EXISTING GAS WELL FIRE ACCESS ROAD TO REMAIN PER EXISTING OIL, GAS & MINERAL LEASE AGREEMENT WITH THE GAS OPERATOR

GRAVEL ACCESS DRIVE FOR SECONDARY FIRE ACCESS TO SITE (TO BE INSTALLED DURING PHASE 1)

ACCESS TO PUBLIC RIGHT-OF-WAY (TO BE INSTALLED DURING PHASE 1)

ACCESS TO PUBLIC RIGHT-OF-WAY (TO BE INSTALLED DURING PHASE 2)

BLDG. A
193,440 SF

BLDG. B
99,000 SF

BLDG. C
68,400 SF

BLDG. D
158,300 SF

BLDG. E
134,400 SF

BLDG. F
98,280 SF

BLDG. G
85,800 SF

BLDG. H
85,800 SF

BLDG. I
65,500 SF

BLDG. J
123,480 SF

WESTERN SIDEWALK ALONG COLLECTOR TO BE CONSTRUCTED WITH PHASE 1

EASTERN SIDEWALK ALONG COLLECTOR TO BE CONSTRUCTED WITH PHASE 2

GRAVEL ACCESS DRIVE FOR SECONDARY FIRE ACCESS TO SITE (TO BE INSTALLED DURING PHASE 1)

PROPOSED MIN. 26' PUBLIC ACCESS AND UTILITY EASEMENT

ACCESS TO PUBLIC RIGHT-OF-WAY (TO BE INSTALLED DURING PHASE 1)

ACCESS TO PUBLIC RIGHT-OF-WAY (TO BE INSTALLED DURING PHASE 1)

KANSAS CITY SOUTHERN RAILROAD

INTERSTATE HIGHWAY 35
(A VARIABLE WIDTH RIGHT-OF-WAY)

ACCESS TO PUBLIC RIGHT-OF-WAY (TO BE INSTALLED DURING PHASE 2)

R30'

R30'

PERMANENT ACCESS TO PUBLIC RIGHT-OF-WAY (TO BE INSTALLED DURING PHASE 2)

PHASE 1 - PERMANENT FIRE RATED GRAVEL DRIVE (BY THIS PROJECT) TO BE MIN. 24' WIDE, ALL WEATHER SURFACE AND RATE MIN. 80,000 LBS PER IFC

PHASE 1 - TEMPORARY FIRE RATED GRAVEL DRIVE (BY THIS PROJECT) TO BE MIN. 24' WIDE, ALL WEATHER SURFACE AND RATE MIN. 80,000 LBS PER IFC

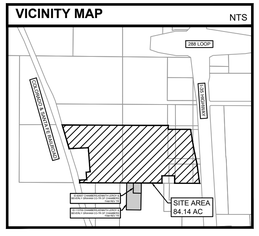
PROPOSED GRAVEL DRIVEWAY PER ZCP24-0049 (BY OTHERS) TO BE MIN. 24' WIDE, ALL WEATHER SURFACE AND RATE MIN. 80,000 LBS PER IFC

NORTH

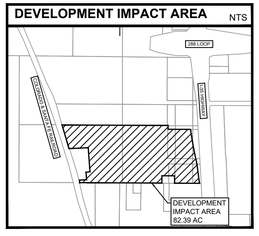
GRAPHIC SCALE IN FEET
0 65 130 260

1" : 100' @ 24"x36"

VICINITY MAP NTS



DEVELOPMENT IMPACT AREA NTS



NOTES

* FIRE HYDRANTS LOCATED ON PRIVATE PROPERTY ARE PRIVATE AND SHOULD BE PRIVATELY MAINTAINED.
* FIRE HYDRANTS LOCATED WITHIN PUBLIC RIGHT OF WAY ARE PUBLIC AND SHOULD BE MAINTAINED BY THE CITY OF DENTON.
* ALL STORM IS PRIVATE UNLESS STATED OTHERWISE.
* ANY WATER, SEWER OR STORM SEWER WITHIN ROW OR PUE IS CONSIDERED PUBLIC AND AS SUCH MUST CONFORM TO CITY DCM AND DEVELOPMENT CODE.
* ALL WATER AND SANITARY SEWER LINES SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE OF 9'. WATER SHALL BE NO CLOSER THAN 5' FROM ANY OTHER UTILITY.
* REFER TO LANDSCAPE PLANS FOR LANDSCAPE AREAS AND PARKING LANDSCAPE AREAS.
* DUMPSTERS TO BE CONTAINED WITHIN LOADING AREAS.
* NO 100-YEAR FLOODPLAIN EXISTS WITHIN 200' OF THIS PROPERTY.
* 115.5 INCHES DBH OF TREES TO BE PRESERVED ON LOT 1 BLOCK A. REFERENCE TREE PRESERVATION PLAN - TPP24-0036. ANY FUTURE UNAUTHORIZED LAND DISTURBING ACTIVITY OR CONSTRUCTION ACTIVITY THAT WOULD IMPACT AND/OR DAMAGE THE PRESERVED TREES IS PROHIBITED.

LEGEND

PHASE 1

PHASE 2

DME TRANSFORMER NOTES

* SOIL IS LEFT UNDISTURBED WITHIN 4' OF DISTRIBUTION POLES WHEN DIGGING LESS THAN 4' DEEP SOIL IS LEFT UNDISTURBED WITHIN A DISTANCE FROM DISTRIBUTION POLES WHICH IS EQUAL TO DEPTH OF DIGGING WHEN DIGGING MORE THAN 4' DEEP

*APPROVAL OF THIS SITE PLAN MAY BE CONTINGENT UPON EITHER A SUBSEQUENT OR CONTEMPORANEOUS APPROVAL OF AN ALTERNATIVE ENVIRONMENTALLY SENSITIVE AREA (AESA) PLAN. SUCH APPROVAL OF AN AESA MUST BE OBTAINED BEFORE AN APPLICATION FOR THE FINAL PLAT IS FILED WITH THE CITY. THE FINAL PLAT MUST SUBSTANTIALLY CONFORM TO THIS SITE PLAN AND MEET ALL NECESSARY REQUIREMENTS, OR A NEW SITE PLAN MUST BE FILED. DENIAL OF THE AESA PLAN WILL RESULT IN THE NEED TO FILE A NEW SITE PLAN THAT CONFORMS TO THE TECHNICAL REQUIREMENTS OF THE CITY OF DENTON.

IMAGES
BASE
LAST SAVED
PLOTTED
DWG PATH
DWG NAME

EP592278_Dev000411_Lot3-3A9044_Lot-9F-1584A_Mod1.dgn
EP592278_Dev000411_Lot3-3A9044_Lot-9F-1584A_Mod1.dgn
3/18/2025 1:11 PM
3/18/2025 1:12 PM
K:\DEN_Civil\064545212 - ULR Harris Ranch\4_Design\CAD\PlanSheets\Zoning Compliance Plan
ZCP064545212 - ULR Harris Ranch.dwg

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC. TX F-928 PH: 972-770-1300 FAX: 972-239-3820
2600 N CENTRAL EXPY, SUITE 400, RICHARDSON, TEXAS 75080 WWW.KIMLEY-HORN.COM

DEVELOPER:
NAME: URBAN LOGISTICS REALTY
ADDRESS: 5440 HARVEST HILL ROAD, SUITE 260
CITY/ZIP: DALLAS, TX 75230
CONTACT: DREW FEAGIN
EMAIL: DFEAGIN@ULRLLC.COM
PHONE: (214) 663-7623

SUBDIVISION NAME	BLOCK & LOT	EXISTING ZONING	PROPOSED LAND USE
NA	LOTS 1 & 2, BLOCK A	LI	WAREHOUSE AND WHOLESALE FACILITY

ZONING COMPLIANCE PLAN

ZCP24-0037

(PROPOSED ULR HARRIS RANCH ADDITION, LOT 1, BLOCK A AND LOT 2, BLOCK A)

ULR HARRIS RANCH

84.14 A.C. (3,665,140 SF), COMPRISED OF 3 UNPLATTED TRACTS.
LOCATED IN THE CITY OF DENTON AND BEING OUT THE B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 141, AND THE ROBERT WHITLOCK SURVEY, ABSTRACT NO. 1403, AND THE NATHAN WADE SURVEY, ABSTRACT NO. 1407
DENTON COUNTY TEXAS

REVIEWED BY:	DRAWN BY:	DATE	FILE	PROJECT NUMBER	SHEET
DPG	REP	3/18/2025		064545212	PHS