

CALLED: 53.642 ACRES
 TRACT 1
 SHERMAN CENTRAL
 ASSOCIATES, LP
 VOL. 5706, PG. 241
 DOC. NO. 2015-20969
 O.P.R.G.C.T.
 ZONING: C-1/R-2

APPROXIMATE LOCATION OF
 20' RIGHT OF WAY AND EASEMENT GRANT
 VOL. 5732, PG. 506
 O.P.R.G.C.T.

U.S. HIGHWAY NO. 75
 (VARIABLE WIDTH R.O.W. - 55 M.P.H. SPEED LIMIT)

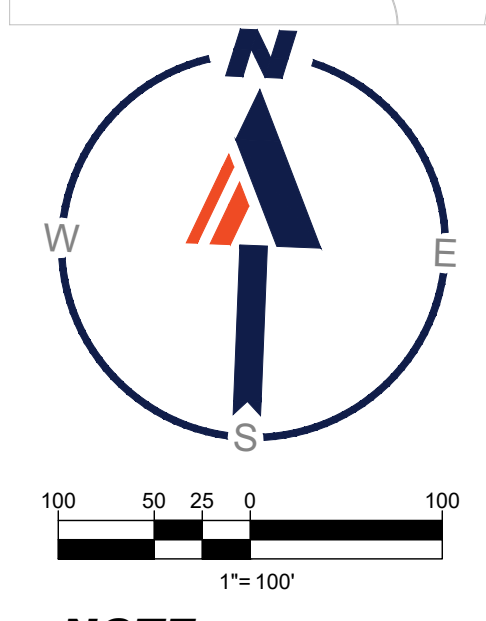
HOUSTON & TEXAS COMPANY RAILROAD
 (200' R.O.W.)

CALLLED: 56.292
 TRACT 2
 KIM W. YANG AND SPOUSE
 SUE S. YANG
 INST. NO 2020-34628
 O.P.R.G.C.T.
 TRACT 2
 686,446 SQ. FT.
 15.759 ACRES
 ZONE X
 (VACANT LOT)

LAND USE AND ZONING INFORMATION AND NOTES:

APPLICANT:	PROGRACE SHEPHERD, LLC		
OWNER:	PROGRACE SHEPHERD, LLC		
PARCEL ID:	127587 HIGHWAY 75 SHERMAN GRAYSON COUNTY, TEXAS		
TOTAL SITE ACREAGE:	52.7 AC		
C-2:	22.9 AC (± 997524 SF)	M-15:	29.8 AC (± 1298088 SF)
ZONING:	EXISTING: R-1 AND O-1 OVERLAY DISTRICT (500' ON EITHER SIDE OF ROW WITH HIGHWAY 75)	PROPOSED:	C-2, M-15
USE:	EXISTING: VACANT	PROPOSED:	COMMERCIAL, MULTI-FAMILY
BULK REQUIREMENTS:		M-15 (LIGHT MULTI-FAMILY)	C-2 (GENERAL COMMERCIAL)
MIN. LOT AREA		N/A	5,000 SF
MIN. LOT FRONTAGE		N/A	N/A
MIN. BUILDING SETBACK			
FRONT SETBACK		15'	15'
SIDE SETBACK (RESIDENTIAL)		10' (15')	0'
SIDE ONE (SUM OF BOTH)			
REAR SETBACK (RESIDENTIAL)		10'	10'
HIGHWAY CORRIDOR OVERLAY REQUIREMENTS FROM HIGHWAY ROW OR 25' PLUS HEIGHT OF BLDG. WHICHEVER IS GREATER			40'
FROM INTERSECTING STREETS			15'
REAR AND SIDE (NON-STREET)			5'
PARKING REQUIREMENTS:			
PARKING REQUIRED			
PROPOSED OFFICE - 8 BUILDINGS @ 24,000 SF (194,400 SF TOTAL)			
(1 1,400 SF OFFICE) = 25 PARKING SPACES EACH (150 TOTAL)			
(111,000 SF WAREHOUSE) = 14 PARKING SPACES EACH (84 TOTAL)			
LIGHT INDUSTRIAL +240,000 SF			
(1 SF / 1000 SF) = 240 PARKING SPACES			
STORAGE FACILITY +177,000 SF			
(1 SF / 1000 SF) = 77 PARKING SPACES			
PARKING PROVIDED			
GROSS FLOOR AREA			694 SPACES
MAX. FAR		1.5	
MAX. BUILDABLE AREA		75%	
MAX. BUILDING HEIGHT		100'	
M-15 UNIT BREAKDOWN:			
1 BEDROOM			44 UNITS
2 BEDROOM			113 UNITS
3 BEDROOM			82 UNITS
UNIT DENSITY (UNITS/ACRE)			8 UNITS/ACRE

WARDEN TYPED CONCRETE MONUMENTS WERE FOUND
 LIMITS OF SHOWN PROPOSED RIGHT-OF-WAY. THERE
 WAS NO PUBLIC RECORD FOUND BY SURVEYOR
 LAND AREA AS SHOWN IS PER
 STATE OF TEXAS DEPARTMENT OF TRANSPORTATION
 "PLANS OF PROPOSED RIGHT-OF-WAY"
 ACCOUNT NO. 8801-01-072
 CSJ NO. 0047-03-062



- NOTE:**
1. PARKING SHALL MEET STANDARD OF CITY OF SHERMAN UDO.
 2. FIRE LANES SHALL MEET CITY OF SHERMAN STANDARDS.
 3. BUILDING DESIGN REQUIREMENTS SHALL BE MET PER ORDINANCE.

LEGEND

	PROPERTY LINE
	CURB
	FIRE LANE MARKING
	FIRE LANE

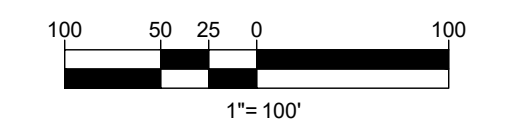
SHEPHERD ROAD
 (VARIABLE WIDTH R.O.W. - 55 M.P.H. SPEED LIMIT)

SOUTH PACIFIC RAILROAD
 (100' R.O.W.)

PROP. C-2/MF-15 SITE PLAN

SHERMAN, TX 75090 | CPTA-1

BOHLER
 2600 NETWORK BLVD, SUITE 310
 FRISCO, TX 75034
 Phone: (469) 458-7300
 TX@BOHLERENG.COM



12/14/2022 | DJC/JRB | TXA220083.00 | CPTA-1