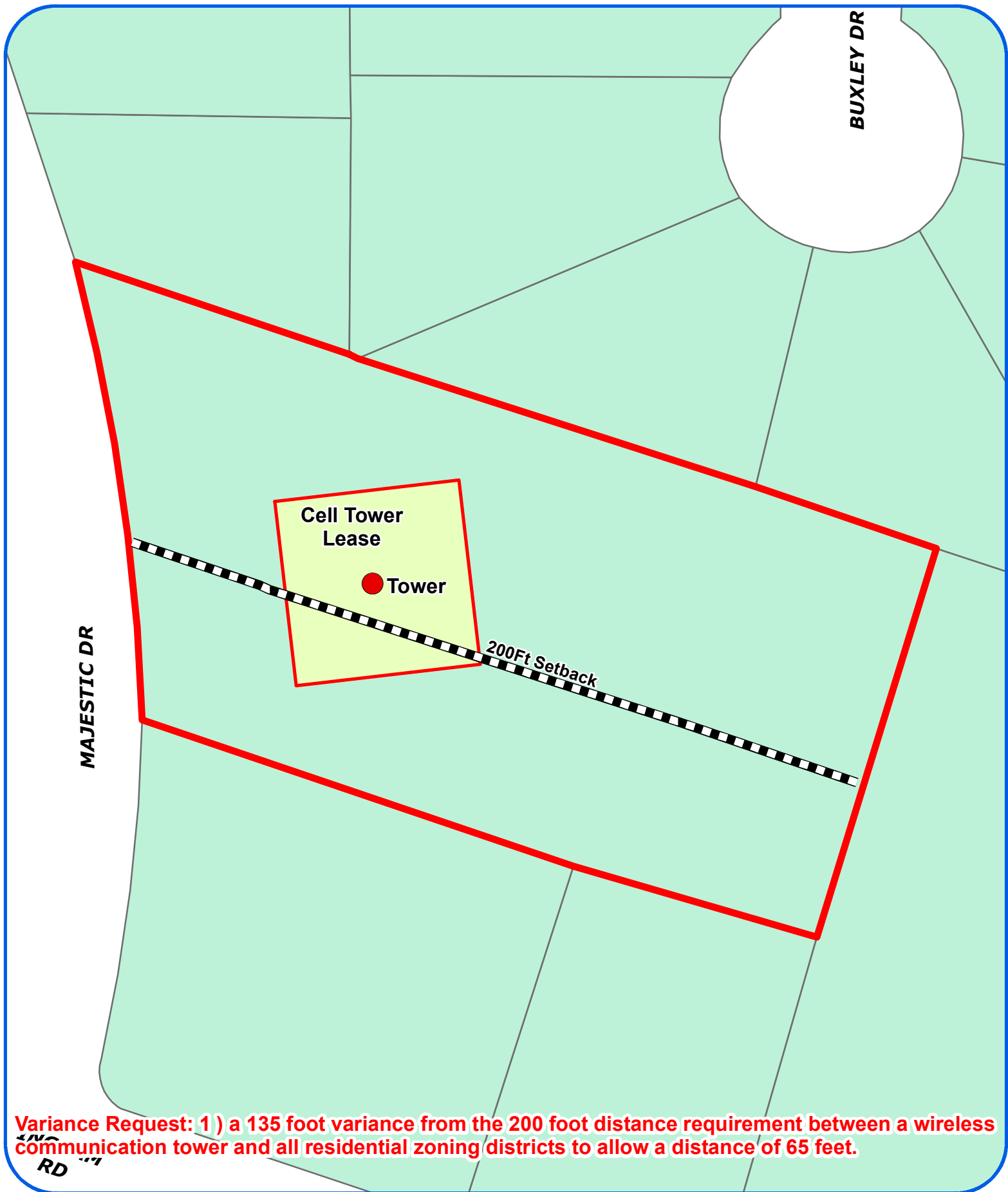




Variance Request: 1) a 135 foot variance from the 200 foot distance requirement between a wireless communication tower and all residential zoning districts to allow a distance of 65 feet.

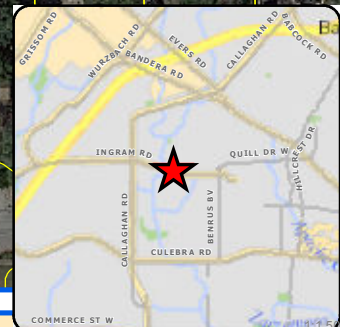
Board of Adjustment
Plot Plan for
Case No A-17-173



"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"
Council District: 7

2814 Majestic Dr

Development Services Department
City of San Antonio



Board of Adjustment **Notification Plan for** **Case No A-17-173**



San Antonio City Limits
 Subject Property
 200' Notification Boundary
 Council District: 7

"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio

SUBJECT PROPERTY
OWNER: IVST, L.P.
SITE ADDRESS: 2814 MAJESTIC DRIVE, SAN ANTONIO, TX 78228
PARCEL ID: 543943
AREA: 1.253 ACRES# (PER TAX ASSESSOR)

SITE INFORMATION
PROPOSED LEASE AREA = 5,825 SQUARE FEET (0.1291 ACRE)
LATITUDE = 29°27'33.45" (NAD 83)
LONGITUDE = -98°33'37.63" (NAD 83)
ELEVATION AT CENTER OF PROPOSED TOWER = 805.4' A.M.S.L.

LEGEND

[illegible]

PARENT PARCEL AS PROVIDED IN TITLE COMMITMENT NO. 23816538
AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF
THE FOLLOWING DESCRIBED PARCEL:
LOT 22, BLOCK 2, NEW CITY PLANT 14144, THUNDERBOLT VILLAGE
LARI 3, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
DEED NO. 1990 AND RECORDED DECEMBER 10, 1990, PAGE 7,
AND DEED NO. 1990 AND RECORDED DECEMBER 21, 1990 IN DEED BOOK 6882,
PAGE 1815.

SURVEYOR'S NOTES

THIS EASEMENT SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS EASEMENT SURVEY WAS PREPARED FOR THE LEASED PREMISES ONLY. THE TRANSMISSIONS, INC. AND EXCLUSIVITY OF THE TRANSMISSIONS, INC. WAS USED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EVIDENCE IN THE FEEL OR PORTIONS THEREOF OF THE PARENT PARCEL NOR ANY PORTION HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY

THE 1' COORDINATES AND SPOT ELEVATIONS SHOWN ON THIS EASEMENT SURVEY ARE BASED ON THE 1983 ADJUSTED TEXAS STATE PLANE COORDINATE SYSTEM (ZONES 10N AND 11N) HAVING A CLONLINE PRECISION OF 0.001' AND AN ANGULAR PRECISION OF 5.0" PER ANGULAR POINT AND WAS ADJUSTED USING LEAST SQUARES.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA DISTO 2000 ELECTRONIC & GEOMAX ZENTH 35 (DATE OF LAST FIELD VISIT: 7/27/90).

THE 1' COORDINATES AND SPOT ELEVATIONS SHOWN ON THIS EASEMENT SURVEY ARE BASED ON THE 1983 ADJUSTED TEXAS STATE PLANE COORDINATE SYSTEM (ZONES 10N AND 11N) HAVING A CLONLINE PRECISION OF 0.001' AND AN ANGULAR PRECISION OF 5.0" PER ANGULAR POINT AND WAS ADJUSTED USING LEAST SQUARES.

BEARINGS SHOWN ON THIS EASEMENT SURVEY ARE BASED ON GRID NORTH (NAD 83) TEXAS SOUTH CENTRAL ZONE.

NO UTILITY AREAS HAVE BEEN INVESTIGATED BY THIS EXISTENT SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ANY UNDERGROUND UTILITY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION. COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER ALREADY SHOWN OR NOT SHOWN. THE SURVEYOR FURTHER DOES NOT WARRANT THAT OR ABANDONED. THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ANY UNDERGROUND UTILITIES NOT SHOWN MAY BE INDICATED BY INFORMATION AVAILABLE TO THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATION

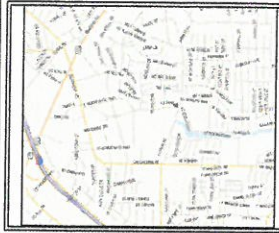
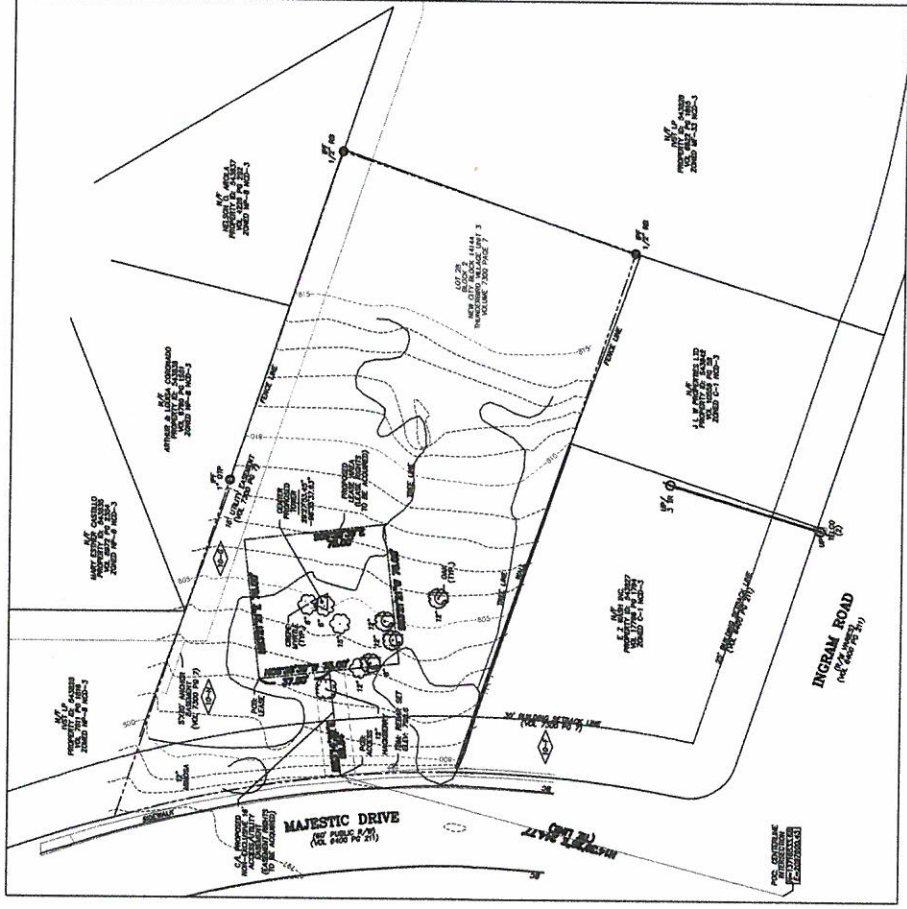
JUSTIN KYLE LARSEN
TX LAND SURVEYOR # 0699

DATE 1/28/97

TO HERBERT SUTHER TO ECO-SITE & CHICAGO NATIONAL TITLE COMPANY TO ADVISE THAT THE SURVEY SUBSTANTIALLY COMPLETES TO SHOW THAT THE SURVEYED ACRES ARE AGRICULTURAL AND MEET THE REQUIREMENTS FOR A CATEGORY 1 SURVEY SUBJECTS TO THE LEASE SITE. THE HORIZONTAL DISTANCE FROM THE CORNER OF THE HORIZONTAL AMERICAN DATUM OF 1983 (HADO) AND ARE EXPRESSED AS SEVEN FEET AND SECONDS. TO THE NEAREST HUNDREDTH OF AN INCH. THE VERTICAL DISTANCE FROM THE HORIZONTAL AMERICAN DATUM OF 1983 (HADO) AND ARE EXPRESSED AS FOUR INCHES AND SECONDS. TO THE NEAREST HUNDREDTH OF AN INCH. THE VERTICAL DISTANCE FROM THE HORIZONTAL AMERICAN DATUM OF 1983 (HADO) AND ARE EXPRESSED AS ONE INCH AND SECONDS. TO THE NEAREST HUNDREDTH OF AN INCH.

TEXAS REGISTRATION NO. 10194197

REVISIONS		10/26/2016	ADDED TITLE
		05/26/2017	UPDATING CONTENT
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<u>VICTIMS</u>	
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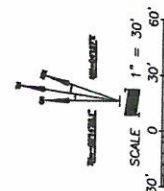
Eco-Site®



SURVEY PROVIDED BY:



POINT TO POINT LAND SURVEYORS, INC.
1010 Pennsylvania Avenue
McDonough, GA 30253
(p) 678.565.4440 (f) 678.565.4487
(w) pointtopointsurvey.com



FLOOD NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 480290C0380C DATED SEPTEMBER 28, 2010.



SITE I.D.: TX-0165
SITE NAME: MAJESTIC
SITE LOCATION:
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS
PROJECT NO.: 7160088
DRAIN BY: NRW
CHECKED BY: JKL
DATE: 10-03-2018

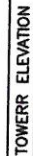
SHEET NUMBER
OF 1



OVERALL SITE PLAN

	1
--	---

C-1.0



C-2.0

TOWER ELEVATION

SHEET DESCRIPTION:

2808 MAJESTIC DR
SAN ANTONIO, TEXAS
78228

SITE ADDRESS

MAJESTIC/SA01160

CARRIER NAME & SITE NUMBER

MAJESTIC/TX-0165

MILITARY NAME & SITE NUMBER:

SUBMITTALS	DESCRIPTION	DATE	BY	REV
	REQUESTED FOR ZONING	10/09/76	RUM	A
	RECEIVED FOR ZONING	06/13/77	DGP	B
	REQUESTED FOR ZONING	07/13/77	DGP	C

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STATE OF TEXAS	STATE CERTIFICATE OF AUTHORIZATION # 6000	PRELIMINARY ISSUE
ENGINEER:	PUR:	
MLO MICHAEL L OWENS	10100	CIVIL/CIVIL SC
IN KEVIN UNKLE		STRUCTURAL/CIVIL SC
TAG TERRANCE	4006	E
SOK JIM	70065	ELECTRICAL
		E

9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777



ENGINEERING LICENSE

Eco-Site®
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

T-Mobile

CARRIER

FENCE SPECIFICATIONS:

TYPE: WOOD FENCE

HEIGHT: 8'-0"

PROTECTION: N/A

HORIZONTAL SPACING: POSTS AT 8'-0" O.C. (MAX)

VERTICAL SPACING: MINIMUM (3) HORIZONTAL SUPPORTS (TOP, CENTER, BOTTOM)

GENERAL FENCE NOTES:

1. POSTS TO BE SPACED 8'-0" O.C. (MAX) SET IN CONCRETE HAVING A MIN COMPRESSION STRENGTH OF 2500 P.S.I. AT 28 DAYS. CROWN TO SHED WATER. FOOTING SIZE AS REQUIRED BY LOCAL CODE AND DESIGN CONSIDERATIONS.

2. ALL POST AND FRAME WORK SHALL BE HOT DIP GALVANIZED COATED STEEL 50,000 KSI PER ASTM 463.

3. BRACE AND TRUSS ASSEMBLY AT EACH CORNER, TERMINAL AND GATE POST.

4. ALL GALVANIZED PIPE TO CONFORM TO ASTM-A120 & ASTM-A123.

5. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153.

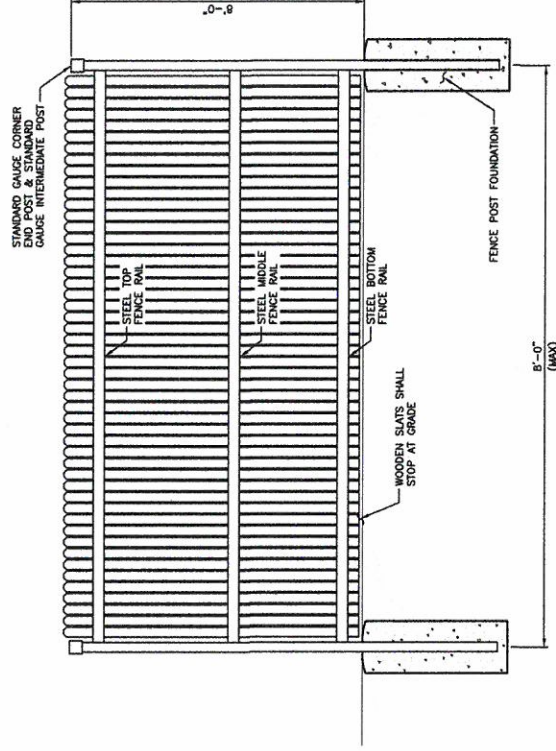
6. ALL GATES SHALL HAVE DUCK BILL HOLD-OPENS AT FULL OPEN.

7. ALL GATES SHALL HAVE AN IN GROUND PLUNGER ROD RECEIVER THAT ACCOMPANIES THE LATCH (1 1/2" GALVANIZED PIPE)

8. GATE SHALL HAVE LATCH FORK WITH LOCKING MECHANISM (SHALL ACCEPT A PADLOCK).

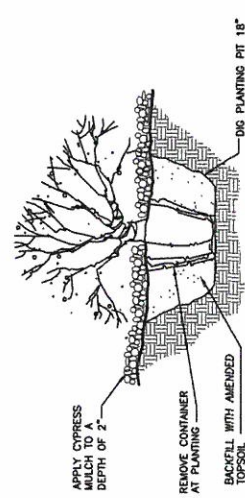
NOTE:

ASSUMED LATERAL BEARING CAPACITY FROM IBC 2006 = 150 PSF.



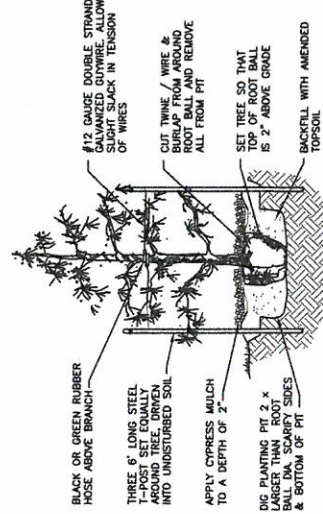
FENCE EXTENSION DETAIL

FENCE NOTES



NOTE:

1. SET SHRUBS AT SAME GRADE AS GROWN IN NURSERY



DETAIL NOT USED

SHRUB AND TREE PLANTING DETAILS

CARRIER



PLANS PREPARED FOR



PLANS PREPARED BY



ENGINEERING LICENSE



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REVISIONS	DATE	BY	REV
ISSUED FOR ZONING	10/01/01	DM	A
REVISED FOR ZONING	09/03/07	DSP	B
REVISED FOR ZONING	07/03/07	DSP	C

M.A. NAME & SITE NUMBER

MAJESTIC/TX-0165

CARRIER NAME & SITE NUMBER

MAJESTIC/SA01160

SITE ADDRESS

2808 MAJESTIC DR
SAN ANTONIO, TEXAS
78228

SHEET DESCRIPTION

FENCE AND
PLANTING DETAILS

SHEET NUMBER

C-3.0

CARRIER

PLANS PREPARED FOR

PLANS PREPARED BY

ENGINEERING LICENSE

STATE OF TEXAS

ENGINEER

NO. MICHAEL OWENS

EXPIRATION DATE

12/31/2018

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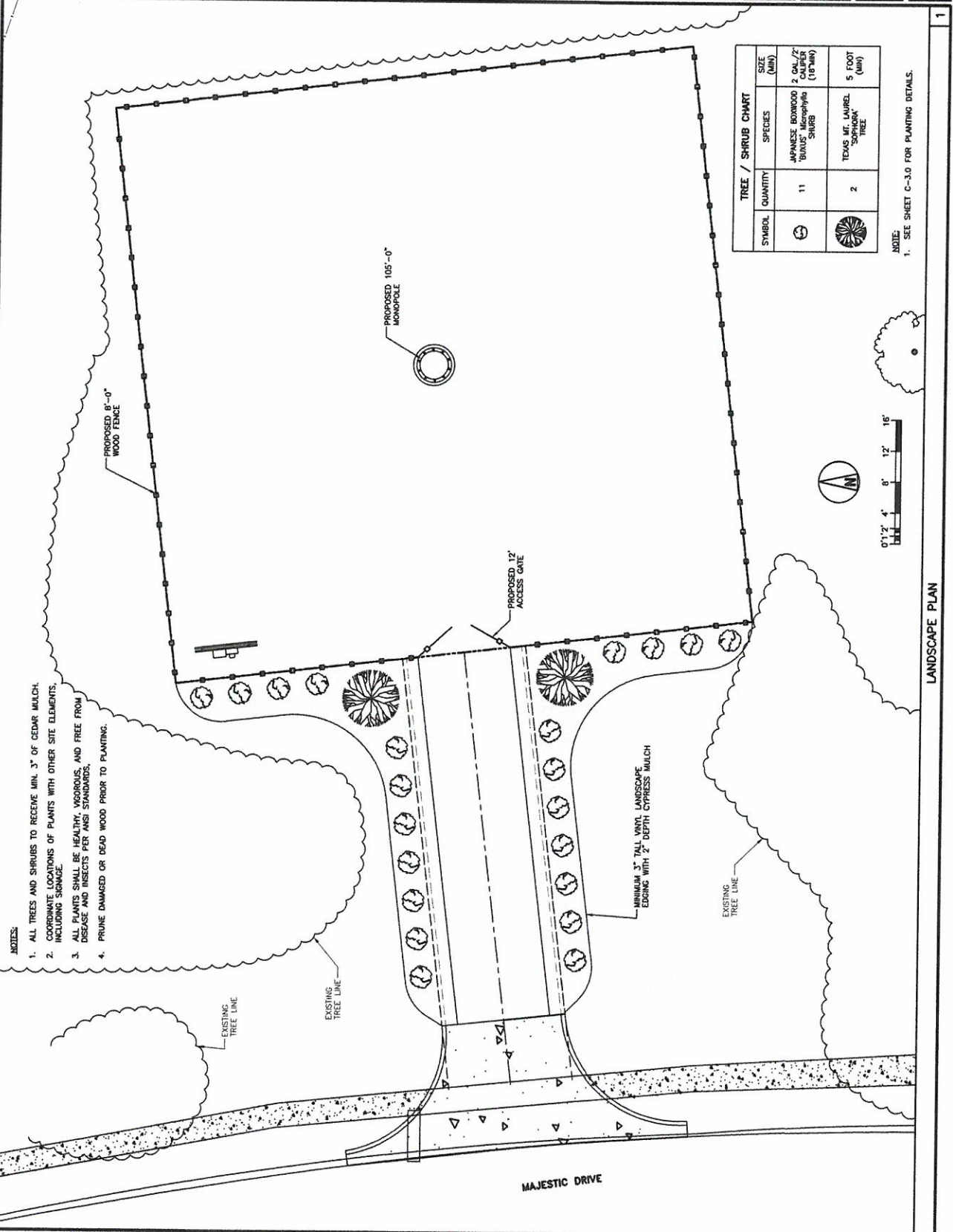
MAJESTIC/TX-0165

MAJESTIC/SA01160

2808 MAJESTIC DRIVE
SAN ANTONIO, TEXAS
78228

LANDSCAPE PLAN

C-4.0



LANDSCAPE PLAN

Photos
Subject Property – 2814 Majestic Drive



Property in relation to residential properties



Surrounding properties

