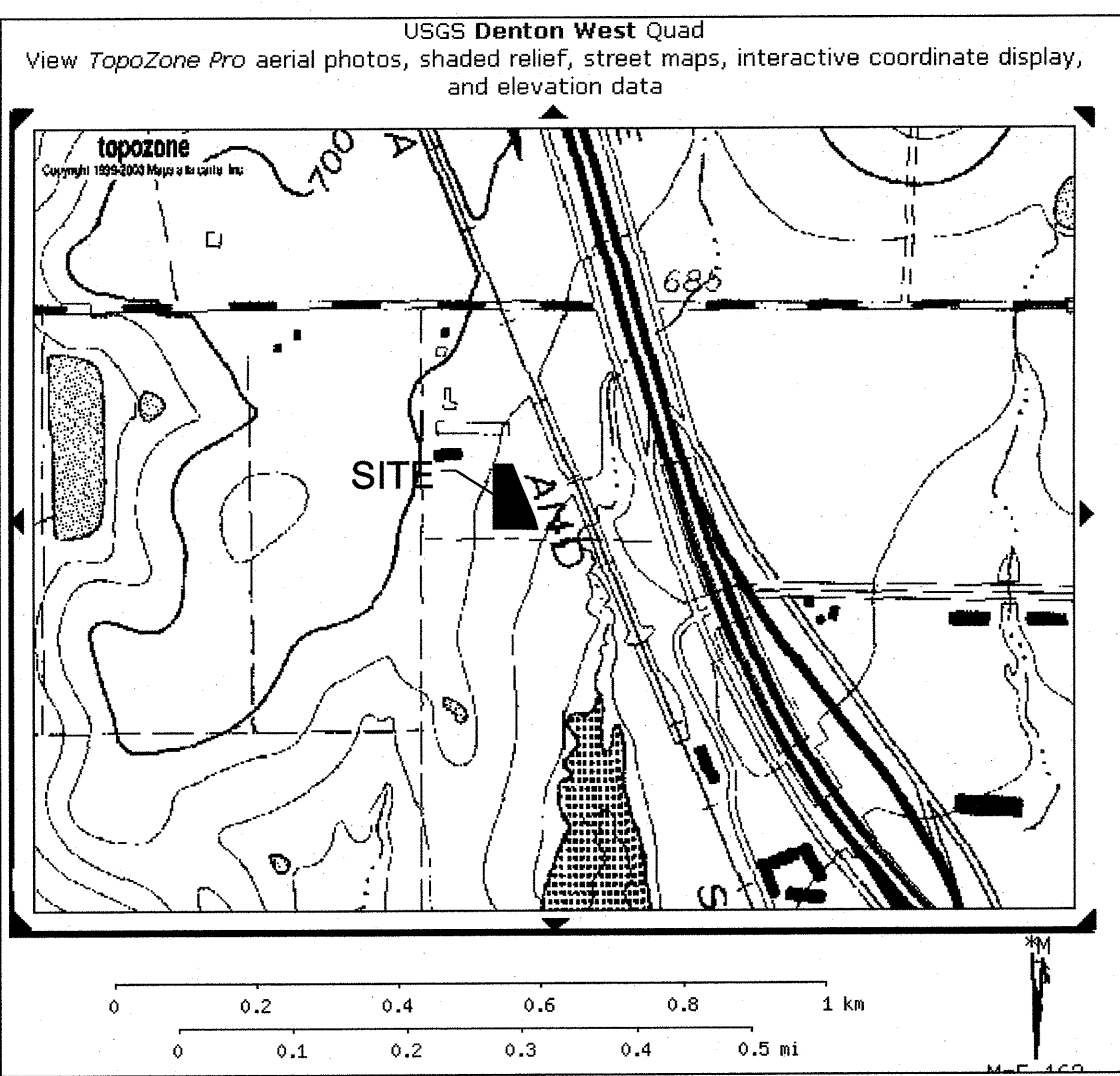




SITE INFORMATION

TAX PARCEL #1: R36732=9.6 A.C.
TAX PARCEL #2: R36675=3.16 A.C.
ZONING: IC-E INDUSTRIAL CENTER EMPLOYMENT

LOT REQUIREMENTS

REQUIRED	PROVIDED
LOT AREA: 2,500 SF MIN	12.85 AC.
LOT FRONTAGE: 50' MIN	307'
FRONT YARD: 10'	158'
SIDE YARD: 5'	25'
REAR YARD: N/A	48'
F.A.R. 0.75 MAX	.13**
LOT FRONTAGE: 50' MIN	307'
IMPERVIOUS SURFACE AREA (LOT COVERAGE): 80% MAX.	61.7% (345,500 SF)
LANDSCAPED AREA: 20% MIN.	38.3% (214,246 SF)
MAIN BLDG. HEIGHT: 100' MAX.	24'-7"
*ACCESSORY BLDG. HEIGHT: 15' MAX.	18' ***

* EX. MAIN BUILDING
** INCLUDES PROPOSED SHEDS
*** VARIANCE NEEDED

PARKING REQUIREMENTS

PARKING REQUIRED FOR PROPOSED SHED NEW EMPLOYEES NOT NEEDED
ADDITIONAL SPACES NOT REQUIRED (EXISTING PARKING 24 SPACES)

LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPERTY LINE
---	EXISTING STRUCTURE
---	PROPOSED STRUCTURE
---	RIGHT OF WAY OR EASEMENT LINE
---	CENTER LINE
---	BUILDING SETBACK
---	STORM SEWER AND SIZE
---	EX. 6" CHAIN LINK FENCE
---	EXISTING FENCE TO BE REMOVED
---	UNDERGROUND ELEC. CONDUIT AND SIZE
---	UNDERGROUND ELECTRIC/PHONE
---	SANITARY SEWER AND SIZE
---	WATER LINE AND SIZE
---	GAS LINE AND SIZE
---	SILT FENCE
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	SWALE ARROWS
---	PROPERTY CORNER
---	UTILITY POLE
---	FIRE HYDRANT
---	TRAFFIC FLOW DIRECTIONAL ARROWS
---	SHED LIGHTING
---	ASPHALT PAVING
---	CONCRETE PAVING
---	GRAVEL SURFACE

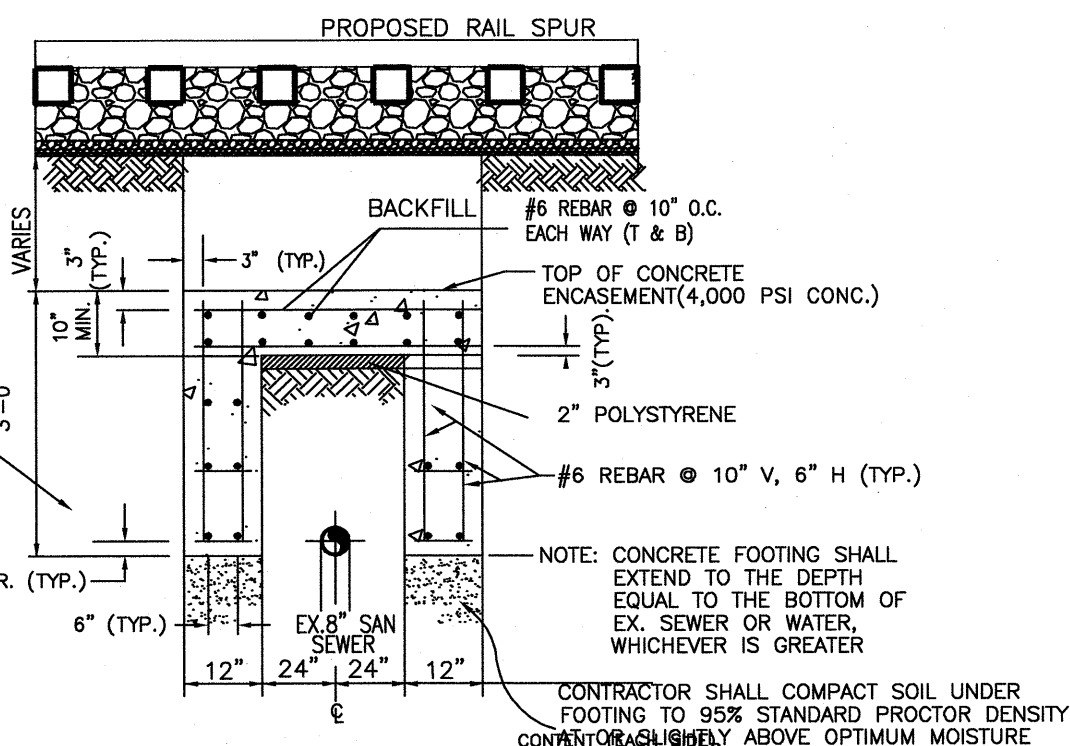
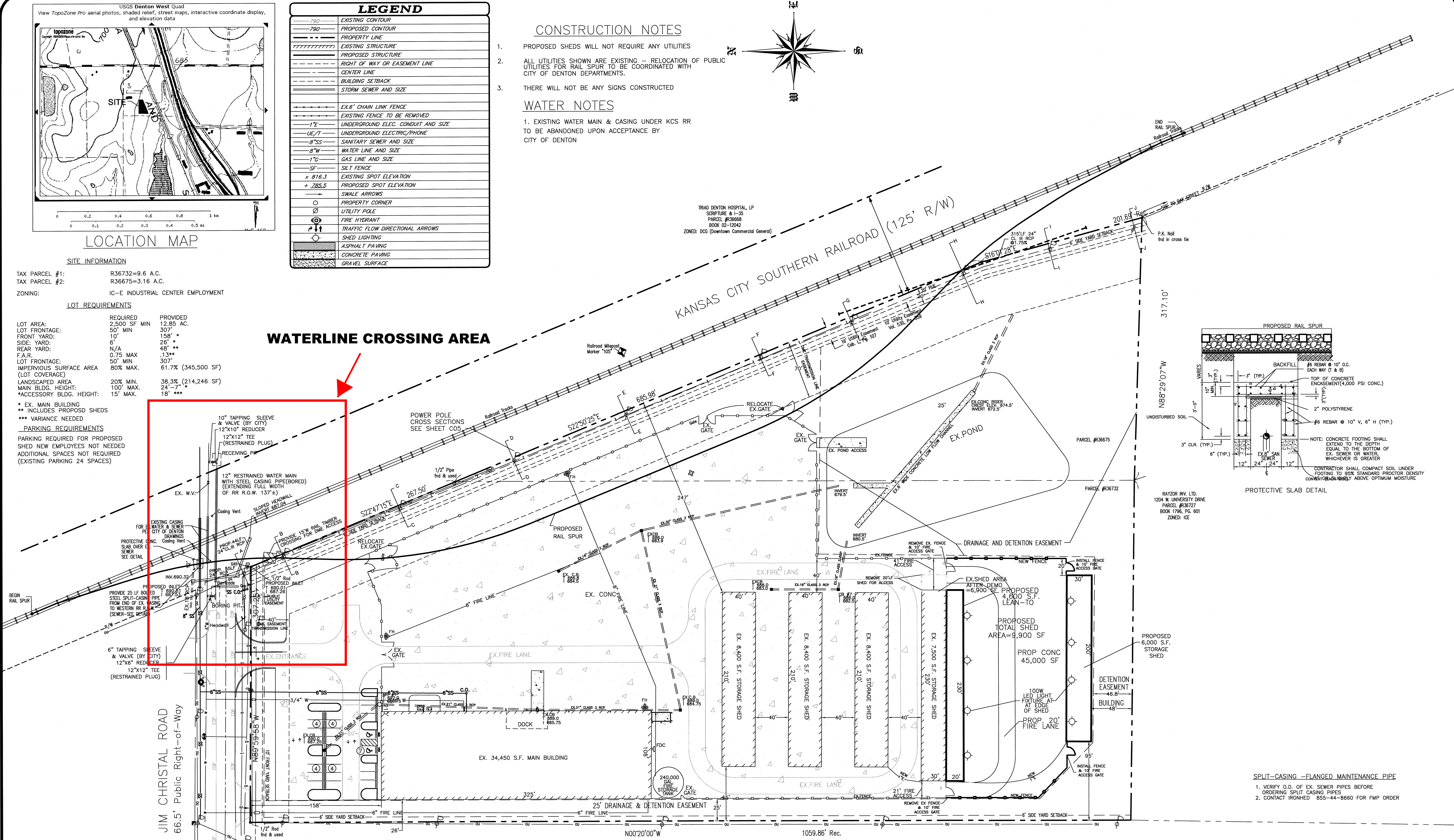
CONSTRUCTION NOTES

- PROPOSED SHEDS WILL NOT REQUIRE ANY UTILITIES
- ALL UTILITIES SHOWN ARE EXISTING - RELOCATION OF PUBLIC UTILITIES FOR RAIL SPUR TO BE COORDINATED WITH CITY OF DENTON DEPARTMENTS.
- THERE WILL NOT BE ANY SIGNS CONSTRUCTED

WATER NOTES

- EXISTING WATER MAIN & CASING UNDER KCS RR TO BE ABANDONED UPON ACCEPTANCE BY CITY OF DENTON

WATERLINE CROSSING AREA



SPLIT-CASING - FLANGED MAINTENANCE PIPE
1. VERIFY O.D. OF EX. SEWER PIPES BEFORE ORDERING SPLIT CASING PIPES
2. CONTACT IRONHED 855-44-8660 FOR FMP ORDER

Exhibit 2 to the AIS

84 LUMBER

1019 ROUTE 519
EIGHTY FOUR, PA 15330
(724) 228-3636

SITE REVISIONS			BUILDING REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	2-23-15	REVISED SPUR LOCATION			
2	6-5-15	PER CITY COMMENTS			
3	8-20-15	PER CITY COMMENTS			
4	10-05-15	PER CITY COMMENTS			
5	12-9-15	PER CITY COMMENTS			

STORE EXPANSION

SITE-LIGHTING PLAN

3147 JIM CHRYSTAL ROAD
CITY OF DENTON
DENTON COUNTY, TEXAS

PROJECT INFORMATION	
SCALE: 1"=50'	JOB NO. 1941-01
STORE NO. 1941	1019 Route 519
SHEET NO. C01	Eighty Four, PA 15330
DESIGN BY: JAZ	
DRAWN BY: JAZ	
DATE: 2-6-2015	(724) 705-1400

AVBEL ENGINEERING