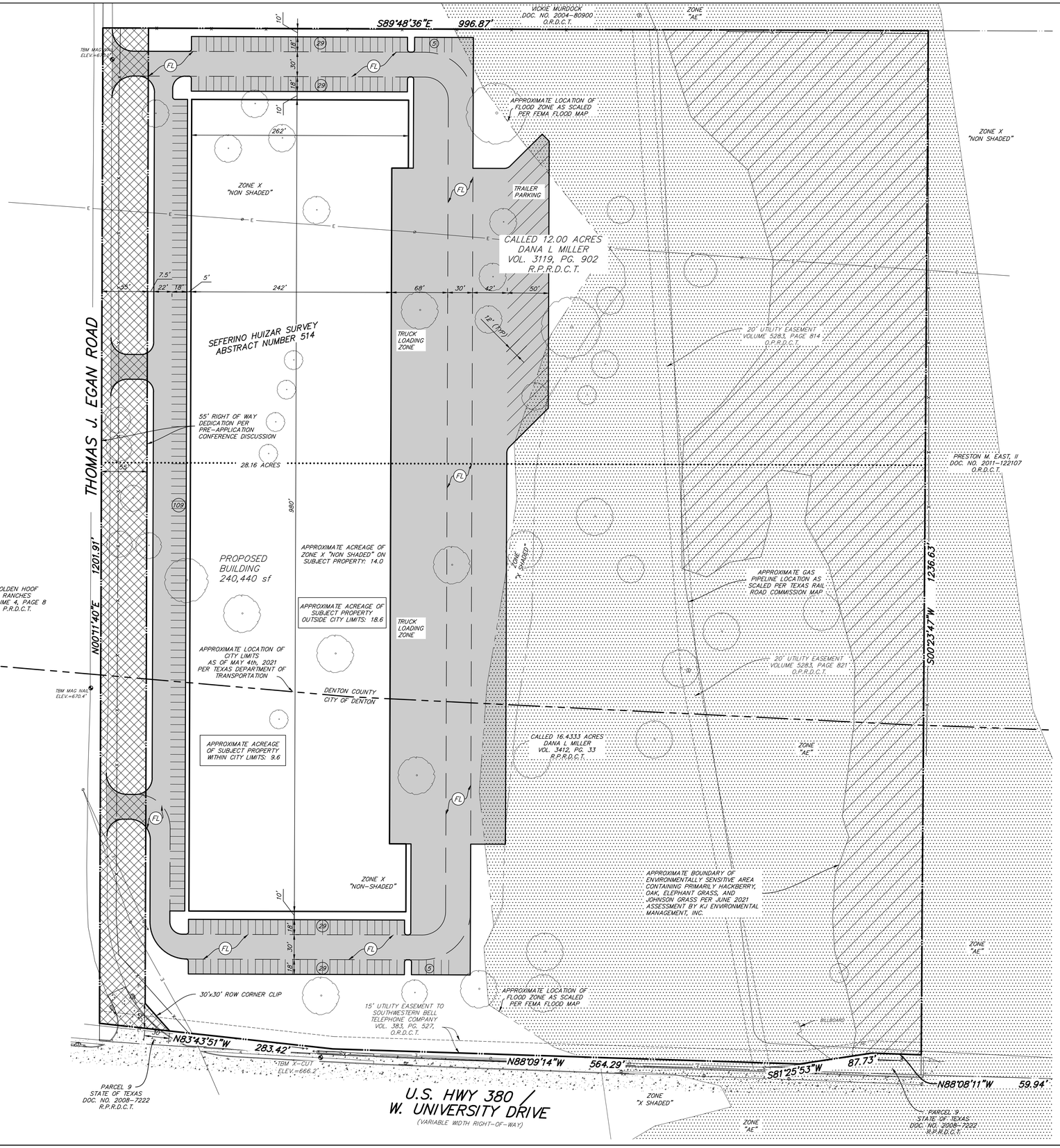


PROPOSED USE: WAREHOUSING

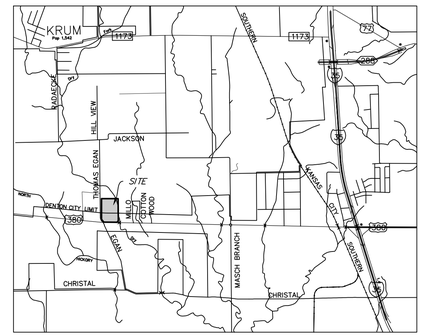
ITE TRIP GENERATION

CODE 150 WAREHOUSING:
0.17 TRIPS/1000sf GFA @ PEAK AM HOUR
0.19 TRIPS/1000sf GFA @ PEAK PM HOUR
1.64 DAILY TRIPS/1000sf GFA
TOTAL SQUARE FOOTAGE = 194,686sf
ESTIMATED AM TRIPS = $(\frac{194686}{1000})$*0.17 = 41 TRIPS @ PEAK HOUR
ESTIMATED PM TRIPS = $(\frac{194686}{1000})$*0.19 = 46 TRIPS @ PEAK HOUR
ESTIMATED WEEKDAY DAILY TRIPS = $(\frac{194686}{1000})$*1.64 = 394 TRIPS

0 30 60 120
(FEET)
1 inch = 60 ft.

LEGEND

- FUTURE R.O.W. DEDICATION
- PROPOSED VEHICULAR PAVING
- APPROXIMATE EXTENTS OF FEMA FLOOD PLAIN
- APPROXIMATE EXTENTS OF ENVIRONMENTALLY SENSITIVE AREA
- PROPOSED CURB
- PROPOSED FIRELANE STRIPING
- (FL) PROPOSED 30' FIRELANE
- APX. LOCATION OF EXISTING TREE OUTSIDE ESA



VICINITY MAP
NTS

Z22 - 0006

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPE FIRM REG. F-493

PROGRESS SET FOR REVIEW ONLY
ISSUED 7/7/2022

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

ABDULLAH EMAD
TEXAS PE #128156

BENCHMARKS:

SITE PLAN

EGAN ROAD INDUSTRIAL REZONING

DENTON, TX

CITY OF DENTON, DENTON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	7/7/2022	2113	113	C01.00

P:\Civil\2021\2113\113 Egan Road Industrial Rezoning\01 - Project Drawings\C01.00 SITE PLAN.dwg, 7/7/2022 8:12:51 AM, Easton Turner