

City of Lewisville, TX

Planning and Zoning Commission

Agenda

Tuesday, July 1, 2025

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

- A. Call to Order and Announce that a Quorum is Present.
- **B.** Approval of Minutes
 - 1. <u>Consider the Minutes of June 17, 2025 Meeting.</u>

C. Regular Hearing

2. Consideration of Three Alternative Standards to I-35E Corridor Overlay District Standards Associated With Secondary Walkways, Loading Areas, and Building Orientation; on 26.84 Acres, Located on the North Side of Valley Ridge Boulevard Approximately 1000 Feet West of the Intersection of Valley Ridge Boulevard and North Mill Street; Legally Described as Valley Ridge Business Park East, Block B, Lots 3, 4 and 6; Zoned Light Industrial (LI) District, as Requested by Iris Herrejon, of Kimley-Horn, on Behalf of the Owner, Constellation REP. (25-03-4-AltStd)

D. Public Hearings

3. <u>Public Hearing: Consideration of a Zone Change From Single-Family</u> <u>Residential (R-7.5) District to Old Town Mixed-Use One (OTMU-1)</u> <u>District; on Approximately 0.304 Acres of Land out of The J. Craft Survey,</u> <u>Abstract Number 295; Located at 572 Richland Street; as Requested by</u> <u>Deborah Lynn Wright, the Property Owner. (25-03-8-Z)</u>

- 4. Continued Public Hearing: Consider Amending Section II.2.1., "Definitions" to add a Definition of "Short-Term Rental Unit"; Amending Article VII, "Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations", to Amend the Heading of Article VII to "Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance and Density Regulations" and the Heading of Chapter VII.4. to "Certain Distance and Density Regulations", to add a new Section VII.4.3. Establishing Distance and Density Location Regulations for Short Term Rental Units, and to Repeal and Delete Section VII.2.1.5., "Interim Prohibition on Short-Term Rental of Dwelling Units".
- 5. Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for a Communication Antenna (Over 25 Feet in Height); on Approximately 1.544 Acres out of the S. Riggs Survey, Abstract Number 1088; Located at 1550 North Stemmons Freeway, Zoned General Business District (GB); as Requested by Daniel Pettis, Integrisite Inc. on Behalf of Verizon Wireless, the Operator, and Cecil Dalton Family Funeral Home, Ltd., the Property Owner. (Case No. 24-09-17-SUP)
- 6. Public Hearing: Consideration of a Zone Change From Light Industrial (LI) District to Planned Development - Light Industrial (PD-LI) District, on 20.11 Acres, Legally Described as Lots 3AR-1 and 3AR-2, Block J Vista Ridge; Located at 800 State Highway 121 Bypass and 2780 Lake Vista Drive; as Requested by Halff Associates, Inc., the Applicant, on Behalf of Bank of American N A, the Property Owner. (25-04-4-PZ)
- E. Announcements
- F. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on ______, 2025 at _____ AM.

Planning Department

MINUTES PLANNING AND ZONING COMMISSION

JUNE 17, 2025

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, June 17, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

<u>Members present:</u> Chair – Karen Locke, Vice-Chair Erum Ali, Joshua Peterson (arrived at 6:31 pm), Jack Tidwell, Rick Lewellen, Ainsley Stelling.

Members absent: Francisca Al-waely

<u>Staff members present:</u> Richard E. Luedke, Planning Director; Lily Sutton, Planner I; Patty Dominguez, Senior Planning Technician; Chris McGinn, Director of Neighborhood and Inspection Services.

Item B1: Approval of Minutes

Consider the minutes of May 20, 2025, Joint Meeting. <u>A motion was made by Rick Lewellen to</u> <u>approve the minutes as presented, seconded by Ainsley Stelling. The motion passed unanimously</u> (5-0).

Item C: Public Hearings

 Public Hearing: Consideration of a Special Use Permit for Manufacturing, Medium Intensity; on Approximately 5.1578 Acres Legally Described as Lot 1, Block A, Red River Business Park Addition; Located at 900 Arthur's Lane; Zoned Light Industrial District (LI); as Requested by Angela Hunt, Munsch Hardt Kopf & Harr, on Behalf of Fast Photonics USA Inc., the Tenant, and Arthur's Lane Business Park, LLC, the Property Owner. (25-04-7-SUP)

Commissioner Joshua Peterson arrived at 6:31 pm.

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. Staff addressed question regarding the levy district behind the subject property. The applicant Angela Hunt with Munsch Hardt Kopf & Harr, 500 North Akard, Dallas, Texas gave a presentation and spoke in support. The applicant addressed questions regarding water and power capacity. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. <u>A motion was made by Jack Tidwell to recommend approval of the special use permit as presented, seconded by Joshua Peterson. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on July 7, 2025, at 7:00 p.m. for a second public hearing and a final decision.</u>

3. Public Hearing: Consider Amending Section II.2.1., "Definitions" to add a Definition of "Short-Term Rental Unit"; Amending Article VII, "Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations", to Amend the Heading of Article VII to "Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance and Density Regulations" and the Heading of Chapter VII.4. to "Certain Distance and Density Regulations", to add a new Section VII.4.3. Establishing Distance and Density Location Regulations for Short Term Rental Units, and to Repeal and Delete Section VII.2.1.5., "Interim Prohibition on Short-Term Rental of Dwelling Units".

Richard E. Luedke, Planning Director, gave a presentation and staff's recommendation. Commissioner Stelling questioned the contradiction between the current ordinance not allowing permit transfer and the current agenda package language suggesting transfers upon sale. Richard explained that the Unified Development Code (UDC) addresses property operations, so if a property sells, the permit could be transferred as a continuation of use. Existing permit holders within 1000ft would be considered legal nonconforming, and new buyers could use those permits. If the short term rental (STR) use ceased for six months or switched to long-term/owner occupancy, the permit would be void, and reapplication would be subject to the 1000ft rule. Chris McGinn confirmed adjustments would be needed to the permit transfer process in the permitting chapter, and staff is working with the City Attorney to align all language. Commissioner Stelling asked if legal language could prevent lower-income units in apartments from becoming STRs. Richard stated those units are for long-term residency and are beyond STR commitments. Commissioner Peterson questioned the low number of survey submissions (602) compared to the city population and how input was sought. Richard responded that for a land use topic, the response was not bad, and this is an ongoing issue that primarily impacts established single-family neighborhoods, from whom most feedback has been received. Chair Locke opened the public hearing.

Joahim Morales (1325 Cedar Ridge Drive) spoke against the proposed changes, specifically for single-family properties, stating that one person having an STR should not prevent a neighbor from having one. He claimed that preventing others from having an STR violates property rights granted by the Texas Constitution and that the city would be wasting taxpayer dollars fighting lawsuits, referencing his successful lawsuits against Dallas and Carrollton.

Jeff Woods (1001 Forest Park Drive) spoke in support of the proposed 1,000-foot separation for short-term rental (STR) properties and opposed automatically granting new purchasers STR licenses. He argued that allowing new owners to immediately apply for a new STR permit at the same property effectively transfers the license, bypassing current non-transferability rules and undermining density efforts. Woods stated that this practice defeats the purpose of the density clause, which aims to prevent overconcentration of STRs and preserve neighborhood character. He emphasized that long-term residents suffer from transient occupancy, parking issues, noise, and reduced community cohesion. He urged the Commission to amend the ordinance to require a mandatory waiting period and reevaluation of spacing and neighborhood impact after a sale, or to

MINUTES JUNE 17, 2025

extinguish existing STR licenses upon sale, requiring new applications to meet all current regulations. Woods concluded that this "loophole" must be closed.

Gary Davis (550, 554, 558, & 562 Harvest Hill) spoke in opposition of making any changes to the current STR regulations, preferring to keep the current limit of 130 STRs, of which only 110 are currently active. He shared his experience of owning duplexes since 2005, switching to Airbnb in 2018, and finding it easier to manage than long-term rentals. He stated that if the 1000ft or 500ft provision is implemented, his two current Airbnb's would be affected, and he would prefer them to be grandfathered in. He suggested that the city could manage issues like occupancy and parking through inspections rather than new zoning.

No one else came forward. <u>A motion was made by Erum Ali to continue the public hearing to July</u> <u>1st, 2025 meeting, seconded by Joshua Peterson. The motion passed unanimously (6-0)</u>.

Item D: Announcements

• Richard E. Luedke, Planning Director, made the following announcements. Applications for the 2035 Plan Steering Committee close on Friday, June 20, 2025. Appointments will be made by the City Council on July 7, 2025. The City of Lewisville received two "Clyde Awards" (Celebrating Leadership and Development Excellence) from the North Central Texas Council of Governments. Lewisville was one of six recipients out of 36 submissions. The awards were for the Business 121 Corridor Plan and the Backyard Cottage Design Competition.

Item E: Adjournment

<u>A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting.</u> <u>The motion was seconded by Ainsley Stelling.</u> <u>The motion passed unanimously (6-0).</u> There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:15 p.m.

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Approved,

Michele Berry, AICP Planning Manager Karen Locke, Chair Planning and Zoning Commission

MEMORANDUM

TO: Planning & Zoning Commission

- **FROM:** Lauren Cook, Planner I
- **DATE:** June 3, 2025
- SUBJECT: Consideration of Three Alternative Standards to I-35E Corridor Overlay District Standards Associated With Secondary Walkways, Loading Areas, and Building Orientation; on 26.84 Acres, Located on the North Side of Valley Ridge Boulevard Approximately 1000 Feet West of the Intersection of Valley Ridge Boulevard and North Mill Street; Legally Described as Valley Ridge Business Park East, Block B, Lots 3, 4 and 6; Zoned Light Industrial (LI) District, as Requested by Iris Herrejon, of Kimley-Horn, on Behalf of the Owner, Constellation REP. (25-03-4-AltStd)

BACKGROUND:

The property owner is seeking to develop a greenfield site into two industrial properties. The developer is requesting alternative standards for three I-35E Corridor Overlay district standards to address site specific constraints. A concept plan for this site was submitted on October 21st, 2024, vesting the project to the code prior to the adoption of the supplemental standards for warehouse distribution and manufacturing uses.

ANALYSIS:

a) To reduce the required minimum 12-foot-wide secondary walkway to 8-foot wide in front of Building 1 and to 10-foot-wide in front of Building 2 as required by Section VI.8.1.C.3.b, a 33% and 16.7% reduction.

This alternative is requested to accommodate several site constraints, including existing floodplain and drainage channel to the south and west of the site, existing 48-inch UTRWD water line that is located 10 feet further south than record drawings have shown, and the existence of the cemetery to the north. Furthermore, the 12-foot walkway standard was written with commercial mixed-use in mind. A reduction in the width of the walkway is compatible with the intended use.

b) To not screen the loading spaces from the cemetery as required by Section VI.8.1.C.6.a, a 100% reduction.

The current site plan locates the loading spaces at the north of the site, adjacent to the Fox-Hembry cemetery. The I-35E Corridor Overlay Transition Subdistrict requires loading spaces to be screened from adjacent properties and public right-of-way with an 8-foot screening wall. The loading spaces, which are located at the north of the property adjacent to the cemetery, would not be properly screened by an 8-foot-tall wall because the proposed grade of the site is approximately 14.5 feet below the

cemetery. Additionally, a preexisting perimeter of trees surrounds the cemetery on its west, east, and south side, effectively serving as a living screen.

c) To modify the building orientation of Building 1 in lieu of the orientation required by Section VI.8.1.C.2.b to be parallel to Valley Ridge Boulevard.

The I-35E Corridor Overlay Transition Subdistrict standards requires all buildings to be parallel to public street frontage. Valley Ridge Boulevard begins to curve at the western portion of the site. Due to site constraints and the size of the building, including drainage and a FEMA floodplain between the building and street on the southwest portion of the site, Building 1 is unable to be parallel to match the curve of the road. This alternative is being requested so that Building 1 matches the orientation of Building 2, which is parallel Valley Ridge Boulevard.

CITY STAFF'S RECOMMENDATION:

Staff recommendation of approval is conditional based on pending letter of support from property owners of the adjacent Fox-Hembry Cemetery.

Kimley »Horn

Alternative Standard Request Narrative

Date:	May 8 th , 2025
To:	City of Lewisville – Planning Department
From:	Patrick Hogan, P.E.
Re:	Constellation Valley Ridge - ENG-2024-360

Below you will find the requested alternative standards for the project Constellation Valley Ridge.

 An alternative standard is requested for the below section of the City of Lewisville's Unified Development Code – IH-35E Corridor Overlay District.

Section VI.8.1.C.2.b "Building Orientation - If the building only has one (1) public street frontage on the IH-35E frontage road or arterial street, then the longer side of the building shall be placed parallel to the frontage road or arterial street. For all properties with frontage on the IH-35E frontage road or an arterial street, the front facade of the building shall be oriented to the higher category roadway."

The proposed alternative is for Building 1 to be oriented to match the neighboring buildings east of the site rather than to be parallel to Valley Ridge Boulevard. The reason for the deviation is that Valley Ridge Boulevard curves for the portion of the road in front of Building 1. In the attached exhibit, it is shown that Building 1 deviates from the preferred orientation (holding the SE corner of Building 1 perpendicular to the curve along Valley Ridge Boulevard) by approximately 25 degrees, or 7%.

 An alternative standard is requested for the below section of the City of Lewisville's Unified Development Code – IH-35E Corridor Overlay District.

Section VI.8.1.C.3.b "A minimum 12-foot-wide secondary walkway shall be required along each façade with primary entrances into businesses or tenant spaces, if such a facade faces a parking lot on the property. This secondary walkway shall incorporate shading elements along the entire applicable facade in the form of canopies, trees or a combination of the two (2). See Exhibit VI.8.1-12"

The proposed alternative is for the secondary walkway to be on average 8 feet wide for Building 1 and 10 feet wide for Building 2. The proposed deviation from a 12' to 8' wide secondary walkway is approximately 33.3% (Building 1). The proposed deviation from a 12' to 10' wide secondary walkway is approximately 16.7% (Building 2). Reasons for the requested deviation include, but are not limited to, the unique site configuration, existing floodplain to the south of the site, and an existing cemetery to the north of the site that have constrained north/south reconfigurations for the proposed buildings. Additionally, SUE has field verified that an existing 48" UTRWD water line is located approximately 10' further south than record drawings have shown.

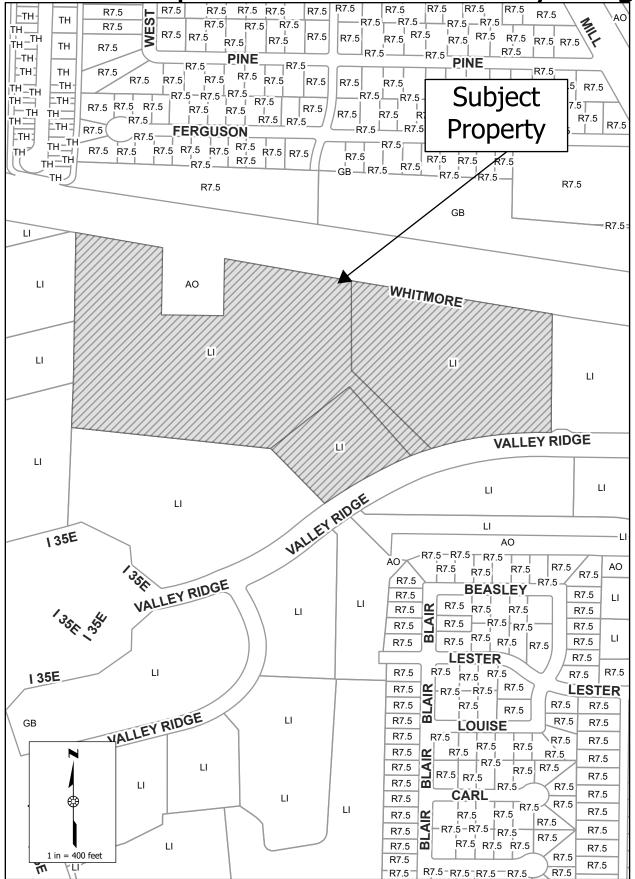
 An alternative standard is requested for the below section of the City of Lewisville's Unified Development Code – IH-35E Corridor Overlay District. Section VI.8.1.C.6.a "General Provisions - Loading spaces, outside storage, ground-mounted equipment, roofmounted equipment, outdoor receptacles and utility equipment shall be screened in order to reduce the visual impact of these elements on adjoining properties and public rights-of-way. All screening walls shall be measured at the highest finished grade and designed by a professional civil engineer registered in the state. Construction and location details of the required screening shall be shown as part of the engineering site plan, when required. In areas where non-single-family development is proposed adjacent to established single-family residential dwellings and a screening wall is required, the screening wall shall be constructed prior to issuance of a building permit. The screening wall portion of the project costs may not be escrowed under the performance escrow policy of Article IX.3."

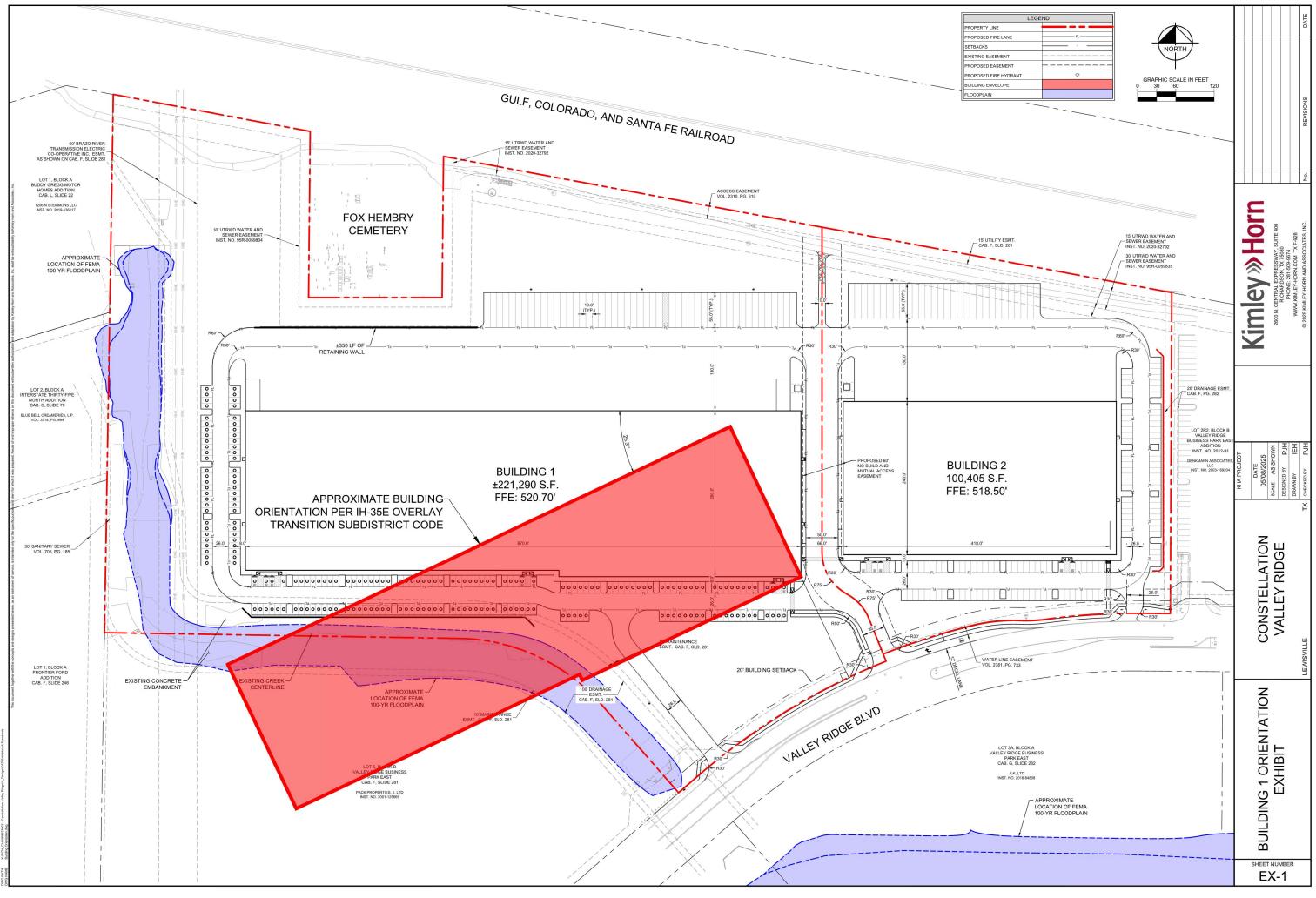
The requested alternative standard would be to not screen loading spaces from the existing cemetery. Loading spaces for Buildings 1 and 2 sit at elevations 516.70' and 514.50', respectively. The elevation at the cemetery entrance is approximately 529' - 530'. The differences in elevation between Fox Hembry Cemetery and the proposed buildings would not be screened by an 8' screening wall. There are no permanent structures allowed in the existing 30' UTRWD easement located in between Building 1 and the cemetery. Additionally, the existing vegetation surrounding the cemetery in present conditions serves as a natural living screen. This vegetation will remain to serve as screening between Fox-Hembry Cemetery and the proposed development.

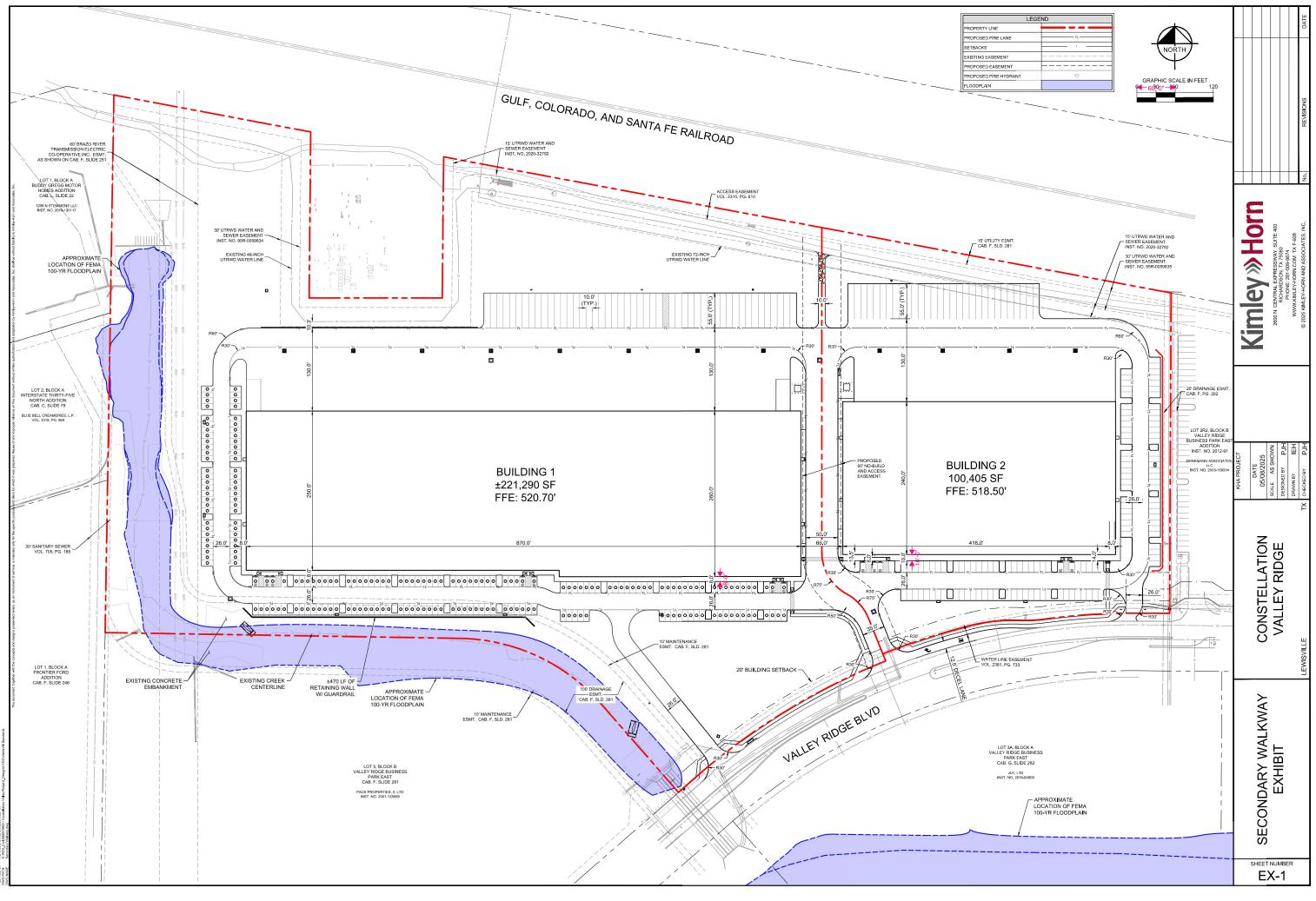
Aerial Map - Constellation Valley Ridge



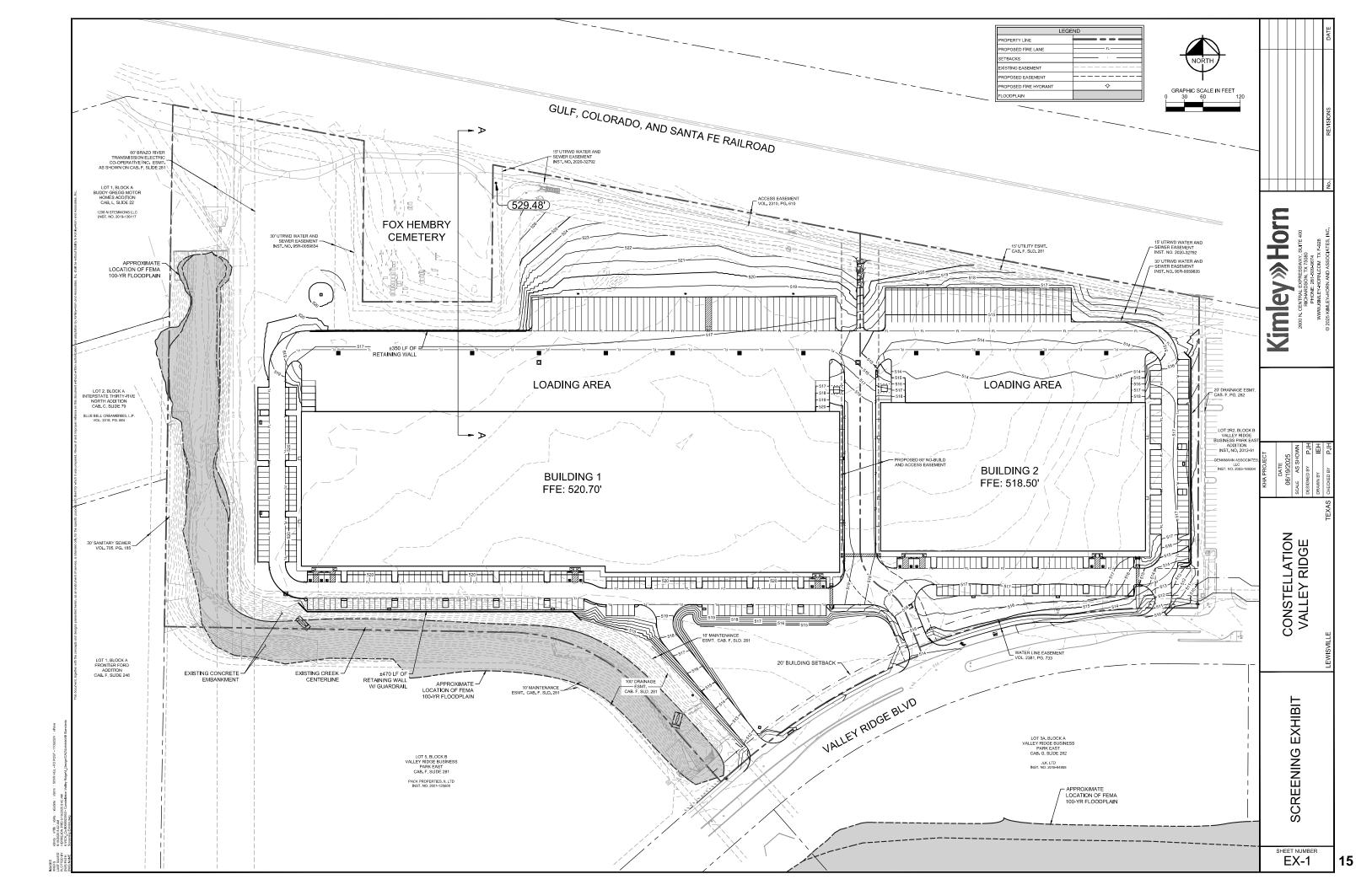
Location Map - Constellation Valley Ridge

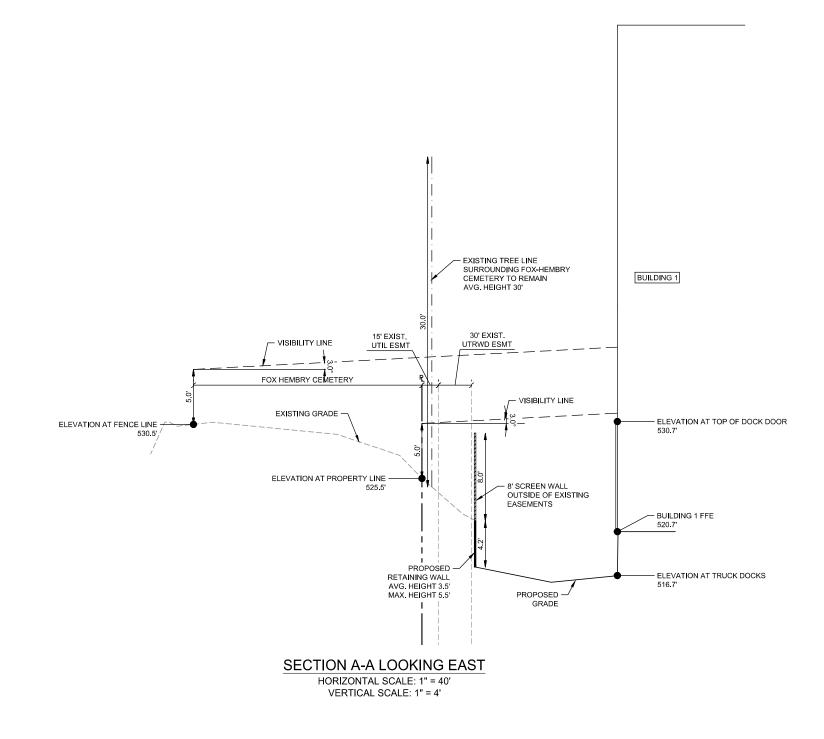






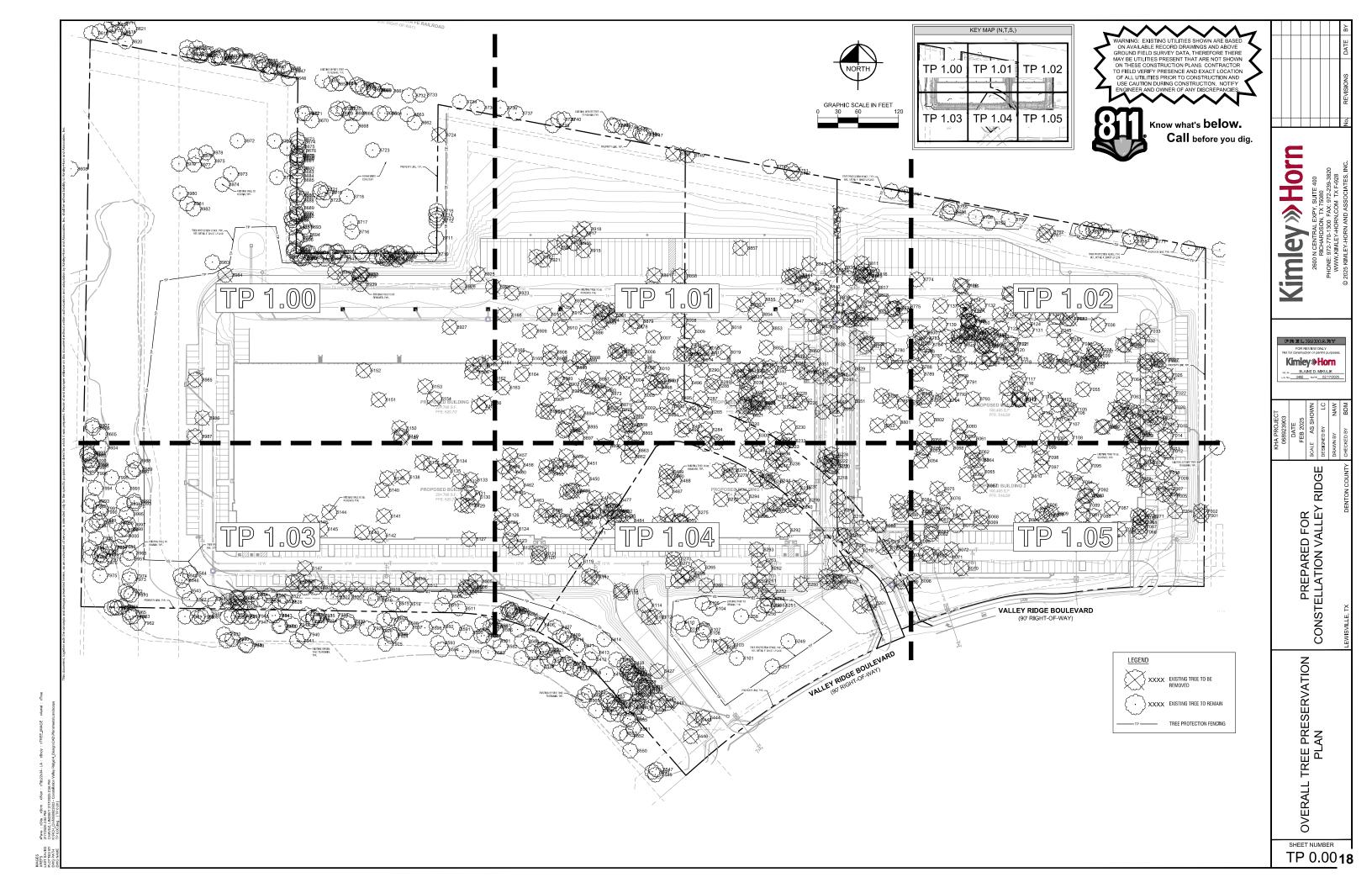
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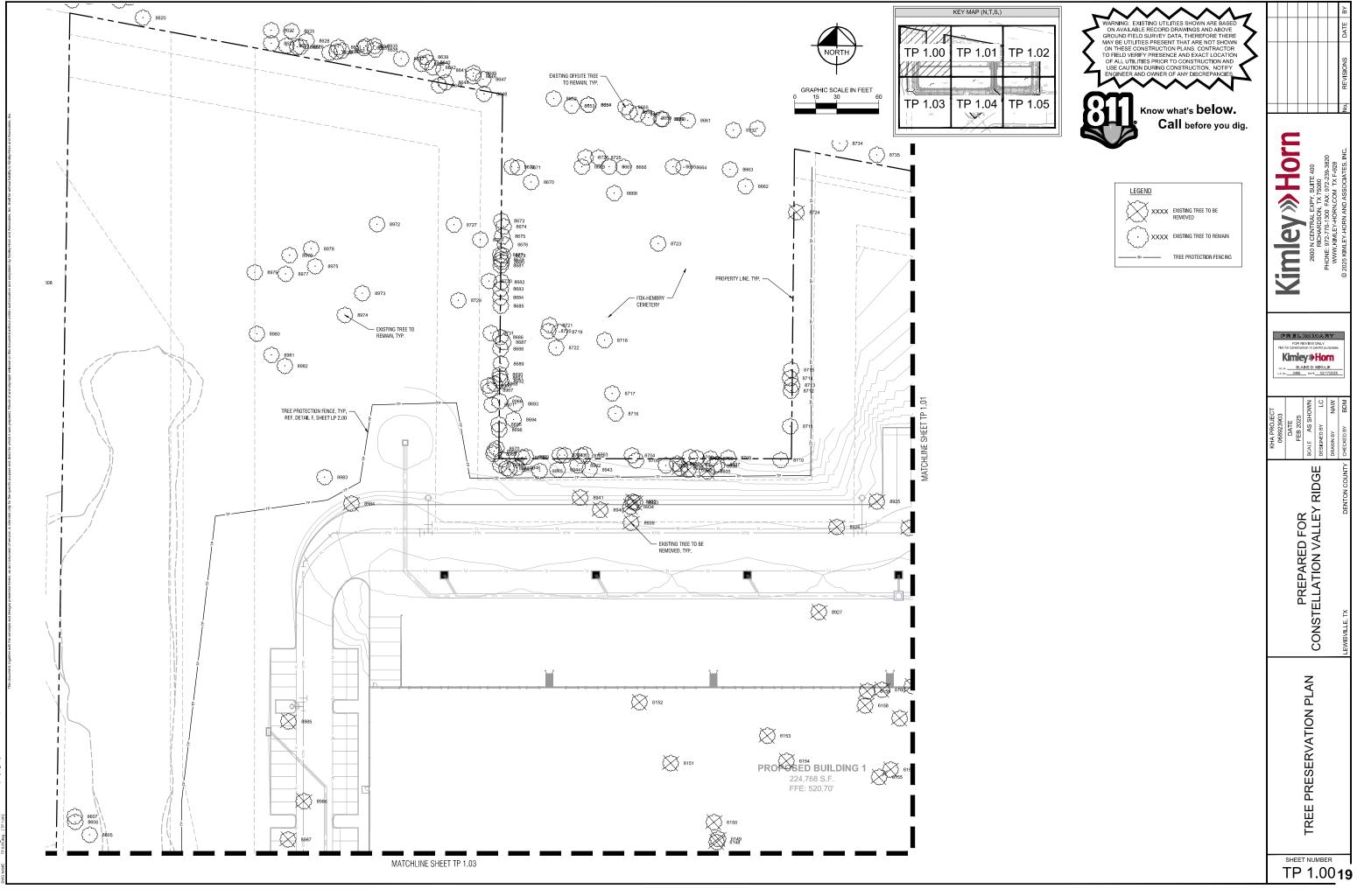




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MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lily Sutton, Planner

DATE: July 1, 2025

SUBJECT: <u>Public Hearing:</u> Consideration of a Zone Change From Single-Family Residential (R-7.5) District to Old Town Mixed-Use One (OTMU-1) District; on Approximately 0.304 Acres of Land out of The J. Craft Survey, Abstract Number 295; Located at 572 Richland Street; as Requested by Deborah Lynn Wright, the Property Owner. (25-03-8-Z)

BACKGROUND:

572 Richland Street is located on the southeast corner of Richland Street and Degan Ave, within the Old Town Design Overlay District. The property is currently zoned Single-Family Residential (R-7.5) with a single-family home located on the property. The owner is requesting to rezone the property to OTMU-1 to split the property into two lots and construct two new single-family homes.

Initially, the applicant sought to rezone the property to OTMU-2. However, after a thorough examination of the applicant's intentions for the site and the adjacent zoning districts, it was concluded that OTMU-1 would be a more suitable choice for this property. Initially, notifications regarding this public hearing were sent to neighboring property owners, stating that the rezone was for OTMU-2. At that time, staff believed that, since OTMU-1 is categorized as a less intensive district, they could proceed with the previously sent notices. On May 20, 2025, the Planning & Zoning Commission unanimously recommended approval of this case. However, as the City's legal team reviewed the case items for submission to the City Council, staff learned that updated notifications needed to be sent to surrounding property owners with the correct zoning designation. Due to this renotification requirement, the case had to be resubmitted to the Planning & Zoning Commission before it could advance to the City Council.

ANALYSIS:

The OTMU-1 zoning district is intended to accommodate single- and two-family residential uses and infill development in the traditional neighborhoods surrounding downtown Lewisville. Other uses allowed within OTMU-1 include bakery and food production with retail sales, household care facilities, religious facilities, as well as professional and administrative offices. Outside storage is not permitted in the OTMU-1.

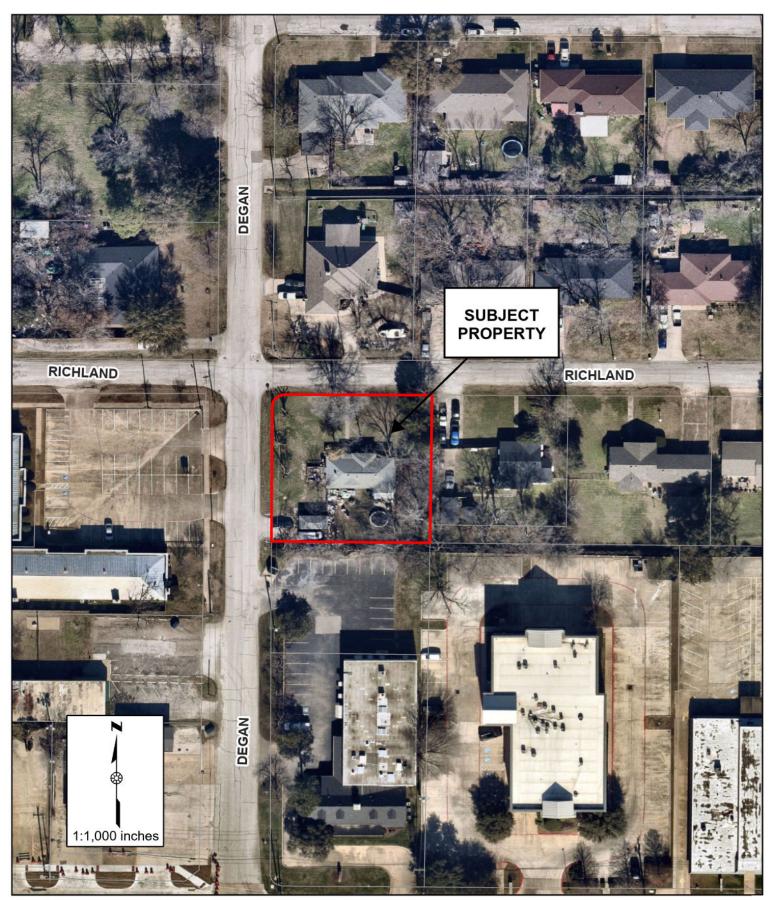
The adjacent properties to the north and east are zoned Single-Family Residential 7.5. To the South is the Oral & Facial Surgery of North Texas medical office, which is zoned Office (OD). To the west is an office park, one tenant being Cottage Care House Cleaning, which is zoned Local Commercial (LC). Based on location & surrounding uses any of the allowed uses in the OTMU-1 district would be acceptable.

The zone changes from R-7.5 to OTMU-1 allows for more flexible setbacks and eliminates the maximum lot coverage. Staff finds this request with the Old Town Master Plan's recommended zoning for the area as well as the Lewisville 2025 Vision Plan's Big Move for "Old Town".

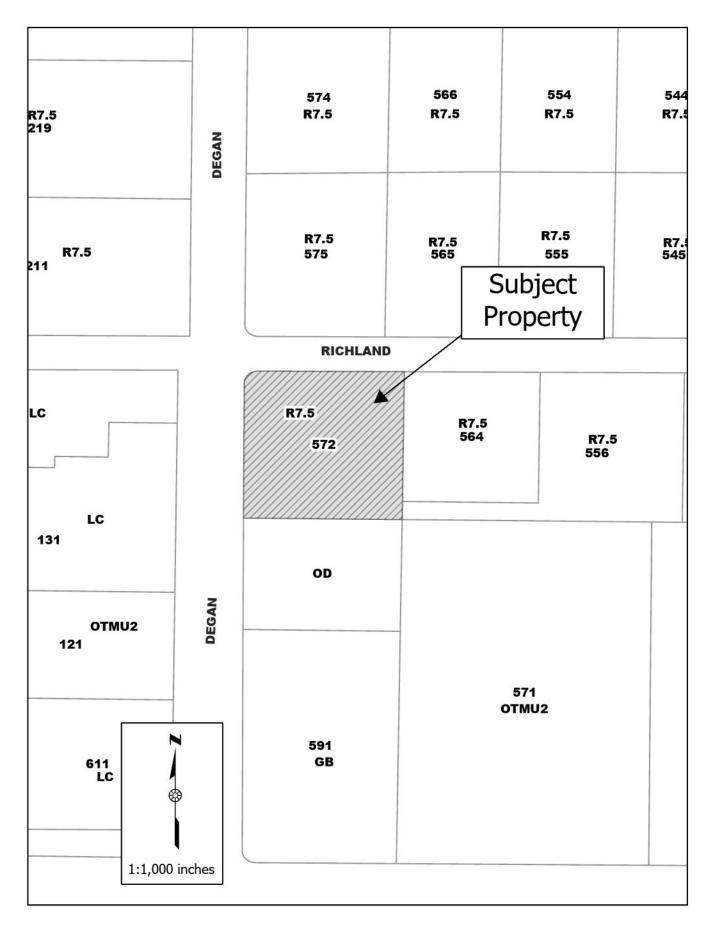
<u>CITY STAFF'S RECOMMENDATION:</u>

That the Planning and Zoning Commission recommend approval of the zone change from Single-Family Residential (R-7.5) to Old Town Mixed-Use One (OTMU-1) District Zoning, as set forth in the caption above.

Aerial Map - 572 Richland Street



Location Map - 572 Richland Street



Deb Wright

572 Richland

Lewisville, Tx, 75057

Idoweddinghair@gmail.com

503-250-0871

03/19/2025

City of Lewisville Planning Department

151 W. Church Street

Lewisville, TX 75057

Subject: Request for Zoning Change for 572 Richland to Old Town Mixed-Use 2

Dear Planning Department,

I am writing to formally request a zoning change for the property located at 572 Richland, Lewisville, TX. The current zoning designation does not align with my intended use for the property, and I am seeking to have it rezoned to Old Town Mixed-Use 2 (OTMU2).

The proposed zoning change will allow for the lot to be split and have two single family homes built on it. This change aligns with the City of Lewisville's vision for sustainable and community-focused development, as outlined in the city's comprehensive plan.

I have attached all necessary documentation, the meets and bounds as requested in meeting on 3/18/2025 which has property details. I am happy to provide additional information or meet with the Planning Department to discuss this proposal further.

Thank you for considering my request. I look forward to your response and am hopeful for a favorable outcome.

Sincerely,

Deb Wright

Records of Denton County, Texas, more fully described as follows:

BEGINNING at the Northeast corner of said Hayes tract at a point on the South line of Richland Street;

THENCE South, along and with the West side of a concrete curb, 132.5 feet to a steel pin;

THENCE West 100.0 feet to a steel pin on the East line of Degan Street;

THENCE North, along and with said East line of Degan Street, 132.5 feet to a steel pin at the intersection of Richland Street;

THENCE East, along and with said South line of Richland Street, 100 feet to the place of beginning, and containing 0.304 acres of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee , his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee , his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.



day of

February ,

A. D. 19 67.

MEMORANDUM

- **TO:** Planning & Zoning Commission
- **FROM:** Richard E. Luedke, AICP, Planning Director
- **DATE:** July 1, 2025
- SUBJECT: <u>Continued Public Hearing</u>: Consider Amending Section II.2.1., "Definitions" to add a Definition of "Short-Term Rental Unit"; Amending Article VII, "Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations", to Amend the Heading of Article VII to "Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance and Density Regulations" and the Heading of Chapter VII.4. to "Certain Distance and Density Regulations", to add a new Section VII.4.3. Establishing Distance and Density Location Regulations for Short Term Rental Units, and to Repeal and Delete Section VII.2.1.5., "Interim Prohibition on Short-Term Rental of Dwelling Units".

BACKGROUND

This item was originally scheduled for June 17, 2025 and continued to this meeting to allow for final language to be presented. Staff is still working internally on final language. The content explain in the analysis section below remains the same.

On January 8, 2024 the City Council adopted a permitting program for short term rentals (STRs) that took effect on July 8, 2024. On February 19, 2024 a temporary prohibition on STRs was adopted and placed in the Unified Development Code (UDC) while the permitting program was developed and more research could be conducted. During 2024, staff received 104 concerns from the community about 41 different STRs related to property maintenance, neighborhood disturbances, and other violations of ordinances, 26% of which resulted in either arrests, warnings, citations, offense reports, or towed vehicles by the Lewisville Police Department or a notice of violation or citation issued by the Code Enforcement Department. A survey conducted in February and March, 2025 showed 64% of the 602 respondents to a City STR survey supported a minimum distance between STR unit permits citywide, 71% agreed that there should be a limit on the number of STRs in an apartment complex, and 79% agreed that there should be a limit of the percent or number of STRs per block face. On March 3, 2025 the City of Lewisville set a maximum of active STRs permits to 130 units and staff continued outreach about density of STRs in Lewisville. Staff conducted an open house and second follow-up survey and found in a follow-up to this survey, 32% of 29 participants of an open house and secondary survey indicated that a distance between 820 and 1,000 feet between STR was appropriate in single family neighborhoods.

ANALYSIS

Staff is proposing new standards in the UDC that require separation between STRs in single-family homes and duplexed and a limitation the density of them in multifamily developments. This requires:

1. Adding a definition of Short Term Rentals to the UDC which is as follows:"Short-Term Rental Unit - Any dwelling unit or portion thereof offered to the transient public for

compensation for a period of less than 30 consecutive days. The term shall not include a hotel, motel, or inn or bed and breakfast". This was taken from the Code of Ordinances where regulations currently exist on STRs.

- 2. Re-titling Article VII, "Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations" to "Uses, Parking Requirements, Supplemental Use Regulations, and Certain Distance and Density Regulations"
- 3. Re-titling Chapter VII.4. from "Certain Distance Regulations" to "Certain Distance and Density Regulations".
- 4. Adding Section VII.4.3 "Short Term Rental Units" which
 - a. Requires STRs in single-family or duplexes to be separated by 1,000 feet from other STRs in single-family or duplex settings.
 - b. Limit the number of STRs in a multifamily dwelling to no more than 3% of the units or 2 units, whichever is greater.

There are currently no permitted STRs in multifamily buildings or complexes. While some have been identified through Host Compliance, the system the City is using to track STRs, the owners of those properties have stated that STRs are not allowed and are working to identify and stop the STRs at their property.

All existing STRs with permits or permits in progress that are within 1,000 feet of other STRs would be considered legal non-conforming per Article V "Nonconformities" of the UDC. They would be allowed to maintain and renew their permits. New buyers would be allowed to use those properties as STRs as well. However, if the use of the property for an STR is discontinued for 6 months or switched to long-term or owner occupancy again then they may not be able to obtain an STR permit if there is another STR within 1,000 feet.

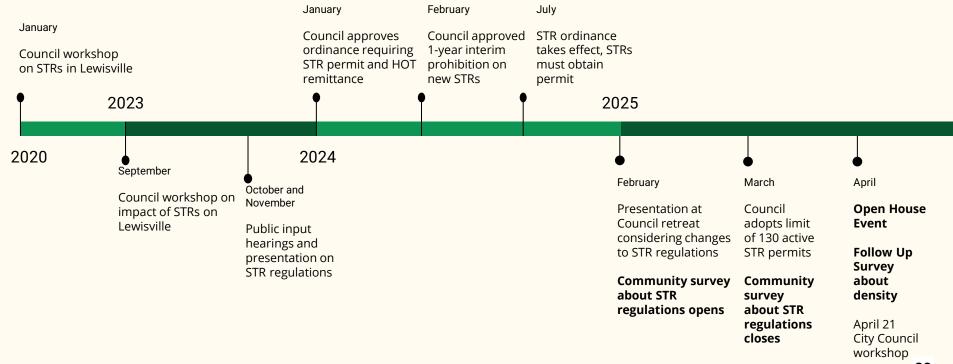
CITY STAFF'S RECOMMENDATION

That the Planning and Zoning Commission hold the public hearing, provide feedback on the direction and then continue the public hearing to July 15, 2025 to ensure final language before making a recommendation.

Short Term Rentals

Planning and Zoning Commission June 17, 2025

Short Term Rental Timeline



Map of STRs

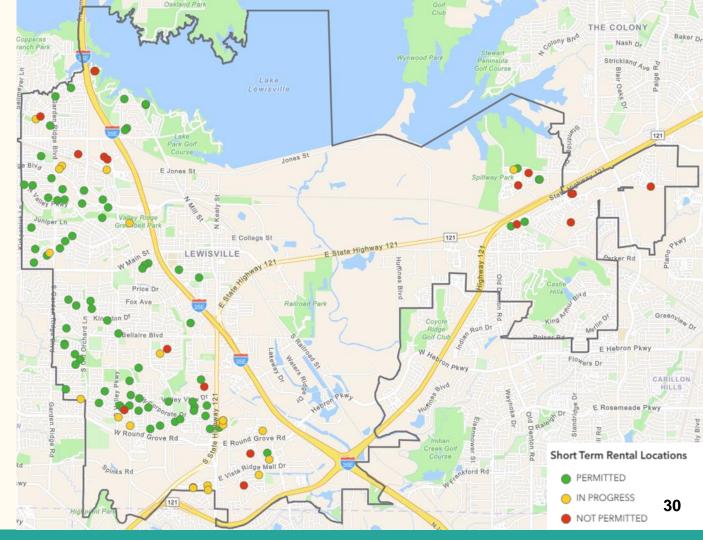
132 Total STRs identified

Not permitted (16.7%)

Permit in progress (12.1%)

Permitted STR (71.2%)

Combined number of STR permits and applications (83.3%)



Public Input Related to STRs and Density

- Zen City Survey Feb. March 2025 602 Submissions
- Open House at Thrive March 2025 ~20 attendees
- Follow up Survey April 2025 29 Submissions

Highlights from the ZenCity Survey Related to Density

65%	respondents agree/strongly agree that STRs should be limited to certain zoning districts (e.g. mixed-use zoning districts)
64%	respondents agree/strongly agree that Lewisville should set a minimum distance between STRs
71%	respondents agree/strongly agree that Lewisville should set a limit on the percent or number of STRs in an apartment complex
79%	respondents agree/strongly agree that Lewisville should set a limit on the percent or number of STRs on a street or block

Open House

Opportunity for residents to speak to staff and provide feedback

Outreach notices sent by email

March 27, 2025 at Thrive

About 20 attendees



Short Term Rental Open House Please take a dot from the category you identify with and place it on your location in Lewisville

own property here

33

live here

Post-Open House Follow Up Survey on Density

- Open 04.04 04.11
- 29 respondents
- Same outreach and questions utilized for Open House

Key Results From the Open House & Follow Up Survey

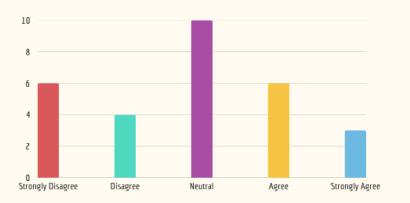
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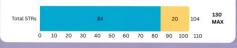
I am satisfied with Current STR Regulations

- Disagree/Strongly Disagree 34%
- Neutral 34%
- Agree/Strongly Agree 31%



Current rules for short-term rentals

To obtain a short-term rental unit permit, property owners must: · Submit an application that includes information about the owner, property manager, bedrooms, informational brochure, and receipt for property taxes. Submit a nonrefundable short-term rental unit permit fee. · Ensure the property passes a building inspection. · Meet all other requirements for issuance, such as not being delinquent on city taxes or other financial liabilities to the city. To keep a short-term rental unit permit, property owners must: · Report and pay hotel occupancy taxes monthly. · Pass inspection and renew the permit annually. · Avoid actions that could lead to revocation, such as providing false information, attempting to transfer the permit, or receiving 2 or more citations in a permit year. · Designate a property manager who is available and responsive to concerns. · Inform guests of emergency contacts and city rules about trash, parking, and noise. Ensure advertisements include the permit number, state that the property is not a party venue, and do not include a guest occupancy that is higher than the occupancy limit. A maximum of 130 STR permits can be active at any given time. The STR permit application will close when the combined number of permitted STRs and applications received reaches 130 Permitted Applied

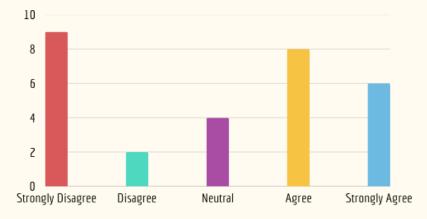






Learn more about STR rules at cityoflewisville.com/str

Key Results From the Open House & Follow Up Survey



STRs should be allowed in Multifamily units

- Disagree/Strongly Disagree 38%
- Neutral 14%
- Agree/Strongly Agree 48%

STRs in multi-family units: Max per complex?

Lewisville currently has 102 apartments, with more in development. Apartments vary in size and style; some have hundreds of units in one building, while others spread out units across multiple buildings.

The table below demonstrates potential limits: a maximum of 5%, 10%, or 20% of units (truncated) can operate as an STR per multi-family complex.

Apartment Complex	Buildings	Units	5%	10%	20%
Hebron 121 Station	53	1,350	67	135	270
Station at Old Town	1	284	14	28	56
TOTAL in Lewisville	1,436	27,633	1,344	2,733	5,493





66% of survey respondents agreed that Lewisville should set a limit on the number or percent of STRs in an apartment complex

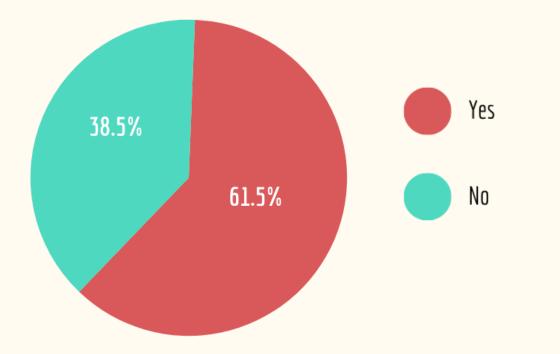


Cities that limit STRs in multi-family units				
City	Multi-family rules			
Austin	Depends on location of the competx: • 3% in non-commercial districts • 25% in commercial districts.			
Dallas	Depends on the total units and zoning: • 3% if in multi-family zoning and 20+ units total. • 20% if in a non-residential zone and 20+ units total. • Not allowed if less than 20 units.			
Denton	10% or at least 2 per development			
Euless	12.5% or at least 1 per building			
Grapevine	3% limit, only allowed in complexes with 50+ units			
Plano	5% or at least 1, on-site property management required			
Rockwall	5% limit, rounded up if there is a remainder.			
San Antonio	Depends on the total units: • 1 STR in buildings with 5-7 units. • 12.5% in buildings with 8+ units.			
Waco	Up to 5 units, with various exceptions to the limit.			

Share your thoughts!

- What do you think about setting a limit per multi-family complex?
 If the City does set a limit on
- STRs allowed in multi-family complexes, what should that limit be?
- Should STRs in multi-family units be subject to the 130 permit cap?

Should multifamily STRs count toward the limit?



Limiting STRs per block face thoughts:

Don't like this as much.

Yes.

It would allow far too many inside residential areas. Stop

Too many regulations all ready. Stop telling people what they can or can't do with their own property.

Blc lewisville is so centrally wooded in the DFW area also close to the airport - I think it mates more sense to while a max block face at 12.5-1570 across the whole city.

Too hard to determine what a block face is. Still allows a lot of STRs close together. But, better than no density regulation. STRs in single-family neighborhoods: Max per block face?

Block face defined:

One side of a street located between two intersecting streets, the end of the street, or 90-degree bends in the street.



Cities that limit STRs by block or block face			
City	Max per		
Corpus Christi	15% per block face		
Euless 12.5% or at least one per block			
an Antonio 12.5% or at least one per block fa			
San Marcus	1 per block or 660 linear feet on the same street		

71% agree that Lewisville should set a limit on the percent or number of STRs on a street or block

Share your thoughts!

- What do you think about setting a limit per block face?
- If the City does set a limit per block face, what should that limit be?
- If a max per block face requirement is adopted, should the city reconsider the 130 permit cap?
- How many STRs should be on a block face?

If adopted, 1 or 2 STRs per block face were the respondent's preference.

Difficult to calculate potential STRs units but this rule could work in tandem with a distance requirements and may be helpful on particularly long blocks.

Legend

Limiting STRs by distance:

100 feet for fairness to other hosts Again, short term rentals aren't nearly the issue compared to longer term rentals.

I don't believe limits should be set

Yes; there should be a limit on how close they can be I don't think a distance buffer has any impact on the goal that are trying to be achieved by the

Love this idea at 500-1,000 feet from property line to property lines. Easy to measure. Keeps STRs from congregating in one area.

> A distance bigger would be a good way to keep STR's to a manageable number.



Generally, more support for distance requirements rather than block face

limitationa



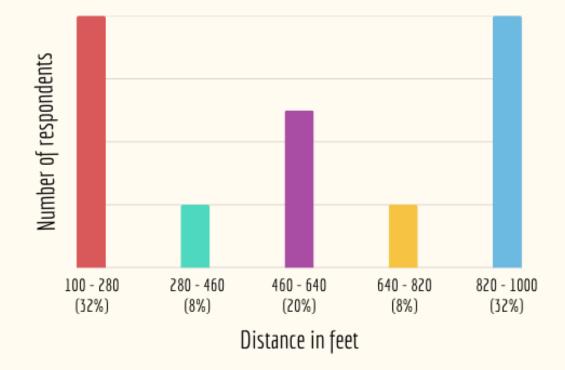


Legend

Short-Term Rentals

200-foot huffe

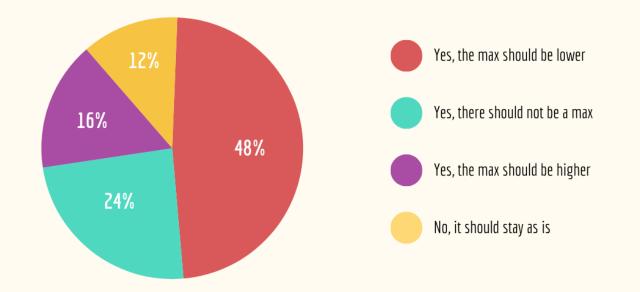
If the City does set a distance requirement between short-term rentals, what should it be?



500 feet would result in a possibility of 3,249 STRs

1,000 feet would results in a possibility of 841 STRs

Should the City reconsider the 130 permit limit if a distance requirement is set?



How does this compare to Texas cities with density requirements and to our survey cities?

Two cities use both minimum distance and a maximum per block or blockface:

- San Marcos
- Boerne
- None of Lewisville's survey cities included linear distance and blockface density requirements together. Denton requires a 100 ft from the property boundary

Cities that limit STRs in multi-family units

- Austin 3% limit
- Rockwall 5% limit
- San Antonio and Euless 12.5% limit

Survey Cities

- Dallas, Grapevine 3%
- Plano 5%
- Denton 10%

Porposed Updates to the UDC

- Remove interim prohibition language
- Add definitions for STRs
- Add density requirements in the certain distance requirements section
- STRs that already have an active permit will be allowed to continue operating without meeting distance requirements.

Distance and Densities Proposed

- 1. Distance between STRs requirement
 - a. 1,000 feet minimum
- 2. Multifamily unit limitations
 - a. 3% of units or 2, whichever is greater, as the maximum

Next Steps

- 1. June 17 June 27 Finalize Draft Language
- 2. July 1 Planning and Zoning Commission Meeting Public Hearing and Recommendation
- 3. July 21 City Council Meeting Public Hearing and Decision
- 4. July-August Go-live date on new portal

Questions?

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: July 1st, 2025

SUBJECT: <u>Public Hearing:</u> Consideration of an Ordinance Granting a Special Use Permit for Communication Antenna (Over 25 Feet in Height); on Approximately 1.544 Acres Out of The S. Riggs Survey, Abstract Number 1088; Located at 1550 North Stemmons Freeway, Zoned General Business District (GB); as Requested by Daniel Pettis, Integrisite Inc. on Behalf of Verizon Wireless, the Operator, and Cecil Dalton Family Funeral Home, Ltd., the Property Owner. (Case No. 24-09-17-SUP).

BACKGROUND:

Verizon Wireless is proposing a telecommunication tower collocated on the lot of the Dalton & Son Funeral Home. Verizon Wireless chose this site due to a gap in service in this area, which can be seen in the propagation map that was submitted with the SUP. Originally, they looked for collocation opportunities but determined a new tower was needed.

ANALYSIS:

The communication antenna will be located behind the Dalton & Son Funeral Home by the northeast corner of the rear lot line. The tower is a 95-foot steel monopole tower with a 10-foot lightning rod on the top, totaling 105 feet in height. The tower will be within a 30-foot by 40-foot fenced area and a tubular steel fence with Crossvine as a living screen is proposed.

The following are the criteria for consideration of an SUP per Section III.9.2 of the UDC.

- A. Compatibility with surrounding uses and community facilities; The property is surrounded by boat retailers and outside storage. To the south of the site are transmission towers that span the highway to the west and lead to a substation to the east of the property.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;

This project aligns with the Identity, Place, and Communication, Economic Vitality, and Diverse and Thriving Neighborhood Big Moves by increasing the quality of communication services in the area therefore improving the quality of life for residents and businesses in the area.

- C. Enhancement or promotion of the welfare of the area; Better telecommunication services help increase the quality of life for residents and businesses in the area.
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and *There is no expected detrimental effects to the public health, safety, or general welfare of the area.*
- E. Conformity with all zoning regulations and standards. The tower meets all zoning standards required by the zoning district and meets screening requirements of either an opaque masonry wall or living screen for telecommunication towers.

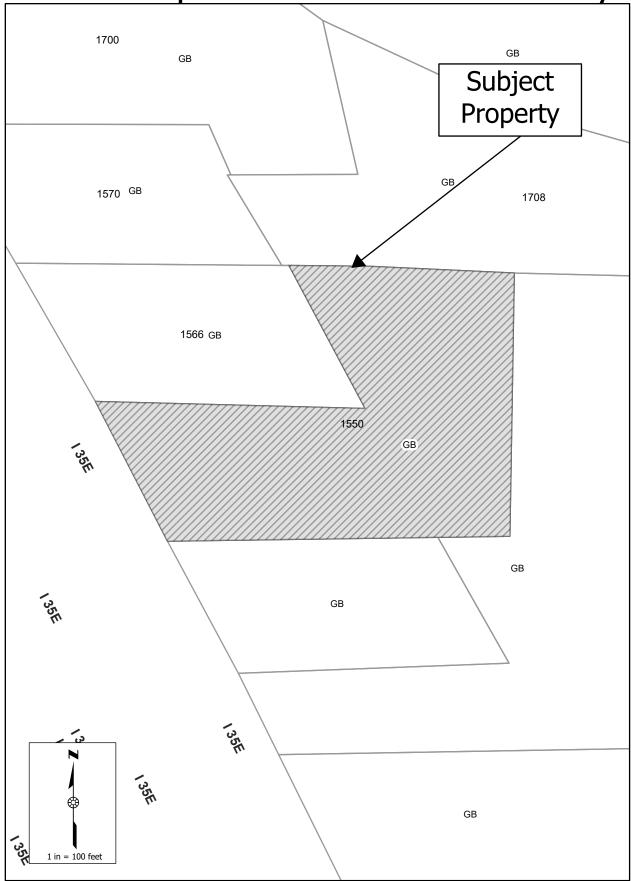
<u>CITY STAFF'S RECOMMENDATION:</u>

That the Planning and Zoning Commission recommend approval of the Special Use Permit as set forth in the caption above.

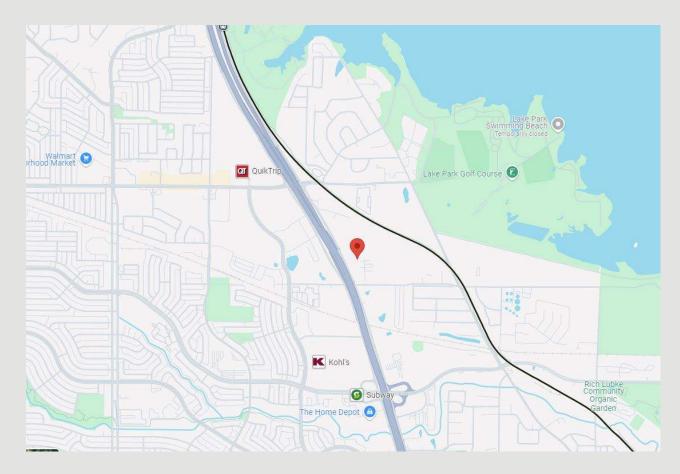
Aerial Map - 1550 N Stemmons Fwy



Location Map - 1550 N Stemmons Fwy



Verizon Wireless Communications Facility Engineering Necessity Case – Proposed Verizon Site (JONES_ST)



Prepared by: RF Engineering

September 12, 2024



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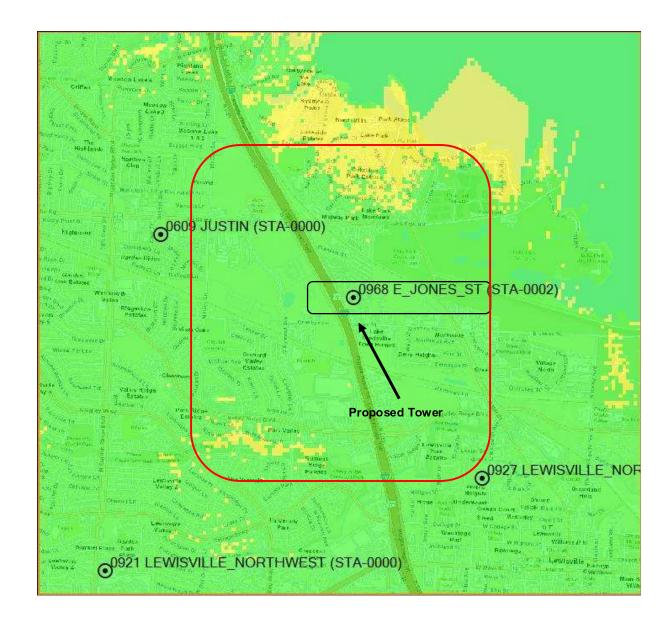
Objectives

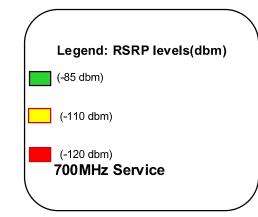
By placing the new site at the proposed location, Verizon is able to meet its engineering requirements, which will provide the following benefits to its customers in the area:

- Improve indoor and outdoor coverage and increase capacity demand to meet engineering requirements for 911 and emergency services.
 - Offload usage from the Trigger sector and reducing the congestion and also help surrounding sites as well.
- Sufficient capacity to meet engineering requirements along Hwy 35, Lewisville Lake, and other commercial & residential locations.
- Provide sufficient network reliability by increasing the amount of time our customers operate on 5G instead of 4G.
- Proposed Tower at will provides a dominant server for the desired area to resolve the issues of capacity, throughput and improve coverage in the area.



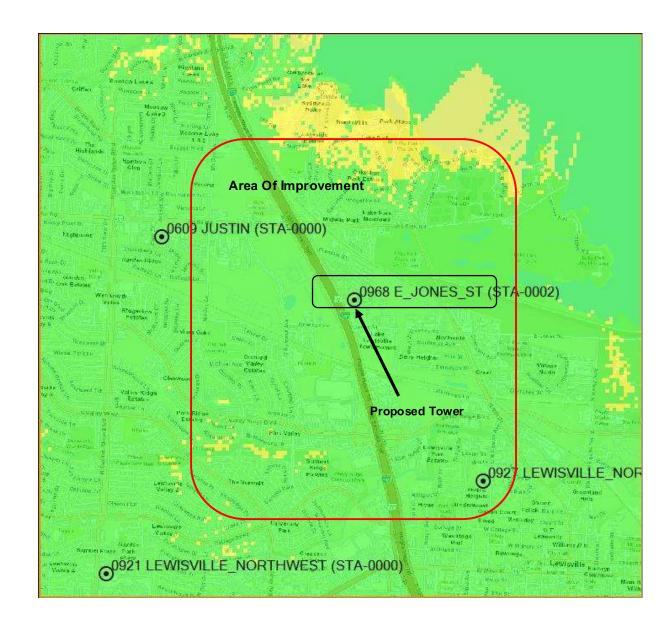
Existing 700 LTE Coverage in the Area

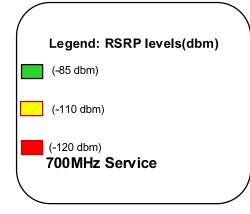






Proposed 700 LTE Coverage Using VERIZON Tower (JONES_ST) at 90'

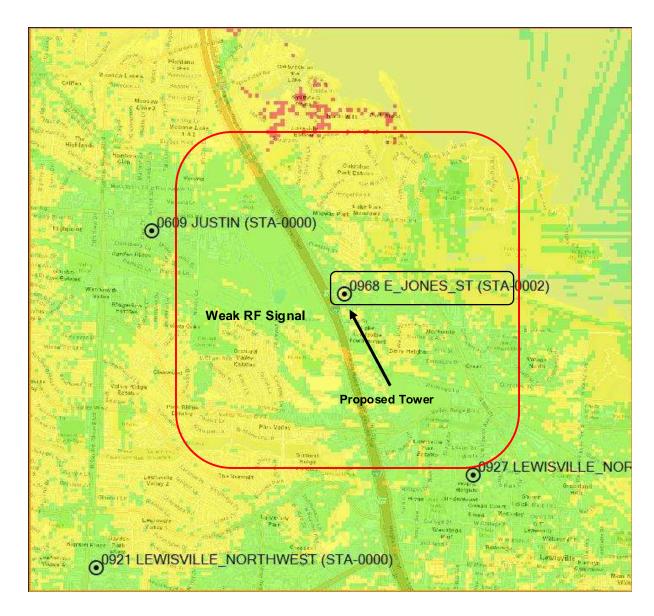


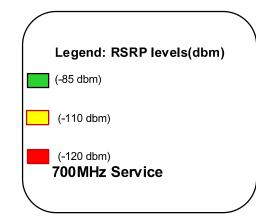


Note: RSRP plots in slides 2-5 are generated Using Forsk's Atoll tool

verizon

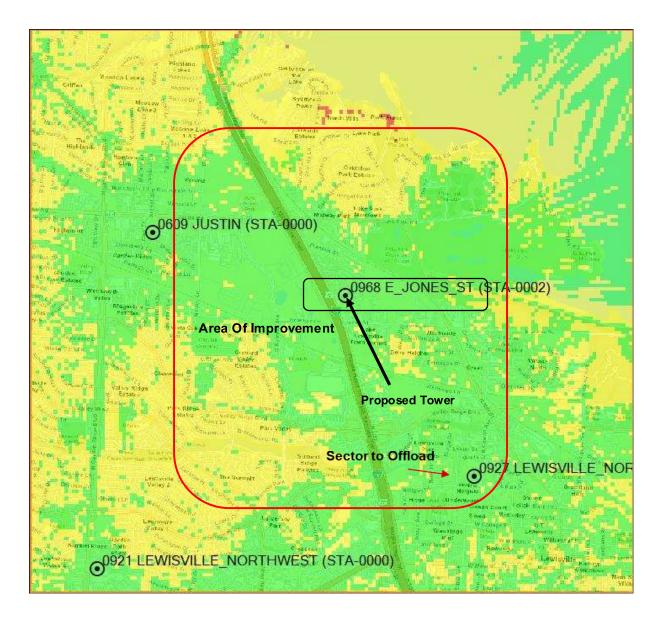
Existing AWS Coverage in the Area





verizon[/]

Proposed AWS Coverage Using VERIZON Tower (JONES_ST) at 90'





Note: RSRP plots in slides 2-5 are generated Using Forsk's Atoll tool

verizon[/]

Thank You



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September 16, 2024

City of Lewisville Planning Department 151 W. Church Street Lewisville, TX 75057 972-219-5003

Re: Telecommunication Tower - Site Ref: E. Jones St

Mr. Beckham,

On behalf of Verizon Wireless, my company is submitting this application for a Special Use Permit for a telecommunication tower and facility located at 1550 N. Stemmons Fwy, Lewisville, TX 75057. The property owner is Cecile Dalton Family Funeral Home, LTD.

Our scope of work includes the proposed development of an unmanned wireless facility consisting of a 30'x40' fenced compound containing a 95' steel monopole tower with 10' lightning rod (105' AGL), new equipment cabinets on 4'x14' pad, new generator on 4'x8' pad, new perfect vision antenna mount with directional antennas and radio equipment, and new GPS.

Please feel free to reach out to me at 501-722-3141 or dpettis@integrisite.net if you have any questions or need more information.

Sincerely,

Daniel Pettis Integrisite, Inc.

verizon

1 [

PROJECT INFORMATION

PARENT TRACT LEGAL DESCRIPTION:

AS RECORDED IN FILE NUMBER 2004-29917 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS - BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088, DENTON COUNTY, TEXAS, AND BEING A PART OF A 6.744-ACRE TRACT CONVEYED BY T.R. SMITH TO W.H. DALTON ON FEBRUARY 20, 1969, AS RECORDED IN VOLUME 580, PAGE 567, DEED RECORDS, DENTON COUNTY, TEXAS.

LESSEE'S PROPOSED PREMISES DESCRIPTION:

BEING A LESSEE'S PROPOSED 30'x40' PREMISES CONTAINING 0.0275 (1.200.0 SQ. FT.) OF LAND LOCATED IN THE STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088, DENTON COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 1.544-ACRE TRACT CONVEYED TO CECIL DALTON FAMILY FUNERAL HOME LTD AS RECORDED IN FILE NO. 2004-29917 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, SAID 0.0275-ACRE TRACT WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983.

1.544 ACRES TOTAL ACREAGE:

PROJECT SITE ACREAGE: 0.0275 ACRES

SCOPE OF WORK

PROPOSED DEVELOPMENT OF AN UNMANNED WIRELESS FACILITY CONSISTING OF NEW EQUIPMENT CABINETS ON 4'x14' PAD, NEW GENERATOR ON 4'x8' PAD, NEW PERFECT VISION ANTENNA MOUNT WITH DIRECTIONAL ANTENNAS AND RADIO EQUIPMENT, & NEW GPS. THE FACILITY WILL HAVE A FENCED COMPOUND. ANTENNAS TO BE MOUNTED ON NEW STEEL MONOPOLE TOWER.



MDG: 5000915429

SPM: 17148134

PROJECT DATA	PROJECT PARTICIPANTS	VICINITY MAP SCALE: 1" = 1,000'
APPLICANT:LANDLORD:VERIZON WIRELESSCECILE DALTON FAMILY FUNERAL600 HIDDEN RIDGEHOME, LTD.IRVING, TX 750381550 NORTH STEMMONS FREEWAYCONTACT: ALFREDO HERNAEZLEWISVILLE, TEXAS, 75057PHONE: (817) 975-8399CONTACT: CECILE DALTONPHONE: 972-436-6511	ARCHITECTS / ENGINEERSELECTRICAL ENGINEERARCHCOMM LLC.EDWARD C. MONACO P.E., INC.1006 BECKETT2318 SAN PEDRO AVE., STE #2SAN ANTONIO, TEXAS 78213SAN ANTONIO, TEXAS 78212PHONE: (210) 308-9905PHONE: (210) 541-0200FIRM NUMBER: F-15659FIRM NUMBER: F-15659	Image: Market in the second
JURISDICTION: CITY OF LEWISVILLE	CONSTRUCTION ENGINEER SURVEYOR ALFREDO HERNAEZ 3D DESIGN & ENGINEERING, INC. (817) 975-8399 21502 E. WINTER VIOLET CT CYPRESS, TEXAS 77433 PHONE: (832) 510-9621	STRUCTED
CONSTRUCTION TYPE: UNMANNED TELECOMMUNICATIONS	CONSTRUCTION MANAGER TRACY REEVES	A1-1 A1-2 A2 JONES SL A2-1
GROUND ELEVATION: 555.2' AMSL	(682) 831-3245	A C C C C C C C C C C C C C C C C C C C
LATITUDE: 33° 03′ 57.77" N		
LONGITUDE: 97° 00' 50.38" W		$\begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} $
BUILDING CODES	UTILITIES	PROPRIETARY INFORMATION
THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH: 2021 INTERNATIONAL BUILDING CODE	ELECTRIC COMPANY DME	NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON E5 WIRELESS EXCEPT UNDER WRITTEN AGREEMENT APPEI
2020 NATIONAL ELECTRIC CODE	TELCO PROVIDER: TBD	APPE 1 - 4 5 - 7 8 - 13

E911 ADDRESS:

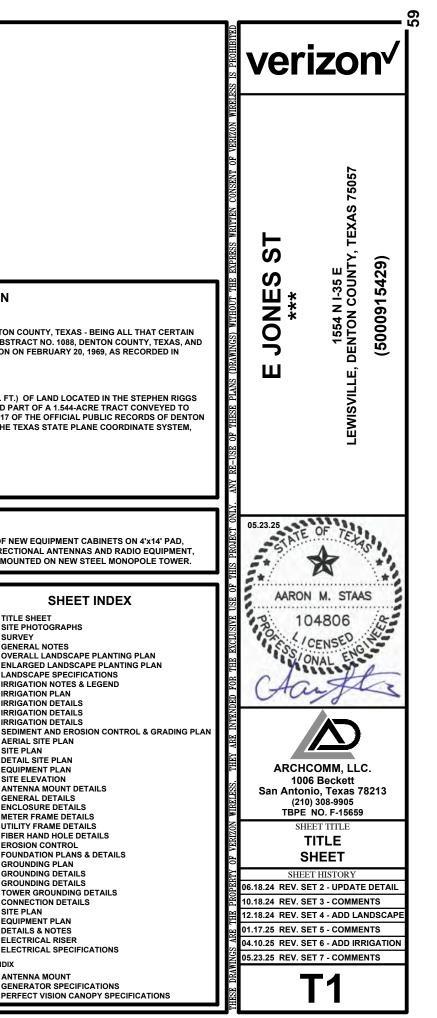
1550 N STEMMONS FWY

LEWISVILLE, DENTON COUNTY, TEXAS 75057

LEWISVILLE, DENTON COUNTY, TEXAS 75057

PARCEL/PROPERTY ADDRESS:

1554 N I-35 E



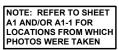




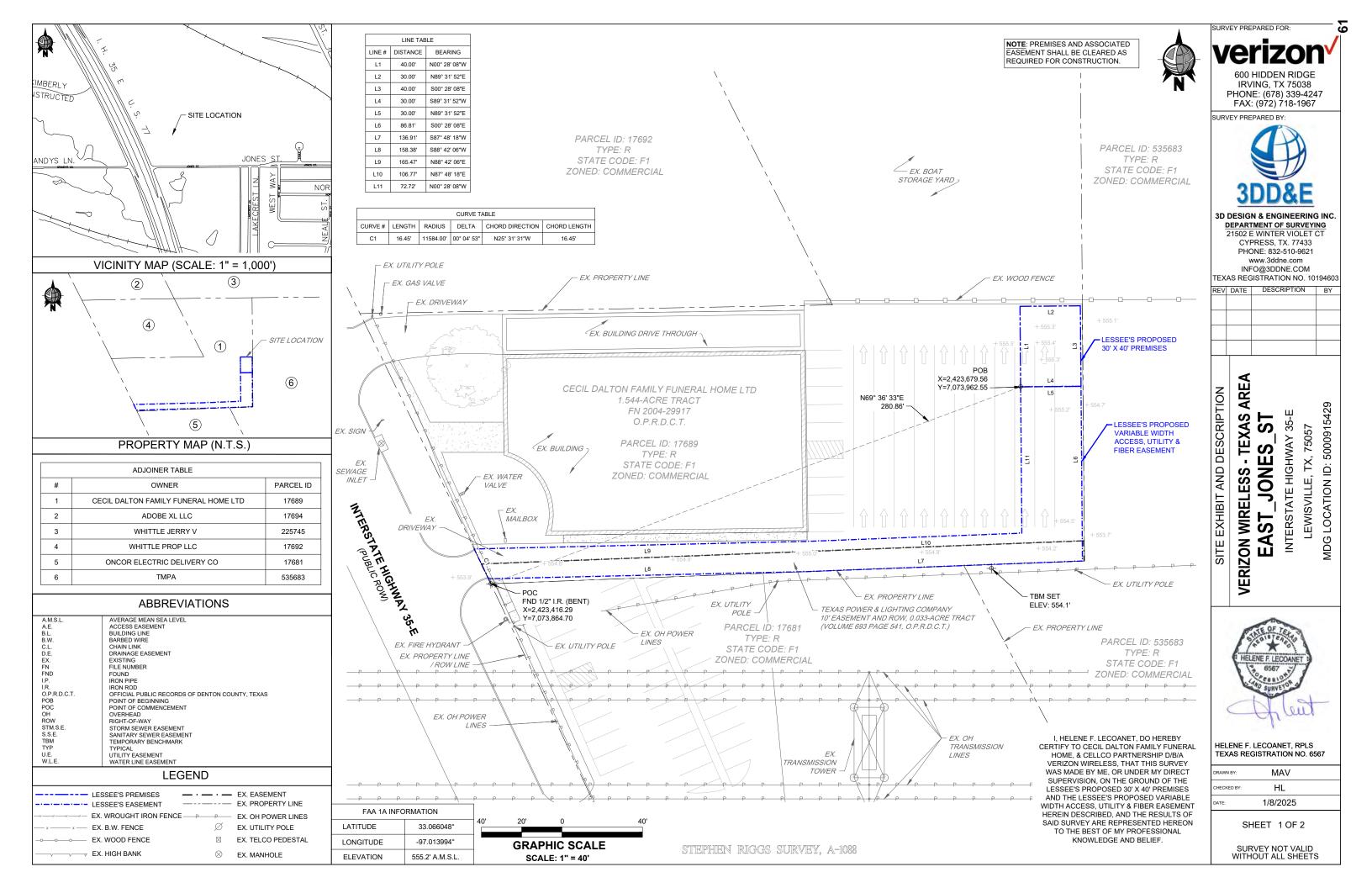




DALTON & SON FUNERAL HOME







PARENT TRACT LEGAL DESCRIPTION:

(AS RECORDED IN FILE NUMBER 2004-29917 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS)

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. RIGGS SURVEY, ABSTRACT NO. 1088, DENTON COUNTY, TEXAS, AND BEING PART OF A 6.744 ACRE TRACT CONVEYED BY T.R. SMITH TO W.H. DALTON ON FEBRUARY 20, 1969, AS RECORDED IN VOLUME 580, PAGE 567, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID 6.744 ACRE TRACT; THENCE SOUTH 89 DEGREES 34 MINUTES EAST, 198.0 FEET TO AN IRON PIN

THENCE SOUTH 00 DEGREES 34 MINUTES 50 SECONDS WEST, 277.3 FEET TO AN IRON PIN;

THENCE SOUTH 88 DEGREES 51 MINUTES WEST, 295.22 FEET TO AN IRON PIN ON THE EAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 35-E;

THENCE NORTHWESTERLY ALONG THE EAST RIGHT OF WAY OF SAID HIGHWAY, AND WITH A CURVE TO THE LEFT, WHOSE CHORD IS NORTH 24 DEGREES 47 MINUTES 23 SECONDS WEST, A TOTAL DISTANCE OF 149.17 FEET TO AN IRON PIN;

THENCE EAST, 234.8 FEET TO AN IRON PIN:

THENCE NORTH 25 DEGREES 50 MINUTES WEST, 166.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING IN ALL 1.544 ACRES OF LAND, MORE OR LESS.

LESSEE'S PROPOSED 30'X40' PREMISES DESCRIPTION:

BEING A LESSEF'S PROPOSED 30'X40' PREMISES CONTAINING 0 0275 ACRES (1 200 00 SQUARE FEET) OF LAND LOCATED IN THE STEPHEN RIGGS SURVEY ABSTRACT NO. 1088. DENTON COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 1.544-ACRE TRACT CONVEYED TO CECIL DALTON FAMILY FUNERAL HOME LTD AS RECORDED IN FILE NUMBER 2004-29917 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, SAID 0.0275-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND 1/2" IRON ROD (BENT) BEING THE SOUTHWEST CORNER OF SAID 1.544-ACRE TRACT LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35-E AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,423,416.29 (E), Y=7,073,864.70 (N);

THENCE NORTH 69 DEGREES 36 MINUTES 33 SECONDS EAST, 280.86 FEET TO THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT HAVING A STATE PLANE COORDINATE VALUE OF X=2,423,679.56 (E), Y=7,073,962.55 (N);

THENCE NORTH 00 DEGREES 28 MINUTES 08 SECONDS WEST, 40.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 89 DEGREES 31 MINUTES 52 SECONDS EAST, 30.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 28 MINUTES 08 SECONDS EAST, 40.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE SOUTH 89 DEGREES 31 MINUTES 52 SECONDS WEST, 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0275 ACRES (1,200.00 SQUARE FEET) OF LAND.

LESSEE'S PROPOSED VARIABLE WIDTH ACCESS, UTILITY, AND FIBER EASEMENT DESCRIPTION:

BEING A LESSEE'S PROPOSED VARIABLE WIDTH ACCESS, UTILITY, AND FIBER FASEMENT CONTAINING 0.1526 ACRES (6.648.01 SQUARE FEET) OF LAND LOCATED IN THE STEPHEN RIGGS SURVEY, ABSTRACT NO. 1088, DENTON COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 1.544-ACRE TRACT CONVEYED TO CECIL DALTON FAMILY FUNERAL HOME LTD AS RECORDED IN FILE NUMBER 2004-29917 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY TEXAS, SAID 0 1526-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF

COMMENCING AT A FOUND 1/2" (BENT) IRON ROD BEING THE SOUTHWEST CORNER OF SAID 1.544-ACRE TRACT LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35-E AND HAVING A STATE PLANE COORDINATE VALUE OF X=2.423.416.29 (E), Y=7.073.864.70 (N):

THENCE NORTH 69 DEGREES 36 MINI ITES 33 SECONDS EAST 280.86 FEET TO THE POINT OF BEGINNING AND NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT HAVING A STATE PLANE COORDINATE VALUE OF X=2,423,679,56 (E), Y=7,073,962,55 (N);

THENCE NORTH 89 DEGREES 31 MINUTES 52 SECONDS EAST, 30.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 28 MINUTES 08 SECONDS EAST, 86.81 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE SOUTHERLY PROPERTY LINE OF SAID 1.544-ACRE TRACT

THENCE SOUTH 87 DEGREES 48 MINUTES 18 SECONDS WEST, 136.91 FEET ALONG SAID SOUTHERLY PROPERTY LINE OF THE 1.544-ACRE TRACT TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT

THENCE SOUTH 88 DEGREES 42 MINUTES 06 SECONDS WEST, 158.38 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT LYING IN SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35-E COMMON WITH THE WESTERLY PROPERTY LINE OF SAID 15 444-ACRE TRACT

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT AND SAID COMMON LINE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 04 MINUTES 53 SECONDS TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 11,584.00 FEET, AN ARC LENGTH OF 16.45 FEET AND A LONG CHORD BEARING NORTH 25 DEGREES 31 MINUTES 31 SECONDS WEST, 16.45 FEET

THENCE NORTH 88 DEGREES 42 MINI ITES 06 SECONDS EAST, 165 47 FEET TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 87 DEGREES 48 MINUTES 18 SECONDS EAST, 106 77 FEET TO AN INTERIOR FUL NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT

THENCE NORTH 00 DEGREES 28 MINUTES 8 SECONDS WEST, 72.72 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1526 ACRES (6,648.01 SQUARE FEET) OF LAND.

- SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT
- 08/22/2023)

- LLC. SITE NAME: EAST JONES ST. ISSUE DATE: JULY 21, 2023.

- CONTRACTOR MUST ALWAYS CALL 811 PRIOR TO DIGGING.
- 04/18/2011 (DENTON COUNTY, TEXAS).
- NO RESPONSIBILITY FOR ITS ACCURACY

ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TDC600, DATE OF SURVEY: BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED. THIS SURVEY CONTAINS A DRAWING AND METES & BOUNDS DESCRIPTIONS FOR A LESSEE'S PROPOSED 30'X40' PREMISES AND A LESSEE'S PROPOSED VARIABLE WIDTH ACCESS, UTILITY, AND FIBER EASEMENT THAT WERE PREPARED FOR THE EXCLUSIVE USE OF VERIZON AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE'S PREMISES AND EASEMENT SHOWN HEREON. THE PREMISES AND ASSOCIATED EASEMENT WILL NOT BE MONUMENTED. THIS SURVEY WAS BASED ON INFORMATION PROVIDED IN THE ABSTRACTOR'S CERTIFICATE ISSUED BY PRECISE LAND RECORDS. NO.: 33593-GINSBERG JACOBS PHYSICALLY LOCATED AS A PART OF THIS SURVEY. SURVEYOR DOES NOT GUARANTEE UTILITIES SHOWN ON THE SURVEY ARE IN EXACT POSITIONS FASEMENT LIED WITHIN AN LINSHADED AREA OF MINIMAL FLOOD HAZARD ZONE & ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48121C0535G EFFECTIVE N CERTIFICATE ISSUED BY PRECISE LAND RECORDS, NO.: 33593-GINSBERG JACOBS LLC, SITE NAME: EAST JONES ST, ISSUE DATE: JULY 21, 2023. SURVEYOR TAKES DESCRIPT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC. EXHIBIT

GENERAL NOTES: 2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT. 3. 5 BASIS OF FLEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY 8. A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURPOSES. 9 10. NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY 11. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS. 12. UTILITIES AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 08/22/2023. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT 13. AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 30'X40' PREMISES AND THE LESSEE'S PROPOSED VARIABLE WIDTH ACCESS, UTILITY. AND FIBER 14. DATA REFLECTED ON THE ADJOINER MAP AND IN THE ADJOINER TABLE IS BASED ON ONLINE PARCEL MAP DATA THAT WAS NOT INCLUDED IN THE ABSTRACTOR'S 15. LESSEE'S PROPOSED PREMISES AND LESSEE'S PROPOSED EASEMENT PLACEMENT ARE PER LAND OWNER, A&E, OR CUSTOMER DIRECTION AND DO NOT EXCEPTIONS: EXCEPTIONS HEREON WERE LISTED IN THE ABSTRACTOR'S CERTIFICATE ISSUED BY PRECISE LAND RECORDS, NO.: 33593-GINSBERG JACOBS LLC, SITE NAME: EAST JONES ST. ISSUE DATE: JULY 21, 2023; EASEMENT AND RIGHT OF WAY DATED DECEMBER 12, 1973 AND FILED DECEMBER 28, 1973 TO TEXAS POWER & LIGHT COMPANY AND RECORDED IN VOLUME 693, PAGE 541 (EXCEPTION IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH ACCESS, UTILITY, AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 30'X40' PREMISES) SANITARY SEWER EASEMENT DATED MARCH 9, 1993 AND FILED APRIL 20, 1993 TO THE CITY OF LEWISVILLE AND RECORDED IN DOCUMENT NO. 93-R0023493. (EXCEPTION IS LOCATED WITHIN THE PARENT TRACT, BUT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 30'X40' PREMISE, NOR WITHIN THE LESSEE'S PROPOSED

VARIABLE WIDTH ACCESS UTILITY AND FIBER FASEMENT)

MEMORANDUM OF OIL AND GAS LEASE DATED DECEMBER 18, 2008 AND FILED DECEMBER 29, 2008 TO CHEROKEE HOM PRODUCTION, LP AND RECORDED IN DOCUMENT NO. 2008-136551. (EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)

HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT DATED SEPTEMBER 15, 2022 AND FILED SEPTEMBER 16, 2022 AMONG CECIL DALTON FAMILY FUNERAL HOME, LTD, AND INDEPENDENT BANK AND RECORDED IN DOCUMENT NO. 2022-134097. (EXCEPTION ACTS AS A BLANKET AGREEMENT AND IT IS NOT PLOTTABLE)

> I, HELENE F. LECOANET, DO HEREBY CERTIFY TO CECIL DALTON FAMILY FUNERAL HOME & CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS THAT THIS SURVEY WAS MADE BY ME. OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LESSEE'S PROPOSED 30' X 40' PREMISES AND THE LESSEE'S PROPOSED VARIABLE WIDTH ACCESS, UTILITY & FIBER EASEMENT HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF



GENERAL NOTES:

- 1. FOR THE PURPOSE OF THESE CONSTRUCTION DOCUMENTS, THE FOLLOWING DEFINITIONS SHALL APPLY: CONTRACTOR - GENERAL CONTRACTOR OWNER - OWNER OF THE SITE PROJECT MANAGER - NEW CARRIER'S PROJECT MANAGER
- 2. CARE SHALL BE TAKEN TO PROTECT THE SITE AND THE SURROUNDING AREA FROM FIRE HAZARD DURING 'HOT' OPERATIONS. ADEQUATE EQUIPMENT, PERSONNEL AND EMERGENCY COMMUNICATIONS SHALL BE PROVIDED TO PROTECT LIFE AND PROPERTY IN AND SURROUNDING THE CONSTRUCTION SITE.
- 3. ALL EXCAVATIONS SHALL BE BARRICADED FOR PERSONNEL PROTECTION AND IF CONCRETE PIERS ARE DRILLED. THEY SHALL BE FILLED BY END OF DAY.
- 4 VERIFY REQUIREMENTS OF OTHER TRADES PRIOR TO PROCEEDING WITH FABRICATION OR INSTALLATION OF MATERIALS.
- 5. COMPLETE SHOP DRAWINGS SHALL BE PROVIDED FOR ALL FABRICATED ITEMS FOR REVIEW PRIOR TO FABRICATION. DRAWINGS CONTAINED IN THESE CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR SHOP DRAWINGS.
- 6. THE BUILDER/SUBCONTRACTOR SHALL BE RESPONSIBLE WITH NO ADDITIONAL COSTS TO THE OWNER/LESSOR/PROJECT MANAGEMENT TEAM FOR ALL FEES, PERMITS, INSPECTION FEES RELATED TO THIS PROJECT. OR SEE THAT ANY AND ALL SUCH CHARGES ARE PAID BY THE RESPECTIVE SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT.
- 7. DIMENSIONS NOTED AS '+/-' OR 'VERIFY' ARE BASED ON MATCHING EXISTING CONDITIONS AND MAY VARY SLIGHTLY FROM THE DIMENSIONS AS SHOWN. NOTIFY THE ARCHITECT / ENGINEER AND CARRIER'S PROJECT MANAGER IF SIGNIFICANT VARIATIONS ARE ENCOUNTERED AT THE SITE.
- THE NATURE OF THE SITE RELATED ACTIVITIES REQUIRES THAT ACCESS TO THE 8. SITE MUST BE MANAGED AT ALL TIMES DURING HOURS OF OPERATION AND WHEN THE SITE IS UNATTENDED. WORK WITH THE OWNERS REPRESENTATIVE FOR SAFETY AND SECURITY AT ALL TIMES.
- 9. CONTRACTORS SHALL BE REQUIRED TO PICK UP ALL OWNER SUPPLIED EQUIPMENT AS DIRECTED BY THE PROJECT MANAGER WITH NO ADDITIONAL COST TO THE JOB.
- 10. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
- 11. CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH THE CARRIER'S PROJECT MANAGER TO DISCUSS ALL ASPECTS OF THE SCOPE OF THESE DRAWINGS TO ENSURE HE IS FAMILIAR WITH AND UNDERSTANDS ALL REQUIREMENTS AND INTENT OF EACH ACTIVITY.
- 12. THE CONTRACTOR SHALL REVIEW, BE THROUGHLY FAMILIAR WITH AND UNDERSTAND ALL DOCUMENTS CONCERNING THIS PROJECT INCLUDING, BUT NOT LIMITED TO, THIS SET OF DOCUMENTS; TOWER AND TOWER FOUNDATION DRAWINGS; SHELTER AND/OR PLATFORM DRAWINGS (IF APPLICABLE); RF TRANSPARENT CONCEALMENT SCREEN DRAWINGS (IF APPLICABLE) AND ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES & ORDINANCES.
- 13. NO WORK OF ANY KIND SHALL BE ACCOMPLISHED BY ANY TRADE IN FRONT OF ANY OPERATING ANTENNA.
- 14. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL FABRICATED STEEL ITEMS SHALL BE HOT DIPPED GALVANIZED PRIOR TO SHIPPING TO THE SITE.

EXISTING TOWERS:

- 1. CONTRACTOR SHALL ATTAIN AND VERIFY "STRUCTURAL ANALYSIS REPORT" OF EXISTING TOWER FOR STRUCTURAL ADEQUACIES AND EXACT PLACEMENT OF ANTENNAS AND CABLING. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STRUCTURAL ANALYSIS REPORT AND NOTIFY ARCHCOMM LLC IN THE CASE OF A DISCREPANCY. ANY STRUCTURAL MODIFICATIONS, IF REQUIRED, SHALL BE DONE PRIOR TO THE INSTALLATION OF NEW ANTENNAS, CABLING & OTHER FOUIPMENT
- 2. THE EXISTING TOWERS CAPACITY TO SUPPORT NEW EQUIPMENT IS IN PART BASED ON THE ASSUMPTION THAT IT WAS BUILT AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION (REFER TO STRUCTURAL ENGINEERS ANALYSIS & REPORT). THE CONTRACTOR SHALL MAKE A VISUAL INSPECTION OF THE EXISTING TOWER PRIOR TO THE START OF ANY NEW CONSTRUCTION AND REPORT TO THE PROJECT MANAGER ANY CONDITION THAT HE BELIEVES IS NOT IN KEEPING WITH TIA-222-H ANNEX J: MAINTENANCE AND CONDITION ASSESSMENT.

EXISTING CONDITIONS:

- 1. DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT NO DISRUPTION OF EXISTING FACILITY OPERATIONS WILL OCCUR.
- 2. THIS BUILDER/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES AND SHALL REPLACE OR REPAIR TO THE ORIGINAL CONDITION AS DETERMINED BY THE PROJECT MANAGER.
- 3. CUT AND PATCH ANY AREAS WHERE REQUIRED BY THE SCOPE OF THIS PROJECT. MATCH EXISTING WORK AND MATERIALS EVEN IF SUCH WORK FALLS OUTSIDE OF THE LIMITS OF THIS CONTRACT.
- 4. THE OWNER OF THE SITE RETAINS SALVAGE RIGHTS TO ALL MATERIALS AND EQUIPMENT REMOVED FROM THE EXISTING WORK. MATERIALS AND EQUIPMENT NOT CLAIMED BY THE OWNER SHALL BECOME THE PROPERTY OF THE BUILDER/SUBCONTRACTOR WHO SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE REMOVAL AND APPROPRIATE DISPOSAL THEREOF.
- 5. VERIFY ALL EXISTING SITE CONDITIONS, QUANTITIES AND DIMENSIONS BEFORE STARTING WORK. NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK
- 6. ALL BIDDERS SHALL VISIT THE SITE BEFORE BIDDING TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS.
- 7. CARE SHALL BE TAKEN TO LOCATE ALL EXISTING UNDERGROUND OBSTRUCTIONS, UTILITIES AND/OR EASEMENTS BEFORE DIGGING OR DRILLING ON THE SITE.
- 8. UTILITY CHECK BEFORE COMMENCING ANY WORK AT THE SITE, CONTACT THE ONE CALL SYSTEM IN THE STATE IN WHICH UNDERGROUND WORK IS BEING DONE. REFER TO ONE CALL NOTE ON SITE PLAN.

CONSTRUCTION CODES:

- 1. ALL WORK SHALL BE ACCOMPLISHED AS PER ALL APPLICABLE CURRENT STATE, LOCAL AND NATIONAL CODES. THESE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - INTERNATIONAL BUILDING CODE (OR LOCAL ACCEPTED CODE)
- NATIONAL FIRE PROTECTION ASSOCIATION -NFPA 70, NATIONAL ELECTRIC CODE THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION -SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF
- STRUCTURAL STEEL FOR BUILDINGS.
- THE AMERICAN CONCRETE INSTITUTE-BUILDING CODE REQUIREMENTS OF REINFORCED CONCRETE.
- AMERICAN WELDING SOCIETY-
- STRUCTURAL WELDING CODE- STEEL. TOWER DESIGN - STANDARD PER EIA/TIA-
- TIA 222 H SPECIFICATIONS.
- TIA 607 GROUNDING & BONDING REQUIREMENTS FOR TELECOMMUNICATIONS. TIA 568 COMMERCIAL BUILDING TELECOMMUNICATION WIRING STANDARD.
- TIA 569 COMMERCIAL BUILDING STANDARDS FOR TELECOMMUNICATION
- PATHWAYS AND SPACES.
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE)-IEEE 81 GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE & EARTH SURFACE POTENTIALS OF A GROUND SYSTEM. IEEE 1100 - RECOMMENDED PRACTICE FOR POWERING & GROUNDING OF
- ELECTRONIC EQUIPMENT. IEEE C62.41 - RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS.
- ANSI T1.311-
- FOR TELECOM DC POWER SYSTEMS TELECOM, ENVIRONMENTAL PROTECTION.

HANDICAP REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ADA ACCESS REQUIREMENTS DO NOT APPLY.

OTHER REQUIREMENTS: THIS FACILITY HAS NO PLUMBING OR PARKING.

2. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT. THE SPECIFIC REQUIREMENT SHALL GOVERN.

FLOOD HAZARD ZONES:

1. ALL SITES LOCATED WITHIN A FLOOD HAZARD ZONE SHALL HAVE TOP OF

SITE DEVELOPMENT & FINISHING NOTES:

- 1. DIGGING AND EXCAVATION HAND DIG ALL EXCAVATIONS AND TRENCHES IN AREAS SUSPECTED TO CONTAIN EXISTING GROUNDING CONDUCTORS, GROUND RODS, POWER/TELCO CABLES OR OTHER BURIED UTILITIES.
- 2. COLLOCATION SITE FINISHING UNLESS OTHERWISE DIRECTED BY THE NEW CARRIER'S PROJECT MANAGER, AREAS OF COMPOUND EXPANSION OR ITEM #3 BELOW.
- 3. NEW CARRIER'S SITE FINISH STANDARD PROVIDE A MINIMUM 4" THICK TRANSPORTATION REQUIREMENTS FOR TYPE 'A', GRADE 2 MATERIAL THAT WAS SCARIFIED AND RECOMPACTED TO 95% PROCTOR DENSITY.
- 4. REPAIR/REPLACE AT NO ADDITIONAL EXPENSE TO THIS CONTRACT, ANY CONSTRUCTION RELATED DAMAGE TO ANY EXISTING SITE ELEMENTS OR WORK, SHALL BE PUT IN A PRECONSTRUCTION CONDITION TO THE SATISFACTION OF THE NEW CARRIER'S PROJECT MANAGER.
- BACKFILL ALL BORROWED FILL MATERIAL SHALL BE EQUAL TO STATE SPECIFICATION FOR TYPE A, GRADE 1 OR 2, COMPACTED TO 95% PROCTOR DENSITY. WHERE TRENCHING IS REQUIRED BACKFILLING WITH 5. 6" COMPACTED DEPTH AND TO 95% PROCTOR DENSITY FLUSH TO THE SURFACE OF THE FINISHED COMPACTED SUB-GRADE.
- 6. UNLESS INDICATED OTHERWISE, SITES SHALL NOT HAVE SLOPES GREATER THAN 1/4" PER FOOT AND THE AREA IMMEDIATELY AROUND NEW FROM THE EQUIPMENT.
- 7. SITES COVERED WITH EXISTING ASPHALT AND/OR CONCRETE UNLESS ASPHALT AND/OR CONCRETE WITHIN THE LEASE AREA. ONCE ALL INTO SUBGRADE. BASE MATERIAL BELOW PAVING SHALL COMPLY WITH NOTE 5 ABOVE.
- 8. SITES REQUIRING RETAINING WALLS -WALLS SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND BE EQUAL TO "KEYSTONE RETAINING WALL SYSTEMS", (952) 897-1040). UNITS SHALL BE KEYSTONE STANDARD UNITS INSTALLED ON AN UNREINFORCED CONCRETE OR CRUSHED STONE LEVELING PAD (AS SPECIFIED BY ENGINEER). SYSTEM SHALL BE COMPLETE TO INCLUDE DRAINAGE TILE (IF REQUIRED), DRAINAGE FILL, AS DESIGNED BY ENGINEER. RETAINING WALL DESIGN SHALL BE SUBMITTED FOR APPROVAL.

SLAB AND/OR TOP OF GRATING RAISED TO BE AT LEAST 12" ABOVE THE BASE FLOOD ELEVATION. THIS INCLUDES SHELTERS, RAISED EQUIPMENT PLATFORMS, GENERATORS, FUEL TANKS AND ALL ELECTRICAL EQUIPMENT.

SPACE LOCATED WITHIN THE LEASED AREA SHALL BE FINISHED TO THE SAME STANDARD AS THE BALANCE OF THE EXISTING COMPOUND OR AT THE SOLE DISCRETION OF THE NEW CARRIER'S PROJECT MANAGER. THE FINISH STANDARD OF THE NEW CARRIER SHALL BE PROVIDED. REFER TO

LAYER OF CRUSHED STONE (APPROX. 1" DIAMETER W/O FINES) OVER 6 MIL. WEED BARRIER, OVER 6" COMPACTED BASE. FILL MATERIAL SHALL BE EQUAL TO CRUSHED LIMESTONE CONFORMING TO STATE DEPARTMENT OF COMPACTED TO 95% PROCTOR DENSITY OVER A COMPACTED SUB-GRADE

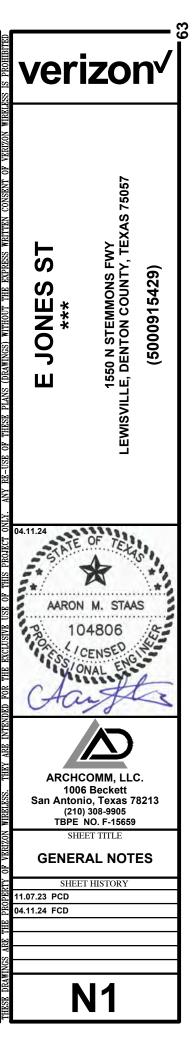
FINISHES WITHIN THE COMPOUND, IN ADJACENT AND/OR ALONG ROUTES TO THE WORK AREA, HOWEVER INCIDENTAL TO THE PROSECUTION OF THE

MATERIALS EXCAVATED FROM THE TRENCH WILL BE PERMITTED UNLESS OTHERWISE DIRECTED BY THE NEW CARRIER'S PROJECT MANAGER. ALL TRENCH BACK FILLING SHOULD BE COMPACTED IN LIFTS NOT TO EXCEED

EQUIPMENT SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY

NOTED OTHERWISE ON THE SITE PLAN, SAW-CUT & REMOVE ALL EXISTING COMPONENTS OF NEW CONSTRUCTION ARE IN PLACE, FURNISH & INSTALL. NEW ASPHALT AND/OR CONCRETE (AS NOTED IN SITE PLAN) TO MATCH EXISTING SO AS TO SEAL ENTIRE BASE AREA AGAINST WATER INTRUSION

A CONTECH COMPANY, 4444 W, 78TH STREET MINNEAPOLIS, MN, 55435 KEYSTONE CAP, SOIL STABILIZING & REINFORCING FABRIC GRID, ETC., ALL



- REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
- INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS. 2 INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS. З.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE 4
- CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY 5
- INFORMATION. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTITILIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) 6.
- OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

URBAN DEER NOTES:

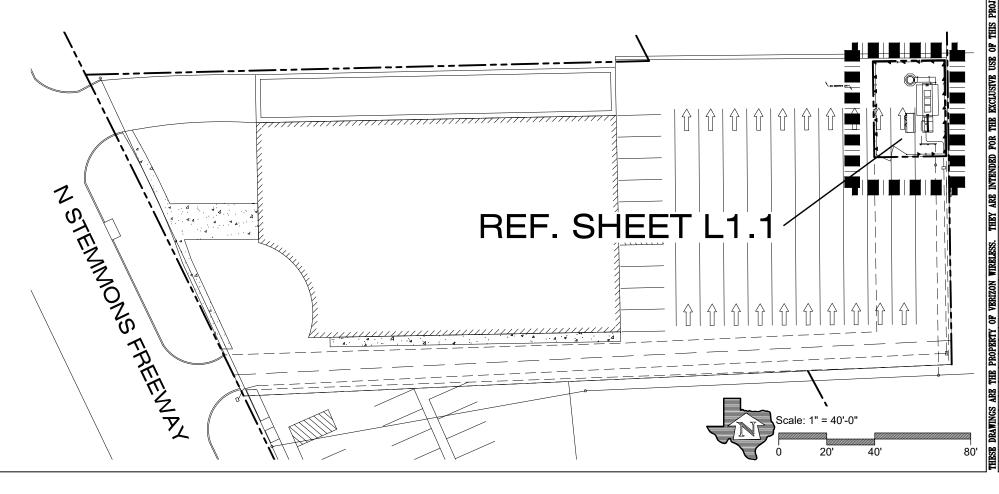
- 1. AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION. IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED 2.
- PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
- APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER. ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE З.
- 4. REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

OVERHEAD ELECTRIC NOTES:

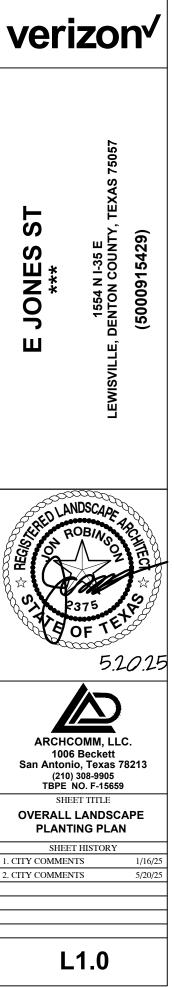
- ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER 1. THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
- WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, 3. THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.

VINE PLANTING AND MAINTENANCE NOTES:

- 1. VINE IS ESPALIERED TO THE PROPOSED FENCE AND TRAINED AS VINE.
- 2. IRRIGATION SHALL BE PROVIDED FOR EACH VINE PER IRRIGATION PLANS.









PLANT SCHEDULE

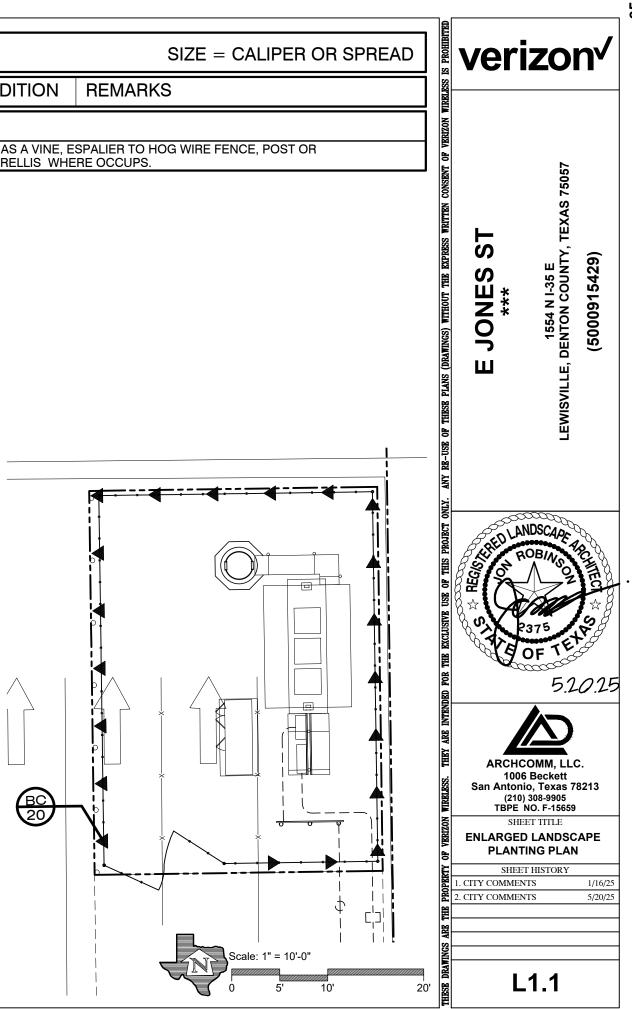
늘							—
L	SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	F

VINES

BC	Bignonia capreolata	Crossvine	-	5 GAL.	PLANT AS A VINE, ESPALIER TO HOG WIRE FENO WIRE TRELLIS WHERE OCCUPS.



VICINITY MAP (N.T.S.)



65

PART 1 - GENERAL

- 1.1 Work Included
- A. Place and spread topsoil and planting mix.
- Excavate and prepare plant pits.
- C. Place plants in pits and backfill with planting mix.
- D. Prune plants.
- E. Apply mulch to planter areas.
- F. Guarantee plants.
- G. Inspect plants during the Guarantee Period.
- 1.2 Reference Standards

A. Nomenclature and size. All plants must be true to name and size in conformance with the following standards:

B. American Joint Committee on Horticultural Nomenclature, 1942 ed. of Standardized Plant Names (Mount Pleasant Press, J. Horace McFarland Co., Harrisburg PA)

- C. American Standard of Nursery Stock, 1973 ed. (American Association of Nurserymen, Inc., Washington DC)
- 1.3 Submittals

A. Submit weed control program in accordance with Sec. 01300

B. Indicate chemicals to be employed, manufacturer's printed instructions as to dilution and application, solution strength, application method, rates, and frequency, and frequency of manual weeding.
 C. Submit chemical manufacturer's written certificate that material proposed for use meets local, state, and federal regulations for the type of material proposed and that the material is not toxic to humans and animals if applied ber the manufacturer's written instructions.

- 1.4 Product Delivery, Storage, and Handling
- A. Handle and store all materials in such a manner as to prevent damage.
- 1.5 Existing Conditions

Prior to commencement of work, investigate the site, locate and identify all existing underground utilities that may conflict with the installation of the work described in the contract documents, and notify the Landscape Architect of the conflict and do not proceed with construction in the affected area without specific direction.
 B. Protect identified utilities from damage during installation.

1.6 Guarantee

A. All plants will be guaranteed against defects, including death and unsatisfactory growth, for a period of 12 months following the date of Substantial Completion. If replacement plants are installed, they will be guaranteed for an additional 12 months following their installation.

1.7 Responsibilities of Owner and Contractor

A. The Contractor will provide monthly inspections of the project during construction and the guarantee period and immediately provide to the Owner and the Landscape Architect a written report identifying any irregularities which affect the guarantee.

B. The Contractor will monitor any construction, whether conducted by other trades or the Owner's employees, adjacent to new and existing plants. The Contractor

will identify and document any damage to the plants and immediately notify the Landscape Architect of same. The Contractor will replace any damaged plants at no expense to the Owner. Any reimbursement from other trades or contractors shall be the sole responsibility of the Contractor.

- C. The Contractor will remove and replace all dead plants.
- D. The Contractor will ensure all plants are installed in an upright position and to proper finish grade and will reset any plants not installed accordingly.

E. The Contractor will have the sole responsibility for ensuring that all plants are maintained and watered adequately.

1.8 Final Inspection

A. At the conclusion of the guarantee period, the Landscape Architect will inspect the planting to assess the final acceptance of the installation. Only plants that are alive and healthy will be accepted. The Contractor will replace any plants that are dead or, in the sole opinion of the Landscape Architect, in an unhealthy or unsightly condition or have lost their natural form due to dead or removed branches. The Contractor will bear the cost of replacing any plants.

1.9 Quality Assurance

A. Before entering into a contract with any subcontractor, the General Contractor will investigate the proposed subcontractor's reputation and ability to perform the work and determine whether the subcontractor is stable, reputable, and skilled in this area of work. The General Contractor will require and review a minimum of the following submittals:

1. Experience. The subcontractor will be a single firm specializing in landscape installation with a minimum 5 years documented experience. Documentation will demonstrate a minimum 10 installations of equal or greater size. The subcontractor will furnish the name, address, and telephone number for both the General Contractor and Owner on these projects, as well as the contract price, the company name under which the work was performed, and completion date.

2. Personnel. The subcontractor will provide a list of the project manager and foreman proposed to complete the work, their years of experience in the industry, any formal training, and years of service with the current company. If a separate irrigation subcontractor is to be used, the same information will be provided.

3. Business Expertise. The subcontractor will submit a current audited financial statement, current insurance certificate, contact information for their insurance company, bonding capacity and bonding company, and contact information for their bonding company.

B. Should the subcontractor selected by the General Contractor default on the contract, fail to complete the work in conformance with the Contract Documents, or enter into bankruptcy, the Owner will pay the Landscape Architect as an additional service for any additional work occasioned by the subcontractor's default

PART 2 - PRODUCTS

2.1 Materials

A. Topsoil. Provided by the landscape subcontractor from local sources, sandy loam which is fertile, friable, surface soil. Topsoil will be free of rocks, stones, subsoil, building debris, weeds, grass, clay lumps, and other materials which would be detrimental to turfgrass growth. Topsoil composition will be not less than 7% nor more than 12% clay and not more than 12% silt.

B. Planting Mix. Plant mix composition will be 35% compost, 33% red sand, 16% composted topsoil, and 16% pine bark mulch.

C. Commercial Fertilizer. Complete fertilizer of neutral character, with some elements derived from organic sources and containing available plant nutrients in the following percentages:

1. For trees and shrubs - Woodace Top Dress Special (20-4-11, 8 - 9 month formula) at a rate of 5 to 10 lbs. per 100 SF.

2.2 Plant Materials

A. The drawings contain a complete list of plant species, quantities, sizes, and other requirements. In the event that discrepancies occur between the quantities of plants indicated on the plant list and as indicated on the drawings, the plant quantities shown on the drawings will be given precedence.

B. No substitutions of plants will be permitted without express prior written authorization by the Landscape Architect.

C. All plants will comply with state and federal inspection and diseases infestation laws.

D. All plants will be typical of their species or variety, with normal, well-developed branches and vigorous root systems.

E. All plants will be healthy and vigorous, free from defects, disfiguration, knots, abrasions, sunscald, diseases, insect eggs or larvae, borers, and all other forms of diseases or infestations.

F. All plants will be nursery stock. Any plants gathered from native stands must be kept under nursery conditions for a minimum of 1 full growing season, must be free from all foreign plants and weeds, and must meet all other requirements of the Contract Documents.

G. Container grown plants must exhibit development of fibrous roots and have a root mass that will retain its shape when removed from the container. Plants grown in smaller containers must have root growth sufficient to reach the sides of the container. Root-bound container-grown plants will be rejected.

H. Container sizes of a large grade than listed in the American Standard for Nursery Stock (ASNS) shall be determined by the volume of the root ball specified in the ASNS for plants of the same size.

All bare root plants must have a heavy, fibrous root system and dormant buds at the time of planting.
 All plants must have average height and spread proportions and branching habit in accordance with the appropriate sections of the ASNS.

K. All plants which have girdled roots, stem, or major branch, have deformities of the stem or major branch, lack symmetrical growth habits, have dead or defoliated portions, or have any defect, injury, or conditions which in the sole opinion of the Landscape Architect renders them unsuitable, will be rejected.

L. Balled and burlapped plants must have a solid ball of earth of minimum specified size held securely in place by burlap and stout rope. Oversized or exceptionally heavy plants will be accepted provided the size of the root ball or spread of the roots is increased proportionally. Root balls must be tight, unbroken, and free of weed or foreign plant growth. Root balls shall have the following depth-to-diameter ratios: root ball diameters of less than 20" = minimum depth of 75% of the diameter; root ball diameters of 20" to 30" = minimum depth of 2/3 of the diameter; root ball diameters over 30" = minimum depth of 60% of the diameter.

M. Plants delivered as a single unit of 25 or less of the same size, species, and variety must be clearly marked and tagged. Plants delivered in large quantities of more than 25 must be segregated as to variety, grade, and size, and 1 plant in each 25 plants, or fraction thereof, of each size, species, and variety, must be tagged.

N. Plants stored under temporary conditions will be the responsibility of the Contractor and must be protected at all times from extreme weather conditions by insulating the root balls with sawdust, soil, mulch, or other approved measure. Plants stored on paved areas must be separated from the pavement with an insulating layer.

O. Protecting stored plants from theft or vandalism will be the sole responsibility of the Contractor. Any stolen plants will be replaced at no cost to the Owner.

2.3 Miscellaneous Materials

Mulch. Shredded native mulch applied to a depth of 4" beneath all new trees and 4" beneath all shrubs.
 Stakes. Sound new hardwood, treated softwood, or redwood stakes, free of knot holes and other

B. Stakes. Sound new hardwood, treated softwood, or redwood stakes, free of knot holes and other defects, or metal stakes. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, minimum 12-gauge, with zinc-coated turnbuckles. Provide minimum ½" diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size, to protect tree trunks and branches from damage by wires. All new trees are to be staked.

C. Anti-Dessicant: Emulsion type, film-forming agent designed to permit transpiration but retard excessive loss of moisture from plants. Deliver in manufacturer's full identified containers and mix in accordance with manufacturer's instructions.

D. Plastic trunk protectors: Provide ArborGard+, AG 9-4+ by Deep Root Partners, L.P. (or equal), (1-800-458-7668) to protect new trees from damage by string trimmers and mowers.

PART 3 - EXECUTION

3.1 Inspection

A. Inspect existing site conditions and progress of other trades before commencing landscape installation.

B. Verify that construction has progressed to a point at which the landscape will not be adversely affected by subsequent construction and that existing conditions are acceptable for landscape installation.

C. Report adverse conditions to the Landscape Architect and do not proceed with the work until adverse conditions have been rectified.

D. Commencement of the landscape installation will constitute acceptance of the site conditions without qualification.

3.2 Preparation of Subsoil

A. Inspect subsoil for the presence of objectionable materials such as rocks (2" diameter and greater), concrete waste, building debris, weeds, grass, and other material that would be detrimental to the growth of plants and turfgrass. Protect existing underground improvements from damage.

B. Cultivate the subsoil to a depth of 3" or, if the subsoil is compacted due to heavy equipment traffic or storage, cultivate to a depth of 6".

3.4 Planting

D. The Contractor will begin planting when other work divisions such as topsoil spreading have progressed sufficiently to permit planting.
 E. Planting will occur where it is shown on the Contract Documents unless obstruction overhead or underground are encountered or where changes in construction have been made. Prior to the excavation of shrub or tree pits, the Contractor will locate and identify all underground utility lines, electrical cables, irrigation lines, and conduits. If such obstructions are found, promptly notify the Landscape Architect and do not proceed without clear direction.

F. No planting pits will be excavated until the proposed locations and plant sizes have been reviewed and approved by the Landscape Architect. Each plant will be planted in an individual pit dug with straight vertical sides. All plants will be set such that their original soil level is equal to the ultimate finish grade. No filling will be done around the trunks and stems. All ropes, wires, staves, etc., will be removed from the sides and top of the root ball and removed from the pit before filling. Burlap will be properly cut and removed from the sides of the root ball. When a depth is specified for the plant pit, it will be construed as the depth below adjacent finish grade. Excess excavation from plant pits shall be either used elsewhere or removed from the site entirely.

G. The Landscape Architect will review and approve the location and orientation of all plants prior to excavation of their pits. All trees will be planted in pits a minimum 24" greater in diameter than the container size or spread of their roots. In the event that solid rock is encountered in the bottom of the pit, break up and loosen the sides and bottom of the pit so that water will drain effectively. The pit will be a minimum of 9" deeper than the depth of the root ball and will have a crown from the middle to the sides in order to direct drainage away from the root ball. Place planting mix in heyers no greater than 9" and tamp down to avoid settling. Provide enough planting mix to bring to finish grade and form a saucer with a minimum 4" lip around the perimeter of the tree's root ball so water will pond and soak into the root ball.

H. Stake trees immediately after planting, then remove the stakes after one (1) year.
I. If deciduous trees are planted in full-leaf, spray with anti-dessicant to provide an adequate film over the trunk, branches, stems, and foliage.

3.5 Maintenance and Restoration
A. The Contractor will ensure adequate and proper care of all plants and work done on this project until final acceptance, but in no case less than 30 days following Substantial Completion. This will include keeping all plants in a healthy growing condition by watering, cultivating, pruning, and spraying, keeping the planting areas free from insect infestation, weeds and grass, litter, and debris, and retaining the finish grade in a neat and uniform manner. Plant crowns, runners, and branches will be kept free of mulch at all times.
B. Upon completion of the initial planting, the Landscape Architect will make an inspection of all plantings and notify the Contractor in writing of any replacements or corrective actions necessary to meet the provisions of the Contract Documents. The Contract will then replace all the rejected or missing plants and perform the specified

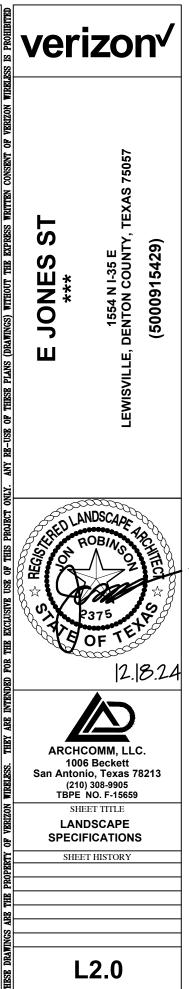
Contract will then replace all the reject corrective measures. C. All replacement plants will be o

3.6 Acceptance

A. Upon receipt of a written request from the Contractor at least seven (7) prior, the Landscape Architect will inspect the planting and maintenance to determine its completion and the beginning of the guarantee period. All plants must be alive and healthy in order for the installation to be considered complete. Where inspected work does not comply with the requirements of the Contract Documents, replace rejected work and continue to perform the specified maintenance until the Landscape Architect re-inspects the work and finds it acceptable. Remove rejected plants and materials from the site.

END OF SECTION

C. All replacement plants will be of the same species, size, and quality. All rejected plants will be replaced within 30 days of notification.



DESIGN STATISTICS FOR CALCULATIONS	
Total Zone Flow:	1.4 g.p.m.
Electric Valve Size:	1"
Static Pressure Less 10% (static @ 65 psi):	58.5 p.s.i.
ACCUMULATIVE LOSSES FROM CITY MAIN TO FURTHE	
Sprinkler head requirement:	30 p.s.i.
Zone Pipe/Fitting Loss:	n/a
1" Electric Valve Loss:	3.0 p.s.i.
Elevation Net Loss (+- FT.):	n/a
System Mainline Loss (1" Sch-40 Main):	0.01 p.s.i.
Backflow Preventer Loss (1"):	3.0 p.s.i.
Water Meter Loss (5/8"):	0.2 p.s.i.
Master Electric Valve Loss ("):	n/a
Type K Copper Service Loss:	
Total Net Loss:	6.20 p.s.i.
Design Pressure:	36.20 p.s.i.

essure prior to starting work. Contractor shall notify Owner's Rep essure deficiencies or any other on site problems that may alter the effectiveness o the system. Pipe has been size to insure that velocity does not exceed 5 FPS, do not change pipe size in the field without consulting system designer

CRITICAL LOSS CHART

TYPICAL WEEKLY SCHEDULE BASED ON PRECIPITATION RATE

Precipitation Rate (in/hr)	Water Desired (in/wk)	Time/Cycle (min)	No. of Zones	Total [·] Min.	Time * Hrs.
Turf Rotor Zone.64MP Rotator Spray.44Turf Drip Zones.88Drip Zones.55Tree Bubblers3.87	.80 .80 .80	88.0	1	88	1.5
	Total System Hour	rs of Operation F	Per Week		1.5

TI WILL BE NECESSARY TO WATER MULTIPLE ZONES AT ONE TIME TO MEET WATERING WINDOW . A TYPICAL SCHEDULE WOULD ALLOW WATERING TO OCCUR TWO TIMES PER WEEK. TOTAL WATERING TIME WOULD BE DIVIDED BY THE NUMBER OF WATERING DAYS. THIS SCHEDULE IS DESIGNED FOR SUMMER WATER USAGE AND ESTABLISHMENT OF NEW PLANTING.

VALVE SCHEDULE

- CONSTRUCTION NOTES: 1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE SPECIFICATIONS AND ALL SUBMITTAL REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE FOR SITE INSPECTIONS AS SPECIFIED IN THE SPECIFICATIONS. FAILURE TO NOTIFY THE OWNER'S REPRESENTATIVE DOES NOT RELIEVE THE CONTRACTOR FROM INSPECTION APPROVAL AND WILL REQUIRE THE CONTRACTOR TO UNCOVER WORK AS REQUIRED FOR APPROVAL AT THE COST OF THE CONTRACTOR. IRRIGATION CONTRACTOR IS TO INFORM OWNER'S REPRESENTATIVE OF THE START DATE OF WORK.
- 2. THE IRRIGATION CONTRACTOR IS REQUIRED BY LAW TO NOTIFY TEXAS ONE CALL (800-245-4545) 72 HOURS PRIOR TO ANY EXCAVATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. IRRIGATION CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES WHETHER OR NOT TEXAS ONE CALL IS NOTIFIED.
- 3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WITHOUT VERIFYING ACTUAL ON-SITE WATER PRESSURE FROM THE SOURCE. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- 4. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS AS REQUIRED TO ACCOMPLISH IRRIGATION INSTALLATION.
- 5. DUE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS SUFEVES, ETC., WHICH MAY BE REQUIRED, IRRIGATION CONTRACTOR SHALL DOE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS SLEEVES, ETC., WHICH WAT BE REQUIRED. INCIGATED CONTRACTOR STATUS CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FUNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHAL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS AND WITHIN PROPERTY LINES.
- 6. DURING INSTALLATION IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO COORDINATE PIPING WITH THE LANDSCAPE SUBCONTRACTOR TO AVOID CONFLICT WITH PROPOSED PLANTING. IT WILL BE THE RESPONSIBILITY OF THE IRRIGATION SUBCONTRACTOR TO MOVE PIPING TO ALLOW PROPER PLACEMENT OF PLANT MATERIAL. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
- NO MACHINE TRENCHING IS TO BE DONE WITHIN THE DRIPLINE OF EXISTING TREES. TRENCHING IS TO BE DONE BY HAND, AIR-SPADE OR BY TUNNELING UNDER ROOT SYSTEM BY METHOD APPROVED BY LANDSCAPE ARCHITECT. PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND EXISTING TREES AS POSSIBLE TO AVOID DAMAGE TO THE ROOT SYSTEMS. DO NOT CUT ANY ROOT OVER 3/4" DIAMETER UNLESS APPROVAL FROM THE LANDSCAPE ARCHITECT IS FIRST OBTAINED. ANY CUTS MADE SHALL BE CLEAN AND WITHOUT FRAYED ENDS
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES WHEREVER PIPING OR CONDUIT PASSES, UNDER ALL PAVING, THROUGH WALLS, ETC. ALL SLEEVE LOCATIONS MAY NOT BE SHOWN ON PLAN, COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS, GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS AS REQUIRED. ALL SLEEVE AND CHASE LOCATIONS ARE NOT NOTED ON PLAN. ALL SLEEVES 4" OR LESS SHALL BE SCH-40 PVC, ALL SLEEVES 6" OR GREATER SHALL BE CLASS-200 PVC. ALL SLEEVES TO BE SIZED TWICE THE DIAMETER OF PIPE OR COMBINATION OF PIPES ENCLOSED WITHIN THE SLEEVE.
- CONFIRM STATIC WATER PRESSURE AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS LESS THAN STATED IN PRESSURE CALCULATIONS DO NOT PROCEED UNTIL DIRECTED SO BY THE LANDSCAPE ARCHITECT. IF ACTUAL SITE STATIC PRESSURE EXCEEDS DESIGN PRESSURE BY 15 P.S.I. IN ANY ZONE, A 9. PRESSURE REDUCING VALVE SHALL BE INSTALLED, REFER TO DETAILS FOR MODEL
- 10. ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL VALVE. PRESSURE AT ANY POINT WITHIN A ZONE SHALL NOT VARY BY MORE THAN 10% FROM THE DESIGN SPRINKLER OPERATING PRESSURE. SEE SPECIFICATIONS FOR TESTING.
- 11. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN THE STATE OF TEXAS. CONTRACTOR MUST CONFORM TO ALL CODES AS STATED IN SECTION 344 OF THE TEXAS WATER CODE AS OUTLINED BY TCEQ
- 12. OBTAIN COVERAGE TEST APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO PLANTING, SODDING OR SEEDING,
- 13. ALL UNDESIGNATED END LATERAL PIPING SHALL BE Z" IN SPRAY ZONES AND X4" IN ROTOR ZONES
- 14. SPRINKLER HEAD SPACING SHALL NOT EXCEED 50% OF SPRAY DIAMETER BASED ON MANUFACTURERS OPERATING SPECIFICATIONS. SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VEHICULAR TRAFFIC LANES. OTHER PAVEMENT OR STRUCTURES.
- 15. ALL ROTORS SHALL BE LOCATED 12" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE, ALL SPRAY HEADS SHALL BE LOCATED 6" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE.
- 16. VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE. SO THAT TURE AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS
- 17. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM STATIC PRESSURE ON SITE PRIOR TO STARTING WORK, REFER TO NOTES #9 AND #10.
- 18. IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES CONTAINED IN THESE DOCUMENTS.
- 19. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY, INSTALL PIPES IN ADJACENT SLEEVES WITHIN LANDSCAPE AREAS.
- 20. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER WITH A HARDWIRE CONNECTION APPROVED AND INSTALLED BY A LICENSED ELECTRICAN.
- 21. SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT
- 22. SERVICEABLE CHECK VALVES SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE
- 23. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING, CONTROLLERS SHALL HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPABILITY OF BEING SET TO WATER EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
- 24. ALL IRRIGATION WIRES SHALL BE UL LISTED FOR DIRECT UNDERGROUND BURIAL AND SHALL BE SIZED PER THE MANUFACTURER'S RECOMMENDATIONS. 3M-DBY WATERPROOF CONNECTORS TO BE USED ON ALL WIRE CONNECTIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.
- 25. ALL IRRIGATION HEADS SHALL BE ADJUSTED TO MINIMIZE OVER-SPRAY ONTO ALL IMPERVIOUS SURFACES
- 26. ALL PIPE CONNECTIONS SHALL BE PRIMED WITH AN APPROVED COLOR PRIMER BEFORE BEING CHEMICAL WELDED.
- 27. AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE ORDERED FROM SUPPLIERS OR DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER A COMPLETE LIST OF ALL IRRIGATION SYSTEM MATERIALS, OR PROCESSES PROPOSED TO BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE WILL ALLOW NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN ACCEPTANCE. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
- 29. ALL TEMPORARY IRRIGATION SHALL BE DESIGNED PRIOR TO INSTALLATION BY A STATE OF TEXAS LICENSED IRRIGATOR. THE DESIGN IS TO BE SUBMITTED FOR APPROVAL PRIOR TO COMMENCING INSTALLATION OF THE TEMPORARY SYSTEM.
- 30. IRRIGATION CLOSEOUT DOCUMENTS SHALL INCLUDE A WATER BUDGET, A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
- CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM. LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE.



verizon DOUBLE CHECK BACKFLOW DEVICE, 1" WATTS 007 PER LOCAL CODES. CONTROLLER - HUNTER NODE-100 CONTROLLER. FINAL LOCATION IS TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT WEATHER SENSOR - HUNTER RAIN-CLIK SENSOR. FINAL LOCATION IS TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT. NETAFIM DRIP CONTROL ZONE VALVE - REFERENCE DETAILS - ZONE IDENTIFICATION ZONE SIZE IN GALLONS PER MINUTE
 VALVE SIZE THIS ZONE LATERAL LINE - USE CLASS 315 ON 1/2" PIPE AND CLASS 200 IPS PVC ON 3/4" AND LARGER PIPE. DO NOT DEVIATE ON SIZING WITHOUT CONSULTING WITH PROJECT DESIGNER. SLEEVE - USE TWO (2) SIZES LARGER THAN SPRINKLER PIPE DESIGNATED FOR CROSSING PAVING ON ALL LATERAL LINES. USE SCH-40 PVC PIPE, VALVE WIRING MAY BE RUN IN THE SAME SI FEVES NOTE: REFER TO SHEET LI 2.1 to LI 2.3 FOR DETAILS S 1554 N I-35 E DENTON COUNTY, FIELD LOCATE BY STAKING, THE CONTROLLER, WATER METER, BACKFLOW DEVICE, MASTER VALVE AND FLOW SENSOR FOR Ш**NO** APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION Ĵ ATEMENT OF IRRIGATION DESIGN STANDARDS CONFORMITY This plan is complete and conforms to the design and installation parameters of the irrigation design and equipment standards set out by the City of Lewisville, Texas and TCEQ (Texas Com ission on Environmental Quality mile . O. Runket Wade O. Radlet TX LI # 22397 SPECIAL NOTES: 1. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND DEPENDENCES AND CODES AND WILL STATE MANDATED IRRIGATION ORDINANCES AND CODES AND WILL SECURE ALL REQUIRED PERMITS. 2. ALL WIRES, CONTROL VALVES, AND PRESSURIZED WATER SUPPLY LINES SHALL NOT BE LOCATED WITHIN THE EXISTING ROW OR OUTSIDE PROPERTY BOUNDABIES Profile Contraction "Irrigation in Texas is regulated by the Texas Comm Environmental Quality (TCEQ), MC-178, PO Box 13087, Austin, Texas 78711-3087 ΧT TCEQ's website is: www.tceq.state.tx.us" O RADIE WADF 2239 12.17.24 ARCHCOMM. LLC 1006 Beckett San Antonio, Texas 78213 (210) 308-9905 TBPE NO. F-15659 SHEET TITLE **IRRIGATION NOTES AND** LEGEND SHEET HISTORY LI1.0

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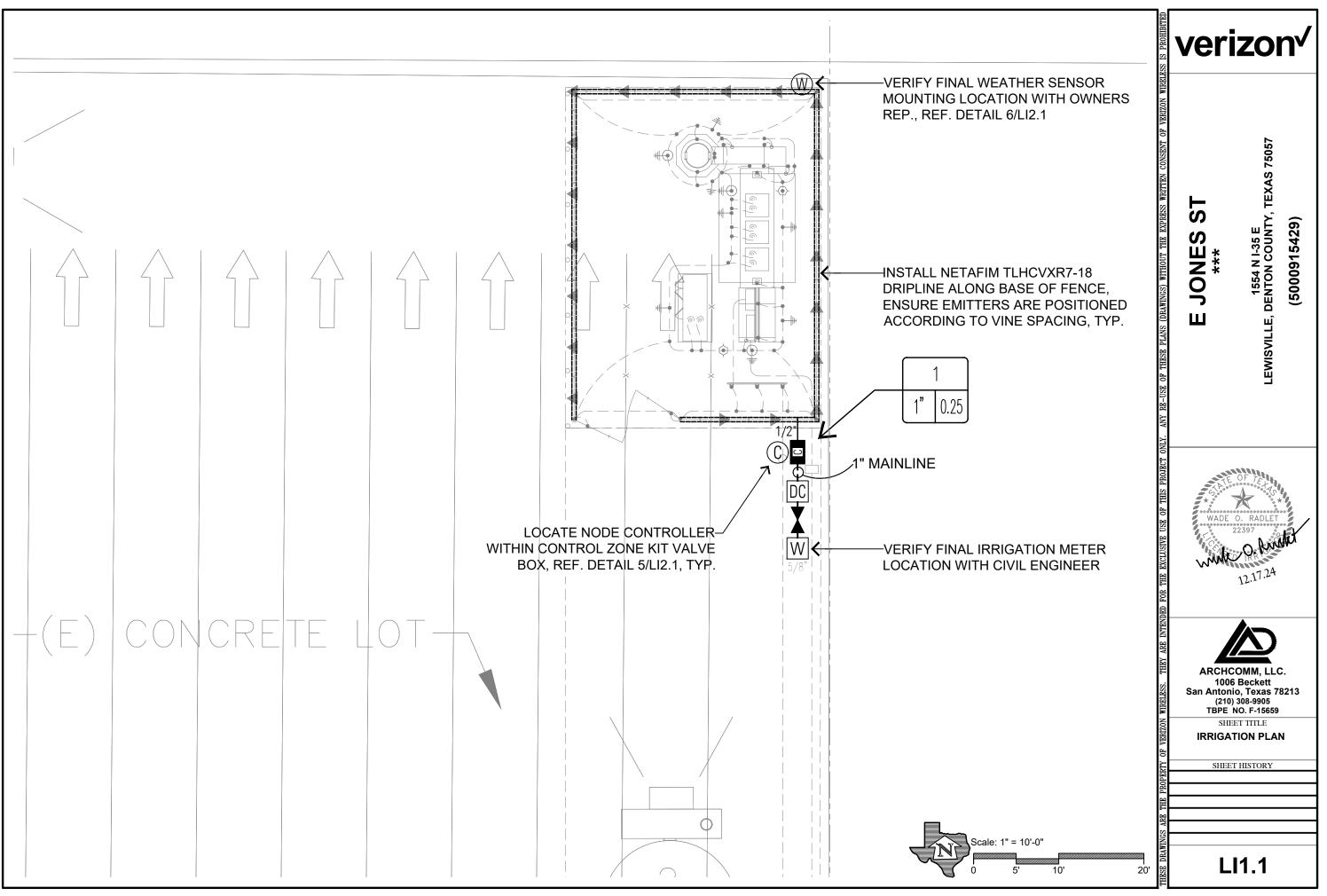
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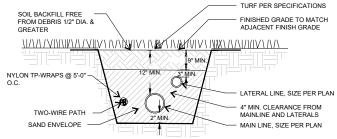
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W DEDICATED 5/8" IRRIGATION WATER METER. DC 0 \mathbb{W} С MANUAL VALVE- SIZE OF MAINLINE MAIN LINE - USE SCH-40 PVC PIPE, SIZE AS INDICATED ON PLANS 1-1/2* LEGEND

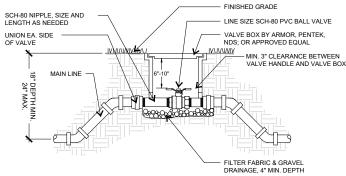


4" MIN. CLEARANCE FROM TWO-WIRE PATH MAINLINE AND LATERALS FILTER FABRIC & GRAVEL SAND ENVELOPE MAIN LINE, SIZE PER PLAN DRAINAGE, 4" MIN. DEPTH PROVIDE CLEARANCE 4 MANUAL ISOLATION VALVE 7 TRENCH PROFILE

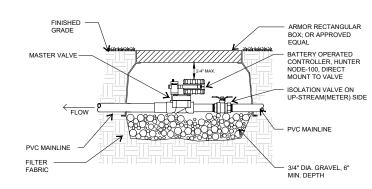




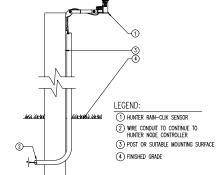
NOTE: 1. MAINLINE DEPTH MAY VARY BETWEEN 12" AND 24" WITH 12" MIN. AT TOP OF PIPE



5 IRRIGATION CONTROLLER

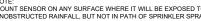


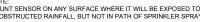


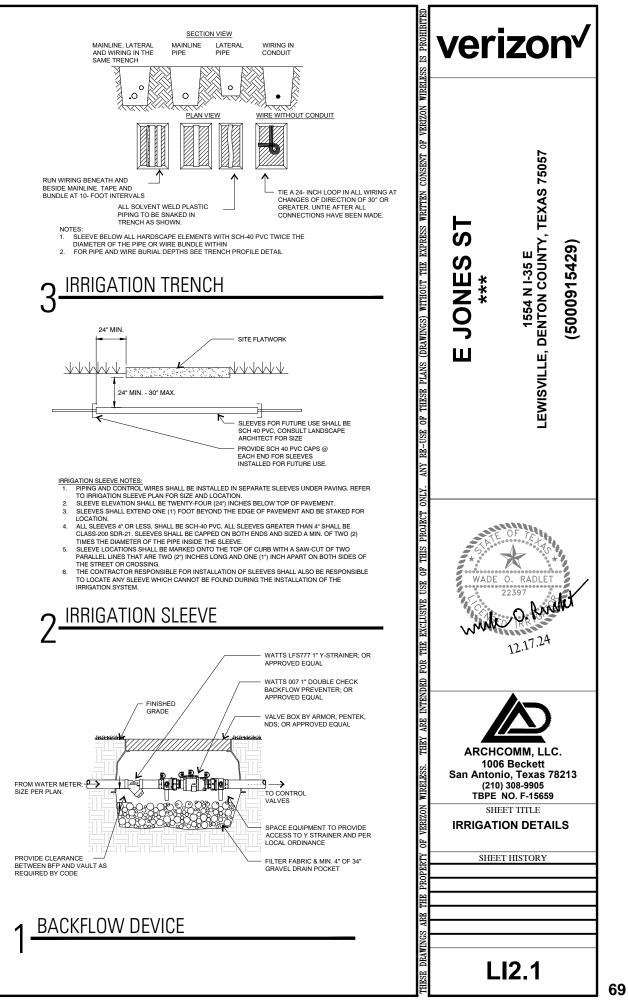


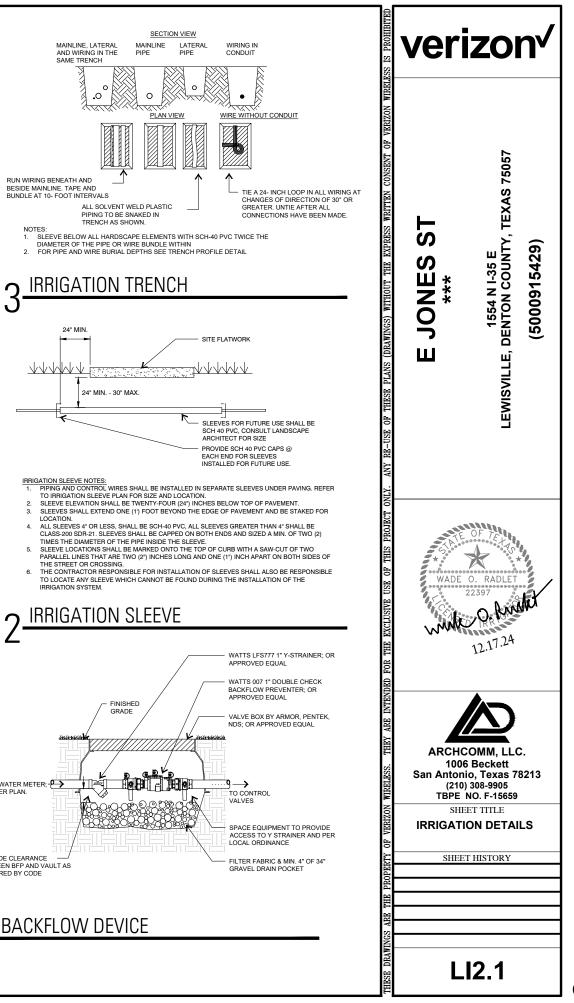
NOTE: MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY

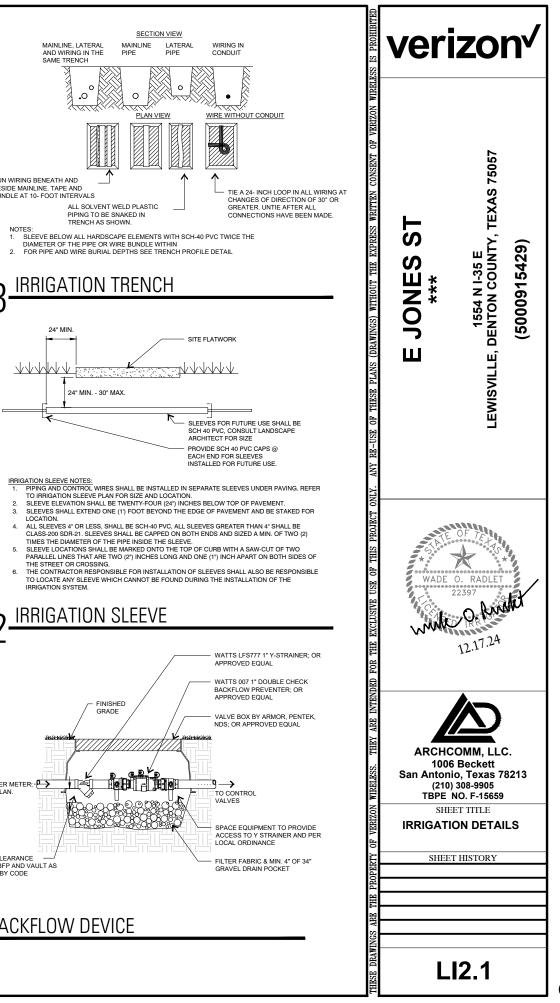


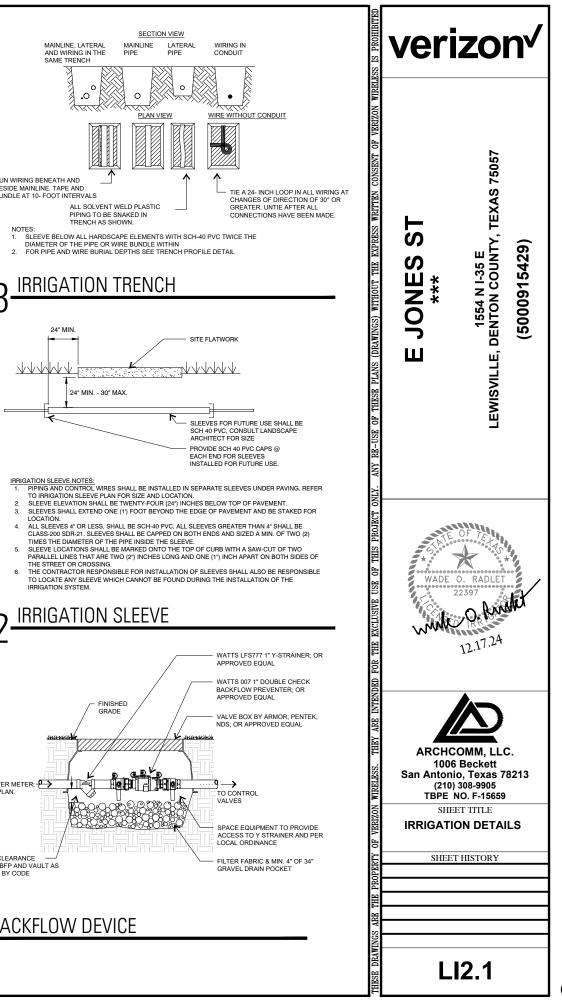


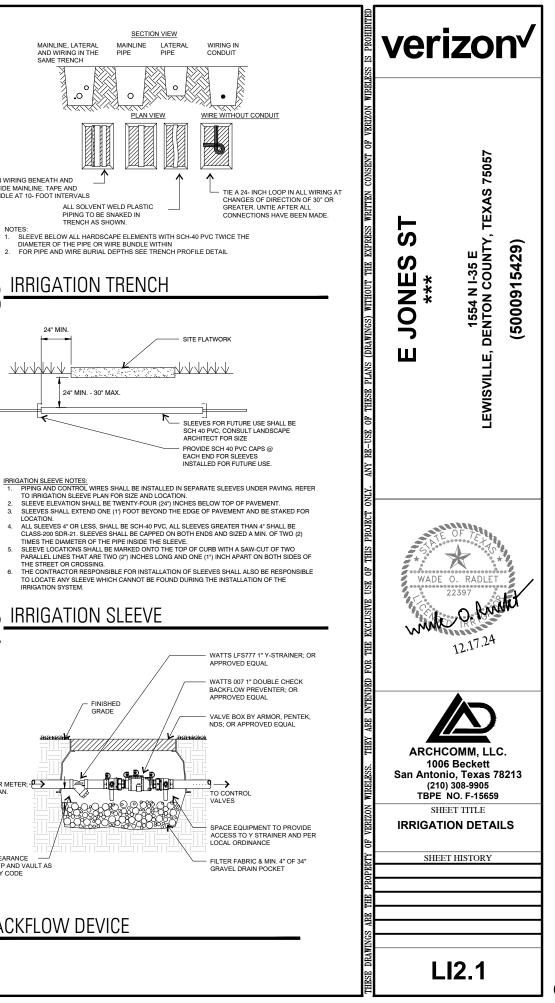




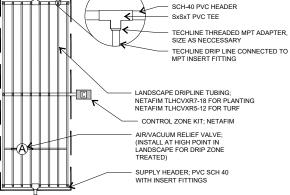








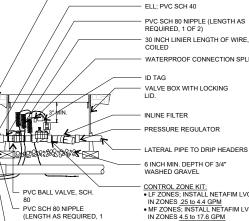




TECHLINE INSERT FITTINGS BY NETAFIM; FLUSH VALVE

(LENGTH AS REQUIRED, 1 OF 2) - ELL: PVC SCH 40 - PVC MAINLINE SCH 40 CONTROL ZONE KIT

1



FINISH GRADE

4 DRIP DESIGN NOTES

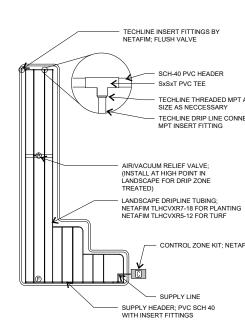
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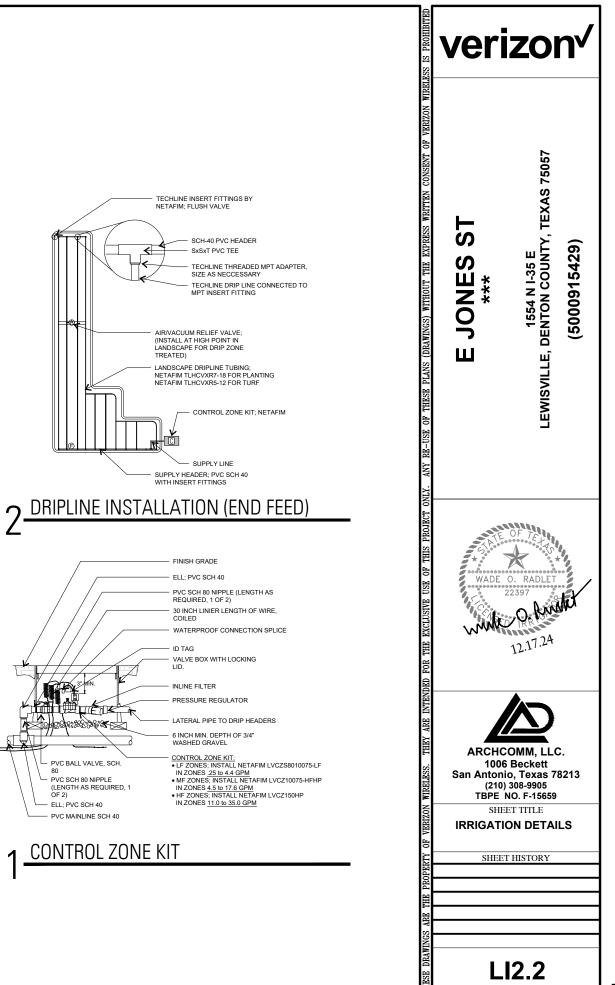
AND MAXIMIZE ZONE SIZE WHEN INSTALLING HCVXR SERIES DRIPLINE.

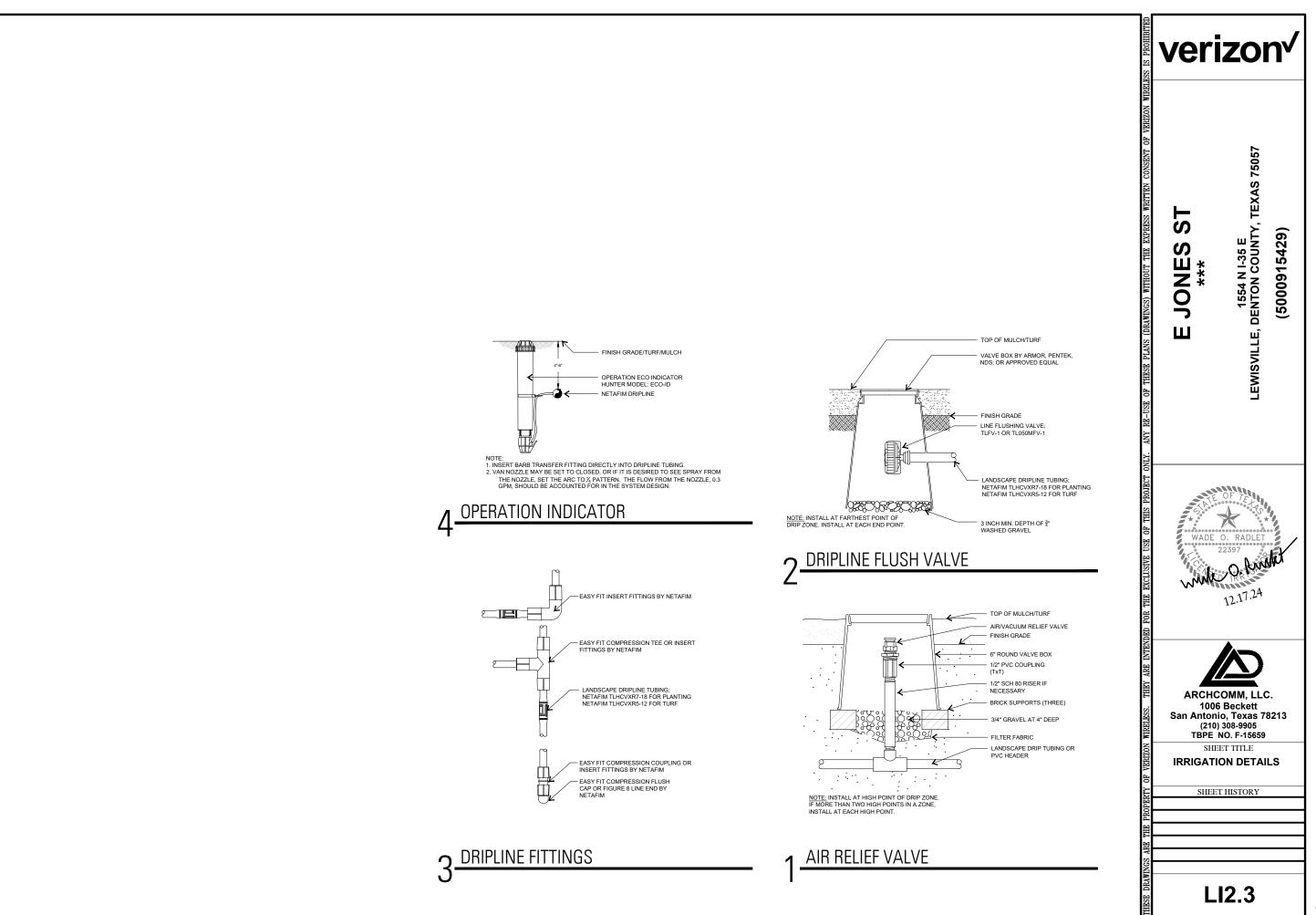
	(1/MM HCVAR SERIES DRIPLINE)						
	TOTAL ZONE FLOW	PIPE SIZE					
	UP TO 5 GPM	1/2" SCH 40 PVC or 1/2" CLASS 315 PVC					
	5.1 TO 8 GPM	3/4" CLASS 200 PVC					
	8.1 TO 13 GPM	1" CLASS 200 PVC					
	13.1 TO 22 GPM	1-1/4" CLASS 200 PVC					
	22.1 TO 31 GPM	1-1/2" CLASS 200 PVC					
NC	TE: A 45 PSI PRESSUP	RE REGULATOR IS RECOMMENDED TO OBTAIN MAXIMUM RUN LENGTHS					

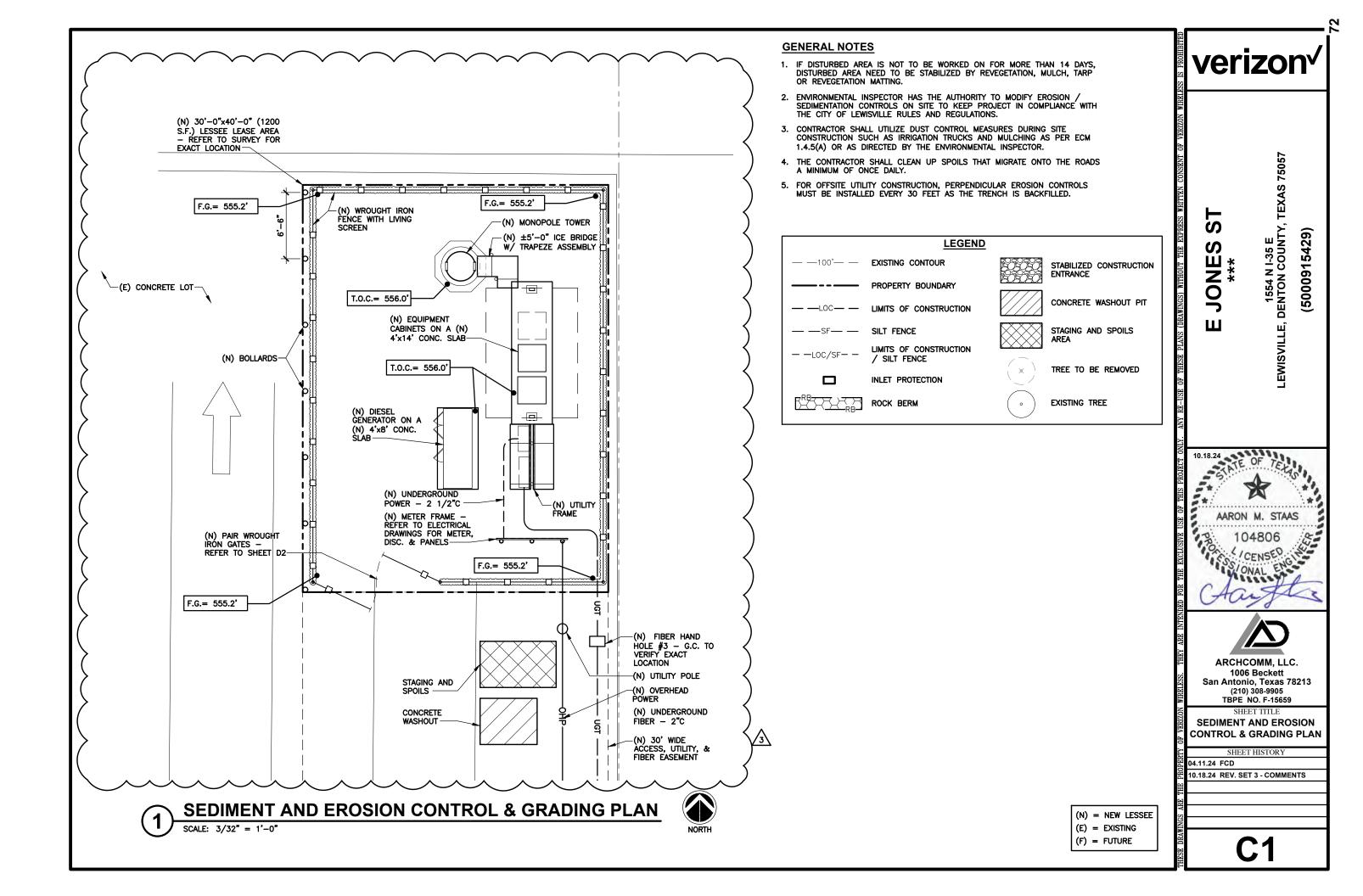
PROPER SIZING OF SUPPLY AND EXHAUST HEADERS

- WHEN CONFILIONS OCCURS BE IWEEN THESE DRAWINGS AND THE MANUFACTURER'S SPECIFICATIONS DEFER TO THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
 EACH DRIP ZONE SHALL HAVE A DRIP SYSTEM OPERATION INDICATOR, AS MANUFACTURED BY NETAFIM. INSTALL PER NETAFIM RECOMMENDATIONS.
- 6.) WHEN CONFLICTS OCCUR BETWEEN THESE DRAWINGS AND THE
- INSTALLATION OF EUFICIA TIONS. 5) NETAFIM HCXXR SERIES DRIP LINE SHALL BE USED AS FOLLOWS; TURF AREAS; TLHCVXR5-12, ROWS SPACED AT 12 INCHES BED AREAS; TLHCVXR7-18, ROWS SPACED AT 18 INCHES BED AREAS WITH SLOPE 3:1 OR MORE; TLHCVXR7-12
- MANUFACTURER SPACED A MAX. OF 3' ON CENTER. 4) DRIP LATERALS SHOWN ON THE PLANS ARE USED TO INDICATE ZONING SIZES AND RELATIONSHIPS, INSTALLATION OF DRIP ZONES SHALL FOLLOW ONE OF THE TWO METHODS DESCRIBED IN DTLS. 2/3-LI 2.2. AND NETAFIM'S RECOMMENDED INSTALLATION SPECIFICATIONS.
- IN TURE AREAS. 2.) STAGGER EMITTER SPACING IN PARALLEL ROWS TO CREATE TRIANGULAR WETTING PATTERN. 3.) ALL DRIP LINE SHALL BE SECURED USING SOIL STAPLES AS SUPPLIED BY THE MANUFACTURER SPACED A MAX. OF 3' ON CENTER.
- 1.) DRIP LINE SHALL BE BURIED 3" TO 5" BELOW FINISHED SOIL GRADE IN PLANTING BEDS AFTER PLANTING AND BEFORE MULCH AND 4" TO 6" BELOW FINISHED GRADE IN TURE AREAS.



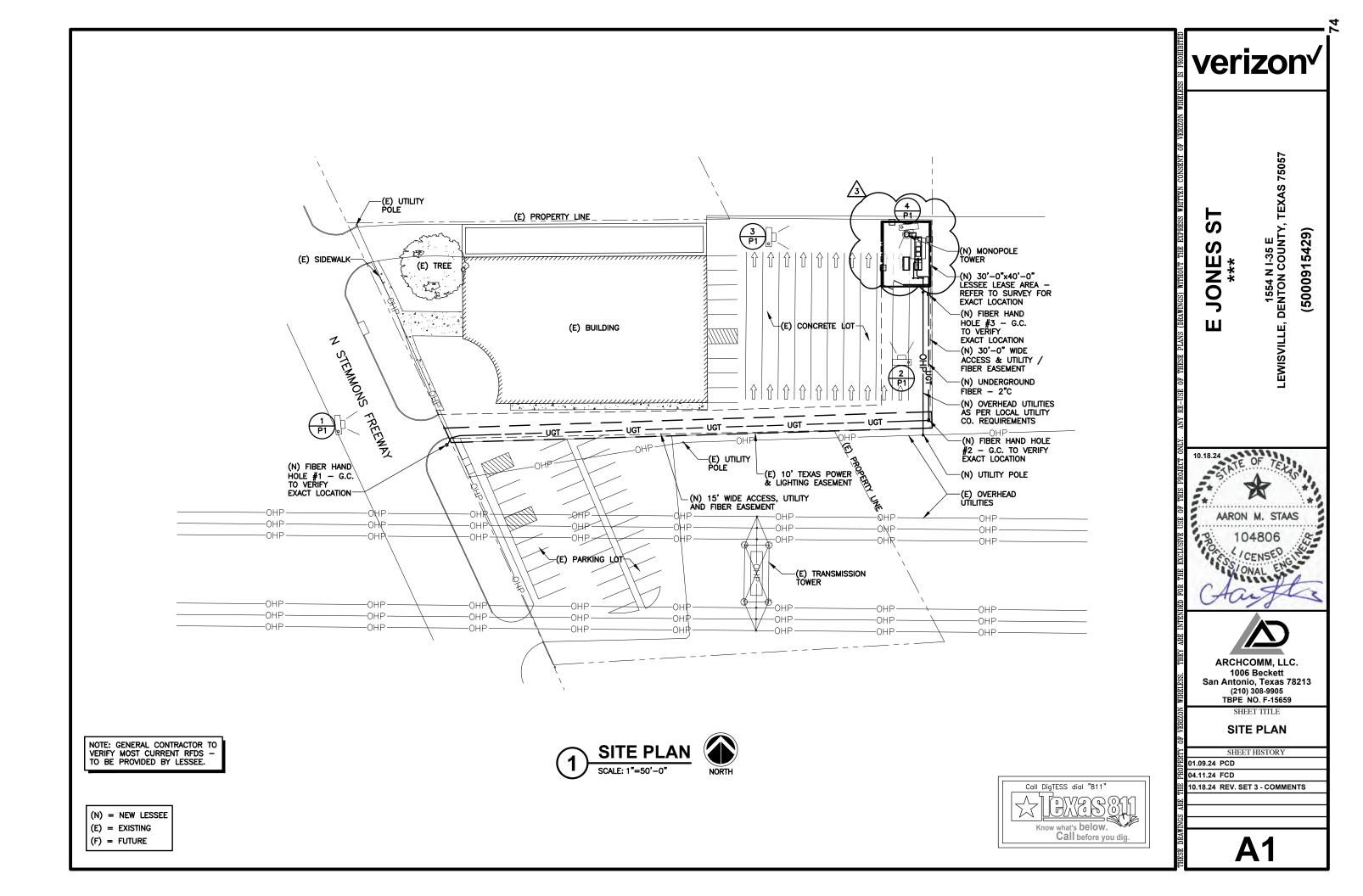


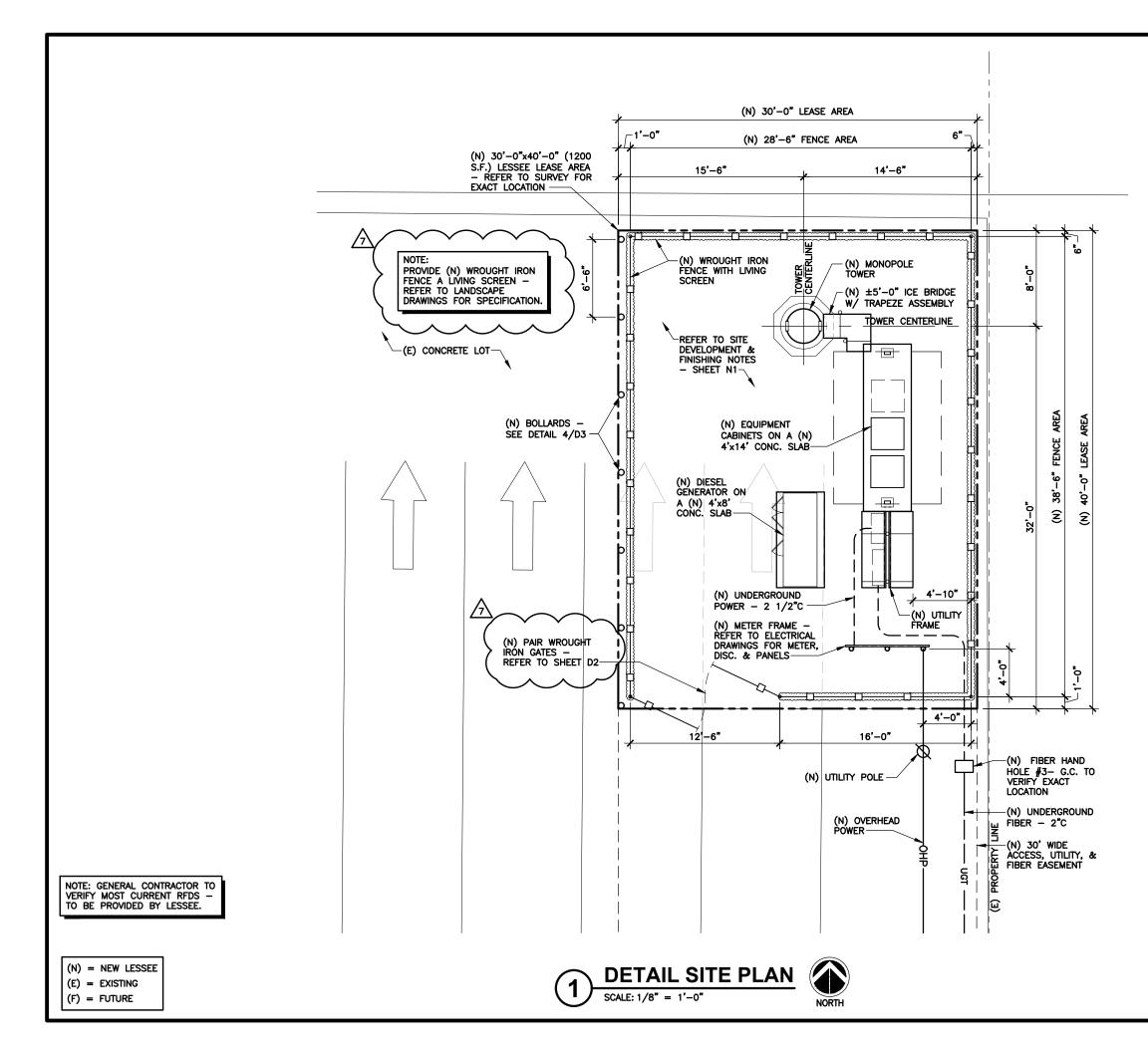


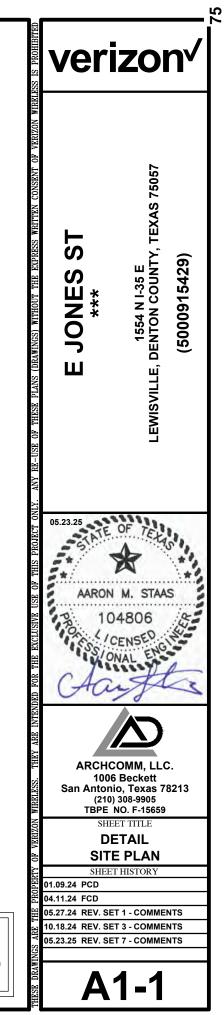




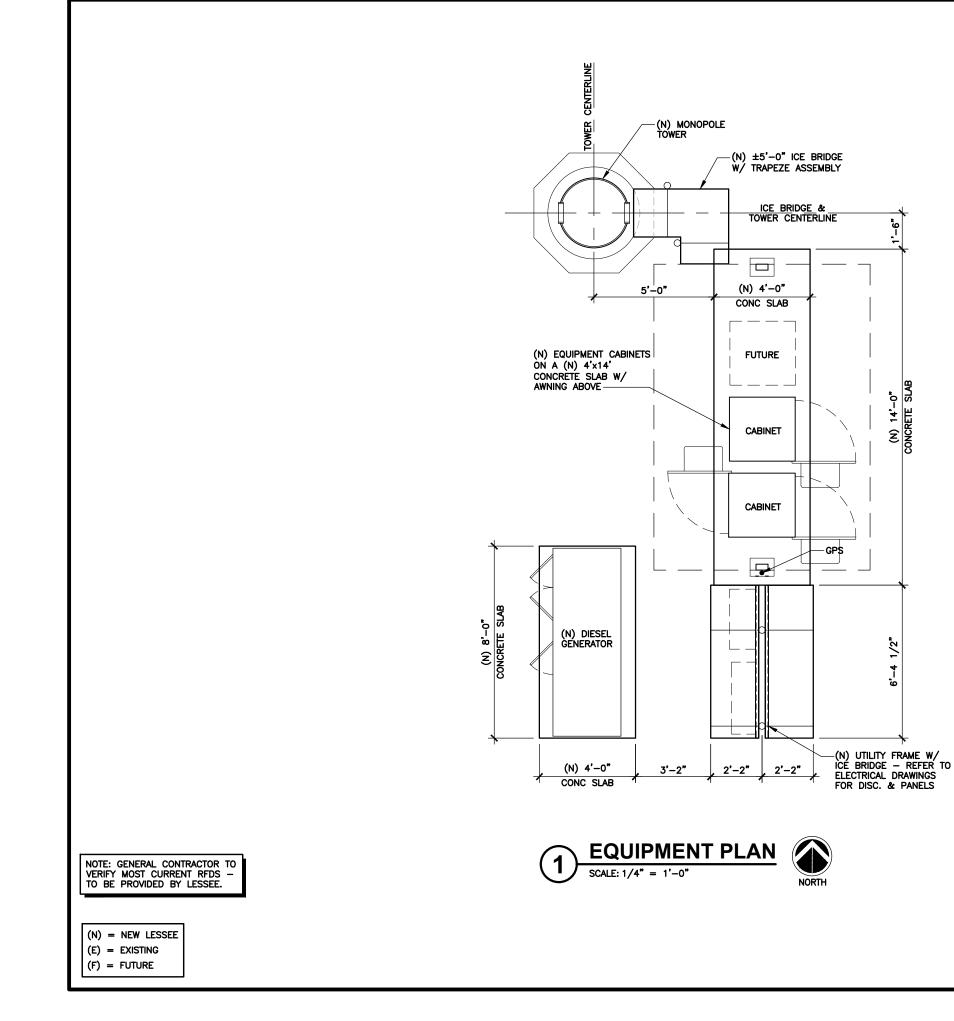


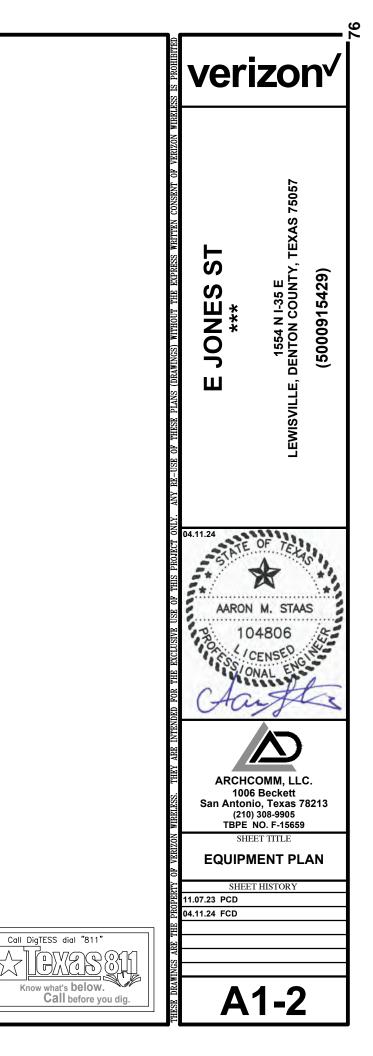


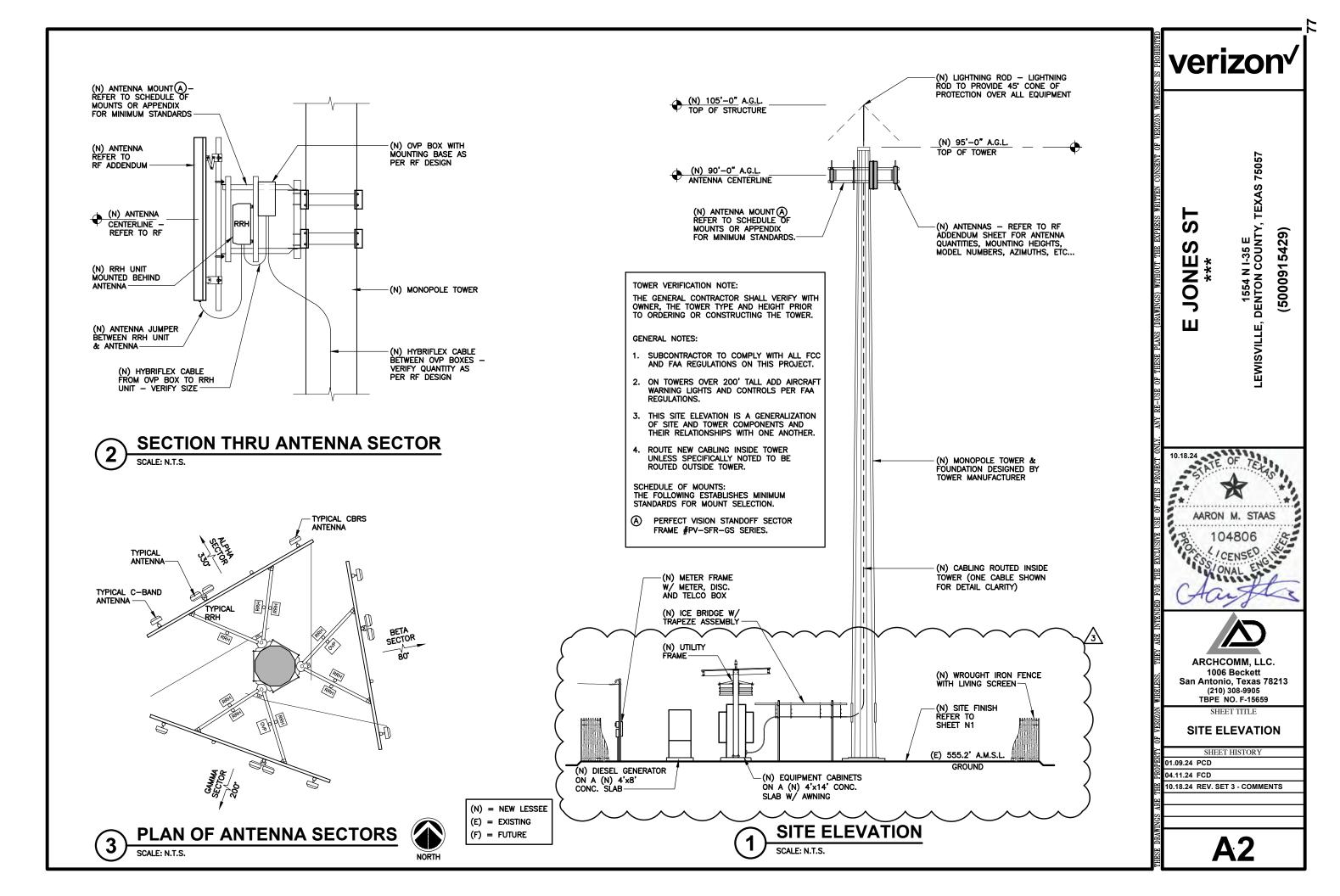


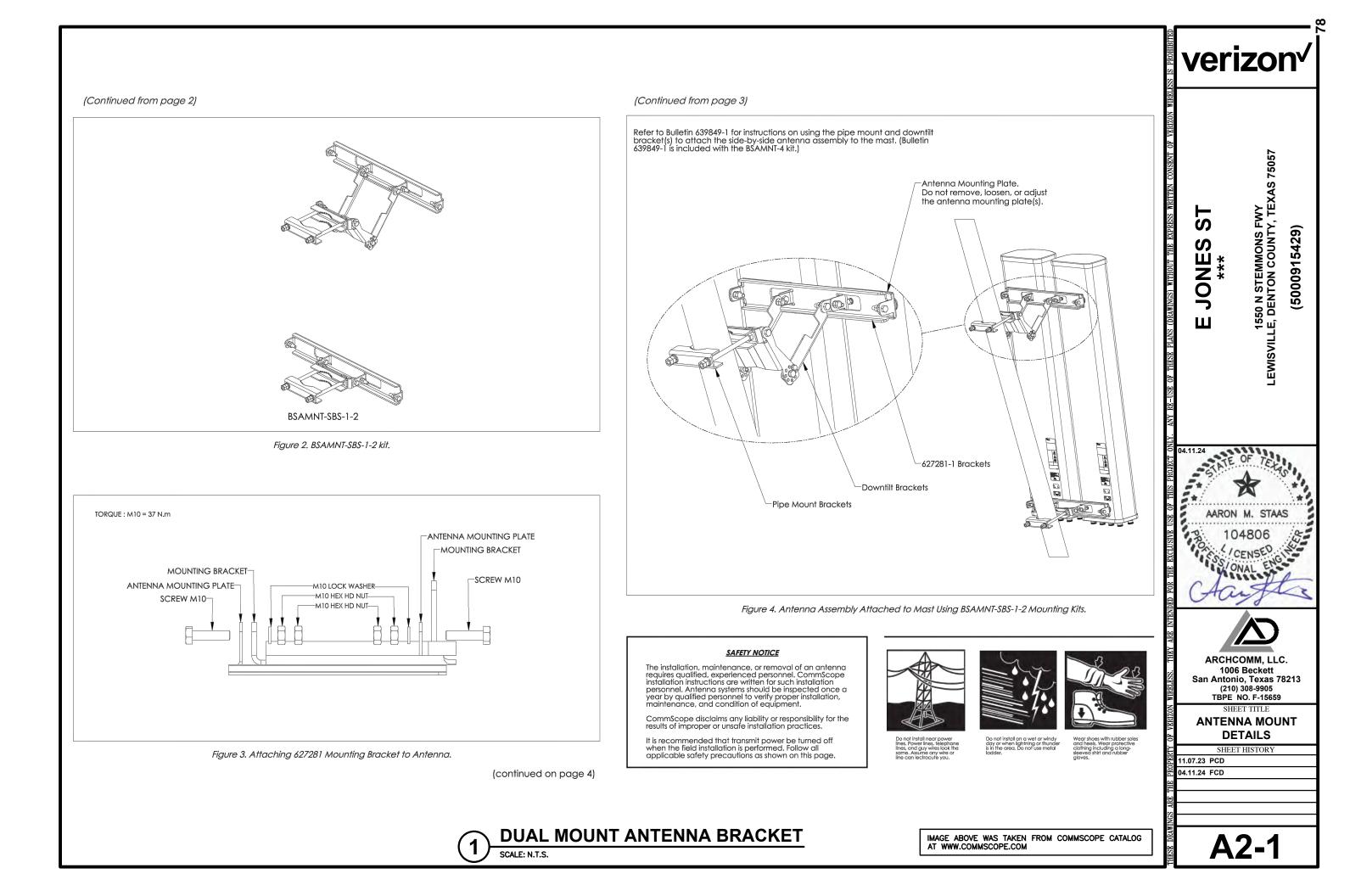


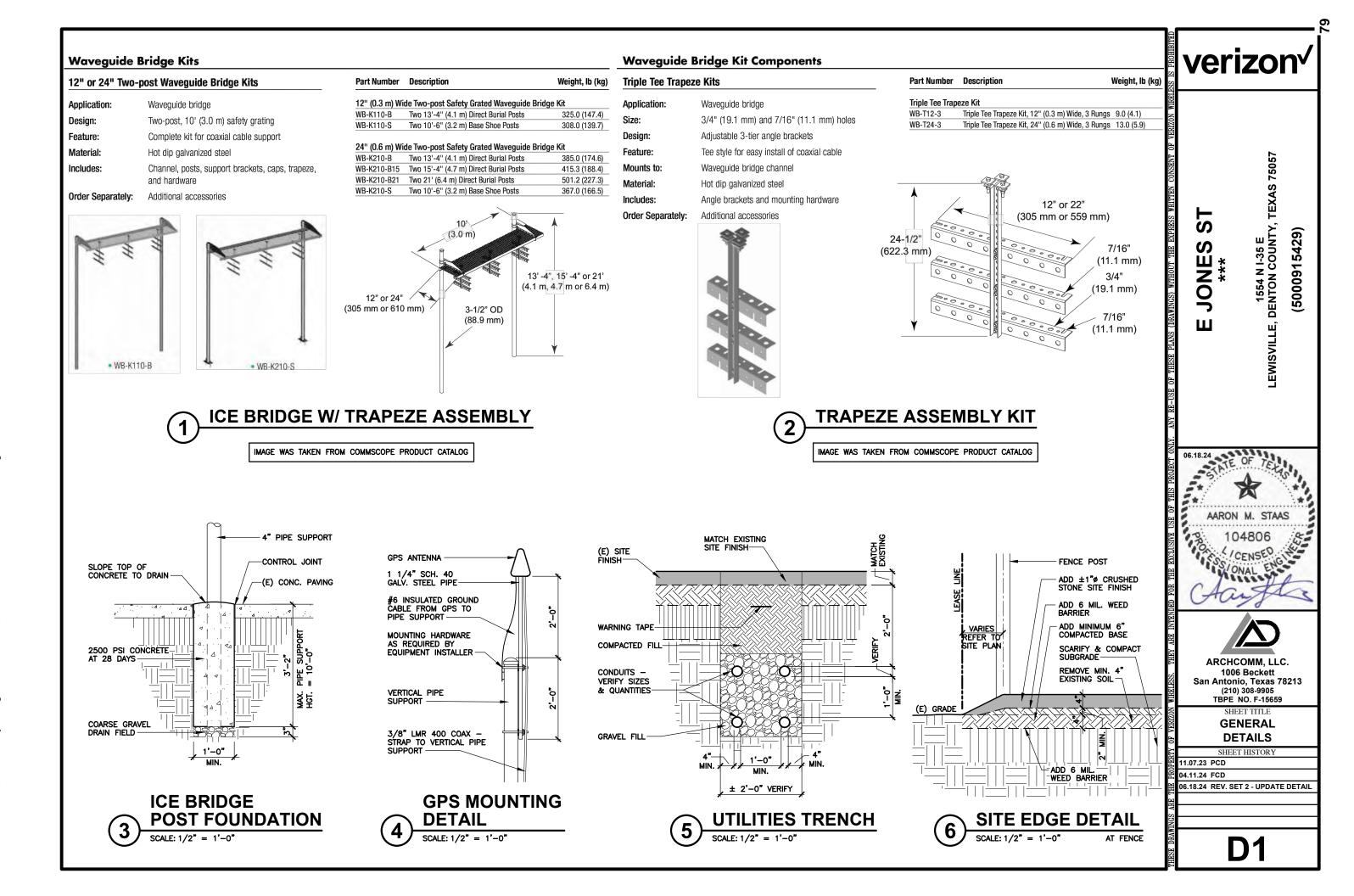


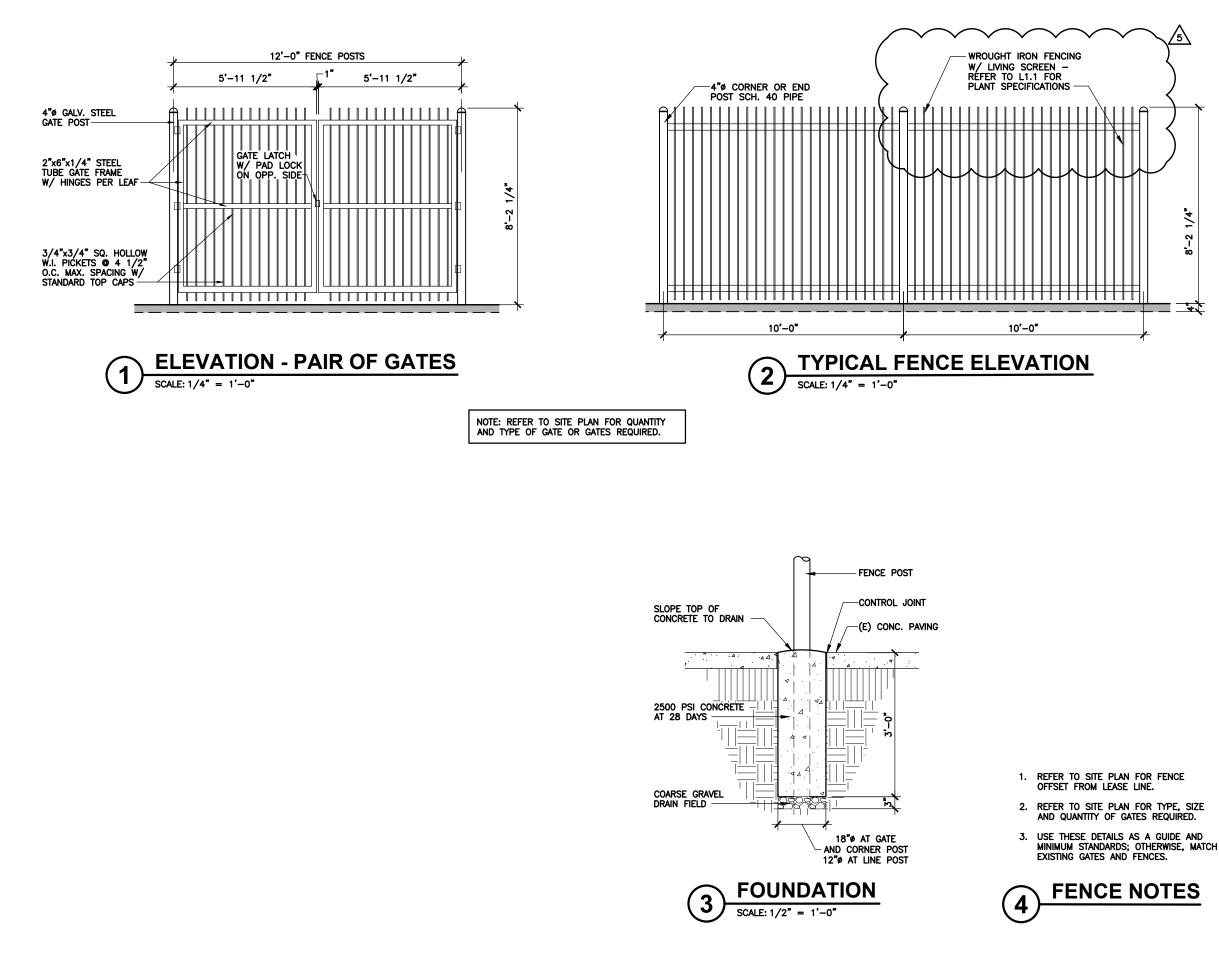


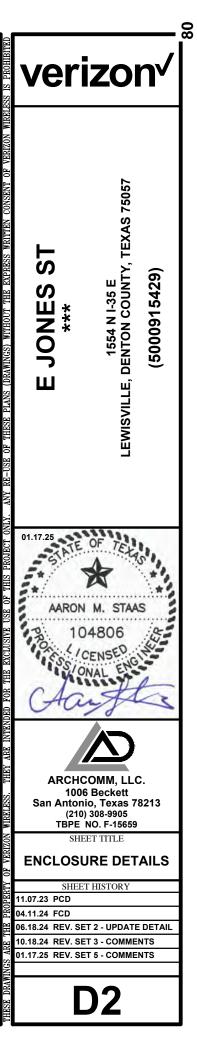


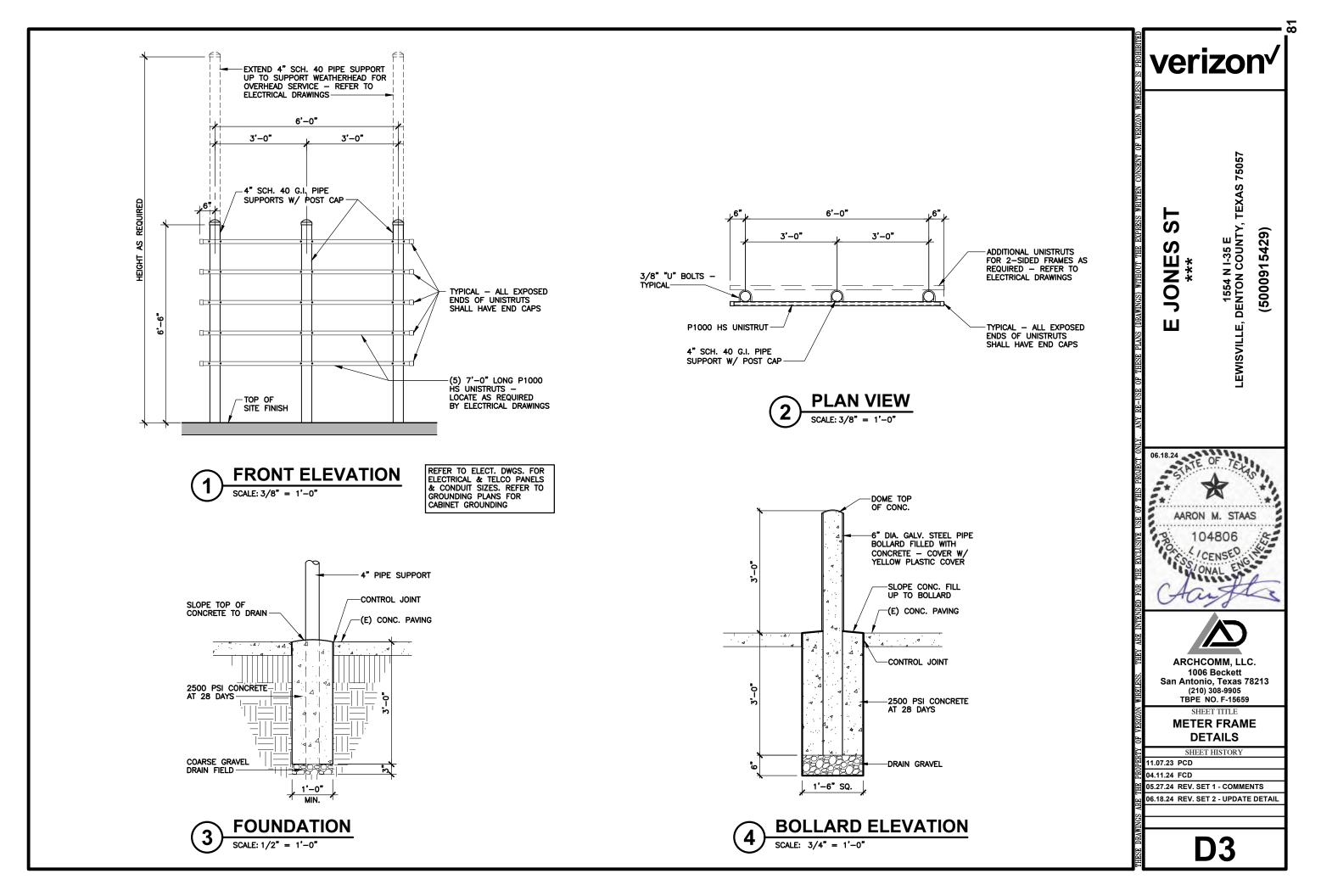


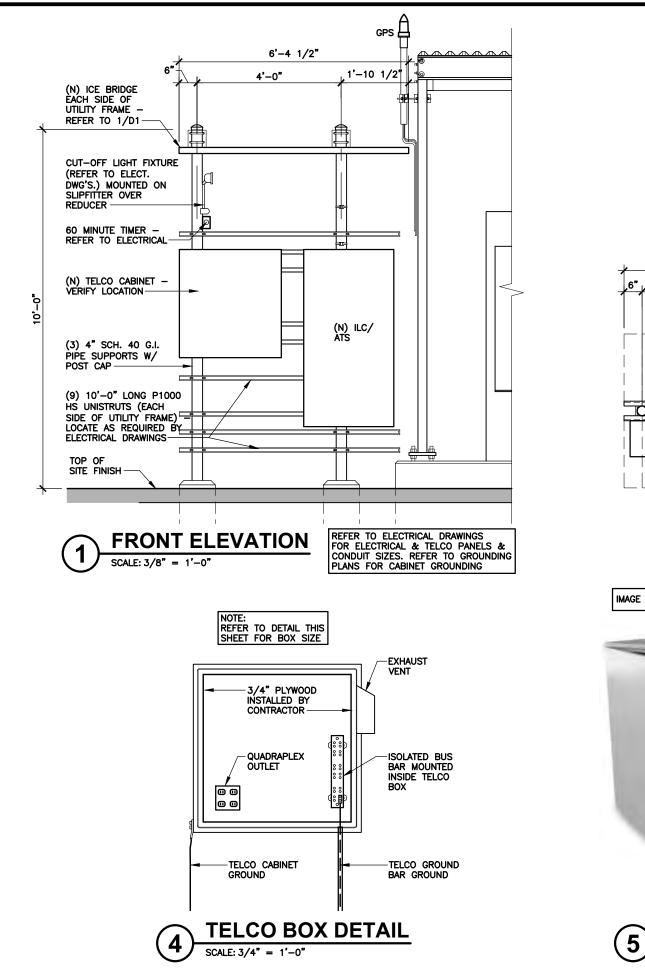


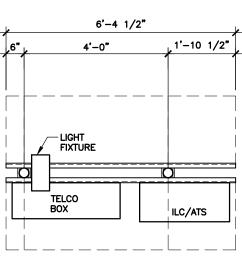


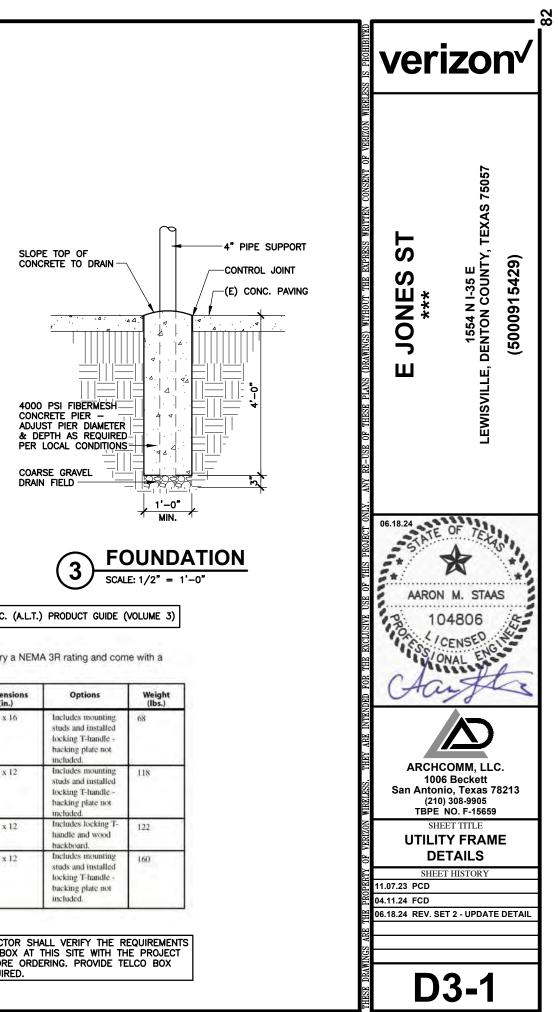












PLAN VIEW SCALE: 3/8" = 1'-0"

e:

NO SCALE

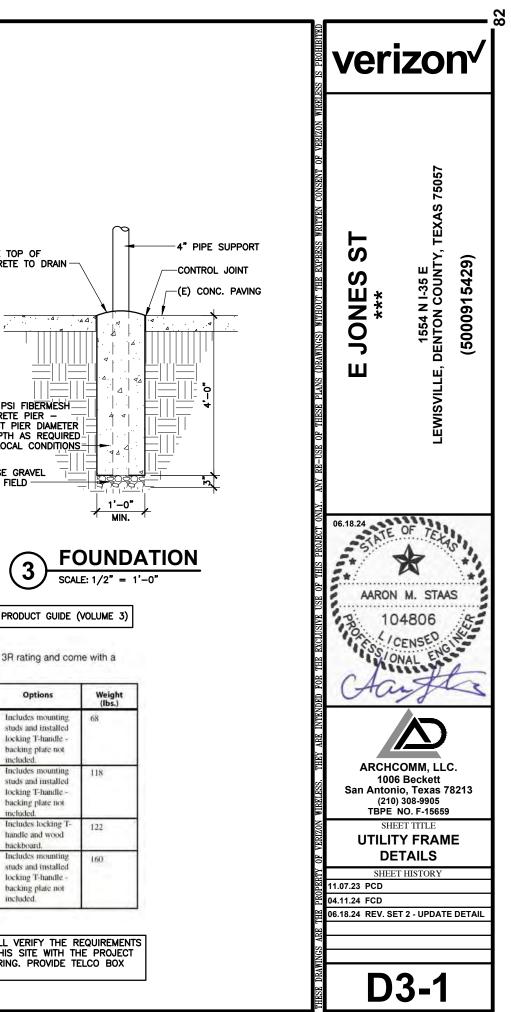
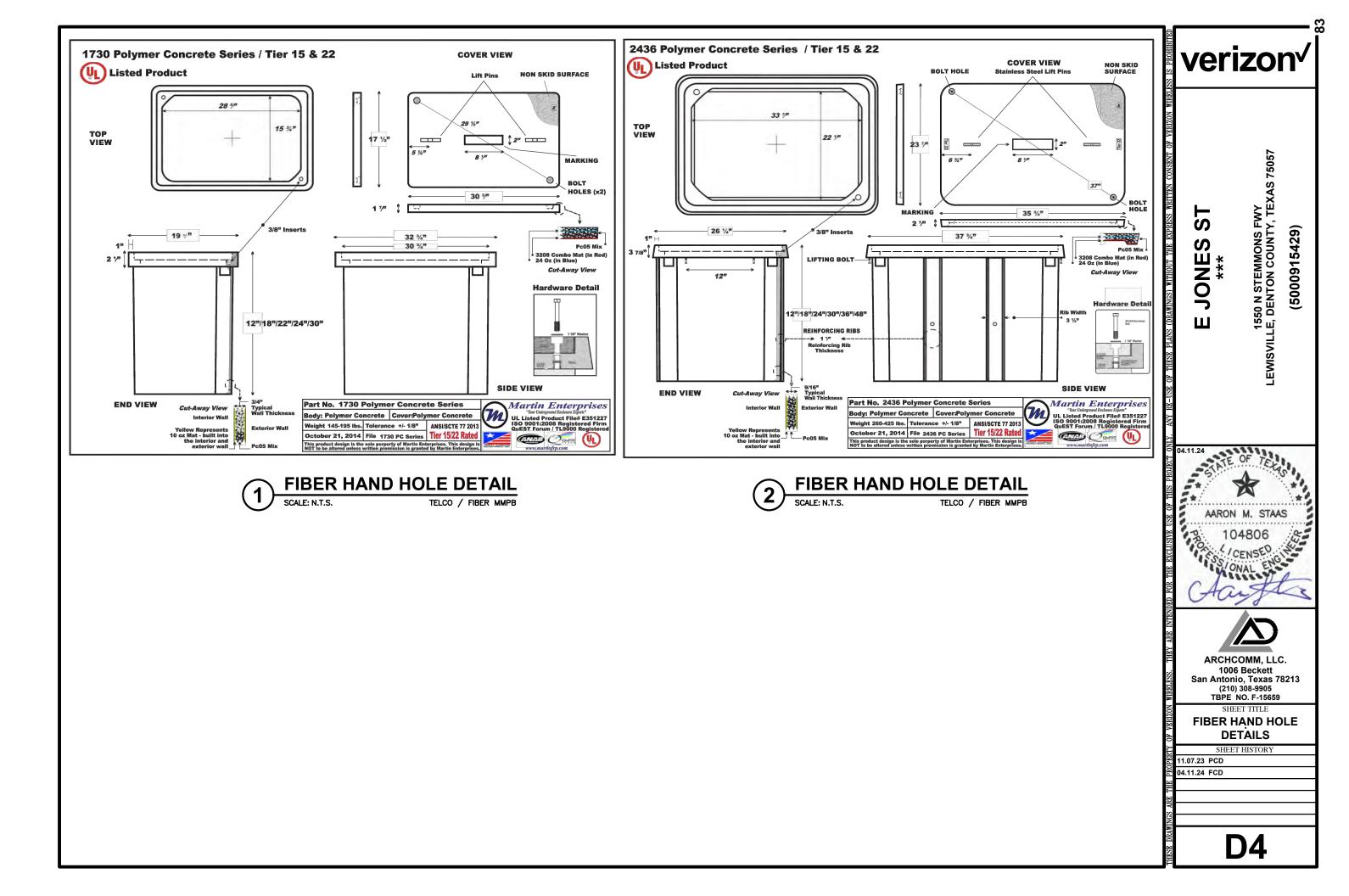
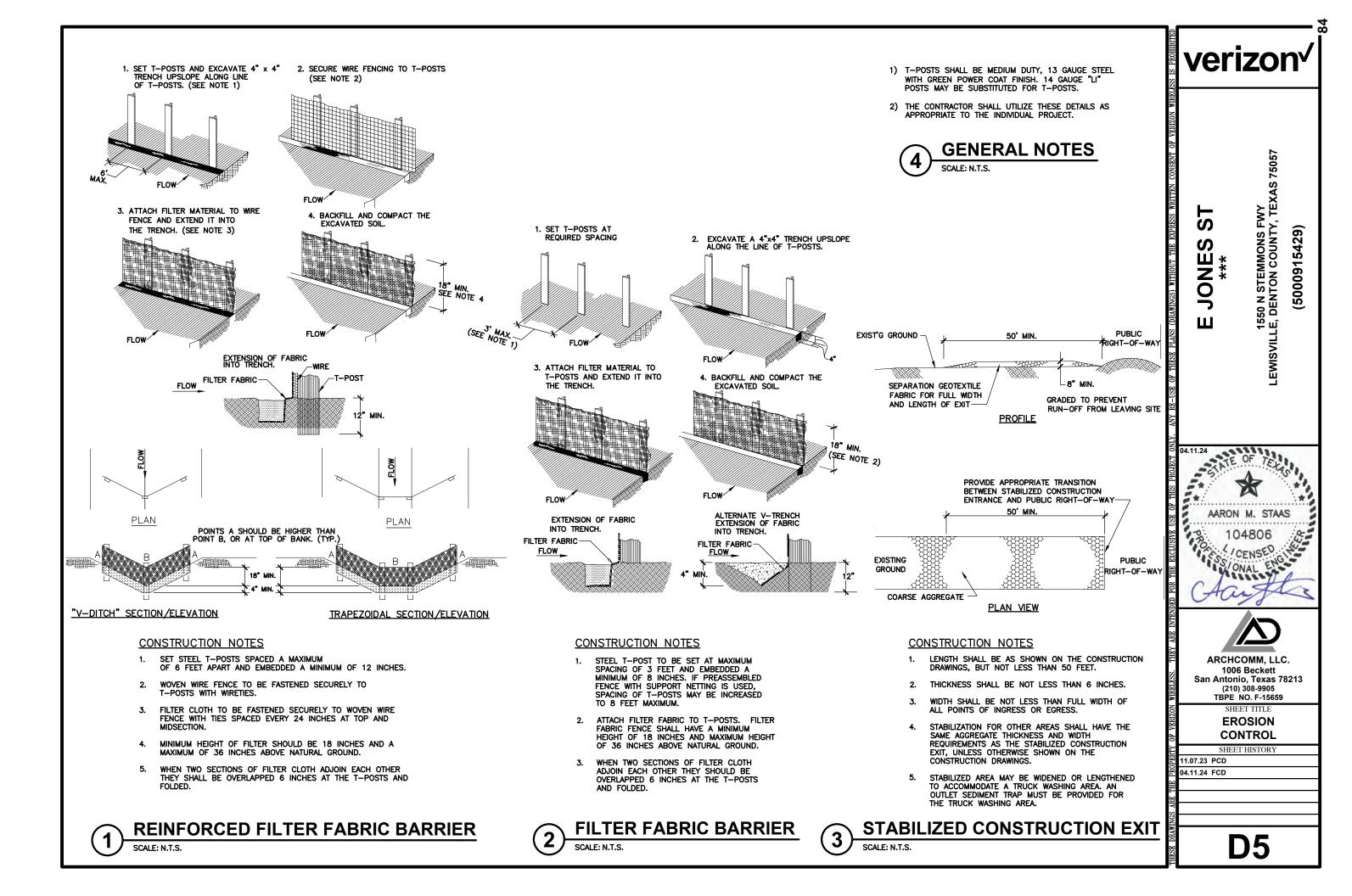


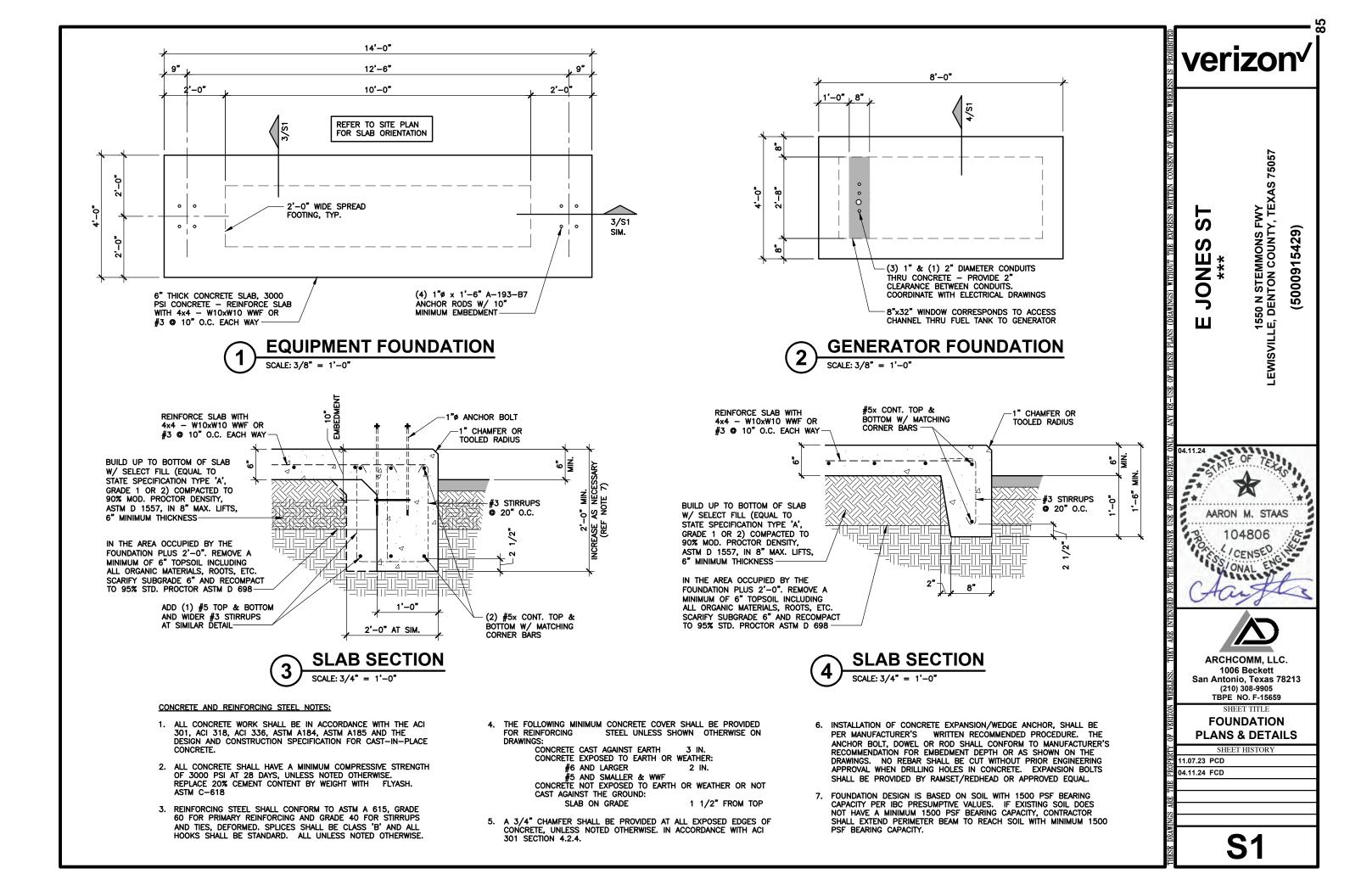
IMAGE BELOW WAS TAKEN FROM ADVANCED LIGHTNING TECHNOLOGY, INC. (A.L.T.) PRODUCT GUIDE (VOLUME 3)

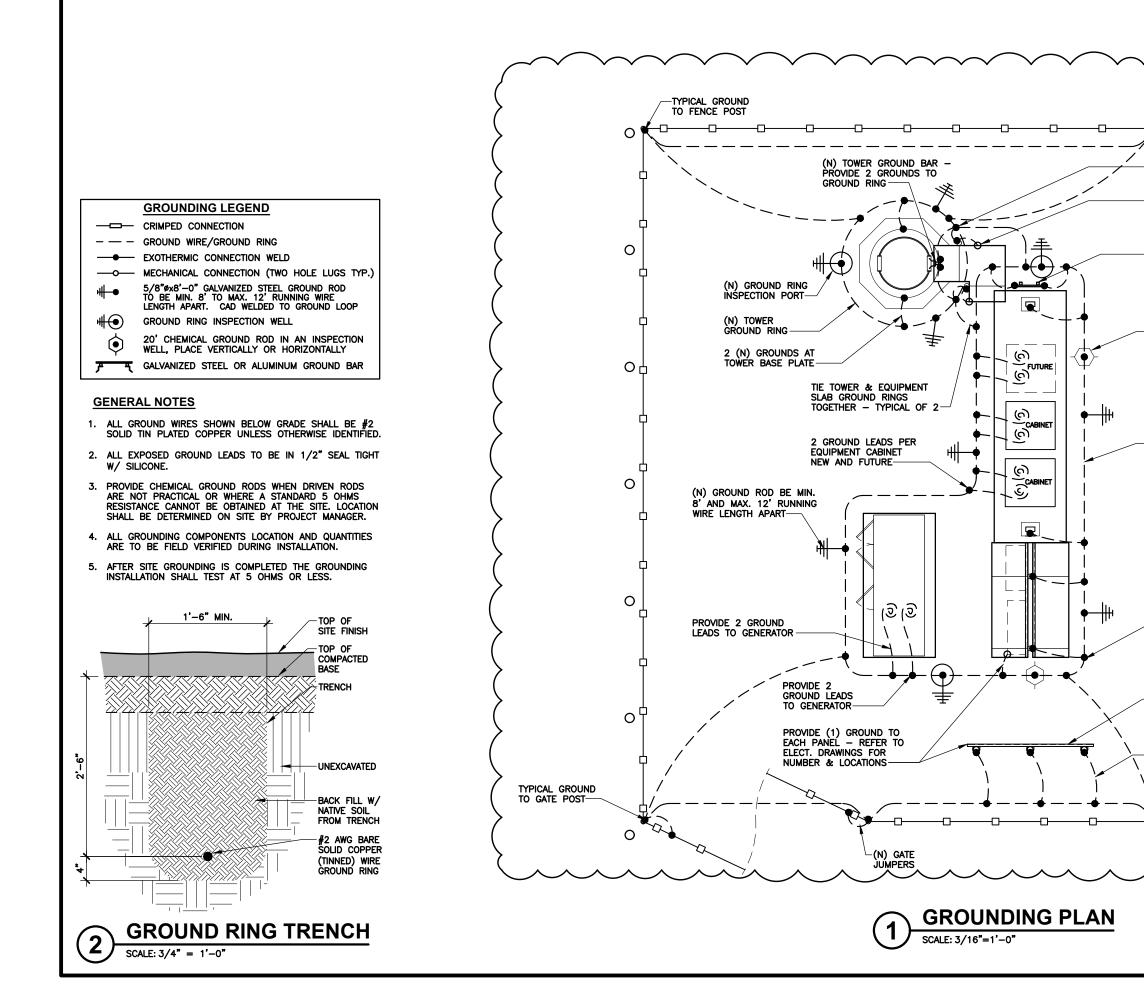
Telco Box All Telco Boxes carry a NEMA 3R rating and come with a hinged cover. Catalog No. Dimensions (in.) 5950-24x24x16 24 x 24 x 16 595()-3()x36x12 30 x 36 x 12 5950-36x36x12 36 x 36 x 12 5950-36x48x12 36 x 48 x 12

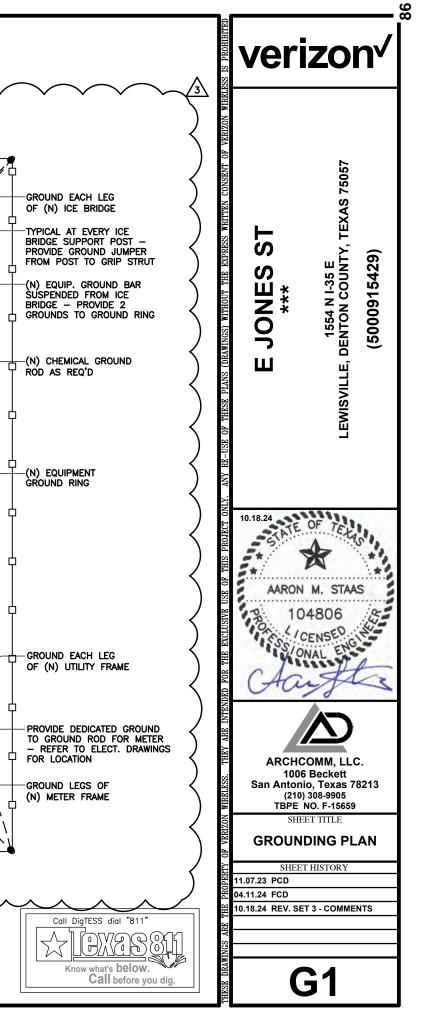
TELCO BOX SCAN ONLY AS REQUIRED.

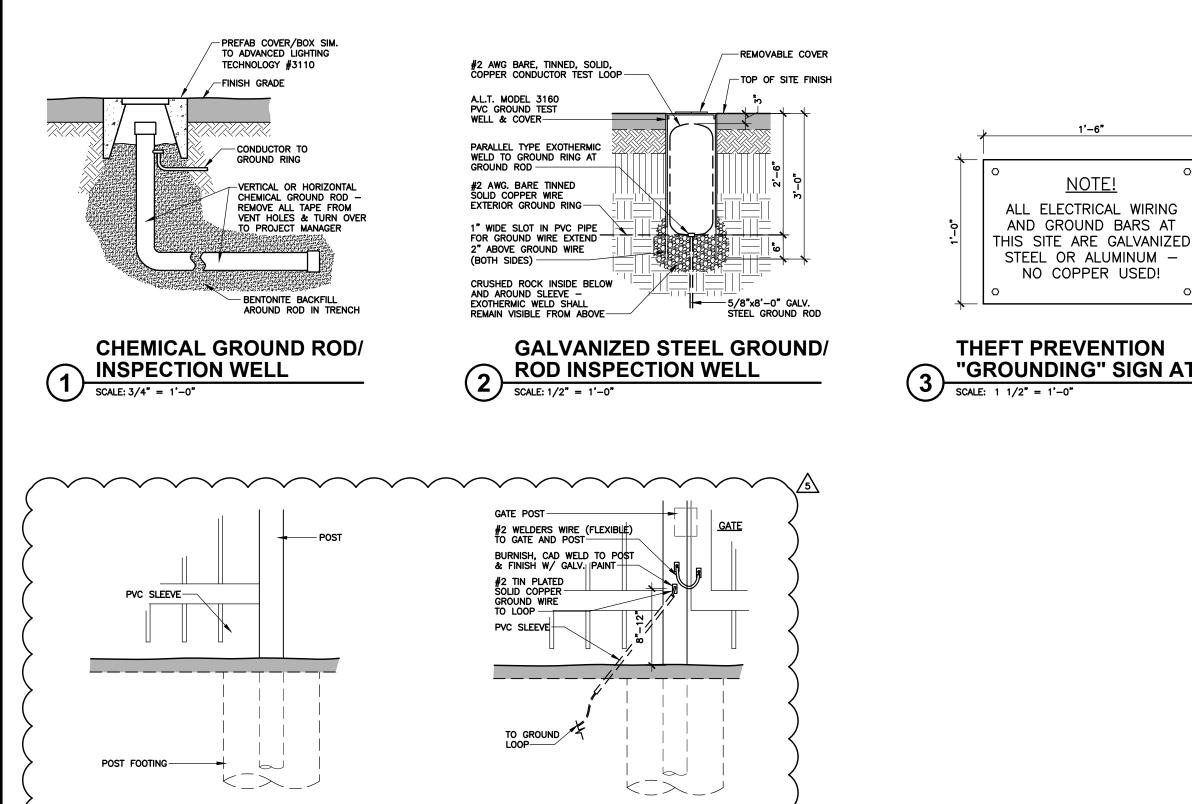












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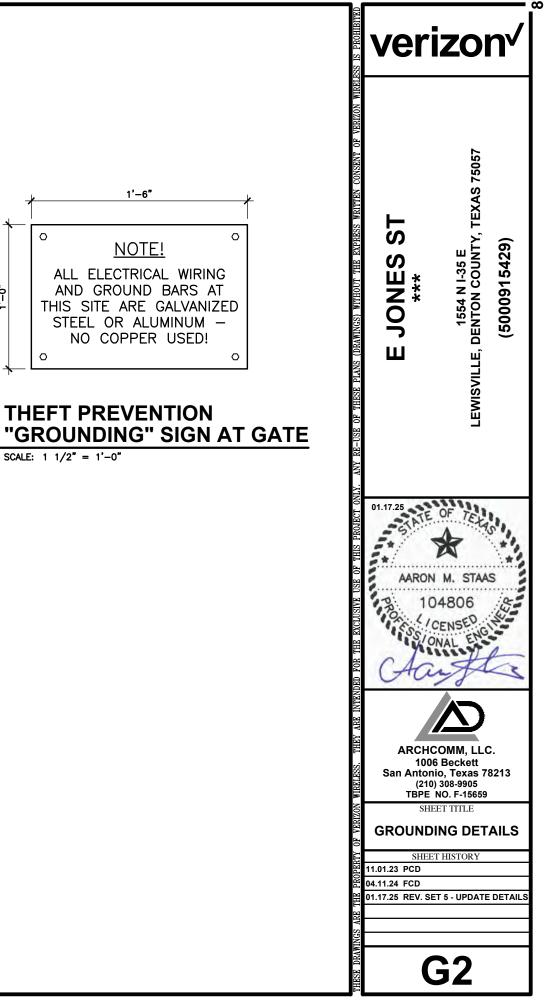
SCALE: 1'' = 1' - 0''

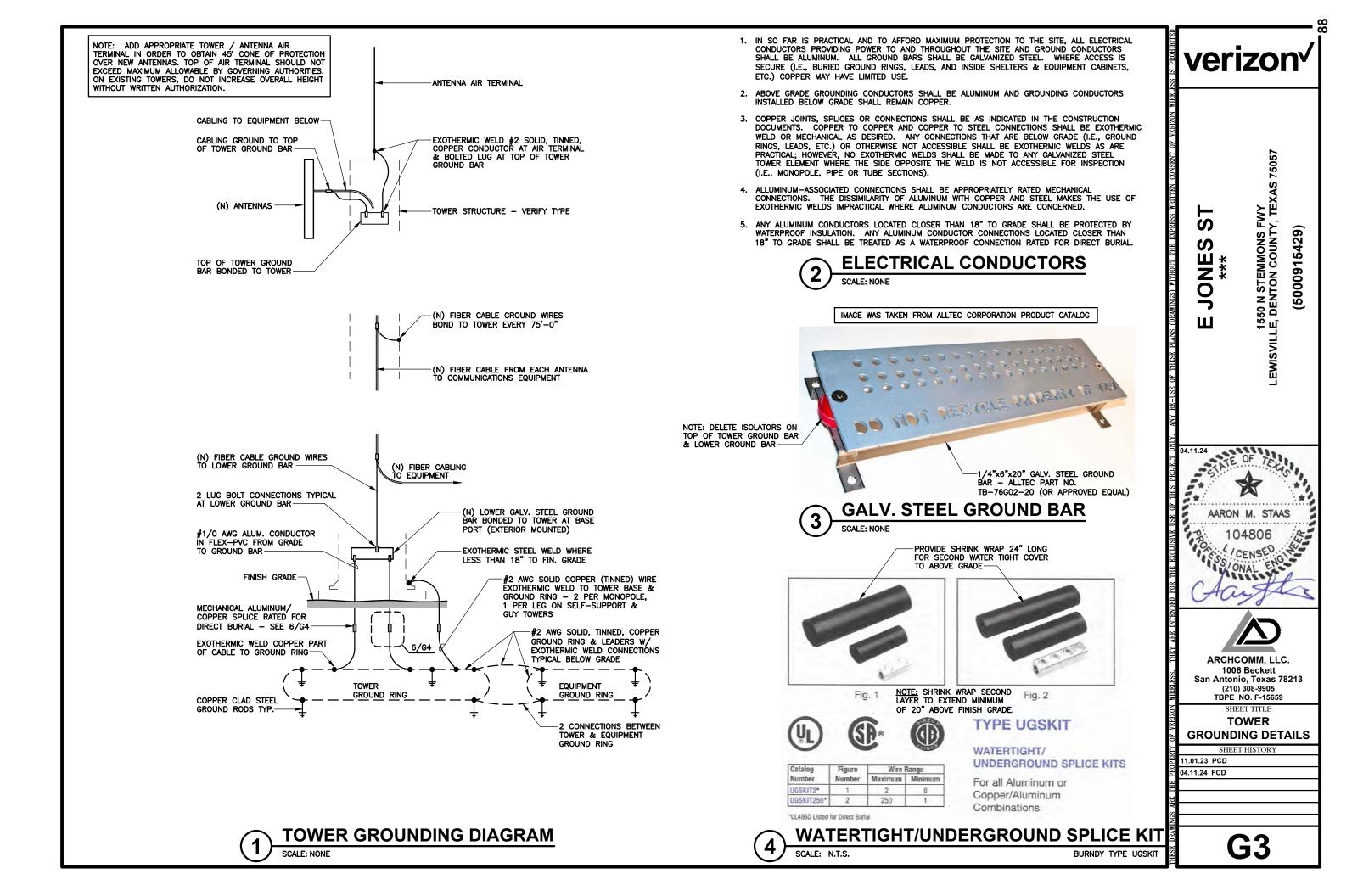
GATE POST GROUNDING

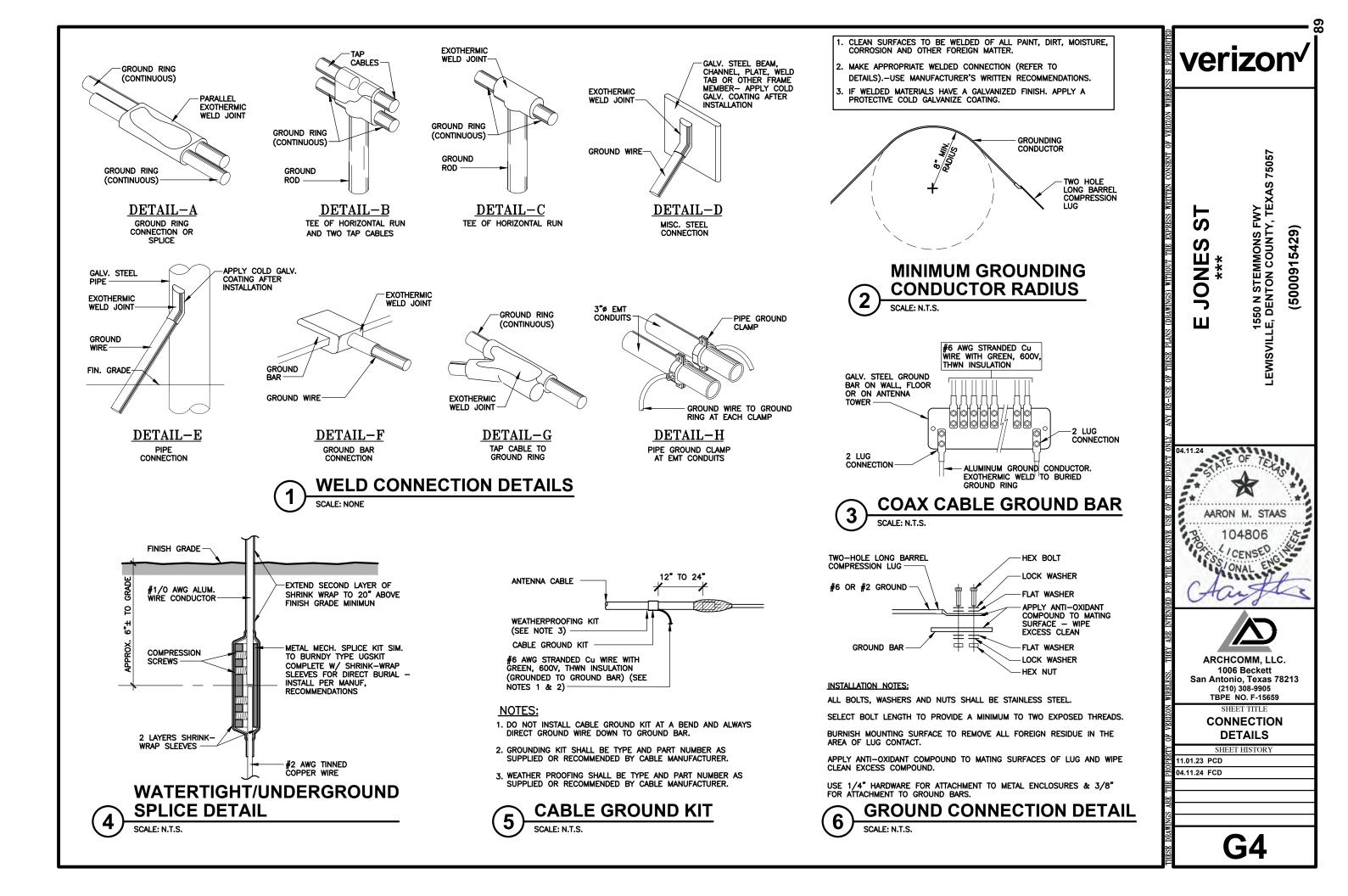
FENCE POST GROUNDING

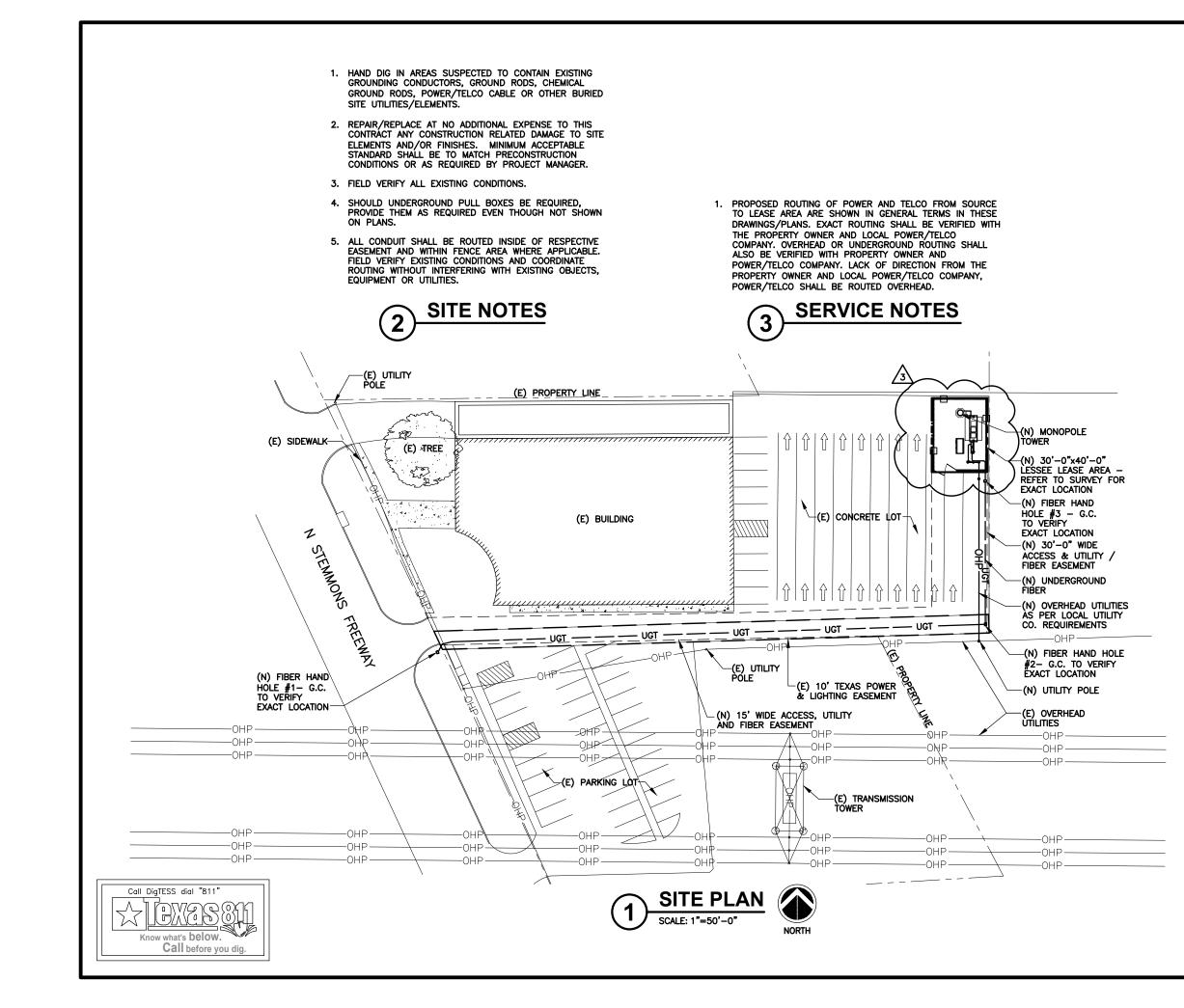
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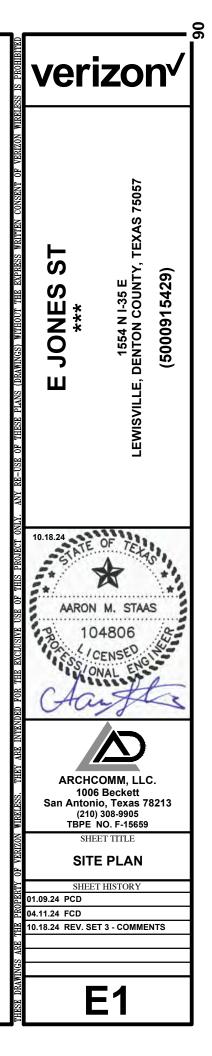
SCALE: 1" = 1' - 0"

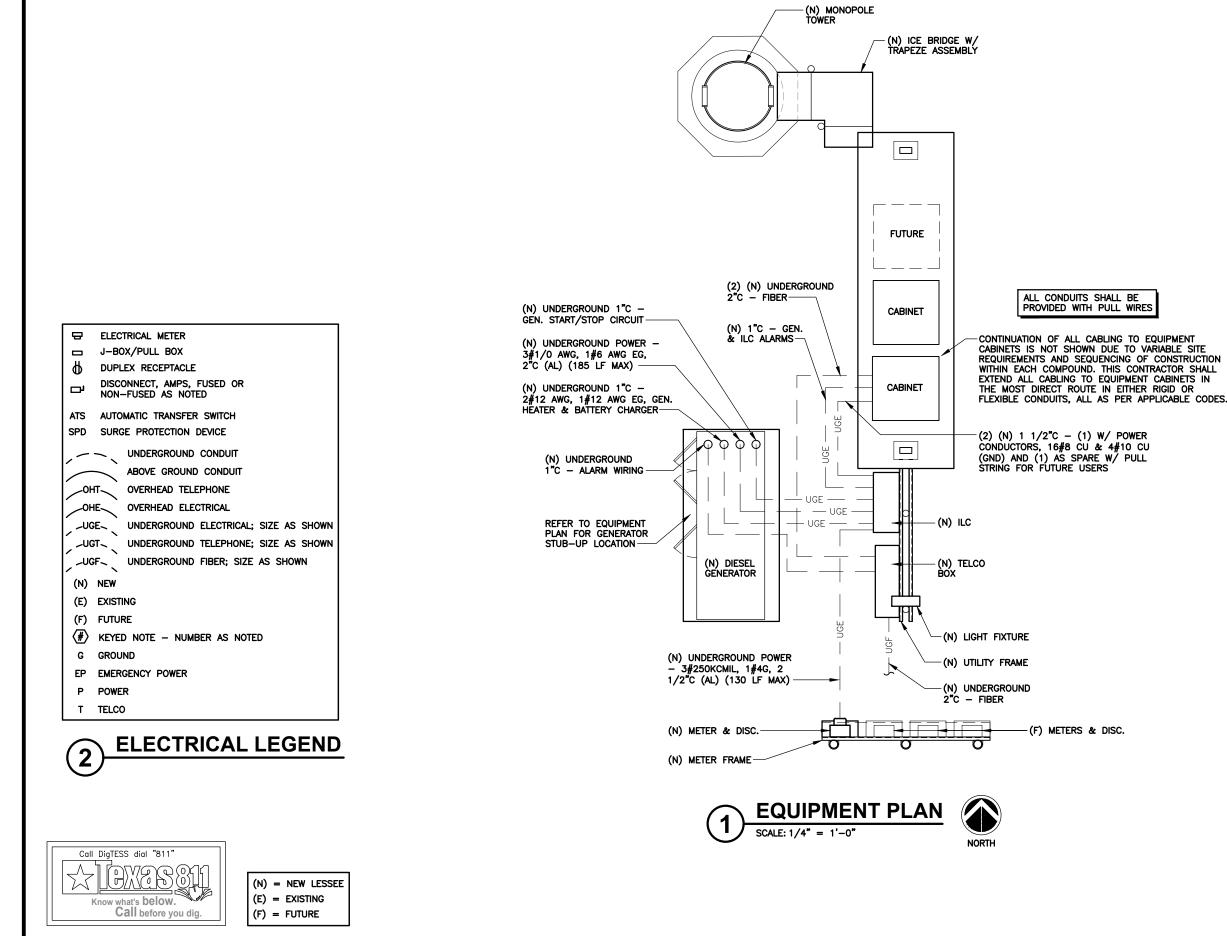


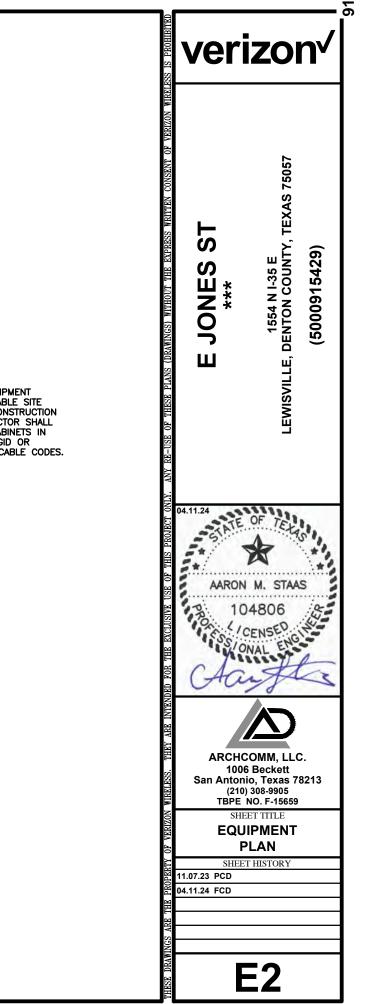






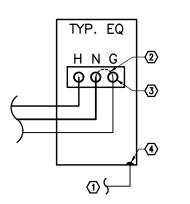






- 1. ALL ELECTRICAL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRICAL AND BUILDING CODES AND ALL OTHER CODES HAVING JURISDICTION. ALL CONDUITS SHALL INCLUDE PULL WIRES.
- 2. ALL COPPER CONDUCTORS SHALL BE TYPE THWN, MINIMUM SIZE #12 AWG. EXCEPT CONTROL WIRING. ALL ALUMINUM CONDUCTORS SHALL BE AA-8000 SERIES TYPE.
- 3. ELECTRICAL CONTRACTOR SHALL CONNECT GROUNDS FROM ELECTRICAL EQUIPMENT ENCLOSURES TO EXTERNAL GROUND LOOP. CIRCUIT GROUNDS SHALL BE ISOLATED FROM EQUIPMENT GROUND AND SHALL BE ROUTED ISOLATED THROUGH TO THE GUTTER.
- 4. ELECTRICAL CONTRACTOR SHALL PAY FOR AND COORDINATE ELECTRICAL SERVICE UPGRADES WITH LOCAL UTILITY COMPANY.
- 5. ELECTRICAL CONTRACTOR SHALL FILL TRENCH EXCAVATIONS AS NOTED IN TRENCHING NOTES OF THESE DOCUMENTS.
- 6. STUB UP LOCATIONS FOR ELECTRICAL AND TELEPHONE SHALL BE COORDINATED WITH LESSEE.
- 7. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY POWER ON JOB SITE INCLUDING ENTRY CONDUCTORS, METER AND DISCONNECTS AS REQUIRED. IF POWER COMPANY TEMPORARY SERVICE IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE A 10KW MINIMUM SIZE GENERATOR TO SUPPLY DEMAND.
- 8. COORDINATE EXACT ROUTE OF UNDERGROUND CONDUITS WITH LOCAL UTILITY COMPANY PRIOR TO INSTALLATION.
- 9. PROVIDE LONG SLEEVE ELBOWS.
- 10. TELCO CABINET, PANEL, SPD, & EQUIPMENT, ARE TYPICALLY PROVIDED BY OTHERS AND ARE SHOWN FOR REFERENCE ONLY.
- 11. SPOT ALL UNDERGROUND UTILITIES AND SPECIALTY ITEMS SUCH AS GROUND RODS AND GROUND RINGS PRIOR TO DIGGING. ITEMS ARE NOT LIMITED TO THE ABOVE. DAMAGED ITEMS SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER. BACKFILL AND PATCH TO MATCH EXISTING CONDITIONS. REFER TO "TRENCHING" IN THIS PROJECT'S DOCUMENTS.
- 12. ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL EQUIPMENT BONDING WITH EXTERNAL GROUND RING WITH CONTRACTOR PERFORMING THE WORK ON THE GROUNDING PLANS.





KEYED NOTES:

- (1) BOND ENCLOSURE TO GROUND RING PER NATIONAL ELECTRICAL CODE. REFER TO GROUNDING PLANS.
- (2) BONDING JUMPER TO ENCLOSURE SHALL NOT BE PROVIDED, UNLESS ENCLOSURE IS THE MAIN
- SERVICE DISCONNECT.

- 3 electrical system ground shall be isolated and not be bonded to enclosure.
- (4) EQUIPMENT/ENCLOSURE BOND.

NOTE: THIS DETAIL PERTAINS TO ALL METALLIC EQUIPMENT AND IS SYMBOLIC OF ACTUAL INSTALLATION AND TO BE USED FOR GENERAL GROUNDING REFERENCE ONLY.

EQUIPMENT GROUNDING DETAIL 2 SCALE: NOT TO SCALE

LIGHTING FIXTURE SCHEDULE TYPE MFGR. MOUNTING LAMPS VOLTS CATALOG NO. DESCRIPTION MODEL# FULL CUTOFF HUBBELL LMC-30LU-5K-4-1-PC(120) LED 120 DARK SKY FRIENDLY POLE Α (SEE BELOW)

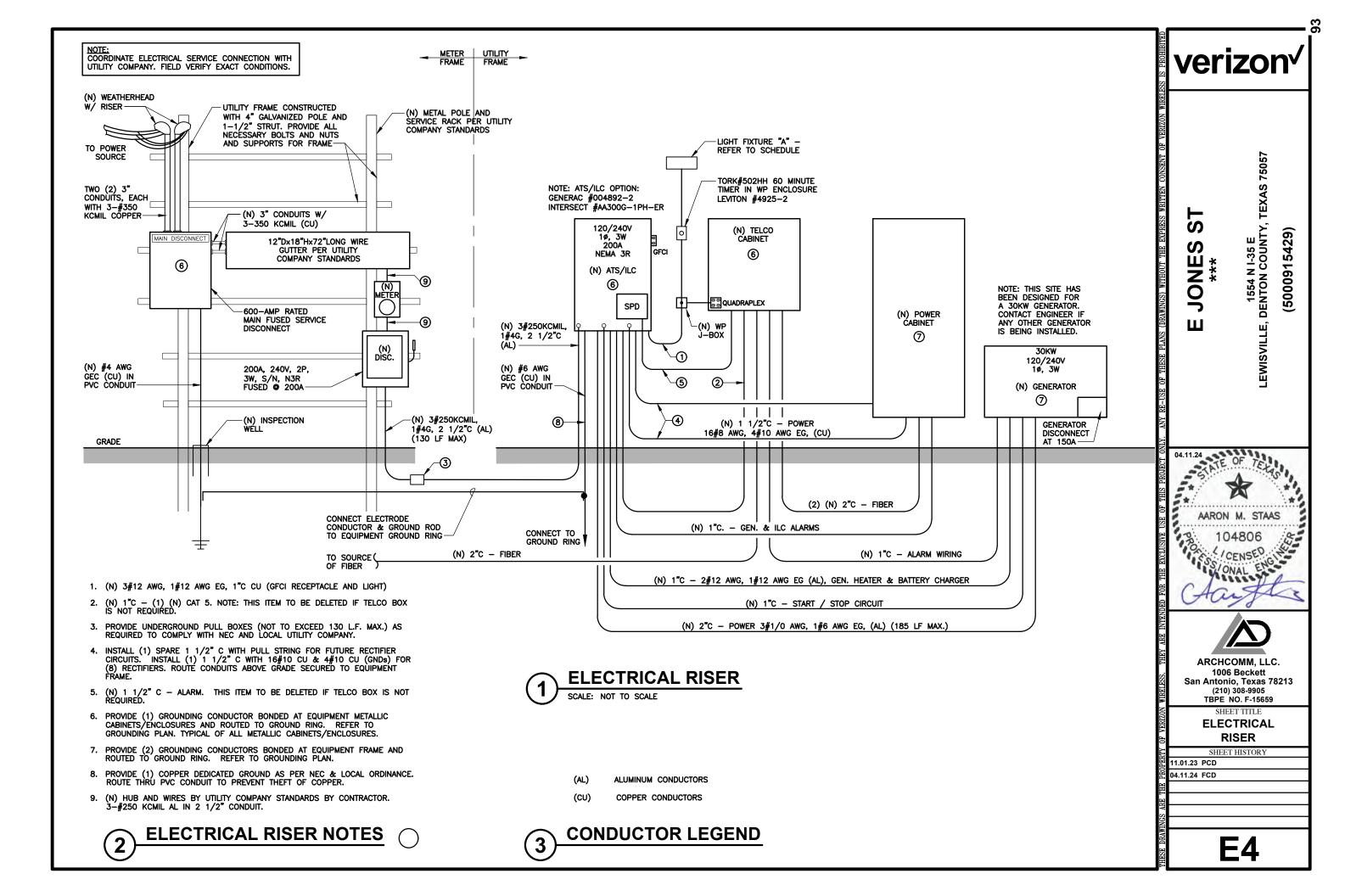
NOTE: TYPE "A" FIXTURE TO BE MOUNTED W/ SPAULDING SLIP FITTER AASF AND TENON REDUCER Z85-B-4-GR. PROVIDE ALL MOUNTING HARDWARE

LIGHTING FIXTURE SCHEDULE 3 SCALE: NONE

NEL:	VZW ILC	MOD NUM		ASCO D3	00L SERIE	S					IS PROHIBIT	veri	zon
TAGE:	120/240V	PHAS	E/WIRE	1	3						RELESS		
N AKER:	200A	BUS R	ATING:	200A	KEY DOO	R LATCH	I: YES				HM NOZ		
JNT:	SURFACE	NEUTI	RAL BAR:	YES	HINGED D	OOR:	YES				F VERI		
LOSURE	NEMA 3R	AIC R	ATING	25K							NSENT (1554 N I-35 E LEWISVILLE, DENTON COUNTY, TEXAS 75057 (5000915429)
			V	A	v	A				1	[C0]		il s
#	Description	Bkr/P	L	1	L	2	Bkr/P	Description		Ckt #	TTEN		¥3
1	RECTIFIER	30/2	2,160	2,160			30/2	RECTIFIER		2	WRI	L	Ĕ.
3	"	"			2,160	2,16	0 "	"		4	ESS	S	н Х
5	RECTIFIER	30/2	2,160	2,160			30/2	RECTIFIER		6	EXPR		£ (6)
7		"			2,160	2,16	0 "	"		8	HE 1	S	1554 N I-35 E NTON COUNTY 6 00091 5429)
9	RECTIFIER	30/2	2,160	2,160			30/2	FUTURE REC	TIFIER	10	T T	JONE:	<u>1</u> 2 0 12
11	"	"			2,160	2,16	0 "	"		12	HOU	₹	
13	FUTURE RECTIFIER	30/2	2,160	2,160			30/2	FUTURE REC	TIFIER	14	PLANS (DRAWINGS) WITHOUT	5	1554 N I ENTON C 50091
15	"	"			2,160	2,16	0 "	"		16	(CS)	2	20 N 72
17	GFCI RECEPT/LIGHT	20/1	36	70			20/1	SPARE		18	AWIN		E DE
19	BLOCK HEATER	20/1	72		-	-	- 20/1	SPARE		20	(DR		
21	BATT CHARGER	20/1	72	-			20/1	SPARE		22	ANS		3
23	SPARE	20/1			-	-	20/1	SPARE		24	PL		II
	Total Volt-Amps		8,820	8,710	8,640	8,64	0				IESE		SI
	Total Volt-Amps Per Phase		17,530	,	17,280	,					PTF		S III
			,		,						E 0]		5
	Total Per Phase		17,530		17,280						-USI		
	Plus 25% Per NEC		4,383		4,320						RE		
			-,000		4,020						\sim		
	Total VA Canacity		21 913		21 600						AN		
AXIMUM LEI SCO INTEGR ID AUTOMA	TORS ARE TYPE THWN (75°C) COPF NGTH OF RUN FOR RECTIFIER CIRC XATED LOAD CENTER INCLUDES 200 TIC TRANSFER SWITCH FOR STAND-	UITS IS 5 AMP MA BY GENE	N DISCONNE RATOR.	ECT	21,600 180.00						THIS PROJECT ONLY. AN	04.11.24	
L CONDUC ⁻ AXIMUM LEI SCO INTEGR ND AUTOMA ⁻	Total Ampacity IEL NOTES: TORS ARE TYPE THWN (75°C) COPF NGTH OF RUN FOR RECTIFIER CIRC NGTH OF RUN FOR RECTIFIER CIRC ATED LOAD CENTER INCLUDES 200	UITS IS 5 AMP MA BY GENE	182.61 O FT. N DISCONNE RATOR. IOUS.	ECT ILC" (CALE: NOT TO	180.00	DULE					IE EXCLUSIVE USE OF THIS PROJECT ONLY. AN	STATE	M. STAAS
L CONDUC ⁻ XIMUM LEI CO INTEGR ID AUTOMA	Total Ampacity <u>IEL NOTES:</u> TORS ARE TYPE THWN (75°C) COPF NGTH OF RUN FOR RECTIFIER CIRC XATED LOAD CENTER INCLUDES 200 TIC TRANSFER SWITCH FOR STAND-	UITS IS 5 AMP MA BY GENE	182.61 0 FT. N DISCONNE RATOR. OUS. 4 so	ALE: NOT TO	180.00 SCHE	DULE					R THE EXCLUSIVE USE OF THIS PROJECT ONLY. AN	STATE	M. STAAS 4806 & ENSE ^D
L CONDUC XIMUM LEI CO INTEGR D AUTOMA	Total Ampacity <u>IEL NOTES:</u> TORS ARE TYPE THWN (75°C) COPF NGTH OF RUN FOR RECTIFIER CIRC XATED LOAD CENTER INCLUDES 200 TIC TRANSFER SWITCH FOR STAND-	UITS IS 5 AMP MA BY GENE	182.61 0 FT. N DISCONNE RATOR. OUS. 4 SC LOAD A	CALE: NOT TO	180.00 SCHE	DULE					D FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. AN	STATE	M. STAAS 4806 & VAL ENG
L CONDUC XIMUM LEI CO INTEGR D AUTOMA	Total Ampacity <u>IEL NOTES:</u> TORS ARE TYPE THWN (75°C) COPF NGTH OF RUN FOR RECTIFIER CIRC XATED LOAD CENTER INCLUDES 200 TIC TRANSFER SWITCH FOR STAND-	UITS IS 5 AMP MA BY GENE	182.61 0 FT. N DISCONNE RATOR. OUS. 4 SC LOAD A	ALE: NOT TO	180.00 SCHE	DULE					NDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. AN	STATE	M. STAAS 4806 ENSE ^D VAL ENG
L CONDUC XIMUM LEI CO INTEGR D AUTOMA	Total Ampacity <u>IEL NOTES:</u> TORS ARE TYPE THWN (75°C) COPF NGTH OF RUN FOR RECTIFIER CIRC XATED LOAD CENTER INCLUDES 200 TIC TRANSFER SWITCH FOR STAND-	UITS IS 5 AMP MA BY GENE	182.61 0 FT. N DISCONNE RATOR. OUS. 4 SC LOAD A	ANALYSIS	180.00 SCHE						INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. AN	STATE	OF TELAS M. STAAS 4806 ENSED VAL ENG VAL ENG
L CONDUC XIMUM LEI CO INTEGR D AUTOMA	Total Ampacity <u>IEL NOTES:</u> TORS ARE TYPE THWN (75°C) COPF NGTH OF RUN FOR RECTIFIER CIRC XATED LOAD CENTER INCLUDES 200 TIC TRANSFER SWITCH FOR STAND-		182.61 0 FT. N DISCONNE RATOR. OUS. 4 SC LOAD A 120	ANALYSIS	180.00 SCHE SCALE	NEC	- Tota		peres/Phase		RE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. AN	STATE	M. STAAS 4806 ENSED VAL ENG
L CONDUC XIMUM LEI CO INTEGR D AUTOMA	Total Ampacity <u>IEL NOTES:</u> TORS ARE TYPE THWN (75°C) COPF NGTH OF RUN FOR RECTIFIER CIRC XATED LOAD CENTER INCLUDES 200 TIC TRANSFER SWITCH FOR STAND-	UITS IS 5 AMP MA BY GENE	182.61 0 FT. N DISCONNE RATOR. OUS. 4 SC LOAD A	ANALYSIS	180.00 SCHE				i		EY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. AN	STATE	M. STAAS 4806 ENSED VAL ENG
L CONDUC XIMUM LEI CO INTEGR D AUTOMA	Total Ampacity <u>IEL NOTES:</u> TORS ARE TYPE THWN (75°C) COPF NGTH OF RUN FOR RECTIFIER CIRC XATED LOAD CENTER INCLUDES 200 TIC TRANSFER SWITCH FOR STAND-		182.61 0 FT. N DISCONNE RATOR. OUS. 4 SC LOAD A 120	ANALYSIS	180.00 SCHE SCALE	NEC	- Tota		i		THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. AN	AARON Ban 10 CAC	4806 ENSED WAL ENG
	Total Ampacity <u>IEL NOTES:</u> TORS ARE TYPE THWN (75°C) COPF NGTH OF RUN FOR RECTIFIER CIRC XATED LOAD CENTER INCLUDES 200 TIC TRANSFER SWITCH FOR STAND-		182.61 0 FT. N DISCONNE RATOR. OUS. 4 SC LOAD A 120	ILC'' (CALE: NOT TO NALYSIS 0/240V 1-PI	180.00 SCHE SCALE	NEC	- Tota	<u>id A</u>	<u>B</u>		SS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. AN	AARON Ballo CAC	4806 ENSE NAL ENSE EN
	Total Ampacity IEL NOTES: TORS ARE TYPE THWN (75°C) COPF NGTH OF RUN FOR RECTIFIER CIRC ATED LOAD CENTER INCLUDES 200 TIC TRANSFER SWITCH FOR STAND- DADS ARE CONSIDERED TO BE NON		182.61	ILC'' (CALE: NOT TO NALYSIS 240V 1-PI	180.00 SCALE - VZW ILC 1 3-W - VZW ILC 1 3-W - VZW ILC - VZW ILC	NEC mand	Tota Deman	<u>id A</u> 00 180.00	<u>B</u> 180.00		RELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. AN	AARON AARON AARON ARCHC 1006 San Antoni (210)	4806 ENSE VAL ENSE OMM, LLC. Beckett o, Texas 78213 308-9905
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GENERAL:

THE WORK INCLUDED UNDER THIS SPECIFICATION SHALL FURTHER INCLUDE THE FURNISHING OF ALL MATERIALS AND EQUIPMENT IN THE PERFORMING OF LABOR AND SERVICES NECESSARY FOR A COMPLETE INSTALLATION OF AN ELECTRICAL SERVICE AND GROUNDING SYSTEMS FOR AN UNMANNED TELECOMMUNICATION FACILITY, INCLUDING ALL RELATED SYSTEMS AND ACCESSORIES FOR THE CONTEMPLATED SITE, AS SHOWN BY THE DRAWINGS AND HEREINAFTER SPECIFIED.

SCOPE:

ALL WORK COVERED UNDER THIS SPECIFICATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, N.F.P.A. 70, AND STANDARDS OF NATIONAL, STATE, AND LOCAL AGENCIES AND SHALL COMPLY WITH THE APPLICABLE ORDINANCES AND REGULATIONS.

THE CONTRACTOR SHALL SECURE AND OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR THE PROJECT AND SHALL PAY ALL FEES IN CONNECTION WITH PERMITS, LICENSES AND BONDS TO LOCAL AUTHORITIES AS REQUIRED.

SITE VISITATION:

VISIT THE SITE OF THE PROPOSED WORK AND CAREFULLY EXAMINE THE EXISTING CONDITIONS AND LIMITATIONS THEREOF, INCURRED THROUGH LIMITATIONS OF THE EXISTING CONDITIONS. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL THE REQUIREMENTS OF THE PROJECT AND SITE, AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER BEFORE INITIATING SITE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF SPACE AVAILABLE AND THE SPECIFIED EQUIPMENT. RECOMMEND CHANGES TO LOCATION OF THE ELECTRICAL SERVICE. EQUIPMENT AND MATERIALS TO ALLOW THE COMPLETE INSTALLATION OF THE PROJECT. MAINTAIN EXISTING SERVICES AND STRUCTURES IN A SERVICEABLE CONDITION.

UTILITIES AND ELECTRICAL SERVICE: THE DATA IS SHOWN AS ACCURATELY ON THE DRAWINGS AS THE SCALE WILL PERMIT. EACH BIDDER SHALL INCLUDE ADEQUATE FUNDS IN HIS BID PRICE TO COVER THE INSTALLATION AND CONNECTIONS OF ALL UTILITIES AND THE RELOCATION OF ALL EXISTING ELECTRICAL UTILITIES WHETHER SHOWN ON PLANS OR NOT. TEMPORARY ELECTRICAL SERVICE SHALL BE PROVIDED BY CONTRACTOR. EXACT LOCATION SHALL BE COORDINATED WITH THE LOCAL POWER COMPANY SHOULD TEMPORARY POWER FROM POWER COMPANY NOT BE AVAILABLE, CONTRACTOR SHALL PROVIDE A MINIMUM 10KW GENERATOR FOR TEMPORARY DEMAND.

THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORK, SUCH AS, SERVICE ENTRANCE CONDUCTORS, METER, METER ENCLOSURE, FEEDERS, CONDUITS, DISCONNECTS, PANELBOARD, CIRCUIT BREAKERS, LIGHTING, GUTTER, EMERGENCY GENERATOR RECEPTACLE, CABLE TRAY, TRANSFER SWITCH, TELEPHONE BOX, CONCRETE CORING, WALL PENETRATIONS, TRENCHING AND BACKFILL

SUBMITTALS:

THE CONTRACTOR SHALL MAINTAIN A SET OF HAND MARKED, CURRENT "AS-BUILT" BLUELINE CONTRACT DRAWING PRINTS ON THE JOB. UPON COMPLETION OF THE WORK, FURNISH THE ARCHITECT/ENGINEER ONE SET OF BLUELINE PRINTS LEGIBLY MARKED IN RED INK OR RED PENCIL. THE CONTRACTOR SHALL INDICATE ON THE BLUELINE PRINTS ALL THE CHANGES, ADDITIONS, AND DELETIONS TO UPDATE THE ORIGINAL CONTRACT DRAWINGS.

GUARANTEE:

THE ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK COVERED BY THIS SPECIFICATION AND TO BE FREE FROM FAULTY, DEFECTIVE, OR IMPROPER MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER THE FINAL ACCEPTANCE OF THE WORK. SHOULD ANY SUCH FAILURE OCCUR DURING SAID GUARANTEE PERIOD, THE ELECTRICAL CONTRACTOR SHALL, AT HIS OWN EXPENSE AMEND AND MAKE GOOD ALL SUCH DEFECTS SETTLEMENTS AND/OR FAULTS.

QUALITY ASSURANCE:

THE CONTRACTOR SHALL PROVIDE ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES THAT ARE LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. AND MARKED FOR INTENDED USE. COMPLY WITH NFPA 70. PROVIDE WIRES AND CABLES SPECIFIED IN THE DRAWINGS THAT ARE LISTED AND LABELED.

DEMOLITION:

THE CONTRACTOR SHALL PROTECT EXISTING ELECTRICAL EQUIPMENT AND INSTALLATIONS INDICATED TO REMAIN. IF DAMAGED OR DISTURBED IN THE COURSE OF THE WORK, REMOVE DAMAGED PORTIONS AND INSTALL NEW PRODUCTS OF EQUAL CAPACITY, QUALITY, AND FUNCTIONALITY. EXISTING CODE VIOLATIONS SHALL BE IDENTIFIED AND CORRECTED BEFORE INITIATING PROJECT WORK.

ACCESSIBLE WORK:

REMOVE EXPOSED ELECTRICAL EQUIPMENT AND INSTALLATIONS, INDICATED TO BE DEMOLISHED, IN THEIR ENTIRETY.

ABANDONED WORK:

CUT AND REMOVE BURIED RACEWAY

AND WIRING, INDICATED TO BE ABANDONED IN PLACE, 2 INCHES BELOW THE SURFACE OF ADJACENT CONSTRUCTION. CAP RACEWAYS AND PATCH SURFACE TO MATCH EXISTING FINISH. REMOVE DEMOLISHED MATERIAL FROM PROJECT SITE. REMOVE, STORE, CLEAN, REINSTALL, RECONNECT, AND MAKE OPERATIONAL COMPONENTS INDICATED FOR RELOCATION.

ELECTRICAL REQUIREMENTS:

WHERE CONDUIT PASSES THOUGH WALLS, FLOORS, OR OTHER MASONRY SURFACES, STEEL PIPE SLEEVES SHALL BE USED. THE INSIDE DIAMETER OF THESE SLEEVES SHALL BE AT LEAST ONE-HALF INCH GREATER THAT THE OUTSIDE DIAMETER OF THE CONDUIT TO BE INSERTED. AFTER THE PIPES ARE INSTALLED, FILL THE ANNULAR SPACE BETWEEN THE PIPE AND ITS SLEEVES WITH A MASTIC OR WITH SHREDDED LEAD USING PACKING AS REQUIRED

SLEEVES PASSING THROUGH FLOORS SHALL BE SET TO PROJECT ABOVE FINISHED FLOORS AND BE FLUSH WITH THE UNDERSIDE OF THE SLABS. WHERE CONDUIT PASSES THROUGH INTERIOR WALLS OR FLOORS, RIGID CONDUITS MAY BE USED IN LIEU OF THE STEEL PIPE SLEEVES, PROVIDED THEY HAVE APPROXIMATELY THE SAME INSIDE DIAMETER OF THE SLEEVES SPECIFIED ABOVE.

ALL PANELBOARDS, DISCONNECT SWITCHES, CIRCUIT BREAKERS, TERMINAL BOARDS, JUNCTION BOXES AND OTHER SPECIAL EQUIPMENT, ITEMS FURNISHED AND/OR INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE IDENTIFIED WITH PERMANENTLY ATTACHED ENGRAVED PLASTIC NAMEPLATES.

UL-LISTED BUILDING AND UNDERGROUND WIRES AND CABLES WITH CONDUCTOR MATERIAL, INSULATION TYPE, CABLE CONSTRUCTION AND RATING AS SPECIFIED IN THE ELECTRICAL DRAWINGS. CONDUCTORS MATERIAL FOR ALL INSTALLATIONS SHALL BE COPPER AND ALUMINUM AS INDICATED IN PLANS. SOLID CONDUCTOR FOR NO. 10 AWG AND SMALLER; STRANDED CONDUCTOR FOR #8 AWG AND LARGER.

UL-LISTED, FACTORY-FABRICATED WIRING CONNECTORS OF SIZE, AMPACITY RATING, MATERIAL, TYPE, AND CLASS FOR APPLICATION AND SERVICE INDICATED INCLUDING COPPER/ ALUMINUM CONNECTORS. COMPLY WITH PROJECT'S INSTALLATION REQUIREMENTS AND AS SPECIFIED IN THE DRAWINGS AND THIS SPECIFICATION.

FITTINGS AND ACCESSORIES SUCH AS, COUPLINGS, OFFSETS, ELBOWS, EXPANSION JOINTS, ADAPTERS, HOLD-DOWN STRAPS, END CAPS, AND OTHER FITTINGS TO MATCH AND MATE WITH WIREWAYS AS REQUIRED FOR COMPLETE SYSTEM

SURFACE METAL RACEWAYS SHALL BE OF GALVANIZED STEEL WITH SNAP-ON COVERS. FINISH WITH MANUFACTURER'S STANDARD PRIME COATING. SURFACE NONMETALLIC RACEWAYS SHALL BE OF 2-PIECE CONSTRUCTION, MANUFACTURED OF RIGID PVC COMPOUND WITH MATTE TEXTURE AND MANUFACTURER'S STANDARD COLOR. TYPES, SIZES, AND CHANNELS AS INDICATED AND REQUIRED FOR EACH APPLICATION, WITH FITTINGS THAT MATCH AND MATE WITH RACEWAYS.

GROUNDING AND BONDING SYSTEMS:

IF GOVERNING GROUNDING AND BONDING REQUIREMENTS WHERE TYPES, SIZES, RATINGS, AND QUANTITIES SPECIFIED ARE IN EXCESS OF THE STANDARD NATIONAL ELECTRICAL CODE (NEC) REQUIREMENTS, THE MORE STRINGENT REQUIREMENTS AND THE GREATER SIZE, RATING AND QUANTITY TYPES GOVERN.

EQUIPMENT GROUNDING AND BONDING CONDUCTORS:

COMPLY WITH CURRENT APPROVED EDITION NEC ARTICLE 250 FOR TYPES, SIZES, AND QUANTITIES OF EQUIPMENT GROUNDING CONDUCTORS, EXCEPT WHERE SPECIFIC TYPES, LARGER SIZES, OR MORE CONDUCTORS THAN REQUIRED BY NEC ARE SPECIFIED.

GROUNDING ELECTRODE:

MAIN SWITCH GROUNDING ELECTRODE SHALL BE A 10' COPPER-CLAD ROD AND SHALL BE BONDED TO THE EXTERNAL GROUNDING RING PER NEC. REFER TO GROUNDING PLANS.

THE GROUNDING ELECTRODE CONDUCTOR CONNECTION TO THE GROUNDING COPPER-CLAD ROD SHALL BE LUG CONNECTIONS. BONDING CONDUCTOR TO THE GROUND RING SHALL BE THE SAME SIZE AS GROUNDING ELECTRODE CONDUCTOR OR PER NEC. REFER TO GROUNDING PLANS.

THE GROUND RING SHALL BE CONSTRUCTED AS SPECIFIED ON THE ENGINEERING DRAWINGS. FOR A GROUND SITE, THE GROUND RING CONDUCTOR SHALL BE BURIED NO LESS THAN THIRTY (30) INCHES BELOW SITE GRADE.

WIRE AND CABLE GROUNDING CONDUCTORS:

CONDUCTORS SHALL BE TYPE THWN COPPER. MINIMUM SIZE SHALL BE #12AWG, EXCEPT CONTROL WIRING. ALUMINUM CONDÜCTORS SHALL BE AA-8000 SERIES TYPE.

COMPLY WITH NATIONAL ELECTRICAL CODE, TABLE 8, EXCEPT AS OTHERWISE INDICATED, FOR CONDUCTOR PROPERTIES, INCLUDING STRANDING. MATERIAL OF GROUNDING CONDUCTORS TO BE COPPER AND ALUMINUM AS SPECIFIED IN PLANS. EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED WITH GREEN COLOR INSULATION AND GROUNDING-ELECTRODE CONDUCTORS SHALL BE STRANDED CABLE. UNDERGROUND CONDUCTORS SHALL BE BARE, TINNED, STRANDED, EXCEPT AS OTHERWISE INDICATED BARE COPPER CONDUCTORS SHALL CONFORM TO THE FOLLOWING:

- SOLID CONDUCTORS: ASTM B 3. 1.
- ASSEMBLY OF STRANDED CONDUCTORS: ASTM B 8.
- TINNED CONDUCTORS: ASTM B 33.

DISTRIBUTION PANELBOARDS:

ENCLOSURES SHALL BE FLUSH OR SURFACE-MOUNTED CABINETS AS INDICATED. NEMA PB 1, TYPE 1, UNLESS OTHERWISE INDICATED TO MEET ENVIRONMENTAL CONDITIONS AT INSTALLED LOCATION.

- OUTDOOR LOCATIONS: NEMA250, TYPE 3R. WET OR DAMP INDOOR LOCATIONS: NEMA250, TYPE4. HAZARDOUS AREAS INDICATED ON DRAWINGS: 3. NEMA250, TYPE 7C.

THE BUS SHALL BE HARD DRAWN COPPER OF 98 PERCENT CONDUCTIVITY, THE MAIN AND NEUTRAL LUGS SHALL BE OF THE COMPRESSION COPPER TYPE, AND THE EQUIPMENT GROUND BUS SHALL BE ADEQUATE FOR FEEDER AND BRANCH-CIRCUIT EQUIPMENT GROUND, COPPER CONDUCTORS AND BONDED TO BOX.

PROVIDE OVERCURRENT PROTECTIVE DEVICES AS INDICATED TYPES, AS INTEGRAL COMPONENTS OF PANELBOARDS, SWITCHBOARDS, AND ALSO AS INDIVIDUALLY ENCLOSED AND MOUNTED SINGLE UNITS.

BRANCH-CIRCUIT BREAKERS:

WHERE OVERCURRENT PROTECTIVE DEVICES ARE INDICATED TO BE CIRCUIT BREAKERS, USE BOLT-ON CIRCUIT BREAKERS, EXCEPT CIRCUIT BREAKERS 225-A FRAME SIZE AND GREATER MAY BE PLUG-IN TYPE WHERE INDIVIDUAL POSITIVE-LOCKING DEVICE REQUIRES MECHANICAL RELEASE FOR REMOVAL. OVERCURRENT PROTECTIVE DEVICES SHALL BE MOLDED-CASE CIRCUIT BREAKER, NEMA AB 1, HANDLE LOCKABLE, AND CHARACTERISTICS SHALL INCLUDE FRAME SIZE, TRIP RATING, NUMBER OF POLES, AND AUXILIARY DEVICES AS INDICATED AND INTERRUPTING CAPACITY RATING TO MEET AVAILABLE FAULT CURRENT.

DISCONNECT SWITCHES:

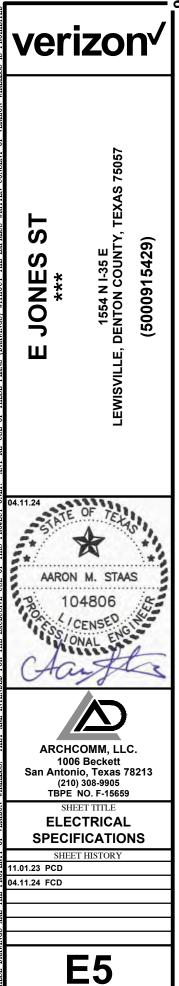
ENCLOSED, NONFUSIBLE SWITCH: NEMA KS 1, TYPE HD, WITH LOCKABLE HANDLE. ENCLOSED, FUSIBLE SWITCH, 800A AND SMALLER: NEMA KS 1, TYPE HD, CLIPS TO ACCOMMODATE SPECIFIED FUSES, ENCLOSURE CONSISTENT WITH ENVIRONMENT WHERE LOCATED, HANDLE LOCKABLE WITH 2 PADLOCKS, AND INTERLOCKED WITH COVER IN CLOSED POSITION.

OUTDOOR LOCATIONS: TYPE 3R. WET OR DAMP INDOOR LOCATIONS: TYPE 4. HAZARDOUS AREAS INDICATED ON DRAWINGS: TYPE 7C.

ENCLOSURE: NEMA KS 1, TYPE 1, UNLESS OTHERWISE SPECIFIED OR REQUIRED TO MEET ENVIRONMENTAL CONDITIONS OF INSTALLED LOCATION. 1. 2. CONNECT DISCONNECT SWITCHES AND CIRCUIT BREAKERS AND COMPONENTS TO WIRING SYSTEM AND TO GROUND AS INDICATED AND INSTRUCTED BY MANUFACTURER. TIGHTEN ELECTRICAL CONNECTORS AND TERMINALS ACCORDING TO MANUFACTURER'S PUBLISHED TORQUE-TIGHTENING VALUES. WHERE MANUFACTURER'S TORQUE VALUES ARE NOT INDICATED, USE THOSE SPECIFIED IN UL 486A AND UL 486B. **TESTING:** AFTER INSTALLING DISCONNECT SWITCHES AND CIRCUIT BREAKERS AND AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, DEMONSTRATE PRODUCT CAPABILITY AND COMPLIANCE WITH REQUIREMENTS METER INSTALLATION: ELECTRICAL CONTRACTOR SHALL MOUNT METER SOCKET AND METER ENCLOSURE IN AN APPROVED MANNER USING GOOD WORKMANSHIP. METER SOCKET AND ENCLOSURE SHALL BE MOUNTED PLUMB, LEVEL AND BE FASTENED DIRECTLY TO THE BUILDING OR STRUCTURE USING REMOVABLE STEEL FASTENERS THAT DO NOT RELY ON PLASTIC OR SIMILAR NON-METALLIC EXPANSION COMPONENTS. WOODEN BACKERS MAY BE USED WHEN THEY ARE A PERMANENT PART OF A BUILDING OR STRUCTURE, AND WHERE THEY ARE NOT EXPOSED TO THE WEATHER. PENETRATIONS TO METER ENCLOSURE SHALL BE NEATLY DRILLED OR PUNCHED AND DRESSED SMOOTHLY METER SOCKET SHALL BE OF A SINGLE POSITION, SINGLE PHASE, AS FURNISHED BY THE LOCAL ELECTRIC UTILITY. THE ELECTRICAL CONTRACTOR SHALL SELECT A METER SOCKET TO COORDINATE WITH AN ESTIMATED DEMAND LOAD OF 200 AMPERES AND A SINGLE PHASE SERVICE ENTRANCE VOLTAGE FOR AN OVERHEAD OR UNDERGROUND SERVICE. TRANSFER SWITCH: TRANSFER SWITCH SHALL BE RATED FOR ELECTRICAL SERVICE. VOLTAGE, AMPERE AND ENCLOSURE AS INDICATED. PROVIDE A TRANSFER SWITCH WITH THREE LUGS. THE TRANSFER SWITCH SHALL HAVE SPACE FOR A FULL NEUTRAL CONDUCTOR AND SHALL OPEN WHEN THE PHASE CONDUCTORS ARE OPENED. SPECIAL SYSTEMS: SPECIAL SYSTEMS CONDUIT CONSISTS OF TELEPHONE, CONTROLS OR ALARMS AND SHALL BE PROVIDED WITH PULLWIRE AND SIZED AS INDICATED ON DRAWINGS AND SHALL BE SCHEDULE 80 PVC UNLESS NOTED OTHERWISE. ALL ROUTING AND STUB-UPS SHALL BE COORDINATED WITH LESSEE. TRENCHING: CONTRACTOR SHALL DO ALL EXCAVATING REQUIRED FOR BURIED LINES AND AFTER THE WORK IS IN PLACE SHALL BACKFILL AND THOROUGHLY TAMP THE EARTH AROUND LINES AND SHALL BRING THE EARTH TO THE REQUIRED LEVEL TO PREVENT FUTURE SETTLEMENT. ALL BACKFILLING OF TRENCHES WHERE UNDER CONCRETE FLOORS, DRIVE OR WALKS SHALL BE DONE WITH SAND, CRUSHED ROCK OR GRAVEL AND IN A MANNER THAT WILL

PREVENT ANY FUTURE SETTLEMENT. ANY STREET OR SATISFACTION OF THE LOCAL AUTHORITIES.

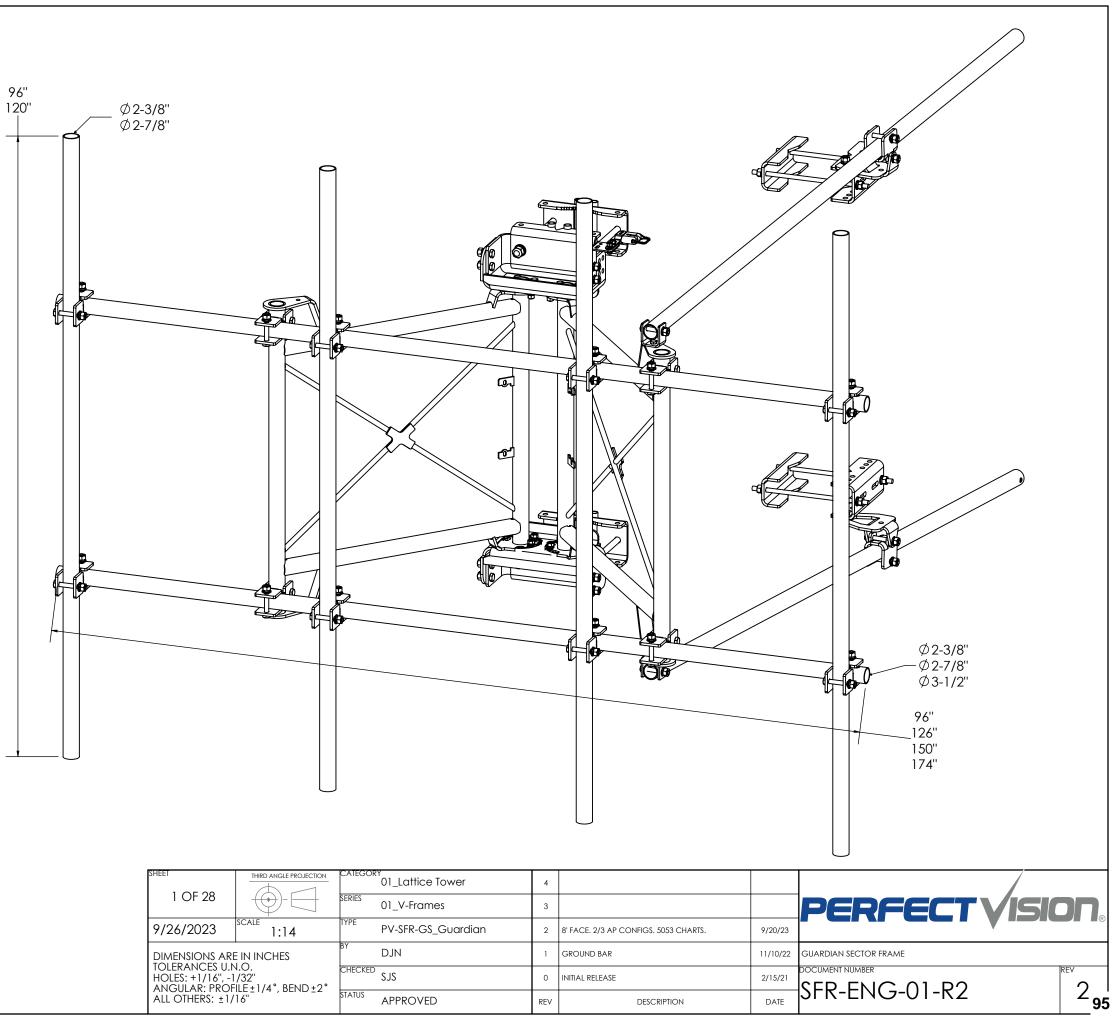
SIDEWALK SURFACE DAMAGED MUST BE REPAIRED TO THE



GUARDIAN SECTOR FRAME

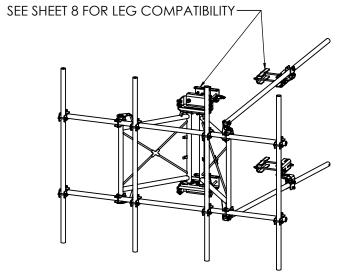
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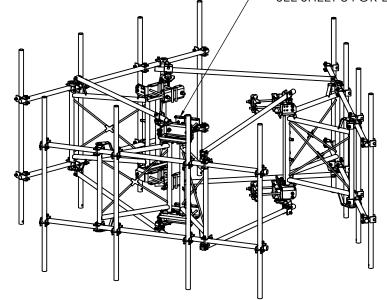


SHEET		CATEGOR	01_Lattice Tower	4	
1 OF 28		SERIES	01_V-Frames	3	
9/26/2023	scale 1:14	TYPE	PV-SFR-GS_Guardian	2	8' FACE. 2/3 AP CONFIGS. 5053 CHARTS.
DIMENSIONS ARE		ВҮ	DJN	1	GROUND BAR
TOLERANCES U.N HOLES: +1/16", -1 ANGULAR: PROF	/32"	CHECKED	SLS	0	INITIAL RELEASE
ALL OTHERS: ±1/		STATUS	APPROVED	REV	DESCRIPTION

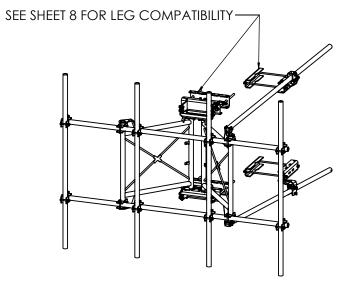
SEE SHEET 8 FOR LEG COMPATIBILITY



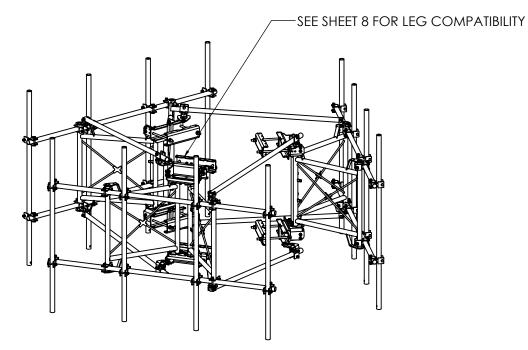
SINGLE SECTOR - STANDARD LEG BRACKET SEE SHEET 21 FOR AVAILABLE CONFIGURATIONS (PV-SFR-GS10-20-AP1 SHOWN)



THREE SECTOR - STANDARD LEG BRACKET SEE SHEET 13 FOR AVAILABLE CONFIGURATIONS (PV-SFR-GS3X10-20-AP1 SHOWN)



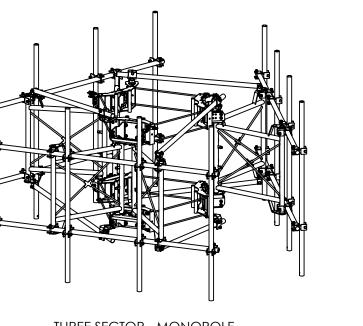
SINGLE SECTOR - LARGE LEG BRACKET SEE SHEET 23 FOR AVAILABLE CONFIGURATIONS (PV-SFR-GSL10-20-AP1 SHOWN)



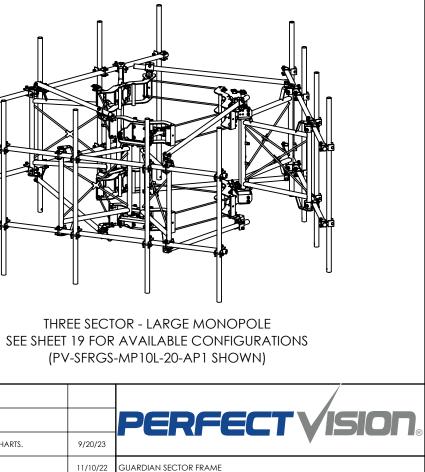
THREE SECTOR - LARGE LEG BRACKET SEE SHEET 15 FOR AVAILABLE CONFIGURATIONS (PV-SFR-GSL3X10-20-AP1 SHOWN)

		CATEGOR	° 01_Lattice Tower	4	
2 OF 28		SERIES	01_V-Frames	3	
9/26/2023	scale 1:50	TYPE	PV-SFR-GS_Guardian	2	8' FACE. 2/3 AP CONFIGS. 5053 CHARTS.
DIMENSIONS ARI		ВҮ	ЛГД	1	GROUND BAR
foleRances U.1 Holes: +1/16", -1 Anglii Ar: prof		CHECKED	SLS	0	INITIAL RELEASE
ALL OTHERS: $\pm 1/$		STATUS	APPROVED	REV	DESCRIPTION

PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF PERFECTVISION. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF PERFECTVISION IS PROHIBITED.



THREE SECTOR - MONOPOLE SEE SHEET 17 FOR AVAILABLE CONFIGURATIONS (PV-SFRGS-MP10M-20-AP1 SHOWN)



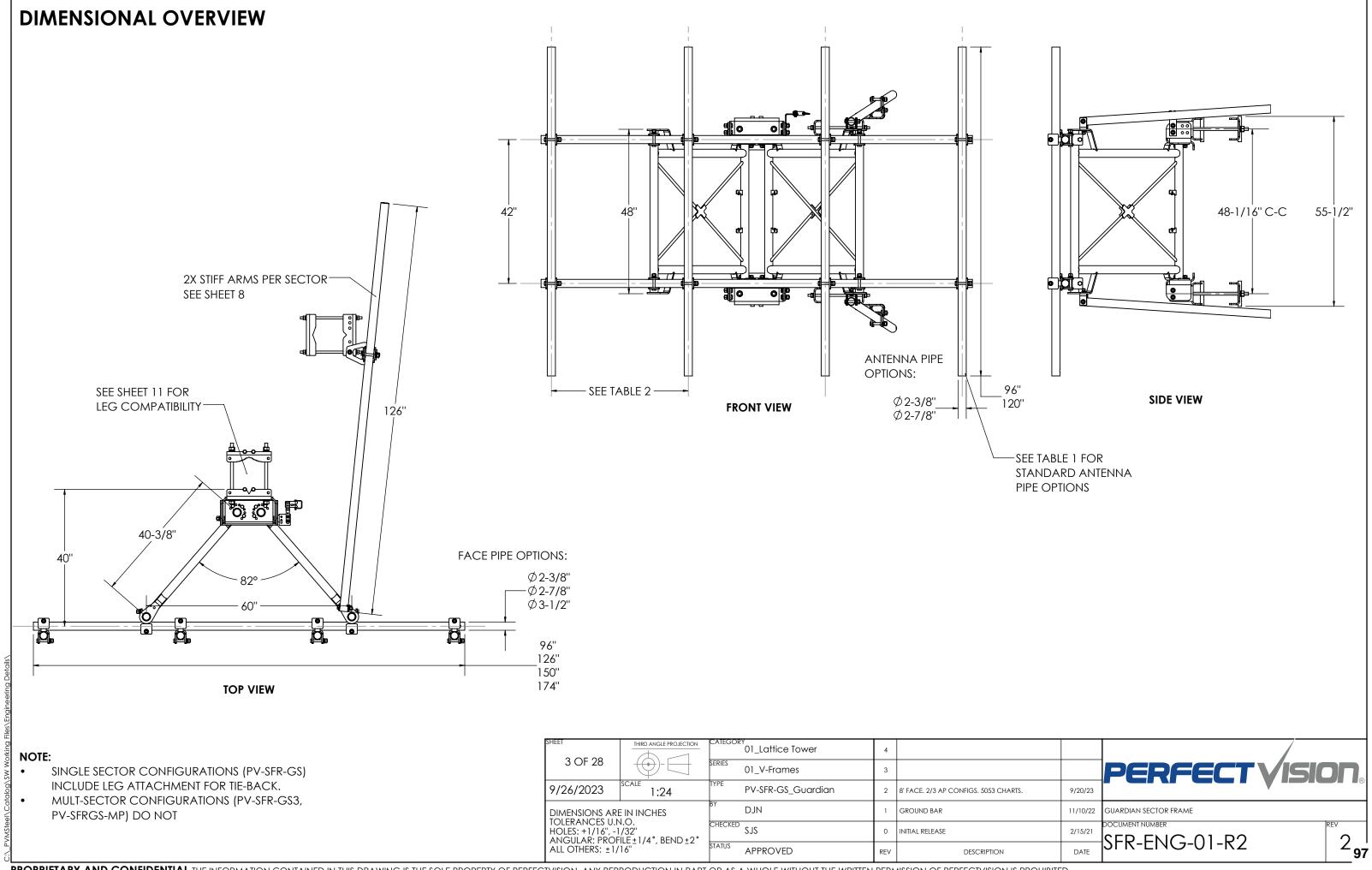
OCUMENT NUMBER

SFR-ENG-01-R2

2<mark>96</mark>

2/15/21

DATE



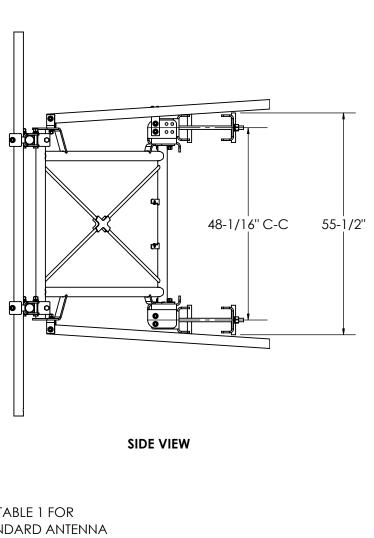


	Table 4: 5053 Classifications								
Part Number			owable Offset	Γ					
Suffix*	0" Offset	6" Offset	12" Offset	24" Offset					
8-20-AP19	M2000R(3000)-2[0]	M1900R(3000)-2[6]	M1600R(3000)-2[12]	M1150R(3000)-2[24]					
8-20-AP20	M1700R(3000)-2[0]	M1400R(3000)-2[6]	M1300R(3000)-2[12]	M900R(3000)-2[24]					
8-20-AP21	M2500R(3000)-2[0]	M2200R(3000)-2[6]	M1800R(3000)-2[12]	M1400R(3000)-2[24]					
8-20-AP22	M2000R(3000)-2[0]	M1900R(3000)-2[6]	M1600R(3000)-2[12]	M1200R(3000)-2[24]					
3-20-AP7	M1900R(3000)-3[0]	M1800R(3000)-3[6]	M1550R(3000)-3[12]	M1150R(3000)-3[24]					
3-20-AP8	M1550R(3000)-3[0]	M1400R(3000)-3[6]	M1300R(3000)-3[12]	M900R(3000)-3[24]					
3-20-AP9	M2400R(3000)-3[0]	M2200R(3000)-3[6]	M1800R(3000)-3[12]	M1400R(3000)-3[24]					
3-20-AP10	M1900R(3000)-3[0]	M1700R(3000)-3[6]	M1500R(3000)-3[12]	M1150R(3000)-3[24]					
B-25-AP19	M2800R(3000)-2[0]	M2200R(3000)-2[6]	M1700R(3000)-2[12]	M1100R(3000)-2[24]					
3-25-AP20	M1900R(3000)-2[0]	M1400R(3000)-2[6]	M1300R(3000)-2[12]	M900R(3000)-2[24]					
	, , , , , , , , , , , , , , , , , , , ,								
3-25-AP21	M3000R(3000)-2[0]	M3000R(3000)-2[6]	M3000R(3000)-2[12]	M2300R(3000)-2[24]					
3-25-AP22	M3000R(3000)-2[0]	M2800R(3000)-2[6]	M2600R(3000)-2[12]	M2000R(3000)-2[24]					
3-25-AP7	M2800R(3000)-3[0]	M2150R(3000)-3[6]	M1700R(3000)-3[12]	M1150R(3000)-3[24]					
3-25-AP8	M1900R(3000)-3[0]	M1400R(3000)-3[6]	M1300R(3000)-3[12]	M900R(3000)-3[24]					
-25-AP9	M3000R(3000)-3[0]	M3000R(3000)-3[6]	M2500R(3000)-3[12]	M1600R(3000)-3[24]					
-25-AP10	M3000R(3000)-3[0]	M2800R(3000)-3[6]	M2400R(3000)-3[12]	M1500R(3000)-3[24]					
0-20-AP7	M1400R(2500)-3[0]	M1300R(2500)-3[6]	M1050R(2500)-3[12]	M800R(2400)-3[24]					
0-20-AP8	M1200R(2400)-3[0]	M1050R(2400)-3[6]	M900R(2400)-3[12]	M700R(2100)-3[24]					
0-20-AP9	M1450R(2600)-3[0]	M1300R(2600)-3[6]	M1100R(2600)-3[12]	M900R(2600)-3[24]					
0-20-AP10	M1350R(2500)-3[0]	M1200R(2500)-3[6]	M1000R(2500)-3[12]	M750R(2500)-3[24]					
0-20-AP1	M1400R(2350)-4[0]	M1250R(2400)-4[6]	M1050R(2300)-4[12]	M750R(2200)-4[24]					
0-20-AP2	M1150R(2250)-4[0]	M1000R(2250)-4[6]	M850R(2150)-4[12]	M650R(1950)-4[24]					
0-20-AP3	M1400R(2500)-4[0]	M1200R(2350)-4[6]	M1100R(2300)-4[12]	M850R(2200)-4[24]					
	. ,	. , . ,	,,,,,,	. ,					
0-20-AP4	M1250R(2400)-4[0]	M1150R(2200)-4[6]	M1000R(2150)-4[12]	M750R(1950)-4[24]					
0-25-AP7	M2600R(3000)-3[0]	M2200R(3000)-3[6]	M1700R(3000)-3[12]	M1150R(3000)-3[24]					
0-25-AP8	M1900R(3000)-3[0]	M1450R(3000)-3[6]	M1300R(3000)-3[12]	M900R(3000)-3[24]					
0-25-AP9	M3000R(3000)-3[0]	M2700R(3000)-3[6]	M2400R(3000)-3[12]	M1700R(3000)-3[24]					
0-25-AP10	M2800R(3000)-3[0]	M2300R(3000)-3[6]	M2000R(3000)-3[12]	M1600R(3000)-3[24]					
0-25-AP1	M2400R(3000)-4[0]	M2100R(3000)-4[6]	M1650R(3000)-4[12]	M1150R(2800)-4[24]					
0-25-AP2	M1350R(3000)-4[0]	M1450R(3000)-4[6]	M1150R(3000)-4[12]	M850R(2750)-4[24]					
0-25-AP3	M2800R(3000)-4[0]	M2550R(3000)-4[6]	M2200R(3000)-4[12]	M1700R(2900)-4[24]					
0-25-AP4	M2350R(3000)-4[0]	M2100R(3000)-4[6]	M1850R(3000)-4[12]	M1500R(2800)-4[24]					
2-20-AP1	M950R(1750)-4[0]	M850R(1800)-4[6]	M800R(1800)-4[12]	M550R(1750)-4[24]					
2-20-AP2	M850R(1650)-4[0]	M800R(1650)-4[6]	M650R(1650)-4[12]	M450R(1650)-4[24]					
2-20-AP3	M900R(1850)-4[0]	M850R(1850)-4[6]	M750R(1900)-4[12]	M600R(1850)-4[24]					
2-20-AP4	. , . ,	M750R(1750)-4[6]							
-	M800R(1750)-4[0]	, , , , , , , , , , , , , , , , , , , ,	M650R(1750)-4[12]	M500R(1750)-4[24]					
2-25-AP1	M2000R(2800)-4[0]	M1850R(2650)-4[6]	M1550R(2500)-4[12]	M1100R(2200)-4[24]					
2-25-AP2	M1150R(2500)-4[0]	M1350R(2500)-4[6]	M1150R(2500)-4[12]	M850R(2000)-4[24]					
2-25-AP3	M2000R(3000)-4[0]	M1900R(3000)-4[6]	M1750R(3000)-4[12]	M1300R(2800)-4[24]					
2-25-AP4	M1900R(3000)-4[0]	M2050R(3000)-4[6]	M1550R(2850)-4[12]	M1300R(2700)-4[24]					
2-30-AP1	M2200R(2800)-4[0]	M1850R(2800)-4[6]	M1550R(2800)-4[12]	M1050R(2600)-4[24]					
2-30-AP2	M1050R(2500)-4[0]	M1350R(2500)-4[6]	M1150R(2500)-4[12]	M850R(2500)-4[24]					
2-30-AP3	M2400R(2800)-4[0]	M2400R(2800)-4[6]	M2000R(2800)-4[12]	M1600R(2600)-4[24]					
2-30-AP4	M2400R(2800)-4[0]	M2200R(2500)-4[6]	M1900R(2500)-4[12]	M1400R(2500)-4[24]					
4-25-AP1	M1450R(2000)-4[0]	M1450R(1950)-4[6]	M1250R(1850)-4[12]	M1000R(1700)-4[24]					
4-25-AP2	M1200R(1900)-4[0]	M1200R(1900)-4[6]	M1050R(1850)-4[12]	M850R(1650)-4[24]					
4-25-AP3	M1200R(1700)-4[0]	M1200R(1700)-4[6]	M1300R(2000)-4[12]	M1000R(2000)-4[24]					
4-25-AP3									
	M1350R(2050)-4[0]	M1300R(2000)-4[6]	M1150R(2000)-4[12]	M850R(1800)-4[24]					
4-25-AP13	M1100R(1800)-5[0]	M1100R(1800)-5[6]	M900R(1800)-5[12]	M700R(1800)-5[24]					
4-25-AP14	M1000R(1750)-5[0]	M800R(1750)-5[6]	M700R(1750)-5[12]	M550R(1750)-5[24]					
4-25-AP15	M1100R(1800)-5[0]	M1100R(1800)-5[6]	M1000R(1800)-5[12]	M800R(1800)-5[24]					
4-25-AP16	M1000R(1800)-5[0]	M950R(1800)-5[6]	M850R(1800)-5[12]	M650R(1800)-5[24]					
4-30-AP1	M1800R(2200)-4[0]	M1800R(2200)-4[6]	M1600R(2000)-4[12]	M1100R(1800)-4[24]					
4-30-AP2	M1400R(2200)-4[0]	M1400R(2200)-4[6]	M1300R(2000)-4[12]	M850R(1800)-4[24]					
4-30-AP3	M1800R(2200)-4[0]	M1800R(2200)-4[6]	M1700R(2000)-4[12]	M1300R(1800)-4[24]					
4-30-AP4	M1700R(2200)-4[0]	M1700R(2200)-4[6]	M1500R(2000)-4[12]	M1200R(1800)-4[24]					
4-30-AP13	M1400R(2000)-5[0]	M1400R(2000)-5[6]	M1300R(1800)-5[12]	M1000R(1600)-5[24]					
4-30-AP14	M1300R(1800)-5[0]	M1300R(1800)-5[6]	M1150R(1600)-5[12]	M800R(1400)-5[24]					
4-30-AP15	M1450R(2200)-5[0]	M1450R(2200)-5[6]	M1300R(2000)-5[12]	M1100R(1800)-5[24]					
	M1350R(2200)-5[0]	M1350R(2200)-5[6]	M1200R(2000)-5[12]	M950R(1800)-5[24]					
4-30-AP16			1 IVII ZUUNNIZUUNNI=011 Z						

MOUNT CLASSIFICATIONS

MOUNT CLASSIFICATION INFORMATION:

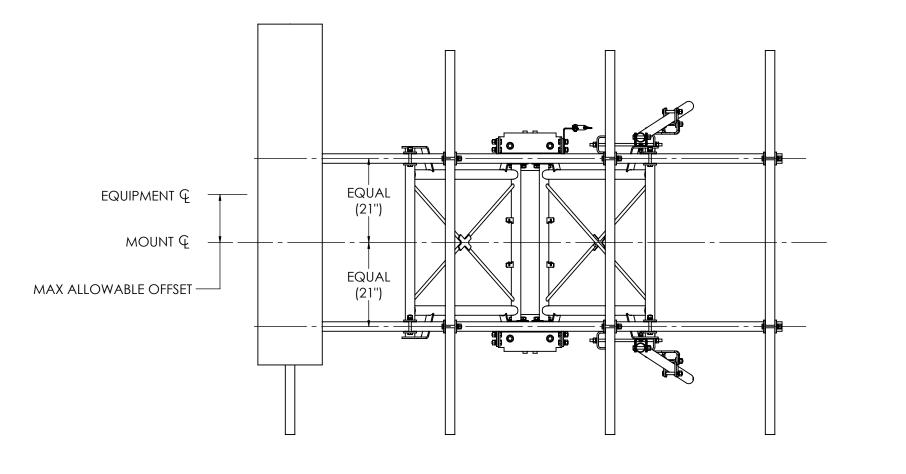
- STANDARDS: TIA-222-G, TIA-222-H, TIA-5053-A •
- MAX STRUCTURE HEIGHT: 400ft

٠

- STRUCTURE CLASS: I OR II ٠
- EXPOSURE CATEGORY: B OR C ٠
- **TOPOGRAPHIC CATEGORY: 1** ٠
- DESIGN WIND PRESSURE: 135psf ٠
- DESIGN WIND PRESSURE (ICED): 15psf ٠
- DESIGN ICE THICKNESS (RADIAL): 2.8" •

*Part Number Prefix May Be

- PV-SFR-GS (Single Sector, Sheet 17) ٠
- PV-SFR-GSL (Single Sector, Large Leg, Sheet 18) •
- PV-SFR-GS3X (Three Sector, Sheet 13) •
- PV-SFR-GSL-3X (Three Sector, Large Leg, Sheet 14) ٠
- PV-SFRGS-MP##M (Monopole, Sheet 15) [Where ## is face size] •
- PV-SFRGS-MP##L (Large Monopole, Sheet 16) [Where ## is face size] •



SHEET		CATEGOR	01_Lattice Tower	4	
5 OF 28		SERIES	01_V-Frames	3	
9/26/2023	SCALE 1:24	TYPE	PV-SFR-GS_Guardian	2	8' FACE. 2/3 AP CONFIGS. 5053 CHARTS.
DIMENSIONS ARE		ВҮ	DJN	1	GROUND BAR
HOLES: +1/16", -1		CHECKED	SLS	0	INITIAL RELEASE
ALL OTHERS: ±1/		STATUS	APPROVED	REV	DESCRIPTION

PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF PERFECTVISION. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF PERFECTVISION IS PROHIBITED.

M1750R(1450

M1750R(1450

M1750R(1450

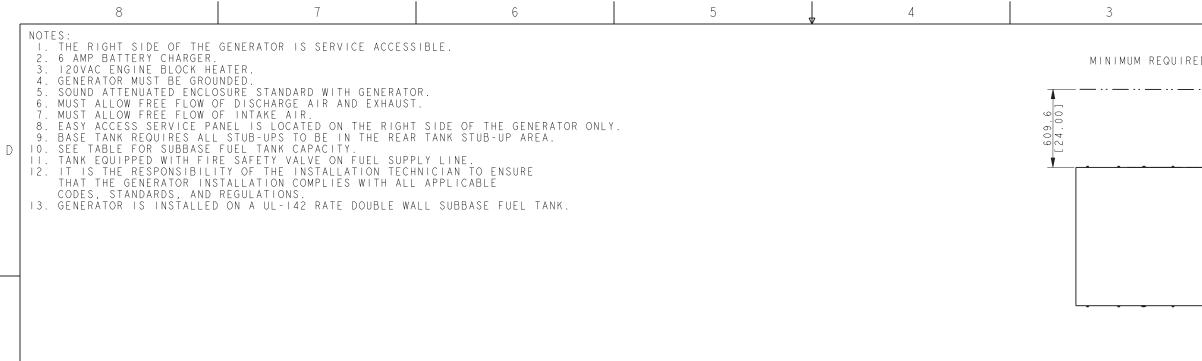
M1750R(1450

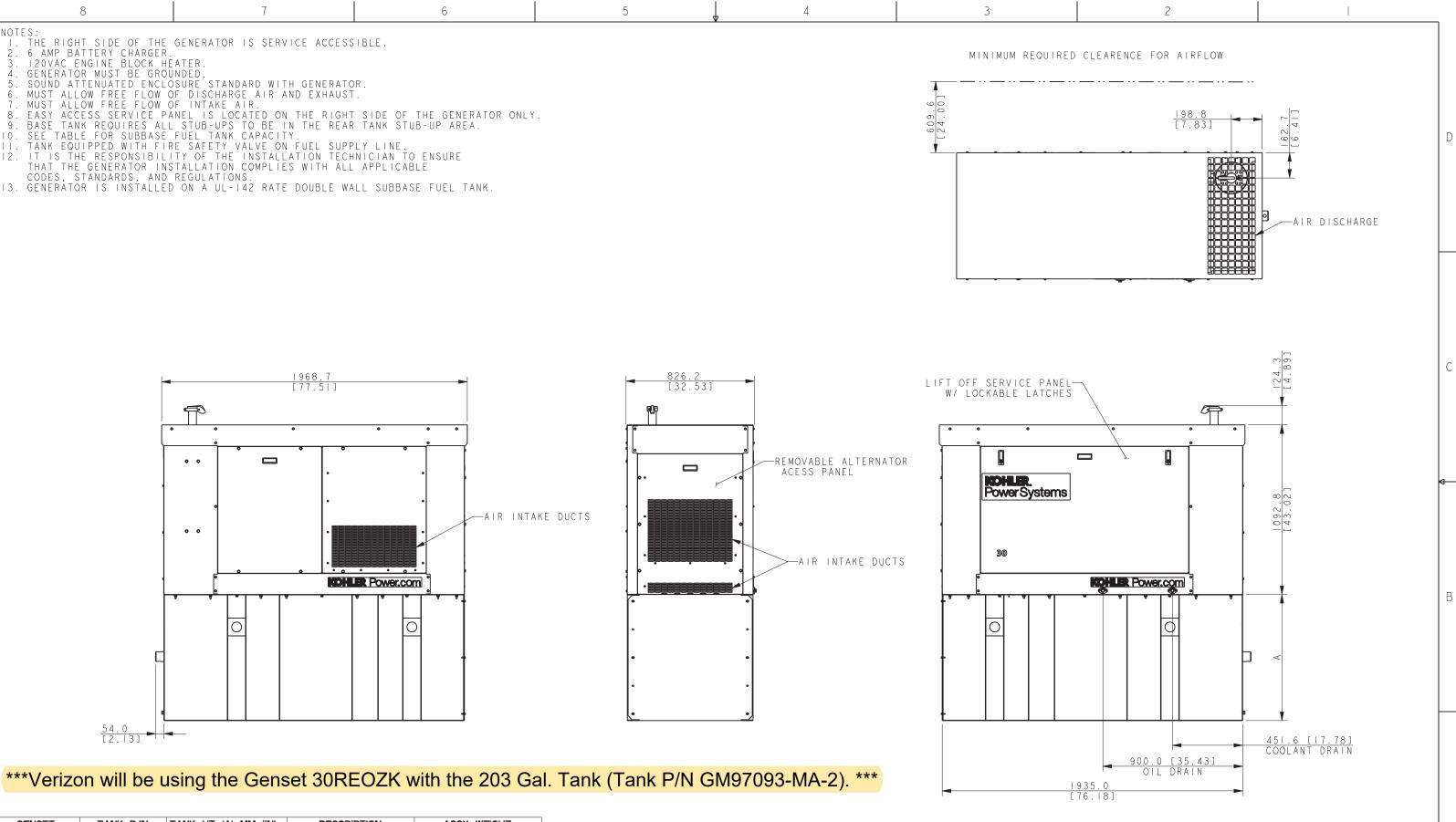
M1750R(1450

M1750R(1450

	Table 5: Mount Classification Identification Example
50)-4[6]	Used at the beginning of each mount identification.
50)-4[6]	The maximum factored horizontal force (1750 lbf), F, considered for design under extreme wind condition at each mounting pipe location.
50)-4[6]	Classification category.
50)-4[6]	Maximum factored vertical force (1450 lbf), Fzi, considered for design under extreme ice condition at each mounting pipe location.
50)- 4 [6]	The mount is designed for (4) mounting pipe locations per sector.
50)-4[6]	The centerline of the maximum horizontal concentrated force, F, may be offset vertically from the mount centerline by up to 6 inches.

RTS.	9/20/23	PERFECTVISION
	11/10/22	GUARDIAN SECTOR FRAME
	2/15/21	SFR-ENG-01-R2
	DATE	SFR-EING-UI-RZ Z98



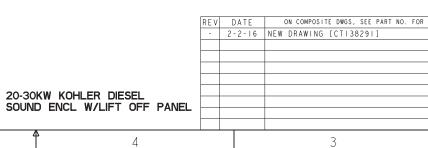


5

A	GENSET	TANK P/N	TANK HT (A) MM [IN]	DESCRIPTION	ASSY WEIGHT
	20REOZK	GM97093-MAI	812.8 [32.0]	SKID/TANK, 148 GAL	827 KG [1823 LBS]
	20REOZK	GM97093-MA2	1041.2 [41.0]	SKID/TANK, 203 GAL	893 KG [1968 LBS]
ſ	20REOZK	GM97093-MA3	381.0 [15.0]	SKID/TANK, 53 GAL	706 KG [1557 LBS]
	20REOZK	GM97093-MA4	685.8 [27.0]	SKID/TANK, I20 GAL	792 KG [1745 LBS]
	30 R E O Z K	GM97093-MAI	812.8 [32.0]	SKID/TANK, 148 GAL	893 KG [1969 LBS]
	3 O R E O Z K	GM97093-MA2	1041.4 [41.0]	SKID/TANK, 203 GAL	959 KG [2114 LBS]
	30REOZK	GM97093-MA3	381.0 [15.0]	SKID/TANK, 53 GAL	772 KG [1703 LBS]
	SOREOZK	GM97-03-MA4	685.8 [27.0]	SKID/TANK, 120 GAL	792 KG [1745 LBS]
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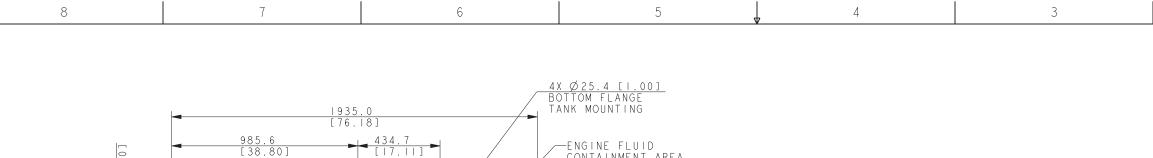
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		THIRD ANGLE PROJECTION		DIMENSION PRINT, KDI2504TM
		APPROVALS	DATE	VERIZON W/SOUND ENCLOSURE
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FOR FURTHER TANK DETAIL SEE INDIVIDUAL DRAWINGS

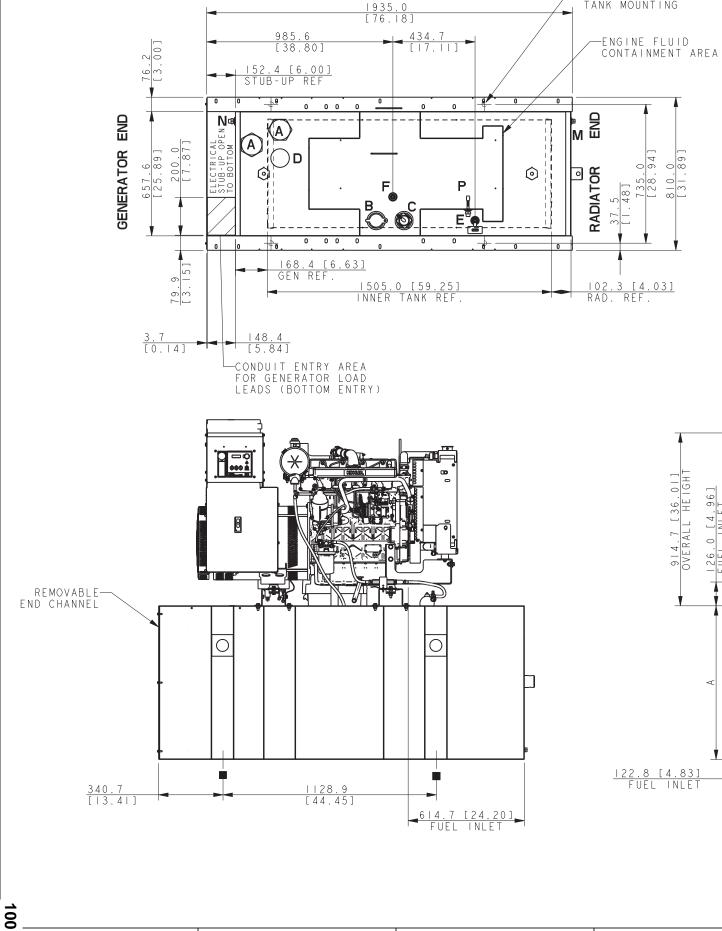
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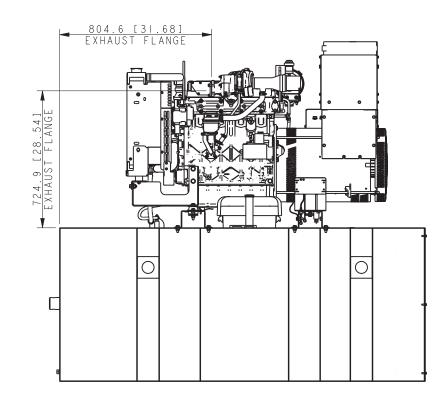
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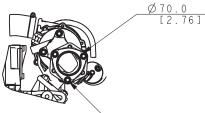
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TANK FITTINGS:

- A. 3" NPT EMERGENCY VENT FITTING PER NFPA 30 WITH VENT CAPS (QTY 2).
 B. 4" NPT FUEL FILL FITTING WITH 95% OVERFILL PREVENTION VALUE.
- С.
- 4" NPT FUEL FILL FITTING WITH 95% OVERFILL PREVENTION VALVE. 2" NPT FITTING FOR FUEL LEVEL SENDING UNIT WITH MECHANICAL INDICATOR NEEDLE. 2" NPT NORMAL VENT FITTING WITH MUSHROOM VENT CAP AND RISER. 1/2" NPT FITTING REMOVABLE ENGINE SUPPLY DIP TUBE W/ FIRE SAFETY VALVE. 1/2" NPT FITTING REMOVABLE FUEL RETURN DIP TUBF D.

- Ε.
- F .
- DIP TUBE.
 M. 1/2" NPT RUPTURE BASIN DRAIN
 N. 2" NPT FUEL IN BASIN SWITCH.
 P. 1/2" NPT FLOAT SWITCH FOR ENGINE FLUID
- CONTAINMENT BASIN.

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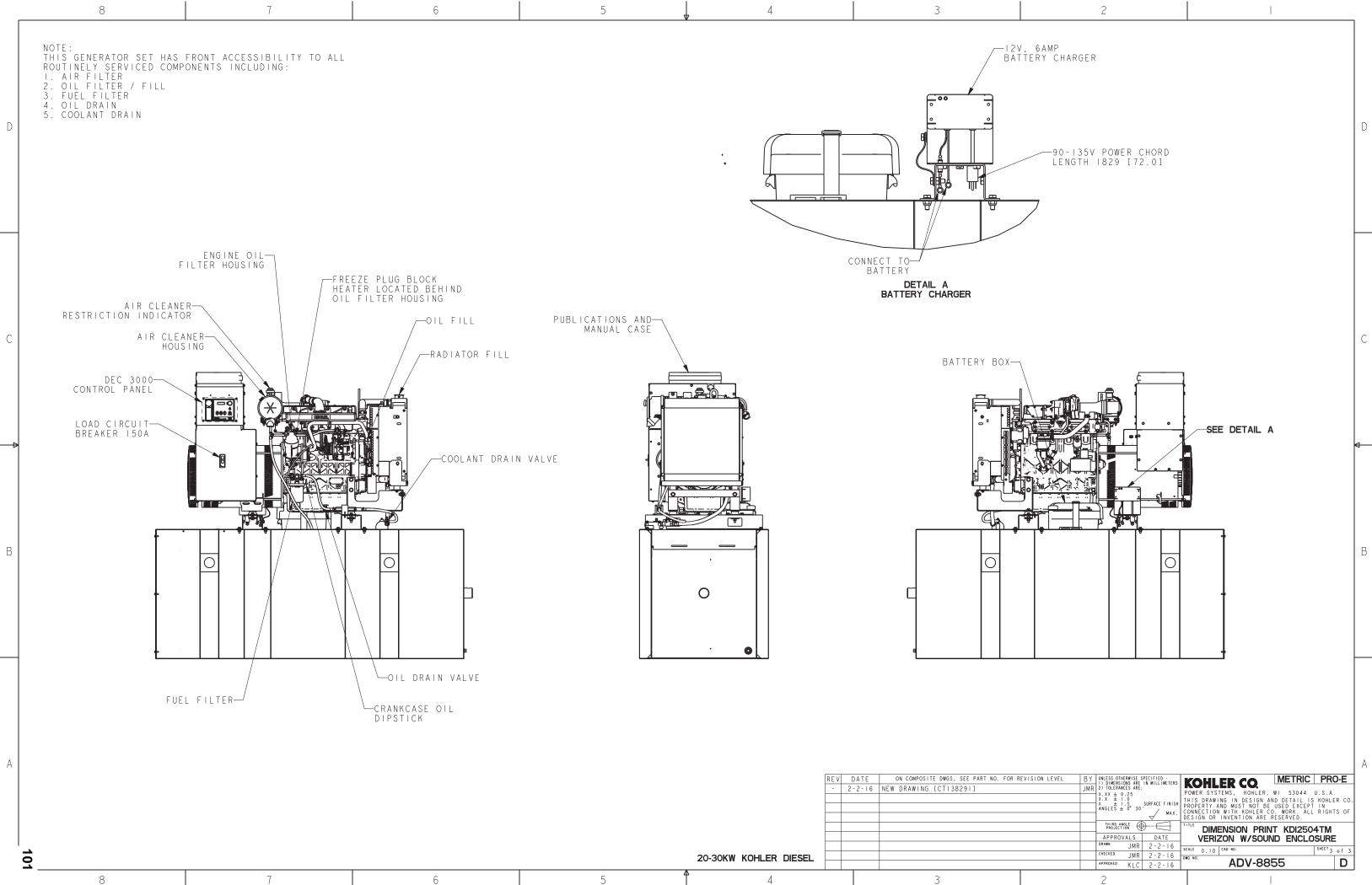
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Date: January 30, 2024

SCOTT STEKR PERFECT VISION 11611 E 51st Avenue Denver, CO 80239

Structure Information: 2-Post Weather Canopy 10'x13'

Analysis Results: Pass

To whom it may concern,

This PE letter will summarize the results of our engineering determination on the adequacy of the 2-Post Weather Canopy 10'x13' at ground elevation.

Sources of Information

Document Type	Remarks	
2-Post Weather Canopy 10'x13' Specification	By Perfect Vision Document Number. WC-ENG-04 Dated 01/08/2024	

Analysis Criteria

Codes and Standards: ANSI/TIA -222-H, ASCE 7-16 Design Wind Speed (V): 150 mph Exposure Category: C Structure Class: II Gust Factor (Gh): 0.85 Max Wind Pressure (qz): 46.5 psf Max Rood Live Load (L₀): 20 psf Max Snow Loading (pf): 20 psf



Assumptions

- with their original design and manufacturer's specifications.
- 2. Foundation check was not performed as a part of this analyis.

Conclusion

Our engineering determination was based on a 2-Post Weather Canopy 10'x13' Specification provided by Perfect Vision and analysis criteria.

It is our opinion that the 2-Post Weather Canopy 10'x13' referenced in the "Sources of Information" can safely support the loads per analysis criteria.

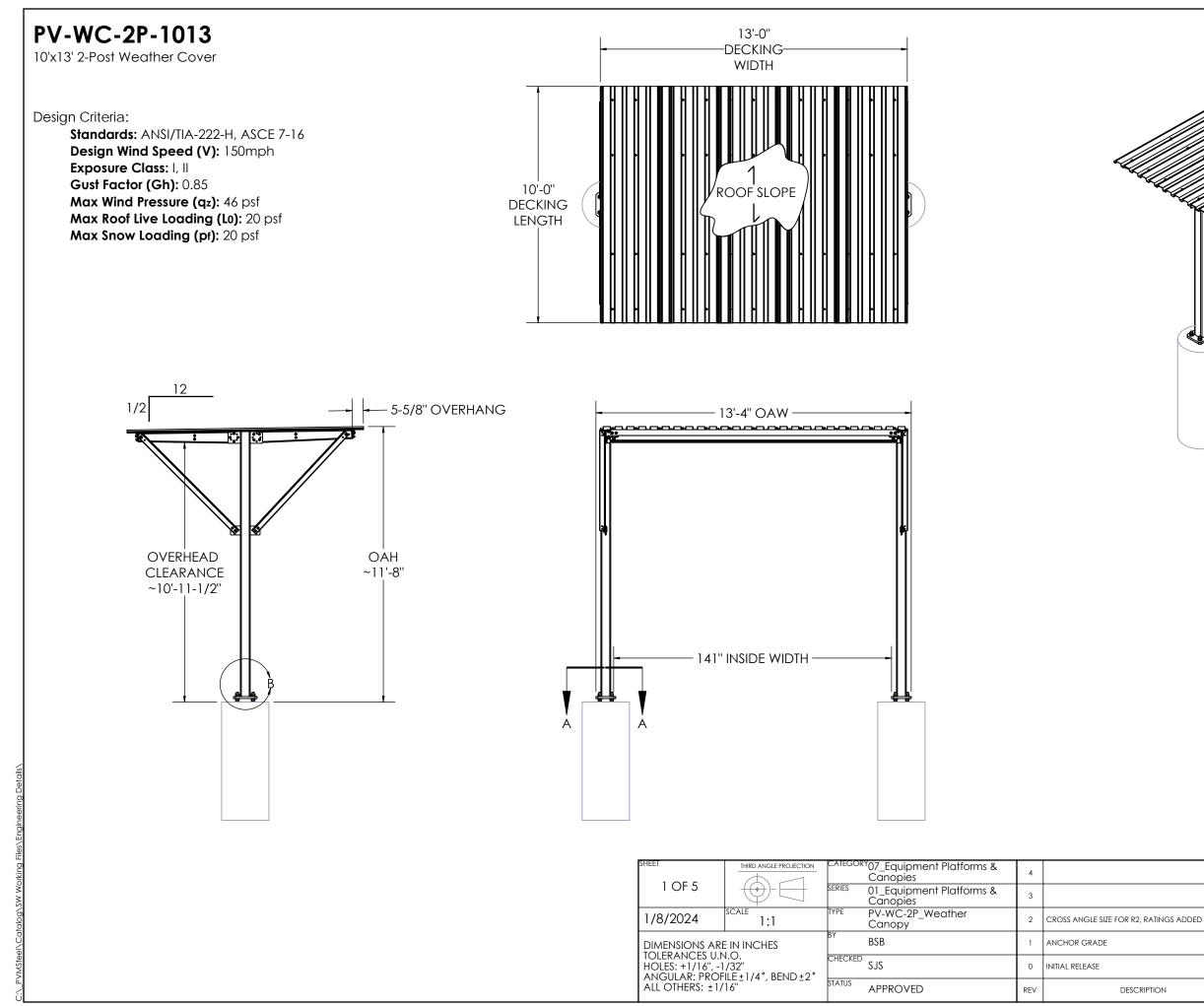
This PE Letter determination is based on the information and assumptions outlined above. Deviation from the information and assumptions will invalidate the determination and require further review.

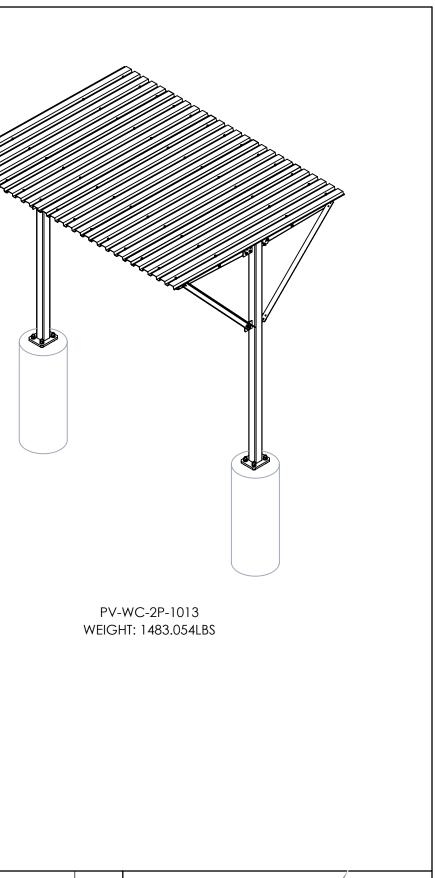
Sincerely,

Bikkey Shah, PE. Structural Engineer IV bshah@congruex.com

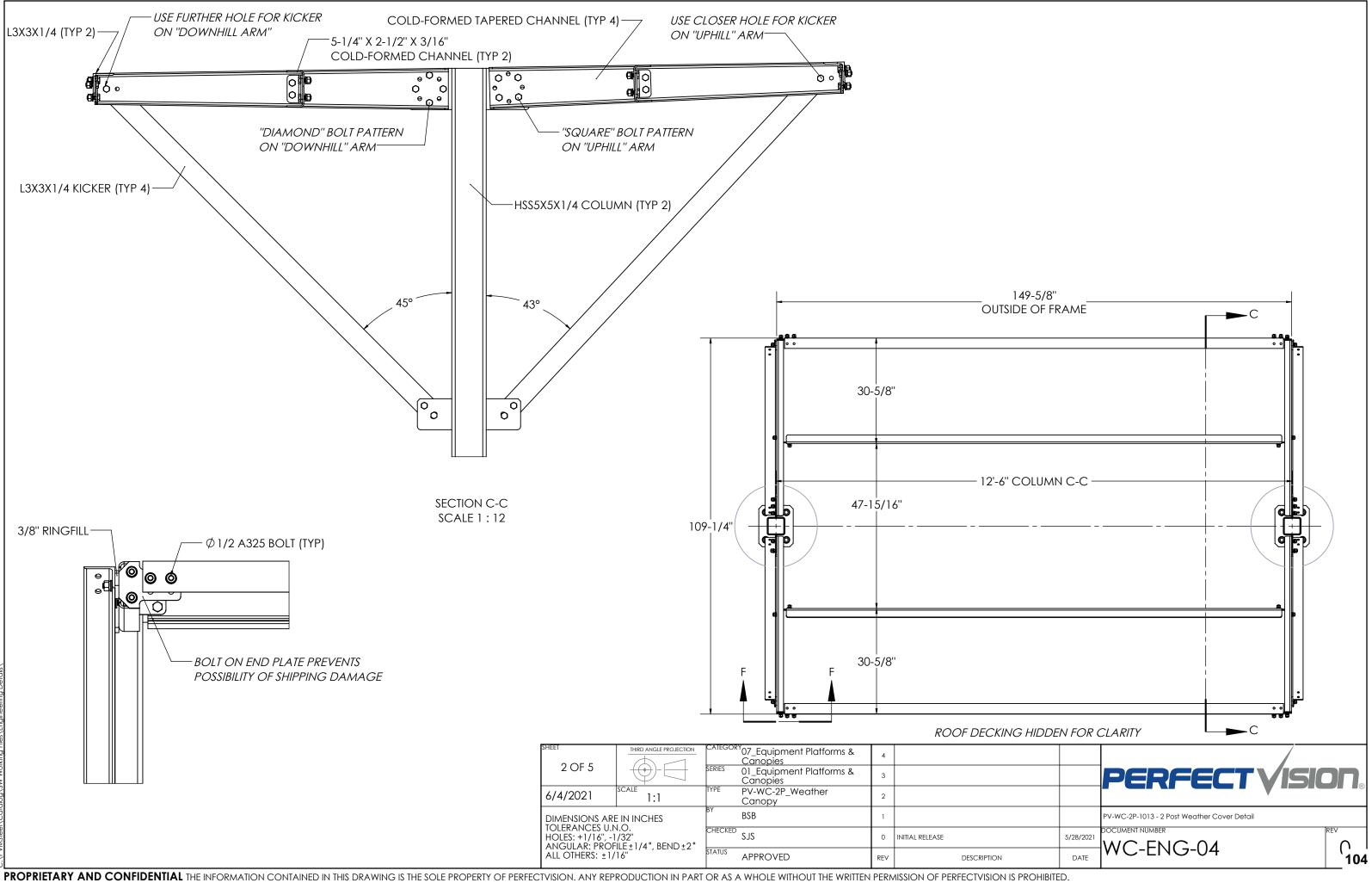
1. 2-Post Weather Canopy 10'x13' are assumed to have been properly fabricated, installed, and maintained in good condition, twist free and plumb in accordance

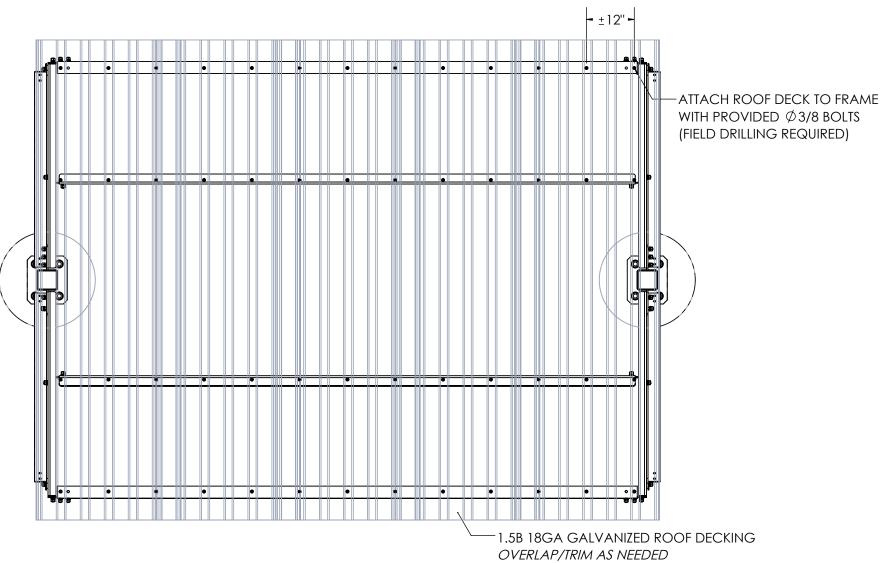






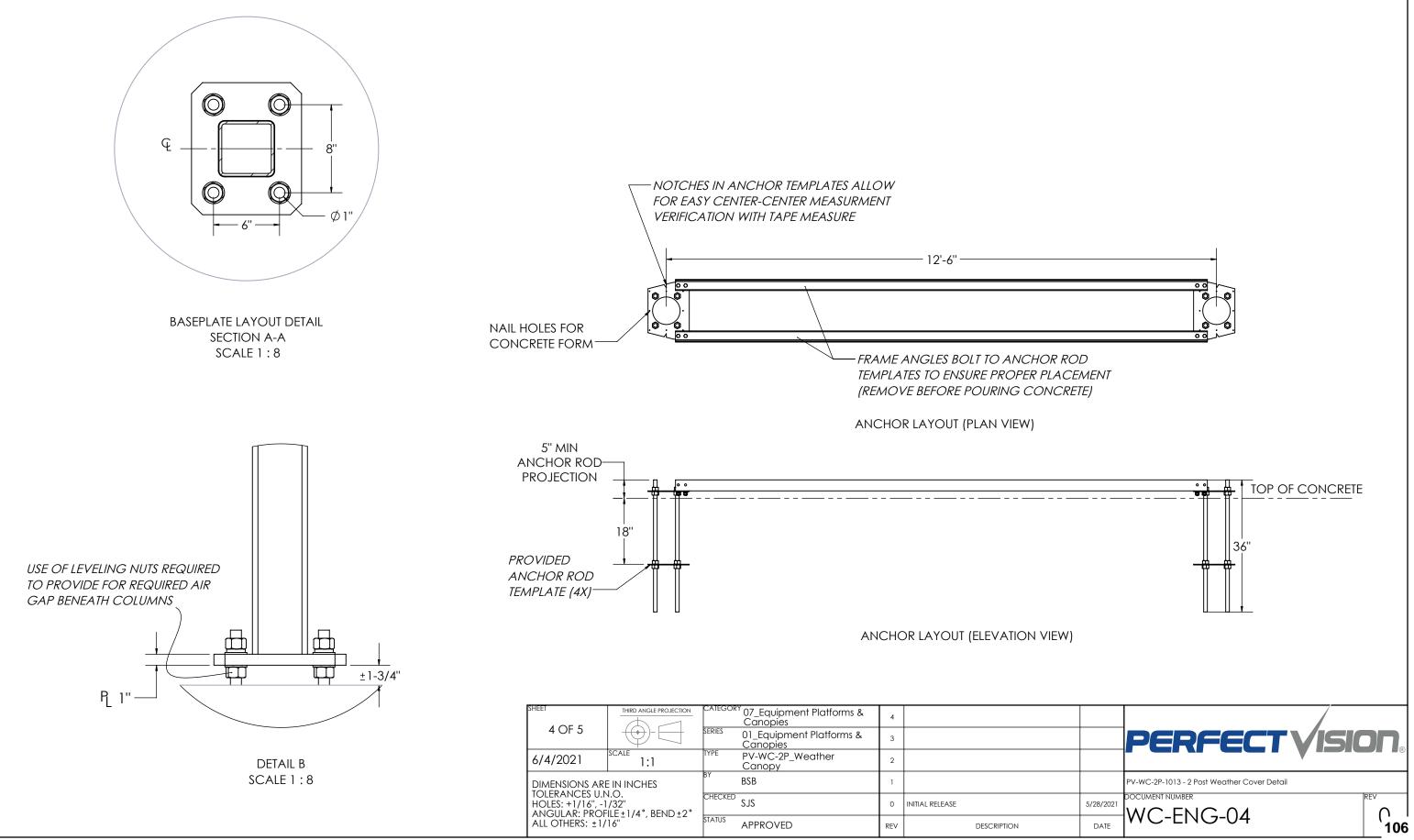




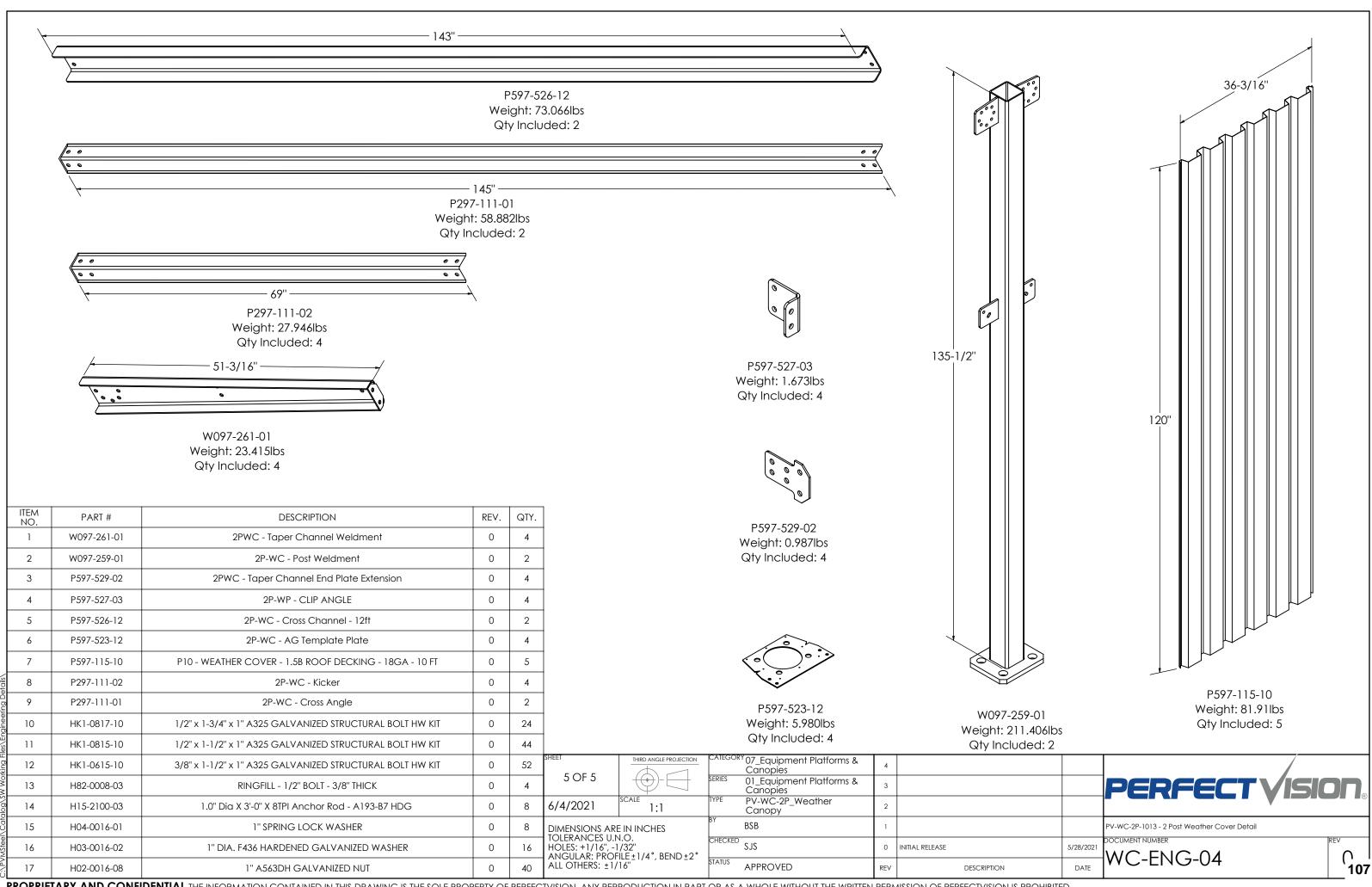


	SHEET		CATEGOR	^Y 07_Equipment Platforms & Canopies	4	
	3 OF 5		SERIES	01_Equipment Platforms & Canopies	3	
	6/4/2021	SCALE 1:1	TYPE	PV-WC-2P_Weather Canopy	2	
	DIMENSIONS ARE		ВҮ	BSB	1	
	HOLES: +1/16", -1		CHECKED	SLS	0	INITIAL RELEASE
ALL OTHERS: ±1/			STATUS	APPROVED	REV	DESCRIPTION





NOTE: FOUNDATION DESIGN BY OTHERS



MEMORANDUM

- **TO:** Planning & Zoning Commission
- FROM: Michele Berry, AICP, Planning Manager
- **DATE:** July 1, 2025
- SUBJECT: <u>Public Hearing</u>: Consideration of a Zone Change From Light Industrial (LI) District to Planned Development – Light Industrial (PD-LI) District, on 20.11 Acres, Legally Described as Lots 3AR-1 and 3AR-2, Block J Vista Ridge; Located at 800 State Highway 121 Bypass and 2780 Lake Vista Drive; as Requested by Halff Associates, Inc., the Applicant, on Behalf of Bank of American N A, the Property Owner. (25-04-4-PZ)

BACKGROUND

The Planned Development (PD) district is intended to accommodate innovative forms of development by tailoring regulations to better accomplish the City's adopted plans for development, redevelopment and revitalization. A planned development district should mitigate the impacts of development upon the environment, traffic, public services and facilities, and adjacent and area land uses, and protect and enhance the aesthetic and visual quality of the City.

The developer originally submitted a concept plan to the City on December 9, 2024, the same day that City Council approved the first supplemental use standards for warehouse distribution and manufacturing, light intensity uses. The project was then vested to the use, lot dimension, and landscaping standards in place with only some exceptions per state statutes. The developer has worked with staff to go through a planned development process to give clarity, to establish design details intended to lessen the impact of the development, balance the current standards with the ones in place prior to December 9, 2024 and recognize the unique adjacency of the levee district trail.

The property is currently zoned Light Industrial (LI) District and has been vacant for over a year. The office market is still weak in the post-covid era, and it is unlikely that an office tenant will be found soon. Trammel Crow is desiring to build three large buildings that could accommodate warehouse distribution, manufacturing, office/showroom and similar uses.

ANALYSIS

The analysis has been divided into topic areas below, many of which contain tables with the standards required at the time the initial concept plan was submitted, the current standard, and the proposed PD standard. This is to help provide a clear comparison of the standards where standards have changed recently or are more easily compared in a table. A summary is then provided below the table.

SUP – Lake Vista 800 SH 121 Bypass and 2780 Lake Vista Dr.

Page 2 of 5

Uses

The Planned Development will allow for warehouse distribution and manufacturing, light intensity uses by right and without a special use permit. In addition, this PD will also allow for wholesale use with no outside storage by right. Other uses will be limited to a maximum of 10% of lot area for outside storage.

Standard	Standard Time of	Current	Proposed PD
	Concept Plan	Standard	Standard
Warehouse Distribution	Allowed	SUP Required	Allowed
Manufacturing, Light	Allowed	SUP required	Allowed
Intensity			
Wholesale	SUP required	SUP required	Allowed with no
			outdoor storage

<u>Landscaping</u>

The primary landscape difference is in landscape strip width and the required tree plantings within that width.

Standard	Standard Time of Concept Plan	Current Standard	Proposed PD Standard
Landscape strip width	Minimum 15-foot- wide landscaped strip with two shade or understory trees per 500 square feet of landscaped strip	Minimum 50-foot- wide	Minimum 10.3-foot-wide landscape strip with average width of 23 feet on Sam Rayburn; minimum 13-foot- wide landscape strip with average width of 20 feet on Lake Vista
Tree	Two per 500 SF, canopy or understory	Double row of shade trees spaced 30 feet on center and row of evergreen understory trees spaces 20 feet on center	One shade and one understory tree per 500 square feet of landscaped strip
Berm	none	5 feet tall	none
Parking lot trees	1 per 15 parking lot spaces	Same	1 per 15 parking lot spaces

Summary – The proposed PD landscaping standard is lesser than the current standard but averages a greater width with more trees than the standard at time of concept plan submission

SUP – Lake Vista 800 SH 121 Bypass and 2780 Lake Vista Dr.

Page 3 of 5

Architecture

The primary architectural differences are the minimum percentage masonry, and the types of other articulation provided.

Standard	Standard Time of Concept Plan	Current Standard	Proposed PD Standard
Brick	Building less than 100,000 SF with tilt wall or pre-cast construction requires minimum 50% brick veneer on the front elevation. Buildings 100,000+ SF with tilt wall or pre-cast construction requires minimum ten percent (10%) brick veneer based on the street-facing elevation but applied anywhere on the building or structure	Same.	 Building 1 – Minimum 5,800 SF brick (~29% of front façade and building is over 100,000 SF) Building 2- Minimum 5,200 SF brick (~33% of front facade and building is over 100,000 SF) Building 3 – Minimum 4,300 SF brick (~38% of front façade and building is less than 100,000SF)
Architectural Features	Each elevation provides architectural features including reveals, articulations, chamfered edges, etc., so that areas bordered by said features do not exceed 100 square feet in size	Same	Areas bordered by revels and chamfered edges are up to 505 square feet, concept elevations show 20% glass on front facades and 35 individual awnings.
Colors	A minimum of two (2) colors are used on each elevation, and 80 percent of each elevation must utilize natural and/or earth tone colors	Same	Two colors proposed, white and grey.

Summary - Building 1 and 2 have a significantly higher percentage of brick veneer than required but, building 3's brick veneer percentage is lower than required. However, combined, the brick percentage is higher overall than required. Fewer chamfered edges are required but there is an addition of windows and awnings that are otherwise not required.

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Page 4 of 5

<u>Screening</u>

No changes are proposed for equipment screening, whether ground mounted or rooftop.

Standard	Standard Time of Concept Plan	Current Standard	Proposed PD Standard
Truck court screening	None	12-foot-tall masonry or tilt-wall	12-foot tilt wall on only external sides; 15- foot-wide landscape strip with one canopy tree over 20 feet, one ornamental tree per 30 feet, and continuous evergreen shrub row.

Summary – The applicant has provided a rendering of the proposed landscape screen and how it may grow in over time. The landscape screen was preferred as a softer option to a fence along the open space and trail.

Parking, Loading and Truck Bays

The main difference in standards was the adoption of regulations related to dock bays and truck court orientation. City staff have supported reducing parking for larger warehouse spaces in the past and those facilities have not encountered parking issues.

Standard	Standard Time of Concept Plan	Current Standard	Proposed PD Standard
Minimum parking	1/1,000 SF warehouse	1/1,000 SF warehouse	1/2,000 SF warehouse. Optional expansion parking areas identified.
Maximum number of truck bays/dock doors	None	None	Building 1 maximum 19 Building 2 maximum 18 Building 3 maximum 16
Truck dock/bay orientation	None	Cannot face a public street or open space	Can face an open space with screening provided.

Summary – The truck court and dock door/bay orientation will face a public open space. The applicant is proposing landscaping screening standards to offset the visual impact and limit on bays or docks/doors to accommodate more office/showroom tenants as opposed to pure distribution tenants.

Tree Preservation

Tree preservation standards have not recently changed. The applicant proposes two special requirements for this Planned Development: (1) to allow ornamental trees planted onsite to count to mitigation requirements, and (2) to mitigate for trees in the potential future parking areas with the Engineering Site Plan even if those trees are not removed immediately or ever.

SUP – Lake Vista 800 SH 121 Bypass and 2780 Lake Vista Dr.

Page 5 of 5

Fencing

The applicant proposes higher standards for fencing than in the UDC. While no fencing is currently proposed, future fencing would need to meet the PD standards.

Standard	Current Standard	Proposed PD Standard
Material	Wood, metal tubing, wrought iron, masonry,	Black tubular steel or decorative
	chain link, and vinyl or fiberglass composite	metal. No chain link, wood,
	materials if said material are designed fencing	plastic, or other synthetic fence
	materials. Fences six (6) feet or greater may	material. Razor wire and barbed
	have angle arms at the top with barbed wire.	wire are prohibited
Height	Maximum 8-feet-tall	Minimum 6-feet-tall
Location	Fences shall be placed behind the required	In on the western or south side of
	landscape strip or at least ten (10) feet back	the property installed on the
	from the street line, whichever places the fence	interior boundary of the 15-foot-
	further from the street line. Two feet from trail	wide buffer.
	or pavement, not within site visibility areas	

Summary – the higher material standards and specific location standards for the rear ensure quality fencing. The open style fencing with landscaping should substantially screen the truck court from casual view.

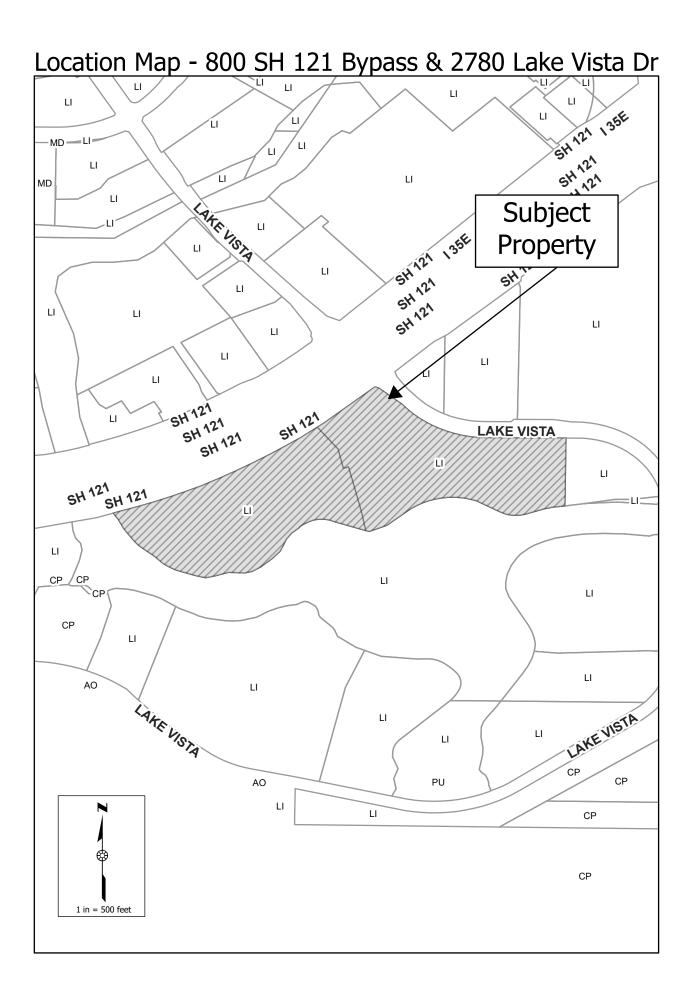
<u>Lighting</u> – No changes to UDC lighting standards are proposed and the project will need to meet those standards.

<u>Outside storage</u> – The applicant has specified that wholesale uses may not have outside storage. All other uses would be limited to 10% of the lot area for outside storage. The applicant has clarified that trailers adjacent to truck dock doors will not be considered storage but those not adjacent to truck dock doors would be considered outside storage. This is in alignment with Lewisville practice. All outside storage areas will still be required to be screened.

Staff find this planned development consistent with the Lewisville 2025 Vision Plan Big Move of Employment Vitality.

CITY STAFF's RECOMMENDATION

That the Planning & Zoning Commission recommend approval of the planned development as presented.





Aerial Map - 800 SH 121 Bypass & 2780 Lake Vista Dr

April 17, 2025

VIA HAND DELIVERY

Michele Berry Planning Manager City of Lewisville 151 W. Church Street Lewisville, TX 75057

> Re: Letter of Authorization to file and process a zoning application for +/-20.1 acres of land property located on the southern frontage road of the Sam Rayburn Tollway, on the southwestern side of its intersection with Lake Vista Drive (the "Property")

Dear Michele:

Bank of America NA is the owner ("Owner") of the Property. By signature below, Owner hereby authorizes the applicant, TCDFW Acquisitions, LLC and/or its representatives, Winstead PC and Halff Associates, Inc. to file and process a zoning application for the Property on its behalf and to address related land use matters.

Sincerely,

BANK OF AMERICA NA,

a national banking association

By:

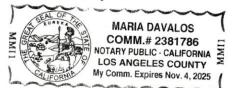
Name: Robert J. Benson Title: Senior Vice President

State of California County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 17^{th} day of <u>April</u>, 2025 by <u>Robert J. Benson</u>, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Public Signature

Notary Public Seal



PROJECT NARRATIVE

This request is to rezone the Property to allow warehouse distribution facilities with office showroom spaces. The Property consist +/-20.1 acres of land along the southern frontage road of the Sam Rayburn Tollway, on the southwestern side of its intersection with Lake Vista Drive. The Property is currently zoned LI Light Industrial and is developed with two 2-story office buildings and two 3-story parking garages. The Applicant is proposing to rezone the Property to a Planned Development (PD) district, with a base zoning district LI to allow permit warehouse uses subject to enhanced landscaping and architectural design standards.

The applicant is proposing to raze the existing office buildings, which have struggled to maintain occupancy, and to develop the Property with three (3) warehouse distribution facility buildings with a maximum combined total of 335,000 square feet of floor area (the "Project"). The PD is divided into three (3) separate tracts, each of which will contain one (1) of the proposed warehouse facilities. The PD preserves the ability to develop the Project in phases. As part of the Project, the Applicant is proposing to establish a 15-foot landscape buffer, which is to include canopy trees, ornamental trees, and rows of evergreen shrubs, along the western side and entire rear of the site.

The proposed request and use are compatible with surrounding zoning and land uses. All land surrounding the Property is zoned LI Light Industrial. Running along the entirety of the front (*i.e.*, north) of the Property is the Sam Rayburn Tollway, while a medium-sized pond/water reservoir is located at the Property's western and southern sides. A one-story plastic surgery clinic is located to the immediate east of the Property, while a two-story office building is located across Lake Vista Drive, to the northeast.

By eliminating the existing low-occupancy buildings and redeveloping the Property with new facilities subject to architectural design standards and enhanced landscaping requirements, the Project will reactivate the site and promote the welfare of the area.

Applicant submitted a concept plan for a similar warehouse project for the Property in December 2024. By filing this zoning application, that December concept plan submittal is not considered withdrawn or inactive. Applicant reserves the ability to proceed with the alternative project shown in the December concept plan should this zoning application be denied.

WINSTEAD P.C.

E. Daniel Box *Attorney for the applicant*

STATEMENT OF EXPECTED IMPACT

The Applicant is proposing to rezone \pm -20.1 acres of land from Light Industrial (LI) to a Planned Development (PD) district, with a base zoning district of Light Industrial (LI), in order to permit warehouse uses subject to enhanced landscaping and architectural design standards. The Property is currently developed with two (2) two-story office buildings, which have struggled to maintain occupancy, and two (2) three-story accessory parking garages. The Applicant is proposing to develop the Property with three (3) warehouse distribution facility buildings with a maximum combined total of \pm -335,000 square feet of floor area (the "Project").

Redeveloping the Property with warehouse facilities would serve to reduce the current impact upon city services made by the existing office development. Generally, warehouses generate less traffic and are occupied by few employees than office buildings. As such, the roads surrounding the site, as well as the sewer, water, and drainage needed to serve it, will be burdened less by the Project than they are presently. It is not anticipated that the Project would impact the local school system or the demand for police onsite or in the area.

The Lewisville 2025 Plan aims to promote, among other goals, economic vitality, community, and sustainability. By eliminating the existing low-occupancy buildings and redeveloping the Property with new facilities, the Project will serve to reactivate the site that is nearing vacancy with high-demand uses. In doing so, the Project promises to accomplish many of the various goals prioritized under the Lewisville 2025 Plan.

The proposed request and use are compatible with surrounding zoning and land uses. All land surrounding the Property is zoned LI Light Industrial. Running along the entirety of the front (*i.e.*, north) of the Property is the Sam Rayburn Tollway, while a medium-sized pond/water reservoir is located at the Property's western and southern sides. A one-story plastic surgery clinic is located to the immediate east of the Property, while a two-story office building is located across Lake Vista Drive, to the northeast.

Applicant submitted a concept plan for a similar warehouse project for the Property in December 2024. By filing this zoning application, that December concept plan submittal is not considered withdrawn or inactive. Applicant reserves the ability to proceed with the alternative project shown in the December concept plan should this zoning application be denied.

Lake Vista Light Industrial Park DEVELOPMENT STANDARDS

I. <u>PROJECT LOCATION</u>

PROPERTY consists of +/-20.1 acres of land located on the southern frontage road of the Sam Rayburn Tollway, on the southwestern side of its intersection with Lake Vista Drive, as more generally shown and described in the approved plat for the site (Exhibit A).

II. <u>PURPOSE AND INTENT</u>

- **A.** <u>**Purpose:**</u> The purpose of the district is to allow for warehouse, light industrial, and manufacturing uses at the Property.
 - 1. The Development Standards herein shall apply to the Project (defined hereinafter).
 - 2. The Project may be developed in phases.
- **B.** <u>Applicability:</u> These standards shall apply to development within the Property.
- C. <u>Unified Development Code:</u> All references herein to the City of Lewisville Unified Development Code ("UDC") shall be to the City of Lewisville UDC, as it exists or may be amended.

III. <u>DEFINITIONS</u>

A. Unless otherwise stated, the definitions and interpretations in the UDC apply to this article.

B. PROJECT shall mean the warehouse/light industrial development described and depicted in this planned development district, the zoning plan, landscape plan, and concept elevations.

IV. TRACTS

A. For purposes of this planned development district, the Property shall be divided into three (3) tracts: Tracts I, II, and III (collectively, the "Tracts" and each separately, a "Tract") shown as Lots I, II, and III on the Zoning Plan attached hereto (Exhibit B). The size and shape of each Tract may change without Director of Planning approval, provided that such changes do not increase or decrease the acreage of any one Tract by more than ten (10) percent.

B. Unless otherwise stated herein, use and development of the Property shall be generally in conformance with the Zoning Plan, subject to final layout and design conforming with the City's engineering standards and fire code.

V. <u>DEVELOPMENT REGULATIONS</u>

A. <u>Base Zoning District and Uses</u>: Except as otherwise provided in this section, development and use of the Property must comply with the regulations and standards applicable to the "LI" Light Industrial zoning district, as set forth in the UDC. Uses permitted are those permitted in the LI District, subject to the same conditions as applicable in the LI District, as set forth in the UDC, subject to the following exceptions:

1. <u>Additional Uses</u>: The following uses are also allowed at the Property:

a. Wholesale Establishment, fully enclosed within a building (no Outside Storage), by right

b. Manufacturing, Medium Intensity, via Special Use Permit

c. Wholesale Establishment with Outside Storage, via Special Use Permit

2. <u>Outside Storage</u>: The parking or storage outdoors of truck trailers against the building adjacent to truck dock doors is permitted by right and is not considered Outside Storage. The parking or storage outdoors of truck trailers away from truck dock doors and buildings is permitted by right, provided it occupies less than 10 percent of the total lot area, and is considered Outside Storage.

B. <u>**Project Plans**</u>: The Project must generally comply with the Zoning Plan, Concept Elevations, and Landscape Plan.

C. <u>**Development Area**</u>: Maximum total building square footage for the Property is 335,000 square feet. Total development area may be distributed across all three Tracts at the discretion of the developer, to be finalized at the time of engineering site plan approval. In no event, however, may the development area for a Tract deviate by more than 10 percent from that shown for the Tract on the Zoning Plan.

D. <u>**Building Materials**</u>: The Project will comply with the building material standards set forth in Section VII.A. of these Development Standards.

E. <u>**Parking**</u>: The Project shall provide the following minimum off-street parking:

- 1. Warehouse use: 1 parking space per 2,000 sq. ft. of gross floor area; and
- 2. Office use: 1 parking space per 300 sq. ft. of gross floor area.

VI. LANDSCAPE AND CHARACTER STANDARDS

A. <u>Landscape Plan</u>: Except as otherwise provided in this section, the Project shall comply with the landscape standards set forth under the UDC and with the Landscape Plan (Exhibit C). In the event of a conflict between the UDC's landscape standards and the Zoning Plan, the Landscape Plan shall control.

1. In lieu of providing a 50-foot landscape strip along public or private street and any property line adjoining certain uses as specified and provided in the UDC, the Project shall provide the following:

- a. Along the Sam Rayburn frontage, a landscape strip with a minimum width of 10.3 feet, but with a total average width of 23 feet, as calculated across the total linear footage (excluding drive lengths) of the Sam Rayburn frontage.
- b. Along the Lake Vista frontage, a landscape strip with a minimum width of 13 feet, but with a total average width of 20 feet, as calculated across the total linear footage (excluding drive lengths) of the Lake Vista frontage.
- 2. <u>Future Parking Areas</u>:
 - a. Areas designated on the Landscape Plan for future parking may be paved, provided such work complies with City paving and construction standards. Such paving and work are considered consistent and fully compliant with the Zoning Plan and Landscape Plan.
 - b. The first engineering site plan shall include the provision of drainage and screening for such future parking areas, such that no new engineering site plan or additional drainage or screening shall be required to allow for the future construction of the same. Instead, only a grading and pavement permit shall be required for the construction of the future parking areas.
 - c. Outdoor Storage generally, whether of materials, equipment, or truck trailer parking (*see* Section V.A.2 of these Development Standards), is permitted in truck court areas not within a fire lane and in areas designated on the Landscape Plan for future parking, provided that adequate access, paving required under City code, and screening in compliance with these Development Standards are shown on the approved engineering site plan.

B. <u>Character Standards</u>: The Project shall comply with the following character standards:

- 1. A minimum 15-foot-wide landscape buffer shall be provided along the western side and southern rear of the Property, as shown on the Landscape Plan and shall consist of the following:
 - a. One canopy tree per every 20 linear feet;
 - b. One ornamental tree per every 30 linear feet; and
 - c. A continuous row of evergreen shrubs.

- 2. The Project shall comply with the tree preservation requirements under the Unified Development Code.
- 3. There shall be a minimum of one 3-inch caliper canopy tree per fifteen (15) parking spaces;
- 4. Truck docks at the rear of a building may face open space, including a public park, playground, and or body of water;
- 5. In lieu of the screening requirements set forth under Section VII.3.24.D, the open sides of truck courts shall be screened as shown on the Landscape Plan.

C. <u>Tree Mitigation</u>: All protected trees with a minimum 8-inch caliper (diameter at breast height) must be mitigated per inch, as follows:

- 1. Every tree planted, including shade trees and ornamental trees, shall be counted toward mitigation, inch per inch; and
- 2. The first engineering site plan shall include the provision of mitigation for trees lost in the paving of areas designated on the Landscape Plan for future parking, such that no new engineering site plan or additional mitigation shall be required to allow for the future construction of the same.

D. <u>**ROW Expansion**</u>: If, prior to engineering site plan approval for the Project, ROW is required that reduces the landscape strip, then landscape islands shall be added along the frontage adjacent to the reduced landscape strip. These landscape islands shall contain a minimum of one (1) canopy tree and shall be spaced no farther than 60 feet apart, in precise locations to be determined at the discretion of the developer, but subject to approval by the Planning Director

VII. ARCHITECTURAL STANDARDS

A. Except as otherwise provided in this section, the development of the Property shall comply with the architectural standards set forth in the UDC and with the Concept Elevations (Exhibit D).

- 1. <u>Building Materials</u>: The Project will include:
 - a. Building 1: For all facades combined, a minimum total of 5,800 square feet of brick, which is equal to approximately 29 percent of the area of the front building façade.

- b. Building 2: For all facades combined, a minimum total of 5,200 square feet of brick, which is equal to approximately 33 percent of the area of the front building façade.
- c. Building 3: For all facades combined, a minimum total of 4,300 square feet of brick, which is equal to approximately 38 percent of the area of the front building façade.
- d. Fences: All fences must be a minimum six (6) feet in height and black tubular steel or decorative metal in construction. No chain link, wood, plastic, or other synthetic fence materials are permitted. Razor wire and barbed wire are prohibited. If a fence(s) is provided along the western side and/or southern rear of the Property, it shall be installed along the interior boundary of the 15-foot-wide landscape buffer.
- 2. <u>Amendments and Adjustments</u>: In addition to those details and changes allowed by right to be made to the Concept Elevations at the time of engineering site plan approval, the following revisions are permitted:

a. Truck dock doors at the rear of the building may be resized, reorganized, and/or relocated, provided that dock doors remain exclusively at the rear of the building; and

b. The number of truck dock doors provided may be increased by no more than one dock door per building, such that the number of dock doors may not exceed the following numbers:

- i. Building 1: Maximum 19 dock doors
- ii. Building 2: Maximum 18 dock doors
- iii. Building 3: Maximum 16 dock doors

VII. VARIANCE SUMMARY TABLE

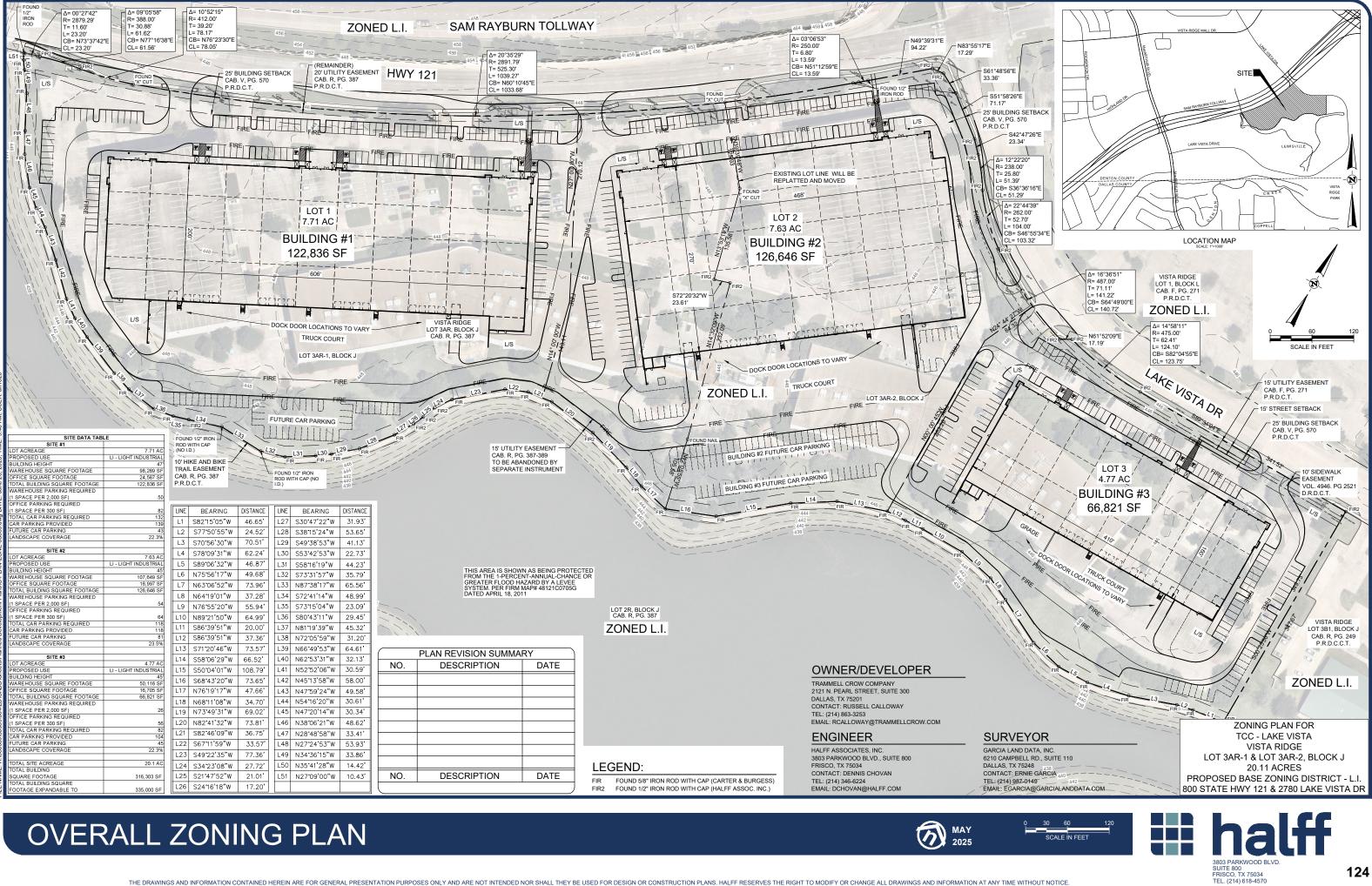
A table summarizing where these Development Standards deviate from the regulations and standards that would otherwise apply to the development of the Property under the UDC is attached as Exhibit E. In the event of a conflict between these Development Standards and the variance summary table, these Development Standards shall control.

<u>Exhibit E</u>

Variance Summary Table

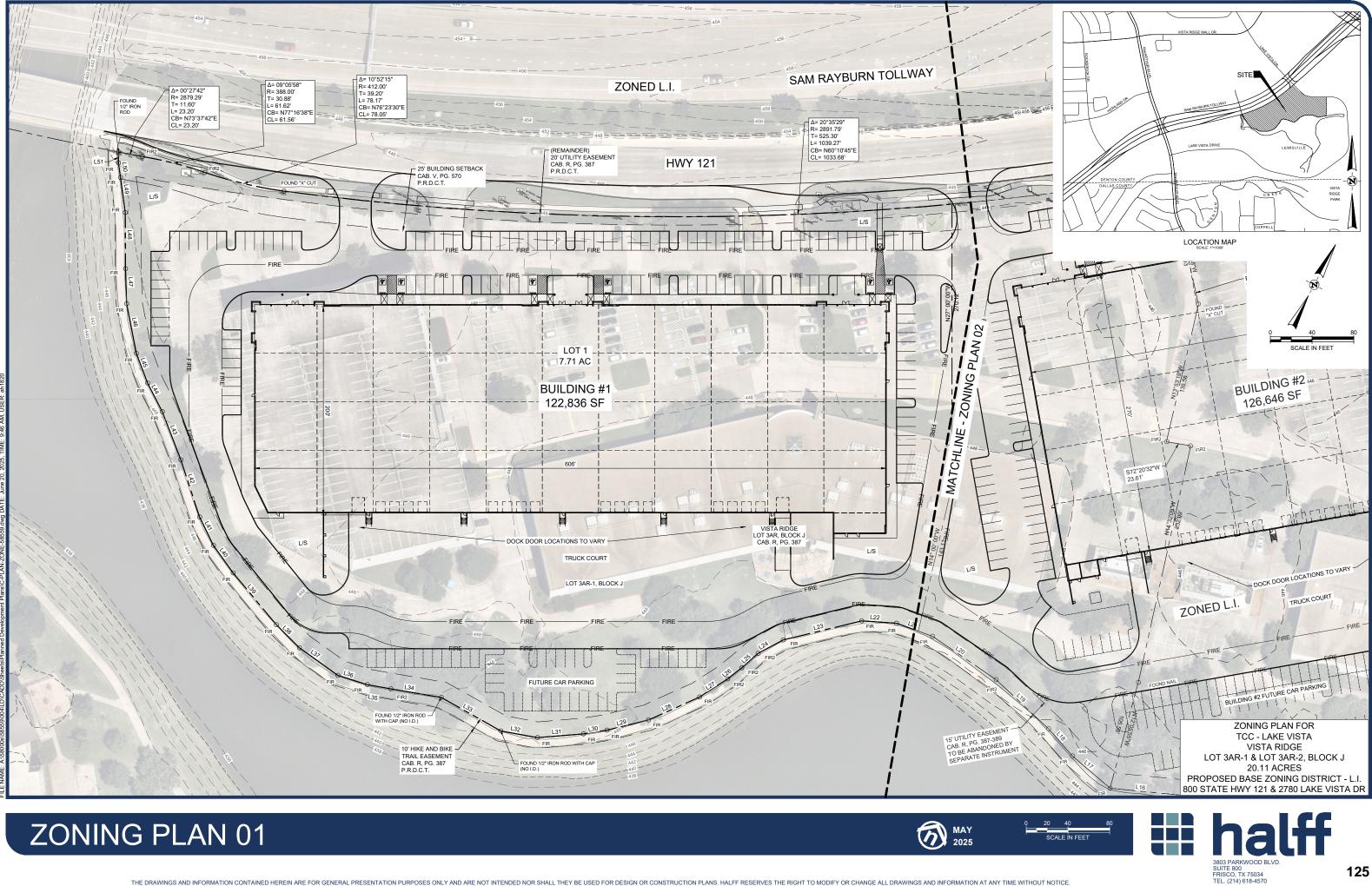
Project Overview: In our conversations with Lewisville City Staff, there are some conditions that need to met to advance for a PD request. Those conditions were 1) dress up the front facade of the facility and 2) to provide a green screen along the trail on the southern portion of the site. Clearly these two conditions have been satisfied with our current proposed plan. To be able to achieve this, Developer has pushed the project as far to the north and west as possible to provide a significant improvement over existing conditions along the street frontage. Our screening will be a significant upgrade over what is currently in place north of the frontage road.

Zoning Comparison				
Item:	Required:	Provided:	Comments:	
Typical landscape strip at street frontage (if façade requirements are being met)	Min. 15' wide landscape strip	A landscape strip that averages 21' along 121, and averages 20' along Lake Vista Drive	Proposed landscaping along the frontage road (29,315sf) is 176.5% of the existing landscape (16,609sf) along the frontage road.	
Landscape at south property line	None	Min. 15' wide landscape strip	Along the south property line a 15' min. landscape strip is proposed that includes (91) 3" caliper canopy trees and (80) 3" caliper ornamental trees.	
Tree requirements	3" shade trees counts towards tree mitigation	All shade and ornamental trees that are at least 3" cal. will be counted towards tree mitigation	Ornamental trees were included to address the concern of limiting views under the trees and provide a more robust visual screening along the southern edge of the loading dock. Proposed plan includes 363 total trees, requirement is 171. The project is providing 212% of the required trees.	
Loading Bay Location	None	No dock doors facing public roads. Loading facing jogging trail, but additional screening provided.	Screen with heavy planting. Provide solid screen walls at sides of truck courts where they face jogging trail (as shown on plans). Offering to limit number of dock doors to specified counts.	
Façade Brick Percentages	Brick requirement varies with building size.	Treat all 3 buildings as over 100,000 sf. Current Avg is 105,438 sf. 10% of front façade Brick Required.	We propose additional Brick from the Minimum requirements: B1 29% B2 33% B3 38%	
Glass	None	20%		
Awnings	None	35 awnings		
Allowed Uses	LI District uses	LI District uses, plus: + Wholesale Establishment (no outside storage)(by right) + Manufacturing, Medium Intensity (SUP)	Additional allowed uses are wholly contained within building interior. Even then, for Medium Intensity Manufacturing, an SUP is required.	
Minimum Parking Requirement for Warehouse Uses, Generally	1 space per 1,000 sf of warehouse area	1 space per 2,000 sf of warehouse area	Observed parking utilization rates at other sites supports proposed parking ratio. Applicant is confident that proposed plan would provide adequate parking for tenants.	



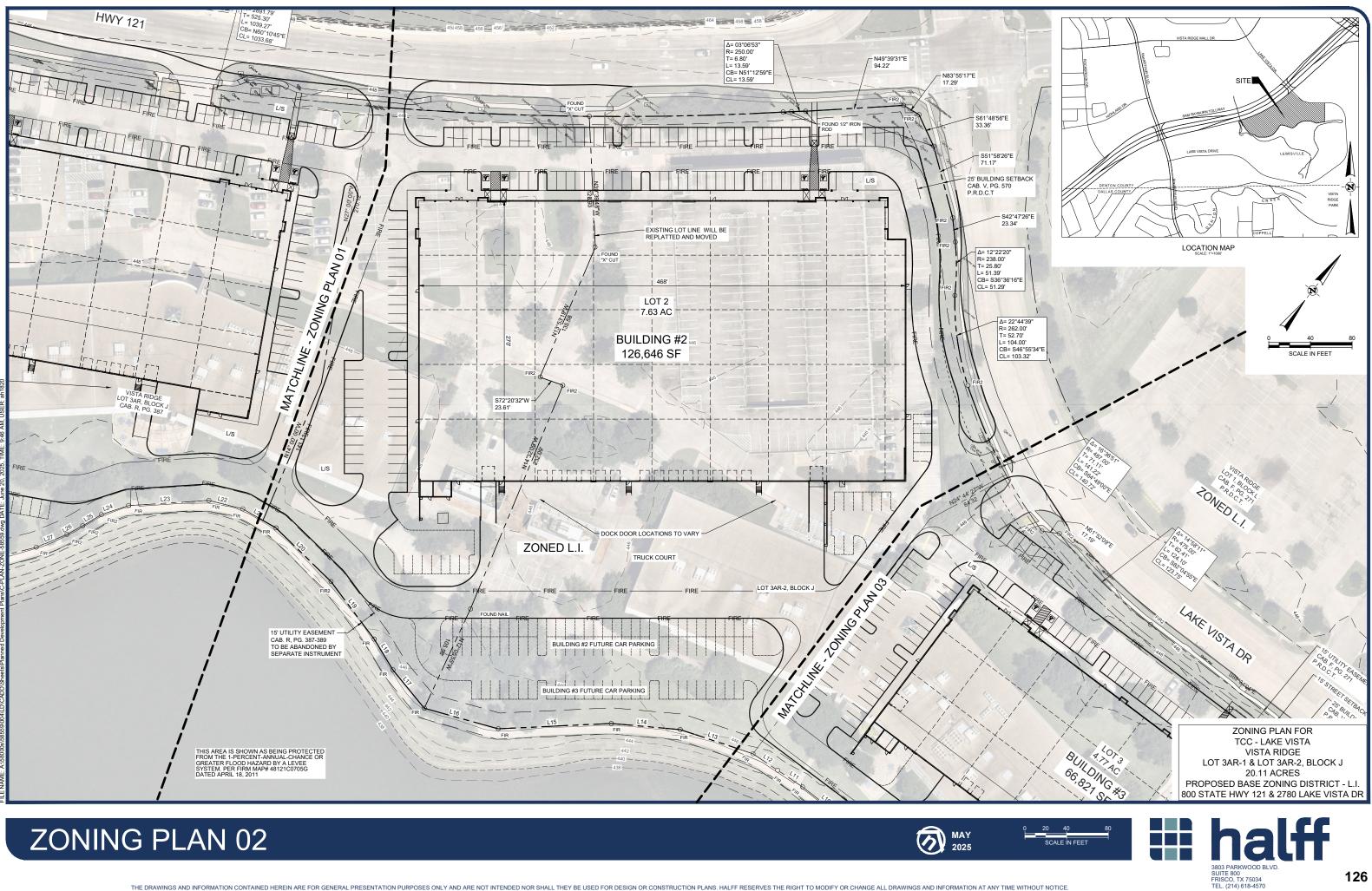


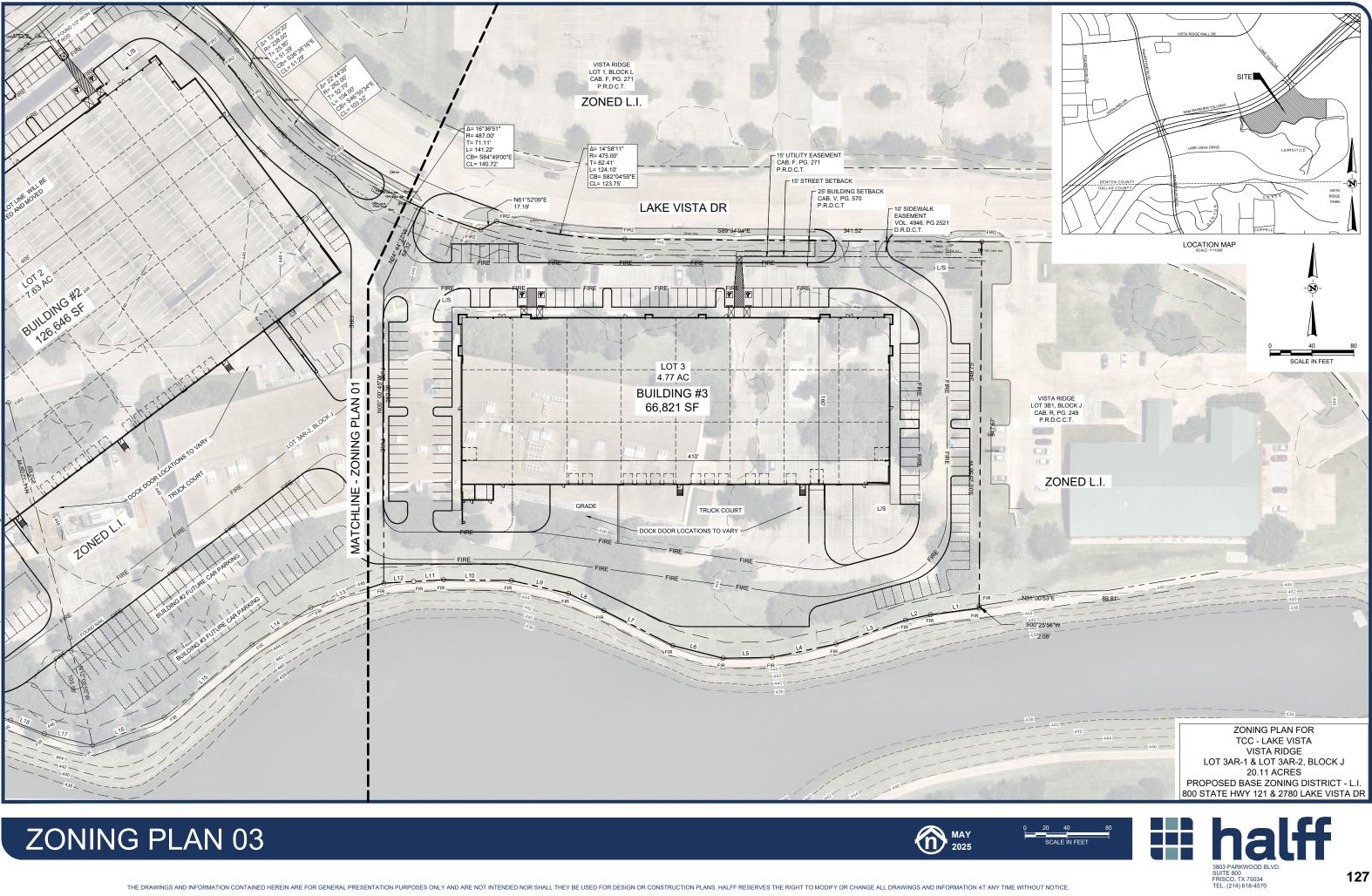
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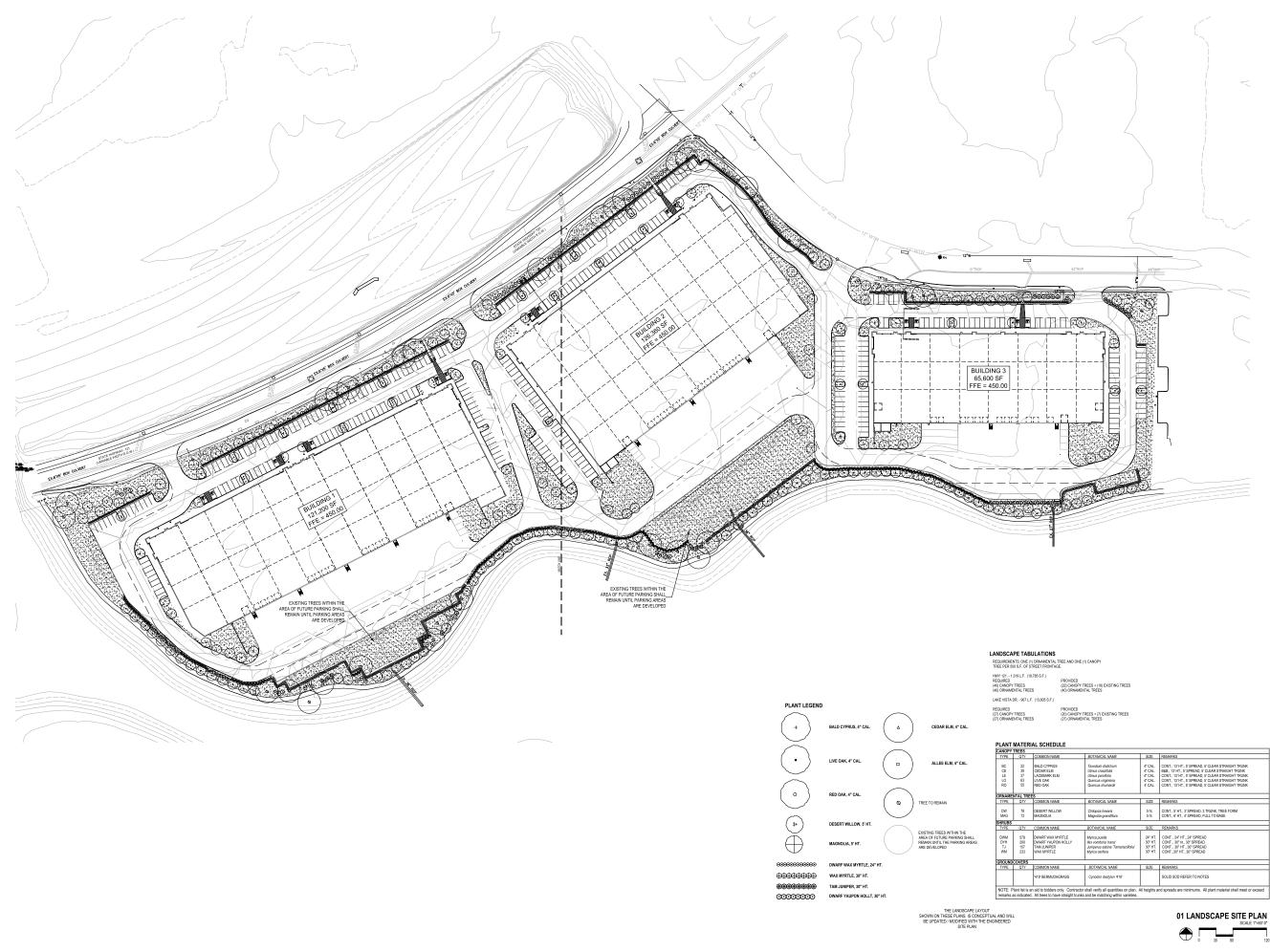












LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1782 W. McDERMOTT DR. ALLEN, TEXAS 75013 (469) 369-4448 HRIS@STUDIOGREENSPOT.C

TCC Lake Vista

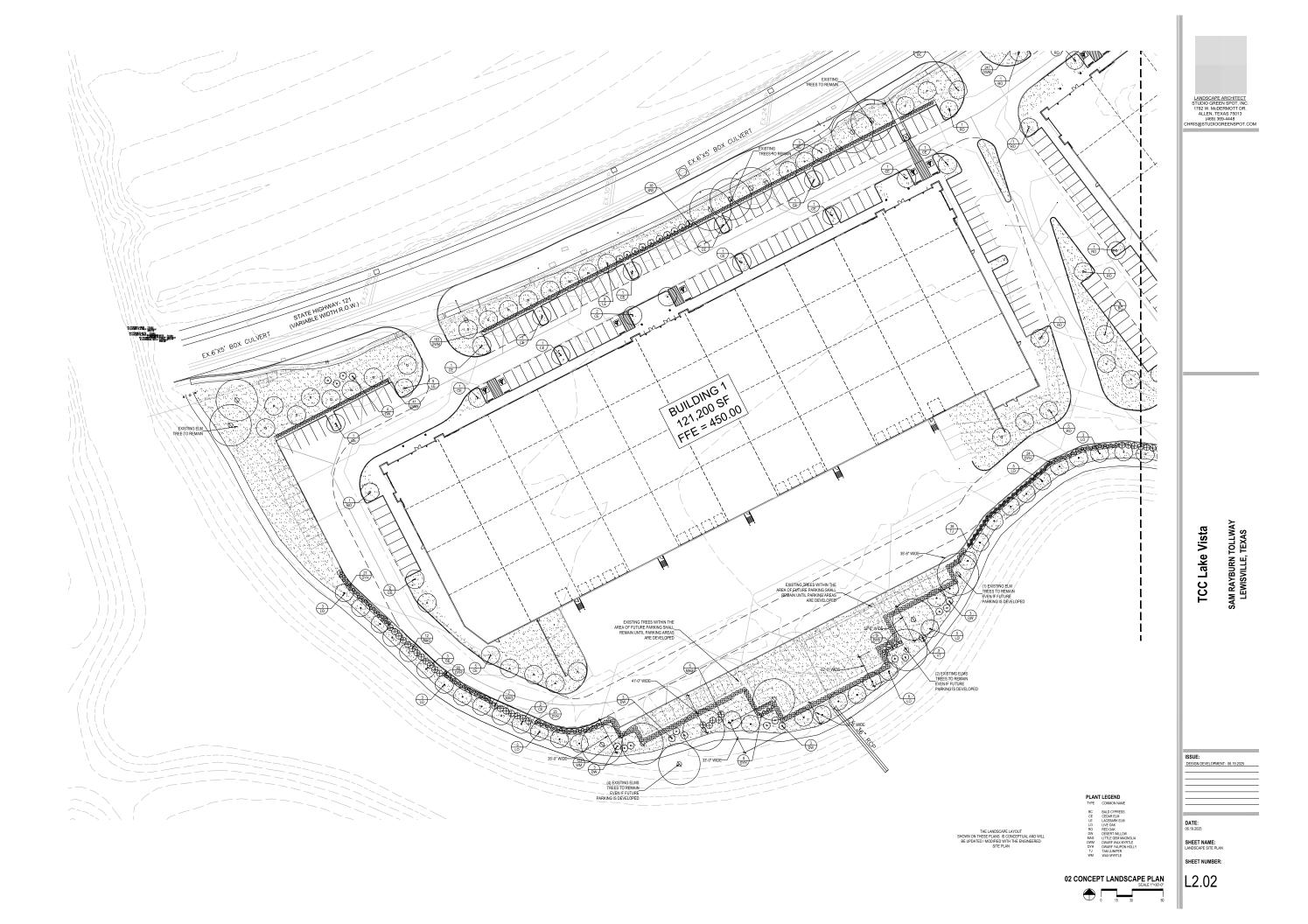
SAM RAYBURN TOLLWAY LEWISVILLE, TEXAS

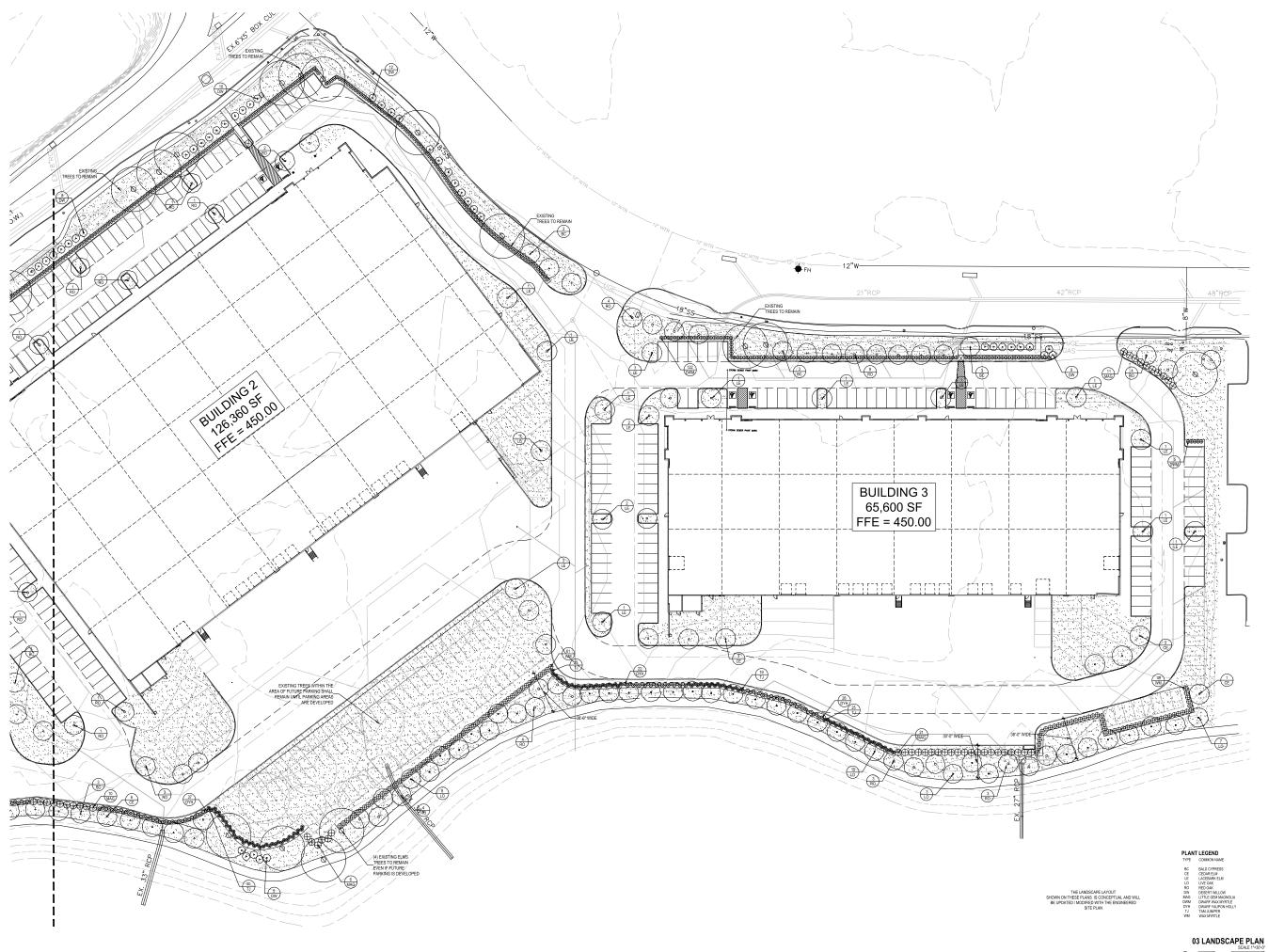
ISSUE: DESIGN DEVELOPMENT: 06.19.2025

DATE: 06.19.2025

SHEET NAME: LANDSCAPE SITE PLAN SHEET NUMBER:

L2.01





LANDSCAP STUDIO GRE 1722 W. MA ALLEN. TI (46) CHRIS@STUDIO	E ARCHITECT SEMSOTO I, NO. SEMOTT DR. EXAS 75013 GREENSPOT.COM	
TCC Lake Vista	SAM RAYBURN TOLLWAY LEWISVILLE, TEXAS	
ISSUE: DESIGN DEVELOPM DATE: SHEET NAME: SHEET NUMBE L2.03		

Project Overview: In our conversations with Lewisville City Staff, there are some conditions that need to met to advance for a PD request. Those conditions were 1) dress up the front facade of the facility and 2) to provide a green screen along the trail on the southern portion of the site. Clearly these two conditions have been satisfied with our current proposed plan. To be able to achieve this, Developer has pushed the project as far to the north and west as possible to provide a significant improvement over existing conditions along the street frontage. Our screening will be a significant upgrade over what is currently in place north of the frontage road. *

Zoning Comparison				
Item:	Required:	Provided:	Comments:	
Typical landscape strip at street frontage (if	Min. 15' wide	A landscape strip that averages 21' along 121, and	Proposed landscaping along the frontage road (29,315sf) is 176.5% of	
façade requirements are being met)	landscape strip	averages 20' along Lake Vista Drive	the existing landscape (16,609sf) along the frontage road.	
Landscape at south property line	None	Min. 15' wide landscape strip	Along the south property line a 15' min. landscape strip is proposed that includes (91) 3" caliper canopy trees and (80) 3" caliper ornamental trees.	
Tree requirements	3" shade trees counts towards tree mitigation	All shade and ornamental trees that are at least 3° cal. will be counted towards tree mitigation	Ornamental trees were included to address the concern of limiting views under the trees and provide a more robust visual screening along the southern edge of the loading dock. Proposed plan includes 363 total trees, requirement is 171. The project is providing 212% of the required trees.	
Loading Bay Location	None	No dock doors facing public roads. Loading facing jogging trail, but additional screening provided.	Screen With Heavy Planting. Provide Solid Screen walls at ends of Courts where they face jogging trail. Offering to limit number of dock doors to specified counts.	
Façade Brick Percentages	Brick requirement varies with building size.	Treat all 3 buildings as over 100,000 sf. Current Avg is 105,438 sf. 10% of front façade Brick Required.	We propose additional Brick from the Minimum requirements: B1 29% B2 33% B3 38%	
Glass	None	20%		
Awnings	None	35 awnings		
Allowed Uses	LI District uses	LI District uses, plus: + Wholesale Establishment (no outside storage)(by right) + Manufacturing, Medium Intensity (SUP)	Additional allowed uses are wholly contained within building interior. Even then, for Medium Intensity Manufacturing, an SUP is required.	
Minimum Parking Requirement for Warehouse Uses, Generally	1 space per 1,000 sf of warehouse area	1 space per 2,000 sf of warehouse area	Observed parking utilization rates at other sites supports proposed parking ratio. Applicant is confident that proposed plan would provide adequate parking for tenants.	

* See the attached photos of existing conditions

- TCDFW is installing 363 trees which is 212% of Lewisville's required tree count.
- TCDFW is planting Magnolias, Live Oaks, Red Oaks, Lace Bark, Desert Willows, & Cedar Elms to achieve significant biodiversity. 100% of these trees are on Lewisville's Approved Plant List.
- TCDFW is installing landscaping along the frontage road that totals 178.5% of the existing landscaping (16,609 SF existing increased to 29,658 SF). Please see Exhibit A.
- TCDFW is installing landscaping along the frontage road that totals 156.7% of the minimum requirement assuming a 15' buffer (18,922.65 SF minimum increased to 29,658).
- TCDFW is installing a new 47,000 SF enhanced landscape buffer along the jogging trail. A dense robust living screen is provided along the south buffer consisting of a three-tiered planting including shade/canopy trees, ornamental / understory trees, and large evergreen shrubs. The existing condition along the jogging trail includes minimal landscaping. Please see Exhibit B.
- TCDFW is saving ~45 existing larger caliper inch trees on the site which are predominately Live Oaks & Cedar Elms. The caliper inches of the preserved trees range from 12" to 24".
- TCDFW is installing the following percentages of frontage brick for the facades: 29% Building 1, 33% Building 2, and 38% Building Three. These are substantially higher than Lewisville's 10% frontage brick façade requirement. Please see Exhibit C.
- TCDFW is installing enhanced architectural features including 20% glass across the entire building façades and 35 awnings. No glass or awnings are required. Please see Exhibit C.

Summary









Proposed site plan with green space at south



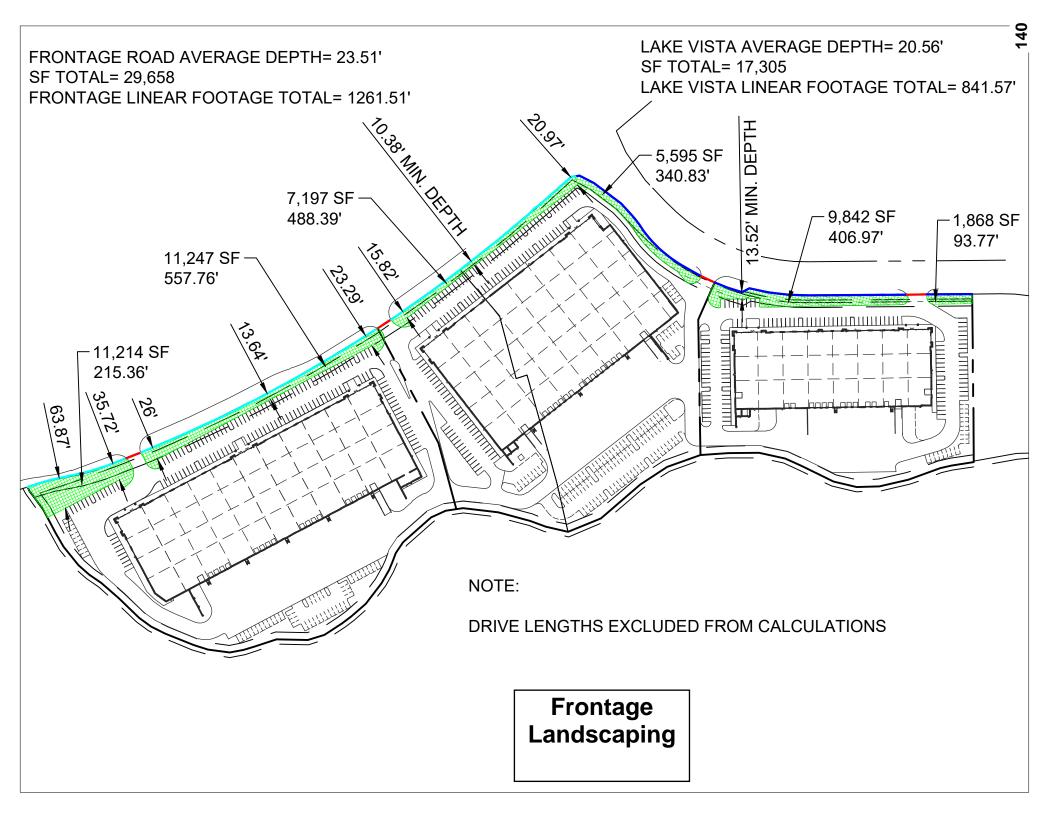
South green screen at planting



South green screen at year 5



South green screen at year 10



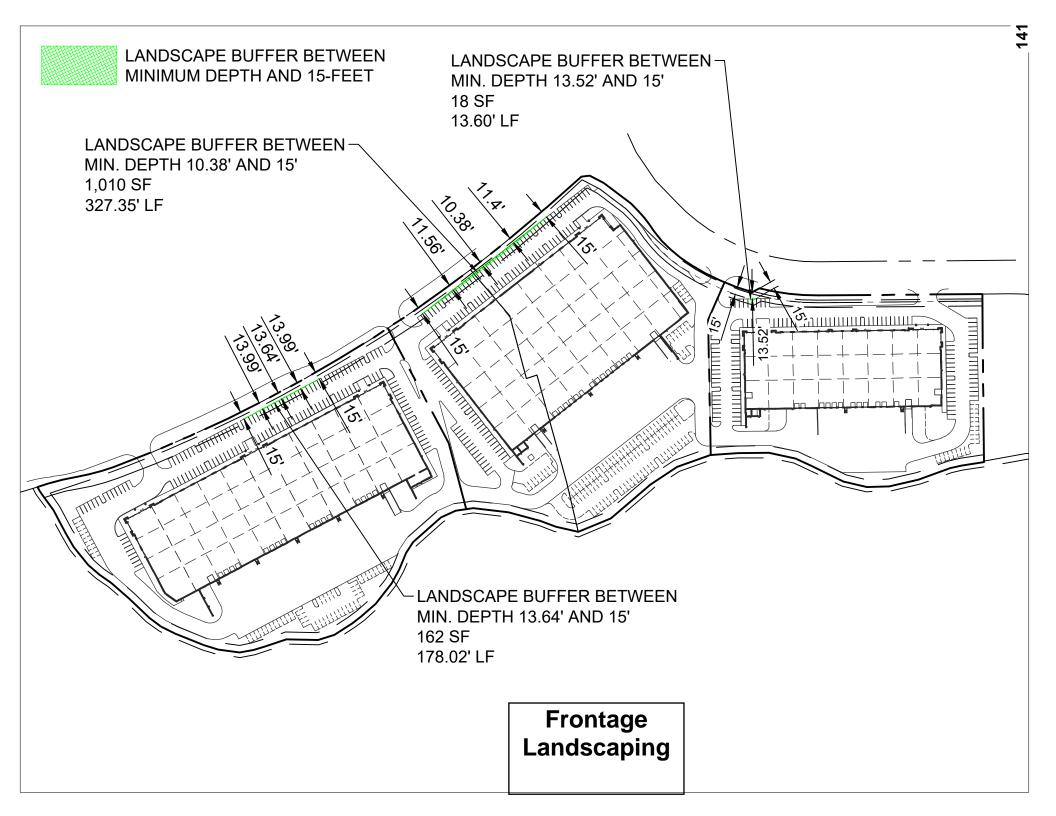
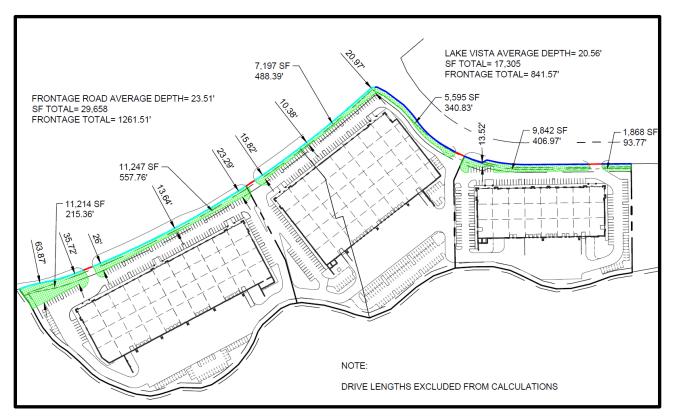


EXHIBIT A



Frontage Landscaping









Frontage Landscaping year 1



Frontage Landscaping year 5



Frontage Landscaping year 10

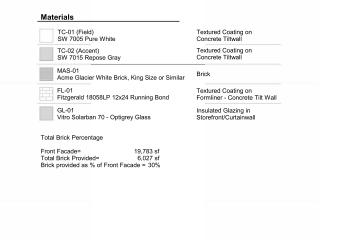


01 PRELIMINARY TREE REMOVAL PLAN SCALE 1+60-07

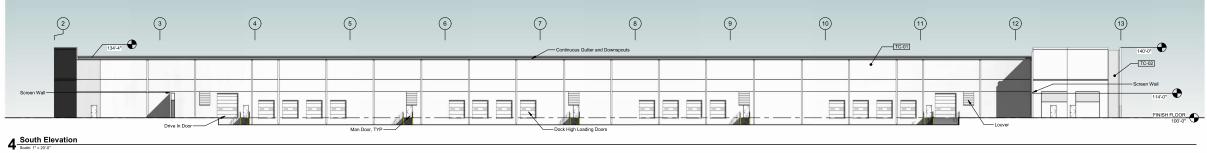


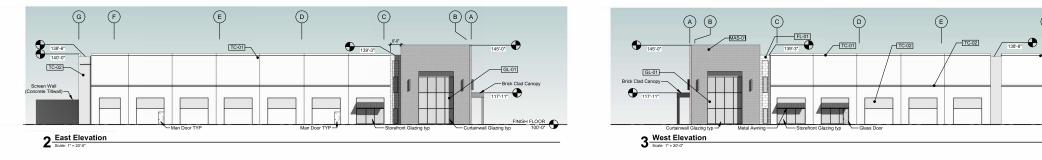


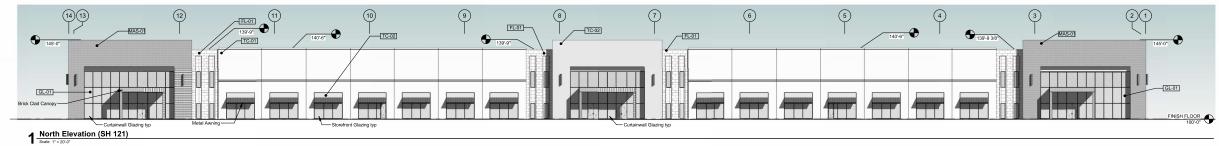


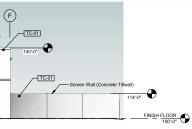












PRELIMINARY THOMAS M. MAXWELL REG. #TX 15730 NOT FOR REGULATORY APPROVAL, PERMITTING OF CONSTRUCTION

05/28/2025

Trammell Crow Company



Facade Plan

DRAWING RECORD								
DATE DESCRIPTION								
05/21/25	PD							
	-							
	1							

FP1

PROJECT NO.: 2025140

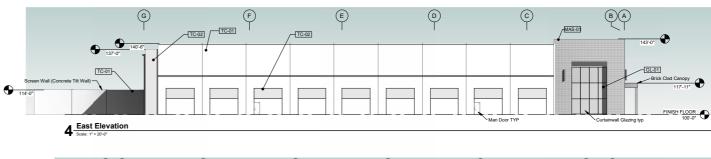
Materials

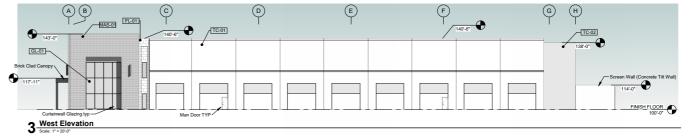
TC-01 (Field)	Textured Coating on
SW 7005 Pure White	Concrete Tiltwall
TC-02 (Accent)	Textured Coating on
SW 7015 Repose Gray	Concrete Tiltwall
MAS-01 Acme Glacier White Brick, King Size or Similar	Brick
FL-01	Textured Coating on
Fitzgerald 18058LP 12x24 Running Bond	Formliner - Concrete Tilt Wall
GL-01	Insulated Glazing in
Vitro Solarban 70 - Optigrey Glass	Storefront/Curtainwall

Total Brick Percentage

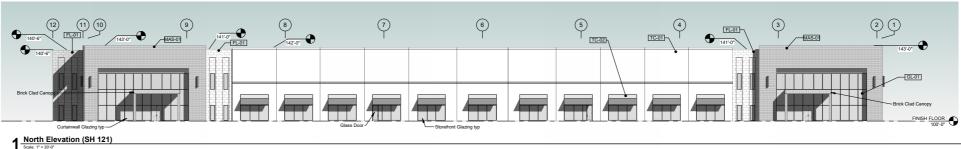
Front Facade= 15,603 sf Total Brick Provided= 5,488 sf Brick provided as % of Front Facade = 35%











Trammell Crow Company

ALLIANCE ARCHITECTS

PRELIMINARY THOMAS M. MAXWELL REG. #TX 15730 NOT FOR REGULATORY APPROVAL, PERMITTING C CONSTRUCTION

05/28/2025

LAKE VISTA BLDG 2

Facade Plan



PROJECT NO.: 2025140

Materials

TC-01 (Field)	Textured Coating on
SW 7005 Pure White	Concrete Tiltwall
TC-02 (Accent)	Textured Coating on
SW 7015 Repose Gray	Concrete Tiltwall
MAS-01 Acme Glacier White Brick, King Size or Similar	Brick
FL-01	Textured Coating on
Fitzgerald 18058LP 12x24 Running Bond	Formliner - Concrete Tilt Wall
GL-01	Insulated Glazing in
Vitro Solarban 70 - Optigrey Glass	Storefront/Curtainwall

Total Brick Percentage

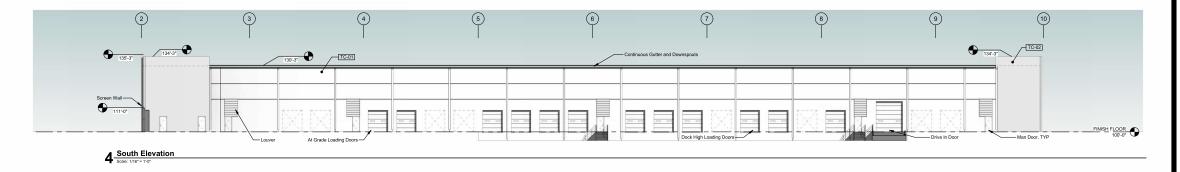
Front Facade= 11,275 sf Total Brick Provided= 4,640 sf Brick provided as % of Front Facade = 41%

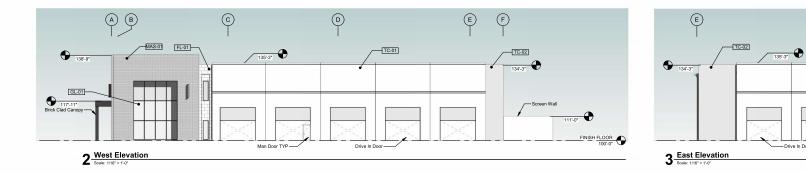


C

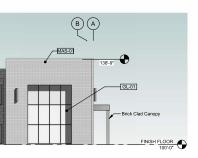
FL-01

TC-01











PRELIMINARY THOMAS M. MAXWELL REG. #TX 15730 NOT FOR REGULATORY APPROVAL, PERMITTING C CONSTRUCTION

05/28/2025

Trammell Crow Company



Facade Plan

DRAWING RECORD								
DATE	TE DESCRIPTION							
05/21/25	PD							
	-							

FP3

PROJECT NO.: 2025140

EXHIBIT C













MEMORANDUM

TO: Dennis Chovan, PE

FROM: Stephen Moore, PE

EMAIL: sMoore@halff.com



DATE: May 19, 2025

AVO: 58559.004

SUBJECT: TCC Lake Vista - Traffic Overview Memo

Halff prepared this memorandum on behalf of the Trammell Crow Company (TCC) to provide a trafficrelated overview of the proposed Lake Vista warehouse development, to be located in the southwest quadrant of the State Highway (SH) 121 / Lake Vista Drive intersection in Lewisville. The development site currently contains two (2) two-story general office buildings. The proposed development will replace the two (2) existing office buildings with three (3) warehouse buildings. A site location map is provided below as **Figure 1**, and the site plan is included in the **Appendix**.

Figure 1 – Site Location Map



Aerial image reprinted with permission from Nearmap. Image date January 15, 2025

Halff prepared this memo as an initial traffic submittal for the project. Halff will follow up with a Traffic Impact Analysis (TIA), based on discussions and correspondence with City staff the week of May 12, 2025.



<u>Zoning</u>

The site is currently zoned Light Industrial (LI). The site will undergo a zoning change to a Planned Development (PD).

Site Trip Generation

Halff generated trips for the development for the existing and proposed site conditions and calculated the net change in trips expected due to the proposed redevelopment plan. Halff generated trips for the weekday AM and PM peak hours and the typical 24-hour weekday period, using historical trip generation data published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual, 11th Edition*. **Table 1** below shows the generated trips for existing development.

Table 1 – Existing Trip Generation

Land Use [Density]	Weekday AM Peak Hour of the Adjacent Street Traffic			Weekday PM Peak Hour of the Adjacent Street Traffic			24-Hour Weekday
{ITE Code}	In	Out	Total	In	Out	Total	Total
General Office Building [245,904 sf*] {710}	319	44	363	60	290	350	2,538

* total of both general office buildings on the site

Table 2 below shows the generated trips for proposed development. Trips are shown for the overall development, and are broken out into truck trips and other vehicle trips.

Table 2 – Proposed Trip Generation

Land Use [Density]	Weekday AM Peak Hour of the Adjacent Street Traffic			Weekday PM Peak Hour of the Adjacent Street Traffic			24-Hour Weekday
{ITE Code}	In	Out	Total	In	Out	Total	Total
Warehousing – truck trips [316,303 sf] {150}	3	3	6	5	4	9	177
Warehousing – other vehicle trips	44	12	56	13	42	55	361
Warehousing – total vehicle trips	47	15	62	18	46	64	538

* total of the three (3) proposed warehouse buildings on the site

Table 3 below shows the net change in generated trips resulting from the proposed redevelopment.

Table 3 – Net Change in Trip Generation

Scenario	Weekday AM Peak Hour of the Adjacent Street Traffic			Weekday PM Peak Hour of the Adjacent Street Traffic			24-Hour Weekday
	In	Out	Total	In	Out	Total	Total
Existing	319	44	363	60	290	350	2,538
Proposed	47	15	62	18	46	64	538
Net Change	(272)	(29)	(301)	(42)	(244)	(286)	(2,000)

As shown in **Table 3**, the proposed redevelopment of the Lake Vista site is projected to <u>reduce</u> the number of trips generated by the site by 301 in the weekday AM peak hour, 286 in the weekday PM peak hour and 2,000 over a typical 24-hour weekday period.



Site Access

The site is currently served by three (3) driveways along the eastbound SH 121 frontage road and four (4) driveways along Lake Vista Drive. The existing driveway locations are summarized in **Table 4** below.

Driveway	Driveway Type	Driveway Location	Deceleration Lanes
Eastbound SH 121 Fr	rontage Road		
West driveway		230' west of middle driveway; 580' east of nearest upstream driveway	Right turn lane
Middle driveway	Right in / Right out	295' west of east driveway	Right turn lane
East driveway	Right in / Right out	260' west of Lake Vista	Right turn lane
Lake Vista Drive			
North driveway	Full access	340' south of the EB SH 121 frontage road	Right turn lane
South driveway	Full access	315' south of north driveway; 81' north of existing medical office driveway	None

Table 4 – Site Driveway Summary – Existing Conditions

The proposed development plan calls for the following driveways, as described in **Table 5** below and shown on the site plan. The development plan proposes to remove the middle driveway connection from the eastbound SH 121 frontage road and shift the locations of the east and west driveways. Along Lake Vista Drive, the north driveway will be shifted slightly to the north, while the south driveway will remain in its current location.

Table 5 – Site Driveway Summary – Proposed Conditions

Driveway	Driveway Type	Driveway Location	Deceleration Lanes
Eastbound SH 121 Fron			
West driveway	Right in / Right out	505' west of middle driveway; 490' east of nearest upstream driveway	Right turn lane (proposed)
East driveway	Right in / Right out	455' west of Lake Vista	Right turn lane (proposed)
Lake Vista Drive			
North driveway	Full access	305' south of the EB SH 121 frontage road	Right turn lane (proposed)
South driveway	Full access	355' south of north driveway; 81' north of existing medical office driveway	None

Study Intersections, Analysis Scenarios and TIA Methodology

As mentioned, Halff will prepare a TIA for the proposed development as part of the City's development process. Based on correspondence with City staff, Halff will evaluate the weekday AM and PM peak hour operations of the following intersections in the TIA:

- Westbound SH 121 frontage road / Lake Vista Drive
- Eastbound SH 121 frontage road / Lake Vista Drive

Halff will evaluate the intersection operations, and the operations of the four (4) proposed site driveways, for the following scenarios:

- Existing conditions (intersections only)
- Build out year background (no build) conditions (intersections only)
- Build out year total (build) conditions (intersections and driveways)

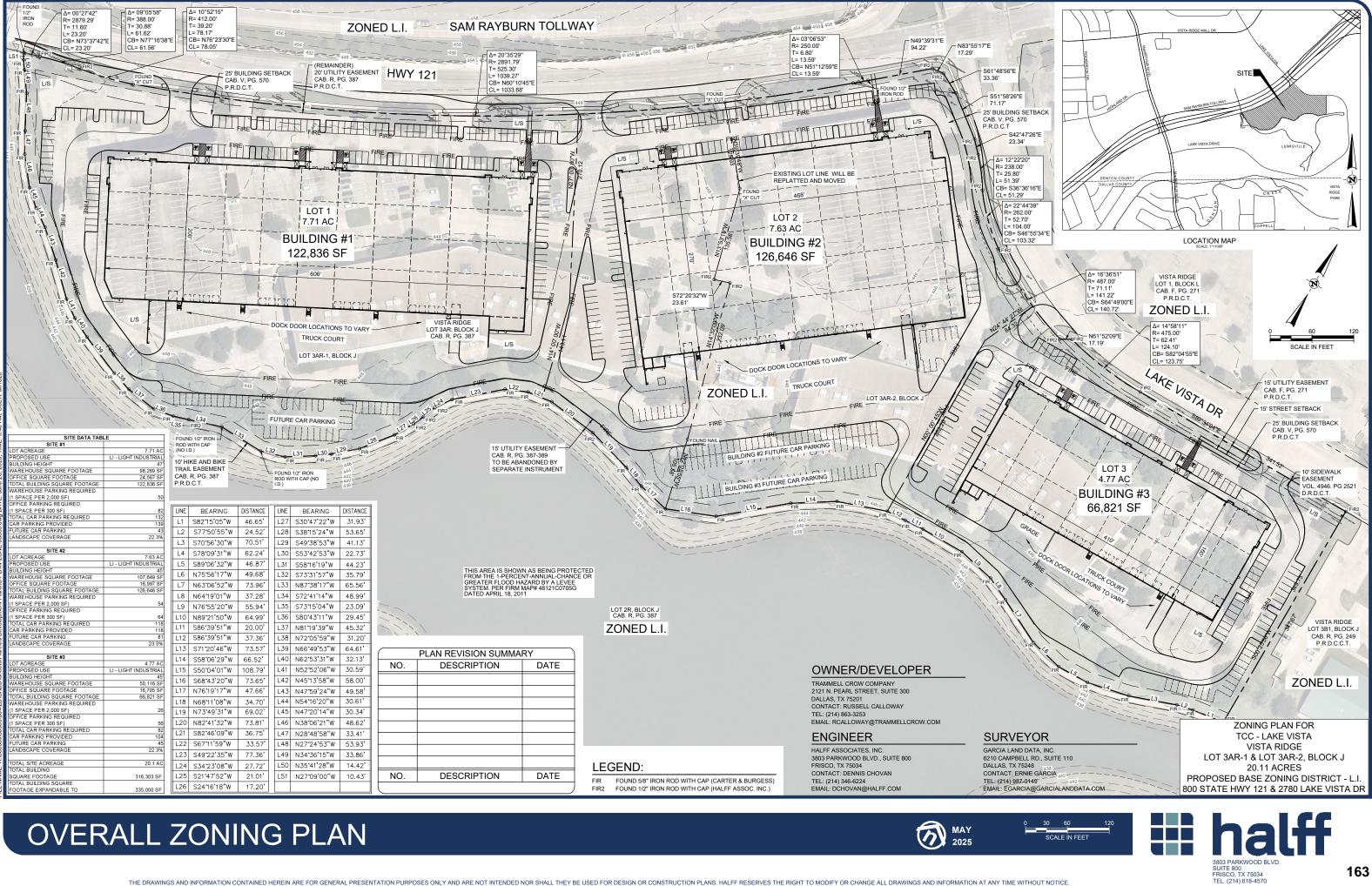


Halff will address truck traffic accessing the site and passing through the aforementioned study intersections and will provide Autoturn exhibits showing the truck turning paths for movements into and out of the site and through the intersections. Halff will provide estimates of single-vehicle equivalencies for the projected truck traffic generated by the development and will incorporate this information into the analyses performed for the TIA. Halff will also address access spacing, intersection sight distance and the need for deceleration lanes at the proposed site driveways, based on applicable City of Lewisville, Texas Department of Transportation (TxDOT) and American Association of State Highway and Transportation Officials (AASHTO) guidelines and requirements.



Halff Associates, Inc. 1201 North Bowser Road Richardson, Texas 75081 (214) 346-6200 TBPELS Engineering Firm #312

Appendix





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