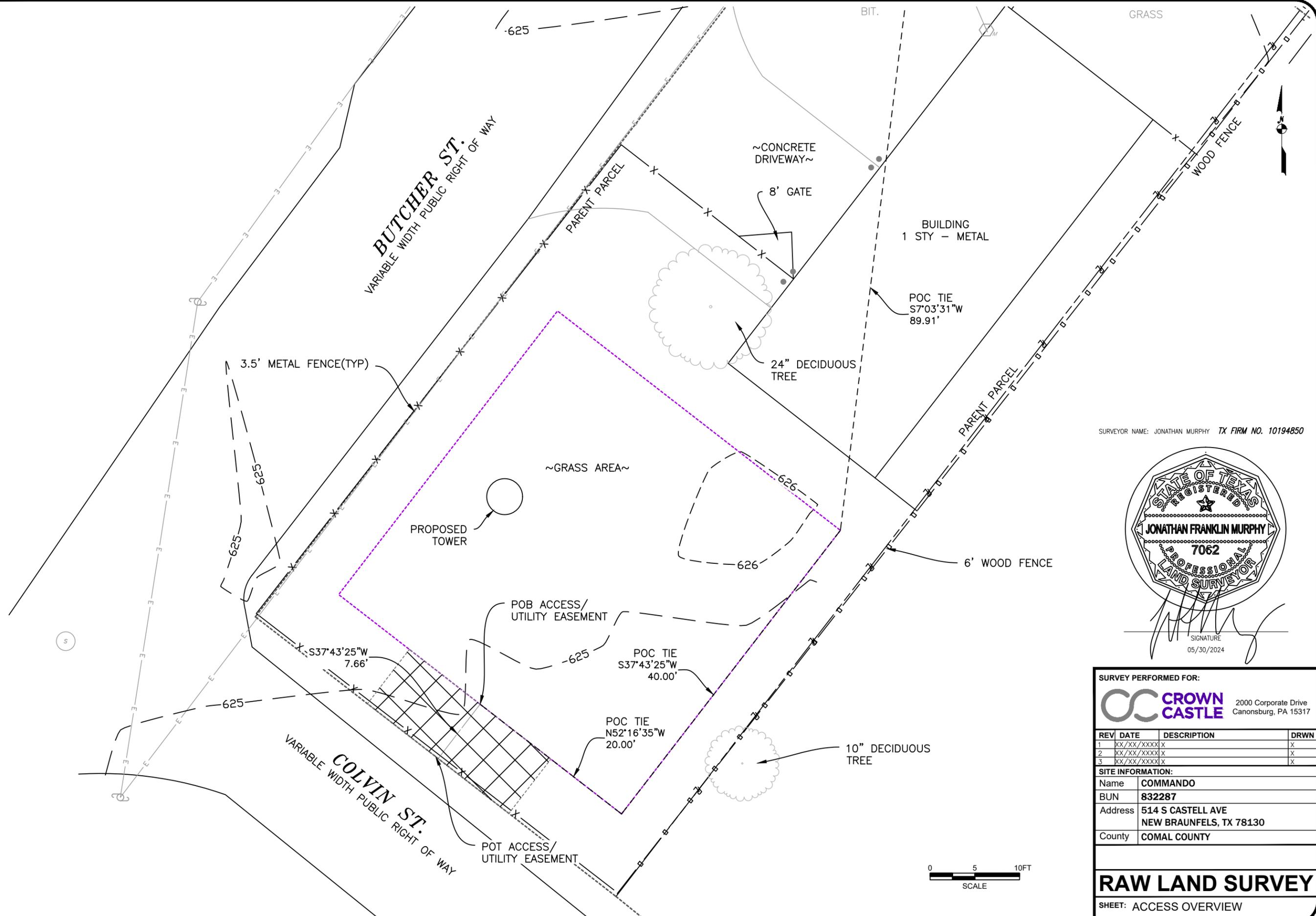
REV	DATE	DESCRIPTION	DRWN
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3	XX/XX/XXXX	X	X

**SITE INFORMATION:**

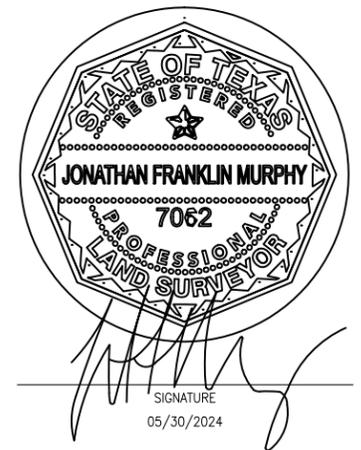
Name	COMMANDO
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County	COMAL COUNTY

**RAW LAND SURVEY**

SHEET: PROPERTY OVERVIEW



SURVEYOR NAME: JONATHAN MURPHY TX FIRM NO. 10194850



SURVEY PERFORMED FOR:

**CROWN CASTLE** 2000 Corporate Drive  
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
1	XX/XX/XXXX	X	X
2	XX/XX/XXXX	X	X
3	XX/XX/XXXX	X	X

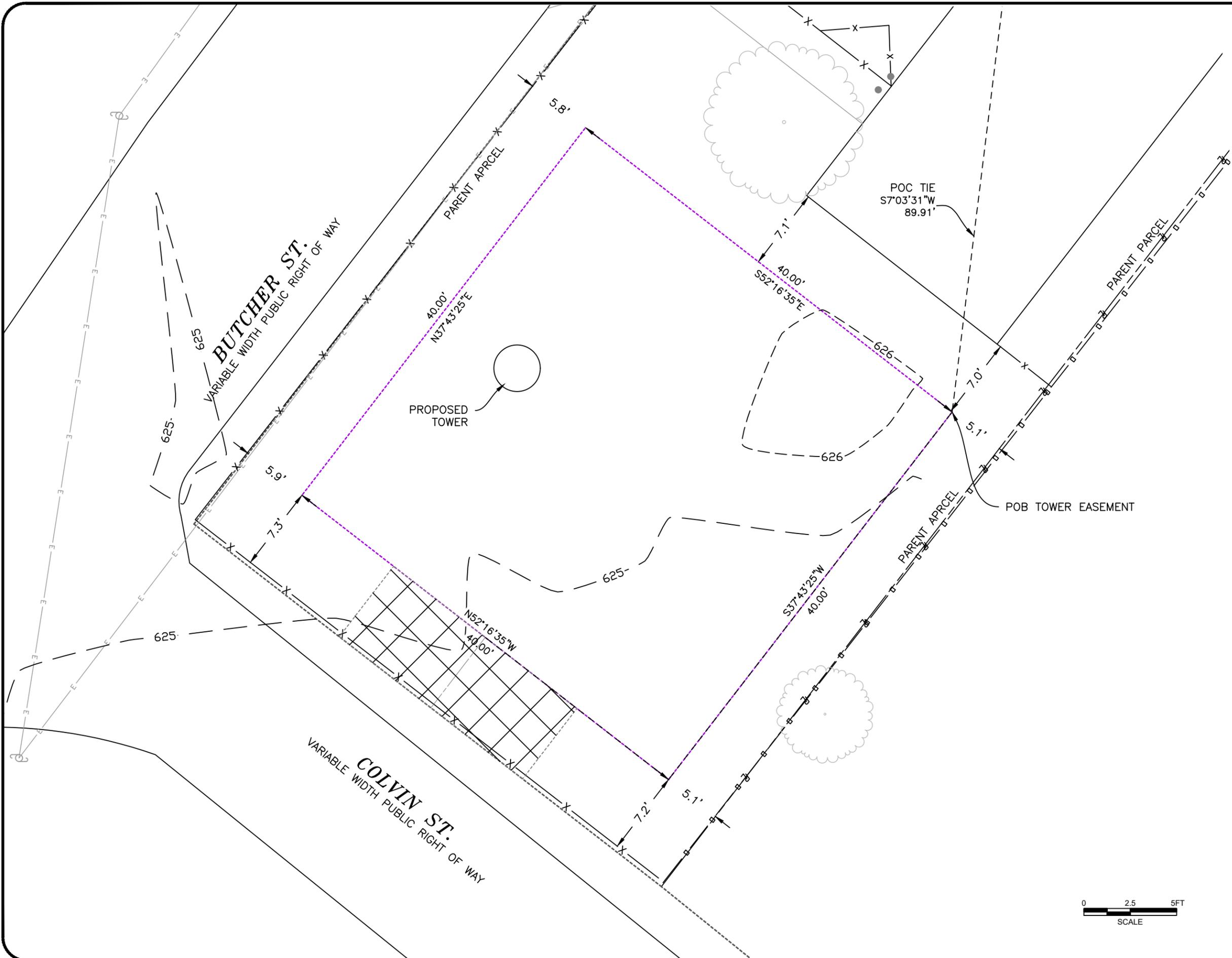
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BUN	832287
Address	514 S CASTELL AVE NEW BRAUNFELS, TX 78130
County	COMAL COUNTY

**RAW LAND SURVEY**

SHEET: ACCESS OVERVIEW





SURVEYOR NAME: JONATHAN MURPHY TX FIRM NO. 10194850



SIGNATURE  
05/30/2024

SURVEY PERFORMED FOR:



REV	DATE	DESCRIPTION	DRWN
1	XX/XX/XXXX	X	X
2	XX/XX/XXXX	X	X
3	XX/XX/XXXX	X	X

**SITE INFORMATION:**

Name	COMMANDO
BUN	832287
Address	514 S CASTELL AVE NEW BRAUNFELS, TX 78130
County	COMAL COUNTY



# RAW LAND SURVEY

SHEET: SITE OVERVIEW

LEGAL DESCRIPTION: TOWER EASEMENT (CREATED BY THIS OFFICE)

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE TOWN OF NEW BRAUNFELS, COUNTY OF COMAL, STATE OF TEXAS, DESCRIBED IN DEED 202206033212, FURTHER DESCRIBED AS:

COMMENCING FROM AN EXISTING IRON PIN FOUND ON THE NORTHERN MOST PROPERTY CORNER OF SAID PROPERTY, ALSO LYING ON THE EASTERN RIGHT OF WAY OF BUTCHER STREET, A DEDICATED PUBLIC RIGHT OF WAY, AND HAVING TEXAS SOUTH STATE PLANE COORDINATES E:2247783' -AND- N:13802491';

THENCE, DEPARTING SAID RIGHT OF WAY, S 07° 03' 31" W FOR A DISTANCE OF 89.91 FEET TO THE POINT OF BEGINNING;

THENCE, S 37° 43' 25" W FOR A DISTANCE OF 40.00 FEET TO A POINT;

THENCE, N 52° 16' 35" W FOR A DISTANCE OF 40.00 FEET TO A POINT;

THENCE, N 37° 43' 25" E FOR A DISTANCE OF 40.00 FEET TO A POINT;

THENCE, S 52° 16' 35" E FOR A DISTANCE OF 40.00 FEET THE POINT OF BEGINNING CONTAINING 1,600 SQFT -OR- 0.04 ACRES.

LEGAL DESCRIPTION: ACCESS/UTILITY EASEMENT (CREATED BY THIS OFFICE)

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE TOWN OF NEW BRAUNFELS, COUNTY OF COMAL, STATE OF TEXAS, DESCRIBED IN DEED 202206033212, FURTHER DESCRIBED AS:

COMMENCING FROM AN EXISTING IRON PIN FOUND ON THE NORTHERN MOST PROPERTY CORNER OF SAID PROPERTY, ALSO LYING ON THE EASTERN RIGHT OF WAY OF BUTCHER STREET, A DEDICATED PUBLIC RIGHT OF WAY, AND HAVING TEXAS SOUTH STATE PLANE COORDINATES E:2247783' -AND- N:13802491';

THENCE, DEPARTING SAID RIGHT OF WAY, S 07° 03' 31" W FOR A DISTANCE OF 89.91 FEET TO A POINT;

THENCE, N 52° 16' 35" W FOR A DISTANCE OF 31.35 FEET TO THE BEGINNING OF A CENTERLINE FOR A 20 FOOT WIDE ACCESS/UTILITY EASEMENT LYING 10 FEET OFF OF EITHER SIDE OF THE FOLLOWING DESCRIPTION;

THENCE, N 37° 51' 46" E FOR A DISTANCE OF 24.35 FEET TO A POINT;

THENCE, N 52° 08' 34" W FOR A DISTANCE OF 14.57 FEET TO A POINT ON THE PREVIOUSLY MENTIONED RIGHT OF WAY, SAID POINT BEING THE POINT OF TERMINUS CONTAINING 778 SQFT -OR- 0.02 ACRES.

LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)

TRACT 12: ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, BEING KNOWN AND DESIGNATED AS LOT 1, NEW CITY BLOCK 1022, JAHN ADDITION, ACCORDING TO MAP AND PLAT RECORDED IN VOLUME 47, PAGE 448, COMAL COUNTY, TEXAS DEED RECORDS.

SURVEYOR NAME: JONATHAN MURPHY TX FIRM NO. 10194850



SURVEY PERFORMED FOR:



REV	DATE	DESCRIPTION	DRWN
1	XX/XX/XXXX	X	X
2	XX/XX/XXXX	X	X
3	XX/XX/XXXX	X	X

**SITE INFORMATION:**

Name	COMMANDO
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Address	514 S CASTELL AVE NEW BRAUNFELS, TX 78130
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**AS-BUILT SURVEY**

SHEET: LEGAL DESCRIPTION





**BU #: 832287**  
**COMMANDO**

514 S CASTELL AVE  
 NEW BRAUNFELS, TX 78130

PROPOSED 135' MONOPOLE

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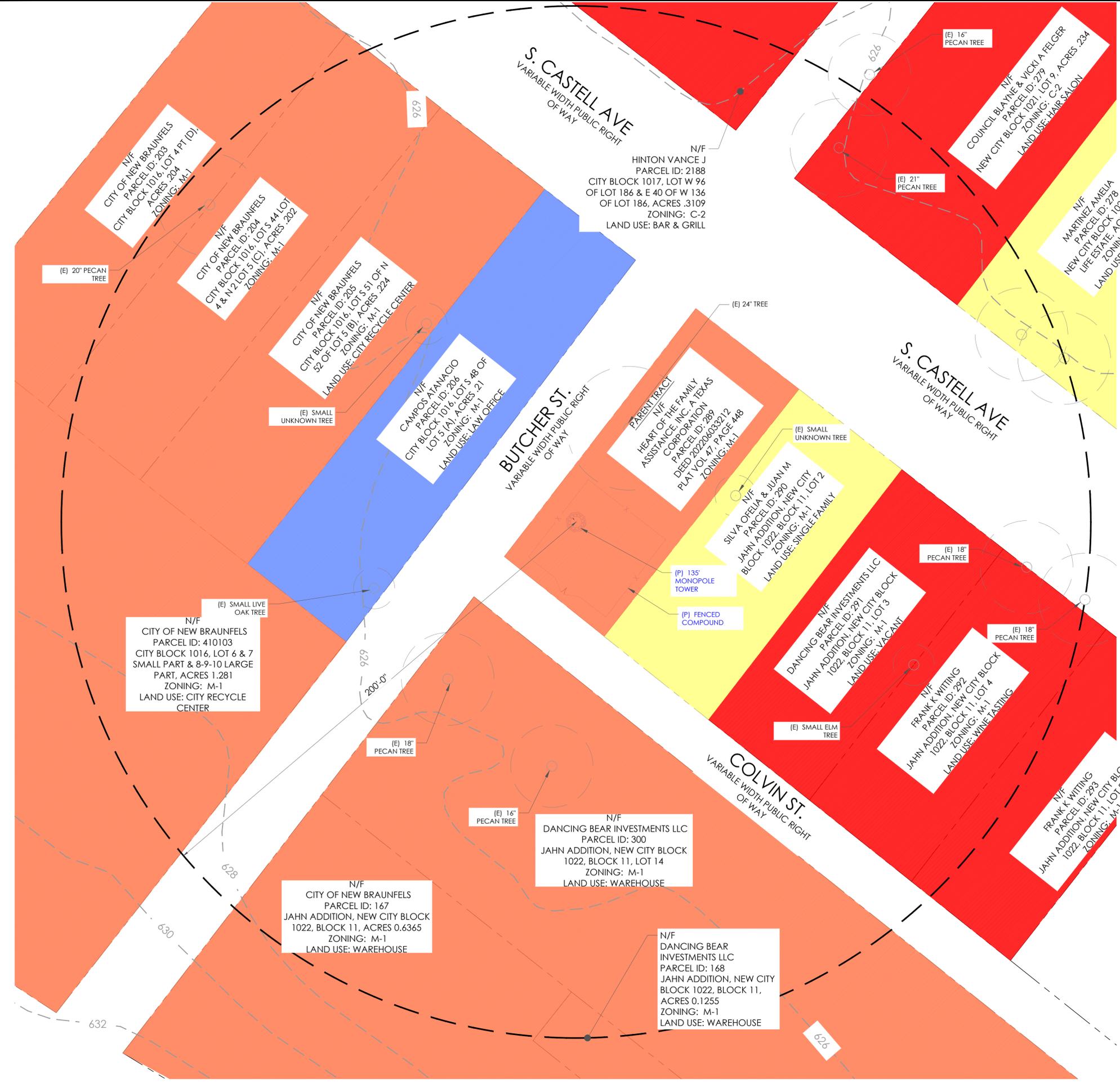
**12**

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**1** ZONING MAP SITE PLAN W/ AERIAL IMAGE  
 SCALE: 1"=20'-0" (FULL SIZE)  
 1"=40'-0" (11x17)

**SHEET NUMBER:**  
**Z-1.2**

**REVISION:**  
**1**



NOTE:  
SURROUNDING TOPOGRAPHIC INFORMATION BASED OFF OF  
CURRENT NEW BRAUNFELS GIS MAPS. SURROUNDING TREE  
INFORMATION PROVIDED BY VINCENT GERARD & ASSOCIATES.

**CROWN CASTLE**  
8020 KATY FREEWAY  
HOUSTON, TX 77024

**PM&A**  
P. MARSHALL & ASSOCIATES  
6801 PORTWEST DR. STE 100,  
HOUSTON, TX 77024  
OFFICE 713-677-0964

**BU #: 832287  
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**LAND USE CATEGORIES**

- INDUSTRIAL
- RETAIL
- SINGLE FAMILY
- OFFICE

1 LAND USE PLAN  
SCALE: 1"=20'-0" (FULL SIZE)  
1"=40'-0" (11x17)

**SHEET NUMBER: Z-1.3**      **REVISION: 2**









BU #: **832287**  
**COMMANDO**

514 S CASTELL AVE  
NEW BRAUNFELS, TX 78130

PROPOSED 135' MONOPOLE

**ISSUED FOR:**

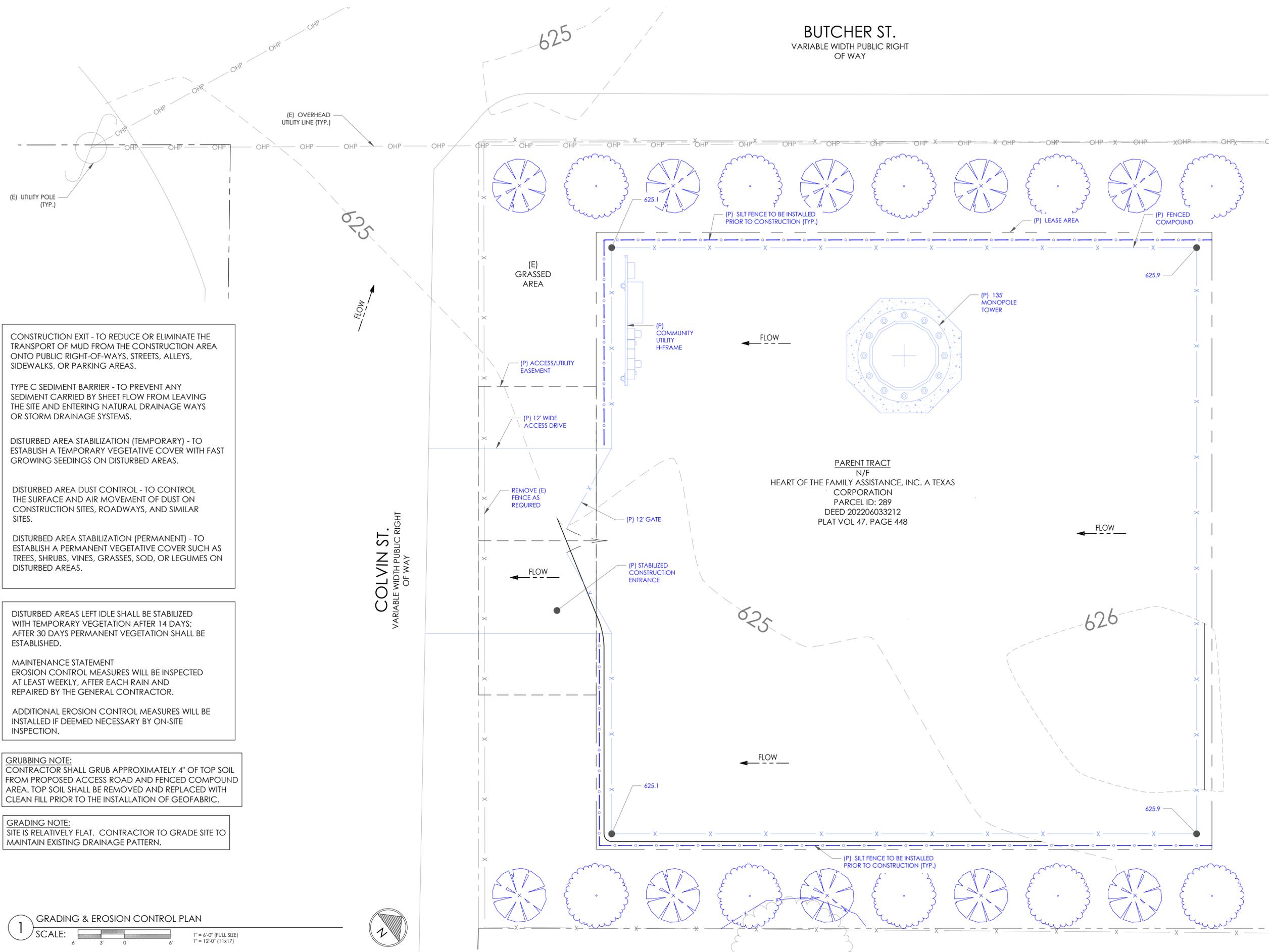
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SHEET NUMBER: **C-4.1** REVISION: **2**

**BUTCHER ST.**  
VARIABLE WIDTH PUBLIC RIGHT OF WAY



**CONSTRUCTION EXIT** - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.

**TYPE C SEDIMENT BARRIER** - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS.

**DISTURBED AREA STABILIZATION (TEMPORARY)** - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.

**DISTURBED AREA DUST CONTROL** - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

**DISTURBED AREA STABILIZATION (PERMANENT)** - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.

**DISTURBED AREAS LEFT IDLE** SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.

**MAINTENANCE STATEMENT**  
EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.

**ADDITIONAL EROSION CONTROL MEASURES** WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

**GRUBBING NOTE:**  
CONTRACTOR SHALL GRUB APPROXIMATELY 4" OF TOP SOIL FROM PROPOSED ACCESS ROAD AND FENCED COMPOUND AREA. TOP SOIL SHALL BE REMOVED AND REPLACED WITH CLEAN FILL PRIOR TO THE INSTALLATION OF GEOFABRIC.

**GRADING NOTE:**  
SITE IS RELATIVELY FLAT. CONTRACTOR TO GRADE SITE TO MAINTAIN EXISTING DRAINAGE PATTERN.

BU #: **832287**  
**COMMANDO**

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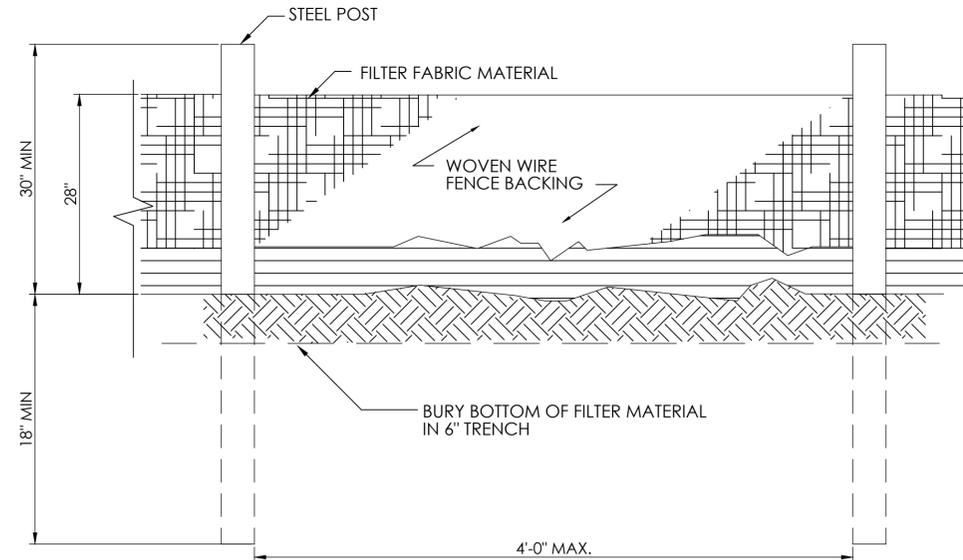
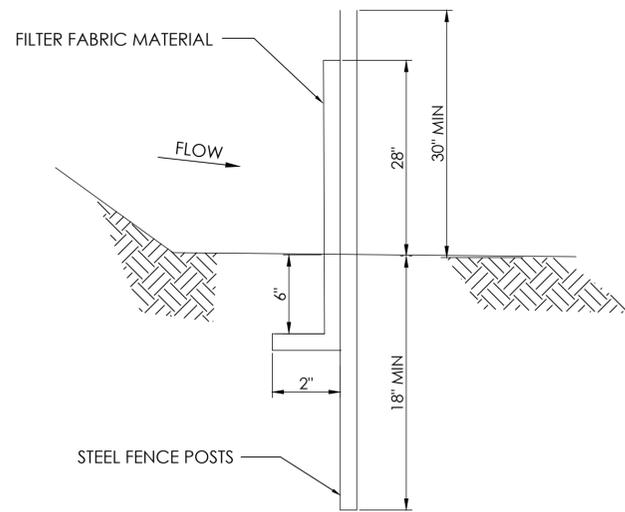
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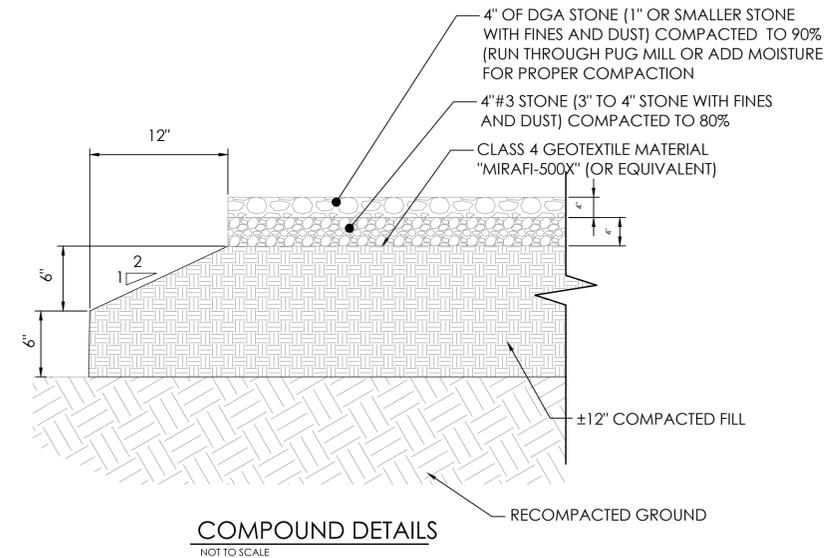
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SHEET NUMBER: **C-4.2** REVISION: **1**

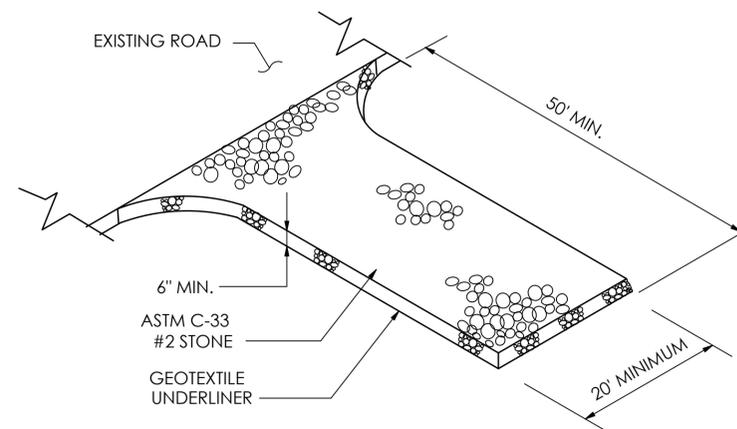


NOTE: USE 36" DOT APPROVED FABRIC  
 USE STEEL POSTS

**SILT FENCE, TYPE-C**  
 NOT TO SCALE



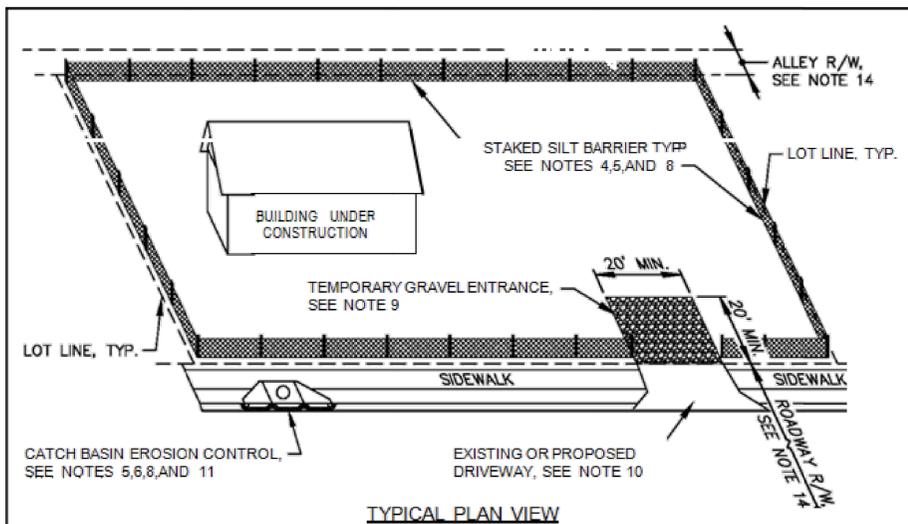
**COMPOUND DETAILS**  
 NOT TO SCALE



**STABILIZED CONSTRUCTION ENTRANCE**  
 NOT TO SCALE



**CITY OF NEW BRAUNFELS  
 EROSION PREVENTION & SEDIMENTATION CONTROL  
 (EPSC) for LOTS LESS THAN ONE (1) ACRE**



**TYPICAL PLAN VIEW**

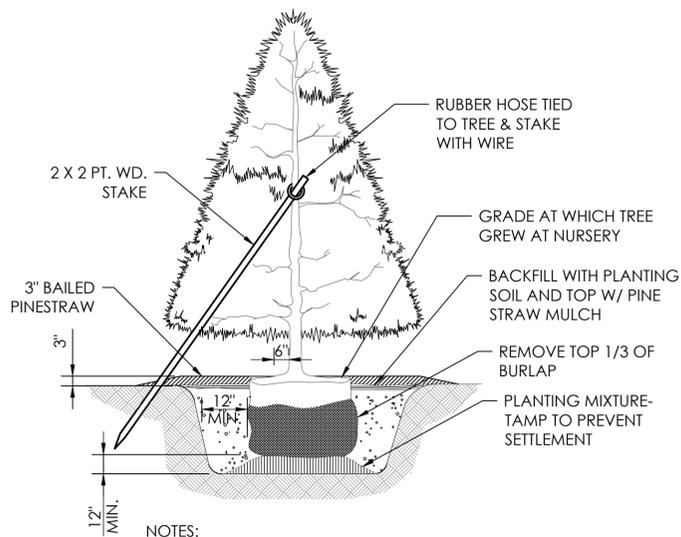
**NOTES**

- NON-CONFORMANCE WITH THE ITEMS LISTED OR SHOWN ON THIS DETAIL MAY RESULT IN A "STOP WORK" ORDER.
- THE PURPOSE OF THIS DETAIL IS TO ASSIST THE DEVELOPER/BUILDER MEET THE MINIMUM REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ISSUED TO THE CITY OF IN MEETING.
- THIS DETAIL IS FOR CONSTRUCTION SITES OF LESS THAN ONE ACRE.
- THE SILT BARRIER SHALL BE INSTALLED ONE FOOT INSIDE THE PROPERTY LINE OR TWO FEET FROM THE SIDEWALK AS SHOWN ABOVE. FOR SILT BARRIER REQUIREMENTS AND INSTALLATION REQUIREMENTS, SEE STANDARD DETAIL-STAKED SILT BARRIER; DRAWING NO. S40-92.
- INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES DAILY AND/OR AFTER A RAINFALL.
- FOR CURB INLET FILTER REQUIREMENTS, SEE STANDARD DETAIL-CURB INLET FILTER FOR EROSION CONTROL AT CATCH BASIN.
- EXISTING GRASS VEGETATION SHALL BE MAINTAINED
- ALL SOIL EROSION CONTROL DEVICES MUST REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED. ALL DISTURBED AREAS SHALL BE SODDED AFTER FINAL GRADING.
- REGULARLY REMOVE COLLECTED SEDIMENT AND DEBRIS FROM THE SILT BARRIERS AND GUTTER FLOW LINE.
- FOR ALL SAND AND SOIL STOCKPILES, DUST/EROSION CONTROL MEASURES SHALL BE PROMOTED.
- KEEP CONSTRUCTION SITE LITTER/DEBRIS, AND LEAKING CONTAINERS IN ORDERLY CONTAINMENT AREAS.
- SWEEP ENTRANCE AND ADJACENT ROADWAY WEEKLY TO KEEP FREE OF CONSTRUCTION DEBRIS.
- SWEEP PAVED SURFACES ONLY, DO NOT WASH DOWN UNTIL SITE IS FINISHED.
- SINGLE FAMILY INFILL LOTS MAY REQUIRE SILT FENCE AS ORDERED OR DIRECTED BY THE CITY BUILDING OFFICIAL.



**GENERAL NOTES:**

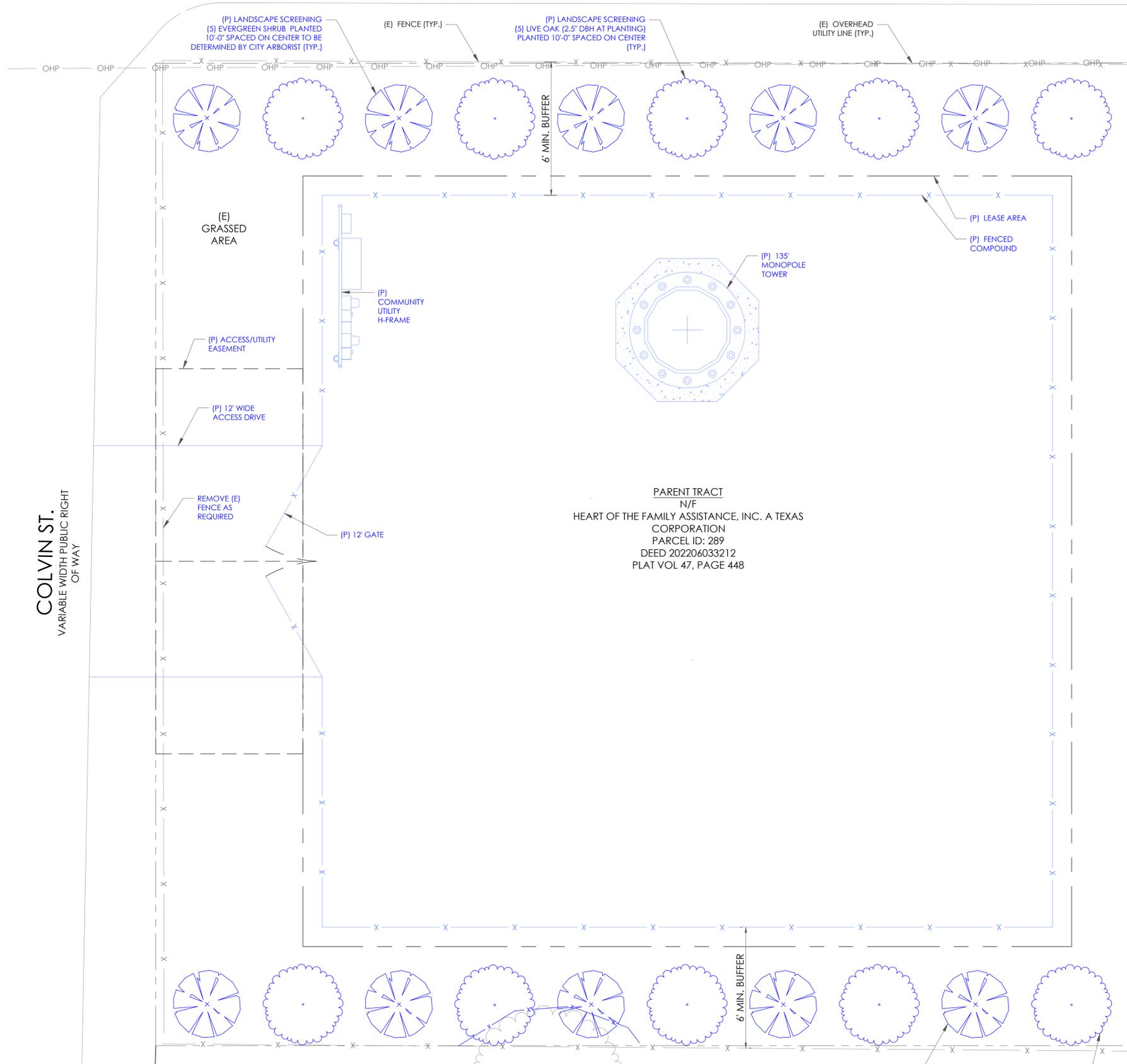
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFLOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- TOPPING TREES IS NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS GWINNETT COUNTY ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES OF REMOVED TREES.



- NOTES:
- TOP OF ROOT FLARE SHALL BE 2" ABOVE GRADE.
  - NO MULCH SHOULD BE WITHIN 6" OF THE BASE OF THE TRUNK.

**TREE PLANTING DETAIL**  
NOT TO SCALE

**BUTCHER ST.**  
VARIABLE WIDTH PUBLIC RIGHT OF WAY



PARENT TRACT  
N/F  
HEART OF THE FAMILY ASSISTANCE, INC. A TEXAS CORPORATION  
PARCEL ID: 289  
DEED 202206033212  
PLAT VOL 47, PAGE 448

**1 LANDSCAPE PLAN**  
SCALE: 1" = 4'-0" (FULL SIZE)  
1" = 12'-0" (11x17)

**CROWN CASTLE**  
8020 KATY FREEWAY  
HOUSTON, TX 77024

**PM&A**  
P. MARSHALL & ASSOCIATES  
6801 PORTWEST DR. STE 100,  
HOUSTON, TX 77024  
OFFICE 713-677-0964

**BU #: 832287**  
**COMMANDO**  
  
514 S CASTELL AVE  
NEW BRAUNFELS, TX 78130  
  
PROPOSED 135' MONOPOLE

**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	04/26/2024	DA	PRELIMINARY	DA
B	06/10/2024	DA	ADDRESSED COMMENTS	DA
0	06/14/2024	DA	FINAL ZDS	DA
1	08/30/2024	DA	PRE-APP MEETING COMMENT	DA
2	10/28/2024	DA	PRE-APP MEETING COMMENT	DA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**SHEET NUMBER:**  
**C-6**

**REVISION:**  
**2**



**CC** CROWN  
CASTLE

**PM&A**  
P. MARSHALL & ASSOCIATES

CROWN CASTLE SITE:  
832287  
COMMANDO

ADDRESS:  
514 S CASTELL AVE  
NEW BRAUNFELS, TX 78130

COORDINATES:  
29.698034  
-98.120425

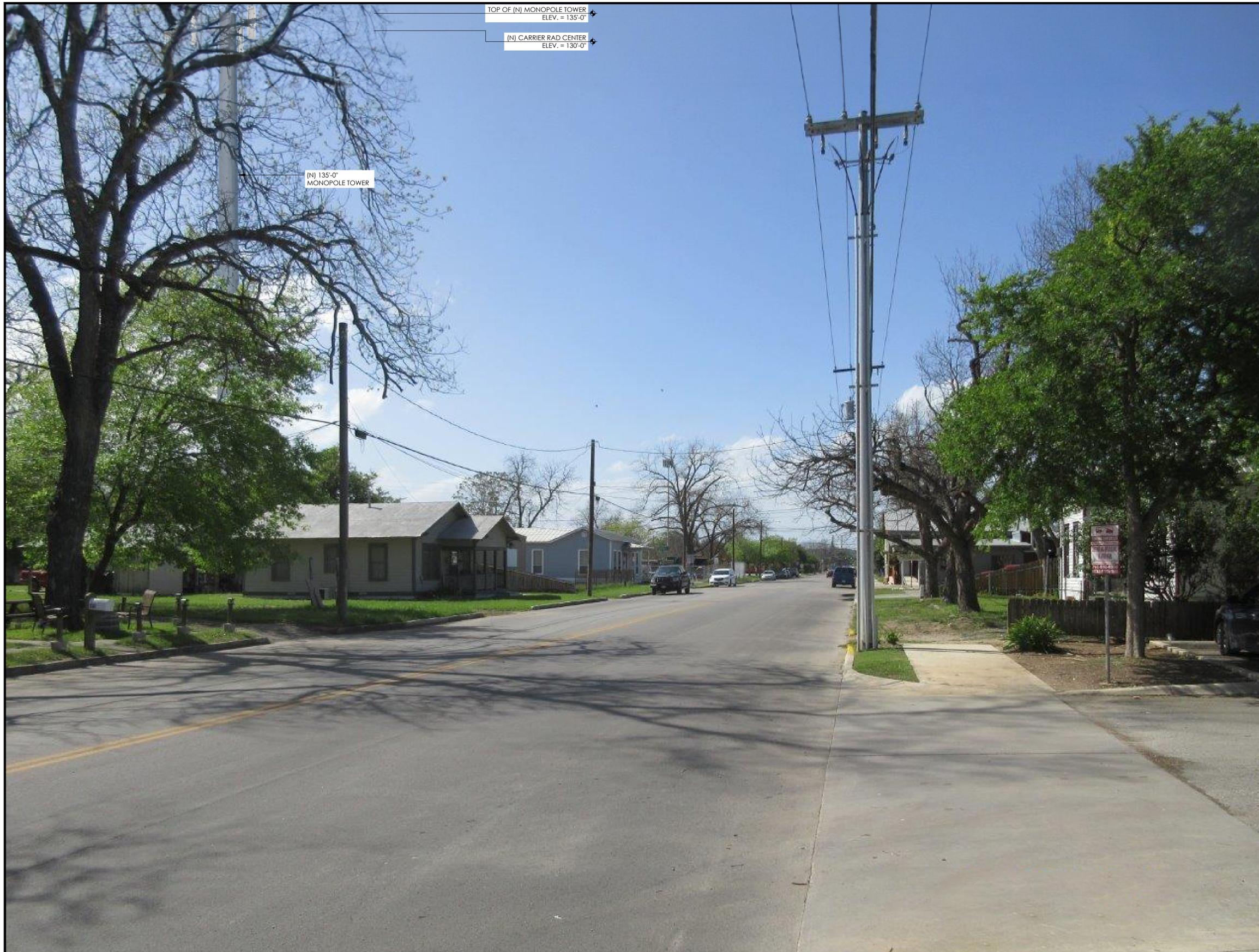
SHEET TITLE:

TOWER CONFIGURATION  
- EAST VIEW

SHEET NUMBER:

1 OF 6

① EXISTING VIEW  
SCALE: NOT TO SCALE



CROWN CASTLE SITE:  
832287  
COMMANDO

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NEW BRAUNFELS, TX 78130

COORDINATES:  
29.698034  
-98.120425

SHEET TITLE:  
TOWER CONFIGURATION  
- EAST VIEW

SHEET NUMBER:  
2 OF 6

NOTE:  
THE SITE SHALL BE DESIGNED/CONSTRUCTED TO  
CONFORM TO CURRENT EIA STANDARDS (2021 IBC).

2 PROPOSED VIEW  
SCALE: NOT TO SCALE



**CROWN  
CASTLE**

**PM&A**  
P. MARSHALL & ASSOCIATES

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832287  
COMMANDO

ADDRESS:  
514 S CASTELL AVE  
NEW BRAUNFELS, TX 78130

COORDINATES:  
29.698034  
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SHEET TITLE:

TOWER CONFIGURATION  
- NORTH VIEW

SHEET NUMBER:

3 OF 6

1 EXISTING VIEW  
SCALE: NOT TO SCALE



CROWN CASTLE SITE:  
832287  
COMMANDO

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NEW BRAUNFELS, TX 78130

COORDINATES:  
29.698034  
-98.120425

SHEET TITLE:

TOWER CONFIGURATION  
- NORTH VIEW

SHEET NUMBER:

4 OF 6

NOTE:  
THE SITE SHALL BE DESIGNED/CONSTRUCTED TO  
CONFORM TO CURRENT EIA STANDARDS (2021 IBC).

2 PROPOSED VIEW  
SCALE: NOT TO SCALE



**CROWN  
CASTLE**

**PM&A**  
P. MARSHALL & ASSOCIATES

CROWN CASTLE SITE:  
832287  
COMMANDO

ADDRESS:  
514 S CASTELL AVE  
NEW BRAUNFELS, TX 78130

COORDINATES:  
29.698034  
-98.120425

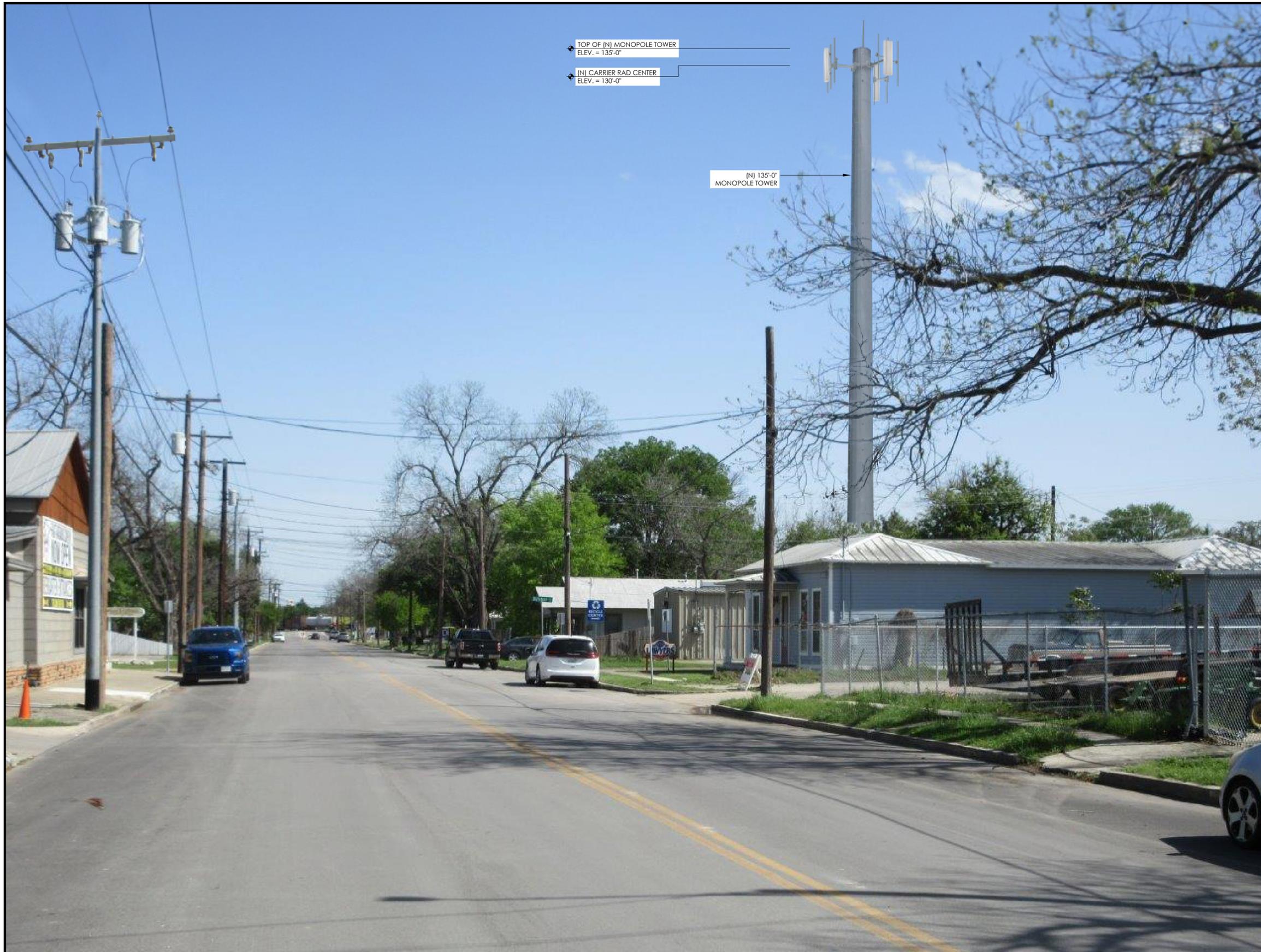
SHEET TITLE:

TOWER CONFIGURATION  
- SOUTH VIEW

SHEET NUMBER:

5 OF 6

1 EXISTING VIEW  
SCALE: NOT TO SCALE



TOP OF (N) MONOPOLE TOWER  
ELEV. = 135'-0"

(N) CARRIER RAD CENTER  
ELEV. = 130'-0"

(N) 135'-0"  
MONOPOLE TOWER

CROWN CASTLE SITE:  
832287  
COMMANDO

ADDRESS:  
514 S CASTELL AVE  
NEW BRAUNFELS, TX 78130

COORDINATES:  
29.698034  
-98.120425

SHEET TITLE:

TOWER CONFIGURATION  
- SOUTH VIEW

SHEET NUMBER:

6 OF 6

NOTE:  
THE SITE SHALL BE DESIGNED/CONSTRUCTED TO  
CONFORM TO CURRENT EIA STANDARDS (2021 IBC).

2 PROPOSED VIEW  
SCALE: NOT TO SCALE





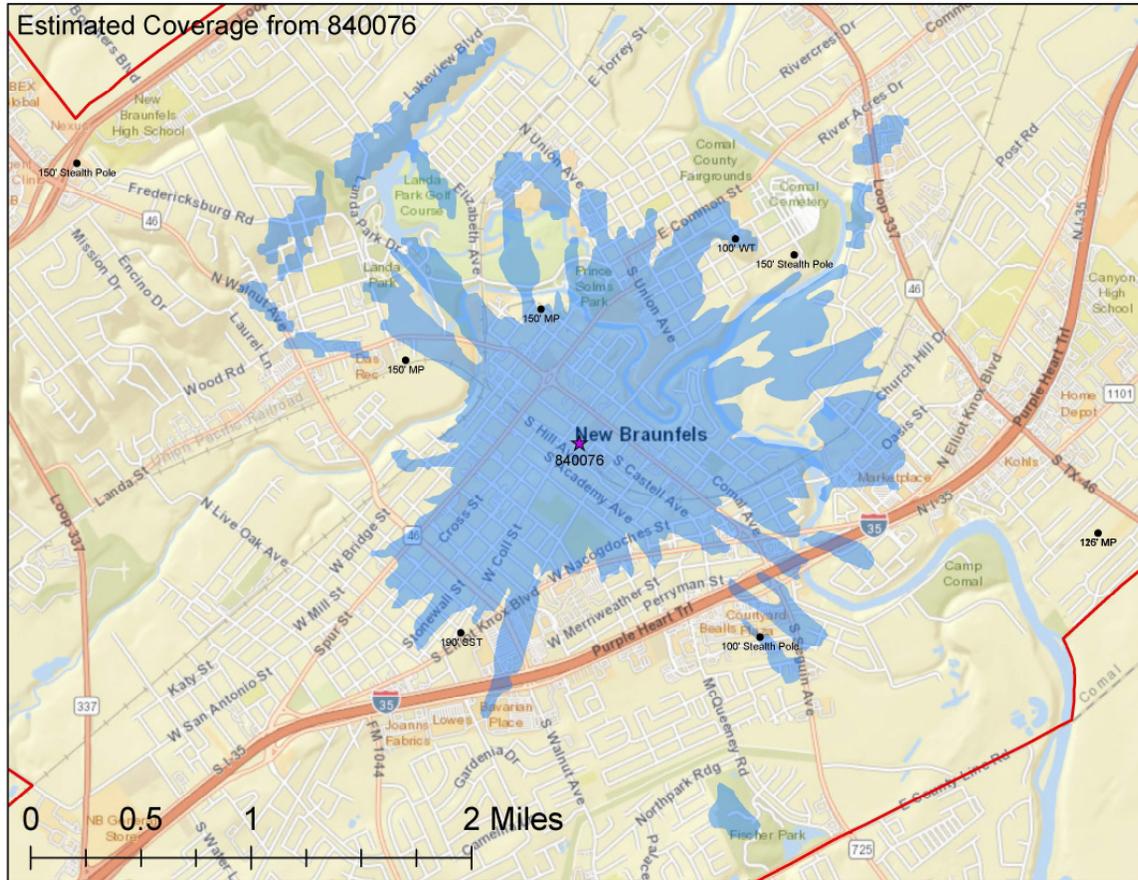
# New Braunfels, TX Site Relocation RF Analysis

April 2024

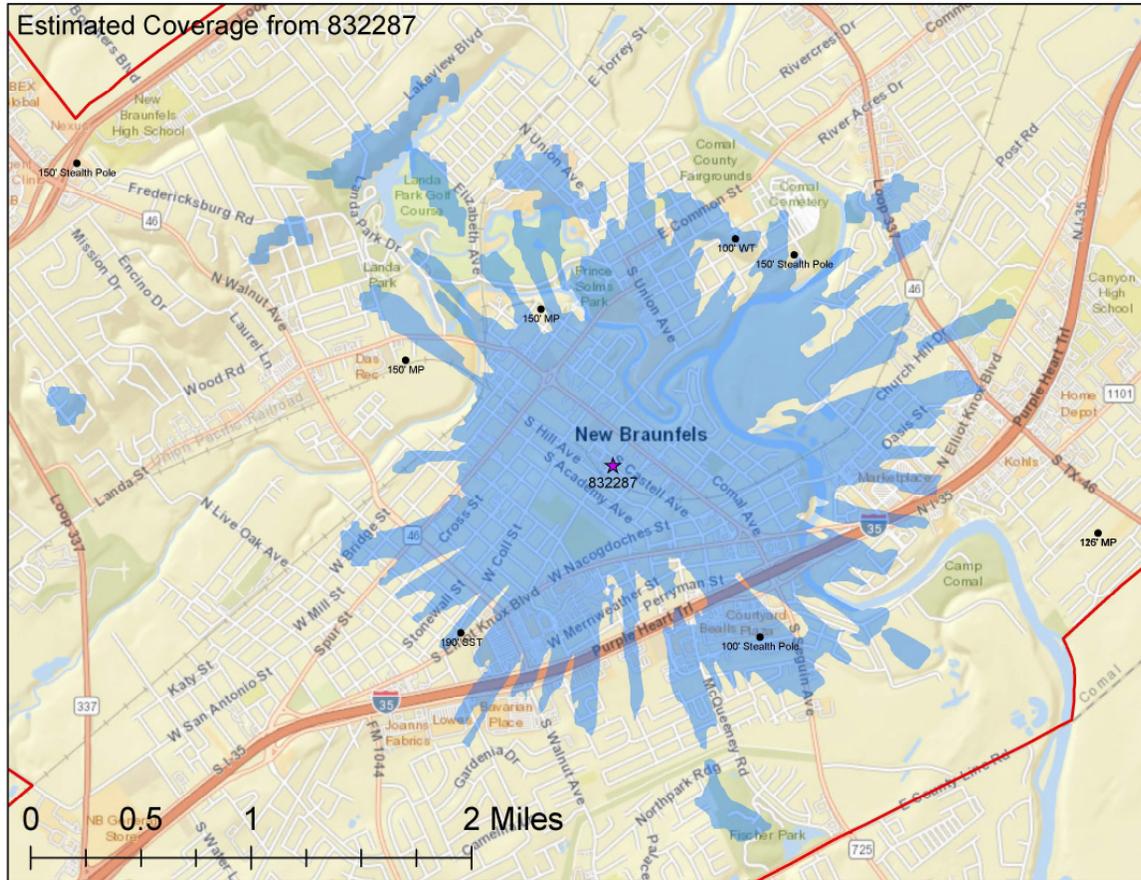
The pathway to possible.

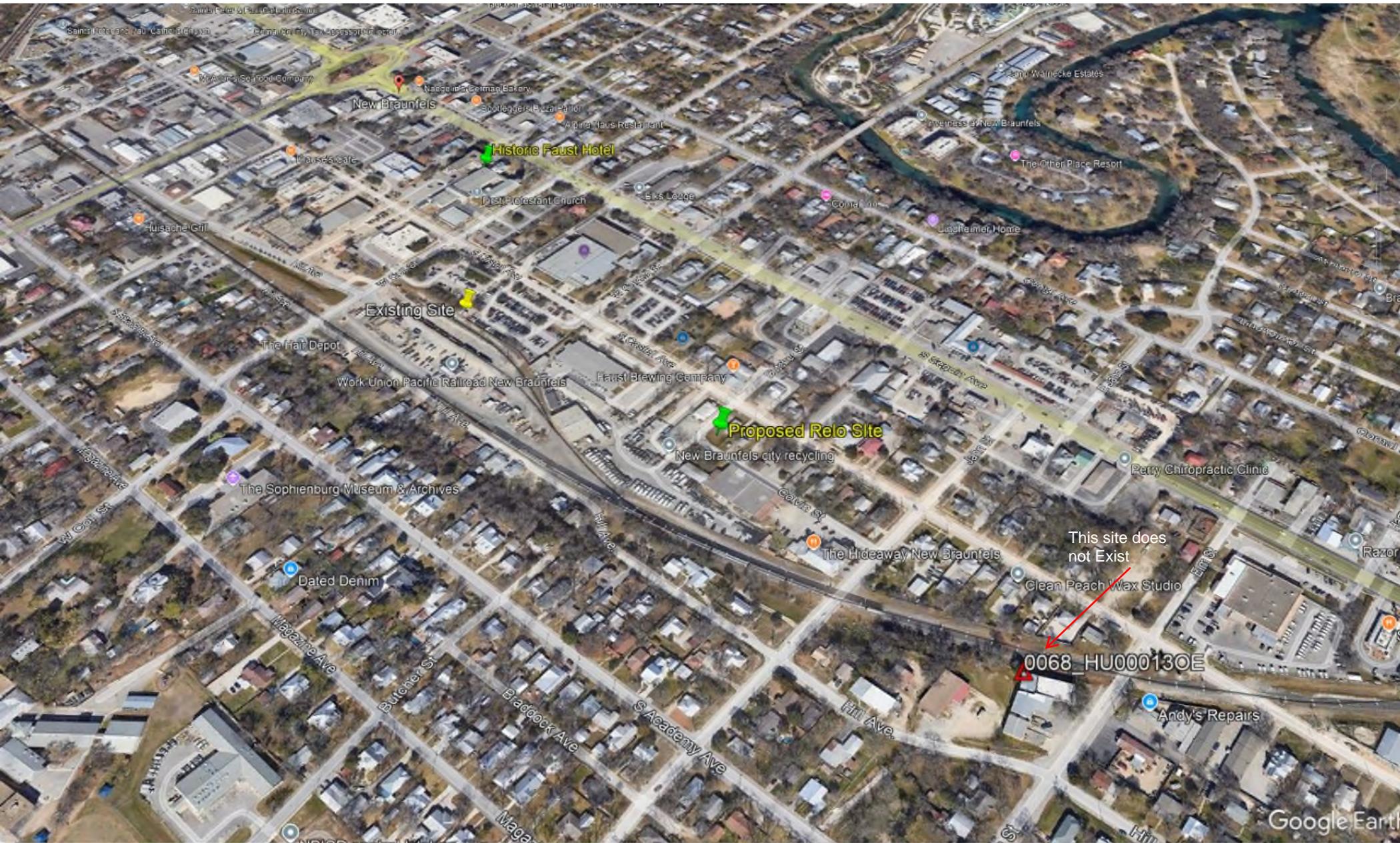


## Estimated Current Coverage – 840076 (123’)



## Estimated Proposed Coverage – 832287 (136')





Closest Tower Exhibit - 855' East is the Relocaton site NB City Hall

