



SITE DATA

SHERMAN, TEXAS
MAY 23, 2022
PROJECT NUMBER: TXA220010

EXISTING PROPERTY INFORMATION

PIN: 156872 AND 118492
ADDRESS: HWY 82, SHERMAN, TEXAS
TOTAL ACREAGE: +/- 75 ACRES
EXISTING ZONING: M-1, C-2 AND R-2
PROPOSED ZONING: M-1, C-2, R-2
OVERLAY: O-1 (HIGHWAY 82), 500' FROM ROW
SETBACKS:
OVERLAY DISTRICT: O-1 (HIGHWAY 82)
HIGHWAY FRONTAGE: 40' OR 25'; PLUS
HT. OF BLDG.
INTERNAL STREETS: 15'
REAR/SIDE: 5'
R-2, MULTI-FAMILY
FRONT: 25'
SIDE SETBACK/YARD: 23' (MIN. 7')
REAR SETBACK/YARD: 25'
C-2, COMMERCIAL
FRONT: 15'
SIDE SETBACK/YARD: 10'
REAR SETBACK/YARD: 0'

LAND USES:

COMMERCIAL:
ACREAGE: +/- 6.44 AC (280,526 SF)
COMMUNITY OPEN SPACE: 2.20 AC (96,036 SF)
PROPOSED ZONING: C-2

OUTPARCEL 1
PARCEL SF: +/- 1.42 AC (61,921 SF)
BUILDING SF: 4,228 SF
HARD SURFACE AREA: 33,151 SF
LANDSCAPE AREA: 24,542 SF
FLOOR/AREA RATIO: 0.01

OUTPARCEL 2
PARCEL SF: +/- 0.81 ac (35,077 SF)
BUILDING SF: 3,064 SF
HARD SURFACE AREA: 15,000 SF
LANDSCAPE AREA: 17,013 SF
FLOOR/AREA RATIO: 0.09

OUTPARCEL 3
PARCEL SF: +/- 0.93 AC (40,647 SF)
BUILDING SF: 2,025 SF
HARD SURFACE AREA: 22,927 SF
LANDSCAPE AREA: 15,695 SF
FLOOR/AREA RATIO: 0.05

OUTPARCEL 4
PARCEL SF: +/- 1.08 AC (47,182 SF)
BUILDING SF: 2,025 SF
HARD SURFACE AREA: 24,271 SF
LANDSCAPE AREA: 20,886 SF
FLOOR/AREA RATIO: 0.04

RIGHT-OF-WAY
EXISTING DEDICATION: +/- 1.48 AC (64,685 SF)
INTERNAL ROW: 6.57 AC (285,976 SF)
HARD SURFACE AREA: 3.39 AC (147,809 SF)
LANDSCAPE AREA: 3.17 AC (138,167 SF)

- NOTES:**
1. PARKING SHALL MEET STANDARDS OF CITY OF SHERMAN UDO
 2. FIRE LANES SHALL MEET CITY OF SHERMAN STANDARDS
 3. BUILDING DESIGN REQUIREMENTS SHALL BE MET PER ORDINANCE
 4. SECTION 6.13.1 O-1 (HWY 82) OVERLAY DISTRICT. 500 FT. ON EITHER SIDE OF HWY 82

RESIDENTIAL:
ACREAGE: +/- 44.31 AC (1,930,178 SF)
PROPOSED ZONING: R-2

APARTMENTS
PARCEL SF: +/- 29.34 AC (1,278,056 SF)
BUILDING SF: 265,653 SF
AMENITY BLDG.: 3,750 SF
HARD SURFACE AREA: 684,881 SF
LANDSCAPE AREA: 323,772 SF
FLOOR/AREA RATIO: 0.62

TOWNHOMES
PARCEL SF: +/- 14.97 AC (652,122 SF)
BUILDING SF: 128,000 SF
HARD SURFACE AREA: 175,590 SF
LANDSCAPE AREA: 348,532 SF
FLOOR/AREA RATIO: 0.20

MANUFACTURING:
ACREAGE: +/- 14.82 AC (645,559 SF)
PROPOSED ZONING: M-1

MINI-STORAGE
PARCEL SF: +/- 14.82 AC
TOTAL BUILDING SF: 140,200 SF
HARD SURFACE AREA: 272,703 SF
LANDSCAPE AREA: 232,656 SF
FLOOR/AREA RATIO: 0.22

SITE DATA

PARCEL 1
PROP ID: 156872
OWNER: BR ESTATES AT HWY 82 LLC
ACREAGE: 6 AC
ZONING: R-1
PARCEL 2
PROP ID: 118492
OWNER: BR ESTATES AT HWY 82 LLC
ACREAGE: 69 AC
ZONING: M-1, R-2



6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

**HIGHWAY 82
MIXED USE**

SHERMAN, TEXAS | PLAN REV.

