

ORDINANCE NO. 0775-25-SUP

**AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL,
AMENDING THE ZONING ORDINANCE BY 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, AND ZONED GENERAL
BUSINESS (GB) DISTRICT; PROVIDING FOR A SAVINGS
CLAUSE, REPEALER, SEVERABILITY, PENALTY, AND
AN EFFECTIVE DATE.**

WHEREAS, applications were made requesting approval of a Special Use Permit for a Communication Antenna (Over 25 Feet in Height) by making applications for same with the Planning and Zoning Commission of the City of Lewisville, Texas, as required by state statutes and the Zoning Ordinances of the City of Lewisville, Texas; and said Planning and Zoning Commission has recommended that the Special Use Permit on the approximately 1.544-acre tract, as described in the attached Exhibit “A” (the “Property”), be **approved**; and

WHEREAS, this application for a Special Use Permit comes before the City Council of the City of Lewisville, Texas (the “City Council”) after all legal notices, requirements, conditions and prerequisites have been met; and

WHEREAS, the City Council at a public hearing has determined that the proposed use, subject to the condition(s) stated herein: (1) is compatible with the surrounding uses and community facilities; (2) is compatible with the comprehensive plan and any adopted long-range plans addressing the area; (3) enhances or promotes the welfare of the area; (4) is not detrimental to the public health, safety, or general welfare; and (5) conforms with all zoning regulations and standards; and

WHEREAS, the City Council has determined that establishing the conditions outlined in this Special Use Permit is in the interest of the public welfare and will minimize the impact of the proposed use on the surrounding properties.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, THAT:

SECTION 1. FINDINGS INCORPORATED. The findings set forth above are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 2. SPECIAL USE PERMIT GRANTED. Subject to the conditions provided for herein, applicant is granted a Special Use Permit to allow Communication Antenna (Over 25 Feet in Height) on the Property, which is zoned General Business (GB) District.

SECTION 3. CONDITIONS OF SPECIAL USE PERMIT. The Property shall be developed and maintained:

1. in compliance with the zoning plan attached hereto as Exhibit "B"; and
2. in accordance with all federal, state, and local laws and regulations.

SECTION 4. CORRECTING OFFICIAL ZONING MAP. The Planning Director, or his designee, is hereby directed to correct the official zoning map of the City of Lewisville, Texas, to reflect this Special Use Permit.

SECTION 5. COMPLIANCE WITH ALL OTHER MUNICIPAL REGULATIONS. The Property shall comply with all applicable municipal ordinances, as amended. The granting of this Special Use Permit has no effect on uses permitted by right and does not waive the regulations

of the underlying zoning district. In no way shall this Special Use Permit be interpreted to be a variance to any municipal ordinance.

SECTION 6. TERMINATION. The Special Use Permit shall automatically terminate if the use of the Property requiring the Special Use Permit is ceased for a period of ninety (90) days or longer.

SECTION 7. REPEAL. If the approved conditions outlined herein are not being met, the City Council may call a public hearing, on its own motion, to consider repealing this ordinance.

SECTION 8. SAVINGS CLAUSE. Nothing in this ordinance shall be constructed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or prior ordinance; nor shall any legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 9. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

SECTION 10. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

SECTION 11. PENALTY. Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the

Municipal Court, shall be subject to a fine of not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

SECTION 12. EFFECTIVE DATE. This Ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

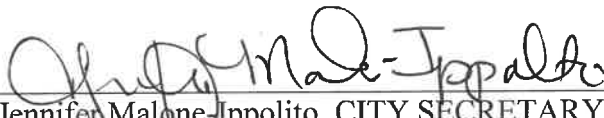
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF 6 TO 0, ON THIS 21st DAY OF JULY, 2025.

APPROVED:

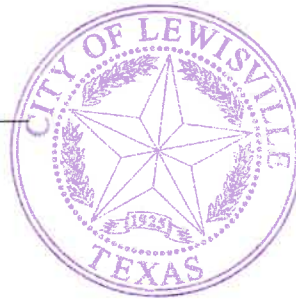


TJ Gilmore, MAYOR

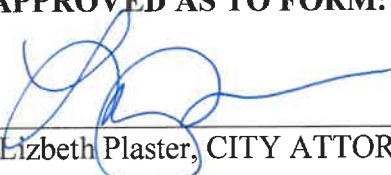
ATTEST:



Jennifer Malone-Ippolito, CITY SECRETARY



APPROVED AS TO FORM:



Elizabeth Plaster, CITY ATTORNEY

Exhibit A
Property Description

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.

GENERAL NOTES:

1. 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 SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
3. PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TDC600, DATE OF SURVEY: 08/22/2023).
4. BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.

5. BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
7. 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.
8. A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURPOSES.
9. THIS SURVEY WAS BASED ON INFORMATION PROVIDED IN THE ABTRACTOR'S CERTIFICATE ISSUED BY PRECISE LAND RECORDS, NO.: 33593-GINSBERG JACOBS LLC, SITE NAME: EAST JONES ST, ISSUE DATE: JULY 21, 2023.
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 PHYSICALLY LOCATED AS A PART OF THIS SURVEY. SURVEYOR DOES NOT GUARANTEE UTILITIES SHOWN ON THE SURVEY ARE IN EXACT POSITIONS. CONTRACTOR MUST ALWAYS CALL 811 PRIOR TO DIGGING.
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 EASEMENT LIE WITHIN AN UNSHADED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48121C0535G, EFFECTIVE 04/18/2011 (DENTON COUNTY, TEXAS).
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 ABTRACTOR'S CERTIFICATE ISSUED BY PRECISE LAND RECORDS, NO.: 33593-GINSBERG JACOBS LLC, SITE NAME: EAST JONES ST, ISSUE DATE: JULY 21, 2023. SURVEYOR TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
15. LESSEE'S PROPOSED PREMISES AND LESSEE'S PROPOSED EASEMENT PLACEMENT ARE PER LAND OWNER, A&E, OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.

Exhibit B
Zoning Plan



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.

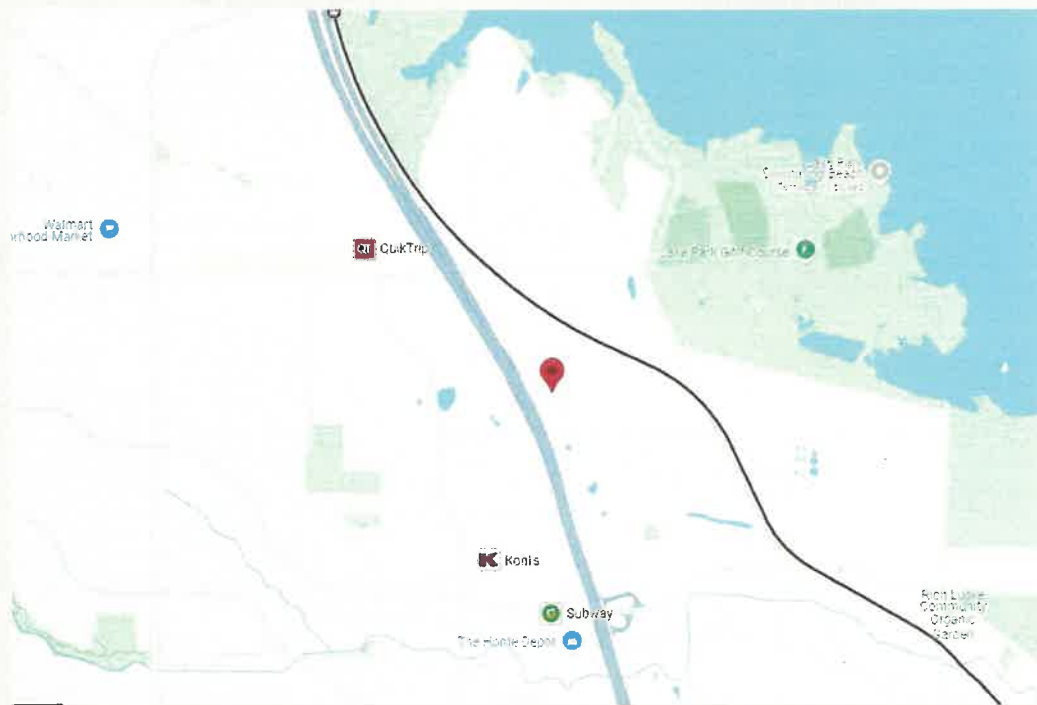
Our scope of work includes the proposed development of an unmanned wireless facility consisting of a 30'x40' fenced compound containing a 95' steel monopole tower with 10' lightning rod (105' AGL), new equipment cabinets on 4'x14' pad, new generator on 4'x8' pad, new perfect vision antenna mount with 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 Wireless Communications Facility Engineering Necessity Case – Proposed Verizon Site (JONES_ST)



Prepared by: RF Engineering

September 12, 2024



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Objectives

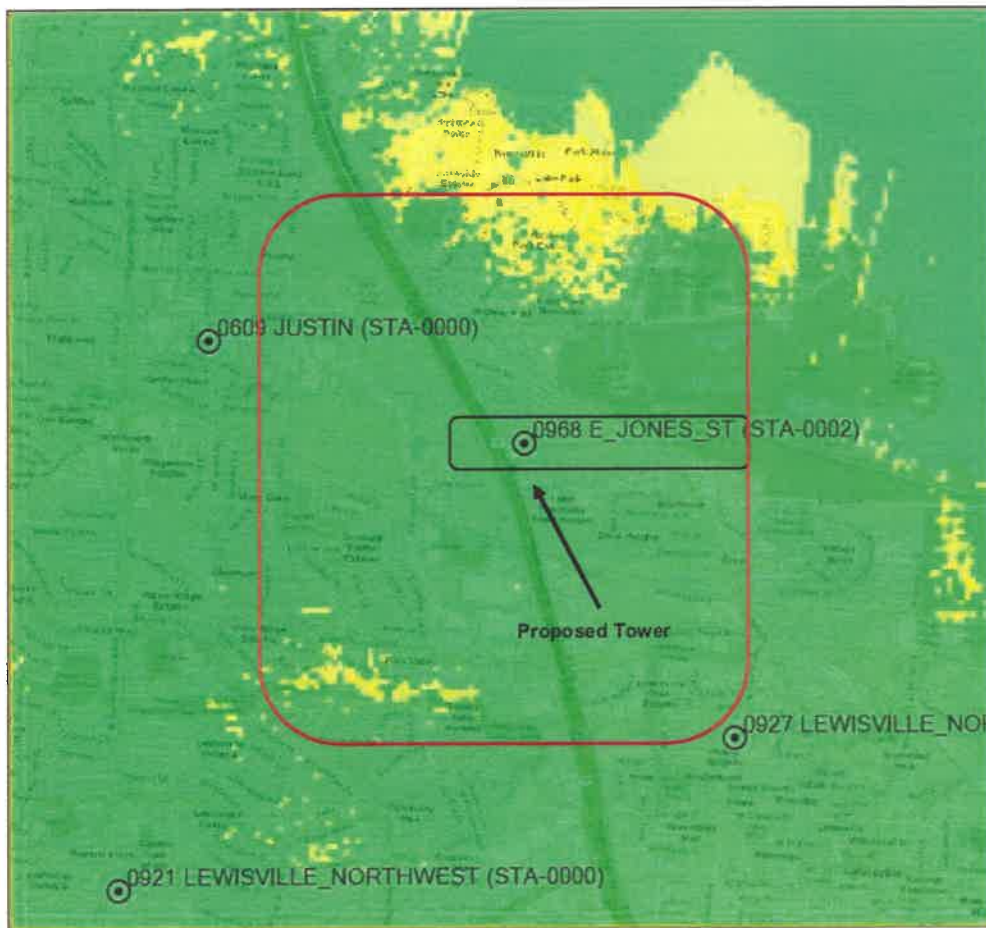
By placing the new site at the proposed location, Verizon is able to meet its engineering requirements, which will provide the following benefits to its customers in the area:

- 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.



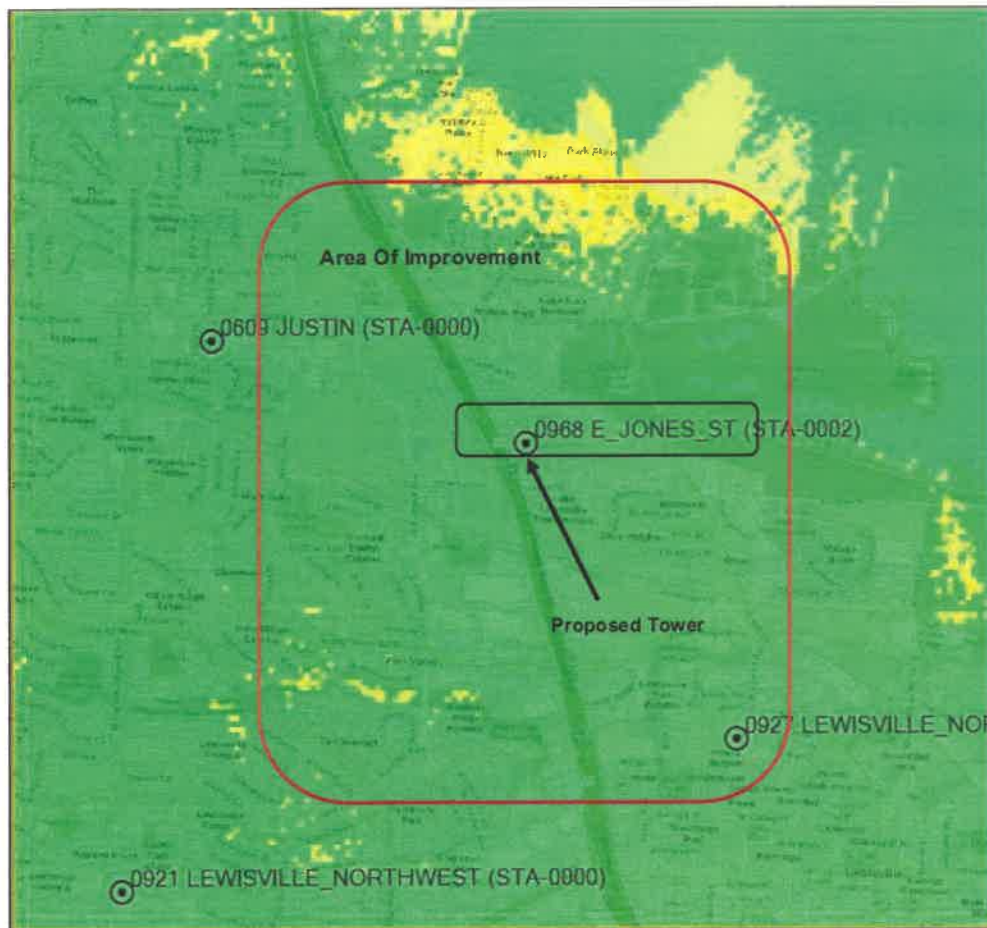
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Existing 700 LTE Coverage in the Area



Attachment to
Ordinance No. 0775-25-SUP
Exhibit "B"

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



Legend: RSRP levels(dbm)

■ (-85 dbm)

■ (-110 dbm)

■ (-120 dbm)

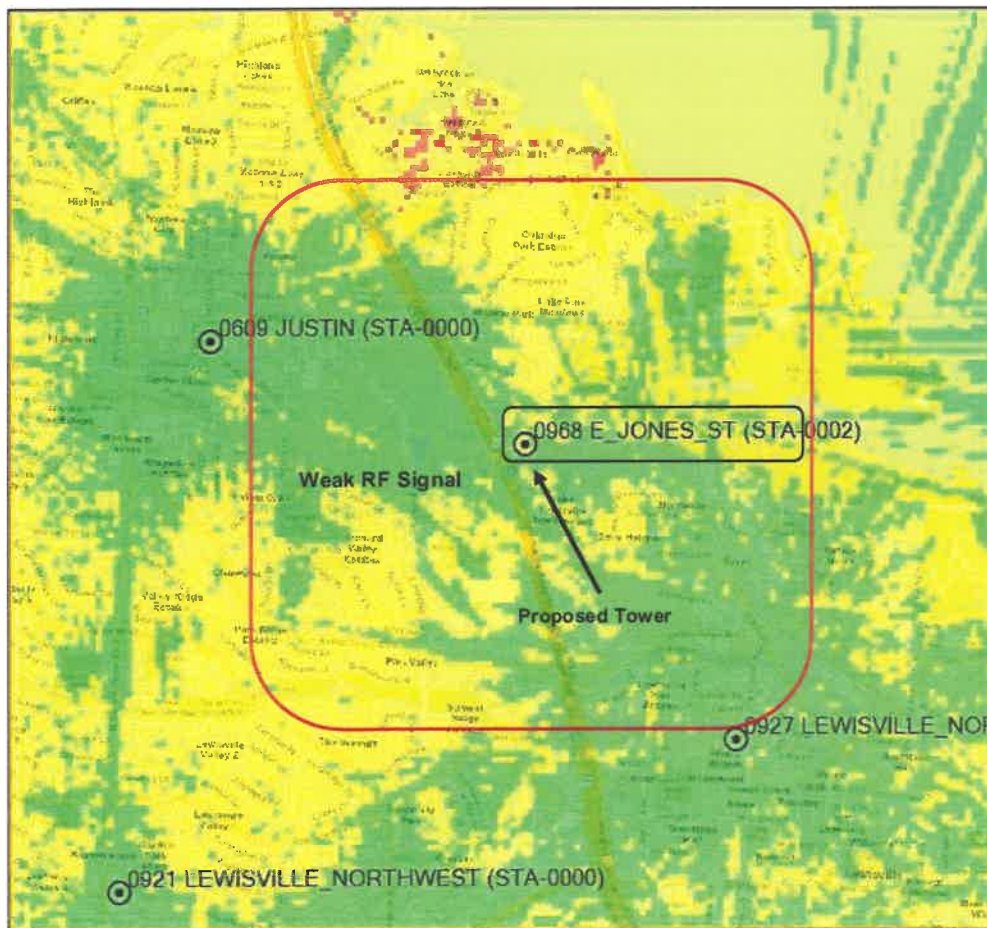
700MHz Service

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



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Existing AWS Coverage in the Area



Legend: RSRP levels(dbm)

■ (-85 dbm)

■ (-110 dbm)

■ (-120 dbm)

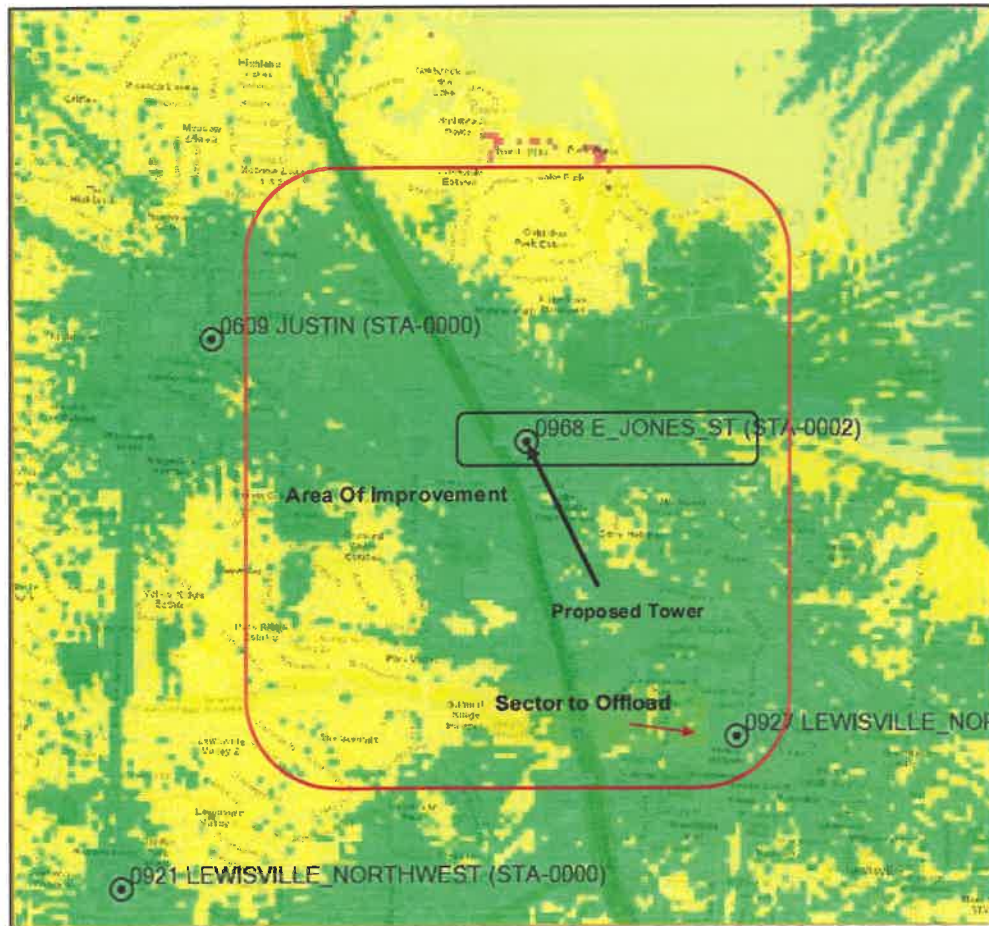
700MHz Service



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Attachment to
Ordinance No. 0775-25-SUP
Exhibit "B"

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



Legend: RSRP levels(dbm)

Green (-85 dbm)

Yellow (-110 dbm)

Red (-120 dbm)

700MHz Service

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



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Thank You



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SITE NAME
E JONES ST
MDG: 5000915429
SPM: 17148134

E911 ADDRESS:
1554 N I-35 E
LEWISVILLE, DENTON COUNTY, TEXAS 75057
PARCEL/PROPERTY ADDRESS:
1550 N STEMMONS FWY
LEWISVILLE, DENTON COUNTY, TEXAS 75057

PROJECT DATA

APPLICANT: VERIZON WIRELESS
600 REDDIE RIDGE
IRVING, TX 75038
CONTACT: ALFREDO HERNANDEZ
PHONE: (817) 975-4339

LANDLORD: CECILE DALTON FAMILY FUNERAL HOME, LTD.
1550 NORTH STEMMONS FREEWAY
LEWISVILLE, TEXAS 75057
CONTACT: CECILE DALTON
PHONE: 972-436-6511

JURISDICTION: CITY OF LEWISVILLE

CONSTRUCTION TYPE: UNMANNED TELECOMMUNICATIONS

GROUND ELEVATION: 555.2' AMSL

LATITUDE: 33° 07' 57.77" N
LONGITUDE: 97° 09' 56.38" W

PROJECT PARTICIPANTS

ARCHITECTS / ENGINEERS
ARCHCOMM, LLC
1006 BECKETT
SAN ANTONIO, TEXAS 78213
PHONE: (210) 308-6855
PRG# NUMBER: P-16659

ELECTRICAL ENGINEER
EDWARD C. MONAGHAN P.E., INC.
2318 SAN PEDRO AVE., STE B2
SAN ANTONIO, TEXAS 78212
PHONE: (210) 341-0298

CONSTRUCTION ENGINEER
ALFREDO HERNANDEZ
(817) 975-4339

SURVEYOR
30 DESIGN & ENGINEERING, INC.
21502 E. WINTER VIOLET CT
CYPRESS, TEXAS 77433
PHONE: (832) 514-6611

CONSTRUCTION MANAGER
TRACY REYES
(832) 831-3245

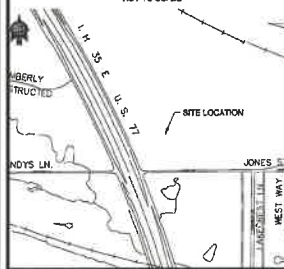
BUILDING CODES

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH:
2021 INTERNATIONAL BUILDING CODE
2020 NATIONAL ELECTRIC CODE

UTILITIES

ELECTRIC COMPANY
DME
TELCO PROVIDER:
TDS

VICINITY MAP



SCOPE OF WORK

PROPOSED DEVELOPMENT OF AN UNMANNED WIRELESS FACILITY CONSISTING OF NEW EQUIPMENT CABINETS ON 4'x16' 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.

SHEET INDEX

T1 TITLE SHEET
P1 SITE PHOTOGRAPHS
S1 SURVEY
N1 GENERAL NOTES
L1-9 OVERALL LANDSCAPE PLANTING PLAN
L1.1 ENLARGED LANDSCAPE PLANTING PLAN
L2-9 LANDSCAPE SPECIFICATIONS
L1.9 IRRIGATION NOTES & LEGEND
L1.1 IRRIGATION PLAN
L2.1 IRRIGATION DETAILS
L2.2 IRRIGATION DETAILS
L2.3 IRRIGATION DETAILS
C1 SEDIMENT AND EROSION CONTROL & GRADING PLAN
A1 AERIAL SITE PLAN
A1-1 DETAIL SITE PLAN
A1-2 EQUIPMENT PLAN
A2 SITE ELEVATION
A2-1 ANTENNA MOUNT DETAILS
D1 GENERAL DETAILS
D2 ENCLOSURE DETAILS
D3 METER FRAME DETAILS
D3-1 UTILITY FRAME DETAILS
D4 FREE-HAND HOLE DETAILS
D5 EROSION CONTROL
F1 FOUNDATION PLANS & DETAILS
G1 GROUNDING PLAN
G2 GROUNDING DETAILS
G3 TOWER GROUNDING DETAILS
G4 CONNECTION DETAILS
E1 SITE PLAN
E2 EQUIPMENT PLAN
E3 DETAILS & NOTES
E4 ELECTRICAL OVER
E5 ELECTRICAL SPECIFICATIONS

APPENDIX:
1-4 ANTENNA MOUNT
5-7 GENERATOR SPECIFICATIONS
8-13 PERFECT VISION CANOPY SPECIFICATIONS

PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON
WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

verizon

E JONES ST

1554 N I-35 E
LEWISVILLE, DENTON COUNTY, TEXAS 75057
(5000915429)



ARCHCOMM, LLC
1006 Beckett
San Antonio, Texas 78213
(210) 308-6855
TYPE: NO. P-16659

SHEET TITLE
TITLE
SHEET

SHEET HISTORY
06.18.24 REV. SET 2 - UPDATE DETAIL
10.18.24 REV. SET 3 - COMMENTS
12.18.24 REV. SET 4 - ADD LANDSCAPE
01.17.25 REV. SET 4 - COMMENTS
04.16.25 REV. SET 4 - ADD IRRIGATION
05.23.25 REV. SET 7 - COMMENTS

T1



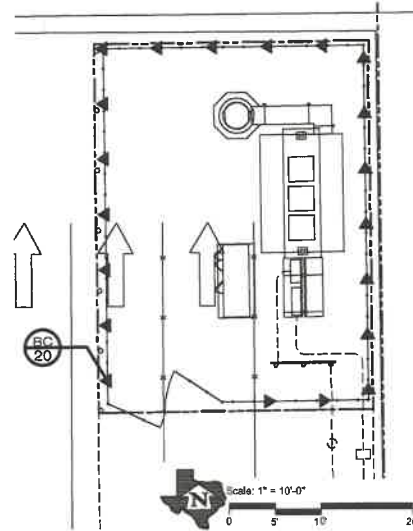
PLANT SCHEDULE

SIZE = CALIPER OR SPREAD

SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
VINES						
BC	Bignonia capreolata	Crossvine	-	5 GAL.		PLANT AS A VINE, ESPALIER TO HOG WIRE FENCE, POST OR WIRE TRELLIS WHERE OCCURS.



VICINITY MAP (N.T.S.)



verizon

E JONES ST

1554 N 135 E
LEWISVILLE, DENTON COUNTY, TEXAS 75057
(5000915429)

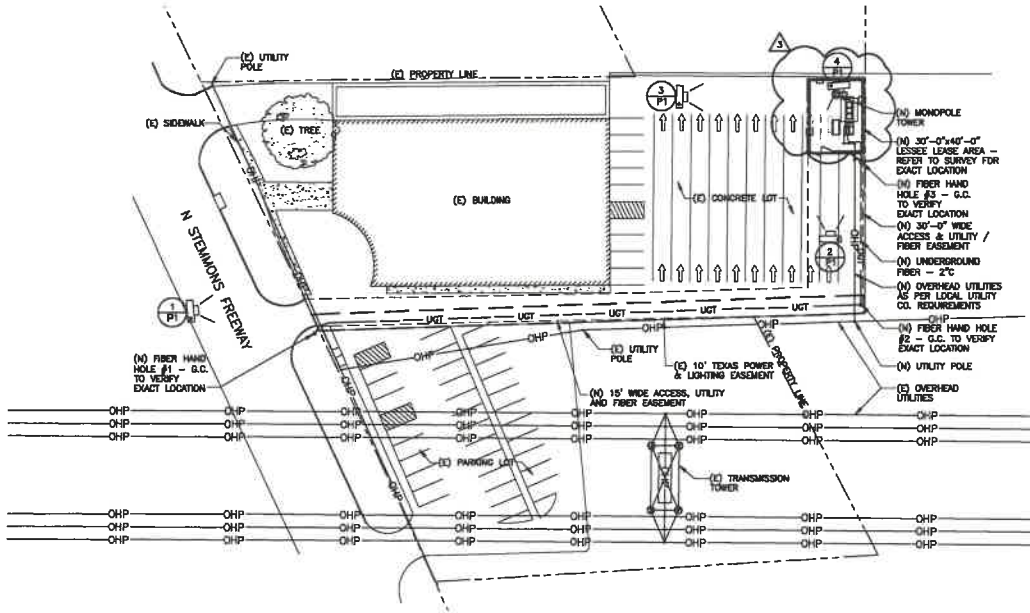


ARCHCOMM, L.L.C.
1006 Beckett
San Antonio, Texas 78213
(210) 306-8805
TXPE NO. F-15859

SHEET TITLE
**ENLARGED LANDSCAPE
PLANTING PLAN**

SHEET HISTORY
1. CITY COMMENTS 1/15/25
2. CITY COMMENTS 5/2/25

L1.1



NOTE: GENERAL CONTRACTOR TO
VERIFY MOST CURRENT ROADS -
TO BE PROVIDED BY LESSEE.

(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE

1 SITE PLAN
SCALE: 1"=50'-0"
NORTH



verizon

E JONES ST

1554 N I-35 E
LEWISVILLE, DENTON COUNTY, TEXAS 75057
(5000915429)

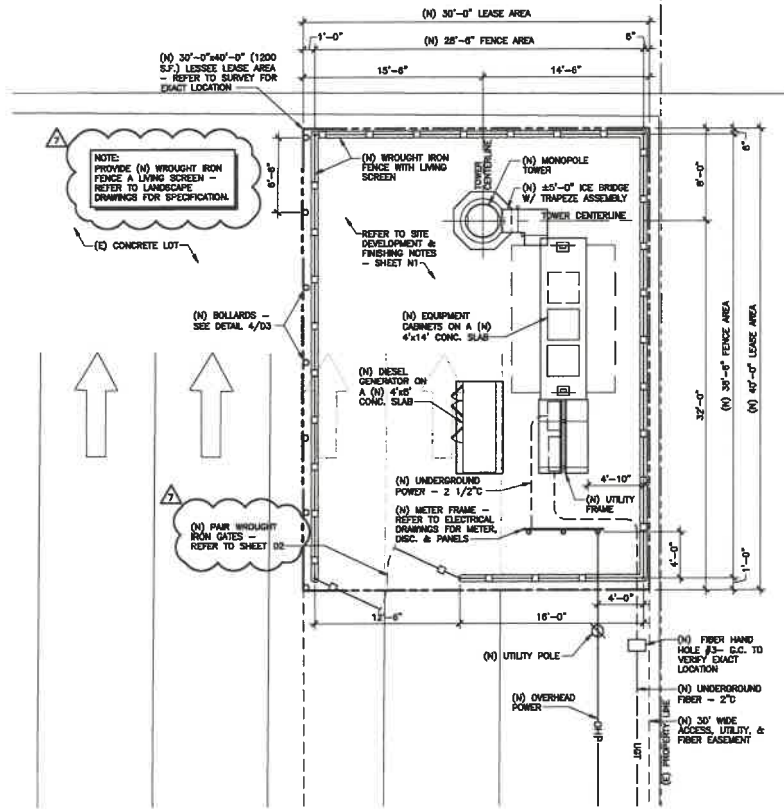


ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 358-9908
TDP# NO. F-15859

SHEET TITLE
SITE PLAN

SHEET HISTORY
11.09.24 PCD
04.11.24 PCD
10.11.24 REV. SET 3 - COMMENTS

A1



1 DETAIL SITE PLAN
SCALE 1/8" = 1'-0"



verizon

E JONES ST

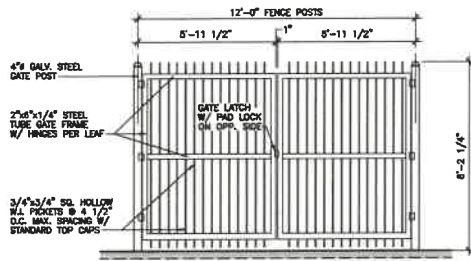
1554 N I-35 E
LEWISVILLE, DENTON COUNTY, TEXAS 75057
(500)915429



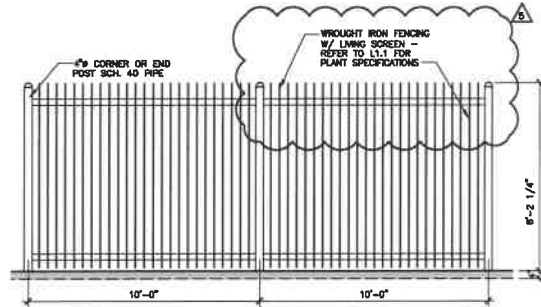
ARCHCOMM, L.L.C.
1006 Beckett
San Antonio, Texas 78213
(210) 308-8905
TYPE NO. F-15850

SHEET TITLE
DETAIL SITE PLAN
SHEET HISTORY
01.09.24 PCD
04.11.24 FCD
05.27.24 REV. SET 1 - COMMENTS
10.18.24 REV. SET 2 - COMMENTS
05.27.25 REV. SET 7 - COMMENTS

A1-1

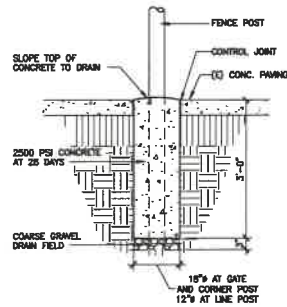


1 ELEVATION - PAIR OF GATES
SCALE: 1/4" = 1'-0"



2 TYPICAL FENCE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: REFER TO SITE PLAN FOR QUANTITY AND TYPE OF GATE OR GATES REQUIRED.



3 FOUNDATION
SCALE: 1/2" = 1'-0"

1. REFER TO SITE PLAN FOR FENCE OFFSET FROM LEASE LINE.
2. REFER TO SITE PLAN FOR TYPE, SIZE AND QUANTITY OF GATES REQUIRED.
3. USE THESE DETAILS AS A GUIDE AND UNIFORM STANDARDS. OTHERWISE, MATCH EXISTING GATES AND FENCES.

4 FENCE NOTES

verizon

E JONES ST

1554 N I-35 E
LEWISVILLE, DENTON COUNTY, TEXAS 75057
(500)915429



ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-8995
TYPE NO. F-15659
SHEET TITLE

ENCLOSURE DETAILS

SHEET HISTORY	
11.07.23	PCD
04.11.24	PCD
08.18.24	REV. SET 2 - UPDATE DETAIL
10.18.24	REV. SET 3 - COMMENTS
01.17.25	REV. SET 4 - COMMENTS

D2