BRANCH TOWERS VI, LLC
DRIVEWAY PERMIT PACKAGE
OLD PLEASANT ROAD

SITE INFORMATION

DRIVEWAY PERMIT CHECKLIST
LEGAL DESCRIPTION: BENJAMIN AND ROSE RODRIGUEZ CALLED 12.6 ACRES DEED BOOK 217 PAGE 629 O.P.R.A.C.T. PARCEL NO. 15686
ACREAGE:
CELL COMPOUND–6,400 SQUARE FEET OR 0.147 OF AN ACRE
EASEMENT–3,664 SQUARE FEET OR 0.084 OF AN ACRE
SURVEY NUMBER: JACOB RYMAN SURVEY NO. 309
PID: 15686 (GEO ID: 00758–00–000–000501)
DRIVE CLASSIFICATION: TELECOMMUNICATIONS
NUMBER OF DRIVEWAYS: (1) DRIVEWAY
DRAWING OF PROPOSED DRIVEWAY: SEE SHEET C1

BASIS OF BEARINGS
STATE PLANE COORDINATES
TEXAS SOUTH CENTRAL ZONE
NAD 83 (2011)
OPUS
LAT: N.29°07'03.092"
LONG: W.98°29'38.139"
CONVERGENCE ANGLE:
N 00°14'51" W
COMBINED SCALE FACTOR:
0.999845678
DISTANCES ARE GRID

BASIS OF ELEVATIONS
OPUS

VICINITY MAP

AERIAL MAP

DRAWING INDEX

NO	DESCRIPTION
T1	COVER SHEET
L1	AERIAL SITE PLAN
C1	DRIVEWAY LAYOUT
C2	ENLARGED DRIVEWAY LAYOUT
C3	TOPOGRAPHIC MAP/DRAINAGE IMPACT STATEMENT
	TRAFFIC CONTROL NOTES

ONE CALL NUMBER:

Texas811
CALL TEXAS 811
ONE CALL - DIAL 811
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-344-8377

SITE ADDRESS
OLD PLEASANTON ROAD
SAN ANTONIO, TX 78264

FLOOD INFORMATION
THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS 48013C0225C DATED 11/4/10

GENERAL NOTES
1. NO SEARCH OF PUBLIC RECORDS HAD BEEN COMPLETED BY KEEN SURVEYING, LLC TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL
2. THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHT OF WAYS SHOWN HERE OR NOT

CODE COMPLIANCE

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

BUILDING/DWELLING CODE:	IBC 2024
STRUCTURAL CODE:	IBC 2024
PLUMBING CODE:	IPC 2024
MECHANICAL CODE:	IMC 2024
ELECTRIC CODE:	NEC 2020
FIRE/LIFE SAFETY CODE:	IBC 2024, IFC 2024

DO NOT SCALE DRAWINGS

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.

DRIVING DIRECTIONS

SCAN QR CODE FOR LINK TO SITE LOCATION MAP

Branch
BRANCH TOWERS VI, LLC
BRANCH TOWERS VI, LLC
2761 E SKELLY DRIVE, SUITE 100
TULSA, OKLAHOMA 74105
(918) 949–4551 X200

Branch
COMMUNICATIONS
A SOLUTIONS PROVIDER
BRANCH COMMUNICATIONS
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PRODUCED BY:
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A SOLUTIONS PROVIDER
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2761 E SKELLY DRIVE, SUITE 100
TULSA, OKLAHOMA 74105
(918) 949–4551
COA. F–21984 EXP. 8/31/2025

SITE NAME:
SAN ANTONIO

SITE NUMBER:
TX-0246

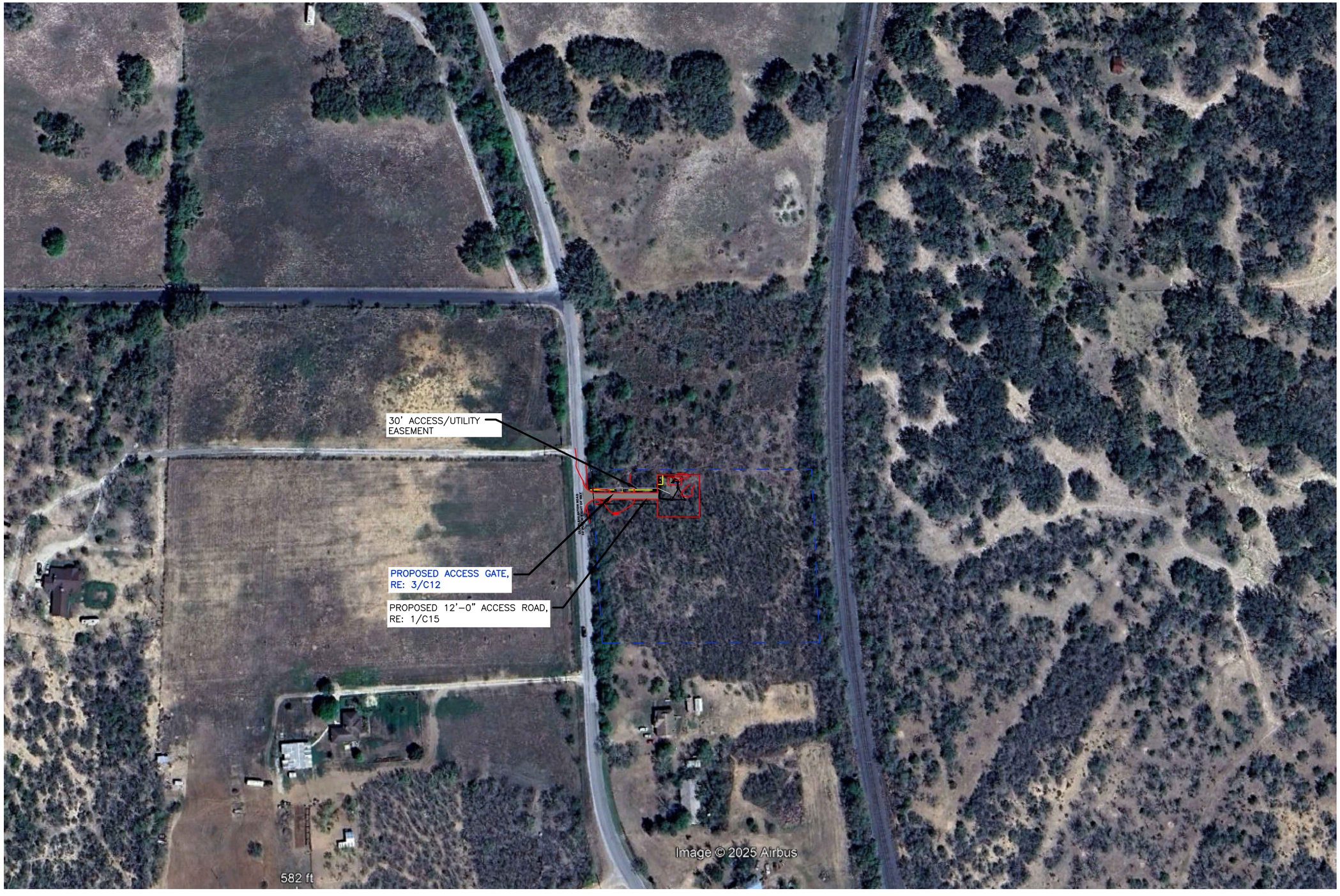
SITE ADDRESS:
420 OLD PLEASANTON RD
SAN ANTONIO, TX 78264

ENGINEER:
STATE OF TEXAS
JEROD POTSON
142493
LICENSED
PROFESSIONAL ENGINEER
4/24/25

NO	DATE	DESCRIPTION	BY
A	7/24/25	PRELIMINARY ISSUE	JWM
0	7/24/25	DRIVEWAY PERMIT	JWM

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:	PROJECT #:	REVISION:
T1	TX–0246	0
	BY: JWM / CKD BY:	



1 AERIAL SITE PLAN

SCALE: N.T.S.

TRUE NORTH
(3.60° E)
MAG

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STATE OF TEXAS
JEROD DOTSON
142493
LICENSED
PROFESSIONAL ENGINEER
4/24/25

NO	DATE	DESCRIPTION	BY
A	7/24/25	PRELIMINARY ISSUE	JWM
0	7/24/25	DRIVEWAY PERMIT	JWM

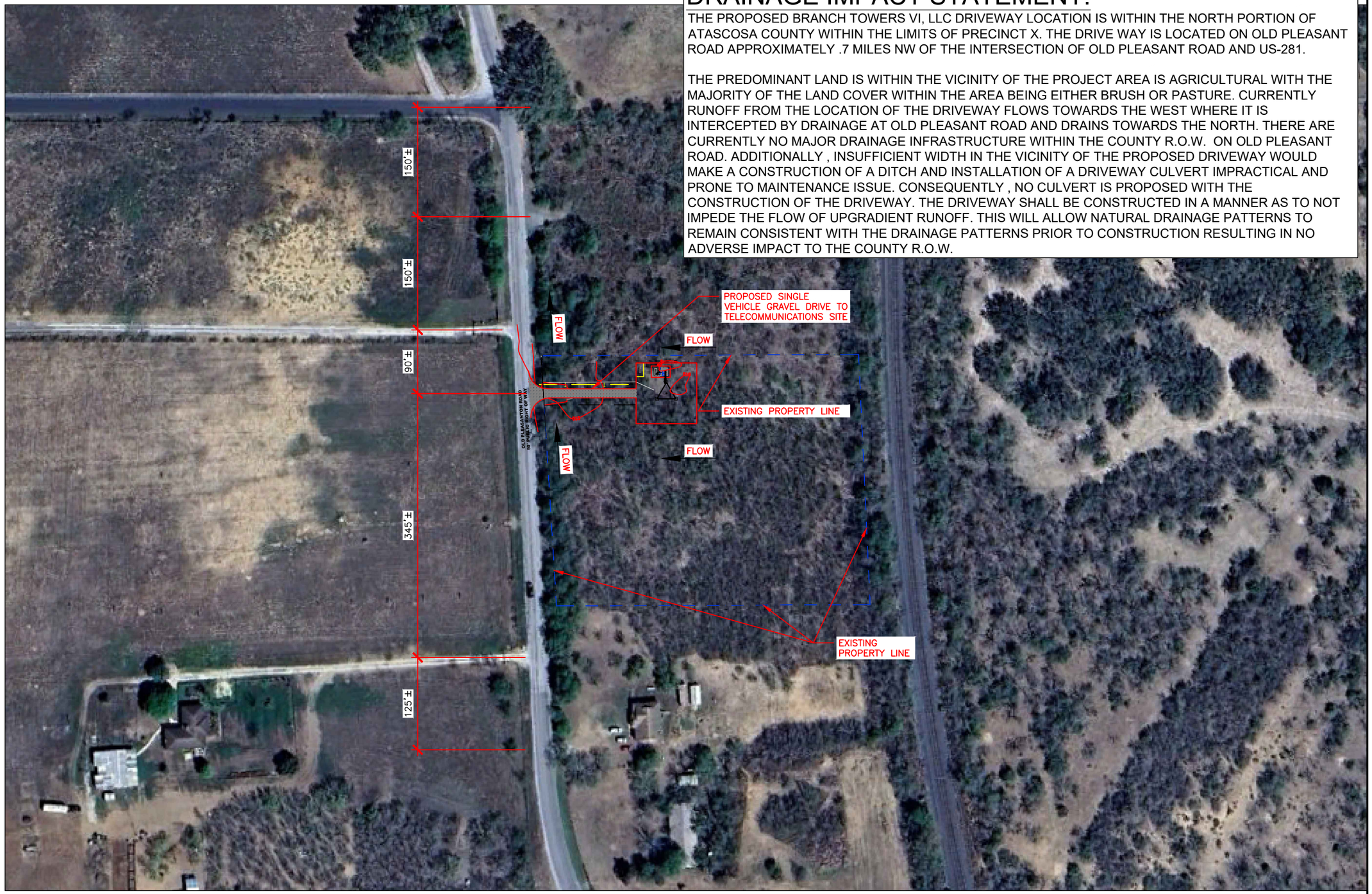
SHEET TITLE:
AERIAL SITE PLAN

SHEET NUMBER:	PROJECT #: TX-0246		REVISION:
L1	BY:	CKD BY: JWM	0

DRAINAGE IMPACT STATEMENT:

THE PROPOSED BRANCH TOWERS VI, LLC DRIVEWAY LOCATION IS WITHIN THE NORTH PORTION OF ATASCOSA COUNTY WITHIN THE LIMITS OF PRECINCT X. THE DRIVE WAY IS LOCATED ON OLD PLEASANT ROAD APPROXIMATELY .7 MILES NW OF THE INTERSECTION OF OLD PLEASANT ROAD AND US-281.

THE PREDOMINANT LAND IS WITHIN THE VICINITY OF THE PROJECT AREA IS AGRICULTURAL WITH THE MAJORITY OF THE LAND COVER WITHIN THE AREA BEING EITHER BRUSH OR PASTURE. CURRENTLY RUNOFF FROM THE LOCATION OF THE DRIVEWAY FLOWS TOWARDS THE WEST WHERE IT IS INTERCEPTED BY DRAINAGE AT OLD PLEASANT ROAD AND DRAINS TOWARDS THE NORTH. THERE ARE CURRENTLY NO MAJOR DRAINAGE INFRASTRUCTURE WITHIN THE COUNTY R.O.W. ON OLD PLEASANT ROAD. ADDITIONALLY , INSUFFICIENT WIDTH IN THE VICINITY OF THE PROPOSED DRIVEWAY WOULD MAKE A CONSTRUCTION OF A DITCH AND INSTALLATION OF A DRIVEWAY CULVERT IMPRACTICAL AND PRONE TO MAINTENANCE ISSUE. CONSEQUENTLY , NO CULVERT IS PROPOSED WITH THE CONSTRUCTION OF THE DRIVEWAY. THE DRIVEWAY SHALL BE CONSTRUCTED IN A MANNER AS TO NOT IMPEDE THE FLOW OF UPGRADIENT RUNOFF. THIS WILL ALLOW NATURAL DRAINAGE PATTERNS TO REMAIN CONSISTENT WITH THE DRAINAGE PATTERNS PRIOR TO CONSTRUCTION RESULTING IN NO ADVERSE IMPACT TO THE COUNTY R.O.W.



1 **EXISTING/PROPOSED DRIVEWAY SEPARATION**

SCALE: N.T.S.

TRUE NORTH
(3.60° E)
MAG

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SITE NAME:
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SITE NUMBER:
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SAN ANTONIO, TX 78264

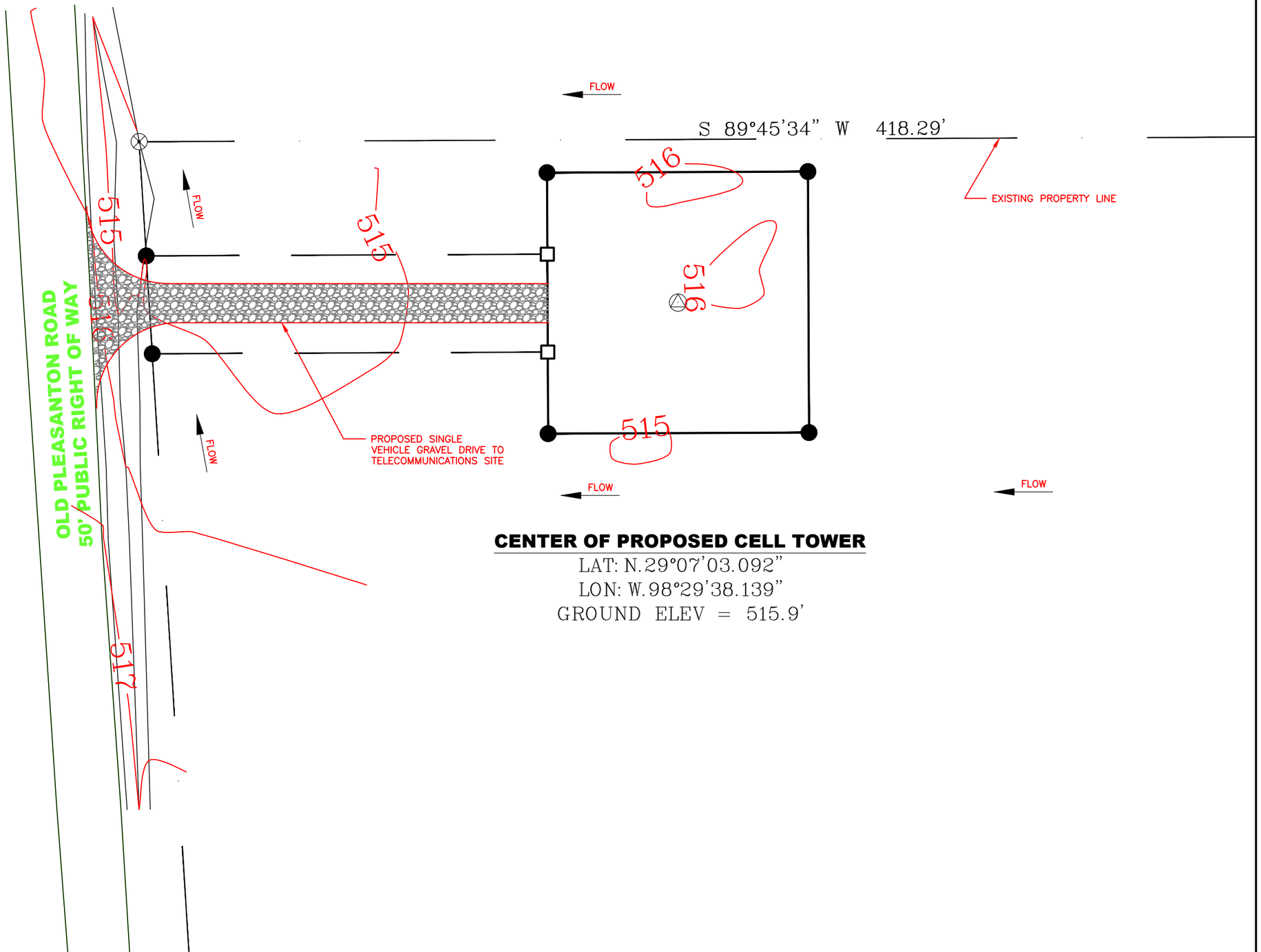
ENGINEER:

STATE OF TEXAS
JEROD DOTSON
142493
LICENSED
PROFESSIONAL ENGINEER
4/24/25

NO	DATE	DESCRIPTION	BY
A	7/24/25	PRELIMINARY ISSUE	JWM
0	7/24/25	DRIVEWAY PERMIT	JWM

SHEET TITLE:
DRIVEWAY LAYOUT

SHEET NUMBER:	PROJECT #: TX-0246		REVISION:
C1	BY:	CKD BY: JWM	0



CENTER OF PROPOSED CELL TOWER

LAT: N.29°07'03.092"
LON: W.98°29'38.139"
GROUND ELEV = 515.9'

TRUE NORTH
(3.60° E)
MAG

1 ENLARGED DRIVEWAY LAYOUT

SCALE: N.T.S.

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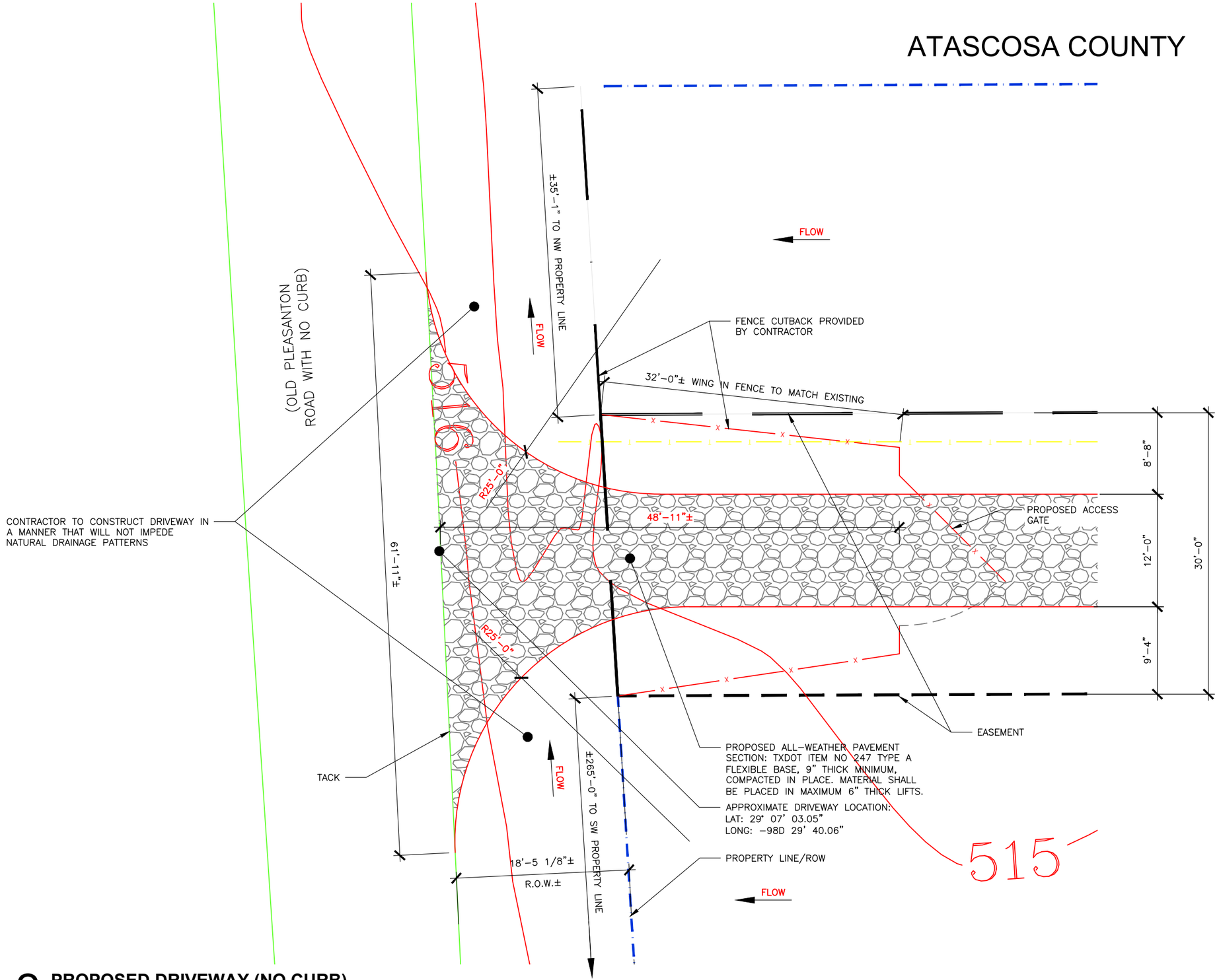
ENGINEER:
STATE OF TEXAS
JEROD DOTSON
142493
LICENSED PROFESSIONAL ENGINEER
4/24/25

NO	DATE	DESCRIPTION	BY
A	7/24/25	PRELIMINARY ISSUE	JWM
0	7/24/25	DRIVEWAY PERMIT	JWM

SHEET TITLE:
ENLARGED DRIVEWAY LAYOUT

SHEET NUMBER:	PROJECT #: TX-0246		REVISION:
C2	BY:	CKD BY: JWM	0

ATASCOSA COUNTY



2 PROPOSED DRIVEWAY (NO CURB)

SCALE: 0' 10' 20' 30' 40'

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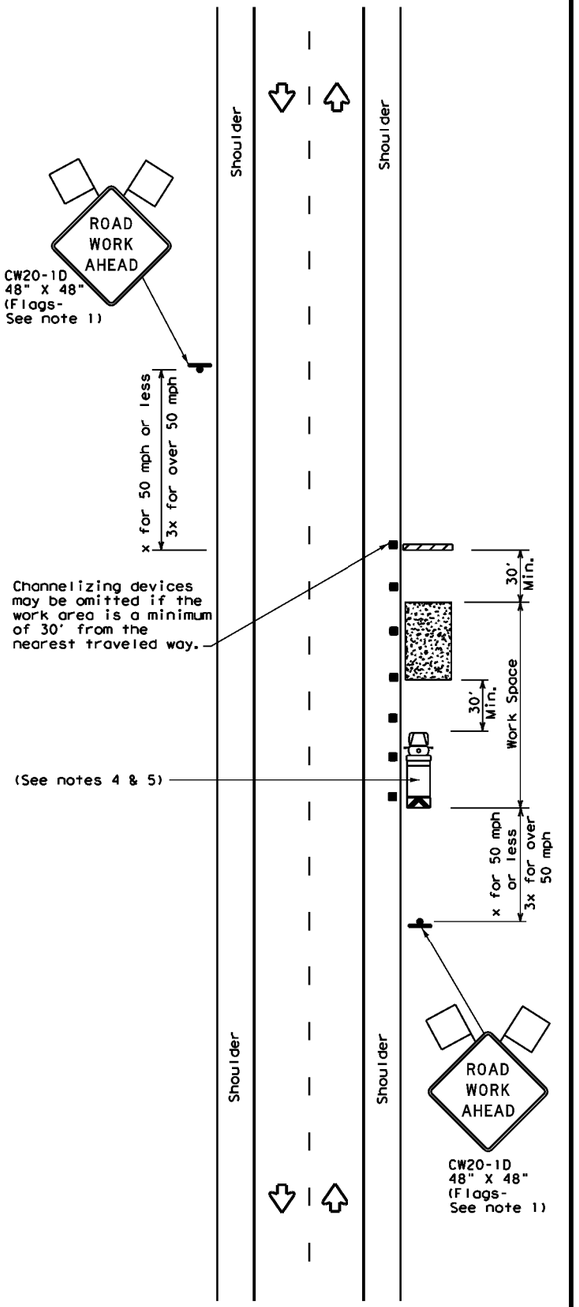
NO	DATE	DESCRIPTION	BY
A	7/24/25	PRELIMINARY ISSUE	JWM
0	7/24/25	DRIVEWAY PERMIT	JWM

SHEET TITLE:
CIVIL DETAILS

SHEET NUMBER:	PROJECT #:	REVISION:
C3	TX-0246	0
	BY: CKD BY: JWM	

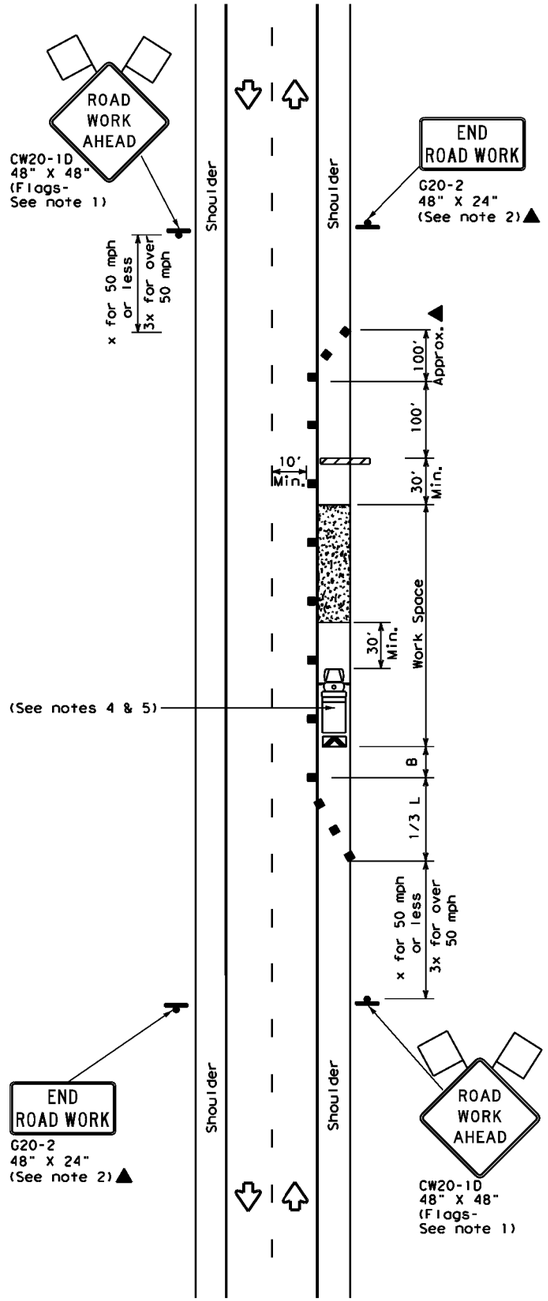
DATE:
FILE:



TCP (2-1a)

WORK SPACE NEAR SHOULDER

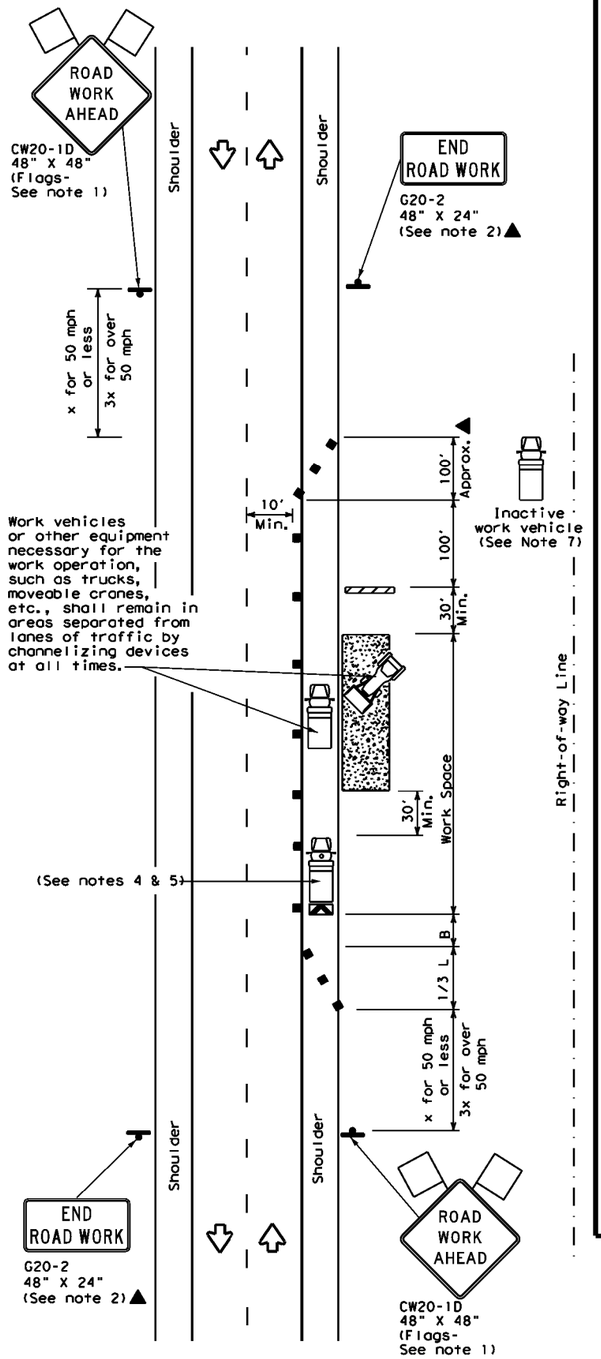
Conventional Roads



TCP (2-1b)

WORK SPACE ON SHOULDER

Conventional Roads



TCP (2-1c)

WORK VEHICLES ON SHOULDER

Conventional Roads

LEGEND			
	Type 3 Barricade	■■	Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices: On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓	✓	✓

GENERAL NOTES

1. Flags attached to signs where shown, are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated in the plans, or for routine maintenance work, when approved by the Engineer.
3. Stockpiled material should be placed a minimum of 30 feet from nearest traveled way.
4. Shadow Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.
6. See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
7. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
8. CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

Texas Department of Transportation

Traffic Operations Division Standard

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(2-1)-18

FILE: tcp2-1-18.dgn	DN:	CK:	DW:	CK:
©TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS 2-94 4-98 8-95 2-12 1-97 2-18	DIST	COUNTY		SHEET NO.