

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, September 17, 2019 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

All requests are under Ordinance No. 2280, unless otherwise stated.

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR AUGUST 20, 2019, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 6 & 10)**

5. **714 SOUTH CROCKETT STREET**

The request of Julio Cesar & Leticia Tobar (Owners), Underwood Drafting and Surveying (Surveyor) and D2L Designs (Designer) concerning the property located at 714 South Crockett Street, being Lot 1, The Tobar Addition, A Replat of the south 48' of Lot 30 and the north 8' of the alley, Block 10, Hare & Randolph Addition, as follows:

Board of Adjustments

- Exception and Variance under Ordinance No. 2280, Section 7, Subsection (1) (c) & (d) to allow a detached carport 2' from the rear property line in lieu of the required 5' and 4' from the main structure in lieu of the required 6' in an R-2 (Multi-family Residential) District/Heritage Row Historical District.
- Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(1) to allow an 8' privacy fence in the side yard in lieu of the permitted 6' in an R-2 (Multi-family Residential) District/Heritage Row Historical District.

6. *** 1800 WEST WASHINGTON STREET**

The request of 4011 W Plano Parkway, LLC (Owners), Robert Aiello and Rachel Laine (Representatives), Ridgeview Apartments (Tenant), Moore and Associates (Engineers) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1800 West Washington Street, being part of Block 1, Sunset Terrace, as follows:

Planning and Zoning Commission

Site plan approval for a storage building for Ridgeview Apartments.

7. **916 SOUTH LEE AVENUE**
The request of Maria De La Paz Perez (Owner), Giselle Lupercio (Representative) and Marshall Sartin (Surveyor) concerning the property located at 916 South Lee Avenue, being Lot 22, Block A, Industrial Foundation Subdivision, as follows;
Board of Adjustments
Exception and site plan approval under Ordinance No. 2280, Section 5 and Section 6.2, Subsection (1) to allow a 287 square foot addition to an existing nonconforming structure in an R-1 (One Family Residential) District.
8. **607 SOUTH GORDON STREET**
The request of Sandra Harris (Owner), Jeff Foster (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 607 South Gordon Street, being Lot 1, Block 2, Hayes Mitchell Contemporary Addition, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 12' x 45' attached carport on the property line in lieu of the required 6' in an R-1 (One Family Residential) District.
9. **1211 SOUTH CROCKETT STREET**
The request of Jason & Sarah Wright (Owners) and Ralph Renshaw III (Representative) concerning the property located at 1211 South Crockett Street, being Lot 56, M.B. Moore Addition, as follows;
Board of Adjustments
- Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(3) to allow a 18' side street setback for a detached accessory building in lieu of the required 25' in an R-1 (One Family Residential) District/Heritage Row Historical District.
 - Exception under Ordinance No. 2280, Section 6.2, Subsection (4) to allow a detached garage with living quarters in lieu of the permitted one-family dwelling per lot in an R-1 (One Family Residential) District/Heritage Row Historical District.
10. * **2201 & 2205 NORWOOD STREET**
The request of Our Leasing Company LLC (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2201 and 2205 Norwood Street, being 4.695 acres in the Fielding Bacon Survey, Abstract No. 120 and being all of Lots 8 and 9 of the Oaks of Norwood Addition, as follows:
Planning and Zoning Commission
Replat Approval of Underwood Addition, a Replat of Lots 8 & 9 of the Oaks of Norwood Addition
11. **729 BLANTON DRIVE**
The request of RP Sherman Properties II, LLC (Owner), Tim Pike (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 729 Blanton Drive, being Lot 1, Block 1, Sunset Crossing, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) and Section 7, Subsection (5)(a & d) to allow an 18' side street setback in lieu of the required 25' and a 5' side yard setback in lieu of the required 6' 6" for a residential dwelling in an R-1 (One Family Residential) District.

12. **3800-4000 BLOCKS QUAIL RUN ROAD**
The request of Wyldewood Homes, LLC (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 3800-4000 blocks of Quail Run Road, being Lots 1-4, Block 1, Lots 1-4, Block 2, Lots 1-25, Block 3 and Lots 12-26, Block 5 of the proposed Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates, No 10, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in an R-1 (One Family Residential) District.
13. **4700-4900 BLOCKS NORTH TRAVIS STREET**
The request of Kohl Hitt (Owner), Young Enterprises (Prospective Buyer), Daniel Worrell (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 4700-4900 blocks of North Travis Street, being 3.081 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:
Planning and Zoning Commission
Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.
14. **709 NORTH MONTGOMERY STREET**
The request of Zachary Divine (Owner), Austin Hoover (Prospective Buyer) and Preston Trail Land Surveying (Surveyor) concerning the property located at 709 North Montgomery Street, being part of Lot 2, Block 3, Bond's 2nd Addition, containing 0.172 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a duplex in an R-1 (One Family Residential) District/College Park Overlay District.
15. **605 EAST PECAN STREET**
The request of Sam Loria (Owner) and Steve Herlinger, Tillman Infrastructure (Applicant/Representative) concerning the property located at 605 East Pecan Street, being 0.574 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection (15)(c)(v) to allow a wireless monopole cell tower to have a 467.26 foot separation from any other monopole or antenna tower in lieu of the required 1,000 feet in an M-2 (Heavy Manufacturing) District.
16. **2800-3200 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY)**
The request of The Munson Realty Co. (Owners), Hoefer Wysocki (Architect), John Ruggieri (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2800-3200 Blocks South FM 1417 (Heritage Parkway), being 624. 473 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Village Planned Development
17. **ADJOURNMENT**

18. **OVERALL LOCATION MAP**

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; or requires consultations with City Attorney.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on September 12, 2019 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of September, 2019
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator





**Planning & Zoning Commission and Board of
Adjustments**

2.

Meeting Date: 09/17/2019

Prepared By: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director Developmental Services

Issue:

**APPROVE MINUTES OF THE REGULAR AUGUST 20, 2019, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

August 20, 2019 Draft Minutes

STATE OF TEXAS §

August 20, 2019

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on August 20, 2019.

MEMBERS PRESENT: CHAIRMAN MAHONE, VICE-CHAIRMAN ELLIOTT
COMMISSION MEMBERS: DAVIS, DOWNTAIN, WOOD,
SIMS AND MANLEY.

MEMBERS ABSENT: NONE

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:00 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the July 16, 2019 regular meeting. Motion by Vice-Chairman Elliott to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE. MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, AND WOOD.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEM 8)

Consent Agenda items are considered to be routine and non-controversial items.

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Consent Agenda as presented subject to the Staff Review Letters. Second by Commission Member Manley. All present voted AYE. All present voted AYE.

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF 1305 S FM 1417, LP (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1305 SOUTH FM 1417 (HERITAGE PARKWAY), BEING ALL OF LOT 1 OF THE BROOKS ON HERITAGE PARKWAY ADDITION, A 2.212 ACRE TRACT AND A 0.109 ACRE TRACT IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, CONTAINING 8.749 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT THE
BROOKS ON
HERITAGE
PARKWAY
ADDITION, LOT 1R, A
REPLAT OF LOT 1,
THE BROOKS ON
HERITAGE
PARKWAY ADDITION

REPLAT APPROVAL OF THE BROOKS ON HERITAGE PARKWAY ADDITION, LOT 1R, A REPLAT OF LOT 1, THE BROOKS ON HERITAGE PARKWAY ADDITION.

1305 SOUTH FM 1417
(HERITAGE
PARKWAY)
(1305 S FM 1417, LP)

The property is located at 1305 South FM 1417 (Heritage Parkway), The Brooks on Heritage Parkway Apartments. The property is zoned an R-2 (Multi-family Residential) District and located in the O1.1 (FM 1417) Overlay District. The owner would like to Replat the property into one lot for an addition to The Brooks on Heritage Parkway Apartments. They had seen the Staff Review Letter and would abide by the Recommendations.

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

EXCEPTION & VARIANCE

THE REQUEST OF SHERMAN CROSSROADS, LTD (OWNERS), JOHN PIMENTEL, QUIKTRIP (REPRESENTATIVE/TENANT) AND JONATHAN SCHINDLER (ENGINEER) CONCERNING THE PROPERTY LOCATED AT 3624 SOUTH U.S. HIGHWAY 75, BEING 2.027 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, ALSO BEING A PART OF LOT 1, BLOCK 2, SHERMAN CROSSROADS, PHASE II, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.4, SUBSECTION (8) AND ORDINANCE NO. 2252, SECTION 410 (2)(N) TO ALLOW A 1,668 SQUARE FOOT, 60' TALL MULTI-TENANT FREESTANDING SIGN, 32' FROM THE SOUTH HIGHWAY 75 PROPERTY LINE FOR THE SHERMAN CROSSROADS DEVELOPMENT AND A 100 SQUARE FOOT, 8.6' TALL MONUMENT SIGN, 20' FROM THE FM 1417 (HERITAGE PARKWAY) PROPERTY LINE FOR QUIKTRIP IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.

EXCEPTION/
VARIANCE – SIGNS
3624 S. HWY. 75
(SHERMAN
CROSSROADS, LTD)

(DENIED)

John Pimentel, QuikTrip, 1120 N. Industrial Blvd., Euless, TX

Mr. Pimentel appeared to represent the request and answer any questions. The property is located at 3624 South U.S. Highway 75, the northwest corner of U.S. Highway 75 and FM 1417 (Heritage Parkway), QuikTrip is the proposed tenant. The property is in the Blalock Industrial Park and the Blalock Commercial Overlay District.

Mr. Pimentel explained, "we are starting our second site for QuikTrip; the one on the north side is doing very well and we decided to construct an additional station/convenience store on the south side of Sherman. We would like to erect a 1,668 square foot, 60' tall multi-tenant, freestanding sign, 32' from the Highway 75 property line for the Sherman Crossroads development and a 100 square foot, 8.6' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip. The monument sign will be the same sign that you see on the northern property along FM 691. The high-rise sign will not be as tall as the freestanding

sign at the current QuikTrip, but it will be wider in square footage. The freestanding sign will be a multi-tenant sign that will be shared with eight other developers. The intent is to cut down on signage and sign pollution. You will see some of the older developments in Sherman where there are several high-rise signs; we would like to prevent that with a multi-tenant sign. The metal poles will be wrapped in stone along the sides; on the bottom, it also says Sherman Crossroads." He had seen the staff review letter and would abide by the recommendations.

Chairman Mahone explained, "this sign is 60' tall, 28' wide and you have space for eight tenants."

Mr. Pimentel responded, "eight additional tenants."

Chairman Mahone explained, "the total square footage is 1,668."

Mr. Pimentel responded, "yes."

Chairman Mahone stated, "you said the sign is not quite as tall as the sign on the north side of town."

Mr. Pimentel stated, "that is a 75' tall sign."

Chairman Mahone stated, "that sign is taller, but it is in a dip."

Mr. Pimentel explained, "there are some elevation issues there."

Chairman Mahone explained, "at the current location, this sign would be on a hill."

Mr. Pimentel explained, "it is, but the exits have been pushed a lot further back; going northbound today, I passed it and had a concern that you would not be able to see the sign at that point."

Chairman Mahone asked, "where will the other tenants be."

Mr. Pimentel explained, "they should have some on the west side of FM 1417 (Heritage Parkway) eventually; I am not sure of the status of that development."

Commission Member Davis asked if they had ties to the development that requires them to use their sign or are they going to be here asking for their own sign.

Mr. Pimentel explained, "it is the developer that sold us the property; Mr. Harkinson. Whoever buys on the west side of FM 1417 (Heritage Parkway) development will have the opportunity to go on the sign."

Commission Member Davis explained, "you do not have anything solid from the other eight tenants."

Chairman Mahone stated, "you are saying you have this sign over here, but they might want their own sign on their own property."

Mr. Pimentel explained, "as of right now, I believe I am the second one, that should be McDonald's; it is something they are negotiating right now."

Commission Member Davis stated "that's key, they are negotiating, you have a 60' sign, but you don't have a guarantee the tenants you are hoping to get."

Mr. Pimentel stated, "that is correct; we do not own the rest of the development."

Commission Member Davis stated, "you are not the developer, just for one little section."

Mr. Pimentel responded, "yes, sir."

Chairman Mahone stated, "typically a multi-tenant sign is going to be all in the same ownership."

Commission Member Manley thought all the rest of the tenants will be to the north on Highway 75, "is that correct."

Mr. Pimentel explained, "McDonald's is just north of us; there will be some to the west of us as well on the west side of Crossroads Boulevard. I do not know what the rest of the plans are for."

Commission Member Manley explained, "those are all separate buildings, McDonald's will be a separate building, QuikTrip will be a separate building and we have seen commercial development to the north of that."

Chairman Mahone asked Scott Shadden "how tall a sign could be and the size."

Scott Shadden, Director of Developmental Services explained, "the sign is limited to 12' tall with a 65 square foot face area for each lot planned in the Blalock Commercial Overlay District. The multi-tenant sign such as the one that was approved at Schulman's Movie Bowl Grille is to have a larger sign for the whole development and not to have larger signs on every lot."

Chairman Mahone stated, "when you look at Schulman's sign for instant that is across the highway, it is a pretty tall multi-tenant sign, but it is not nearly this square footage."

Mr. Shadden explained, "it is 467 square feet, 60 feet tall."

Chairman Mahone stated, “versus 1,668 square feet. We have some large multi-tenant signs at Sherman Town Center as well, don’t we?”

Mr. Shadden explained, “one of them is 328 square feet, 321 square feet, those are 35 feet tall. There is another one that is 45 foot tall; the largest sign at Town Center is at Town Center and Highway 75, and its 856 square feet, 63 feet tall.”

Commission Member Davis asked when the regulations for signs were put in place; “forty years ago or more recently when this area started being developed.”

Mr. Shadden explained, “that was part of the deal when this became commercial; when the Blalock Commercial Overlay District was established. The variance that was granted for the QuikTrip at the north end of town, the discussion on that was because it was in a low area.”

Chairman Mahone stated, “I remember that; it was on the height of the sign to get it out of that valley, so that you could see it as you are coming down the highway. I can appreciate why you would want the larger sign for the QuikTrip; I cannot really in my own mind make a whole lot sense of why you would need multi-tenants on that sign if they are not your tenants or connected in this in any way. If a QuikTrip is standing on its own, typically what size sign do they have?”

Mr. Pimentel explained, “typically for a highway sign it would be 50-75 feet tall such as the sign in the north end of town, 402 square feet.”

Appearing from the audience:
Andy Olmstead, PO Box 1298, Sherman, TX

Mr. Olmstead explained, “we own the property to the south, the Shell Station. I understand QuikTrip wants this sign, we have about a 50’ tall sign, I think that was the ordinance back then when we put it up, you can’t see it from either direction, the off ramp is way back, you can’t see it from the off ramp. I just request that you abide by the zoning ordinances that are there. You have another gas station across the street that is going in, they are not asking for variances. A multi-tenant sign, that is a single use property; it ought to be treated as that. I am sure that McDonald’s would love to be on your billboard but they are going to want a big sign too, Braum’s as well.”

Mr. Pimentel explained, “I know we do not have all the information of who is going to be there, but the developer will control the whole development.”

Chairman Mahone stated, “I would think if the developer had control over it, he might be presenting this case for a sign for his development.”

No other citizens appeared before the Planning and Zoning Commission to discuss the exception or variance.

ACTION TAKEN.

Motion by Commission Member Downtain to deny the request for the signage at 3624 South U.S. Highway 75 based on the information that was presented Second by Commission Member Davis.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, WOOD, SIMS AND MANLEY.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST DID NOT CONFORM TO THE INTENT OF THE ORDINANCE.

SPECIFIC USE PERMIT & VARIANCES

THE REQUEST OF SHERMAN MONTESSORI PRESCHOOL, INC. (OWNERS) AND ALLISON WEST (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 618 WEST BELDEN STREET, BEING LOT 1, BELDEN STREET MONTESSORI SCHOOL ADDITION, A REPLAT OF THE EAST 20' OF LOT 46 WITH A PORTION OF A 15' ALLEY OF THE BIRGES-FAIRVIEW ADDITION FOR A TOTAL OF 0.66 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AMENDMENT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW THE ADDITION OF A 12' X 14' SHADE STRUCTURE AND 8' X 12' ACCESSORY BUILDING FOR BELDEN STREET MONTESSORI PRESCHOOL IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

SUP AMENDMENT –
SHADE STRUCTURE
& ACCESSORY
BUILDING
618 W. BELDEN ST.
(SHERMAN
MONTESSORI
PRESCHOOL, INC.)

Allison West, 2609 W. Biscayne Dr., Sherman, TX

Ms. West appeared to represent the request and answer any questions. The property is located at 618 West Belden Street between Ricketts and Lockhart Streets; Belden Street Montessori School is the tenant. The property is zoned an R-1 (One Family Residential) District with a Specific Use Permit to allow a preschool and kindergarten in an R-1 (One Family Residential) District, August 5, 1985 (Ordinance 3855)

Ms. West explained Sherman Montessori Preschool would like to install a 12' x 14' cedar pavilion and a 10' x 12.5' storage building on the back portion of their lot. "We are in the process of creating a Peace Garden with a nature walk area for the children and installing the pavilion would provide a shaded area for the children to sit and learn about the insects/plants and the great outdoors. The storage building will be made of high-density polyethylene with a natural color scheme. It will be used to house a large stroller, tricycles and other items the children will use for the nature

park. Right now, a lot of our storage stuff is in a neighbor's house, so we would like to move it to our property."

Chairman Mahone asked if the current storage building would be torn down that is on the lot.

Ms. West explained, "the existing building is a wood structure with a metal roof; it needs some repairs, but we plan to keep it and repair it. The only thing is we plan to purchase the building from Sam's Club or Costco and if they do not have it in stock anymore, I was hoping we could find something very similar. She had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone responded, "sure."

No other citizens appeared before the Planning and Zoning Commission to discuss the amendment to the Specific Use Permits.

ACTION TAKEN.

Motion by Commission Member Wood to approve the Specific Use Permit to allow the addition of a 12' X 14' shade structure and 8' x 12' accessory building for Belden Street Montessori Preschool in an R-1 (One Family Residential) District at 618 West Belden Street subject to the Staff Review Letter. Second by Commission Member Sims.

VOTING AYE: MAHONE, DAVIS, DOWNTAIN, WOOD, SIMS AND MANLEY.

VOTING NAY: ELLIOTT

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ZONE CHANGE & SITE PLAN

THE REQUEST OF CALADIUM INVESTMENTS, LLC (OWNERS), CALEB DUPUIS (REPRESENTATIVE), CROSS ENGINEERING CONSULTANTS, INC., (CIVIL ENGINEER) AND CBG SURVEYING TEXAS, LLC (SURVEYOR) CONCERNING THE PROPERTY AT 2920 WEST HOUSTON STREET, BEING 1.75 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
- SITE PLAN APPROVAL FOR A RETAIL STRIP CENTER.

ZONE CHANGE – R-1
TO C-1

SITE PLAN – RETAIL
STRIP CENTER

2920 W. HOUSTON
ST.
(CALADIUM
INVESTMENTS, LLC)

(TABLED)

An email was received from Caleb Dupuis requesting to table the request, August 15, 2019, 2:47 p.m.

No other citizens appeared before the Planning and Zoning Commission to discuss the zone change or site plan.

ACTION TAKEN.

Motion by Commission Member Downtain to table the request at 2920 West Houston Street. Second by Commission Member Davis.

VOTING AYE: MAHONE, ELLIOTT, DAVIS, DOWNTAIN, WOOD, SIMS AND MANLEY.

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

EXCEPTIONS & SITE PLAN

THE REQUEST OF 1305 S FM 1417, LP (OWNERS), PRESTON TRAIL LAND SURVEYING (SURVEYOR) AND KENT HUGHLETT (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 1305 SOUTH FM 1417 (HERITAGE PARKWAY), BEING ALL OF LOT 1 OF THE BROOKS ON HERITAGE PARKWAY ADDITION, A 2.212 ACRE TRACT AND A 0.109 ACRE TRACT IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, CONTAINING 8.749 ACRES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- AMENDING AN EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (6) TO ALLOW 55% MASONRY AND 45% HARDY BOARD SIDING IN LIEU OF THE REQUIRED MASONRY OR MASONRY VENEER FOR AN ADDITION TO THE BROOKS APARTMENT COMPLEX IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT
- AMENDING AN EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW AN EXTENSION OF AN 8' WOOD FENCE ON THE SOUTH AND EAST PROPERTY LINES AND A 6' WROUGHT IRON FENCE WITH RED TIPPED PHOTINIAS ON THE NORTH PROPERTY LINE SURROUNDING THE APARTMENT COMPLEX IN LIEU OF THE REQUIRED MASONRY PERIMETER WALL IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO THE BROOKS ON HERITAGE PARKWAY APARTMENTS.

Joe Gilbert 801 E. Taylor, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located at 1305 South FM 1417 (Heritage Parkway), The Brooks on Heritage Parkway Apartments. The property is zoned an R-2 (Multi-Family Residential) District and located in the O-1.1 (FM 1417 Overlay) District.

EXCEPTION –
FAÇADE

EXCEPTION – FENCE

SITE PLAN –
ADDITION TO THE
BROOKS ON
HERITAGE
PARKWAY
APARTMENTS
1305 S. FM 1417
(HERITAGE
PARKWAY)
(1305 S FM 1417, LP)

Mr. Gilbert explained, “a couple of years ago we got site plan approval for The Brooks on Heritage Parkway Apartment Complex, as well as the exceptions we are asking for tonight. The apartment complex is a total of 148 apartment homes; it has been very successful, it is now full, I think there are five vacant apartment homes.”

“We have an additional 2.3 acres in the rear of the property that is zoned R-2 (Multi-family Residential) District and we would like to get permission to build Phase Two which will consists of three, two-story, sixteen-unit apartment buildings for a total of forty-eight units. The exterior of the buildings will match the existing buildings on the lot, brick and hardy board siding. Ninety-six parking spaces will be added. A privacy fence will be erected where it adjoins residential, the north of the property where it adjoins vacant commercial land will have a wrought iron fence with live screening. He had seen the Staff Review Letter and would abide by the Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the exceptions or site plan.

A letter was received from:

Debra Jackson, 3723 Brookstone Dr., Sherman, TX

“My concern about these exceptions has to do with what a fire hazard this is to be. Please address this – not even a fire wall, very unsafe.”

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the exceptions to allow 55% masonry and 45% hardy board siding in lieu of the required masonry or masonry veneer for an addition to The Brooks Apartment Complex and an extension of an 8' wood fence on the south and east property lines and a 6' wrought iron fence with red tipped Photinias on the north property line surrounding the apartment complex in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District/O-1.1 (FM 1417 Overlay) District at 1305 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Downtain.

VOTING AYE: MAHONE, ELLIOTT, DAVIS, DOWNTAIN AND WOOD.

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Manley to approve the site plan for an addition to The Brooks on Heritage Parkway Apartment Complex in an R-2 (Multi-family Residential) District/O-1.1 (FM 1417

PLANNING & ZONING COMMISSION MINUTES – AUGUST 20, 2019

Overlay) District at 1305 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Vice-Chairman Member Elliott.

VOTING AYE: MAHONE, ELLIOTT, DAVIS, DOWNTAIN, WOOD, SIMS AND MANLEY.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:43 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



**Planning & Zoning Commission and Board of
Adjustments**

4.

Meeting Date: 09/17/2019

Prepared By: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director Developmental Services

Issue:

CONSENT AGENDA (ITEMS 6 & 10)

List of Agenda Items:

6. * 1800 WEST WASHINGTON STREET

The request of 4011 W Plano Parkway, LLC (Owners), Robert Aiello and Rachel Laine (Representatives), Ridgeview Apartments (Tenant), Moore and Associates (Engineers) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1800 West Washington Street, being part of Block 1, Sunset Terrace, as follows:

Board of Adjustments

Site plan approval for a storage building for Ridgeview Apartments.

10. * 2201 & 2205 NORWOOD STREET

The request of Our Leasing Company LLC (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2201 and 2205 Norwood Street, being 4.695 acres in the Fielding Bacon Survey, Abstract No. 120 and being all of Lots 8 and 9 of the Oaks of Norwood Addition, as follows:

Planning and Zoning Commission

Replat Approval of Underwood Addition, a Replat of Lots 8 & 9 of the Oaks of Norwood Addition



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 09/17/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

714 SOUTH CROCKETT STREET

The request of Julio Cesar & Leticia Tobar (Owners), Underwood Drafting and Surveying (Surveyor) and D2L Designs (Designer) concerning the property located at 714 South Crockett Street, being Lot 1, The Tobar Addition, A Replat of the south 48' of Lot 30 and the north 8' of the alley, Block 10, Hare & Randolph Addition, as follows:

Board of Adjustments

- Exception and Variance under Ordinance No. 2280, Section 7, Subsection (1) (c) & (d) to allow a detached carport 2' from the rear property line in lieu of the required 5' and 4' from the main structure in lieu of the required 6' in an R-2 (Multi-family Residential) District/Heritage Row Historical District.
- Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(1) to allow an 8' privacy fence in the side yard in lieu of the permitted 6' in an R-2 (Multi-family Residential) District/Heritage Row Historical District.

Background:

The property is located at 714 South Crockett Street between John Blaine and West Tennessee Streets. The property is zoned an R-2 (Multi-Family Residential) District and located in the Heritage Row Historical District. A Certificate of Appropriateness was granted for a detached carport, repaint the existing structure (green with white trim), replace windows and deteriorated siding and erect a cedar and wrought iron fence in the Heritage Row Historical District, June 20, 2018. The property was replatted into two lots February 14, 2019 (The Tobar Addition, A Replat of the south 48' of Lot 30 and the north 8' of the alley, Block 10 of the Hare and Randolph Addition).

The house has been vacant for ten years or more, Mr. Tobar purchased the house in 2018 and is in the process of remodeling the house. He would like to construct a 24' x 18' detached carport behind the existing house, 2' from the rear property line and 4' from the main structure. The carport will not be visible from the front (Crockett Street). The driveway is very narrow; you would go down the driveway and turn to get to the carport. He would also like to erect an 8' board on board cedar fence in the side yard with a wrought iron metal gate for privacy and security.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

Julio Cesar & Leticia Tobar (Owners)

Underwood Drafting and Surveying (Surveyor)

D2L Designs (Designer)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

20

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat - The Tobar Addition

Site Plan

Carport Elevation

Pictures Before Remodel

Pictures During Remodel

Staff Review Letter



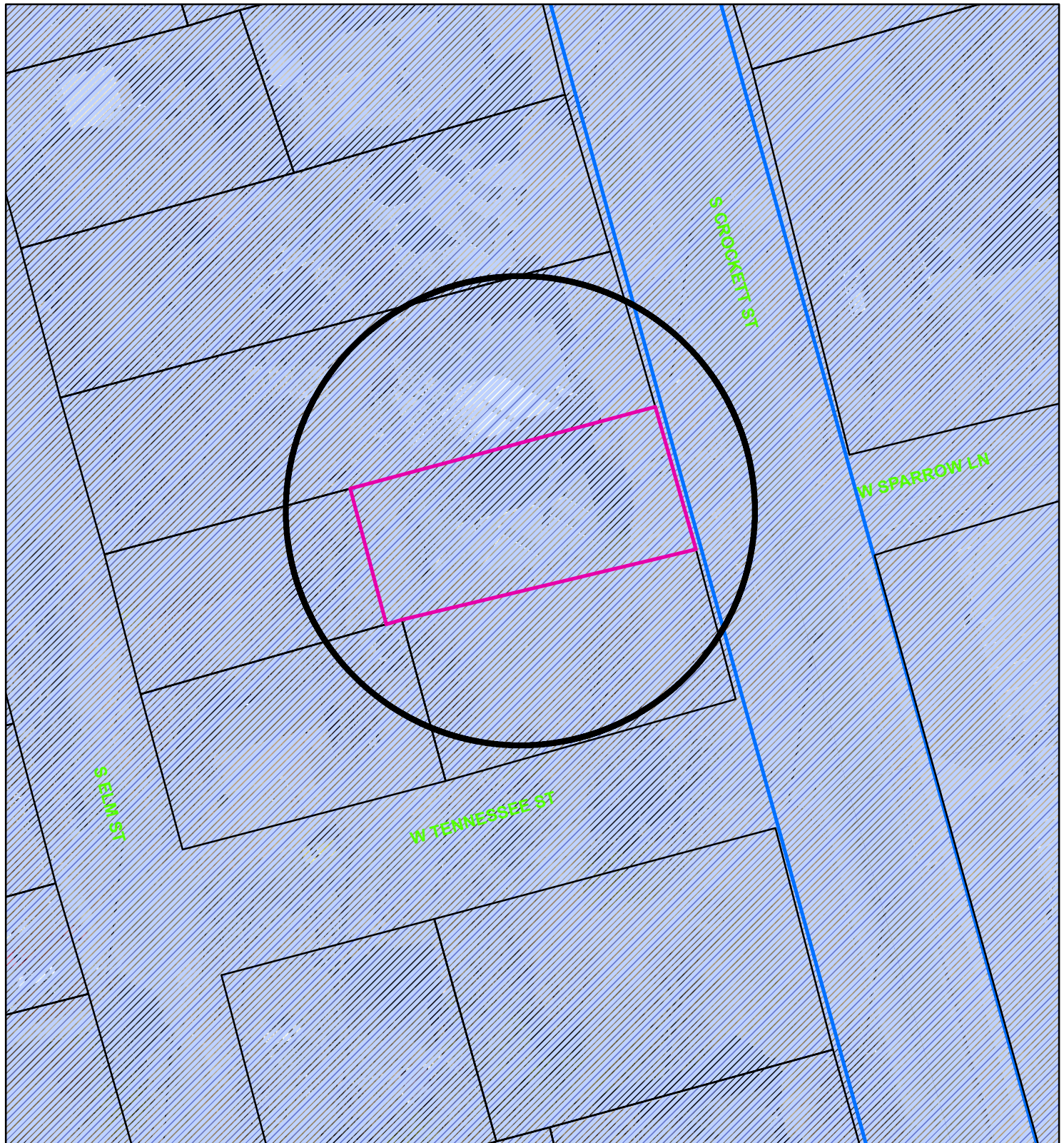
714 South Crockett Street



NOT TO SCALE

1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 714 South Crockett Street

Legend

Special Districts Overlay

DISTRICT_NAME

-  Arts and Cultural District
-  Blalock Commercial Overlay District
-  Central Business District
-  College Park District
-  Downtown Overlay District
-  Historic Preservation District

Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep_1

-  FM 1417
-  Sam Rayburn Freeway
-  US Hwy 82 and 75
-  SH 289
-  FM 691

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

-  Unknown
-  BIP Blalock Industrial Park
-  C-1 Retail Business District

-  C-2 General Commercial District
-  CO Office District
-  Lakes
-  M-1 Light Manufacturing District
-  M-1.5 Medium Manufacturing District
-  M-2 Heavy Manufacturing District
-  MH Manufacturing Housing District
-  R-1 One Family Residential District
-  R-2 Multi-Family Residential District
-  R-A Single Family Agricultural District
-  SF-1 Single Family Residential District



NOT TO SCALE

1 in = 50 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

714 S. Crockett Street





TOBAR

SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE

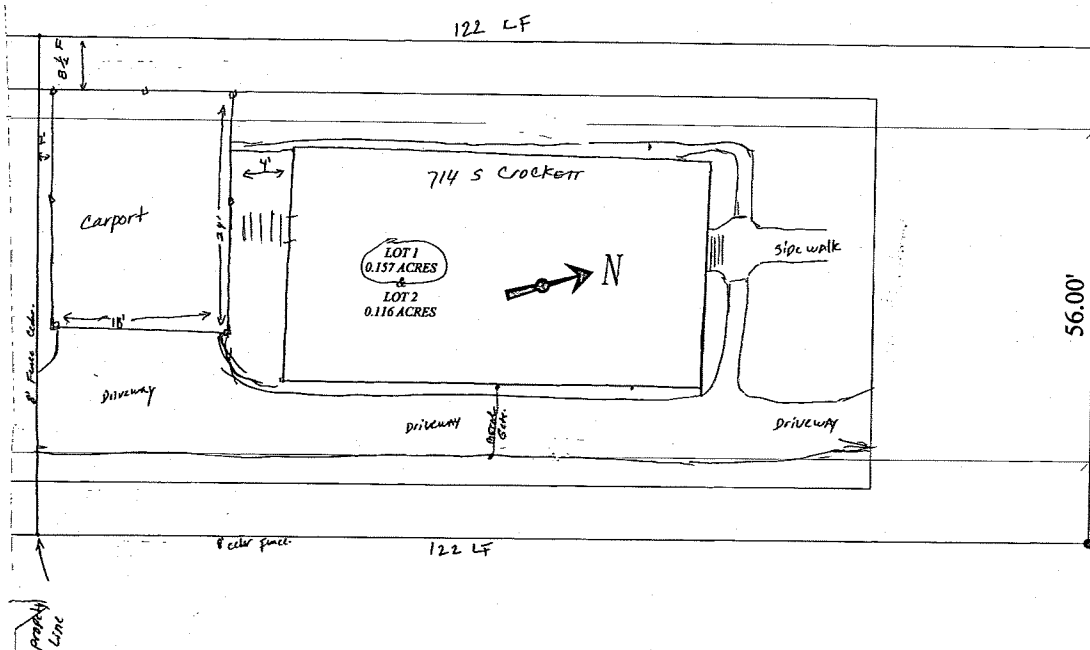
05/28/19

SHEET

SITE

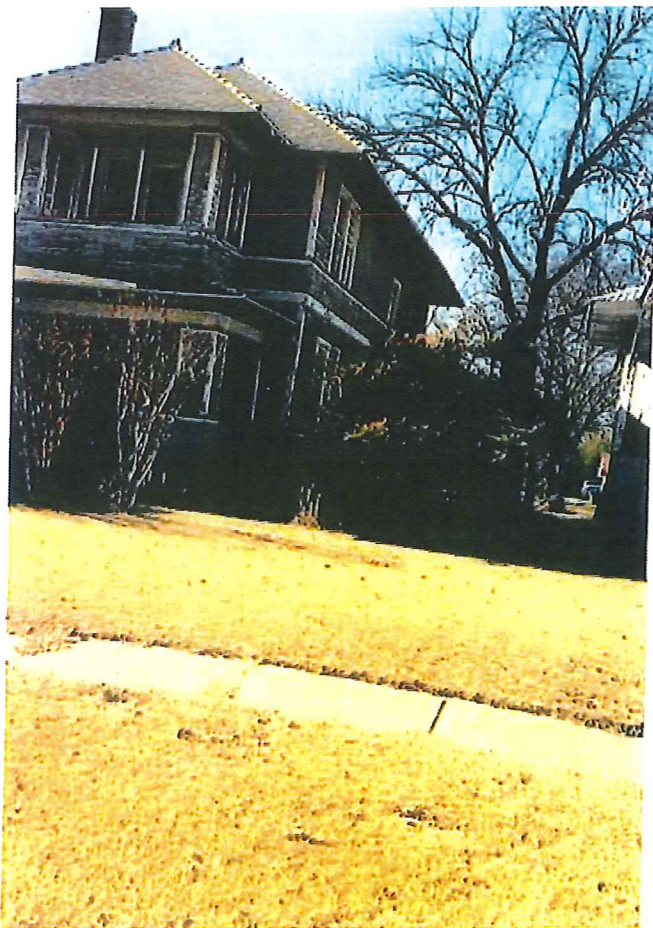
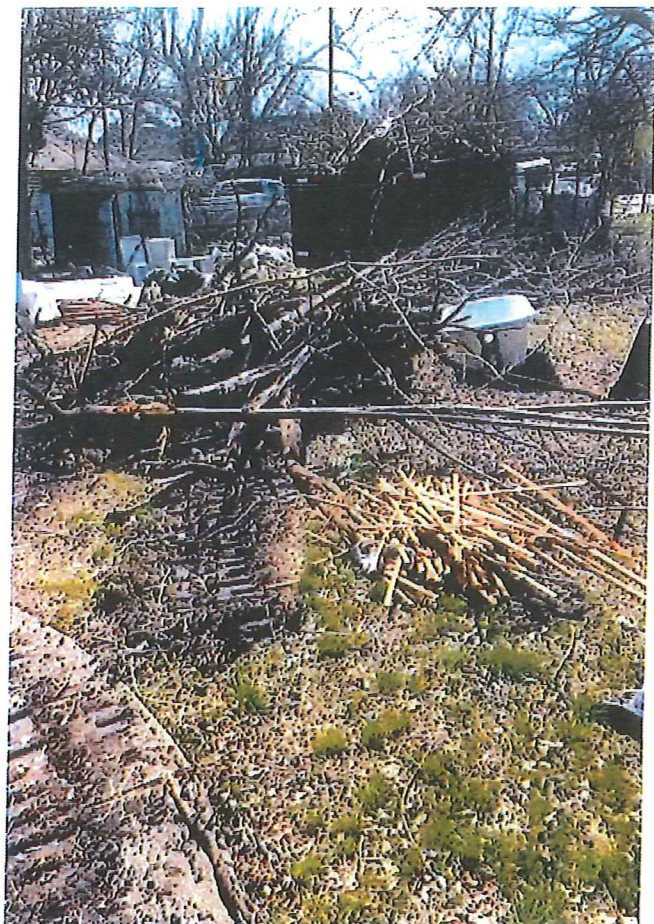
SCALE

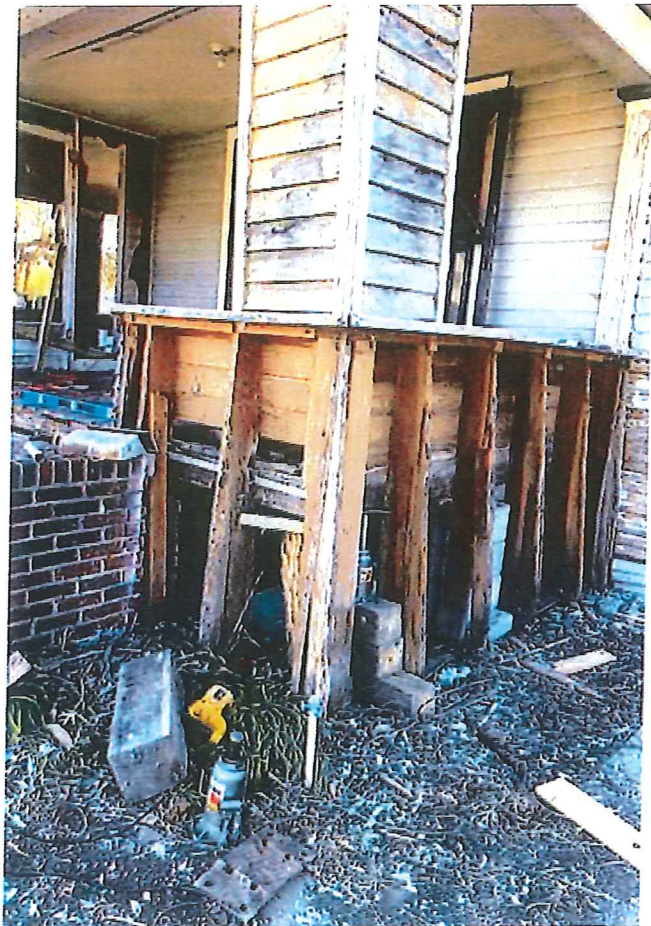
1/8" = 1'



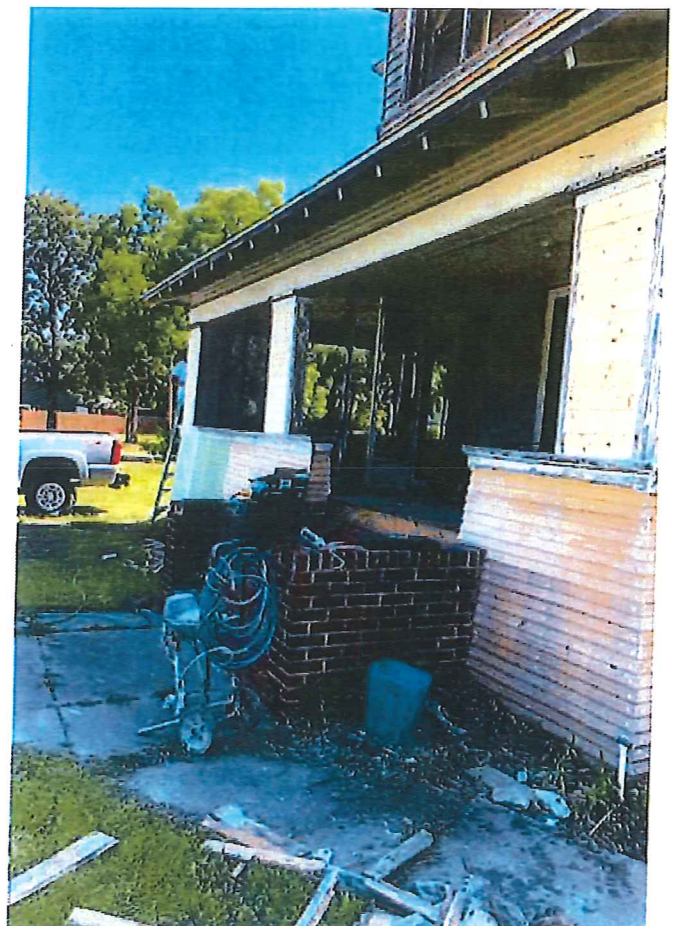
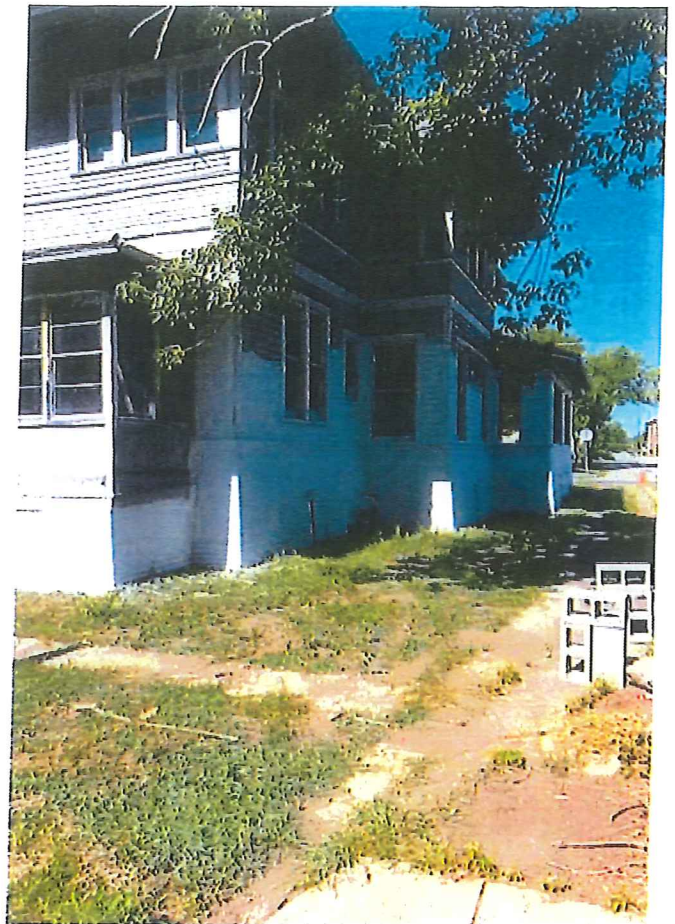


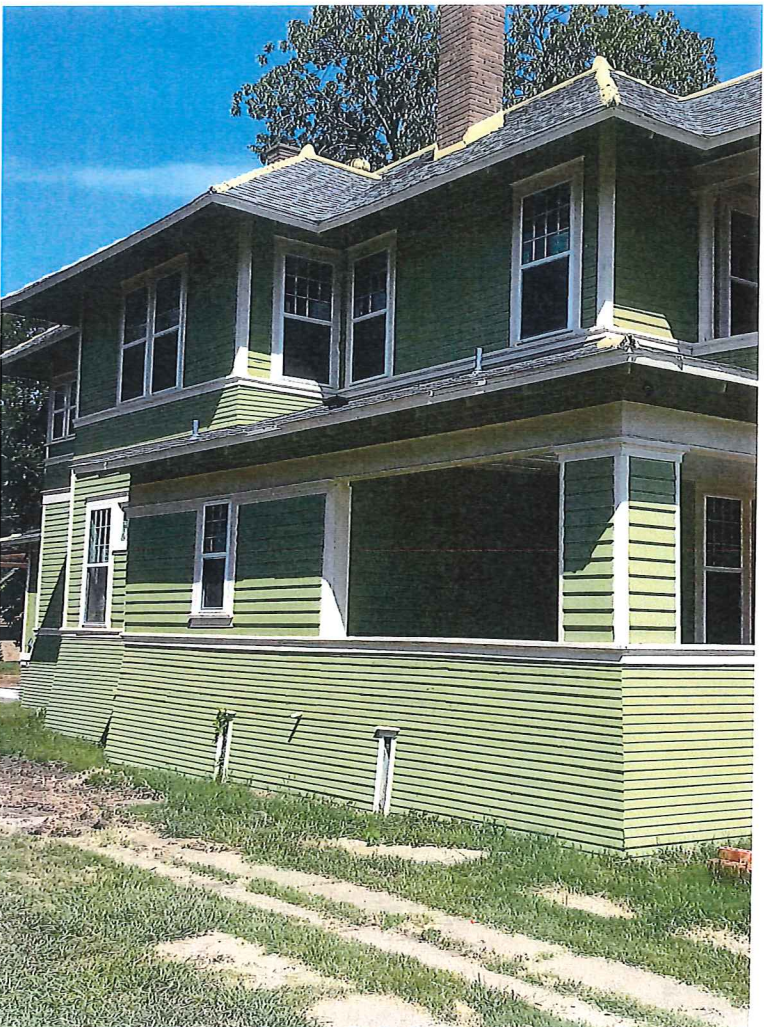
proposed Car port











STAFF REVIEW LETTER

September 10, 2019

Julio Cesar Tobar
1212 Tejas Dr.
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, Texas 75020

Dear Applicants,

The request for an exception to allow an 8' privacy fence in the side yard in lieu of the permitted 6' and a variance to allow a detached carport, 2' from the rear property line in lieu of the required 5' and 4' from the main structure in lieu of the required 6' in an R-2 (Multi-family Residential) District for the property located at 714 South Crockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 17, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the R-2 (Multi-family Residential) District, the Heritage Row Historical District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. The fence shall not obstruct site distance at the intersection.
3. The fence shall be maintained at all times.
4. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC:

Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

6.

Meeting Date: 09/17/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1800 WEST WASHINGTON STREET**

The request of 4011 W Plano Parkway, LLC (Owners), Robert Aiello and Rachel Laine (Representatives), Ridgeview Apartments (Tenant), Moore and Associates (Engineers) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1800 West Washington Street, being part of Block 1, Sunset Terrace, as follows:

Planning and Zoning Commission

Site plan approval for a storage building for Ridgeview Apartments.

Background:

The property is located at 1800 West Washington Street between Sunset Boulevard and Grant Street; Ridgeview Apartments are the tenant. The property is zoned an R-2 (Multi-Family Residential) District. The followings items have been approved for the property:

- Exception to allow a monument sign in an R-2 (Multi-Family Residential) District - 10/13/1987
- Amendment to an Exception to relocate an existing monument sign and reduce the size from 56 to 48 sq. ft., 1' from the front property line in an R-2 (Multi-Family Residential) District. - 7/20/2010

The owner of Ridgeview Apartments would like to erect a prefabricated 22' x 22' metal storage building/maintenance shop at the back of the property to store tools, equipment, extra appliances and other items to maintain the property.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

4011 W Plano Parkway, LLC (Owners)
Robert Aiello and Rachel Laine (Representatives)
Ridgeview Apartments (Tenant)
Moore and Associates (Engineers)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Multi-Family – Multi-Family residential consists of residential apartment buildings and duplexes, in which the lot carries very similar characteristics as Auto-Urban Single-Family. The parking requirements mandate that the automobile becomes an important feature of the landscape.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

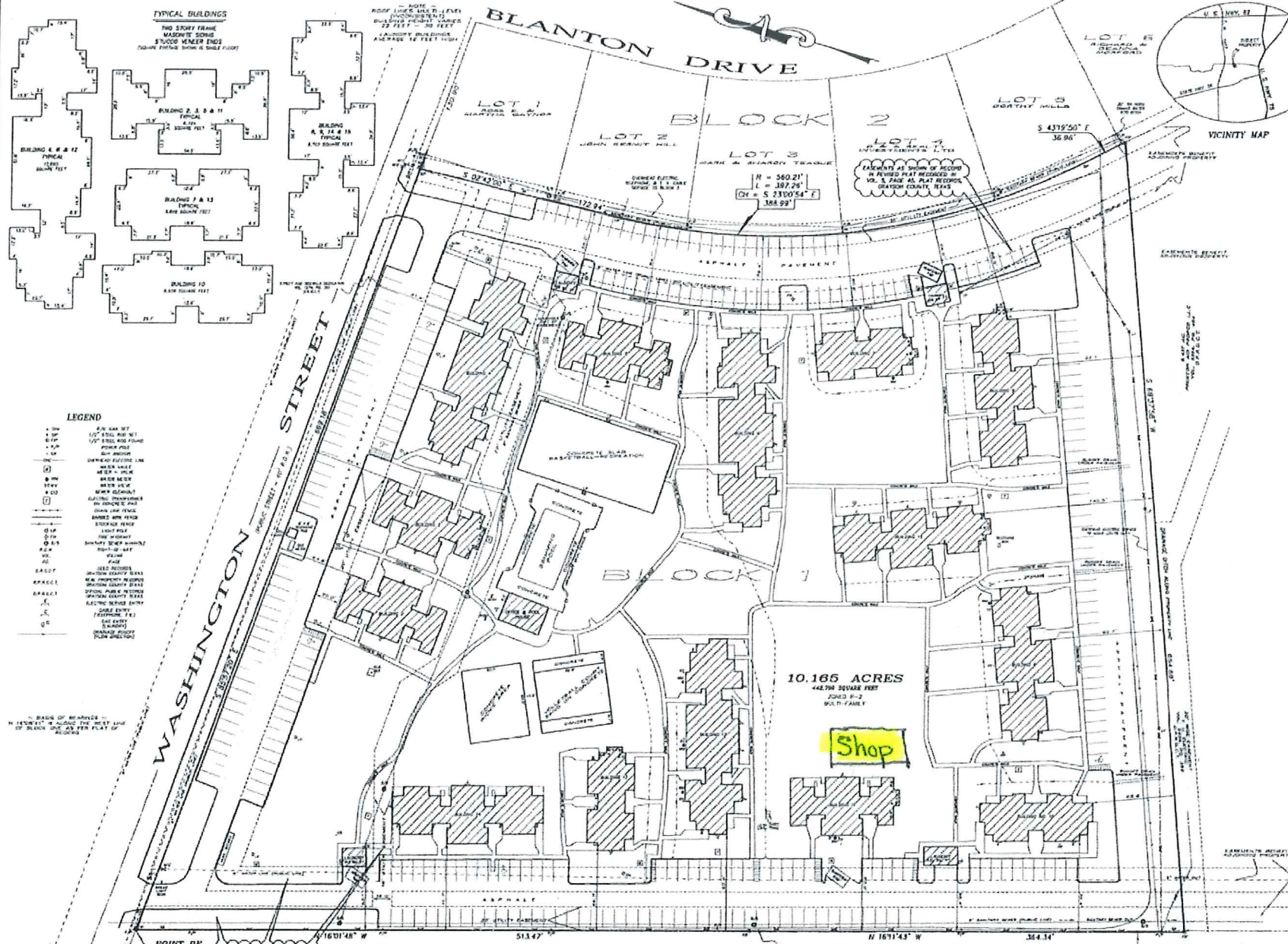
Location Map
Zoning Map
Site Plan
Building Elevations
Color Chart
Staff Review Letter



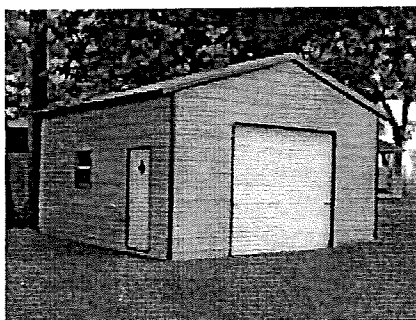
City of Sherman, Texas
Developmental Services Department



1 in = 265 ft



- LEGEND**
- 1/4" = 1'00"
 - 1/8" = 1'00"
 - 1/16" = 1'00"
 - 1/32" = 1'00"
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Quality Is Our First Prior

All colors are available with horizontal, vertical
and lap siding panels.

COLOR CHART



ORANGE

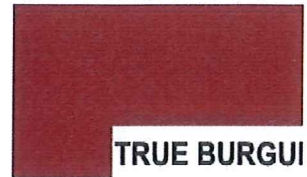
Time Only!



KING BLUE



CARDINAL RED



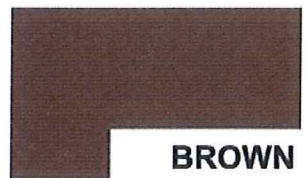
TRUE BURGUNDY



CLAY



BLACK



BROWN

WHITE

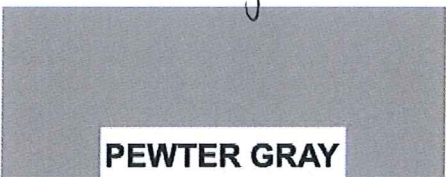
Roof

Siding

Trim



TAN



PEWTER GRAY



SANDSTONE



BARN RED



BEIGE



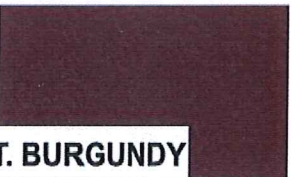
SLATE BLUE



EVERGREEN

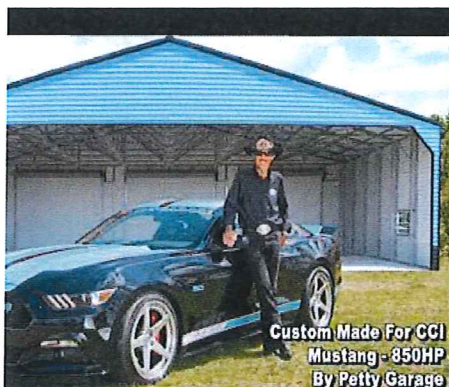


QUAKER GRAY



TRUE BURGUNDY

PLEASE NOTE THAT COLORS MAY VARY
TO THE PRINTING PROCESS



STAFF REVIEW LETTER

September 10, 2019

4011 W. Plano Parkway, LLC
Robert Aiello
14881 Quorum Dr. #190
Dallas, TX 75254

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, Texas 75020

Rachel Laine
1800 W. Washington St.
Sherman, TX 75092

Dear Applicants,

The request for site plan approval for a storage building for Ridgeview Apartments for the property located at 1800 West Washington Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 17, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the R-2 (Multi-family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 09/17/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

916 SOUTH LEE AVENUE

The request of Maria De La Paz Perez (Owner), Giselle Lupercio (Representative) and Marshall Sartin (Surveyor) concerning the property located at 916 South Lee Avenue, being Lot 22, Block A, Industrial Foundation Subdivision, as follows;

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 5 and Section 6.2, Subsection (1) to allow a 287 square foot addition to an existing nonconforming structure in an R-1 (One Family Residential) District.

Background:

The property is located at 916 South Lee Avenue between Thomas and Hub Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a 287 square foot kitchen addition to the existing structure which is located 4' from the side property line in lieu of the required 6'.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Maria De La Paz Perez (Owner)

Giselle Lupercio (Representative)

Marshall Sartin (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

34

Objections Received:

0

Attachments

Location Map

Zoning Map

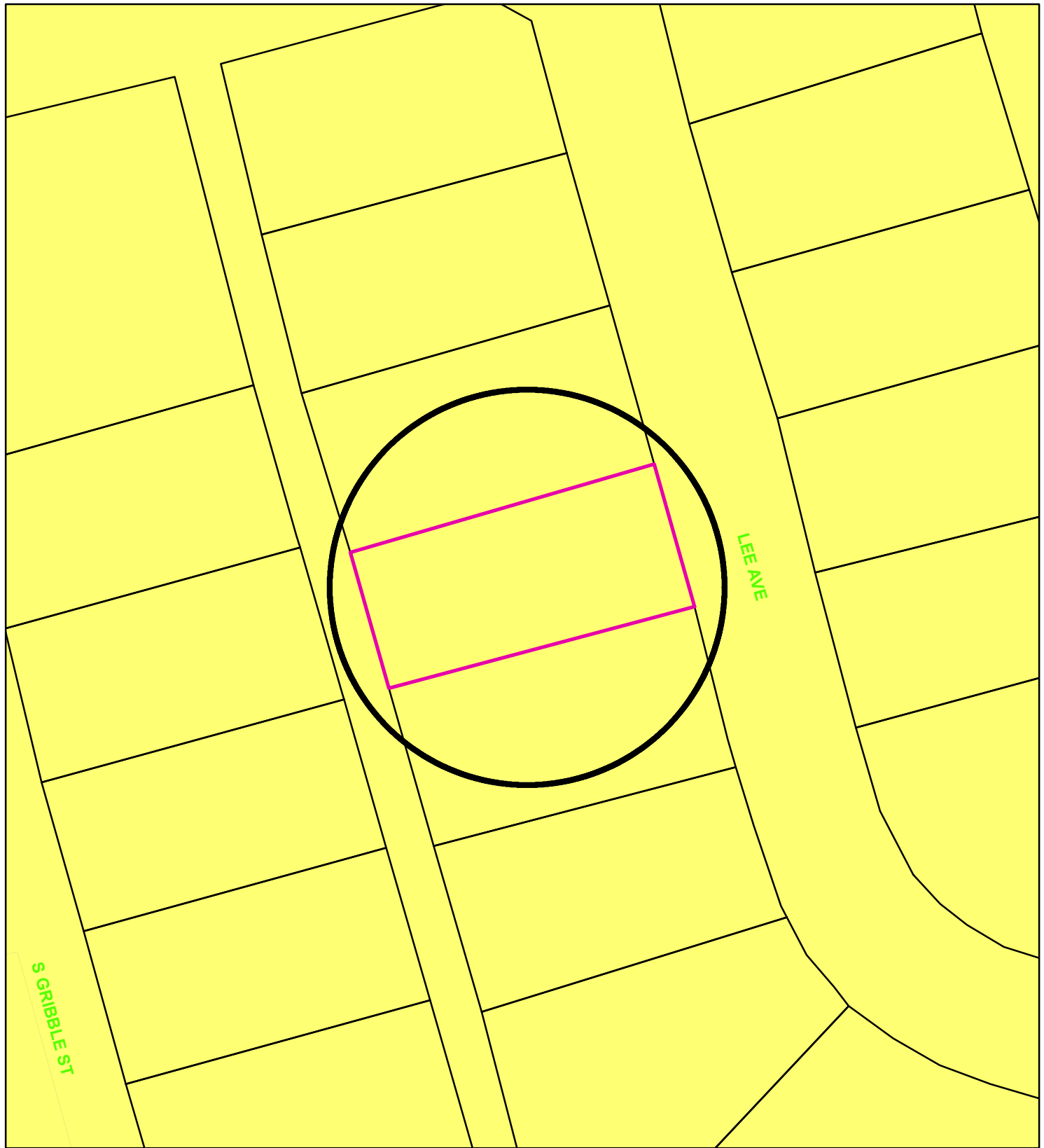
Zoning Sign Photo

Survey

Site Plan

Building Elevations

Staff Review Letter



Zoning - 916 South Lee Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 50 ft

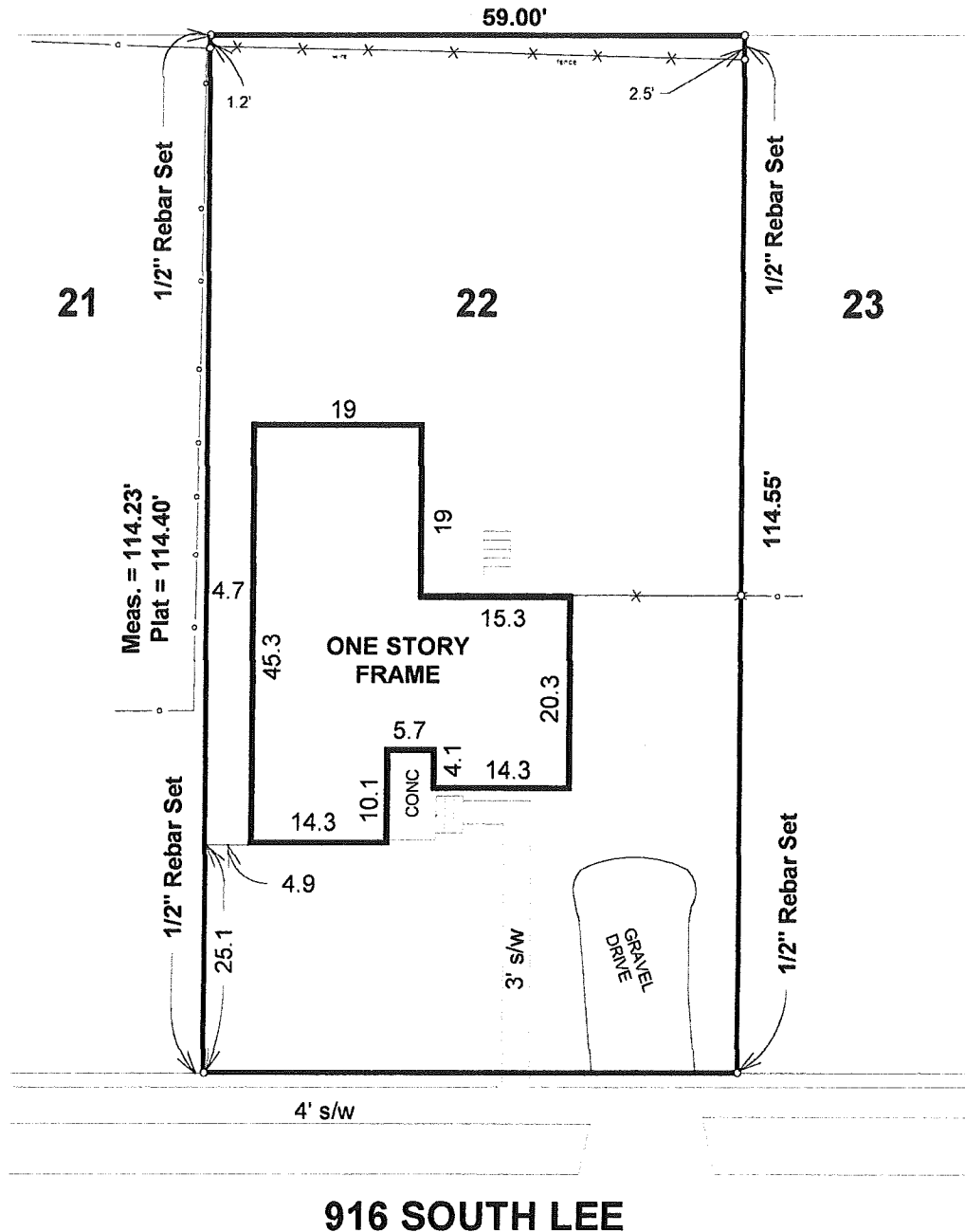
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

916 S. Lee Avenue



20' ALLEY



916 SOUTH LEE

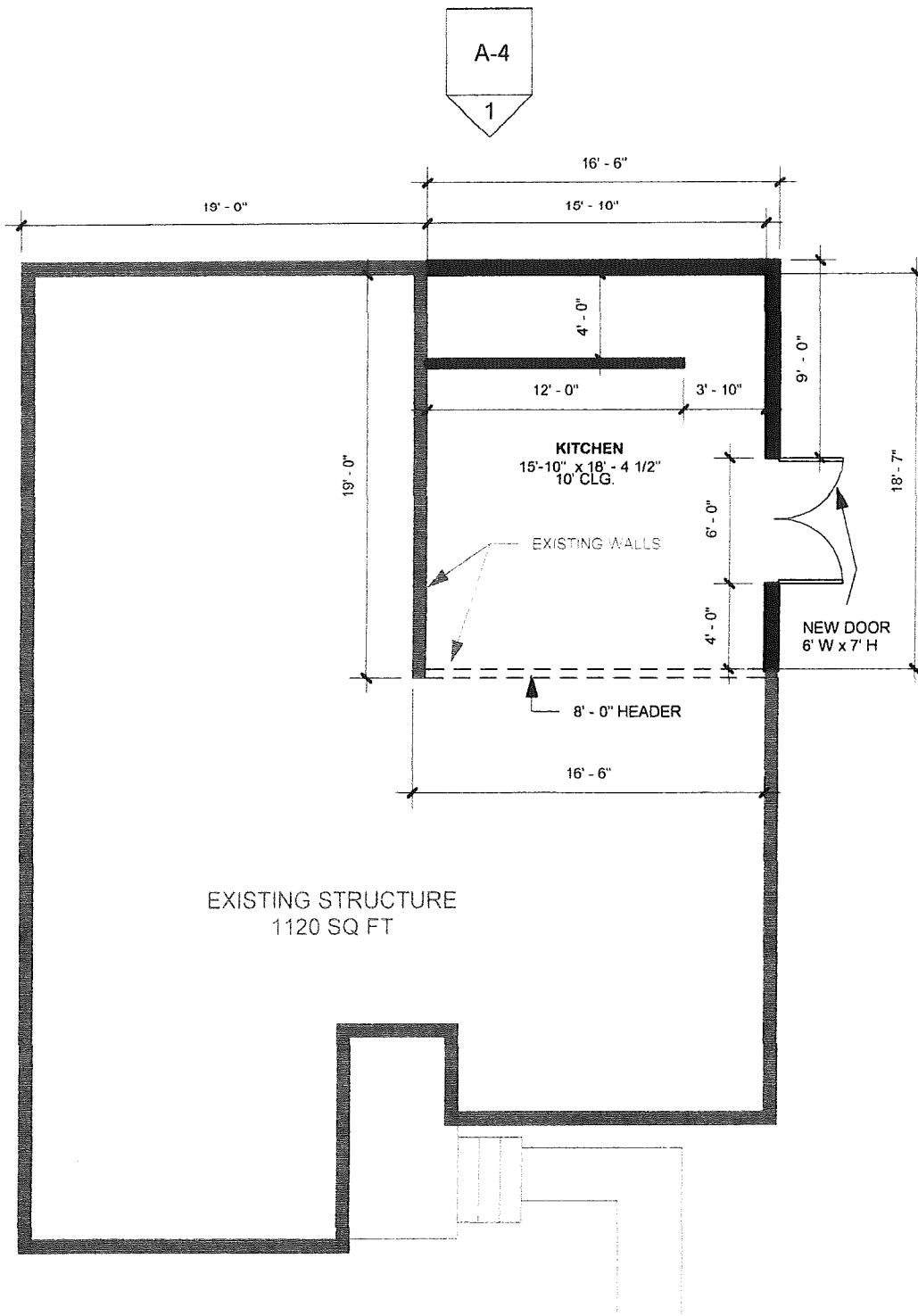


916 S. LEE AVENUE
SHERMAN, TX 75090

SITE PLAN

A-0 - SITE PLAN

SCALE: 1" = 20'-0"



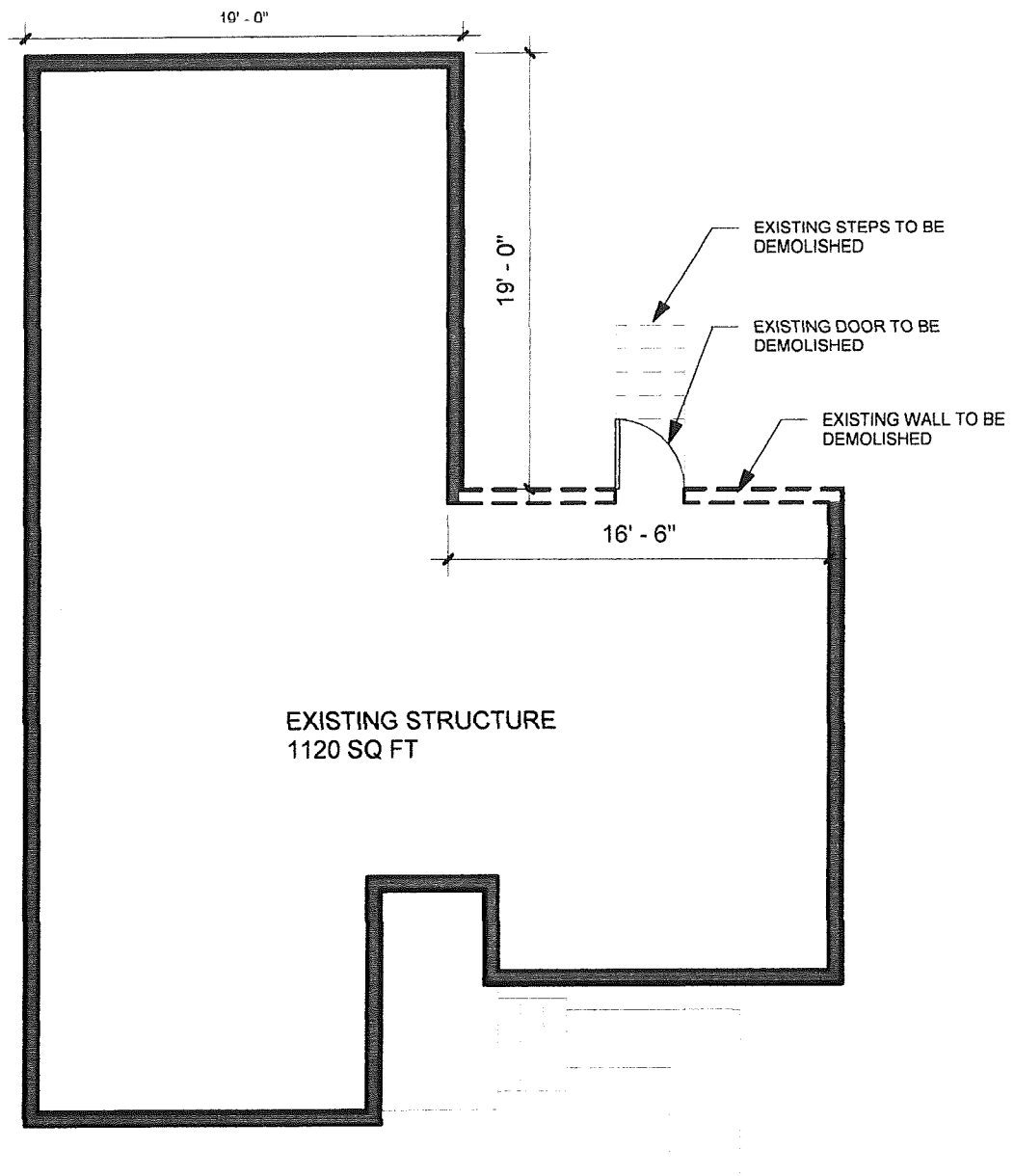
1 PROPOSED FLOORPLAN
scale: 1/8" = 1'-0"

916 S. LEE AVENUE
SHERMAN, TX 75090

KITCHEN ADDITION

A-2 - PROPOSED
FLOORPLAN

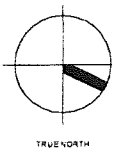
SCALE: 1/8" = 1'-0"



1

EXISTING FLOORPLAN

scale: 1/8" = 1'-0"

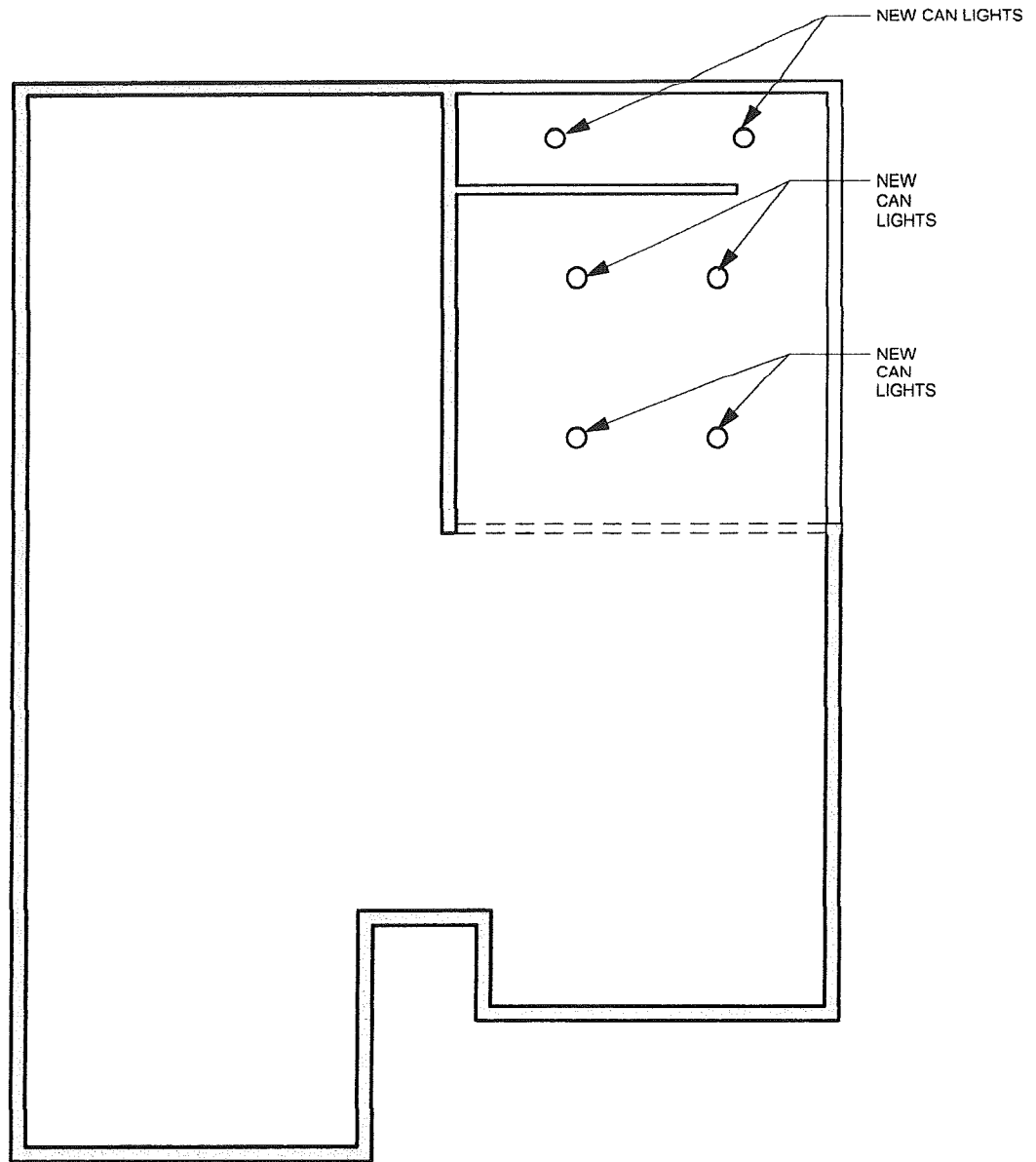


916 S. LEE AVENUE
SHERMAN, TX 75090

KITCHEN ADDITION

A-1 - EXISTING
FLOORPLAN

SCALE: 1/8" = 1'-0"



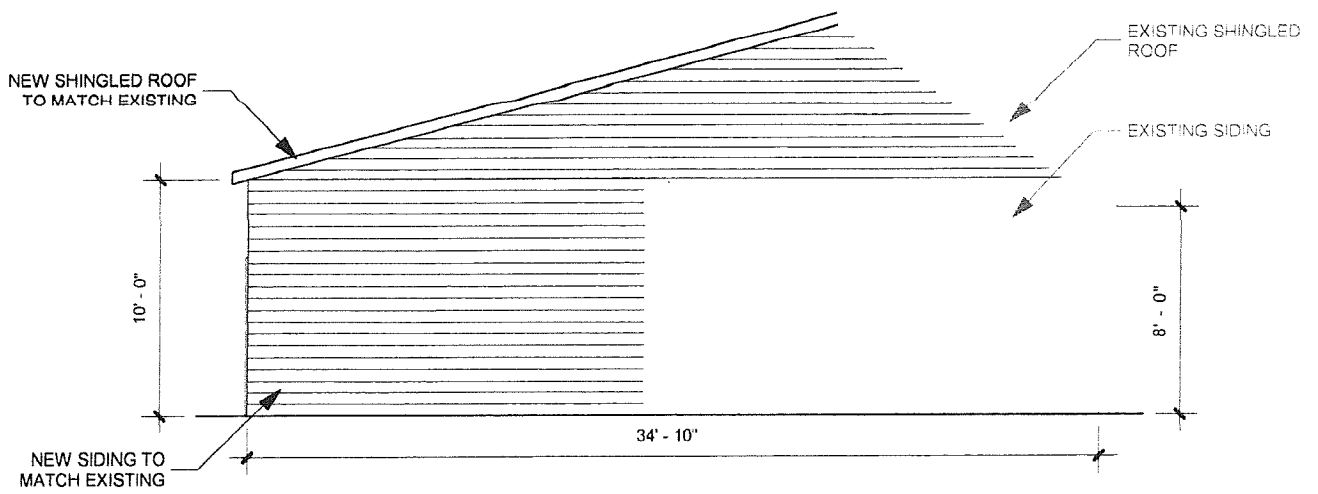
1 ADDITION - PROPOSED RCP
scale: 1/8" = 1'-0"

916 S. LEE AVENUE
SHERMAN, TX 75090

KITCHEN ADDITION

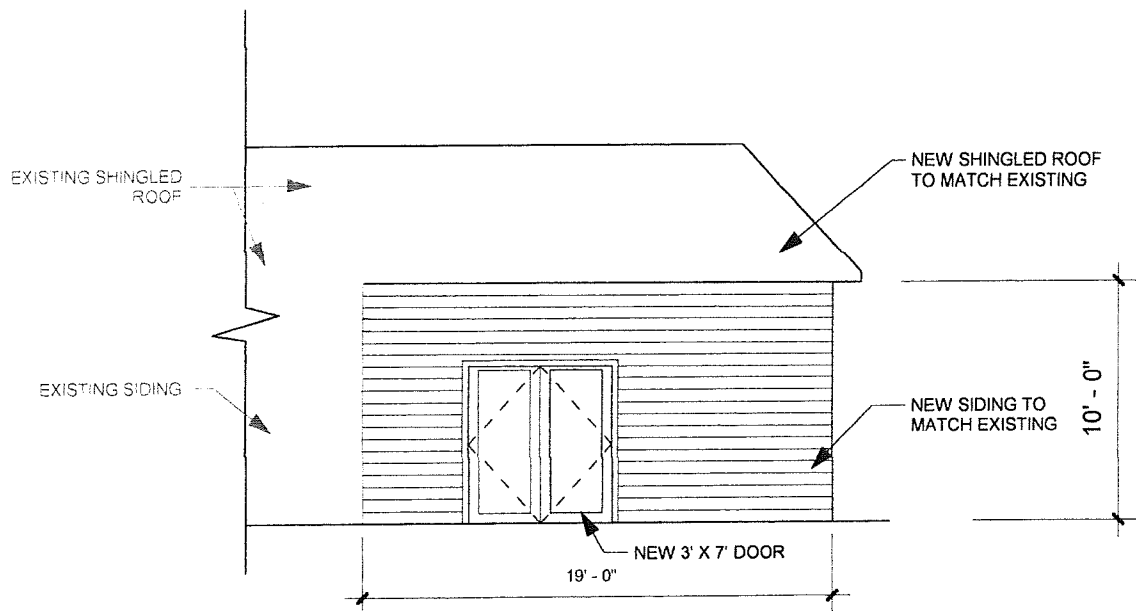
A-3 - ADDITION -
PROPOSED RCP

SCALE: 1/8" = 1'-0"



1 ADDITION - NORTH ELEVATION

scale: 1/8" = 1'-0"



2 ADDITION - EAST ELEVATION

scale: 1/8" = 1'-0"

916 S. LEE AVENUE
SHERMAN, TX 75090

KITCHEN ADDITION

**A-4 - ADDITION
ELEVATIONS**

SCALE: 1/8" = 1'-0"

STAFF REVIEW LETTER

September 10, 2019

Maria De La Paz Perez
916 S. Lee Ave.
Sherman, TX 75090

Giselle Lupercio
916 S. Lee Ave.
Sherman, TX 75090

Dear Applicants,

The request for an exception to allow a 287 square foot addition to an existing nonconforming structure located 4' from the side property line in lieu of the required 6' in an R-1 (One Family Residential) District for the property located at 916 South Lee Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 17, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

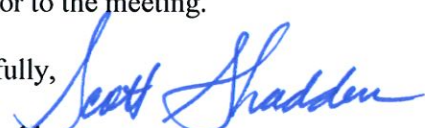
7. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,


Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

8.

Meeting Date: 09/17/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

607 SOUTH GORDON STREET

The request of Sandra Harris (Owner), Jeff Foster (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 607 South Gordon Street, being Lot 1, Block 2, Hayes Mitchell Contemporary Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 12' x 45' attached carport on the property line in lieu of the required 6' in an R-1 (One Family Residential) District.

Background:

The property is located at 607 South Gordon Street between South Woods and South Ricketts Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a 12' x 45' attached carport on the side property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Sandra Harris (Owner)

Jeff Foster (Representative)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

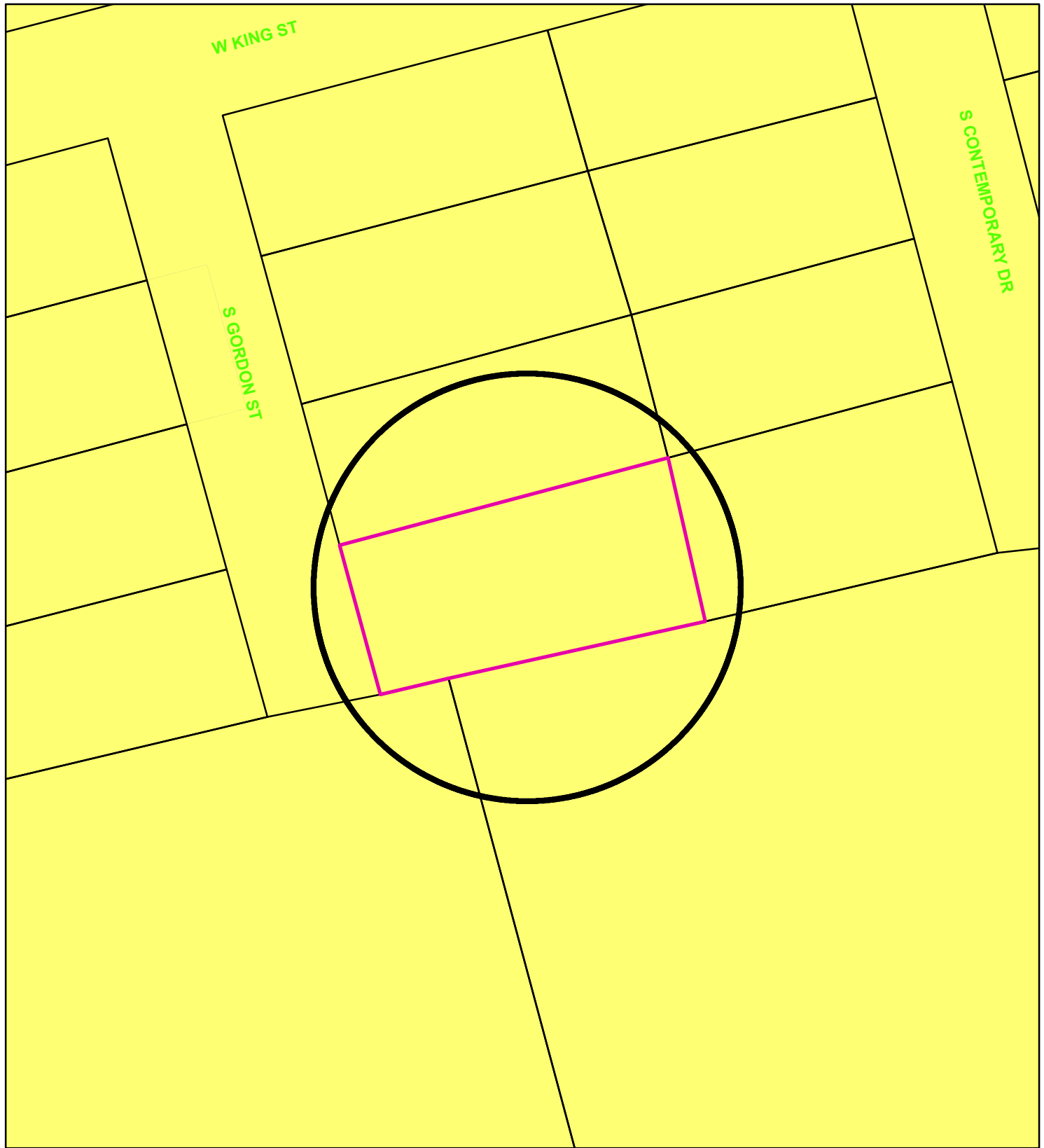
18

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Carports in Area
Staff Review Letter
Letter from Anita James



Zoning - 607 South Gordon Street

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Blalock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

C-2 General Commercial District
CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing District
R-1 One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District
SF-1 Single Family Residential District



NOT TO SCALE

1 in = 50 ft

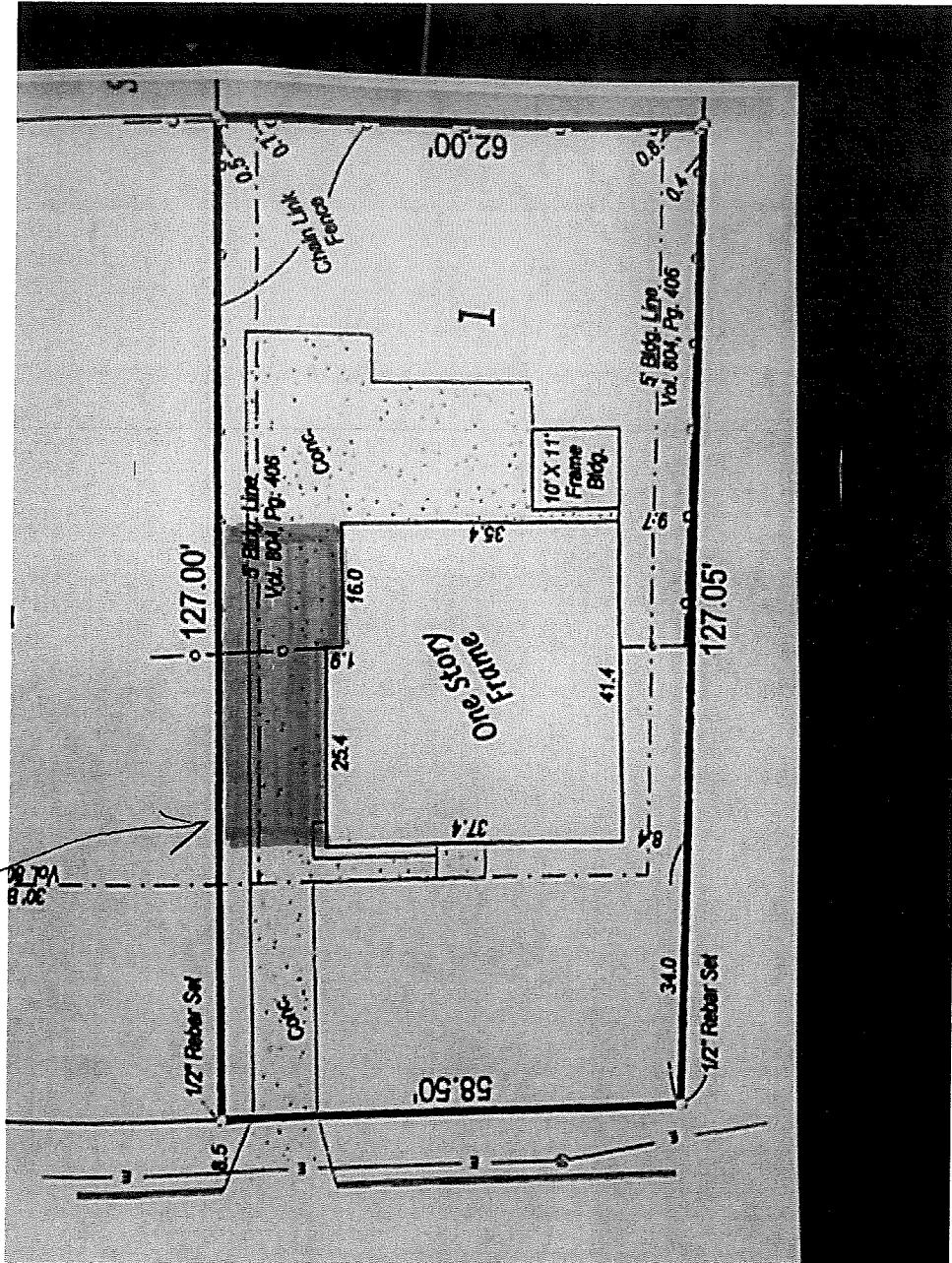


City of Sherman, Texas
Developmental Services Department

607 S. Gordon Street



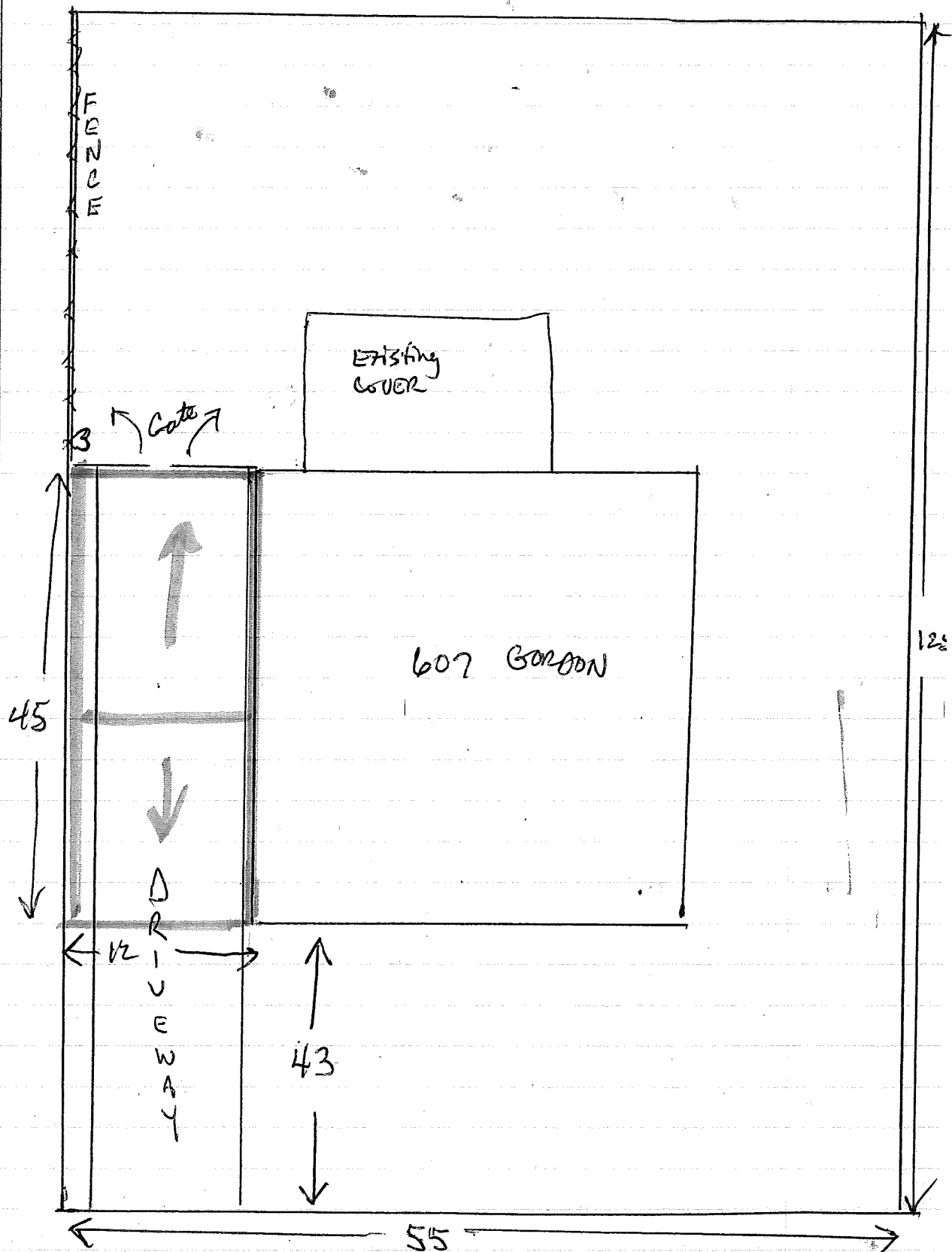
607 Gordon



12x45

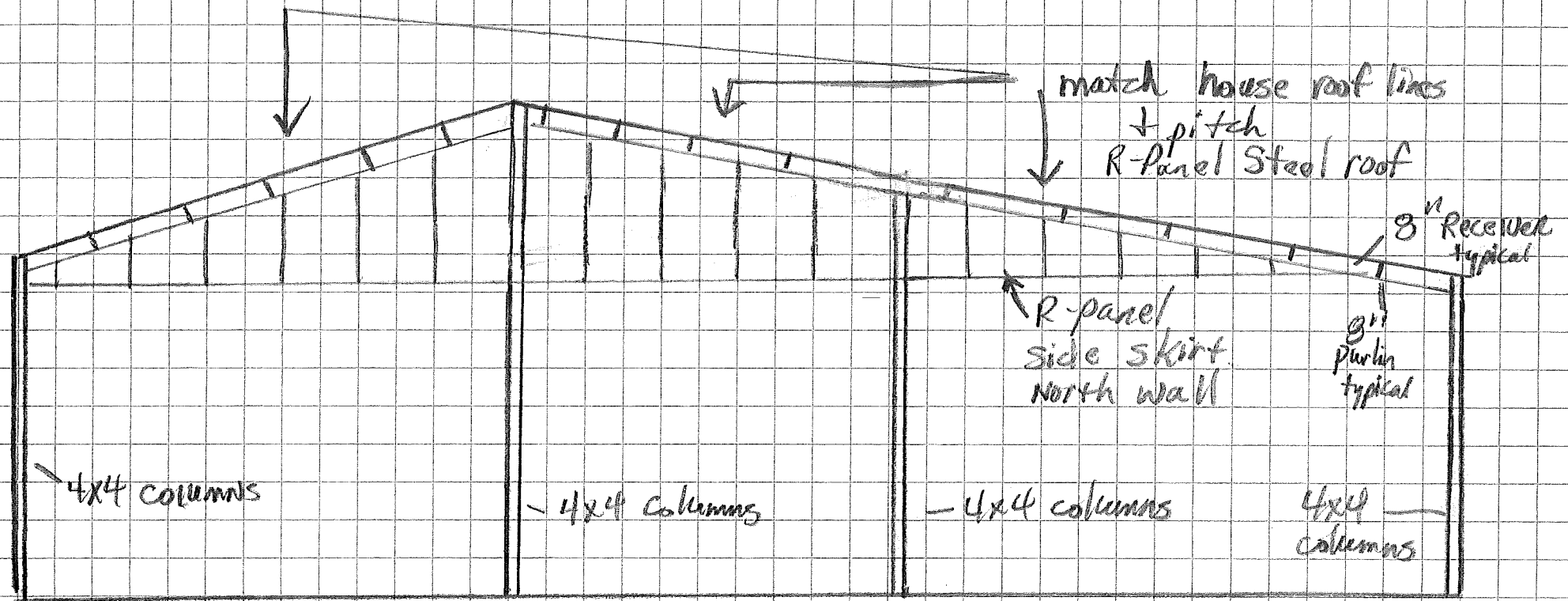
Proposed
carport
Location

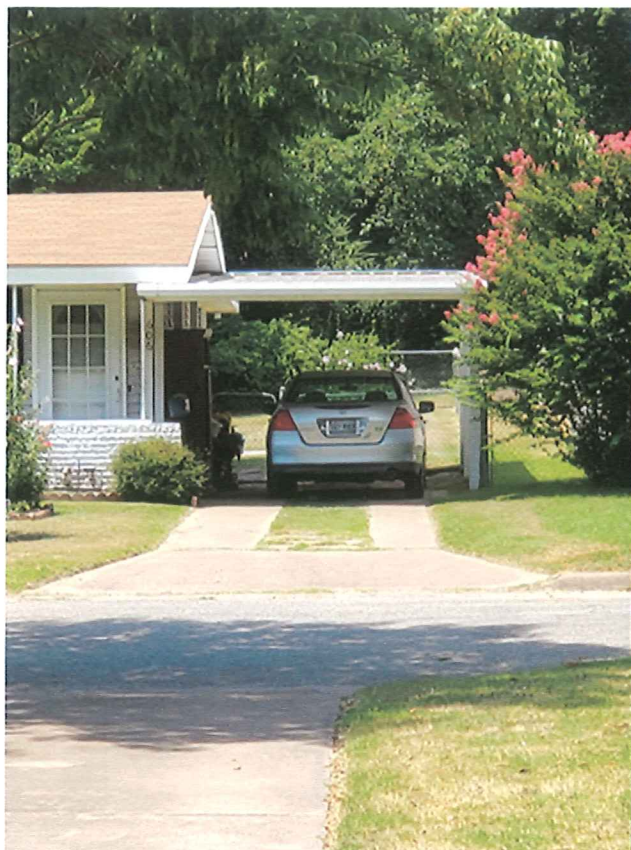
NEW CARPORT



607 GORDON, Sherman, TX

12x45 Steel carport





STAFF REVIEW LETTER

September 10, 2019

Sandra Harris
607 S. Gordon St.
Sherman, TX 75090

Jeff Foster
595 Pleasant Home Rd.
Sherman, TX 75092

Dear Applicants,

The request for a variance to allow a 12' x 45' attached carport on the side property line in lieu of the required 6' in an R-1 (One Family Residential) District for the property located at 607 South Gordon Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 17, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Any additions to an existing structure built up to the property line will need to meet the requirements of the 2009 International Building Codes for fire separation.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
9. All requirements of the Floodplain Ordinance should be followed.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager

August 29, 2019

Anita James
605 S. Gordon
Sherman, TX 75092

RECEIVED

SEP 09 2019

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, September 17, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Sandra Harris (Owner), Jeff Foster (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 607 South Gordon Street, being Lot 1, Block 2, Hayes Mitchell Contemporary Addition

The request is as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 12' x 45' attached carport on the side property line in lieu of the required 6' in an R-1 (One Family Residential) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

I have no objection ~~to the~~ to the above

*Anita James
605 S. Gordon St.
Sherman, TX 75092*

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 09/17/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1211 SOUTH CROCKETT STREET

The request of Jason & Sarah Wright (Owners) and Ralph Renshaw III (Representative) concerning the property located at 1211 South Crockett Street, being Lot 56, M.B. Moore Addition, as follows;

Board of Adjustments

- Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(3) to allow a 18' side street setback for a detached accessory building in lieu of the required 25' in an R-1 (One Family Residential) District/Heritage Row Historical District.
- Exception under Ordinance No. 2280, Section 6.2, Subsection (4) to allow a detached garage with living quarters in lieu of the permitted one-family dwelling per lot in an R-1 (One Family Residential) District/Heritage Row Historical District.

Background:

The property is located at 1211 South Crockett Street; the northeast corner of Crockett Street and Robin Lane. It is zoned an R-1 (One Family Residential) District and located in the Heritage Row Historical District.

The owner would like to construct a 10' x 20' storage building, 18' from the adjacent side street property line (Robin Lane). They would also like to construct a 35' x 54' detached three-car garage with living quarters above in the rear of the lot. The exterior of the buildings will match the existing house.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jason & Sarah Wright (Owners)

Ralph Renshaw III (Representative)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

13

Objections Received:

1

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Storage Building Elevations

Garage Elevations

Existing House

Staff Review Letter

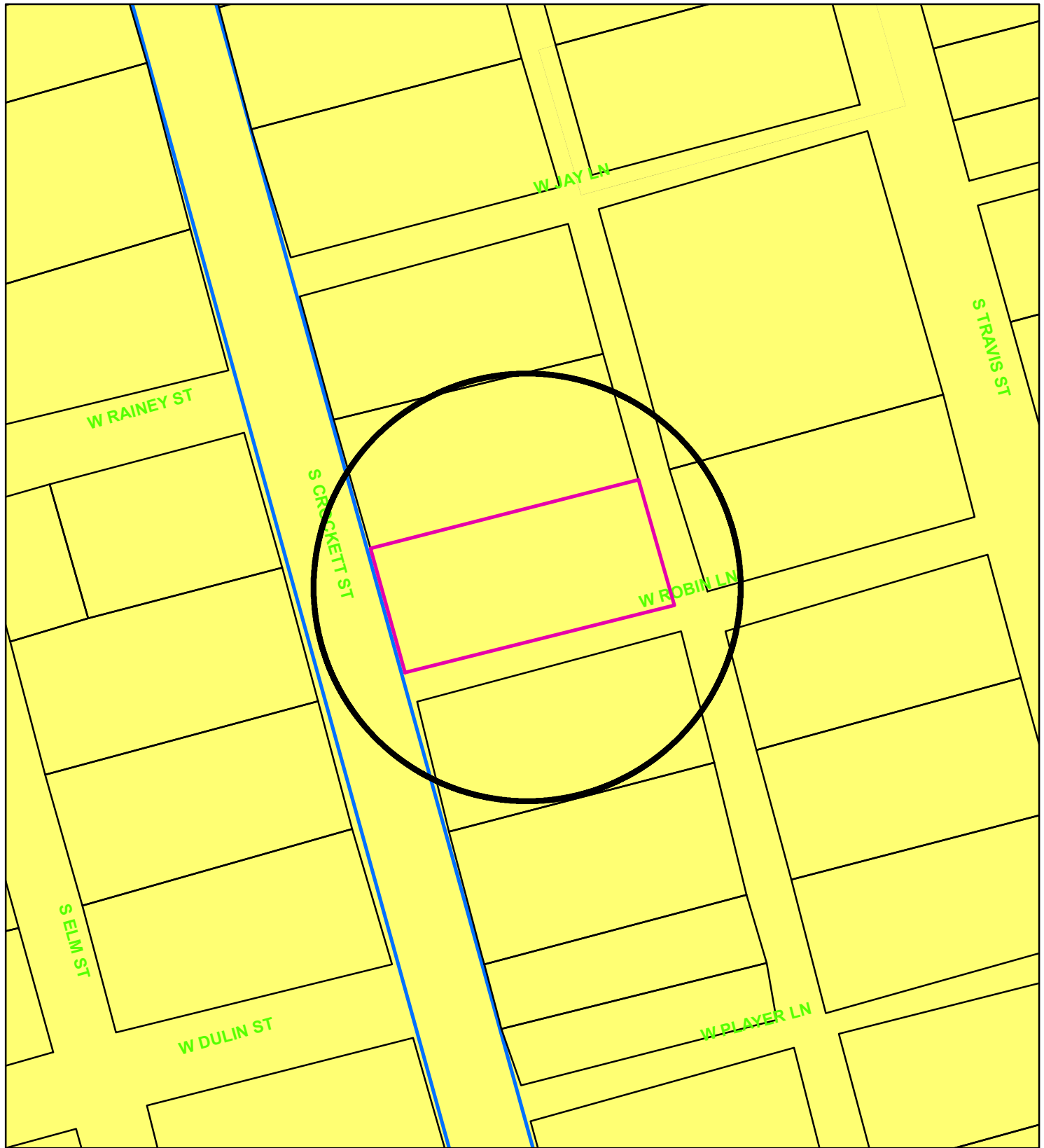
Letter from Jim & Sheri Fallon



1211 South Crockett Street



1 in = 575 ft



Zoning - 1211 South Crockett Street

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: StermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: StermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

C-2 General Commercial District

- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

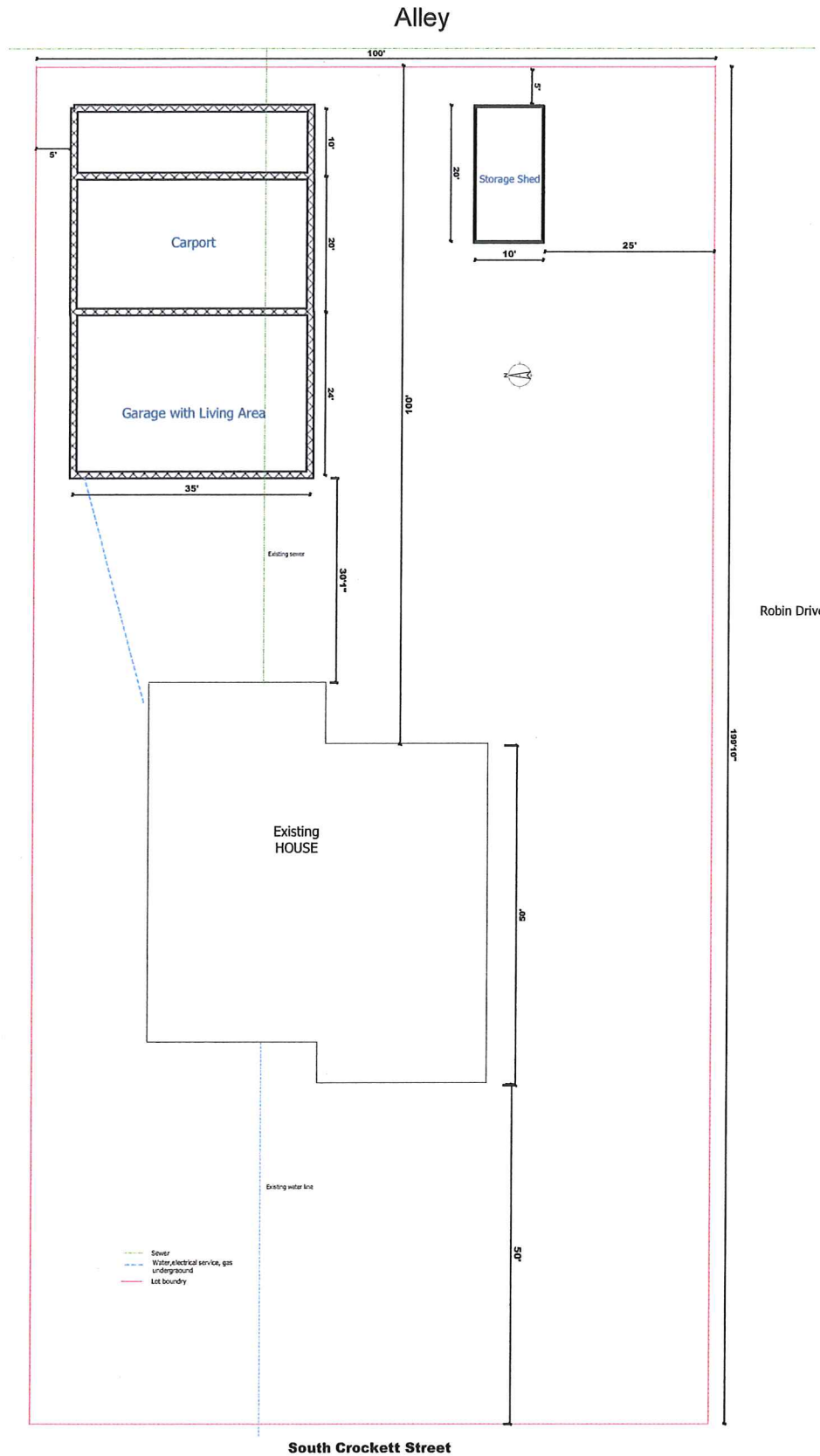
1 in = 100 ft



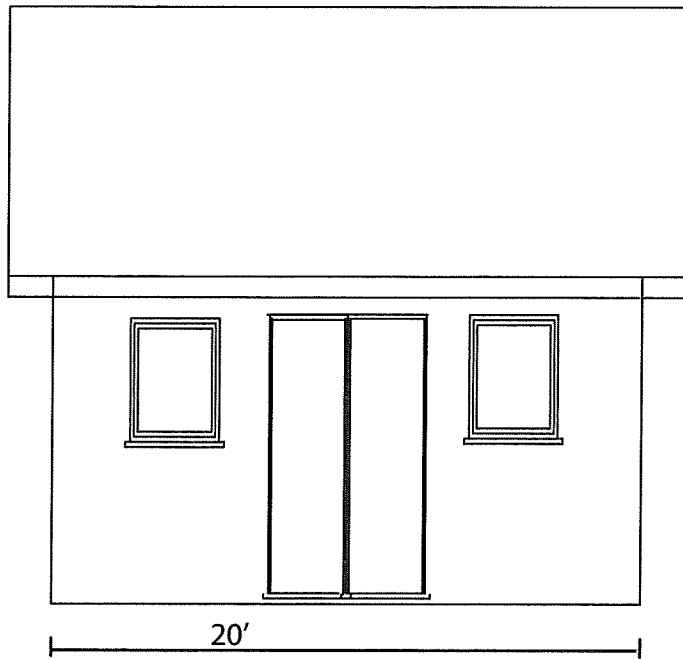
City of Sherman, Texas
Developmental Services Department

1211 S. Crockett Street

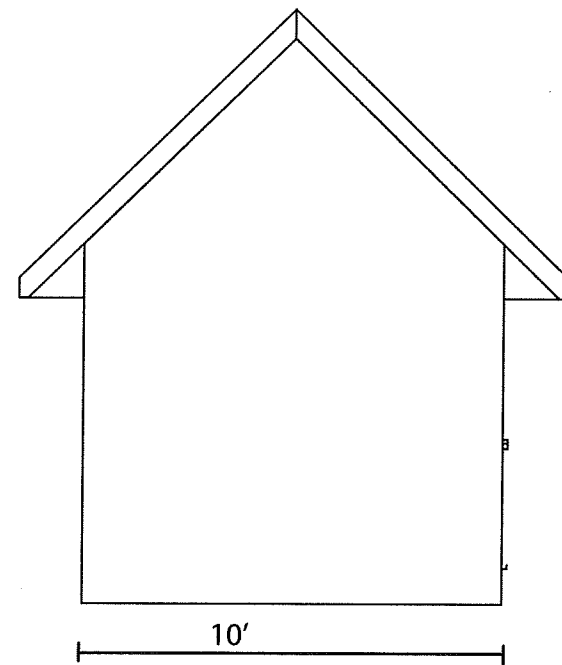




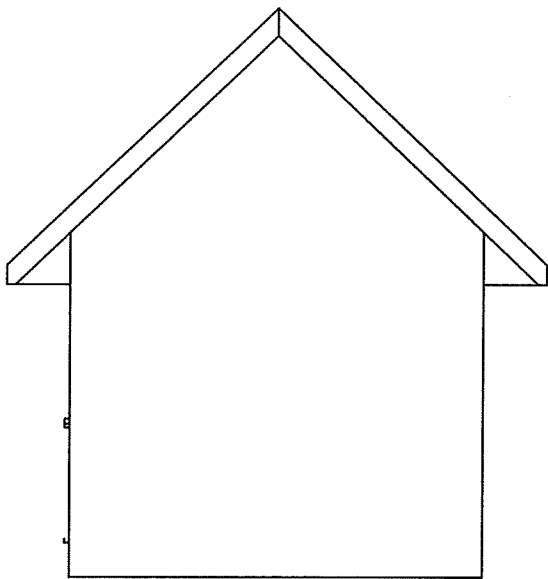
Wright Shed Elevations
1211 S Crockett



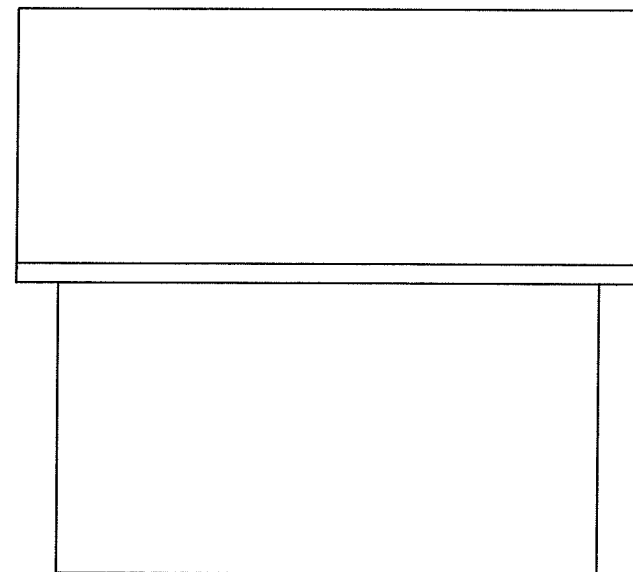
North



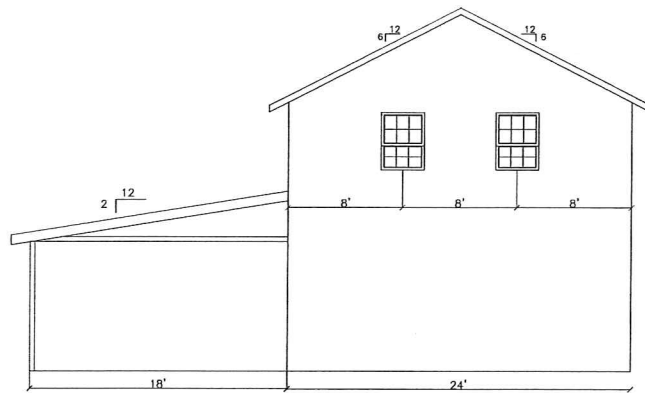
East



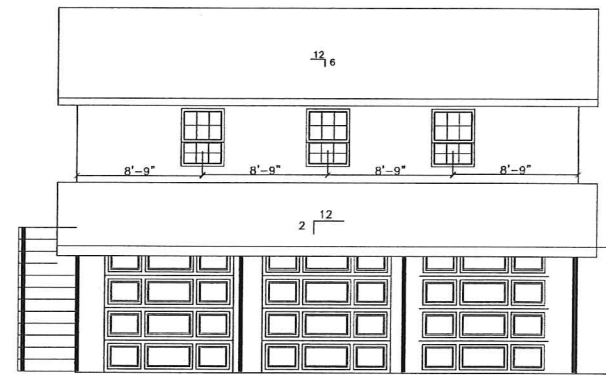
West



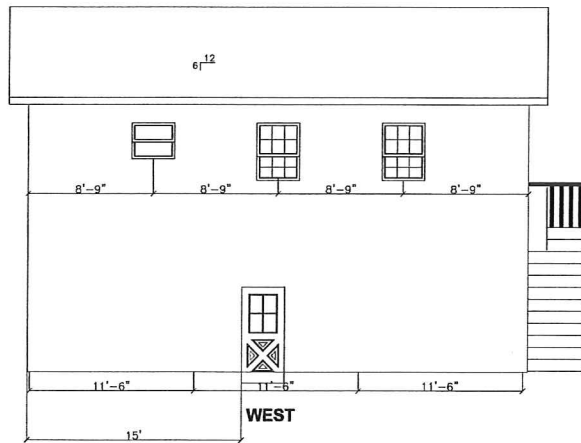
South



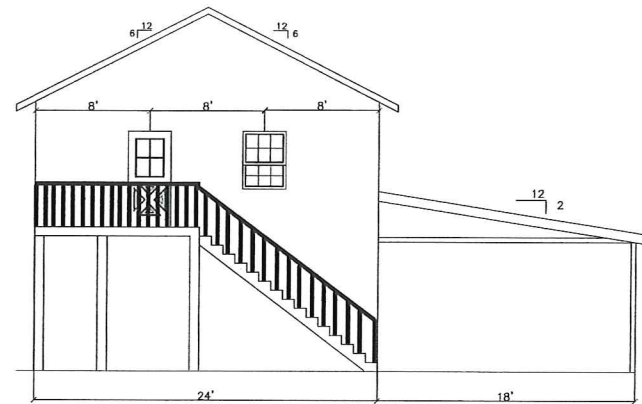
NORTH



EAST



WEST



SOUTH

1211 CROCKET
SHERMAN, TEXAS 75090

JASON WRIGHT
1211 CROCKET
SHERMAN, TEXAS 75090

Chapman's Cad Design

989 CR 4915
LEONARD, TX 75452
(972) 658-7049

DATE 07/10/2019
JOB NO. WRIGHT
SHEET

A1



STAFF REVIEW LETTER

September 10, 2019

Jason & Sarah Wright
1211 S. Crockett
Sherman, TX 75090

Ralph Renshaw, III
1205 S. Crockett
Sherman, TX 75090

Dear Applicants,

The request for a variance to allow an 18' side street setback for a detached accessory building in lieu of the required 25' and an exception to allow a detached garage with living quarters in lieu of the permitted one-family dwelling per lot in an R-1 (One Family Residential) District/Heritage Row Historical District for the property located at 1211 Crockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 17, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the R-1 (One Family Residential) District, the Heritage Row Historical District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit per dwelling; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. A Certificate of Appropriateness will be required from the Historical Board before construction begins.
6. If the property is divided and placed under different ownerships, platting of the property will be required.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager

August 29, 2019

James Fallon
1204 S. Crockett
Sherman, TX 75090

RECEIVED

SEP 11 2019

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, September 17, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Jason & Sarah Wright (Owners) and Ralph Renshaw III (Representative) concerning the property located at 1211 South Crockett Street, being Lot 56, MB Moore Addition

The request is as follows:

Board of Adjustments

- Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(3) to allow a 18' side street setback for a detached accessory building in lieu of the required 25' in an R-1 (One Family Residential) District/Heritage Row Historical District.
- Exception under Ordinance No. 2280, Section 6.2, Subsection (4) to allow a detached garage with living quarters in lieu of the permitted one-family dwelling per lot in an R-1 (One Family Residential) District/Heritage Row Historical District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

RECEIVED

SEP 11 2019

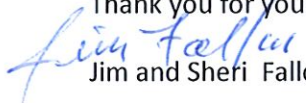
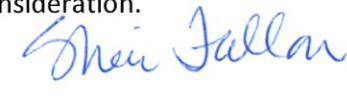
Dear P & Z members,

We would like to object to the requested zoning change at 1211 S. Crockett. We have no objection to the proposed structure or the requested set back itself. Our objection goes to the request for the exception for living quarters in lieu of the permitted one-family dwelling per lot. We have no doubt that the Wright's have good intentions in asking for the exception but the exception would run with the land and could potentially be a rental property. Many of the houses in our area have carriage houses or detached garages. This would set a precedence for others who have these structures to also request exceptions to basically subdivide their lots and make separate living quarters that could be rental properties or Air BnB type properties.

The homeowners in the area bought into the neighborhood expecting single family lots and the exception would drastically change this.

The historical area on South Crockett has overcome a lot of problems from many years past which had resulted in it's decay. It is now on the up swing as people are buying and restoring houses in the area. There is currently renovation work occurring on at least three houses on South Crockett. To allow two living quarters per lot would be a detriment to the neighborhood.

Thank you for your consideration.

 
Jim and Sheri Fallon

1204 S. Crockett, Sherman TX 75090



**Planning & Zoning Commission and Board of
Adjustments**

10.

Meeting Date: 09/17/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2201 & 2205 NORWOOD STREET**

The request of Our Leasing Company LLC (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2201 and 2205 Norwood Street, being 4.695 acres in the Fielding Bacon Survey, Abstract No. 120 and being all of Lots 8 and 9 of the Oaks of Norwood Addition, as follows:

Planning and Zoning Commission

Replat Approval of Underwood Addition, a Replat of Lots 8 & 9 of the Oaks of Norwood Addition

Background:

The property is located at 2201 and 2205 Norwood Street in the Carriage Estates subdivision. The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into three lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-A (SinglebFamily Agricultural) District

Origination:

Our Leasing Company LLC (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

21

Objections Received:

0

Attachments

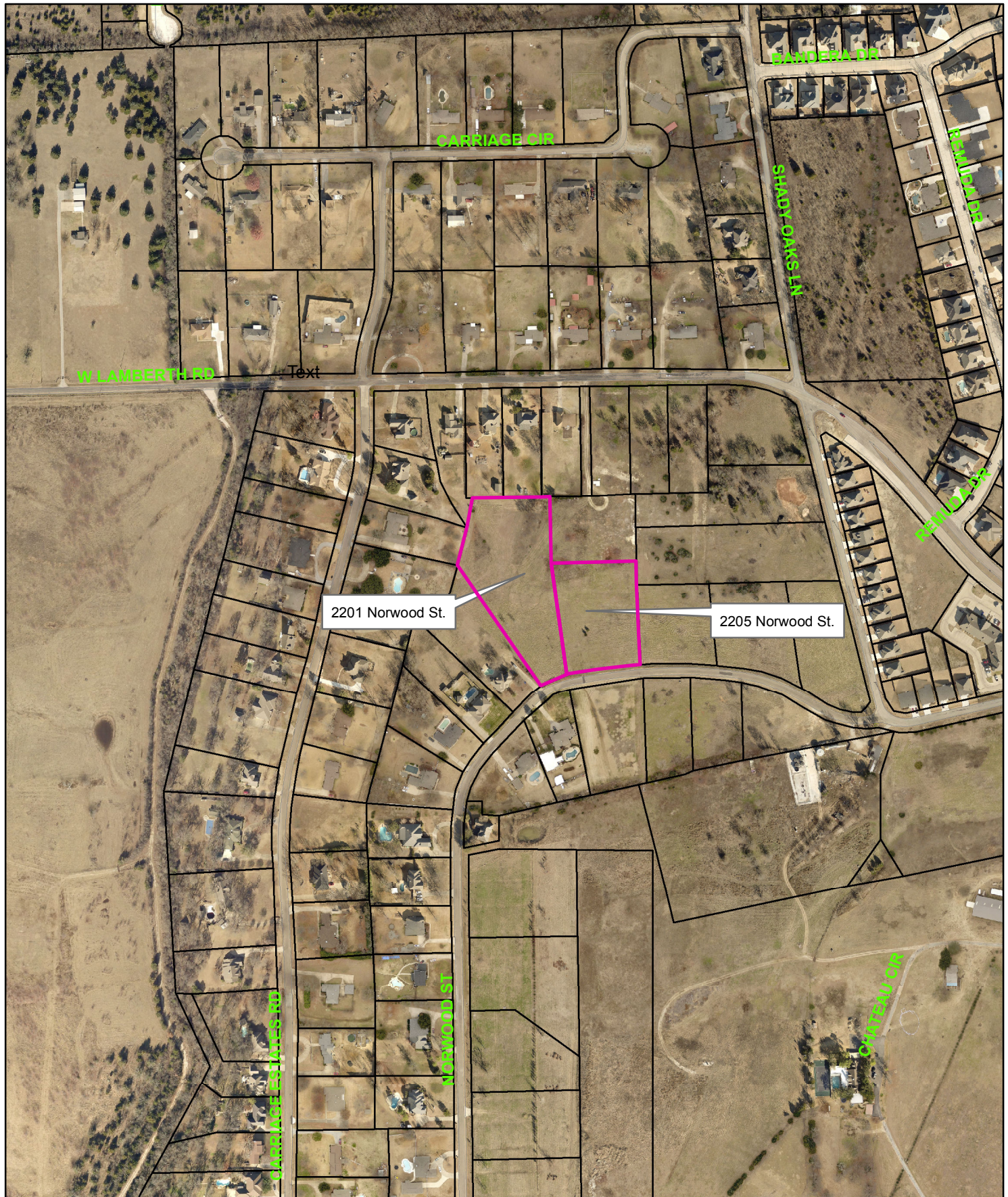
Location Map

Zoning Map

Zoning Sign Photo

Underwood Addition, A Replat of Lots 8 & 9 of the Oaks of Norwood

Staff Review Letter

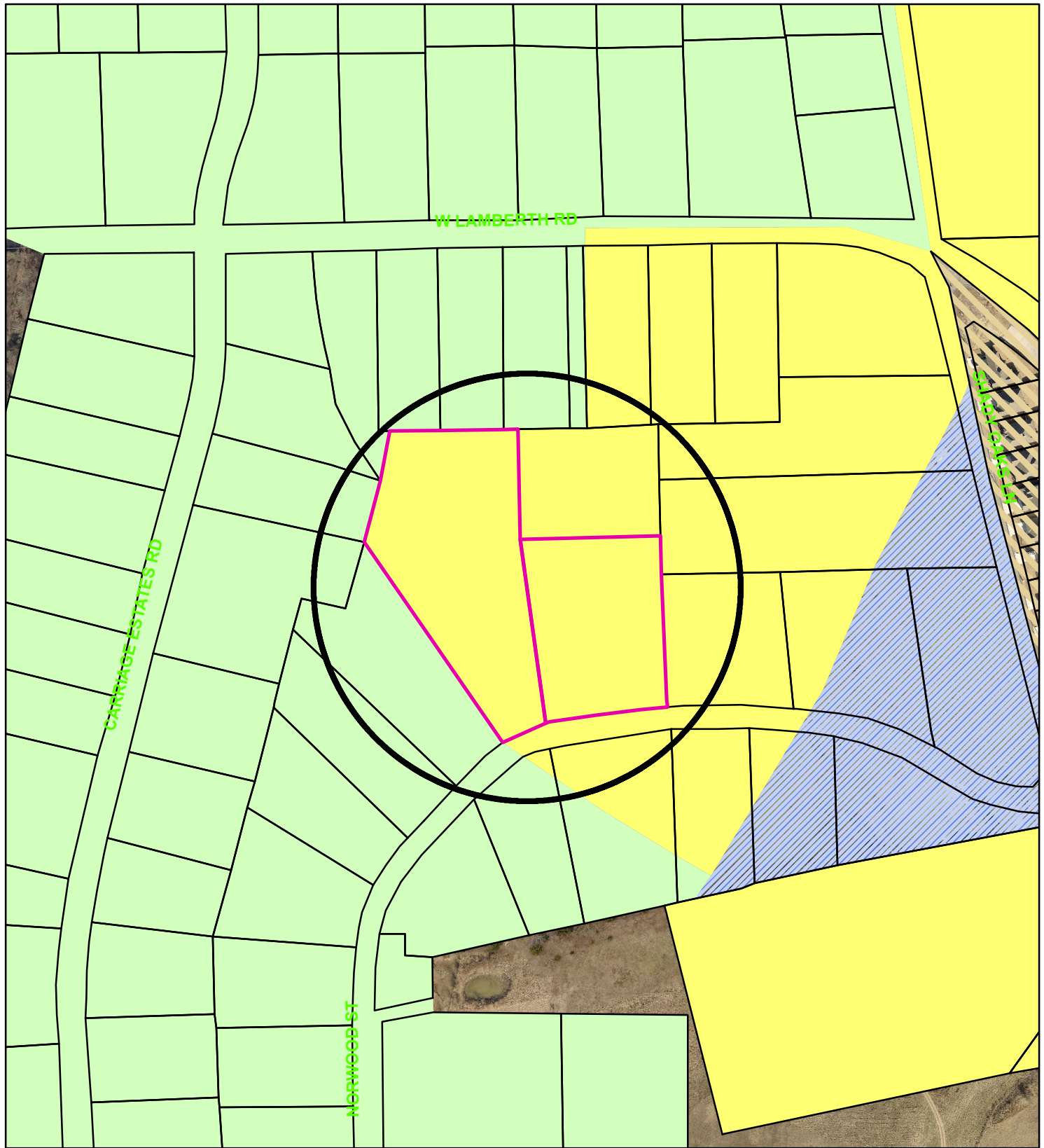


2201 & 2205 Norwood Street



NOT TO SCALE

1 in = 400 ft



Zoning - 2201 & 2205 Norwood Street

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

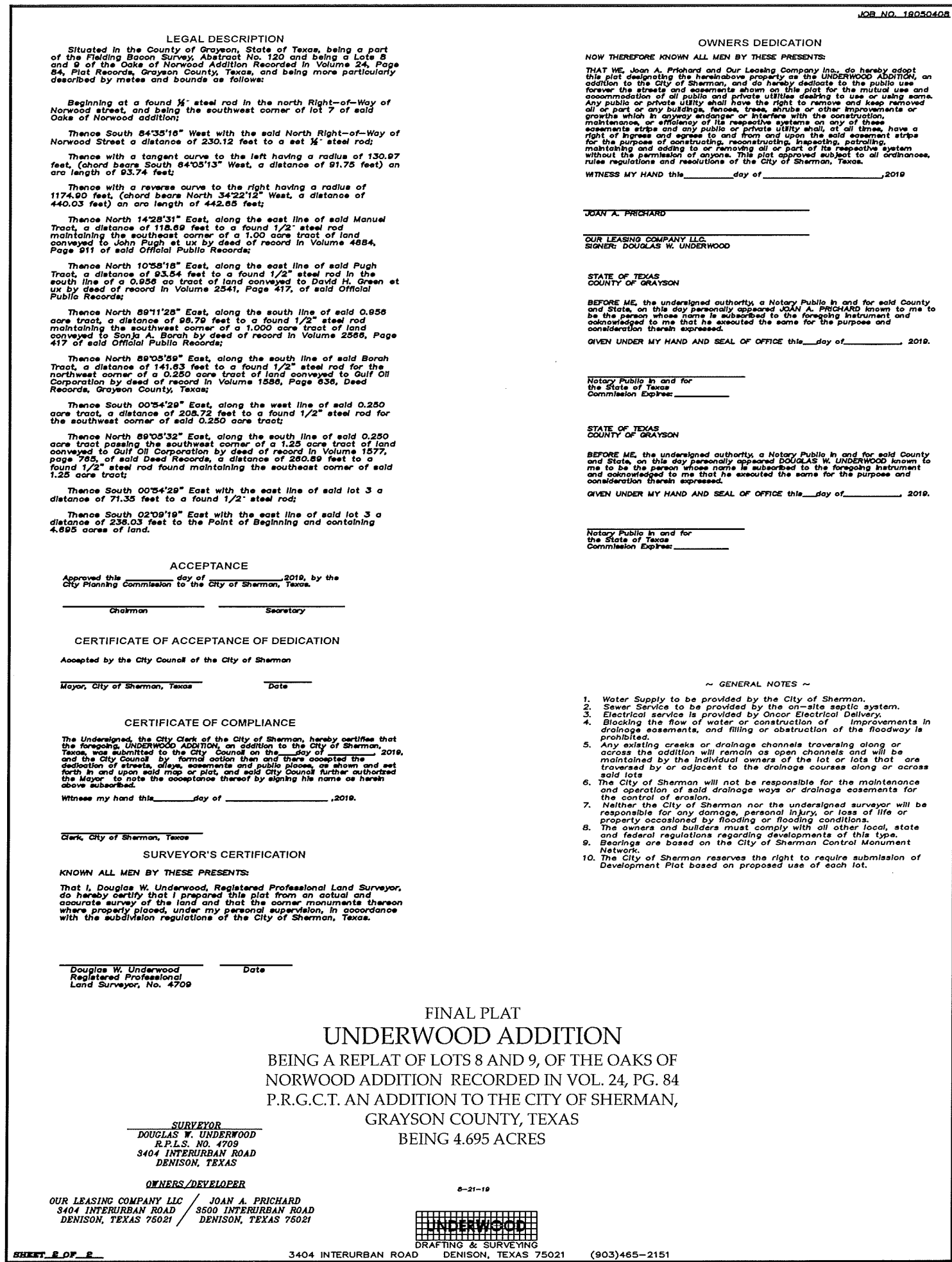
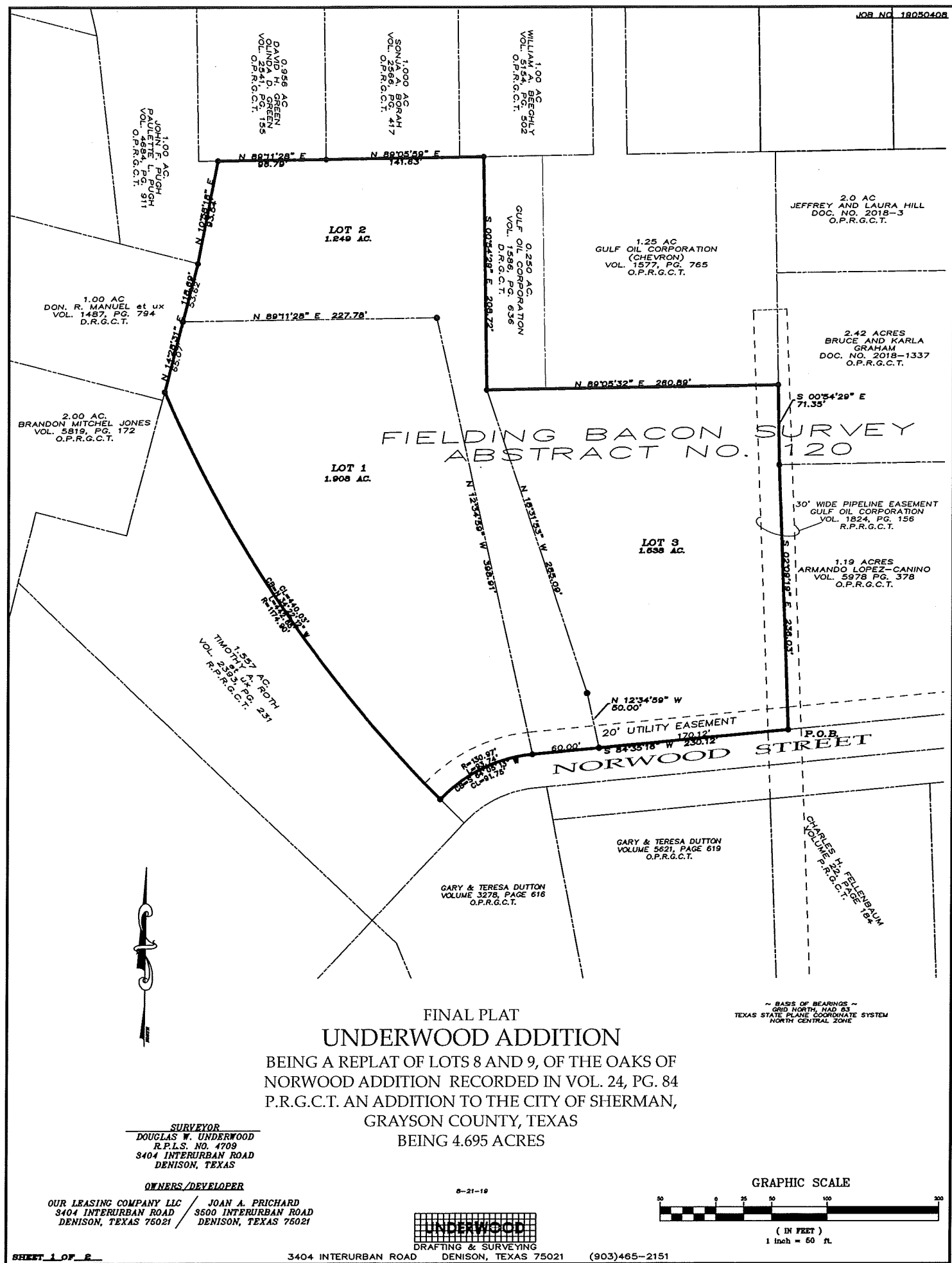
1 in = 250 ft



City of Sherman, Texas
Developmental Services Department

2201 & 2205 Norwood Street







STAFF REVIEW LETTER

September 10, 2019

Joan Prichard
3500 Interurban Road
Denison, TX 75021

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Our Leasing Company, LLC
3500 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat for Underwood Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 17, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Water pro-rata will not be due at the time of development.
6. Verify on-site sewage facilities requirements with Grayson County Health Department.
7. City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,


Clint A. Philpott, P.E.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

11.

Meeting Date: 09/17/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

729 BLANTON DRIVE

The request of RP Sherman Properties II, LLC (Owner), Tim Pike (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 729 Blanton Drive, being Lot 1, Block 1, Sunset Crossing, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) and Section 7, Subsection (5)(a & d) to allow an 18' side street setback in lieu of the required 25' and a 5' side yard setback in lieu of the required 6' 6" for a residential dwelling in an R-1 (One Family Residential) District.

Background:

The property is located at 729 Blanton Drive, the southeast corner of Washington Street and Blanton Drive. The property is zoned in an R-1 (One Family Residential) District. The owner would like to construct a single family dwelling, 18' from the Washington Street property line and 6' 6" from the south property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

RP Sherman Properties II, LLC (Owner)

Tim Pike (Representative)

Helvey-Wagner Surveying, (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

13

Objections Received:

1

Attachments

Location Map

Zoning Map

Zoning Sign Photo

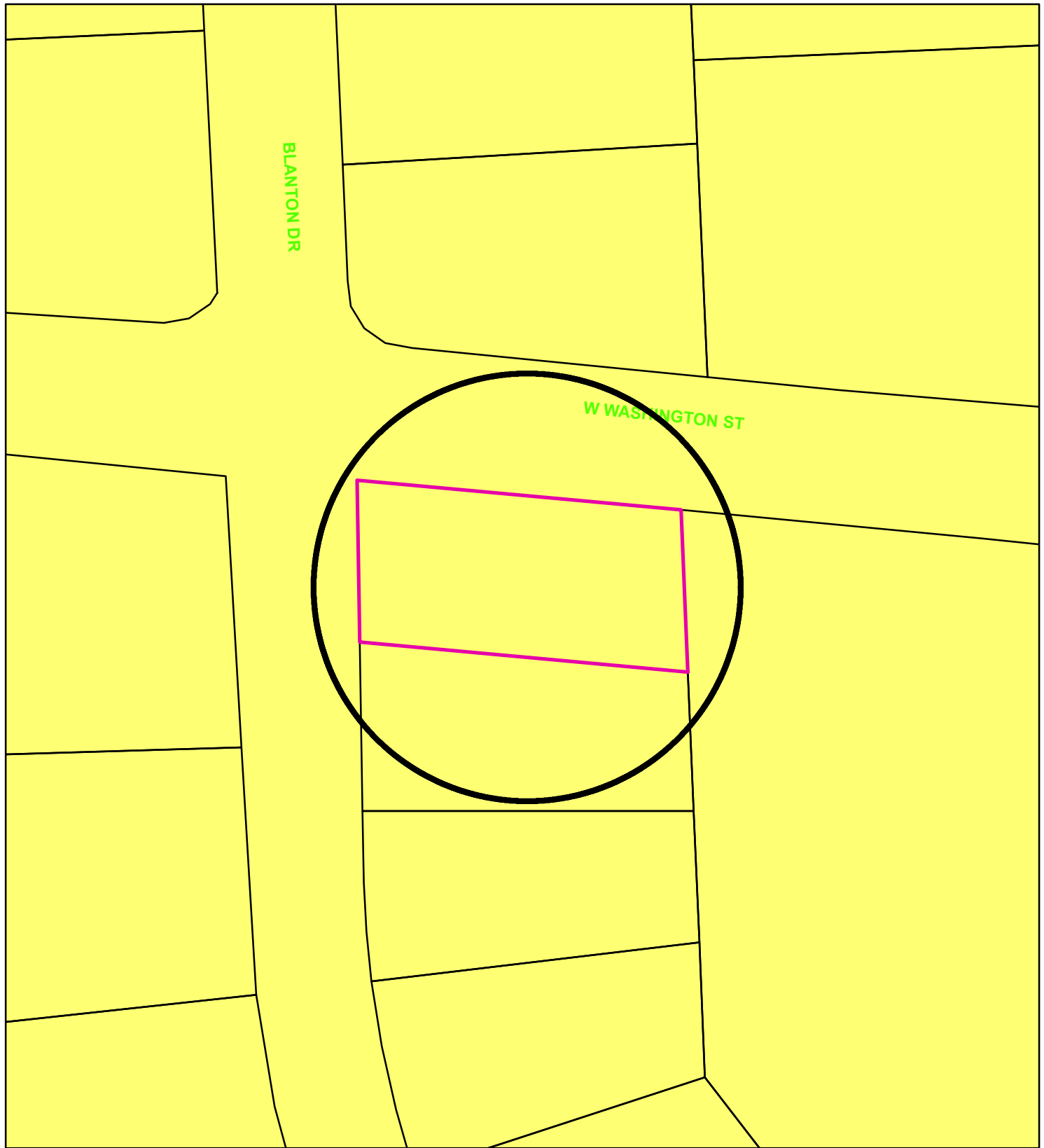
Plat - Sunset Crossing

Site Plan

Building Elevations

Staff Review Letter

Letter from Edward Flowers



Zoning - 729 Blanton Drive

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Blalock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

C-2 General Commercial District
CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing District
R-1 One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District
SF-1 Single Family Residential District



NOT TO SCALE

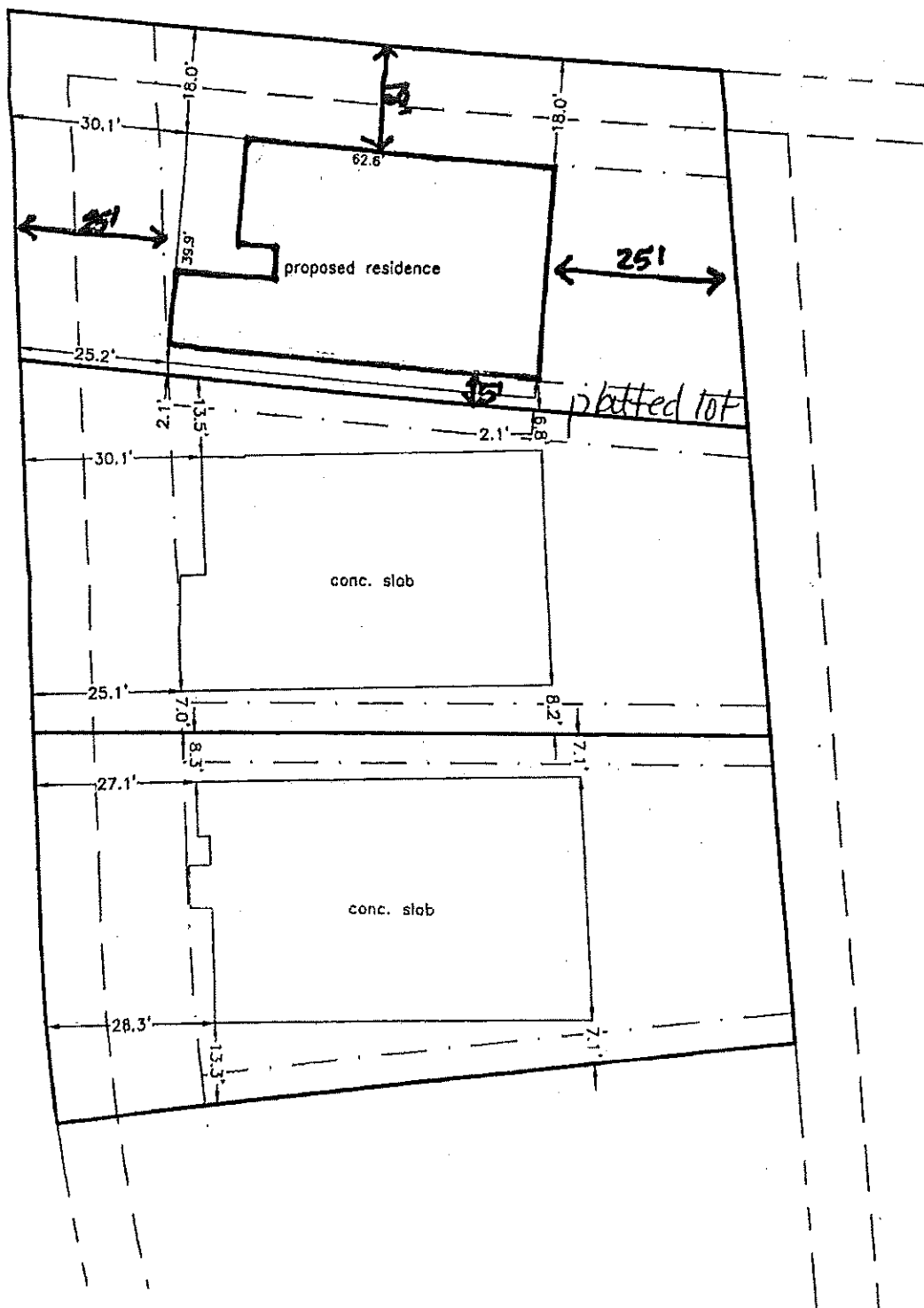
1 in = 50 ft

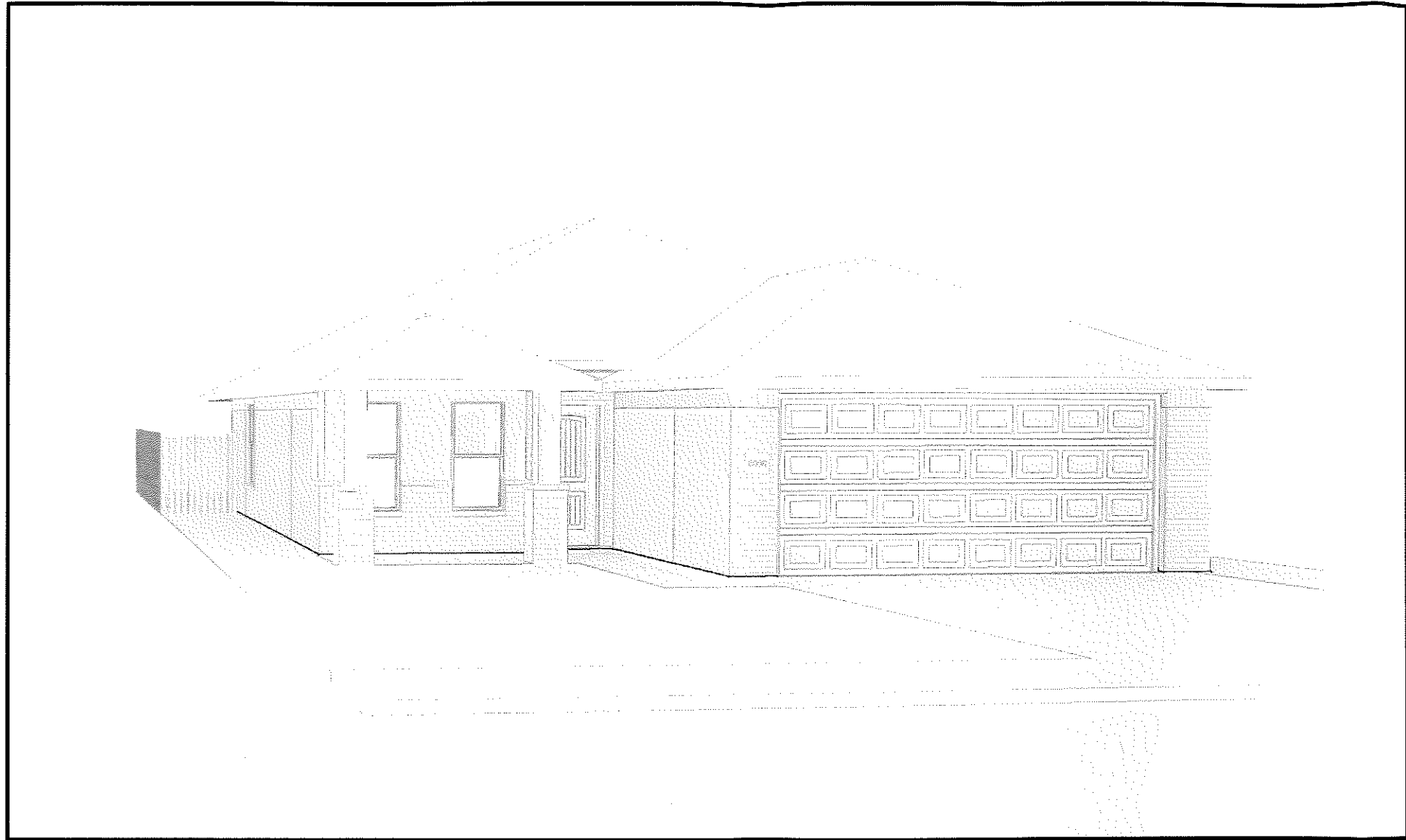


City of Sherman, Texas
Developmental Services Department

729 Blanton Drive







PLAN: Lexi

ADDRESS:

CUSTOMER: AVAILABLE

1.0

COVER PAGE

DATE:	9/18/2015	VERSION:	3.0
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PROGRESS PRINT
NOT FOR CONSTRUCTION

This plan has been produced for the address listed for the purpose of construction by Betenbough Homes. Any unauthorized use is prohibited by law without the express written consent of

PLAN: Lexi

ADDRESS:

CUSTOMER: AVAILABLE

Plans, specifications and pricing subject to change without notification. Plans must be printed at 11" X 17" for accurate scale.

© Copyright Betenbough Companies

BH
BETENBOUGH
HOMES

STAFF REVIEW LETTER

September 10, 2019

RP Sherman Properties II LLC
PO Box 3062
Sherman, TX 75091

Tim Pike
735 Mulberry Ct.
Celina, TX 75009

Al Denson
3803 Ward Neal Rd.
Bells, TX 75414

Helvey-Wagner Surveying
222 W. Main
Denison, TX 75020

Dear Applicants,

The request for a variance to allow an 18' side street setback in lieu of the required 25' and a 5' side yard setback in lieu of the required 6'6" for a residential dwelling an R-1 (One Family Residential) District for the property located at 729 Blanton Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 17, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. All parking shall be on private property and shall not encroach into the right-of-way.
6. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Structures, fences, and/or landscaping must not block view of traffic on Washington Street.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

Robby Hefton, City Manager

Mark Gibson, Director of Utilities

Clint Philpott, P.E., Director of Engineering

Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal

Brandon Shelby, City Attorney

Steve Ayers, Asst. City Manager

August 29, 2019

Edward Flowers
811 Blanton Dr.
Sherman, TX 75092

RECEIVED

SEP 11 2019

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, September 17, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

RP Sherman Properties II, LLC (Owner), Tim Pike (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 729 Blanton Drive, being Lot 1, Block 1, Sunset Crossing

The request is as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) and Section 7, Subsection (5)(a & d) to allow a 18' side street setback in lieu of the required 25' in and a 5' side yard setback in lieu of the required 6'6" for a residential dwelling an R-1 (One Family Residential) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

Gentlemen:

I oppose granting this variance because I feel that a structure five feet from Washington Street would not provide adequate clearance to be safe. A driver northbound on Blanton Drive wouldn't be able to observe vehicles approaching on Washington Street until their vehicle had actually protruded into the intersection.

Thanks, Ed Flowers

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.



**Planning & Zoning Commission and Board of
Adjustments**

12.

Meeting Date: 09/17/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

3800-4000 BLOCKS QUAIL RUN ROAD

The request of Wyldewood Homes, LLC (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 3800-4000 blocks of Quail Run Road, being Lots 1-4, Block 1, Lots 1-4, Block 2, Lots 1-25, Block 3 and Lots 12-26, Block 5 of the proposed Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates, No 10, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in an R-1 (One Family Residential) District.

Background:

The property is located in the 3800-4000 blocks of Quail Run Road; the southwest corner of FM 1417 (Heritage Parkway) and Quail Run Road. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a Specific Use Permit to allow patio homes on forty-seven lots in the proposed Heritage Farms Estates subdivision.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Wyldewood Homes, LLC (Owners)

Tim Pike (Representative)

Helvey-Wagner Surveying, (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

60

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

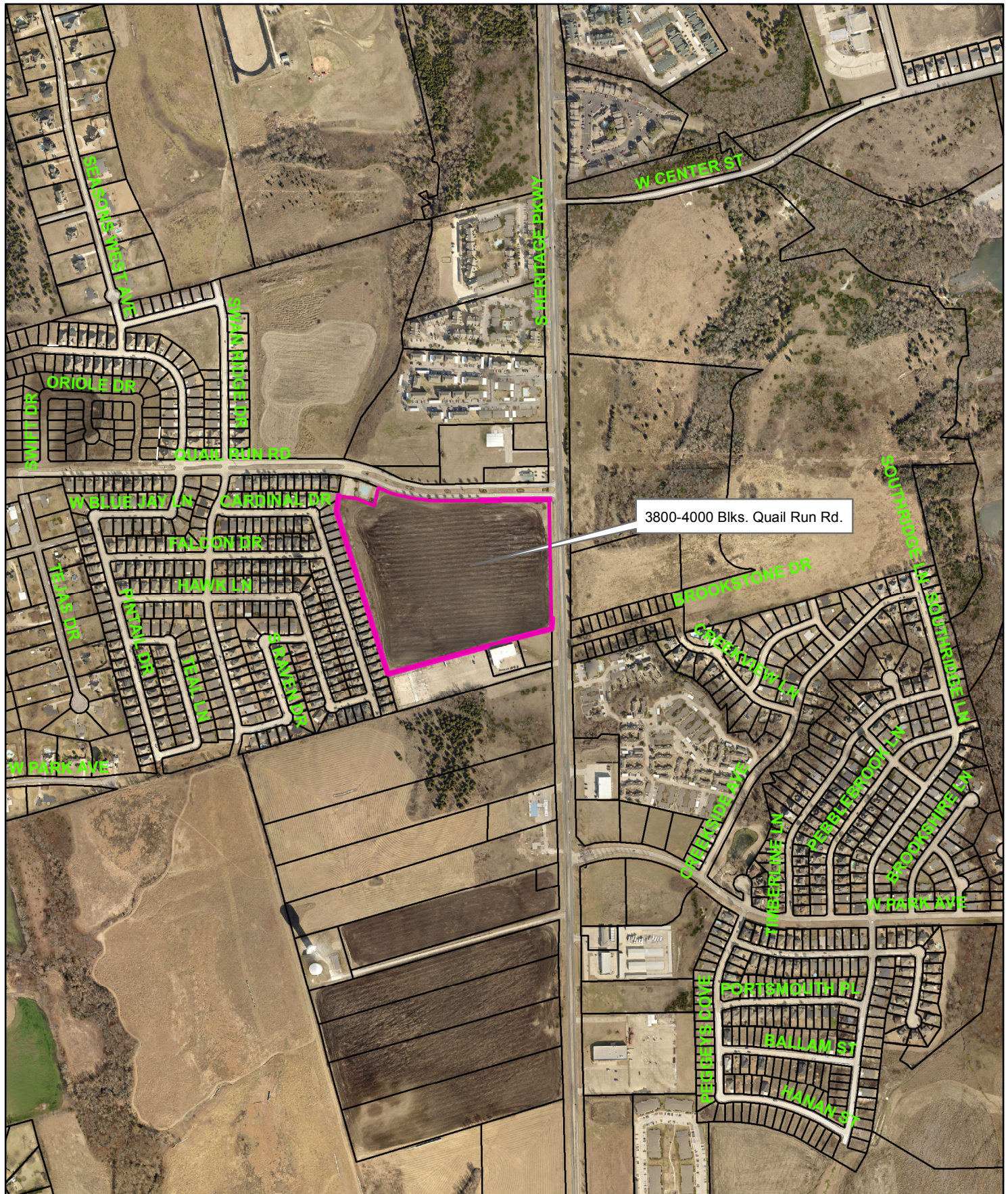
Proposed Plat - Heritage Farms Estates

Site Plan

Patio Home Separation

Building Elevations

Staff Review Letter

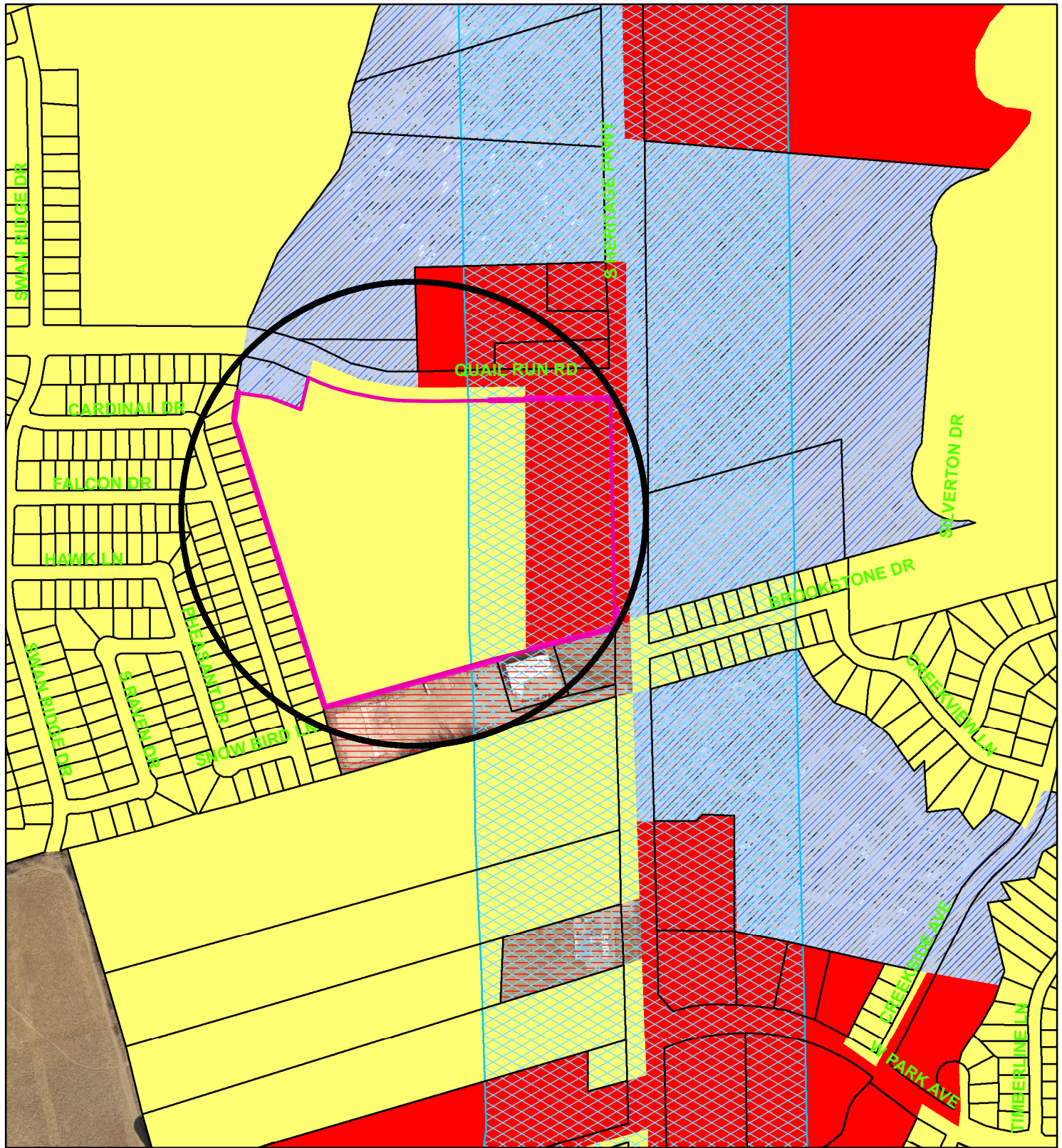


3800-4000 Blocks Quail Run Road



NOT TO SCALE

1 in = 800 ft



Zoning - 3800-4000 Blocks Quail Run Road

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

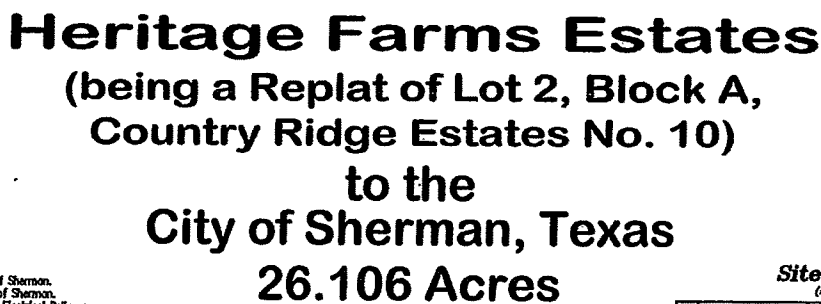
- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Home Occupation District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



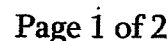
3800-4000 Blks. Quail Run Rd.





**Elizabeth Jones Survey
Abstract No. 625**

(IN FEET)
1 inch = 150 ft.



SQL and Projects RZ Right-Lot-2-Country-Ridge-Estate-1-Number-TICM SDE-Jones-Survey-Abstract-Number-625.dwg Layout Plot Plot Data Dec 27 18 Time: 4:10 PM

Chief's Addition
City of Sherman, Texas
Vol. 9, Pg. 82 P.R.C.C.T.

Replat of Lots 2 & 3,
Chief's Addition
City of Sherman, Texas
Dec. No. 2018-125, P.R.C.C.T.

Lot 3-R
Block One

Lot 1

Quail Run Road
a public street - conc. curb & gutter

Prepared For Zoning
Purposes only.

F. M. HWY. No. 1417
(aka: Heritage Parkway)

Line Table		
Line #	Length	Direction
L1	110.04'	S06°46'36"W
L2	143.15'	N74°31'14"W
L3	120.23'	N21°11'14"E
L4	110.00'	S01°26'56"E
L5	110.04'	N06°46'36"E
L6	120.69'	S74°31'14"E
L7	46.42'	S06°46'36"W
L8	23.86'	S17°16'41"E
L9	403.11'	N74°25'45"E
L10	43.71'	N01°26'56"W

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	128.80'	1010.00'	7°18'24"	N78°10'05"W 128.72'
C2	119.71'	1010.00'	6°47'28"	N88°03'13"W 119.64'
C3	103.92'	900.00'	6°36'56"	S88°08'28"E 103.86'
C4	105.74'	495.00'	12°14'21"	N11°09'31"W 105.54'
C5	60.24'	275.00'	12°33'07"	N11°18'53"W 60.12'
C6	80.05'	225.00'	20°23'09"	N07°23'52"W 79.63'
C7	35.84'	20.00'	102°41'03"	N54°08'14"E 31.24'
C8	136.40'	1060.00'	7°22'22"	S78°12'04"E 136.31'
C9	116.95'	275.00'	24°22'02"	S05°24'25"E 116.07'
C10	108.44'	495.00'	12°33'07"	S11°18'53"E 108.22'
C11	58.74'	275.00'	12°14'22"	S11°09'31"E 58.63'
C12	156.66'	50.00'	179°31'28"	S61°25'28"E 100.00'
C13	145.76'	50.00'	167°01'27"	N36°29'24"E 99.36'

FL Country Village, Ltd.
13.83 Acres in
Vol. 4172, Pg. 328
O.P.R.G.C.T.

Block One

Lot 1 P.O.B.

L=243.76' R=900.00'
Δ=15°31'05"
Chord: S73°53'27"E, 243.01'

Tract One
0.662 Acres

Tract Two
0.699 Acres
S88°33'04"W
165.00'

P.O.B.

Lot 2

Country Ridge Estates No. 10
City of Sherman, Texas
Vol. 15, Pg. 3, P.R.C.C.T.

Tract Three
3.936 Acres

P.O.B.

Tract Four
2.278 Acres

P.O.B.

Bowling Heights Addition
City of Sherman, Texas
Vol. 8, Pg. 19 P.R.C.C.T.

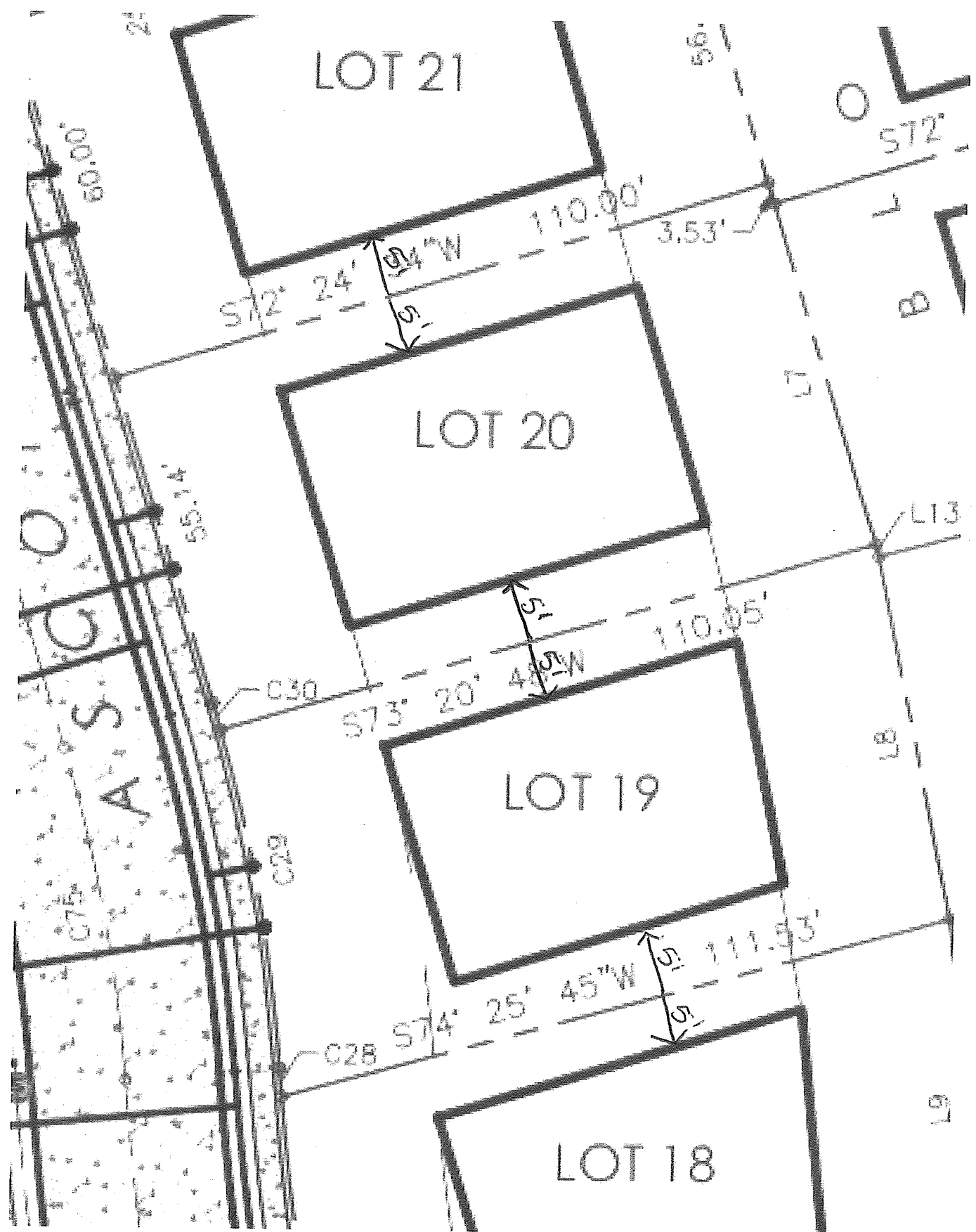
Mallard Drive Country Ridge Estates No. 1
City of Sherman, Texas
Vol. 14, Pg. 62 P.R.C.C.T.



Scale:
1"=150'

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: kate@helveywagnersurvey.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

* MINIMUM spacing between homes will be 5 feet. There will be no zero-lot line





PLAN: _____ "Kori /Shetland"
ADDRESS: _____
CUSTOMER: CUSTOMER NAME _____

Living - 1611
Garage - 396
Patio - 252

Total SQFT - 2259



BETENBOUGH
HOMES®

PLAN: Kori
ADDRESS: Enter address here
CUSTOMER: CUSTOMER NAME
© Copyright Betenbough Companies
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change without notification. Plans must be
printed at 11"x17" for a accurate scale.
Betenbough Homes

PROGRESS PRINT
NOT FOR CONSTRUCTION

COVER PAGE
DATE: 9/14/2015
VERSION: 3.0
1.0



PLAN: _____ MARIE _____

ADDRESS: _____

CUSTOMER: _____



BETENBOUGH
HOMES

PLAN: MARIE
ADDRESS:
CUSTOMER:

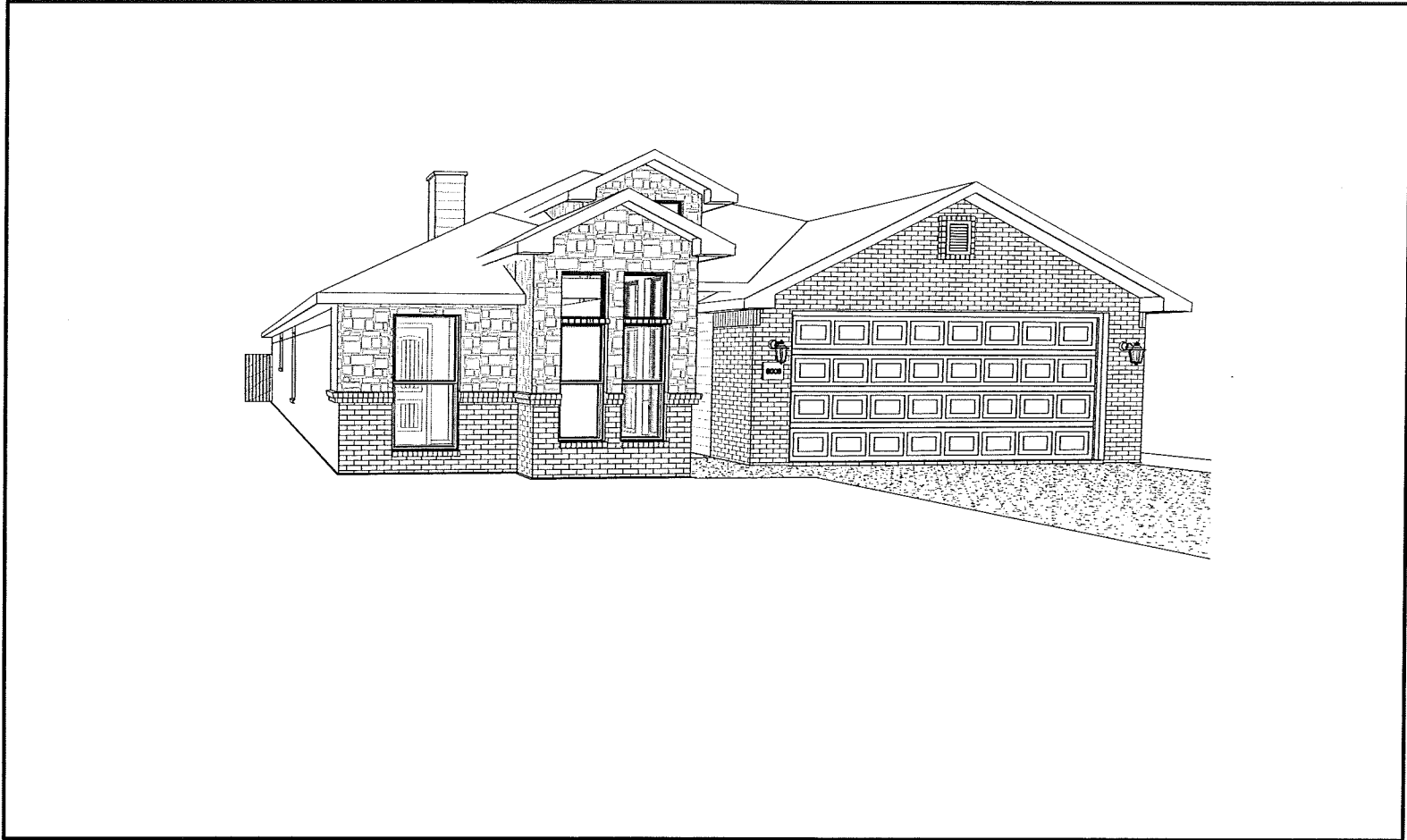
Plans, specifications and pricing
subject to change without
notification. Plans must be printed at
11 x 17" for accurate scale.

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Homes.

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COVER PAGE
DATE: 11/29/2017
VERSION: V3.0

1.0



PLAN: Kira

ADDRESS: Enter address here

CUSTOMER: CUSTOMER NAME



BETENBOUGH
HOMES®

PLAN: Kira

ADDRESS: Enter address here

CUSTOMER: CUSTOMER NAME

© Copyright Bettenbough Companies

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COVER PAGE

DATE: 2/23/2015

VERSION: 1.1

1.0

STAFF REVIEW LETTER

September 10, 2019

Wyldeewood Homes
Al Denson
3803 Ward Neal Rd.
Bells, TX 75414

Helvey-Wagner Surveying
222 W. Main
Denison, TX 75020

Tim Pike
735 Mulberry Ct.
Celina, TX 75009

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow patio homes in an R-1 (One Family Residential) District for the property located in the 3800-4000 blocks of Quail Run Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 17, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the R-1 (One Family Residential) District, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required: one space per bedroom, minimum two per unit.
5. Side yard setbacks must be uniform for all homes within a given block.
6. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

13.

Meeting Date: 09/17/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

4700-4900 BLOCKS NORTH TRAVIS STREET

The request of Kohl Hitt (Owner), Young Enterprises (Prospective Buyer), Daniel Worrell (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 4700-4900 blocks of North Travis Street, being 3.081 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.

Background:

The property is located in the 4700-4900 blocks of North Travis Street, the northeast corner of Travis Street and Northcreek Drive and is currently zoned an SF-1 (Single Family Residential) District.

Young Enterprises (Prospective Buyer) would like to change the zoning on the property to a C-1 (Retail Business) District. They own all the surrounding properties to the north, east and south. It is their intention to create a master-planned campus including the existing Ace Affordable Storage, a proposed apartment complex (YE Urban Lofts AKA Cypress Lofts) on the adjacent property, in addition to retail, office and public park space.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Kohl Hitt (Owner)
Young Enterprises (Prospective Buyer)
Daniel Worrell (Representative)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

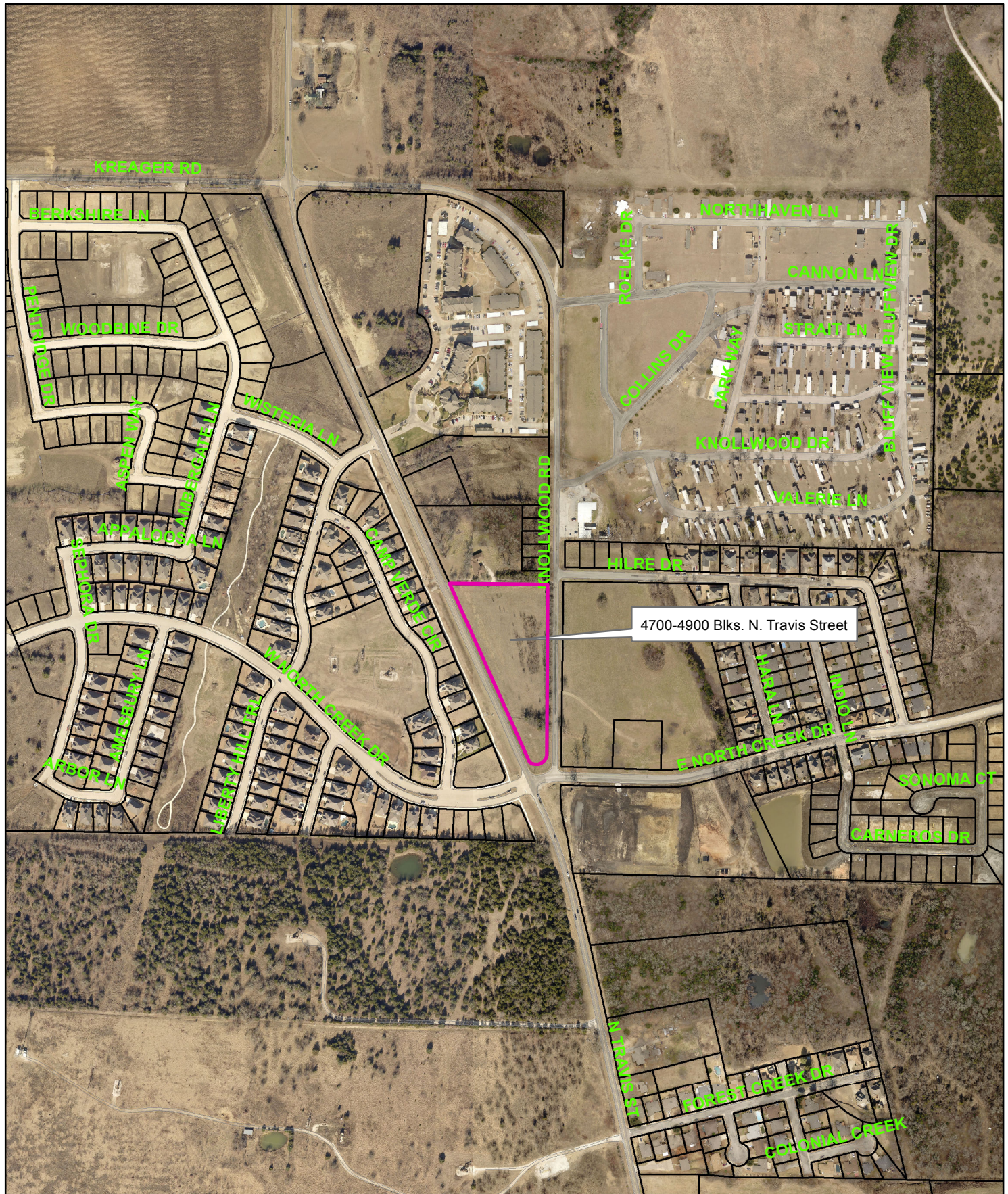
13

Objections Received:

0

Attachments

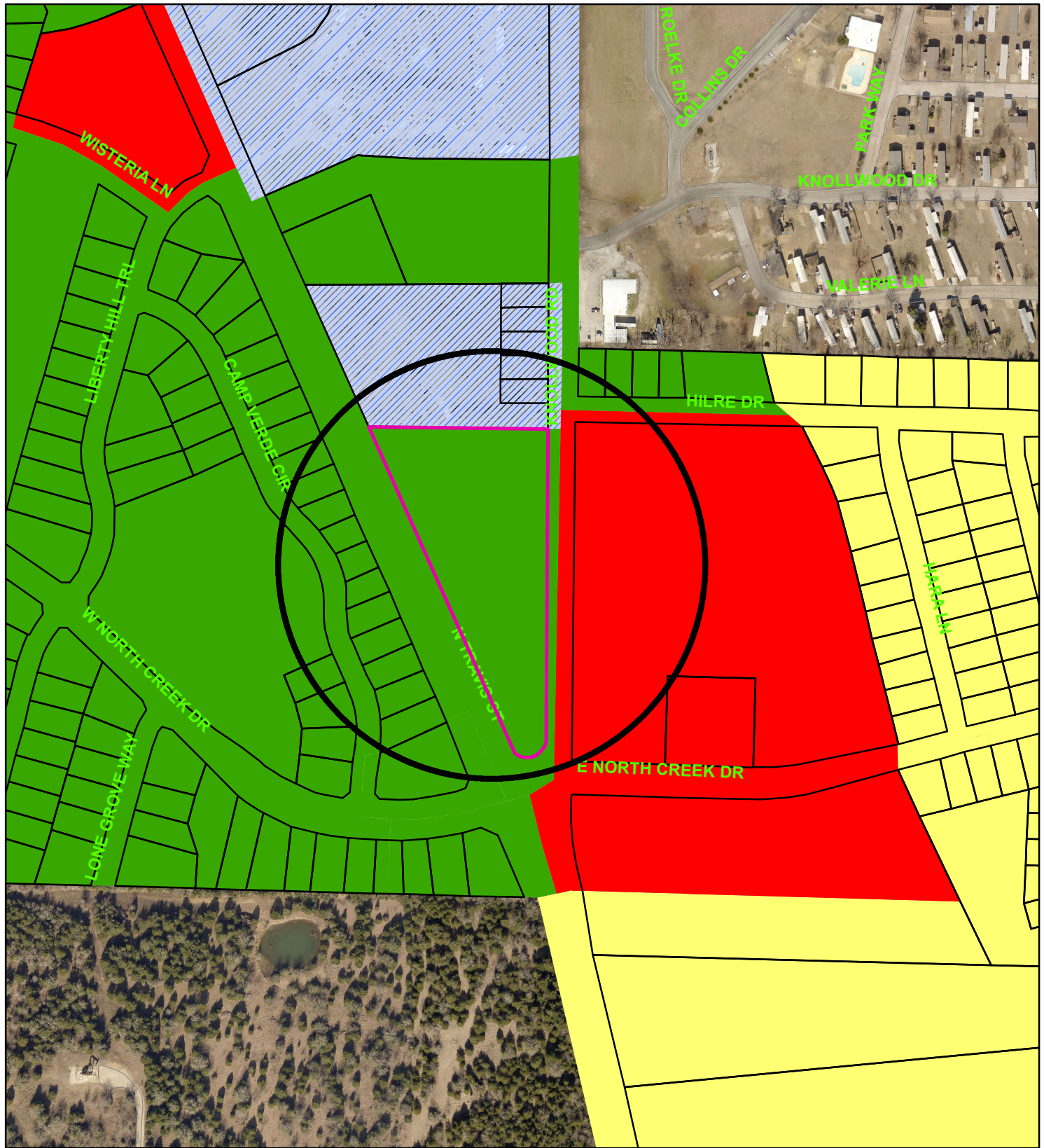
Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Site Plan
Building Elevations
Staff Review Letter



4700-4900 Blks. North Travis Street



1 in = 529 ft



Zoning - 4700-4900 Blocks North Travis Street

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Blalock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

C-2 General Commercial District
CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing District
R-1 One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District
SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department

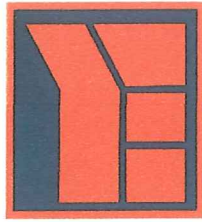


NOT TO SCALE

1 in = 300 ft

4700-4900 Blks. N. Travis Street





YOUNG
ENTERPRISES

Zoning Change Request

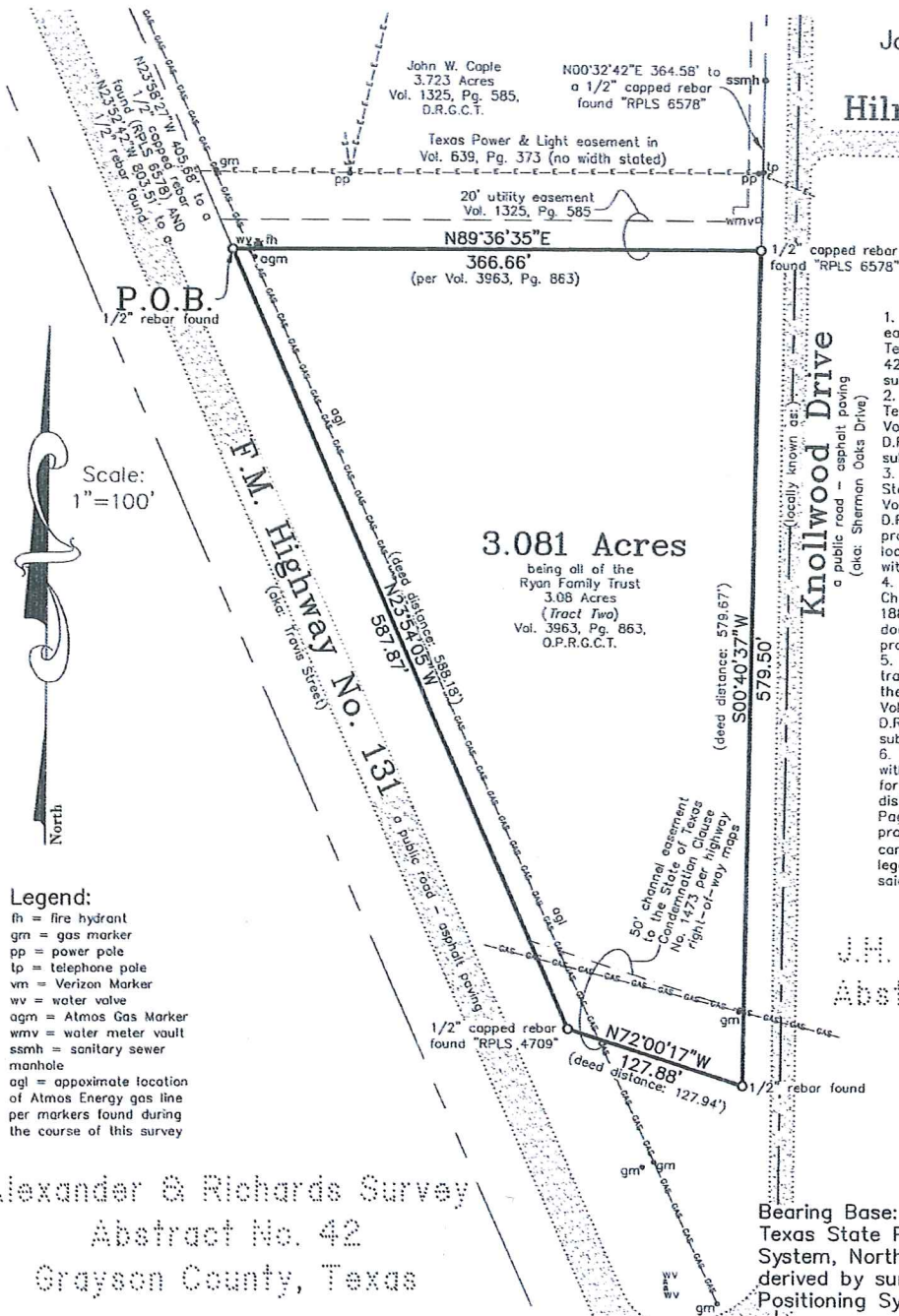
Project Narrative

3.081ac NE Corner of N Travis St & Northcreek Dr

Young Enterprises is requesting a zoning change for the subject parcel from SF-1 to C-1. We believe single family residences are not ideal for land fronting busy N Travis St, with almost no practical residential use for this particular triangle-shaped parcel. Commercial development is without a doubt its highest and best use. Young Enterprises owns all of the surrounding acreage as shown on the submitted site plan. The property immediately adjacent to the east, on the other side of Knollwood Rd, and to the south, across Northcreek Dr, is already zoned C-1. It is our intention to create a master-planned campus including our existing ACE Affordable Storage, a proposed apartment complex on the adjacent 2.3ac (YE Urban Lofts a.k.a. Cypress Lofts), in addition to retail, office, and public park space. In concept, the subject parcel would comprise the main neighborhood retail component since it fronts Travis St, with multifamily, office, and park space located on the acreage to the north and east. This campus would help to serve the growing Austin Landing & Magnolia Village subdivisions, as well as the hundreds of existing and proposed apartment units along N Travis St.

Additionally, Young Enterprises has been working with the Engineering Department and City Manager's Office for well over a year to facilitate the elimination of the dangerous Knollwood/Northcreek intersection and allow for a traffic light to be installed at N Travis St & Northcreek as studied by TxDOT. In order to do this, Engineering has proposed the extension of Hilre Dr to N Travis St as shown on the site plan to divert Knollwood traffic away from that intersection. With Young Enterprises in control of this parcel, this would allow a smooth abandonment process for a portion of Knollwood Rd, and the creation of a cul-de-sac to eliminate the Knollwood/Northcreek intersection that so many residents have complained about. We believe this to be in the best interest of the community, so that is the thought process behind the concept site plan which interacts with neighboring parcels.

Hilre Drive



1. The location of right-of-way easement to Grayson County, Texas in Volume 552, Page 420, D.R.G.C.T. does not affect subject property.
2. The location of easement to Texas Power & Light Co. in Volume 639, Page 373, D.R.G.C.T. does not affect subject property.
3. The location of easement to Standard Oil Company in Volume 948, Page 337, D.R.G.C.T. does affect subject property; however, the exact location cannot be determined with available information.
4. The location of easement to Chevron USA, Inc. in Volume 1888, Page 759, R.P.R.G.C.T. does not affect subject property.
5. The location of electric transmission line easement to the United States of America in Volume 459, Page 88, D.R.G.C.T. does not affect subject property.
6. The right-of-way agreement with Sherman Oaks Corporation for extension of water distribution line in Volume 1597, Page 648 appears to affect the property; however, surveyor cannot determine rights and/or legal acknowledgements within said agreement.

J.H. Clark Survey
Abstract No. 273

Owner: Ryan Family Trust

Buyer: Kohl Hitt

Address: _____ N. Travis Street
Sherman, Texas

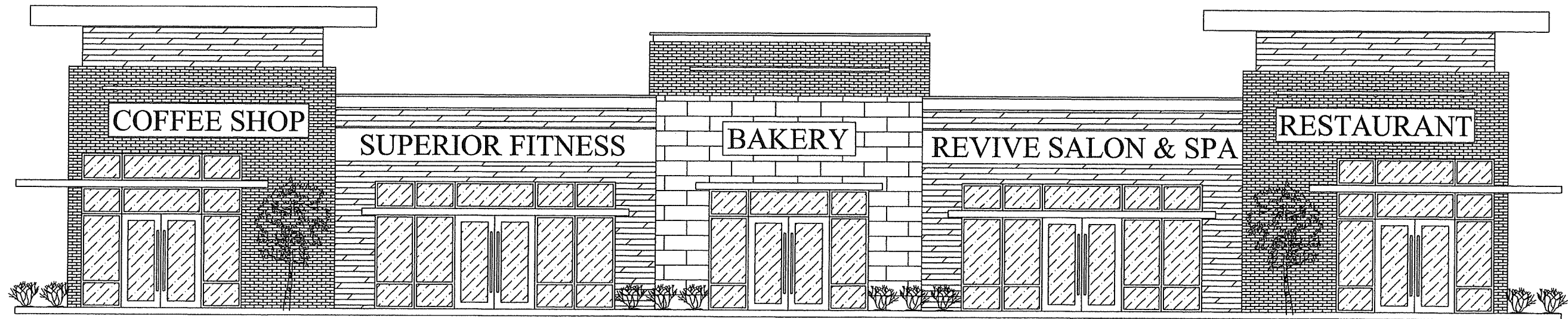
This survey is for the sole benefit of the transaction by and between: Owners and Buyer stated herein, and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with both the General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveying and the current Texas Society of Professional Surveyors standards and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: November 21, 2017



FRONT ELEVATION
TYPICAL

YOUNG ENTERPRISES, L.P.

TBD N. TRAVIS ST.
SHERMAN, TX

D2LDESIGNS@YAHOO.COM

DATE
08/22/19

SHEET
ELEVATION

SCALE
NTS

STAFF REVIEW LETTER

September 10, 2019

Kohl Hitt
3203 Bandera Dr.
Sherman, TX 75092

Helvey-Wagner Surveying
222 W. Main
Denison, TX 75020

Young Enterprises
Daniel Worrell
5414 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Dear Applicants,

The request for a zone change and conceptual site plan approval from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District for the property located in the 4700-4900 blocks of North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 17, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required is determined by the use.
5. All parking shall be on private property and shall not encroach into Travis Street or Knollwood Road right-of-way.
6. The site plan is conceptual and will require additional site plan approval through the Planning and Zoning Commission before construction begins.
7. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
8. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

11. Platting of the property is required.
12. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
13. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
14. The location of trash receptors must be approved by the Public Works Department.
15. Verify fire lane requirements with Fire Marshall.

16. Water Pro-Rata will be due at the time of development.
17. Extension of sanitary sewer main will be required.
18. Internal water and sewer lines will be privately owned and maintained.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

14.

Meeting Date: 09/17/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

709 NORTH MONTGOMERY STREET

The request of Zachary Divine (Owner), Austin Hoover (Prospective Buyer) and Preston Trail Land Surveying (Surveyor) concerning the property located at 709 North Montgomery Street, being part of Lot 2, Block 3, Bond's 2nd Addition, containing 0.172 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a duplex in an R-1 (One Family Residential) District/College Park Overlay District.

Background:

The property is located at 709 North Montgomery Street between Brockett and College Streets. It is currently zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. An exception to allow an attached carport in an R-1 (One Family Residential) District was approved at the March 19, 2019, Planning and Zoning Commission Meeting.

The owner would like to construct a two-story, six-bedroom duplex (three-bedrooms per unit) with a one-car garage on each side. Parking will be available for six cars. The exterior will be brick, lap siding and masonry panels.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Zachary Divine (Owner)

Austin Hoover (Prospective Buyer)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

24

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Survey

Site Plan

Building Elevations

Staff Review Letter



709 N. Montgomery Street



1 in = 400 ft

1 in = 50 ft

709 N. Montgomery Street



Request for Variance

N Montgomery St and Brockett St

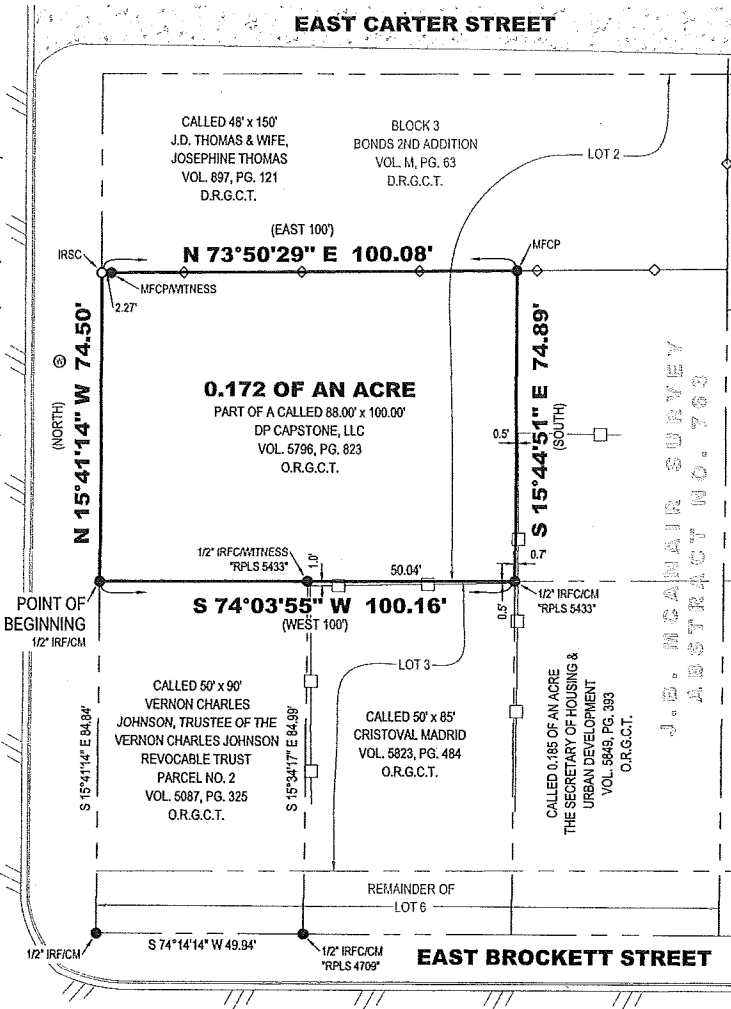
Austin Hoover

I am requesting approval for the construction of a new residential duplex on a city lot that is currently zoned R-1 for single family residential.

The lot is situated on Montgomery Street near the intersection with Brockett and is currently adjacent to a duplex to the South and small rental properties to the North. This location is more appealing to those looking to occupy a duplex than those looking to buy a new single family residence. The market has proved the success of rental properties in the area, and this property can add to the area's growth.

NORTH MONTGOMERY STREET

(26' ASPHALT SURFACE WICURE & GUTTER, APPARENT 60' R.O.W., VOL. M, PG. 63, P.R.G.C.T.)



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ PLASTIC CAP
CM	CONTROLLING MONUMENT
()	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
⊙	WATER METER
—	BOUNDARY LINE
- - -	ADJOINER LINE
□	WOOD FENCE
◇	CHAIN LINK FENCE
///	ASPHALT

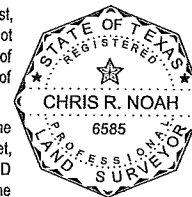
GENERAL NOTES:

This survey was completed without the benefit of a title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Certify to: DP Capstone, LLC;



I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 02/07/2019, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

Chris R. Noah
Chris R. Noah, R.P.L.S. No. 6585

TITLE SURVEY

0.172 OF AN ACRE

J.B. MCANAIR SURVEY, ABSTRACT NO. 763

BONDS 2ND ADDITION

BLOCK 3, PART OF LOT 2

TBD North Montgomery Street, Sherman

Grayson County, Texas



83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

TBPLS Firm No.
10194175

Drawn by: BNH
Checked by: CRN

Scale: 1"=30'
Date: 02/08/2019

Project No. 19-0044
Sheet No. 1 of 1

LAND DESCRIPTION:

BEING all of that certain tract of parcel of land situated in the J. B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of a called 88-foot by 100-foot tract of land described in the deed to DP Capstone, LLC, recorded in Volume 5796, Page 823, Official Records of Grayson County, Texas, the same being part of Lot 2 in Block 3 of Bonds 2nd Addition, according to the plat thereof recorded in Volume M, Page 63, Deed Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Capstone Tract, common to the northwest corner of a called 50-foot by 90 foot tract of land described as Parcel No. 2 in the deed to Vernon Charles Johnson, Trustee of the Vernon Charles Johnson Revocable Trust, recorded in Volume 5087, Page 325, said Official Records, and at the southwest corner of said Lot 2, and with the northwest corner of Lot 3 in said Block 3, and on the easterly right-of-way line of North Montgomery Street, and from which a 1/2-inch iron rod found for the southwest corner of said Johnson Tract bears South 15°41'14" East, a distance of 84.84 feet;

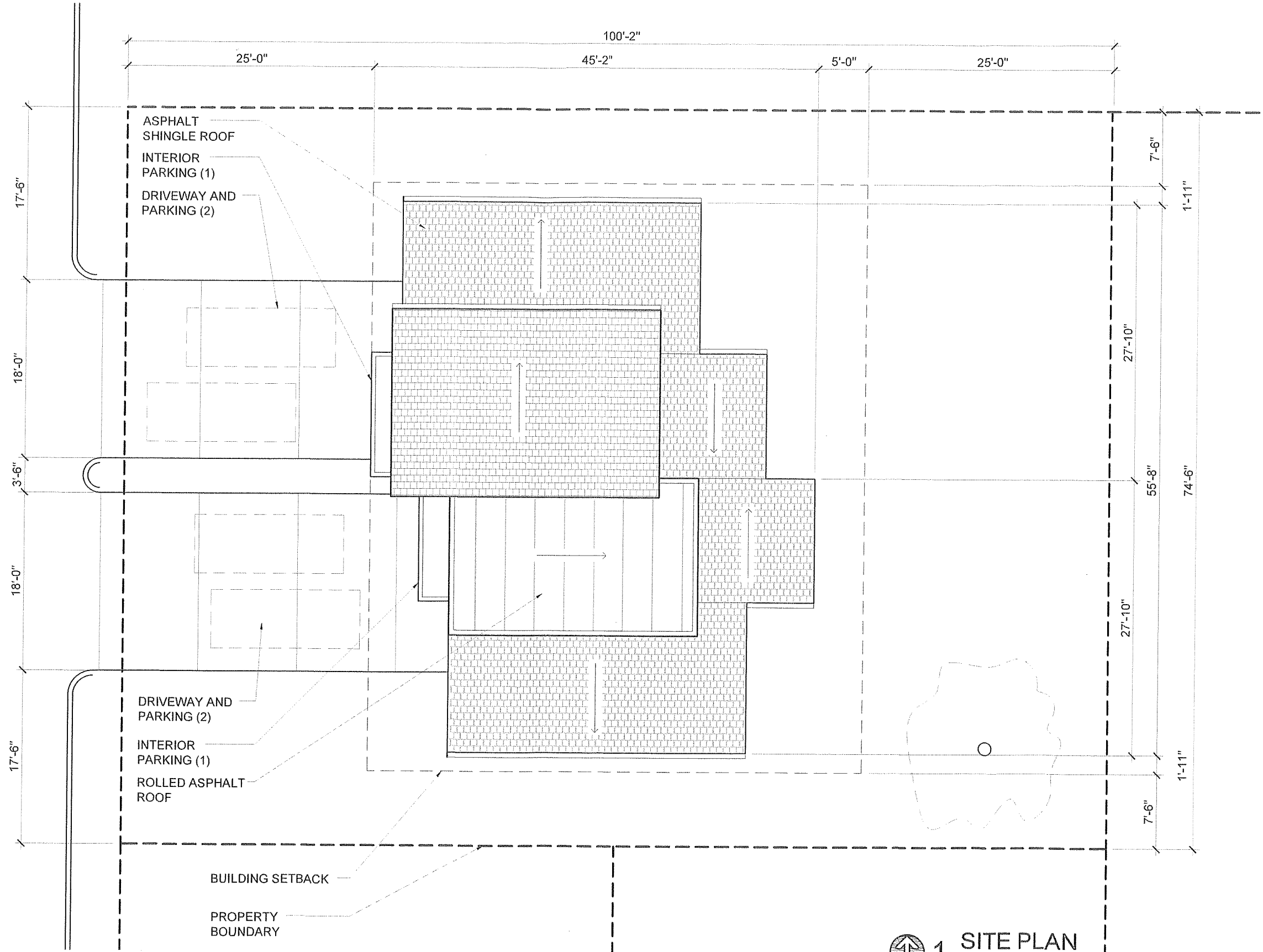
THENCE North 15°41'14" West, with the westerly line of said Capstone Tract, and with the westerly line of said Lot 2, and with the easterly right-of-way line of said North Montgomery Street, a distance of 74.50 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said Capstone Tract, common to the southwest corner of a called 48-foot by 150-foot tract of land described in the deed to J.D. Thomas and wife, Josephine Thomas, recorded in Volume 897, Page 121, said Deed Records;

THENCE North 73°50'29" East, with the northerly line of said Capstone Tract, crossing said Lot 2, with the southerly line of said Thomas Tract, passing en route at a distance of 2.27 feet to a metal fence corner post found for witness, and continuing on said course, along or near a fence, a total distance of 100.08 feet to a metal fence corner post found for the northeast corner of said Capstone Tract, common to the northwest corner of a called 0.185 of an acre tract of land described in the deed to the Secretary of Housing and Urban Development, recorded in Volume 5849, Page 393, said Official Records;

THENCE South 15°44'51" East, with the easterly line of said Capstone Tract, and with the westerly line of said 0.185 acre tract, and continuing across said Lot 2, a distance of 74.89 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5433" found for the southeast corner of said Capstone Tract, common to the northeast corner of a called 50-foot by 85-foot tract of land described in the deed to Cristoval Madrid, recorded in Volume 5823, Page 484, said Official Records, and on the southerly line of said Lot 2, and with the northerly line of aforesaid Lot 3;

THENCE South 74°03'55" West, with the southerly line of said Capstone Tract, and with the northerly line of said Madrid Tract, and with the southerly line of said Lot 2, and the northerly line of said Lot 3, passing en route at a distance of 50.04 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5433" found for the northwest corner of said Madrid Tract, and continuing on said course, with the northerly line of aforesaid Johnson Tract, a total distance of 100.16 feet to the POINT OF BEGINNING and enclosing 0.172 of an acre (7,478 square feet) of land, more or less.

MONTGOMERY STREET



1 SITE PLAN
3/32" = 1'-0"

AUSTIN
HOOVER

903-815-2901
aphoover12@gmail.com

N. MONTGOMERY STREET
SHERMAN, TX

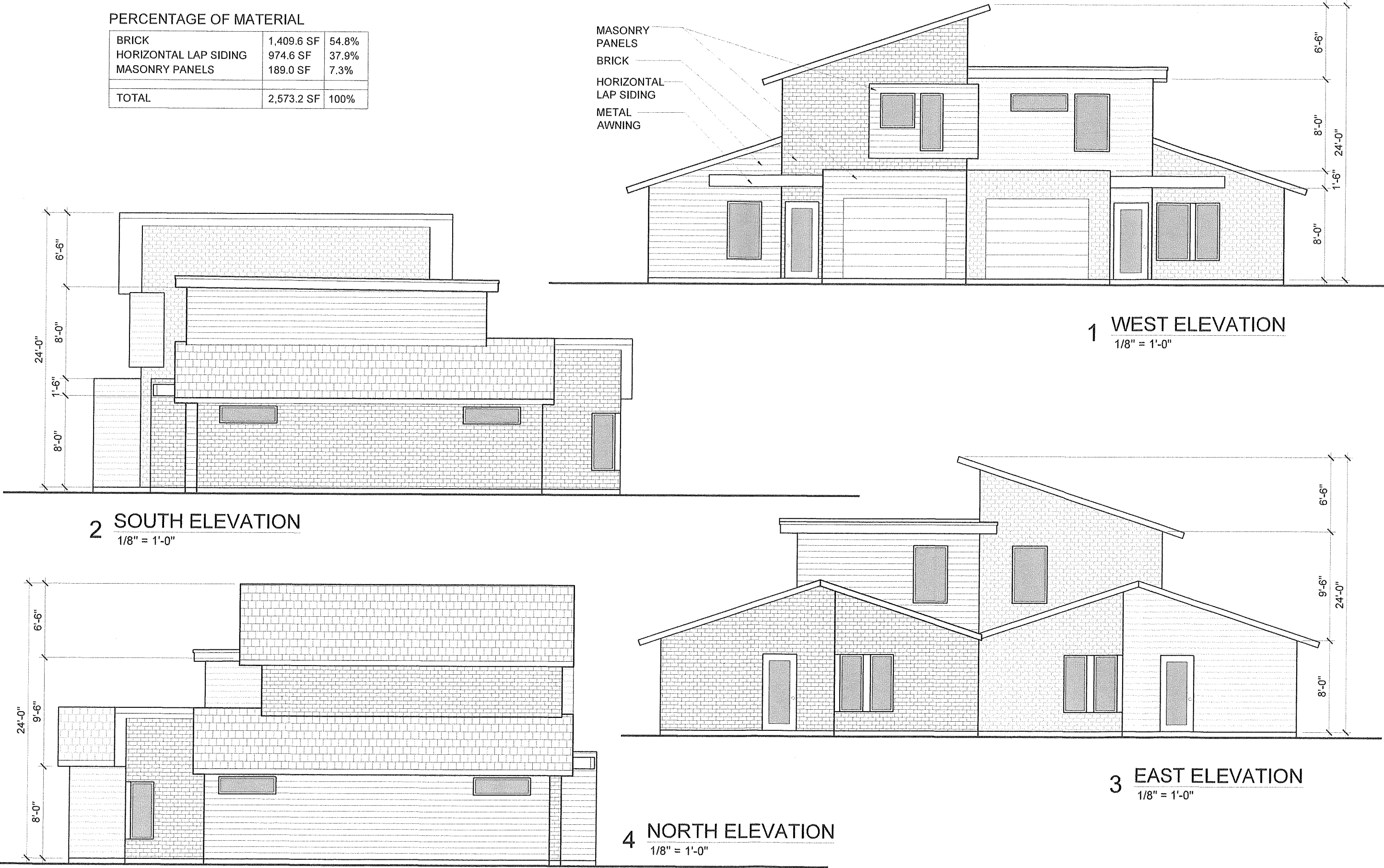
A1.0
SITE PLAN

08.22.19

PERCENTAGE OF MATERIAL

BRICK	1,409.6 SF	54.8%
HORIZONTAL LAP SIDING	974.6 SF	37.9%
MASONRY PANELS	189.0 SF	7.3%
TOTAL	2,573.2 SF	100%

MASONRY
PANELS
BRICK
HORIZONTAL
LAP SIDING
METAL
AWNING



STAFF REVIEW LETTER

September 10, 2019

Zachary Divine
62 Sycamore Tree Rd.
Pottsboro, TX 75076

Preston Trail Land Surveying
83493 N. S.H. Hwy. 289, Ste. 5
Pottsboro, TX 75076

Austin Hoover
1513 N. Wharton
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a duplex in an R-1 (One Family Residential) District/College Park Overlay District for the property located at 709 North Montgomery Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 17, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the R-1 (One Family Residential) District, the College Park Overlay District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Platting of the property is required.
8. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
9. Private Sanitary Sewer Easement must be obtained and filed of record in the Official Public Records of Grayson County, Texas to serve property with City sewer.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

15.

Meeting Date: 09/17/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

605 EAST PECAN STREET

The request of Sam Loria (Owner) and Steve Herlinger, Tillman Infrastructure (Applicant/Representative) concerning the property located at 605 East Pecan Street, being 0.574 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (15)(c)(v) to allow a wireless monopole cell tower to have a 467.26 foot separation from any other monopole or antenna tower in lieu of the required 1,000 feet in an M-2 (Heavy Manufacturing) District.

Background:

The property is located at 605 East Pecan Street between Broughton and Throckmorton Streets; Commissary Express is next door. The property is zoned an M-2 (Heavy Manufacturing) District. The following items have been approved:

- Variance to allow a 124' tall wireless monopole cell tower in lieu of the allowed 100' in an M-2 (Heavy Manufacturing) District. - April 16, 2019
- Exception to allow a wireless monopole cell tower to be 40' from the north property line, 25' from the east property line, and 48' from the west property line in lieu of the required 124' from any property line in an M-2 (Heavy Manufacturing) District. - April 16, 2019

The owner is requesting a 467.26 foot separation between an existing cell tower and the proposed cell tower.

Adjacent Zoning:

M-2 (Heavy Manufacturing) District

Origination:

Sam Loria (Owner)

Steve Herlinger, Tillman Infrastructure (Applicant/Representative)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

6

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Elevations

Plans

Separation between Cell Towers

Views Surrounding Cell Tower

Staff Review Letter



605 East Pecan Street



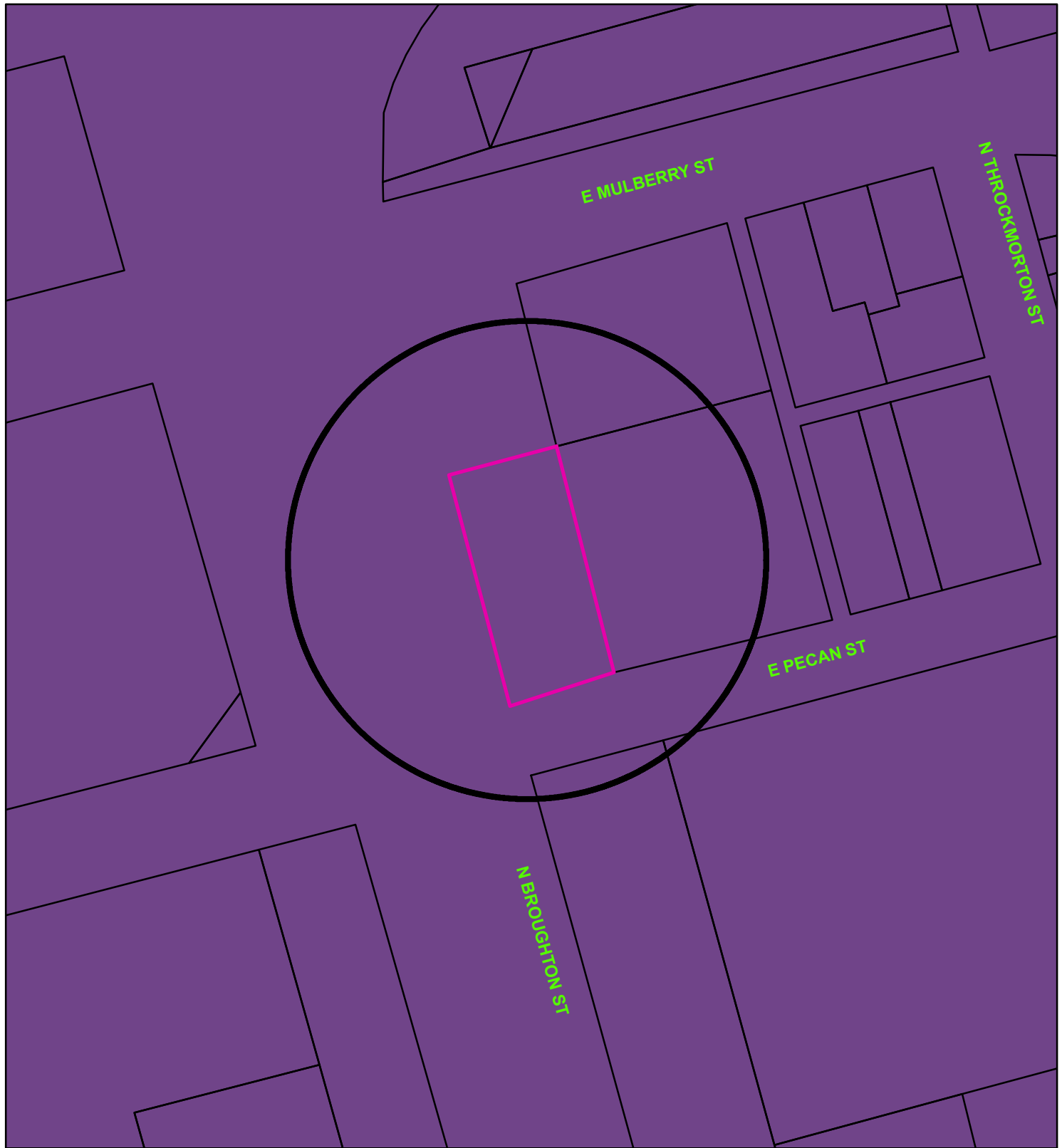
605 East Pecan Street



NOT TO SCALE

1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 605 East Pecan Street

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 100 ft

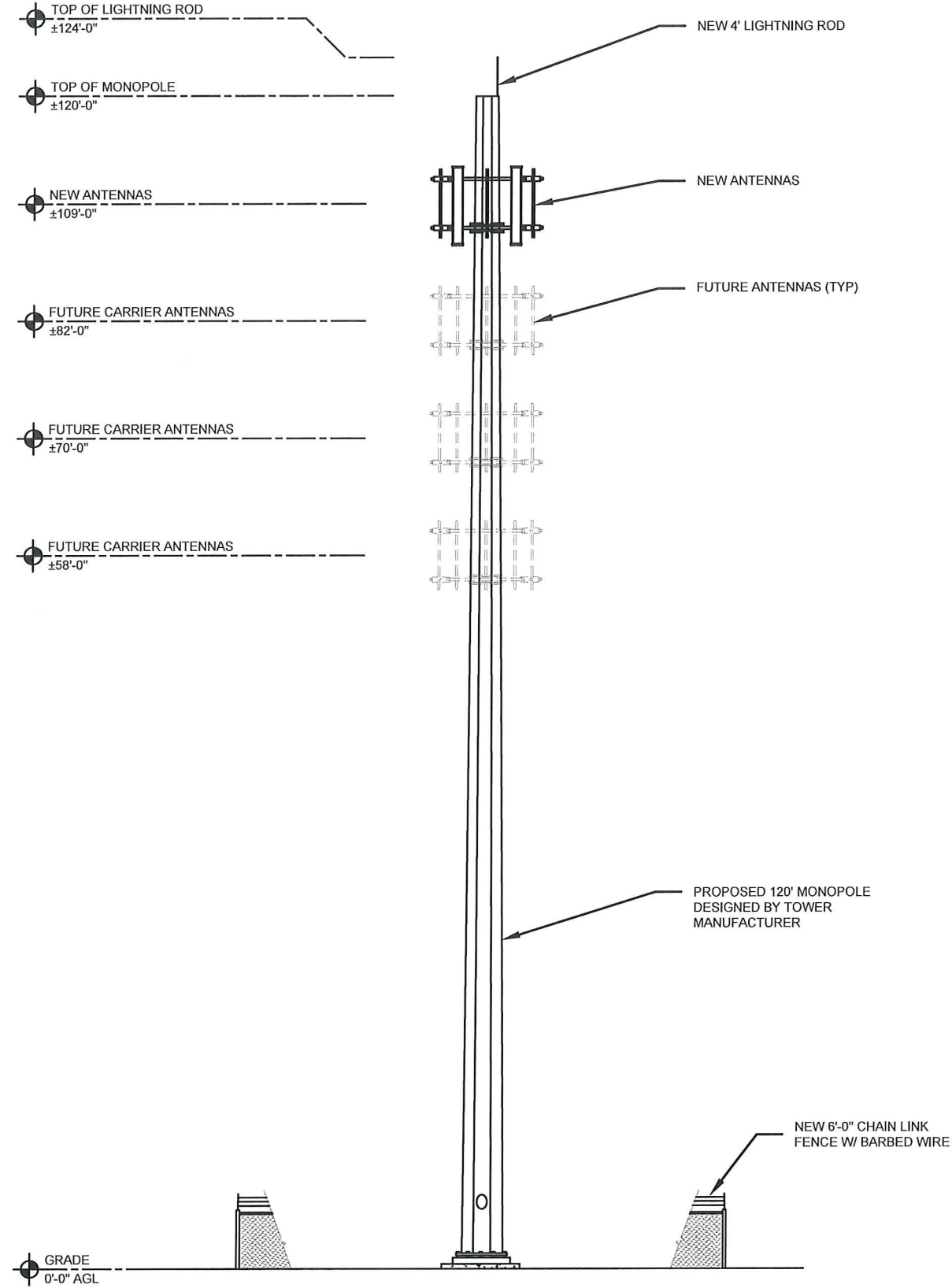
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

605 E. Pecan Street



NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.



ELEVATION

SCALE: 1" = 15'-0"

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7901 AMBASSADOR ROW
DALLAS, TX 75247
PH: 214-741-6898

TILLMAN
INFRASTRUCTURE

14592540

SHERMAN

609 EAST PECAN STREET
SHERMAN, TX 75090

WT GROUP

Engineering with Precision, Pace and Passion.
5805 PETERSON LANE, STE. 200
DALLAS, TX 75240 T: 214-384-0744
www.wtengineering.com
Texas Firm Registration No.: F-11754 Exp. 8/30/19
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WT Group
Engineering · Design · Consulting

REVISIONS

REV.	ISSUED FOR	DATE	BY
1	ZONING DRAWING	11/14/18	DAZ
2	REVISED ZD	01/30/19	DAZ
3	REVISED ZD	03/15/19	DAZ

CHECK:AG

DRAWN:DAZ

JOB:T1801831

Z-3
ELEVATION

1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.

9 GA. 2"x2" FENCE FABRIC

3/8" STEEL TRUSS ROD AND TRUSS ROD TIGHTENER AT ALL CORNERS (TYP.)

CONTRACTOR TO PROVIDE STYMIE LOCK OR APPROVED EQUIVALENT

3 STRANDS OF 12 GA. GALV. BARBED WIRE WITH 4-POINT BARBS

2.375" O.D. STANDARD GALV. LINE POST

1.66" O.D. STANDARD GALV. PIPE

8'-0" O.C. MAX.

2.875" O.D. STANDARD GALV. CORNER AND GATE POST

STEEL GALV. TENSION BAR

1.66" O.D. STANDARD GALV. RAIL AND BRACE PIPE (TYP.)

7 GA. GALV. TENSION WIRE

TENSION / BRACE BAND (TYP.)

FINISH GRADE

INDUSTRIAL HINGE - 180° (TYP.)

1.375" O.D. GALV. PIPE FOR MUSHROOM STOP

RAIL END CONNECTOR (TYP.)

6'-0" MIN.

45°

12"

12"

6'-0"

10"

2'-0"

3'-0"

12"

1'-0" GAP BETWEEN FENCE AND GRAVEL

SEE NOTES

12"

3'-0"

12"

COMMERCIAL FABRICATED 1.90" O.D. GATE FRAME

MUSHROOM STOP

12'-0"

1

Diagram illustrating the installation of a concrete footing with a mushroom stop. The diagram shows a cross-section of a 10"Ø concrete footing (24" deep) embedded in a concrete slab. A mushroom stop is installed with a slot parallel to the closed gates. The concrete slab is reinforced with hexagonal mesh. The top surface is labeled "FINISH GRADE".

2

1'-0"

CHAIN LINK FENCE

6" OF #57 STONE

MIRAFI 500X

LIMIT OF SURFACING

EXISTING GRADE

COMPACT SUBGRADE AND SURFACING TO PRODUCE AN UNYIELDING SURFACE

3

3-WIRE 45° BARBED WIRE
ARM W/ 3-STRANDS OF
BARBED WIRE (TYP.)

45°

6'-0" MIN.

1" GAP BETWEEN
FENCE AND GRAVEL

TOP RAIL

CHAIN LINK FENCE FABRIC

LINE POST
8'-0" O.C. MAX.

1'-0"

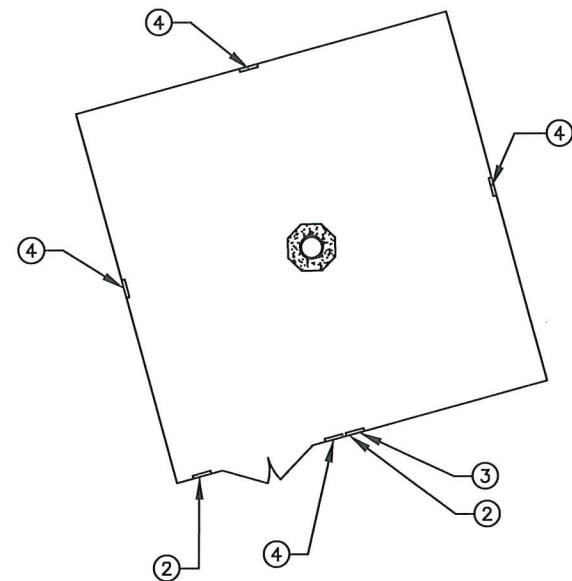
FINISH GRADE

4

REV.	ISSUED FOR	DATE	BY
0	ZONING DRAWING	11/14/18	DAZ
1	REVISED ZD	01/30/19	DAZ
2	REVISED ZD	03/15/19	DAZ

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 PLUMBING \ ELECTRICAL \ LAND SURVEYING
 ACCESSIBILITY CONSULTING \ STRUCTURAL

Z-4 COMPOUND DETAILS



OVERALL SIGN PLACEMENT PLAN VIEW

SCALE: NONE

1

ROUNDED CORNERS
(TYP.)

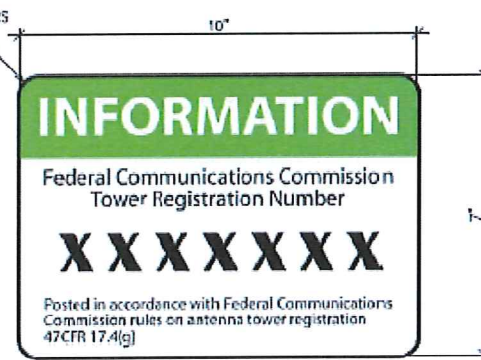


SITE INFO SIGN DETAIL

SCALE: NONE

2

ROUNDED CORNERS
(TYP.)



NOTE:
CONTRACTOR SHALL PROCURE & PROVIDE .063" RUST
FREE ALUMINUM SIGNS WITH (1) YEAR WARRANTY FOR
ALL (5) SIGNS.

FCC INFO SIGN DETAIL

SCALE: NONE

3

ROUNDED CORNERS
(TYP.)

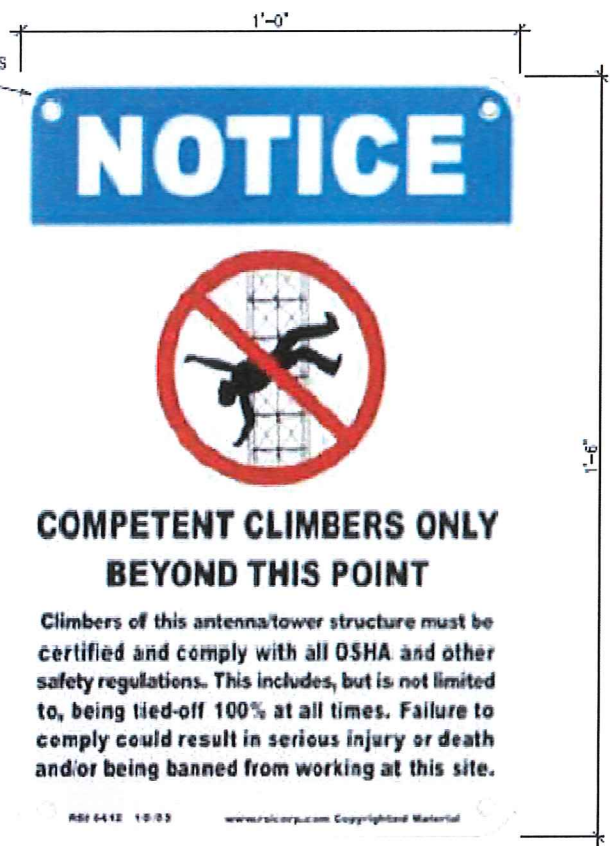


RF FIELD SIGN DETAIL

SCALE: NONE

4

ROUNDED CORNERS
(TYP.)



TOWER CLIMBING SIGN DETAIL

SCALE: NONE

5

REVISIONS			
REV.	ISSUED FOR	DATE	BY
1	ZONING DRAWING	11/14/18	DAZ
2	REVISED ZD	01/30/19	DAZ
3	REVISED ZD	03/15/19	DAZ

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PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: AG
DRAWN: DAZ
JOB: T1801831

Z-5
SINAGE

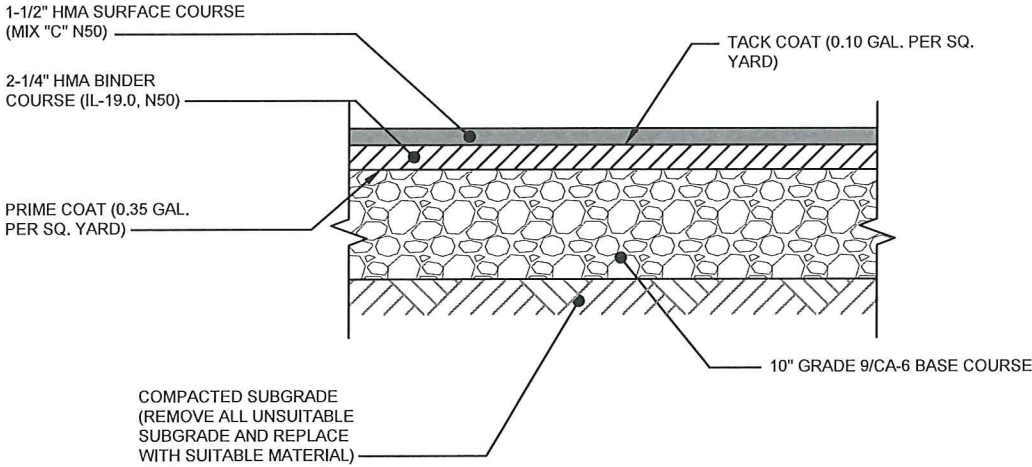
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INFRASTRUCTURE

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NOTE:
ALL SELECT GRANULAR FILL SHALL BE
COMPACTED TO A 95% COMPACTION AT A
MAXIMUM DRY DENSITY AS DETERMINED BY
ASTM D-1557 OR WITHIN PLUS OR MINUS 3%
OF OPTIMUM MOISTURE CONTENT.



ASPHALT DRIVE DETAIL

SCALE: NONE

1

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PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL



CHECK:AG
DRAWN:DAZ
JOB:T1801831

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14592540

SHERMAN

609 EAST PECAN STREET
SHERMAN, TX 75090

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DALLAS, TX 75240 | P: 214-741-6898
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Texas Firm Registration No: F-17254 Exp: 03/2019
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PROJECT INFORMATION

NAD83 GEOGRAPHIC COORDINATES DECIMAL:	LATITUDE: 33.640236° LONGITUDE: -96.603506°
NAD83 GEOGRAPHIC COORDINATES DEGREES:	LATITUDE: 33° 38' 24.85" LONGITUDE: -96° 36' 12.62"
GROUND ELEVATION:	730' AMSL
JURISDICTION:	CITY OF SHERMAN
ZONING CODE:	M1 - LIGHT MANUFACTURING
PARCEL NUMBER:	161284
FLOOD ZONE:	X
COUNTY:	FANNIN COUNTY
POWER SUPPLIER:	GRAYSON-COLLIN ELECTRIC COOP
TELCO SUPPLIER:	AT&T
TOWER TYPE:	MONOPOLE
TOWER HEIGHT:	120' (124' TO HIGHEST APPURTENANCE)
PROPERTY OWNER:	SAM A LORIA ADDRESS: 4303 ROSE HILL RD WHITERIGHT, TX 75491 TEL: (903) 227-1320



1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234



152 W. 57TH STREET, 8TH FLOOR
NEW YORK, NY 10019

SITE NAME
SHERMAN

NEW FA NUMBER
14592540

AT&T SITE NUMBER
DXL05969

E-911 ADDRESS:
609 EAST PECAN STREET
SHERMAN, TX 75090

SHEET INDEX

SHEET	DESCRIPTION	REV.
T-1	COVER SHEET	0
S-1	SITE SURVEY	1
N-1	GENERAL NOTES	0
N-2	GENERAL NOTES	0
C-1	OVERALL SITE PLAN	0
C-2.0	ENLARGED SITE PLAN	0
C-2.1	GRADING PLAN	0
C-2.2	GRADING DETAILS	0
C-3.0	TOWER ELEVATION & ANTENNA ORIENTATION	0
C-3.1	ANTENNA CONFIGURATION & DETAILS	0
C-3.2	SECTOR A PLUMBING DIAGRAM	0
C-3.3	SECTOR B PLUMBING DIAGRAM	0
C-3.4	SECTOR C PLUMBING DIAGRAM	0
C-3.5	5G CONFIGURATION	0
C-4	SITE DETAILS	0
C-5	SITE DETAILS	0
C-6	COMPOUND DETAILS	0
C-7	SITE DETAILS	0
C-8	SIGN DETAILS	0
C-9	PLATFORM DETAILS	0
E-1.0	OVERALL UTILITY PLAN	0
E-1.1	ENLARGED UTILITY PLAN	0
E-2.0	RISER DIAGRAM	0
E-2.1	ELECTRICAL SCHEDULE	0
E-3.0	GROUNDING PLAN	0
E-3.1	EQUIPMENT GROUNDING	0
E-4	ELECTRICAL DETAILS	0
E-5	ELECTRICAL DETAILS	0
E-6	ELECTRICAL SPECIFICATIONS	0
XXX	SATN71 EQUIPMENT DETAILS	IR-1

LAND LORD SIGN OFF: _____ DATE: _____

CONTRACTOR SIGN OFF: _____ DATE: _____

CARRIER SIGN OFF: _____ DATE: _____

TILLMAN SIGN OFF: _____ DATE: _____

BUILDING CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.

- | | |
|--------------------------------|---------------------|
| 1. INTERNATIONAL BUILDING CODE | 2. N/A |
| 3. NATIONAL ELECTRIC CODE | 4. ANSI/TIA/EIA-222 |
| 5. CITY/COUNTY ORDINANCES | |



IF YOU DIG IN ANY STATE DIAL 811
FOR THE LOCAL "ONE CALL CENTER"
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DIRECTIONS

FROM DWF AIRPORT:

- CONTINUE TO INTERNATIONAL PKWY
- TAKE TX-121 N, SAM RAYBURN TOLLWAY AND US-75 N TO TX-121 N IN MELISSA. TAKE EXIT 44
- CONTINUE ON TX-121 N. DRIVE TO W 12TH ST IN BONHAM
- CONTINUE ONTO TX-121 N
- USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT ONTO TX-5 N
- TURN RIGHT ONTO COLLIN COUNTY OUTER LOOP
- TURN LEFT ONTO TX-121 N
- TURN LEFT ONTO N TEXAS STATE HWY 121
- TURN LEFT ONTO W 12TH ST
- DESTINATION WILL BE ON THE LEFT

DESIGN TEAM

DESIGN ENGINEER:

W-T GROUP, LLC.
5580 PETERSON LANE, STE. 250
DALLAS, TX 75240
PHONE: (214) 384-0744
CONTACT: ANGEL GANDARA

TILLMAN SITE ACQUISITION MANAGER:

TILLMAN INFRASTRUCTURE
1955 LAKEWAY DR, STE. 265B
LEWISVILLE, TX 75057
CONTACT: TIM ADAMS
PHONE: (214) 534-5776
EMAIL: tadams@tillmaninfrastructure.com

TILLMAN CONSTRUCTION PROJECT MANAGER:

TILLMAN INFRASTRUCTURE
1955 LAKEWAY DR, STE. 265B
LEWISVILLE, TX 75057
CONTACT: BOE CUNNINGHAM
PHONE: (530) 908-9726
EMAIL: bcunningham@tillmaninfrastructure.com

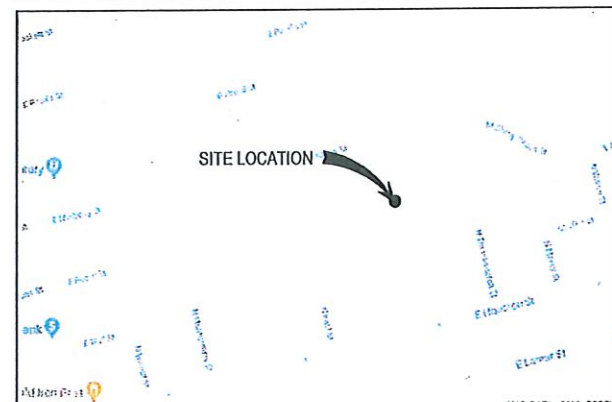
SCOPE OF WORK

TILLMAN:

PROVIDE CLEARING OF LEASE AREA AND EASEMENTS
NEW ROCK FOR ACCESS ROAD AND COMPOUND
NEW 6' CHAIN LINK FENCE WITH BARBED WIRE AND 12' WIDE SWING ACCESS GATE
NEW COMMUNITY UTILITY RACK WITH HOFFMAN BOX AND METER RACK
NEW TOWER FOUNDATION
NEW TOWER (AND LIGHTING AS REQUIRED)
NEW GROUNDING FOR TOWER AND UTILITY RACK
NEW POWER AND TELCO LINES AND CONDUITS TO SOURCE
NEW DROP POLES AS REQUIRED FOR ROUTING

AT&T:

NEW ANTENNAS, ANTENNA MOUNTS, AND MOUNTING HARDWARE
NEW RRUS/SSB'S/DIPLEXERS AS NEEDED
NEW FIBER BUNDLES/DC POWER LINES
NEW ICE BRIDGE
NEW WALK-IN CABINET
NEW GENERATOR
NEW EQUIPMENT PLATFORM ON HELIX PIERS



VICINITY MAP



AERIAL VIEW



EXPIRES: 06/30/19 SIGNED: 04/17/19

REVISIONS

REV.	ISSUED FOR	DATE	BY
1	PRELIMINARY DRAWING	04/02/19	DAZ
2	FINAL CD	04/17/19	BA

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL



CHECK-AG

DRAWN:DAZ

JOB:T1801831

T-1

COVER SHEET

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SITE WORK GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR IS TO POT HOLE UTILITY LOCATES POST MARKING TO VERIFY UTILITY LOCATES ARE CORRECT.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR/SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. THE OWNER SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE (TO BE INSTALLED BY CONTRACTOR).
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. CONTRACTOR SHALL NOT INSTALL EQUIPMENT THAT WILL IMPEDE DOOR OR ACCESS PANELS.

ABBREVIATIONS AND SYMBOLS:

ABBREVIATIONS:

AGL	ABOVE GRADE LEVEL
BTS	BASE TRANSCIVER STATION
(E)	EXISTING
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
REF.	REFERENCE
RF	RADIO FREQUENCY
T.B.D.	TO BE DETERMINED
T.B.R.	TO BE RESOLVED
TYP.	TYPICAL
REQ.	REQUIRED
EGR	EQUIPMENT GROUND RING
AWG	AMERICAN WIRE GAUGE
MGB	MASTER GROUND BUSS
EG	EQUIPMENT GROUND
BCW	BARE COPPER WIRE
SIAD	SMART INTEGRATED ACCESS DEVICE
GEN	GENERATOR
IGR	INTERIOR GROUND RING (HALO)
RBS	RADIO BASE STATION
U.N.O.	UNLESS NOTED OTHERWISE

SYMBOLS:

	SOLID GROUND BUSS BAR
	SOLID NEUTRAL BUSS BAR
	SUPPLEMENTAL GROUND CONDUCTOR
	2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	CHEMICAL GROUND ROD
	DISCONNECT SWITCH
	METER
	EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
	MECHANICAL CONNECTION
	5/8" x 10'-0" COPPER CLAD STEEL GROUND ROD
	5/8" x 10'-0" COPPER CLAD STEEL GROUND ROD WITH INSPECTION SLEEVE
	GROUNDING WIRE

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4") CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, U.N.O.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER.....2 IN.
#5 AND SMALLER & WWF.....1-1/2 IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
SLAB AND WALLS.....3/4 IN.
BEAMS AND COLUMNS.....1-1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, U.N.O. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

MASONRY NOTES:

1. HOLLOW CONCRETE MASONRY UNITS SHALL MEET A.S.T.M. SPECIFICATION C90, GRADE N. TYPE 1. THE SPECIFIED DESIGN COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F'm) SHALL BE 1500 PSI.
2. MORTAR SHALL MEET THE PROPERTY SPECIFICATION OF A.S.T.M. C270 TYP. "S" MORTAR AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
3. GROUT SHALL MEET A.S.T.M. SPECIFICATION C475 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.
4. CONCRETE MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND.
5. WALL SHALL RECEIVE TEMPORARY BRACING. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL GROUT IS FULLY CURED.

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR - GENERAL CONTRACTOR
SUBCONTRACTOR - SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.
OWNER - TILLMAN INFRASTRUCTURE
OEM - ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED WERE DESIGNED AND SCALED TO 11x17 FORMAT.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
8. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
9. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE FACILITY.
11. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH TILLMAN INFRASTRUCTURE MASTER SPECIFICATIONS AND THESE DRAWINGS WHERE A CONFLICT EXISTS IT IS CONTRACTORS RESPONSIBILITY TO NOTIFY OWNER.
13. NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN ANY SUBCONTRACTOR(S) AND TILLMAN INFRASTRUCTURE.
14. CONTRACTOR SHALL HOLD HARMLESS TILLMAN INFRASTRUCTURE AND ITS REPRESENTATIVES FROM ALL SUITS, ACTIONS, OR CLAIMS OF ANY KIND BROUGHT ABOUT AS A RESULT OF ANY INJURIES OR DAMAGES SUSTAINED BY PERSON(S) OR PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS FOR ANY AND ALL PERSONS, INCLUDING SUBCONTRACTORS, ON SITE AS REQUIRED BY CURRENT OSHA STANDARDS; INCLUDING BUT NOT LIMITED TO:

A. PERSONAL PROTECTIVE & LIFE SAVING EQUIPMENT
B. SIGNS, SIGNALS, & BARRICADES
C. TOOLS - HAND & POWER
D. ELECTRICAL
E. FALL PROTECTION
F. EXCAVATIONS
G. CONCRETE & MASONRY CONSTRUCTION
H. STEEL ERECTION
I. POWER TRANSMISSION & DISTRIBUTION
J. CRANES & DERRICKS IN CONSTRUCTION



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DALLAS, TX 75247
PH: 214-741-5898

14592540
SHERMAN TX
609 EAST PECAN STREET
SHERMAN, TX 75090



EXPIRES: 06/30/19 SIGNED: 04/17/19

REV.	ISSUED FOR	DATE	BY
A	PRELIMINARY DRAWING	04/02/19	DAZ
A	FINAL CD	04/17/19	BA

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL



CHECK: AG
DRAWN: DAZ
JOB: T1801831
N-1
GENERAL NOTES

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL), THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
8. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER).

ELECTRICAL INSTALLATION NOTES (CONT.):

23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
28. INSTALL PLASTIC LABEL ON THE METER CENTER IDENTIFYING SPECIFIC CARRIER.

GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.
7. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
10. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
11. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
12. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
13. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.

GROUNDING NOTES (CONT.):

14. APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
15. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WIT A CORROSION RESISTANT MATERIAL.
16. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
17. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
18. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.



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N-2

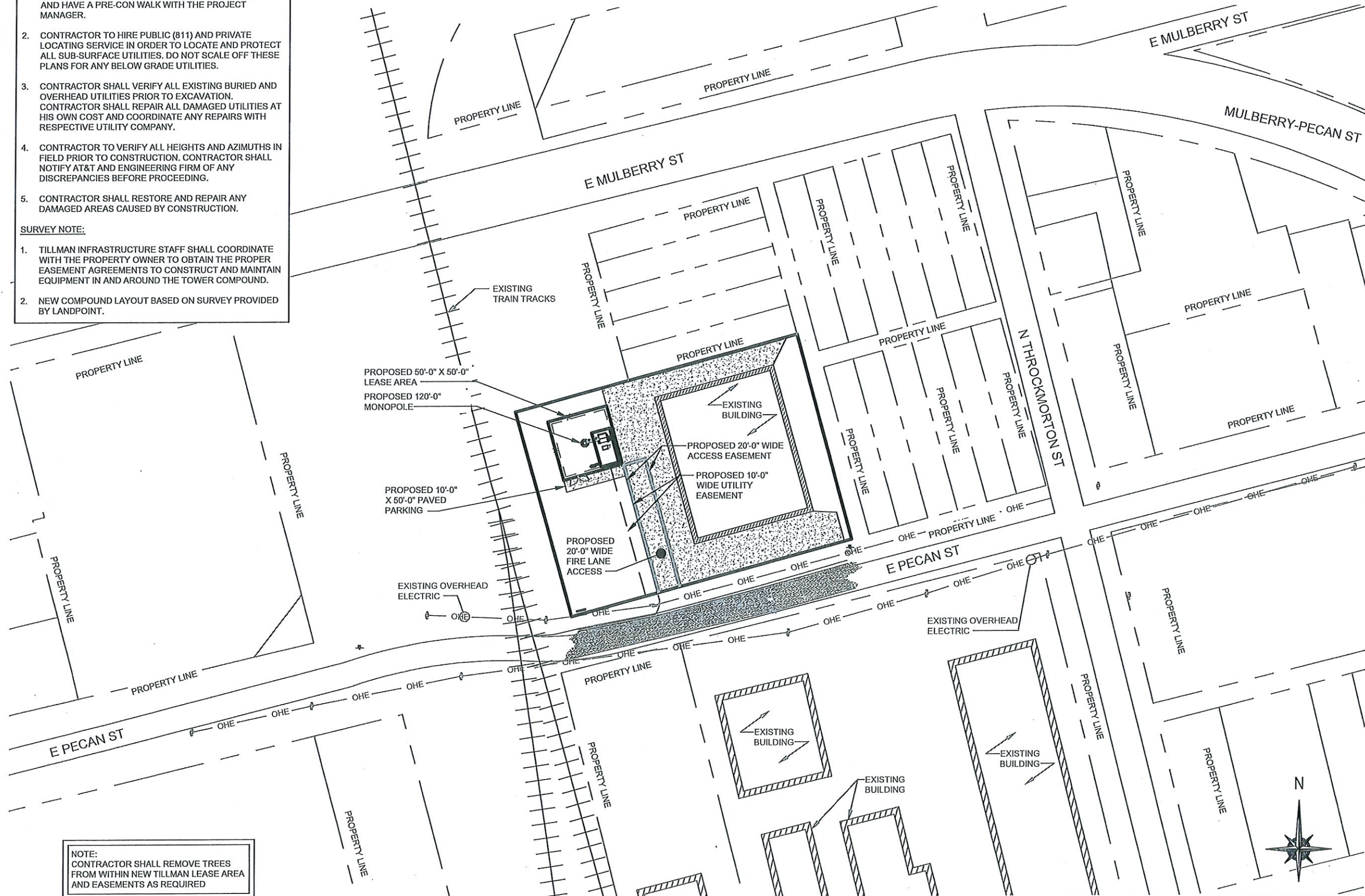
GENERAL NOTES

IMPORTANT SITE NOTES:

1. CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
2. CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SUB-SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
4. CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY AT&T AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
5. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

SURVEY NOTE:

1. TILLMAN INFRASTRUCTURE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. NEW COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY LANDPOINT.



NOTE:
CONTRACTOR SHALL REMOVE TREES
FROM WITHIN NEW TILLMAN LEASE AREA
AND EASEMENTS AS REQUIRED

OVERALL SITE PLAN

SCALE: 1" = 50'-0"

1



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C-1

OVERALL SITE PLAN

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GENERAL NOTES:

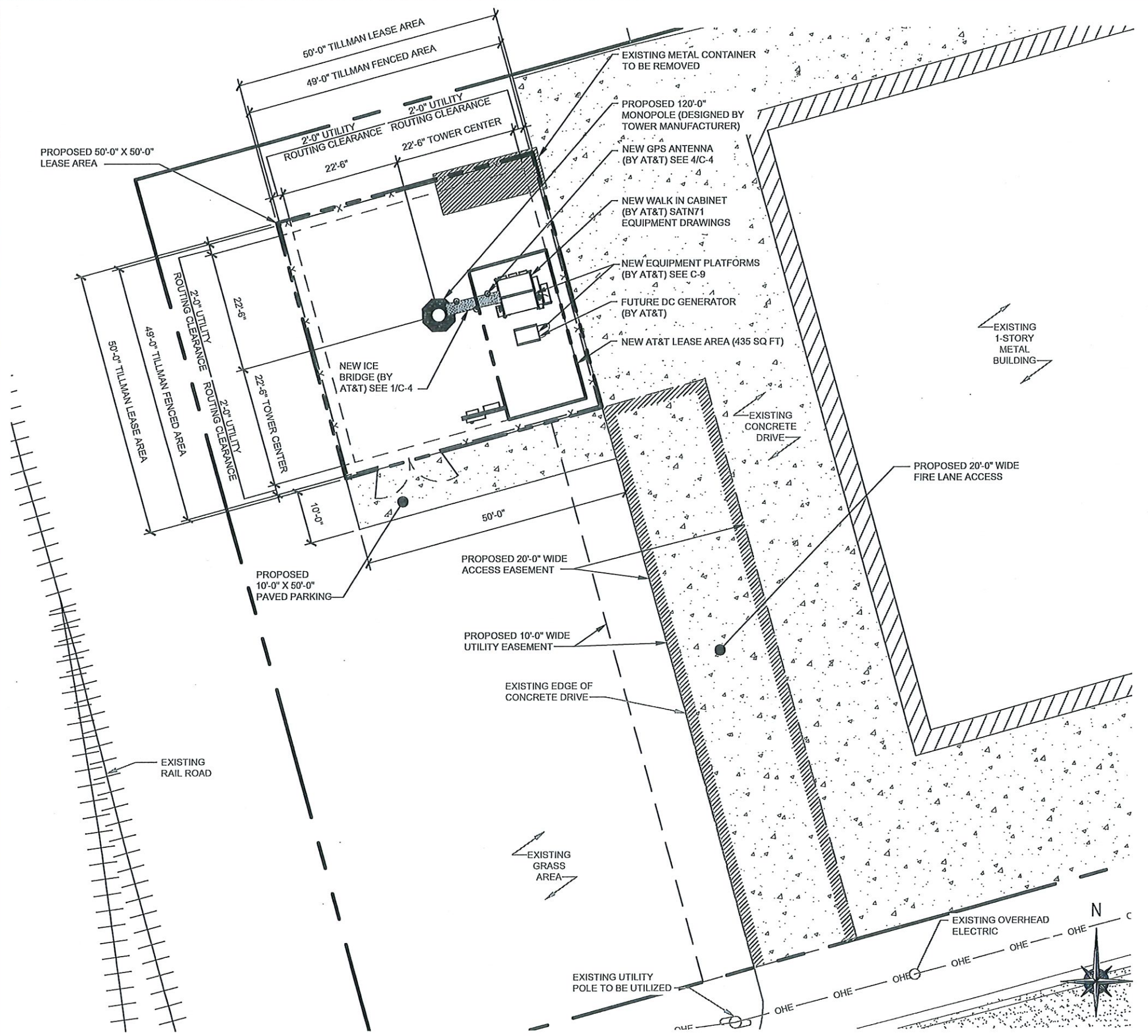
1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE TILLMAN INFRASTRUCTURE CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND TILLMAN INFRASTRUCTURE SPECIFICATIONS, THE TILLMAN INFRASTRUCTURE CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
3. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE TILLMAN INFRASTRUCTURE CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
4. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
5. WAVEGUIDE BRIDGE AND PRE-FAB SHELTER ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
6. ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN/FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
7. THE NEW TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE. NOTIFY ENGINEER OR TILLMAN INFRASTRUCTURE CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM TILLMAN INFRASTRUCTURE CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
9. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
10. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
11. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
12. CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY TILLMAN INFRASTRUCTURE CONSTRUCTION MANAGER.

SURVEY NOTE:

1. TILLMAN INFRASTRUCTURE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. NEW COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY LANDPOINT.

CABLE NOTE:

1. ROUTE CABLES UP TOWER PER TOWER DESIGN DRAWING BY TOWER OWNER.



ENLARGED SITE PLAN

SCALE: 1" = 15'-0"

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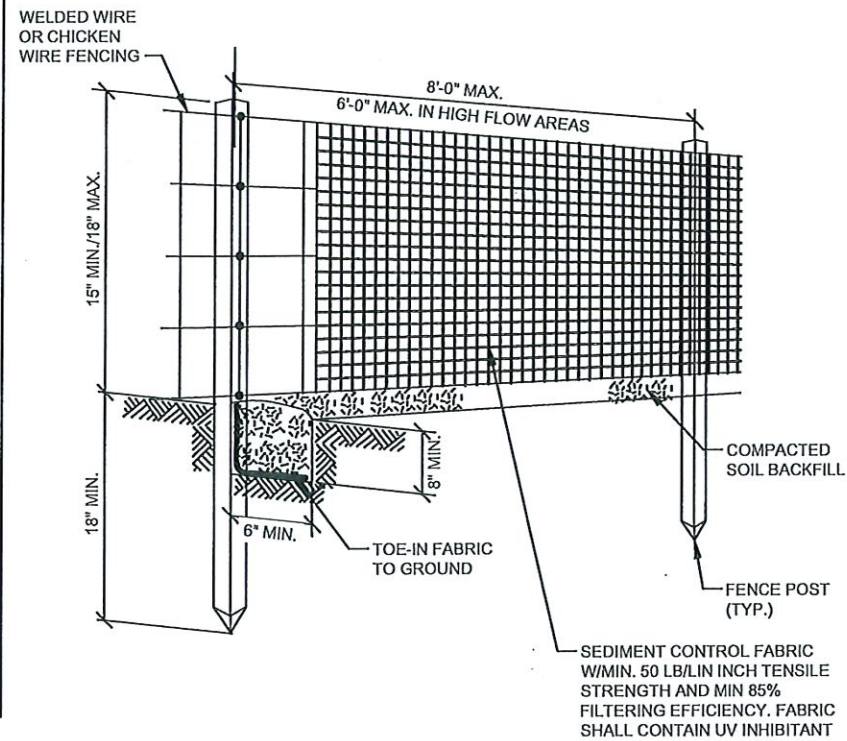
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ENLARGED SITE PLAN

SILT FENCE NOTES:

1. CONSTRUCT THE SILT FENCE OF FILTER CLOTH WITH A MINIMUM TENSILE STRENGTH OF 50 LB/LIN INCH.
2. SILT FENCE HEIGHT SHALL BE A MINIMUM OF 15 INCHES ABOVE GROUND HEIGHT, BUT SHALL NOT EXCEED 18 INCHES.
3. CONSTRUCT SILT FENCE OF A CONTINUOUS ROLL CUT THE LENGTH OF THE BARRIER TO AVOID JOINTS. FABRIC TO BE FASTENED SECURELY TO FENCE POSTS WITH 1 INCH STAPLES OR TIE WIRES.
4. SUPPORT FABRIC WITH WOVEN WIRE MESH 14.5 GAUGE, 6" MAX. MESH OPENING. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH 1 INCH STAPLES OR TIE WIRES.
5. POSTS FOR SEDIMENT FENCES SHALL BE 4 INCH DIAMETER PINE, 2 INCH DIAMETER OAK OR 1.33 LB/LINEAR FOOT STEEL. MINIMUM LENGTH SHALL BE 4 FEET. POSTS SHALL BE SPACED NO MORE THAN 8 FEET APART AND THEY SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 18 INCHES.
6. EXCAVATE A TRENCH APPROXIMATELY 6 INCHES WIDE AND 8 INCHES DEEP ALONG THE PROPOSED LINE OF POSTS AND UP SLOPE FROM THE BARRIER. BACKFILL THE TRENCH WITH COMPACTED SOIL OR GRAVEL PLACED OVER THE FILTER FABRIC.
7. DO NOT ATTACH FILTER FABRIC TO EXISTING FENCES, TREES, ETC.
8. REMOVE FENCING FOLLOWING STABILIZATION OF SLOPES AND ALL DISTURBED AREAS.



NOT USED

SCALE: NONE

1

SILT FENCE DETAIL

SCALE: NONE

2

NOT USED

SCALE: NONE

3

NOT USED

SCALE: NONE

4



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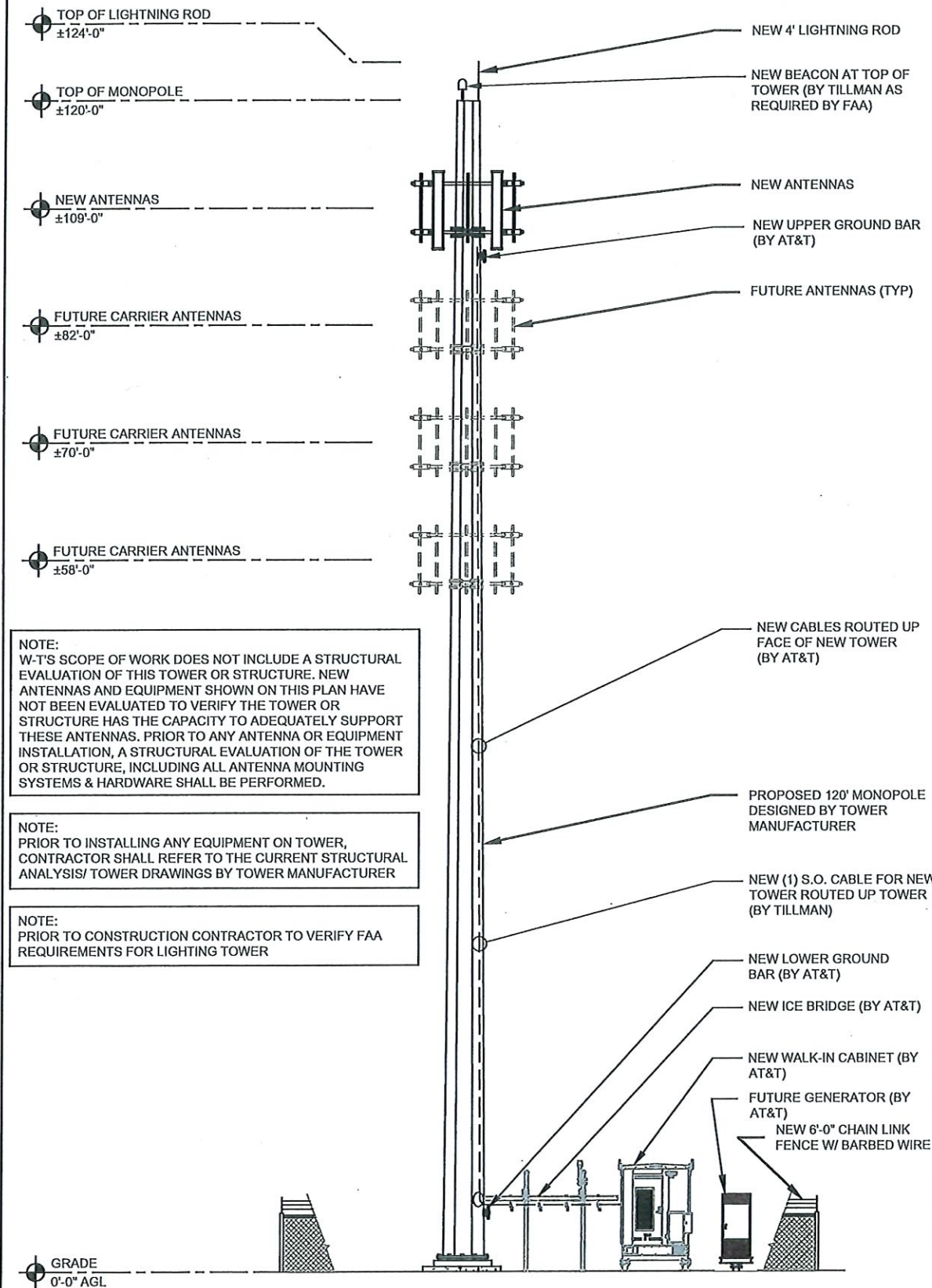
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C-2.2

GRADING DETAILS



NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

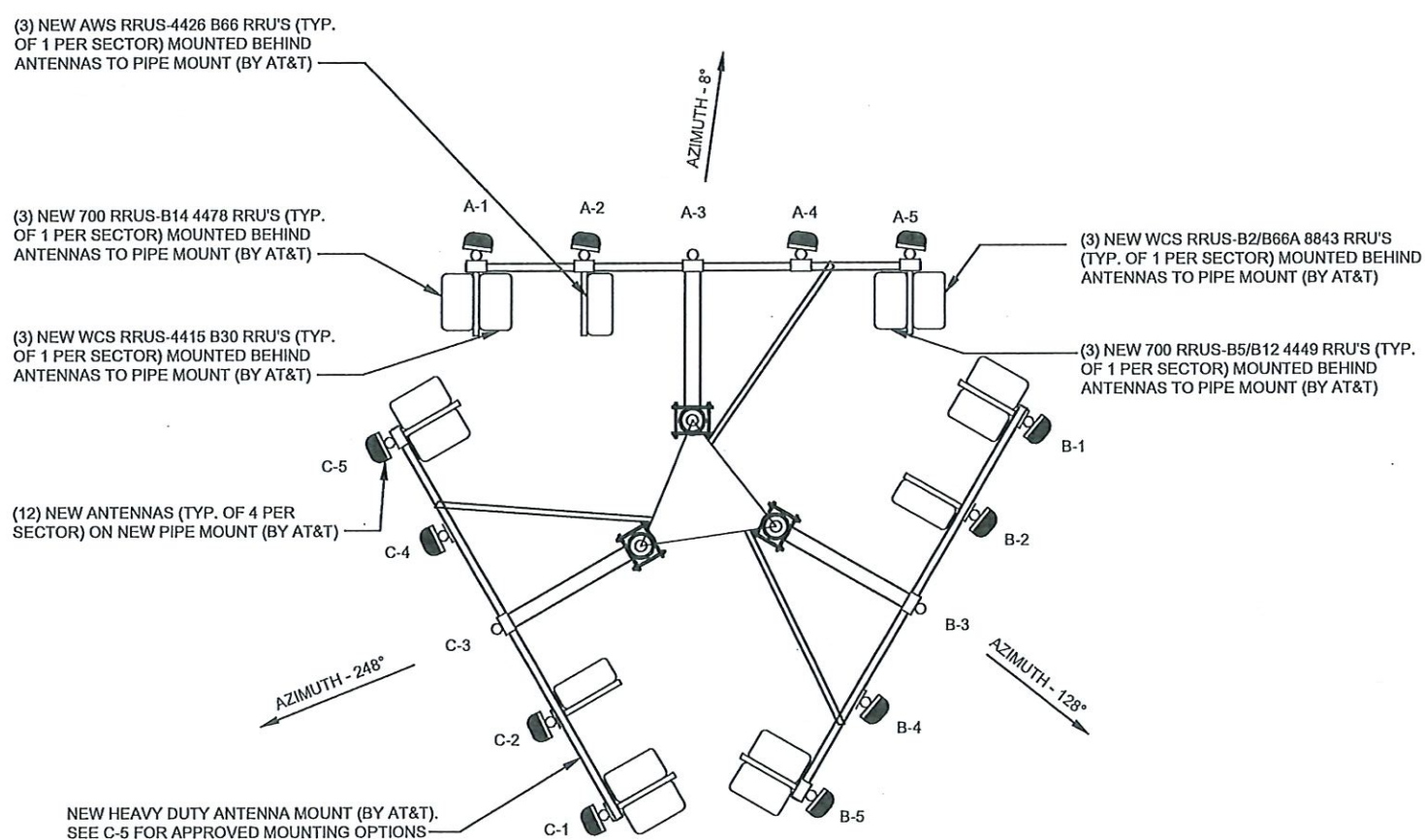
NOTE:
PRIOR TO INSTALLING ANY EQUIPMENT ON TOWER, CONTRACTOR SHALL REFER TO THE CURRENT STRUCTURAL ANALYSIS/ TOWER DRAWINGS BY TOWER MANUFACTURER

NOTE:
PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY FAA REQUIREMENTS FOR LIGHTING TOWER

ELEVATION	1
SCALE: 1" = 15'-0"	

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FINAL RF CONFIGURATION, ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY AT&T AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.

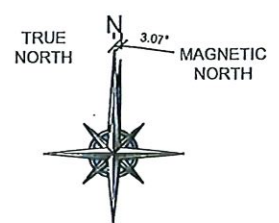
NOTE:
CONTRACTOR TO USE PROPER TORQUE WRENCH WHEN INSTALLING AND TIGHTENING CONNECTORS TO INSURE PROPER FIT.



NOTE:
ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER MANUFACTURER'S STANDARDS.

NOTE:
ANTENNA INFORMATION OBTAINED FROM AT&T RF DATA CONFIGURATION SHEET DATED 02/14/19

MAGNETIC NORTH DEVIATION FOR TRUE NORTH **3.07° E** DEGREES
INFORMATION OBTAINED FROM NOAA WEBSITE ON 4.2.19



ANTENNA ORIENTATION	2
SCALE: NONE	

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C-3.0
TOWER ELEVATION & ANTENNA ORIENTATION

ANTENNA NUMBER	COAX COLOR CODE	ANTENNA INFO.		AZIMUTH	RAD CENTER	ELEC. DOWNTILT					5G	CABLE INFO.	
		MAKE	MODEL			700	850	1900	AWS	WCS		SIZE	LENGTH
A-1	N/A	COMMSCOPE	NNHH-65C-R4	8°	109°-0"	5°				2°		SEE CABLE NOTES 1 & 2	
A-2	N/A	COMMSCOPE	NNHH-65C-R4	8°	109°-0"				2°				
	N/A	COMMSCOPE	NNHH-65C-R4	8°	109°-0"				2°				
A-4	N/A	COMMSCOPE	NNHH-65C-R4	8°	109°-0"			2°					
	N/A	COMMSCOPE	NNHH-65C-R4	8°	109°-0"			2°					
A-5	N/A	COMMSCOPE	NNHH-65C-R4	8°	109°-0"	4°	4°		2°		2°		
	N/A	COMMSCOPE	NNHH-65C-R4	8°	109°-0"	4°	4°		2°		2°		
B-1	N/A	COMMSCOPE	NNHH-65C-R4	128°	109°-0"	6°				2°			
	N/A	COMMSCOPE	NNHH-65C-R4	128°	109°-0"				2°				
B-2	N/A	COMMSCOPE	NNHH-65C-R4	128°	109°-0"				2°				
	N/A	COMMSCOPE	NNHH-65C-R4	128°	109°-0"			2°					
B-4	N/A	COMMSCOPE	NNHH-65C-R4	128°	109°-0"			2°					
	N/A	COMMSCOPE	NNHH-65C-R4	128°	109°-0"			2°					
B-5	N/A	COMMSCOPE	NNHH-65C-R4	128°	109°-0"	4°	4°		2°		2°		
	N/A	COMMSCOPE	NNHH-65C-R4	128°	109°-0"	4°	4°		2°		2°		
C-1	N/A	COMMSCOPE	NNHH-65C-R4	248°	109°-0"	3°				2°			
	N/A	COMMSCOPE	NNHH-65C-R4	248°	109°-0"				2°				
C-2	N/A	COMMSCOPE	NNHH-65C-R4	248°	109°-0"				2°				
	N/A	COMMSCOPE	NNHH-65C-R4	248°	109°-0"			2°					
C-4	N/A	COMMSCOPE	NNHH-65C-R4	248°	109°-0"			2°					
	N/A	COMMSCOPE	NNHH-65C-R4	248°	109°-0"			2°					
C-5	N/A	COMMSCOPE	NNHH-65C-R4	248°	109°-0"	4°	4°		2°		2°		
	N/A	COMMSCOPE	NNHH-65C-R4	248°	109°-0"	4°	4°		2°		2°		

CABLE NOTE	TYPE OF CABLE	CABLE INFO.	QUANTITY	LENGTH
NOTE 1	FIBER	1/2"	3	±145'-0"
NOTE 2	DC POWER	3/4"	6	±145'-0"

NOTES:

- BEFORE INSTALLING ANY EQUIPMENT, CONTRACTOR MUST CHECK WITH AT&T PROJECT MANAGER AND AT&T RF ENGINEER FOR MOST RECENT RF CONFIGURATION SHEET.
- LENGTHS ON THIS CHART ARE ESTIMATED FROM AVAILABLE INFORMATION.
- TYPES AND SIZES OF THE ANTENNA CABLES ARE BASED ON THE ESTIMATED LENGTH OF THE CABLES. CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN THE FIELD PRIOR TO INSTALLATION AND NOTIFY THE AT&T FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
- CONTRACTOR TO PROVIDE AS-BUILTS FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.

ANTENNA CONFIGURATION

SCALE: NONE

1

Wind Loading, frontal

Wind Loading, lateral

Wind Loading, maximum

Wind Speed, maximum

Dimensions

Length

Width

Depth

Net Weight, without mounting kit

954.0 N @ 150 km/h
214.5 lbf @ 150 km/h

331.0 N @ 150 km/h
74.4 lbf @ 150 km/h

1235.0 N @ 0 km/h
277.6 lbf @ 0 km/h

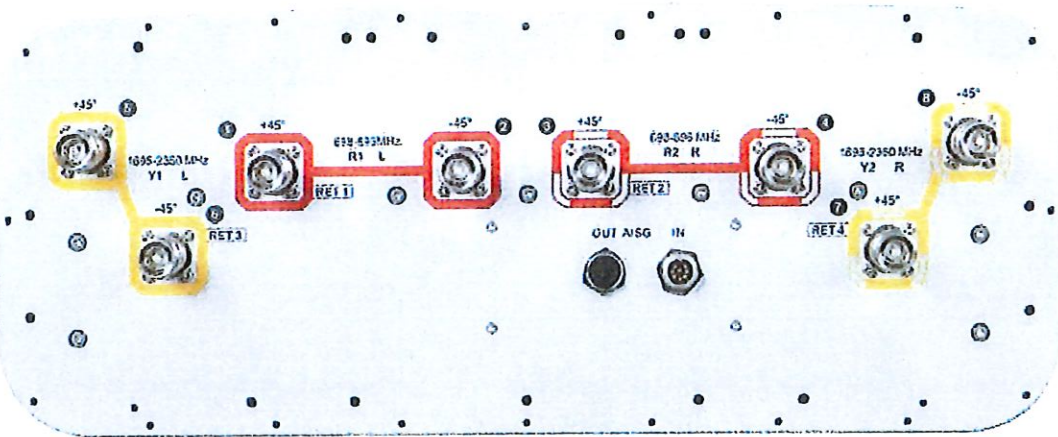
241 km/h | 150 mph

2438.0 mm | 96.0 in

498.0 mm | 19.6 in

197.0 mm | 7.8 in

45.0 kg | 99.2 lb



ANTENNA DETAILS (NNHH-65C-R4)

SCALE: NONE

2

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Diagram Sector: A

Atoll Site Name: DXL05969

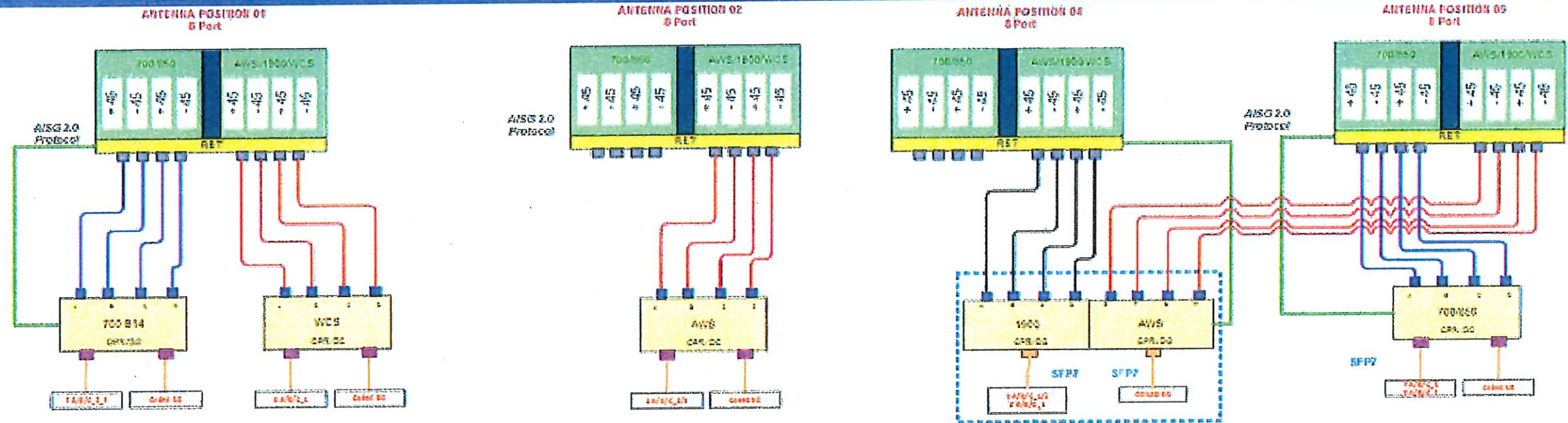
Market: DALLAS FT. WORTH

Comments:

Diagram File Name: DXL05969_SECTOR A.vsd

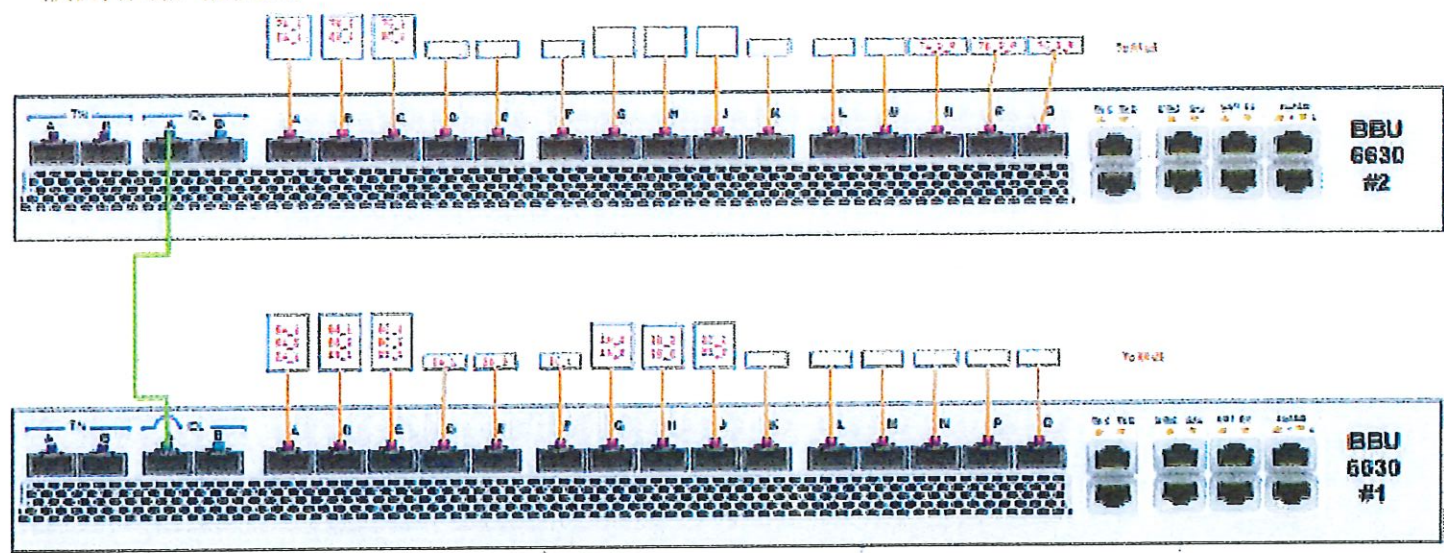
Location Name: SAM LORIA

Market Cluster: NORTH TEXAS



Port Definitions:
1 - AWS Band
2 - WCS Band
3 - 700 MHz Band
4 - 1900 MHz Band
5 - 1900 MHz Band

ORIGINAL DESIGNER: JEFF GUTOWSKY
DATE: 04/17/19



SECTOR A PLUMBING

SCALE: NONE

1

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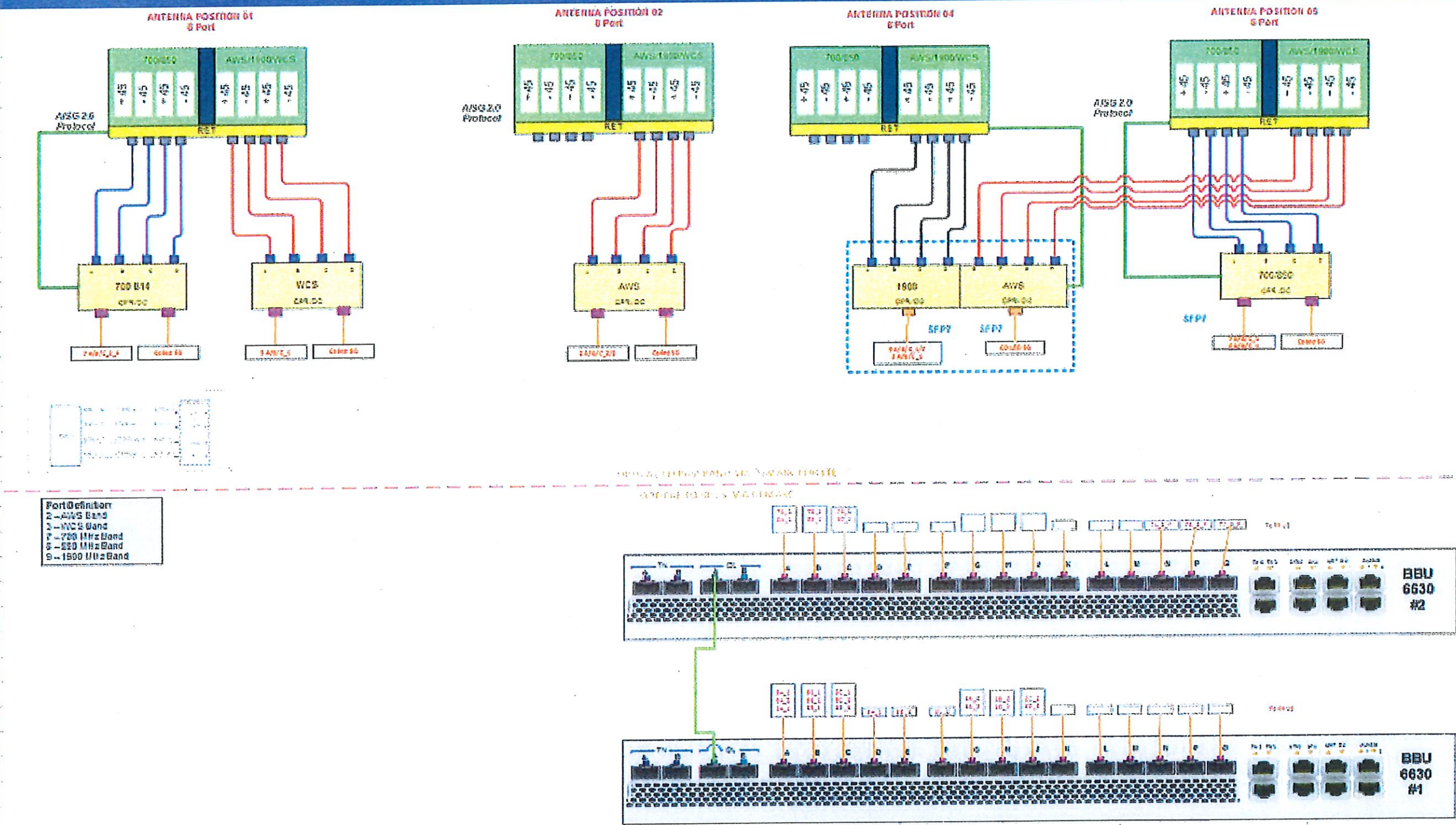
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SECTOR A
PLUMBING DIAGRAM

Diagram Sector: B
Atoll Site Name: DXL05969
Market: DALLAS FT. WORTH
Comments:

Diagram File Name: DXL05969_SECTOR B.vsd
Location Name: SAM LORIA
Market Cluster: NORTH TEXAS



SECTOR B PLUMBING

SCALE: NONE

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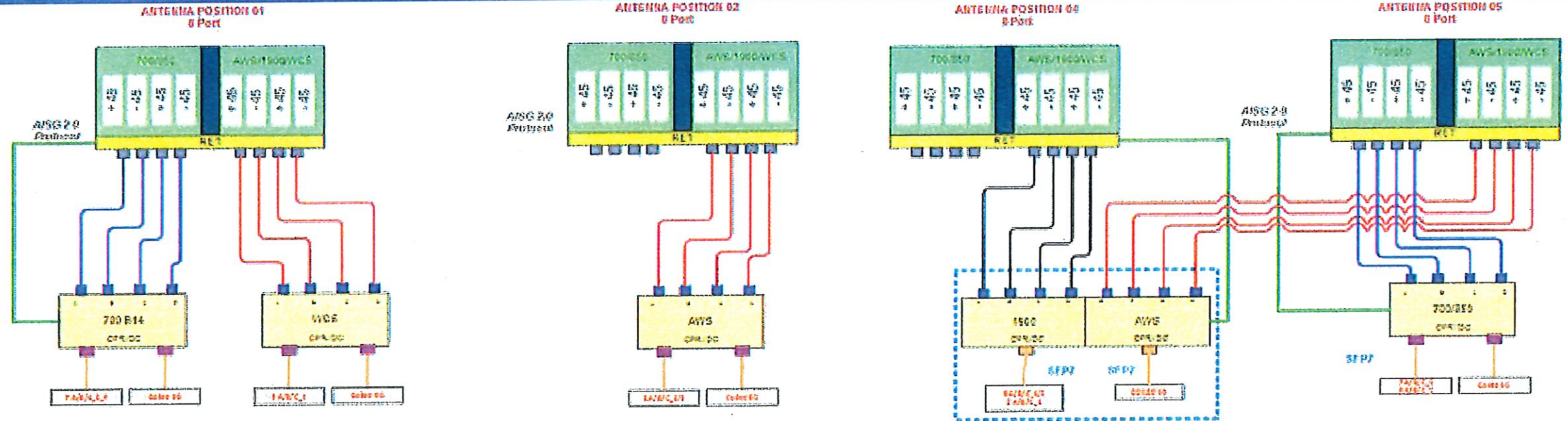
JEFF S. GUTOWSKY
106604
LICENSED PROFESSIONAL ENGINEER
EXPIRES: 06/30/19 SIGNED: 04/17/19

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ACCESSIBILITY CONSULTING \ STRUCTURAL

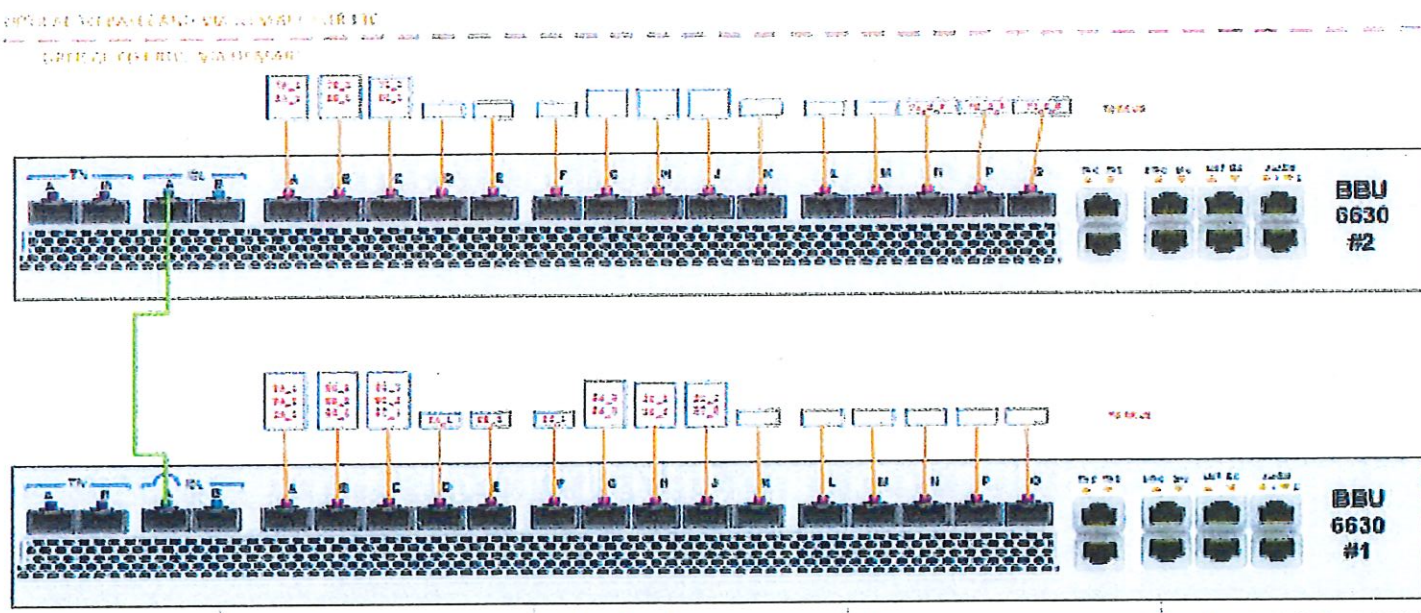
CHECK: AG
DRAWN: DAZ
JOB: T1801831
C-3.3
SECTOR B
PLUMBING DIAGRAM

Diagram Sector: C
Atoll Site Name: DXL05969
Market: DALLAS FT. WORTH
Comments:

Diagram File Name: DXL05969_SECTOR C.vsd
Location Name: SAM LORIA
Market Cluster: NORTH TEXAS



Port Definition
2 - 700 MHz Band
3 - 1900 MHz Band
7 - 700 MHz Band
8 - 1900 MHz Band
9 - 1900 MHz Band



SECTOR C PLUMBING

SCALE: NONE

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LICENSED PROFESSIONAL ENGINEER

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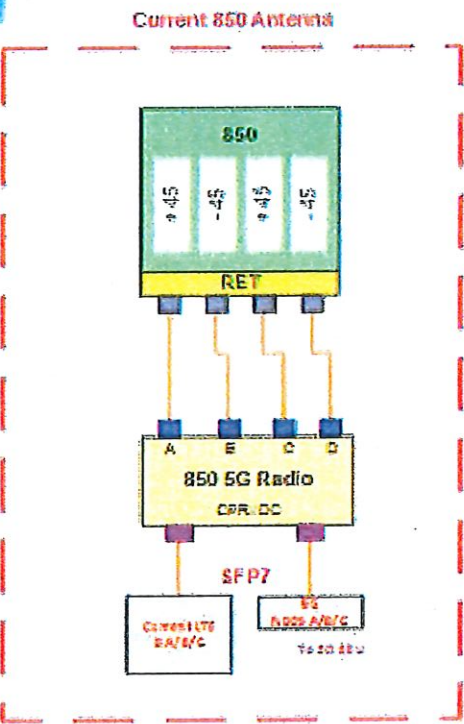
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CHECK-AG
DRAWN-DAZ
JOB:T1801831
C-3.4
SECTOR C
PLUMBING DIAGRAM

Atoll Site Name: DXL05969
Market: DALLAS FT. WORTH
Comments:

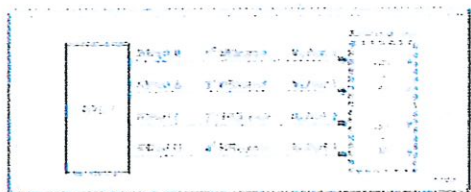
Location Name: SAM LORIA
Market Cluster: NORTH TEXAS

L18 Q2



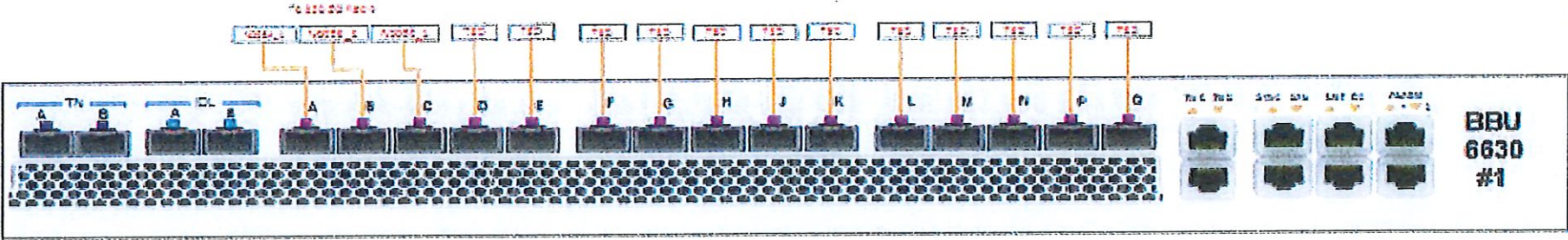
5G NR 850 CONFIGURATION

This Configuration Uses the Existing 850 Radio and Antenna.
This drawing depicts how it should be hooked up to the Stand Alone 6630 BBU.



Important Note:
For detailed radio to antenna wiring refer to the latest 4T4R Antenna/ Radio Port Connections Field Notice and the 4T Wiring Playbook

Port Definition:
2 - AWS Band
3 - WCS Band
7 - 700 MHz Band
8 - 850 MHz Band
9 - 1900 MHz Band



5G CONFIGURATION

SCALE: NONE

1

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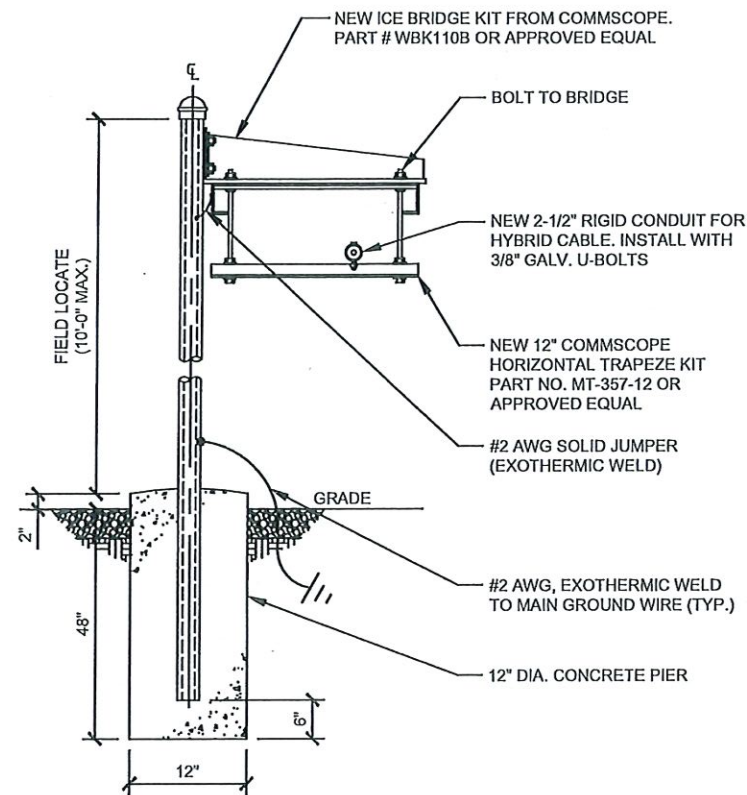
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C-3.5
5G CONFIGURATION

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DRAWN: DAZ
JOB: T1801831

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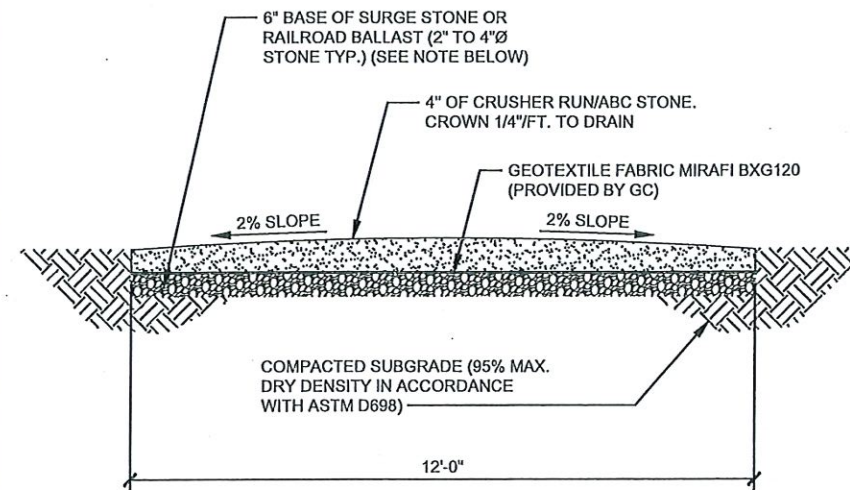
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WAVEGUIDE BRIDGE DETAIL

SCALE: NONE

1

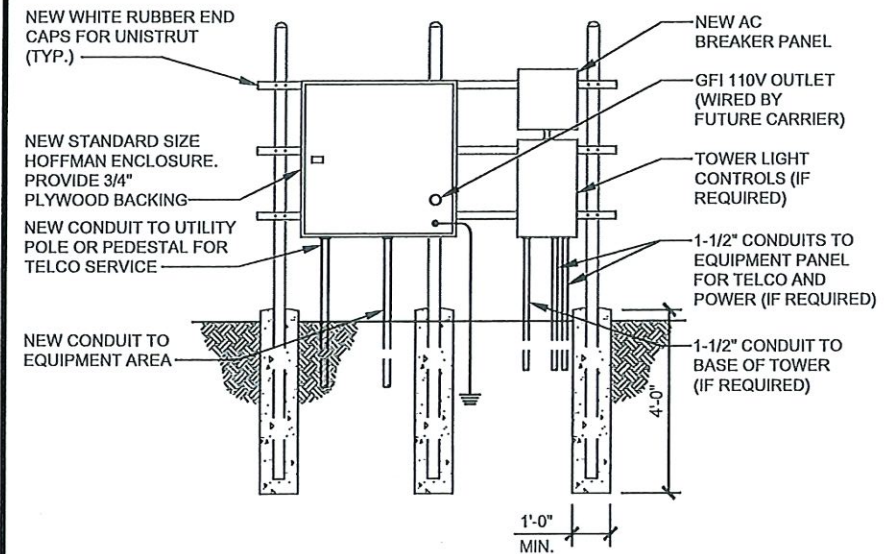


NOTE:
IF DETERMINED NECESSARY DURING GRADING AND CONSTRUCTION OF THE ACCESS ROAD BY THE TILLMAN INFRASTRUCTURE PROJECT MANAGER, THE CONTRACTOR SHALL INSTALL 6" BASE OF SURGE STONE OR RAILROAD BALLAST (2" TO 4"Ø STONE TYP.)

ACCESS DRIVE DETAIL

SCALE: NONE

2



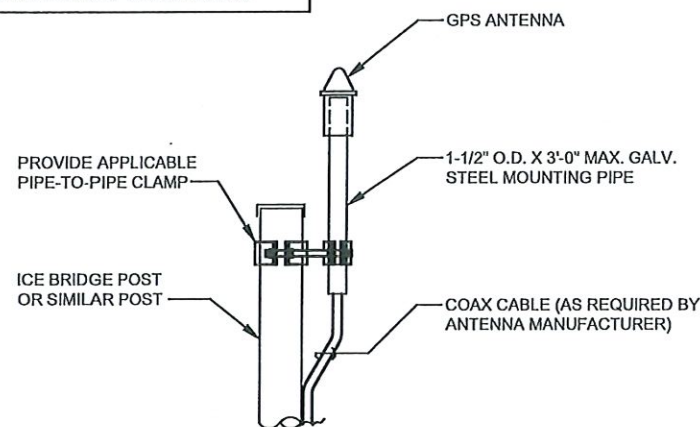
UTILITY RACK DETAIL

SCALE: NONE

3

NOTES:

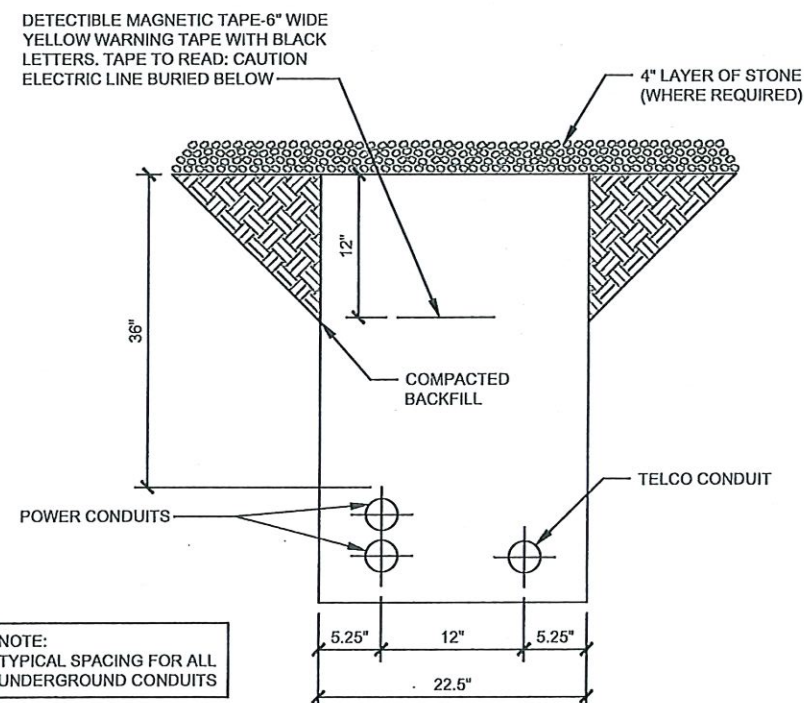
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.



GPS ANTENNA DETAIL

SCALE: NONE

4

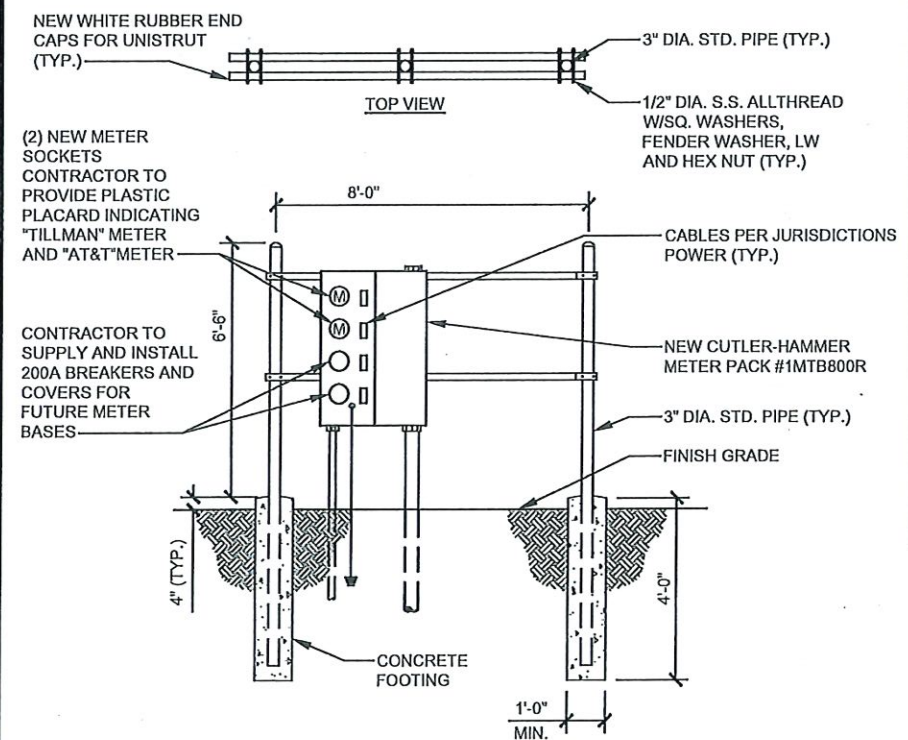


NOTE:
TYPICAL SPACING FOR ALL UNDERGROUND CONDUITS

UTILITY TRENCH DETAIL

SCALE: NONE

5



UTILITY RACK DETAIL

SCALE: NONE

5

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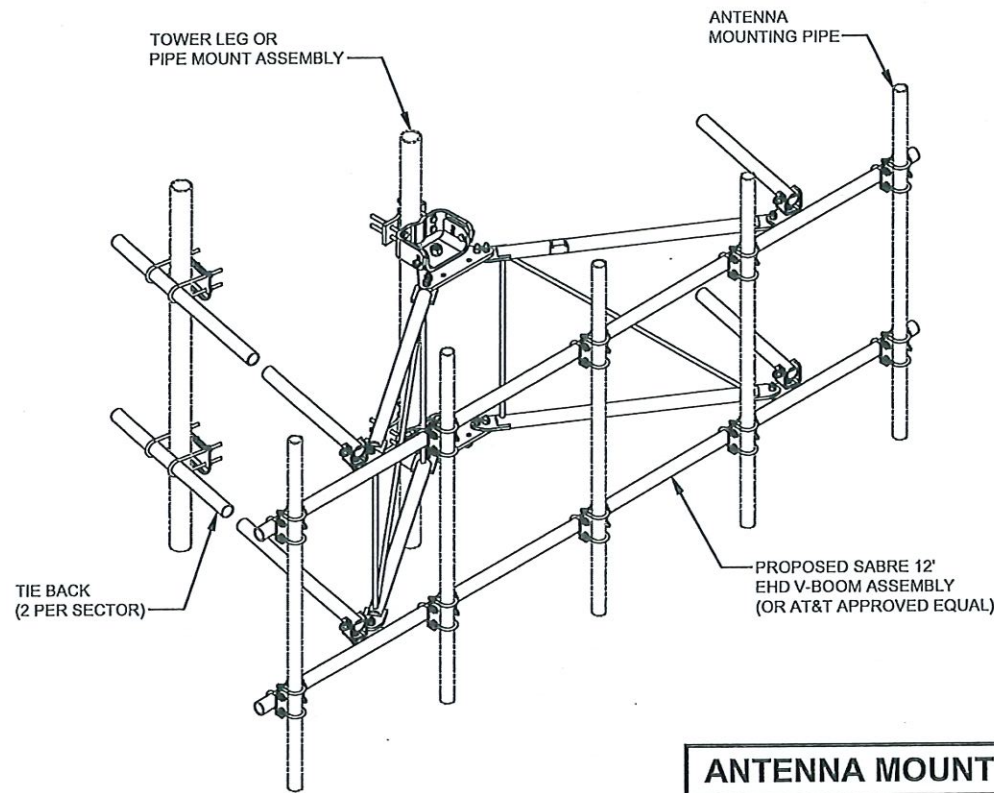
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C-4

SITE DETAILS

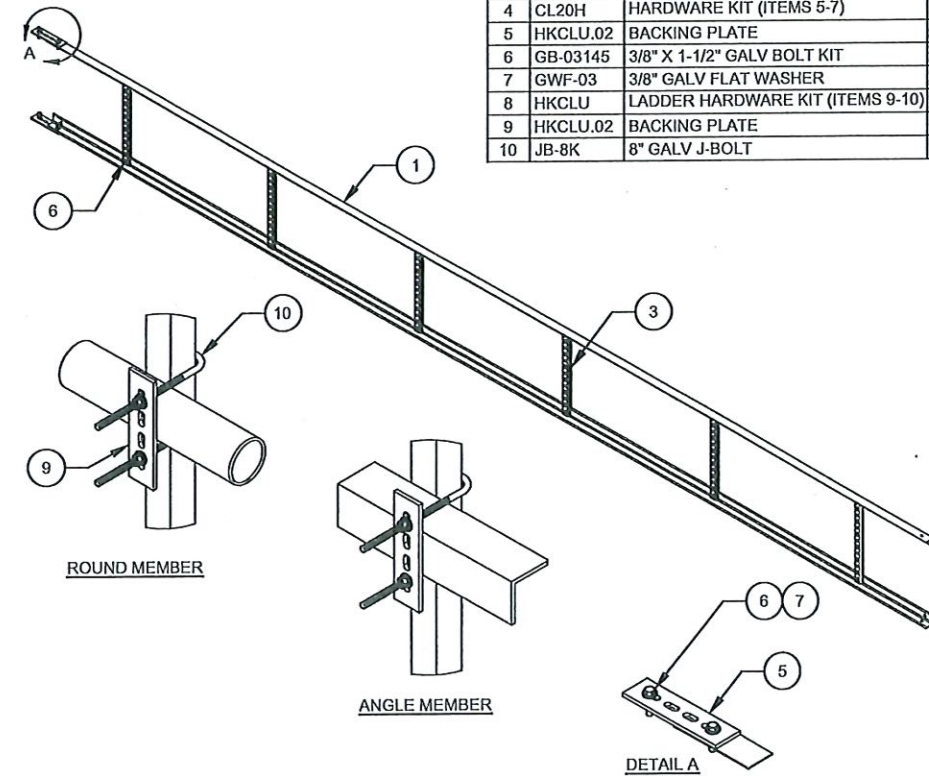


ANTENNA MOUNT DETAIL

SCALE: NONE

1

APPROVED AT&T MOUNTS	
MANUFACTURER	MODEL
ADVANCED TOWER	HEAVY WLL-3-NP
BETTER METAL	BVM-U12K-WLL-3
COMMSCOPE	SFG2CT-12-B3
CONNECT-IT WIRELESS	3-PVFM12-3-B
KENWOOD TELECOM	T1672KT12-3S
NEWAVE	ATV-312-3
ROHN PRODUCTS	(3) KY2016A12 (3) KY1995A
SABRE	C10857007C
VALMONT	VFA10-HD3T5NP

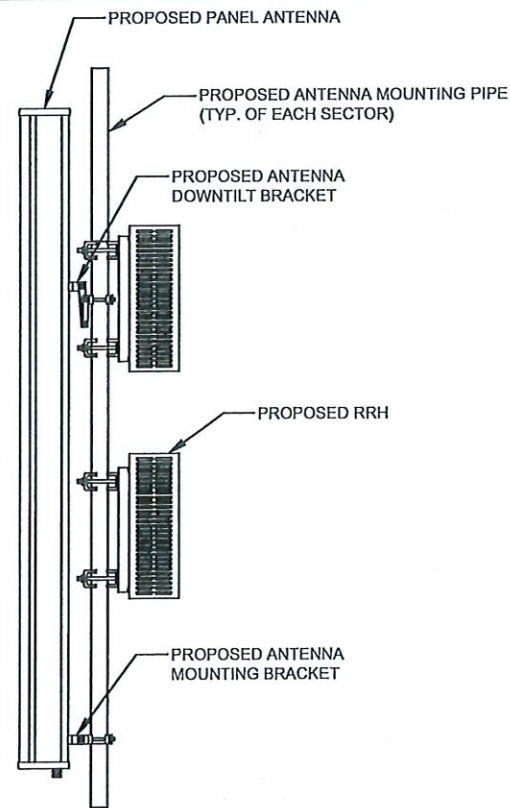


COMMSCOPE CABLE LADDER CL-0620-U DETAIL

SCALE: NONE

2

ITEM	PART NO.	DESCRIPTION	QTY.	WEIGHT
1	CL20.01	20' ANGLE SIDE RAIL	2	49.38 LBS
2	CL0620UH	HARDWARE KIT (ITEMS 3-10)	1	-
3	CL06R.01	20" LADDER RUNG	6	1.69 LBS
4	CL20H	HARDWARE KIT (ITEMS 5-7)	1	-
5	HKCLU.02	BACKING PLATE	2	0.95 LBS
6	GB-03145	3/8" X 1-1/2" GALV BOLT KIT	16	0.07 LBS
7	GW-F-03	3/8" GALV FLAT WASHER	4	0.01 LBS
8	HKCLU	LADDER HARDWARE KIT (ITEMS 9-10)	2	-
9	HKCLU.02	BACKING PLATE	4	0.95 LBS
10	JB-8K	8" GALV J-BOLT	8	0.36 LBS



PANEL ANTENNA AND RRH MOUNTING DETAIL

SCALE: NONE

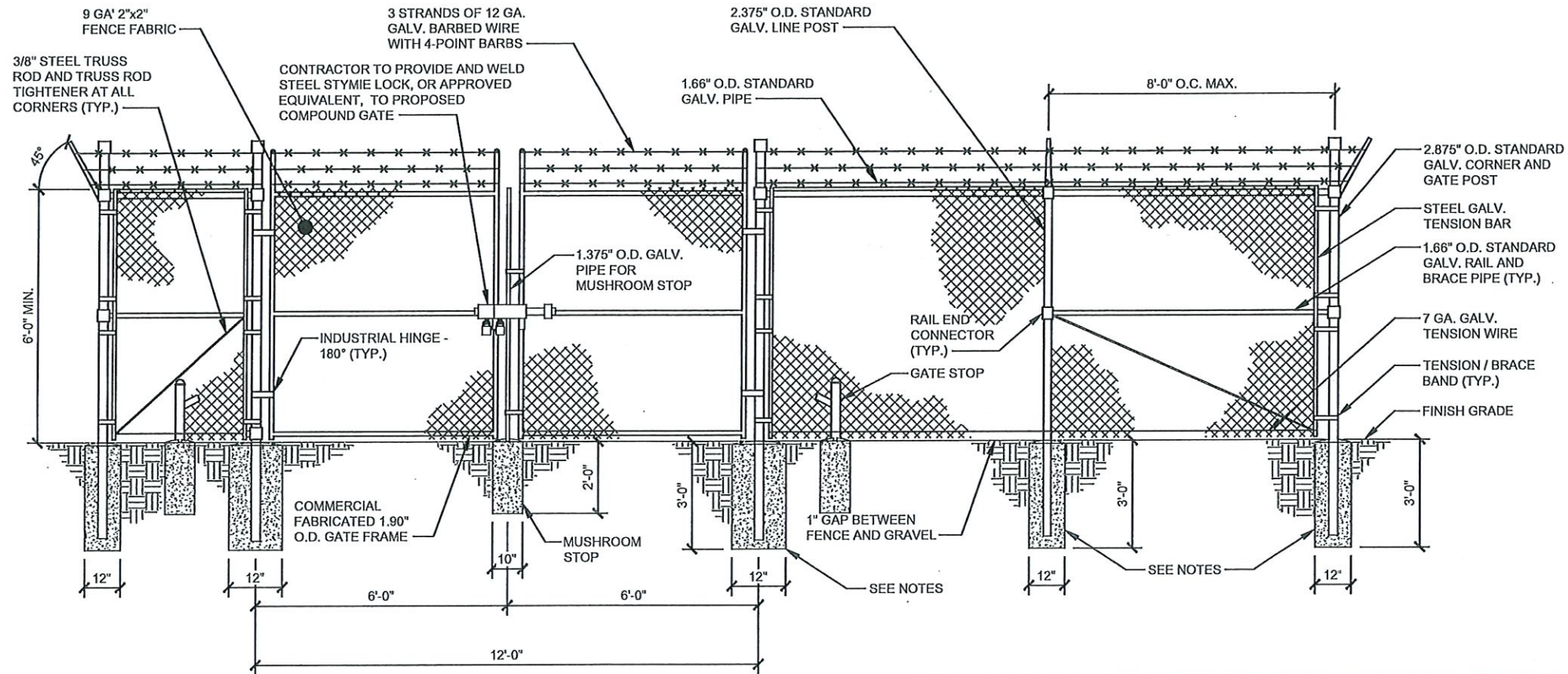
3

NOT USED

SCALE: NONE

4

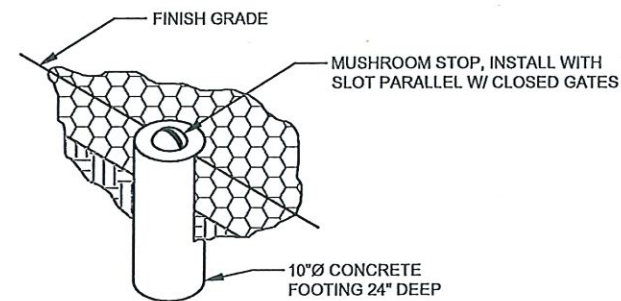
1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



NOTE:
FENCE DETAIL SPECIFICATIONS PER TILLMAN
INFRASTRUCTURE STANDARDS. GENERAL
CONTRACTOR TO CONFIRM SPECIFICATIONS WITH
CONSTRUCTION MANAGEMENT PRIOR TO INSTALLATION.

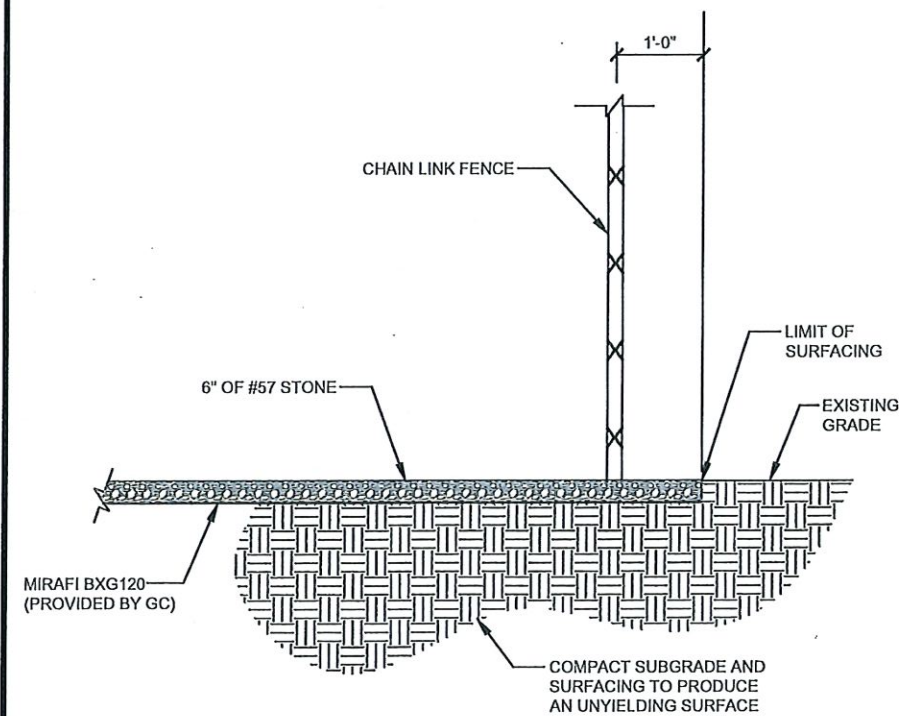
1

SCALE: NONE



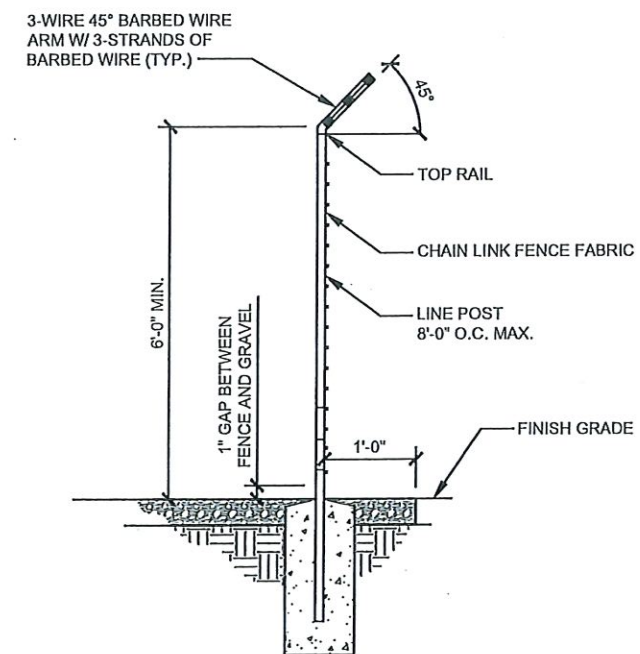
2

SCALE: NONE



3

SCALE: NONE



4

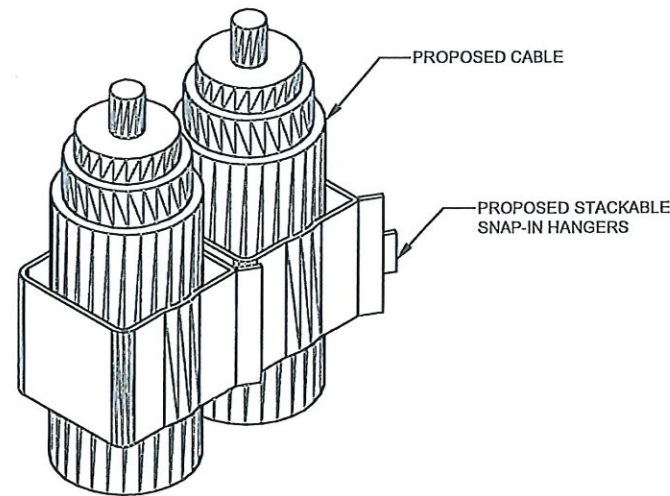
SCALE: NONE



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COMPOUND DETAILS



SNAP-IN HANGER DETAIL

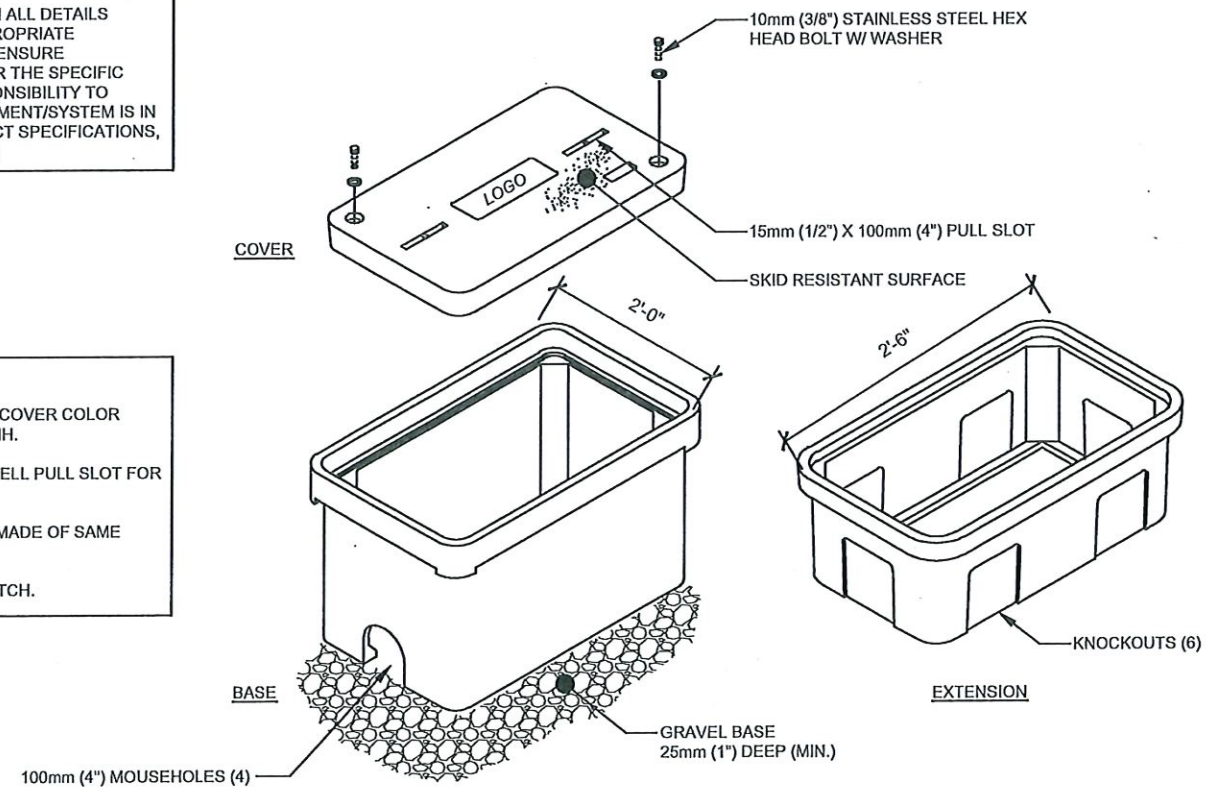
SCALE: NONE

2

NOTE:
THIS INFORMATION MAY NOT CONTAIN ALL DETAILS
REQUIRED FOR CONSTRUCTION. APPROPRIATE
MODIFICATION MAY BE REQUIRED TO ENSURE
SUITABILITY OF THESE DRAWINGS FOR THE SPECIFIC
APPLICATION. IT IS THE USER'S RESPONSIBILITY TO
ENSURE INSTALLATION OF THE EQUIPMENT/SYSTEM IS IN
ACCORDANCE WITH BUILDING/PROJECT SPECIFICATIONS,
APPLICABLE CODES AND STANDARDS.

NOTES:

1. PROVIDE STANDARD HAND HOLE. COVER COLOR SHALL BE AS SPECIFIED BY THE NIH.
2. PROVIDE 25mm (1") X 10mm (3/8") BELL PULL SLOT FOR EACH HAND HOLE.
3. COVER, RING AND BOX SHALL BE MADE OF SAME MATERIAL.
4. PROVIDE IMPRINTED LOGO TO MATCH.



HAND HOLE DETAIL

SCALE: NONE

3

NOT USED

SCALE: NONE

1

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DRAWN: DAZ

JOB: T1801831

C-7

SITE DETAILS

ROUNDED CORNERS
(TYP.)

2'-6"

TILLMAN
INFRASTRUCTURE

SITE NAME: SITE NAME
SITE NUMBER: TX-XXXX

FCC Tower Registration #
XXXXXXX

SITE ADDRESS:
123 MAIN ST.
ANYTOWN, TX 12345

In case of Emergency, dial 911
NO TRESSPASSING

For Leasing Information: COLO@TillmanInfrastructure.com
For Operations & Access: 800-821-5825

3'-0"

SITE INFO SIGN DETAIL

SCALE: NONE

1

ROUNDED CORNERS
(TYP.)

10"

INFORMATION

Federal Communications Commission
Tower Registration Number
XXXXXXXX

Posted in accordance with Federal Communications
Commission rules on antenna tower registration
47CFR 17.4(g)

1'-0"

NOTE:
CONTRACTOR SHALL PROCURE & PROVIDE .063" RUST
FREE ALUMINUM SIGNS WITH (1) YEAR WARRANTY FOR
ALL (5) SIGNS.

FCC INFO SIGN DETAIL

SCALE: NONE

2

ROUNDED CORNERS
(TYP.)

1'-6"

NOTICE

Radio frequency fields beyond
this point may exceed the FCC
general public exposure limit.
Obey all posted signs and site
guidelines for working in radio
frequency environments.

AVISO

Los campos de frecuencia de
radio a partir de este punto podrán
exceder el límite del cual el FCC
permite que el público en general
podrá estar expuesto.
Obedezca todas las señales indicadas
y las guías del sitio para trabajar
en los entornos de frecuencia de radio.

1'-0"

RF FIELD SIGN DETAIL

SCALE: NONE

3

ROUNDED CORNERS
(TYP.)

1'-11 1/2"

WARNING



**Livestock At Large
Gate Must Remain Closed
At All Times**

1'-7 3/4"

LIVESTOCK SIGN DETAIL

SCALE: NONE

4

ROUNDED CORNERS
(TYP.)

1'-0"

NOTICE



**COMPETENT CLIMBERS ONLY
BEYOND THIS POINT**

Climbers of this antenna/tower structure must be
certified and comply with all OSHA and other
safety regulations. This includes, but is not limited
to, being tied-off 100% at all times. Failure to
comply could result in serious injury or death
and/or being banned from working at this site.

1'-6"

TOWER CLIMBING SIGN DETAIL

SCALE: NONE

5

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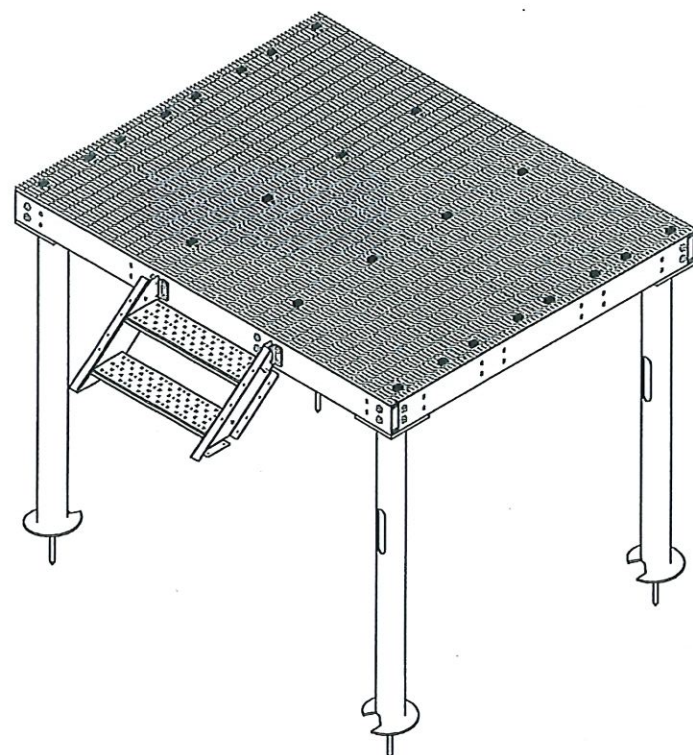
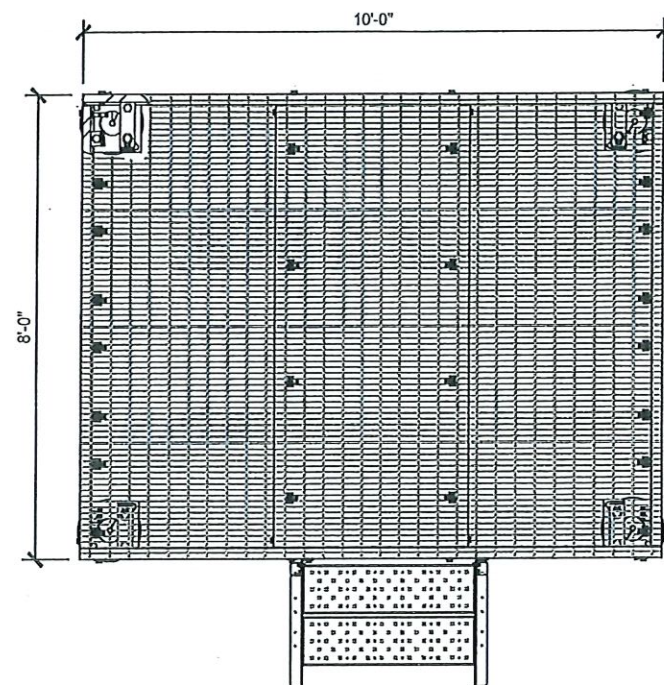
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JOB: T1801831
C-8
SIGN DETAILS

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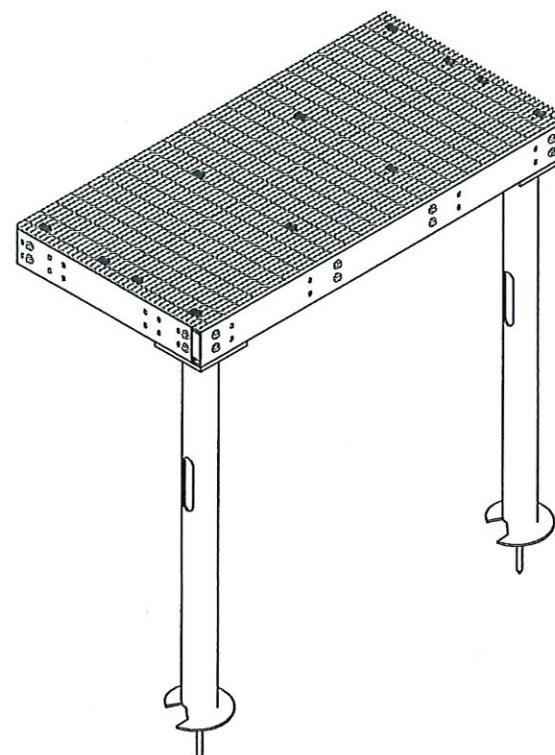
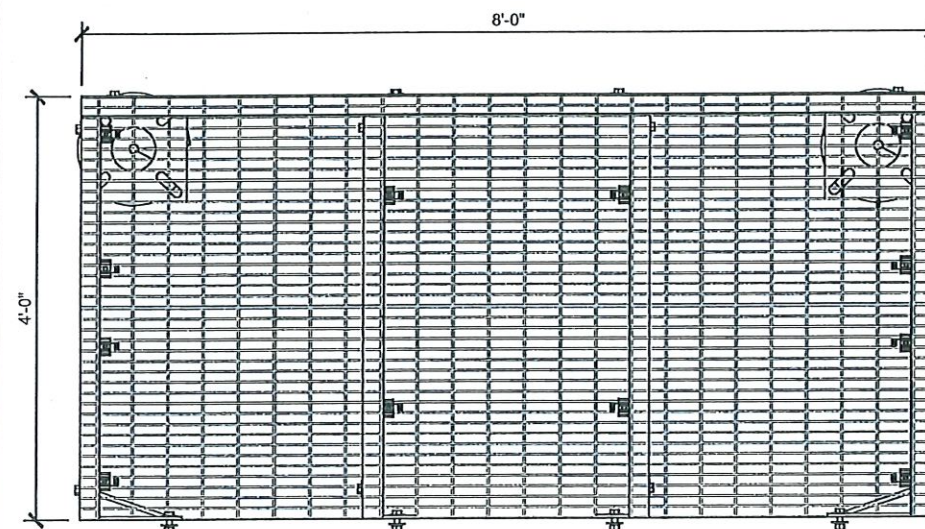


COMMSCOPE PLATFORM MTC3979

SCALE: NONE

1

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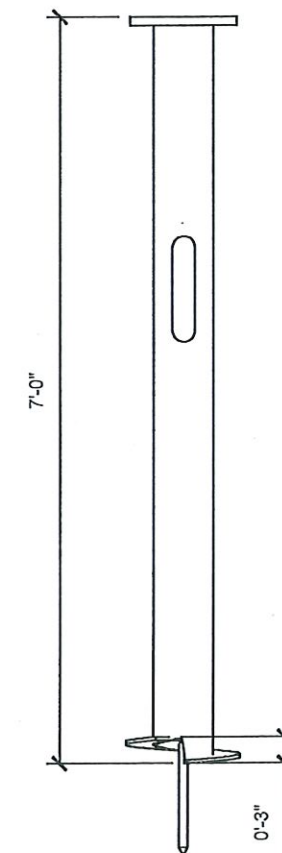
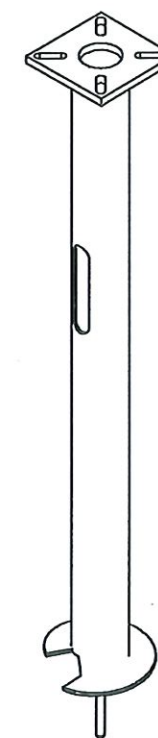
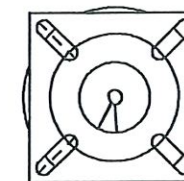
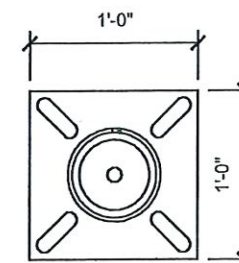


COMMSCOPE PLATFORM MTC3982G

SCALE: NONE

2

FOR REFERENCE ONLY



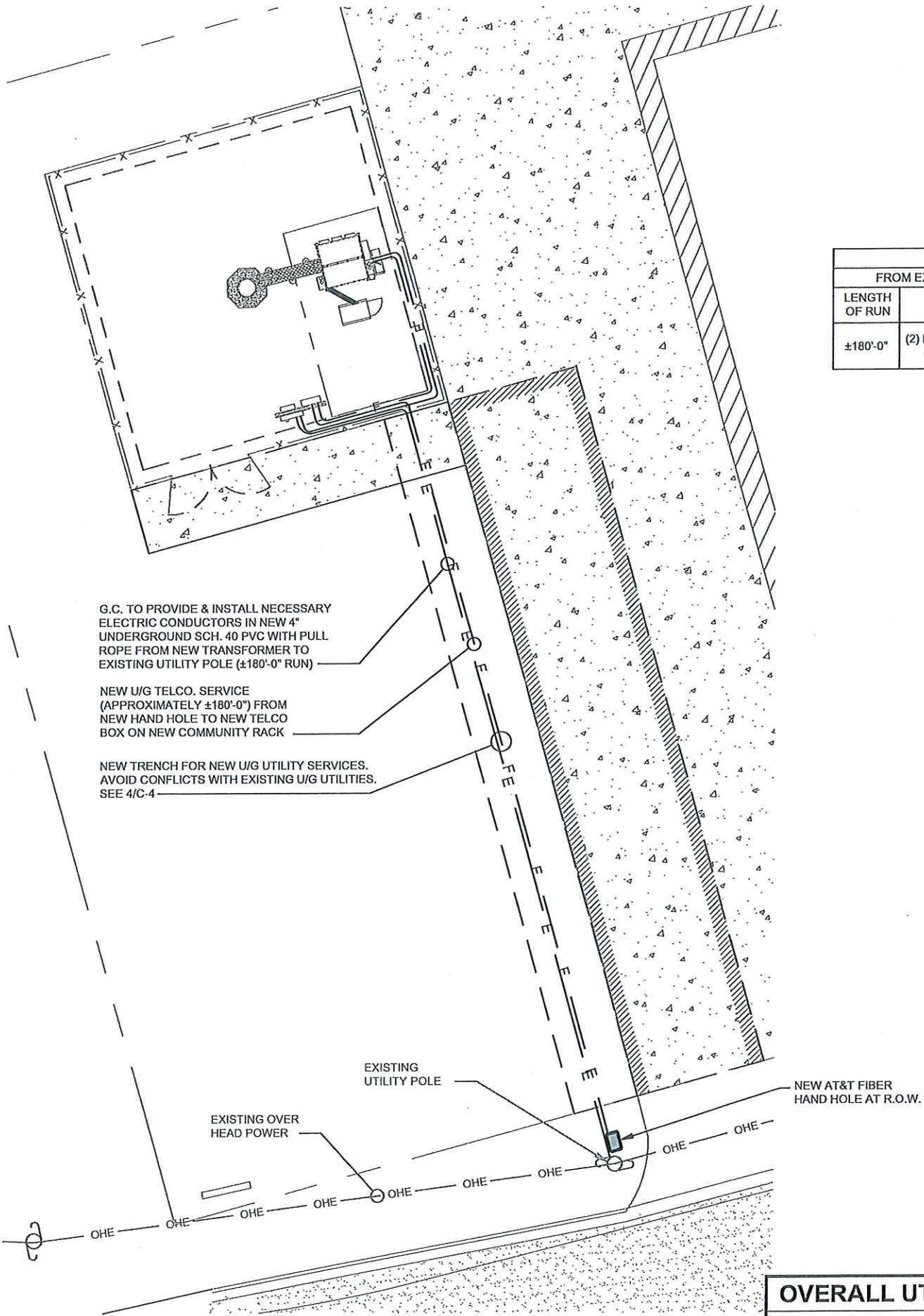
COMMSCOPE FOUNDATION ST-HB07

SCALE: NONE

3

NOTES AND SPECIFICATIONS:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH NEC, STATE, AND LOCAL CODES.
2. CONTRACTOR SHALL OBTAIN OWNER/TENANT SPECIFICATIONS AND REVIEW FOR ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS.
3. CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC UTILITY FOR THE EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND SERVICE ROUTING. CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE UTILITY FOR THE EXACT TELEPHONE REQUIREMENTS AND SERVICE ROUTING.
4. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. PROVIDE MAX AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
5. CONTRACTOR TO PROVIDE 2-200 LB TEST POLYETHYLENE PULL CORDS SECURELY FASTENED AT EACH END OF POWER AND TELCO CONDUIT. PROVIDE CAPS ON ENDS OF UNUSED CONDUIT.
6. CONTRACTOR TO PROVIDE A REBAR MARKER WITH AT LEAST 2 FEET EXPOSED ABOVE GRADE AND PAINTED BRIGHT ORANGE TO INDICATE LOCATION OF CONDUIT CAPPED BELOW GRADE.
7. PRIOR TO TRENCHING, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR AT CONTRACTOR'S EXPENSE ANY DAMAGE TO EXISTING UTILITIES.
8. CONTRACTOR TO VERIFY EXACT ROUTING OF POWER AND TELCO CONDUIT WITH LOCAL UTILITIES AND OWNER/TENANT. ENSURE ALL CONDUIT STUB-UPS ACCOMMODATE EQUIPMENT REQUIREMENTS.
9. UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE. USE SCHEDULE 80 PVC UNDER ROADS. USE LONG-SWEEP RIGID GALVANIZED STEEL (RGS) FOR ELBOWS. USE RGS FOR RISERS TO EQUIPMENT. MANUFACTURED BENDS SHALL HAVE A MINIMUM RADIUS OF 36" FOR CONDUIT.
10. CONDUIT RUNS SHALL HAVE A CONTINUOUS SLOPE DOWNWARD AND AWAY FROM THE EQUIPMENT TO ALLOW WATER TO FLOW AWAY FROM THE EQUIPMENT AND SHELTER. EXCAVATE TRENCHES ALONG STRAIGHT LINES PRIOR TO INSTALLING CONDUIT TO ACCOMMODATE ADJUSTING THE ELEVATION, AS NEEDED.
11. CONDUIT ENTERING EQUIPMENT SHALL BE SEALED WITH A SEALANT THAT IS IDENTIFIED FOR USE WITH THE CABLE/CONDUCTOR INSULATION, SHIELDING, ETC.
12. THE OWNER SHALL FURNISH AND THE CONTRACTOR SHALL INSTALL ADDITIONAL SIGNAGE TO BE LOCATED AT THE COMPOUND FENCE. CONTRACTOR SHALL COORDINATE WITH OWNER/TENANT TILLMAN INFRASTRUCTURE CONSTRUCTION MANAGER FOR PLACEMENT OF SIGNAGE.
13. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE LANDSCAPING AREA.
14. CONTRACTOR SHALL PROVIDE A LABEL TO READ: "OPENING THE SHELTER DISCONNECT WILL CAUSE THE SHELTER GENERATOR TO START. TO REMOVE POWER ENTIRELY FROM THE SHELTER, THE GENERATOR MUST BE TURNED OFF AND THE GENERATOR BREAKER MUST BE OPENED."
15. CONTRACTOR SHALL ENSURE A MINIMUM 3' CLEARANCE IN FRONT OF ELECTRICAL PANELS PER NEC.
16. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.



- ROUTING NOTES:
1. CONTRACTOR TO PROVIDE PULL BOXES AS NEEDED TO ENSURE NO GREATER THAN 360 DEGREES OF BENDS BETWEEN PULL POINTS IN CONDUIT RUNS.
 2. CONTRACTOR COORDINATE WITH LOCAL UTILITY COMPANY FOR SERVICE TO THIS POINT.
 3. ALL CONDUIT TO BE RUN WITHIN 2' UTILITY BUFFER AS SHOWN ON CIVIL PLANS. CONDUIT SHOWN OUTSIDE OF 2' UTILITY BUFFER FOR CLARITY PURPOSES ONLY.

VOLTAGE DROP			
FROM EXISTING SOURCE TO METER CENTER			
LENGTH OF RUN	WIRE SIZE	VOLTAGE DROP (VOLTS)	PERCENTAGE OF VOLTAGE
±180'-0"	(2) RUNS OF (3) 500 MCM	4.30 V	1.79 %

OVERALL UTILITY PLAN

SCALE: 1" = 20'-0"

1

VERTICOM
IDEAS • SOLUTIONS • RESULTS

TILLMAN
INFRASTRUCTURE

7801 AMBASSADOR ROW
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STATE OF TEXAS
JEFF S. GUTOWSKY
106604
LICENSED PROFESSIONAL ENGINEER

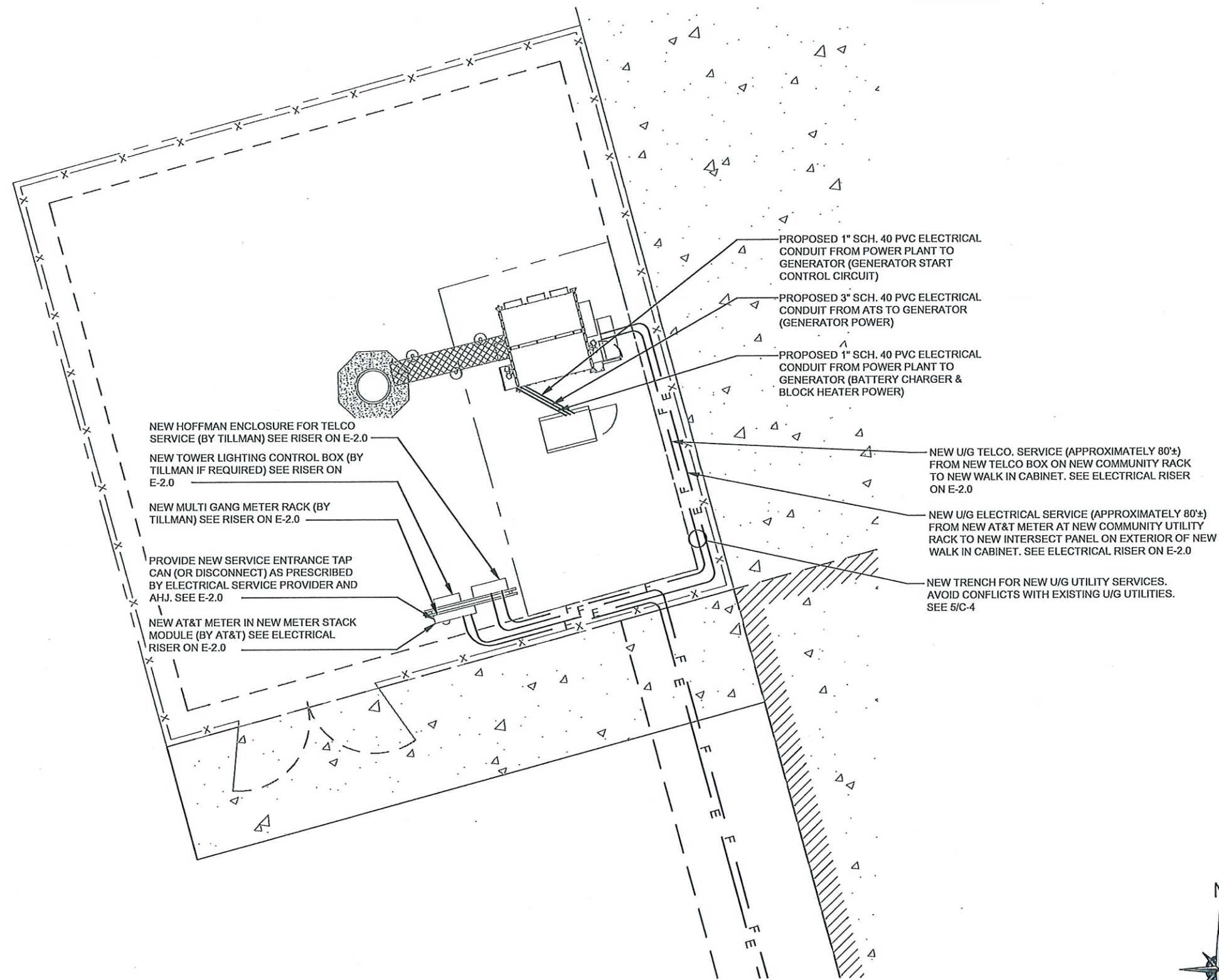
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1	PRELIMINARY DRAWING	04/02/19	DAZ
2	FINAL CD	04/17/19	BA

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CHECK: AG
DRAWN: DAZ
JOB: T1801831
E-1.0
OVERALL UTILITY PLAN



VOLTAGE DROP			
FROM METER CENTER TO EQUIPMENT			
LENGTH OF RUN	WIRE SIZE	VOLTAGE DROP (VOLTS)	PERCENTAGE OF VOLTAGE
±80'-0"	(1) RUN OF (3) 3/0 AWG	2.72 V	1.13 %



ENLARGED UTILITY PLAN

SCALE: 1" = 10'-0"

1



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JOB: T1801831

E-1.1
ENLARGED UTILITY PLAN

SITE WORK GENERAL NOTES:

1. NEW AT&T WALK-IN CABINET WITH SUPPORTING EQUIPMENT
2. PROPOSED 3" SCH 40 PVC ELECTRIC CONDUIT WITH 3-#3/0 & 1-#6 GROUND (THW) (GENERATOR POWER)
3. REFER TO GROUND ROD WITH ACCESS AREA DETAIL 2/E-4.
- 4A. NEW TILLMAN INFRASTRUCTURE 100AMP 240V 1Ø3W METER SOCKET WITH NEW 100A MAIN CIRCUIT BREAKER RATED AS "SERVICE ENTRANCE" TO WITHSTAND AVAILABLE FAULT CURRENT.
- 4B. NEW AT&T 200AMP 240V 1Ø3W METER SOCKET WITH NEW 200A MAIN CIRCUIT BREAKER RATED AS "SERVICE ENTRANCE" TO WITHSTAND AVAILABLE FAULT CURRENT.
5. PROPOSED 1" SCH 40 PVC ELECTRIC CONDUIT WITH 6-#12 (BATTERY CHARGER & BLOCK HEATER POWER)
6. PROPOSED 1" SCH 40 PVC ELECTRIC CONDUIT WITH 2-#12 THW (GENERATOR START CONTROL CIRCUIT) AND 6PR-#22 SOLID (SHIELDED RS485) (GENERATOR ALARM AND D.C. POWER)
7. 5/8" DIAMETER X 10' COPPER CLAD GROUND RODS, DRIVE TOP TO 18" BELOW SURFACE. INSTALL GROUND ROD INSPECTION PORT (RE: 2/E-4).
8. GROUNDING ELECTRODE CONDUCTOR (#1/0 CU) IN 1" PROTECTIVE CONDUIT.
9. 2" SCHED. 40 PVC CONDUIT.
10. 2" SCHED 40 PVC CONDUIT.
11. PROVIDE 3-3/0, 1#2G TYPE THWN IN 3" CONDUIT (IMC ABOVE GRADE, SCHED. 40 PVC BELOW GRADE).
12. NEW NEMA 3R TELEPHONE CABINET (36"x36"x12" HOFFMAN BOX) W/ 3/4" PLYWOOD BACK AND GROUND BAR. PROVIDE PERMANENT LABEL TO READ "TILLMAN INFRASTRUCTURE"
13. TOWER LIGHT CONTROL BOX (WHERE REQUIRED). PROVIDE (2) 1 1/2" CONDUITS, ONE FROM TELCO BOX AND ONE FROM NEW SERVICE DISCONNECT TO CONTROL BOX. ROUTE (1) 2" CONDUIT FROM CONTROL BOX TO BASE OF TOWER. COORDINATE WITH MANUFACTURER FOR MODEL NUMBER AND SIZE OF CONDUCTORS.
14. NEW 120/240V, 1-PHASE, 3-WIRE SQUARE D EZM114225 COMMERCIAL MODULAR METERING STACK BY ELECTRICAL CONTRACTOR
15. NEW 120/240V, 1-PHASE, 3-WIRE SQUARE D EZM1800TB MAIN SERVICE MODULE BY ELECTRICAL CONTRACTOR
16. PROPOSED 3" SCH. 40 PBS ELECTRICAL CONDUIT FROM ATS TO GENERATOR (GENERATOR POWER)

17. NEW 100A, 1Ø3W, 120V BREAKER PANEL. PANELBOARD "B". REFER TO PANEL SCHEDULE FOR CIRCUIT BREAKERS.(WHERE REQUIRED)
18. PROVIDE ELECTRICAL RUN WITH TYPE THWN CONDUCTORS, IMC ABOVE GRADE, AND SCHEDULE 40 PVC CONDUIT BELOW GRADE, FULLY TRAPPED TO BOTH SETS OF UTILITY COMPANY FEEDERS AND SECURED WITH HYDRAULICALLY COMPRESSED CONNECTIONS, DOUBLE WRAPPED AND INSULATED FROM DAMAGE IN WIREWAY. PROTECT CONDUCTORS FROM DAMAGE PER NFPA 70, ARTICLE 310.4.

GENERAL NOTES:

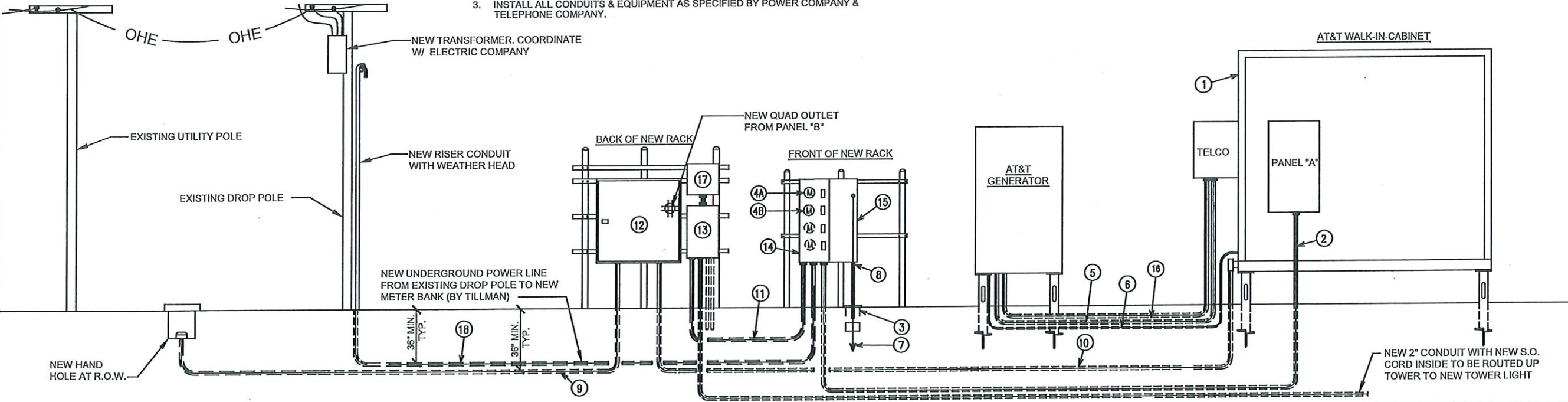
1. REFER TO GENERAL NOTES, SHEET E-1.0 FOR SITE COORDINATION REQUIREMENTS.
2. COORDINATE WITH CONSTRUCTION MANAGER TO OBTAIN CURRENT APPLICABLE TOWER GROUNDING REQUIREMENTS FROM TILLMAN INFRASTRUCTURE WIRELESS.
3. USE TINNED COPPER (SOLID) FOR EXTERIOR GROUNDING (TYPICALLY #2 OR AS NOTED); USE STRANDED COPPER WIRE FOR GROUNDING WHERE NOT EXPOSED AND NOT IN CONTACT WITH EARTH(SEE NOTE 4 BELOW)
4. BURY ALL BARE GROUND WIRES 30" BELOW GRADE. LOCATE NO CLOSER THAN 3' FROM FENCE OR 24" FROM FOUNDATIONS. SLEEVE ALL FOUNDATIONS. CADWELD AND TEST CONDUCTIVITY OF ALL GROUND TIE POINTS.
5. TO MINIMIZE LIGHTNING DAMAGE, NO SHARP BENDS PERMITTED IN ANY WIRING, INCLUDING GROUNDING.
6. GROUND RODS TO BE COPPER CLAD STEEL 5/8" DIAMETER X 10'-0" LONG WITH TOPS BURIED 18" MINIMUM BELOW FINISHED GRADE, CADWELD TO GROUND RING. RODS SHALL BE SPACED 10' TO 15' ON CENTER ALONG THE GROUND RING.
7. PRIME AND EPOXY PAINT ALL EXPOSED CONDUIT TO MATCH EXTERIOR OF EQUIPMENT BUILDING.
8. ELECTRICAL CONTRACTOR SHALL CONNECT EXTERIOR GROUNDING WIRE TO GROUND RING INSIDE EQUIPMENT BUILDING. TOWER CONTRACTOR SHALL MAKE ALL ABOVE GROUND CONNECTIONS TO TOWER BUS BARS, AND WAVEGUIDE BRIDGES AT TIME OF CONNECTION TO TOWER. ONE CONNECTION TO THE TOWER BASE SHALL BE A MECHANICAL TYPE, ALL OTHERS SHALL BE CADWELDED. (SEE NOTE 10 BELOW)
9. CIVIL CONSTRUCTION CONTRACTOR SHALL BURY ALL GROUND RINGS. CIVIL CONSTRUCTION CONTRACTOR SHALL CADWELD PIGTAILS FOR ALL ABOVE GROUND CONNECTIONS AT TIME OF GROUND RINGS INSTALLATION.
10. PROTECT AND SUPPORT ALL WIRING SUCH THAT IT WILL NOT VIBRATE AGAINST OTHER METALLIC OBJECTS AND SUCH THAT THERE ARE NO SHARP BENDS (NOMINAL RADIUS 6" MIN.) CADWELD ALL CONNECTIONS WHERE POSSIBLE. AT TOWER OR LOCATION OF MULTIPLE CADWELD CONNECTIONS, IT MAY BE PERMISSIBLE TO MECHANICALLY BOLT A BUSS BAR TO GROUND OR TO SUPPORT STRUCTURE.

NOTES:

1. VERIFY ALL EXISTING UNDERGROUND UTILITIES BEFORE TRENCHING.
2. ELECTRICAL CONTRACTOR SHALL CONTACT POWER COMPANY & TELEPHONE COMPANY & VERIFY EXACT ROUTING/SIZES & CONDITIONS BEFORE TRENCHING.
3. INSTALL ALL CONDUITS & EQUIPMENT AS SPECIFIED BY POWER COMPANY & TELEPHONE COMPANY.

SYMBOLS LIST AND ABBREVIATIONS

---	DIRECT BURIED BARE GROUND WIRE
---	UNDERGROUND ELECTRICAL CONDUIT AND FEEDER
---	UNDERGROUND TELEPHONE CO. CONDUIT TO TELCO DEMARK POINT
---	GROUNDING RING
●	CONNECTION (CADWELD OR EXOTHERMIC WELD TO STRUCTURE OR DEVICE)
⊙	GROUNDING PORT, SEE DETAIL 2 SHEET E04
⊞	GROUND POINT SEE GROUNDING PLAN
⊞	CONNECTION TO GROUND RING OR GROUND ROD. EXOTHERMIC WELD OR AS REQUIRED BY AUTHORITY HAVING JURISDICTION
⊞	PULL BOX NOMINAL 24"x24"x36" DEEP (WITH TRAFFIC LID WHERE VEHICULAR TRAFFIC IS LIKELY)
X	INDICATES 2 HOT, 1 NEUTRAL, & 1 GROUND IN CONDUIT
A.H.J.	AUTHORITY HAVING JURISDICTION
CM	CONSTRUCTION MANAGER OR AGENT FOR TILLMAN INFRASTRUCTURE



RISER DIAGRAM

SCALE: NONE

1

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INTEGRATED LOAD CENTER																											
LOAD				LOAD PER PHASE (VA)				WIRE COLOR	LOADS CONTINUOUS	LOADS NON-CONTINUOUS	LOADS SUB-PANEL	WIRE SIZE	GROUNDING WIRE SIZE	TRIP	TRIP	GROUNDING WIRE SIZE	WIRE SIZE	LOADS SUB-PANEL	LOADS NON-CONTINUOUS	LOADS CONTINUOUS	WIRE COLOR	LOAD PER PHASE (VA)		LOAD			
DESCRIPTION	QTY.	UNIT V.A.	PHASE		A	B	PHASE															UNIT V.A.	QTY.	DESCRIPTION			
			A	B			A																			B	
1	RECTIFIER #1	1	1400	1400			BLK	X			8	(10)	40	40	(10)	8				X	BLK	1400		1400	1	RECTIFIER #5	2
3		1	1400		1400		RED														RED		1400	1400	1		4
5	RECTIFIER #2	1	1400	1400			BLK	X			8	(10)	40	40	(10)	8				X	BLK	1400		1400	1	RECTIFIER #6	6
7		1	1400		1400		RED														RED		1400	1400	1		8
9	RECTIFIER #3	1	1400	1400			BLK	X			8	(10)	40	40	(10)	8				X	BLK	1400		1400	1	RECTIFIER #7	10
11		1	1400		1400		RED														RED		1400	1400	1		12
13	RECTIFIER #4	1	1400	1400			BLK	X			8	(10)	40	40	(10)	8				X	BLK	1400		1400	1	RECTIFIER #8	14
15		1	1400		1400		RED														RED		1400	1400	1		16
17							BLK														BLK						18
19							RED														RED						20
21	GFCI RECEPTACLES	2	180	360			BLK		X		12	(12)	20								BLK						22
23	OPTIONAL FIBER BOX RECEPTACLE	1	180		180		RED		X		12	12	20								RED						24
25	BATTERY CHARGER	1	240	240			BLK		X		12	12	20								BLK						26
27	SPARE						RED														RED						28
29	SPARE						BLK														BLK						30
		SUBTOTAL CONTINUOUS		5,600	5,600											5,600	5,600	SUBTOTAL CONTINUOUS		TOTAL KVA CONTINUOUS x 1.25		28					
		SUBTOTAL NON-CONTINUOUS		600	180											-	-	SUBTOTAL NON-CONTINUOUS		TOTAL KVA NON-CONTINUOUS		.78					
		SUBTOTAL SUB-PANEL		-	-											-	-	SUBTOTAL SUB-PANEL		TOTAL KVA SUB-PANEL		-					
PANEL DESIGNATION: ELECTRICAL PANEL (ITEM 2)																											
MAIN LUGS: N/A		MAIN BREAKER: 200 AMP										BRANCH BREAKER TYPE: SIEMENS - BL								TOTAL KVA		28.975					
VOLTAGE: 120/240		CYCLE: 60		PHASE: 1		WIRES: 3		MAIN COPPER BUS: 200 AMPS				NEUTRAL: 200 AMPS										TOTAL AMPS		119.92			

AT&T AC PANEL - A SCHEDULE

SCALE: NONE

1

OUTDOOR LOAD CENTER																												
LOAD				LOAD PER PHASE (VA)				WIRE COLOR	LOADS CONTINUOUS	LOADS NON-CONTINUOUS	LOADS SUB-PANEL	WIRE SIZE	GROUNDING WIRE SIZE	TRIP	TRIP	GROUNDING WIRE SIZE	WIRE SIZE	LOADS SUB-PANEL	LOADS NON-CONTINUOUS	LOADS CONTINUOUS	WIRE COLOR	LOAD PER PHASE (VA)		LOAD				
DESCRIPTION	QTY.	UNIT V.A.	PHASE		PHASE		UNIT V.A.															QTY.	DESCRIPTION					
			A	B	A	B																						
1	TOWER CONTROLS	1	1600		BLK	X							20								BLK				1	SPARE	2	
3	TOWER CONTROLS	1	1600		RED	X							20								RED				1	SPARE	4	
5	GFCI OUTLET	1	540		BLK		X						20								BLK				1	SPARE	6	
7	SPARE	1			RED																RED				1	SPARE	8	
9	SPARE	1			BLK																BLK				1	SPARE	10	
11	SPARE	1			RED																RED				1	SPARE	12	
		SUBTOTAL CONTINUOUS		1,600	1,600											0	0	SUBTOTAL CONTINUOUS		TOTAL KVA CONTINUOUS x 1.25		4						
		SUBTOTAL NON-CONTINUOUS		540	-											-	-	SUBTOTAL NON-CONTINUOUS		TOTAL KVA NON-CONTINUOUS		.54						
		SUBTOTAL SUB-PANEL		-	-											-	-	SUBTOTAL SUB-PANEL		TOTAL KVA SUB-PANEL		-						
PANEL DESIGNATION: ELECTRICAL PANEL (ITEM 2)																												
MAIN LUGS: N/A		MAIN BREAKER: 100 AMP														BRANCH BREAKER TYPE: SIEMENS - BL										TOTAL KVA		4.54
VOLTAGE: 120/240		CYCLE: 60		PHASE: 1		WIRES: 3		MAIN COPPER BUS: 100 AMPS				NEUTRAL: 100 AMPS												TOTAL AMPS		18.92		

TILLMAN AC PANEL - B SCHEDULE

SCALE: NONE

2



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E-2.1
ELECTRICAL
SCHEDULE

NEW #2 AWG SOLID TINNED GROUND
LEAD, EXOTHERMIC WELD TO NEW
FENCE POST (TYP.)

NEW #2 AWG STRANDED GREEN
JACKETED FROM TOWER
LIGHTING CONTROL BOX TO
GROUND BAR

NEW #2 AWG SOLID,
EXOTHERMIC WELD TO
H-FRAME POST (TYP.)

5/8"Ø X 10'-0" COPPER CLAD
STEEL ISOLATED GROUND
ROD PER CODE

(2) NEW #2 AWG SOLID
TINNED COPPER WIRE IN 1"
PVC TO GROUND RING

NEW #2 AWG STRANDED
GREEN JACKETED FROM
HOFFMAN BOX TO
GROUNDING SYSTEM

NEW GROUND BAR
MOUNTED TO UNISTRUT.

SCALE: NONE

NEW COMPOUND GROUND RING,
#2 AWG SOLID TINNED 30" B.F.G.
OR 6" BELOW FROST DEPTH
(WHICHEVER IS GREATER)

NEW #2 AWG SOLID
EXOTHERMIC WELD
TO ICE BRIDGE
POST (TYP.)

NEW 5/8"Ø X 10'-0" COPPER CLAD STEEL
GROUND ROD (TYP.). SEE 3/E-4

NEW COMPOUND GROUNDING
TEST WELL. SEE 2/E-4

NEW TOWER GROUND RING, #2 AWG SOLID
TINNED 30" B.F.G. OR 6" BELOW FROST
DEPTH (WHICHEVER IS GREATER)

NEW #2 AWG SOLID TINNED EXOTHERMIC
WELD TO NEW TOWER GROUND RING AND
PERIMETER FENCE (TYP. OF 4)

NEW GATE JUMPER SHALL BE #4 1/20 AWG WELDING
CABLE OR FLEXIBLE COPPER BRAID BURNDY TYPE "B"
WITH 1/2" SLEEVE ON EACH END DESIGNED FOR
EXOTHERMIC WELDING. INSTALL SO THAT IT WILL NOT
BE SUBJECTED TO DAMAGING STRAIN WHEN GATE IS
FULLY OPENED IN EITHER DIRECTION (TYP.)

LEGEND

- GROUNDING WIRE
- EXOTHERMIC WELD
- MECHANICAL CONNECTION
- ▲ COMPRESSION FITTING
- TEST WELL
- GROUND ROD
- GROUND BUS BAR

NOTES AND SPECIFICATIONS:

1. THE GROUND RING SHALL CONSIST OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE (OR BELOW FROSTLINE). ALL CONNECTIONS SHALL BE MADE USING AN EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.
2. GROUND CONDUCTOR BEND RADIUS SHALL NOT BE LESS THAN 8".
3. MINIMUM SPACING BETWEEN GROUND RODS SHALL NOT BE LESS THAN 10', UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL BOND THE TOWER GROUND BAR (TOGB) TO THE GROUND RING USING A 2 AWG TINNED SOLID BARE COPPER CONDUCTOR AND AN EXOTHERMIC WELD.
5. SHELTER INTERIOR GROUNDING PROVIDED BY SHELTER SUPPLIER, SHOWN FOR CLARITY. CONTRACTOR SHALL BOND THE MAIN GROUND BAR (MGB) & EXTERNAL GROUND BAR (GB2) TO THE GROUND RING USING 2 AWG TINNED SOLID BARE COPPER CONDUCTORS AND EXOTHERMIC WELDS.
6. ALL GROUNDING/BONDING CONDUCTORS LOCATED ABOVE FINISHED GRADE SHALL BE RUN IN 1" PVC CONDUIT.
7. CONTRACTOR SHALL NOTIFY THE OWNER/TENANT CONSTRUCTION MANAGER TO ALLOW THE OWNER/TENANT CONSTRUCTION MANAGER TO INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.

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E-3.0

GROUNDING PLAN

GROUNDING PLAN

SCALE: 1" = 10'-0"

1

NOTE: NOT ALL EQUIPMENT SHOWN USED ON EVERY SITE

HELICAL FRAMES
DO NOT REQUIRE GROUND RINGS

LEGEND

GROUNDING WIRE

EXOTHERMIC WELD

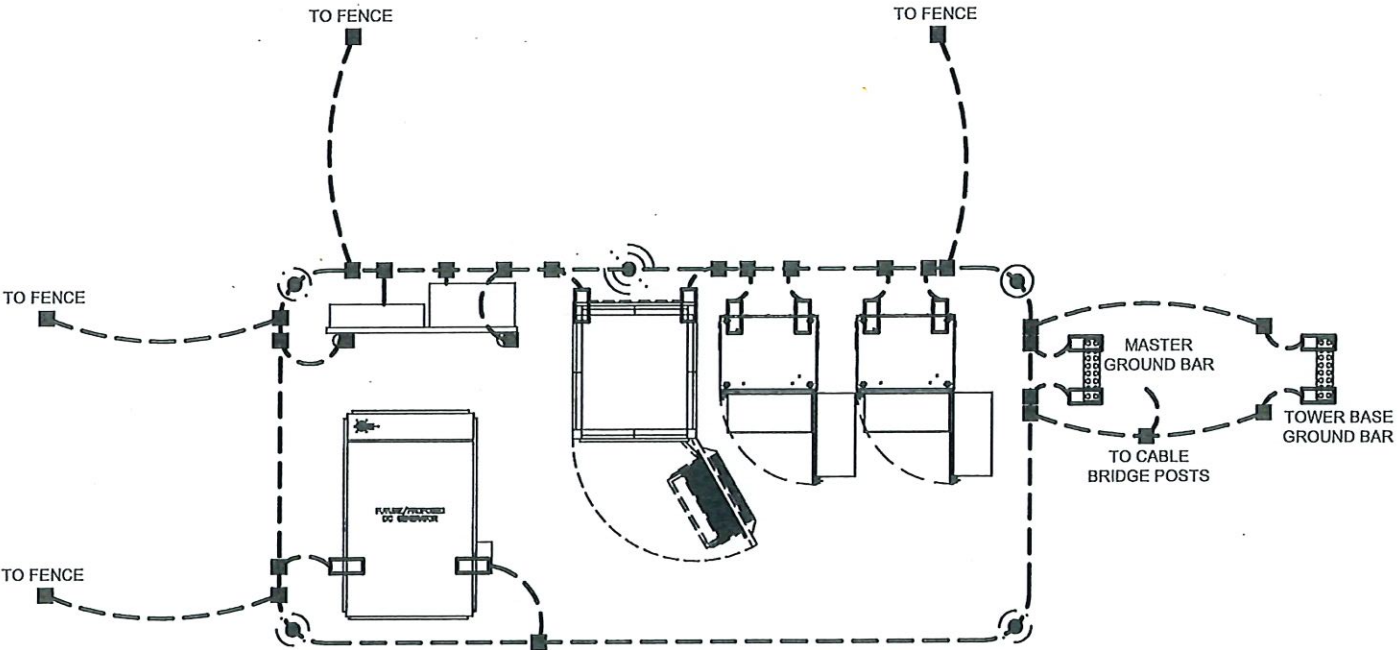
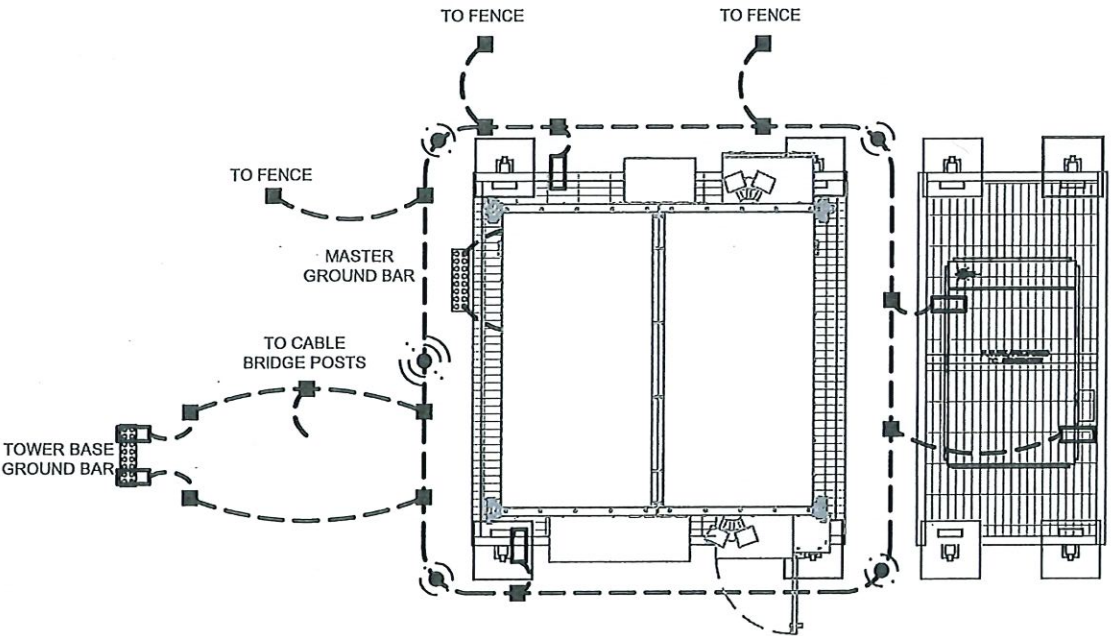
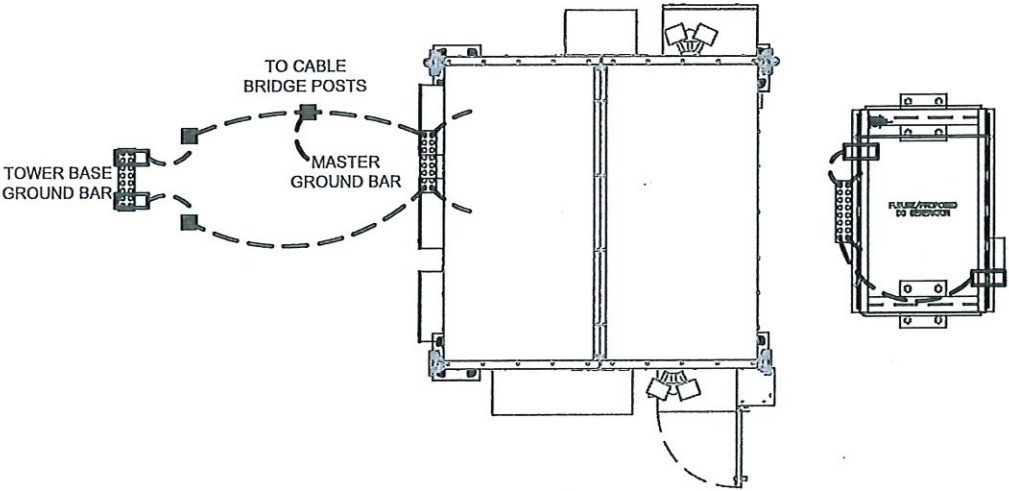
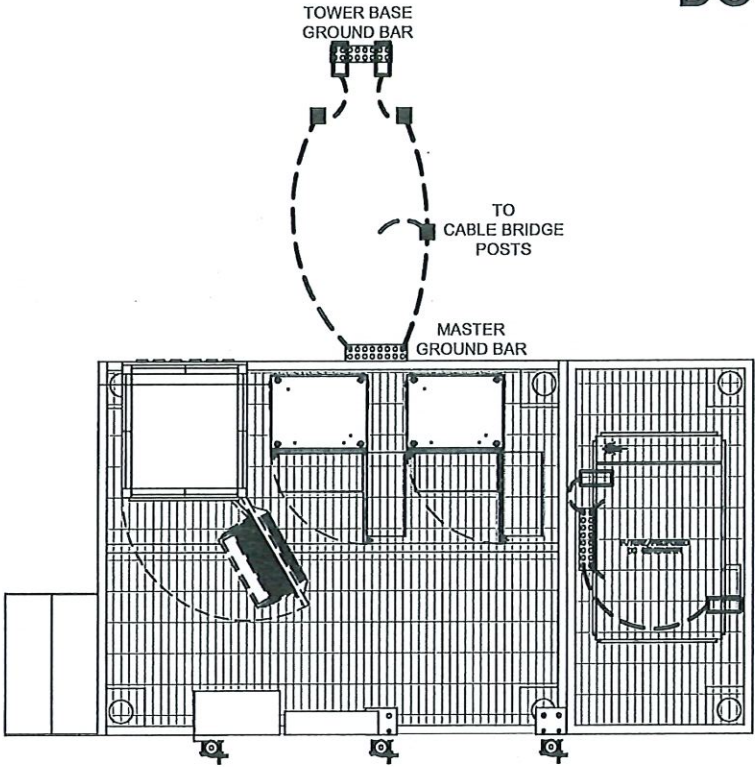
MECHANICAL CONNECTION

COMPRESSION FITTING

TEST WELL

GROUND ROD

GROUND BUS BAR



EQUIPMENT GROUNDING PLANS

SCALE: NONE

1

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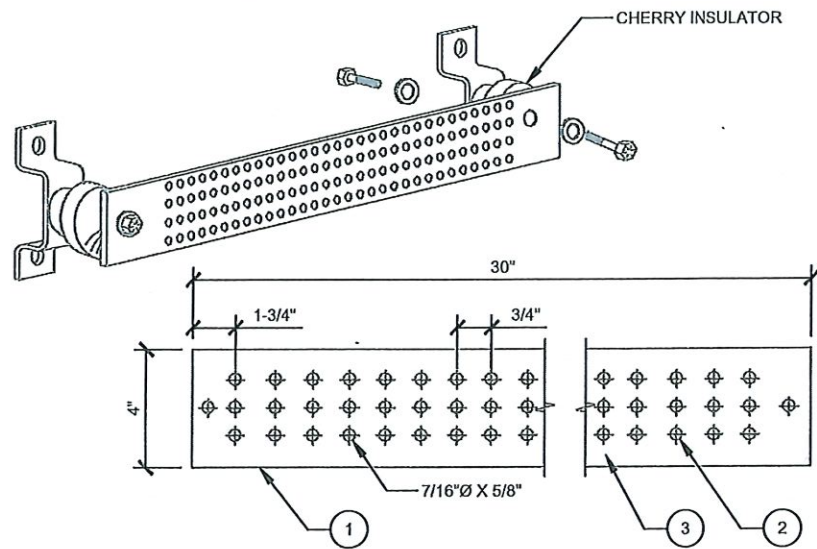
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E-3.1
EQUIPMENT
GROUNDING

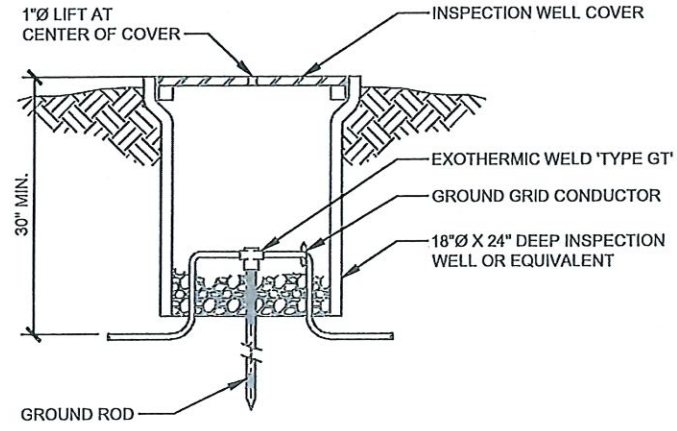


- NOTES:**
1. TINNED COPPER GROUND BUSS BAR, 1/4"X4"X30", WITH NON-INSULATED MOUNTING KIT OR EQUIVALENT.
 2. GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED PLUS PROVIDE 50% SPARE CAPACITY
 3. APPLY CONDUCTIVE LUBRICANT (NO-OX COMPOUND OR APPROVED EQUIVALENT) TO EXPOSED AREA OF GROUND BAR.

MASTER GROUND BAR

SCALE: NONE

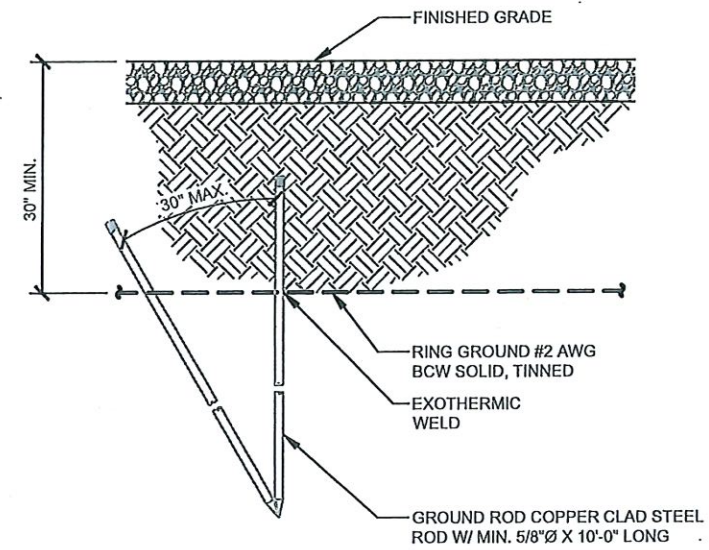
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INSPECTION WELL

SCALE: NONE

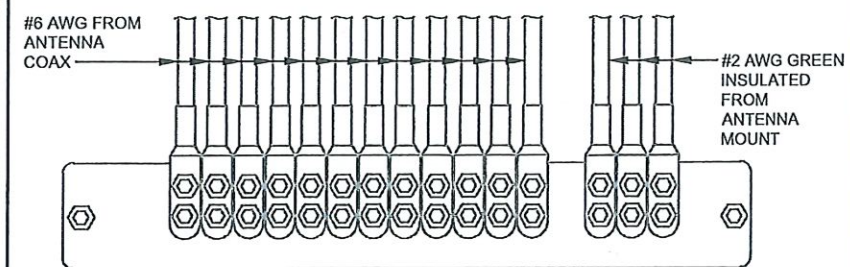
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GROUND ROD

SCALE: NONE

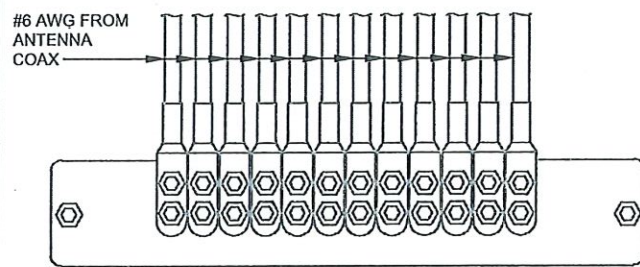
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UPPER GROUND BAR

SCALE: NONE

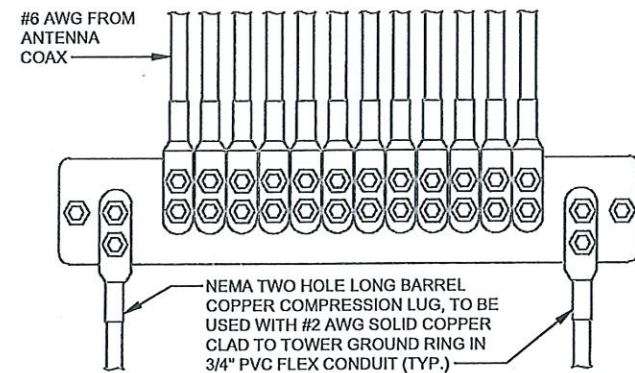
4



MIDDLE GROUND BAR

SCALE: NONE

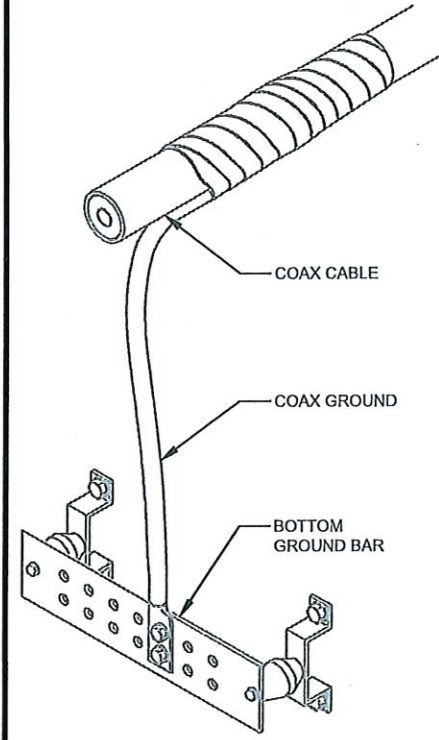
5



MIDDLE GROUND BAR

SCALE: NONE

6



COAX GROUNDING

SCALE: NONE

7

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14592540
SHERMAN TX
609 EAST PECAN STREET
SHERMAN, TX 75090



EXPIRES: 06/30/19 SIGNED: 04/17/19

REVISIONS

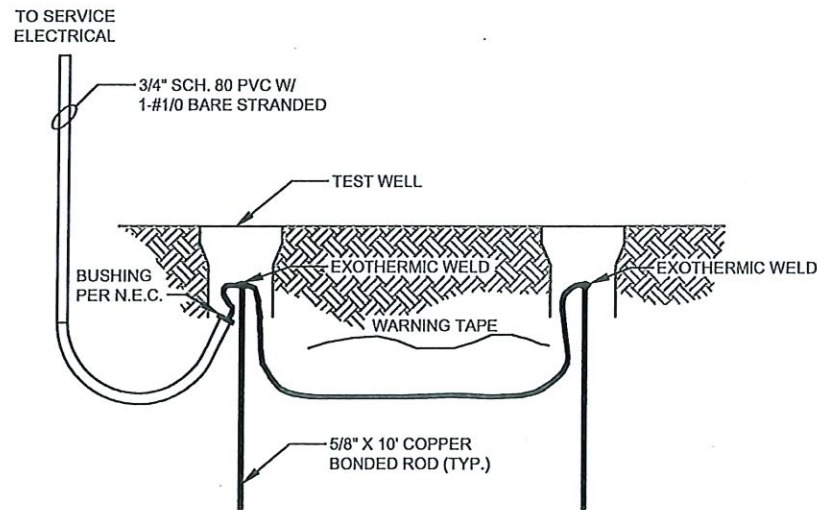
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1	PRELIMINARY DRAWING	04/02/19	DAZ
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E-4

ELECTRICAL
DETAILS

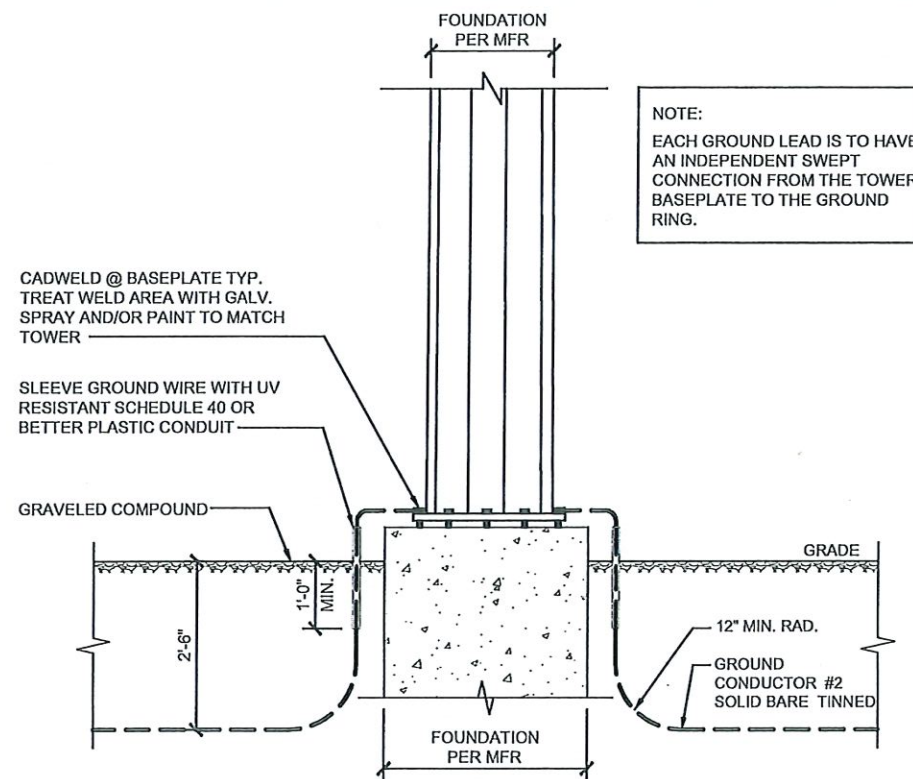
WT GROUP
Engineering with Precision, Pace and Passion.
5800 PETERSON LANE, STE. 200
DALLAS, TX 75240 TT: 214.394.0744
www.wtgroupinc.com
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GROUNDING ELECTRODE

SCALE: NONE

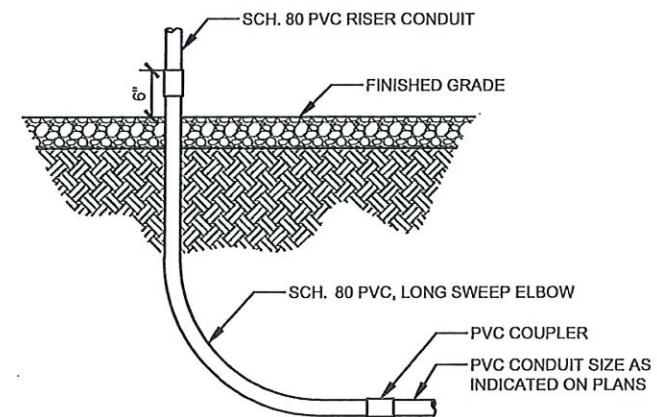
1



TOWER GROUNDING

SCALE: NONE

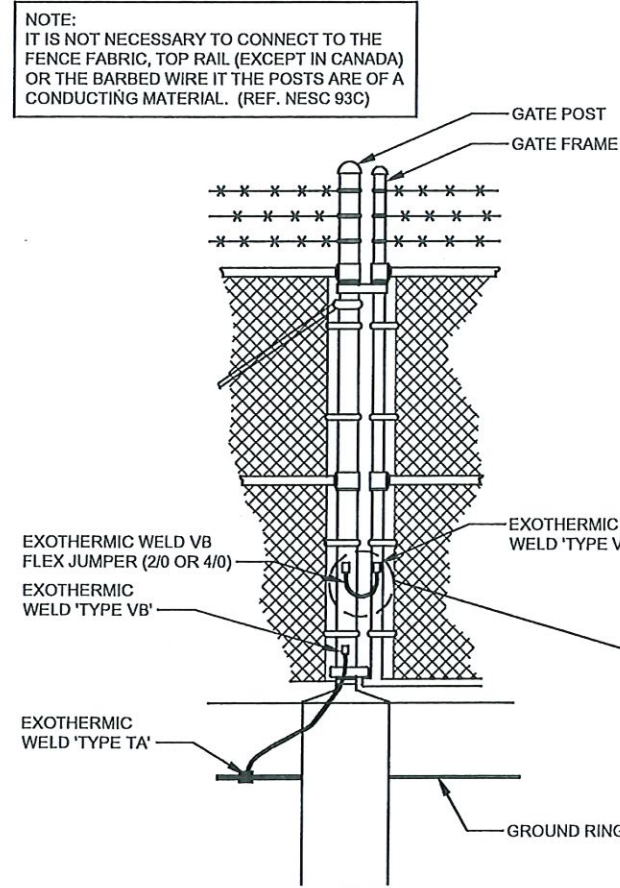
2



CONDUIT TRANSITION

SCALE: NONE

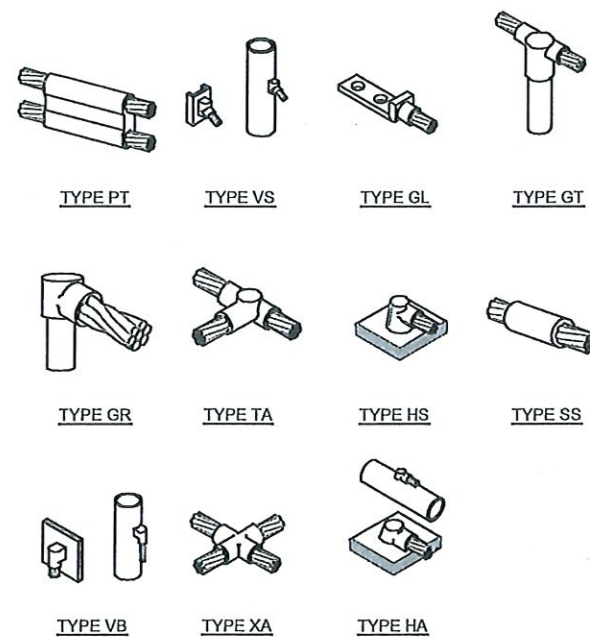
3



FENCE POST GROUNDING

SCALE: NONE

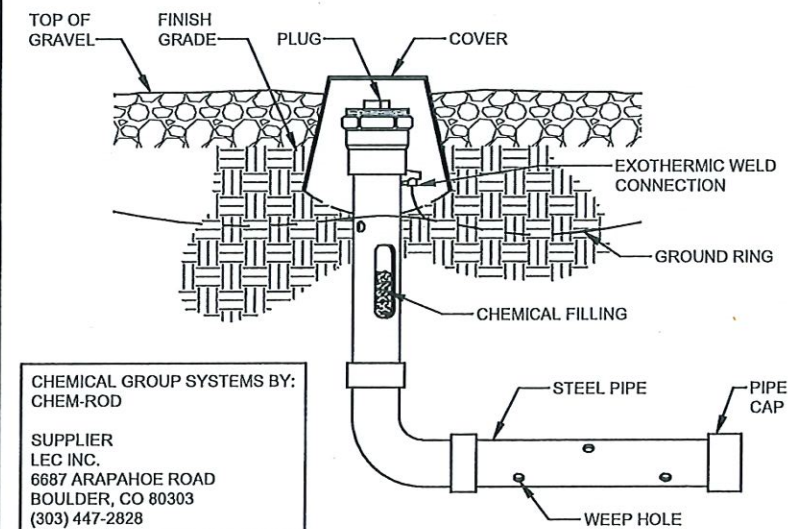
4



EXOTHERMIC WELD TYPES

SCALE: NONE

5



CHEMICAL GROUP SYSTEMS BY:
CHEM-ROD

SUPPLIER
LEC INC.
6687 ARAPAHOE ROAD
BOULDER, CO 80303
(303) 447-2828

CHEMICAL GROUND ROD

SCALE: NONE

6

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7901 AMBASSADOR ROW
DALLAS, TX 75247
PH: 214-741-6888

TILLMAN
INFRASTRUCTURE

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STATE OF TEXAS
JEFF S. GUTOWSKY
106604
LICENSED PROFESSIONAL ENGINEER

EXPIRES: 06/30/19 · SIGNED: 04/17/19

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AQUATIC \ DESIGN & PROGRAM MANAGEMENT
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PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

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DRAWN: DAZ
JOB: T1801831

E-5
ELECTRICAL
DETAILS

DIVISION 16: ELECTRICAL SPECIFICATIONS

16000 - SCOPE OF WORK:

1. THE REQUIREMENTS PRESENTED IN THESE SPECIFICATIONS PERTAINS TO ELECTRICAL INSTALLATION OF A COMPLETELY NEW POWER RACEWAY SYSTEM FOR THE TILLMAN INFRASTRUCTURE WIRELESS INSTALLATION TO THE EXTENT REQUIRED BY THESE CONTRACT DOCUMENT. IN GENERAL, THE ELECTRICAL CONTRACTOR (HEREAFTER REFERRED TO AS "CONTRACTOR") SHALL PROVIDE OR RESTORE THE FOLLOWING EXISTING SYSTEMS:
- A. CONDUIT AND RACEWAYS FOR ALL DEVICES, EQUIPMENT, GROUND BUSES AND GROUND RODS INDICATED ON THE ELECTRICAL PLANS.
 - B. CONTRACTOR SHALL RUN FEEDERS SHOWN TO SUPPLY POWER TO ALL EQUIPMENT INDICATED PRIOR TO BID. CONTRACTOR SHALL DETERMINE ANY ADDITIONAL POWER OR GROUNDING WHICH MAY BE REQUIRED DEPENDING ON EQUIPMENT SPECIFIC TO THE SITE AND BUILDING ENCLOSURE.
2. CONTRACTOR(S) WISHING TO BID THIS WORK SHALL BE ABLE TO DEMONSTRATE A MINIMUM OF 5 YEARS PREVIOUS EXPERIENCE WITH THIS TYPE OF PROJECT AND SHALL, IF REQUESTED, SUPPLY DOCUMENTATION TO SUPPORT THIS REQUIREMENT OF QUALIFICATION.
3. EACH QUALIFIED BIDDER SHALL OBTAIN ALL PROPER BID FORMS AND SHALL VISIT THE SITE TO DETERMINE ACTUAL EXISTING CONDITIONS PRIOR TO PREPARING A BID.
4. CONTRACTOR SHALL NOTE THAT IF THIS CURRENTLY HOSTS ONE OR MORE OTHER TENANTS WITH TELEPHONE AND/OR ELECTRICAL SERVICE, CONTRACTOR SHALL NOT CAUSE LOSS OF POWER, COMMUNICATION OR ANY REQUIRED SERVICES TO TILLMAN INFRASTRUCTURE WIRELESS OR ANY OTHER SITE OCCUPANT IN ANY MANNER WITHOUT EXPRESS WRITTEN DIRECTION BY TILLMAN INFRASTRUCTURE WIRELESS CONSTRUCTION SUPERVISOR. THE CONTRACTOR SHALL BE LIABLE FOR ANY LOSS OF REVENUE TO ANY SITE OCCUPANT BECAUSE OF ANY NONSCHEDULED OUTAGES AS DETERMINED BY CONTRACT AGREEMENT WITH TILLMAN INFRASTRUCTURE WIRELESS.

16001 - GENERAL:

1. IT IS THE INTENSION OF THESE SPECIFICATIONS AND THE RELATED PLANS TO SHOW COMPLETE, PROPERLY FUNCTIONING SYSTEMS. ALL SYSTEMS, WIRING AND RACEWAYS SHALL BE INSTALLED PER NFPA-70 (APPLICABLE) AND AUTHORITY HAVING JURISDICTION.

16002 - SPECIAL CONDITIONS FOR ELECTRICAL WORK:

1. THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THESE PLANS, SPECIFICATIONS, AND CONTRACTS ARE ISSUED FOR INFORMATION TO BE COMPILED WITH BY THE ELECTRICAL CONTRACTOR AND ANY OR ALL SUBCONTRACTORS AND TRADES EMPLOYED ON THIS PROJECT BY THE ELECTRICAL CONTRACTOR, HEREAFTER REFERRED TO AS CONTRACTOR.
2. THE TERM "CONTRACTOR" IN THIS SECTION REFERS TO THE CONTRACTOR WHOSE WORK IS COVERED BY THIS ELECTRICAL SPECIFICATION.
3. ALL THE WORK SHALL BE DONE AND TESTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND WITH LOCAL AND NATIONAL CODES. REPORTS SUPPOSED CONFLICTS WITH PLANS AND SPECIFICATIONS IMMEDIATELY TO THE CONSTRUCTION SUPERINTENDENT WHO WILL ISSUE INSTRUCTIONS OR ADDENDA TO RESOLVE SUCH CONFLICT. IN NO CASE SHALL A CONTRACTOR BASE ITS BID ON WORK THAT WILL NOT BE ACCEPTABLE TO CODES AND THESE CONTRACT DOCUMENTS. NO CONSIDERATION SHALL BE GIVEN TO REQUEST FOR EXTRA COMPENSATION TO BRING BASE WORK INTO CONFORMANCE WITH THESE DOCUMENTS.
4. ALL MATERIAL FOR WHICH THERE IS A CATEGORY FOR TESTING BY UL OR CSA SHALL BE SO TESTED, LISTED AND LABELED.
5. AS MENTIONED ABOVE, IT IS THE INTENT OF THESE DOCUMENTS TO PRODUCE A COMPLETE AND FINISHED ELECTRICAL SYSTEM TO THE EXTENT SHOWN IN THESE CONTRACT DOCUMENTS. TILLMAN INFRASTRUCTURE WIRELESS CONSTRUCTION MANAGER SHALL BE THE FINAL AUTHORITY FOR THE ACCEPTANCE OF THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHER TRADES AND WITH HIS SUBCONTRACTORS AS NECESSARY TO PROVIDE A FINAL AND COMPLETE ELECTRICAL INSTALLATION.
6. THE CONTRACTOR SHALL EMPLOY ONLY SKILLED, EXPERIENCED, AND WHEN REQUIRED, LICENSED SUB CONTRACTORS AND WORKERS. MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS, IN ACCORDANCE WITH THE BEST TRADE PRACTICES AND IN A NEAT AND WORKMAN LIKE MANNER. WORK WHICH IN THE OPINION OF THE CONSTRUCTION MANAGER DOES NOR CONFORM TO THE INTENT OF THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED AND REPLACES AT THE CONTRACTOR'S EXPENSE.
7. THE PLANS AND DETAILS ARE DIAGRAMMATIC IN NATURE. COORDINATE THE LOCATION OF ITEMS NOT CLEARLY DIMENSIONED WITH THE CONSTRUCTION SUPERINTENDENT.
8. SECURE ALL NECESSARY PERMIT, LICENSES AND INSPECTIONS AND PAY ALL REQUIRED FEES, TESTS AND WAGE SCALES THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INCLUDE THE FINAL INSPECTION CERTIFICATE IN FINAL DOCUMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING THE EXISTING SITE CONDITIONS, AND SHALL VISIT THIS SITE (BY APPOINTMENT) AT ANY REASONABLE TIME.
10. LOCATIONS OF UTILITY CONNECTIONS SHOWN ON THE SITE ARE APPROXIMATE AND ARE BASED ON SITE OBSERVATIONS. ACTUAL UTILITY CONNECTIONS AND EXACT LOCATION MAY VARY SLIGHTLY. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES INVOLVED PRIOR TO BID TO CONFIRM THE ACTUAL CONDITIONS OF CONNECTION. THE CONTRACTOR SHALL INCLUDE IN HIS BID THE ACTUAL CONDITIONS OF CONNECTION AND ANY FEES REQUIRED BY THE UTILITY FOR THE PROPOSED NEW 200 AMP, 120/240 SINGLE PHASE UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL COMPANY CONCERNING ITEMS WHICH HE MUST PROVIDE AND THE CONSTRUCTION SCHEDULE.
11. AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION, THE CONTRACTOR SHALL THOROUGHLY CLEAN EACH EXPOSED DEVICE, PIECE OF EQUIPMENT AND FIXTURE TO THE SATISFACTION OF THE CONSTRUCTION SUPERINTENDENT.

12. THE CONTRACTOR SHALL SUBMIT ALL MATERIALS LISTED BELOW TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. FAILURE TO OBTAIN APPROVAL ON MATERIAL SHALL BE CAUSE FOR CONTRACTOR TO REMOVE ANY MATERIAL NOT APPROVED AND REPLACE THEM AT HIS OWN EXPENSE AND WITH NO ALLOWANCE IN THE TIME ALLOWED FOR CONSTRUCTION.

SUBMITTALS: (PROVIDE IN QUANTITY REQUESTED BY THE CONSTRUCTION MANAGER)

THE FOLLOWING MINIMUM ITEMS SHALL BE SUBMITTED AT THE SAME TIME UNDER ONE COVER IN THE ORDER LISTED:

- TAB ONE: WIRE, CONDUIT, GROUND RODS, GROUND BUSES, ELECTRICAL (CAD) WELD DEVICES, METALLIC SHEATHED FLEXIBLE CONDUIT, OUTLET AND PULL BOXES.
- TAB TWO: SWITCHES, ENCLOSURES, CABINETS, TIMERS AND RECEPTACLES.
- TAB THREE: PANEL BOARDS, DISCONNECT SWITCHES (DESIGNATE USE OF EACH), M FUSES, AND CIRCUIT BREAKERS OR OTHER CONTROL DEVICES.
13. THE CONTRACTOR WILL GUARANTEE THAT ALL THE WORK PERFORMED UNDER THIS CONTRACT IS FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR ONE YEAR (MINIMUM) FOLLOWING FINAL ACCEPTANCE BY THE OWNER REPRESENTATIVE. THE CONTRACTOR SHALL RESPOND TO REQUESTS FOR SERVICE IN A TIMELY MANNER APPROPRIATE TO THE SERVICE REQUESTED, THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY ITEMS FOUND TO BE DEFECTIVE WITHIN THE GUARANTEE PERIOD AT NO COST TO THE OWNER.
14. THE CONTRACTOR SHALL MAINTAIN ON THE SITE A SET OF CONSTRUCTION DOCUMENTS MARKED IN RED TO SHOW THE ACTUAL CONDITIONS OF CONSTRUCTION. LOCATIONS OF EQUIPMENT AND ROUTING OF SYSTEMS SHALL BE ACCURATELY RECORDED DURING THE COURSE OF CONSTRUCTION. CONTRACTOR SHALL FORWARD A REPRODUCIBLE COPY OF THE RECORD DRAWINGS TO TILLMAN INFRASTRUCTURE WIRELESS AT THE COMPLETION OF CONSTRUCTION AND SHALL MAINTAIN THE ORIGINAL RECORD DRAWINGS FOR USE DURING THE GUARANTEE PERIOD. FINAL PAY REQUEST SHALL NOT BE APPROVED WITHOUT THE FINALIZED INFORMATION IN ACCORDANCE WITH TILLMAN INFRASTRUCTURE WIRELESS CLOSE OUT INSTRUCTIONS.

15. IN ADDITION TO THE ABOVE RECORD DRAWINGS, THE CONTRACTOR SHALL FURNISH TO TILLMAN INFRASTRUCTURE WIRELESS AT THE COMPLETION OF THE WORK THE FOLLOWING DOCUMENTS:

TEST REPORTS, WARRANTIES, OPERATION AND MAINTENANCE MANUALS AND INFORMATION:

- A. A CERTIFICATE OR GUARANTEE / WARRANTY SHOWING THE DATES OF BEGINNING AND ENDING OF THE WARRANTY.
 - B. DOCUMENTS PERTAINING TO THE GUARANTEES AND WARRANTIES OF MANUFACTURERS.
 - C. WRITTEN INSTALLATION INSTRUCTIONS FOR THE EQUIPMENT INSTALLED ON THE PROJECT.
 - D. TREE SETS OF CUT SHEETS FOR EACH PIECE OF EQUIPMENT INSTALLED FOR ELECTRICAL SYSTEMS.
 - E. CERTIFIED RESISTANCE MEASUREMENT DATA AND DRAWINGS USED DURING CONSTRUCTION.
16. ALL MATERIALS SHALL BE NEW AND DOMESTIC, OR IF APPROVED, NAFTA MANUFACTURE. ALL ITEMS OF THE SAME TYPE ON THE PROJECT SHALL BE THE SAME MANUFACTURER.
17. PRODUCTS OF VARIOUS MATERIALS AND EQUIPMENT ARE SPECIFIED IN ORDER TO ESTABLISH A STANDARD OF QUALITY AND A BASIS OF DESIGN. OTHER SIMILAR MATERIALS MAY BE ACCEPTABLE AS SUBSTITUTIONS PROVIDED THEY MEET THE SAME STANDARDS OF QUALITY AND DESIGN CRITERIA IN THE OPINION OF THE ENGINEER. ALTERNATE ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE DECISION IN OF ENGINEER REGARDING ACCEPTABILITY SHALL BE FINAL. THE CONTRACTOR SHALL BEAR ALL COSTS, INCLUDING THAT OF OTHER TRADES AND THE DESIGN TEAM, ASSOCIATED WITH ACCOMMODATIONS FOR PERMIT SUBSTITUTIONS.

16123 - WIRE AND CABLE:

1. ALL WIRE SHALL BE COPPER OR AT LEAST 98% CONDUCTIVITY.
2. ALL INSULATION SHALL BE TYPE THWN EXCEPT TYPE THW MAY BE USED FOR SIZES LARGER THAN #6 AWG.
3. NO WIRE SMALLER THAN #12 AWG MAY BE USED EXCEPT THAT CONTROL CIRCUIT MAY BE #14
4. A STRICT METHOD OF COLOR CODING SHALL BE MAINTAINED. UNLESS THE AUTHORITY HAVING JURISDICTION HAS A DIFFERENT STANDARD. THE FOLLOWING SHALL BE MAINTAINED: A PHASE: BLACK; B PHASE: RED; (AND WHERE USED), C PHASE: BLUE; NEUTRAL: WHITE; GROUND: GREEN; SWITCH LEG: BROWN; TRAVELERS: BROWN.
5. WIRE CONNECTIONS FOR #8 AND SMALLER MAY BE SPRING STEEL CONNECTORS. SPLIT BOLT CONNECTORS WITH RUBBER AND VINYL SHALL BE USED FOR SIZES LARGER THAN #8. POWER DISTRIBUTION BLOCKS MAY BE USED FOR ANY SIZE CONDUCTOR FOR WHICH IT IS LISTED.
6. UL LISTED WIRE PULLING LUBRICANT SHALL BE USED ON ALL RACEWAY INSTALLATIONS.

16130 - RACEWAY SYSTEMS:

1. ALL WIRING ABOVE GRADE OR OTHERWISE EXPOSED SHALL BE IN METALLIC CONDUIT. TYPE MC CABLE OR FLEXIBLE CONDUIT MAY NOT BE USED UNLESS SHOWN OR REQUIRED BY THESE SPECIFICATIONS EMT, GALVANIZED INTERMEDIATE AND RIGID CONDUIT ARE ALL ACCEPTABLE WIRING MATERIALS FOR ABOVE GRADE PROVIDED THEY ARE ACCEPTABLE TO LOCAL CODE ENFORCEMENT.
2. ALL FITTINGS SHALL BE COMPRESSION TYPE OR SCREW TYPE AND MAY NOT BE DIE CAST SET SCREW.
3. CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC WITH MATCHING FITTINGS EXCEPT THAT ELBOWS AND VERTICAL CONDUITS IN CONTACT WITH EARTH WHICH ARE LIKELY TO BE DAMAGED BY EXCESSIVE PULLING ROPE TENSION MAY BE PLASTIC WRAPPED INTERMEDIATE OR RIGID GALVANIZED STEEL.

4. EXPOSED CONDUIT OUTDOORS ABOVE GRADE OR IN DAMP LOCATIONS SHALL BE GALVANIZED RIGID STEEL OR INTERMEDIATE METALLIC CONDUIT.
5. ULTRAVIOLET PROTECTIVE PLASTIC COATED FLEXIBLE METAL CONDUIT MAY BE USED WHERE INDICATED AND OTHERWISE FOR THE CONNECTION OF ROTATING OR VIBRATING EQUIPMENT. SUCH EQUIPMENT LOCATED OUTDOORS OR IN DAMP LOCATIONS SHALL BE CONNECTED WITH LIQUID TIGHT FLEXIBLE METAL CONDUIT USING LISTED FITTINGS.
6. MINIMUM COVER FOR OUTDOOR CONDUITS SHALL BE 36 INCHES. NOTE: UTILITY CONDUITS MAY HAVE A GREATER DEPTH REQUIREMENT.

16250 - GROUNDING:

1. ALL EQUIPMENT AND SERVICE ENTRANCE GROUNDING SHALL BE PER NFPA-70 CURRENT EDITION AS ADOPTED BY LOCAL AUTHORITY HAVING JURISDICTION ON THIS PROJECT. PER ARTICLE 250 AS WELL AS OTHER APPLICABLE STANDARDS SUCH AS THE NATIONAL ELECTRIC SAFETY CODE, NFPA 780 (LIGHTNING PROTECTION) AND TILLMAN INFRASTRUCTURE WIRELESS STANDARDS ON EQUIPMENT GROUNDING.

16400 - WIRING DEVICES:

1. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE RATED AT 20 AMPS.
2. PROVIDE DEVICES AS SHOWN ON DOCUMENTS. CONSULT WITH CONSTRUCTION MANAGER AND OTHER TRADES FOR EXACT LOCATION OF OUTLETS. WHERE OUTLETS SERVE A SPECIFIC PIECE OF EQUIPMENT AND WHERE POSSIBLE, CONCEAL OUTLET BEHIND THAT EQUIPMENT.

16500 - PANEL BOARDS:

1. VERIFY PROVIDED BY TILLMAN INFRASTRUCTURE WIRELESS (OR CONTRACTOR) AND INSTALLED BY THIS CONTRACTOR:
2. VERIFY THAT THE INTERRUPTING RATING OF THE CIRCUIT BREAKER SHALL BE GREATER THAN THE AVAILABLE FAULT CURRENT. VERIFY THE AVAILABLE FAULT CURRENT WITH THE SERVICING ELECTRICAL UTILITY.
3. PROVIDE SOLID NEUTRALS ON ALL PANELS AND MAIN SERVICE ENTRANCE DISCONNECT (IF MAIN SERVICE DISCONNECT REQUIRED).
4. PROVIDE 1" BLACK MICARTA TAGS WITH 1/2" WHITE LETTERS FOR EACH PANEL BOARD AND DISCONNECT MATCHING PROJECT DOCUMENTATION. TAGS SHALL BE "POP-RIVETTED" THROUGH PANEL COVER.

16600 - LIGHTING FIXTURES (IF SHOWN):

1. PROVIDE LIGHTING FIXTURE AS SHOWN ON THE DOCUMENTS. QUESTIONS ON LIGHTING FIXTURE TYPES SHALL BE DIRECTED TO TILLMAN INFRASTRUCTURE WIRELESS FOR CLARIFICATION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTING FIXTURES.
2. FASTEN EACH LIGHT FIXTURE TO AN OUTLET BOX OR STRUCTURAL FRAMING. INCLUDE ALL NECESSARY HARDWARE AND SUPPORTING DEVICES TO ACCOMPLISH THIS.
3. PROVIDE NE LAMPS OF THE TYPE RECOMMENDED BY THE PLANS AND SPECIFICATIONS AT THE TIME OF FINAL ACCEPTANCE.
4. ALL LIGHTING FIXTURES SHALL BE CLEAN AND FULLY OPERATIONAL AT THE TIME OF FINAL ACCEPTANCE.

16700 - EQUIPMENT CONNECTIONS:

1. PROVIDE ELECTRICAL POWER AND LIGHTING CONNECTIONS FOR ALL THE EQUIPMENT ON THE PROJECT WHETHER FURNISHED BY THE CONTRACTOR OR OTHERS.
2. CAREFULLY RESEARCH THE DOCUMENTS AND CONSULT WITH OTHERS TO DETERMINE THE REQUIREMENTS FOR CONNECTIONS.

16900 - SPECIAL MODULAR CELL INSTALLATION GROUNDING INTEGRITY AND IMPEDANCE TESTING:

1. CONTRACTOR SHALL PRESENT MEASUREMENTS SHOWING CERTIFIED THIRD PARTY GROUND IMPEDANCE TESTING AS REQUIRED BY THE CONTRACT DOCUMENTATION. TESTING PER ANSI / IEEE STD 81-1983, IEEE GUIDE FOR MEASURING EARTH RESISTIVITY SHALL BE THE AS APPROVED BY TILLMAN INFRASTRUCTURE WIRELESS CONSTRUCTION MANAGEMENT.
2. THIS INSTALLATION SHALL BE GROUNDED WITH AN INTEGRATED (MULTI-POINT) GROUNDING SYSTEM.
3. SURGE PROTECTION SHALL BE TILLMAN INFRASTRUCTURE WIRELESS APPROVED EQUIPMENT. IT SHALL BE BONDED TO A GROUND BAR AT THE SERVICE ENTRANCE POINT THAT IS CONNECTED DIRECTLY TO THE GROUNDING ELECTRODE SYSTEM.
4. REVIEW EXISTING INSTALLATION AND FOLLOW TILLMAN INFRASTRUCTURE WIRELESS CELL SITE GROUNDING AND LIGHTNING PROTECTION STANDARDS REPORT PERCEIVED DIFFICULTIES WITH MEETING THIS CRITERIA WITH TILLMAN INFRASTRUCTURE WIRELESS CONSTRUCTION MANAGEMENT. OTHER REQUIRED STANDARDS SHALL BE: NFPA-780 STANDARD FOR INSTALLATION OF LIGHTNING SYSTEMS AND THE POLY PHASE EQUIPMENT; AND, "THE GROUNDS FOR LIGHTNING PROTECTION AND EMP PROTECTION", SECOND EDITION, BY ROGER R. BLOCK.
5. THE ELECTRICAL CONTRACTOR SHALL PROVIDE BONDING STRAPS, CAD WELDING AND HARDWARE FOR EACH SEPARATE PIECE OF EQUIPMENT MOUNTING PLATFORM TO ASSURE THAT ALL PIECES ARE ELECTRICALLY CONNECTED. SUCH CONNECTIONS SHALL BE MADE AND TESTED TO DEMONSTRATE LOW ELECTRICAL RESISTANCE ACCEPABLE TO TILLMAN INFRASTRUCTURE WIRELESS BETWEEN ANY TWO POINTS ON THE PLATFORM MOUNTS OR STRUCTURE.



EXPIRES: 06/30/19 SIGNED: 04/17/19

REVISIONS			
REV.	ISSUED FOR	DATE	BY
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2	FINAL CD	04/17/19	BA

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ACCESSIBILITY CONSULTING \ STRUCTURAL



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E-6

ELECTRICAL
SPECIFICATIONS

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DALLAS, TX 75247
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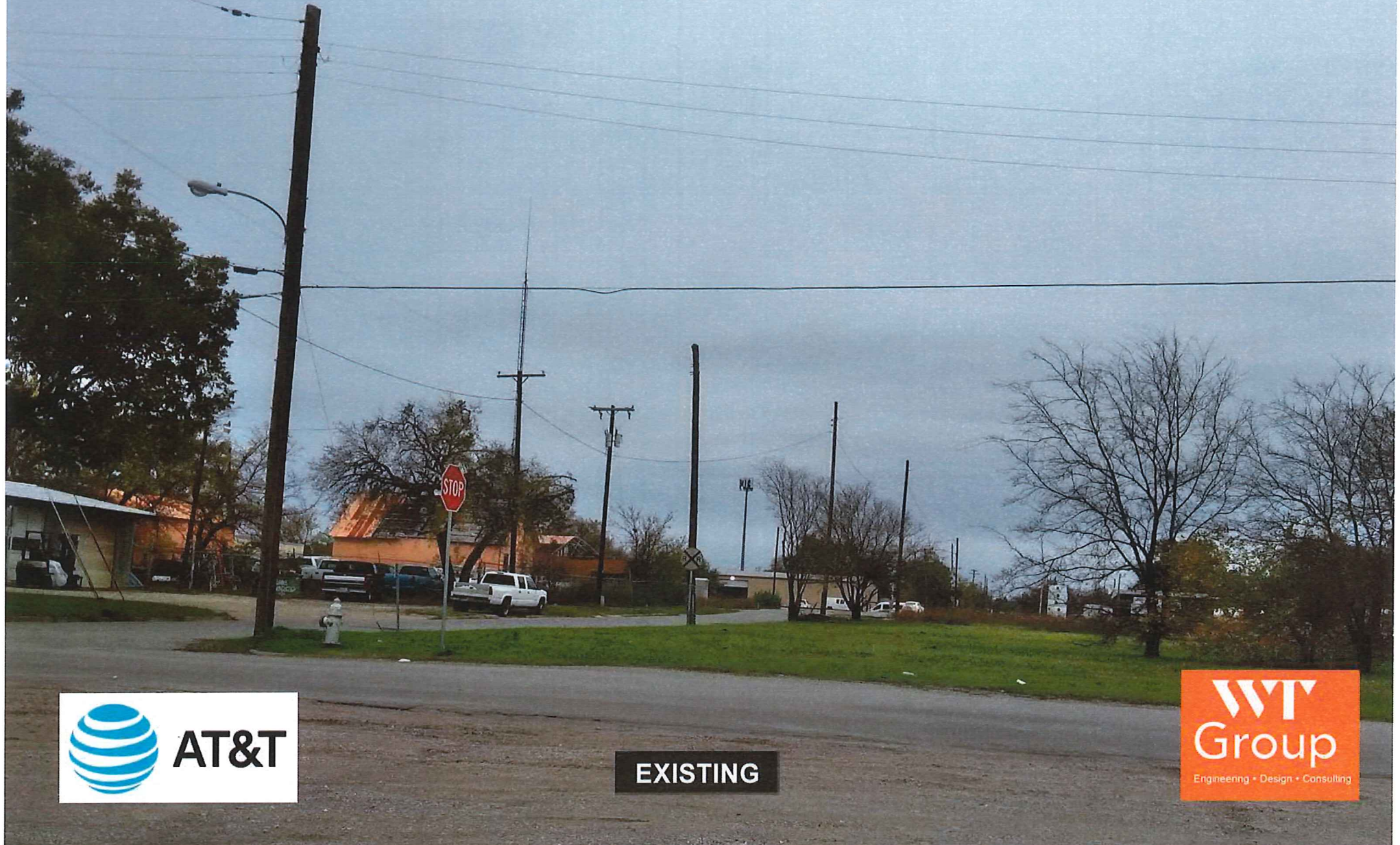
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Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing East



EXISTING



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing East



PROPOSED



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing West



AT&T

EXISTING

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Group**

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Sherman, TX 75090

Facing West



PROPOSED



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing Southwest



EXISTING



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing Southwest



PROPOSED



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing South



EXISTING



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing South



PROPOSED



STAFF REVIEW LETTER

September 10, 2019

Sam Loria
4303 Rosehill Road
Whitewright, TX 75491

Steve Herlinger
7901 Ambassador Row
Dallas, TX 75247

Dear Applicants,

The request for variance to allow a wireless monopole cell tower to have a 467.26 foot separation from any other monopole or antenna tower in lieu of the required 1,000 feet in an M-2 (Heavy Manufacturing) District for the property located at 605 East Pecan Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 17, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the M-2 (Heavy Manufacturing) District, the Telecommunications antennas and towers ordinance, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All driving and parking surfaces shall be concrete or asphalt.
4. Appropriate signage for hazards and contact information must be located at the site and visible at all times. Contact the Fire Marshal for direction.
5. Shall comply with all EPA, City, Federal and State regulations for this use.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

16.

Meeting Date: 09/17/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2800-3200 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY)

The request of The Munson Realty Co. (Owners), Hoefer Wysocki (Architect), John Ruggieri (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2800-3200 Blocks South FM 1417 (Heritage Parkway), being 624. 473 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Village Planned Development

Background:

The property is located in the 2800-3200 blocks of South FM 1417 (Heritage Parkway) between Moore Street, West Travis Street and West O.B. Groner Road. It is currently zoned an M-1 (Light Manufacturing) District and located in the O-1.1 (FM 1417) Overlay District.

The Planned Development Ordinance (No. 6186) was approved March 18, 2019; Halff Associates, Inc., a Professional Engineering Service, was consulted to design the ordinance. The planned development district is intended to facilitate the planning, design, and development of integrated land uses on large tracts of land that cannot be adequately accommodated in other zoning districts. A PD shall further the goals of the comprehensive plan, demonstrate enhanced and contextual design standards, present a well-organized and cohesive land plan, and contain clear and concise development regulations.

The Village Planned Development is a mixed-use community of commercial and residential opportunities complimented by almost twenty percent of the land area set aside as parks, open space or other village amenities. The use and development regulations set forth in the Development Plan provide for and encourage development that contains a compatible mix of employment, residential, commercial, recreational uses in proximity to one another.

Halff Associates, Inc. has reviewed the Village Planned Development and recommends approval.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

M-1 (Light Manufacturing) District

Origination:

The Munson Realty Co. (Owners)

Hoefer Wysocki (Architect)

John Ruggieri (Representative)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

and

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

10

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

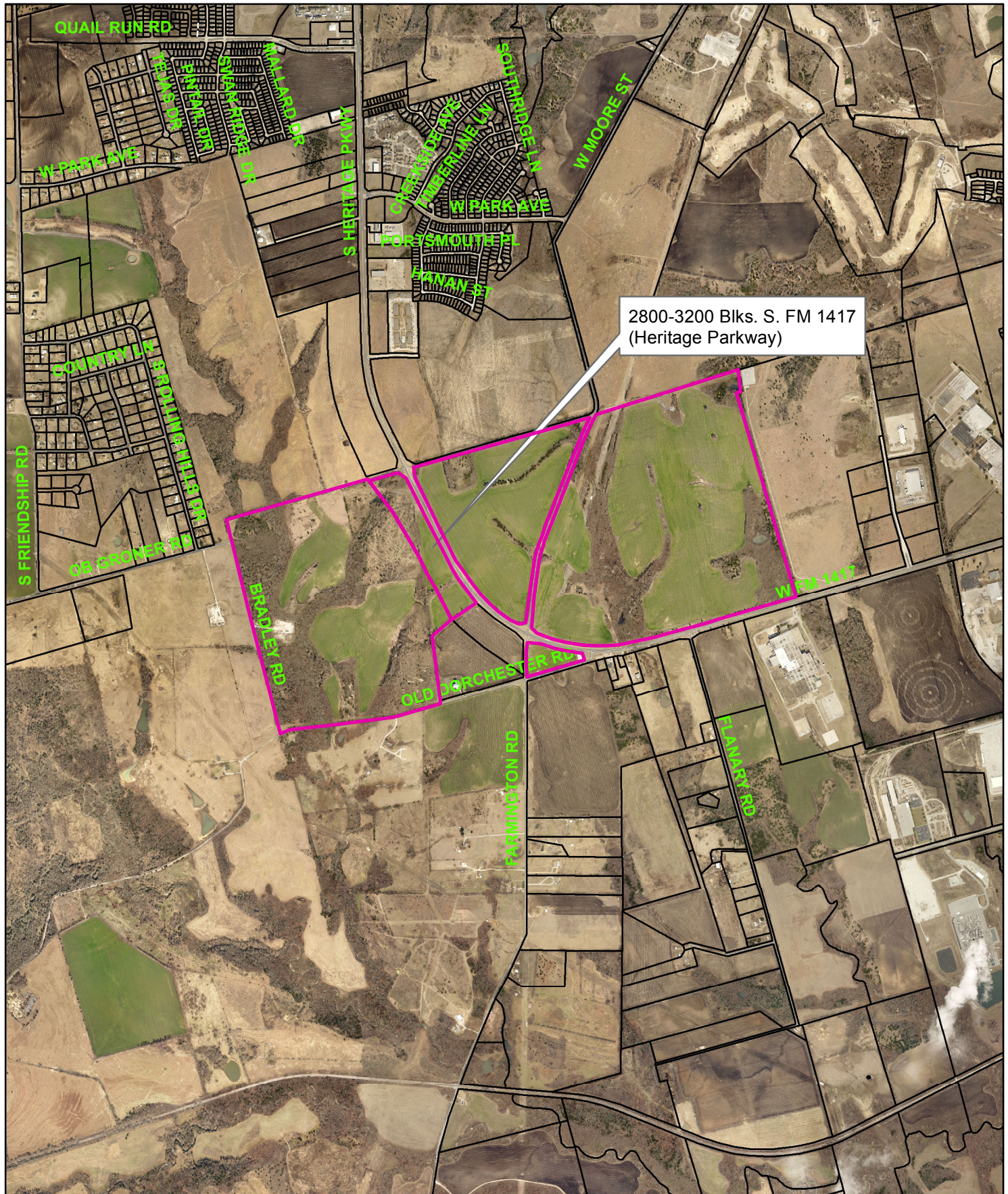
Survey

Planned Development

Concept Plan

Staff Review Letter

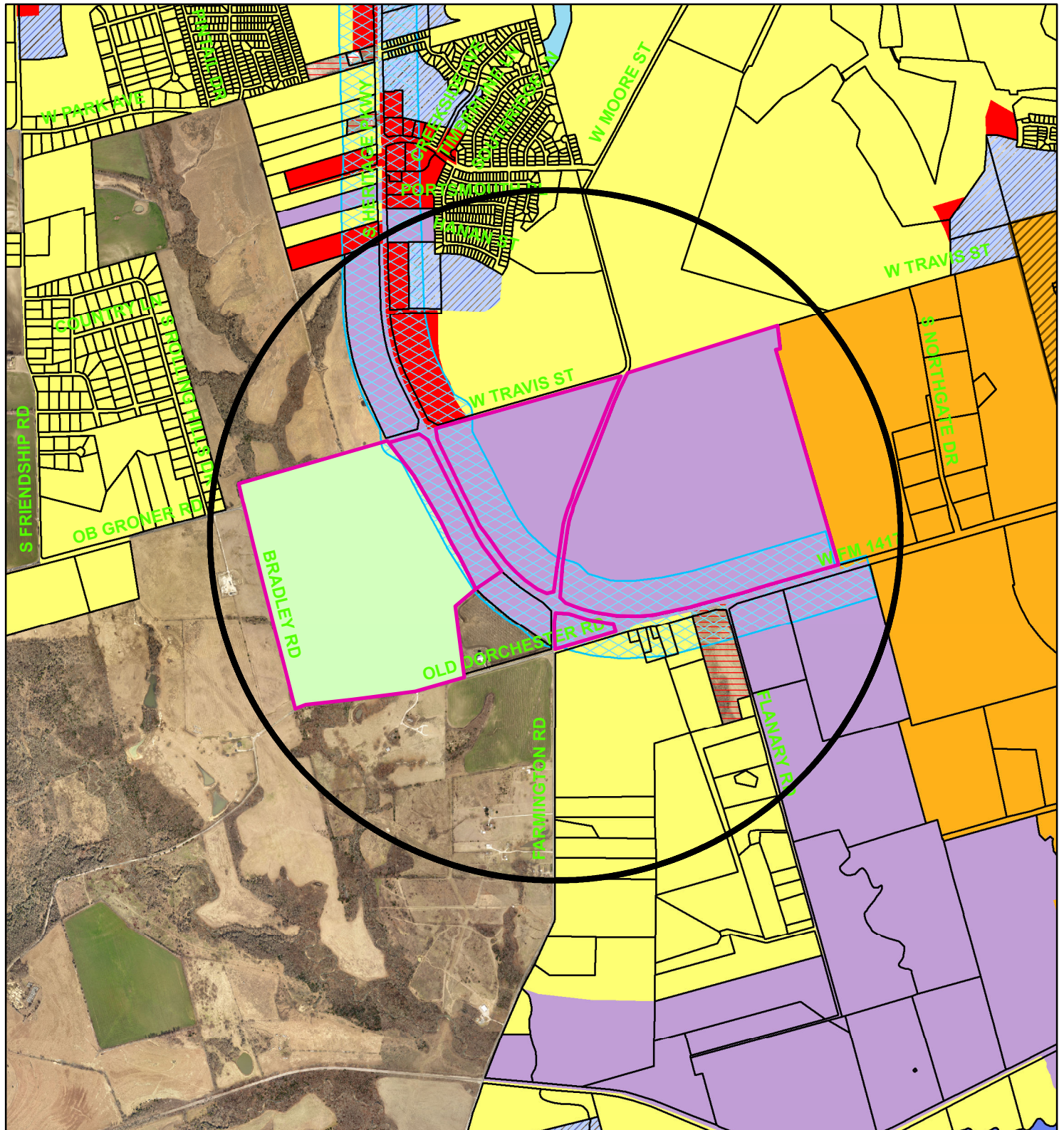
Halff Associates, Inc. Review Comments



2800-3200 Blocks South FM 1417 (Heritage Parkway)



1 in = 2,000 ft



Zoning - 2800-3200 Blocks South FM 1417 (Heritage Parkway)



City of Sherman, Texas
Developmental Services Department

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

C-2 General Commercial District

- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



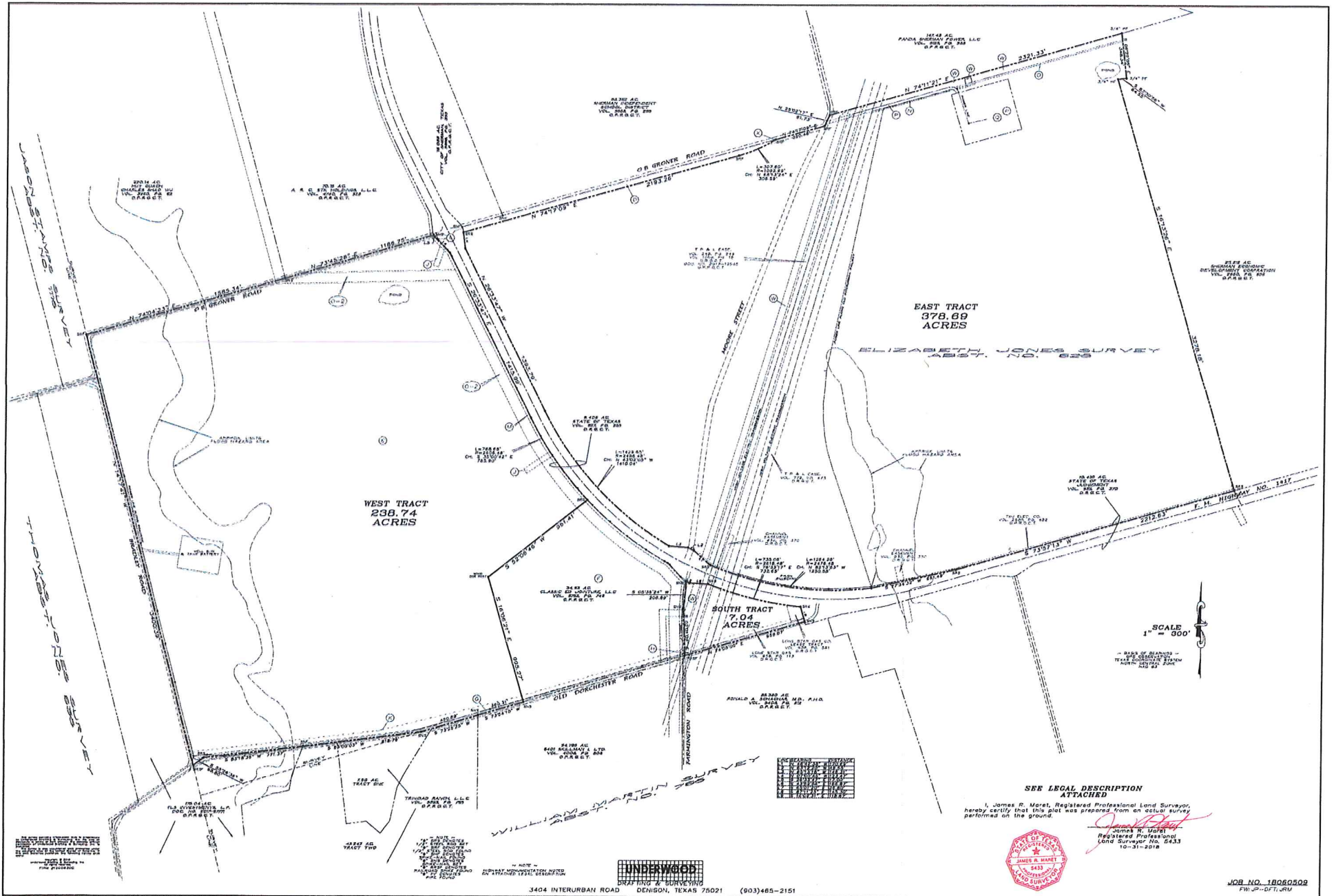
NOT TO SCALE

1 in = 2,000 ft

2800-3200 Blocks S. FM 1417 (Heritage Parkway)







Village Planned Development Final Submittal

August 22, 2019



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I. INTRODUCTION

A. Plan Overview

The Village Planned Development is a mixed-use community encompassing approximately 624 acres located in Sherman, Texas. The Planned Development offers a mix of commercial and residential opportunities complimented by almost twenty percent of the land area set aside as parks, open space or other village amenities. The use and development regulations set forth in the Development Plan provide for and encourage development that contains a compatible mix of employment, residential, commercial, recreational uses in proximity to one another.

The Planned Development is intended to facilitate the planning, design, and development of integrated land uses for this property. The Planned Development demonstrates enhanced and contextual design standards, presents a well-organized and cohesive land plan, and contains clear and concise development regulations. The Planned Development is to provide a coordinated and comprehensive document for the rezoning and urban design of the new community. The Planned Development establishes specific, unique planning and design objectives by integrating land uses, intensities, relationships, parking, open space preservation, and village lifestyle character. The Planned Development establishes a set of principles and uses implementation guides as a means of creating a unified and predictable pattern of development and design character that is intended to be both flexible yet consistent in its application over the life of the project.

Land uses, design and development standards and guidelines are specific to this Planned Development and not associated with other standards of the City of Sherman Zoning Ordinance. This document and the rezoning of the property is intended to guide the City and developer on public infrastructure, public and private land uses, which may also be associated with separate developer agreements.

B. Development Objectives

The Planned Development addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment through the following set of development objectives:

- Ensuring buildings relate appropriately to surrounding developments and streets to create cohesive visual identity and attractive street scenes;
- Offering a variety of housing types responsive to current and future residents' desire for a mix of product types based on their demographic and income needs;
- Siting land uses, streets, and pedestrian circulation in a cohesive complementary layout supportive of the mix of uses and oriented towards the pedestrian realm to enhance and activate streetscapes;
- Applying residential and non-residential architectural façade elements and finishes;
- Ensuring creation of high quality street and sidewalk environments that are supportive of pedestrian mobility and appropriate to roadway context;
- Creating an enhanced pedestrian realm by the inclusion of wide sidewalks, vegetative avenues and a trail system interconnecting the respective development areas of the village; and,
- Preserving the natural resources of the site to the greatest extent practicable recognizing the value of the floodplain and stream channels as amenities to the development.

C. Purpose

The purposes of these guidelines and regulations are as follows:

1. To reduce the potentially negative aesthetic, economic, traffic-related, and other impacts of retail structures and sites upon the community by breaking up the apparent mass and scale of building walls and parking areas.
2. To ensure that retail development is compatible with its surroundings and reinforces The City of Sherman's and the Planned Development's character, historical heritage and tradition, and unique sense of place.
3. To encourage a mixture of uses and sizes of structures and promote an integrated, village-like approach toward site development, building design, and the landscape.
4. To encourage the development of a safe and comfortable pedestrian-scale environment that achieves variety, visual interest, and creative design to foster community pride and protect property values and the interests of citizens.



II. COMPONENTS OF THE DEVELOPMENT PLAN

The Development Plan is organized as follows:

- **The Conceptual Master Plan**, which graphically depicts the development framework and intent.
- **Planned Development Framework**, which details how the planned development is structurally organized in a hierarchy of development zones and districts.
- **Land Use, Site and Architectural Requirements**, which provide a functional distribution of land use types, density and design characteristics for each district envisioned in this Planned Development. Sections within this document provide detail and context for site and building design, which are intended at a guide at this stage, to be refined further at Detailed Site Plan.

A. Conceptual Master Plan

The provisions of this document are presented through a Conceptual Master Plan with accompanying Development Plan standards and design guidelines. The Conceptual Master Plan includes a depiction of general area zones, development districts, and general circulation patterns. The allocation of specific land uses, buildings, and the proposed road network will be identified as specific development plans come forward at the Detailed Site Plan stage. The underlying site plan depicted as part of the Conceptual Master Plan is presented as illustrative only and not intended to be final. (See *Appendix A – Conceptual Master Plan*).

The Conceptual Master Plan is an overall guide to the development of the community. The Conceptual Master Plan illustrates a balanced community that incorporates residential, civic, commercial, and employment uses in a walkable community. The Conceptual Master Plan incorporates existing site and proposed built environments that integrate the community both internally and within the region. The Conceptual Master Plan reflects the importance of incorporating the adjacencies of the high school, watersheds, FM 1417, and the expanding employment zone.

B. Planned Development Framework

The Conceptual Master Plan utilizes a framework that includes Development Zones, Districts, District Character and Standards to provide an organizational framework for the Village Planned Development. The framework separates the property into four major general-area zones that are further described as a set of districts and sub-districts where appropriate.

The Zone and District hierarchy establish a sense of scale and relationship of compatible uses that establish a sense of place for the residents and users of the development. Each District responds to its location within the zone, its mix of uses and their purpose, and the establishment of discreet spaces and places that guide users through a large-scale development. Each district will establish a district character by a set of design guidelines and development standards appropriate for the districts land use and character type.

1. Development Zones

- a) The **Employment Zone** is approximately 184 acres and is intended to support a mix of office and research and development users with a mix of intensities, floor area ratios and building design that respond to market conditions. The Employment Zone is comprised of two primary districts, the Office District and the Highway Commercial District. The Employment Zone is projected to reach a potential of 1.9 million SF of corporate office, assemblage and retail space.

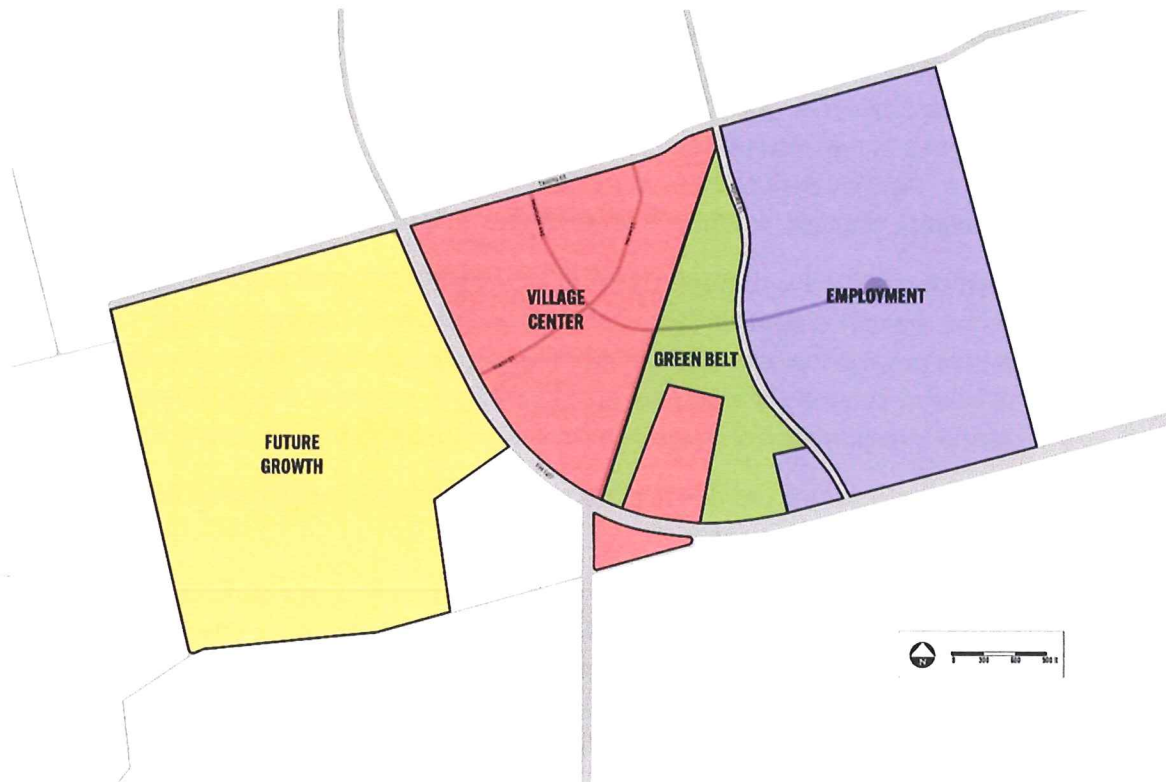
Village Planned Development – City of Sherman

- b) The **Village Center Zone** is the heart of the Planned Development, designed to act as the center of the community and a supporting center for the high school and its future facilities. The Village Center Zone is approximately 126 acres. The Village Center is designed as a pedestrian friendly mixed- use environment that promotes a human-scaled village experience for residents and the larger community. The Village Center must have a relatively dense, urban character that emphasizes mixed-use development, residences within walking distance of shops, residential, employment, and public uses, and contains accessible public places.

The Village Center Zone is composed of four primary districts that guide its use and urban form: Highway Commercial, Transition, Residential and Main Street Districts. The intent of the Village Center is to provide a village core to serve the community and provide an identity for all future development. The Village Center seeks to balance commercial and residential land uses in a manner that relates to the future use of FM 1417 as a regional transportation connector and the High School as a community wide resource.

The Village Center Zone is projected to include approximately 680,000 SF of commercial and civic space, in addition to 2,300 residential units.

- c) The **Residential Zone** will be primarily residential in use with a mix of residential options that range from large lot to mixed use residential in a Residential District and Mixed Use Commercial District. The Residential District should contain a mix of single-family detached units to achieve a diversity of house types and affordability. The Residential areas will include pedestrian and bicycle linkages to the Village Center and Greenbelt. The 154-acre Residential Zone's mixed-use commercial and single-family areas are projected to yield approximately 326 residential units and 515,000 SF of commercial space at build-out.
- d) The **Greenbelt Zone** is a major feature of the Planned Development's Open Space Plan. The Greenbelt is centrally located and separates the Village Center from the Employment Zone. The Greenbelt is approximately 73 acres and contains a mix of woodlands, rolling hills and floodplain. The Greenbelt will contain a portion of the storm water drainage system for the property and Independent School District properties. The Greenbelt will be a regional park resource that also contains public facilities that serve the civic and recreational needs of the larger Sherman community. The Greenbelt will be accessible through a system of pedestrian and bike corridors that serve the Planned Development's other three zones and the High School.



2. Districts

a) Highway Commercial District

The southern one half of the Village Center will be primarily highway serving commercial. The Highway Commercial District can accommodate regional retail, office and hospitality as is intended to serve regional needs of the expanding employment and residential demands in the southwestern part of the City. The Highway Commercial Center should act as an entry to the more pedestrian friendly Village Center.

b) Main Street District

The **Village Center Main Street District** is composed of a mix of retail, office, civic, and residential uses. The uses are organized to create a main street environment in which the main streets have both retail and a limited amount of residential either above a portion of the retail or in townhouses at the end of the retail functions. The northern one- half of the Village Center may be anchored by a community oriented Civic use. The core of the Village Center Main Street District is horizontal and potentially vertical mixed use. Main Street level is composed of retail except for a potential civic land use at its northernmost end. Second and third floors of the Main Street retail may be office and residential.

c) Transition District

The Village Center also contains a **Transition District** that has characteristics of both village and highway commercial. The transitional retail area connects the vehicular oriented Highway Commercial District to the Main Street District in a manner that transitions vehicular speeds and introduces pedestrian friendly public realm elements.

d) **Mid-Rise Residential District**

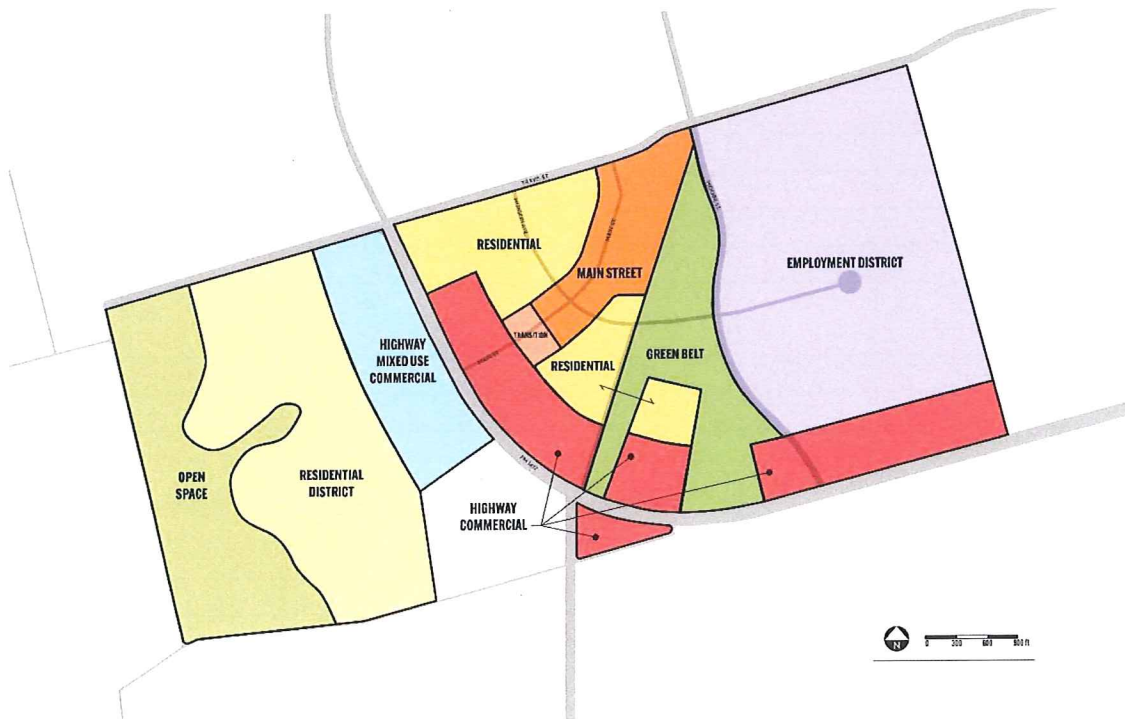
The perimeter of the Village Center Main Street District is supported by the **Village Mid-Rise Residential District**, a mix of higher intensity multi-family housing to support the retail functions. Multi-family in the Village Mid-Rise Residential District is a combination of three and four-story buildings served by dedicated surface and/or structured parking as the market for residential matures. Townhouses along Munson Avenue can be two or three-story, owner occupied, or rental. Townhouses have rear-loaded enclosed parking. **The Mid-Rise Residential District** provides residential options with an urban sensibility, which offers a variety of workforce market housing and support the retail and commercial uses in neighboring Zones and Districts.

e) **Residential District**

The Residential District is intended to support single family detached housing.

f) **Mixed-Use Commercial**

The Mixed Use Commercial District is intended to provide horizontal and vertical mixed use along FM1417. Mixed use commercial may include multi-family residential and multi-family residential with retail provided that retail is on the ground floor. The District may include office provided that the office is a minimum of two floors. The District may include office over retail provided that the mixed use is a minimum of two floors. Single story retail is allowed provided that it does not exceed 15% of a site plan's total proposed building square footage.



Village Planned Development – City of Sherman

III. Land Uses

Land uses in the Village Planned Development are described in the following table as permitted, conditionally permitted, or not allowed by district and development zone, as depicted. P = Permitted and C = Conditionally Permitted

Table 3.1 Land Uses

	Village Center				Employment	Residential	
	Highway Commercial	Transition	Mid-Rise Residential	Main Street	Highway Commercial	Mixed Use Commercial	Residential
Assisted Living			P			P	
Retail Store	P	P	C	P	P	P	
Apartments			P	P		P	
Flats			P	P		P	
Townhouses			P	P		P	
Single Family Detached			C			P	P
Live/Work			P	C			
Bed and Breakfast			P				
Beer and Wine Sales	P				P		
Microbrewery	P	P	C	C	P		
Gas/Convenience Store	P		C		P		
Dance/Martial Arts Studio	P	P	P	P	P		
Day Care Facility	P	P			P		
Fitness/Health Center	P	P	C	P	P	P	
Food Service	P	P	C	P	P	P	
Lodging/Hotel	P		P	C	P	P	
Mini-Warehouse	P				P		
Indoor Storage	P				P		
Museum/Art Gallery	P	P		P	P		
Public Park		P	P	P		P	
Private Park	P	P	P		P	P	
Radio/TV Broadcast Studio	P				P		
Co-Work Office		P		P	P		
Corporate Office					P		
Multi-tenant Office					P		
Veterinary hospital, animal clinic or animal boarding facility	P	P			P		
Civic Recreation Building	C	C		P	C	P	

IV. SITE DEVELOPMENT STANDARDS

The site development standards section established the standards for public realm improvements, street types, widths, amenities and public spaces.

A. Main Street and Transition Districts

1. Street Typologies

The Main Street District will consist of two Street Typologies—Munson Avenue and Main Street. Each street typology will have different characteristics and dimensional requirements.

(A) Munson Avenue

The northernmost portion of the proposed Munson Avenue is flanked by the Residential District on either side. The right of way on this portion of Munson Avenue is 68 feet wide. It consists of a two-way paved road with two 12-foot lanes, two 4-foot bike lanes, and two 8-foot lanes for parallel parking along the street. The sidewalk on each side shall be 10 feet wide, with the innermost 4 feet reserved for landscaping. The portion of Munson Avenue near the intersection with Main Street is flanked by retail uses on either side. In this portion, there shall be no lane for street parking, and this 8' area will become additional sidewalk. West of the intersection with Main Street, the road is again flanked with Residential District on either side of Munson Avenue. This portion will again have two 8-foot lanes for parallel parking along the street.

(B) Main Street

The public right of way on the proposed Main Street has four different conditions. The section of Main Street between Travis and Munson Avenue will be a 96-foot right of way. This section of Main Street consists of a two-way paved road with two 12-foot drive lanes, two 4-foot bike lanes, and angled parking at 16 feet wide on each side. The sidewalk on each side shall be 16 feet wide, with the innermost 4 feet reserved for landscaping. The section of Main Street between Munson Avenue and the Transition District will be a 88 foot wide right of way. It shall consist of a two-way paved road with two 12-foot drive lanes and two 4-foot bike lanes. The sidewalk shall be a minimum of 10 feet and a landscape buffer of 18 feet. The landscape buffer will include amenities for pedestrians such as seating and enhanced paving.

2. Public Spaces

There are four different types of public spaces in the Main Street District—parks, paseos, sidewalks, and the plaza.

(A) Parks

Parks shall be primarily green spaces located along enhanced streets and/or pedestrian/bike corridors. Parks may include features such as shade structures, fountains, water features, tables, benches, and decorative pavers. All parks must be ADA compliant. Parks shall be a maximum of 50% hard space and have a minimum of 40% tree canopy coverage at maturity.

(B) Paseos

In the Residential or Office Over Retail typology, there will be three paseos allowing pedestrian and vehicular access from the parking lot behind the buildings on one side of Main Street to the parking lot behind the buildings on the other side of Main Street. Each paseo shall have a width of 24 feet but no greater than 30% of the combined building height of the buildings on either side. Some paseos may be meant for vehicular

access (including a drive with 5-foot minimum sidewalks), while at least one paseo shall be pedestrian only. Paseos shall be lined with native trees and landscaping on either side.

(C) Sidewalks

Within the Main Street District, sidewalks range from 6 feet to 10 feet wide, as described in the Street Typologies section above. All sidewalks will be bordered by either the front edge of a retail shop and landscape buffer, or two landscape buffers. The plan provides enhanced pedestrian crossings at intersections by minimizing curb to curb dimensions, ADA compliant ramps and curbing, and enhanced landscaping and lighting.

(D) Plazas

An area of at least 15,000 sf at one corner of the intersection of Main Street and Munson Avenue shall be left as open space for a public plaza. This plaza may include features such as shade structures, fountains, water features, tables, benches, and decorative pavers. Portions of the plaza may be sloped no more than 1:20; they may, however, be raised or lowered with stairs and accessible ramps. The plaza shall be a minimum of 75% hard space and have a minimum of 25% tree canopy coverage at maturity.



B. Highway Commercial District

1. Street Typologies

The Highway Commercial District will consist of one Main Street typology. The section of Main Street in the Highway Commercial District shall be a 100-foot right of way. The cross-section of Main Street at FM1417 will be based on a traffic study to determine the required number of ingress and egress lanes and transition from the intersection of FM 1417 to the interior of the District.

2. Public Spaces

Public spaces within the Highway Commercial District are limited to the frontage of buildings and central walkways from FM 1417 to building frontage.

(A) Frontage of Buildings

The frontage of buildings within the Highway Commercial District shall be considered open space. The space between buildings and parking or drive lanes shall be a minimum of 16 lineal feet and contain a minimum 4-foot landscape buffer between back of curb and sidewalk.

(B) Sides of Buildings Fronting FM 1417

A buffer of 30 feet shall be maintained from any side of a building facing FM 1417. Sidewalks no less than 8 feet in width and separated by curbs from adjacent vehicular circulation ways shall be provided along the full length of the building along any facade that either includes a customer entrance or adjoins a customer parking area.

(C) Frontage of Buildings

The frontage of buildings within the Highway Commercial District shall be considered open space. The space between buildings and parking or drive lanes shall be a minimum of 14 lineal feet and contain a minimum 4-foot landscape buffer between back of curb and sidewalk.

(D) Walkways in Parking Lots

Walkways that cross parking bays shall be located in landscaped medians or corridors that include trees and groundcovers. Landscape islands in parking lots shall be located a maximum of 200 lineal feet apart. Mid-block walkways shall be 12 feet in width with a 4-foot centered walk and two 4 foot landscaped areas. Each landscape area shall have a minimum of one mid-sized tree and plus ground cover. Parking bays shall be separated from drive lanes by a minimum 4-foot wide median. Each end bay median shall contain two native trees and ground covers over 100% of the median. Native trees and ground covers must allow clear lines of sight. Where the required walkways cross drives, parking aisles, or other vehicular ways, the crosswalks shall be distinguished from driving surfaces by the use of durable, low-maintenance surface materials such as concrete or brick pavers; or scored, colored concrete.

C. Mid-Rise Residential District

1. Street Typologies

The Mid - Rise Residential District will consist of one Main Street typology. The section of Main Street in the Highway Commercial District shall be a 100-foot right of way. The cross-section of Main Street at FM1417 will be based on a traffic study to determine the required number of ingress and egress lanes and transition from the intersection of FM 1417 to the interior of the District.

2. Public Spaces

Public spaces within the Mixed Commercial District are limited to the frontage of buildings and central walkways from FM 1417 to building frontage and parks for multi-family groupings.

(A) Frontage of Buildings

The frontage of buildings within the Mixed Commercial District shall be considered open space. The space between buildings and parking or drive lanes shall be a minimum of 16 lineal feet and contain a minimum 4-foot landscape buffer between back of curb and sidewalk.

(B) Walkways in Parking Lots

Walkways that cross parking bays shall be located in landscaped medians or corridors that include trees and groundcovers. Landscape islands in parking lots shall be located a maximum of 200 lineal feet apart. Mid-block walkways shall be 12 feet in width with a 4-foot centered walk and two 4-foot landscaped areas. Each landscape area shall have a minimum of one mid-sized tree and plus ground cover. Parking bays shall be separated from drive lanes by a minimum 4-foot wide median. Each end bay median shall contain two native trees and ground covers over 100% of the median. Native trees and ground covers must allow clear lines of sight. Where the required walkways cross drives, parking aisles, or other vehicular ways, the crosswalks shall be distinguished from driving surfaces by the use of durable, low-maintenance surface materials such as concrete or brick pavers; or scored, colored concrete.

(C) Parks

Each grouping of four multi-family residential or multi-family with retail combination shall have a minimum of one park. The park shall be a minimum of 15% the ground floor of each four building grouping. Parks may include features such as shade structures, fountains, water features, tables, benches, and decorative pavers. All parks must be ADA compliant. Parks shall be a maximum of 50% hard space and have a minimum of 40% tree canopy coverage at maturity. The Mixed Commercial District will have a minimum of one dog park of a minimum of 1,000 square feet in addition to the park space requirements as described above.

D. Employment District

1. Street Typologies

(A) Moore Road:

Moore Road will be an 88-foot right of way designed to City of Sherman minor collector standards.

(B) Munson Avenue:

The section of Munson Avenue east of Moore Road will be an 88-foot right of way. It shall consist of a two-way paved road with two 12-foot drive lanes and two 4-foot bike lanes. Vehicular lanes will be separated by a 10-foot landscaped median that will serve as turn lanes as needed. The pedestrian zone will consist of an 8-foot landscape buffer between the back of curb and the sidewalk. The sidewalk shall be 10 feet wide, with a 5-foot landscape buffer between the sidewalk and property line.

2. Public Spaces

Public spaces within the Employment Zone are limited to the frontage of buildings, central walkways from the farthest parking bay to building frontage measured perpendicular to the building. Each building will have an employee useable open space and patio no less than 4% of the size of the parcel.

(A) Frontage of Buildings

Village Planned Development – City of Sherman

The frontage of buildings within the Employment District shall be considered open space. The space between buildings and parking or drive lanes shall be a minimum of 20 lineal feet and contain a minimum 12-foot landscape buffer between front of building and sidewalk.

(B) Walkways in Parking Lots

Walkways that cross parking bays shall be located in landscaped medians or corridors that include trees and groundcovers. Landscape islands in parking lots shall be located a maximum of 200 lineal feet apart. Mid-block walkways shall be 12 feet in width with a 4-foot centered walk and two 4 foot landscaped areas. Each landscape area shall have a minimum of one mid-sized tree and plus ground cover. Parking bays shall be separated from drive lanes by a minimum 4 foot wide median. Each end bay median shall contain two native trees and ground covers over 100% of the median. Native trees and ground covers must allow clear lines of sight. Where the required walkways cross drives, parking aisles, or other vehicular ways, the crosswalks shall be distinguished from driving surfaces by the use of durable, low-maintenance surface materials such as concrete or brick pavers; or scored, colored concrete.

E. Mixed-Use Commercial District

The Mixed Use Commercial District is intended to provide horizontal and vertical mixed use along FM1417. Mixed use commercial may include multi-family residential and multi-family residential with retail provided that retail is on the ground floor. The District may include office provided that the office is a minimum of two floors. The District may include office over retail provided that the mixed use is a minimum of two floors. Single story retail is allowed provided that it does not exceed 15% of a site plan's total proposed building square footage.

V. BUILDING TYPOLOGY DESIGN STANDARDS

The use and building envelope standards section establishes basic parameters for permitted and prohibited uses, building siting, lot widths, height, stories, and overall densities. Building Typologies for uses permitted or permitted with conditions that are not specified in the following sections shall be proposed to the City in a manner that satisfies the intent of this Planned Development in the defined character of the district in which it is proposed.

A. VILLAGE CENTER ZONE BUILDING TYPOLOGIES

1. Main Street District

The Main Street District will consist of four building typologies—Apartments, Residential or office over retail, Retail, and Civic. Each typology will have different building height and coverage limitations and design guidelines. Drive-throughs are not allowed in the Main Street District.

(A) Apartments

All apartment buildings within the Main Street District will be a minimum of three (3) stories and a maximum of five (5) stories. The ground floor level shall have a floor to floor height of 18 feet, and levels 2-5 shall have a floor to floor height of 10 feet, plus a 36" parapet at the roof level. A minimum of 30% of the gross floor area on the ground floor shall be retail. A three-story building shall utilize adjacent surface parking. A four- or five-story building will require structured parking for 100% of the building's required parking count. Multifamily apartment buildings within the Main Street District shall have a setback of zero feet.

(B) Residential or Office Over Retail

All buildings in the Main Street District will provide retail space on the ground floor. All Main Street District retail buildings may have either residential or office on upper floors. These buildings will be a minimum of two stories and a maximum of three stories. The ground floor level shall have a floor to floor height of 18 feet, and levels 2-3 shall have a floor to floor height of 10 feet, plus a 36" parapet at the roof level. The entire ground floor level shall be devoted to retail, while levels 2 and 3 may be either residential or office use. These buildings must front Main Street with a maximum building length of 200 feet, a front setback of zero feet and a maximum side setback of 20 feet. Parking is not allowed within the side setbacks.

Buildings within 100 feet of the intersection of Munson Avenue and Main Street may be either Retail or Residential or Office over Retail. Building heights shall be 28 feet minimum. Each building shall have a setback of zero feet, with a minimum footprint of 15,000 sf. An area of at least 15,000 sf at one corner of the intersection of Main Street and Munson Avenue shall be left as open space for a public plaza.

Civic

The north end of Main Street may contain a potential Civic building, located to the east of the intersection of Main Street and Travis Street. The civic building should serve as a landmark in the Village Center and be distinguished by a strong, welcoming architectural style. The front of the building shall have uses that activate Main Street and the public realm. The building may be composed of two to three joined volumes not exceeding 48 feet plus a 36" parapet, with a ground level loggia or canopy structure along the side of the building facing the sidewalk. The building footprint shall not exceed 90,000 sf. The building shall have a zero foot setback on Main Street.

2. Transition District

The Transition District will consist of one building typology—Small in-line retail. The typology may have different building heights but will maintain consistent coverage limitation and design guidelines. Drive-throughs are not allowed in the Transition District.

(A) Small In-line Retail

Small In-line Retail shall consist of connected retail spaces that are a maximum of 100 feet wide and 70 feet in depth. The maximum height shall be 25 feet plus a 36" parapet. A building may be comprised of a maximum of six retail spaces.

3. Mid – Rise Residential District

The Mid - Residential District will consist of two building typologies—multi-family residential and single family attached. Drive-throughs are not allowed in the Residential District.

(A) Multi-Family Residential

All multi-family apartment buildings within the Residential District will be a minimum of three stories and a maximum of five stories. The ground floor level shall have a floor to floor height of 18 feet, and levels 2-5 shall have a floor to floor height of 10 feet, plus a 36" parapet at the roof level. A maximum of 30% of the gross floor area on the ground floor may be retail for buildings along West Travis Street and FM 1417 only. A three-story building shall utilize adjacent surface parking. A four- or five-story building will require structured parking. Multifamily apartment buildings within the Residential District shall have a setback of 20 feet.

(B) Townhouse

Townhouse buildings within the Residential District will have a minimum of 2 stories and a maximum of three stories. The width of one residential unit shall range from 20-24 feet, and the length shall range from 35-45 feet. Each unit shall have a front yard that spans a minimum of 8 feet and a maximum of 10 feet from the face of the building to the front property line. Service drive shall be 20 feet with a 4-foot minimum landscape area between garages. Each lot shall have a 5-foot minimum landscape area from edge of drive to rear property line. The ground floor shall have a floor to ceiling height of 12 feet minimum, and the second and third levels shall have a floor to ceiling height of 8-10 feet. The maximum building height shall be 38 feet, plus a parapet if required. Each building shall consist of a minimum of 4 and a maximum of 6 units. Each building shall have a side yard setback of 12 feet, except for corner lots, which shall have a minimum setback of 16 feet. Driveways between buildings shall be a maximum of 16 feet.

4. Highway Commercial District

The Highway Commercial District will consist of four building typologies—Large box retail, In-line retail, Single use retail, and Restaurants. Each typology will have different building height and coverage limitations and design guidelines.

(A) Large Box Retail

Large box retail stores shall be located at the ends of in-line retail. The range of square footage for a large box retail building shall be 30,000-200,000 sf. The maximum height shall be 40 feet plus a 36" parapet.

(B) In-Line Retail

In-line Retail shall consist of connected retail spaces that are a maximum of 70 feet in depth. The maximum height shall be 25 feet plus a 36" parapet. A minimum of five and a maximum of eight retail spaces may be connected in the in-line retail typology. The maximum length of in-line retail shall be 400 feet. The total square footage for in-line retail shall not exceed 28,000 sf.

Two large box retail stores with in-line retail in between shall have a maximum length of 800 lineal feet. The total square footage shall not be greater than 300,000 square feet.

(C) Single Use Retail

Single use retail shall consist of a maximum of 20,000 sf. Maximum height for single use retail shall not exceed 30 feet without a special use permit.

(D) Restaurants

Family Style restaurants shall be a minimum of 7,000 sf and a maximum of 12,000 sf. Drive-throughs are not allowed on family style restaurants. Fast food restaurants shall be a minimum of 1,600 sf and a maximum of 2,400 sf. Fast food restaurants are allowed drive-throughs. All fast food restaurants are required to have a conditional use permit.

5. Mixed Use Commercial District

The Mixed Use Commercial District is intended to provide horizontal and vertical mixed use along the west side of FM1417. Mixed use commercial may include multi-family residential and multi-family residential with retail provided that retail is on the ground floor. The District may include office provided that the office is a minimum of two floors. The District may include office over retail provided that the mixed use is a minimum of two floors. Single story retail is allowed provided that it does not exceed 15% of a site plan's total proposed building square footage.

The Mixed Use Commercial District will consist of three building typologies—Single use retail, Restaurants and Residential or Office over Retail. Each typology will have different building height and coverage limitations and design guidelines.

(E) Single Use Retail

Single use retail shall consist of a maximum of 20,000 sf. Maximum height for single use retail shall not exceed 30 feet without a special use permit.

(F) Restaurants

Stand-alone restaurants shall be a minimum of 7,000 sf and a maximum of 12,000 sf. In-line restaurants shall be a minimum of 1,200 sf. Drive-throughs are not allowed on stand-alone and in-line restaurants.

(C) Residential or Office over Retail

All Residential or Office over Retail buildings will provide retail space on the ground floor. Buildings may have either residential or office on upper floors. These buildings will be a minimum of two stories and a

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maximum of three stories. The ground floor level shall have a floor to floor height of 18 feet, and levels 2-3 shall have a floor to floor height of 10 feet, plus a 36" parapet at the roof level. The entire ground floor level shall be devoted to retail, while levels 2 and 3 may be either residential or office use.

B. EMPLOYMENT ZONE BUILDING TYPOLOGIES

1. Office District

The Office District will consist of up to four building typologies. Each Typology will have different building height and coverage limitations and design guidelines.

- a. Corporate Office –
30,000 S.F. Minimum floorplate
2 floors min – 4 floors maximum
Maximum .6 FAR
Maximum Height – 64 feet
Maximum Building Coverage – 80%
- b. Multi-Tenant Office
24,000 S.F. Minimum floorplate
2 floors min – 3 floors maximum
Maximum .4 FAR
Maximum Height – 64 feet
Maximum Building Coverage – 80%
- c. Research and Development –
50,000 S.F. Maximum floorplate
One floor with a 20% minimum office mezzanine
Maximum .2 FAR
Maximum Height – 22 feet
Maximum Building Coverage – 80%
- d. Assemblage and Manufacturing -
200,000 S.F. Maximum floorplate
One floor with a 10% minimum office mezzanine
Maximum .18 FAR
Maximum Height – 30 feet
Maximum Building Coverage – 80%

C. RESIDENTIAL ZONE BUILDING TYPOLOGIES

Mixed-Use Commercial

The Mixed Use Commercial District is intended to provide horizontal and vertical mixed use along FM1417. Mixed use commercial may include multi-family residential and multi-family

residential with retail provided that retail is on the ground floor. The District may include office provided that the office is a minimum of two floors. The District may include office over retail provided that the mixed use is a minimum of two floors. Single story retail is allowed provided that it does not exceed 15% of a site plan's total proposed building square footage.

D. HEIGHT LIMIT EXCEPTIONS

- (1) Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plain view is no greater than twenty-five percent (25%) of the first floor footprint may exceed the height limits by up to twenty (20) feet.
- (2) Mechanical equipment, including mechanical/elevator equipment enclosures, ventilation equipment, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twelve (12) feet above the actual building height, provided that:
 - (a) The equipment is set back from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or
 - (b) The exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building shall be constructed as architecturally integral parts of the building façade(s).

VI. Architectural Standards

The architectural standards section governs the village center zone and the residential attached and mid – rise residential architectural elements and appurtenances related to the façade materials, windows, roofs, service areas and other standards.

A. Main Street and Mid-Rise Residential

1. Building façade materials

- (B) Permitted primary building materials (which must cover not less than 85% of the area of the façade) shall be:
 - (1) Masonry/stone
 - (2) Stucco/plaster
 - (3) Hardie-plank™ equivalent or better siding
 - (4) Other primary building materials shall be required to obtain a special exception as a part of detailed site plan approval
- (C) Accent building materials (no greater than 15% of the area of the façade) may be:
 - (1) Pre-cast masonry (for trim and cornice elements only)
 - (2) Gypsum reinforced fiber concrete (for trim elements only)
 - (3) Metal (for beams, lintels, trim elements and ornamentation only)
 - (4) Split-faced CMU block (only for piers, foundation walls and chimneys)
 - (5) EIFS

2. Building awnings and canopies

- (A) Materials, illumination and location
 - (1) Awnings and canopies shall be architectural and constructed with fully opaque materials that complement the building to which they are attached; provided, however, no shiny or reflective materials are permitted.
 - (2) Awnings and canopies shall not be internally illuminated in a manner that illuminates the awnings or canopy material; provided, however, downward lighting limited to lighting the building façade, sidewalk areas, and seating areas, is permitted to be installed beneath awnings and canopies.

3. Building Roofs

- (A) Permitted Roof Materials
 - (1) Architectural asphalt shingles
 - (2) Tile, clay or concrete (faux clay)
 - (3) Slate (equivalent synthetic or better)
 - (4) Metal (standing seam, equivalent or better)
 - (5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent material.
- (B) Flat Roofs – roof material interior to the parapet shall not be visible from any adjacent ground-level areas.

4. Building Mechanical, Underground Utilities, and Solid Waste Facilities

(A) Mechanical Equipment

- (1) Ground level transformers, HVAC equipment, lift stations, utility meters, and other machinery shall be located at the rear of the lot where practical.
- (2) Roof mounted equipment shall be screened from view from the public space where practical.

(B) All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of Detailed Site Plan.

(C) Solid waste collection and disposal

- (1) Location of solid waste facilities shall be approved at time of detailed site plan.
- (2) Solid waste facilities including trash compactors shall be screened by a masonry wall of a height that is at least one (1) foot above the height of the solid waste facility or trash compactor. Such screening wall shall be built with the same materials as used for the principal building, or an otherwise city approved material.
- (3) Access to Solid waste facilities shall be provided by a metal gate or door equal in height of the wall and shall remain closed at all times when not being accessed for purpose of disposing solid waste into, or collecting for off-site disposal from, the facility.

B. Townhouses

1. Architectural Diversity

- (A)** Floor plans and front façades of the same primary building material color for single-family detached residential shall be separated from one another by no fewer than three (3) lots for same floor plans and no fewer than four (4) lots for the same front façade.
- (B)** No combination of the same masonry color, mortar color, and sand color shall be repeated for single family detached residential buildings located on adjacent lots.
- (C)** The following list of architectural elements shall be incorporated into façades of single-family detached residential buildings with a choice of at least two (2) different elements occurring no more often than every fourth (4th) lot and be included in the detailed site plan:
 - (1) Balcony
 - (2) Front porch (may occur more often than every 4th lot)
 - (3) Chimney
 - (4) Patio courtyard
 - (5) Masonry, stone, or cast stone accents
 - (6) Double entry doors
 - (7) Covered entry
 - (8) Dormers
 - (9) Cedar shutters
 - (10) Natural stone (30% front façade)
 - (11) 10:12 or great roof pitch (may occur more often than every 4th lot)
 - (12) Gables with architecture feature

- (13) Arch top windows
- (14) Circle top windows
- (15) Stained wood columns

2. Building façades

Façade treatments are those portions of a building's street frontage façade elevation extending from the ground to the roof that consists of a single layer or architectural expression.

- (A) Residential buildings shall have a finished floor elevation of not less than one (1) foot above the top of the front curb elevation.
- (B) Wall openings shall not span vertically more than one story.

3. Building façade materials

- (A) Permitted primary building materials (which must cover not less than 85% of each area of the area of the façade) shall be:
 - (1) Masonry/stone
 - (2) Stucco/plaster
 - (3) Hardie-plank™ equivalent or better siding
 - (4) Other primary building materials shall be required to obtain a special exception as a part of site plan approval
- (B) accent building materials (which may cover no more than 15% of the area of the façade) may be:
 - (1) Pre-cast masonry (limited trim and cornice elements only)
 - (2) Gypsum reinforced fiber concrete (limited to trim elements only)
 - (3) Metal (limited to roofing, beams, lintels, trim elements and ornamentation only)
 - (4) Split-faced CMU block (but used only for piers, foundation walls and chimneys)
 - (5) EIFS
- (C) Calculation of the percentage of the area of permitted building materials on a FAÇADE shall not include:
 - (1) The area occupied by windows and doors (including garage doors); and
 - (2) Other architectural features above the roofline, or areas not in plane with first-floor wall.

4. Building Windows

Windows shall conform to the following:

- (A) Window Materials
 - (1) Specialty windows such as stained, opalescent, or glass block shall be permitted in limited amounts but in no case greater than fifteen (15) percent of the total window area of the façade.
 - (2) Solar screens are permitted only on façades not visible from the public space.
- (B) Window Configurations
 - (1) The horizontal dimension of the window opening shall not exceed the vertical dimension except as provided in subparagraph b. (2), below.
 - (2) A maximum of five (5) windows may be mulled horizontally together to form a compound window

which may be wider than it is tall if each grouping is separated by a mullion, column, pier or wall section that is not less than seven (7) inches wide.

(C) Alterations to these standards may be granted as part of a detailed Site Plan.

5. Building Roofs and PARAPETS

(A) Permitted Roof Materials

- (1) 30-year dimensional shingles.
- (2) Tile, clay or concrete (faux clay).
- (3) Slate (equivalent synthetic or better).
- (4) Metal on porches and accent roofs.
- (5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent material
- (6) Roofing materials shall have a minimum 30-year rated warranty.

(B) Authorized Roof Configurations

- (1) Pitched Roofs
Hip and gable roofs shall be symmetrically pitched 8:12 or greater.
- (2) Flat Roofs
Roof material interior to the parapet shall not be visible from any adjacent ground-level areas.

(C) Roofs, Dormers and Chimneys

- (1) DORMERS and chimney chases above the roof structure shall be finished with a permitted primary building material
- (2) Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior. Finished construction that provides for an exposed pre-fabricated metal flue piping (other than gas appliance vent stacks required by codes) is prohibited

6. Underground Utilities

- (A)** All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of Detailed Site Plan.

C. Office District

Prior to site and building permit requests, architectural building elevations must be approved with the Detailed Site Plan to ensure continuity and consistency of development of the Property.

1. Building Height, Massing, and Scale

- (A)** The mass and scale of large buildings should be reduced by varying building heights, and/or setbacks, along the front and street side building façades.
- (B)** Building heights, massing and setbacks should be varied, to define different functions such as offices and warehousing.
- (C)** Industrial and business park development should be similar in scale and massing to adjacent development, and establish a smooth transition between uses. If a different scale for new

development is required for functional reasons, the new development should provide a transition between adjacent buildings.

- (D) Vertical and horizontal offsets should be integrated within building facades to minimize building bulk.
- (E) Techniques that should be used to 'break up' the massing of a building include stepping the building height, furring out walls to create offsets in plane, adding battens or reveals to walls surfaces, and insets or other variations in plan.

2. Building Facades

- (A) Long, blank facades should be avoided. More articulation, detailing, and fenestration should be provided on facades visible from major thoroughfares and freeways.
- (B) Facades of large buildings visible from a public street should include architectural features such as reveals, windows and openings, changes in parapet heights, color, texture, and material to add interest to the building elevation and reduce its visual mass.

3. Entry Features

- (A) Building entries should be clearly identifiable and integrated within the overall building design. Projections, columns, overhangs, enhanced landscaping, vertical architectural features, distinctive materials, and colors should be used to articulate entrances.
- (B) Primary building entries should be readily identifiable and well defined through the use of projections, recesses, columns, roof structures, or other design elements.

4. Windows & Doors

- (A) Recessed windows, awnings, landscaping, and shading devices to reduce solar heat gain should be used where appropriate.
- (B) Window type, material, shape, and proportion should complement the architectural style of the building entry.
- (C) Glare-producing reflective glass is discouraged, but tinted glass may be used. The tinted glass should be as clear as possible while still being energy efficient.
- (D) Building openings, such as windows and doors, should maintain the proportions and spacing of other openings on the block.
- (E) Roll-up doors should be oriented away from public street views and adjacent residential areas to avoid unsightly views and noise emissions beyond the property line.

5. Colors & Materials

- (A) A comprehensive material and color scheme should be developed for each site. Material and color variations in multi-building complexes should be complementary and compatible among buildings.
- (B) Large expanses of smooth material (e.g., concrete) should be broken up with expansion joints, reveals, or changes in texture, color, and material.
- (C) Large expanses of highly reflective surface and mirror glass exterior walls should be avoided to reduce heat, and prevent glare impacts on adjacent public streets and properties.

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- (D) Materials and colors of wall and monument signs should be compatible with the main buildings on the site.
- (E) Building walls that may be prone to graffiti should be treated with a graffiti resistant coating, materials that are not conducive to graffiti such as split face block, or extensive landscaping to cover blank walls.
- (F) All exterior materials, textures and colors should be appropriate for the architectural style or theme of the building, and should contribute towards the quality of the streetscape.
- (G) Compatible colors on a single façade, or composition, should add interest and variety while reducing building scale and breaking up plain walls. Light, neutral colors should be used on industrial buildings to help reduce their perceived size. Contrasting trim and color bands can help break up blank surfaces.

6. Building Lighting

- (A) The design of the light fixtures and their structural support should be architecturally compatible with the theme of the development.
- (B) Lighting fixtures should not have exposed bulbs.
- (C) Decorative accent lighting and fixtures above the minimum 1-foot candle illumination levels of surrounding parking lots should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.
- (D) Exterior doorways and entries should be fully illuminated to a minimum of one foot-candle over the entire face and frame of the opening.
- (E) Wall mounted lights should not extend above the height of the wall or parapet to which they are mounted.
- (F) Parking lot lighting standards should be placed so that the illumination spread will not conflict with the growth of trees in required parking lot planters.

7. Roof Forms

- (A) Rooflines should include variations to avoid long, horizontal rooflines. Long, horizontal rooflines should be minimized through articulating a building's facade, alternating roof or parapet heights, providing variations in materials and colors, or other appropriate methods.
- (B) Depending upon the architectural style of a structure, industrial and business park buildings are encouraged to use decorative roof elements, such as cornices to enhance a building's roof edge.
- (C) When sloped roofs are incorporated into a design, equipment wells should be used to continue the existing pitch and roofline.

8. Service Areas & Utilities

- (A) Refuse, storage, and equipment areas should be screened from view from adjacent uses.
- (B) All installed equipment, electrical rooms, and service rooms should be placed within the footprint of the structure. No equipment of any kind should be visible on the outside of the structure.

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- (C) All screening devices should be compatible with the architecture, materials and colors of the building.
- (D) Trash enclosures that are visible from upper stories of adjacent structures should have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views. The covering structure should be compatible with the architectural theme of the site's buildings.
- (E) Roof ladders should be located inside the building or be designed to be compatible with the architectural design of the building. Equipment used to retract and store roof ladders should not be mounted to the exterior of the structure.
- (F) Refuse storage and loading areas should be located at the rear of the development and screened from public view.

9. Canopies & Awnings

- (A) Canopies, awnings, arcades, and overhangs are encouraged over windows and entries along public sidewalks on the ground floor.
- (B) Canopies, awnings, and arcades should be designed with respect for the proportions of the building in terms of size, shape, and placement, unless a unique architectural style encourages something different.
- (C) Canopies and awnings should fit within individual bays or structural divisions of the building facade rather than extending beyond a single bay, unless the building structure dictates an alternative placement.
- (D) Use of a continuous awning for the windows on the upper floors is discouraged. Each window, or small grouping of windows, should be articulated with an individual canopy or awning, with awnings extending no more than halfway down the window. The color and style should complement ground-level awnings and canopies on the same building.
- (E) Brightly colored awnings should be compatible with the colors used on the main building. Uncolored or light-colored canvas awnings may be appropriate for dark and north-facing facades.
- (F) Canopies and awnings should only be internally illuminated where appropriate to the architectural style of the building.
- (G) Materials should be of the highest quality such as metal and glass. If canvas material is used, it should be heavy duty and non-reflective, matte finish. Plastic or vinyl canopies should not be used.

10. Signage & Graphics

- (A) Signage can be wall-mounted, projecting, combined with awnings, or placed on windows. Hanging signs with projecting lettering are encouraged.
- (B) Attached signage should consist of individual letters; cabinet signs are discouraged.

D. Highway Commercial District

1. Entrances.

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- (A) Standards. Retail buildings 20,000 square feet or greater shall feature multiple entrances to help reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenience. Multiple entrances should be used to mitigate the effect of the unbroken walls and neglected areas that often characterize building facades that face bordering land uses. Retail buildings shall feature entrances that are coordinated with pedestrian networking and public connectivity to and through the entire site.
- (B) All sides of a principal building that directly face an abutting public or private right-of-way should feature at least one customer entrance or covered walkway leading to an entrance. Where a principal building 20,000 square feet or greater directly faces more than two abutting public or private rights-of-way, this requirement should apply to a minimum of two sides of the building, including the side of the building facing the primary street, and another side of the building facing a secondary street. Where exterior entrances to the building are not feasible due to internal store operations, real or false windows or similar features may be combined with a covered walkway.

Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than three of the following:

- (a) Canopies or porticos;
 - (b) Overhangs;
 - (c) Recesses/projections;
 - (d) Arcades;
 - (e) Raised corniced parapets over the door;
 - (f). Peaked roof forms;
 - (g) Arches;
 - (h) Outdoor patios;
 - (i) Display windows;
 - (j) Architectural details such as tile work and moldings which are integrated into the building structure and design;
 - (k) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;
 - (l) A specific architectural element proposed by the applicant's architect that is acceptable to the Community Development Director.
- (C) Where additional stores will be located in the principal building, each such store should have at least one exterior customer entrance, which shall conform to the above requirements.

- (D) Side or rear walls that face walkways may include false windows and door openings defined by architectural features or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building, as determined by the Community Development Director.

2. Facades and Exterior Walls.

- (A) Standards. Facades shall be articulated to reduce the scale and the uniform, impersonal appearances of retail buildings that are subject to this chapter, and provide visual interest that will be consistent with the community's identity, character, and scale. The intent is to encourage a more human scale that residents of Ferndale will be able to identify with their community. The resulting scale will ensure a greater likelihood of reuse of structures by subsequent tenants. Facades, exterior walls and entryways shall provide consistent architectural treatment. Where practical, vertical construction is encouraged for retail and mixed-use developments.
- (B) Regardless of building size, all facades greater than 100 feet in length, measured horizontally and visible from public or private streets, pedestrian walkways, public parking lots, or other areas which, in the opinion of the Community Development Director, are now or are likely to be accessed by the public, should incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any visible facade shall exceed 100 horizontal feet.
- (C) Facades that face public streets should have a variety of arcades, display windows, entry areas, or awnings along no less than 60 percent of their horizontal length, unless the structural integrity of the building is at stake.
- (D) All sides of the building should include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.

3. Smaller Retail Stores.

- (A) Standards.
 - (1) The presence of smaller retail stores gives a center a "friendlier" appearance by creating variety, breaking up large expanses, and exhibiting the variety of the site's opportunities. Windows and window displays of such stores shall be used to contribute to the visual interest of exterior facades. The standards presented in this section are directed toward those situations where additional, smaller stores, with separate, exterior customer entrances are located in the principal buildings or development site.
 - (2) Smaller retail stores less than 20,000 square feet and located within a regional center complex as a separate building pad shall incorporate into their design structural enhancements similar to the principal structure. This would provide visual consistency and a greater sense of place within the center.
 - (3) Where principal buildings contain additional, separate stores, which occupy less than 20,000 square feet of gross floor area, with separate, exterior customer entrances:

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- (4). The street level facade of such stores should be transparent between the height of three feet and seven feet above the grade of the walkway for no less than 60 percent of the horizontal length of the building facade for each such store.
- (5) Windows should include visually prominent sills, shutters, recessed windows, or other forms of framing and shall not contain reflective glass.

(B) Detail Features.

- (1) Standards. Buildings shall have architectural features and patterns that provide visual interest at the scale of the pedestrian, reduce massive visual effects, and recognize local character.
- (2) Guidelines.
 - (a) Building facades should include a repeating pattern that should include no less than three of the elements listed below. At least one of these elements shall repeat horizontally. Each selected element should repeat at intervals of no more than 30 feet, either horizontally or vertically.
 - (b) Color change.
 - (c). Texture change.
 - (d) Material module change.
 - (e) Wall plane change, where the expression of architectural or structural bay is created through a change in plane no less than one foot in width, such as an offset, reveal, or projecting rib.

(C) Roofs.

- (1) Standards. Variations in rooflines shall be used to add interest to, and reduce the massive scale of, large buildings. Roof features should complement the character of adjoining neighborhoods.
- (2) Guidelines.
 - (a) Rooflines should be varied with a change in height every 100 linear feet in the building length.
 - (b) Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top equipment (such as HVAC units) from public view out to the site perimeter. Alternating lengths and designs may be acceptable.
 - (c) The average height of parapets should not exceed 15 percent of the height of the supporting wall, nor at any point exceed one-third of the height of the supporting wall.

(D) Materials and Colors.

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(1) Standards. Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore, they shall be aesthetically pleasing and compatible with materials and colors used in adjoining properties.

(2) Guidelines.

(a) Predominant exterior building materials should be constructed with high-quality materials such as:

- i. Brick masonry.
- ii. Wood, large timbers.
- iii. Sandstone.
- iv. River rock and other native stone.
- v. Tinted, textured, concrete masonry units.
- vi. Transparency elements such as windows, showcases, skylights, and display windows.
- vii. Other similar high-quality building material.

(b) Front facades or facades visible from public or private streets or residentially zoned properties should not include the following as the primary building material:

- i. Smooth-faced concrete block.
- ii. Smooth-faced tilt-up concrete panels.
- iii. Prefabricated steel panels.
- iv. Highly reflective materials that produce glare are not permitted.

(c) Facade colors should be of low reflectance, subtle, neutral colors, blend well with the environment and not cause abrupt changes. The use of high-intensity colors, metallic colors, black or fluorescent colors on the primary facade or wall is prohibited.

(d) Building trim and accent areas, not to exceed 15 percent of any single building facade, may feature brighter colors, including primary colors, but neon tubing or the use of other high-intensity lighting is prohibited.

VII. Lighting, Parking and Signage Standards

The LIGHTING, PARKING and SIGNAGE STANDARDS section establishes the standards for public/private space lighting, provision of adequate parking, and compatible signage.

A. Lighting

1. Street Lights

(A) Street lights shall be install in accordance with the following:

1. Major streets – spaced a maximum of one hundred and fifty feet (150) feet including one (1) at each intersection.
- (2) Minor streets – spaced a maximum of one hundred feet (100) feet including one (1) at each intersection.
- (3) Local streets – lighting shall be at each intersection.

(B) Street lights shall not cast a perceptively unnatural spectrum of light (such as low-pressure sodium) or project light skyward (dark sky friendly lighting).

b) Village Center zone lighting

An exterior lighting plan shall be approved as part of the Detailed site Plan for the village center.

- (1) Site lighting shall be of a design, height and location to illuminate only the lot on which the light fixture is located unless illumination across lot lines is by a lighting fixture is authorized by the approved lighting plan included in the approved detailed site plan.
- (2) Lighting elements shall not cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Lighting elements shall be limited to incandescent, metal halide, or halogen type fixtures.
- (3) No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.

b. Parking

(A) Single-Family Residential

- (1) Single-family residential detached and attached shall provide a minimum of two (2) garage parking spaces that shall remain usable for parking of two (2) passenger vehicles.
- (2) Additional visitor parking (on or off street) shall be provided for single-family residential developments at a rate of one (1) space per four (4) dwellings located within five hundred (500) feet for any single-family residential lot providing parking for less than four (4) vehicles.

(B) Mid-Rise Residential

- (1) A minimum of 1.6 parking spaces shall be provided for each mid-rise residential unit.
- (2) Additional onsite visitor parking shall be provided for mid-rise residential at a rate of one (1) space per four (4) units.

(C) Village Center

- (1) A parking plan prepared by a Texas professional engineer shall be submitted to the City that sets forth how village center uses will accommodate parking demand. The parking plan shall be based on the parking standards set forth herein, or in the absence of a

standard for a proposed use, shall be established by the City of Sherman as part of the approved detailed site plan.

- (2) required parking ratios for village center uses shall be:
 - (a) Office – 1 space per 300 square feet
 - (b) Retail – 1 space per 250 square feet
 - (c) Restaurant – 1 space per 150 square feet
 - (d) Civic – 1 space per 250 Square feet
 - (e) Residential above Retail – 1.6 spaces per residential unit
 - (f) Office above Retail – 1 space per 250 square feet
 - (g) Single Family Attached – 2 spaces per residential unit

(D) On street parking

- (1) On-street parallel parking shall be eight (8) feet in depth and twenty-two (22) feet length.
- (2) On-street parking may be counted towards meeting off-street parking requirements if authorized by the approved DETAILED SITE PLAN.
- (3) Except for single family residential lots, a perpetual cross-access easement for vehicle and pedestrian travel as well as cross-easements for parking shall be granted between and among all lots within the Property as necessary. The cross-access easement may be provided by plat or separate instrument. No other cross-access easements are required.
- (4) Multifamily uses (Dwelling, Condominium and Dwelling, Multi-Family Apartment) must provide a minimum of one (1) off-street parking space per bedroom. One-quarter space per dwelling unit must be unassigned for guest parking.
- (5) Senior independent living uses must provide a minimum of 0.7 off-street parking spaces per dwelling unit or suite.
- (6) On-street parking within 200 feet of a building/use may be counted towards the off-street parking requirement; provided, **however, such use may only be counted once and not counted for multiple uses or buildings. Nothing in this paragraph 4 shall be construed as prohibiting a shared parking agreement** from allowing parking spaces to be counted toward the minimum off-street parking requirements for multiple uses or buildings.
- (7) Off-street parking requirements may be satisfied using shared parking agreements, provided that all spaces are located within 800-feet of the building/use being served, measured at the shortest possible distance in a straight line from the building/use to the parking space.
- (8) Private streets may be provided . The pavement and subgrade of all such private streets shall be constructed to public street standards in accordance with the City of Sherman's standard construction specifications for public streets.
- (9) Temporary parking for special events may be approved by the Director of Community Development.
- (10) Angled head-in parking is allowed.
- (11) Streets may be constructed with a minimum 2% cross-slope

C. Signage

A Signage Plan

Village Planned Development – City of Sherman

1. A comprehensive sign plan shall be submitted to the City as part of the Detailed Site Plan.
2. Only individual lettering on a village center signage may be internally lit.
3. Lettering on awnings and canopies shall be limited to six (6) inches tall located only on vertically hanging fabric at curbside of awning.

B Prohibited or Limited Signs

1. Billboards, off-premise, pole signs, marquees, animated, flashing or intermittent signs, and roof and painted building façade signs are prohibited.
2. Portable or wheeled signs and advertising devices located outside any building shall be prohibited.

VIII. Landscaping Standards

The landscaping section addresses required landscaping at site development.

1. Landscaping – Trees

ii) STREET TREES

- (1) MAJOR STREETS shall have STREET TREES planted within the PARKWAY with a spacing of no greater than one hundred (100) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.
- (2) MINOR and LOCAL STREETS shall have STREET TREES planted within the PARKWAY with a spacing of no greater than seventy-five (75) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.
- (3) For on-street parking spaces where bump-outs are utilized for parallel parking, one (1) STREET TREE shall be planted in each bump-out.
- (4) STREET TREES shall be at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

iii) VILLAGE CENTER TREES

- (1) Where the primary structure is located within twenty (20) feet of the front property line, the VILLAGE CENTER use shall be only responsible for planting STREET TREES in accordance with standards for STREET TREES on MAJOR STREETS.
- (2) Where the primary structure is located greater than twenty (20) feet from the front property line, the following tree planting shall be required:
 - (a) One tree at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting for each fifty (50) feet of linear STREET FRONTAGE, which trees shall be planted within fifteen (15) feet of the front property line.
 - (b) Trees may be planted in groups with appropriate spacing for species.
 - (c) The trees required by this Subparagraph b. shall be in addition to the required STREET TREES.

iv) SINGLE-FAMILY RESIDENTIAL TREES

- (1) General
 - (a) Required FRONT YARD TREES shall be in addition to the required STREET TREES
 - (b) Required FRONT YARD TREES shall be at least three (3) inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.
- (2) Required FRONT YARD TREES
 - (a) For lots having building setbacks of ten (10) feet or less no FRONT YARD TREES shall be required.
 - (b) For lots having building setbacks of greater than ten (10) feet one (1) FRONT YARD TREES shall be required.

2) Landscaping – Yards

i) VILLAGE CENTER and MID-RISE RESIDENTIAL Yards

Village Planned Development – City of Sherman

- (1) Required Landscaping shall be approved as a part of DETAILED SITE PLAN approval.
- ii) SINGLE-FAMILY RESIDENTIAL LOTS Yards
 - (1) For lots widths of forty (40) feet or greater, no fewer than four (4) five (5) gallon shrubs and twelve (12) one (1) gallon shrubs shall be planted.
 - (B) For lots widths twenty-five (25) feet and less than forty (40) feet, no fewer than three (3) five (5) gallon shrubs and eight (8) one (1) gallon shrubs shall be planted.
 - (C) For lots widths less than twenty-five (25) feet, no fewer than two (2) five (5) gallon shrubs and six (6) one (1) gallon shrubs shall be planted.
 - (D) SINGLE-FAMILY RESIDENTIAL lots shall have full sod installed within any portion of the front yard and side yard abutting a STREET not covered by walkways, driveways, trees, shrubbery, ground cover or planting beds, or other approved landscape materials.
 - (E) Decorative rocks shall be permitted in limited amounts and within areas between structures where plant material is difficult to maintain.

3) Landscaping – Parking Lots

- (A) Five (5) linear feet of landscaped evergreen screening at a height of three (3) feet shall be planted between the STREET right-of-way and the parking area in all parking areas within a parking lot abutting a STREET.
- (B) The following interior landscaping shall be planted in off-street, surface parking that contains twenty (20) or more parking spaces:
 - (a) Twenty (20) square feet of landscaping for each parking space shall be installed within the paved boundaries of the parking area;
 - (2) Landscaped islands shall be located at the ends of all parking rows and one (1) landscaped island for each twenty (20) parking spaces in a parking row shall be located on the interior of each parking row. The location the landscape islands within parking areas shall be approved as part of the DETAILED SITE PLAN
 - (3) No fewer than one (1) tree, three-inch (3) caliper inch minimum as measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting shall be planted in each parking lot landscaped island.
 - (4) Landscaped islands shall be not less than six (6) feet wide, not less than ninety percent (90%) of the abutting parking space in length, and planted with approved ground cover.
 - (5) Landscaped areas shall be protected by a raised six (6) inch concrete curb with pavement placed no closer than three (3) feet from the trunk of a tree if no City-approved root barrier has been installed.

4) Landscaping – Fences/Walls

- (1) Metal fencing shall be ornamental metal, tubular steel or similar material with a consistent design and finished in black.
- (2) MASONRY walls shall be constructed with MASONRY materials compatible with adjacent buildings.
- (3) Wood fencing adjacent to STREETS shall be board-on-board with capping, pre-stained cedar, with steel posts.
- (4) Fences and walls exceeding eight (8) feet in height are prohibited except to screen service areas

Village Planned Development – City of Sherman

of VILLAGE CENTER and MID-RISE RESIDENTIAL.

(5) Fence and wall materials and location shall be approved as part of the DETAILED SITE PLAN.

ii) Fencing/Walls – MAJOR STREETS

(1) WOOD fencing along MAJOR and MINOR STREETS is prohibited.

(2) MASONRY walls exceeding two (2) feet in height shall be designed with footings approved by a structural engineer or other appropriately licensed professional.

iii) Fences/Walls – RESIDENTIAL

(1) No fence or wall shall be permitted within front yards except on corner lots, wherein approved ornamental metal fences, not exceeding five (5) feet in height, may be installed within the front yard not serving as the main entry point to the dwelling (i.e. the side yard along the STREET).

(2) On RESIDENTIAL lots abutting or facing a PARK/OPEN SPACE, only ornamental metal fencing shall be used on the side of the lot facing the PARK/OPEN SPACE unless another material approved as part of the DETAILED SITE PLAN.

(3) Fences and walls consisting of materials or placed in locations not otherwise authorized by this Subparagraph may be approved as part of the approved DETAILED SITE PLAN.

5) Landscaping – Irrigation

Permanent automatic irrigation systems shall be designed, installed, and operated for all required landscaping.

j) Landscaping – Completion

i) No certificate of occupancy for any building on any lot may be issued until all required irrigation systems, trees and other plant materials have been installed and/or planted on the lot.

ii) Due to on-going drought conditions, the City staff may delay the planting of new landscape materials, in which case, a certificate of occupancy may be issued.

iii) In the event of such authorized delay, all landscape materials shall be planted not later than the date provided in the authorization. Failure to install all landscaping by the date set forth in the delay authorization shall be a violation of this Ordinance.

IX. Parks, Open Space and Recreation Standards

The LANDSCAPING and PARK/OPEN SPACE and OTHER RECREATION STANDARDS section addresses required landscaping and other recreation amenities.

A. Greenbelt Standards

The Greenbelt is intended to be a City-wide open space with both passive and active recreational uses. The Greenbelt will also contain a storm water ponding feature accommodating stormwater for a portion of this property and the Independent School District. The pond will be designed as an aesthetic feature to enhance the visual aesthetics of the greenbelt, and will allow for public access under safe conditions.



1. Hike and Bike Trails, inclusive of a publicly accessible trail head, shall be constructed by the City of Sherman within the Greenbelt Zone in accordance with City specifications, as follows:
 - (A) The Greenbelt will contain public accessible trails that allow the community to access the natural greenbelt features of the property;
 - (B) The location and size of the trail(s) will be determined by final landscape improvement plans associated with the improvements of Moore Road and detention facilities as determined by preliminary and final improvement plans.
 - (C) In general, a 12-foot wide hike and bike trail shall be constructed along either Moore Road or the east side of the existing gas and power utility easements conjunction with construction of the adjacent streets as shown on the Concept Plan.
 - (D) The final location of each trail to be constructed on the Property must be approved by the City prior to commencement of construction of said trail.

2. Civic and Recreational Facilities shall be constructed at no cost to the Owner or Developer within the Greenbelt Character District in accordance with plans and specifications approved by the applicant and approved by the Director of Community Development as follows:
 - (A) As part of the Open Space Plan, the Greenbelt shall contain publicly accessible recreational facilities that allow the community to access active recreational and civic based facilities.
 - (B) The location and size of civic and recreational facilities will be determined by final improvement plans associated with the improvements of Moore Road.

Village Planned Development – City of Sherman

3. Natural Features. The intent of the Planned Development's Open Space Plan is to preserve as much as the existing natural site features from FM 1417 to Travis Street as a community wide regional open space. Final Greenbelt Preservation will be a function of the mass grading and drainage plan and improvement plans for Moore Road and adjacent areas.

B. Park/Open Space

1. VILLAGE CENTER and MID-RISE RESIDENTIAL

- (A) VILLAGE CENTER uses shall be required to set aside a percentage of lot area for PARK/OPEN SPACE per Appendix G- Parks and Open Space Map.
 - (B) MID-RISE RESIDENTIAL shall allocated and develop not less than ten percent (10%) of the lot(s) on which the development is to be constructed to PARK/OPEN SPACE
 - (i) Landscaped parking areas, walkways, yards and entries shall be considered PARK/OPEN SPACE.
 - (ii) Areas designated as PARK/OPEN SPACE shall be shown on the approved DETAILED SITE PLAN.
 - (C) SINGLE-FAMILY RESIDENTIAL
- (2) Areas designated as PARK/OPEN SPACE shall be shown on all approved DETAILED SITE PLANS.
- (D) PARK/OPEN SPACE shall be maintained by either a property or homeowners association unless it is a City of Sherman public park .

C. Pedestrian Pathway

1. PEDESTRIAN PATHWAYS shall be twelve (12) feet in width on MAJOR STREETS, seven (7) feet in width on MINOR STREETS, and five (5) feet on LOCAL STREETS.
2. PEDESTRIAN PATHWAYS shall be installed at all required locations on a lot prior to issuance of a certificate of occupancy of the first building constructed on the lot or, if the issuance of a certificate of occupancy is required, the commencement of the provision of utilities to any building on the lot.

X. Appendices

The Appendices contain: Appendix A – DEFINITIONS; Appendix B – CONCEPTUAL PLAN MAP; Appendix C – DEVELOPMENT DISTRICT MAP; and Appendix D – Street Cross Sections.

A. Appendix – Definitions

The following words and phrases as used in this ORDINANCE shall have the following meanings unless the context of such use clearly indicates otherwise. Words and phrases not defined within the Definitions, but which are defined in the City of Sherman Zoning Ordinance shall have the meaning provided such words and phrases in the Zoning Ordinance. Wherever a word or phrases is printed in CAPITAL LETTERS, it is being used as defined herein.

ACCESSORY BUILDING OR STRUCTURE (RESIDENTIAL DISTRICT) – A subordinate building or structure, detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lathe or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house, garden shelter or swimming pool, but not involving the conduct of a business.

ACCESSORY USE – A use of land or building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use; within a RESIDENTIAL DISTRICT this may include a pool, children's play equipment, gazebo, picnic table, etc.

ACCESSORY USE (see USE).

AFFILIATED RESIDENTIAL USE – A use intended for the residents and their guests of a RESIDENTIAL use that includes a leasing office, fitness center, game room, laundry, pool, amenity center and other residential-related services and uses.

AFFILIATED RESIDENTIAL USES (see USE).

ALLEY – A public space or drive which affords secondary means of access to abutting property.

AMENITY CENTER – An OPEN SPACE area developed as a recreational center for the use by VILLAGE residents and their guests that may include pools, hot tubs, meeting rooms, workout spaces, bathrooms, playgrounds and similar uses.

AWNING – A cantilevered, projected or suspended cover over the sidewalk portion of the PUBLIC SPACE. This also includes roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain.

BALCONY – An exterior platform attached to the building FAÇADE extending outward from an interior room located above a GROUND STORY.

BLOCK – An area enclosed by streets and occupied by or intended for buildings; or if said word is used as a term of measurement, it shall mean the full length along the street between the intersection of two streets.

BUILDING HEIGHT – For VILLAGE CENTER and MID-RISE uses, BUILDING HEIGHT is measured in STORIES; for SINGLE-FAMILY

BUSINESS SERVICE USE – Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, including but not limited to advertising and mailing; building maintenance; employment service; management and consulting services; equipment rental and leasing (does not include outside storage or heavy construction equipment); commercial research; development and testing; photo finishing; and supplies services.

CANOPY – An architectural projection of canvas or similar material that provides weather protection over an area and is supported by the building to which it is attached and at the outer end by not less than two posts.

CITY – The City of Sherman, Texas.

CIVIC BUILDING – Publicly- or privately-owned buildings that are open to the public for non-COMMERCE purposes.

CIVIC USE – Community uses including: meeting halls; libraries; schools (kindergarten through college); police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and, other similar uses.

COMMERCIAL INDOOR AMUSEMENT (see USE).

COMMERCIAL INDOOR AMUSEMENT USE – Commercial establishments wholly contained within a building that provide amusement, entertainment or games of skill for a fee or admission charge including, but not limited to, billiards, bowling, video or game arcades, movie theaters, and skating rinks.

CONCEPTUAL PLAN – Proposed land uses as shown on the CONCEPTUAL PLAN.

DETAILED SITE PLAN – A site plan approved by the City of Sherman.

DEVELOPMENT DISTRICTS

DORMER – Small, roofed ancillary structures with windows providing light and air to habitable space within the roof.

EXTERIOR INSULATION AND FINISH SYSTEM or “EIFS” - a no-load bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

FAÇADE – Exterior building face.

FENESTRATION – Openings in the building wall allowing light and views between interior and exterior measured as glass area.

FRONT SETBACK LINE – The line at which the building FAÇADE shall be located adjacent to or behind. FRONT YARD TREE (see TREE, FRONT YARD). HEIGHT (see BUILDING HEIGHT)

HOTEL, FULL SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays with one or more restaurants and lounges, food and beverage catering, conference meeting rooms, recreational amenities and STRUCTURED PARKING.

HOTEL, LIMITED SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays that may offer a business center, pool/whirlpool, workout room, a meeting room and a lobby marketplace for snacks and beverages; the establishment may offer restaurant services geared to primarily hotel guests.

LOT COVERAGE – The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross-sectional area of the building; eaves, drives, uncovered patios/porches, sidewalk and similar improvements are excluded from LOT COVERAGE computations.

LOT LINE – The lines bounding a lot.

LOT WIDTH – The width of the lot as measured at the FRONT SETBACK LINE.

LOT, CORNER – A lot that is bounded by intersecting STREETS.

MAJOR STREET (see STREET, MAJOR).

MASONRY/STONE – Defined as construction material three (3) inches or thicker composed of natural stone, kiln fired clay brick, decorative concrete block or other similar masonry material approved by the CITY'S BUILDING OFFICIAL..

MINOR STREET (see STREET, MINOR).

OFFICE BUILDING – A building used to house OFFICE USES.

OFFICE USE – Includes, but are not limited to lawyers, engineers, architects, landscape architects, accountants, insurance agencies, economic consultants, general business offices, or other similar professions.

PARAPET – A low wall projecting from the edge of a platform, terrace, or roof.

PARAPET HEIGHT – Where used to limit building height, PARAPET HEIGHT is the distance measured at the top of the parapet, including any coping.

PARK (see OPEN SPACE).

PARK/OPEN SPACE – Land and water designed for active and/or passive recreational enjoyment, but also including small vegetative spaces, flood plains, AMENITY CENTERS, development entries, PEDESTRIAN PATHWAYS; areas located within a SINGLE-FAMILY RESIDENTIAL LOT or within a public right-of-way shall not be considered PARK/OPEN SPACE.

PARKWAY – An area located immediately between the street curb and sidewalk in which STREET TREES and street lights and other such infrastructure are placed.

PEDESTRIAN PATHWAY – A paved walkway/sidewalk that provides pedestrian access throughout a community to VILLAGE CENTER and RESIDENTIAL uses; PEDESTRIAN PATHWAYS are not considered appropriate for bicycle use.

PERSONAL SERVICE USE – Establishments primarily engaged in providing services involving the care of a person or his or her apparel, including laundry, cleaning and garment services, garment pressing, coin operated laundries, beauty shops, barber shops, shoe repair, reducing salons and health clubs, clothing rental, doctors, dentists, chiropractors, veterinarians, etc.

PLANNING AND ZONING COMMISSION – The Planning and Zoning Commission of the City of Sherman, Texas.

PUBLIC SPACE – The public domain commonly referred to as the public STREETS, ALLEYS and rights-of-way but can include travel lanes, parkways, PEDESTRIAN PATHWAY, and PARK/OPEN SPACE.

REAR LOT LINES – Lot lines located at the rear of the property and often abutting ALLEYS. RESIDENTIAL intended for a mix of DETACHED and ATTACHED RESIDENTIAL.

RESIDENTIAL USE – A range of housing uses that encompass SINGLE-FAMILY and MID-RISE uses,

and SENIOR/ASSISTED and/or SKILLED NURSING HOME FACILITIES.

RESIDENTIAL uses, BUILDING HEIGHT is measured from the existing grade to the midpoint of a gabled roof line or the top of the PARAPET or mansard roof.

RESIDENTIAL, MID-RISE – A multi-storied residential building containing multiple separate housing units above one another for residential purposes within one building or complex, commonly referred to as “apartments;” this definition does not include a HOTEL or any short-term stay facility (stays of less than six months).

RESIDENTIAL, SINGLE-FAMILY – A residential dwelling occupied by persons living as a single household unit but does not include MID-RISE RESIDENTIAL.

RESIDENTIAL, SINGLE-FAMILY ATTACHED – A SINGLE-FAMILY RESIDENTIAL use constructed in a group of two (2) or more attached units separated by property lines in which each unit extends from foundation to roof.

RESIDENTIAL, SINGLE-FAMILY DETACHED – A free-standing, SINGLE-FAMILY RESIDENTIAL use occupying a single lot not sharing any walls in common with adjacent SINGLE-FAMILY RESIDENTIAL use.

RETAIL SERVICE USE – Establishments providing services, as opposed to products, to the general public, including restaurants, FULL SERVICE HOTELS, finance, real estate and insurance, travel agencies, health and educational services, and galleries.

RETAIL SPECIALTY USE – Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises.

RETAIL TRADE USE – Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Establishments primarily engaged in the selling of used goods or merchandise are specifically excluded.

SCHOOL, COLLEGE OR UNIVERSITY – An academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

SCHOOL, PRIMARY OR SECONDARY – A school operated by an independent school district, religious entity or private corporation providing a kindergarten, elementary and/or secondary curriculum.

SENIOR/ASSISTED LIVING FACILITY – A residential living facility for older adults that may include independent living arrangements designed exclusively for seniors, generally those 55 years or older, to live independently within an apartment-style facility or freestanding home; it may also include, as an ACCESSORY USE, living facilities that offer a larger range of services for residents as their level of care expands, as long as the resident does not need skilled 24-hour nursing care.

SKILLED NURSING HOME FACILITY – State-licensed long-term care residential living facility offering 24-hour medical care provided by registered nurses, licensed practical nurses and/or certified nurse assistants for residents who are totally dependent on nursing care or short-term rehabilitation between hospital and home.

STORY – That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

STORY, GROUND – The first level of a building at or above grade.

Village Planned Development – City of Sherman

STREET – A public thoroughfare used for vehicular traffic usually within dedicated right-of-way; this definition does not include ALLEYS, CITY fire lanes, driveways, or access aisles or easements.

STREET FRONTAGE – That portion of the lot or building that is coincident with the FRONT SETBACK LINE.

STREET LIGHT – A luminaire installed on both sides of a STREET within the public right-of-way.

STREET TREE (see TREE, STREET).

STREET, LOCAL – A STREET having two travel lanes with rights-of-way sixty (60) feet or less.

STREET, MAJOR – A STREET having four or more travel lanes with rights-of-way greater than seventy (70) feet.

STREET, MINOR – A STREET having three or less travel lanes with rights-of-way exceeding sixty (60) feet but not exceeding seventy (70) feet.

STUCCO/PLASTER – Stucco/Plaster material shall only be considered as meeting the masonry requirement when applied using a 3-step process over diamond metal lath mesh to a 7/8-inch thickness or by other processes producing comparable cement stucco finish with equal or greater strength, durability and fire resistive specifications.

STUDIO USE – Includes, but is not limited to dance, art, music, photography, radio or television and specifically excluding any type of sexually oriented business.

TREE, FRONT YARD – A tree planted in a front yard area.

TREE, STREET – A tree planted in the PARKWAY.

VILLAGE CENTER – [Project Name Here] Center.

VILLAGE CENTER /MID-RISE RESIDENTIAL DISTRICT– Land designated on the DEVELOPMENT DISTRICT MAP as

VILLAGE CENTER BUILDING – Any building used for a VILLAGE CENTER USE.

VILLAGE CENTER BUILDING – Any building used for a VILLAGE CENTER USE.

VILLAGE CENTER USE – Any use that is defined herein as a BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, and STUDIO uses but specifically excluding any uses prohibited by this ORDINANCE.

VILLAGE CENTER USE (see USE).

VILLAGE CENTER/MID-RISE intended for more flexible development standards allowing for VILLAGE CENTER uses ranging from single lot projects such as big-box stores and hotels to larger-scale shopping centers and business centers as well as MID-RISE RESIDENTIAL uses.

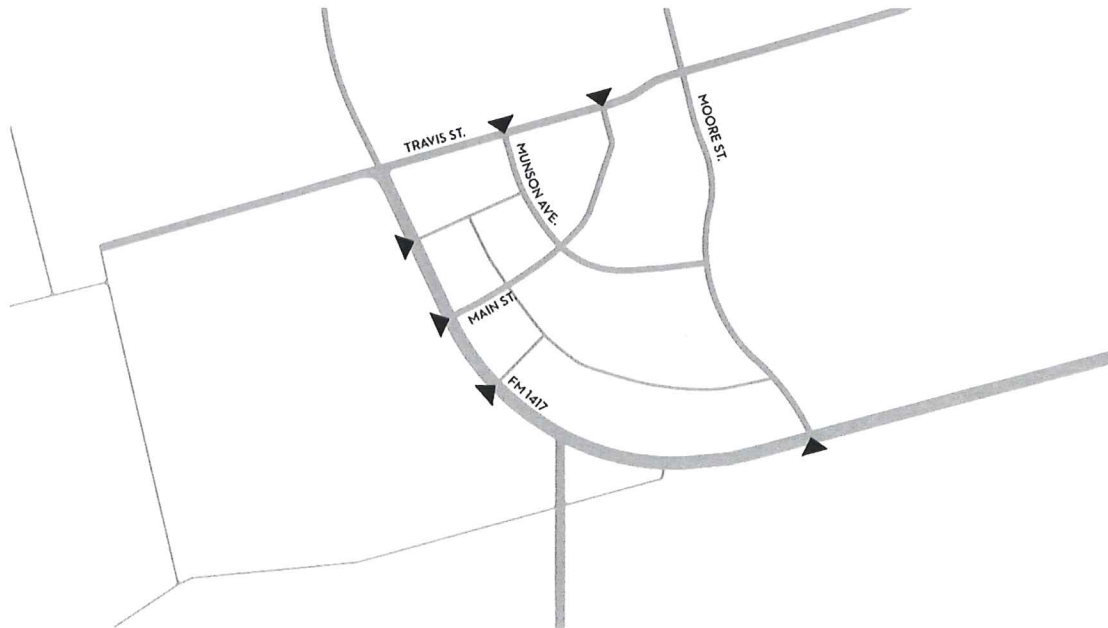
VILLAGE-TRADITIONAL RESIDENTIAL DISTRICT – Land designated on the DEVELOPMENT DISTRICT MAP as

ZONING ORDINANCE – The Zoning Ordinance of the City of Sherman, as amended.

A. Appendix – Conceptual Plan Map



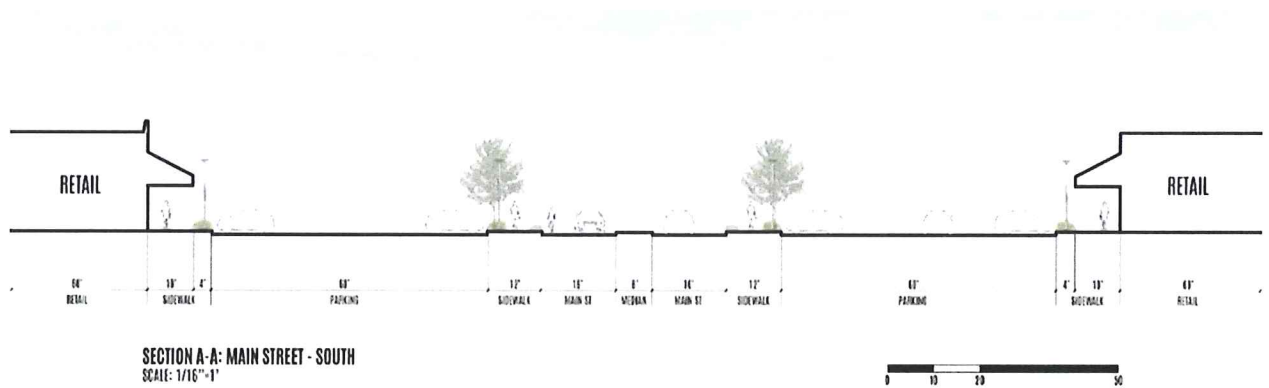
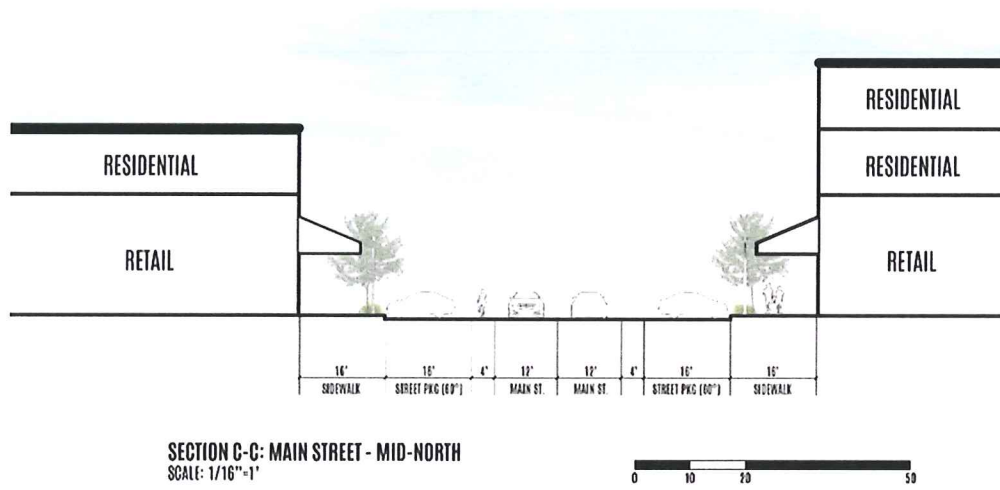
B. Appendix – Roadway and Access Map

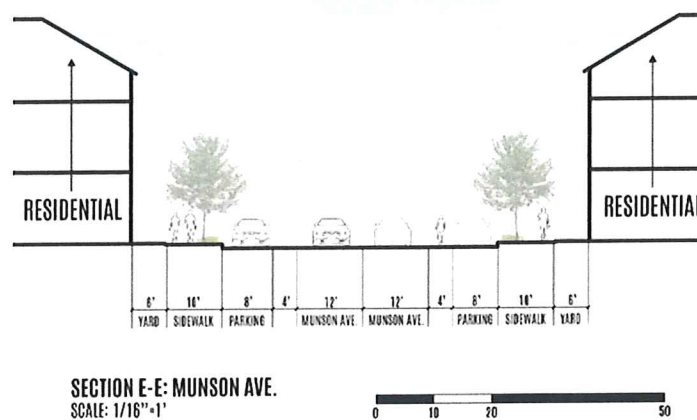
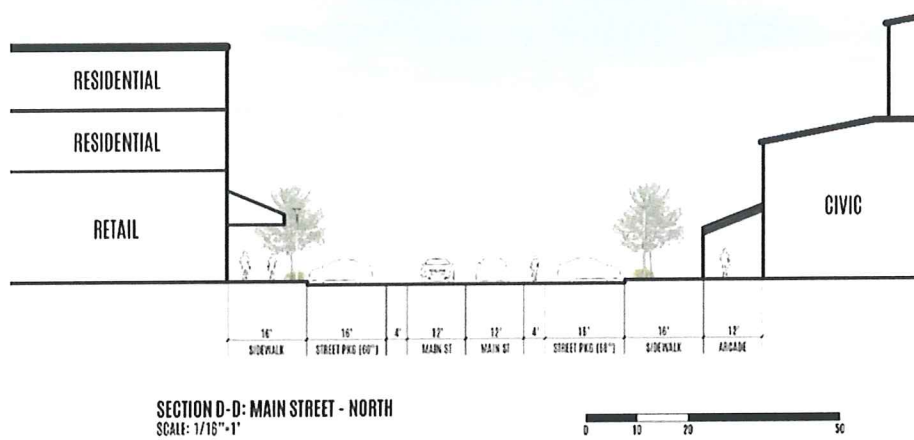
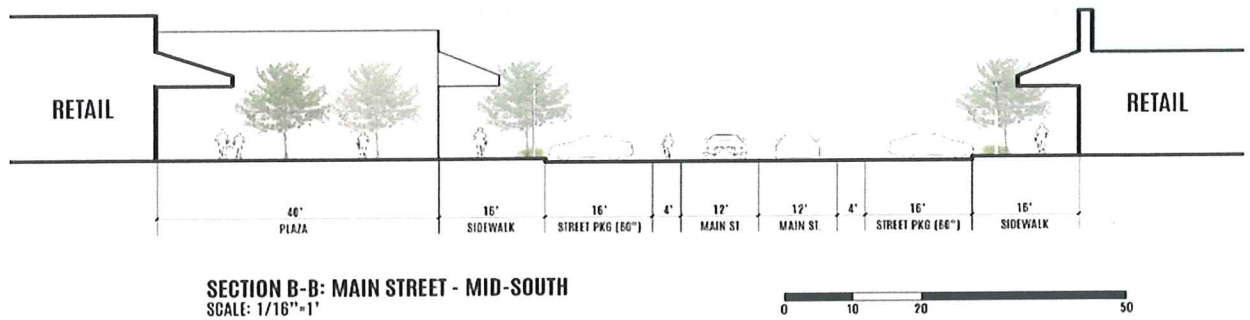


C. Appendix – Bike and Pedestrian Circulation Map



D. Appendix – Street Sections







HOEFER WYSOCKI

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hoeferwysocki.com

A. Appendix – Conceptual Plan Map



STAFF REVIEW LETTER

September 10, 2019

The Munson Realty Company
305 W. Woodard St.
Denison, TX 75020

Underwood Drafting and Surveying
3404 Interurban Rd.
Denison, TX 75020

John Ruggieri
2001 Ross Ave., Ste. 510
Dallas, TX 75201

Dear Applicants,

The request for a Planned Development for Village Planned Development for the property located in the 2800-3200 blocks of South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 17, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the Planned Development Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

Engineering:

4. Platting of the property is required.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager

September 12, 2019

See below for a very high-level review from Halff.

The Village Planned Development, prepared by Hoefer Wysocki for the Munson Family landowners, was reviewed on multiple occasions by Halff Associates, Inc. between May 1st and August 21st. Halff reviewed the draft PD and numerous revisions for compliance with the City of Sherman PD requirements and sought to ensure that the pieces were in place so that the PD could receive a hearing and review by the City.

The Village PD contains four primary development zones with a series of sub-districts and land use/building type distinctions. Halff worked with the applicant to ensure that each of the districts and land uses had clarity and character-defining elements to provide a working development framework moving forward. The PD contains flexibility as to where each of the sub-districts and land uses will ultimately be located on the site, within a framework that ensures quality, compatible development on future site plans.

Halff's input primarily focused on document layout and organization, consistent nomenclature, synchronization of plan elements, and assurance that the intent and principles of the enabling ordinance were satisfied. It is our opinion that the final draft of the Village PD meets the threshold that was put in place with the new ordinance and contains the components needed for the Planning and Zoning Commission and City Council to make an informed decision on the merits of this proposal.

Please let me know if I can be of further assistance to you. Thank you!

Jordan Maddox, AICP
Planning Team Leader

O: (512) 777-4616

Halff Associates, Inc.
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, TX 78729-1102



**Planning & Zoning Commission and Board of
Adjustments**

18.

Meeting Date: 09/17/2019

Prepared By: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director Developmental Services

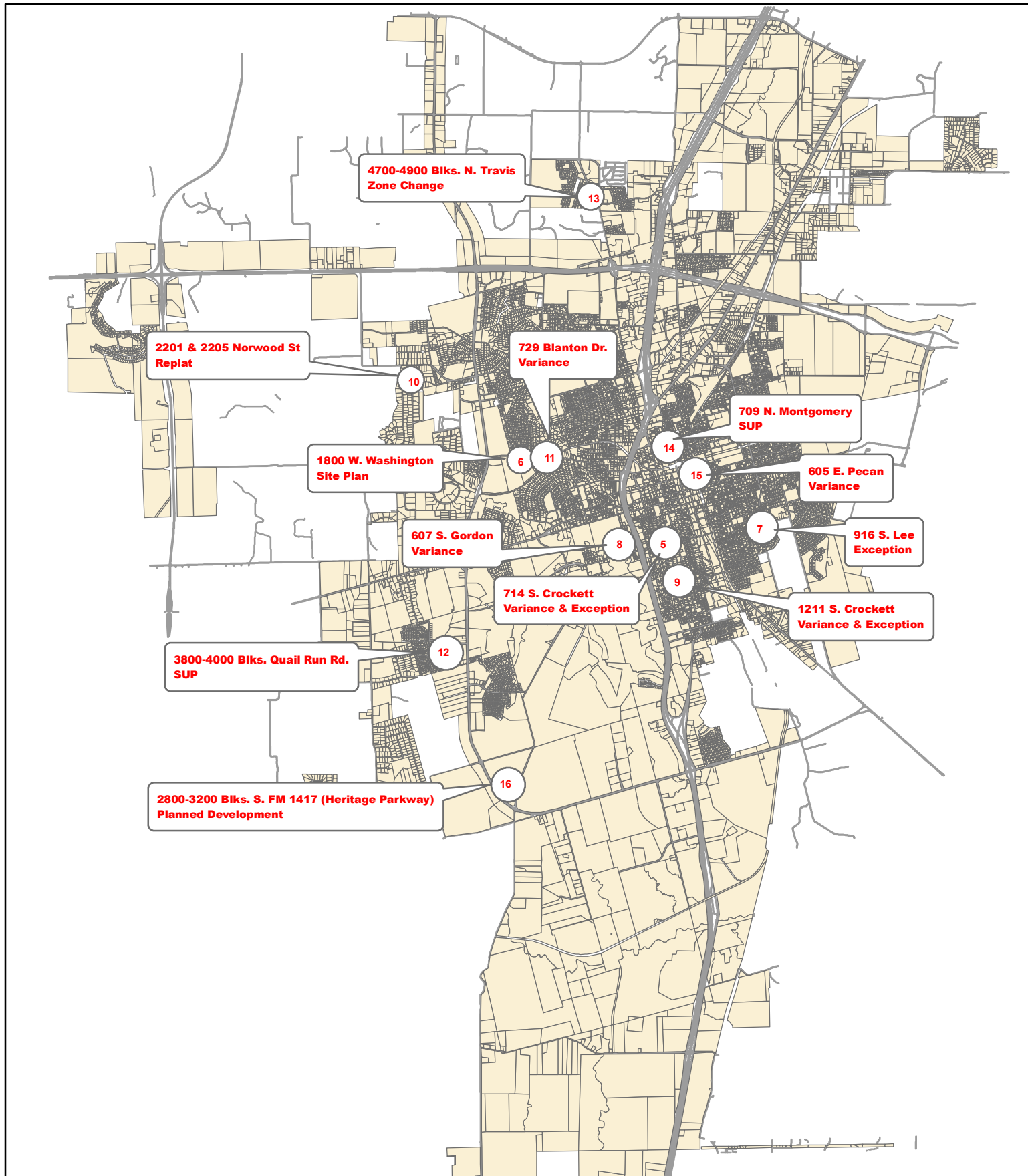
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting September 17, 2019



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet