



**CITY OF DENISON
PLANNING AND ZONING COMMISSION MEETING
AGENDA**

Tuesday, August 13, 2024

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denison, Texas will convene in a Regular Meeting on **Tuesday, August 13, 2024, at 10:00 AM** in the Council Chambers at City Hall, 300 W. Main Street, Denison, Texas at which the following items will be considered:

1. CALL TO ORDER

2. PUBLIC COMMENT

Citizens may speak on items listed on the Agenda. A “Request to Speak Card” should be completed and returned to the City Clerk prior to the Commission reaching the Public Comment section of the agenda. Citizen comments are limited to three (3) minutes, unless otherwise required by law. Comments related to Public Hearings listed below will be heard when the specific hearing is called.

3. CONSENT AGENDA

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the Planning and Zoning Commission Meeting held July 23, 2024.
- B. Receive a report, hold a discussion, and take action on a Site Plan for Lot 3, Block 1, of the Denison Self Storage Addition for the operations of One Stroage, a warehouse (mini)/self-storage facility located at the southwest corner of the US 75 Frontage Road and Randell Lake Road. (Case No. 2024-070SP).

4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lot 21R and 22R Belmont Addition. (Case No. 2024-072RP).
- B. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of the Naomi Ruth Addition creating Lot 1R, Lot 2R, & Lot 3R being a Replat of the Gruhn-Sutton Addition. (Case No. 2024-074RP).

5. STAFF UPDATES

6. ADJOURNMENT

CERTIFICATION

I do hereby certify that a copy of this Notice of Meeting was posted on the front windows of City Hall readily accessible to the general public at all times and posted on the City of Denison website on the 9th day of August 2024.

Karen L. Avery, Deputy City Clerk

In compliance with the Americans With Disabilities Act, the City of Denison will provide for reasonable accommodations for persons attending Planning and Zoning Commission Meeting. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Clerk's Office at 903-465-2720, Ext: 2437.



**CITY OF DENISON
PLANNING AND ZONING COMMISSION MEETING
AGENDA**

Tuesday, July 23, 2024

1. CALL TO ORDER

Announced the presence of a quorum.

Vice Chair Robert Sylvester called the meeting to order at 10 a.m. Commissioners present were Vice Chair Robert Sylvester, Commissioners Linda Anderson, Angela Harwell, Ernie Pickens, and Alternate Commissioner Larry Stanphill. Chair Charlie Shearer was absent.

Staff present were Mary Tate, Director of Development; Dianne York, Planner; and Felecia Winfrey, Development Coordinator. Karen Avery, Deputy City Clerk, was absent.

The Invocation was delivered by Vice Chair Sylvester, followed by the Pledge of Allegiance led by Commissioner Pickens.

2. PUBLIC COMMENT

No comment cards were returned to staff, therefore, public comments were not received.

3. CONSENT AGENDA

A. Receive a report, hold a discussion, and take action on approving the Minutes from the Planning and Zoning Commission Meeting held on July 9, 2024.

B. Receive a report, hold a discussion, and take action on a Preliminary Plat for the B. McDaniel Intermediate Addition, Lot 1, Block A. (Case No. 2024-069PP).

Commission Action

On motion by Commissioner Anderson, seconded by Commissioner Pickens, the Planning and Zoning Commission unanimously approved the Consent Agenda.

4. PUBLIC HEARINGS

A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of 1R, 2R, 3R, 4R, 5R, & 6R, Block 4, Fairmount Addition, being a Replat of all of Block 4 (Lots 1-16 and the alley) of said Fairmount Addition. (Case No. 2024-061RP).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that the Applicant is seeking approval of a proposed Replat for the Fairmount Addition which is located on the east side of South Fannin Avenue. Ms. York stated that the property is zoned SF-5, Single Family residential and the Applicant wishes to develop the property in a single-family manner. She stated that the proposed Replat replats all of the lots to the front of South Fannin Avenue. The City Council approved a Development Agreement allowing for the abandonment of a portion of Wilde Street and a fifteen (15) foot alley. Ms. York stated that the proposed lots meet the lot depth, width, and area requirement listed within the Single-Family Residential zoning district. Staff recommended approval of the request.

Vice Chair Sylvester asked if there was anyone present who wished to speak on this agenda item, to which there was none. With that, Vice Chair Sylvester closed the public hearing.

On motion by Commissioner Harwell, seconded by Commissioner Anderson, the Planning and Zoning Commission unanimously approved the proposed Replat.

- B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for a Conditional Use Permit for Lot 19, Block 46 of The Original Town Plat of Denison, an addition of to the City of Denison, Grayson County, Texas according to the deed recorded in Volume 28, Page 362 Deed Records of Grayson County, Texas; being commonly known as 127 W. Main Street, GCAD Property ID No. 143076, located within the Central Area (CA) and Commercial Historic Overlay District (CH) for the operation of a bar for Black Sheep Cigar Lounge. (Case No. 2024-071CUP).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that this Applicant came before the Planning and Zoning Commission previously for a Conditional Use Permit for the use of bar for Black Sheep Cigar Lounge for property located at 202 West Main Street. Ms. York stated, however, that the Applicant would like to move their operations to 127 West Main Street prompting the requirement for a new Conditional Use Permit. Ms. York stated that the subject property is zoned Central Area (CA) and falls within the Commercial Historic Overlay District (CH). Per the Project Narrative, Black Sheep Cigar Lounge will offer a space for the enjoyment of both refined cigars and luxurious cocktails. The Applicant will initiate a complete internal remodel of the space to include, but not limited to, sub flooring and flooring, painting of the walls and ceiling, and adding spaces such as a bathroom and a humidior so that they may properly store cigars. Ms. York stated that they will also sell the cigars on site, in addition to the use of Bar. The Applicant will also install a top- of- the line ventilation system and air purifiers to mitigate the cigar smoke and in an effort to be a good neighbor to their neighbors and other businesses that are located adjacent to them on Main Street. Ms. York stated that they have proposed specific business hours of operation and those are listed within their Project Narrative that was provided to the Commission.

Ms. York stated that the subject property falls within the City's Downtown Center, per the Comprehensive Plan. Denison's Downtown Center should be engaged in mixed-use activities with retail, restaurants, entertainment, office, and some medium density residential uses. Permitting the use of Bar for Black Sheep Cigar Lounge conforms with the Comprehensive Plan. Lastly, Ms. York stated that the Central Area does not have any parking requirements; however, there is adequate parking on Main Street as well as a couple of parking lots to the east of the site. Staff recommended approval of the request. Ms. York stated that the Applicant is present to speak on the item.

Vice Chair Sylvester asked if there was anyone present who wished to speak on this agenda item. Ms. Ashlyn Fajerson came forward and provided the following information:

Name: Ms. Ashlyn Fajerson, Applicant
Fajerson Consulting, LLC

Address: 4520 Elementary Drive
Whitesboro, TX 76273

Ms. Fajerson stated that she is one of the managing partners of Black Sheep Cigar Lounge. Expanding on Ms. York's comments, she stated that they are excited about the opportunity to open their business on Main Street. She stated that they have spoken to Mike Roberts at the Horse's Axe and they are hopefully going to be taking over a part of his space there. Ms. Fajerson stated that they are enjoying the whole downtown area here.

Vice Chair Sylvester asked if there was anyone else present who wished to speak on this agenda item, to which there was none. With that, Vice Chair Sylvester closed the public hearing.

On motion by Commissioner Anderson, seconded by Commissioner Pickens, the Planning and Zoning Commission unanimously recommended approval of a Conditional Use Permit to allow for the operation of a Bar for Black Sheep Cigar Lounge.

5. STAFF UPDATES - None.

6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:10 a.m.

ROBERT SYLVESTER, Vice Chairman

ATTEST:

Karen L. Avery, Deputy City Clerk

Planning and Zoning Commission Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, and take action on a Site Plan for Lot 3, Block 1, of the Denison Self Storage Addition for the operations of One Storage, a warehouse (mini)/self-storage facility located at the southwest corner of the US 75 Frontage Road and Randell Lake Road. (Case No. 2024-070SP).

Staff Contact

Dianne York, Planner
dyork@denisontx.gov
903-465-2720

Summary

- The applicant is requesting approval of the proposed Site Plan for One Storage, a warehouse (mini)/self-storage facility.
- The proposed One Storage consists of one (1) main building, a loading zone on the east side of the building and fifteen (15) parking spaces.
- Property is zoned Planned Development (PD) and falls within the Highway Oriented and Corridor Overlay (HO) District.
- The Planning and Zoning Commission approved a Preliminary Plat for the subject property at their meeting held on February 27th, 2024.

Staff Recommendation

Staff recommends approval of the Site Plan for the proposed One Storage, a warehouse (mini)/self-storage facility.

Recommended Motion

"I move to approve the proposed Site Plan for One Storage, a warehouse (mini)/self-storage facility."

Background Information and Analysis

The applicant is seeking approval of the proposed Site Plan for One Storage, a warehouse (mini)/self-storage facility for property located at the southwest corner of the US 75 Frontage Road and Randell Lake Road. The Site Plan depicts the One Storage facility to be located on the interior lot (Lot 3) and provides drive access from the US 75 Frontage Road to Randell Lake Road. Fifteen (15) parking spaces have been provided in addition to a loading zone located on the east side of the building. Additionally, appropriate fire access has been provided.

Facade Plans – The exterior siding and facades of the new building will be constructed of stone and EIFS with a small percentage dedicated to metal materials. The materials utilized meet the minimum standards listed within the Planned Development (PD) Ordinance.

Landscaping/Screening – The proposed landscaping plan meets City landscaping and tree requirements listed in Section 28.51. and Section 28.46.5.C as well as those standards listed within the Planned Development (PD) Ordinance.

Parking – The proposed Site Plan provides a total of fifteen (15) parking spaces, which is compliant with the requirements of the Zoning Ordinance for this use. Additionally, a dedicated loading zone is depicted on the east side of the property.

Building locations and footprints – The Site Plan depicts one (1), three-story building consisting of 32,400 square feet. Drive access is provided from US 75 Frontage Road running along the southern portion of the property connecting to Randell Lake Road. This access is depicted as a dedicated Fire Lane which extends to the north of the proposed Lot 3 and provides an appropriate turnaround for emergency vehicles.

The Site Plan standards of approval, as listed in 28.13.16. are as follows:

1. Conformance with the zoning ordinance and other applicable regulations and previously approved, valid plans for the property.

The proposed use and Site Plan complies with the Planned Development (PD) Ordinance and the Highway Oriented and Corridor Overlay (HO) District.

2. The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.

The Site Plan adequately depicts off-street parking and fire access.

3. The width, grade and location of street designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

The proposed drive and fire lanes allow for ease of access for customers and emergency services. Additionally, the proposed layout of parking, driveways and cross access will not impede the circulation of traffic.

4. The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary, and to complement the design and location of buildings and be integrated into the overall site design.

The proposed landscaping complies with Section 28.51. and Section 28.46.5.C. and is compatible with the design and location of the building.

5. The location, size, and configuration of open space areas to ensure they are suitable for intended recreation and conservation uses.

N/A.

6. The adequacy of streets, water, drainage, sewerage facilities, garbage disposal and other utilities necessary for essential services to residents and occupants.

The property has access to US 75 and Randell Lake Road. Preliminary information pertaining to water, sewer, and drainage has been submitted with this application. Finalized plans will be submitted in a Civil Engineering Plan submittal to be reviewed and approved by engineering staff. Additionally, a traffic study has been provided to engineering staff to be reviewed and approved.

7. Consistency with the Comprehensive Plan.

The Future Land Use Plan depicts this location to be developed in a “Mixed Commercial” manner. The proposed Site Plan conforms with the Comprehensive Plan.

Financial Considerations

N/A

Prior Board or Council Action

- The City Council approved Planned Development (PD) Ordinance No. 5304 at their meeting on August 21st, 2023.
- The Planning and Zoning Commission approved a Preliminary Plat for the subject property at their meeting held on February 27th, 2024.

Alternatives

The Planning and Zoning Commission may conditionally approve, table, or deny the request.

Project Narrative

1. The proposed lot has received a Conditional Use Provision for the use of Self-Storage, zoned as Planned Development and retaining the base zoning of Light Industrial (LI) within the Overlay district of the Highway Oriented and Corridor District (HO).
2. We are proposing a 110,150 gross SF self-storage facility with a building size of 32,400 SF, creating a floor to area ratio of approximately 24% on the proposed 3.14 Acre Lot. The building will have a total height from finished grade of 54' 4" at the top of the tower roof and 39' to the top of the Parapet of the main building. Due to the proposed topography of the site we will also be including a lower floor on the east side at -11' below the finished grade of the first floor.
3. The site will have an approved fire lane configuration as well as compliant fire hydrant coverage and hose lay lengths. A public water line will be extended from the North of Randell Lake Road to the Self-Storage lot and will provide stub out locations in the R.O.W. and to Adjacent lots 1 & 2, Block 1. Public sewer will connect to the existing 18" sewer line located in an easement along the East property boundary and will be extended to the shared property line of the Self-Storage lot and Lot 1, Block 1.
4. A Final Drainage study will be completed prior to Platting of the lots and will encompass all relevant drainage passing through the site. Culverts will be added across the public access drive and Randell Lake Road to convey current drainage conditions flowing through the site.
5. To accommodate for the impact of traffic along Randell Lake Road we are proposing to extend the width of Randell Lake to be 30' from the existing property line and dedicate a 45' wide right-of-way. The width and design of Randell Lake Road will be constructed to plan for half of the future roadway section shown in the Denison Master Thoroughfare Plan as Minor Arterial. The interim design will feature one 12' lane in each direction with a variable width shoulder in order to accommodate traffic until the full build out of the roadway is completed at a future time.
6. The design of the proposed site and public roadway will strive to meet Construction and landscaping requirements set by the City of Denison.

SITE PLAN PACKAGE

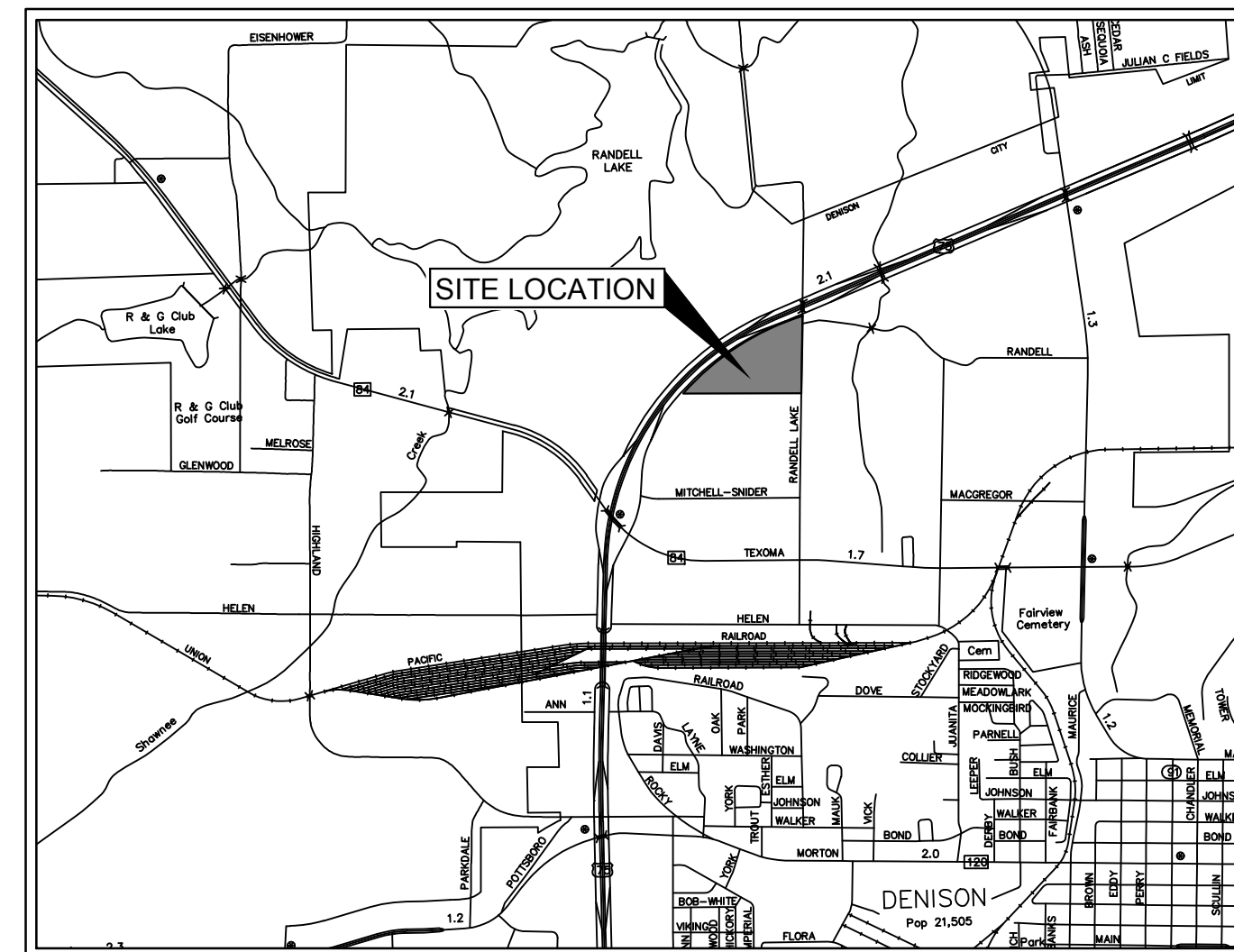
FOR

DENISON SELF STORAGE

CITY OF DENISON, GRAYSON COUNTY, TEXAS

PLANS SUBMITTAL / REVIEW LOG

1ST SITE PLAN SUBMITTAL	06/24/2024
2ND SITE PLAN SUBMITTAL	07/19/2024



LOCATION MAP
MAPSCO# 375

INDEX OF SHEETS

Sheet Number	Sheet Title	REVISIONS
C-000	COVER SHEET	
C-001	PRELIMINARY PLAT	
C-100	DEMOLITION PLAN	
C-101	DIMENSION CONTROL PLAN	
C-102	PAVING PLAN	
C-103	PRIVATE PAVING DETAILS	
C-200	GRADING PLAN	
C-201	EXISTING DRAINAGE AREA MAP	
C-202	PROPOSED DRAINAGE AREA MAP	
C-203	STORM PLAN	
C-204	STORM DETAILS (1 OF 2)	
C-205	STORM DETAILS (2 OF 2)	
C-300	OVERALL UTILITY PLAN	
C-301	WATER PLAN	
C-302	SEWER PLAN	
C-303	UTILITY DETAILS (1 of 2)	
C-304	UTILITY DETAILS (2 of 2)	
C-400	EROSION CONTROL PLAN	
C-401	EROSION CONTROL DETAILS	
SA1	SCHEMATIC BUILDING PLAN	
A1	BUILDING ELEVATION AND FACADE PLAN	
LP 1.00	OVERALL LANDSCAPE PLAN	
LP 1.01	LANDSCAPE PLAN	
LP 1.02	LANDSCAPE PLAN	
LP 2.00	LANDSCAPE DETAILS	
LP 2.01	LANDSCAPE DETAILS	
LT 1.00	TREE PROTECTION PLAN	
LT 2.00	TREE PROTECTION DETAILS	

OWNER:
PHASE 15 INVESTMENTS LP
PO BOX 601638
DALLAS, TX 75360-1638

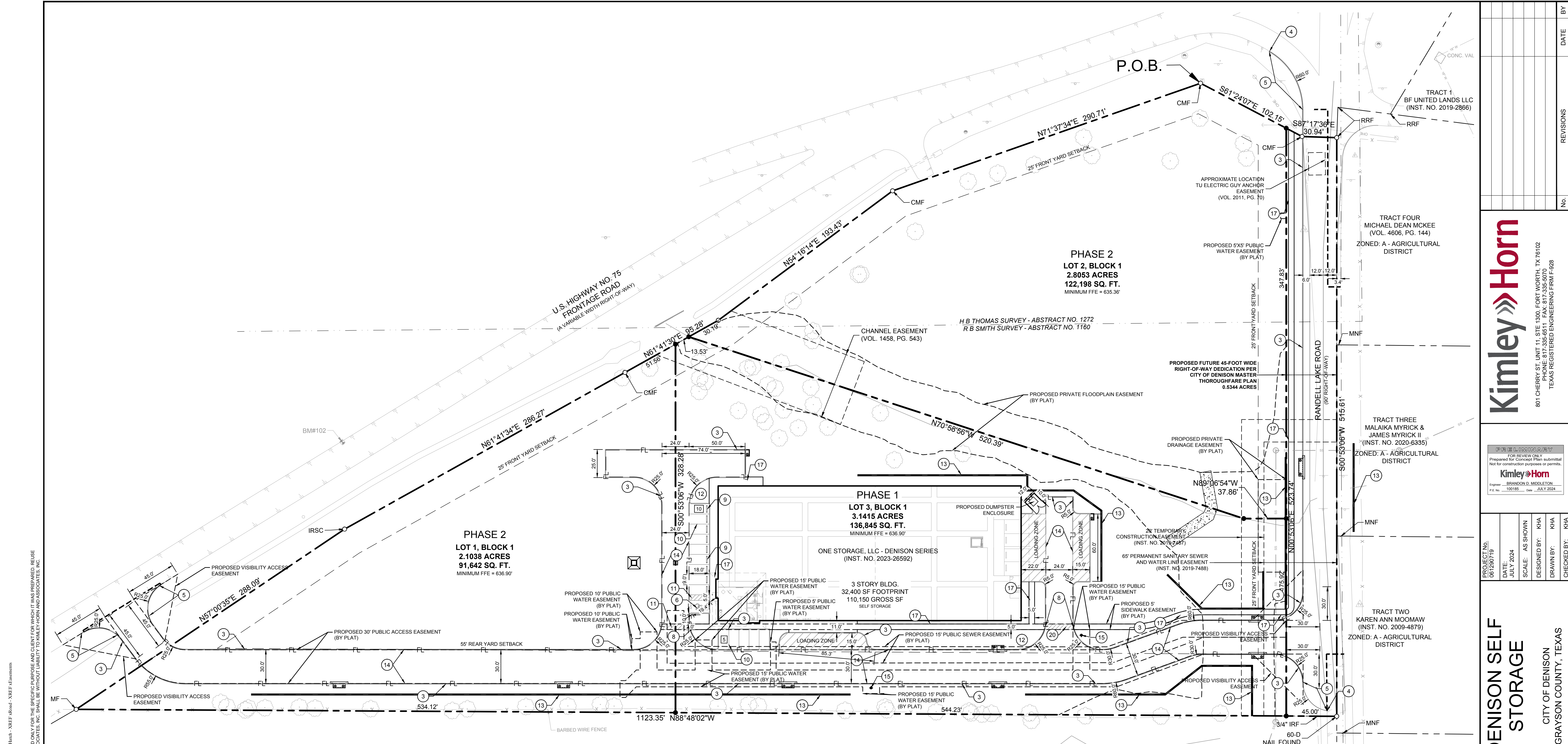
GENERAL CONTRACTOR:
RELIABLE COMMERCIAL CONSTRUCTION
1903 PEYCO DR. N
ARLINGTON, TX 76001
CONTACT: OZIEL VIGIL
PHONE: (817) 467-0779
EMAIL: OZEIL@RELIABLECOMMERICAL.COM

ENGINEER:
Kimley»Horn

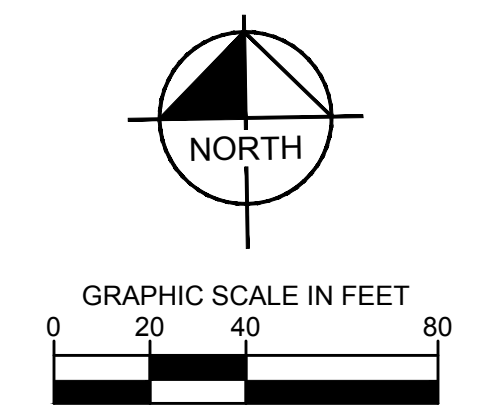
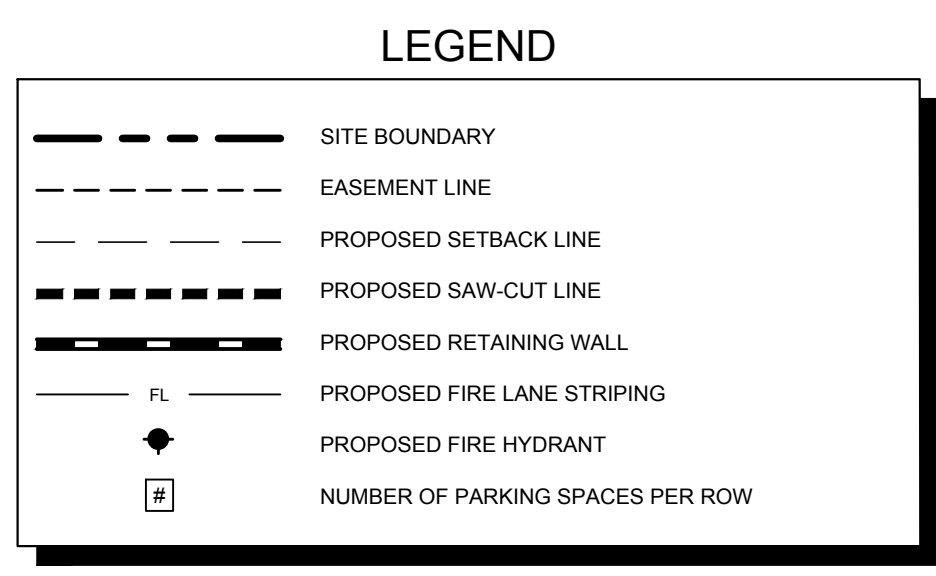
TX. REGISTRATION NO. F-928
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
CONTACT: BRANDON MIDDLETON, P.E.
PHONE: (917) 339-2275

JUNE 2024





- KEY NOTES**
- EXISTING PUBLIC 6" CURB.
 - CONNECT TO EXISTING CURB
 - PROPOSED 6" CURB. SEE PAVING DETAILS SHEET (TYP.)
 - NO CURB
 - TRANSITION FROM 0" TO 6" CURB
 - ACCESSIBLE HC PARKING STALLS (TYP.). PER ADA MINIMUM REQUIREMENTS
 - POST MOUNTED ACCESSIBILITY SIGN (TYP.)
 - BARRIER FREE RAMP PER ADA MINIMUM REQUIREMENTS (TYP.)
 - CONCRETE WHEEL STOP
 - PROPOSED 4" WHITE PAINTED PARKING STALL STRIPING (TYP.)
 - PROPOSED 4" WHITE PAINTED TRAFFIC STRIPES @ 45° SPACED AT 2' O.C. SEE PAVING DETAILS SHEET (TYP.)
 - PROPOSED LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
 - PROPOSED RETAINING WALL
 - PROPOSED FIRE LANE
 - PROPOSED PRIVATE FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - SIDEWALK (WIDTH VARIES)
 - PROPOSED BOLLARDS (TYP.)
 - PROPOSED PAD MOUNTED TRANSFORMER. REF. ELECTRICAL PLANS
 - PROPOSED 24" SOLID WHITE STRIPING
 - PROPOSED STOP SIGN
 - PROPOSED CONC. FLUME. REF. SHEET C-204 FOR DETAIL
 - PROPOSED CROSSWALK STRIPING
 - PROPOSED DOWNSPOUT LOCATION. REF. ARCH PLANS FOR DETAILS
 - PROPOSED GATE. REF. ARCH PLANS FOR DETAILS



SITE SUMMARY TABLE

STORAGE BUILDING DATA	
14,375 SF	LOWER LEVEL
31,175 SF	1ST FLOOR
32,300 SF	2ND FLOOR
32,300 SF	3RD FLOOR
110,150 SF	
110,150 GSF	
including 1200 sq office	

- SITE NOTES**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
 - ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
 - ALL CURB RADII ARE 2' OR 10' UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
 - CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
 - RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.
 - ALL WALLS TO BE DESIGN BUILD BY CONTRACTOR.
 - CONTRACTOR TO COORDINATE WITH OWNER AND REFERENCE GEOTECH REPORT FOR PAVEMENT OR SUBGRADE ALTERNATIVES.
 - CONTRACTOR SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE, IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED.
 - REFERENCE GENERAL NOTES FOR ADDITIONAL PAVING NOTES



BENCH MARK LIST

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012.

BM 100	MAG-NAIL W/ "P CONTROL" SHINER SET ON THE SOUTH-WEST CORNER OF INTERSTATE HIGHWAY 75 AND RANDELL LAKE ROAD, BEING 430' NORTHEAST OF A STOP SIGN AND 475' SOUTH OF THE RANDELL LAKE ROAD BRIDGE.	N 7339969.46 E 2554534.36 ELEV: 651.74
BM 102	MAG-NAIL W/ "P CONTROL" SHINER SET ON THE NORTH SIDE OF INTERSTATE 75 FRONTAGE ROAD, BEING 495' WEST OF RANDELL LAKE ROAD, 490' SOUTH OF EXIT 71 AND 445' NORTH OF A FLUME.	N 7339575.79 E 2553660.45 ELEV: 653.76

SITE SUMMARY TABLE

EXISTING ZONING:	"LI" - LIGHT INDUSTRIAL & "HO" - HIGHWAY ORIENTED AND CORRIDOR DISTRICT
PROPOSED USE:	"LI" W/PD
LOT AREA:	3.1415 AC / 136,845 SF
SELF STORAGE USE:	108,950 SF
SELF STORAGE OFFICE:	1,200 SF
TOTAL SQUARE FOOTAGE:	110,150 SF
LOT COVERAGE:	32,400 SF - 24%
FLOOR TO AREA RATIO	0.24
BUILDING HEIGHT	TOWER HEIGHT = 54' 4" PARAPET HEIGHT = 39'
SETBACK REQUIREMENTS	FRONT YARD = 25' REAR YARD = 55'

Ordinance Section 28.50.6: Minimum side or rear yard adjacent to a residential district—One and one-half foot (1½) for every foot of building height as measured from the finished grade to the tallest point of the structure.

KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO. 2023-0019
 DATE: JULY 2024
 SCALE: AS SHOWN
 DESIGNED BY: KHA
 DRAWN BY: KHA
 CHECKED BY: KHA
 PROJECT NO. 061260719
 DATE: JULY 2024
 SCALE: AS SHOWN
 DESIGNED BY: KHA
 DRAWN BY: KHA
 CHECKED BY: KHA

NO.
REVISIONS
DATE

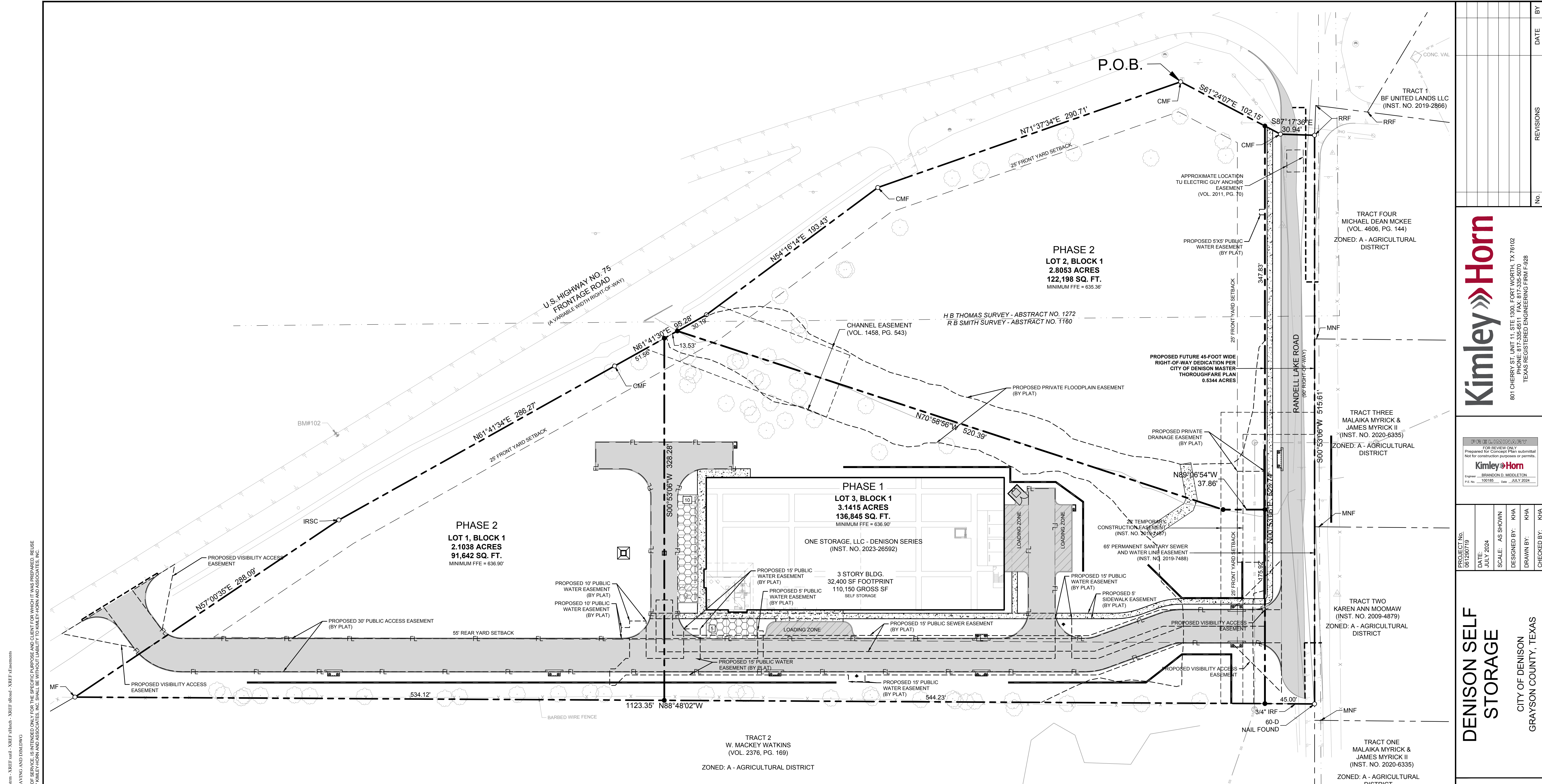
801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102
 PHONE: 817-335-6511 FAX: 817-335-5070
 TEXAS REGISTERED ENGINEERING FIRM F-928

DENISON SELF STORAGE

CITY OF DENISON
GRAYSON COUNTY, TEXAS

DIMENSION CONTROL PLAN

SHEET NUMBER
C-101



ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

VEHICLE TRIP GENERATION ANALYSIS

Land Use	Intensity / Unit	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Mini-Warehouse (ITE #151)	97.2 / 1,000 Square Feet	141	5	4	9	7	8	15
<i>Phase 1 Total Site Traffic</i>		<i>141</i>	<i>5</i>	<i>4</i>	<i>9</i>	<i>7</i>	<i>8</i>	<i>15</i>

PARKING TABLE:

REQUIRED:	PROVIDED:	ADA REQUIRED:	ADA PROVIDED:
PHASE 1			
SELF STORAGE	4 SPACES + 108,950/10,000 SF = 15 SPACES	1 SPACE	1 SPACE

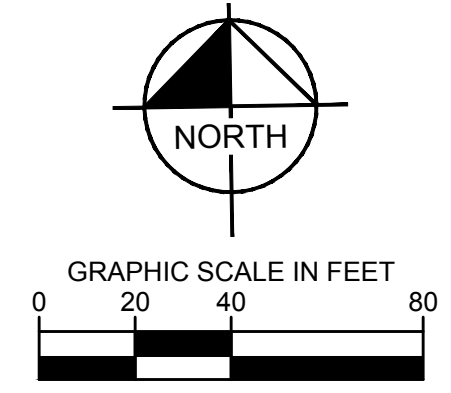
Ordinance Section 28.50.6A: Mini-warehouse or self-storage facility: Four (4) spaces per establishment plus (1) one additional space per ten thousand (10,000) square feet of storage area.

SITE NOTES

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
- ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
- ALL CURB RADII ARE 2' OR 10' UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
- RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.
- ALL WALLS TO BE DESIGN BUILD BY CONTRACTOR.
- CONTRACTOR TO COORDINATE WITH OWNER AND REFERENCE GEOTECH REPORT FOR PAVEMENT OR SUBGRADE ALTERNATIVES.
- CONTRACTOR SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE, IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED.
- REFERENCE GENERAL NOTES FOR ADDITIONAL PAVING NOTES

LEGEND

-



CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

BENCH MARK LIST

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012.

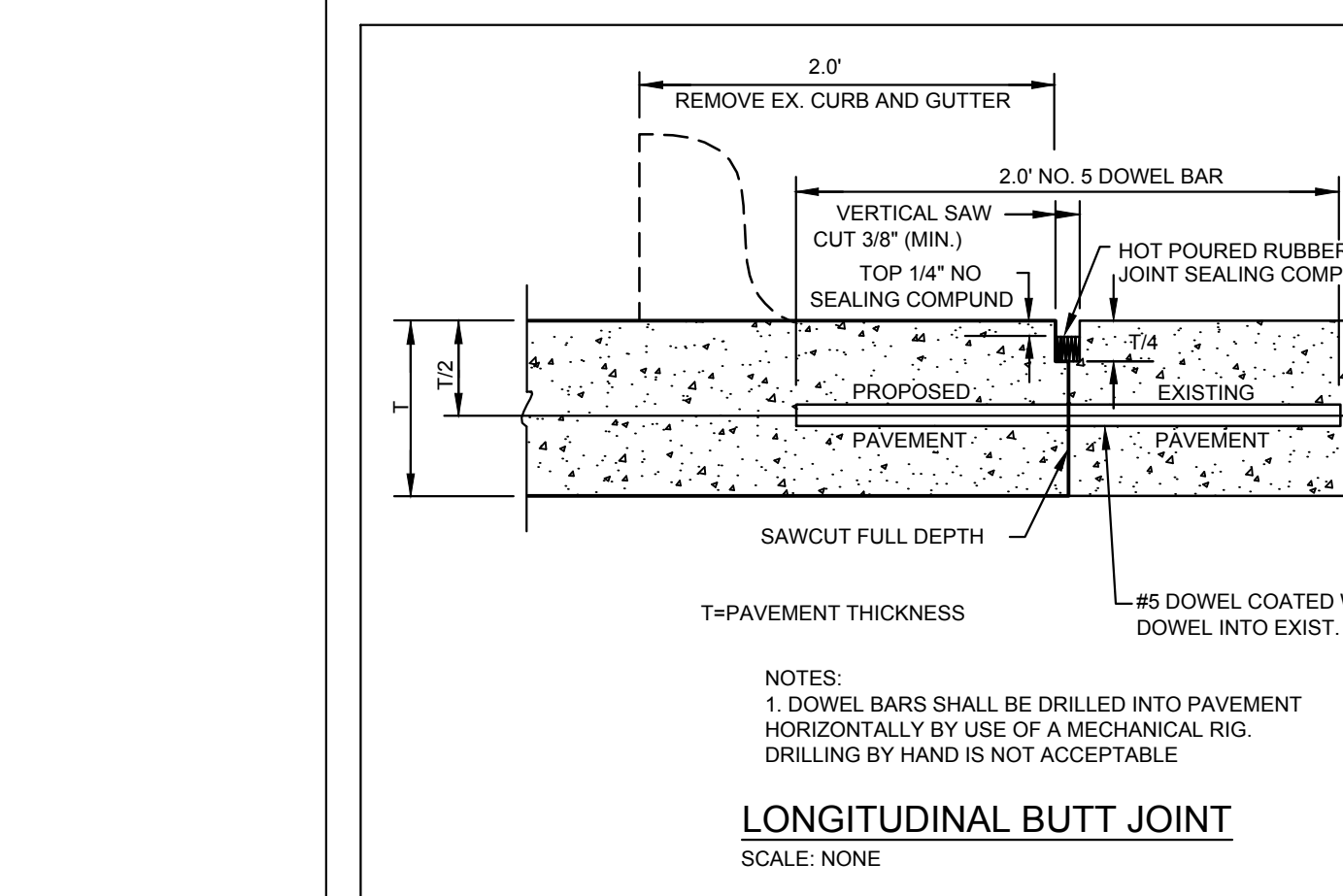
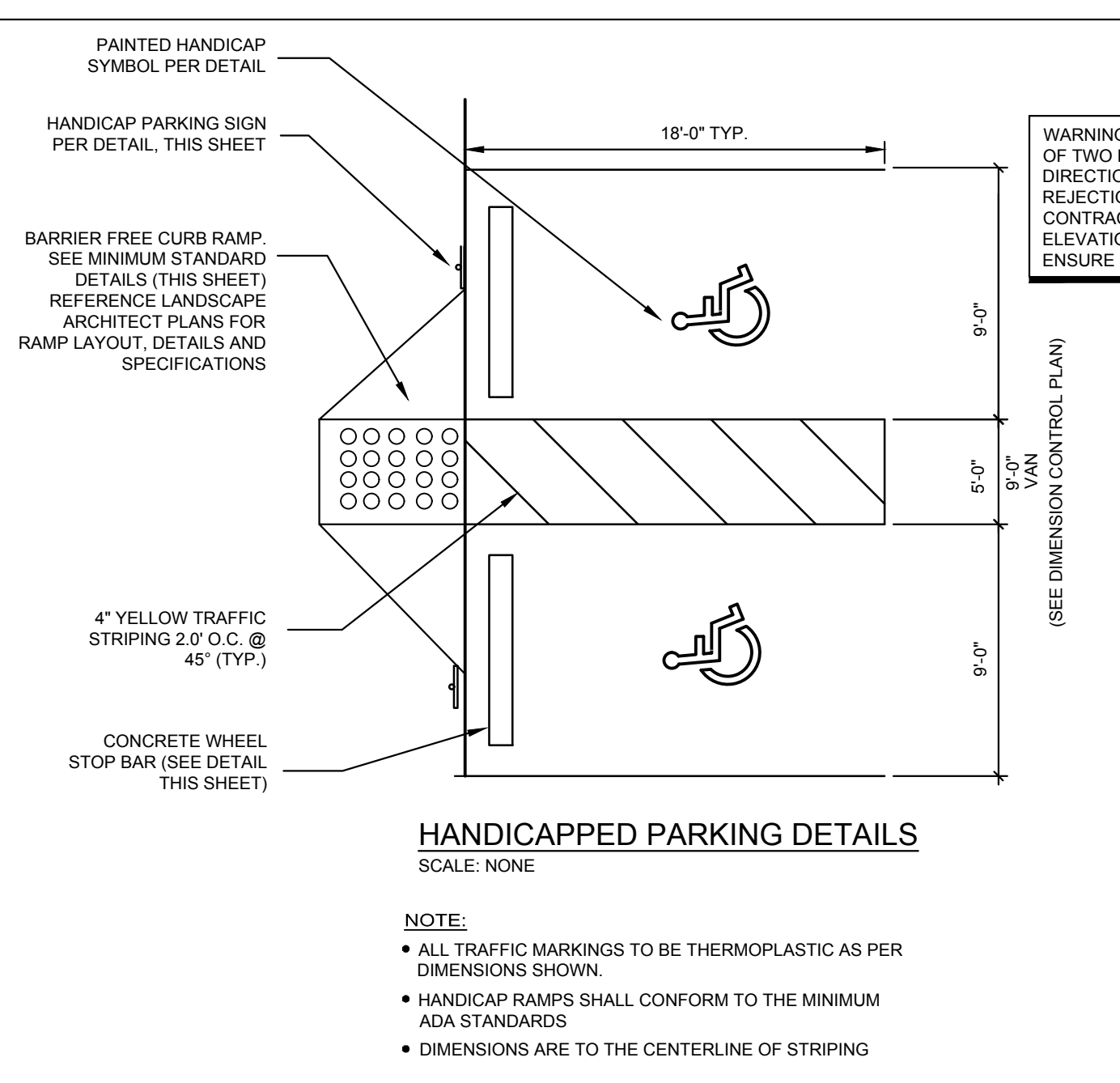
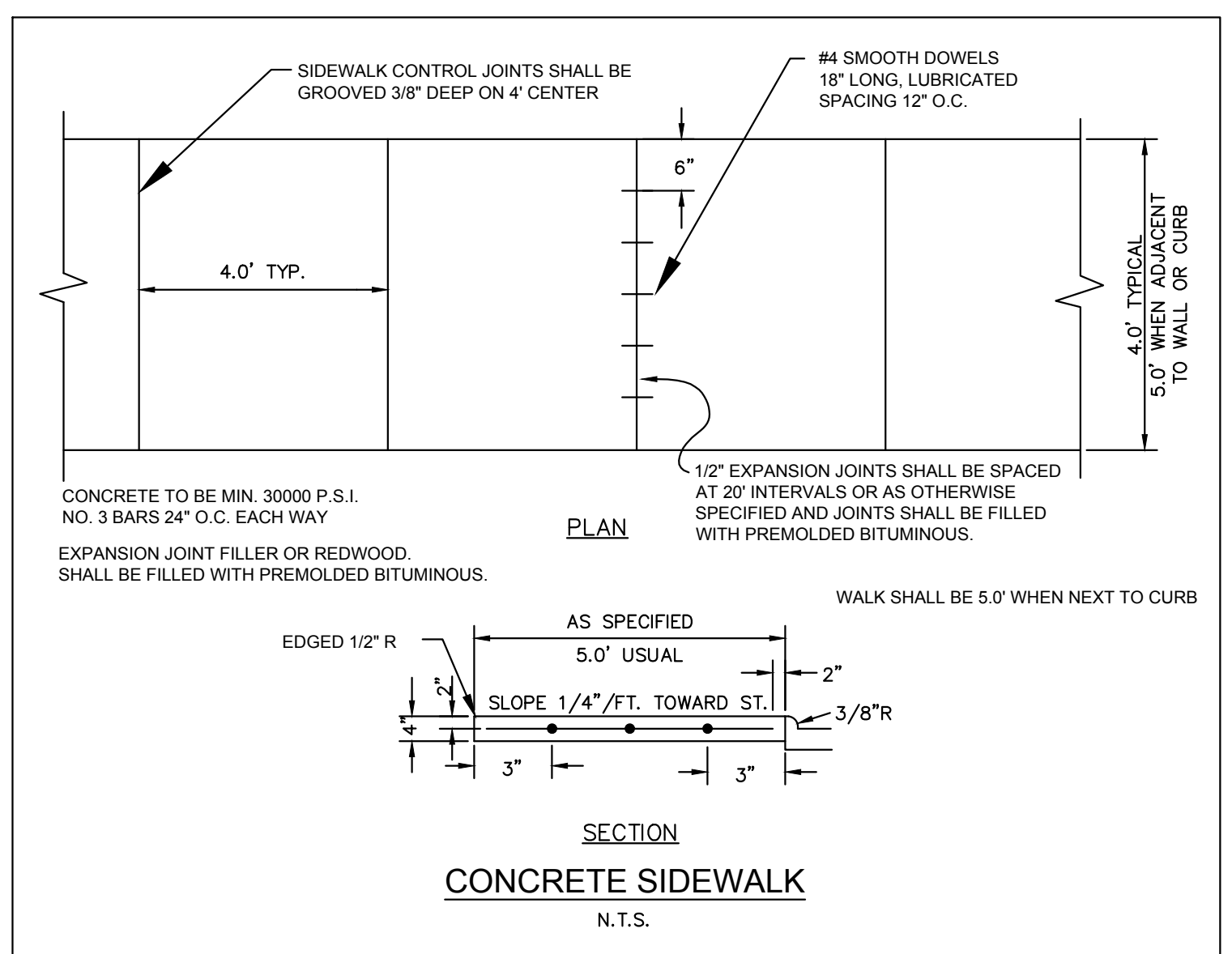
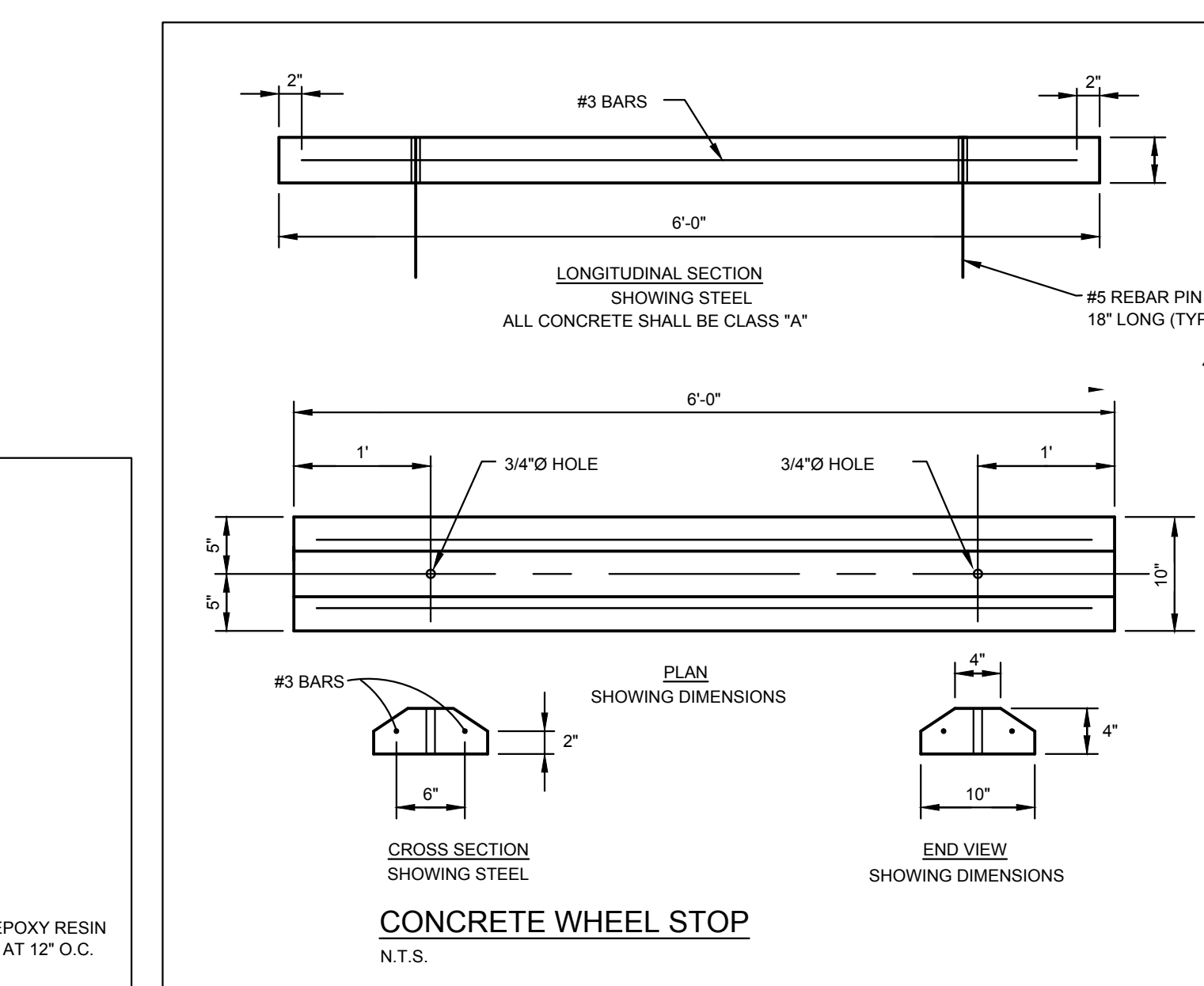
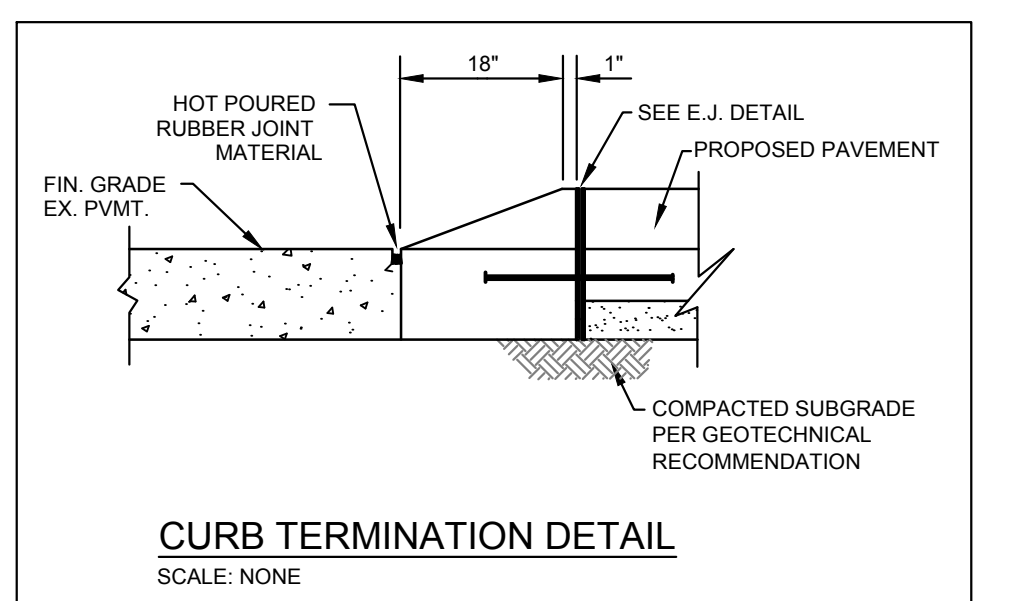
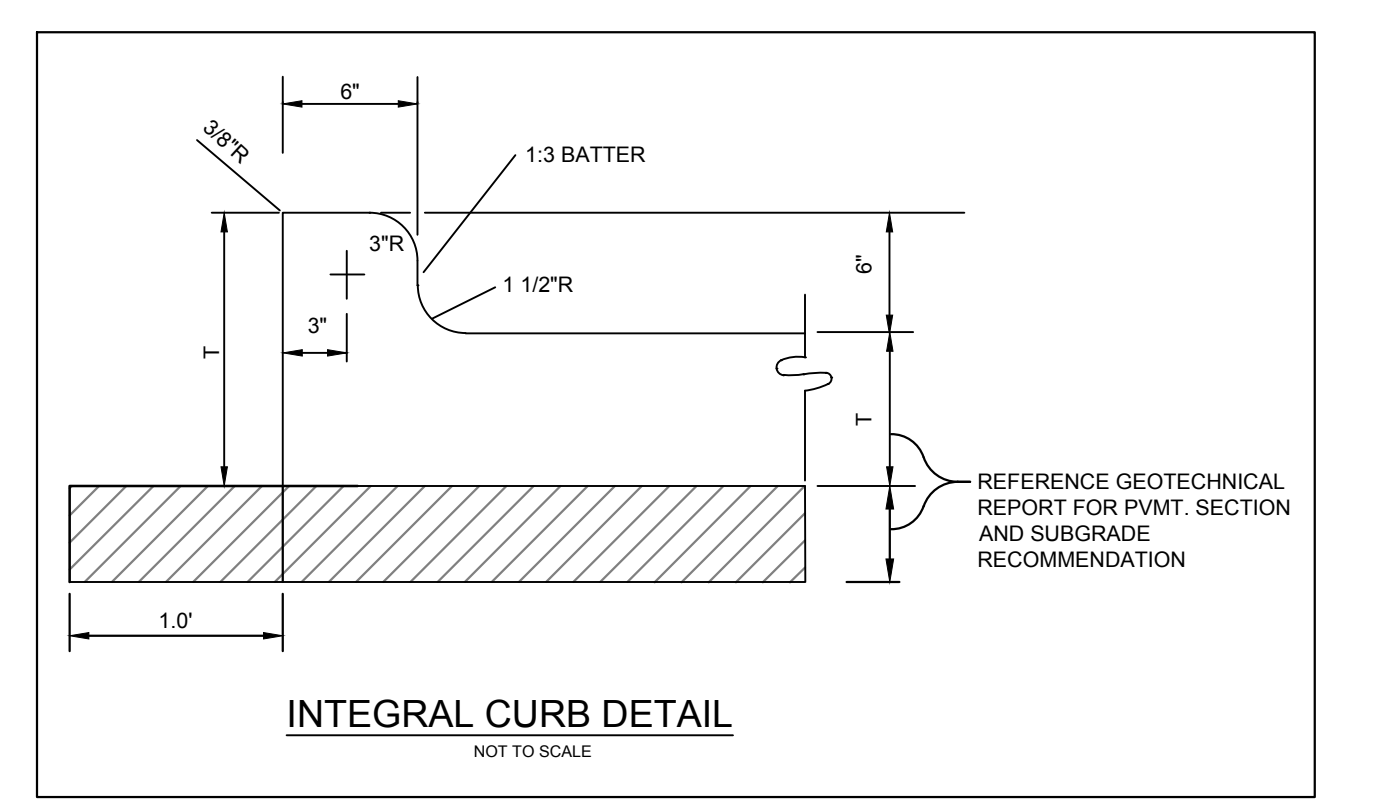
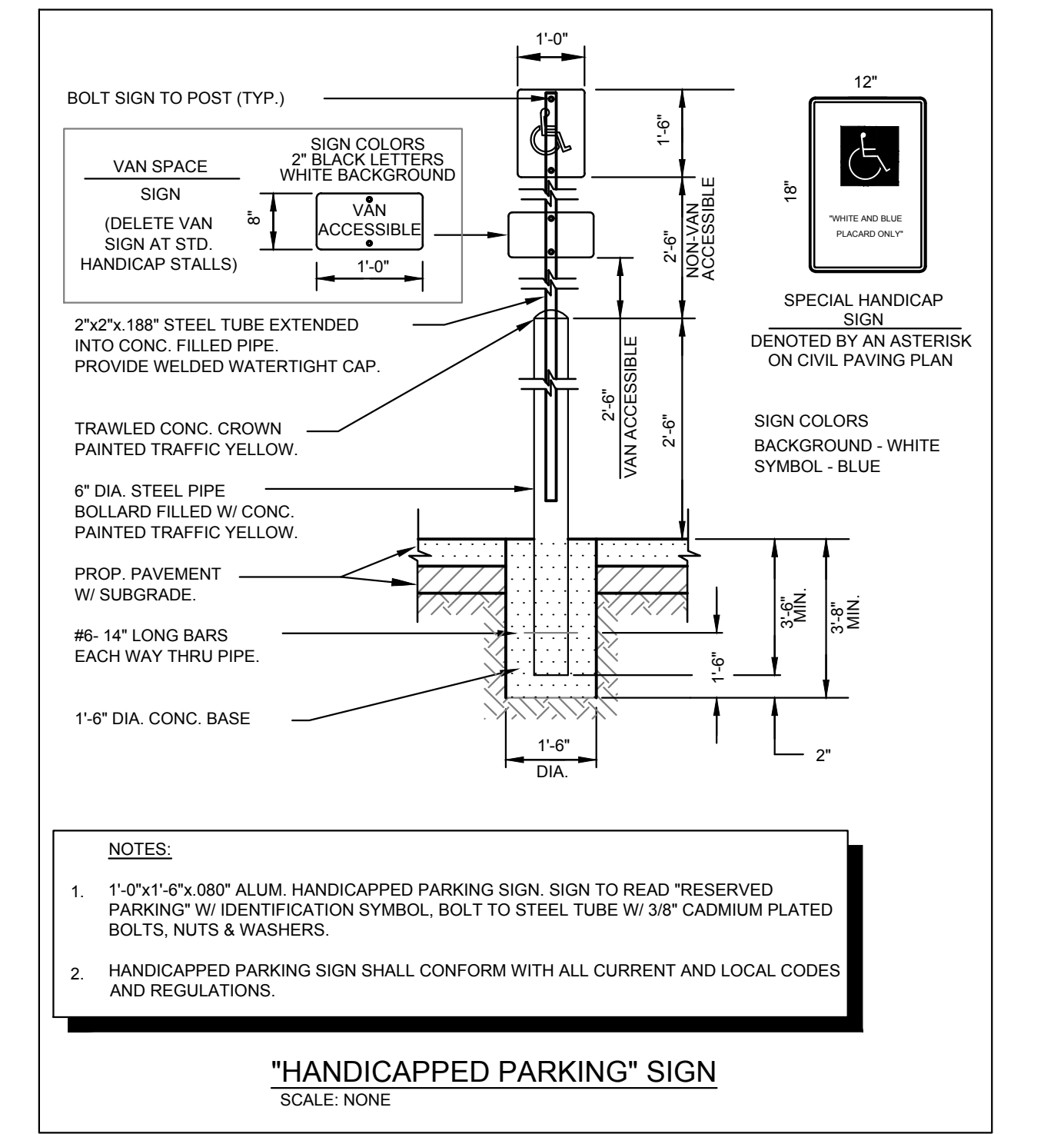
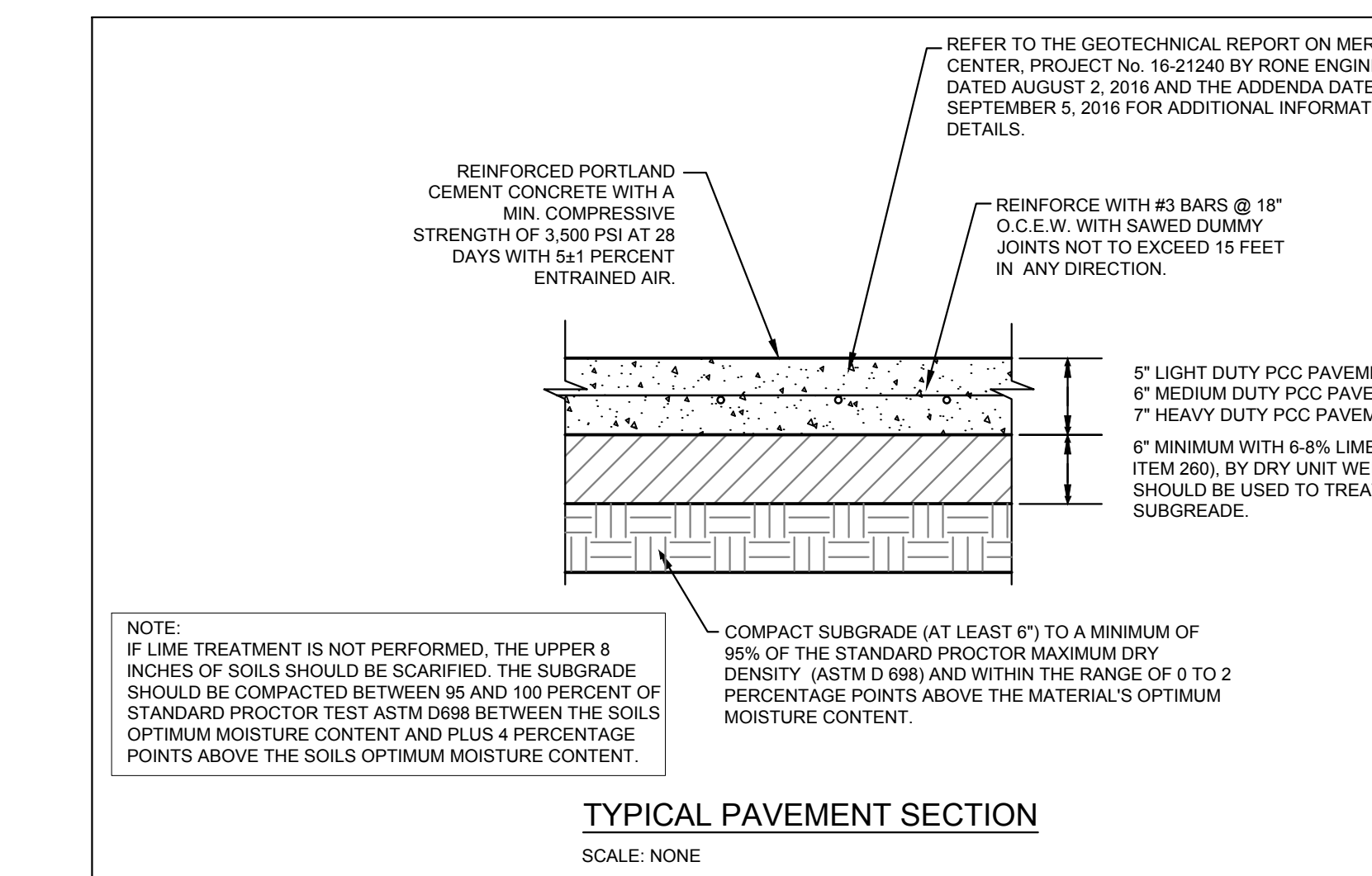
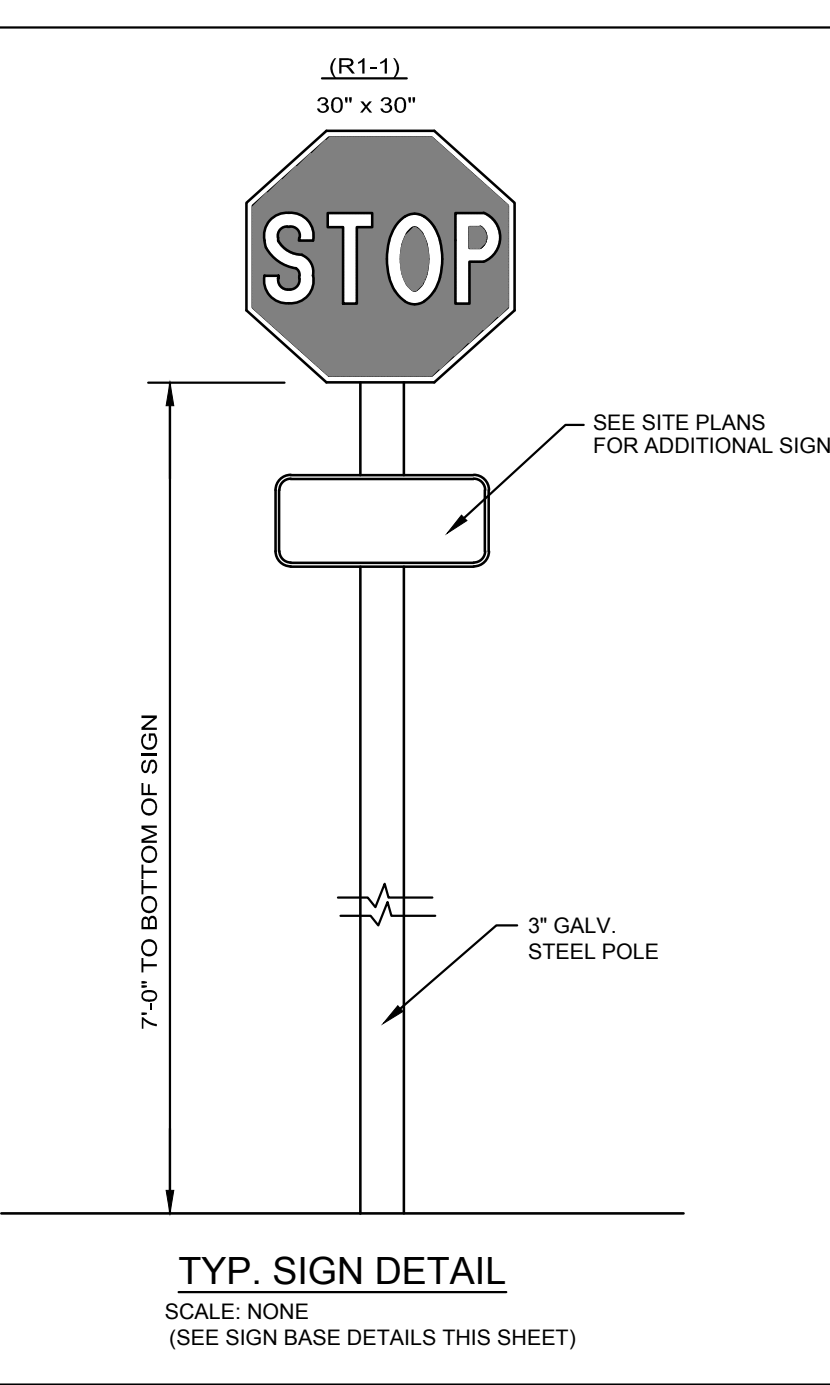
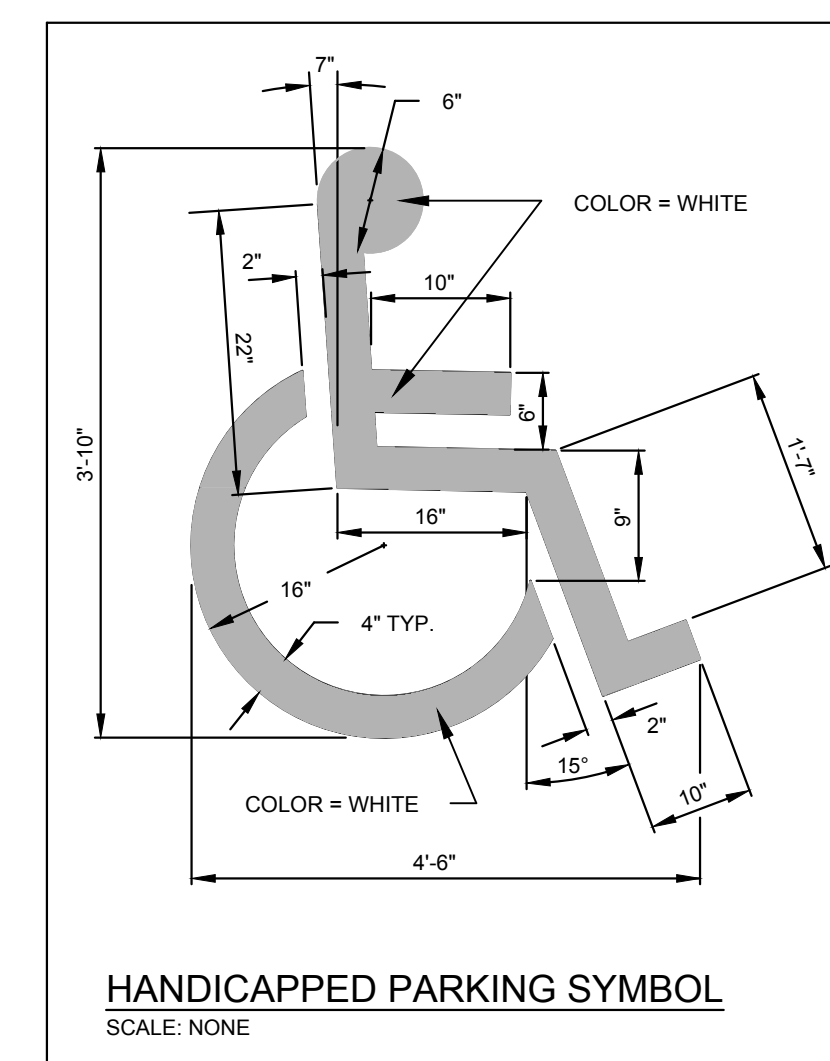
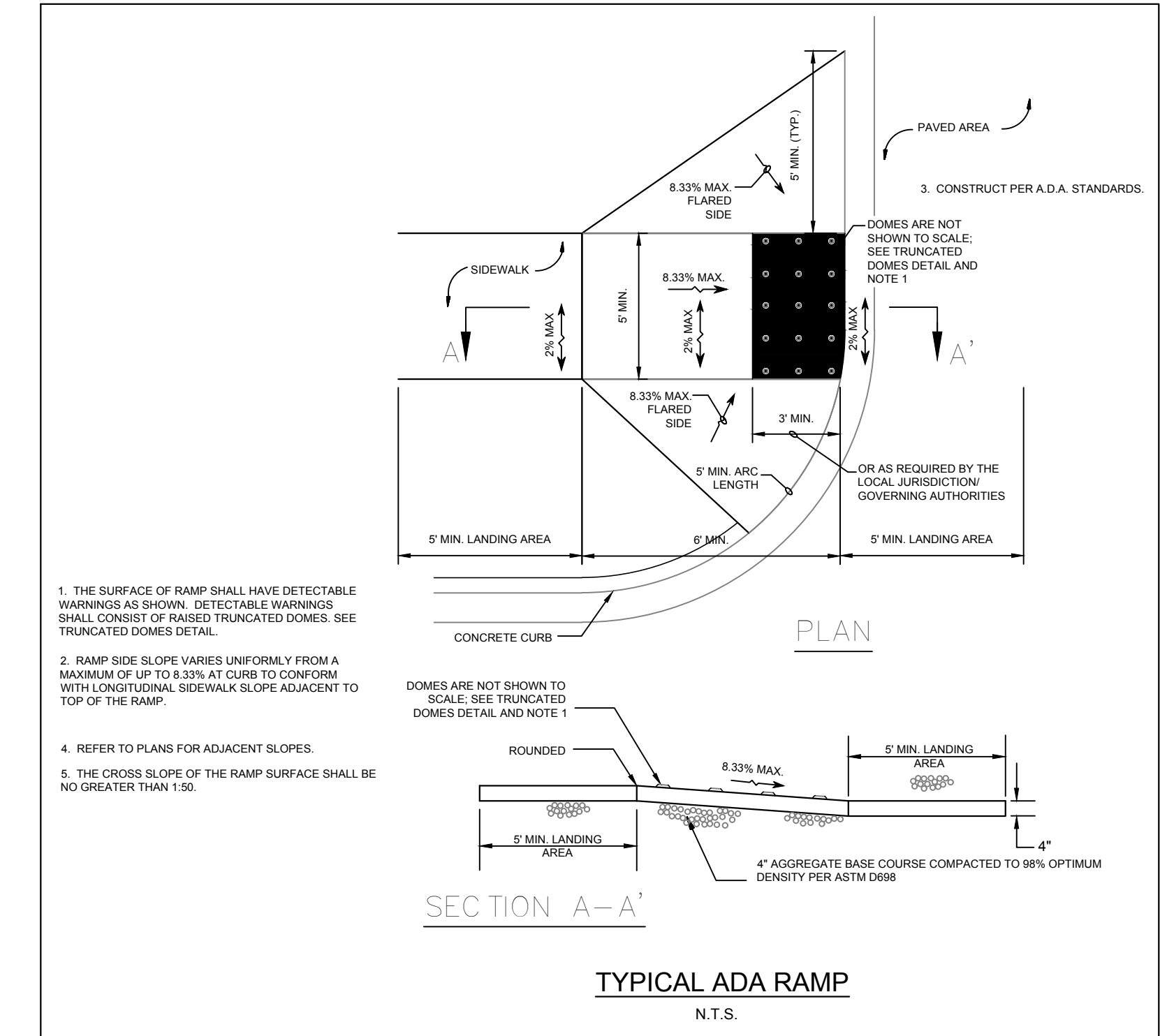
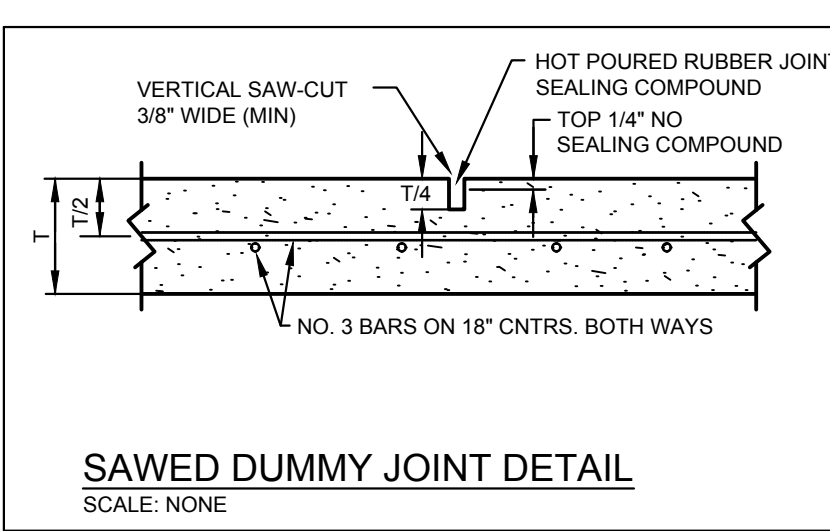
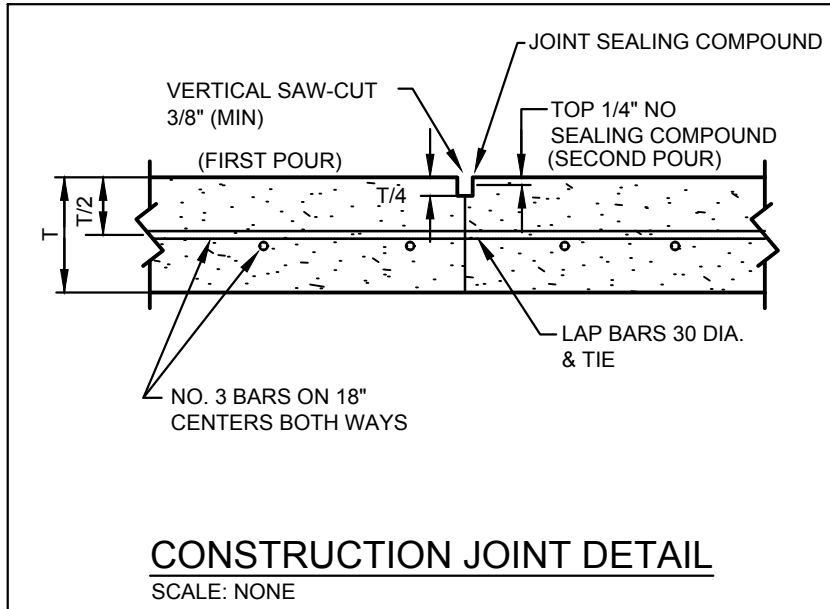
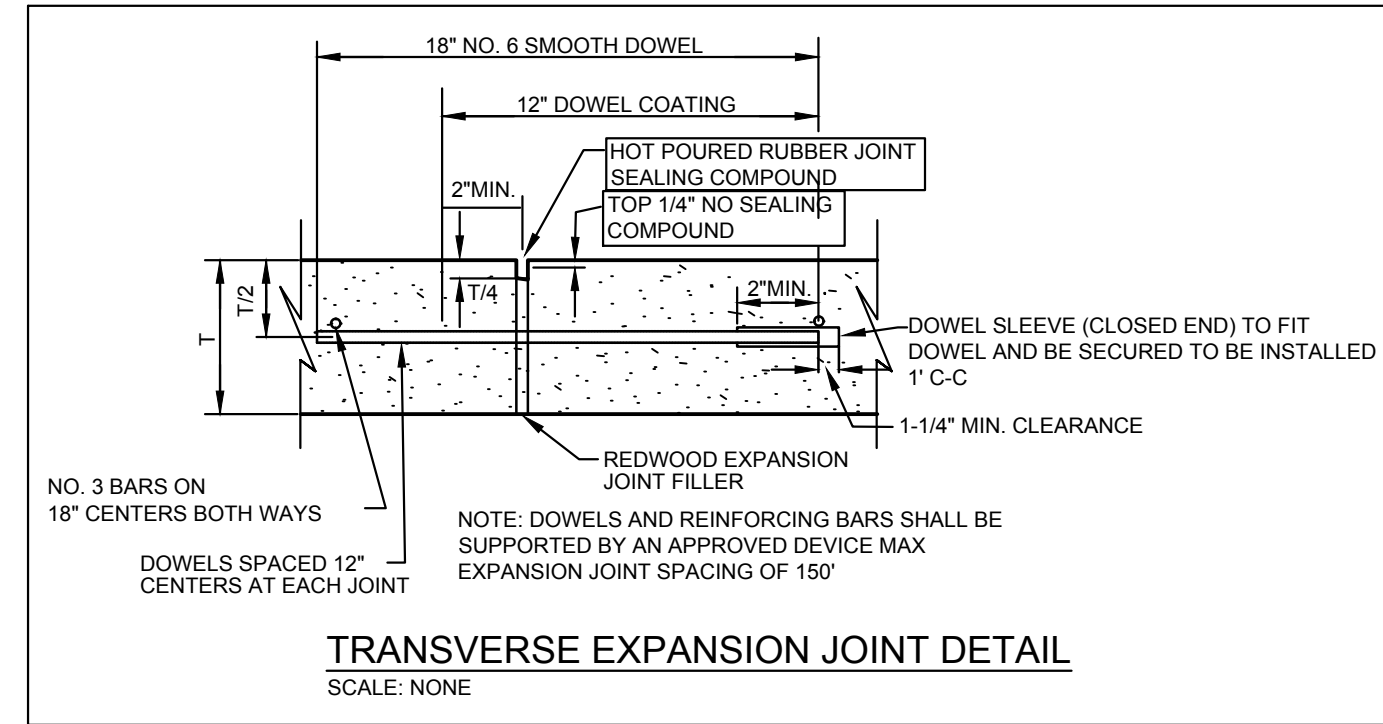
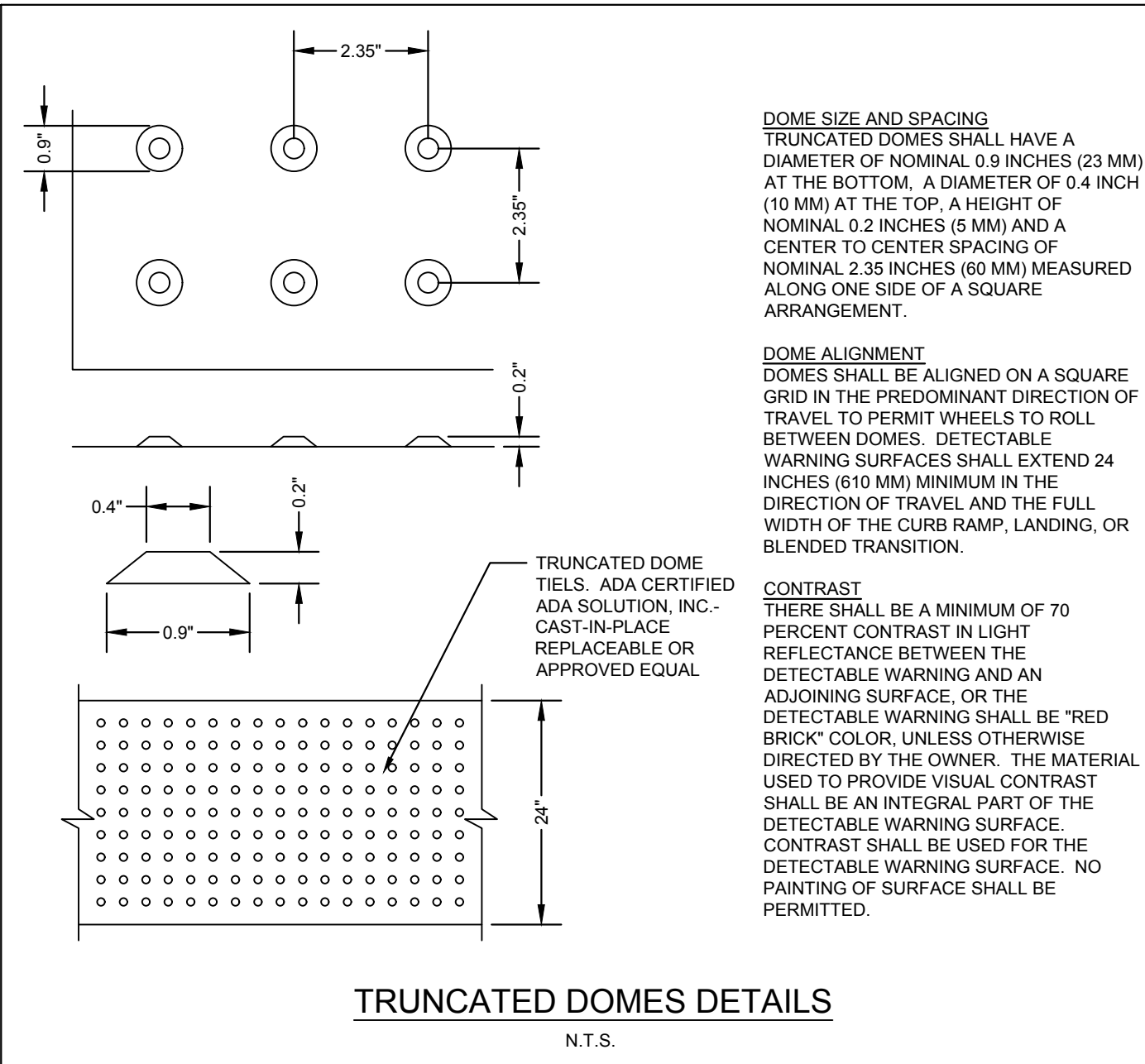
BM 100	MAG-NAIL W/ "P CONTROL" SHINER SET ON THE NORTH SIDE OF INTERSTATE HIGHWAY 75 AND RANDELL LAKE ROAD, BEING 530' NORTHEAST OF A STOP SIGN AND 475' SOUTH OF THE RANDELL LAKE ROAD BRIDGE.	N 7339969.46 E 2554534.36 ELEV: 651.74
BM 102	MAG-NAIL W/ "P CONTROL" SHINER SET ON THE SOUTH-WEST CORNER OF INTERSTATE 75 FRONTAGE ROAD, BEING 495' WEST OF RANDELL LAKE ROAD, 490' SOUTH OF EXIT 71 AND 145' NORTH OF A FLUME.	N 7339575.79 E 2553960.45 ELEV: 663.76

DENISON SELF STORAGE
 CITY OF DENISON
 GRAYSON COUNTY, TEXAS

Kimley-Horn
 801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102
 PHONE: 817-335-6511 FAX: 817-335-5070
 TEXAS REGISTERED ENGINEERING FIRM F-928

PAVING PLAN
 SHEET NUMBER
C-102

NO.	REVISIONS	DATE	BY



Kimley-Horn
801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

PROJECT No.: 061236719
DATE: JULY 2024
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: KHA

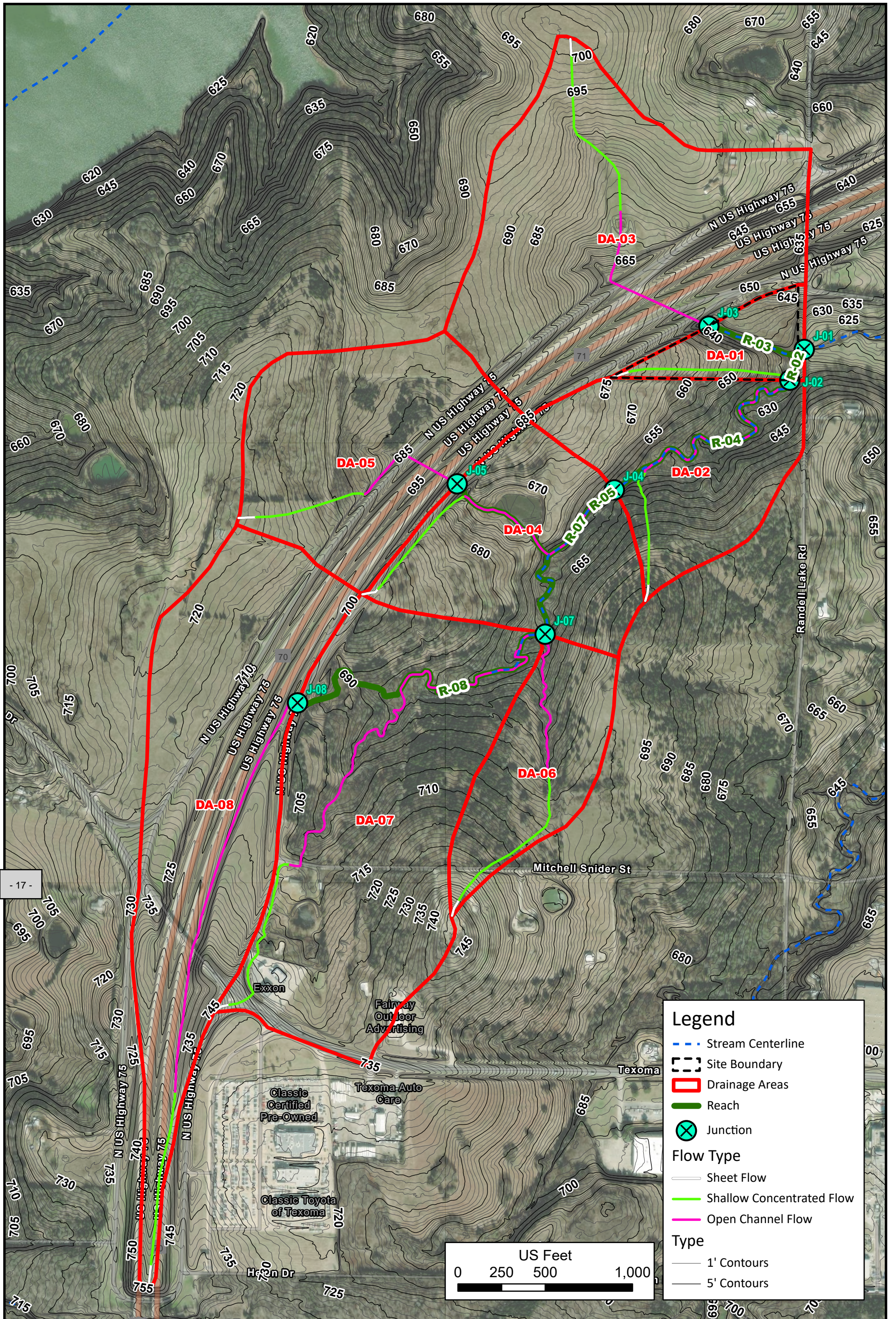
DENISON SELF STORAGE
CITY OF DENISON
GRAYSON COUNTY, TEXAS

PRIVATE PAVING DETAILS

SHEET NUMBER
C-103

AGCS
15
NILE XIAO, P.E., Project Manager
KENNETH J. JONAS, P.E., 11/20/24 3:39 PM
DAN WATSON, P.E., 11/20/24 3:39 PM
LARRY WATSON, P.E., 11/20/24 3:39 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PART OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

REVISIONS
DATE



- 17 -

Legend

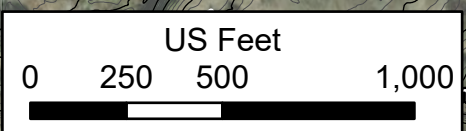
- Stream Centerline
- Site Boundary
- Drainage Areas
- Reach
- X Junction

Flow Type

- Sheet Flow
- Shallow Concentrated Flow
- Open Channel Flow

Type

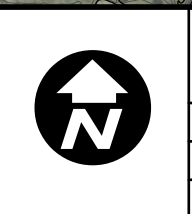
- 1' Contours
- 5' Contours



1	DATE:	01/12/2024
	DESIGN:	CLR
	DRAWN:	CLR
	CHECKED:	DAM
	KHA NO.:	061290719

**Existing Conditions
Pre-Project
Drainage Area Map**

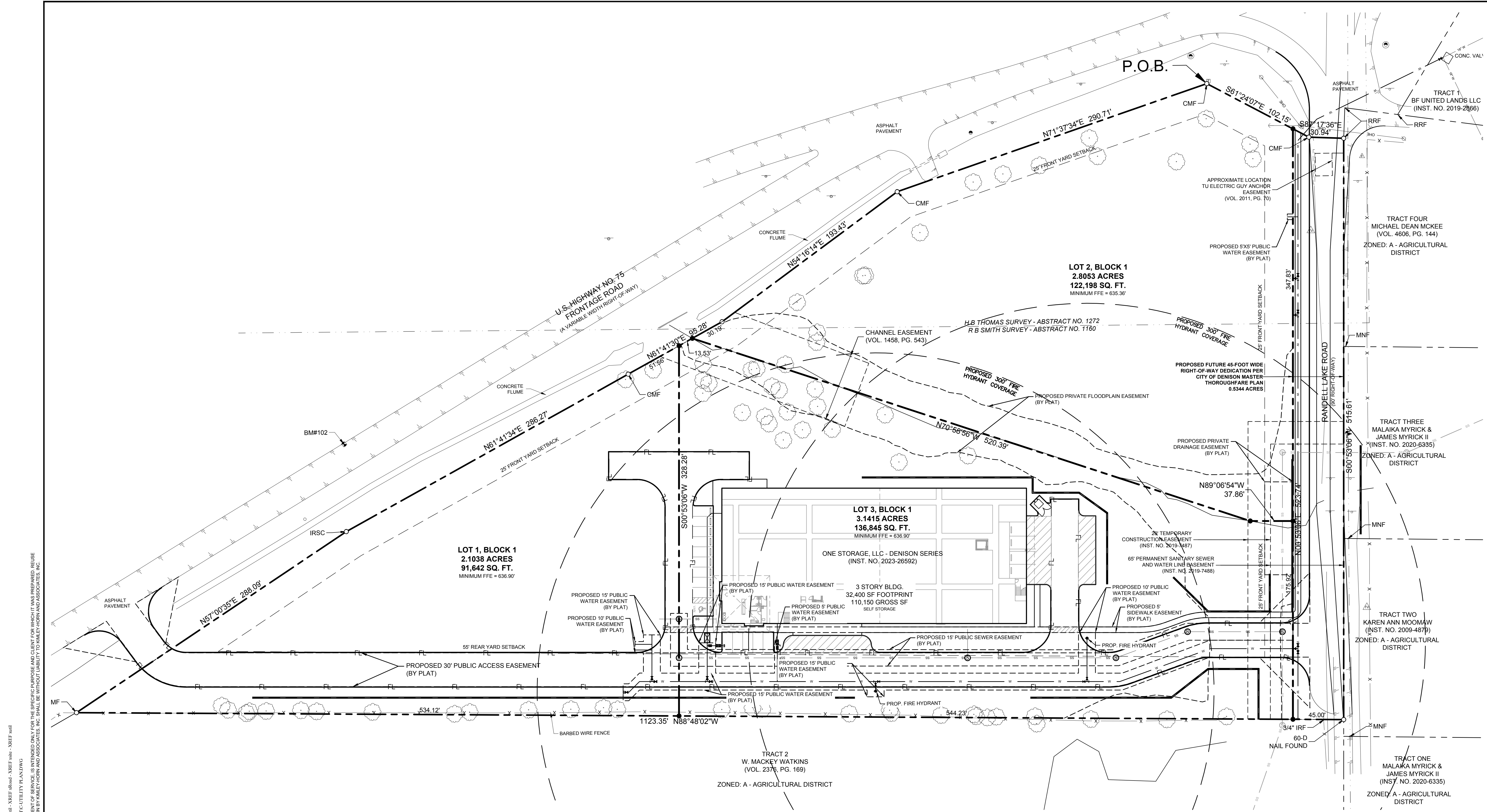
**Denison
Self Storage**



Kimley»Horn			
No.	Revision	By	Date

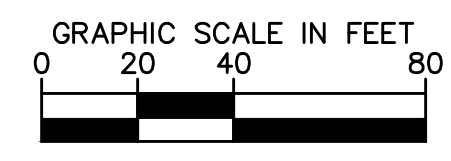
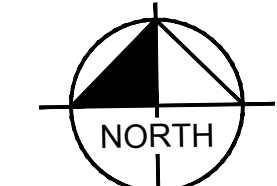
TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL

Span (ft)	Values for One Pipe				Values to be Added for Each Adjoint Pipe				
	W	X	Y	L	Reinf (CY)	Conc (CY)	X and W (ft)	Reinf (CY)	
12'	4'-7 1/2"	2'-6"	2'-10"	2'-3 1/2"	88	0.6	1'-9"	20	0.2
15'	5'-5 1/2"	2'-9 1/2"	3'-4"	3'-10 1/2"	103	0.7	2'-2"	24	0.3
18'	6'-4 1/2"	3'-1"	3'-10"	4'-5"	124	0.9	2'-8"	32	0.4
21'	7'-2 1/2"	3'-4 1/2"	4'-4"	5'-0"	143	1.1	3'-1"	43	0.4
24'	8'-2 1/2"	3'-9 1/2"	4'-10"	5'-7"	164	1.3	3'-7"	50	0.5
27'	9'-1"	4'-1"	5'-4"	6'-2"	179	1.5	3'-11"	56	0.6
30'	9'-11 1/2"	4'-4 1/2"	5'-10"	6'-8 1/2"	203	1.7	4'-4"	65	0.8
33'	10'-10"	4'-8"	6'-4"	7'-3 1/2"	224	2.0	4'-8"	71	0.9
36'	11'-8 1/2"	4'-11 1/2"	6'-10"	7'-10 1/2"	249	2.2	5'-1"	81	1.0
42'	13'-5 1/2"	5'-6 1/2"	7'-10"	9'-0 1/2"	298	2.8	5'-10"	97	1.3
48'	15'-9"	6'-1 1/2"	9'-4"	10'-9 1/2"	360	3.8	6'-7"	117	1.7
54'	17'-5 1/2"	6'-8 1/2"	10'-4"	11'-11 1/2"	427	4.5	7'-6"	151	2.1
60'	19'-2 1/2"	7'-3 1/2"	11'-4"	12'-1"	481	5.3	8'-3"	174	2.5
66'	20'-11 1/2"	7'-10 1/2"	12'-4"	14'-3"	544	6.2	8'-9"	194	2.9
72'	22'-8 1/2"	8'-5 1/2"	13'-4"	15'-4 1/2"	601	7.1	9'-4"	213	3.3
78'	24'-7"	9'-0"	14'-7"	16'-11"	618	0.8	1'-9"	22	0.2
84'	26'-7"	9'-5"	15'-0"	17-0"	637	1.1	2'-2"	28	0.3
90'	28'-6 1/2"	9'-11"	15'-9"	17-0"	657	1.3	2'-8"	37	0.5
96'	30'-5 1/2"	10'-4"	16'-4"	18'-0"	678	1.5	3'-1"	48	0.6
102'	32'-4 1/2"	10'-10"	17-0"	19-0"	700	1.7	3'-7"	58	0.7
108'	34'-3 1/2"	11'-4"	17-6"	20-0"	723	1.9	3'-11"	67	0.8
114'	36'-2 1/2"	11-10"	18-0"	21-0"	747	2.1	4'-4"	77	1.0
120'	38'-1 1/2"	12-0"	18-6"	22-0"	772	2.3	4'-8"	84	1.2
126'	39-7 1/2"	12-6"	19-0"	23-0"	798	2.5	5'-1"	96	1.4
132'	41-5 1/2"	13-0"	19-6"	24-0"	825	2.8	5'-10"	119	1.7
138'	43-4 1/2"	13-6"	20-0"	25-0"	853	3.1	6'-7"	146	2.3
144'	45-3 1/2"	14-0"	20-6"	26-0"	882	3.4	7'-6"	186	2.9
150'	47-2 1/2"	14-6"	21-0"	27-0"	912	3.7	8'-3"	219	3.4
156'	49-1 1/2"	15-0"	21-6"	28-0"	943	4.0	8'-9"	242	3.9
162'	50-11 1/2"	15-6"	22-0"	29-0"	975	4.3	9'-4"	272	4.4
168'	52-10 1/2"	16-0"	22-6"	30-0"	1,008	4.6	9'-10"	300	4.9
174'	54-9 1/2"	16-6"	23-0"	31-0"	1,042	4.9	10'-5"	334	5.6
180'	56-8 1/2"	17-0"	23-6"	32-0"	1,077	5.2	11-0"	364	6.3
186'	58-7 1/2"	17-6"	24-0"	33-0"	1,113	5.5	11-6"	391	7.0
192'	60-6 1/2"	18-0"	24-6"	34-0"	1,150	5.8	12-1"	415	7.7
198'	62-5 1/2"	18-6"	25-0"	35-0"	1,188	6.1	12-7"	441	8.4
204'	64-4 1/2"	19-0"	25-6"	36-0"	1,227	6.4	13-2"	468	9.1
210'	66-3 1/2"	19-6"	26-0"	37-0"	1,267	6.7	13-8"	496	9.8
216'	68-2 1/2"	20-0"	26-6"	38-0"	1,308	7.0	14-4"	525	10.5
222'	70-1 1/2"	20-6"	27-0"	39-0"	1,350	7.3	15-0"	555	11.2
228'	72-0 1/2"	21-0"	27-6"	40-0"	1,393	7.6	15-6"	586	11.9
234'	73-11 1/2"	21-6"	28-0"	41-0"	1,437	7.9	16-2"	618	12.6
240'	75-10 1/2"	22-0"	28-6"	42-0"	1,482	8.2	16-8"	651	13.3
246'	77-9 1/2"	22-6"	29-0"	43-0"	1,528	8.5	17-4"	685	14.0
252'	79-8 1/2"	23-0"	29-6"	44-0"	1,575	8.8	18-0"	720	14.7
258'	81-7 1/2"	23-6"	30-0"	45-0"	1,623	9.1	18-6"	756	15.4
264'	83-6 1/2"	24-0"	30-6"	46-0"	1,672	9.4	19-2"	793	16.1
270'	85-5 1/2"	24-6"	31-0"	47-0"	1,722	9.7	19-8"	831	16.8
276'	87-4 1/2"	25-0"	31-6"	48-0"	1,773	10.0	20-4"	870	17.5
282'	89-3 1/2"	25-6"	32-0"	49-0"	1,825	10.3	21-0"	910	18.2
288'	91-2 1/2"	26-0"	32-6"	50-0"	1,878	10.6	21-6"	951	18.9
294'	93-1 1/2"	26-6"	33-0"	51-0"	1,932	10.9	22-2"	993	19.6
300'	94-11 1/2"	27-0"	33-6"	52-0"	1,987	11.2	22-8"	1,036	20.3
306'	96-10 1/2"	27-6"	34-0"	53-0"	2,043	11.5	23-4"	1,080	21.0
312'	98-9 1/2"	28-0"	34-6"	54-0"	2,100	11.8	24-0"	1,125	21.7
318'	100-8 1/2"	28-6"	35-0"	55-0"	2,158	12.1	24-6"	1,171	22.4
324'	102-7 1/2"	29-0"	35-6"	56-0"	2,217	12.4	25-2"	1,218	23.1
330'	104-6 1/2"	29-6"	36-0"	57-0"	2,277	12.7	25-8"	1,266	23.8
336'	106-5 1/2"	30-0"	36-6"	58-0"	2,338	13.0	26-4"	1,315	24.5
342'	108-4 1/2"	30-6"	37-0"	59-0"	2,400	13.3	27-0"	1,365	25.2
348'	110-3 1/2"	31-0"	37-6"	60-0"	2,463	13.6	27-6"	1,416	25.9
354'	112-2 1/2"	31-6"	38-0"	61-0"	2,527	13.9	28-2"	1,468	26.6
360'	114-1 1/2"	32-0"	38-6"	62-0"	2,592	14.2	28-8"	1,521	27.3
366'	116-0 1/2"	32-6"	39-0"	63-0"	2,658	14.5	29-4"	1,575	28.0
372'	117-11 1/2"	33-0"	39-6"	64-0"	2,725	14.8	30-0"	1,630	28.7
378'	119-10 1/2"	33-6"	40-0"	65-0"	2,793	15.1	30-6"	1,686	29.4
384'	121-9 1/2"	34-0"	40-6"	66-0"	2,862	15.4	31-2"	1,743	30.1
390'	123-8 1/2"	34-6"	41-0"	67-0"	2,932	15.7	31-8"	1,801	30.8
396'	125-7 1/2"	35-0"	41-6"	68-0"	3,003	16.0	32-4"	1,860	31.5
402'	127-6 1/2"	35-6"	42-0"	69-0"	3,075	16.3	33-0"	1,920	32.2
408'	129-5 1/2"	36-0"	42-6"	70-0"	3,148	16.6	33-6"	1,981	32.9
414'	131-4 1/2"	36-6"	43-0"	71-0"	3,222	16.9	34-2"	2,043	33.6
420'	133-3 1/2"	37-0"	43-6"	72-0"	3,297	17.2	34-8"	2,106	34.3
426'	135-2 1/2"	37-6"	44-0"	73-0"	3,373	17.5	35-4"	2,170	35.0
432'	137-1 1/2"	38-0"	44-6"	74-0"	3,450	17.8	36-0"	2,235	35.7
438'	139-0 1/2"	38-6"	45-0"	75-0"	3,528	18.1	36-6"	2,301	36.4
444'	140-11 1/2"	39-0"	45-6"	76-0"	3,607	18.4	37-2"	2,368	37.1
450'	142-10 1/2"	39-6"	46-0"	77-0"	3,687	18.7	37-8"	2,436	37.8
456'	144-9 1/2"	40-0"	46-6"	78-0"	3,768	19.0	38-4"	2,505	38.5
462'	146-8 1/2"	40-6"	47-0"	79-0"	3,850	19.3	39-0"	2,575	39.2
468'	148-7 1/2"	41-0"	47-6"	80-0"	3,933	19.6	39-6"	2,646	39.9
474'	150-6 1/2"	41-6"	48-0"	81-0"	4,017	19.9	40-2"	2,718	40.6
480'	152-5 1/2"	42-0"	48-6"	82-0"	4,102	20.2	40-8"	2,791	41.3
486'	154-4 1/2"	42-6"	49-0"	83-0"	4,188	20.5	41-4"	2,865	42.0
492'	156-3 1/2"	43-0"	49-6"	84-0"	4,275	20.8	42-0"	2,940	42.7
498'	158-2 1/2"	43-6"	50-0"	85-0"	4,363	21.1	42-6"	3,016	43.4
504'	160-1 1/2"	44-0"	50-6"	86-0"	4,452	21.4	43-2"	3,093	44.1
510'	162-0 1/2"	44-6"	51-0"	87-0"	4,542	21.7	43-8"	3,171	44.8
516'	164-11 1/2"	45-0"	51-6"	88-0"	4,633	22.0	44-4"	3,250	45.5
522'	166-10 1/2"	45-6"	52-0"	89-0"	4,725	22.3	45-0"	3,330	46.2
528'	168-9 1/2"	46-0"	52-6"	90-0"	4,818	22.6	45-6"	3,411	46.9
534'	170-8 1/2"	46-6"	53-0"	91-0"	4,912	22.9	46-2"	3,493	47.6
540'	172-7 1/2"	47-0"	53-6"	92-0"	5,007	23.2	46-8"	3,576	48.3
546'	174-6 1/2"	47-6"	54-0"	93-0"	5,103	23.5	47-4"	3,660	49.0
552'	176-5 1/2"	48-0"	54-6"	94-0"	5,200	23.8	48-0"	3,745	49.7
558'	178-4 1/2"	48-6"	55-0"	95-0"	5,298	24.1	48-6"	3,831	50.4
564'	180-3 1/2"	49-0"	55-6"	96-0"	5,397	24.4	49-2"	3,918	51.1
570'	182-2 1/2"	49-6"	56-0"	97-0"	5,497	24.7	49-8"	4,006	51.8
576'	184-1 1/2"	50-0"	56-6"	98-0"	5,598	25.0	50-4"	4,095	52.5
582'	186-0 1/2"	50-6"	57-0"	99-0"	5,700	25.3	51-0"	4,185	53.2
588'	188-11 1/2"	51-0"	57-6"	100-0"	5,803	25.6	51-6"	4,276	53.9
594'	190-10 1/2"	51-6"	58-0"	101-0"	5,907	25.9	52-2"	4,368	54.6
600'	192-9 1/2"	52-0"	58-6"	102-0"	6,012	26.2	52-8"	4,461	55.3
606'	194-8 1/2"	52-6"	59-0"	103-0"	6,118	26.5	53-4"	4,555	56.0
612'	196-7 1/2"	53-0"	59-6"	104-0"	6,225	26.8	54-0"	4,650	56.7
618'	198-6 1/2"	53-6"	60-0"	105-0"	6,333	27.1	54-6"	4,746	57.4
624'	200-5 1/2"	54-0"	60-6"	106-0"	6,442	27.4	55-2"	4,843	58.1
630'	202-4 1/2"	54-6"	61-0"	107-0"	6,552	27.7	55-8"	4,941	58.8
636'	204-3 1/2"	55-0"	61-6"	108-0"	6,663	28.0	56-4"	5,040	59.5
642'	206-2 1/2"	55-6"	62-0"	109-0"	6,775	28.3	57-0"	5,140	60.2
648'	208-1 1/2"	56-0"	62-6"	110-0"	6,888	28.6	57-6"	5,241	60.9
654'	210-0 1/2"	56-6"	63-0"	111-0"	6,992	28.9	58-2"	5,343	61.6
660'	212-11 1/2"	57-0"	63-6"	112-0"	7,108	29.2	58-8"	5,446	62.3
666'	214-10 1/2"	57-6"	64-0"	113-0"	7,225	29.5	59-4"	5,550	63.0
672'	216-9 1/2"	58-0"	64-6"	114-0"	7,343	29.8	60-0"	5,655	63.7
678'	218-8 1/2"	58-6"	65-0"	115-0"	7,462	30.1	60-6"	5,761	64.4
684'	220-7 1/2"	59-0"	65-6"	116-0"	7,582	30.4	61-2"	5,868	65.1
690'	222-6 1/2"	59-6"	66-0"	117-0"	7,703	30.7	61-8"	5,976	65.8
696'	224-5 1/2"	60-0"	66-6"	118-0"	7,825	31.0	62-4"	6,085	66.5
702'	226-4 1/2"	60-6"	67-0"	119-0"	7,948	31.3	63-0"	6,195	67.2
708'	228-3 1/2"	61-0"	67-6"	120-0"	8,072	31.6	63-6"	6,306	67.9
714'	230-2 1/2"	61-6"	68-0"	121-0"	8,197	31.9	64-2"	6,418	68.6
720'	232-1 1/2"	62-0"	68-6"	122-0"	8,323	32.2	64-8"	6,531	69.3
726'	234-0 1/2"	62-6"	69-0"	123-0"	8,450	32.			



UTILITY NOTES

- SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
- WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
- A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
- REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
- REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
- REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
- WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRETREATED CONCRETE PIPE, OR PVC PIPE.
- PVC SLEEVES SHALL CONSIST OF 2 - 4" SCHEDULE 40 PVC CONDUITS, BURIED 2' MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.
- CONTRACTOR TO FIELD VERIFY SIZE, LOCATION, AND DEPTH OF EXISTING FACILITIES TO BE CROSSED OR CONNECTED TO PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT ENGINEER IF DISCREPANCIES ARISE.
- CONTRACTOR TO VERIFY PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION.
- PARALLEL WATER AND SANITARY SEWER LINES SHALL MAINTAIN MINIMUM OF 9'0" OF CLEARANCE AT ALL TIMES.
- ALL UTILITY CROSSINGS SHALL MEET THE REQUIREMENTS OF BOTH THE JURISDICTIONAL CITY AND TCEQ AT ALL TIMES.
- CONTRACTOR TO LOWER WATER LINE AT SANITARY SEWER AND STORM WATER CROSSINGS WITH 2-45° BENDS, TO A DEPTH PROVIDING A MINIMUM OF 2'0" OF CLEARANCE UNLESS OTHERWISE NOTED. WATER LINE LOWERING TO BE EXTENDED 9'0" IN EITHER DIRECTION OF CROSSING PIPE.
- FHS TO BE INSTALLED 1'0" FROM EDGE OF SIDEWALK TO CENTER OF F.H.



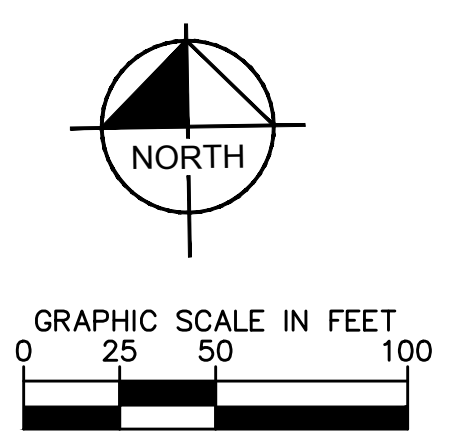
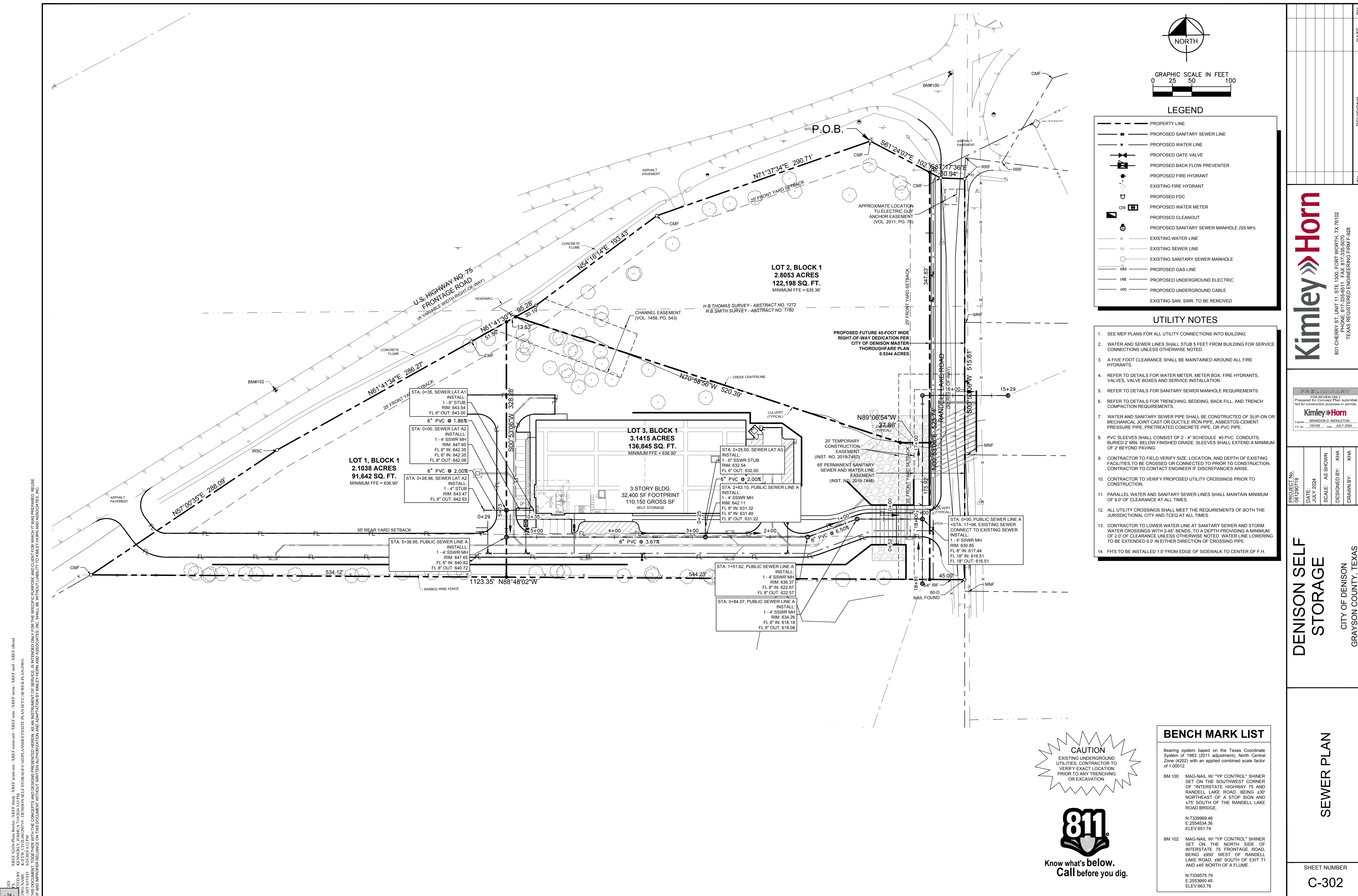
BENCH MARK LIST

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012.

BM 100	MAG-NAIL W/ "YP CONTROL" SHINER SET ON THE SOUTHWEST CORNER OF INTERSTATE HIGHWAY 75 AND RANDELL LAKE ROAD, BEING ±30' NORTHEAST OF A STOP SIGN AND ±75' SOUTH OF THE RANDELL LAKE ROAD BRIDGE.	N 7339969.46 E 2504534.36 ELEV 651.74
BM 102	MAG-NAIL W/ "YP CONTROL" SHINER SET ON THE NORTH SIDE OF INTERSTATE 75 FRONTAGE ROAD, BEING ±95' WEST OF RANDELL LAKE ROAD, ±90' SOUTH OF EXIT 71 AND ±45' NORTH OF A FLUME.	N 7339975.79 E 2503960.45 ELEV 663.76

ALLS
 PREPARED BY: KENNETH J. JONAS (11/19/2024 4:44 PM)
 DRAWN BY: JAY M. WARD (7/1/2024 4:44 PM)
 CHECKED BY: JAY M. WARD (7/1/2024 4:44 PM)
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OR IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

<p>801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102 PHONE: 817-335-6511 FAX: 817-335-5070 TEXAS REGISTERED ENGINEERING FIRM # 928</p>	REVISIONS No. _____ DATE _____
<p>FOR REVIEW ONLY Prepared for Contract #24 submitted Not for construction purposes or permits.</p> <p>Signature: BRANDON D. MIDDLETON P.E. No. 190185 Date: JULY 2024</p>	
PROJECT No.: 061260719 DATE: JULY 2024 SCALE: AS SHOWN DESIGNED BY: KHA DRAWN BY: KHA CHECKED BY: KHA	DENISON SELF STORAGE CITY OF DENISON GRAYSON COUNTY, TEXAS
<p>OVERALL UTILITY PLAN</p>	
SHEET NUMBER C-300	



LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED BACK FLOW PREVENTER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FDC
- PROPOSED WATER METER
- PROPOSED CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE (SS MH)
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND CABLE
- EXISTING SAN. SWR. TO BE REMOVED

- UTILITY NOTES**
- SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
 - WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
 - A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
 - REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
 - REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
 - REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
 - WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRETREATED CONCRETE PIPE, OR PVC PIPE.
 - PVC SLEEVES SHALL CONSIST OF 2" 4" SCHEDULE 40 PVC CONDUITS, BURIED 2" MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.
 - CONTRACTOR TO FIELD VERIFY SIZE, LOCATION, AND DEPTH OF EXISTING FACILITIES TO BE CROSSED OR CONNECTED PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT ENGINEER IF DISCREPANCIES ARISE.
 - CONTRACTOR TO VERIFY PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION.
 - PARALLEL WATER AND SANITARY SEWER LINES SHALL MAINTAIN MINIMUM OF 9'0" OF CLEARANCE AT ALL TIMES.
 - ALL UTILITY CROSSINGS SHALL MEET THE REQUIREMENTS OF BOTH THE JURISDICTIONAL CITY AND TCEQ AT ALL TIMES.
 - CONTRACTOR TO LOWER WATER LINE AT SANITARY SEWER AND STORM WATER CROSSINGS WITH 2-45° BENDS, TO A DEPTH PROVIDING A MINIMUM OF 2'0" OF CLEARANCE UNLESS OTHERWISE NOTED. WATER LINE LOWERING TO BE EXTENDED 9'0" IN EITHER DIRECTION OF CROSSING PIPE.
 - FHS TO BE INSTALLED 1'0" FROM EDGE OF SIDEWALK TO CENTER OF F.H.

BENCH MARK LIST

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (402) with an applied combined scale factor of 1.00012.

BM 100 MAG-NAIL W/ "YP CONTROL" SHINER SET ON THE SOUTHWEST CORNER OF "INTERSTATE HIGHWAY 75 AND RANDELL LAKE ROAD, BEING ±30' NORTHEAST OF A STOP SIGN AND ±75' SOUTH OF THE RANDELL LAKE ROAD BRIDGE.
N: 7339669.46
E: 2554534.36
ELEV: 651.74

BM 102 MAG-NAIL W/ "YP CONTROL" SHINER SET ON THE NORTH SIDE OF INTERSTATE 75 FRONTAGE ROAD, BEING ±950' WEST OF RANDELL LAKE ROAD, ±90' SOUTH OF EXIT 71 AND ±45' NORTH OF A FLUME.
N: 7339575.79
E: 2553660.45
ELEV: 663.76

Kimley»Horn
801 CHERRY ST. UNIT 11, STE. 1000, FORT WORTH, TX 76102
TEXAS REGISTERED ENGINEERING FIRM F-428

PROJECT NO.: 061200719
DATE: JULY 2024
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: KHA

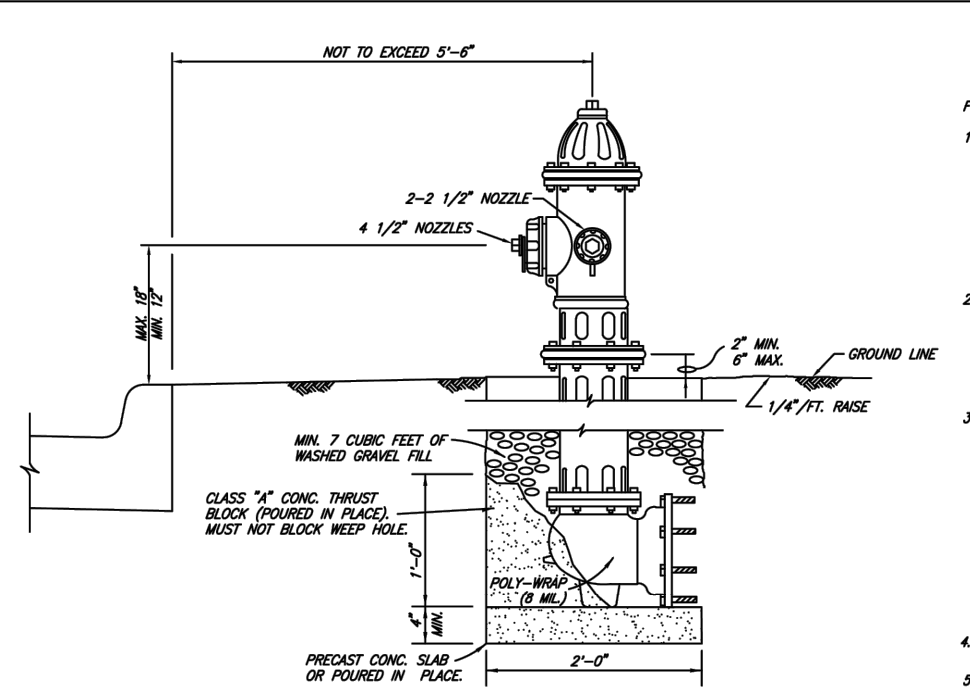
DENISON SELF STORAGE
CITY OF DENISON
GRAYSON COUNTY, TEXAS

SEWER PLAN

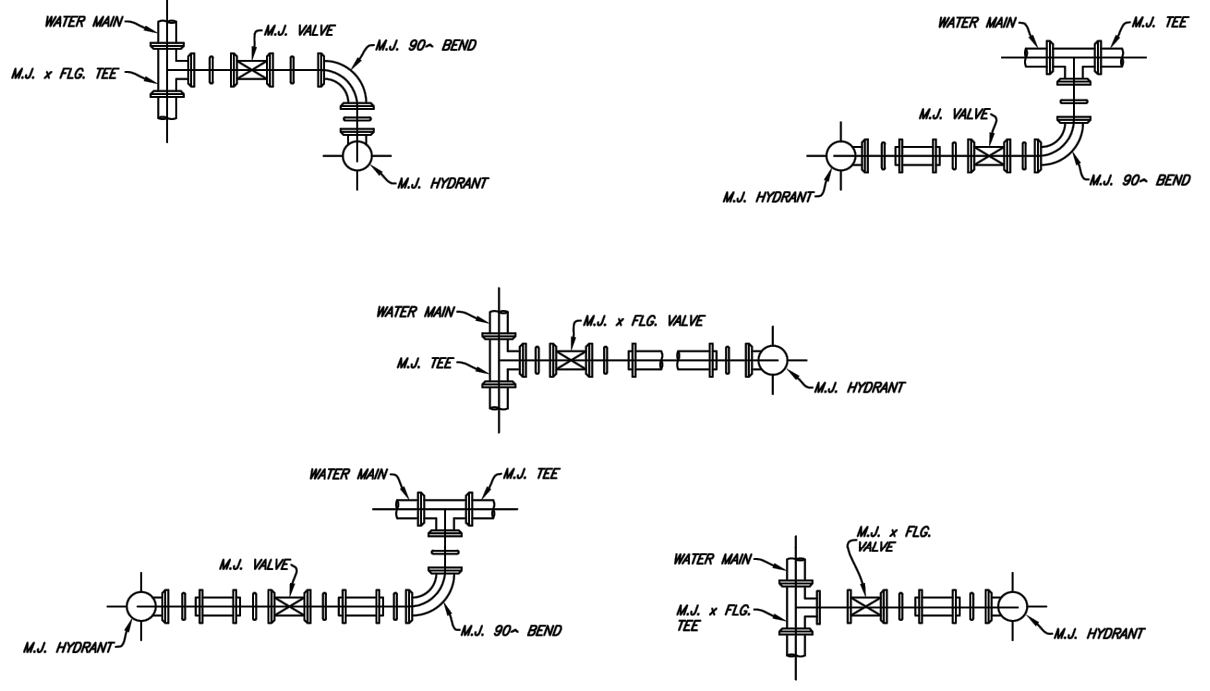
SHEET NUMBER
C-302

NO.	REVISIONS	DATE	BY

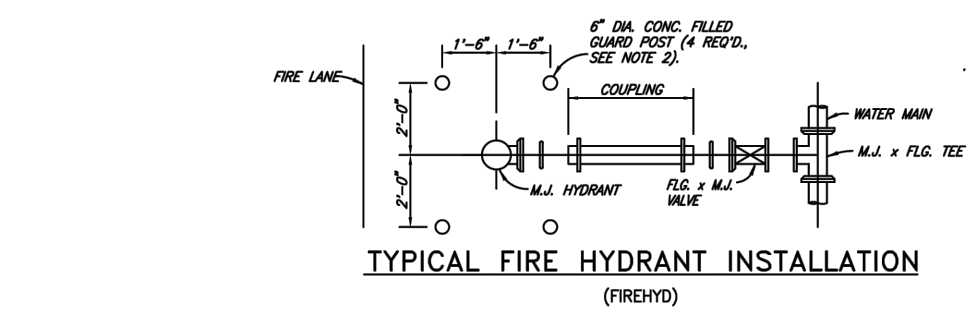
XREF: 2456-Pain Bowler - XREF: 2456-111 - XREF: 2456-112 - XREF: 2456-113 - XREF: 2456-114 - XREF: 2456-115 - XREF: 2456-116 - XREF: 2456-117 - XREF: 2456-118 - XREF: 2456-119 - XREF: 2456-120 - XREF: 2456-121 - XREF: 2456-122 - XREF: 2456-123 - XREF: 2456-124 - XREF: 2456-125 - XREF: 2456-126 - XREF: 2456-127 - XREF: 2456-128 - XREF: 2456-129 - XREF: 2456-130 - XREF: 2456-131 - XREF: 2456-132 - XREF: 2456-133 - XREF: 2456-134 - XREF: 2456-135 - XREF: 2456-136 - XREF: 2456-137 - XREF: 2456-138 - XREF: 2456-139 - XREF: 2456-140 - XREF: 2456-141 - XREF: 2456-142 - XREF: 2456-143 - XREF: 2456-144 - XREF: 2456-145 - XREF: 2456-146 - XREF: 2456-147 - XREF: 2456-148 - XREF: 2456-149 - XREF: 2456-150 - XREF: 2456-151 - XREF: 2456-152 - XREF: 2456-153 - XREF: 2456-154 - XREF: 2456-155 - XREF: 2456-156 - XREF: 2456-157 - XREF: 2456-158 - XREF: 2456-159 - XREF: 2456-160 - XREF: 2456-161 - XREF: 2456-162 - XREF: 2456-163 - XREF: 2456-164 - XREF: 2456-165 - XREF: 2456-166 - XREF: 2456-167 - XREF: 2456-168 - XREF: 2456-169 - XREF: 2456-170 - XREF: 2456-171 - XREF: 2456-172 - XREF: 2456-173 - XREF: 2456-174 - XREF: 2456-175 - XREF: 2456-176 - XREF: 2456-177 - XREF: 2456-178 - XREF: 2456-179 - XREF: 2456-180 - XREF: 2456-181 - XREF: 2456-182 - XREF: 2456-183 - XREF: 2456-184 - XREF: 2456-185 - XREF: 2456-186 - XREF: 2456-187 - XREF: 2456-188 - XREF: 2456-189 - XREF: 2456-190 - XREF: 2456-191 - XREF: 2456-192 - XREF: 2456-193 - XREF: 2456-194 - XREF: 2456-195 - XREF: 2456-196 - XREF: 2456-197 - XREF: 2456-198 - XREF: 2456-199 - XREF: 2456-200 - XREF: 2456-201 - XREF: 2456-202 - XREF: 2456-203 - XREF: 2456-204 - XREF: 2456-205 - XREF: 2456-206 - XREF: 2456-207 - XREF: 2456-208 - XREF: 2456-209 - XREF: 2456-210 - XREF: 2456-211 - XREF: 2456-212 - XREF: 2456-213 - XREF: 2456-214 - XREF: 2456-215 - XREF: 2456-216 - XREF: 2456-217 - XREF: 2456-218 - XREF: 2456-219 - XREF: 2456-220 - XREF: 2456-221 - XREF: 2456-222 - XREF: 2456-223 - XREF: 2456-224 - XREF: 2456-225 - XREF: 2456-226 - XREF: 2456-227 - XREF: 2456-228 - XREF: 2456-229 - XREF: 2456-230 - XREF: 2456-231 - XREF: 2456-232 - XREF: 2456-233 - XREF: 2456-234 - XREF: 2456-235 - XREF: 2456-236 - XREF: 2456-237 - XREF: 2456-238 - XREF: 2456-239 - XREF: 2456-240 - XREF: 2456-241 - XREF: 2456-242 - XREF: 2456-243 - XREF: 2456-244 - XREF: 2456-245 - XREF: 2456-246 - XREF: 2456-247 - XREF: 2456-248 - XREF: 2456-249 - XREF: 2456-250 - XREF: 2456-251 - XREF: 2456-252 - XREF: 2456-253 - XREF: 2456-254 - XREF: 2456-255 - XREF: 2456-256 - XREF: 2456-257 - XREF: 2456-258 - XREF: 2456-259 - XREF: 2456-260 - XREF: 2456-261 - XREF: 2456-262 - XREF: 2456-263 - XREF: 2456-264 - XREF: 2456-265 - XREF: 2456-266 - XREF: 2456-267 - XREF: 2456-268 - XREF: 2456-269 - XREF: 2456-270 - XREF: 2456-271 - XREF: 2456-272 - XREF: 2456-273 - XREF: 2456-274 - XREF: 2456-275 - XREF: 2456-276 - XREF: 2456-277 - XREF: 2456-278 - XREF: 2456-279 - XREF: 2456-280 - XREF: 2456-281 - XREF: 2456-282 - XREF: 2456-283 - XREF: 2456-284 - XREF: 2456-285 - XREF: 2456-286 - XREF: 2456-287 - XREF: 2456-288 - XREF: 2456-289 - XREF: 2456-290 - XREF: 2456-291 - XREF: 2456-292 - XREF: 2456-293 - XREF: 2456-294 - XREF: 2456-295 - XREF: 2456-296 - XREF: 2456-297 - XREF: 2456-298 - XREF: 2456-299 - XREF: 2456-300 - XREF: 2456-301 - XREF: 2456-302 - XREF: 2456-303 - XREF: 2456-304 - XREF: 2456-305 - XREF: 2456-306 - XREF: 2456-307 - XREF: 2456-308 - XREF: 2456-309 - XREF: 2456-310 - XREF: 2456-311 - XREF: 2456-312 - XREF: 2456-313 - XREF: 2456-314 - XREF: 2456-315 - XREF: 2456-316 - XREF: 2456-317 - XREF: 2456-318 - XREF: 2456-319 - XREF: 2456-320 - XREF: 2456-321 - XREF: 2456-322 - XREF: 2456-323 - XREF: 2456-324 - XREF: 2456-325 - XREF: 2456-326 - XREF: 2456-327 - XREF: 2456-328 - XREF: 2456-329 - XREF: 2456-330 - XREF: 2456-331 - XREF: 2456-332 - XREF: 2456-333 - XREF: 2456-334 - XREF: 2456-335 - XREF: 2456-336 - XREF: 2456-337 - XREF: 2456-338 - XREF: 2456-339 - XREF: 2456-340 - XREF: 2456-341 - XREF: 2456-342 - XREF: 2456-343 - XREF: 2456-344 - XREF: 2456-345 - XREF: 2456-346 - XREF: 2456-347 - XREF: 2456-348 - XREF: 2456-349 - XREF: 2456-350 - XREF: 2456-351 - XREF: 2456-352 - XREF: 2456-353 - XREF: 2456-354 - XREF: 2456-355 - XREF: 2456-356 - XREF: 2456-357 - XREF: 2456-358 - XREF: 2456-359 - XREF: 2456-360 - XREF: 2456-361 - XREF: 2456-362 - XREF: 2456-363 - XREF: 2456-364 - XREF: 2456-365 - XREF: 2456-366 - XREF: 2456-367 - XREF: 2456-368 - XREF: 2456-369 - XREF: 2456-370 - XREF: 2456-371 - XREF: 2456-372 - XREF: 2456-373 - XREF: 2456-374 - XREF: 2456-375 - XREF: 2456-376 - XREF: 2456-377 - XREF: 2456-378 - XREF: 2456-379 - XREF: 2456-380 - XREF: 2456-381 - XREF: 2456-382 - XREF: 2456-383 - XREF: 2456-384 - XREF: 2456-385 - XREF: 2456-386 - XREF: 2456-387 - XREF: 2456-388 - XREF: 2456-389 - XREF: 2456-390 - XREF: 2456-391 - XREF: 2456-392 - XREF: 2456-393 - XREF: 2456-394 - XREF: 2456-395 - XREF: 2456-396 - XREF: 2456-397 - XREF: 2456-398 - XREF: 2456-399 - XREF: 2456-400 - XREF: 2456-401 - XREF: 2456-402 - XREF: 2456-403 - XREF: 2456-404 - XREF: 2456-405 - XREF: 2456-406 - XREF: 2456-407 - XREF: 2456-408 - XREF: 2456-409 - XREF: 2456-410 - XREF: 2456-411 - XREF: 2456-412 - XREF: 2456-413 - XREF: 2456-414 - XREF: 2456-415 - XREF: 2456-416 - XREF: 2456-417 - XREF: 2456-418 - XREF: 2456-419 - XREF: 2456-420 - XREF: 2456-421 - XREF: 2456-422 - XREF: 2456-423 - XREF: 2456-424 - XREF: 2456-425 - XREF: 2456-426 - XREF: 2456-427 - XREF: 2456-428 - XREF: 2456-429 - XREF: 2456-430 - XREF: 2456-431 - XREF: 2456-432 - XREF: 2456-433 - XREF: 2456-434 - XREF: 2456-435 - XREF: 2456-436 - XREF: 2456-437 - XREF: 2456-438 - XREF: 2456-439 - XREF: 2456-440 - XREF: 2456-441 - XREF: 2456-442 - XREF: 2456-443 - XREF: 2456-444 - XREF: 2456-445 - XREF: 2456-446 - XREF: 2456-447 - XREF: 2456-448 - XREF: 2456-449 - XREF: 2456-450 - XREF: 2456-451 - XREF: 2456-452 - XREF: 2456-453 - XREF: 2456-454 - XREF: 2456-455 - XREF: 2456-456 - XREF: 2456-457 - XREF: 2456-458 - XREF: 2456-459 - XREF: 2456-460 - XREF: 2456-461 - XREF: 2456-462 - XREF: 2456-463 - XREF: 2456-464 - XREF: 2456-465 - XREF: 2456-466 - XREF: 2456-467 - XREF: 2456-468 - XREF: 2456-469 - XREF: 2456-470 - XREF: 2456-471 - XREF: 2456-472 - XREF: 2456-473 - XREF: 2456-474 - XREF: 2456-475 - XREF: 2456-476 - XREF: 2456-477 - XREF: 2456-478 - XREF: 2456-479 - XREF: 2456-480 - XREF: 2456-481 - XREF: 2456-482 - XREF: 2456-483 - XREF: 2456-484 - XREF: 2456-485 - XREF: 2456-486 - XREF: 2456-487 - XREF: 2456-488 - XREF: 2456-489 - XREF: 2456-490 - XREF: 2456-491 - XREF: 2456-492 - XREF: 2456-493 - XREF: 2456-494 - XREF: 2456-495 - XREF: 2456-496 - XREF: 2456-497 - XREF: 2456-498 - XREF: 2456-499 - XREF: 2456-500 - XREF: 2456-501 - XREF: 2456-502 - XREF: 2456-503 - XREF: 2456-504 - XREF: 2456-505 - XREF: 2456-506 - XREF: 2456-507 - XREF: 2456-508 - XREF: 2456-509 - XREF: 2456-510 - XREF: 2456-511 - XREF: 2456-512 - XREF: 2456-513 - XREF: 2456-514 - XREF: 2456-515 - XREF: 2456-516 - XREF: 2456-517 - XREF: 2456-518 - XREF: 2456-519 - XREF: 2456-520 - XREF: 2456-521 - XREF: 2456-522 - XREF: 2456-523 - XREF: 2456-524 - XREF: 2456-525 - XREF: 2456-526 - XREF: 2456-527 - XREF: 2456-528 - XREF: 2456-529 - XREF: 2456-530 - XREF: 2456-531 - XREF: 2456-532 - XREF: 2456-533 - XREF: 2456-534 - XREF: 2456-535 - XREF: 2456-536 - XREF: 2456-537 - XREF: 2456-538 - XREF: 2456-539 - XREF: 2456-540 - XREF: 2456-541 - XREF: 2456-542 - XREF: 2456-543 - XREF: 2456-544 - XREF: 2456-545 - XREF: 2456-546 - XREF: 2456-547 - XREF: 2456-548 - XREF: 2456-549 - XREF: 2456-550 - XREF: 2456-551 - XREF: 2456-552 - XREF: 2456-553 - XREF: 2456-554 - XREF: 2456-555 - XREF: 2456-556 - XREF: 2456-557 - XREF: 2456-558 - XREF: 2456-559 - XREF: 2456-560 - XREF: 2456-561 - XREF: 2456-562 - XREF: 2456-563 - XREF: 2456-564 - XREF: 2456-565 - XREF: 2456-566 - XREF: 2456-567 - XREF: 2456-568 - XREF: 2456-569 - XREF: 2456-570 - XREF: 2456-571 - XREF: 2456-572 - XREF: 2456-573 - XREF: 2456-574 - XREF: 2456-575 - XREF: 2456-576 - XREF: 2456-577 - XREF: 2456-578 - XREF: 2456-579 - XREF: 2456-580 - XREF: 2456-581 - XREF: 2456-582 - XREF: 2456-583 - XREF: 2456-584 - XREF: 2456-585 - XREF: 2456-586 - XREF: 2456-587 - XREF: 2456-588 - XREF: 2456-589 - XREF: 2456-590 - XREF: 2456-591 - XREF: 2456-592 - XREF: 2456-593 - XREF: 2456-594 - XREF: 2456-595 - XREF: 2456-596 - XREF: 2456-597 - XREF: 2456-598 - XREF: 2456-599 - XREF: 2456-600 - XREF: 2456-601 - XREF: 2456-602 - XREF: 2456-603 - XREF: 2456-604 - XREF: 2456-605 - XREF: 2456-606 - XREF: 2456-607 - XREF: 2456-608 - XREF: 2456-609 - XREF: 2456-610 - XREF: 2456-611 - XREF: 2456-612 - XREF: 2456-613 - XREF: 2456-614 - XREF: 2456-615 - XREF: 2456-616 - XREF: 2456-617 - XREF: 2456-618 - XREF: 2456-619 - XREF: 2456-620 - XREF: 2456-621 - XREF: 2456-622 - XREF: 2456-623 - XREF: 2456-624 - XREF: 2456-625 - XREF: 2456-626 - XREF: 2456-627 - XREF: 2456-628 - XREF: 2456-629 - XREF: 2456-630 - XREF: 2456-631 - XREF: 2456-632 - XREF: 2456-633 - XREF: 2456-634 - XREF: 2456-635 - XREF: 2456-636 - XREF: 2456-637 - XREF: 2456-638 - XREF: 2456-639 - XREF: 2456-640 - XREF: 2456-641 - XREF: 2456-642 - XREF: 2456-643 - XREF: 2456-644 - XREF: 2456-645 - XREF: 2456-646 - XREF: 2456-647 - XREF: 2456-648 - XREF: 2456-649 - XREF: 2456-650 - XREF: 2456-651 - XREF: 2456-652 - XREF: 2456-653 - XREF: 2456-654 - XREF: 2456-655 - XREF: 2456-656 - XREF: 2456-657 - XREF: 2456-658 - XREF: 2456-659 - XREF: 2456-660 - XREF: 2456-661 - XREF: 2456-662 - XREF: 2456-663 - XREF: 2456-664 - XREF: 2456-665 - XREF: 2456-666 - XREF: 2456-667 - XREF: 2456-668 - XREF: 2456-669 - XREF: 2456-670 - XREF: 2456-671 - XREF: 2456-672 - XREF: 2456-673 - XREF: 2456-674 - XREF: 2456-675 - XREF: 2456-676 - XREF: 2456-677 - XREF: 2456-678 - XREF: 2456-679 - XREF: 2456-680 - XREF: 2456-681 - XREF: 2456-682 - XREF: 2456-683 - XREF: 2456-684 - XREF: 2456-685 - XREF: 2456-686 - XREF: 2456-687 - XREF: 2456-688 - XREF: 2456-689 - XREF: 2456-690 - XREF: 2456-691 - XREF: 2456-692 - XREF: 2456-693 - XREF: 2456-694 - XREF: 2456-695 - XREF: 2456-696 - XREF: 2456-697 - XREF: 2456-698 - XREF: 2456-699 - XREF: 2456-700 - XREF: 2456-701 - XREF: 2456-702 - XREF: 2456-703 - XREF: 2456-704 - XREF: 2456-705 - XREF: 2456-706 - XREF: 2456-707 - XREF: 2456-708 - XREF: 2456-709 - XREF: 2456-710 - XREF: 2456-711 - XREF: 2456-712 - XREF: 2456-713 - XREF: 2456-714 - XREF: 2456-715 - XREF: 2456-716 - XREF: 2456-717 - XREF: 2456-718 - XREF: 2456-719 - XREF: 2456-720 - XREF: 2456-721 - XREF: 2456-722 - XREF: 2456-723 - XREF: 2456-724 - XREF: 2456-725 - XREF: 2456-726 - XREF: 2456-727 - XREF: 2456-728 - XREF: 2456-729 - XREF: 2456-730 - XREF: 2456-731 - XREF: 2456-732 - XREF: 2456-733 - XREF: 2456-734 - XREF: 2456-735 - XREF: 2456-736 - XREF: 2456-737 - XREF: 2456-738 - XREF: 2456-739 - XREF: 2456-740 - XREF: 2456-741 - XREF: 2456-742 - XREF: 2456-743 - XREF: 2456-744 - XREF: 2456-745 - XREF: 2456-746 - XREF: 2456-747 - XREF: 2456-748 - XREF: 2456-749 - XREF: 2456-750 - XREF: 2456-751 - XREF: 2456-752 - XREF: 2456-753 - XREF: 2456-754 - XREF: 2456-755 - XREF: 2456-756 - XREF: 2456-757 - XREF: 2456-758 - XREF: 2456-759 - XREF: 2456-760 - XREF: 2456-761 - XREF: 2456-762 - XREF: 2456-763 - XREF: 2456-764 - XREF: 2456-765 - XREF: 2456-766 - XREF: 2456-767 - XREF: 2456-768 - XREF: 2456-769 - XREF: 2456-770 - XREF: 2456-771 - XREF: 2456-772 - XREF: 2456-773 - XREF: 2456-774 - XREF: 2456-775 - XREF: 2456-776 - XREF: 2456-777 - XREF: 2456-778 - XREF: 2456-779 - XREF: 2456-780 - XREF: 2456-781 - XREF: 2456-782 - XREF: 2456-783 - XREF: 2456-784 - XREF: 2456-785 - XREF: 2456-786 - XREF: 2456-787 - XREF: 2456-788 - XREF: 2456-789 - XREF: 2456-790 - XREF: 2456-791 - XREF: 2456-792 - XREF: 2456-793 - XREF: 2456-794 - XREF: 2456-795 - XREF: 2456-796 - XREF: 2456-797 - XREF: 2456-798 - XREF: 2456-799 - XREF: 2456-800 - XREF: 2456-801 - XREF: 2456-802 - XREF: 2456-803 - XREF: 2456-804 - XREF: 2456-805 - XREF: 2456-806 - XREF: 2456-807 - XREF: 2456-808 - XREF: 2456-809 - XREF: 2456-810 - XREF: 2456-811 - XREF: 2456-812 - XREF: 2456-813 - XREF: 2456-814 - XREF: 2456-815 - XREF: 2456-816 - XREF: 2456-817



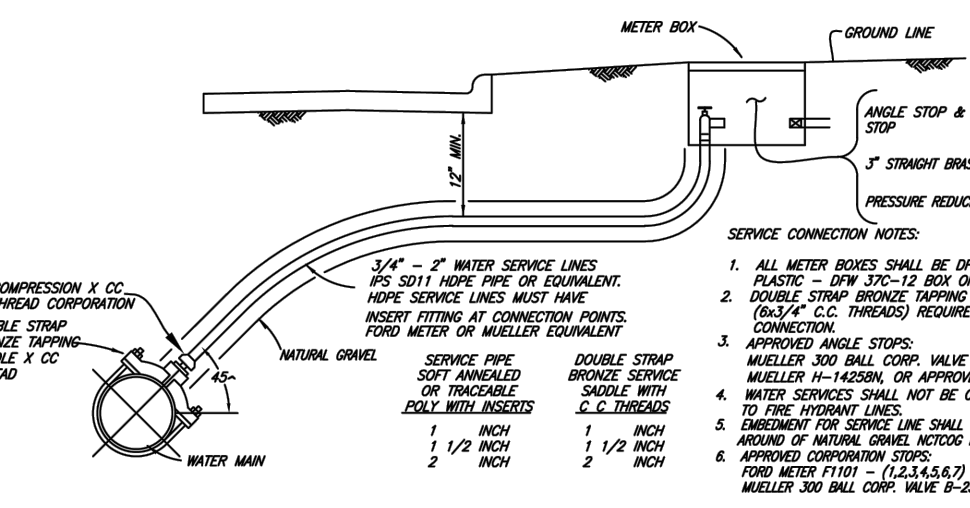
- FIRE HYDRANT NOTES:**
1. IN GENERAL ALL FIRE HYDRANTS SHALL CONFORM TO ANNUAL STANDARDS SPECIFICATIONS FOR FIRE HYDRANTS FOR COMMUNITY WATER SERVICE FOR WATER AND SANITARY SERVICE IMPROVEMENTS. FIRE HYDRANTS SHALL HAVE A 2-1/2" MINIMUM UNCLE CROWNS AND WITH A BARREL APPROXIMATELY 7" HOSE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BROADCAST FLANGE. ALL HYDRANTS SHALL BE APPROVED BY THE CITY.
 2. GUARD POSTS SHALL BE 6 L.F. OF 6" DIA. STEEL PIPE 12" ABOVE & BELOW GROUND LINE. POST SHALL BE ENCASED IN 12" DIA. CONC. PIPE TO A DEPTH OF 12" BELOW POST BOTTOM. CONC. PIPE WITH 2 NO. 4 BARS (1/2" LONG) SHALL POST INTO PIER. POST ABOVE GROUND LEVEL SHALL HAVE 2-1/2" INCH BARS OF RED AND WHITE REFLECTIVE TAPE.
 3. SIZE OF HYDRANT WITH A DEVELOPMENT PROJECT SHALL BE CLOW HYDRANTS. ALL HYDRANTS SHALL BE ORDERED POWER COATED SLIDES IN COLOR. FINISH SHALL BE 45-LOW PROFILE ALUMINUM SERIES OR EQUIVALENT. BONNETS WILL BE PAINTED TO MATCH THE FLOW RATE. CLASS A - LIGHT BLUE (RATED CAPACITY OF 1500 GPM OR GREATER) CLASS B - GREEN (RATED CAPACITY OF 1000 - 1499 GPM) CLASS C - ORANGE (RATED CAPACITY OF 500 - 999 GPM) CLASS D - RED (RATED CAPACITY OF LESS THAN 500 GPM)
 4. OPEN LIST
 5. KEY OPERATING HAT
 6. FIRE HYDRANT SHOULD BE ONE OF THE FOLLOWING BRANDS/ MODELS:
CLOW HYDRANT
WELLES SUPER ENDURANCE
5-1/4" WIRELESS PNEUM HYDRANT



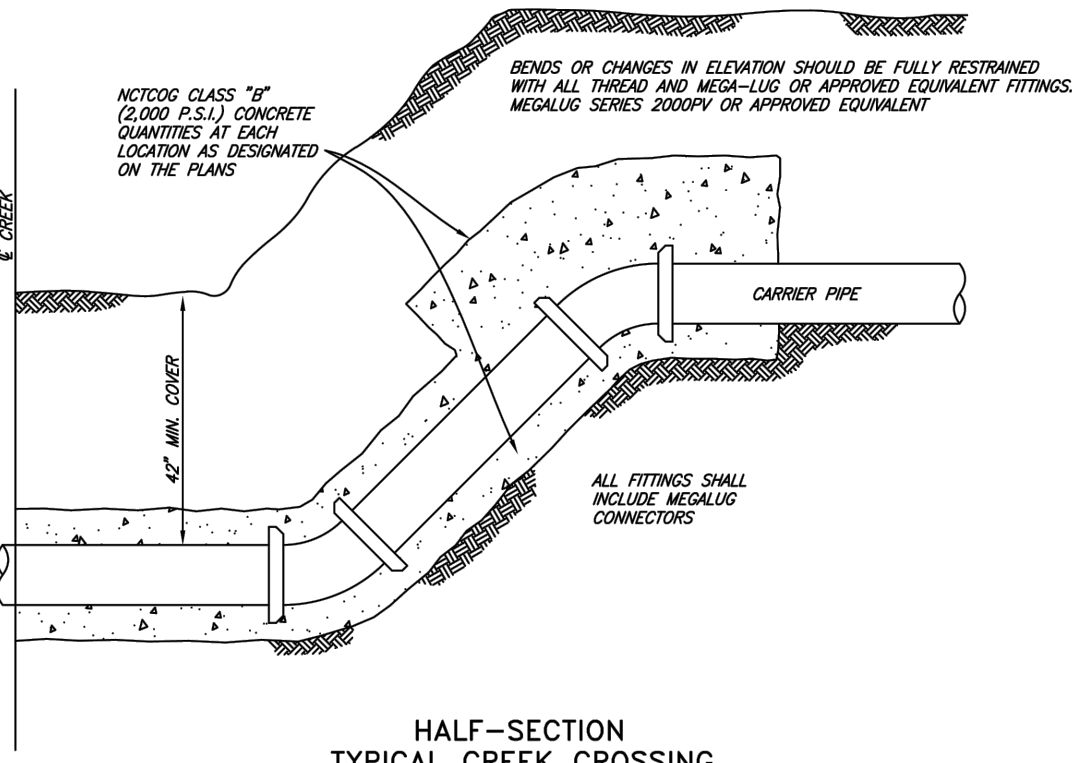
TYPICAL FIRE HYDRANT INSTALLATION PLANS (FH-PLANS)



TYPICAL FIRE HYDRANT INSTALLATION (FH-2)



TYPICAL SERVICE CONNECTION WITH METER BOX (WATERSVC)



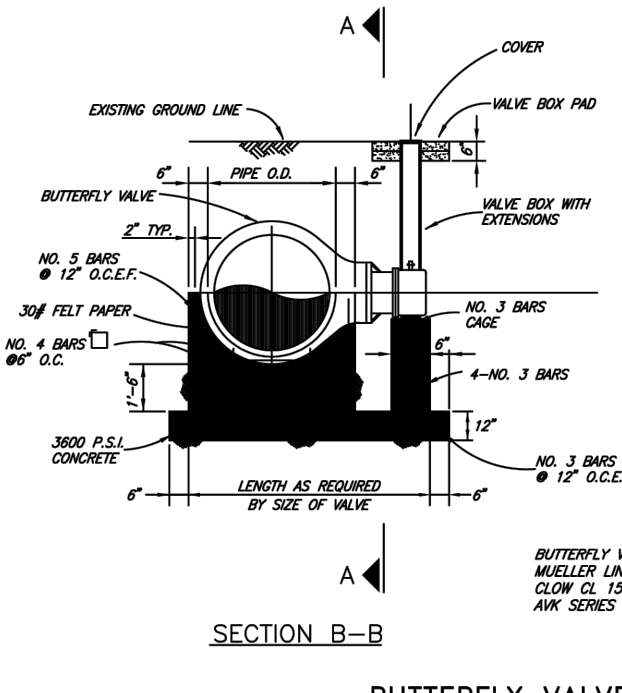
HALF-SECTION TYPICAL CREEK CROSSING (CREEK-X)



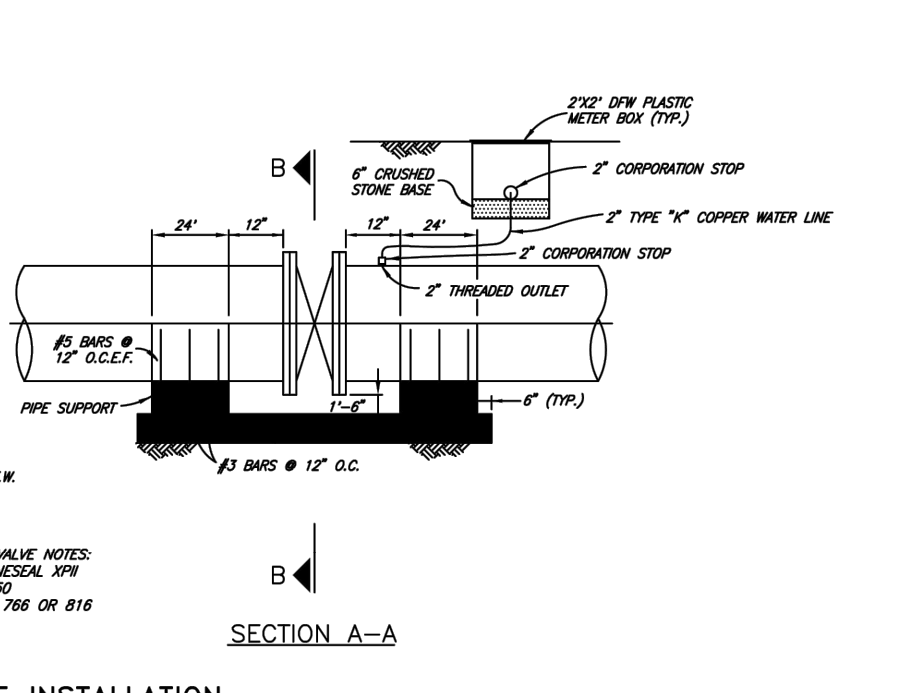
CITY OF DENISON, TEXAS
STANDARD CONSTRUCTION DETAILS
WATER SERVICES / FIRE HYDRANT

March, 2023 SHEET NO. 17

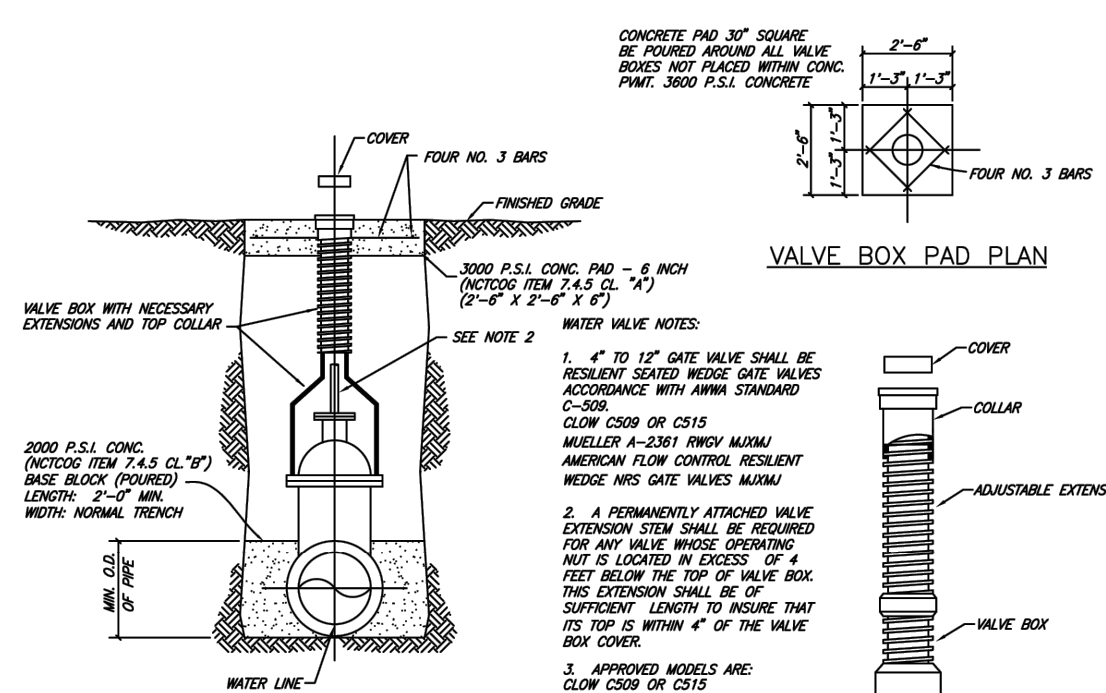
REVISED: 3/16/23 - Colton Starnore L:\Jobs\2021065.01 Denison Design Standards Update\Production Drawings\Denison-14.dwg PLOT SCALE: 1:2 PLOT STYLE: monochrome.ctb PLOTTED BY: Colton Starnore ON 3/16/2023



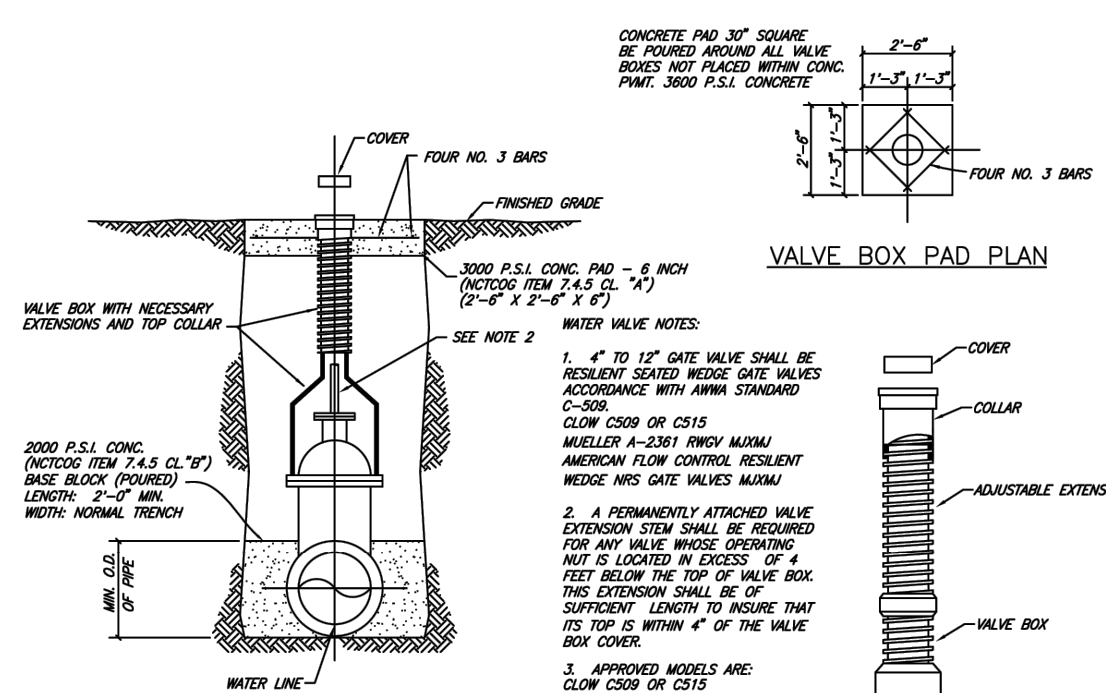
BUTTERFLY VALVE INSTALLATION (BFVALVE)



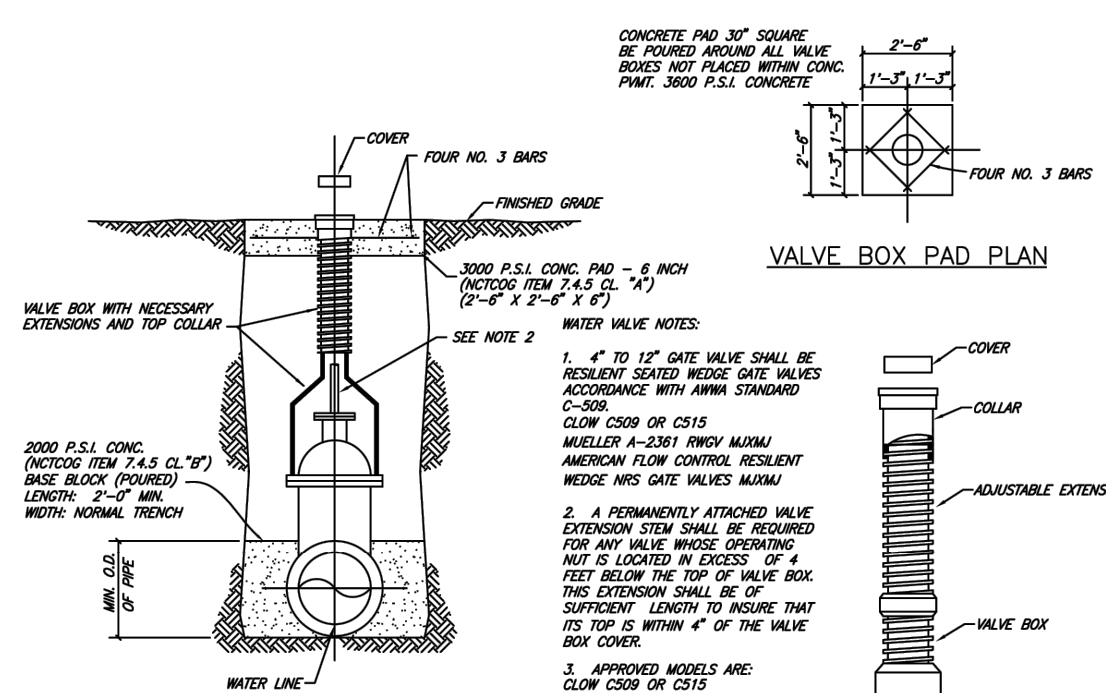
BUTTERFLY VALVE NOTES:
WELLES LINDSEAL 300
FLOW CL. 100
AIR SERIES 796 OR 816



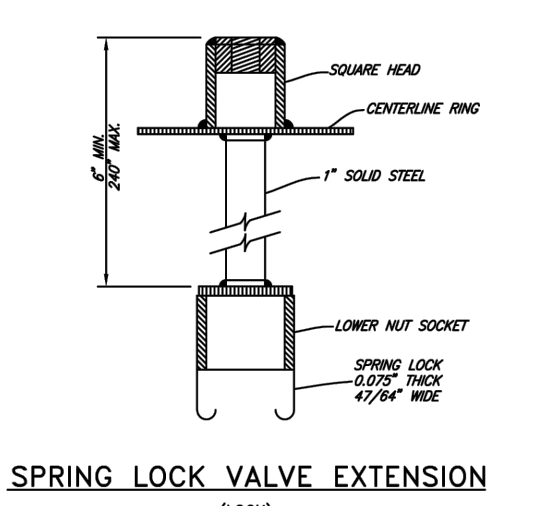
GATE VALVE INSTALLATION (YARDVAL)



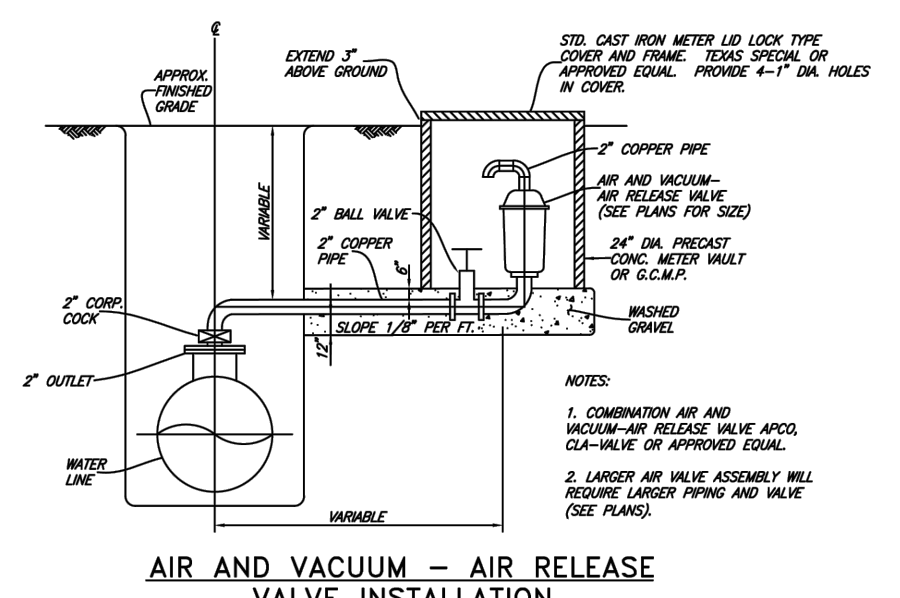
VALVE BOX PAD PLAN



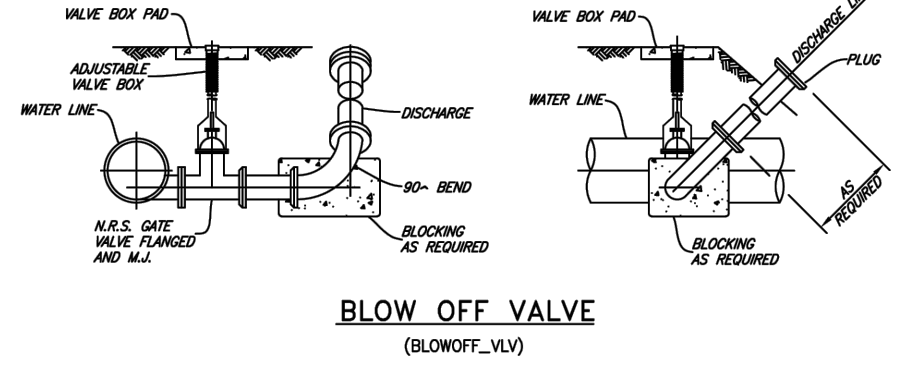
VALVE BOX WITH EXTENSION



SPRING LOCK VALVE EXTENSION (LOCK)



AIR AND VACUUM - AIR RELEASE VALVE INSTALLATION (AIR_VALVE)



BLOW OFF VALVE (BLOWOFF_VALV)



CITY OF DENISON, TEXAS
STANDARD CONSTRUCTION DETAILS
WATER / VALVES

March, 2023 SHEET NO. 18

REVISED: 3/16/23 - Colton Starnore L:\Jobs\2021065.01 Denison Design Standards Update\Production Drawings\Denison-15.dwg PLOT SCALE: 1:2 PLOT STYLE: monochrome.ctb PLOTTED BY: Colton Starnore ON 3/16/2023

XREF: 24246-Pipe Boxer
 KIMBLEY, JONHUA, 7/19/2024 10:41 AM
 DENISON SELF STORAGE CDPI PLANSHEET SITE PLAN SET UTILITY DETAILS.DWG
 LAST SAVED: 6/24/2024 10:47 AM
 THIS DOCUMENT IS THE PROPERTY OF KIMBLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

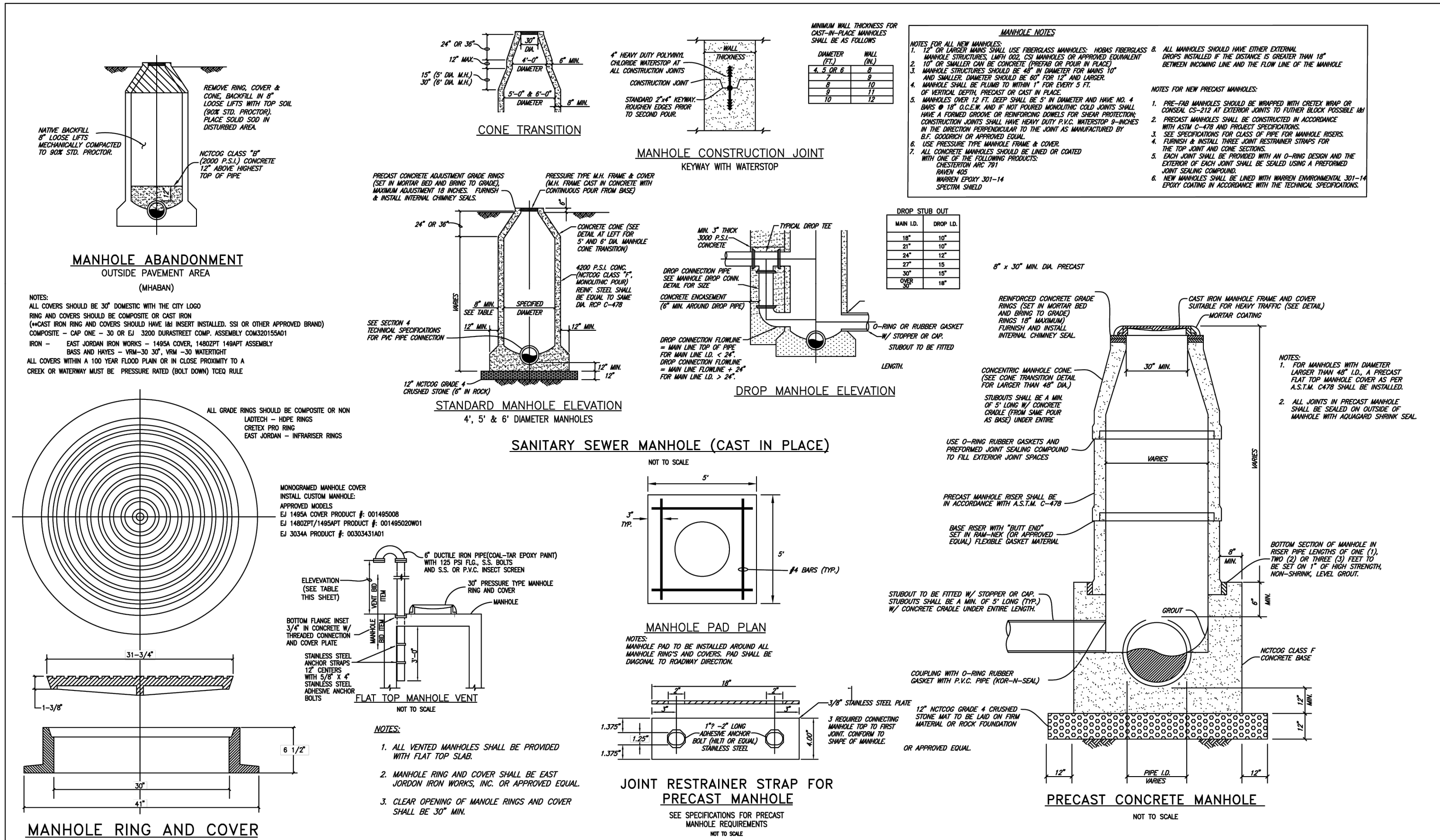
DENISON SELF STORAGE
 CITY OF DENISON
 GRAYSON COUNTY, TEXAS

UTILITY DETAILS (1 of 2)
 SHEET NUMBER
C-303

Kimley-Horn
 801 CHERRY ST. UNIT 11, STE. 1000, FORT WORTH, TX 76102
 TEXAS REGISTERED ENGINEERING FIRM F-028

PROJECT NO.: 091200719
 DATE: JULY 2024
 SCALE: AS SHOWN
 DESIGNED BY: KHA
 DRAWN BY: KHA
 CHECKED BY: KHA

NO.	REVISIONS	DATE	BY



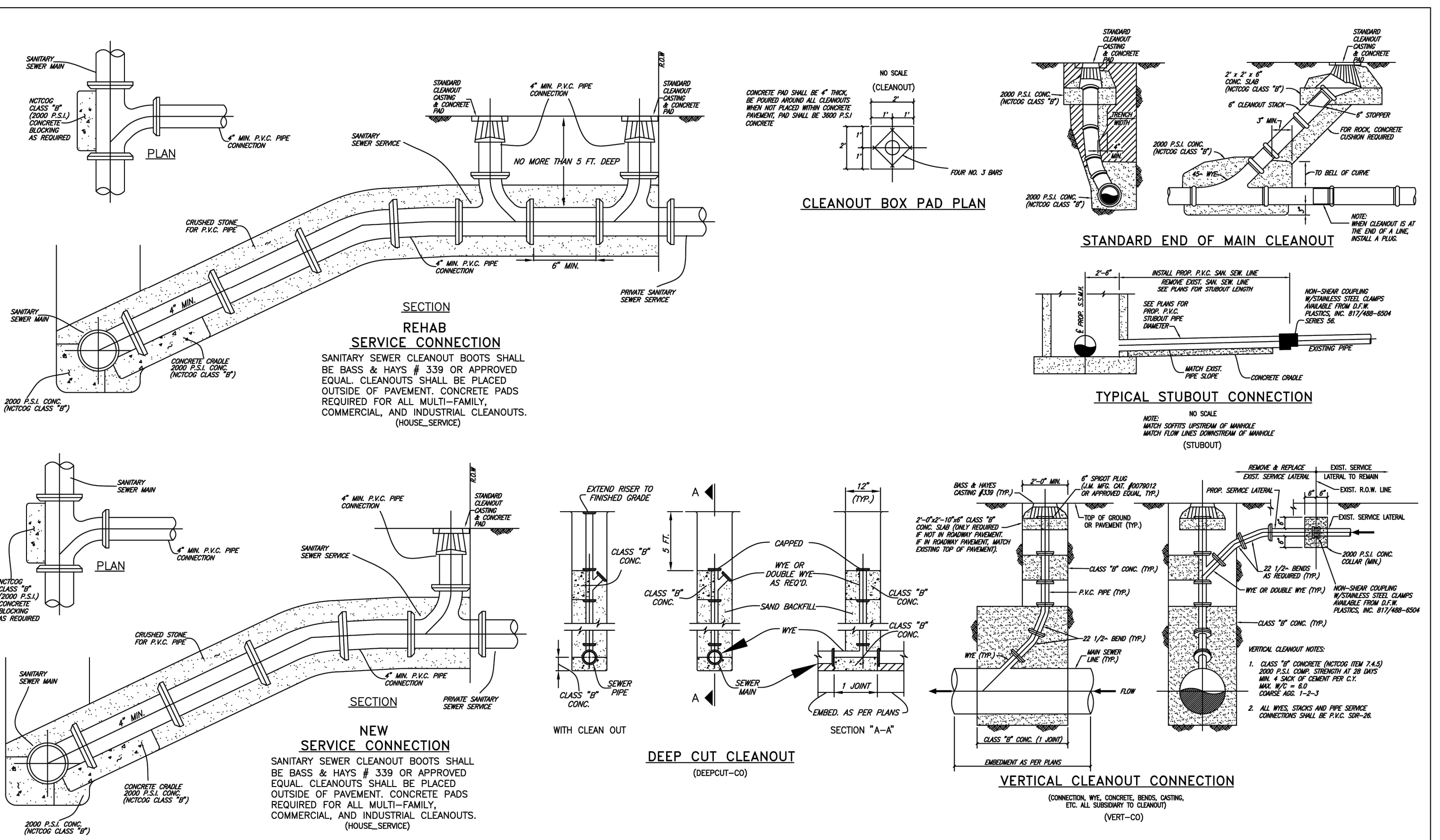
CHANGE ORDER NO. X				
FIELD CHANGE				
ADDENDUM				

REVISIONS: 3/16/23 - Max.cassara

CITY OF DENISON, TEXAS
STANDARD CONSTRUCTION DETAILS
SANITARY SEWER / MANHOLES

March, 2023

SHEET NO. **23**

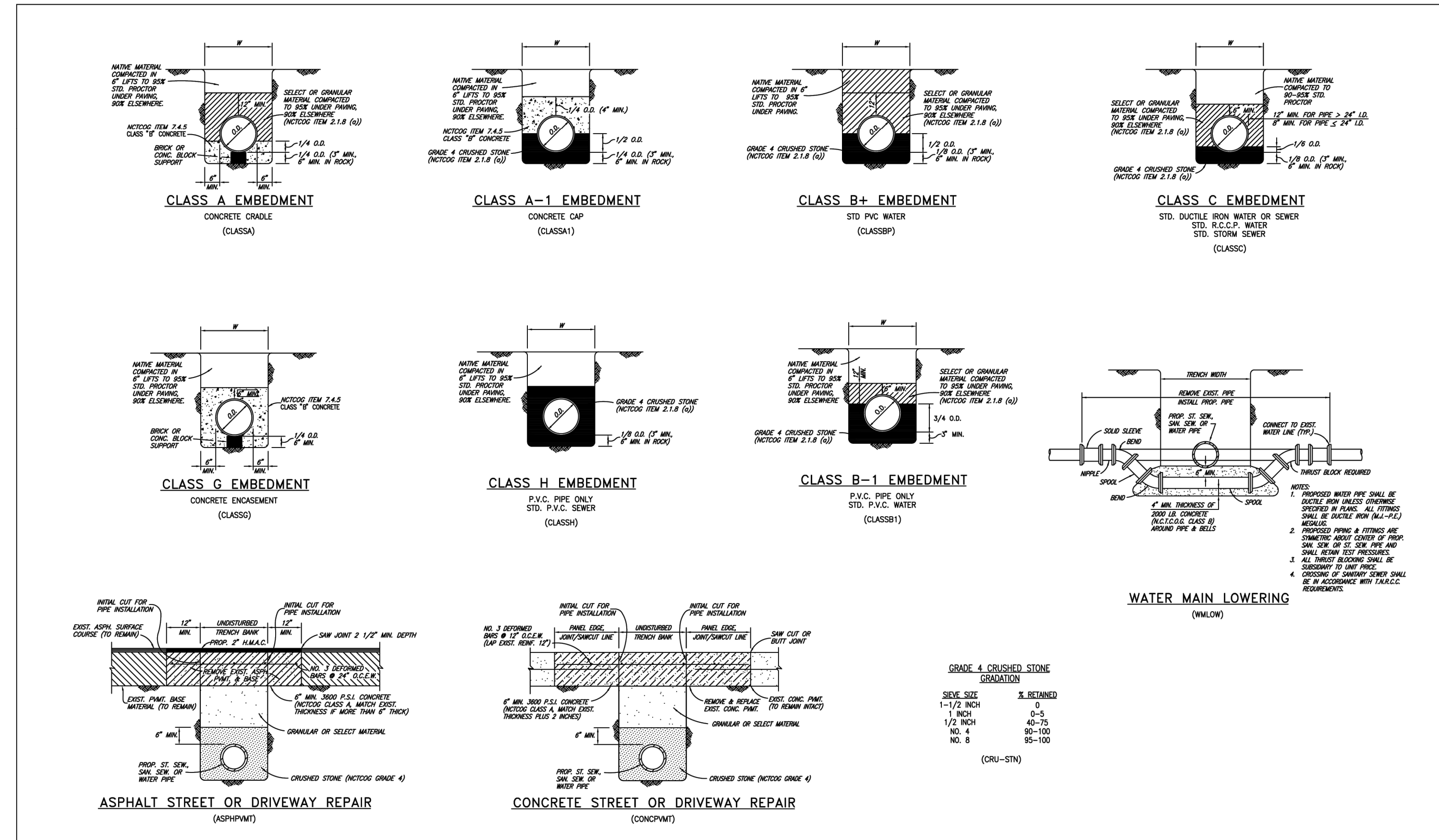


REVISIONS: 3/16/23 - Colton.Steamer

CITY OF DENISON, TEXAS
STANDARD CONSTRUCTION DETAILS
SANITARY SEWER SERVICES

March, 2023

SHEET NO. **24**



REVISIONS: 3/16/23 - Colton.Steamer

CITY OF DENISON, TEXAS
STANDARD CONSTRUCTION DETAILS
TYPICAL EMBEDMENT

March, 2023

SHEET NO. **25**

BY: _____ DATE: _____

REVISIONS: _____

No. _____

Kimley»Horn

801 CHERRY ST. UNIT 11, STE. 1000, FORT WORTH, TX 76102
TEXAS REGISTERED ENGINEERING FIRM F-628

FOR REVIEW ONLY
Prepared for Concrete Plan submitted
Not for construction purposes or permits.

Kimley»Horn

Engineer: BRANDON D. MIDDLETON
P.E. No. 120185, Exp. 8.17.2025

PROJECT NO.: 091220719
DATE: JULY 2024
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: KHA

DENISON SELF STORAGE

CITY OF DENISON
GRAYSON COUNTY, TEXAS

REVISIONS: 3/16/23 - Colton.Steamer

CITY OF DENISON, TEXAS
STANDARD CONSTRUCTION DETAILS
TYPICAL EMBEDMENT

March, 2023

SHEET NO. **25**

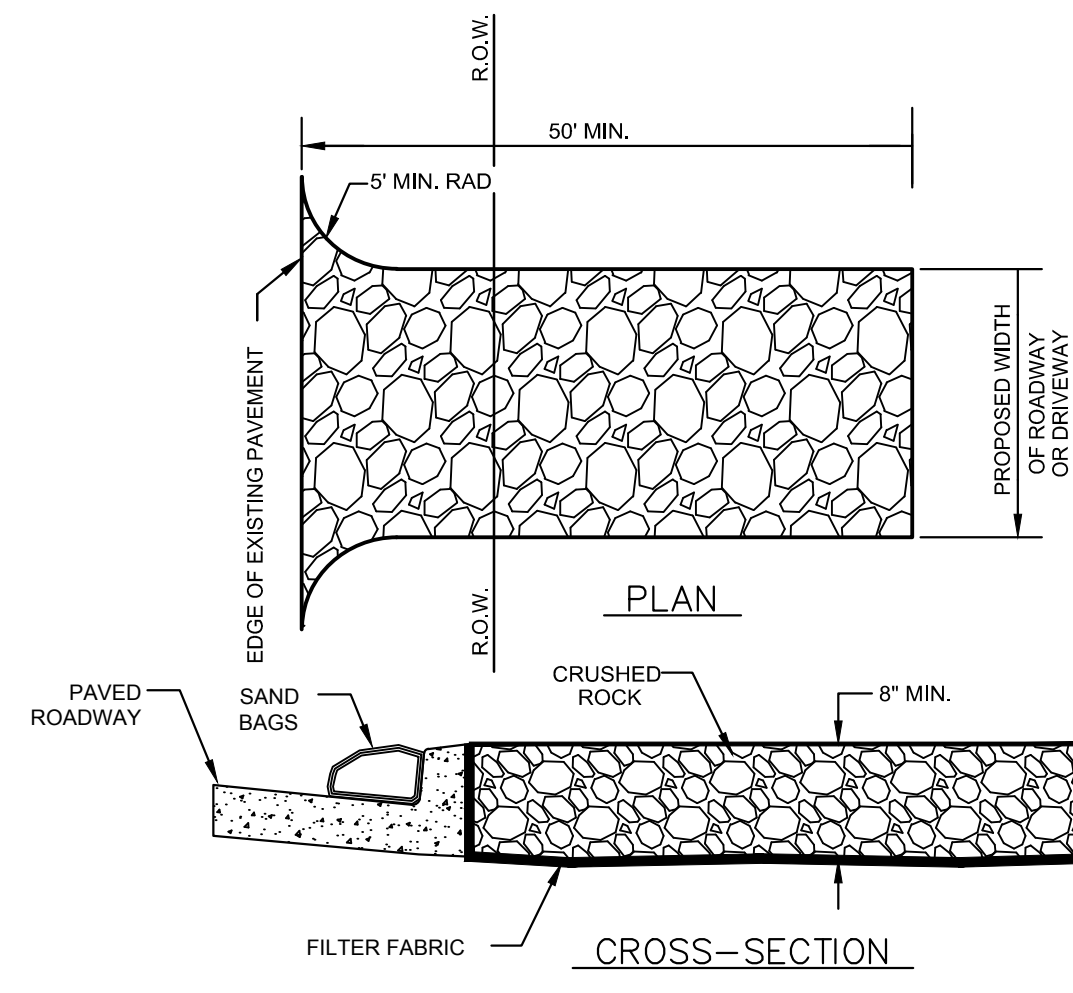
UTILITY DETAILS (2 of 2)

SHEET NUMBER
C-304

© 2024, KIMLEY-HORN AND ASSOCIATES, INC.

EROSION CONTROL NOTES

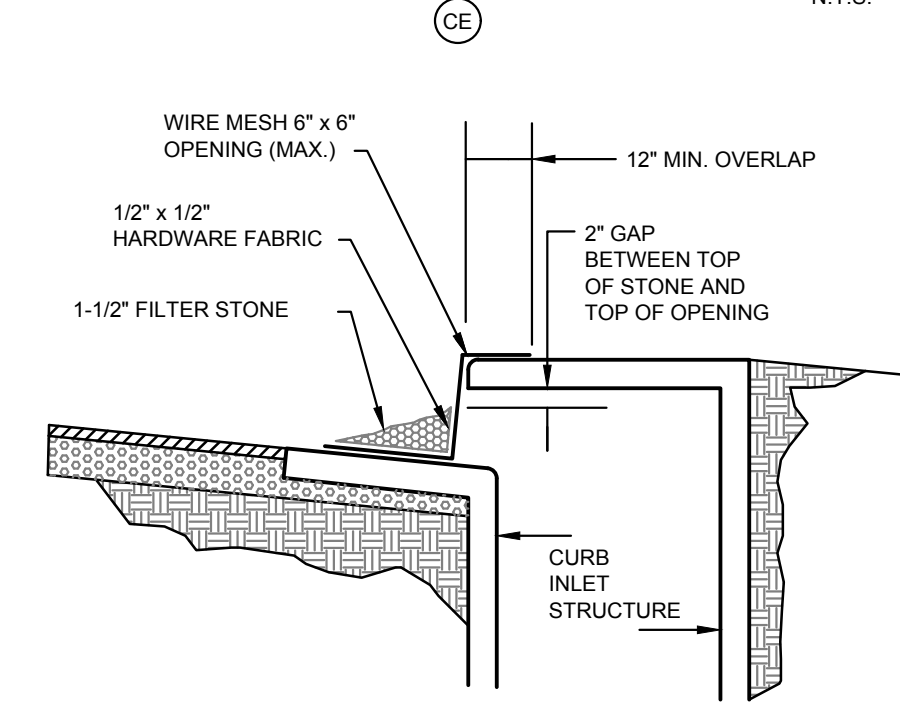
- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND A STAND OF GRASS IS ESTABLISHED WITH 70% COVERAGE ACHIEVED.
- CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH TOPSOIL AND VEGETATION.
- ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS MUST BE SEEDED AND IRRIGATED UNTIL A PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE.
- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE AND THE ESTABLISHMENT OF A STAND OF GRASS SUFFICIENT TO PREVENT EROSION.
- THE CONTRACTOR MUST USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM CLOGGING STORM SEWER PIPES OR PROPOSED OR EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES.
- CONSTRUCTION ENTRANCE
MINIMUM SIZE STONE: 3"-5" CRUSHED ROCK
THICKNESS: NOT LESS THAN 8"
LENGTH: NOT LESS THAN 50'
WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
MAINTENANCE REQUIREMENTS: AS NECESSARY TO PREVENT TRACKING OR FLOWING MUD INTO PUBLIC RIGHT-OF-WAY OR PARKING AREAS.
- PLACE INLET PROTECTION AROUND ALL PROPOSED INLETS DURING CONSTRUCTION.
- SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
- MAINTENANCE. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
- THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBE OIL, PESTICIDES, AND SOLID WASTE MATERIALS.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
- THE CONTRACTOR SHALL CONSTRUCT FILTER BARRIER, STRAW BALES OR OTHER APPROVED DEVICES PRIOR TO CONSTRUCTION TO PREVENT ADVERSE OFF-SITE IMPACT OR STORM WATER QUALITY AND AS REQUIRED BY THE CITY OF FORT WORTH. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS OFF SITE FROM THE EXISTING ROADWAYS AND PROJECT SITE THAT ARE A RESULT OF THE PROPOSED CONSTRUCTION AS REQUESTED BY THE CITY OF FORT WORTH.
- CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS. CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY AND ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE.
- CONTRACTOR STAGING AREA TO BE AGREED UPON BY OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROMOTE AND PROVIDE FOR A HEALTHY ESTABLISHMENT OF TURF GRASSES WHILE KEEPING IRRIGATION TO A MINIMUM IN ORDER TO REDUCE EROSION FROM SURFACE RUNOFF AND/OR SLOPE FAILURE DUE TO EXCESSIVE GROUND WATER. THIS IS ESPECIALLY IMPORTANT FOR THE SLOPED AREA AT THE NORTH END OF THE PROJECT SITE.



CONSTRUCTION ENTRANCE NOTES:

- STONE SIZE - 3 TO 5 INCHES CRUSHED ROCK.
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN 8 INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY, MUST BE REMOVED IMMEDIATELY.
- DRAINAGE - ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.

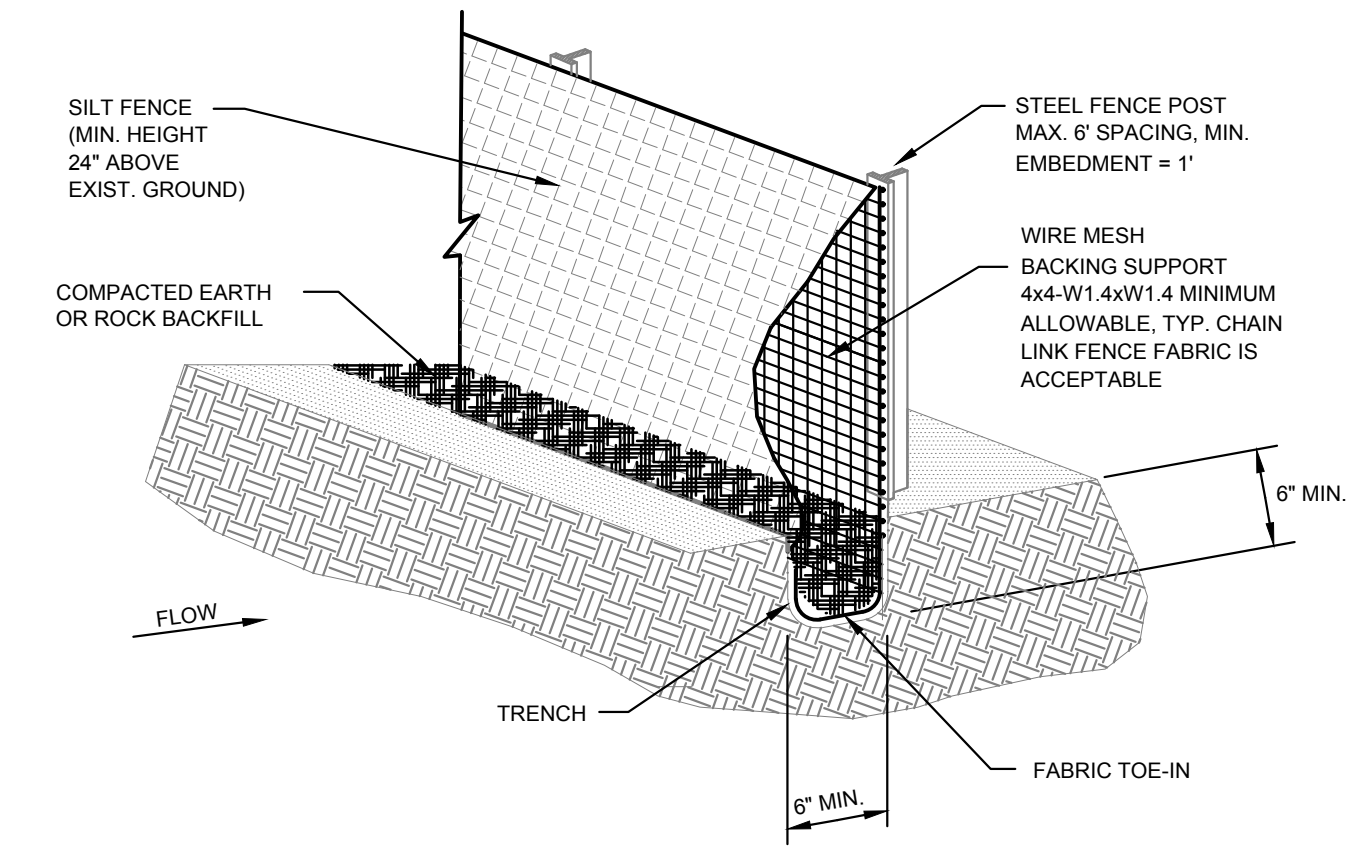
CONSTRUCTION ENTRANCE



CURB INLET PROTECTION NOTES:

- WITHIN FORTY-EIGHT (48) HOURS OF POURING THE BLOCKOUT AND TOP, PLACE WIRE MESH WITH 12" OPENINGS OVER ALL CURB AND GRATE INLET OPENINGS SO THAT AT LEAST 12" OF WIRE EXTENDS ACROSS THE INLET COVER-GUTTER AND AROUND ALL GRATES AS ILLUSTRATED.
- PLACE SMALL SAND BAGS AGAINST THE WIRE SO AS TO ANCHOR SAME AGAINST THE GUTTER, GRATE AND INLET COVER.
- IF THE SEDIMENT FILTER BECOMES CLOGGED WITH DEBRIS SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, REMOVE THE SAND BAGS, CLEAN IT AND REPLACE THE SAND BAGS.
 - MAKE WEEKLY INSPECTIONS OF THESE SEDIMENT FILTERS FOR CONFORMANCE TO THESE CONDITIONS. PARTICULARLY INSPECT ALL INLETS AFTER EACH RAIN. COMPLETELY REMOVE ALL SEDIMENT FILTERS UPON ESTABLISHMENT OF GRASS. FINAL STABILIZATION OF CONSTRUCTION SITE.
 - DO NOT USE A SEDIMENT FILTER TO CONTROL EROSION AROUND GRATE INLETS. SEE DROP INLET PROTECTION DETAIL THIS SHEET.

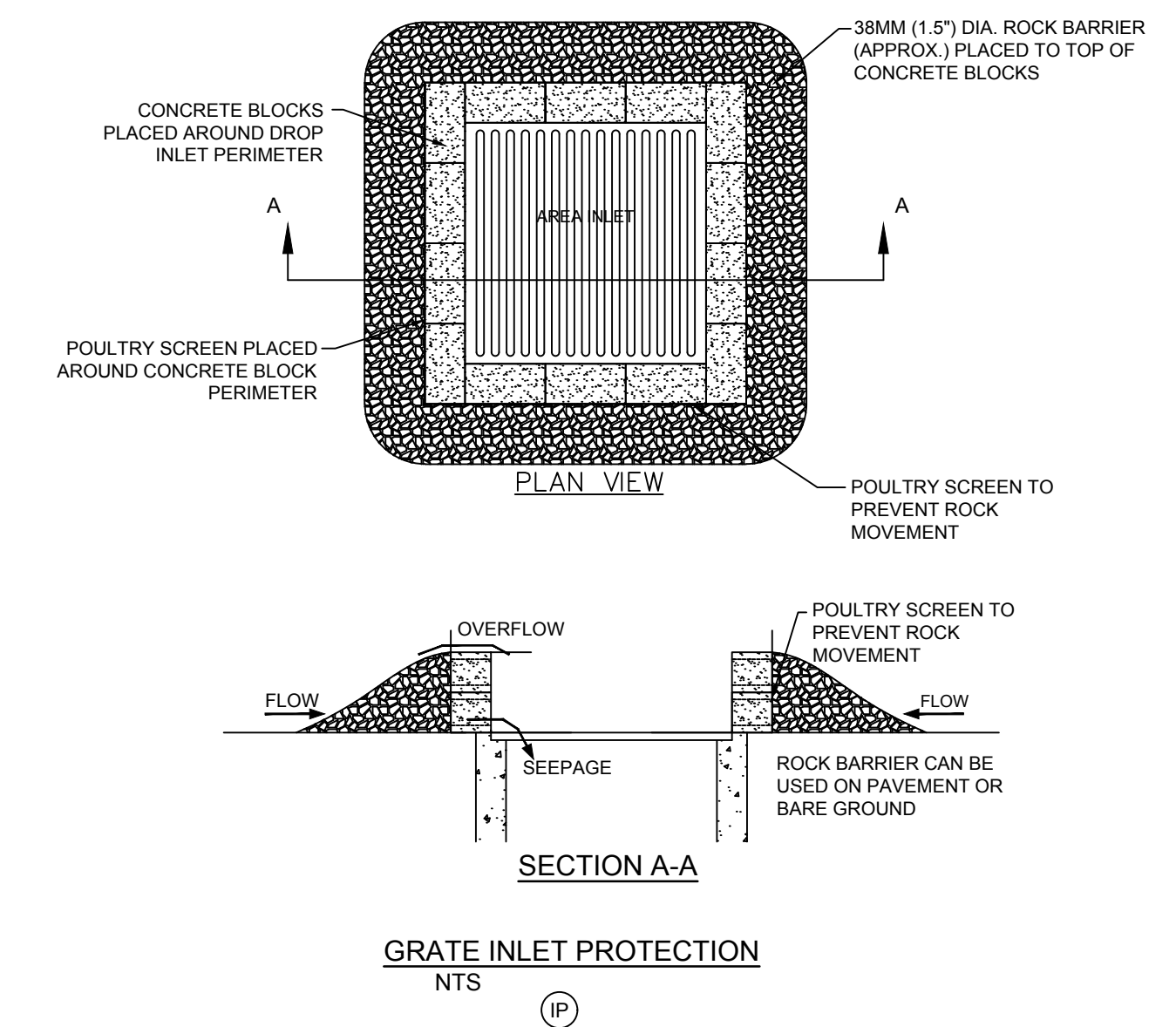
CURB INLET PROTECTION



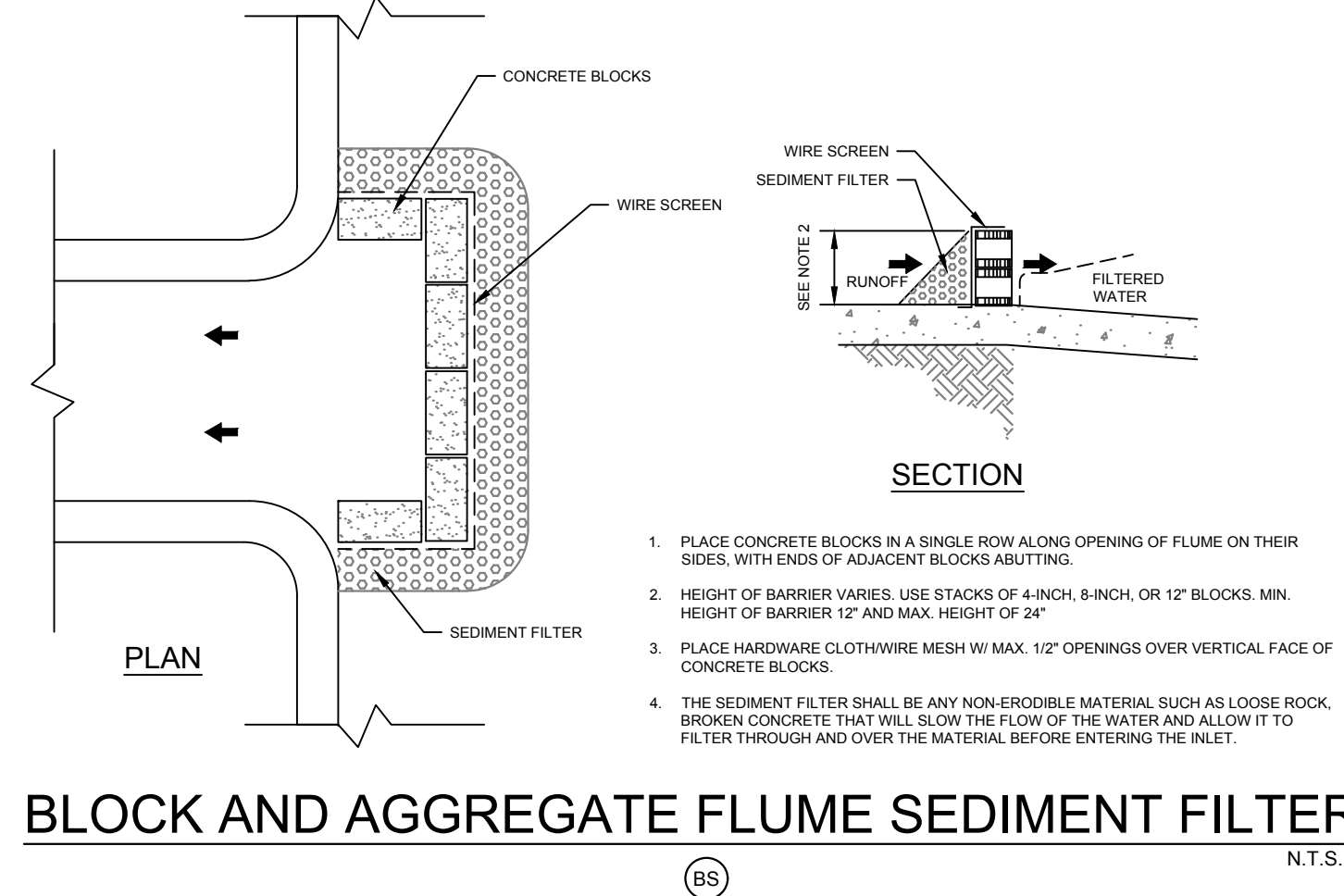
SILT FENCE GENERAL NOTES

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 8 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CONSTRUCTION OF A FILTER BARRIER

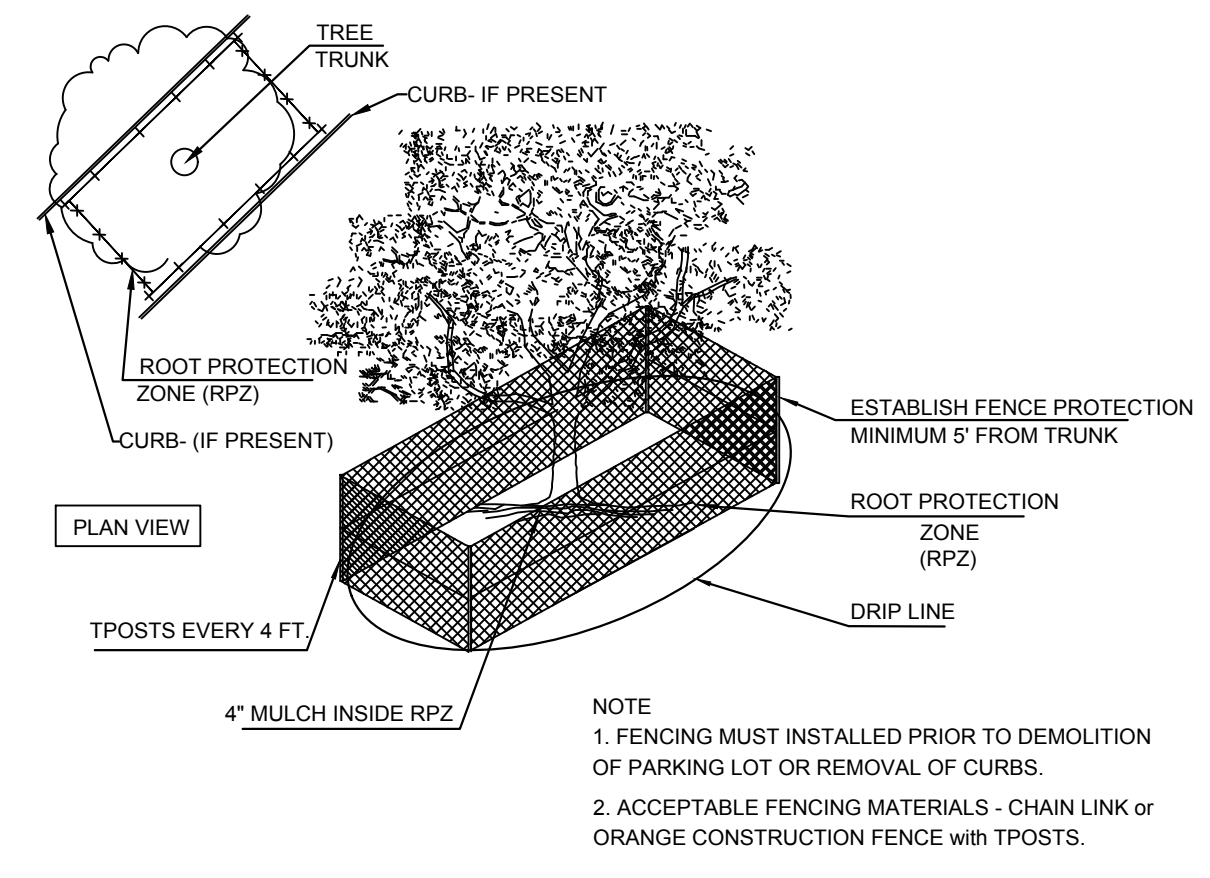


GRATE INLET PROTECTION



- PLACE CONCRETE BLOCKS IN A SINGLE ROW ALONG OPENING OF FLUME ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
- HEIGHT OF BARRIER VARIES. USE STACKS OF 4-INCH, 8-INCH OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 34".
- PLACE HARDWARE CLOTH WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
- THE SEDIMENT FILTER SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

BLOCK AND AGGREGATE FLUME SEDIMENT FILTER



EXISTING TREE FENCE PROTECTION

N.T.S.

NO.	REVISIONS	DATE	BY

Kimley-Horn
 801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102
 PHONE: 817-335-6511 FAX: 817-335-5070
 TEXAS REGISTERED ENGINEERING FIRM #928

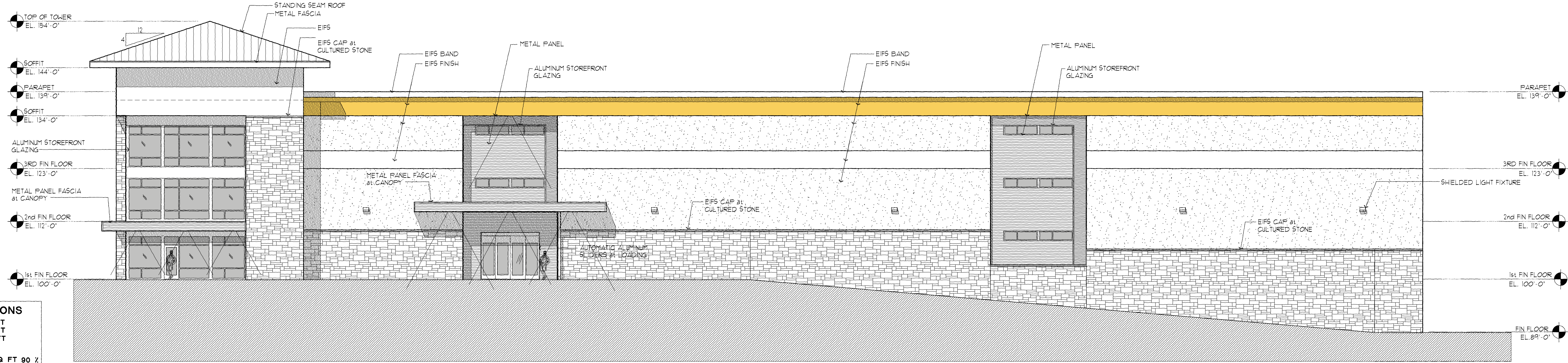
FOR REVIEW ONLY
 Prepared for Concept Plan submitted
 Not for construction purposes or permits.
Kimley-Horn
 BRANSON D. MIDDLETON
 P.E. No. 100185 Date: JULY 2024

PROJECT No. 061260719	DATE: JULY 2024	SCALE: AS SHOWN	DESIGNED BY: KHA	DRAWN BY: KHA	CHECKED BY: KHA
-----------------------	-----------------	-----------------	------------------	---------------	-----------------

DENISON SELF STORAGE
 CITY OF DENISON
 GRAYSON COUNTY, TEXAS

EROSION CONTROL DETAILS
 SHEET NUMBER
C-401

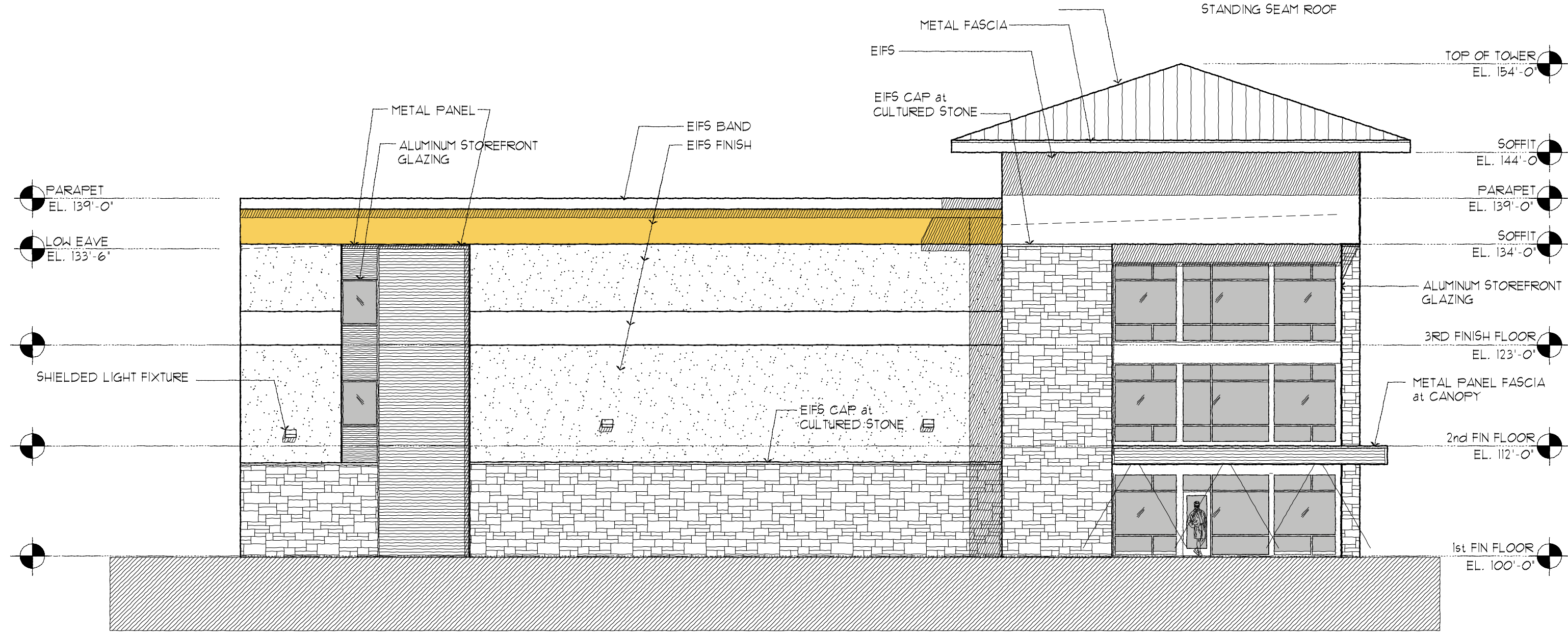
KIMLEY-HORN AND ASSOCIATES, INC. 2024 JULY 2024 11:50:24 AM
 PROJECT: DENISON SELF STORAGE (CAD) PLANS/DETAILS/SITE/PLAN/SITE/EROSION DETAILS/DWG
 DRAWN BY: BRANSON D. MIDDLETON
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC.
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



South MATERIALS CALCULATIONS

BUILDING FACADE	11742 SQ FT
WINDOW/DOORS	1069 SQ FT
NET BUILDING FACADE	10673 SQ FT
STONE/EIFS	9548 SQ FT 90 %
METAL PANEL/METAL CANOPY	1125 SQ FT 10 %

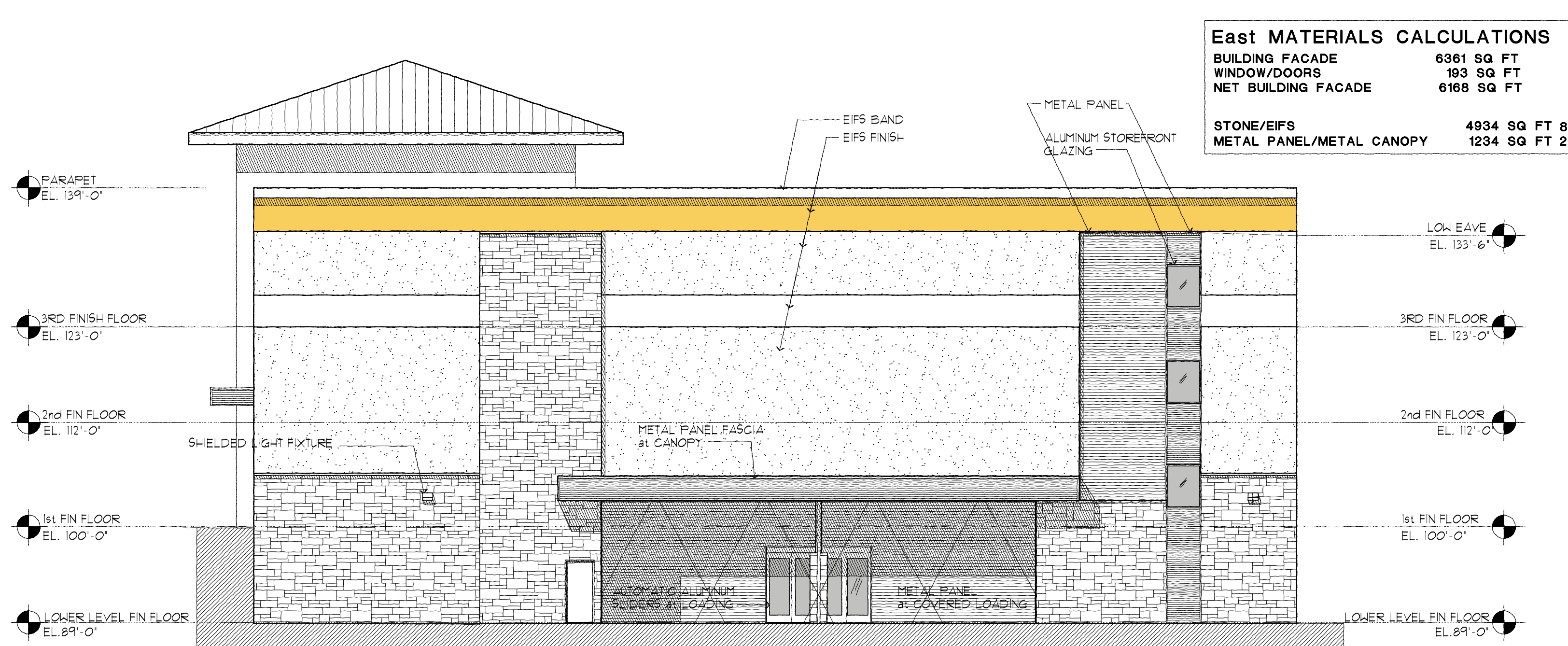
SOUTH ELEVATION



West MATERIALS CALCULATIONS

BUILDING FACADE	5041 SQ FT
WINDOW/DOORS	843 SQ FT
NET BUILDING FACADE	4198 SQ FT
STONE/EIFS	3741 SQ FT 89 %
METAL PANEL/METAL CANOPY	457 SQ FT 11 %

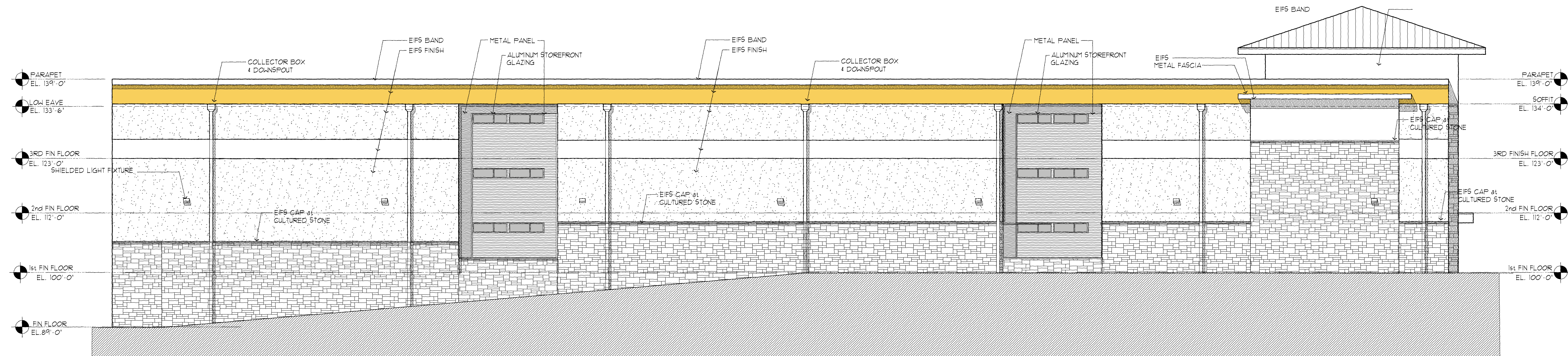
WEST ELEVATION



East MATERIALS CALCULATIONS

BUILDING FACADE	6361 SQ FT
WINDOW/DOORS	193 SQ FT
NET BUILDING FACADE	6168 SQ FT
STONE/EIFS	4934 SQ FT 80 %
METAL PANEL/METAL CANOPY	1234 SQ FT 20 %

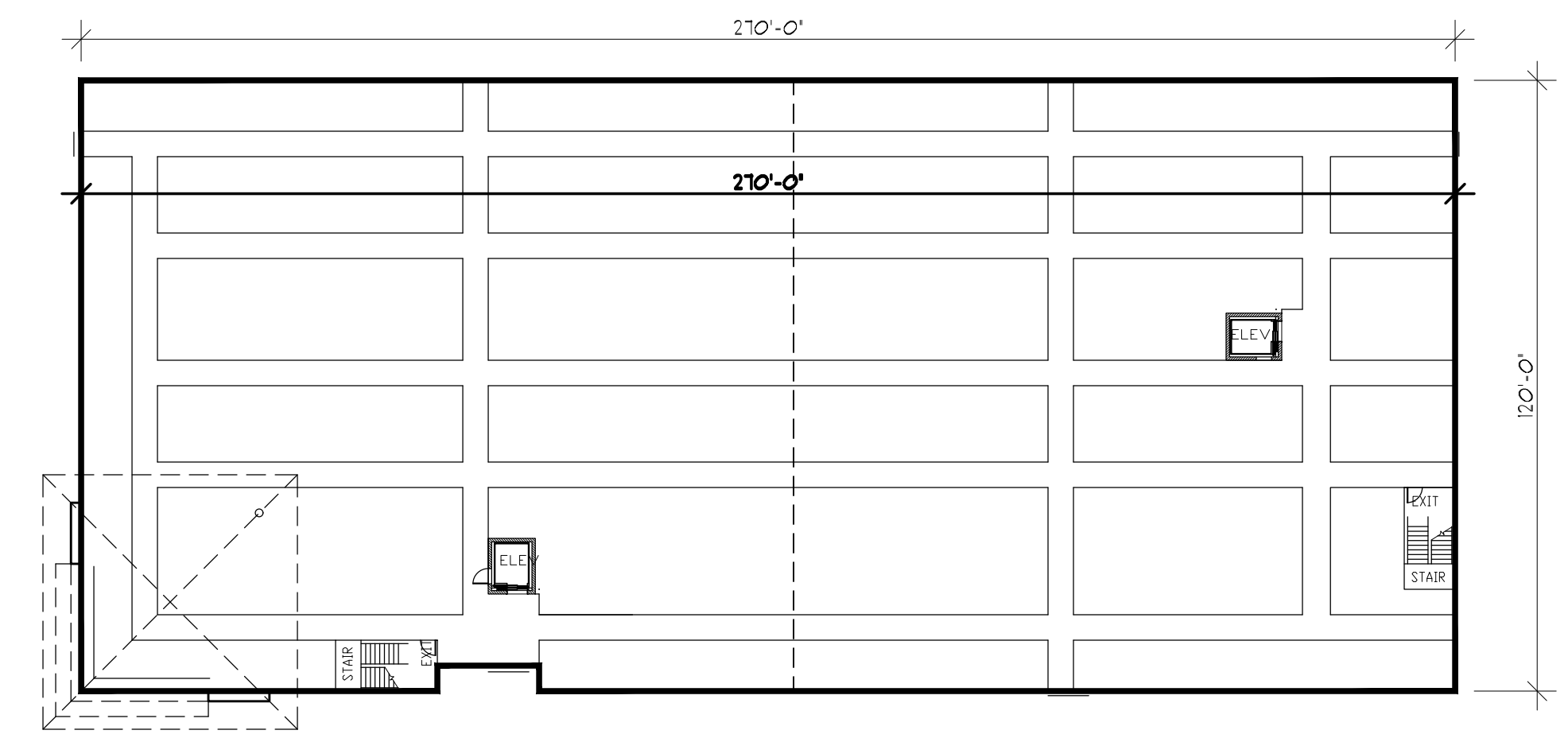
EAST ELEVATION



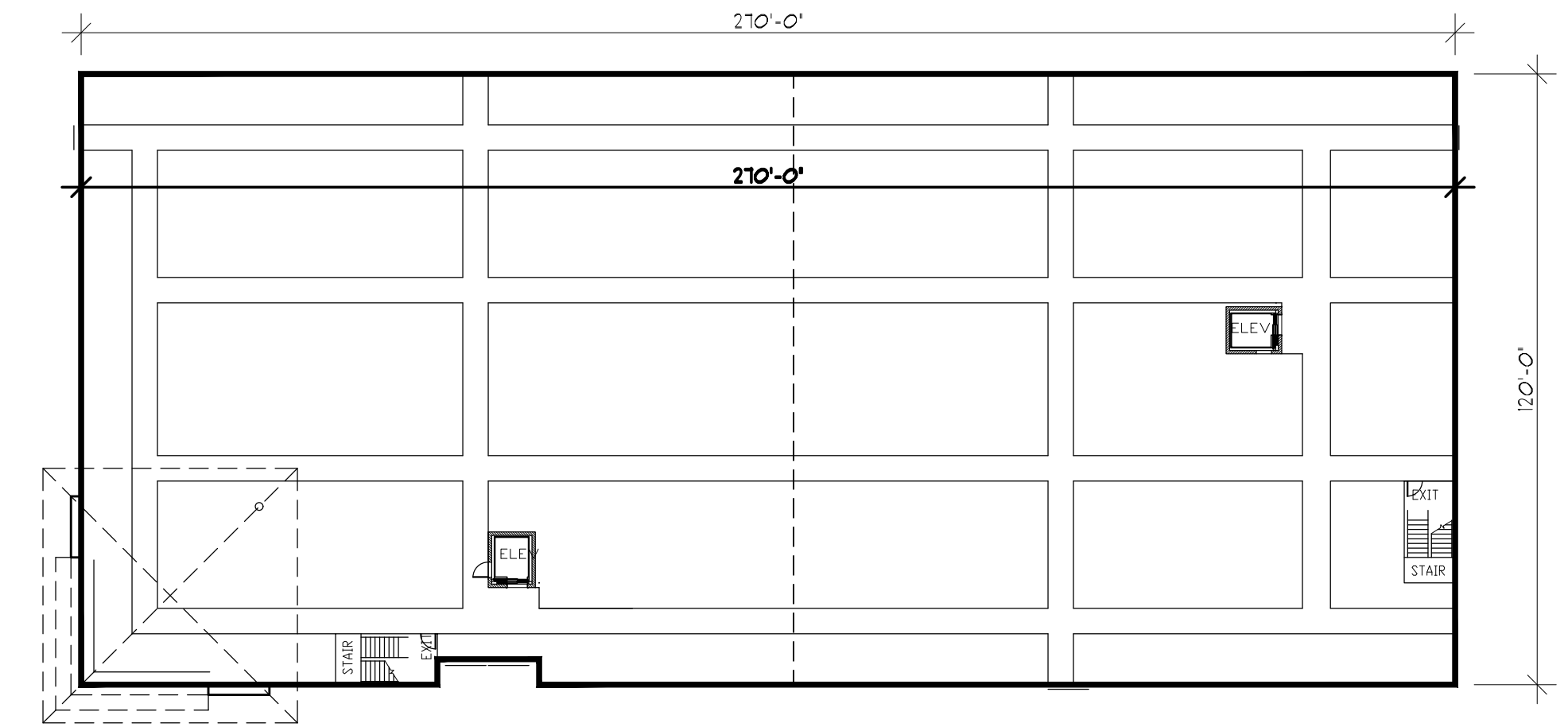
North MATERIALS CALCULATIONS

BUILDING FACADE	11732 SQ FT
WINDOW/DOORS	172 SQ FT
NET BUILDING FACADE	11560 SQ FT
STONE/EIFS	10486 SQ FT 91 %
METAL PANEL/METAL CANOPY	1074 SQ FT 9 %

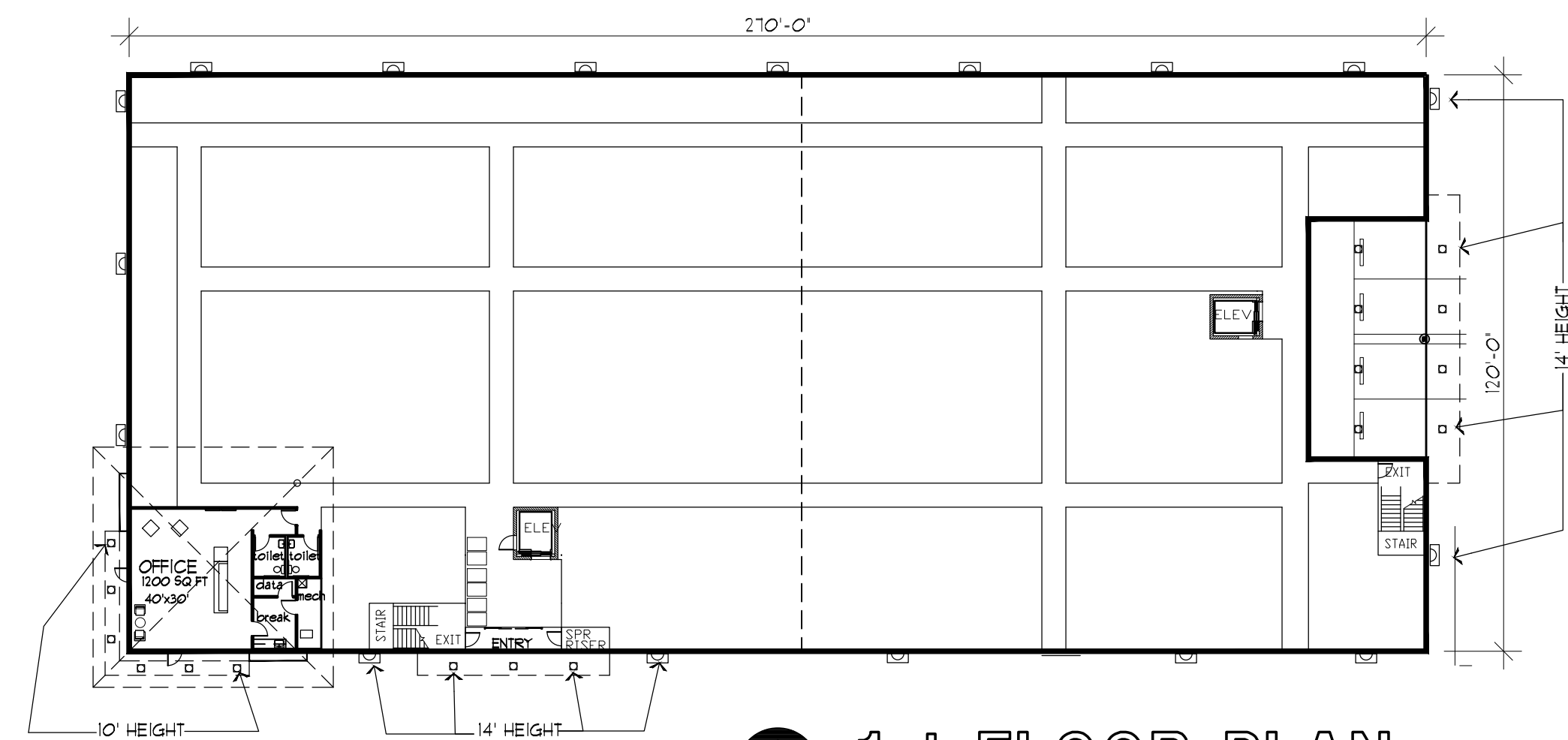
NORTH ELEVATION



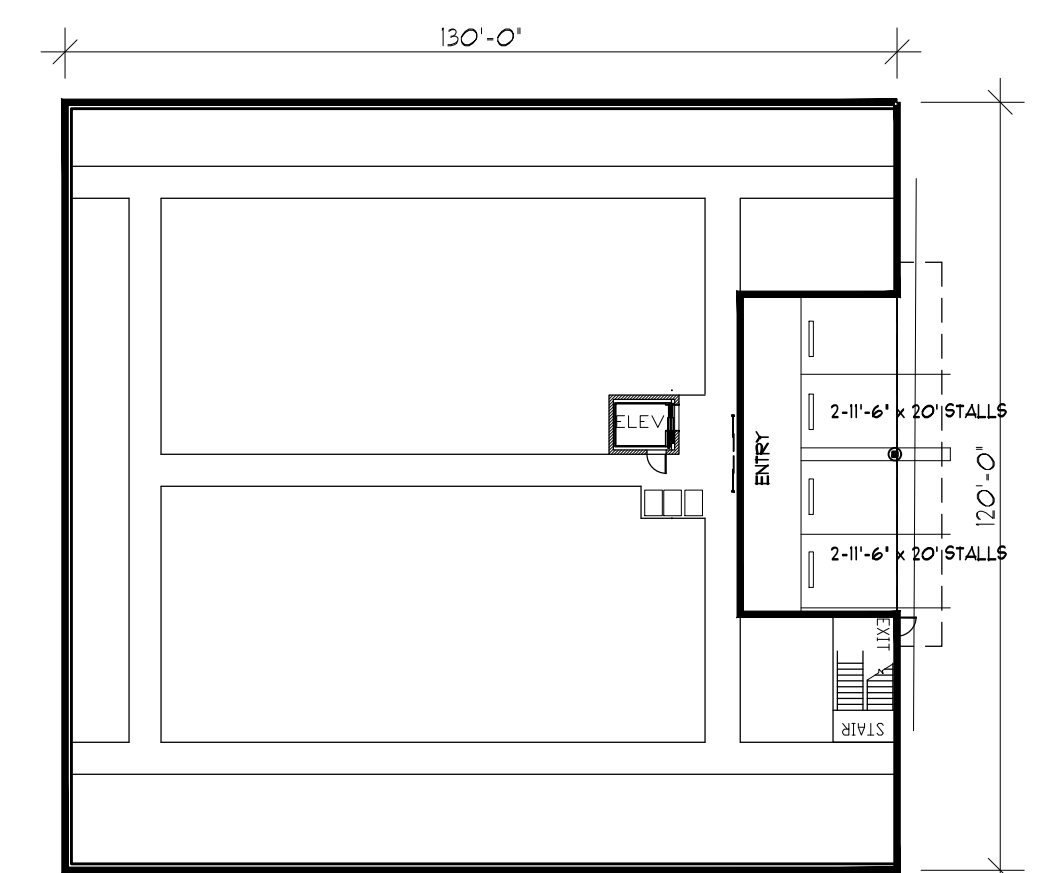
3rd FLOOR PLAN
 scale 1" = 30.0' 32,300 SQ FT



2nd FLOOR PLAN
 scale 1" = 30.0' 32,300 SQ FT



1st FLOOR PLAN
 scale 1" = 30.0' 31,175 SQ FT



LOWER LEVEL PLAN
 scale 1" = 30.0' 14,375 SQ FT

ISSUE DATE
 RESUBMIT SP 1-19-2024

DENISON SELF STORAGE
 one storage
 RANDALL LAKE ROAD
 DENISON, TEXAS

**Kaufman
 Design
 Group**

ARCHITECTURE

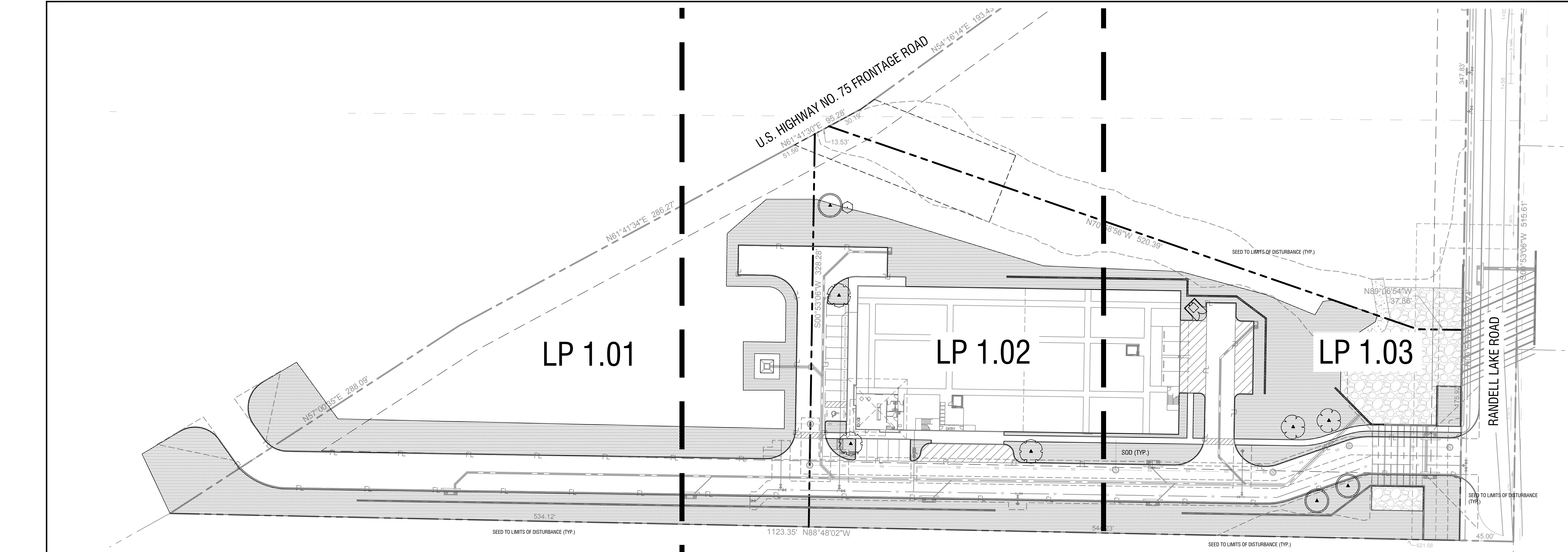
9415 E. HARRY ST.
 SUITE 405
 WICHITA, KS 67207
 (316) 618-0448
 sally@kdginc.co

SHEET TITLE
 SCHEMATIC BUILDING PLANS

SHEET NUMBER

A2

OF SHEETS



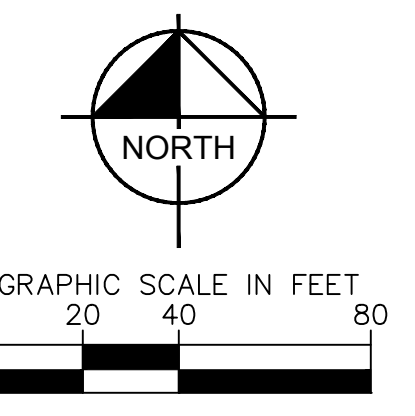
CITY OF DENISON LANDSCAPE REQUIREMENTS		
LOT AREA:	373,963 SF (8.585 ACRES)	
ZONING:	Light Industrial - Highway Overlay	
BASE LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
(Section 28.46.5.C.1) Along the US 75 frontage road, a minimum thirty-foot wide landscape strip is required, which is measured from the property line and exclusive of rights-of-way. This landscape strip may be reduced to fifteen (15) feet in width if the combined width of the unpaved right-of-way and the landscaped edge is at least forty (40) feet.	YES	YES
(Section 28.46.5.C.1) Within the landscape strip along the US 75 Frontage road, one (1) tree with a minimum caliper of three (3) inches and one (1) ornamental tree with a minimum caliper of two (2) inches shall be planted at thirty (30) feet on-center in an alternating pattern. Trees may be planted in clusters not to exceed eight (80) feet between clusters.	1 CANOPY TREE 1 ORNAMENTAL TREE	1 CANOPY TREE 1 ORNAMENTAL TREE
(Section 28.46.5.C.2) Along intersecting streets that are designated as minor arterials or larger on the thoroughfare plan, a minimum fifteen-foot wide landscape strip is required within the boundaries of the HO district	YES	YES
(Section 28.46.5.C.1) Within the landscape strip along intersecting streets, one (1) tree with a minimum caliper of three (3) inches shall be planted at thirty (30) feet on-center in an alternating pattern. Trees may be planted in clusters not to exceed eight (80) feet between clusters.	4 CANOPY TREES	4 CANOPY TREES
(Section 28.51.6.A) Within the landscape strip, one (1) shade tree a minimum caliper of three (3) inches shall be planted at thirty (30) feet on-center. Trees may be planted in clusters not to exceed eighty (80) feet between clusters	YES	YES
(Section 28.51.6.A) Permeable surfaces within the landscape strip shall be comprised of grass, groundcover, planting beds, or mulched areas. Gravel, rock, bark mulch or other similar materials may only be used underneath the tree canopy and shrubs in a required landscaped strip. Where bark mulch is used as groundcover, it shall be contained with edging material and shall be maintained at a constant depth of four (4) inches.	YES	YES
(Section 28.51.6.A) Where easements containing underground utilities conflict with tree planting requirements within the required landscape strip, the trees shall be planted outside the utility easement on the property owner's side and adjacent to the required landscape strip	YES	YES

INTERNAL PARKING LOT LANDSCAPING STANDARDS	REQUIRED	PROVIDED
(Section 28.51.6.B) There shall be eight (8) square feet of permeable interior landscaping for each parking space or fraction thereof. The permeable space shall be grass, shrubs, groundcover, trees or a combination of these materials. Gravel, bark mulch, decomposed granite or other similar materials shall only be used under tree canopy and shrubs.	112 SF	935 SF
14 * 8 = 112 SF		
(Section 28.51.6.B) There shall be a minimum of one (1) shade tree that is a minimum caliper of three (3) inches planted in the parking area for every fifteen (15) parking spaces. Ornamental trees may be substituted at a ratio of two to one (2:1), for no more than fifty (50) percent of required shade trees	YES	YES
(Section 28.51.6.B) A landscape island is required at the end of all rows of parking and at a ratio of one (1) landscape island for every fifteen (15) parking spaces or fraction thereof. Landscape islands must be spaced at no more than fifteen (15) parking spaces apart and must be a minimum of ten (10) feet by eighteen (18) feet in size. Each landscape island must contain one (1) shade tree three (3) inches in caliper or two (2) ornamental trees	14 SPACES/15 SPACES = 0 REQUIRED LANDSCAPE ISLANDS	4 LANDSCAPE ISLANDS

INTERNAL PARKING LOT LANDSCAPING STANDARDS	REQUIRED	PROVIDED
(Section 28.51.6.B) There shall be eight (8) square feet of permeable interior landscaping for each parking space or fraction thereof. The permeable space shall be grass, shrubs, groundcover, trees or a combination of these materials. Gravel, bark mulch, decomposed granite or other similar materials shall only be used under tree canopy and shrubs.	112 SF	935 SF
14 * 8 = 112 SF		
(Section 28.51.6.B) There shall be a minimum of one (1) shade tree that is a minimum caliper of three (3) inches planted in the parking area for every fifteen (15) parking spaces. Ornamental trees may be substituted at a ratio of two to one (2:1), for no more than fifty (50) percent of required shade trees	YES	YES
(Section 28.51.6.B) A landscape island is required at the end of all rows of parking and at a ratio of one (1) landscape island for every fifteen (15) parking spaces or fraction thereof. Landscape islands must be spaced at no more than fifteen (15) parking spaces apart and must be a minimum of ten (10) feet by eighteen (18) feet in size. Each landscape island must contain one (1) shade tree three (3) inches in caliper or two (2) ornamental trees	14 SPACES/15 SPACES = 0 REQUIRED LANDSCAPE ISLANDS	4 LANDSCAPE ISLANDS

TREE PROTECTION	REQUIRED	PROVIDED
(Section 28.51.9.A) If protected (non-exempt) trees seven (7) inches and larger DBH are removed from a property, replacement trees, a minimum of three (3) inches in caliper, must be planted to equal the diameter of the tree(s) removed. Replacement trees are a credit toward the trees removed from the property and shall be in addition to trees required by other landscape requirements of the zoning ordinance.	YES	EXEMPT (Section 28.51.9.B)
(Section 28.51.9.B) All mitigation requirements of this section may be met by submitting a tree preservation plan depicting a minimum of fifteen (15) percent of the caliper inches of protected trees be preserved in one (1) or more groves.	YES	YES

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER	REMARKS
TREES						
	QV	3	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	16' HT, 6" SPR	3" CAL. MIN.	FULL, STRAIGHT, SINGLE LEADER
	UC	2	ULMUS CRASSIFOLIA / CEDAR ELM	14' HT, 6" SPR	3" CAL. MIN.	FULL, STRAIGHT, SINGLE LEADER
	UP	3	ULMUS PARVIFOLIA / LACEBARK ELM	14' HT, 6" SPR	3" CAL. MIN.	FULL, STRAIGHT, SINGLE LEADER
ORNAMENTAL TREE						
	CO	1	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	14' HT, 5" SPR	2" CAL. MIN.	FULL, STRAIGHT, SINGLE LEADER
GROUND COVERS						
	SOD	78,134 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED, TO BE FREE OF WEEDS, PESTS, AND DISEASE.



Know what's below.
Call before you dig.

BENCH MARK LIST	
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012.	
BM 100	MAG-NAIL W/ "YP CONTROL" SHINER SET ON THE SOUTHWEST CORNER OF INTERSTATE HIGHWAY 75 AND RANDELL LAKE ROAD, BEING ±30' NORTHEAST OF A STOP SIGN AND ±75' SOUTH OF THE RANDELL LAKE ROAD BRIDGE. N7339969.46 E2554534.36 ELEV:651.74
BM 102	MAG-NAIL W/ "YP CONTROL" SHINER SET ON THE NORTH SIDE OF INTERSTATE 75 FRONTAGE ROAD, BEING ±95' WEST OF RANDELL LAKE ROAD, ±90' SOUTH OF EXIT 71 AND ±45' NORTH OF A FLUME. N7339975.79 E2553660.45 ELEV:653.76

NOTE: CONTRACTOR TO PROVIDE EROSION CONTROL BLANKET (AMERICAN EXCELSIOR OR APPROVED EQUAL) AT ALL SEED AREAS WITH SLOPE 4:1 OR GREATER (TYP.)

No.	REVISIONS	DATE

Kimley»Horn
 801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102
 PHONE: 817-335-6511 FAX: 817-335-5070
 TEXAS REGISTERED ENGINEERING FIRM F-528

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 P.L.A. LAURA K. PRESLEY
 L.A. No. 3929 Date: JULY 2024

PROJECT No. 061260719	DATE: JUNE 2024	SCALE: AS SHOWN	DESIGNED BY: TLJ	DRAWN BY: CB	CHECKED BY: LKP
-----------------------	-----------------	-----------------	------------------	--------------	-----------------

DENISON SELF STORAGE
 CITY OF DENISON
 GRAYSON COUNTY, TEXAS

OVERALL LANDSCAPE PLAN
 SHEET NUMBER
LP 1.00

H B THOMAS SURVEY - ABSTRACT NO. 1272
R B SMITH SURVEY - ABSTRACT NO. 1160

PLANT LEGEND

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	UC	2	CEDAR ELM
	UP	3	LACEBARK ELM
	OV	3	SOUTHERN LIVE OAK
ORNAMENTAL TREE			
	CO	1	OKLAHOMA REDBUD
GROUND COVERS			
	SOD	78,134 SF	COMMON BERMUDA GRASS

REFERENCE SHEET LP 1.00 FOR FULL PLANT SCHEDULE

Kimley»Horn
801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE: 817-355-6511 FAX: 817-355-5070
TEXAS REGISTERED ENGINEERING FIRM F-528

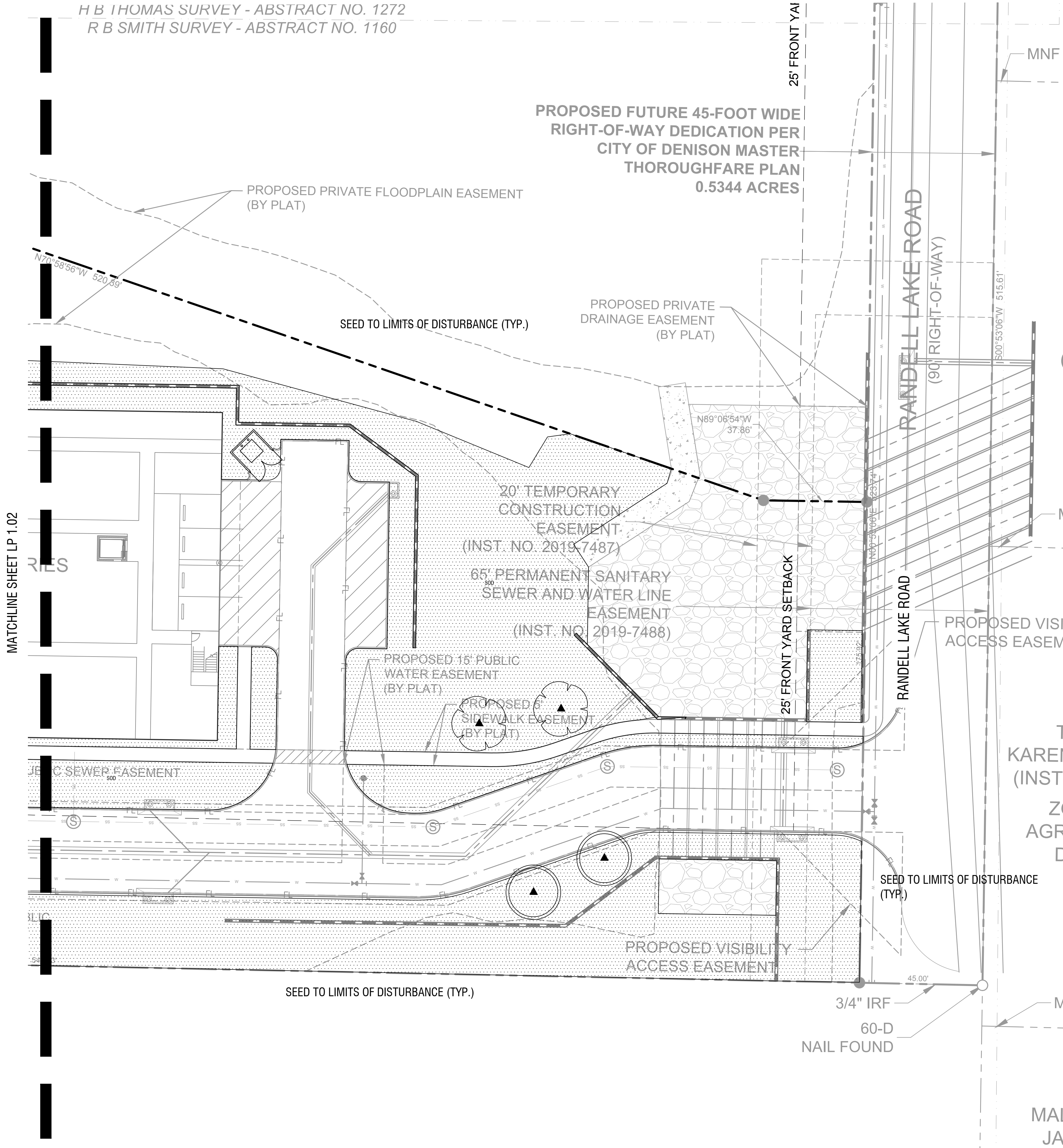
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. LAURA K. PRESLEY
L.A. No. 3929 Date: JULY 2024

PROJECT No. 061260719
DATE: JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: TLJ
DRAWN BY: CB
CHECKED BY: LKP

DENISON SELF STORAGE
CITY OF DENISON
GRAYSON COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.03



CAUTION
EXISTING UNDERGROUND UTILITIES CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.



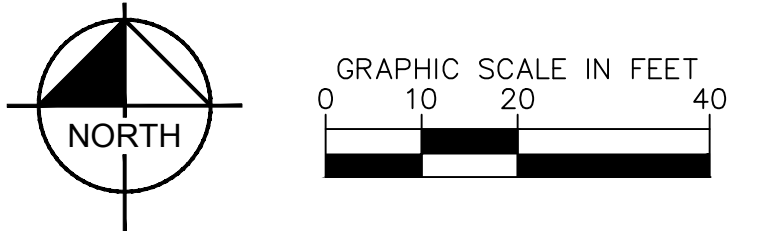
Know what's below.
Call before you dig.

BENCH MARK LIST

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012.

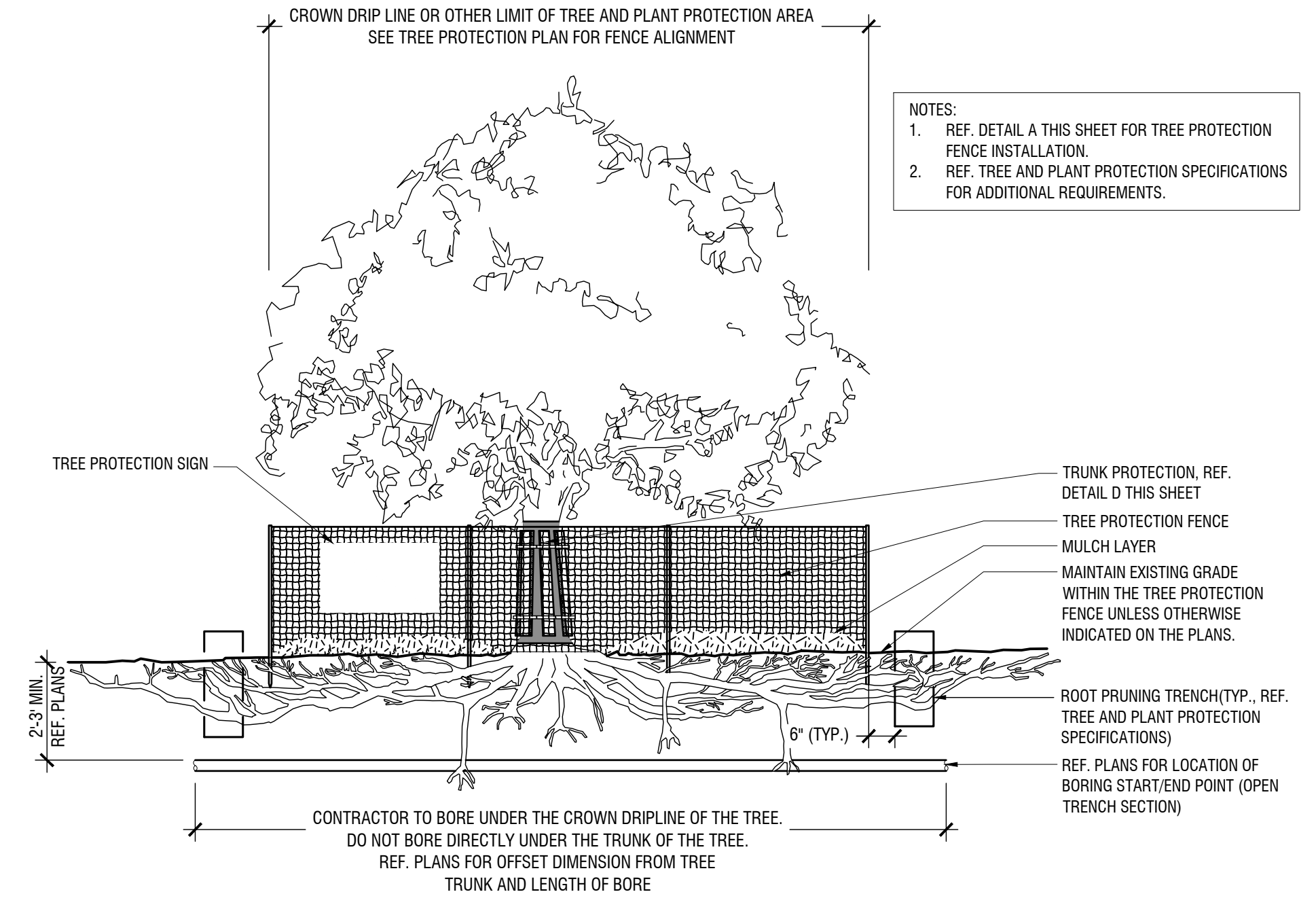
BM 100	MAG-NAIL W/ "YP CONTROL" SHINER SET ON THE SOUTHWEST CORNER OF INTERSTATE HIGHWAY 75 AND RANDELL LAKE ROAD, BEING ±30' NORTHEAST OF A STOP SIGN AND ±75' SOUTH OF THE RANDELL LAKE ROAD BRIDGE.	N7339969.46 E2554534.36 ELEV:651.74
BM 102	MAG-NAIL W/ "YP CONTROL" SHINER SET ON THE NORTH SIDE OF INTERSTATE 75 FRONTAGE ROAD, BEING ±95' WEST OF RANDELL LAKE ROAD, ±90' SOUTH OF EXIT 71 AND ±45' NORTH OF A FLUME.	N7339975.79 E2553960.45 ELEV:663.76

NOTE: CONTRACTOR TO PROVIDE EROSION CONTROL BLANKET (AMERICAN EXCELSIOR OR APPROVED EQUAL) AT ALL SEED AREAS WITH SLOPE 4:1 OR GREATER (TYP.)



ALLS
 PREPARED BY: PRESLEY, LAURA 7/19/2024 4:55 PM
 DRAWN BY: PRESLEY, LAURA 7/19/2024 4:55 PM
 CHECKED BY: PRESLEY, LAURA 7/19/2024 4:55 PM
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PART OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

EPR242796_Dms20240721_1442-20751_1442-20751_Mp91149...
 PLOTTED BY PRESLEY, LAURA 7/19/2024 5:58 PM
 PLOT DATE 7/19/2024 5:58 PM
 PLOT TIME 7:10:20 AM
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED, REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

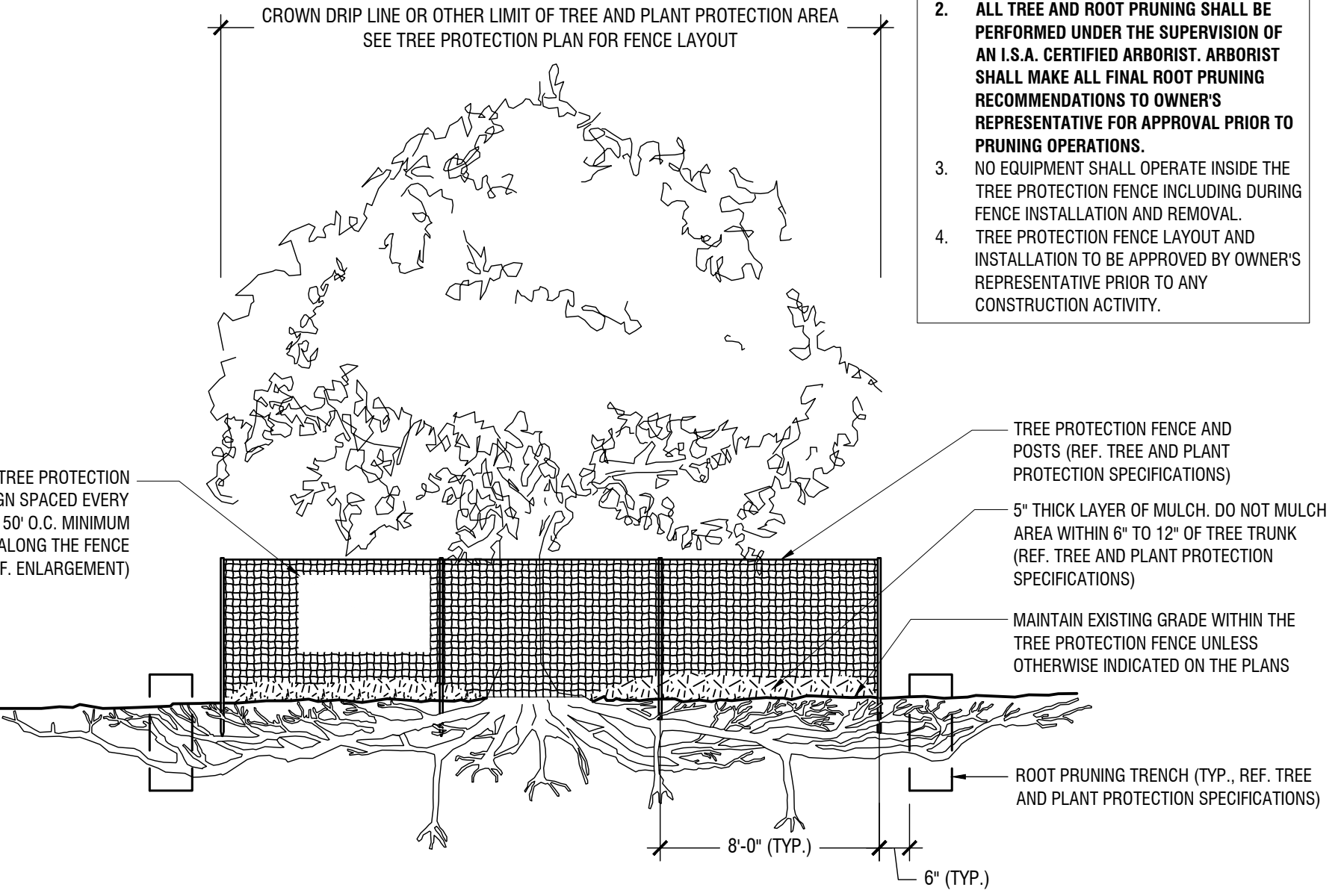
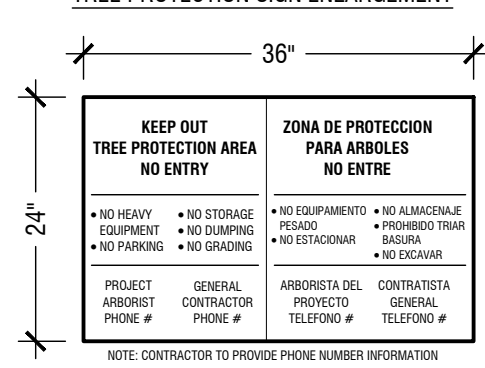


NOTES:
 1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE

Scale: NTS

B



NOTES:
 1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING

Scale: NTS

A

801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102
 PHONE: 817-335-6511 FAX: 817-335-5070
 TEXAS REGISTERED ENGINEERING FIRM F-528

PROJECT No.	061260719
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	TLJ
DRAWN BY	CB
CHECKED BY	LKP

DENISON SELF STORAGE
 CITY OF DENISON
 GRAYSON COUNTY, TEXAS

TREE PROTECTION DETAILS

SHEET NUMBER
LT 2.00

No.	REVISIONS	DATE	BY

The Planning and Zoning Commission Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lot 21R and 22R Belmont Addition. (Case No. 2024-072RP).

Staff Contact

Dianne York, Planner
dyork@denisontx.gov
903-465-2720

Summary

- The purpose of the Replat is to adjust the existing lot lines.
- Property is zoned SF-5, Single Family Residential.

Staff Recommendation

Staff recommends approval of the Replat as submitted.

Recommended Motion

"I move to approve the proposed Replat."

Background Information and Analysis

The applicant is seeking approval of the proposed Replat for property located at the corner of E. Murray Street and S. Seventh Avenue. The applicant wishes to develop Lot 21R in a residential manner. Lot 22R has an existing residential structure located on the property. The two proposed lots meet the lot dimension requirements listed within the SF-5, Single Family Residential District ordinance. Additionally, both lots front on a public street and have access to water and sewer.

The applicant has provided an exhibit detailing the existing structures' placement on the proposed lot 22R. Per this exhibit, the Replat does not create a non-conforming structure. Lot 21R must be developed in accordance with development standards listed within the SF-5, Single Family Residential District's ordinance.

Financial Considerations

N/A

Prior Board or Council Action

N/A

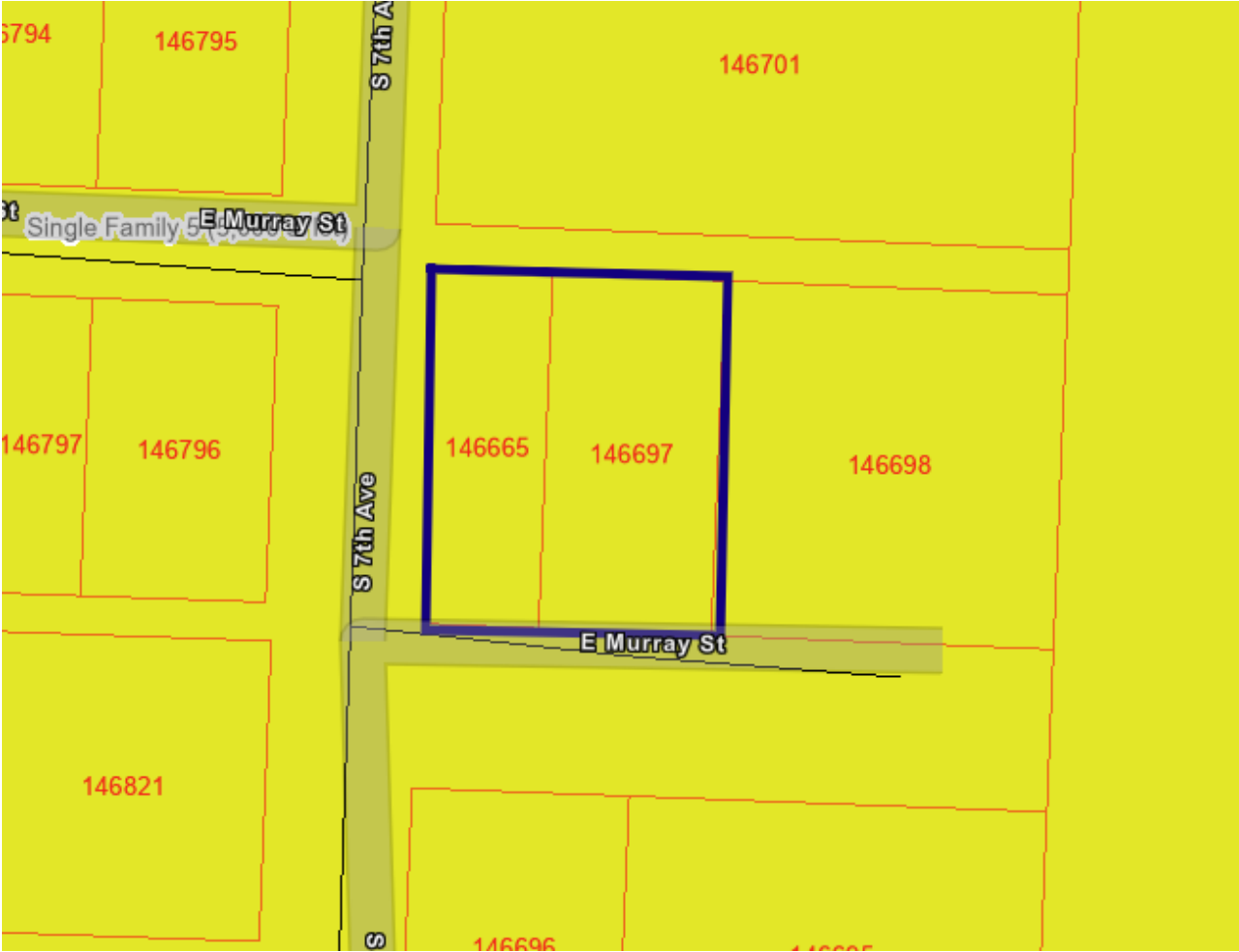
Alternatives

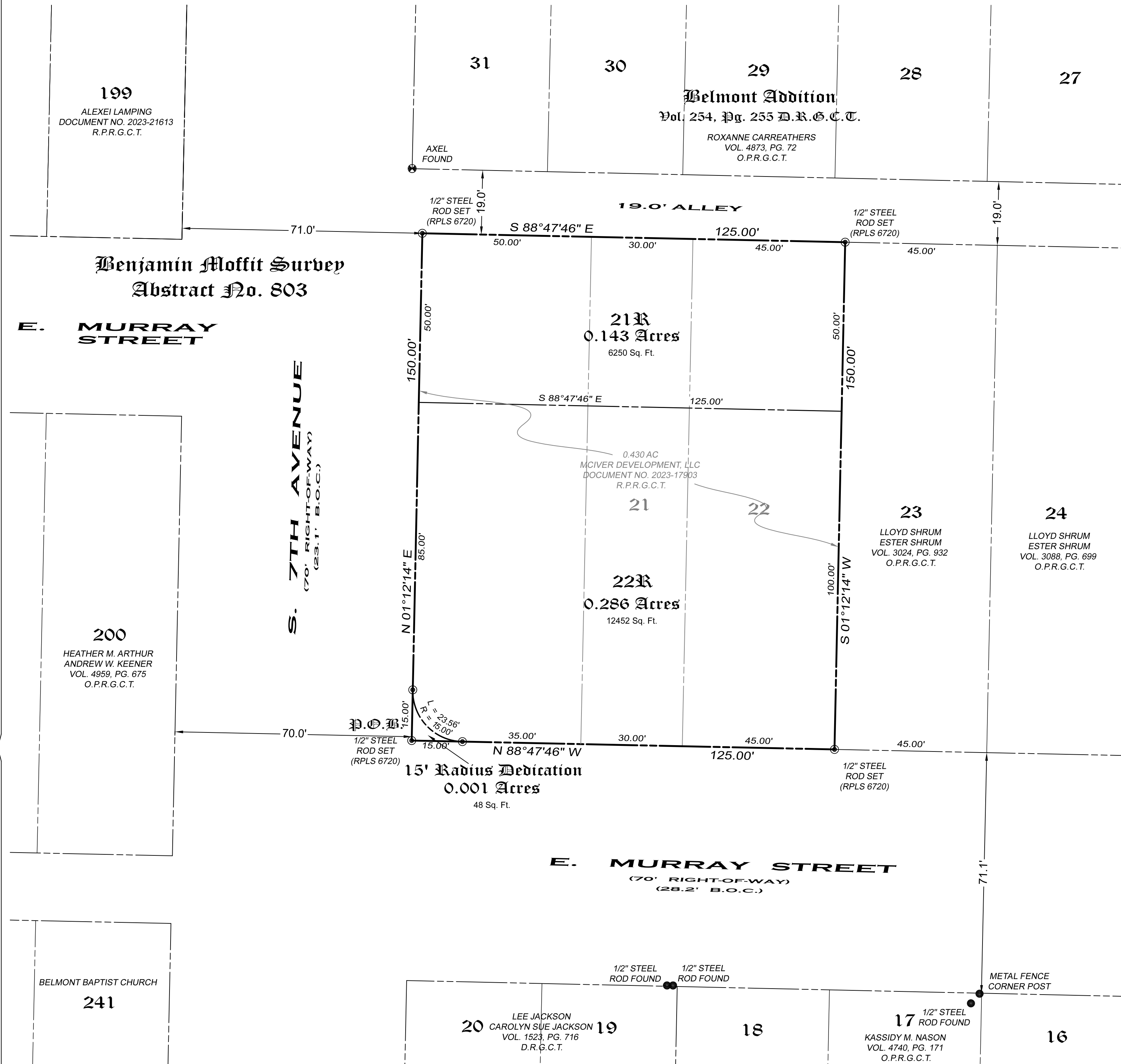
- The Planning and Zoning Commission may deny or conditionally approve the request.

Aerial of Subject Property



Zoning of Subject Property





Legal Description

Situated in the City of Denison, County of Grayson, State of Texas, being a part of the Benjamin Moffitt Survey, Abstract No. 803, and being all of Lots 21 and 22, Belmont Addition to the City of Denison, as shown by plat of record in Volume 254, Page 255, Deed Records, Grayson County, Texas and being the same 0.430 acre tract of land conveyed to McIver Development, LLC by deed of record in Document No. 2023-17903, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

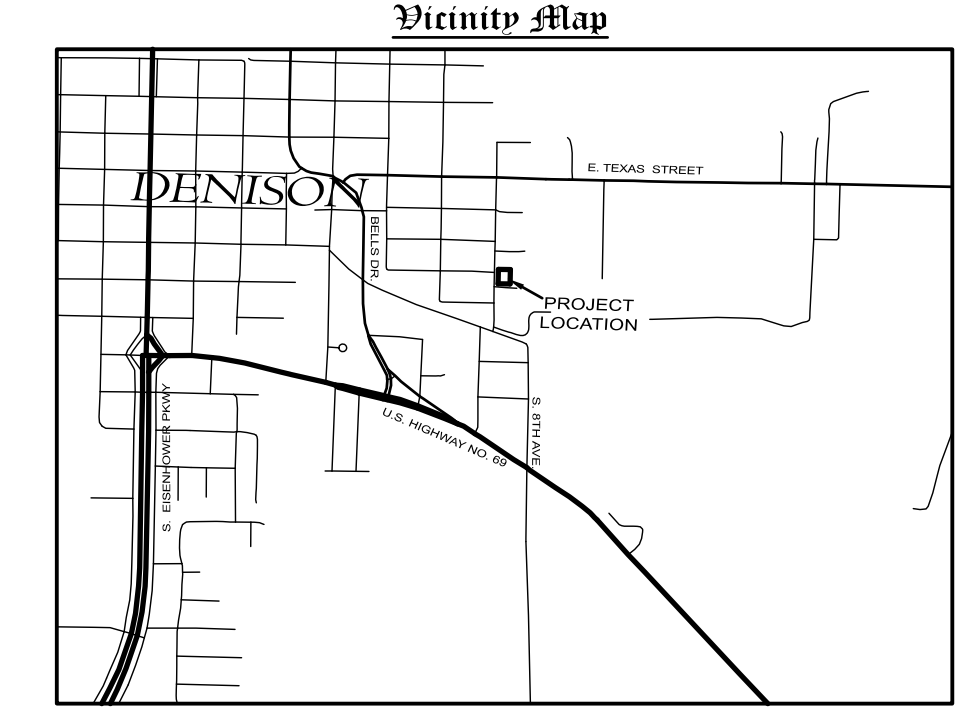
Beginning at a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of said 0.430 acre tract, and the intersection of the east line of S. 7th Avenue and the north line of E. Murray Street;

Thence **North 01°12'14" East**, along the west line of said 0.430 acre tract and the east line of said S. 7th Avenue, a distance of **150.00 feet** to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said 0.430 acre tract and the intersection of the east line of said S. 7th Avenue and the south line of an adjacent alley of said Belmont Addition;

Thence **South 88°47'46" East**, along the north line of said 0.430 acre tract and the south line of said alley, a distance of **125.00 feet** to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said Lot 22, the northeast corner of said 0.430 acre tract and the northwest corner of Lot 23 of said Belmont Addition;

Thence **South 01°12'14" West**, along the east line of said Lot 22 and the west line of said Lot 23, a distance of **150.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of said Lot 22, the southeast corner of said 0.430 acre tract, the southwest corner of said Lot 23 and the north line of said E. Murray Street;

Thence **North 88°47'46" West**, along the south line of said Lots 22, 23 and said 0.430 acre tract, and the north line of said E. Murray Street, a distance of **125.00 feet** to the **Point-of-Beginning** and containing **0.430 acres** of land.



Owners Certificate & Dedication

STATE OF TEXAS
COUNTY OF GRAYSON

I (we), the undersigned owner(s) of the land shown on this plat and designated herein as the LOTS 21R & 22R BELMONT ADDITION subdivision to the City of Denison, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the LOTS 21R & 22R BELMONT ADDITION have been notified and signed this plat.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

WITNESS MY HAND this ____ day of _____, 2024.

CHRIS MCIVER
MCIVER DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF GRAYSON

STATE OF TEXAS
COUNTY OF GRAYSON

Before me the undersigned, notary public in and for said County and State, on this day personally appeared CHRIS MCIVER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2024.

Notary Public in and for the State of Texas
My Commission Expires: _____

Surveyor's Certificate

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Denison, Texas.

John C. Copley
Registered Professional Land Surveyor No. 6720
Firm No. 10194429

_____ Date

- GENERAL NOTES -

- Water Supply to be provided by the City of Denison.
- Sewer service to be provided by the City of Denison.
- Electrical service is provided by Oncor Electrical Delivery.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- The City of Denison will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- Neither the City of Denison nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
- Bearings are based on the City of Denison Control Monument Network.
- The City of Denison reserves the right to require submission of Development Plat based on proposed use of each lot.
- All proposed lots situated in whole or in part within the City's Corporate Limits comply with the minimum size requirements of the Governing Zoning District and the requirements of the Subdivision Ordinance.
- Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Denison, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Visibility Note: Intersection visibility triangles shall be shown and maintained in accordance with the subdivision regulations.
- The subject tract lies within Zone "A" (areas within the 100 year flood) and Zone "X" (areas determined to be outside of the 500 year flood) Designation, as shown by FEMA Flood Insurance Rate Map No. 48181C0280F, Map Revised September 29, 2010.
- Lots are to be used as Residential.
- Property is zoned as SF-5.
- Case No. 2024-072RP

City Signature Block

I hereby certify that the above and foregoing plat of LOTS 21R & 22R BELMONT ADDITION was approved by the Planning and Zoning Commission of the City of Denison this ____ day of _____, 2024.

Planning and Zoning Commission Chair
City of Denison

Replat
Lot 21R & 22R
Belmont Addition
an addition to
the City of Denison
Grayson County, Texas
Being a replat of Lots 21, & 22, Belmont
Addition with a Non-platted
50' x 150' tract of land
Being in all 0.430 Acres in the Benjamin
Moffitt Survey, Abstract No. 803

7/29/2024

The Planning and Zoning Commission Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of the Naomi Ruth Addition creating Lot 1R, Lot 2R, & Lot 3R being a Replat of the Gruhn-Sutton Addition. (Case No. 2024-074RP).

Staff Contact

Dianne York, Planner
dyork@denisontx.gov
903-465-2720

Summary

- The purpose of the Replat is to create three (3) lots from two (2) lots.
- Property is located in the City of Denison's Extra Territorial Jurisdiction (ETJ).

Staff Recommendation

Staff recommends approval of the Replat as submitted.

Recommended Motion

"I move to approve the proposed Replat."

Background Information and Analysis

The applicant is seeking approval of the proposed Replat for property located in Denison's ETJ and consisting of approximately 4.899 acres. The purpose of the Replat is to create three (3) lots from two (2) lots. The proposed lots front on E. Texas Street and will utilize a private sewer system which is to be approved by Grayson County. Additionally, City staff have received a Will Serve Letter from Oak Ridge South Gale WSC providing water service to the proposed lots.

Financial Considerations

N/A

Prior Board or Council Action

N/A

Alternatives

- The Planning and Zoning Commission may deny or conditionally approve the request.

Aerial of Subject Property



