

# Exhibit B

**PROJECT INFORMATION:**

**TOWER OWNER**  
 SKYWAY TOWERS  
 3637 MADACA LANE, TAMPA, FL 33618  
 813-960-6200

**PROJECT TYPE**  
 NEW 156' MONOPOLE  
 UNMANNED TELECOMMUNICATION  
 FACILITY, CONSISTING OF FUTURE  
 EQUIPMENT PLATFORMS,  
 DIRECTIONAL AND GPS ANTENNAS

**ENGINEER**  
 PRIMARY CARRIER VERIZON WIRELESS  
 C/C TARA SPRAGUE ASSOC. DIRECTOR  
 600 HIDDEN RIDGE IRVING TEXAS 75038

**APPLICANT**  
 VINCENT GERARD & ASSOCIATES  
 1715 CAPITAL OF TEXAS HWY SOUTH  
 CONTACT: VINCE HUEBINGER  
 PHONE: 512.326.2693

**UTILITIES**  
 ELECTRIC PROVIDER  
 CENTER POINT ENERGY  
 13300 W BELFORT AVE,  
 HOUSTON, TX 77099

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

**LANDOWNER**  
 LEON CLEMENTS  
 23 WATERFORD OAKS LN,  
 KEMAH, TX 77565

**PERMITTING**  
 COUNTY: GALVESTON COUNTY  
 JURISDICTION: LEAGUE CITY - FULL  
 PURPOSE  
 OCCUPANCY: VACANT  
 ZONING: GENERAL COMMERCIAL  
 BUILDING CODE: 2021 IBC  
 TELECOMMUNICATION FACILITY

**SITE LOCATION**  
 LAT: 29° 29' 45" N (NAD 83)  
 LONG: 95° 02' 52.0" W (NAD 83)

**LEGAL DESCRIPTION**  
 ABST 18 M MULDOON SUR LOT 23  
 WATERFORD OAKS LESS 1FT ALONG  
 THE WATERS EDGE

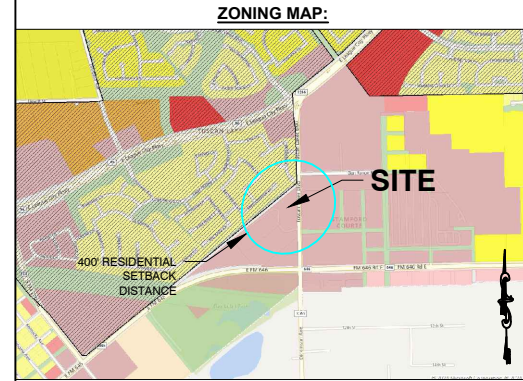
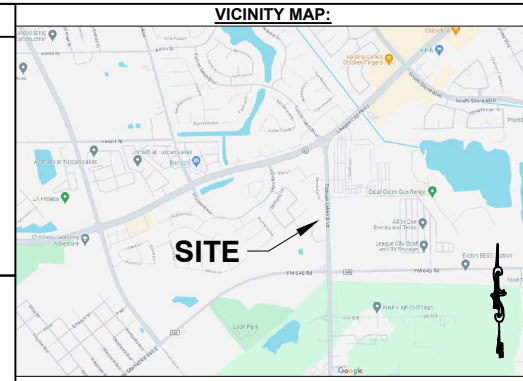
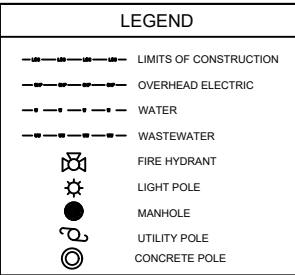
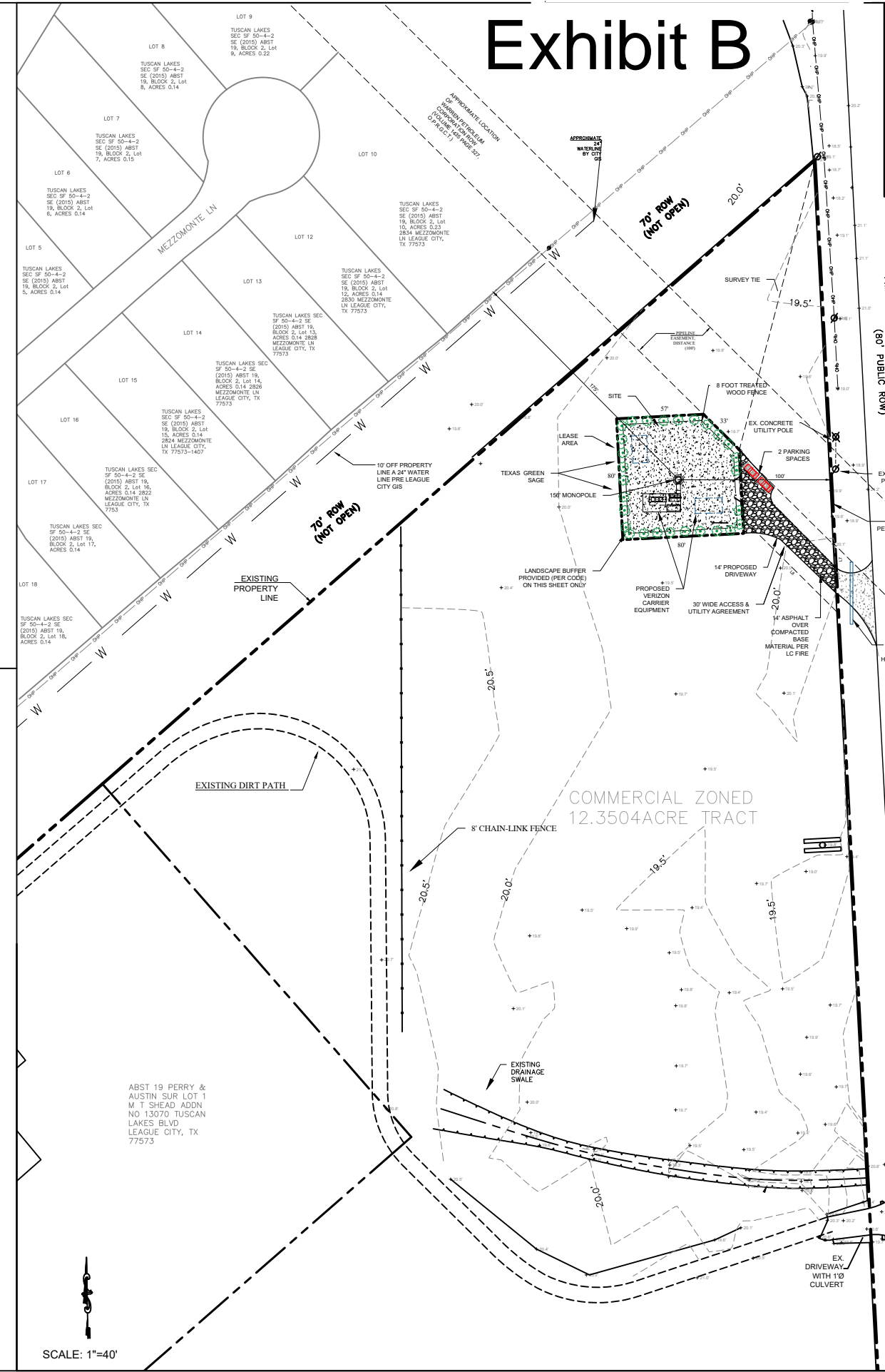
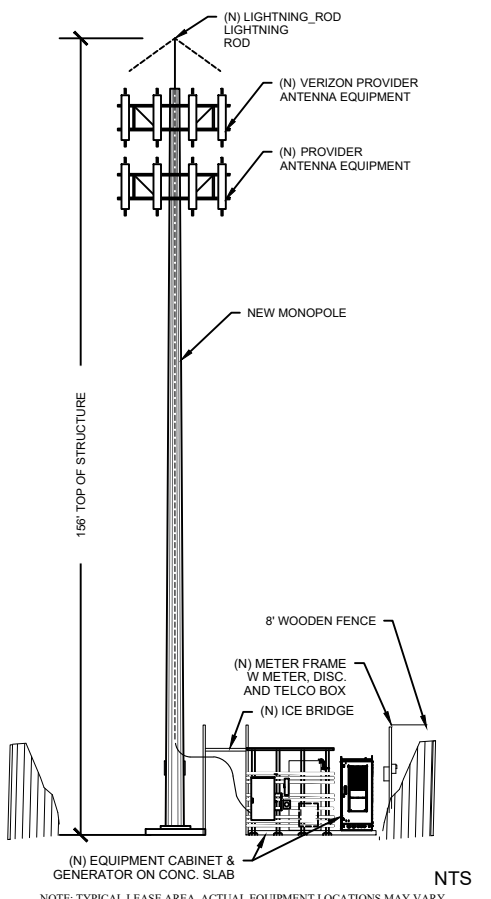
**ADDRESS**  
 FM 646, SAN LEON, TX 77565  
 E911 - TBD

**ZONING**  
 GENERAL COMMERCIAL

I, V. Gerard, AGENT FOR SKYWAY TOWERS AND PROPERTY  
 OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF  
 REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF  
 THE LEAGUE CITY DEVELOPMENT CODE. EXCEPT THIS WILL REQUIRE TWO SETBACK  
 VARIANCES

COVER TABLE	
PARENT TRACT	12,3504 ACRES PARENT TRACT SQUARE FEET - 537983
LEASED PREMISE AREA	6,123,68 SF - 0.1406 ACRES TOTAL WITH ACCESS UTILITY EASEMENT 1.7% SITE AREA OF THE 9,273.46 SF
ACCESS AND UTILITY EASEMENT	2,670.78 SF - 0.0613 ACRES
LIMITS OF CONSTRUCTION	9,273.46 SF - 0.2128 ACRES

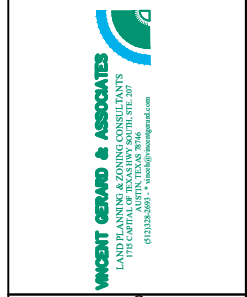
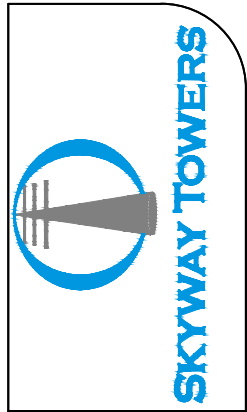
**TOWER ELEVATION**



- A: NO EXISTING TOWERS OR STRUCTURES ARE LOCATED WITHIN THE GEOGRAPHICAL AREA MEETING THE APPLICANT'S ENGINEERING REQUIREMENTS
- B: EXISTING TOWERS OR STRUCTURES ARE NOT SUFFICIENT TO MEET THE ENGINEERING REQUIREMENTS,
- C: EXISTING TOWERS ARE NOT OF SUFFICIENT STRUCTURAL STRENGTH TO SUPPORT APPLICANT'S PROPOSED ANTENNA AND RELATED
- D: THE APPLICANT'S PROPOSED ANTENNA WOULD CAUSE ELECTROMAGNETIC INTERFERENCE WITH EXISTING ANTENNAS, FEES ASSOCIATED WITH CO-LOCATION ARE UNREASONABLE, OWNERS OF EXISTING TOWERS ARE UNWILLING TO ACCOMMODATE APPLICANT'S NEEDS AND DEMONSTRATES OTHER LIMITING FACTORS THAT RENDER EXISTING TOWERS AND STRUCTURES UNSUITABLE.
- E: THE FEES OR COSTS REQUIRED TO SHARE AN EXISTING TOWER OR STRUCTURE OR TO ADAPT AN EXISTING TOWER OR STRUCTURE FOR SHARING ARE UNREASONABLE
- F: PROPERTY OWNERS OR OWNERS OF EXISTING TOWERS AND STRUCTURES ARE UNWILLING TO ACCOMMODATE THE APPLICANT'S NEEDS.
- G: THE APPLICANT DEMONSTRATES THAT THERE ARE OTHER LIMITING FACTORS THAT RENDER EXISTING TOWERS AND STRUCTURES UNSUITABLE.

NOTE: NO LIGHTINGS PROPOSED FOR THIS SITE AS PER SECTION 31-14 DESIGN STANDARDS, NO APPLICABLE NOT FAA REQUIRED FOR LIGHTS

- NO UNAUTHORIZED ACCESS TO SITE AREA - BOLLARDS ARE NOT NEEDED.
- KNOX BOX IS REQUIRED BY FIRE AND ADDED TO THE GATE FOR LCDF ACCESS
- FIRE NOTE - HAZMAT APPLICATION WILL BE FILED WHEN VERIZON WIRELESS FILES THEIR BUILDING PERMIT. THIS SITE WILL DEPLOY A BACKUP DIESEL GENERATOR THAT WILL COMPLY WITH 2021 IFC
- ALL UTILITIES WILL BE UNDERGROUND FROM POWER POLE TO SITE



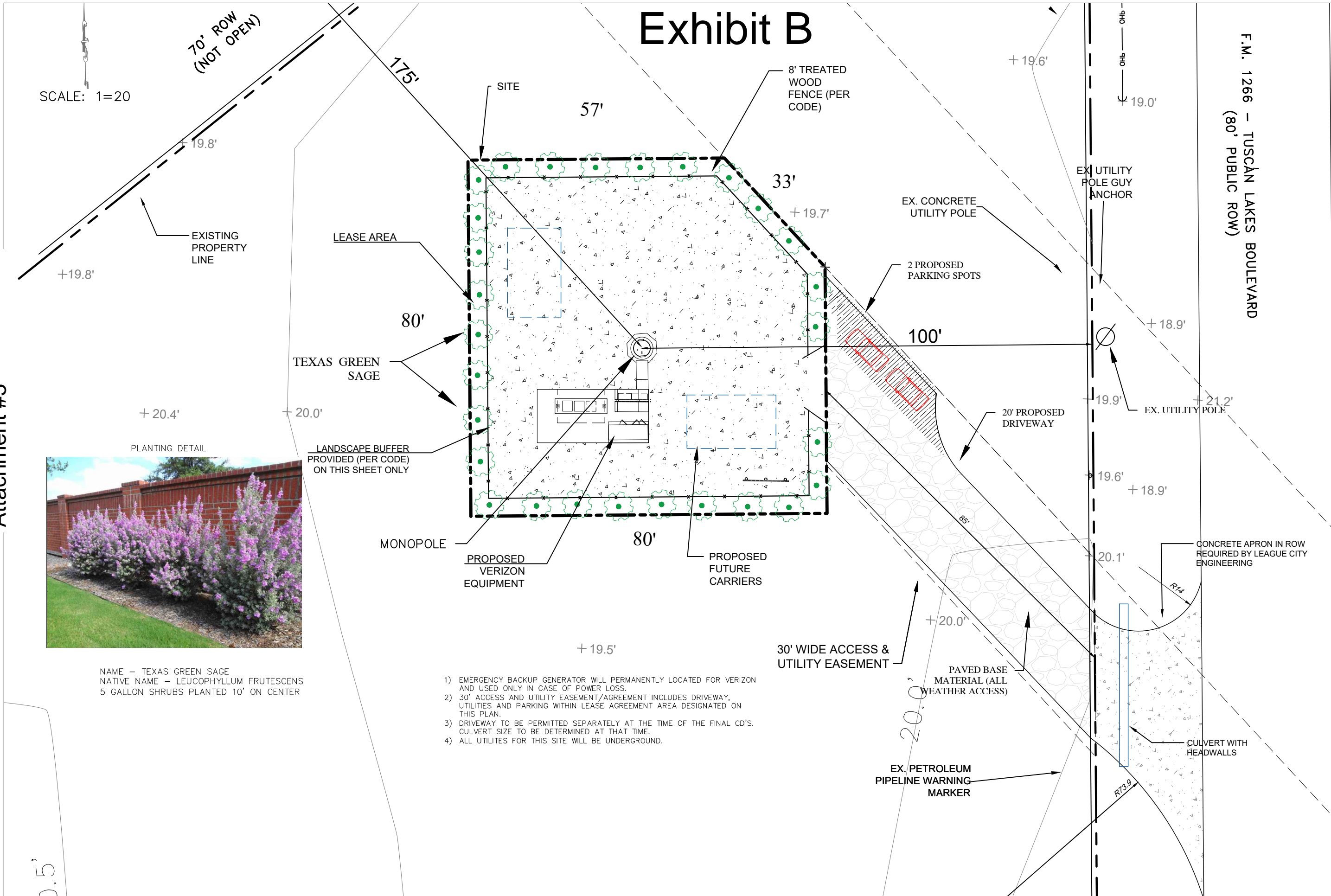
**SITE INFORMATION**  
 FM 646  
 SAN LEON, TX  
 (FM 1286 TUSCAN LAKES BLVD  
 LEAGUE CITY, TX 77573)

**PROPERTY OWNER**  
 LEON CLEMENTS  
 23 WATERFORD OAKS LANE,  
 KEMAH, TX 77565

**TOWER OWNER**  
 SKYWAY TOWERS  
 3637 MADACA LANE  
 TAMPA, FL 33618

Attachment #5

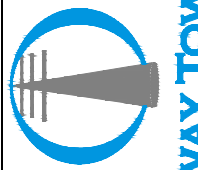
# Exhibit B



Attachment #5



NAME - TEXAS GREEN SAGE  
 NATIVE NAME - LEUCOPHYLLUM FRUTESCENS  
 5 GALLON SHRUBS PLANTED 10' ON CENTER



**SKYWAY TOWERS**



**VINCENT GERARDO & ASSOCIATES**  
 LAND PLANNING & ZONING CONSULTANTS  
 1115 CAPITAL CITY BLVD., SUITE 207  
 TAMPA, FL 33602  
 (813)282-3993 • [vincent@vincentgerardo.com](mailto:vincent@vincentgerardo.com)

**SITE INFORMATION**  
 FM 646  
 SAN LEON, TX  
 (F.M. 126 TUSCAN LAKES  
 BLVD LEAGUE CITY, TX 77573)

**PROPERTY OWNER**  
 LEON CLEMENTS  
 23 WATERFORD OAKS  
 LANE, KEMAH, TX 77565

**TOWER OWNER**  
 SKYWAY TOWERS  
 3637 MADACA LANE  
 TAMPA FL 33618

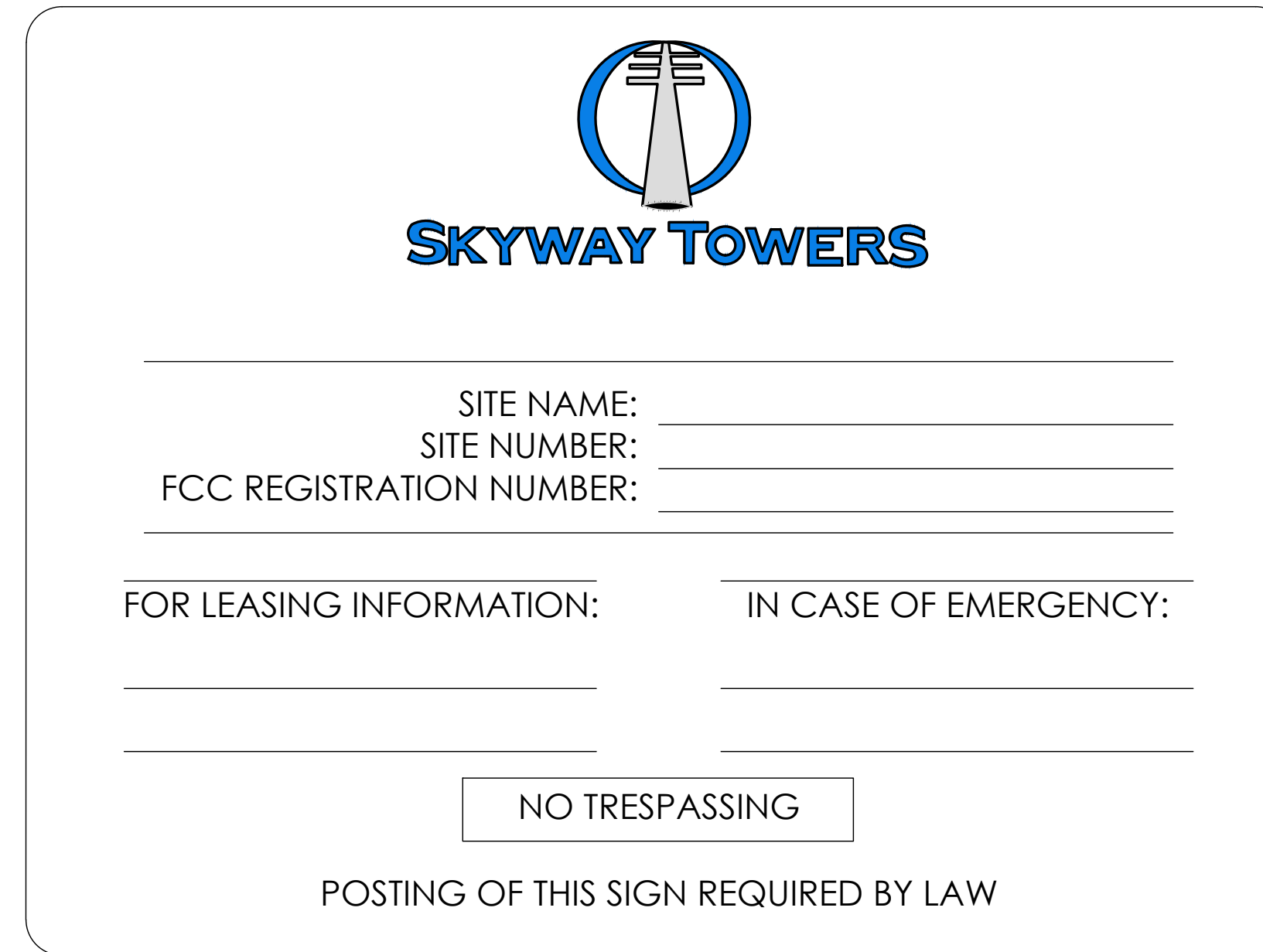
Exhibit B

- NOTES:
- SIGNS SHALL BE MADE OF ALUMINUM WITH 1/4" HOLES 1/2" FROM EACH CORNER TO HANG SIGNS ON FENCE
  - SIGNS SHALL BE INSTALLED AS FOLLOWS: GATE AND FCC TOWER REGISTRATION NUMBER, NO TRESPASSING, RF WARNING SIGN FENCE FACING ACCESS DRIVE: E911 STREET NUMBER SIGN
  - SIGNS SHALL BE INSTALLED WITH CENTER AT 5' ABOVE FINISH GRADE



FCC REGISTRATION SIGN

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING.  
MOUNTING LOCATION: GATE & BASE OF TOWER.  
QUANTITY: 2



OWNER CONTACT SIGN

WHITE/GREEN BACKGROUND, BLACK/RED LETTERING  
MOUNTING LOCATION: LEFT GATE OF COMPOUND GATE/LEFT GATE OF ACCESS GATE (IF APPLICABLE)  
QUANTITY: 2



NOTICE RF SIGN (BLUE)

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING  
MOUNTING LOCATION: GATE & CENTERLINE OF FENCING AROUND SITE. (QTY 4)  
WHERE ACCESS GATE INSTALLED (QTY. 5)



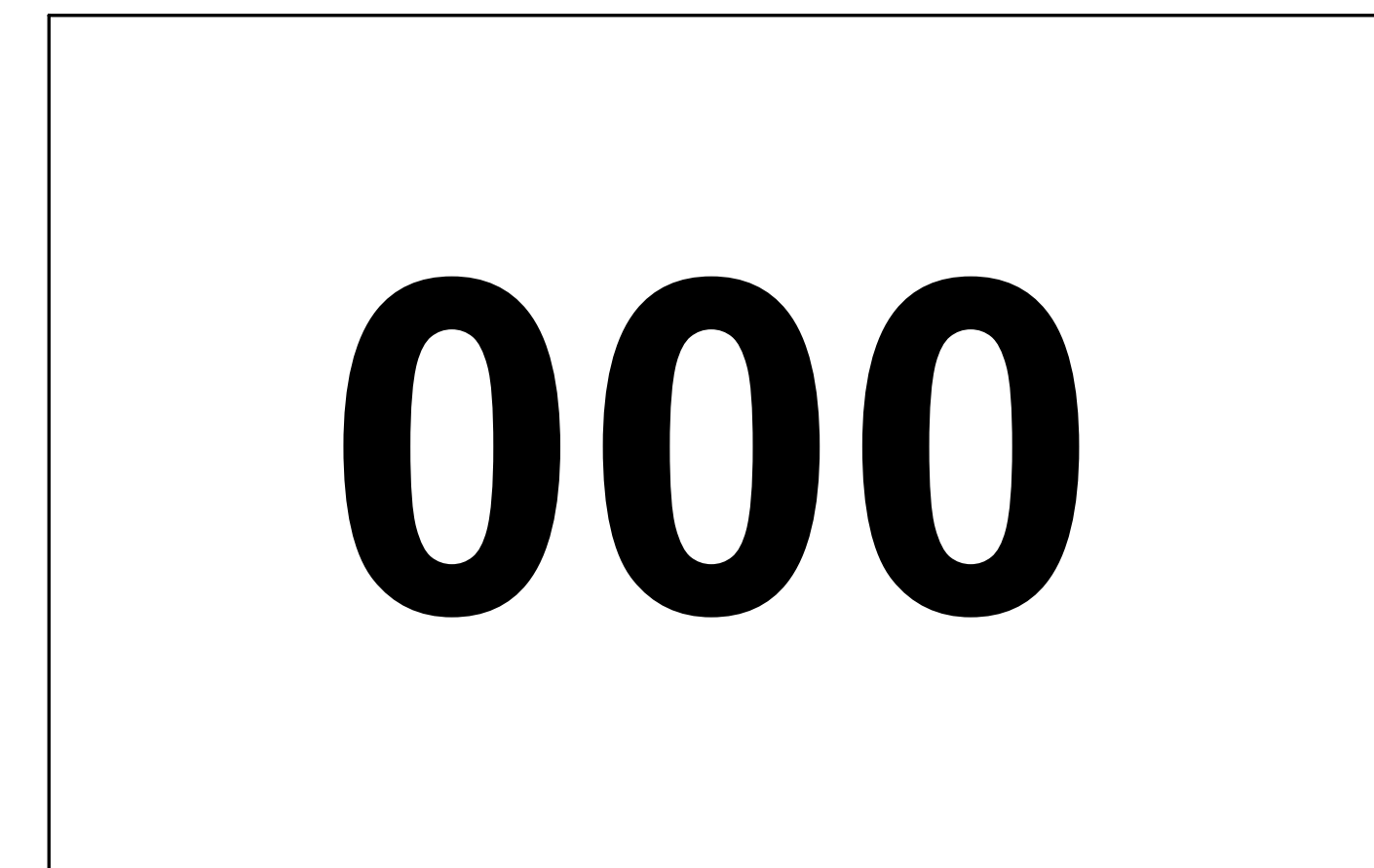
AUTHORIZED PERSONNEL SIGN

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING  
MOUNTING LOCATION: GATE & BASE OF TOWER.  
QUANTITY: 1  
WHERE ACCESS GATE INSTALLED (QTY. 2)



DANGER NO TRESPASSING SIGN

WHITE/ YELLOW BACKGROUND, RED/BLACK LETTERING  
MOUNTING LOCATION: GATE & BASE OF TOWER  
QUANTITY: 1  
WHERE ACCESS GATE INSTALLED (QTY. 2)



E911 STREET #

WHITE/ BLACK BACKGROUND, WHITE/ BLACK LETTERING  
LETTERS TO BE A MINIMUM 5" TALL  
MOUNTING LOCATION: GATE/ FENCE FACING ACCESS DRIVE  
QUANTITY: 1



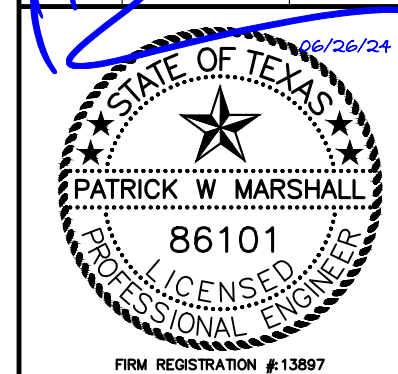
TUSCAN LAKE

SKYWAY SITE NUMBER:  
TX-09777

2456 TUSCAN LAKES BLVD  
LEAGUE CITY, TX 77573

VERIZON MDG ID:  
5000926546

NO.	DATE	REVISIONS	BY
A	06/24/24	PRELIM CDs	DA
0	06/26/24	FINAL CDs	DA



DESIGNED: DA  
DRAWN: DA  
CHECKED: DA

JOB #:  
23SKTV36N-HGC-009

**SIGNAGE DETAILS**

**C-13**

Attachment #5

Attachment #5