



**AGENDA
MANOR PLANNING AND ZONING COMMISSION
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
OCTOBER 14, 2015, 6:30 P.M.**

MARY ANN PARKER – CHAIR
BRIAN WINKLER – COMMISSIONER
ADRIANA ROJAS - COMMISSIONER
WILLIAM MYERS – COMMISSIONER

ZINDIA PIERSON – VICE CHAIR
TODD SHANER – COMMISSIONER
SIMON GOODSON – COMMISSIONER

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

CONSENT AGENDA:

1. APPROVE MINUTES:

SEPTEMBER 9, 2015

2.

- A.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP
- B.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH REVISED PHASES 1 – 5, TWO HUNDRED THIRTY ONE (231) SINGLE FAMILY LOTS ON 69 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER RD. MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
- C.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR PRESIDENTIAL HEIGHTS PHASE 1, ONE HUNDRED THIRTEEN (113) SINGLE FAMILY LOTS ON 30 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC AND TOWER ROAD. AGENT: KIMELY-HORN. OWNER: PRESIDENTIAL GLEN, LTD. STAFF: SCOTT DUNLOP

REGULAR AGENDA:

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE A UNIFORM SIGN PLAN FOR SHADOWVIEW SHOPPING CENTER. AGENT: DANNY BURNETT. STAFF: SCOTT DUNLOP
4. ADJOURN

ATTEST: I HEREBY ATTEST THAT THIS NOTICE WAS POSTED AT MANOR CITY HALL, 105 E. EGGLESTON STREET, MANOR, TX. ON FRIDAY, OCTOBER 9, 2015, BEFORE 5 P.M.

FRANCES AGUILAR
CITY SECRETARY

This Facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Frances Aguilar at 512-272-5555, or fax 512-272-8636 for further information.

1



**MINUTES
MANOR PLANNING AND ZONING COMMISSION
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
SEPTEMBER 9, 2015, 6:30 P.M.**

MARY ANN PARKER – CHAIR (P)
BRIAN WINKLER – COMMISSIONER (A)
VACANT - COMMISSIONER
WILLIAM MYERS – COMMISSIONER (P)

ZINDIA PIERSON – VICE CHAIR (P)
TODD SHANER – COMMISSIONER (P)
SIMON GOODSON – COMMISSIONER (A)

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

CHAIRPERSON PARKER ANNOUNCED A QUORUM AND CALLED THE MEETING TO ORDER AT 6:35 PM

SWEAR IN ADRIANA ROJAS TO PLANNING AND ZONING COMMISSION

ADRIANA ROJAS WAS SWORN IN TO THE PLANNING AND ZONING COMMISSION BY CHAIRPERSON PARKER

CONSENT AGENDA:

1. APPROVE MINUTES:

JULY 8, 2015

AUGUST 12, 2015

MOTION TO APPROVE THE JULY AND AUGUST MINUTES BY COMMISSIONER SHANER, SECONDED BY COMMISSIONER PIERSON. 5 – 0 TO APPROVE.

2.

- A. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP**

- B.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH REVISED PHASES 1 – 5, TWO HUNDRED THIRTY ONE (231) SINGLE FAMILY LOTS ON 69 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER RD. MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP

MOTION TO POSTPONE ITEMS 2 A AND B TO THE OCTOBER 14TH MEETING BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER SHANER. 5 – 0 TO POSTPONE.

REGULAR AGENDA:

- 3.** DISCUSSION AND POSSIBLE RECOMMENDATION UPON A REZONING REQUEST FOR 414 W. PARSONS, TOWN OF MANOR FROM SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT ZONING TO LIGHT COMMERCIAL (C-1) DISTRICT ZONING. APPLICANT: JENNIFER SUMMERS – KELLER WILLIAMS. OWNER: ABEL MONDRAGON. STAFF: SCOTT DUNLOP

MOTION TO APPROVE A ZONING RECOMMENDATION BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER SHANER. 5 – 0 TO APPROVE RECOMMENDATION.

4. ADJOURN

MOTION TO ADJOURN BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER PIERSON. 5 – 0 TO ADJOURN.

MARY ANN PARKER
CHAIRPERSON

This Facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Frances Aguilar at 512-272-5555, or fax 512-272-8636 for further information.

2

A

JAY ENGINEERING COMPANY, INC.
P.O. Box 1320 (512) 259-3882
Leander, TX 78641 Fax 259-8016
Texas Registered Engineering Firm F-4780

February 11, 2015

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: First Construction Plan and Final Plat Review for
Shadowglen Phase 2, Section 20 Subdivision
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Shadowglen Phase 2, Section 20 Subdivision Construction Plans and Final Plat prepared by AECOM Technical Services, Inc. and received by our office on January 12, 2015 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263. Based upon the review our office can offer the following comments:

CONSTRUCTION PLANS

1. Provide Geotechnical Engineering Report and Pavement Design for all proposed streets and include a table or detail of proposed pavement section for each street.
2. FYI - the AARV detail should be updated to utilize the City of Manor modification or City of Austin Standard that utilizes PE pipe rather than copper tubing.
3. Include the final plat in the plans.
4. Provide benchmarks on plat and/or plans.
5. The submitted tax certificates show taxes paid for 2013 and Delinquent taxes from prior years. Tax certificates must be submitted showing all taxes paid as required in Section 24(d)(2)(v) of Subdivision Ordinance 159.

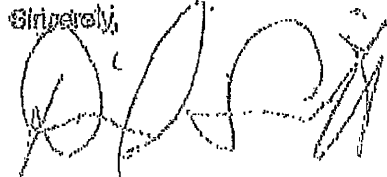
The applicant should provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Mr. Tom Bitt
February 11, 2016
Page 2 of 2

Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Smith', with a stylized flourish at the end.

David T. Smith, P.E.

DTS/s

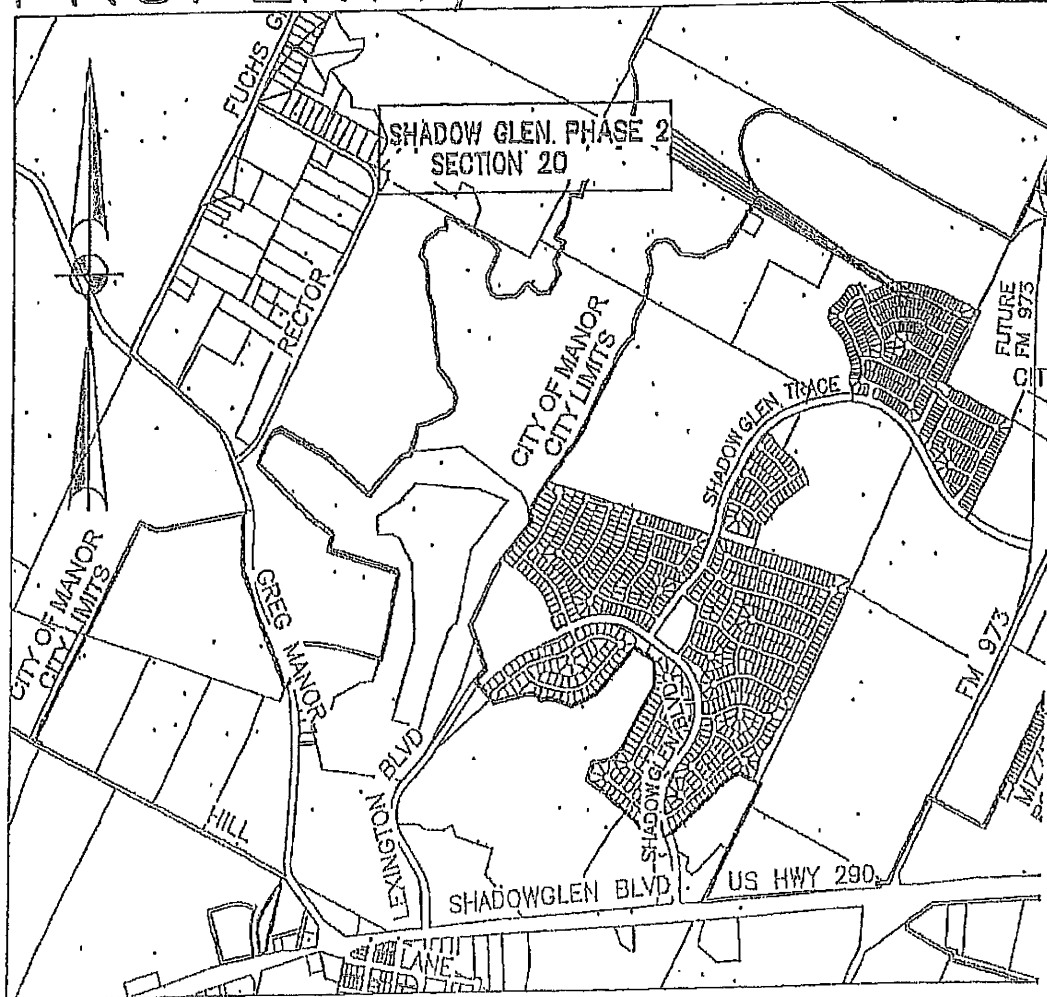
Copy: Jamie Burke, AECOM

PN: 100-978-10

JACO

OR EXTENT OF DEVELOPMENT
EARBY LAND USES THAT ARE
NEIGH

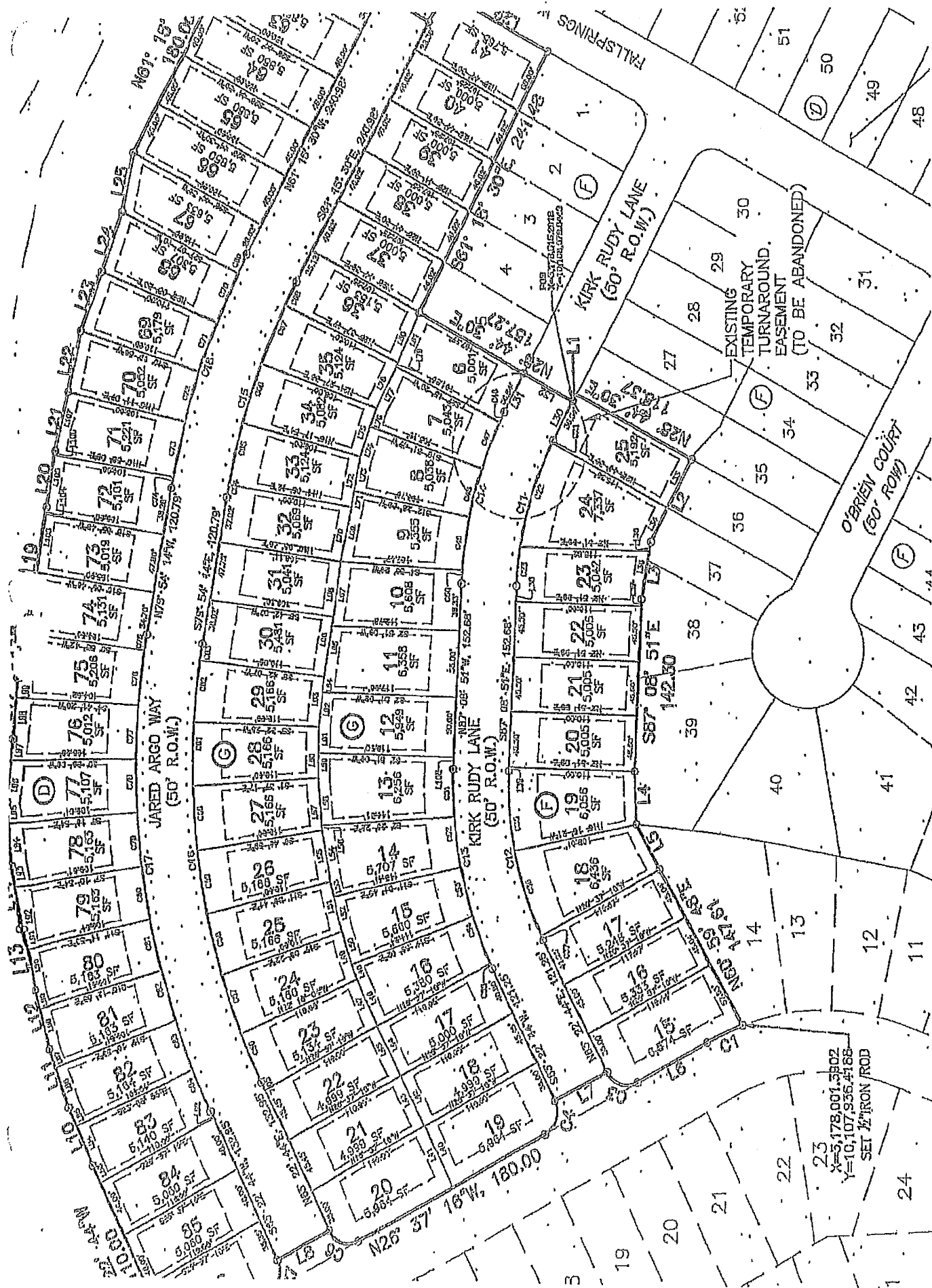
THIS CAN AFFECT THE
COUNTY REQUIRES THIS NOTIC
IT IS NOT A STATEMENT OR R
THE PROPERTY, THE SUBDIV



COM

ERVICES, INC.
REET, SUITE 600
XAS, 78701
COM.COM
NO. F-3580

VICINITY MAP
SCALE: 1" = 2000'



B



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

DoucetandAssociates.com

June 25, 2014

City of Manor
Development Services Department
105 E. Eggleston St.
Manor, Texas 78653
512-272-5555

Attn: Tom Bolt, Director of Development Services

RE: Revised Stonewater North Subdivision: Preliminary Plan

Dear Mr. Bolt:

The Preliminary Plan Submittal Form and the associated documents enclosed are intended for a Preliminary Plan review of Stonewater North Subdivision. The revised Stonewater North Preliminary Plan differs from the previously approved preliminary plan in that the residential lot sizes have been increased from 40-feet to 50-feet. No significant changes have been made to the approved roadway or utility layouts.

A fee waiver of \$14,000 was approved by the City of Manor's City Council on June 3, 2015. The application fee check enclosed in this submittal package accounts for the difference between the preliminary plan submittal fee and the fee waiver.

Please find the following documents enclosed for your review:

- Preliminary Plan Application (1)
- Application Fee Check (1)
- Fee Waiver Approval E-mail (1)
- Engineering Report (1)
- Hydrologic Report (1)
- Service Availability Letters (1 set)
- Mailing List of residents within 300' (1)
- Mailing Labels of residents within 300' (1)
- Preliminary Plan – Stonewater North (1 set)

An additional copy of the submittal materials have been submitted directly to Frank Phelan at the office of the Jay Engineering Company in Leander, Texas. Should you have any questions please do not hesitate to contact me.

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

September 11, 2015

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Fourth Preliminary Plan Application Submittal
City of Manor

Dear Mr. Bolt:

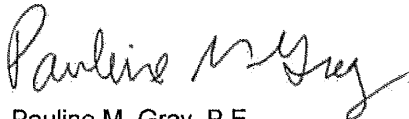
The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office September 10, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. Our previous comments dated July 7, 2015, have not been addressed with the latest submittal. The previous comments were:

1. Provide verification of no significant trees within the Limits of Construction as required by Section 22(c)(2)(iii) of Subdivision Ordinance 263 B. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.
2. An easement will be required for the fully developed 100 year flood plain, based upon the submitted memorandum. Show easement on the plan as required by Section 22(c)(4)(i) of Subdivision Ordinance 263 B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering
Hanna Lupico, Doucet Engineering

PN 100-721-10

2.11 ACRES
MARCO HANESSE
VOL. 10007, PG. 724
O.P.R.T.C.T.

JOHNSON TRAIL
(R.O.W. VARIES)

1.0 ACRES
JOHNNY HOLCOMB
DOC. NO. 201409444
O.P.R.T.C.T.

1.38 ACRES
JOHNNY HOLCOMB
DOC. NO. 201409444
O.P.R.T.C.T.

LOT 1

LOT 2

JOHNSON ROAD (R.O.W. VARIES)

OPEN SPACE LOT 13
1.203 ACRES BLOCK 5

14 - 50' LOTS PROPOSED
18 - 40' LOTS EXISTING

1 - 50' LOTS PROPOSED
2 - 40' LOTS EXISTING

PHASE 4

9 - 50' LOTS PROPOSED
11 - 40' LOTS EXISTING

22 - 50' LOTS PROPOSED
28 - 40' LOTS EXISTING

PHASE 5

21 - 50' LOTS PROPOSED
27 - 40' LOTS EXISTING

21 - 50' LOTS PROPOSED
27 - 40' LOTS EXISTING

JOHNSON ROAD (60' R.O.W.)

S 52°32'15" E 34.43'
(S 52°32'15" E 34.43')

8.40 ACRES
HUE LAW BUDENHOF CENTER, INC.
DOC. NO. 200014443
O.P.R.T.C.T.

14 - 50' LOTS PROPOSED
18 - 40' LOTS EXISTING

11 - 50' LOTS PROPOSED
11 - 40' LOTS EXISTING

11 - 50' LOTS PROPOSED
11 - 40' LOTS EXISTING

11 - 50' LOTS PROPOSED
11 - 40' LOTS EXISTING

11 - 50' LOTS PROPOSED
11 - 40' LOTS EXISTING

2 - 50' LOTS PROPOSED
1 - 40' LOTS EXISTING

8.30 ACRES
ROBERT BURATH
VOL. 12388, PG. 1382
R.P.R.T.C.T.

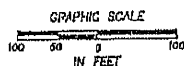
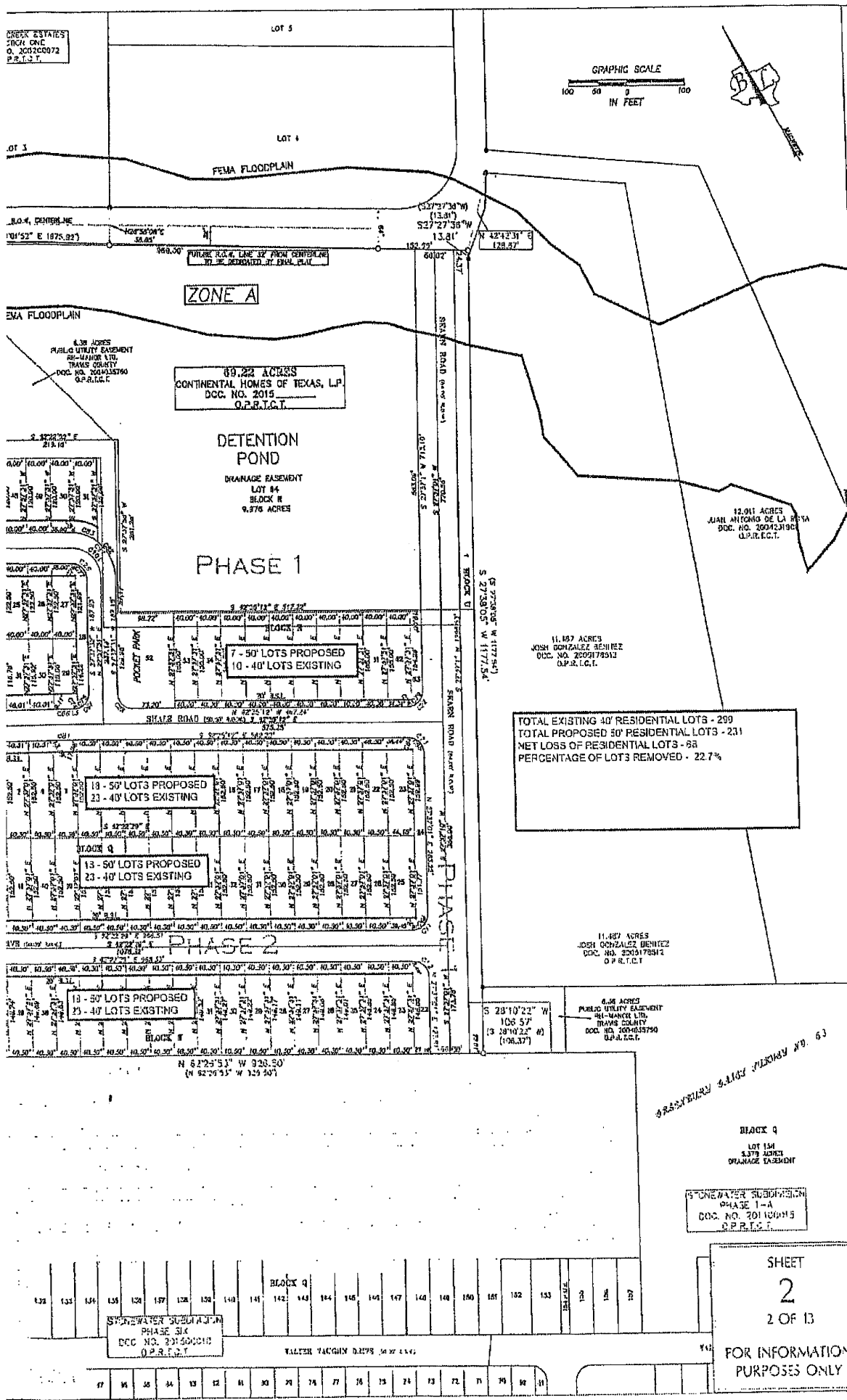
1.38 ACRES
PUBLIC UTILITY EASEMENT
81-40000 L.D.
DOC. NO. 2001036794
O.P.R.T.C.T.

13 - 50' LOTS PROPOSED
17 - 40' LOTS EXISTING

ROSE HILL CEMETERY

1.3 ACRES
ROSE HILL CEMETERY
VOL. 11, PG. 471
O.P.R.T.C.T.

1.116 ACRES
ROSE HILL CEMETERY
VOL. 11, PG. 471
O.P.R.T.C.T.



BASILINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78756
TELE: 512.374.9722 FAX: 512.873.9743
FIRM REGISTRATION CERTIFICATE #10015100
 contact@baselineinc.com

STONEWATER NORTH
PRELIMINARY PLAT

TOTAL EXISTING 40' RESIDENTIAL LOTS - 299
TOTAL PROPOSED 50' RESIDENTIAL LOTS - 231
NET LOSS OF RESIDENTIAL LOTS - 68
PERCENTAGE OF LOTS REMOVED - 22.7%

11.487 ACRES
JOSE GONZALEZ BENITEZ
DOC. NO. 3006178512
O.R.L.C.I.

0.56 ACRES
PUBLIC UTILITY EASEMENT
H&I-WANCHE LTD.
TAYLOR COUNTY
DOC. NO. 2004-035730
11-1-2004

PLATE 9
LOT 154
3379 LUMBER
ON-PAVEE SAEKING

ONE-WATER SUBDIVISION
PHASE 1-A
DOC. NO. 20110005
P.P.T.C.

SHEET
2
2 OF 13

FOR INFORMATION
PURPOSES ONLY

File: 4, Proberta/Stonewater/Dog/mandag

DATE 11/4/05/13

1012: 04/00/

ප්‍රකාශන මධ්‍යස්ථානය

SHEET
01 of 02

C

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

October 1, 2015

Mr. Robert J. Smith, P.E.
Kimley-Horn and Associates, Inc.
10814 Jollyville Road
Avallon IV, Suite 300
Austin, TX 78759

Re: First Final Plat Review for
Presidential Heights – Phase 1
City of Manor, Texas

Dear Mr. Smith:

The first submittal of the Presidential Heights – Phase 1 Final Plat prepared by Kimley-Horn and Associates, Inc. received by our office on September 10, 2015 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Based upon the review our office can offer the following comments:

1. The location map on the plat is not to scale as required in Section 24(c)(1)(iii) of Subdivision Ordinance 263B. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000') must be shown on the plat. The latest edition of the USGS 7.5 minute quadrangle map is recommended.
2. Note that the Construction Plans for all required improvements will have to be approved before Final Plat approval pursuant to Section 24(h)(1)(iii) of Subdivision Ordinance 263B.
3. The Subdivision Final Plat Application shows fees calculated for a total of 113 Lots, but the plat shows 116 total lots.
4. Documentation on 911 Addressing approval of new street names is not provided as required in Section 24(c)(1)(xi) of Subdivision Ordinance 263B. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.
5. No right of way widths are shown for the proposed streets. Section 24(c)(4)(i) requires that the location, bearing, distances, widths, purposes and approved names of proposed streets, alleys, easements and rights of way to be shown.
6. Section 24(c)(4)(ii) requires that complete curve data (delta, arc length, radius, tangent, point of curve, point of reverse curve, point of tangent, long chord with bearing) be provided.
7. Block E Lot 20 is missing dimensions. Section 24(c)(4)(v) requires the use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use.
8. Letters from electric utility providers were not submitted with the proposed Plat as required in Section 24(c)(5)(ii) of Subdivision Ordinance 263B. The developer must furnish letters

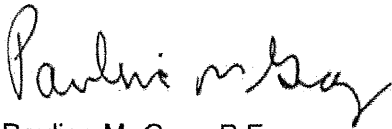
from non-City utilities certifying their approval of utility easements and the utility's intent to serve the property.

9. No deed restrictions were submitted with the plat. Deed restrictions are required in Section 24(d)(2)(iv) of Subdivision Ordinance 263B.

The applicant should provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Tom Bolt, City of Manor
Scott Dunlop, City of Manor

PN: 100-710-10



Percentage of Total Lots	
14%	
60%	
25%	

4. the minimum lot width, measured at the front property line, of the residential lots to be rezoned;

Minimum Lot Width	Percentage of Total Lots
15%	15%
60'	60%
75'	25%

to single-family residential cul-de-sac lots, measured at

lots are not required to face a visible lot across the road to project away from the front line in approximately level street line.

Use of landscape elements measured from the front property line, for the total lot, be as follows:

PERCENTAGE OF TOTAL LOTS	
40%	100%
30%	100%
20%	100%
10%	100%

Lemma 1

Water towers, public recreational facilities, or public library or a municipal utility district. Public recreation is operated by the City or a municipal utility district (any (b)) for

Percentage of Total Load
No more than 25%
No more than 25%
Balance of the total load

less than 33 acres of land within the Property to the City use in parks or public recreational facilities.

to at most 12) unprojected goals within the Property of following improvements within one or both of these effort count (in play/score) and (ii) hardware after a same standards, and under the same procedures, as improvements.

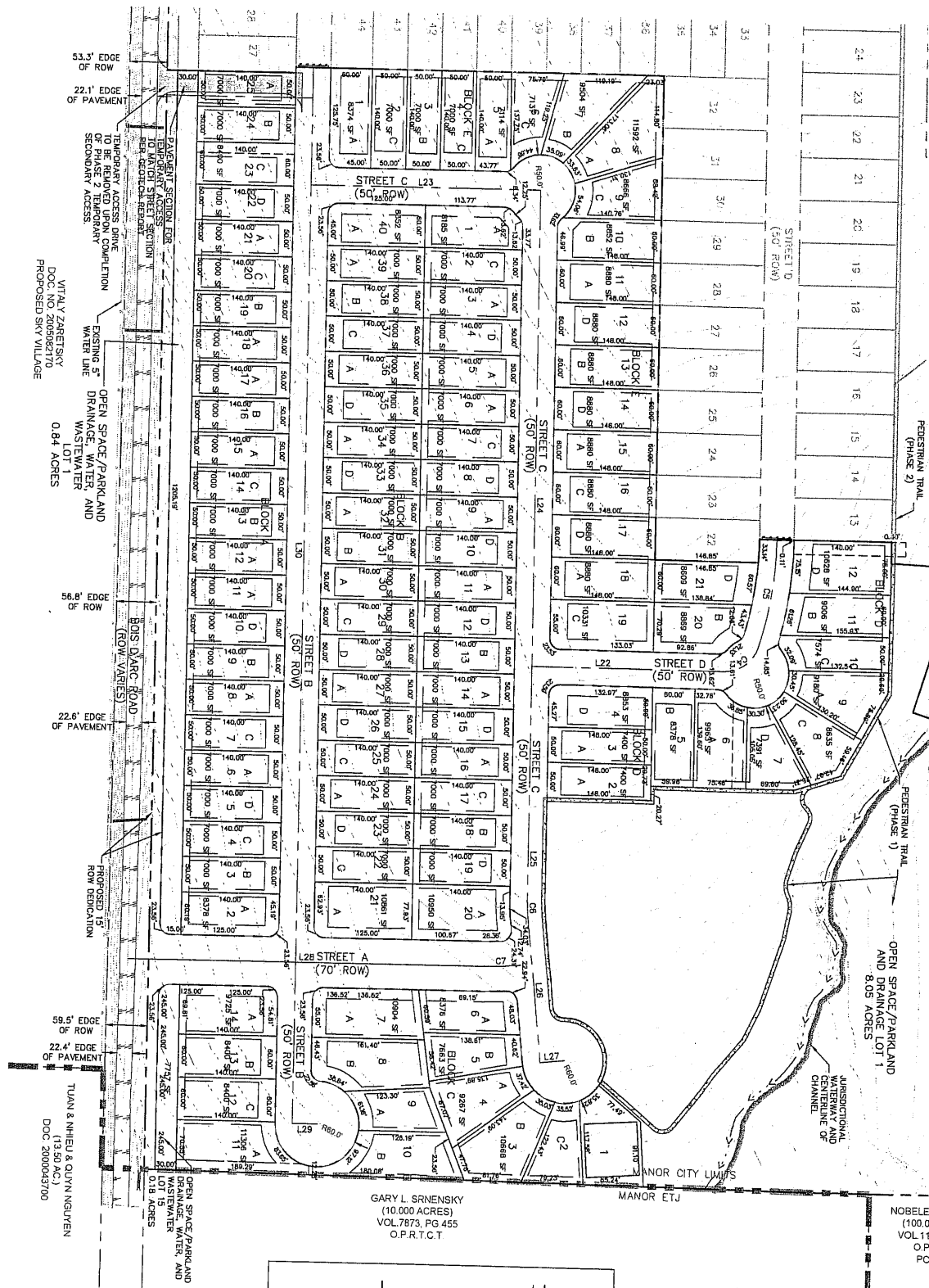
Presidential (then Municipal Utility District) either acquired an subsection (a) may be mentioned as:

submitted as part of a preliminary plan submitted to the Board of Health, and the Board of Health is not bound by any proposed open space, parkland or recreation area. A preliminary plan submitted as part of a preliminary plan submitted to the Board of Health is not bound by any proposed open space, parkland or recreation area. A preliminary plan submitted as part of a preliminary plan submitted to the Board of Health is not bound by any proposed open space, parkland or recreation area.

any of the people. Trees will be replaced at a rate of 1 harvested tree. All other Significant Trees must adhere to Ordinance

tion of any slides also not constituting part in the work will be prepared and a bond for 100% of such work will be required. The fee for the development and (if necessary) the delivery of the final print will not be considered prior to the final approval of the final print. The fee for the development and (if necessary) the delivery of the final print will not be considered prior to the final approval of the final print.

at the end of the 2-year period will be complicated and costly. Failure to provide sufficient heads of cattle to build adequately,



LINE TABLE

LINE TABLE

CURVE TABLE

LINE	LENGTH	BEARING
L1	1550.01	N272°00.00"E
L2	559.63	N621°00.00"W
L3	476.88	N622°00.00"W
L4	150.98	N63302°44.00"W
L5	111.56	S277°16.29"W
L6	154.12	S4639°49.10"W
L7	101.85	S4720°10.90"E
L8	6.91	S513°38.69"W
L9	150.16	S4723°49.11"W
L10	141.62	S4741°05.75"W
L11	141.82	S4741°05.55"E

LINE	LENGTH	BEARING
L16	146.85	S62.50/35.45°E
L17	663.22	S27.09/23.55°E
L18	478.00	S62.50/36.22°E
L19	50.01	S81.59/01.67°E
L20	8.49	N27.00/54.55°E
L21	184.98	S62.50/37.19°E
L22	274.44	N62.50/36.45°E
L23	330.00	N62.50/36.28°W
L24	891.73	N27.09/23.55°E
L25	107.22	N27.09/23.55°E
L26	201.50	N21.09/23.55°E

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD	DELTA	TANGENT
C1	65.35'	154.02'	S20°51'34"W		120.76'	135°02'20"	157.92'
C2	B04.29'	11.29'	S44°01'14"W		11.29'	0°48'15"	5.64'
C3	477.68'	33.25'	N29°08'16"E		33.24'	3°59'16"	16.63'
C4	50.00'	63.05'	S81°01'45"W		58.96'	17°45'13"	36.50'
C5	502.68'	155.86'	S36°01'36"W		155.23'	72°15'58"	78.56'
C6	300.00'	31.42'	N24°09'24"E		31.40'	6°00'00"	15.72'
C7	\$50.00'	57.28'	N65°49'37"W		57.28'	5°58'02"	28.67'

Mailing Address

NOBEL
(100.0
VOL. 11
O.P.
PO

BUILDING S
SCALE: 1"=6'

NOTE:
ALL LOTS TO
ALONG STREET

TYPE
TOTAL LO
PERCENT

PRESIDENTIAL H
TOTAL ACRES
LINEAR FOOT OF
LINEAR FOOT OF
NUMBER OF SING
ACREAGE OF SQ
NUMBER OF NON
ACREAGE OF NON
TOTAL NUMBER &
NOTE:
1. ALL LOTS
LOT AREA
AGREEMEN
LEGAL DESCRIP
34.86 TOTAL AC
189.386 ACRES
VOL. 11862, PG.

3

SHADOWVIEW CENTER

11300 HWY 290 E.
MANOR, TX 78653

Prepared for
Developer, ShadowGlen Development Corporation
by:



192 sq ft allowed (per side?) + 5 sq ft +

High profile multi tenant

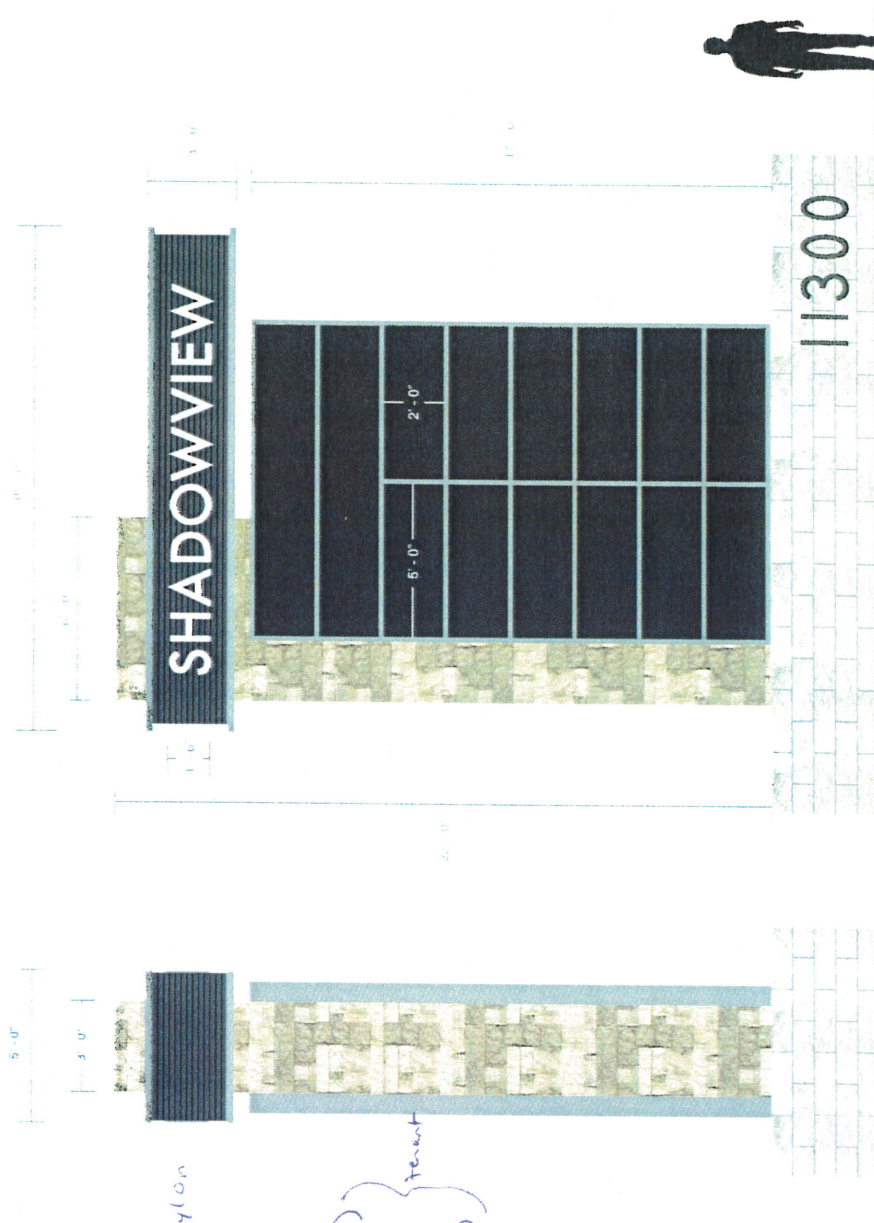
CLIENT	DATE	JOB #	DATE	SALES PERSON	DESIGNER	PM	CUSTOMER APPROVAL
ALCOA	11/11/88	1000	11/11/88	ALCOA	ALCOA	ALCOA	

Δ / Multi-tenant Pylon Sign

$$\overline{1/4'' = 1'}$$

FABRICATE AND INSTALL ONE (1) DOUBLE SIDED MULTI-TENANT PYLON SIGN W/ PUSH THRU ACRYLIC CABINETS TO UL SPECIFICATIONS.

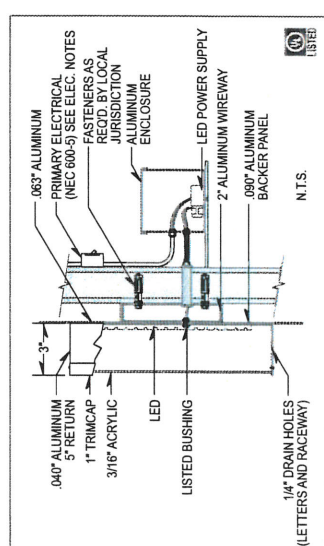
- 100 ALUMINUM
• WELDED 2" SQ ALUMINUM FRAME
• 3/4" PUSH THRU ACRYLIC (WHITE)
• ILLUMINATION LED (WHITE)
• CABINETS AND TENANT PANELS TO BE FINISHED MP TO MATCH ART WORK
• STONE FACADE TO MATCH EXISTING BUILDING
• STONE BASE TO BE PROVIDED BY OTHERS

$$\begin{array}{l} 820 \text{ total} \\ 820 - 335.5 = 484.5 \\ 484.5 - 64.2 = (420.3) \end{array} \quad \left. \begin{array}{l} \\ \\ \end{array} \right\} \text{pylon}$$


All artwork, layouts, & designs are property and for THE SOLE USE OF CND SIGNS. CND SIGNS retains rights in all its artwork, designs and layouts until further arrangements are made in a written contractual agreement. CND SIGNS does not hesitate to prosecute for unauthorized reproduction of its Designs when we discover a design has been shared, re-created, or reproduced without appropriate arrangements.



② 2.16' vertical



D / Tenant Sign Example

FABRICATE AND INSTALL ONE (1) SET OF FRONT LIT ACRYLIC FACE CHANNEL LETTERS TO UL SPECIFICATIONS.

- .090 ALUMINUM BACKER PANEL FINISHED IN MP (90% BLACK)
- .063 ALUMINUM BACKS (WHITE)
- .040 ALUMINUM RETURNS (WHITE)
- ONE INCH TRIMCAP (PER TENANT ART)
- 3/16 PLEX OVERLAD WITH VINYL TO MATCH ARTWORK (PER TENANT ART)
- ILLUMINATION : LED (WHITE)
- LETTERS AND BACKER PANEL TO BE MOUNTED ON A 2" X 7" WIPER

--- NOT TO EXCEED 75% OF STORE FRONT ---

TENANT

NOTATION

UNIT NUMBER RTA VINYL

FABRICATE AND INSTALL SIXTEEN (16) SETS OF VINYL

- 1 SET PER SUITE, FRONT AND BACK
- 3" COPY, CENTURY SCHOOLBOOK FONT
- WHITE VINYL, FRONT DOOR; BLACK REFLECTIVE VINYL, BACK DOOR

COPY REQUIRED:

100, 110, 120, 130, 140
200, 210, 220, 230, 240, 250, 260
300, 310, 320, 330

$$\overline{1/4'' = 1'}$$

141 sq ft @ 6 ft vertical VS. 8 sq ft @ 3 ft vertical

proposed

CLIENT City of Austin, 500 E. 11th St., Austin, TX 78701
PROJECT Wayfinding Signage for City of Austin
DATE 01/11/2017
JOB # 17-001
DATE 01/11/2017
SIGN SPECIFICATIONS See City of Austin Website
USE SIGNER City of Austin
PM John Smith
STUDENT APPROVAL

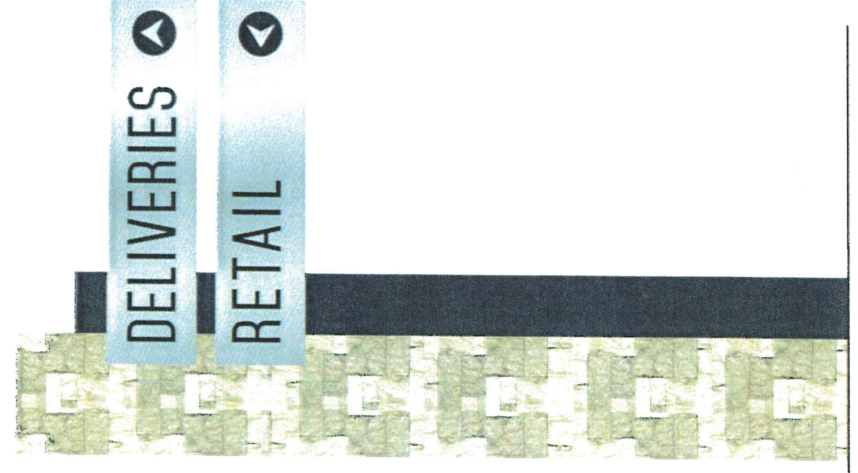
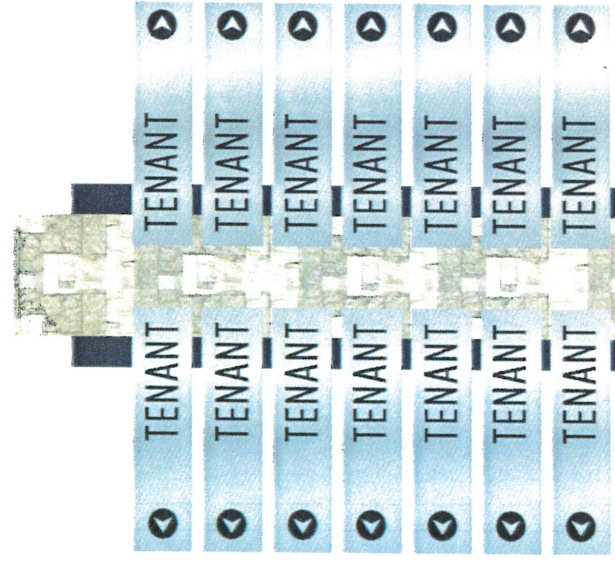
B / Wayfinding Sign

FABRICATE AND INSTALL ONE (1) WAYFINDING SIGN TO SPECIFICATIONS.

- 6060 ALUMINUM
- WELDED 2" SQ. ALUMINUM FRAME
- 125" ALUMINUM PANELS FINISHED IN MP (BRUSHED ALUMINUM) AND OVERLAIN WITH BLACK OPAQUE VINYL
- STONE FACADE TO MATCH EXISTING BUILDING

CND SIGNS
 10000 FARMERS BLVD
 SUITE 100
 DALLAS, TX 75244
 TEL: 214-343-1111
 FAX: 214-343-1112

LANDLORD APPROVAL



C / Wayfinding Sign

FABRICATE AND INSTALL ONE (1) WAYFINDING SIGN TO SPECIFICATIONS.

- 6060 ALUMINUM
- WELDED 2" SQ. ALUMINUM FRAME
- 125" ALUMINUM PANELS FINISHED IN MP (BRUSHED ALUMINUM) AND OVERLAIN WITH BLACK OPAQUE VINYL
- STONE FACADE TO MATCH EXISTING BUILDING

All artwork, layouts, & designs are property
 and for THE SOLE USE OF CND SIGNS.
 CND SIGNS retains rights in all its artwork,
 designs and layout until further arrangements
 are made in a written contractual agreement.
 CND SIGNS does not warrant or guarantee
 for unauthorized reproduction of its designs
 when we discover a design has been shared,
 re-created, or reproduced without
 appropriate permissions.

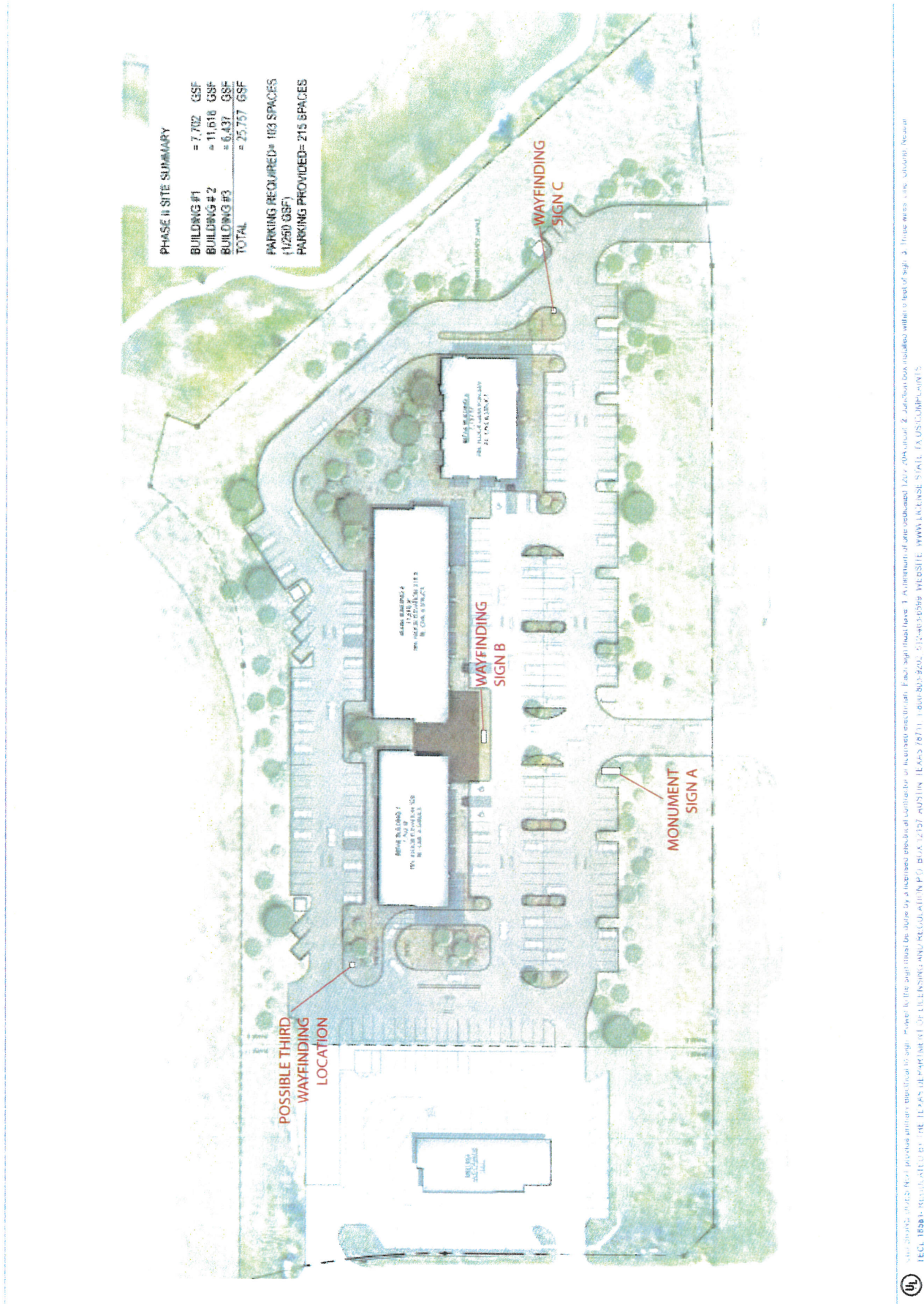


CND SIGNS, INC. (CND SIGNS) provides primary electrical sign power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: 1. A minimum of one dedicated 200 volt circuit. 2. Junction box located within 6 ft of sign. 3. Three wires: Line, Ground, Neutral.
 ELECTRICAL REQUIREMENTS OF LIGHTING AND MECHANICAL P.E. BOB KATZ, AUSTIN TEXAS (877) 340-6059 WEBSITE: WWW.LICENSE STATE TEXAS CND SIGNS

CLIENT	THE UNIVERSITY OF TEXAS AT AUSTIN
DATE	10/15/2014
SALESPERSON	CHRISTOPHER J. HARRIS
DESIGNER	CHRISTOPHER J. HARRIS
PROJECT NAME	THE UNIVERSITY OF TEXAS AT AUSTIN
CLIENT APPROVAL	

CND SIGNS
 10000 N. MICHIGAN AVE.
 SUITE 100
 DALLAS, TX 75243
 (214) 343-1111
www.cndsigns.com

All signs, graphics, and designs are created and sold for the **SOLE USE** of CND SIGNS. CND SIGNS retains rights in all its artwork, designs and graphics and further agreements are made in a written contract agreement. CND SIGNS does not tolerate or provide for unauthorized reproduction of its designs. When we discover a design has been stolen, re-created, or reproduced without appropriate permission.



This drawing is the property of CND SIGNS and is not to be reproduced, copied, or used in any way without the written consent of CND SIGNS. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. CND SIGNS is not responsible for any errors or omissions in this drawing. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. CND SIGNS is not responsible for any errors or omissions in this drawing.