



DEPARTMENT OF THE NAVY

COMMANDING OFFICER
NAVAL AIR STATION FORT WORTH
JOINT RESERVE BASE
1510 CHENNAULT AVENUE
FORT WORTH, TEXAS 76127-5000

5700
Ser N00/ 149
17 Jun 20

From: Commanding Officer, Naval Air Station Joint Reserve Base, Fort Worth
To: City of Benbrook, Texas

Subj: NOTICE OF NO OBJECTION TO THE SOLAR INSTALLATION

Ref: (a) AT&T Benbrook – Ver 1.07 pt HEV SS ES

1. In response to James Blakely, Lead Project Manager of Daybreak Install, Naval Air Station Joint Reserve Base, Fort Worth has no objection to the proposed solar electric system to be located at the AT&T building at 8535 Benbrook Blvd., Benbrook, TX 76126.

2. The point of contact for this matter is the Community Planning and Liaison Officer, Mr. Edward Spurlin. He can be reached at (817) 782-7906 or via email edward.a.spurlin@navy.mil.

A handwritten signature in black ink, appearing to read "J. R. Townsend", with a long horizontal line extending to the right.

J. R. TOWNSEND

Copy to:
Edward Spurlin
City of Benbrook, Texas
James Blakely, Daybreak Install LLC

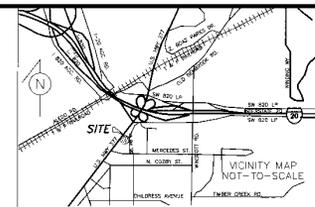
Attachment 2

U. S. HIGHWAY NO. 377 (BENBROOK BOULEVARD)

(VAR. 4" - 12" FROM RIGHT-OF-WAY)
PAVEMENT

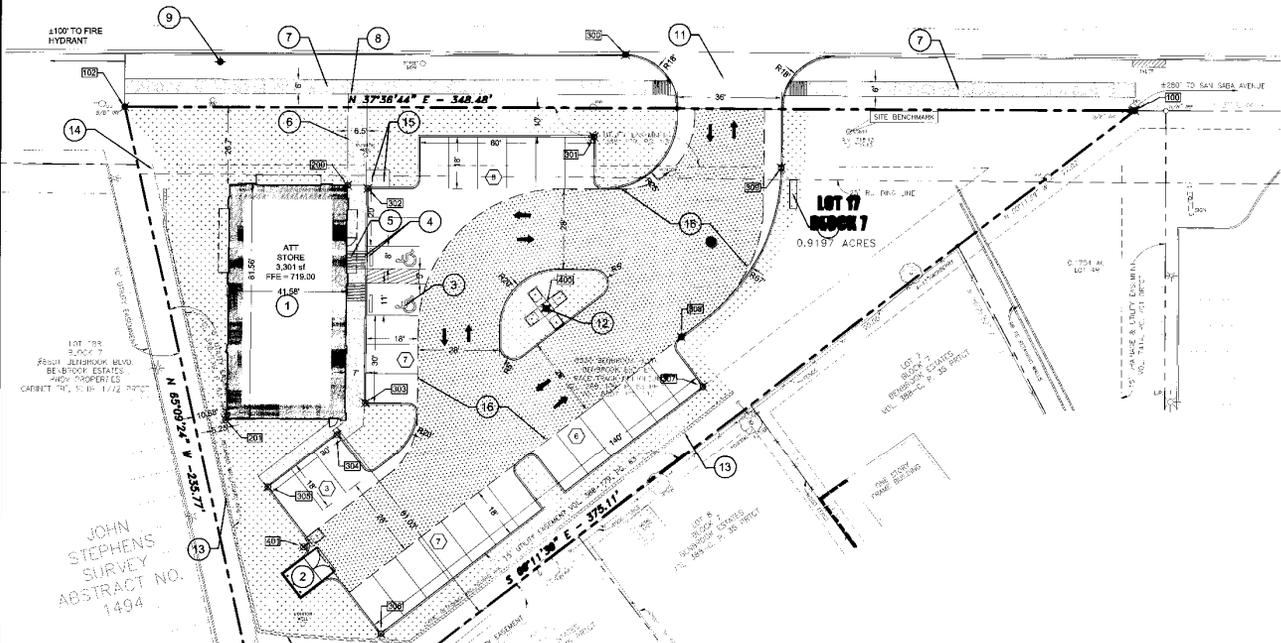
LEGEND:

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- 4" THICK CONCRETE SIDEWALK
- INTERIOR LANDSCAPED AREA (REF. LANDSCAPE PLANS)
- FIRE LANE
- PARKING STALL COUNT
- SITE LIGHTING



THOMAS
SITE DEVELOPMENT
ENGINEERING INC.
1500 W. WORTH ST. SUITE 200
FORT WORTH, TEXAS 76104
(817) 342-2222
WWW.THOMAS-ENGINEERING.COM

AT&T STORE
8535 BENBROOK BLVD., BENBROOK, TX 76247
LOT 17, BLOCK 7, BENBROOK ESTATES
CITY OF BENBROOK, TARRANT COUNTY, TEXAS



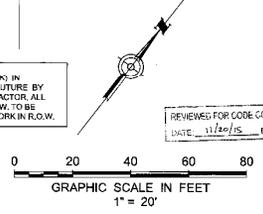
NOTES BY SYMBOL:

- 1 PROPOSED BUILDING - 3,301 SF OF BUILDING
- 2 PROPOSED DUMPSTER LOCATION
- 3 HANDICAP ACCESSIBLE PARKING SPACE (TYP.) - 2 PLACES.
- 4 ADA POLE SIGNAGE & WHEELSTOPS (TYP.) - 2 PLACES. G.C. TO PROVIDE ONE VAN ACCESSIBLE SIGN & ONE REGULAR SIGN
- 5 ADA COMPLIANT BARRIER FREE RAMP
- 6 ADA COMPLIANT 5' WALKWAY
- 7 6" SIDEWALK IN ROW TO BE INSTALLED BY TEXAS DEPT. OF TRANSPORTATION (TXDOT)
- 8 CONNECT 6" SIDEWALK FROM SITE TO SIDEWALK IN ROW
- 9 PROPOSED FIRE HYDRANT
- 10 PROPOSED 25' TALL PYLON SIGN (120 SF MAX. SIGN AREA). ALL SIGNAGE TO BE APPROVED AND INSTALLED UNDER A SEPARATE SIGN PERMIT.
- 11 PERMANENT DRIVE APPROACH TO BE CONSTRUCTED BY TXDOT.
- 12 CONCRETE LIGHT POLE BASE (TYP.) - AIM LIGHT FIXTURE IN DIRECTION AS INDICATED. VERIFY LOCATIONS WITH PHOTOMETRIC PLANS BEFORE INSTALLATION.
- 13 EXISTING RETAINING WALL. DO NOT DISTURB
- 14 INSTALL APPROX. 283 SF OF RIPRAP EROSION CONTROL BLANKET. REFER TO SHEET C-20 FOR DETAIL
- 15 BICYCLE PARKING AREA (BPA) FOR 2 RACKS
- 16 FIRE LANE STRIPING PER BENBROOK FIRE DEPARTMENT REQUIREMENTS

LAND USE CHART

POINT #	NORTHING	EASTING	DESCRIPTION
100	8932288.9608	2287880.9177	PROPERTY CORNER
101	8931883.4562	2287882.1889	PROPERTY CORNER
102	8931982.5114	2287884.2377	PROPERTY CORNER
200	8932037.0704	2287736.5710	BUILDING CORNER
201	8931884.7200	2287775.2787	BUILDING CORNER
300	8932140.7408	2287758.6872	GUTTER FACE
301	8932114.6711	2287774.9783	GUTTER FACE
302	8932041.6972	2287741.8915	GUTTER FACE
303	8931996.4784	2287800.0543	GUTTER FACE
304	8931882.0418	2287802.8882	GUTTER FACE
305	8931852.0419	2287802.9889	GUTTER FACE
306	8931952.2588	2287866.9895	GUTTER FACE
307	8932092.2290	2287856.5151	GUTTER FACE
308	8932096.5882	2287814.5003	GUTTER FACE
309	8932156.8226	2287822.6480	GUTTER FACE
400	8932085.4211	2287812.2509	LIGHT STANDARD
401	8931948.2442	2287826.8682	LIGHT STANDARD

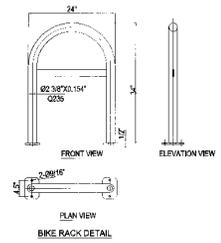
NOTE: THE RIGHT OF WAY FACILITIES (DRIVE APPROACH AND SIDE WALK) IN BENBROOK BLVD. R.O.W. IS TO BE CONSTRUCTED IN THE NEAR FUTURE BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT). CONTRACTOR, ALL SIDEWALK COSTS (ALONG PROPERTY FRONTAGE) IN TXDOT R.O.W. TO BE BIDDING WITH THE CITY OF BENBROOK TO COMPLETE THE WORK IN R.O.W.



REVIEWED FOR CODE COMPLIANCE
DATE: 11/20/15 BY: JLD

GENERAL NOTES:

1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
3. ALL CURVE RADI ARE 3' UNLESS NOTED OTHERWISE.
4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.



BENCHMARK:
SITE BENCHMARK = TOP OF SANITARY SEWER MANHOLE LOCATED ON THE PROPERTY, 58.88' SOUTH 88.325' WEST OF THE MOST NORTHERN CORNER OF THE PROPERTY. ELEVATION = 718.16'
REFERENCE BENCHMARK NO. 1 = CHISELED SQUARE CUT IN THE CENTER OF A 10 FOOT INLET ON THE NORTH SIDE OF MERCEDES STREET, APPROXIMATELY 133 FEET WEST OF THE WEST CURB BACK OF BENBROOK BOULEVARD (HIGHWAY NO. 377). ELEVATION = 715.94'
REFERENCE BENCHMARK NO. 2 = CHISELED SQUARE CUT ON TOP OF 18" RCP SLOPED HEADWALL IN THE EAST SIDE OF BENBROOK BOULEVARD (HIGHWAY NO. 377), SOUTH OF THE CENTER LINE OF THE NORTH DRIVEWAY OF AUTOZONE. ELEVATION = 708.12'

SITE PLAN

0.9197 ACRES OF LAND
LOT 17, BLOCK 7
BENBROOK ESTATES
CITY OF BENBROOK, TARRANT COUNTY, TEXAS

DEVELOPER SIGNALTELEPHONE CORPORATION P.O. BOX 6906 FORT WORTH, TX 76115	ENGINEER THOMAS SITE DEVELOPMENT ENGINEERING INC. 4804 BILL SIMMONS ROAD, COLLEEVILLE, TX 76034 ATTN: MRC MELLINGER P/E: 417-623-4885 ATTN: MATHEW THOMAS, PE P/E: (817) 280-2726
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DATE	DESCRIPTION

C-2.0



Project Narrative

Roof Mounted Commercial Solar

8535 Benbrook Blvd.

We are asking to install a 23.805 kilo watt solar system using 69- 345-watt solar panels with a low-profile Eco Foot 5D racking system with Solaredge inverters and optimizers for AT&T at 8535 Benbrook Blvd. The overall square-footage of the solar panels amounts to 1,482 square feet.

Our solar system meets all Zoning Ordinance including the placement requirements of Section 17.84.130.B.c.ii. The ordinance states that “no portion of the system shall extend beyond the roof edges and shall be screened in accordance with the screening requirements in Chapter 17.84.100.A.3 of the Zoning Ordinance regardless of floor area and use.”

The solar project will not affect or change the appeal of the existing building, using the low-profile racking, the solar system will not be seen from the road or the ground.

The solar panels are screened by the building façade so there are no potential unfavorable effects of the project on surrounding properties.

Respectfully,

Daybreak Install

Location Map



CUP-20-02 - 8535 Benbrook Blvd (AT&T)