

Land Use Description	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Warehouse (ITE #150)	7,000 Sq. Ft.	49	19	5	24	8	19	27
Small Office (ITE #712)	5,000 Sq. Ft.	72	7	1	8	4	7	11
Development Total		121	26	6	32	12	26	38

Note: Based on average rates / fitted curve equation provided in ITE Trip Generation Manual 11th Edition

	SITE DATA TABLE	
	REQUIRED	PROVIDED
Lot Area	4.25 AC (185,280 SF)	4.25 AC (185,280 SF)
Building Area (SF)	Equipment Sales: 12,000 SF, Wash Bay: 1,600 SF	13,600 SF
Building Coverage	85% MAX	7.3%
Open Space	N/A	N/A
Building Height	75' MAX	31.5' - Proposed Building* 30' - Proposed Wash Bay Building
Parking Ratio (Per DDC)	12,000 SF Equipment Sales & Rental 12,000 SF / 500 = 24 Stalls	24 Spaces
Bicycle Spaces Provided (# spaces)	1 Bicycle Space/20 Vehicles Spaces=2 Spaces	2 Spaces
Accessible Parking Provided (# spaces)	1 Spaces	1 Spaces

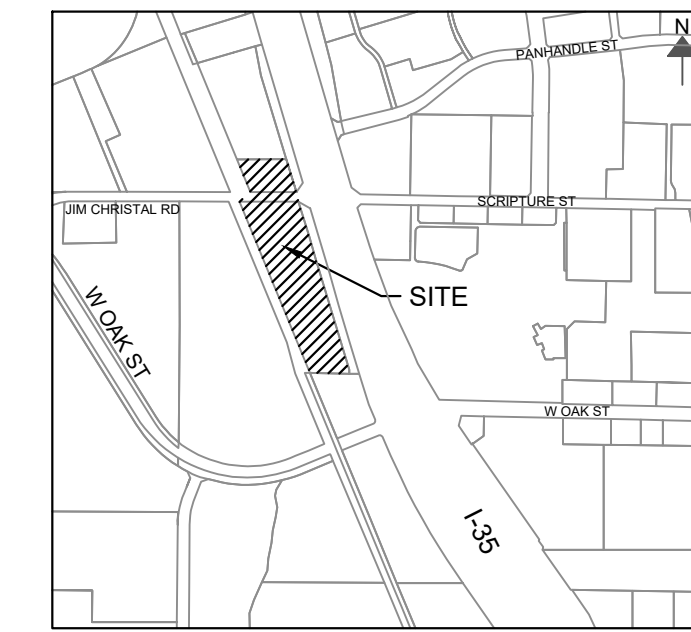
*Proposed building will have no greater than 33' to the peak of the roof and 30' height to the eave. Per DDC Figure 9.2-B, equating to a 31.5' max building height.

	REQUIRED	PROVIDED
LANDSCAPE REQUIREMENTS		
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% DEVELOPMENT IMPACT AREA)	27,675 SF (15% MIN.)	50,912 SF (27.6%)
184,495 SF x 15% = 27,675 SF		
MINIMUM TREE CANOPY COVER (20% LOT AREA MINUS PROPOSED BUILDING FOOTPRINT)	34,336 SF (20% MIN.)	40,275 SF (23.4%)
185,280 SF - 13,600 SF x 20% = 34,336 SF		

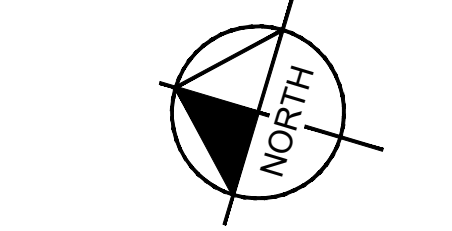
NOTE: THE REQUIRED PERCENTAGE OF TREE CANOPY REQUIRED SHALL APPLY TO EITHER: THE ENTIRE DEVELOPMENT IMPACT AREA, OR THE ENTIRE LOT BEING DEVELOPED, MINUS THE FOOTPRINT AREA OF ANY PROPOSED BUILDINGS. THE SELECTED METHOD FOR CALCULATING THE REQUIRED TREE CANOPY MUST BE EXPLICITLY STATED ON THE LANDSCAPE PLAN AS PER SECTION 7.7.5.C.1.b.ii

SITE NOTES

- ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
- ALL CURB RADII ARE 3' 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 SPECIFIC USE PERMIT.
- 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.
- NO 100-YEAR FEMA FLOODPLAIN EXISTS ON THE PROPERTY.
- PARKING AREAS MAY BE SURFACED WITH A DUST-FREE MATERIAL.
- ALL IMPROVEMENTS IN TxDOT RIGHT OF WAY ARE SUBJECT TO TxDOT APPROVAL.
- REFER TO ESA24-0021 FOR EXISTING RIPARIAN BUFFER.
- REFER TO TPP24-0044 FOR TREE PRESERVATION PLAN.
- REFER TO TIA25-0003 FOR TRAFFIC IMPACT ANALYSIS.



VICINITY MAP
N.T.S.

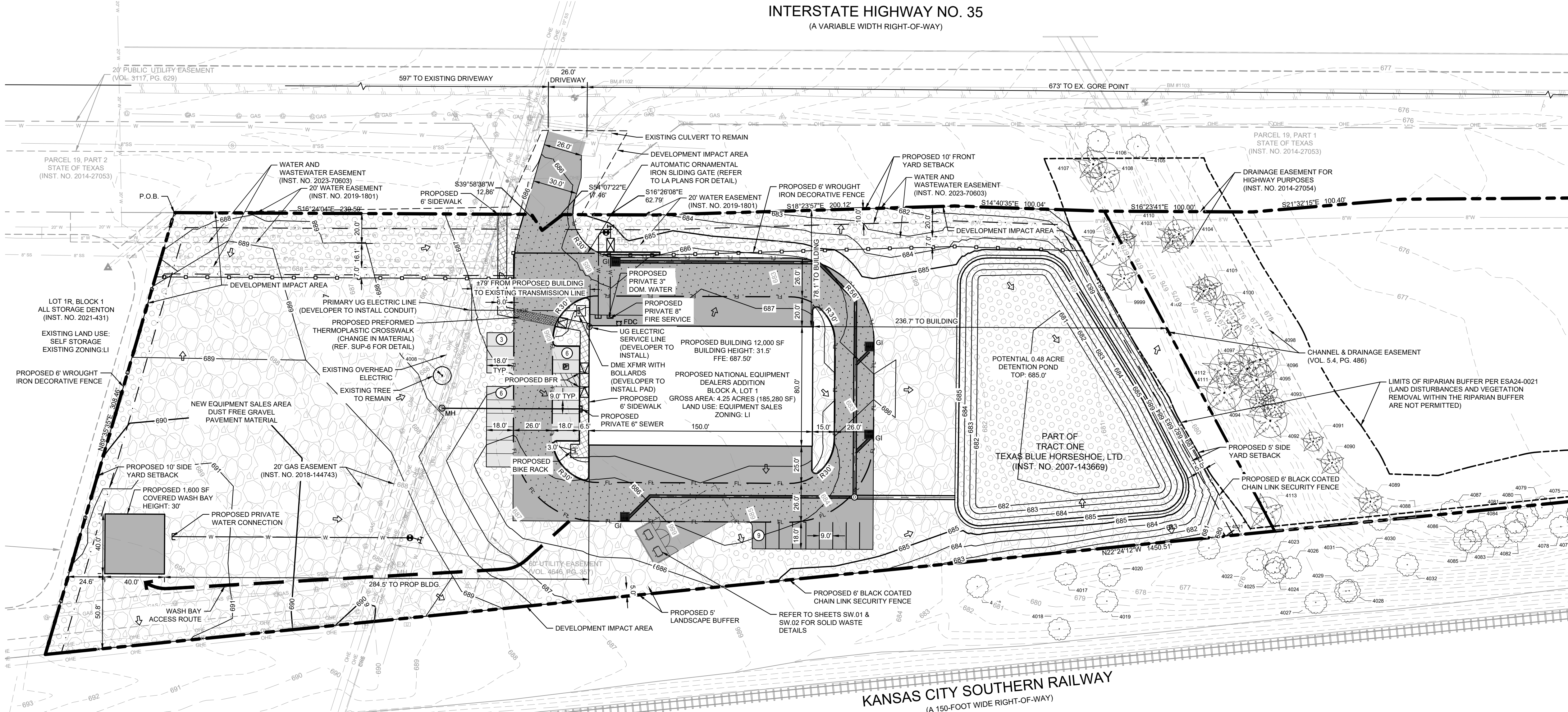


GRAPHIC SCALE IN FEET
0 20 40 80
1" : 40' @ 24"x36"

LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - PROPOSED PAVEMENT
- - - EXISTING CONCRETE PAVEMENT
- SS PROPOSED SANITARY SEWER LINE
- SS EXISTING SANITARY SEWER LINE
- W PROPOSED WATER MAIN LINE
- W EXISTING WATER MAIN LINE
- OHE EXISTING OVERHEAD ELECTRIC
- UG EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED OPAQUE OR WROUGHT IRON FENCE
- X PROPOSED BLACK COATED CHAIN LINK SECURITY FENCE
- - - DEVELOPMENT IMPACT AREA
- - - SETBACK LINE
- - - EXISTING FLOODPLAIN ESA
- PROPOSED FIRE LANE (CONCRETE PAVEMENT)
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT (PARKING AREAS)
- SIDEWALK PAVEMENT
- LANDSCAPE AREA - SEE LANDSCAPE PLAN
- DUST FREE GRAVEL PAVEMENT MATERIAL (NEW EQUIPMENT AREA)
- ⊕ PROPOSED FIRE HYDRANT (FH)
- ⊕ EXISTING FIRE HYDRANT (EX. FH)
- ⊕ PROPOSED WATER METER (WM)
- ⊕ PROPOSED IRRIGATION METER (IM)
- ⊕ 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
- ⊕ O.P.R.D.C.T. OFFICIAL PUBLIC RECORD DENTON COUNTY, TEXAS
- ⊕ D.R.D.C.T. DEED RECORDS DENTON COUNTY, TEXAS
- ⊕ P.U.E. PUBLIC UTILITY EASEMENT
- ⊕ D.E. DRAINAGE EASEMENT
- ⊕ DRAINAGE ARROW
- ⊕ PROPOSED BIKE RACK
- ⊕ EXISTING TREE TO REMAIN
- ⊕ EXISTING OFF-SITE TREE TO REMAIN
- ⊕ EXISTING ESA TREE TO REMAIN UNDISTURBED

INTERSTATE HIGHWAY NO. 35
(A VARIABLE WIDTH RIGHT-OF-WAY)



REVISIONS

REV NO.	DATE	DESCRIPTION	BY



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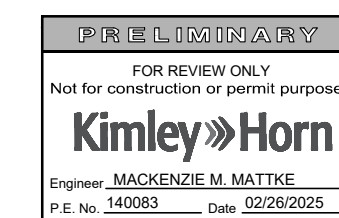
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CONTACT: DANIEL RENSEHAUSEN			
EMAIL: DANIEL_RENSEHAUSEN@JUTAYLOR.COM			
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SUBDIVISION NAME	BLOCK & LOT	EXISTING ZONING	PROPOSED LAND USE
NATIONAL EQUIPMENT DEALERS ADDITION	BLOCK A, LOT 1	LI (LIGHT INDUSTRIAL)	EQUIPMENT SALES

SPECIFIC USE PERMIT - SITE PLAN
(PROPOSED NATIONAL EQUIPMENT DEALERS ADDITION, BLOCK A, LOT 1)

NATIONAL EQUIPMENT DEALERS - DENTON
4.25 A.C. (185,280 SF), COMPRISED OF 1 UNPLATTED TRACT.
LOCATED IN THE CITY OF DENTON.

REVIEWED BY:	DRAWN BY:	DATE:	FILE:	PROJECT NUMBER:	SHEET:
MMM	JR	02/26/2025		060019500	1 OF 1



DATE: 02/26/2025 10:57 AM
 PROJECT: 060019500 - NATIONAL EQUIPMENT DEALERS ADDITION, BLOCK A, LOT 1
 DRAWN BY: JR
 CHECKED BY: MMM
 PLOT DATE: 02/26/2025 10:57 AM