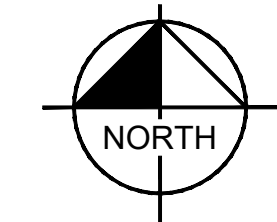


VICINITY MAP  
N.T.S.



GRAPHIC SCALE IN FEET  
0 20 40 80  
1" : 40' @ 24"x36"

LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED PAVEMENT
---	EXISTING CONCRETE PAVEMENT
---	PROPOSED GRAVEL PAVEMENT
---	EXISTING GRAVEL PAVEMENT
---	PROPOSED SANITARY SEWER LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED WATER MAIN LINE
---	EXISTING WATER MAIN LINE
---	PROPOSED OVERHEAD ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	PROPOSED UNDERGROUND ELECTRIC
---	EXISTING GAS LINE
---	PROPOSED WOOD DECORATIVE FENCE
---	PROPOSED OPAQUE OR WROUGHT IRON FENCE
---	EXISTING FENCE
---	PROPOSED BLACK COATED CHAIN LINK SECURITY FENCE
---	EXISTING FENCE
---	DEVELOPMENT IMPACT AREA
---	EXISTING FLOODPLAIN ESA
---	FULLY DEVELOPED FLOODPLAIN
---	EROSION SETBACK LINE
---	EXISTING POND EDGE
---	PROPOSED FIRE LANE (CONCRETE PAVEMENT)
---	HEAVY DUTY CONCRETE PAVEMENT
---	LIGHT DUTY CONCRETE PAVEMENT (PARKING AREAS)
---	SIDEWALK PAVEMENT
---	EXISTING SIDEWALK PAVEMENT
---	LANDSCAPE AREA - SEE LANDSCAPE PLAN
---	ASPHALT MILLINGS WITH OIL COVERING SEAL COAT (STORAGE PARKING)
---	SIDEWALK PAVEMENT - DIFFERENTIATED BY CHANGE IN MATERIAL AT FIRELANE CROSSING
---	PROPOSED FIRE HYDRANT (FH)
---	EXISTING FIRE HYDRANT (EX. FH)
---	PROPOSED WATER METER (WM)
---	EXISTING WATER METER (EX. WM)
---	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
---	PROPOSED SANITARY SEWER MANHOLE (MH)
---	EXISTING SANITARY SEWER MANHOLE (EX. MH)
---	NUMBER OF PARKING SPACES PER ROW
---	EXISTING POWER POLE
---	EXISTING SIGN
---	EXISTING GAS MARKER
---	OFFICIAL PUBLIC RECORD DENTON COUNTY, TEXAS
---	DEED RECORDS DENTON COUNTY, TEXAS
---	P.U.E.
---	PUBLIC UTILITY EASEMENT
---	D.E.
---	DRAINAGE EASEMENT
---	DRAINAGE ARROW
---	PROPOSED BIKE RACK

SITE NOTES

- ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
- ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
- REFER TO LANDSCAPE PLANS FOR MORE DETAILS.
- ALL ON-SITE STORM, WATER AND SEWER ARE PRIVATE UTILITIES UNLESS OTHERWISE NOTED. ALL UTILITIES WITHIN THE RIGHT-OF-WAY OR UTILITY EASEMENT ARE PUBLIC UNLESS OTHERWISE NOTED.
- PRELIMINARY UTILITIES AND PRELIMINARY GRADING PLANS ARE SHOWN WITHIN THIS ZONING COMPLIANCE PLAN.
- HVAC MECHANICAL EQUIPMENT TO BE ROOFTOP MOUNTED OR SCREENED PER DENTON DEVELOPMENT REQUIREMENTS.
- PROPOSED TRASH ENCLOSURE TO BE CONSTRUCTED PER CITY OF DENTON SOLID WASTE STANDARD DETAIL. TO BE INCLUDED IN CONSTRUCTION PLANS TO ENSURE CONSISTENCY AND COMPLIANCE.
- THERE ARE NO EXISTING ENVIRONMENTALLY SENSITIVE AREAS WITHIN THE DEVELOPMENT IMPACT AREA.
- NO 100-YEAR FEMA FLOODPLAIN EXISTS ON THE PROPERTY.
- THERE ARE NO TREES ON-SITE. PLEASE REFER TO THE TREE INVENTORY MEMO AS PART OF THIS SUBMITTAL. FOR MORE DETAILS PLEASE REFER TO TYP24-0003.
- THE PROPOSED DEVELOPMENT WILL EITHER A) INSTALL A PROPOSED DETENTION POND AS SEEN BELOW WHICH RELEASES STORM WATER AT A LESS THAN OR EQUAL TO RATE AS EXISTING PER THE DENTON DOC OR B) WILL SUBMIT FOR REVIEW AND APPROVAL A DOWNSIDE ASSESSMENT THAT WARRANTS DETENTION NOT BEING REQUIRED.
- PARKING AREAS MAY BE SURFACED WITH A DUST-FREE MATERIAL.
- ALL IMPROVEMENTS IN TXDOT RIGHT OF WAY ARE SUBJECT TO TXDOT APPROVAL.

LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
7.7.5 - LANDSCAPE & TREE CANOPY REQUIREMENTS		
7.7.5.B - MINIMUM LANDSCAPED AREA & TREE CANOPY COVER BY ZONING DISTRICT (TABLE 7.D)		
MINIMUM LANDSCAPED AREA (15% LOT AREA)	65,353 SF (15% MIN.)	94,937 SF (21.8%)
435,691 SF x 15% = 65,353 SF		
MINIMUM TREE CANOPY COVER (20% LOT AREA MINUS PROPOSED BUILDING FOOTPRINT)	81,538 SF (20% MIN.)	81,640 SF (20.02%)
435,691 SF - 28,000 SF x 20% = 81,538 SF		
NOTE: THE REQUIRED PERCENTAGE OF TREE CANOPY COVERED SHALL APPLY TO EITHER: THE ENTIRE DEVELOPMENT IMPACT AREA, OR THE ENTIRE LOT BEING DEVELOPED, MINUS THE FOOTPRINT AREA OF ANY PROPOSED BUILDINGS. THE SELECTED METHOD FOR CALCULATING THE REQUIRED TREE CANOPY MUST BE EXPLICITLY STATED ON THE LANDSCAPE PLAN AS PER SECTION 7.7.5.C.1.b.ii		

SITE DATA TABLE		
REQUIRED	PROVIDED	
LOT AREA	10,002 AC (435,691 SF)	
BUILDING AREA (SF)	28,000 SF	
BUILDING COVERAGE	85% MAX	15.6%
OPEN SPACE	N/A	N/A
BUILDING HEIGHT	75' MAX	32'
Parking Ratio (Per DDC)	13,000 SF EQUIPMENT SALES AND RENTAL 13,000 SF / 500 = 26 STALLS 15,000 SF WAREHOUSE 15,000 SF / 3,500 = 5 STALLS TOTAL SPACES REQUIRED = 31 SPACES	35 Spaces
Bicycle Spaces Provided (# spaces)	1 Bicycle Space/20 Vehicles Spaces=2 Spaces	2 Spaces
Accessible Parking Provided (# spaces)	2 Spaces	2 Spaces

Land Use Description	Variable	Daily Rate	Daily Split	AM Peak Hour Rate	AM Peak Hour Split	PM Peak Hour Rate	PM Peak Hour Split
Warehousing (ITE #15)	1,000 SF	1.71 * (X)	50% In 50% Out	0.17 * (X)	77% In 23% Out	0.18 * (X)	26% In 74% Out
Tractor Supply Store (ITE #810)	1,000 SF	N/A				1.40 * (X)	47% In 53% Out
Number of trips generated = Trip Rate (Development Unit) x 1,000 SF *Note: Daily and AM Peak Hour trip generation rates are not available for ITE #810.							

Land Use Description	ITE Code	Intensity / Units	Daily	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour In	PM Peak Hour Out	Total
Warehousing	150	15,000 ft <sup>2</sup>	25	2	1	3	1	2
Tractor Supply Store	810	13,000 ft <sup>2</sup>	180	8	10	18	8	10
Total Site			205	10	11	21	9	12
*Note: Daily estimated as 10 times that of PM peak. AM peak assumed the same as PM peak due to lack of data.								



REVISIONS

REV NO.	DATE	DESCRIPTION	BY



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DEVELOPER:

NAME: R.D. OFFUTT COMPANY  
ADDRESS: 225 BROADWAY NORTH  
CITY/ZIP: FARGO, ND 58102  
CONTACT: CHRIS SCHMITZ  
EMAIL: CSCHMITZ@RDOFFUTT.COM  
PHONE: 701-237-7348

SUBDIVISION NAME	BLOCK & LOT	EXISTING ZONING	PROPOSED LAND USE
RDO EQUIPMENT ADDITION	BLOCK A, LOT 1	LI (LIGHT INDUSTRIAL)	EQUIPMENT SALES

SPECIFIC USE PERMIT - SITE PLAN

(RDO EQUIPMENT ADDITION, BLOCK A, LOT 1)

RDO EQUIPMENT - US 380

10,002 A.C. (387,790 SF), COMPRISED OF 1 UNPLATTED TRACT.  
LOCATED IN THE CITY OF DENTON

REVIEWED BY:	DRAWN BY:	DATE	FILE	PROJECT NUMBER	SHEET
MMM	AM	03/21/2024		068294800	1 OF 1