



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

Tuesday, June 25, 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, June 25, 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 COMMENTS

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 on June 11, 2024.
- B. Receive a report, hold a discussion, and take action on a Site Plan for Whataburger, a drive-thru restaurant located on the north side of FM 120. (Case No. 2024-030SP)

4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone a tract of land consisting of approximately 6.559 acres, being commonly known as GCAD Property ID No. 355667, 215 S. US Highway 75 from the Commercial (C) District to a Planned Development Overlay (PD) District to allow for the use of metal building material for the façade of the existing building. (Case No. 2024-040PD).
- B. Receive a report, hold a discussion, conduct a public hearing, and take action on Lot 1R, Block 1 of the Gateway East Professional Office Park, being a Replat of Lot 1R-1 & 1R-2, Block 1, of the Replat of Lot 1, Block 1 of the Gateway Addition, Phase 6. (Case No. 2024-058RP)

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 21st day of June 2024.

Christine Wallentine, 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
MINUTES**

Tuesday, June 11, 2024

1. CALL TO ORDER

Announced the presence of a quorum.

Chair Charlie Shearer called the meeting to order at 10:00 a.m. Commissioners present were Vice Chair Robert Sylvester, Commissioners Angela Harwell and Ernie Pickens, and Alternate Commissioner Michael Zapata. Commissioner Linda Anderson was absent.

Staff present were Mary Tate, Director of Development; Dianne York, Planner; Felecia Winfrey, Development Coordinator; Kirk J. Kern, Chief Building Official; and Karen Avery, Deputy City Clerk.

The Invocation was delivered by Chair Shearer, followed by the Pledge of Allegiance led by Commissioner Harwell.

2. PUBLIC COMMENT

No comment cards were returned to the Deputy City Clerk. 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 May 14, 2024.

Commission Action

On motion by Commissioner Pickens, seconded by Vice Chair Sylvester, 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 make a recommendation on a request to rezone a ± 154.70-acre tract of land being identified as GCAD Property ID Nos. 109711, 109720, 109722, 109723, and 109766, and being generally located at the northeast corner of Texoma Drive (FM 84) and State Highway 91 (SH 91), from the Agricultural (A) District and the Multi-Family 2 (MF-2) Residential District to a Planned Development (PD) Overlay District with base zonings of Single-Family (SF-7.5) District, Single-Family (SF-TH) District, Multi-Family Residential (MF-2) District, Light Industrial (LI) District, and Commercial (C) District; and a request to zone a ± 52.52-acre tract of

land being identified as GCAD Property ID Nos. 109713, 109718, and 439828, and being generally located at the northeast corner of Texoma Drive (FM 84) and State Highway 91 (SH 91) to a Planned Development (PD) Overlay District with the base zonings of Single Family (SF-7.5) District, Single-Family Townhomes (SF-TH) District, Multi-Family Residential (MF-2), Light Industrial (LI) District, and Commercial (C) District, for a combined total of ± 207.22 acres to allow for a mixed use development. (Case No. 2024-016PD).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. The Applicant is seeking a rezone to the subject property from the Agricultural (A) District and MF-2, Multi-Family Residential (MF-2) District and to initially zone the subject property to a Planned Development Overlay District (PD) to accommodate Duck Creek Crossing, a mixed-use development. Ms. York stated that, for reference, this property is to the south of Lakeview and Heritage Apartments and to the north of what used to be QuikTrip. Ms. York stated that the property is currently zoned Agricultural and Multi-Family Residential (MF-2), as well as portions of the property being located outside of the City limits. She stated that in addition to the Zoning Application before the Commission today, the Applicant has submitted a Voluntary Annexation Application to request the annexation of the 52.52-acre tract of land. The Applicant is pursuing a rezone and an initial zoning of a Planned Development Overlay District to accommodate a mixed-use development. These uses include single-family townhomes, multifamily, light industrial uses, and commercial uses. The Concept Plan that has been provided by the Applicant will become a part of the Planned Development, if approved. Ms. York stated that the property will have a base zoning of Single-Family (SF-7.5). Ms. York stated that a full list of the deviations is provided in the agenda packet as a backup, noting that they are very minimal. She stated that the Applicant would like to adhere to the base zoning district as they exist or maybe amended in the future as much as they possibly could. Ms. York stated that the northeast corner is Single-Family, and they have major access from Armstrong Avenue. Other potential access points will be provided depending on how the property is developed and those will be conducted in phases. Ms. York stated that the base zoning district is Single-Family (SF-7.5) and the minimum lot size is the same as what is in the base zoning district. Ms. York stated that the minimum front yard is 20 feet, including the garage setback. All parking will be two-car garages. She stated that multiple points of access will be provided for life and safety reasons. Ms. York stated that there are architectural standards that are built into this Planned Development for every single use. Ms. York stated that the south area is where the townhomes will be developed and based zoning district is the townhome zoning district. She stated that they also have architectural standards that are provided, noting that there is a clause within the development standard document that states that parking can be utilized via an alley or in the front. Ms. York stated that it was staff's recommendation to try and utilize the alley. She noted that there is a caveat in the document that states that if an alley is used then the front yard setback is allowed to be 10 feet. Ms. York stated that the Multi-Family Residence is located towards the west of the property. They are split into two tracts of land - one being approximately 35 acres and the other being approximately 8.5 acres. Ms. York stated that the max number of units for this property is 450 units for

the 35-acre tract and 160 units for the 8.5 tract. Ms. York stated that this is below what is required by the base zoning district. Ms. York stated that the multi-family also has architectural standard requirements and the amenities will be based off of the base zoning district. Ms. York stated that the Light Industrial Zoning is located on the northern side of the property that also fronts State Highway 91 and has specific allowed uses. She stated that it was the intent that a boat storage, recreational vehicle storage, or self-storage be utilized; however, there are a couple of other uses that are built into the Planned Development to accommodate a type of lake-style life where there is potentially a boat repair shop, a brewery or distillery, building material sales, office, landscape/nursery, etc. Ms. York stated that there is an additional buffer abutting the Light Industrial and residential uses, as well. Ms. York stated that the Commercial District is at the corner of SH 91 and FM 84. Ms. York stated that this district has allowances for a smaller parking requirement, if the developer at that time presents to staff and staff approves a lower parking requirement. She stated that there are also Architectural Standards built into that zoning district as well. Ms. York stated that there is a major floodplain that goes through this property. She stated that the Applicant is proposing passive open space, as well as trails built throughout. They are dedicating approximately (minimally) 45.56 acres to the entire development for Open Space. She stated that the townhome ordinance and the multifamily ordinance requires a specific percentage of Open Space that they are also adhering to. She noted that staff calculated that that would be a little less than 12 acres and that will go into account with the 45 acres that they are proposing. Ms. York stated that this area is designated as Neighborhood district, however, given the uses to the north and south, staff feels like this is an appropriate zoning district to approve. Ms. York stated that staff recommends approval of the Planned Development Overlay District and the request as presented.

In response to Commissioner Picken's inquiry, Ms. York stated that the Applicant will have to provide a traffic impact analysis or a traffic study for that location and that will be required at preliminary Plat and reviewed by the Planning and Engineering staff. She stated that, upon TxDOT recommendations, staff will review and determine what necessary improvements need to be conducted to make the area safe. Director of Development Mary Tate stated that the City just had to provide the Metropolitan Planning Organization (MPO) and TxDOT with the City's priority areas. She stated that this is one of the priorities because of the development coming, as well as the building of a new middle school just below FM 84. Ms. Tate stated that staff recognizes that we all have to be working together and on the same page to handle the speed of traffic there and making sure things are set back enough to add the turning lanes, etc. Ms. Tate stated that TxDOT is very much aware of what is happening and the City has also submitted that in writing, which will then go to the state. In response to Commission Members' various questions, Chair Shearer and staff asked that the Applicant respond to the inquiries. Chair Shearer invited the Applicant to the podium and Mr. Josh McKinney provided the following information for the record:

Name: Josh McKinney, Applicant's Representative

Address: 1130 Vagabond Lane
Plymouth, MN 55447

Mr. McKinney stated that he is a representative of the Applicant. He stated that they are excited to present this Planned Development opportunity and appreciated working with staff members to come up with what the Commission is seeing today. Mr. McKinney stated that in putting together this development, they were focusing on triangle uses adjacent to other like uses, for example, the multifamily in the adjacent area of the other multifamily to the south. He stated that they would like to take – what they think is the more beautiful area of the site – and use it for single family so they can preserve as many trees as possible. Mr. McKinney stated that the other thing they were really focused on is what is possible in the floodplain. He stated that instead of ignoring it, they plan to use it as an amenity. Mr. McKinney, in response to Commissioner Zapata's inquiry, stated that he believes the floodplain is approximately three acres. In response to Commissioner Harwell's inquiry, Mr. McKinney stated that the sewer will be granted access from the south, noting that it will need to be extended and will most likely need some sort of additional study. Mr. McKinney stated that they have put a lot of thought into this development and even though they are in the early stages of the process, they want to ensure that it can be executed in a manner that the Commission would like to see. He stated that they look forward to working with City staff on this project and he is here to answer any questions of the Commission, staff, and residents.

Chair Shearer stated that staff received the following letters in response to the Project:

Letters in support of the Request:

1. Tony Kaai; 311 W. Woodard Street
2. LifeSearch Partners; John Munson, Managing Partner; 2402 W. Morton Street
3. Judith A. Foster; 255 Immigrant Trail Rd.

Letters in opposition to the Request:

1. Mike and Lyneille Meza; 2201 N. State Highway 91
2. Teresa Meza; 2123 N. State Highway 91
3. Andrew Meza; 2123 N. State Highway 91

Chair Shearer asked if there was anyone present who wished to speak on this agenda item.

Mrs. Lyneille Meza came forward and provided the following information:

Name: Lyneille Meza

Address: 2201 N. State Highway 91
Denison, TX

Mrs. Meza stated that she is appreciative of staff's comments regarding the traffic congestion at the intersection of SH 91 and FM 84. Mrs. Meza stated that there are numerous wrecks there where police and ambulances must be called. She stated that sometimes she just hears the screeching and clanging of metal and then the people just trade information and go on. Mrs. Meza stated that there is also a lot of foot and bike traffic in the area. She stated that there are young drivers at the high school, boats and RVs going to the lake, traffic diverted from US 75, semi-trucks, and so much more coming through this area that it is completely congested on a daily basis. Mrs. Meza stated that there are numerous lost people because they pull over in front of her house to check maps, make U-turns, etc. Mrs. Meza stated that her biggest concerns are that traffic congestion and public safety be addressed prior to any groundbreaking taking place.

Chair Shearer asked if there was anyone else present who wished to speak on this agenda item.

Mr. Andrew Meza came forward and provided the following information:

Name: Andrew Meza
Address: 2123 N. State Highway 91
Denison, TX

Mr. Meza voiced concerns about the floodplain, standing water, and mosquitos. Mr. Meza also voiced concerns regarding major traffic congestion that this project would bring to the area.

Chair Shearer asked if there was anyone else present who wished to speak on this agenda item.

Mrs. Teresa Meza came forward and provided the following information:

Name: Teresa Meza
Address: 2123 N. State Highway 91
Denison, TX

Mrs. Meza stated that she and her husband are from North Carolina and found this piece of property which was great because it is in the City but right across from agriculture. They enjoy sitting on their porch watching traffic and listening to the noises – stating that as you get older, life has to do with joy. Mrs. Meza believes that this project will take away from her and her husband's future because they want to enjoy a small, quaint town and with this new development, she believes that she is going to have to fight for her future. She stated that there are only five houses in their neighborhood and it means a lot to them to keep this space.

Chair Shearer asked if there was anyone else present who wished to speak on this agenda item.

Mrs. Valentina Massie came forward and provided the following information:

Name: Valentina Massie
Address: 2223 N. State Highway 91
Denison, TX

Mrs. Massie stated that she and her husband have lived in their home since November of 1990 and she believes that if this project is approved, they have the most to lose. She stated that their entire front yard has been flooded before to where there is water almost to the highway. Mrs. Massie stated that she and her husband enjoy the cows and animals across the street, the beautiful trees, etc. They don't want to lose this sunset community that they have now. Mrs. Massie stated that her husband is close to retiring and their house is paid for. They want to be able to enjoy their home with their grandchildren in their retirement years and not have to worry about a new development blocking their view of the beautiful scenery they enjoy now.

Chair Shearer informed Mr. McKinney that he would allow him two minutes for rebuttal, if he wished to say anything.

Mr. McKinney, responding to residents' concerns, stated that he fully understands their concerns. He stated that, regarding their concerns about the flooding, a flood study will have to be completed and the development would be required to meet both the rate and the volume of the water at the developments' property line. Mr. McKinney stated that they certainly can appreciate the anxiety that uncertainty brings, but all of their reports will be reviewed by the engineers and he just wants to provide some reassurance. Mr. McKinney also informed the residents that he would provide them with his business card and will keep them informed of any updated situations. He stated that they are also welcome to contact him with any questions they might have.

Chair Shearer asked if there was anyone else present who wished to speak on this agenda item, to which there were none. With that, Chair Shearer closed the Public Hearing.

Chair Shearer asked if there was any Commission discussion. Commissioner Zapata stated that he would like to see some language added to the Planned Development that will keep the open space open to the public because he has seen some planned developments come in where the open space is private and public citizens cannot enjoy what was put in. Planner York asked if he was requesting to make that a condition of the PD, to which Mr. Zapata stated in the affirmative. Mr. Zapata stated that he wants to protect the citizens so that they have access to some of the amenities. Chair Shearer asked Mr. McKinney what amenities they were planning on because there are amenities for the multifamily which are – and should be – private. He stated that he would assume the walking trails would most likely have public access. Ms. York stated that the park is not City-owned and the Applicants have not proposed donating any acreage to the City. She stated that they are providing this open space for the development and they have not asked to dedicate any specific amount of acreage in lieu of park dedication fees or anything of that nature.

Chair Shearer, responding to the residents' concerns, stated that prior to any dirt being turned and anything being built, there will be hydraulic studies and traffic studies conducted, however, the Commission cannot restrict growth and progress. Vice Chair Sylvester stated that this is typical of what we will be seeing in the future, noting that there is a substantial development coming in at SH 91 and US 75. He stated that the traffic is dictated by the state and hopefully TxDOT will be addressing the traffic congestion concerns around this area. Vice Chair Sylvester stated that the whole area is going to be changing in the next five years – and hopefully, for the better. Planner York, in hopes of easing some of the residents' concerns, provided a timeline for the development and requested that the residents see her after the meeting and she can address any concerns and answer any questions that they may have.

On motion by Commissioner Pickens, seconded by Commissioner Harwell, the Planning and Zoning Commission recommended approval of the proposed rezone request, as well as the initial zoning request to a Planned Development Overlay District for the subject property to allow for a mixed-use development. [Commissioner Zapata opposed]

- B. Receive a report, hold a discussion, conduct a public hearing, and take action on Lot 1-R, Block A of the Rock Ridge Addition, Phase 2 being a Replat of Lot 1, Block A, Rock Ridge Addition. (Case No. 2024-053RP).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that this property is located in the City of Denison's Extra Territorial Jurisdiction (ETJ). The Applicant is seeking approval of the proposed Replat in order to increase their property consisting of approximately 2.763 acres. Ms. York stated that the proposed lot fronts on Preston Road and will utilize a water well and a septic system. Staff recommended approval of the Replat as submitted.

Chair Shearer asked if there was anyone present who wished to speak on this agenda item, to which there was none. With that, Chair Shearer closed the Public Hearing.

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

- C. Receive a report, hold a discussion, conduct a public hearing, and take action on Lot 1-R, Block A of the JCN Industrial Park being a Replat of Lot 1, Block A, of the Denison Industrial Park East Addition, Section Five and part of Lot 1, of the Conveyance Plat of Lot 1, Denison Industrial Park East Addition, Section Four. (Case No. 2024-054RP).

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 the proposed Replat in order to move forward with building a structure. The proposed Replat will consolidate two (2) lots into one (1). The subject property is zoned Light Industrial (LI). The lot will retain frontage on Wayne Cabaniss and has access to water and sewer. The northern portion has an approved Site Plan and is currently going through the Civil Engineering

Plan review process. Ms. York stated that any additional development on this property must meet all development standards listed within Chapter 28 – Zoning, as well as additional City standards related to engineering or infrastructure. Staff recommended approval of the Replat as submitted.

Chair Shearer asked if there was anyone present who wished to speak on this agenda item, to which there was none. With that, Chair Shearer closed the Public Hearing.

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

5. STAFF UPDATES

Mary Tate, Director of Development, stated that the City was awarded a “Safe Streets for All” grant through the US Department of Transportation. She stated that staff will be working on many of the issues that have been brought to their attention, such as connectivity and walkability. Ms. Tate stated that there is also a component for “Safe Routes to School.” She stated that staff will have to do some assessments and identify issues and, once identified, staff will be able to request an implementation grant down the road a few years.

6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:44 a.m.

CHARLIE SHEARER, 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 Whataburger, a drive-thru restaurant located on the north side of FM 120. (Case No. 2024-030SP)

Staff Contact

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

Summary

- The applicant is requesting approval of the proposed Site Plan for Whataburger, a drive-thru restaurant.
- The proposed Whataburger consists of one (1) main building and two (2) drive-thru lanes.
- Property is zoned Commercial (C) and falls within the Highway Oriented and Corridor Overlay (HO) District.

Staff Recommendation

Staff recommends approval of the Site Plan for the proposed Whataburger, a drive-thru restaurant pending Civil Engineering Plan approval.

Recommended Motion

"I move to approve the proposed Site Plan for Whataburger, a drive-thru restaurant, located on the north side of FM 120 pending Civil Engineering Plan approval."

Background Information and Analysis

The applicant is seeking approval of the proposed Site Plan for Whataburger, a drive-thru restaurant for property located on the north side of FM 120. The Site Plan depicts one (1) main building consisting of 3,305 square feet in area. The Site Plan provides a total of thirty-seven (37) parking spaces with a double lane drive-thru providing adequate stacking spaces.

Façade Plans – The exterior siding and facades of the new building will be constructed of brick and brick veneer which meets the façade requirements listed within the Highway Oriented and Corridor Overlay District.

Landscaping/Screening – The proposed landscaping plan meets City landscaping and tree requirements listed in Section 28.51. and Section 28.46.5.C.

Parking – The proposed Site Plan provides a total of thirty-seven (37) parking spaces, which is compliant with the requirements of the Zoning Ordinance for this use.

Building locations and footprints – The Site Plan depicts one (1) main building consisting of 3,305 square feet with two (2) drive-thru lanes.

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 Commercial (C) Zoning District 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 stacking requirements.

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 FM 120 and Pottsboro Road. Additional information pertaining to water, sewer, drainage, and a traffic impact study will be provided and reviewed by City staff during the Civil Engineering Plan review.

7. Consistency with the Comprehensive Plan.

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

Financial Considerations

N/A

Prior Board or Council Action

N/A

Alternatives

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

March 25, 2024

City of Denison
300 W Main St
Denison, TX 75020

Re: Whataburger Denison – Project Narrative

To whom it may concern:

Please find the enclosed documents to serve a proposed quick serve restaurant with drive-thru at 3108 Pottsboro Rd in Denison, Texas.

The site is a 0.879-acre lot within the Denison Plaza Development located southwest of the Morton Street and Lillis Lane intersection. At the time of this submittal, the Denison Plaza plat has been approved, but not yet recorded.

The project proposes a 3,305 square foot fast food restaurant (Whataburger) with drive-thru. The project also includes construction of infrastructure such as water, sewer, gas, drainage, underground detention, and paving.

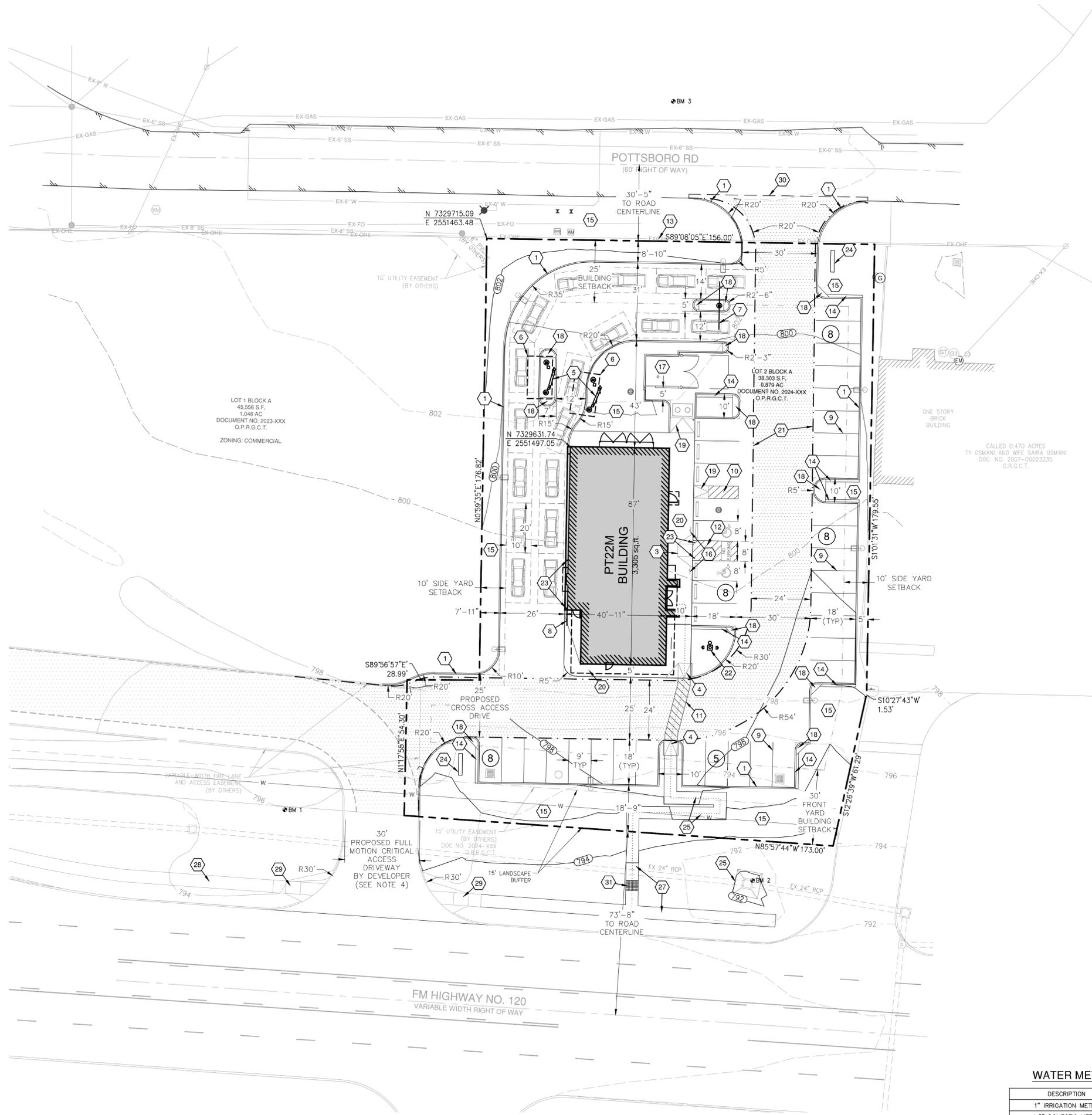
Upon review of the application and submittal documents, please contact me at mmaly@pape-dawson.com or (817) 870-3668, if you have any questions or need additional information.

Sincerely,
Pape-Dawson Engineers, Inc.



Matthew Maly, P.E.
Senior Project Manager

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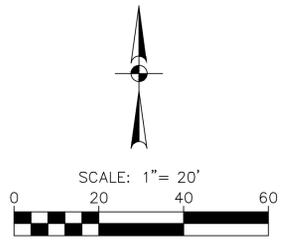
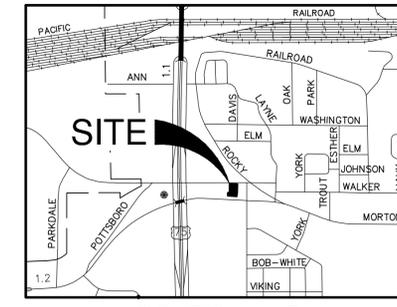


BENCHMARKS

BM 1 TBM X-CUT N: 7329486.36' E: 2551382.17' ELEV: 795.69'	BM 2 TBM X-CUT N: 7329457.99' E: 2551570.36' ELEV: 791.74'	BM 3 TBM X-CUT N: 7329770.01' E: 2551538.45' ELEV: 803.34'
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KEY NOTE LEGEND

- 1 6" CONCRETE CURB (TYP.) (SEE SHEET C11.0)
- 2 CONCRETE WHEEL STOP (TYP.) (SEE SHEET C11.0)
- 3 TYPE I CURB RAMP (SEE SHEET C11.0)
- 4 TYPE II CURB RAMP (SEE SHEET C11.0)
- 5 MENU BOARD (SEE ARCH. PLANS FOR DETAIL)
- 6 EXTERIOR MENU BOARD CANOPY (SEE STRUCT. & ARCH. SHEETS FOR DETAIL)
- 7 CLEARANCE BAR (SEE STRUCT. & ARCH SHEETS FOR DETAIL)
- 8 GUARDRAIL (REF. ARCH PLANS FOR DETAILS)
- 9 4" WHITE STRIPE FOR PARKING STALL (TYP.) (SEE SHEET C11.1)
- 10 LOADING RAMP STRIPING (SEE STRIPING DETAIL ON SHEET C11.0)
- 11 CROSSWALK STRIPING (SEE STRIPING DETAIL ON SHEET C11.1)
- 12 ADA STRIPING (TYP.) (SEE SHEET C11.1)
- 13 PROPOSED OVERHEAD TRANSFORMER (CONTRACTOR TO CONFIRM LOCATION WITH ONCOR REPRESENTATIVE)
- 14 1" WIDE DECOMPOSED GRANITE STRIP (SEE LANDSCAPE PLANS FOR DETAIL)
- 15 LANDSCAPE AREA (SEE LANDSCAPE SHEETS FOR DETAILS)
- 16 ADA PARKING SIGN (TYP.) (SEE SHEET C11.1)
- 17 DUMPSTER ENCLOSURE & STRUCTURAL SLAB (SEE ARCH. & STRUCT. PLANS FOR DETAIL)
- 18 CONCRETE ISLAND NOSE (SEE SHEET C11.1)
- 19 LOADING RAMP (SEE SHEET C11.0)
- 20 BUILDING PERIMETER SIDEWALK WITH TURNDOWN CURB (SEE SHEET C11.0)
- 21 FIRE LANE
- 22 FLAG POLE WITH BEACON DOWN LIGHT, UNITED FLAG AND BANNER OR OWNER APPROVED EQUAL, 30" X 5" X 0.125" WALL THICKNESS, 1-PC TAPERED ALUMINUM COMMERCIAL FLAGPOLE, BRUSHED SATIN ALUMINUM FINISH WITH 14 GAUGE ALUMINUM BALL FINIAL, INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGSHAPS AND HALLARD. ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFIRM TO APPLICABLE CODES, INCLUDING WIND LOADS.
- 23 6" STEEL BOLLARD (SEE SHEET C11.0)
- 24 SIGN (SEE ARCH. & SIGNAGE PLANS FOR DETAILS)
- 25 CONCRETE APRON AT GRATE INLET (SEE SHEET C11.0)
- 26 ACCESSIBLE RAMP
- 27 PROPOSED 5' SIDEWALK
- 28 5' SIDEWALK (BY ADJACENT PROPERTY OWNER)
- 29 BARRIER-FREE RAMP (BY OVERALL DEVELOPER)
- 30 FULL-DEPTH SAWCUT (18" BUMP-OUT)
- 31 4' SIDEWALK BOX



DIMENSIONAL CONTROL LEGEND

- PROPERTY BOUNDARY
- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- - - - - PROPOSED MAJOR CONTOUR
- - - - - PROPOSED MINOR CONTOUR
- - - - - EXISTING ROAD CENTER
- - - - - ADA ACCESSIBLE PATH
- - - - - PROPOSED FIRE LANE
- - - - - PROPOSED CURB
- - - - - PROPOSED WHEELSTOP
- - - - - PROPOSED PARKING SPACE COUNT
- BUILDING FOUNDATION (REFER STRUCTURAL SHEETS)
- FIRE LANE PAVING
- AREA LIGHT WITH POLE AND BASE (SEE STRUCTURAL SHEETS FOR DETAILS)

NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE BOUNDARY MONUMENTATION AND THE PROJECT BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. THE BOUNDARY MONUMENTATION SHALL BE USED AS HORIZONTAL PROJECT CONTROL AND SHALL BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS AND FOR DETAILED DIMENSIONING OF ENTRANCE FEATURES.
- COORDINATION WITH THE ADJACENT PROPERTY OWNERS/DEVELOPERS WILL BE CRITICAL FOR DESIGNING UTILITIES, DRIVEWAYS AND STORMWATER INFRASTRUCTURE.
- FLAG POLES AND SIGNS WILL BE APPROVED THROUGH BUILDING PERMIT. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE AN APPROVAL OF FLAG OR SIGNAGE.

ACTION

<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED
STAFF	DATE INITIALS
P&Z	DATE INITIALS
NEIGHBORHOOD # _____	
SEE THE STAFF APPROVAL LETTER OR P&Z RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.	

DATE OF PREPARATION: 05/30/2024
 SITE PLAN TO SERVE
WHATABURGER
 CITY OF DENISON, GRAYSON COUNTY, TEXAS
 0.88 AC / 3,305 SF
 CALLED 0.906 ACRES THE MEGDAD FAMILY TRUST
 DOC. NO. 2021-41677 O.R.G.C.T.
 CURRENT ZONING: COMMERCIAL DISTRICT (C), HIGHWAY ORIENTED AND CORRIDOR DISTRICT (HO)
 PROPOSED LAND USE: QUICK-SERVE RESTAURANT

ENGINEER
 PAPE-DAWSON ENGINEERS
 201 MAIN STREET, SUITE #901
 FORT WORTH, TX 76102
 PHONE: (817) 970-3668
 FAX: (817) 870-3669
 CONTACT: MATTHEW MALY, PE
 mmaly@pape-dawson.com

SURVEYOR
 EDGE SURVEYING, LLC
 222 SOUTH ELM STREET, SUITE #200
 DENISON, TX 76201
 PHONE: (840) 222-3009
 CONTACT: MASON DECKER
 mason@edgesurveying.com

ARCHITECT
 RQUICH ARCHITECTS
 1445 ROSS AVE, SUITE #5700
 DALLAS, TX 75202
 PHONE: (214) 997-6029
 CONTACT: JEFF SMITH
 jsmith@rquicharchitecture.com

WATER METER SCHEDULE

DESCRIPTION	QTY
1" IRRIGATION METER	1
1.5" DOMESTIC METER	1

**BLOCK A, LOT 6
SITE DATA SUMMARY TABLE**

ZONING/PROPOSED USE	COMMERCIAL DISTRICT (C) / RESTAURANT WITH A DRIVE-THROUGH
LOT AREA/SQ. FT. AND AC	38,258 SF / 0.88 AC
BUILDING AREA (GROSS SF AND AC)	3,305 SF / 0.08 AC
BUILDING AREA (NET SF AND AC)	3,160 SF / 0.07 AC
BUILDING HEIGHT (NUMBER OF STORIES)	21'-4" / 1 STORY
LOT COVERAGE	3,305 SF/38,258 SF x 100% = 8.63%
IMPERVIOUS COVER	28,194 SF (73.69%)
FLOOR AREA RATIO	0.086
PARKING REQUIRED RESTAURANT 1 SPACE/100 GFA	34
TOTAL PARKING PROVIDED	37
TOTAL HANDICAP REQUIRED*	2
TOTAL HANDICAP PROVIDED*	2

* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS:

NO.	DATE	DESCRIPTION	BY

PROJECT:
 PT22M BUILDING TYPE
 SWQ W MORTON ST &
 LILLIS LN
 DENISON, TX

PAPE-DAWSON ENGINEERS
 201 MAIN STREET, SUITE #901, FORT WORTH, TX 76102 | 817.970.3668
 TEXAS ENGINEERING FIRM REGISTRATION #475

WHATABURGER
 300 CONCORD PLAZA DR.
 SAN ANTONIO, TEXAS
 210-476-6000 ZIP 78216

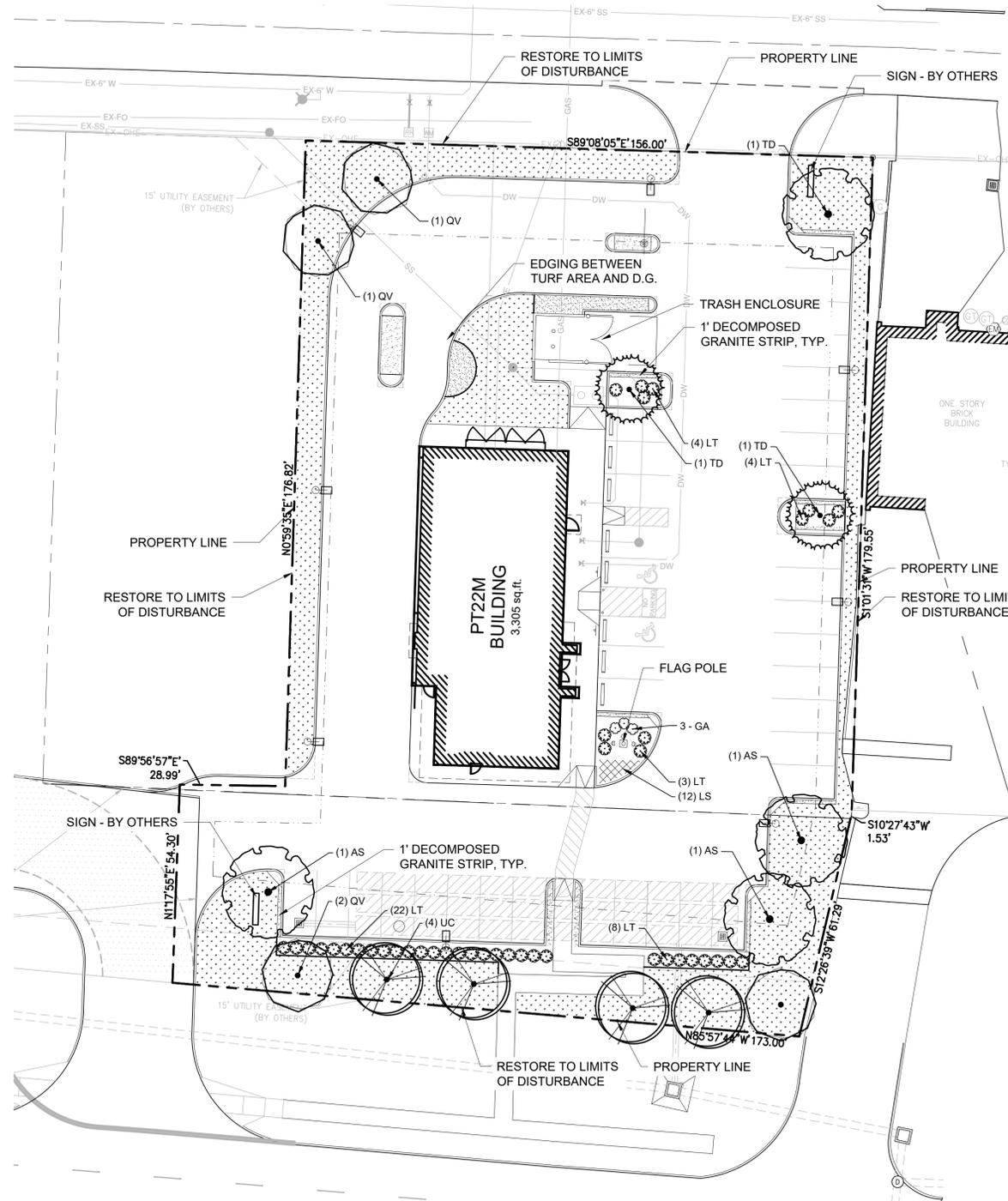
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SHEET TITLE:
SITE & DIMENSIONAL CONTROL PLAN

UNIT NO.
 DATE: 05/30/2024
 SCALE: 1" = 20'
 DRAWN BY: DDD

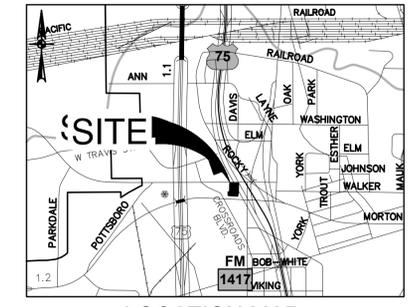
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C4.0



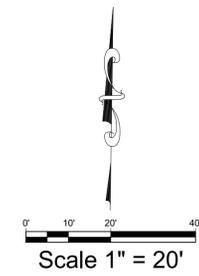


BENCHMARKS

TBM X-CUT N: 7329486.36' E: 2551382.17' ELEV: 795.69'	TBM X-CUT N: 7329457.99' E: 2551570.36' ELEV: 791.74'	TBM X-CUT N: 7329770.01' E: 2551538.45' ELEV: 803.34'
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LOCATION MAP
NOT-TO-SCALE



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
TREES						
AS		4	Acer saccharum 'Caddo' Caddo Maple	3' Cal.	Cont. or B&B	12'-14' HT
OV		4	Quercus virginiana Southern Live Oak	3' Cal.	Cont. or B&B	12'-14' HT
TD		2	Taxodium distichum Bald Cypress	3' Cal.	Cont. or B&B	12'-14' HT
UC		4	Ulmus crassifolia Cedar Elm	3' Cal.	Cont. or B&B	12'-14' HT

SYMBOL	CODE	QTY	DETAIL	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
SHRUBS							
GA		3		Abelia grandiflora Glossy Abelia	5 gal	36" OC	18" Min.
LT		42		Leucophyllum candidum 'Thunder Cloud' TM Thunder Cloud Texas Sage	5 gal	36" OC	24" Min.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
GROUND COVERS						
CD		7,348 sf	Cynodon dactylon 'tif 419' Bermuda Grass	Sod		
LS		12	Lantana 'Dallas Red' Dallas Red Lantana	1 gal		
ROCK / STONE						
OG		518 sf	Decomposed Granite over weed filter fabric	3' depth		

GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN TURF AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (Dewitt 'PRO-5' OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN FOR INDIVIDUAL SYMBOLS OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

SITE AREA:	38,256 SF
LANDSCAPE AREA REQUIRED:	3,060 (8%)
LANDSCAPE AREA PROVIDED:	9,015 (23.5%)
TREES REQUIRED:	6 TREES (25% MUST BE CANOPY TREES)
TREES PROVIDED:	6 TREES
FRONT YARD:	173 LF
TREES REQUIRED:	6 TREES (1 PER 30 LF)
TREES PROVIDED:	6 TREES
SOLID THREE-FOOT TALL OPAQUE SCREEN	PROVIDED
PARKING LOT	38 SPACES
LANDSCAPE AREA REQUIRED:	304 SF (8 SF PER PARKING SPACE)
LANDSCAPE AREA PROVIDED:	444 SF
TREES REQUIRED:	3 TREES (1 PER 15 SPACES)
TREES PROVIDED:	3 TREES

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

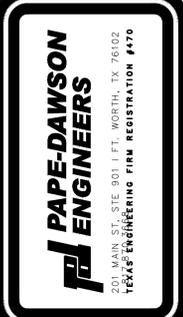


LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS:

NO.	DATE	DESCRIPTION	BY

PROJECT: PT20M BUILDING TYPE
NWQ W MORTON ST &
LILLIS LN
DENISON, TX



WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

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SHEET TITLE:
LANDSCAPE PLANTING

UNIT NO.
DATE: 05/27/2024
SCALE: 1" = 20'
DRAWN BY: DDD

SHEET NO:
LP-1



PLANTING SPECIFICATIONS

GENERAL

- QUALIFICATIONS OF LANDSCAPE CONTRACTOR
 - ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE. AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- SCOPE OF WORK
 - WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

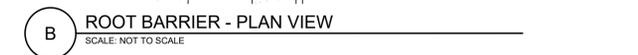
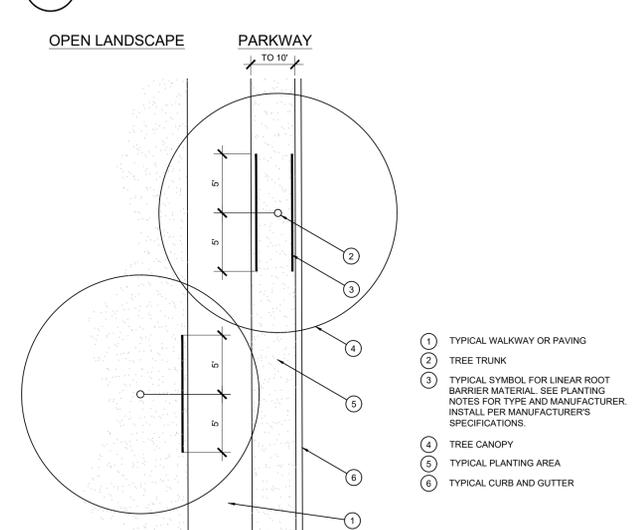
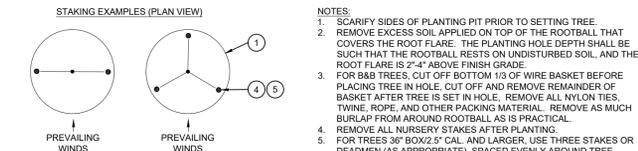
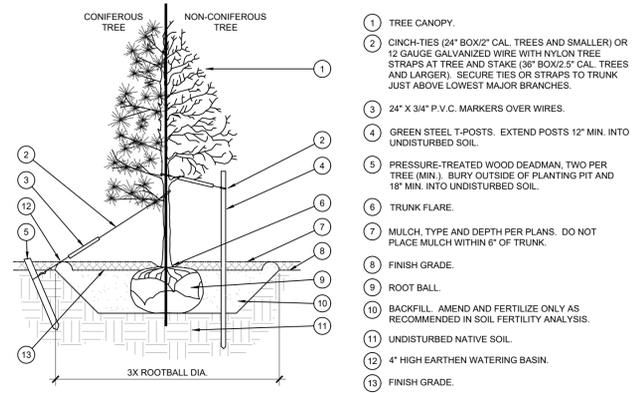
PRODUCTS

- ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
 - FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z90.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER DEFECTS (SUCH AS J-SHAPED ROOTS).
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 - SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
 - SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
 - FERTILIZER: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 - COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS/ML; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
 - FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
 - MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 - WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
 - TREE STAKING AND GUYING
 - STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND THE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 1/8 106 INCH DIAMETER.
 - STRAP CHAINING GUARD: REINFORCED NYLON OR CANNAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
 - STEEL EDGING: PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE CCL-MET OR APPROVED EQUAL.
 - PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

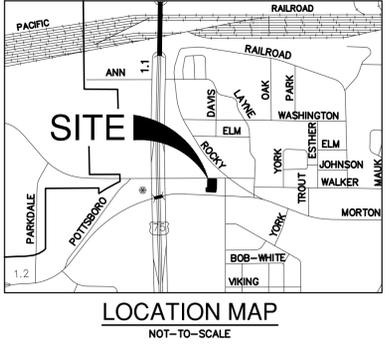
- SOIL PREPARATION
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - AMMONIUM PHOSPHATE 16-20-0 - 15 LBS. PER 1,000 S.F.
 - AGRICULTURAL CYPSUM - 100 LBS. PER 1,000 S.F.
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - AGRICULTURAL CYPSUM - 10 LBS. PER CU. YD.
 - IRON SULFATE - 2 LBS. PER CU. YD.
 - CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- GENERAL PLANTING
 - REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER AT BREAK-HEIGHT (4' 6" ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPES TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, UNCLER UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. ALLOW ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND CLOSED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- TREE PLANTING
 - TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 - SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 - FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
 - THE TOTAL NUMBER OF TREE STAKES (AND THE MINIMUM LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 2" TREES: TWO STAKES PER TREE
 - 2-1/2" - 4" TREES: THREE STAKES PER TREE
 - TREES OVER 4" CALIPER: GUY AS NEEDED
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPPRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- SHRUB, PERENNIAL, AND GROUND COVER PLANTING
 - DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE EDGES. UNTIE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- SODDING
 - SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- CLEAN UP
 - DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
 - INSPECTION AND ACCEPTANCE
 - UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE WARRANTY PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE WARRANTY PERIOD WILL COMMENCE.
- PLANT GUARANTEE AND REPLACEMENTS
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS/EDIBLE/MULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
 - PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



BENCHMARKS

TBM X-CUT
 N: 7329496.36'
 E: 2551382.17'
 ELEV: 795.69'
TBM X-CUT
 N: 7329457.99'
 E: 2551570.36'
 ELEV: 791.74'
TBM X-CUT
 N: 7329770.01'
 E: 2551538.45'
 ELEV: 803.34'



REVISIONS:	BY:	DATE:	DESCRIPTION:

PROJECT:
 PT20M BUILDING TYPE
 NWQ W MORTON ST &
 LILLIS LN
 DENISON, TX

PAPE-DAWSON ENGINEERS
 201 MAIN ST. STE 901 LEFT WORTH, TX 76102
 TEXAS ENGINEERING FIRM REGISTRATION #470

WHATABURGER
 300 CONCORD PLAZA DR.
 SAN ANTONIO, TEXAS
 210-476-6000 ZIP 78216

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SHEET TITLE:
LANDSCAPE PLANTING DETAILS & SPECS

UNIT NO.
 DATE: 05/27/2024
 SCALE: 1" = 20'
 DRAWN BY: DDD

SHEET NO:
LP-2

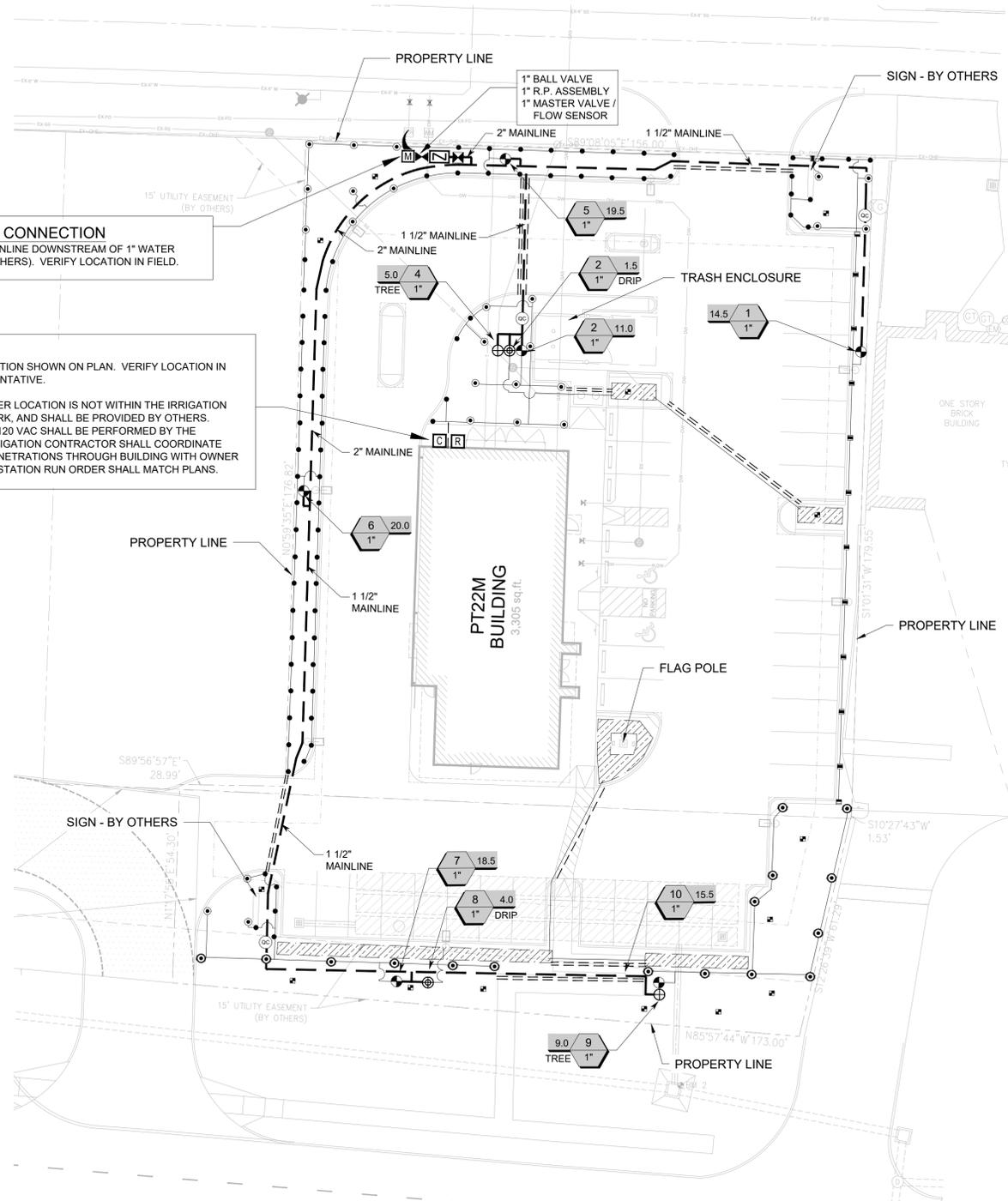
EVERGREEN DESIGN GROUP
 (800) 680-6630
 15455 Dallas Pkwy., Ste 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com



LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

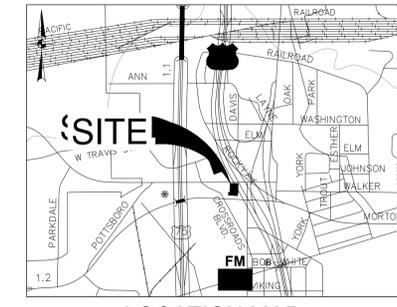
WHATABURGER

Date: May 27, 2024, 6:58am User: D:\wsherry\Drawings\2024\Whataburger - Denison - 05-28 LP.dwg
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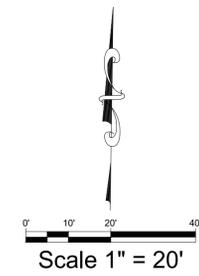


BENCHMARKS

TBM X-CUT N: 7329486.36' E: 2551382.17' ELEV: 795.69'	TBM X-CUT N: 7329457.99' E: 2551570.36' ELEV: 791.74'	TBM X-CUT N: 7329770.01' E: 2551538.45' ELEV: 803.34'
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LOCATION MAP
NOT-TO-SCALE



IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

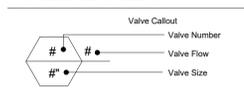
AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LOCATIONS SHOWN ON THE PLANS, AS PER DETAILS.

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.

VALVE KEY



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD R-VAN-STRIP 1806-SAM-P45, TURF ROTARY, 5' X 15' (LCS AND RCS), 5' X 30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #0-5 REGARDING TREE BUBBLER LATERAL PIPE
	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #0-5 REGARDING TREE BUBBLER LATERAL PIPE
	RAINBIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH HEATED / INSULATED ALUMINUM ENCLOSURE AND SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION
	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
	IRRIGATION WATER METER AND TAP (BY OTHERS) SIZE AS NOTED ON THE PLAN
	RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER
	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR - CONFIRM SENSOR LOCATION WITH OWNERS REPRESENTATIVE
	1" MASTER VALVE MODEL # 100-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES
	IRRIGATION LATERAL LINE: CLASS 200 PVC
	IRRIGATION MAINLINE: CLASS 200 PVC
	IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

POINT OF CONNECTION
CONNECT MAINLINE DOWNSTREAM OF 1" WATER METER (BY OTHERS). VERIFY LOCATION IN FIELD.

CONTROLLER NOTE
LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT: PT20M BUILDING TYPE
NWQ W MORTON ST &
LILLIS LN
DENISON, TX



WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

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SHEET TITLE:
IRRIGATION PLAN

UNIT NO.
DATE: 05/27/2024
SCALE: 1" = 20'
DRAWN BY: DDD

SHEET NO:
LI-1



BENCHMARKS

TBM X-CUT N: 7329456.36' E: 2551382.17' ELEV: 795.69'	TBM X-CUT N: 7329457.99' E: 2551570.36' ELEV: 791.74'	TBM X-CUT N: 7329770.01' E: 2551538.45' ELEV: 803.34'
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REVISIONS:	DATE	DESCRIPTION
BY		

PROJECT: PT20M BUILDING TYPE
NWQ W MORTON ST &
LILLIS LN
DENISON, TX

PAPE-DAWSON ENGINEERS
201 MAIN ST, STE 901 LEFT, WORTH, TX 76092
1-800-451-3333 ENGINEERING FIRM REGISTRATION #479

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SAN ANTONIO, TEXAS
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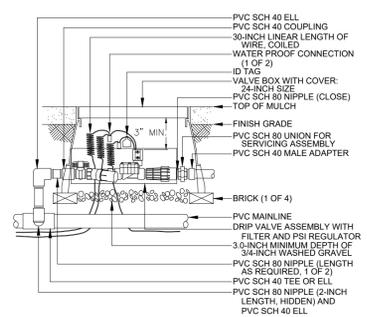
SHEET TITLE:
IRRIGATION DETAILS

UNIT NO.
DATE: 05/27/2024
SCALE: 1" = 20'
DRAWN BY: DDD

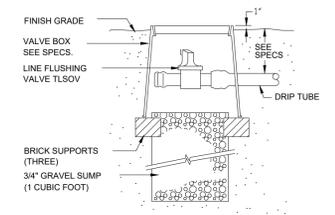
SHEET NO:
LI-2



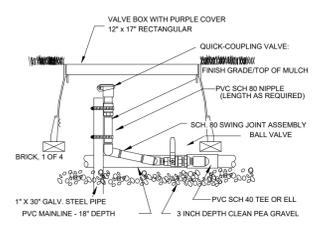
60% REVIEW



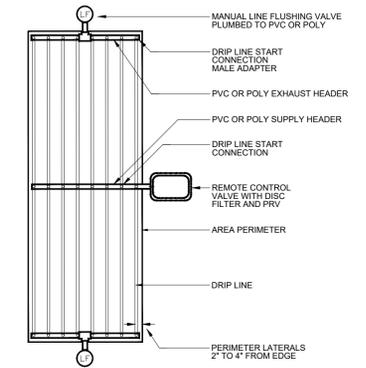
CONTROL ZONE KIT N.T.S.



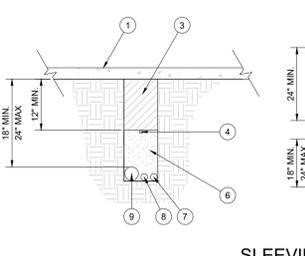
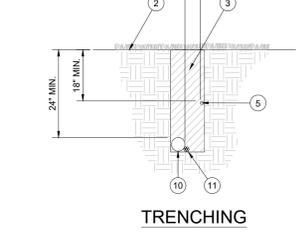
MANUAL LINE FLUSH VALVE N.T.S.



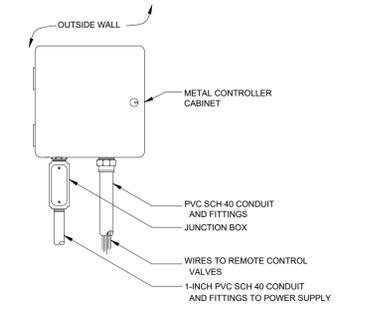
QUICK COUPLER VALVE WITH PVC BALL VALVE N.T.S.



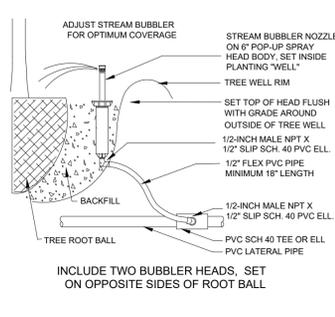
TRENCHING
SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.



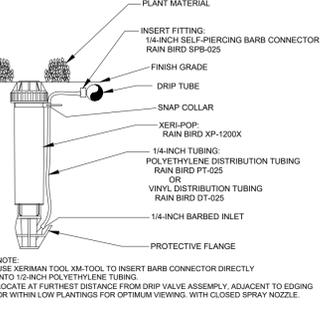
PIPE AND SLEEVE INSTALLATION N.T.S.



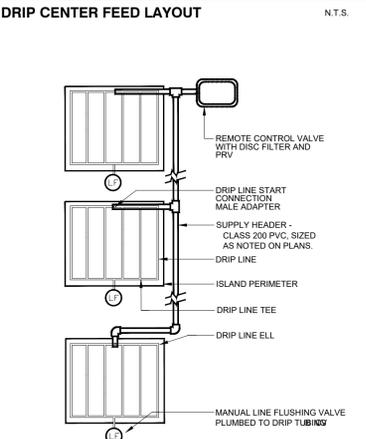
WALL MOUNT CONTROLLER N.T.S.



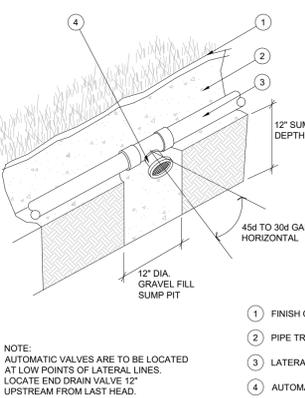
TREE BUBBLER N.T.S.



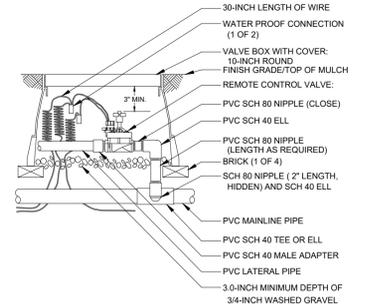
DRIP CENTER FEED LAYOUT N.T.S.



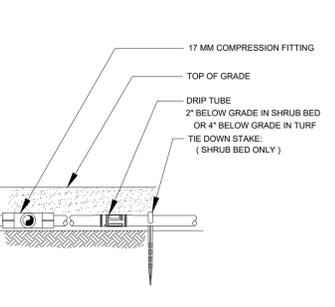
DRIP ISLAND LAYOUT N.T.S.



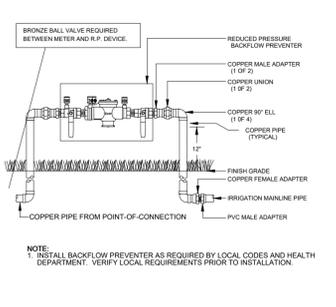
AUTOMATIC DRAIN VALVE N.T.S.



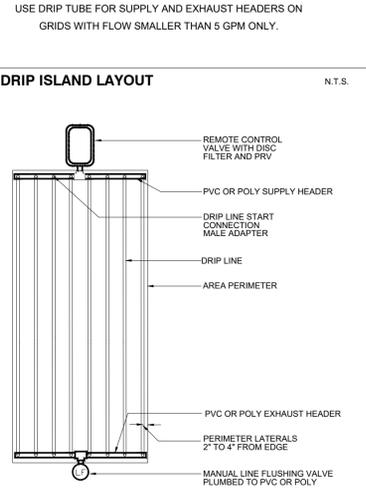
REMOTE CONTROL VALVE N.T.S.



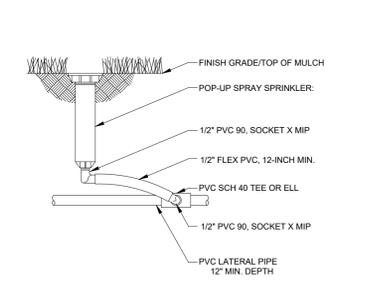
DRIP TUBE N.T.S.



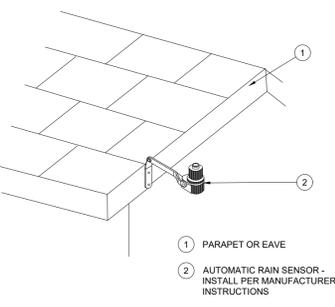
RP DEVICE N.T.S.



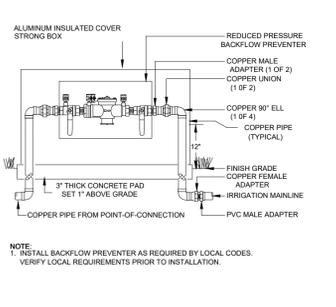
DRIP END FEED LAYOUT N.T.S.



POP-UP SPRAY HEAD N.T.S.



RAIN SENSOR, ROOF MOUNT N.T.S.



RP DEVICE WITH INSULATED COVER N.T.S.



LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

BENCHMARKS

Table with 3 columns: BM, X-CUT, Y-CUT, Z-CUT. Values include coordinates and elevations.

IRRIGATION SPECIFICATIONS

GENERAL
A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM...

PRODUCTS
A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND...

METHODS
A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY...

J. BACKFILL
1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1"...

IRRIGATION LEGEND

Table with 2 columns: SYMBOL, MANUFACTURER/MODEL. Lists various irrigation components like Rain Bird, Rain Bird, Rain Bird, etc.

IRRIGATION NOTE:

- 1. I.L.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS...

WATER CONSERVATION

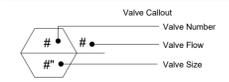
IRRIGATION WATER CONSERVATION SHALL BE ACCOMPLISHED THROUGH THE FOLLOWING EFFORTS:
1. SEPARATE TURF / SHRUB ZONES FOR SCHEDULING ADJUSTMENT

LATERAL PIPE SIZE CHART

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:

Table with 2 columns: FLOW IN GPM, LATERAL PIPE SIZE. Lists flow ranges and corresponding pipe sizes.

VALVE KEY



CRITICAL ANALYSIS

Table with 2 columns: P.O.C. NUMBER, Water Source Information, Pressure Available, etc. Lists technical specifications.



LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES...

Table with 2 columns: REVISIONS, SYM. DATE, DESCRIPTION. Includes a grid for tracking changes.

PROJECT: PT20M BUILDING TYPE NWQ W MORTON ST & LILLIS LN DENISON, TX

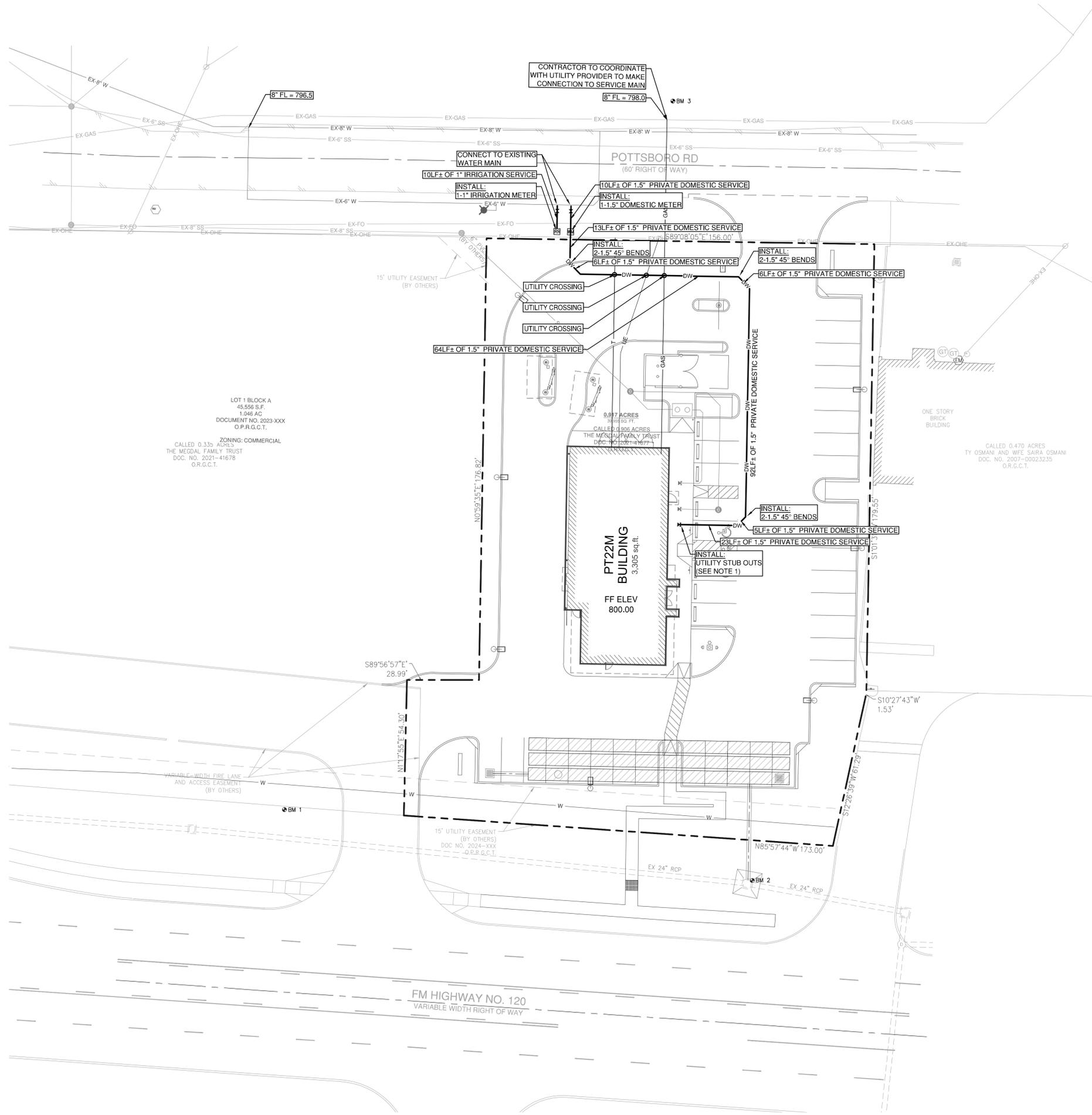


SHEET TITLE: IRRIGATION SPECS

UNIT NO. DATE: 05/27/2024 SCALE: 1" = 20'

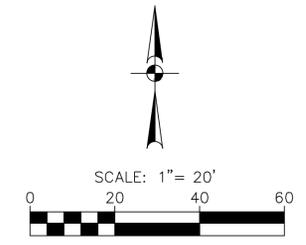
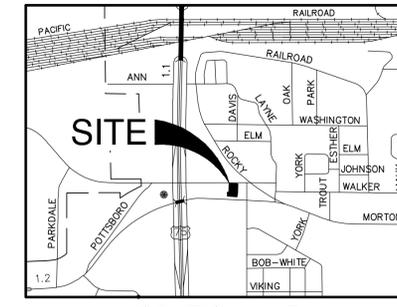
DRAWN BY: DDD SHEET NO: LI-3





BENCHMARKS

BM 1 TBM X-CUT N: 7329486.36' E: 2551382.17' ELEV: 795.69'	BM 2 TBM X-CUT N: 7329457.99' E: 2551570.36' ELEV: 791.74'	BM 3 TBM X-CUT N: 7329770.01' E: 2551538.45' ELEV: 803.34'
--	--	--



UTILITY LEGEND

EX-W	EXISTING WATER LINE
EX-SS	EXISTING SANITARY SEWER LINE
EX-OHE	EXISTING OVERHEAD ELECTRIC
DW	PROPOSED DOMESTIC WATER LINE
IRR	PROPOSED IRRIGATION LINE
WM	PROPOSED WATER METER
IRM	PROPOSED IRRIGATION METER
SS	PROPOSED SANITARY SEWER LINE
UE	PROPOSED UNDERGROUND ELECTRIC
T	PROPOSED UNDERGROUND TELEPHONE
GAS	PROPOSED GAS LINE

NOTES

- ALL UTILITIES TO BE STUBBED OUT 5' FROM BUILDING. INVERTS ARE ASSUMED TO BE APPROXIMATELY 5' BELOW THE FINISHED FLOOR ELEVATION. REFERENCE MEP & ARCHITECTURAL PLANS FOR CONTINUATION AND TO CONFIRM INVERT ELEVATIONS AT THE BUILDING.
- GREASE TRAP IS DRAWN FOR SCHEMATIC PURPOSES ONLY. REFERENCE MEP & ARCHITECTURAL PLANS FOR DETAILS AND LOCATION.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- BUILDING IS NOT SPRINKLED.
- ALL WATER INFRASTRUCTURE MUST MEET THE CURRENT REQUIREMENTS OUTLINED IN THE CITY OF DENISON DESIGN MANUAL.
- WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER WITH A CLASS B-1 EMBEDMENT.
- ALL WATER LINE MATERIAL SHALL MEET THE CURRENT REQUIREMENTS OUTLINED IN THE DENISON CITY STANDARDS. THE FOLLOWING PIPE MATERIALS SHALL BE USED UNLESS OTHERWISE NOTED ON PLANS.
 - FIRE PROTECTION: AWWA C900 DR-14 PVC
 - SERVICE LATERALS: SOLVENT-WELD SCHEDULE 40 PVC PER ASTM D1785 & D2665 & NSF STANDARDS 61 & 14

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494
MAY 30, 2024.
IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

REVISIONS:	DATE	DESCRIPTION	BY

PROJECT: PT22M BUILDING TYPE
SWQ W MORTON ST & LILLIS LN
DENISON, TX

PAPE-DAWSON ENGINEERS
201 MAIN ST. STE 901 FT. WORTH, TX 76102 | 817.570.8668
TEXAS ENGINEERING FIRM REGISTRATION #475

WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

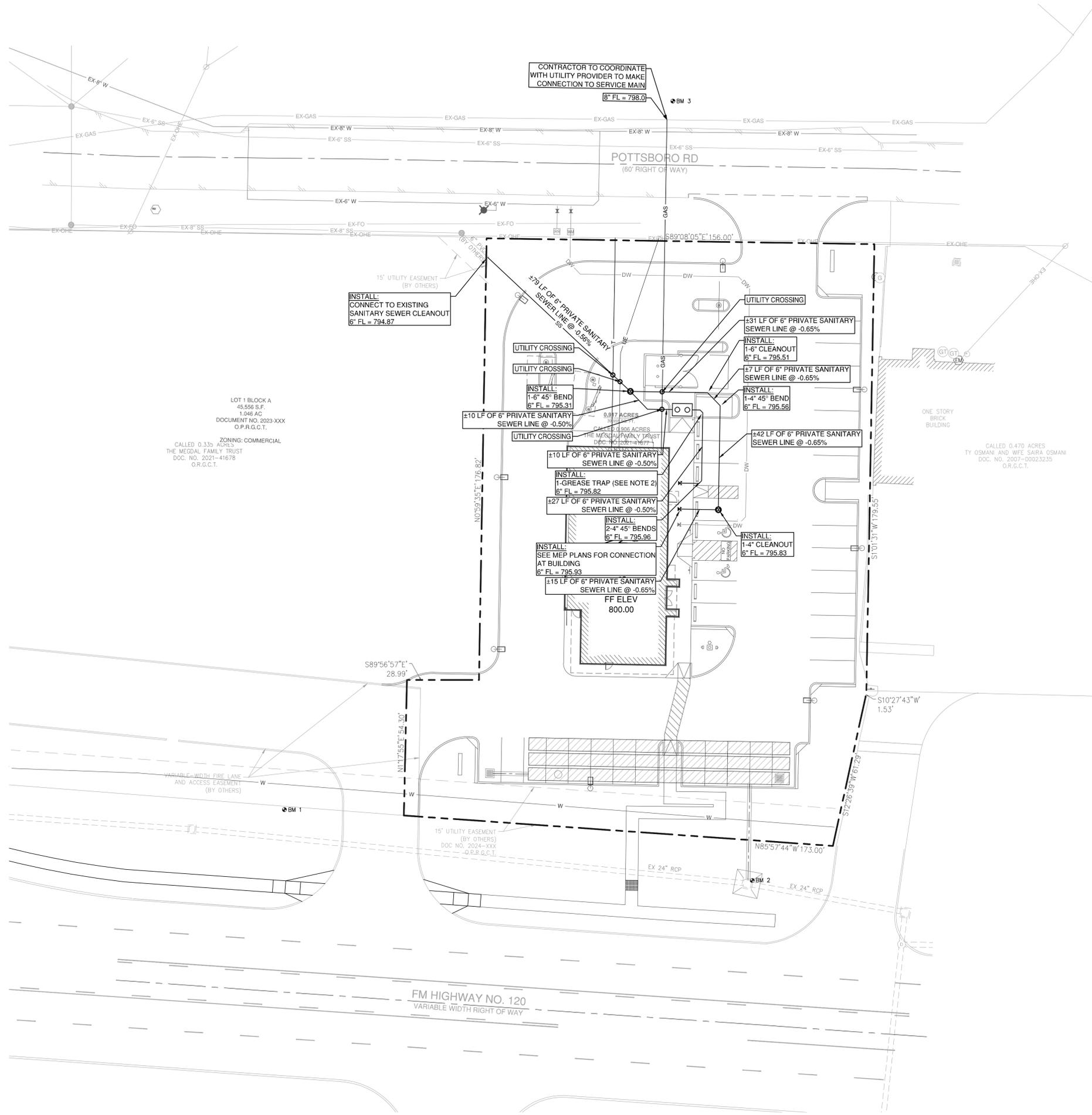
THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:
WATER PLAN

UNIT NO.
DATE: 05/30/2024
SCALE: 1" = 20'
DRAWN BY: DDD

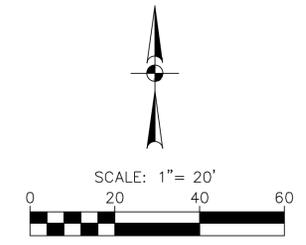
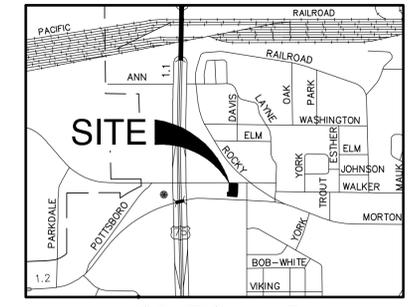
SHEET NO:
C9.0





BENCHMARKS

BM 1 TBM X-CUT N: 7329486.36' E: 2551382.17' ELEV: 795.69'	BM 2 TBM X-CUT N: 7329457.99' E: 2551570.36' ELEV: 791.74'	BM 3 TBM X-CUT N: 7329770.01' E: 2551538.45' ELEV: 803.34'
--	--	--



SANITARY SEWER LEGEND

EX-W	EXISTING WATER LINE
EX-SS	EXISTING SANITARY SEWER LINE
EX-OHE	EXISTING OVERHEAD ELECTRIC
EX-FH	EXISTING FIRE HYDRANT
DW	PROPOSED DOMESTIC WATER LINE
IRR	PROPOSED IRRIGATION LINE
GW	PROPOSED GATE VALVE
WM	PROPOSED WATER METER
IRM	PROPOSED IRRIGATION METER
SS	PROPOSED SANITARY SEWER LINE
SS	PROPOSED SANITARY SEWER LINE SEWER CLEANOUT
UE	PROPOSED UNDERGROUND ELECTRIC
T	PROPOSED UNDERGROUND TELEPHONE
GAS	PROPOSED GAS LINE

NOTES

- ALL UTILITIES TO BE STUBBED OUT 5' FROM BUILDING. INVERTS ARE ASSUMED TO BE APPROXIMATELY 4' BELOW THE FINISHED FLOOR ELEVATION. REFERENCE MEP & ARCHITECTURAL PLANS FOR CONTINUATION AND TO CONFIRM INVERT ELEVATIONS AT THE BUILDING.
- GREASE TRAP IS DRAWN FOR SCHEMATIC PURPOSES ONLY. REFERENCE MEP & ARCHITECTURAL PLANS FOR DETAILS AND LOCATION.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL SEWER INFRASTRUCTURE MUST MEET THE CURRENT REQUIREMENTS OUTLINED IN THE CITY OF DENISON DESIGN MANUAL.
- AN AIR TEST, VACUUM TEST, AND VIDEO INSPECTION IS REQUIRED FOR THE PROPOSED IMPROVEMENTS.
- SANITARY SEWER LINES SHALL HAVE A MINIMUM COVER OF 4' WITH CLASS II EMBEDEDMENT.
- SANITARY SEWER PIPE MATERIAL SHALL BE 160 PSI PRESSURE RATED SDR 26 PVC PER ASTM D2241.

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MAY 30, 2024.
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REVISIONS:	DATE	DESCRIPTION	BY

PROJECT: PT22M BUILDING TYPE
SWQ W MORTON ST & LILLIS LN
DENISON, TX



WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

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SHEET TITLE:
SEWER PLAN

UNIT NO.
DATE: 05/30/2024
SCALE: 1" = 20'
DRAWN BY: DDD

SHEET NO:
C9.1





Design #

0632885A

Sheet 1 of 10

Client

#2105892

Address

W Morton St and Lillis Ln, Denison, TX

Acct. Rep. DEBBIE MOLTZ
Coordinator LAUREN STACKHOUSE

Designer IH

Date 3/19/20

Approval / Date

Client

Sales

Estimating

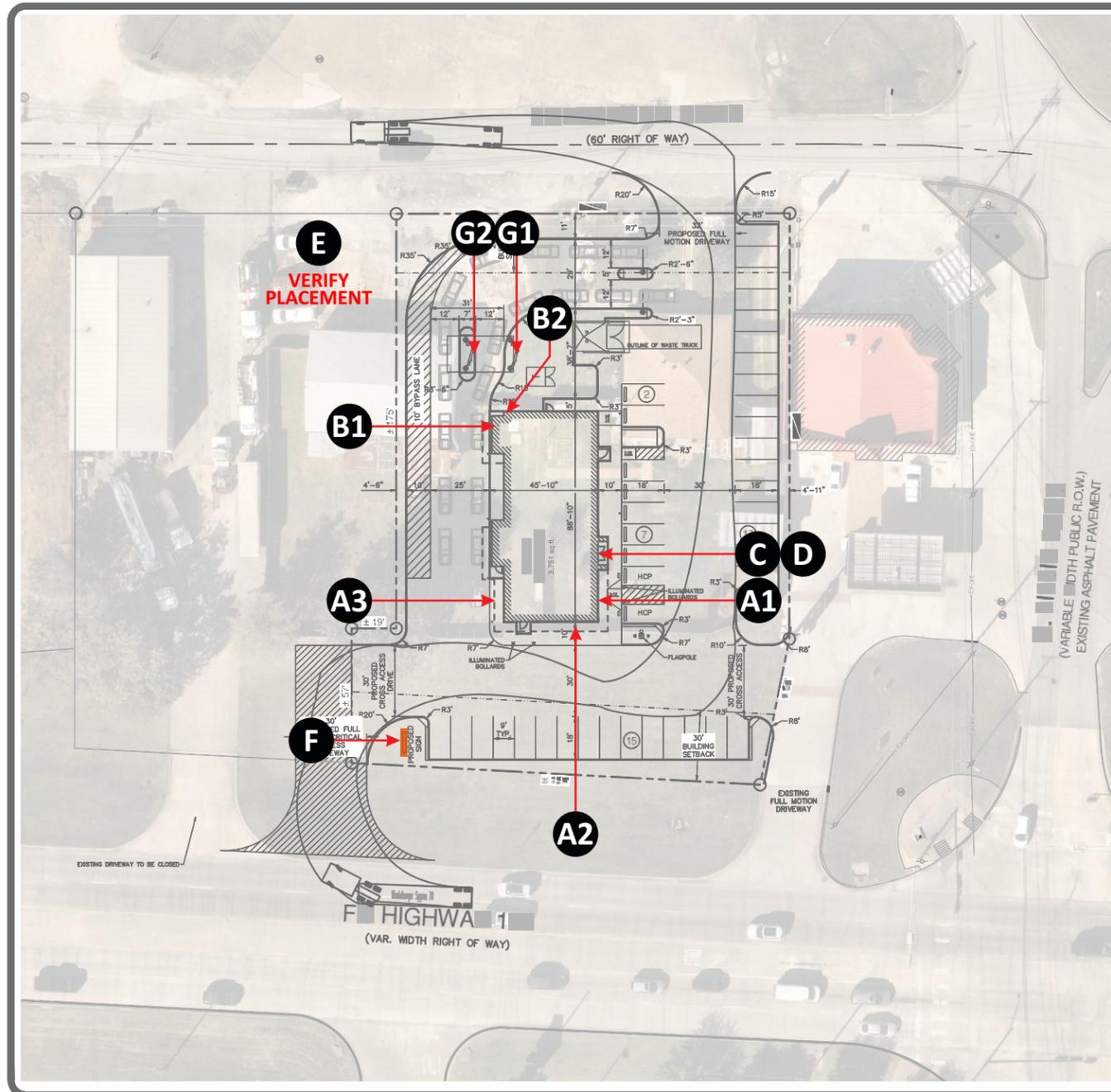
Art

Engineering

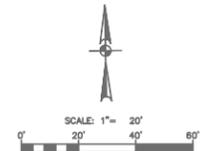
Landlord

Revision/Date

- PT20M standard building signs & entry channels
- Pylon 70' tall - custom 200 sqft main ID only - put this one in the back of the property along the back frontage
- Pylon 40' tall - 13x12 main ID & RB (max 200 sqft) - put this one in the front
- TFS & install 2 exterior menuboards



LOCATION MAP
N.T.S.



COMMENTS:

- 1. ZONING: COMMERCIAL "C" - THE PROPOSED USE FOR THE SITE WILL BE SUPPORTED, AS SHOWN IN ARTICLE IV OF THE CITY'S CODE OF ORDINANCES. THIS IS ALSO PART OF THE HIGHWAY ORIENTED OVERLAY DISTRICT "HO."
2. DRIVE ACCESS FROM POTTSBROR ROAD IS SHOWN. DRIVE ACCESS FROM FM 120 REQUIRES A DRIVEWAY PERMIT FROM THE CITY OF DENISON. THE ADJACENT DRIVEWAY TO THE WEST WILL NEED TO BE DEMOLISHED PRIOR TO CONSTRUCTION OF A NEW DRIVEWAY SINCE THE SPACING REQUIREMENTS WILL NOT BE MET BETWEEN THESE TWO DRIVES.
3. THE MAXIMUM IMPERVIOUS COVER OF THE SITE, GIVEN ITS CURRENT ZONING, IS 90% OF THE TOTAL LAND AREA. A MINIMUM OF EIGHT (8) PERCENT OF THE FRONT YARD SHALL BE COMPRISED OF LANDSCAPED AREA. FRONT YARD AND SIDE YARD REQUIRED LANDSCAPING MAY BE COUNTED TOWARD MEETING THE EIGHT (8) PERCENT REQUIREMENT. REFER TO SIR FOR FULL LANDSCAPING REQUIREMENTS.
4. PARKING STALLS SHALL BE 9'X18' AND THERE SHALL BE ONE PARKING SPACE PER 100 SF OF GROSS FLOOR AREA.
5. A BYPASS LANE IS REQUIRED BY THE CITY OF DENISON FOR ALL DRIVE THROUGH.
6. THE EXISTING IMPROVEMENTS WITHIN THE PROPERTY MUST BE DEMOLISHED BEFORE ANY CONSTRUCTION ON THE PROPOSED IMPROVEMENTS CAN BEGIN.
7. ON SITE DETENTION IS ANTICIPATED. UNDERGROUND DETENTION IS PREFERRED BY THE CITY AND WILL BEST SUIT THE DEVELOPMENT.
8. OVERALL BOUNDARY HAS BEEN UPDATED FROM ORIGINAL DRAFT OF THE CSP. THE BOUNDARY WAS SHIFTED TO ACCOUNT FOR A 10' BYPASS LANE.
9. COORDINATION WITH THE ADJACENT PROPERTY OWNERS/DEVELOPERS WILL BE CRITICAL FOR DESIGNING UTILITIES, DRIVEWAYS AND STORMWATER INFRASTRUCTURE.

SITE DATA

Table with 2 columns: Item and Value. Includes Lot Area (40,159 SF / 0.92 AC), Parks (41 @ 1 PER 100), and Car Stack (LINE A: 9, LINE B: 10).

TRUCK INFORMATION:

Diagram of a truck with dimensions and a table of specifications: Whataburger Sigma 70' (Overall Length: 63.800ft, Overall Width: 8.500ft, Overall Body Height: 12.227ft, Min Body Ground Clearance: 8.420ft, Track Width: 8.500ft, Lock-to-lock time: 6.008, Curb to curb Turning Radius: 32.000ft).

Table with 2 columns: Item and Description. Includes items like SIGN, LIGHT, and ELECTRICAL.

PROJECT: PT20M BUILDING TYPE NEQ W. MORTON ST. & LILLIS LANE DENISON, TEXAS

PAPE-DANSON ENGINEERS ARCHITECTS & INTERIORS 1000 W. MORTON ST. DENISON, TX 75019-1227

100 CONCORD PLAZA DR SAN ANTONIO, TEXAS 78216-8004

SHEET TITLE: PRELIMINARY SITE PLAN

UNIT NO. DATE: 04/24/2022 SCALE: 1" = 20' DRAWN BY: KMM CHECKED BY: MLM

SHEET NO. PSP



SCALE 1/64" = 1'-0"



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- National Headquarters: 14201 Sovereign Road #101 Fort Worth, TX 76155
San Antonio: 17319 San Pedro Ave Ste 200 San Antonio, TX 78232
West Coast: 3220 Executive Ridge Dr Ste 250 Vista, CA 92081
Northeast US: 2301 River Road Suite 201 Louisville, KY 40206
Florida: 2584 Sand Hill Point Circle Davenport, FL 33837
Georgia: 111 Woodstone Place Dawsonville, GA 30534
South Texas: PO BOX 125 206 Doral Drive Portland, TX 78374

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



Design #

0632885A

Sheet 2 of 10

Client

#2105892

Address

W Morton St and Lillis Ln,
Denison, TX

Acct. Rep. DEBBIE MOLTZ
Coordinator LAUREN STACKHOUSE

Designer IH

Date 3/19/20

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

- PT20M standard building signs & entry channels
- Pylon 70" tall - custom 200 sqft main ID only - put this one in the back of the property along the back footage
- Pylon 40" tall - 13x12 main ID & RB (max 200 sqft) - put this one in the front
- TFS & install 2 exterior menuboards



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National Headquarters
14201 Sovereign Road #101
Fort Worth, TX 76155
(214) 902-2000 Fax (214) 902-2044

San Antonio
17319 San Pedro Ave
Ste 200
San Antonio, TX 78232
(210) 349-3804 Fax (210) 349-8724

West Coast
3220 Executive Ridge Dr
Ste 250
Vista, CA 92081
(760) 734-1708 Fax (760) 734-3752

Northeast US
2301 River Road
Suite 201
Louisville, KY 40206
(502) 897-9800 Cell (502) 554-2575

Florida
2584 Sand Hill Point Circle
Davenport, FL 33837
(883) 420-1100 Fax (863) 424-1160

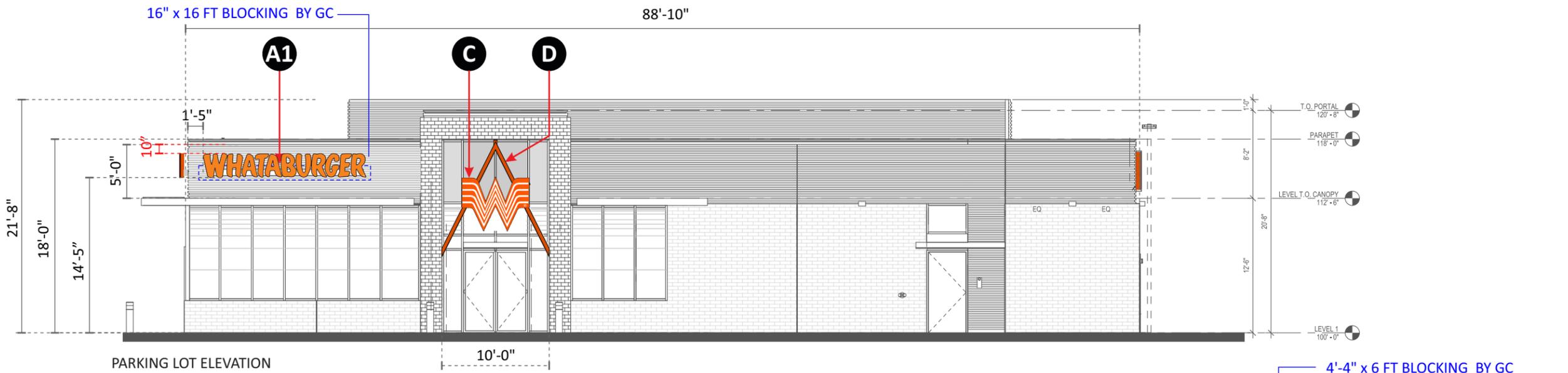
Georgia
111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (210) 349-8724

South Texas
PO BOX 125 206 Doral Drive
Portland, TX 78374
(863) 563-5399 Fax (361) 643-6533

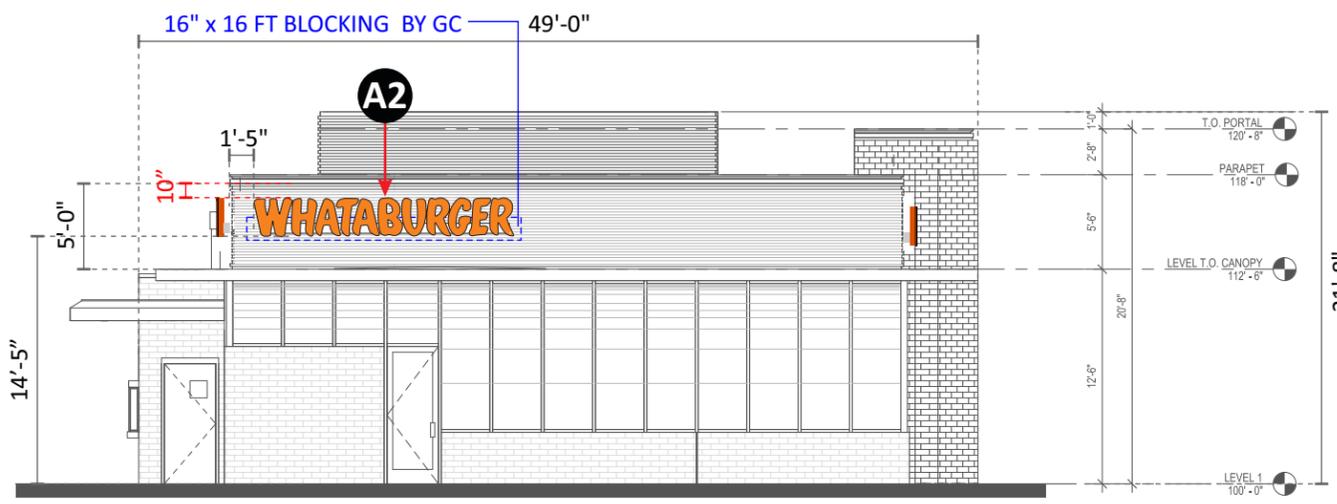
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**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**

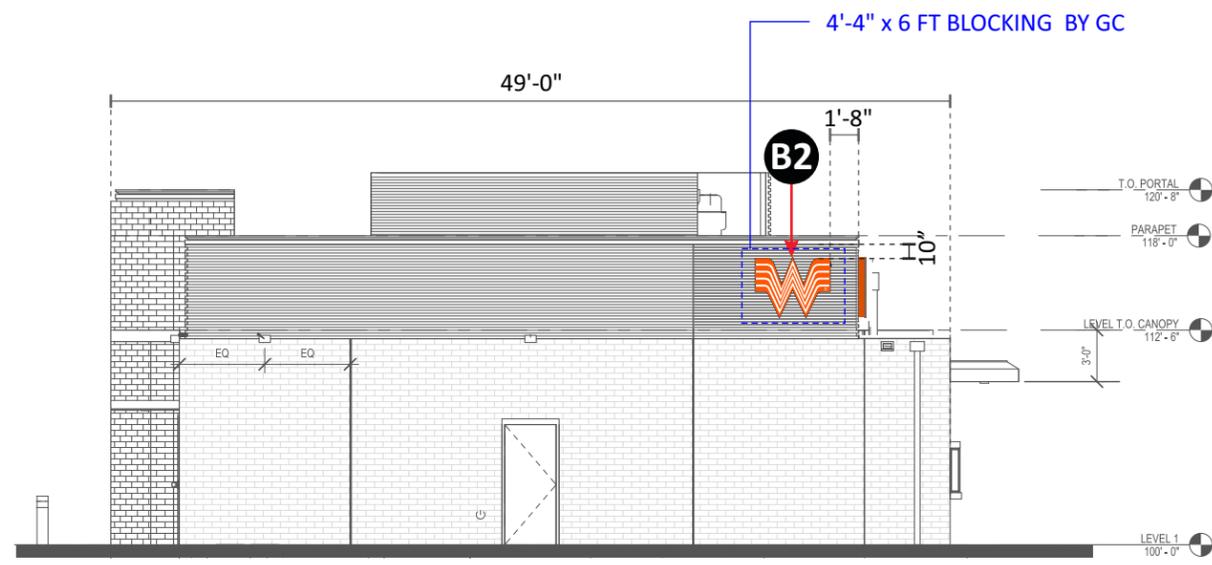
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IN ACCORDANCE WITH ARTICLE 600 OF THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
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PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).



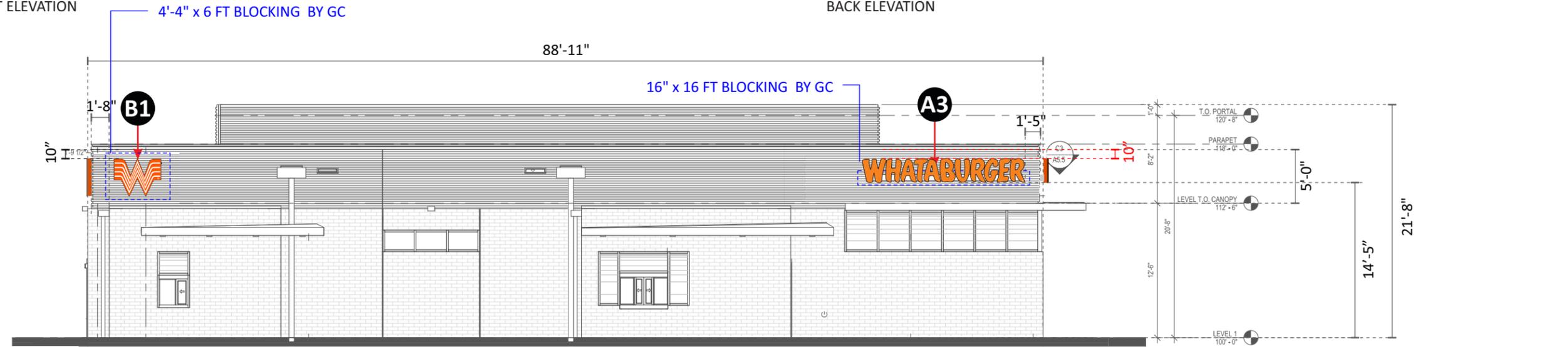
PARKING LOT ELEVATION



FRONT ELEVATION

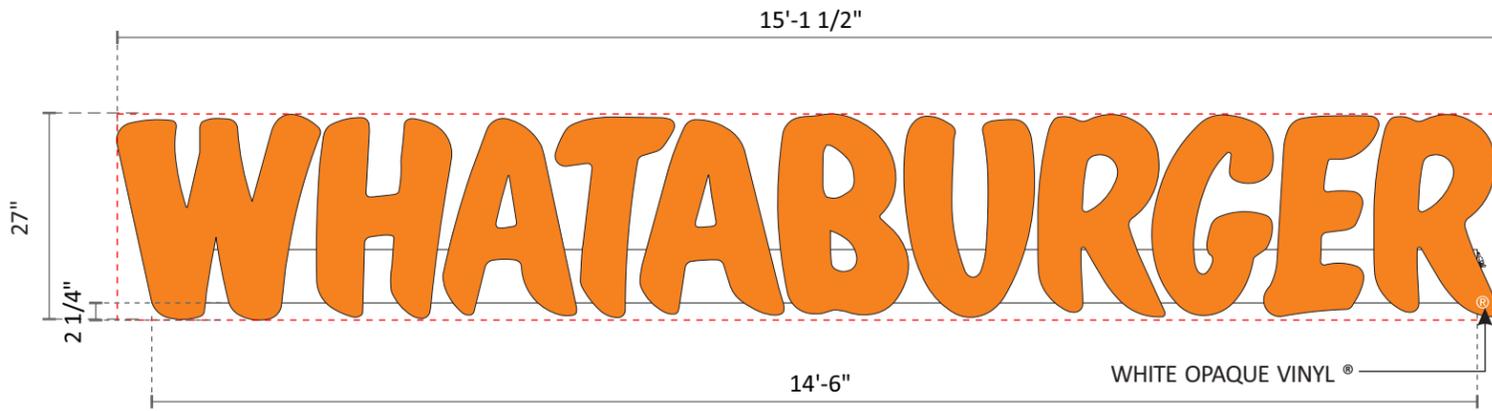


BACK ELEVATION



DRIVE THRU ELEVATION

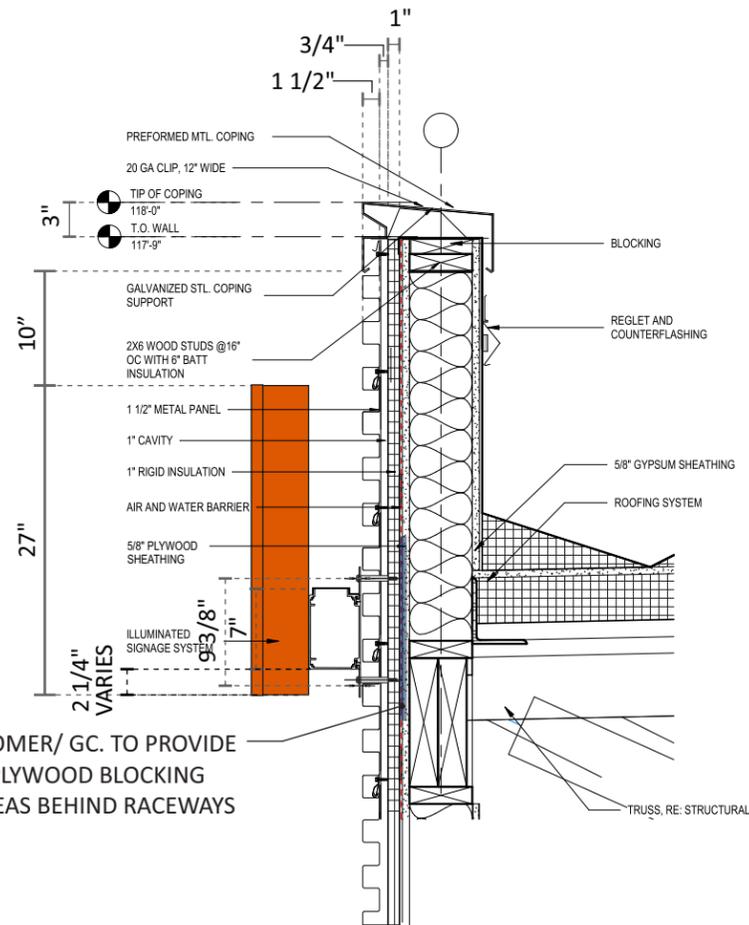
SCALE 3/32" = 1'-0"



A1 A2 A3 27" PCL ON RACEWAYS
THREE (3) SETS REQUIRED - MANUFACTURE AND INSTALL

SCALE 1/2"=1'-0"
34 SQ. FT.

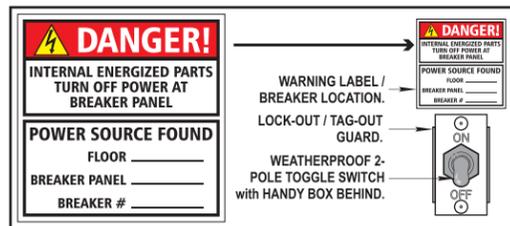
NOTE: PRIMARY ELECTRICAL PROVIDED BY G.C. WILL BE BELOW ROOFLINE. GC WILL PROVIDE 5/8" PLYWOOD BLOCKING BEHIND THE CORRUGATED PANELS.



CUSTOMER/ GC. TO PROVIDE 5/8" PLYWOOD BLOCKING IN AREAS BEHIND RACEWAYS

METAL PANEL WALL PARAPET

SCALE: 3/4" = 1'-0"



2014 / 2017 NEC COMPLIANT SWITCH / LABEL

RETURNS ON LETTERS ARE .040" ALUM. PRE-FINISHED WRISCO CONSTRUCTION ORANGE

.187" THK. #2119 ORANGE ACRYLIC LTR. FACES WITH 1" JEWELITE (ORANGE)

4mm ACM BACKS - PAINT INSIDE WHITE AND OUTSIDE TO MATCH RETURN

INTERNALLY ILLUMINATED WITH PRINCIPAL QM2 4100K WHITE LEDS

MOUNT TO FASCIA WITH 3/8" DIAM. NON-CORROSIVE FASTENERS AND SPACERS AS REQUIRED PER WALL CONDITION

POWER SUPPLY

1/4" WEEP HOLE W/ LIGHT SHIELD AT LOWEST PART OF EACH LETTER

EXTRUDED ALUM. RACEWAY WITH ADJUSTABLE MTG. BRACKETS LOCATED APPROXIMATELY 48" ON CENTER AT TOP AND BOTTOM OF RACEWAY. P.T.M. WALL FINISH - PTM KINGSPAN MATRIX MX1.0 CHAMPAGNE GOLD. OBTAIN COLOR SAMPLE FROM SA OFFICE. - VERIFY COLOR

J-BOX BEHIND WALL WITH PRIMARY ELECTRICAL BY G.C.

LETTER SECTION

N.T.S.

NOTE: SHIP TOUCH-UP PAINT COLOR TO MATCH BACKGROUND WALL WITH SIGN. ALL BOLTS ON RACEWAY TO BE PAINTED TO MATCH AFTER SIGN HAS BEEN INSTALLED.



Design #	0632885A
Sheet	3 of 10
Client	#2105892
Address	W Morton St and Lillis Ln, Denison, TX
Acct. Rep. Coordinator	DEBBIE MOLTZ LAUREN STACKHOUSE
Designer	IH
Date	3/19/20
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

- PT20M standard building signs & entry channels
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- TFS & install 2 exterior menuboards

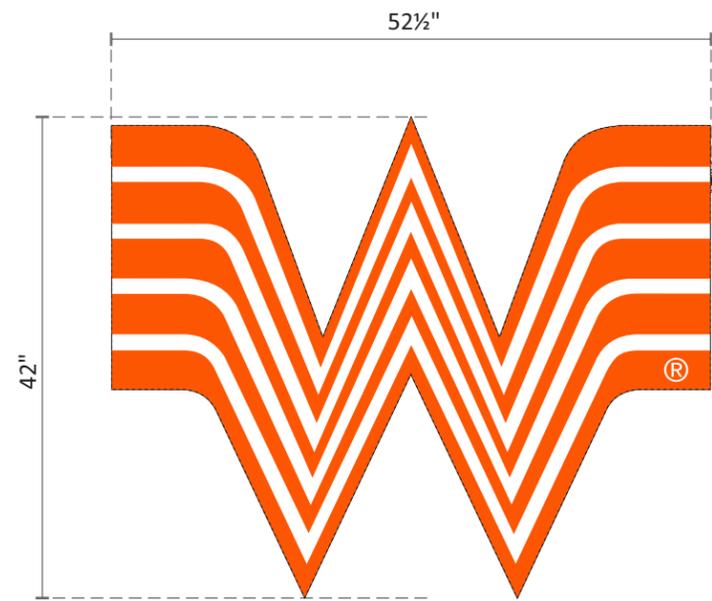


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National Headquarters	
San Antonio	17319 San Pedro Ave Ste 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
West Coast	3220 Executive Ridge Dr Ste 250 Vista, CA 92081 (760) 734-1708 Fax (760) 734-3752
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
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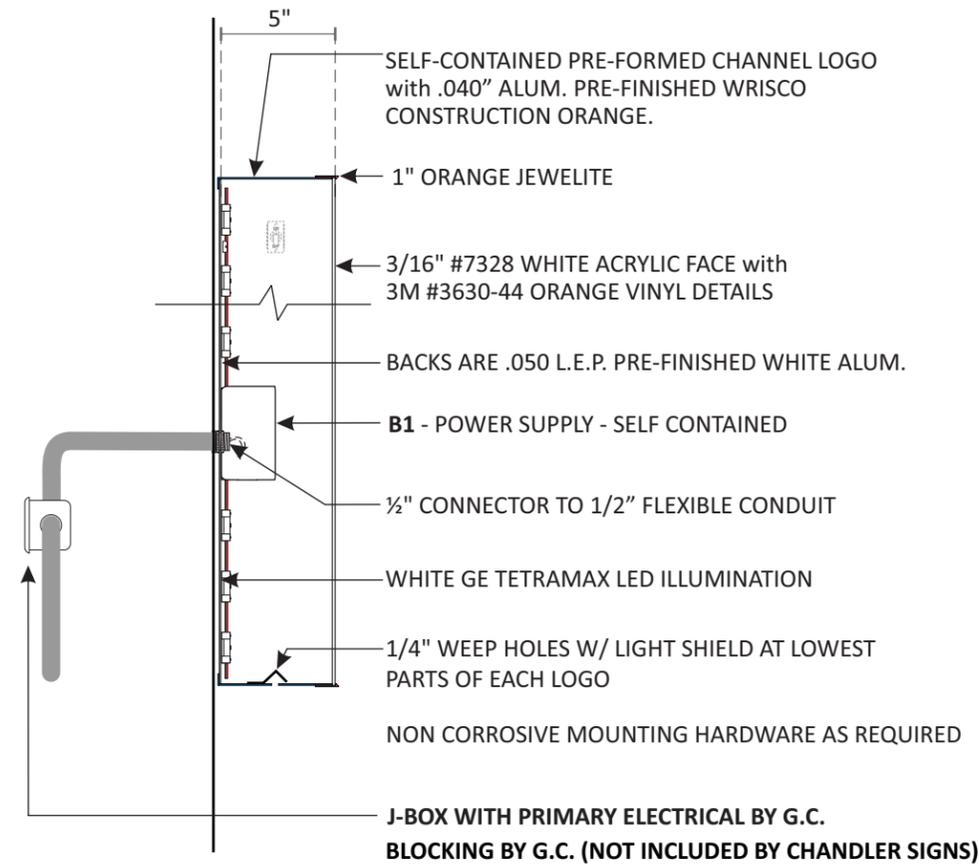
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

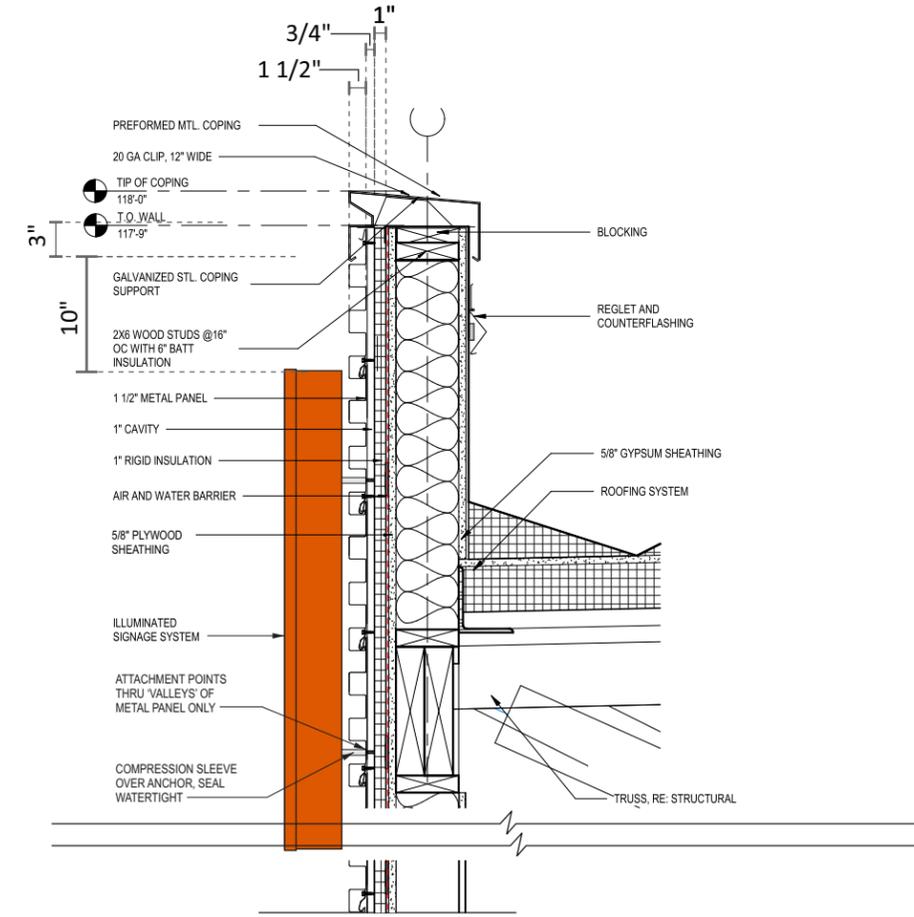
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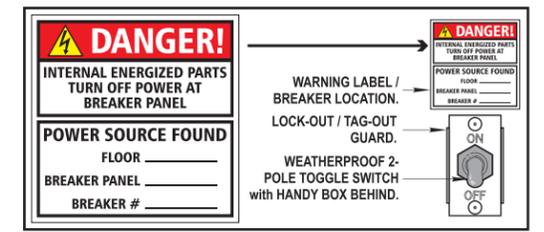
B1 B2 42" PCL-LOGO SCALE: 3/4" = 1'-0"
TWO (2) REQUIRED - MANUFACTURE AND INSTALL 15.32 SQ. FT.



LETTER SECTION N.T.S.
SELF-CONTAINED
5/8" PLYWOOD BLOCKING AND PRIMARY ELECTRICAL BY G.C. (NOT INCLUDED BY CHANDLER SIGNS)



METAL PANEL WALL PARAPET SCALE 3/4" = 1'-0"
SPACERS REQUIRED P.T.M WALL



2014 / 2017 NEC COMPLIANT SWITCH / LABEL

Design #	0632885A
Sheet	4 of 10
Client	#2105892
Address	W Morton St and Lillis Ln, Denison, TX
Acct. Rep.	DEBBIE MOLTZ
Coordinator	LAUREN STACKHOUSE
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Date	3/19/20
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- TFS & install 2 exterior menuboards

CHANDLER SIGNS
chandlersigns.com

National Headquarters 14201 Sovereign Road #101
Fort Worth, TX 76155
(214) 902-2000 Fax (214) 902-2044

San Antonio 17319 San Pedro Ave
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San Antonio, TX 78232
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(502) 897-9800 Cell (502) 554-2575

Florida 2584 Sand Hill Point Circle
Davenport, FL 33837
(863) 420-1100 Fax (863) 424-1160

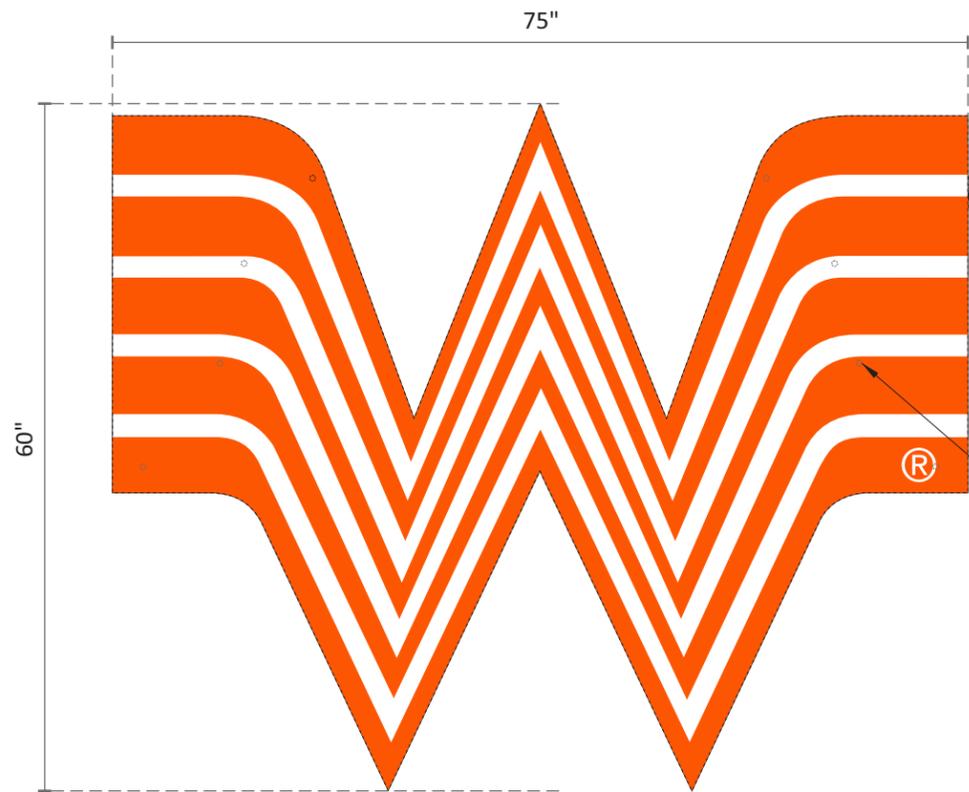
Georgia 111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (678) 349-8724

South Texas PO BOX 125 206 Doral Drive
Portland, TX 78374
(863) 563-5399 Fax (863) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

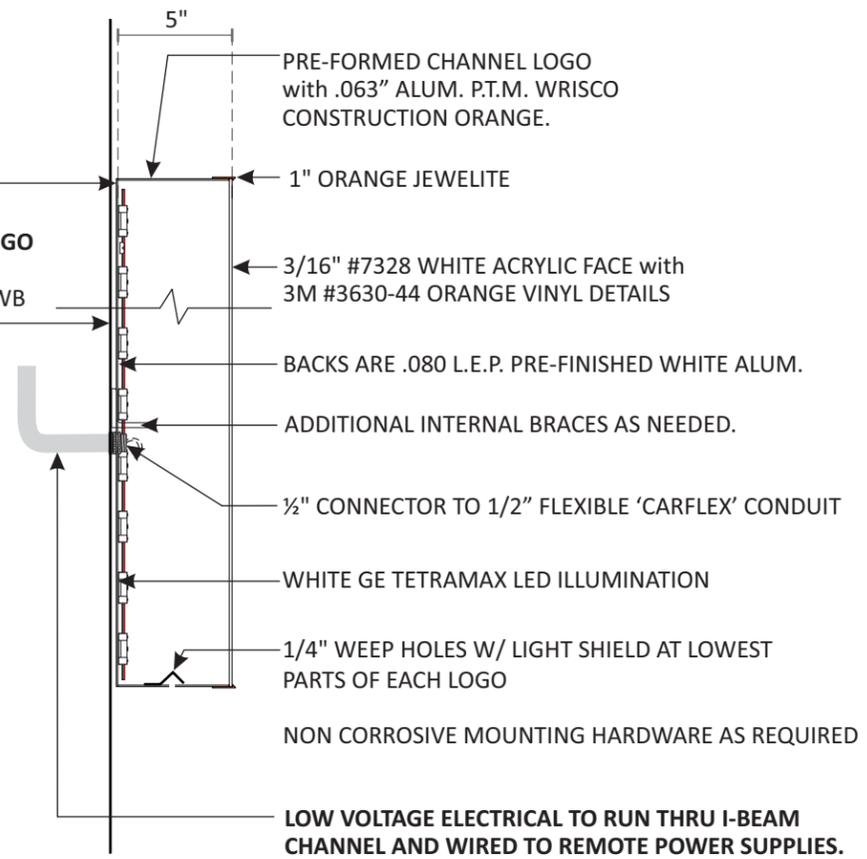


C 60" PCL-LOGO
 ONE (1) REQUIRED - MANUFACTURE AND INSTALL
 SCALE: 3/4" = 1'-0"
 31.25 SQ. FT.

NO STAPLED BACKS. VISIBLE BY WB PATRONS EXITING THE STORE.

PAINT BACK OF CHANNEL LETTER/LOGO TO MATCH WRISCO CONSTRUCTION ORANGE. BACK OF LOGO VISIBLE BY WB PATRONS EXITING THE STORE.

(8) MOUNTING HOLES. PAINT BOLTS TO MATCH ORANGE. MIN. QTY SHOWN, INSTALLER CAN ADD MORE.



LETTER SECTION

N.T.S.

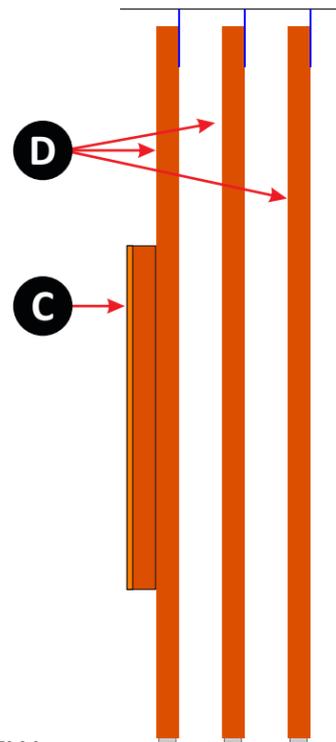
REMOTE POWER SUPPLY

PRIMARY ELECTRICAL BY G.C. (NOT INCLUDED BY CHANDLER SIGNS)

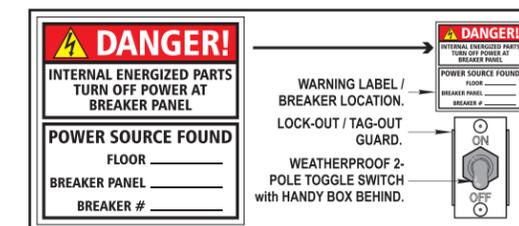
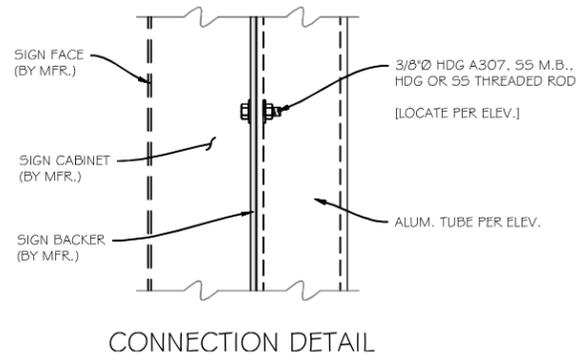
NOTE: REMOTE POWER SUPPLY. LOW VOLTAGE LEAD GOING BACK TO DESIGNATED AREA BEHIND THE WALL WITHIN 40FT OF THE SIGN OR ABOVE THE ROOF LINE. THE DESIGNATED AREA TO BE ACCESSIBLE FOR FUTURE SERVICE AND TO BE IDENTIFIED BY THE ARCHITECT. PRIMARY ELECTRICAL BY THE GC SHOULD BE LOCATED IN THIS AREA. GEN. CONTRACTOR TO PROVIDE THREE (3) PROVIDE CONDUITS FROM DESIGNATED AREA TO AREA BEHIND UPPER ATTACHMENT PLATES.

NOTE: SHIP TOUCH-UP PAINT COLOR TO MATCH BACKGROUND WALL WITH SIGN. ALL BOLTS ON RACEWAY TO BE PAINTED TO MATCH AFTER SIGN IS INSTALLED.

NOTE: LOCATION OF PRIMARY ELECTRICAL WITHIN THE BUILDING (AND LOCATION OF REMOTE POWERS SUPPLIES) TO BE IDENTIFIED BY THE ARCHITECT.



C END VIEW
 LOGO INSTALLED ABOVE ENTRY DOOR
 SCALE 3/8" = 1'-0"



Design #	
0632885A	
Sheet	5 of 10
Client	
#2105892	
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W Morton St and Lillis Ln, Denison, TX	
Acct. Rep.	DEBBIE MOLTZ
Coordinator	LAUREN STACKHOUSE
Designer	IH
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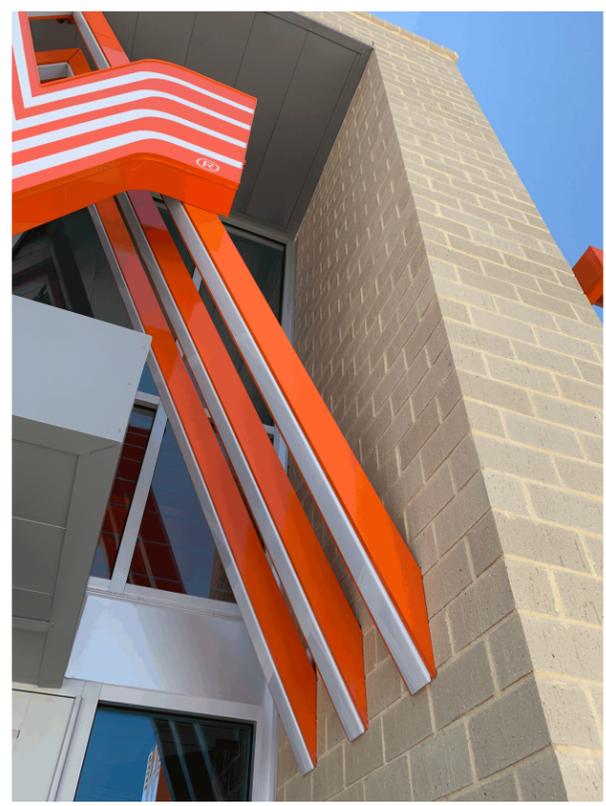
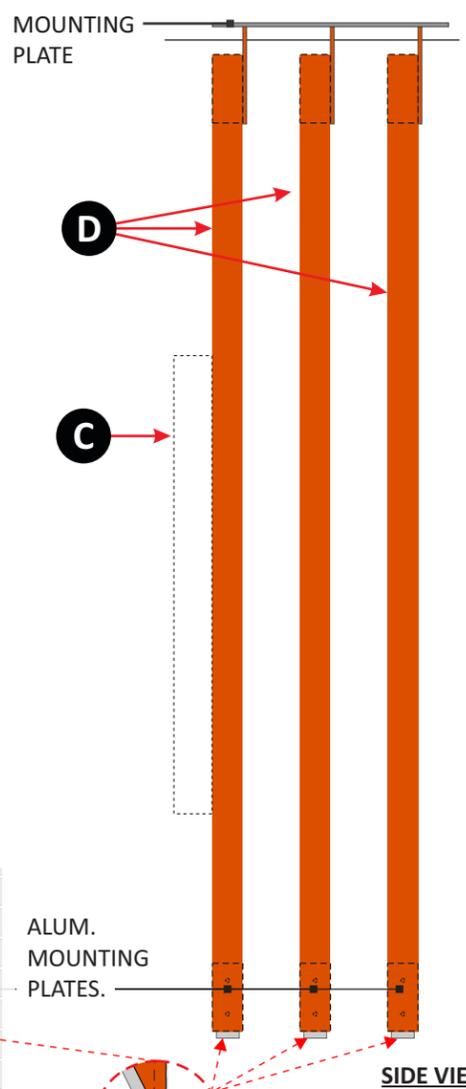
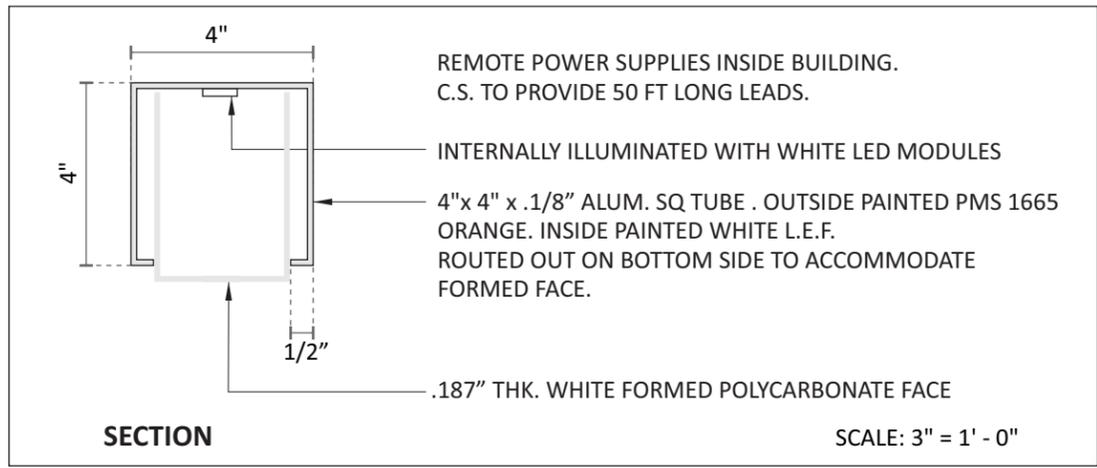
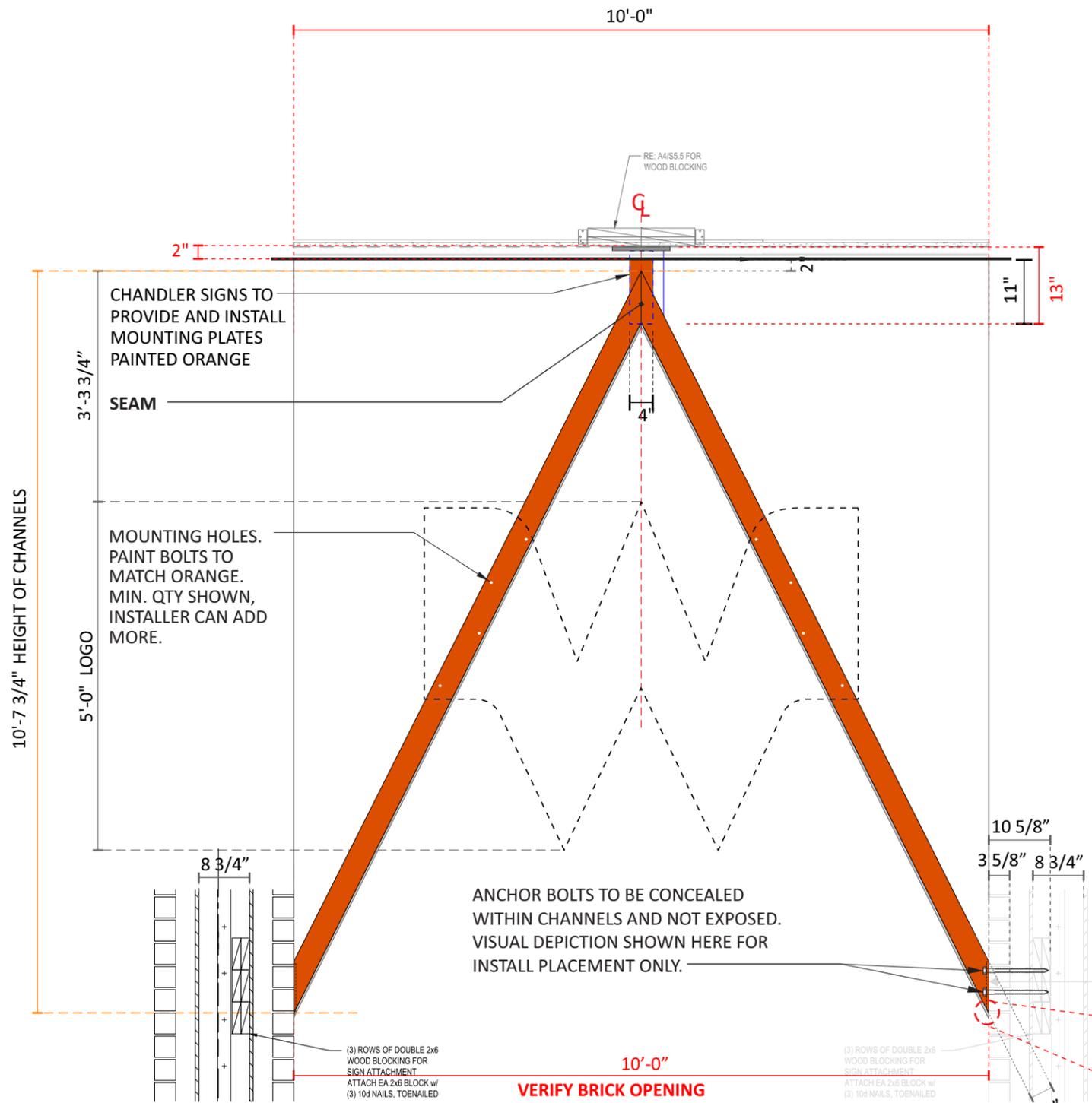
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D LIT CHANNELS MAIN ENTRY ELEVATION SCALE: 1/2" = 1' - 0"
THREE (3) REQUIRED - MANUFACTURE & INSTALL



NOTE: AT THE BOTTOM OF ALL 3 CHANNELS AT BOTH SIDES THE POLYCARBONATE IS TO EXTEND ALL THE WAY BACK/DOWN TO THE WALL (PAST ALUM. END) CUT IN AN ANGLE AND IS TO BE CAPPED/CLOSED OFF TO AVOID LIGHT LEAKS.



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Acct. Rep. Coordinator	DEBBIE MOLTZ LAUREN STACKHOUSE
Designer	IH
Date	3/19/20
Approval / Date	
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Sales	
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Art	
Engineering	
Landlord	
Revision/Date	

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Design #

0632885A

Sheet 7 of 10

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Coordinator LAUREN STACKHOUSE

Designer IH

Date 3/19/20

Approval / Date

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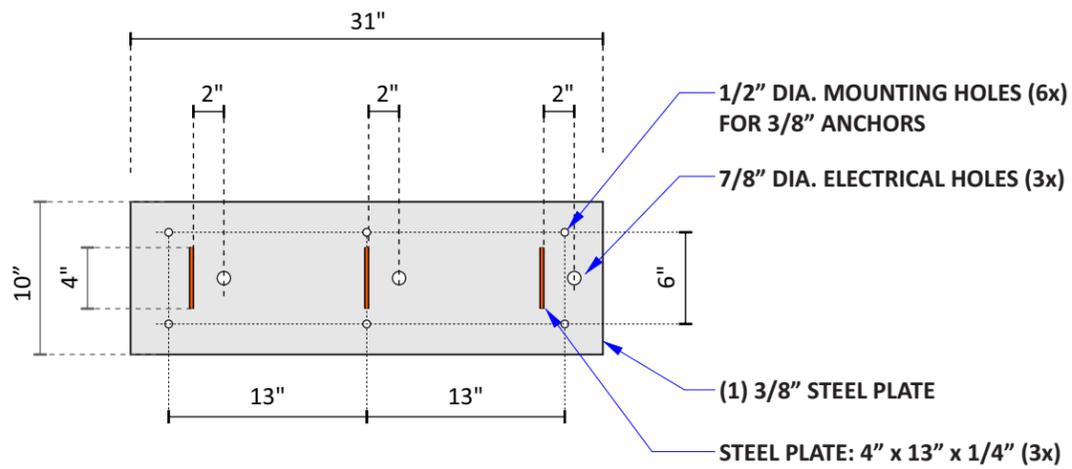
Art

Engineering

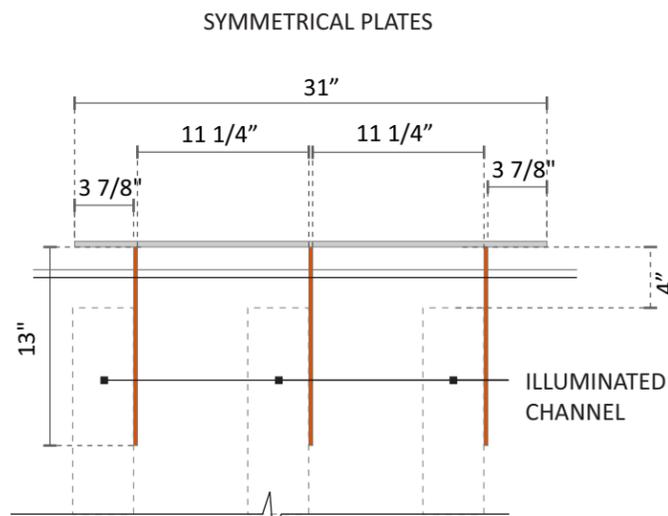
Landlord

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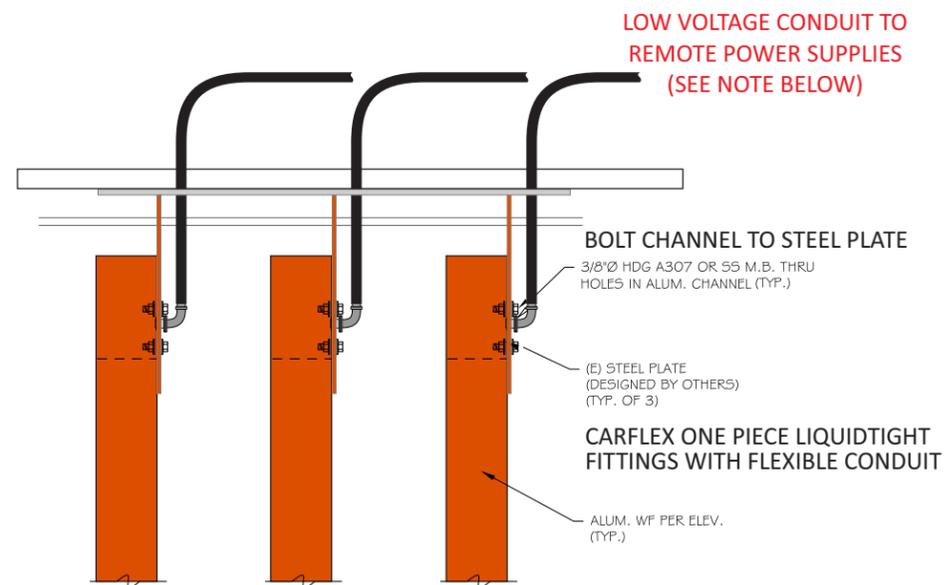
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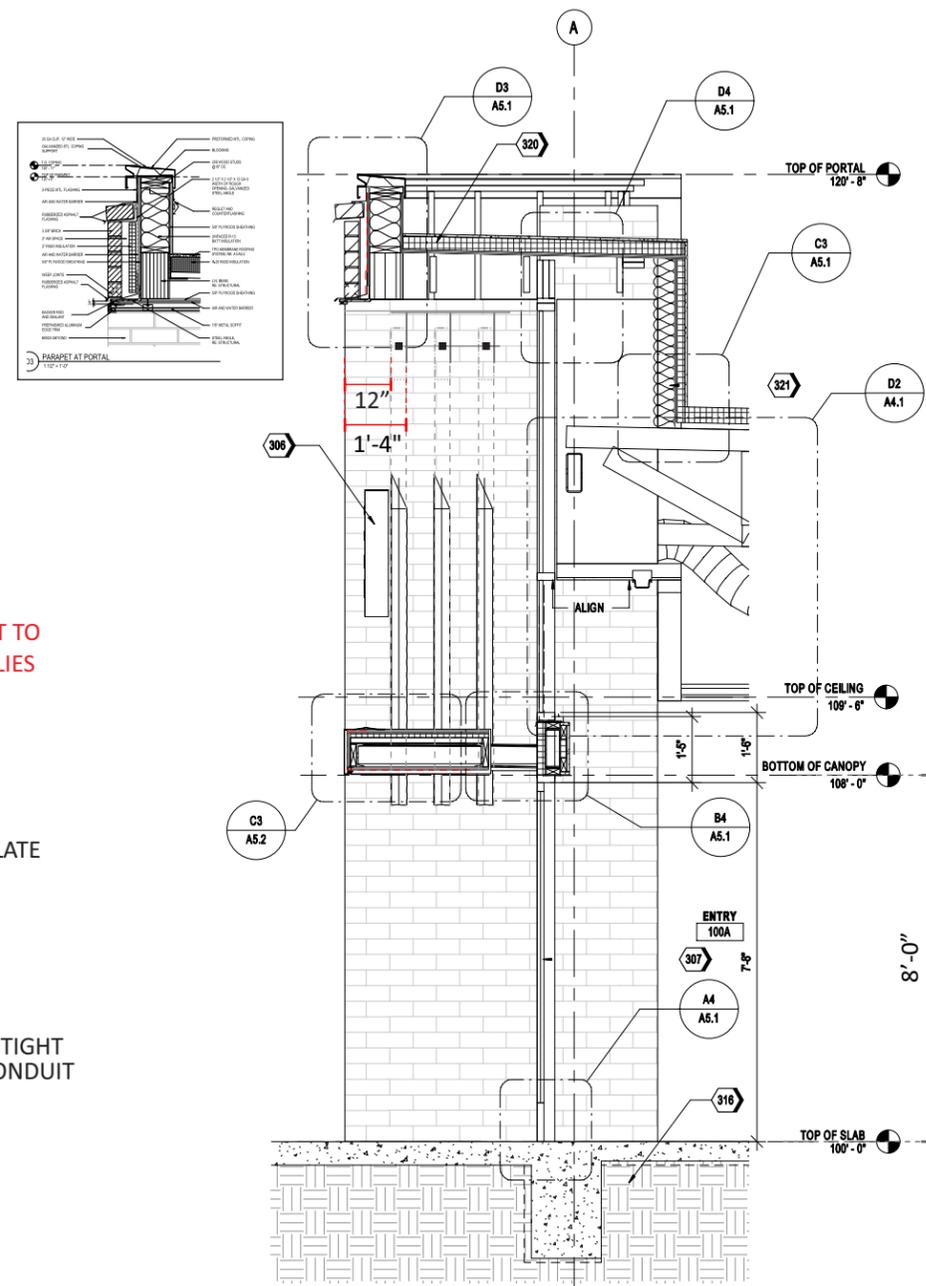
TOP VIEW



SCALE: 1" = 1' - 0"



PROPER INSTALL OF CHANNELS IS SUBJECT TO PLATES TO BE SPACED, LEVEL AND PLUMB



WALL SECTION AT ENTRY
TYPICAL

SCALE: 1/4" = 1' - 0"



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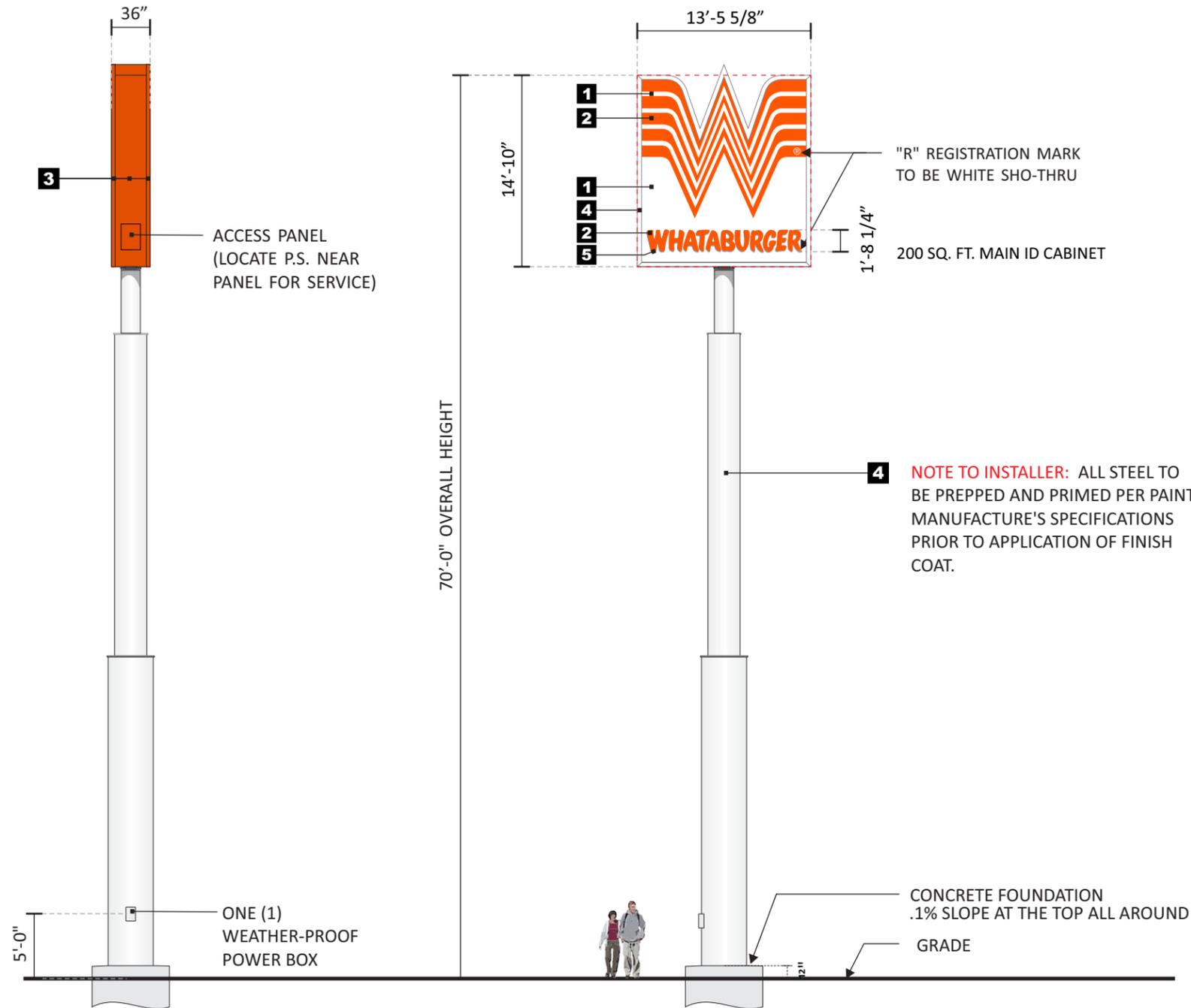
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ONE (1) D/F MAIN I-D CABINET
 FABRICATED .063" ALUMINUM CABINET WITH 4"x 4" RETAINERS.
 FLEX FACES ON ANGLE IRON FRAME WITH CLIPS.
 3M TRANSLUCENT VINYL GRAPHICS
 INTERNALLY ILLUMINATED WITH WHITE L.E.D.

ONE (1) D/F CABINET READING "24 HOURS"
 FABRICATED .063" ALUMINUM CABINET WITH 2"x 4" RETAINERS
 FLEX FACES ON ANGLE IRON FRAME WITH CLIPS.
 3M TRANSLUCENT VINYL COPY
 INTERNALLY ILLUMINATED WITH WHITE L.E.D.

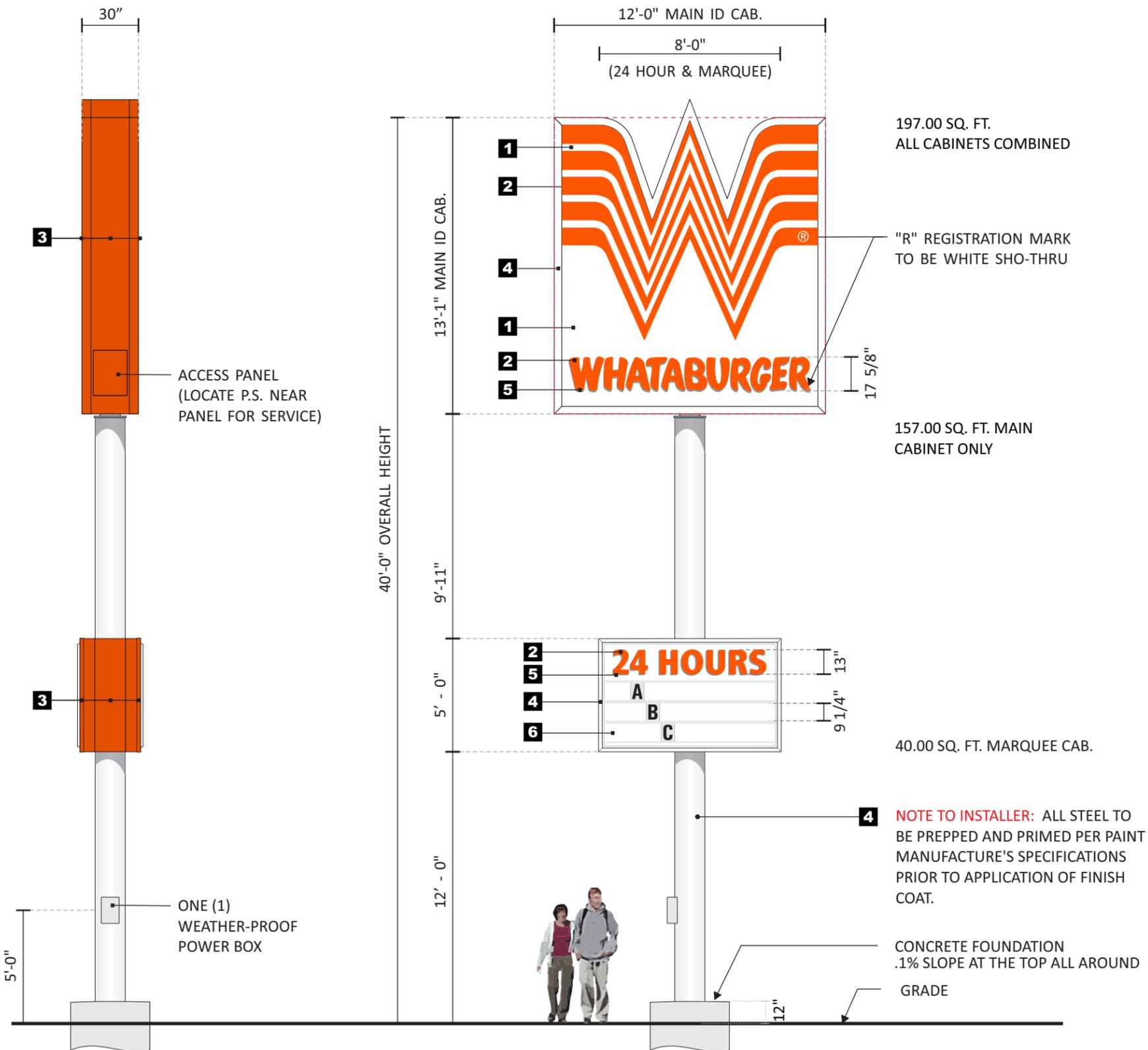
INTERNALLY ILLUMINATED WITH WHITE L.E.D.
 10.6 AMPS MAIN ID CABINET.
 (1) CIRCUIT REQUIRED
 ONE STEEL SUPPORT WITH CONCRETE PIER

COLOR SCHEDULE	
1	3M WHITE FLEX FACES
2	3M 3630-44 ORANGE VINYL
3	P.T.M. P.M.S. 1665C ORANGE.
4	FIELD MASTER FM102 WHITE SATIN (SUPPORT) OR MARK 1 SM-102S SATIN (SIGN)
5	3M 3630-51 SILVER GRAY VINYL

E D/F PYLON - CUSTOM 200 SQ FT MAIN ID CABINET
 ONE (1) REQUIRED - MANUFACTURE AND INSTALL

SCALE: 3/32"=1'-0"

NOTE: STEEL AND FOUNDATION FOR SIGN TO BE DETERMINED BASED ON SITE SPECIFIC BASIS, LOCAL SOIL CONDITIONS AND WIND LOAD REQUIREMENTS.



ONE (1) D/F MAIN I-D CABINET

FABRICATED .063" ALUMINUM CABINET WITH 4"x4" RETAINERS.
FLEX FACES ON ANGLE IRON FRAME WITH CLIPS.
3M TRANSLUCENT VINYL GRAPHICS
INTERNALLY ILLUMINATED WITH WHITE L.E.D.

TWO (2) S/F CABINETS READING "24 HOURS" & READER BOARD.

EXTRUDED 8" DEEP ALUMINUM CABINETS WITH 2"x2" RETAINERS.
.063" ALUM. COMMON FILLERS.
PAN-FORMED WHITE POLYCARBONATE FACES, CLEAR ZIP TRACKS,
FOR 3 LINES OF 8" ZIP CHANGE LETTERS.

APPLY VINYL COPY READING "24 HOURS" TO 1st SURFACE.

150 COUNT "MODERN" 8" ON 10" BLACK ZIP CHANGE
LETTER FONT PACKAGE AND STORAGE CABINET.

12' MECHANICAL ZIP CHANGE ARM.

INTERNALLY ILLUMINATED WITH WHITE L.E.D.
6.5 AMPS MAIN ID CABINET. 2.5 AMPS EACH READER BOARD - 5 BOTH RB
11.5 AMPS TOTAL - (1) 120v, 20a CIRCUIT REQ'D

ONE STEEL SUPPORT WITH CONCRETE PIER

COLOR SCHEDULE	
1	3M WHITE FLEX FACES
2	3M 3630-44 ORANGE VINYL
3	P.T.M. P.M.S. 1665C ORANGE.
4	FIELD MASTER FM102 WHITE SATIN (SUPPORT) OR MARK 1 SM-102S SATIN (SIGN)
5	3M 3630-51 SILVER GRAY VINYL
6	PAN FORMED WHITE POLYCARBONATE

F D/F PYLON - 13'-1" MAIN ID CABINET

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

SCALE: 3/16"=1'-0"

NOTE: STEEL AND FOUNDATION FOR SIGN TO BE DETERMINED BASED ON SITE SPECIFIC BASIS, LOCAL SOIL CONDITIONS AND WIND LOAD REQUIREMENTS.

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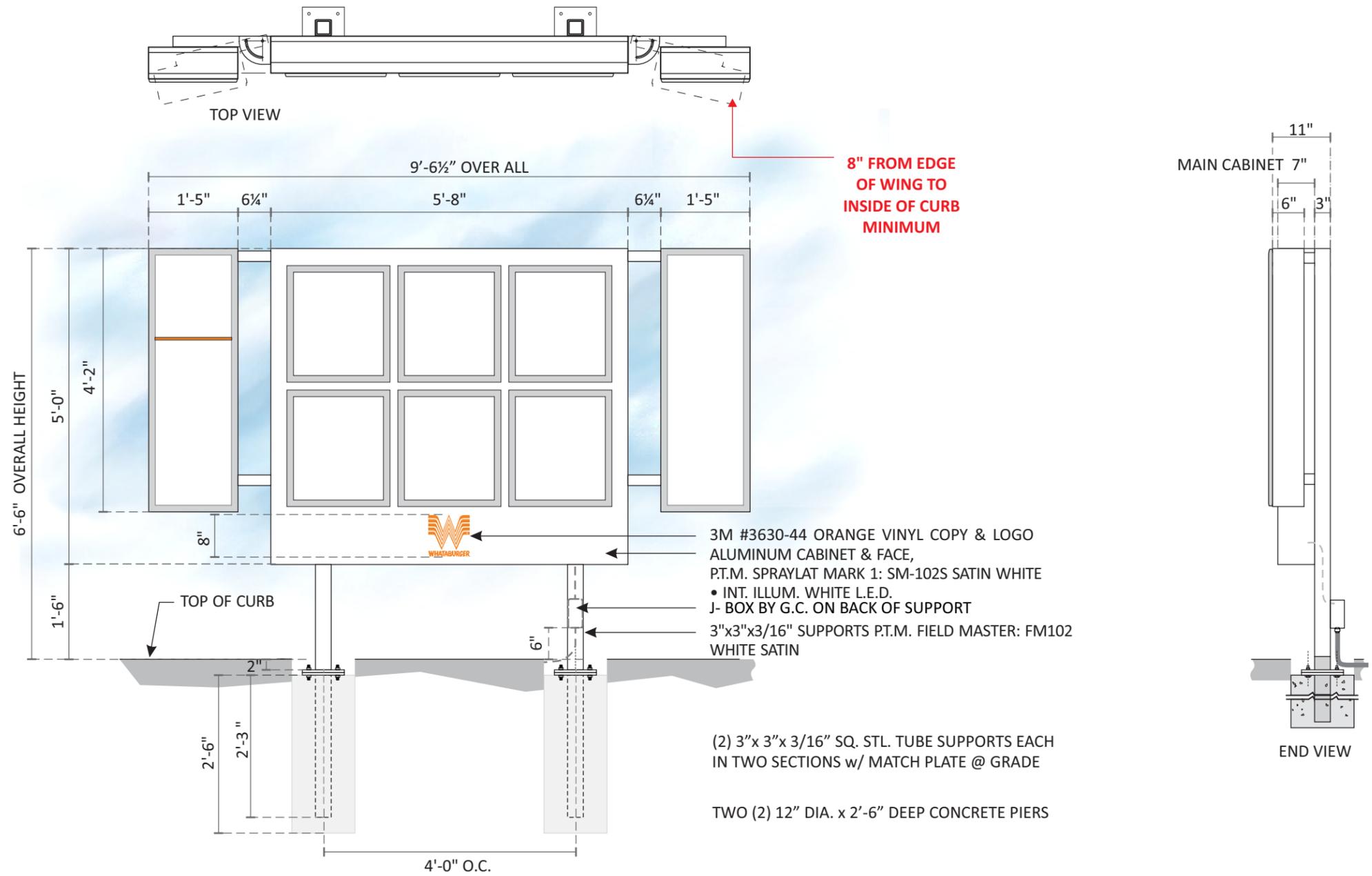
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G1 G2 S/F EXTERIOR MENUBOARD SCALE: 1/2" = 1' - 0"
TWO (2) REQUIRED - TAKE FROM STOCK & INSTALL 46.66 FT.

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KEYNOTES

111	ENTERA PRE-MANUFACTURED CANOPY, BY OTHERS
141	ENTERA PRE-MANUFACTURED ELECTRICAL PANEL SCREEN, BY OTHERS
157	PIPE BOLLARDS: IDEAL SHIELD, RE: SPECIFICATIONS, 402 GRAY, PANTONE 402C, RE D3/SS.1
170	ENTERA PRE-MANUFACTURED GUARDRAIL, BY OTHERS, RE-B4/A0.1
191	ENTERA PRE-MANUFACTURED ROOF SCREEN, BY OTHERS
203	MP-01, PRE-FINISHED CORRUGATED METAL PANEL
205	BR-01, BRICK VENEER
206	BR-02
208	MC-01, PRE-FINISHED METAL COPING
209	SS-01, ALUMINUM STOREFRONT SYSTEM
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
231	MASONRY EXPANSION CONTROL JOINT
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL

KEYNOTES

237	BUILDING ADDRESS 6" HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
240	DOOR BUZZER
241	PAINT (PT-5) EXTERIOR DOORS,
250	DOWNSPOUT NOZZLE 6 INCHES ABOVE INTERIOR FINISH FLOOR
262	WIRELESS ACCESS POINT
316	AIR AND WATER BARRIER
808	PROVIDE BLOCKING FOR SIGNAGE AS REQUIRED

MP01 METAL PANEL (MP01)

SPECIFICATION SECTION: 07 42 13 13
 MANUFACTURER: ENTERA BRANDING
 PRODUCT NAME: BERRIDGE BR-12 PANEL IS B.O.D.
 MATERIAL: 0.040 ALUM.
 COLOR: SW7655 STAMPED CONCRETE
 SIZE: VARIES
 LOCATION: SEE ELEVATIONS

MP02 METAL PANEL (MP02)

SPECIFICATION SECTION: 07 42 13 13
 ITEM: FLASHING
 MANUFACTURER: ENTERA BRANDING
 PRODUCT NAME: SHEET METAL FLASHING
 MATERIAL: 0.040 ALUM.
 COLOR: SW7655 STAMPED CONCRETE
 SIZE: VARIES
 LOCATION: SEE DETAILS
 NOTES: MATCH MP01

MP03 METAL PANEL AT ELECTRICAL ENCLOSURE (MP03)

SPECIFICATION SECTION: 07 42 13 13
 ITEM: FLASHING
 MANUFACTURER: ENTERA BRANDING
 PRODUCT NAME: BERRIDGE BR-12 PANEL IS B.O.D.
 MATERIAL: 0.040 ALUM.
 COLOR: SW7655 STAMPED CONCRETE
 SIZE: VARIES
 LOCATION: SEE ELEVATIONS
 NOTES: MP01

MC01 METAL PANEL (MC01)

SPECIFICATION SECTION: 07 71 00
 MANUFACTURER: ENTERA BRANDING
 PRODUCT NAME: METAL COPING SYSTEM
 MATERIAL: COPING
 COLOR: SW7655 STAMPED CONCRETE
 SIZE: VARIES
 LOCATION: SEE ELEVATIONS

MS01 METAL SOFFIT (MS01)

SPECIFICATION SECTION: 07 42 93
 MANUFACTURER: ENTERA BRANDING
 PRODUCT NAME: ACM
 FINISH: SW7655 STAMPED CONCRETE
 SIZE: VARIES
 LOCATION: SEE ELEVATIONS

PT-5 EXTERIOR PAINTING (PT-5)

SPECIFICATION SECTION: 09 91 13
 MANUFACTURER: SHERWIN WILLIAMS
 PRODUCT NAME: SW7655
 COLOR: STAMPED CONCRETE
 LOCATION: RE: ELEVATIONS
 NOTES: FLAT FINISH, INTERIOR SIDE OF DOORS/FRAMES EGGSHELL FINISH.

BR01 EXTERIOR BRICK (BR01)

SPECIFICATION SECTION: 04 26 13
 MANUFACTURER: ACME
 TYPE: MODULAR
 COLOR: PARK AVENUE
 SIZE: 3-5/8" X 2-1/4" X 7-5/8"

BR02 EXTERIOR BRICK (BR02)

SPECIFICATION SECTION: 04 26 13
 MANUFACTURER: ACME
 TYPE: MODULAR
 COLOR: DOESKIN
 SIZE: 3-5/8" X 2-1/4" X 7-5/8"

EM01 EXTERIOR MORTAR (EM01)

SPECIFICATION SECTION: 04 26 13
 MANUFACTURER: AHI
 COLOR: VANILLA-N

GL01 GLAZING (GL01)

SPECIFICATION SECTION: 08 80 00
 ITEM: IGU VISION GLASS
 MANUFACTURER: VITRO
 PRODUCT NAME: SOLARBAN Z7570 (2) OPTIBLUE + CLEAR IGU
 SIZE: VARIES
 LOCATION: EXTERIOR WALL
 NOTES: VLT 46% U-VALUE .28 SHGC .23 LSG 2.00

GL03 GLAZING (GL03)

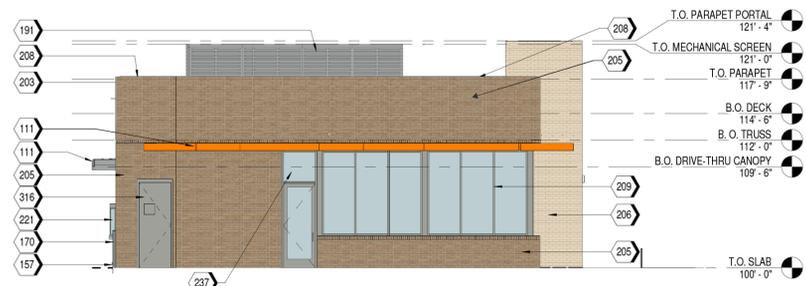
SPECIFICATION SECTION: 08 80 00
 ITEM: IGU OPAQUE SPANDREL GLASS
 MANUFACTURER: VITRO
 PRODUCT NAME: OPACI-COAT-300
 FINISH: #3-5323 OLD EAGLE
 SIZE: VARIES
 LOCATION: SEE ELEVATIONS

SS01 STOREFRONT SYSTEM (SS01)

SPECIFICATION SECTION: 08 41 13
 MANUFACTURER: OLDCASTLE
 PRODUCT NAME: FG-3000 THERMAL
 FINISH: CLEAR ANODIZED
 SIZE: VARIES
 LOCATION: SEE ELEVATIONS

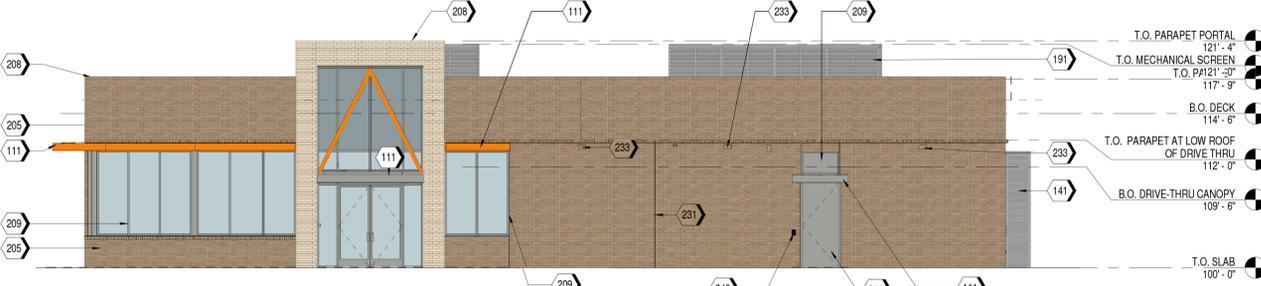
NOTES

1. EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.



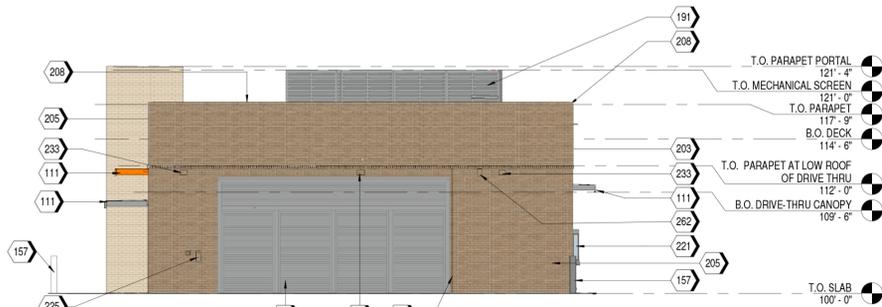
3 SOUTH ELEVATION
 1/8" = 1'-0"

SOUTH ELEVATION AREA CALCULATIONS		
TOTAL	709 SQ. FT.	% OF TOTAL
BRICK VENEER	509 SQ. FT.	72%
STOREFRONT	200 SQ. FT.	28%



4 EAST ELEVATION
 1/8" = 1'-0"

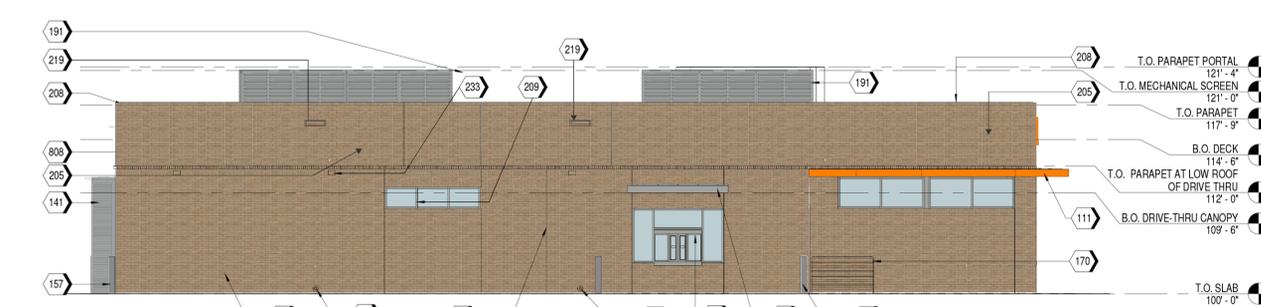
EAST ELEVATION AREA CALCULATIONS		
TOTAL	1605 SQ. FT.	% OF TOTAL
BRICK VENEER	1216 SQ. FT.	76%
STOREFRONT	389 SQ. FT.	24%



1 NORTH ELEVATION
 1/8" = 1'-0"

NORTH ELEVATION AREA CALCULATIONS		
TOTAL	712 SQ. FT.	% OF TOTAL
BRICK VENEER	712 SQ. FT.	100%
STOREFRONT	0 SQ. FT.	0%

ELECTRICAL PANEL SCREEN / ROOF SCREEN



2 WEST ELEVATION
 1/8" = 1'-0"

WEST ELEVATION AREA CALCULATIONS		
TOTAL	1558 SQ. FT.	% OF TOTAL
BRICK VENEER	1448 SQ. FT.	93%
STOREFRONT	111 SQ. FT.	7%

OWNER:
 WB REAL ESTATE, LLC
 300 CONCORD PLAZA
 SAN ANTONIO, TX 78216
 (210) 476-6000



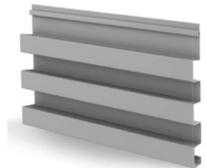
1445 ROSS AVE.
 SUITE 5700
 DALLAS, TEXAS 75202
 214.997.6029
ROUGH ARCHITECTS, LLC. COPYRIGHT 2022

DRAWER: JS
 EMAIL: jeff@rourchitecture.com
 Phone: 469-505-9692
 JOB #: 2022063
 DATE: 03/25/2024
 WHATABURGER - DENISON
 3108 POTTSBORO RD.
 DENISON, TX 75020

PROJECT PURPOSE: FOOD SERVICE
 PLAN: FACADE PLAN

FACADE PLAN

PROPOSED BUILDING MATERIALS



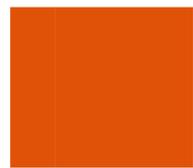
ELECTRICAL PANEL SCREEN / ROOF SCREEN



BR-01



BR-02



METAL CANOPY

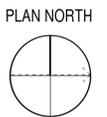
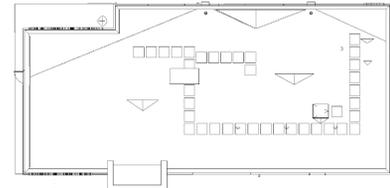


DRIVE-THRU CANOPIES
 PT-05



STOREFRONT SYSTEM

KEY PLAN



KEYNOTES

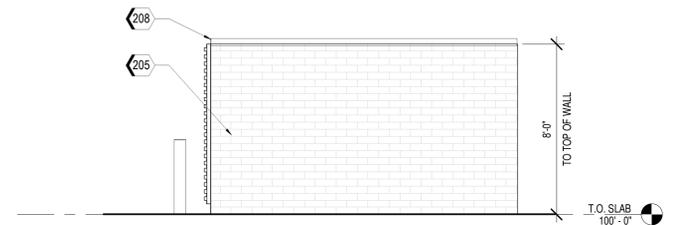
157	PIPE BOLLARDS: IDEAL SHIELD. RE: SPECIFICATIONS. 402 GRAY, PANTONE 402C, RE D3/S5.1
205	BR-01: BRICK VENEER
208	MC-01: PRE-FINISHED METAL COPING



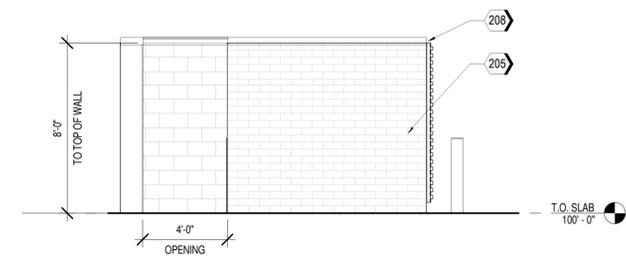
D2 DUMPSTER - ELEVATION @ GATE
SCALE 1/4" = 1'-0"



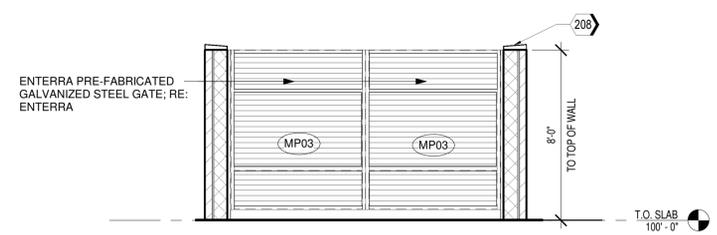
D1 DUMPSTER - ELEVATION @ REAR
SCALE 1/4" = 1'-0"



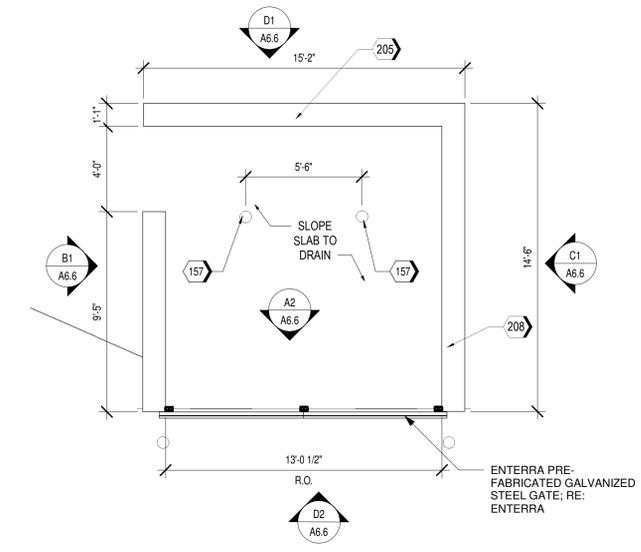
C1 DUMPSTER - ELEVATION @ RIGHT
SCALE 1/4" = 1'-0"



B1 DUMPSTER - ELEVATION @ SIDE ENTRY
SCALE 1/4" = 1'-0"



A2 DUMPSTER - GATE INSIDE FACE
SCALE 1/4" = 1'-0"



A1 DUMPSTER - ENLARGED
SCALE 1/4" = 1'-0"

WHATABURGER NWQ W
MORTON ST. & LILLIS LN
NWQ W MORTON ST. &
LILLIS LN



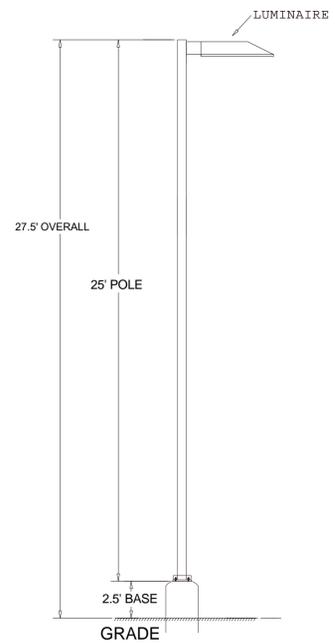
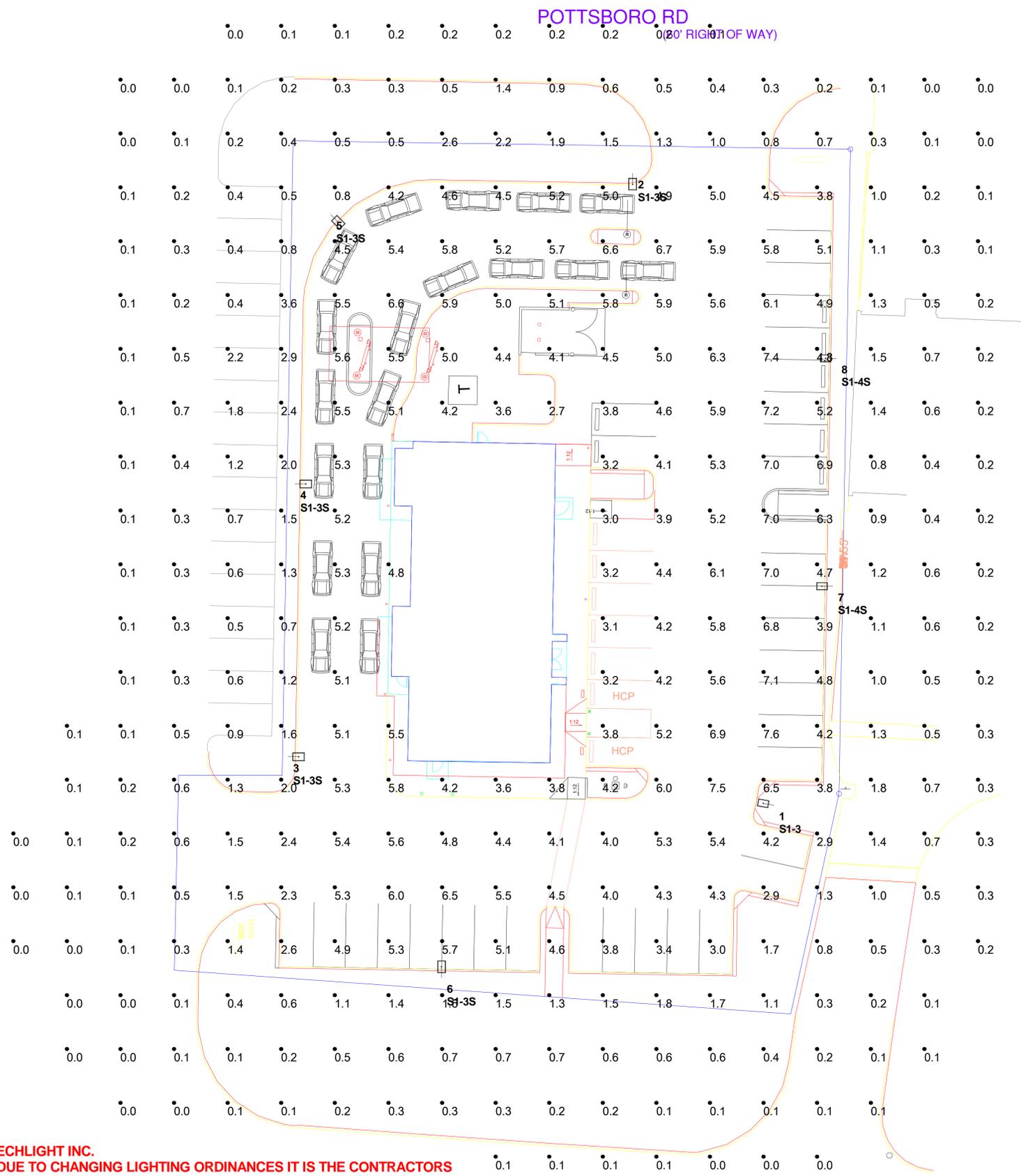
1445 ROSS AVE.
SUITE 5700
DALLAS, TEXAS 75202
214.997.6029
ROUCH ARCHITECTS, LLC. COPYRIGHT 2022

PROGRESS PRINT,
NOT FOR
CONSTRUCTION

REVISIONS

JOB #: 2022063
DATE: 02.28.2023
DUMPSTER
SHEET NAME:
SHEET:

A6.6



**POLE DETAIL
(NOT TO SCALE)**

**FOR PRICING CONTACT:
DOUG KILE 214-957-5304
OR dkile@techlight.com**

- Notes:
1. Calculation at grade.
 2. Based on 27.5' AFG fixture mounting including 25' poles plus 2.5' AFG bases.

File:
wb-denison.agi
Date:
10-14-22

LumNo	Label	Z-luminaire height	Tilt
1	S1-3	27.5	0
2	S1-3S	27.5	0
3	S1-3S	27.5	0
4	S1-3S	27.5	0
5	S1-3S	27.5	0
6	S1-3S	27.5	0
7	S1-4S	27.5	0
8	S1-4S	27.5	0

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	ILLUMINANCE	Fc	2.21	7.6	0.0	N.A.	N.A.
PARKING AND DRIVE	ILLUMINANCE	Fc	5.03	7.6	1.5	3.35	5.07

Symbol	Qty	Label	Lumens/Lamp	Arrangement	LLF	Description
☐	1	S1-3	N.A.	Single	0.900	CTL-N-35L-T3-35,000 LUMEN TYPE 3 LED
☐	5	S1-3S	N.A.	Single	0.900	CTL-N-35L-T3-S215-35,000 LUMEN TYPE 3 LED W/BACK SHIELD
☐	2	S1-4S	N.A.	Single	0.900	CTL-N-35L-T4-S215-35,000 LUMEN TYPE 4 LED W/BACK SHIELD

TECHLIGHT INC.
- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES.
 - THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
 - THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.



CUSTOMER APPROVAL

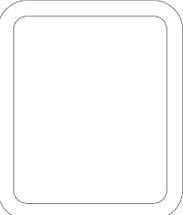
Drawing is approved, proceed with production

Drawing is not approved, make changes as noted

Customer Signature _____ Date _____

REVISIONS:	SYMBOL	DESCRIPTION	BY

PROJECT:
**WHATABURGER
DENISON, TX**



WHATABURGER
 300 CONCORD PLAZA DR.
 SAN ANTONIO, TEXAS
 210-476-6000 ZIP 78216

THIS DRAWING IS THE PROPERTY OF WHATABURGER. SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:
Photometric Plan

UNIT NO.
DATE:
SCALE:
DRAWN BY:
APPROVED BY:

SHEET NO:
PH1.0
FILE:



Planning and Zoning Commission Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone a tract of land consisting of approximately 6.559 acres, being commonly known as GCAD Property ID No. 355667, 215 S. US Highway 75 from the Commercial (C) District to a Planned Development Overlay (PD) District to allow for the use of metal building material for the façade of the existing building. (Case No. 2024-040PD).

Staff Contact

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

Summary

- The applicant is requesting to rezone the subject property from the Commercial (C) District to a Planned Development Zoning District (PD) for the use of metal building material for the façade of the building.
- The subject property falls within the Highway Oriented and Corridor District Overlay (HO) District. Per Section 28.46.5.2.b., the use of metal building materials for façades within this Overlay is prohibited.
- The proposed Planned Development Overlay (PD) District complies with the Comprehensive Plan.

Staff Recommendation

City staff recommends approval of the Planned Development Zoning District.

Recommended Motion

"I move to recommend approval of the subject property being rezoned to a Planned Development Zoning District for the use of metal building material for the façade of the building."

Background Information and Analysis

The applicant is seeking to rezone the subject property from the Commercial (C) District within the Highway Oriented and Corridor Overlay (HO) District to a Planned Development Overlay (PD) District within the Highway Oriented and Corridor Overlay (HO) District. The proposed PD will allow for the use of metal building material for the façade of an existing building located at 215 S. US Hwy 75 for the auto dealership known as Blake Utter Ford. The proposed PD will have a base zoning of Commercial (C) and will retain the Highway Oriented Overlay (HO). As the property falls within the Highway Oriented and Corridor Overlay (HO), the use of metal siding is prohibited, and all façades must be constructed utilizing one hundred (100) percent masonry products. Approval of the proposed PD will allow Blake Utter Ford to move forward with utilizing Ford Motor's new Signature MV design, which incorporates Aluminum Composite Material (ACM), on the front façade of existing buildings. The PD does not establish or propose any additional landscaping, parking, or screening. Additionally, the Planned Development (PD) document establishes the uses of Auto Dealer (new), Auto Repair (major) to

allow for collision repair, and Auto Dealer (used) as an accessory use to the auto (new) dealerships as uses by right. This complies with the existing development of the property. A full list of all development standards is listed within Exhibit B – *Blake Utter Addition Planned Development District Development Standards*.

Exhibit C – *Façade Plans* depict the proposed use of the Aluminum Composition Material (ACM) as well as the proposed location of the materials on existing buildings.

Financial Considerations

N/A

Prior Board or Council Action

N/A

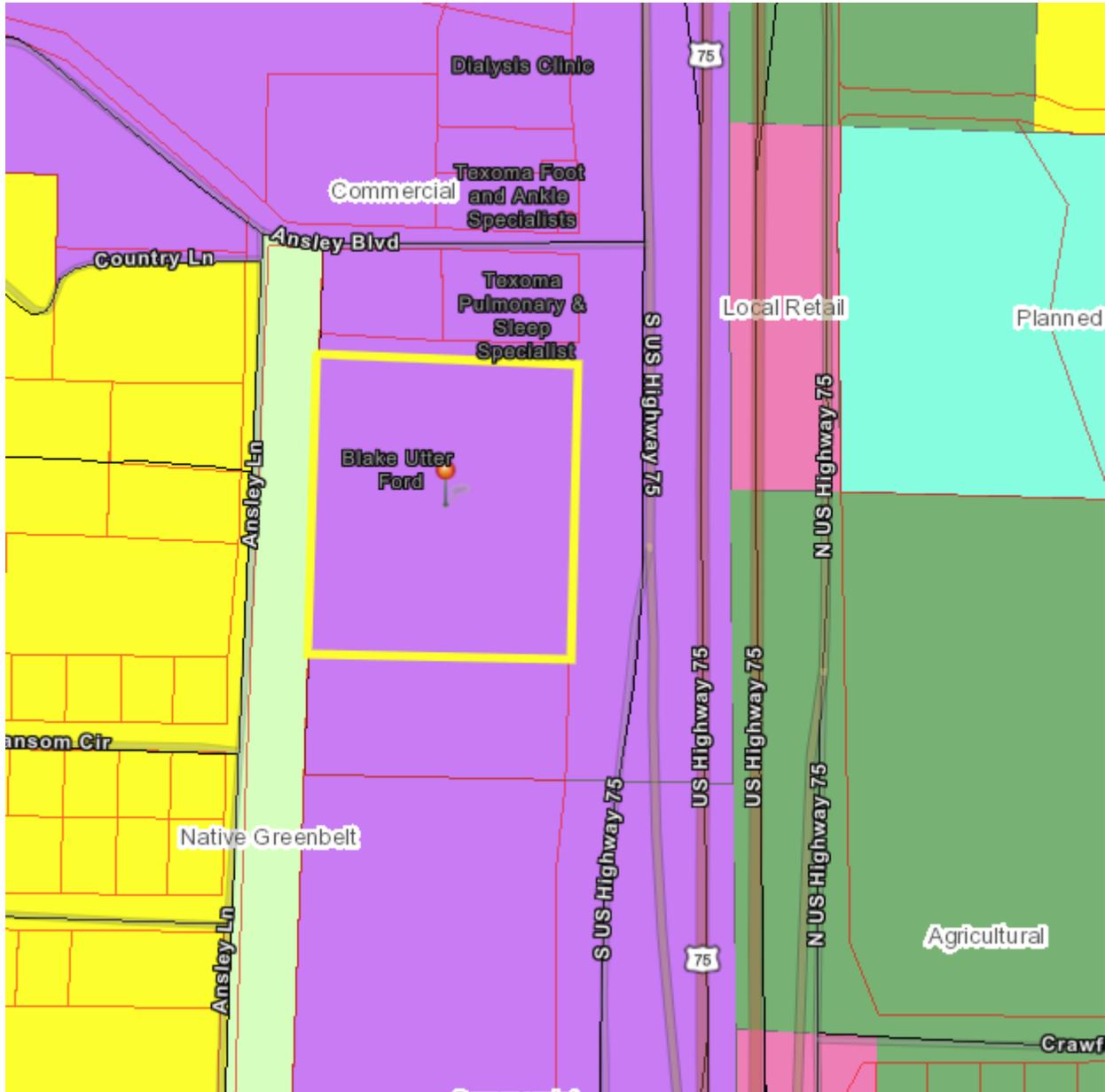
Alternatives

- The Planning and Zoning Commission may table, recommend denial, or conditionally approve the request.

Aerial Map of Subject Property



Zoning of Subject Property – Local Retail



Project: Blake Utter Ford PD
Date: Ordinance 5/24/2024

PROJECT NARRATIVE

Utter Properties' purpose for creating a Planned Development ordinance for the site at Blake Utter Ford is to allow updating the façade of the buildings from their original design to comply with Ford's newer Signature MV design which incorporates Aluminum Composite Material (ACM) on the front facades of the existing buildings. A new dealership near Blake Utter Ford has a similar planned development to allow ACM for a building façade material along the Hwy 75 corridor. In addition, the PDD is accurate and meets the needs of the project.

Landscaping:

Utter Properties is asking that the existing landscaping to remain due to limited site availability for adding additional. The site is surrounded on two sides by commercial properties. It is bordered at the back by a residential neighborhood that has a green belt between the uses. If additional site work is to be needed in the future, the landscaping area will be relocated at a one to one (1:1) ratio so the existing landscaping will not be diminished.

Screening:

The existing showroom, the most visible portion of all buildings on the site, has parapet construction and blocks views from the highway; however, no rooftop construction is planned for the showroom or service writer bays. Due to the structural complexity of trying to add parapets for an existing pre-engineered metal building to the Shop/Parts area of the building for screening roof top air conditioning units, they do not want to have screening requirements for the back of the building roof line. Ground mount condensers serving the Showroom and Service Writers area are located behind a concrete screen wall now and will remain in those screened locations.

Cross Access Easements:

There are currently no cross access easement agreements to adjacent lots. Two lots adjacent to Blake Utter Ford are also owned by Utter Properties. When the lots are planned to be developed, cross access easements will be granted in accordance with the zoning ordinance. There is currently no cross access easement agreement between Utter Properties and the medical office adjacent to this property (northeast corner).

Parking:

The parking currently meets or exceeds the base zoning requirements. We do not anticipate any additional parking and do not have room to add additional on this lot.

Comprehensive Plan Items:

F. The land/building remodel is proposed for development as a major office, retail, commercial or industrial employment center, and special design standards may be warranted.

Architect's Initials: BWG

BWG Architecture ©, All Rights Reserved
B.W. Green, LLC

Owner's Initials: _____

Car dealerships on Hwy 75 are very noticeable as you are driving along the highway due to their size and content and any chance to modernize the architectural appeal of these buildings should be encouraged. We are asking to allow Blake Utter Ford to fully comply with Ford's Signature MV requirements for this facility in lieu of the masonry requirement. Ford's branding requirements are essential to the success of their long term goals.

G. The land/building remodel is of such a character that it is in the community's best interest to encourage high quality development through flexible development standards to further the goals and objectives of the city's comprehensive plan.

As stated previously, this building is very noticeable along the Hwy 75 corridor as you travel through Denison. This particular building has been constructed since the 1990s without a significant remodel. This new remodel meeting Ford's Signature MV requirements will reinvigorate the look of this particular dealership and add variety to the architectural fabric of the Hwy 75 corridor. In addition to the main showroom being remodeled, we are proposing to update the look of the other two buildings to match, thus creating a harmonious look to the property. The remainder of the back third of the main building will be eliminating the "R" panel metal wall sheets and replaced with EIFS to match the rest of the buildings onsite. There will be changes in mass, surface and finish to give emphasis to the primary entrance.

Architect's Initials: BWG

BWG Architecture ©, All Rights Reserved
B.W. Green, LLC

Owner's Initials: _____

Exhibit A-1

Property Legal Description



Legal Description

Job No. 24040381

Situated in the County of Grayson, State of Texas, being a part of M.C. Davis Survey, Abstract No. 336, and being Lot 2 in Block Two of Westgate Addition, Section 5, Phase 1, according to the plat thereof recorded in Volume 14, Page 48, Plat Records, Grayson County, Texas, and Lots 1 and 2 in Block 1 of Blake Utters Addition, according to the plat thereof recorded in Volume 20, Page 183, said Plat Records, and Lot 2 in Block 2 of Outdoor Powersports Addition, according to the plat thereof recorded in Document No. 2019-165, said Plat Records, and part of Ansley Boulevard, and part of U.S. Highway No. 75, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod previously set for the southwest corner of said Outdoor Powersports Addition, common to the northwest corner of Lot 1 in Block 1 of Classic Chevrolet Cadillac Denison Addition, according to the plat thereof recorded in Document No. 2023-263, said Plat Records, and on the easterly line of a tract of land described in the deed to the City of Denison, recorded in Volume 3385, Page 123, Official Public Records, Grayson County, Texas;

Thence North 01°22'48" East, with the westerly line of said Outdoor Powersports Addition, and with the easterly line of said City of Denison Tract, passing en route at a distance of 250.24 feet a 1/2" steel rod found for the southwest corner of aforesaid Blake Utters Addition, and continuing on said course, passing en route at a distance of 790.63 feet a 1/2" steel rod found for the southwest corner of aforesaid Lot 2 of Westgate Addition, and continuing on said course, passing en route at a distance of 978.96 feet a 1/2" steel rod previously set for the northwest corner of said Lot 2 of Westgate Addition, and continuing on said course, crossing aforesaid Ansley Boulevard, a total distance of 1008.99 feet to the northwest corner of the herein described tract of land;

Thence North 89°04'24" East, in the center of said Ansley Boulevard, a distance of 267.71 feet to the northern-most northeast corner of the herein described tract of land;

Thence South 00°55'36" East, crossing said Ansley Boulevard, passing en route at a distance of 30 feet a 1/2" steel rod found for the northeast corner of aforesaid Lot 2 of Westgate Addition, continuing on said course, and with the easterly line of said Lot 2 of Westgate Addition, and with the westerly line of Lot 1 of said Westgate Addition, a total distance of 218.32 feet to a 1/2" steel rod found for the southeast corner of said Lot 2 of Westgate Addition, common to the southwest corner of said Lot 1 of Westgate Addition, and on the northerly line of aforesaid Blake Utters Addition;

Thence North 89°04'39" East, with the northerly line of said Blake Utters Addition, and with the southerly line of said Lot 1 of Westgate Addition, passing en route at a distance of 242.22 feet a 1/2" steel rod found for the northeast corner of said Blake Utters Addition, and continuing on said course, crossing aforesaid U.S. Highway No. 75, a total distance of 482.22 feet to the eastern-most northeast corner of the herein described tract of land;

Thence South 00°54'48" East, with the centerline of said U.S. Highway No. 75, a distance of 790.00 feet to the southeast corner of the herein described tract of land;

Thence South 89°05'12" West, crossing said U.S. Highway No. 75, passing en route at a distance of 277.54 feet a 1/2" steel rod previously set for the southeast corner of aforesaid Outdoor Powersports Addition, a total distance of 790.36 feet to the Point of Beginning and containing 15.410 acres of land, more or less.



pd 04/20/2024

Exhibit A-2 Property Description

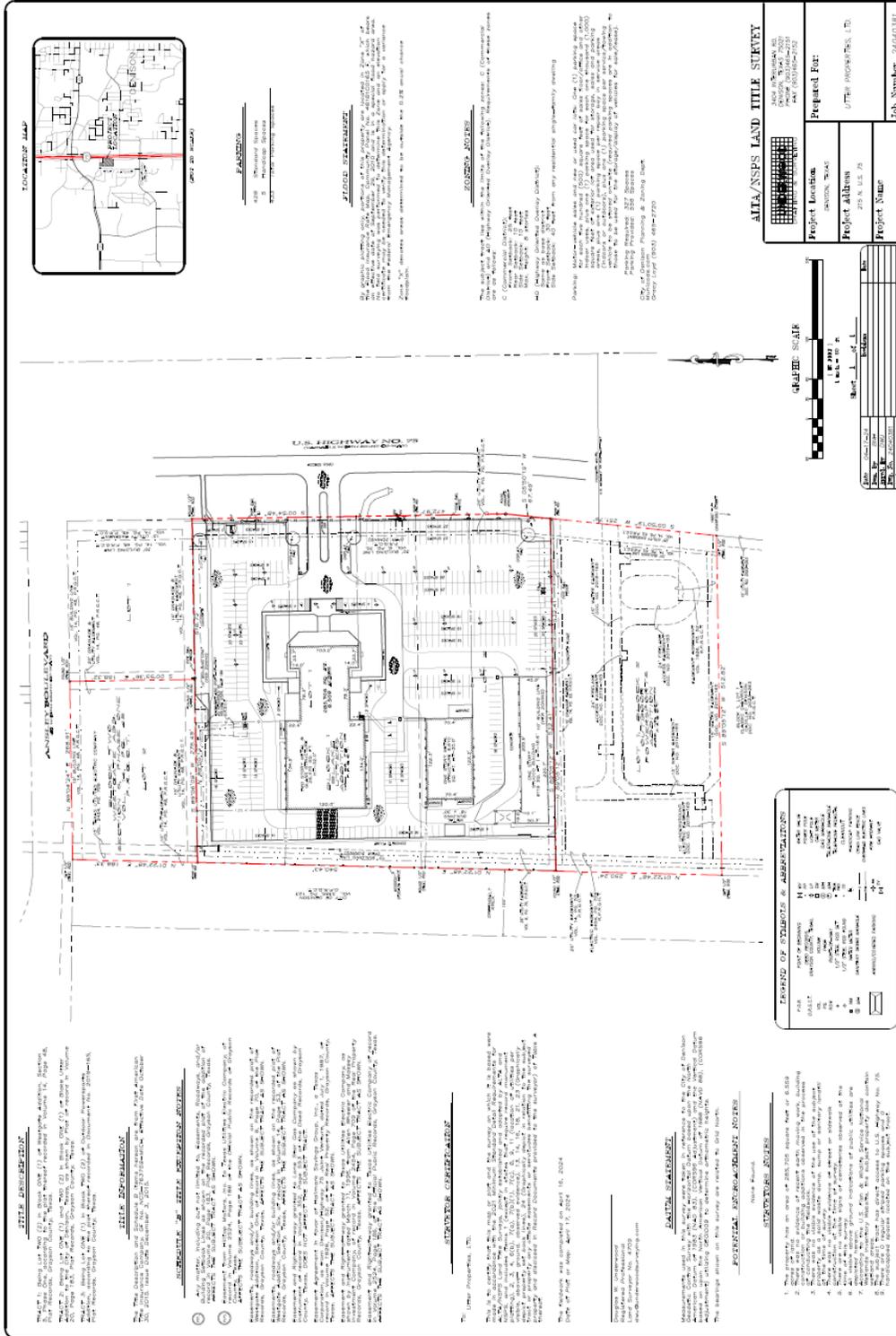


EXHIBIT ‘B’

Blake Utter Addition Planned Development District Development Standards

Statement of Purpose and Intent

The purpose of the Planned Development Overlay District (PD) is to allow for use of materials that are currently prohibited within the Highway Oriented and Corridor Overlay District (HO) for the subject property consisting of approximately 6.559 acres located at 215 US Hwy 75 in Denison, Texas as described in ‘Exhibit A-1 and A-2 – Property Legal Description’. The property has been developed as an Auto Dealership for the operations of Blake Utter Ford. It is the intent of this Planned Development Document (PDD) to retain the existing base zoning district of Commercial (C) and the Highway Oriented and Corridor Overlay District (HO) with the uses and development regulations as designate therein as they exist or may be amended, subject to the modifications as set forth within this document.

1.0 PROJECT OVERVIEW

The purpose of this Planned Development Overlay District is to allow for the use of Aluminum Composite Materials (ACM) and other architectural metals in lieu of the requirement of masonry materials for façade improvements.

2.0 PROJECT LOCATION

The Blake Utter Addition is located on the west side of US Hwy. 75, addressed as 215 US Hwy. 75 and situated in the M.C. Davis Survey, Abstract No. 336, and being Lot 2 in Block Two of Westgate Addition, Section 5, Phase 1, according to the plat thereof recorded in Volume 14, Page 48, Plat Records, Grayson County, Texas, and Lots 1 and 2 in Block 1 of Blake Utters Addition, according to the plat thereof recorded in Volume 20, Page 183, said Plat Records, and Lot 2 in Block 2 of Outdoor Powersports Addition, according to the plat thereof recorded in Document No. 2019-165, said Plat Records, and part of Ansley Boulevard, and part of U.S. Highway No. 75. A full Legal Description is depicted in ‘Exhibit A-1 and A-2 – Property Legal Description’.

3.0 PROPOSED THROUGHFARES/ACCESS/CROSS SECTIONS

Blake Utter fronts on the US 75 frontage road. The existing fire lanes are to remain, and new fire lanes constructed will meet the current adopted fire lane requirements as they exist or may be amended in the future.

4.0 PROPOSED ZONING DISTRICT

The property will retain the base zoning of Commercial (C) and the Highway Oriented and Corridor Overlay (HO) will remain.

5.0 LAND USE

The following uses will be allowed by right for the subject property:

- Auto Dealer (new)
- Auto Repair (major) to allow for collision repair.
- Auto Dealer (used) an accessory use to the auto (new) dealership.

6.0 EXTERIOR BUILDING MATERIALS

Exterior building materials and design shall comply with the regulations listed within the base zoning district and overlay district, except as depicted in ‘Exhibit C – Façade Plans’ and described below:

- The use of Aluminum Composite Materials (ACM) and other architectural metals to be used for the façade of the auto dealership as well as other main buildings on the subject property.

7.0 FAÇADE PLAN

The use of the allowed building materials is depicted within the ‘Exhibit C – Façade Plans.’

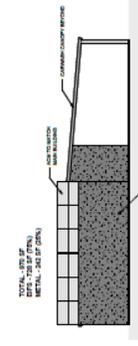
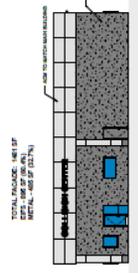
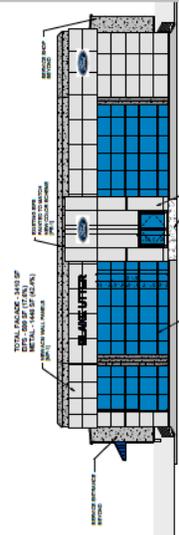
Exhibit C Façade Plans

BNG
ARCHITECTURE
 218 S. BROAD ST.
 FORT WORTH, TX 76102
 PHONE: 817.335.2775
 WWW.BNGARCHITECTURE.COM

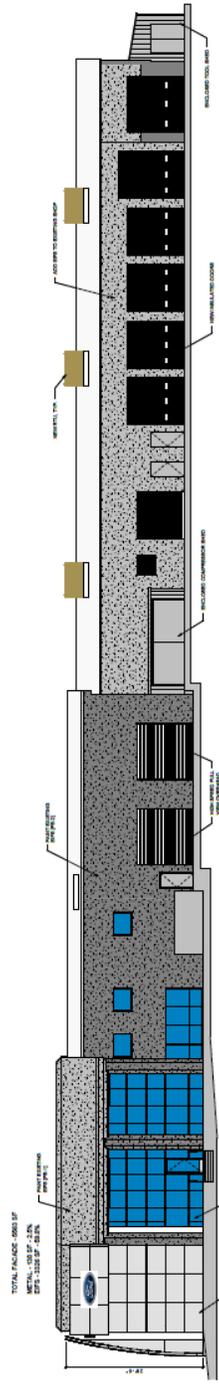
BLAKE UTTERFORD
 218 S. BROAD ST.
 FORT WORTH, TX 76102
 PHONE: 817.335.2775

PROJECT NAME:	BLAKE UTTERFORD
PROJECT DESCRIPTION:	SHOWROOM & SERVICE CENTER REMODEL
CLIENT:	BLAKE UTTERFORD
DESIGN DEVELOPMENT:	2023
PERMITTING:	2023
CONSTRUCTION:	2023
DATE:	08/20/2023
SCALE:	AS SHOWN
PROJECT ARCHITECT:	BLAKE UTTERFORD
DESIGN DEVELOPMENT:	BLAKE UTTERFORD
PERMITTING:	BLAKE UTTERFORD
CONSTRUCTION:	BLAKE UTTERFORD
DATE:	08/20/2023

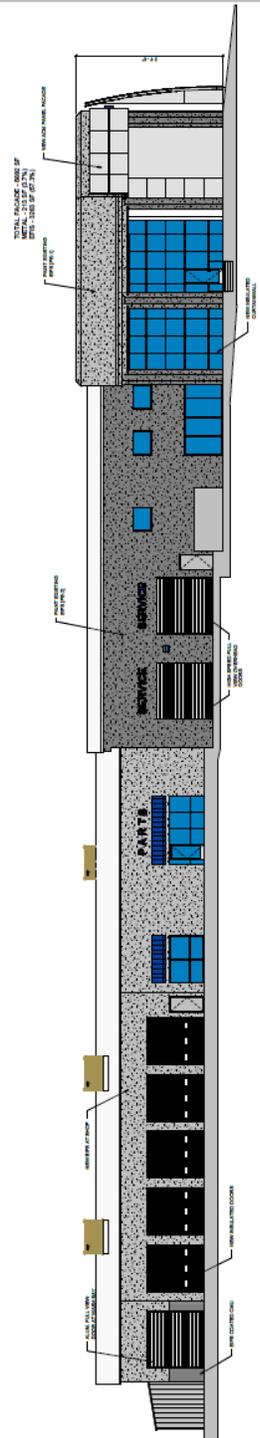
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PROJECT DESCRIPTION:	SHOWROOM & SERVICE CENTER REMODEL
CLIENT:	BLAKE UTTERFORD
DESIGN DEVELOPMENT:	2023
PERMITTING:	2023
CONSTRUCTION:	2023
DATE:	08/20/2023
SCALE:	AS SHOWN
PROJECT ARCHITECT:	BLAKE UTTERFORD
DESIGN DEVELOPMENT:	BLAKE UTTERFORD
PERMITTING:	BLAKE UTTERFORD
CONSTRUCTION:	BLAKE UTTERFORD
DATE:	08/20/2023



01 WEST ELEVATION - PRESENTATION
 @ 1/8" = 1'-0"



02 WEST ELEVATION - PRESENTATION
 @ 1/8" = 1'-0"



03 WEST ELEVATION - PRESENTATION
 @ 1/8" = 1'-0"

The Planning and Zoning Commission Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing, and take action on Lot 1R, Block 1 of the Gateway East Professional Office Park, being a Replat of Lot 1R-1 & 1R-2, Block 1, of the Replat of Lot 1, Block 1 of the Gateway Addition, Phase 6. (Case No. 2024-058RP).

Staff Contact

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

Summary

- The applicant is seeking approval of the proposed Replat in order to create one (1) lot from two (2) lots.
- The subject property is zoned Planned Development (PD).

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 consisting of approximately 3.893 acres. The purpose of the Replat is to create one (1) lot from two (2) lots. The property is zoned Planned Development (PD) and is currently being developed.

The property will have access to FM 691 and Theresa Drive and has access to water and sewer.

Financial Considerations

N/A

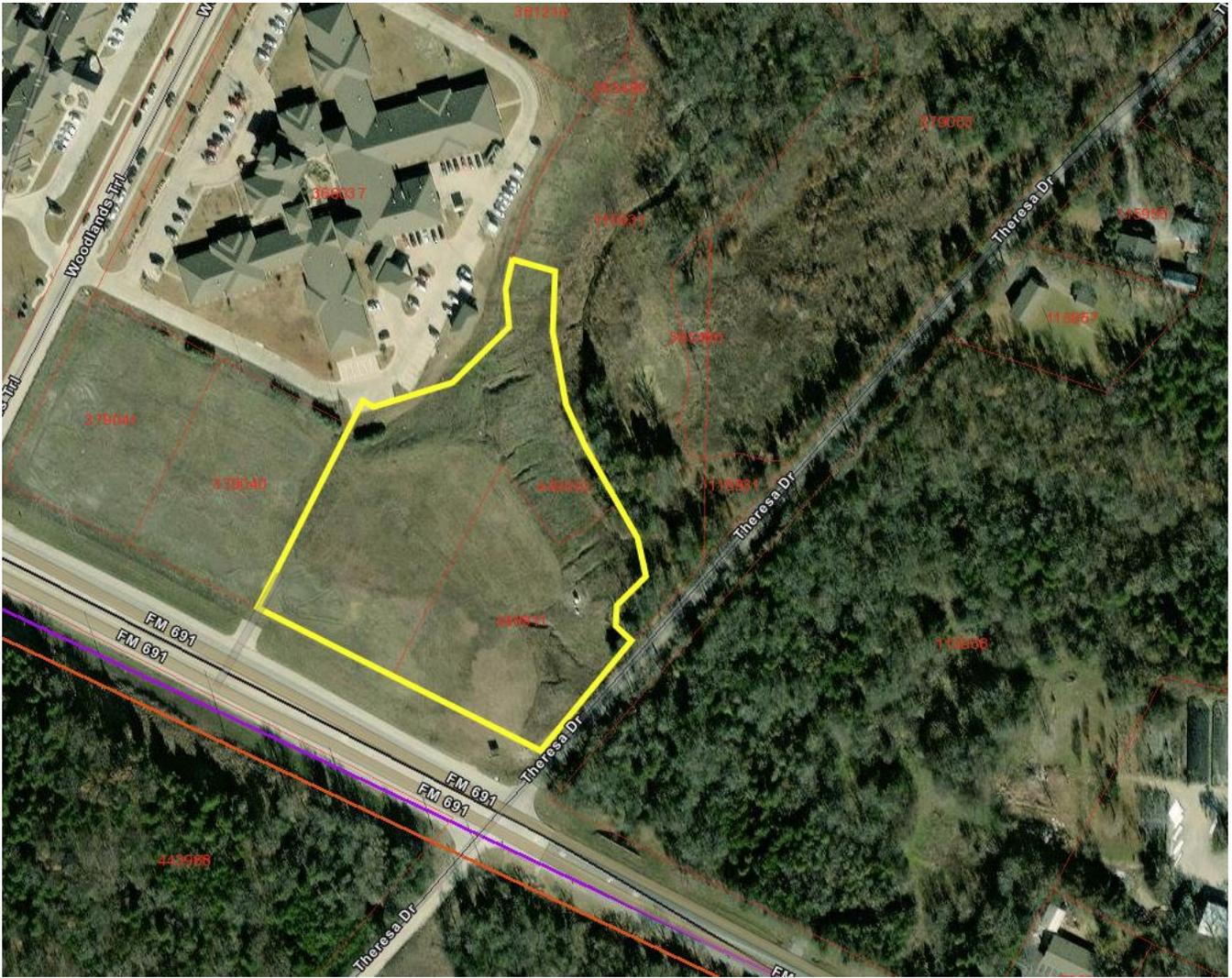
Prior Board or Council Action

N/A

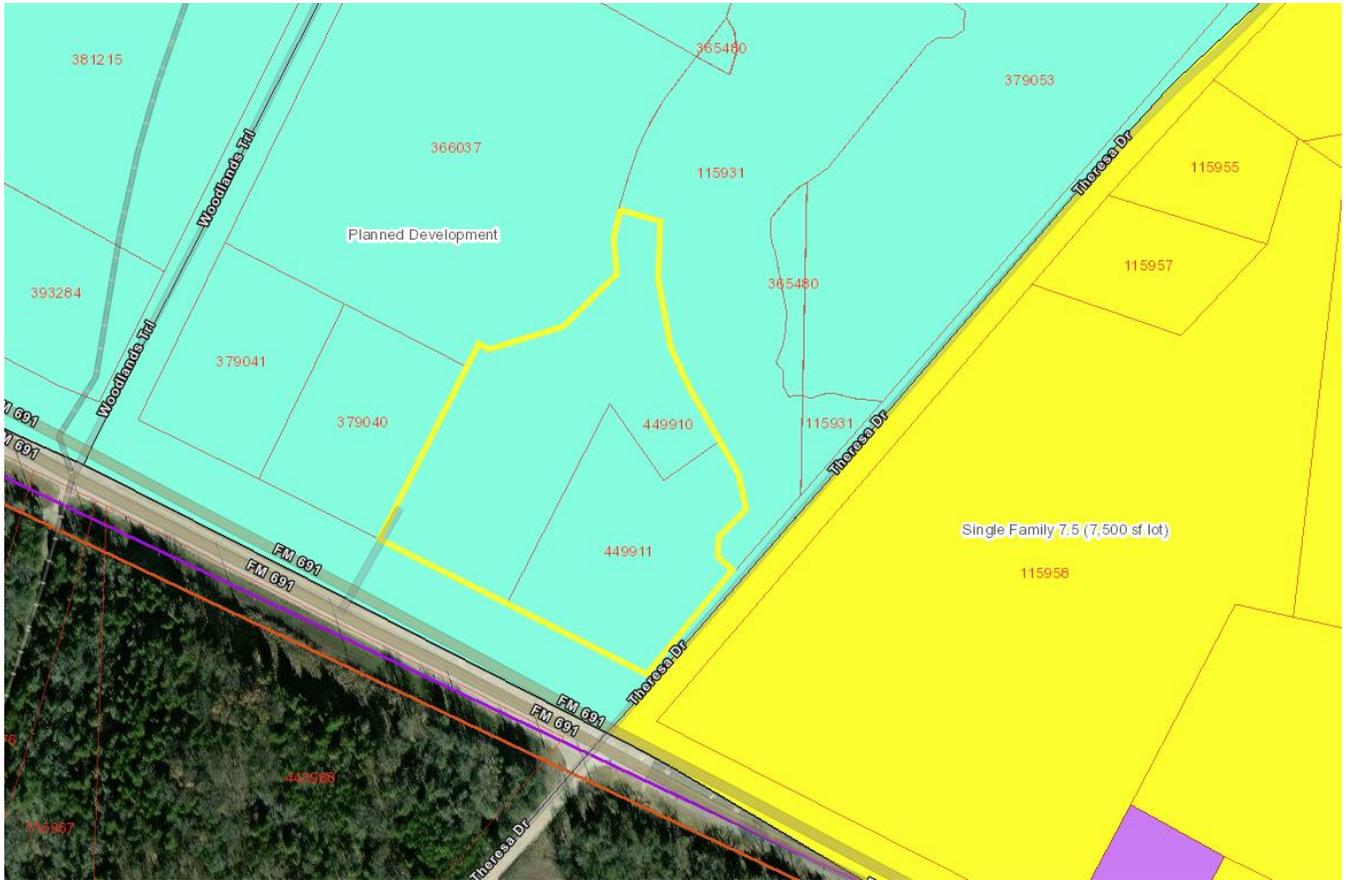
Alternatives

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

Aerial of Subject Property



Aerial of Zoning





General Notes:

- Water Supply to be provided by City of Denison, Texas.
- Sewer service to be provided by City of Denison, Texas.
- Electrical service is provided by Oncor Electrical Delivery Co.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway 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.
- The property shown on the plat herein lies within a Zone "X" (areas determined to be outside 500-year floodplain). Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 481810280 F, Revised Date: September 29, 2010.
- 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 state and federal regulations regarding developments of this type.
- Current zoning for the subject property is Planned Development.
- City of Denison Planning Department Case No. 2024-058RP.
- The proposed use for the subject properties are for commercial use.

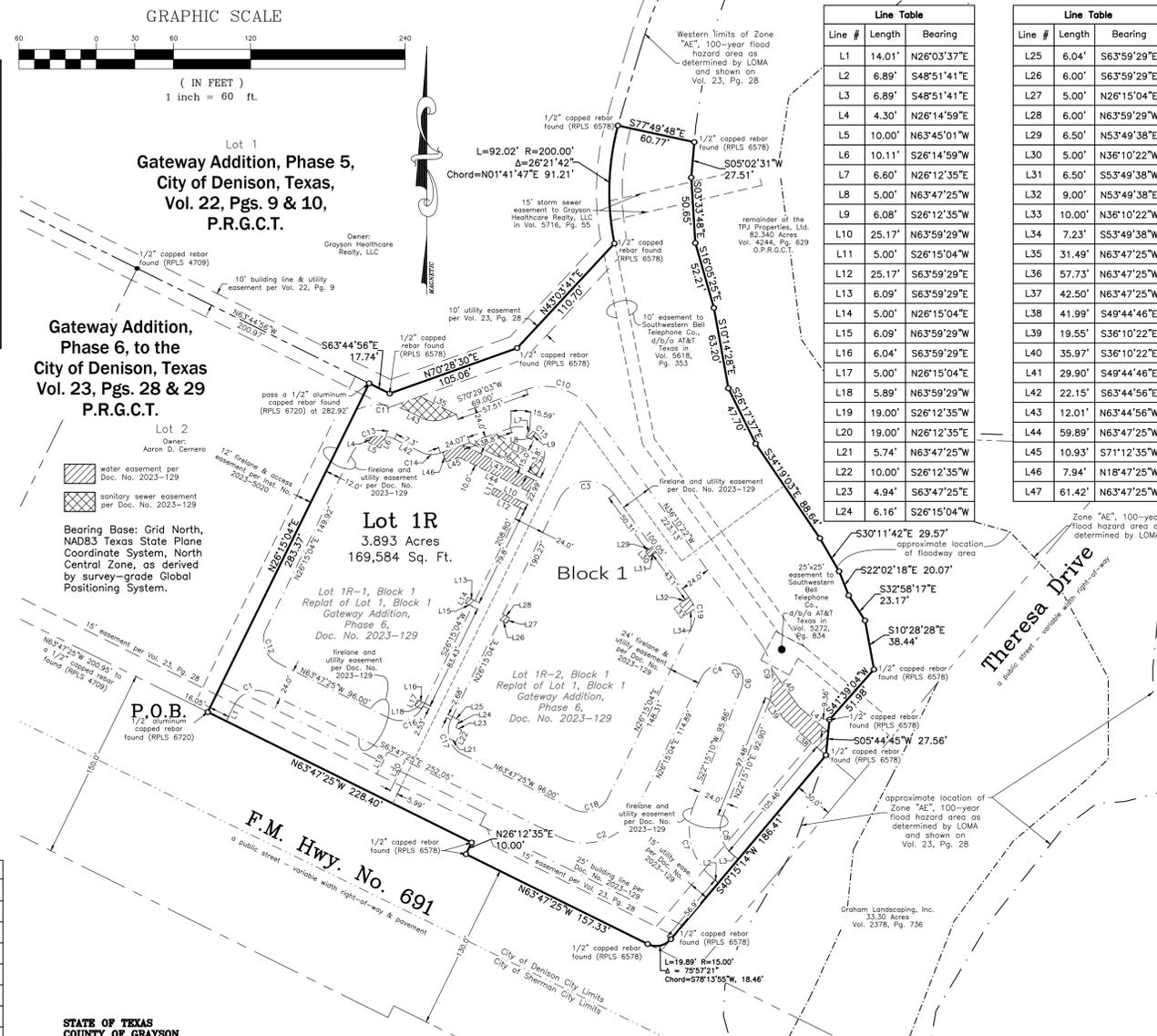
Purpose Statement:
The purpose of this replat is to create 1 lot from 2 existing lots.

Curve #	Length	Radius	Delta	Chord
C1	31.40'	20.00'	89°57'32"	S71°13'49"W, 28.27'
C2	69.08'	44.00'	89°57'32"	N71°13'49"E, 62.20'
C3	51.34'	25.00'	117°39'37"	S85°04'52"W, 42.78'
C4	31.32'	20.00'	89°44'19"	S71°07'13"W, 28.22'
C5	9.72'	10.00'	55°40'31"	N36°10'22"W, 9.34'
C6	10.69'	19.10'	32°03'53"	N06°57'32"E, 10.55'
C7	61.96'	49.06'	72°21'58"	S13°30'58"E, 57.92'
C8	31.42'	25.00'	72°00'43"	S13°44'48"E, 29.39'
C9	51.12'	50.01'	58°34'41"	N06°52'55"W, 48.93'
C10	56.27'	44.00'	73°16'47"	N72°48'45"W, 52.52'
C11	41.93'	49.00'	49°02'03"	N88°15'58"W, 40.67'
C12	31.86'	20.00'	90°53'58"	S18°07'11"E, 28.62'
C13	39.37'	25.00'	90°14'12"	S71°07'57"W, 35.43'
C14	15.98'	20.00'	45°46'27"	S86°37'57"E, 15.55'
C15	47.39'	20.00'	135°46'00"	N41°37'57"W, 37.06'
C16	31.40'	20.00'	89°57'18"	N71°13'49"E, 28.27'
C17	31.43'	20.00'	90°02'28"	S18°46'11"E, 28.29'
C18	31.40'	20.00'	89°57'32"	N71°13'49"E, 28.27'
C19	21.79'	20.00'	62°25'26"	N04°57'39"W, 20.73'

Owners:
Manaar Southwest Holdings, LLC,
Hele, LLC & Patna Properties, LLC
6705 Havenhurst Court
Parker, Texas 75002

Owners:
KCA Partners Realty, LLC,
JS Realty Holdings, LLC
MQN Investments, LLC
Urway Investment Holdings, LLC
600 East Taylor Street, Suite 103
Sherman, Texas 75002

Job No. CGD490524
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helvewagnersurveying.net
TBPELS Firm Registration No. 10088100



Line #	Length	Bearing
L1	14.01'	N26°03'37"E
L2	6.89'	S48°51'41"E
L3	6.89'	S48°51'41"E
L4	4.30'	N26°14'59"E
L5	10.00'	N63°45'01"W
L6	10.11'	S26°14'59"W
L7	6.60'	N26°12'35"E
L8	5.00'	N63°47'25"W
L9	6.08'	S26°12'35"W
L10	25.17'	N63°59'29"W
L11	5.00'	S26°15'04"W
L12	25.17'	S63°59'29"E
L13	6.09'	S63°59'29"E
L14	5.00'	N26°15'04"E
L15	6.09'	N63°59'29"W
L16	6.04'	S63°59'29"E
L17	5.00'	N26°15'04"E
L18	5.89'	N63°59'29"W
L19	19.00'	S26°12'35"W
L20	19.00'	N26°12'35"E
L21	5.74'	N63°47'25"W
L22	10.00'	S26°12'35"W
L23	4.94'	S63°47'25"E
L24	6.16'	S26°15'04"W

LEGAL DESCRIPTION

- SITUATED** in the City of Denison, County of Grayson, State of Texas, being a part of the D.C. Shelp Survey, Abstract No. 1097 and being all of Lots 1R-1 and 1R-2, Block 1, Replat of Lot 1, Block 1, Gateway Addition, Phase 6 to the City of Denison, Texas as per plat of record in Doc. No. 2023-129, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:
- BEGINNING** a 1/2 inch aluminum capped rebar found (RPLS 6720) in the North right-of-way line of F.M. Highway No. 691, at the Southeast corner of Lot 2, Block 1, of Gateway Addition, Phase 6 to the City of Denison, as per plat of record in Vol. 23, Pgs. 28 & 29, said Plat Records, and being the most Western Southwest corner of said Lot 1R-1, FROM which a 1/2 inch capped rebar found (RPLS 4709) at the Southwest corner of said Lot 2 bears North 63 deg. 47 min. 25 sec. West, 200.95 ft.:
- THENCE** North 26 deg. 15 min. 04 sec. East, with the East line of said Lot 2 and the West line of said Lot 1R-1, **PASSING** a 1/2 inch aluminum capped rebar found (RPLS 6720) at 282.92 ft. and continuing on for a **TOTAL** distance of 283.37 ft. to a point in the South line of Lot 1, Gateway Addition, Phase 5 to the City of Denison, Texas, as per plat of record in Volume 22, Pages 9 & 10, said Plat Records, at the Northeast corner of said Lot 2 and the most Western Northwest corner of said Lot 1R-1;
- THENCE** Easterly and Northerly, along with the North and West lines of said Lot 1R-1, and the South and East lines of said Lot 1, Gateway Addition, Phase 5, the following calls and distances:
- South 83 deg. 44 min. 56 sec. East, a distance of 17.74 ft. to a 1/2 inch capped rebar found (RPLS 6578) at an angle point;
 - North 70 deg. 28 min. 30 sec. East, a distance of 105.06 ft. to a 1/2 inch capped rebar found (RPLS 6578) at an angle point;
 - North 43 deg. 03 min. 41 sec. East, a distance of 110.70 ft. to a 1/2 inch capped rebar found (RPLS 6578) at an angle point;
 - Northeasterly, with a curve to the right, having a radius of 200.00 ft., a central angle of 26 deg. 21 min. 42 sec. (Chord bears: North 01 deg. 41 min. 47 sec. East, 91.21 ft.) and an arc length of 92.02 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the most Northerly Northwest corner of said Lot 1R-1 and a Southwest corner of the remainder of the 82.340 acres conveyed to TPJ Properties, LTD in Volume 4244, Page 629, Official Public Records, Grayson County, Texas;
 - South 77 deg. 49 min. 48 sec. East, with the North line of said Lot 1R-1 and a South line of said TPJ Properties remainder of 82.340 ac., a distance of 60.77 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the most Northerly Northeast corner of said Lot 1R-1;
 - South 05 deg. 02 min. 31 sec. West, a distance of 27.51 ft. to an angle point;
 - South 03 deg. 33 min. 48 sec. East, a distance of 50.65 ft. to an angle point;
 - South 16 deg. 05 min. 25 sec. East, a distance of 52.51 ft. to an angle point;
 - South 10 deg. 14 min. 29 sec. East, a distance of 63.20 ft. to an angle point;
 - South 25 deg. 17 min. 37 sec. East, a distance of 47.70 ft. to an angle point;
 - South 34 deg. 19 min. 03 sec. East, passing the most Easterly Southeast corner of said Lot 1R-1, then continuing with the North lines of said Lot 1R-2, a distance of 88.65 ft. to an angle point;
 - South 30 deg. 11 min. 42 sec. East, a distance of 29.57 ft. to an angle point;
 - South 22 deg. 02 min. 18 sec. East, a distance of 20.07 ft. to an angle point;
 - South 32 deg. 58 min. 17 sec. East, a distance of 23.17 ft. to an angle point;
 - South 10 deg. 28 min. 28 sec. East, a distance of 38.44 ft. to a 1/2 inch capped rebar found (RPLS 6578) at an angle point;
 - South 41 deg. 39 min. 04 sec. West, continuing with the West line of said TPJ Properties remainder of 82.340 ac. and the East line of said Lot 1R-2, a distance of 51.98 ft. to a 1/2 inch capped rebar found (RPLS 6578) at an angle point;
 - South 05 deg. 44 min. 45 sec. West, with a Southwest line of said TPJ Properties remainder of 82.340 ac. and a Northeast line of said Lot 1R-2, a distance of 27.56 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the most Easterly Northeast corner of said Lot 1R-2, in the West right-of-way line of Theresa Drive, a public street;
 - South 40 deg. 15 min. 14 sec. West, with the West line of said Theresa Drive and the East line of said Lot 1R-2, a distance of 186.41 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the beginning of a curve;
 - Southwesterly, with a curve to the right, having a radius of 15.00 ft., a central angle of 75 deg. 57 min. 21 sec. (Chord bears: South 78 deg. 13 min. 55 sec. West, 18.46 ft.) and an arc length of 19.89 ft. to a 1/2 inch capped rebar found (RPLS 6578) in the North right-of-way line of said F.M. Highway No. 691
 - South 63 deg. 47 min. 25 sec. West, with the North right-of-way line of said F.M. Highway No. 691m a distance of 157.33 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the most Southern Southwest corner of said Lot 1R-2;
 - North 26 deg. 12 min. 35 sec. East, with the West line of said Lot 1R-2, a distance of 10.00 ft. to a 1/2 inch capped rebar found (RPLS 6578) at an Eil corner of said Lot 1R-2;
 - North 63 deg. 47 min. 25 sec. West, with the North right-of-way line of said F.M. Highway No. 691, a distance of 228.40 ft. to the **PLACE OF BEGINNING** and containing **3.893 ACRES** of land.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Denison, Texas.

Kate A. Wagner, R. P. L. S. No. 6578 Date:



CITY ACCEPTANCE
I hereby certify that the above and foregoing plat of Gateway East Professional Office Park 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, Texas

OWNER'S CERTIFICATE

We, the undersigned Owners of the land shown hereon, and legally described herein above, and designated herein as Gateway East Professional Office Park to the City of Denison, Texas and whose names are 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. We further certify that all other parties who have a mortgage or lien interest in the Gateway East Professional Office Park to the City of Denison, Texas have been notified and signed this plat.

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Mohammed Moizuddin, Member of MQN Investments, LLC, KCA Partners Realty, LLC, Urway Investment Holding, LLC & JS Realty Holdings, LLC

Mir M. Quadri, Member of Manaar Southwest Holdings, LLC Tanvir Ahmad, Member of Patna Properties, LLC

Hesham Elgouhari, Member of Hele, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Mohammed Moizuddin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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, Grayson County, Texas

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Mir M. Quadri, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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, Grayson County, Texas

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Tanvir Ahmad, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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, Grayson County, Texas

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Hesham Elgouhari, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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, Grayson County, Texas

Replat
Lot 1R, Block 1
Gateway East
Professional Office Park
Being a Replat of Lot 1R-1 & 1R-2,
Block 1, of the Replat of Lot 1, Block 1,
Gateway Addition, Phase 6
to the
City of Denison
Grayson County, Texas
3.893 Acres
in the
D.C. Shelp Survey
Abstract No. 1097
Date of Preparation: June 14, 2024