

Line #/Curve #	Length	Direction/Deflection	Radius
L1	57.912	N59° 24' 08.37"E	
L2	353.073	N87° 02' 32.89"E	
L3	7.194	S59° 44' 28.90"E	
L4	14.100	S25° 20' 50.57"E	
L5	49.110	S01° 00' 00.00"W	
C4	69.263	006.9318	572.500
L6	9.212	S04° 53' 24.26"E	
L7	5.241	S06° 27' 38.31"E	
L8	26.292	S07° 12' 53.73"E	
C3	8.277	002.8901	164.082
C5	16.473	001.3503	698.958
L9	46.363	S11° 30' 51.01"E	

DEVELOPMENT IMPACT AREA (DIA):
SEE PLAN VIEW FOR DIA BOUNDARY
DIA TOTAL AREA = 134,984 SF
DIA ON-SITE = 134,984 SF
DIA OFF-SITE = 0 SF
SEE "GENERAL SITE DATA TABLE" THIS SHEET FOR RELATED CALCULATIONS.

SOLID WASTE NOTES:
1. THE CITY OF DENTON IS THE SOLE PROVIDER AND HAULER FOR SOLID WASTE COLLECTION AND DISPOSAL SERVICES WITHIN THE CITY LIMITS, INCLUDING, BUT NOT LIMITED TO, PRECONSTRUCTION ACTIVITIES, CONSTRUCTION ACTIVITIES, AND FOR RECYCLING PROGRAM MATERIAL.
2. CITY OF DENTON STANDARD DETAILS SHALL BE FOLLOWED TO ENSURE CONSISTENCY AND COMPLIANCE DURING CONSTRUCTION AND INSPECTION OF THE ENCLOSURE.

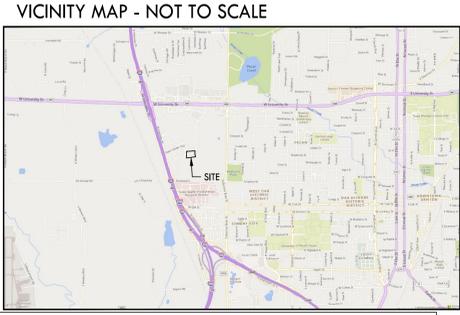
TREE PROTECTION NOTE:
NO UNAUTHORIZED LAND DISTURBING ACTIVITY OR CONSTRUCTION IS ALLOWED THAT WOULD IMPACT OR DAMAGE THE TREES TO BE PRESERVED AS IDENTIFIED WITHIN THESE PLANS.

ZONING INFORMATION:
EXISTING ZONING: SMUD-1 SUBDISTRICT OF THE RAYZOR RANCH OVERLAY DISTRICT
NO REQUIRED SETBACKS.

OPEN STORAGE NOTE:
NO OPEN STORAGE IS PROPOSED FOR THIS PROJECT.

FLOODPLAIN NOTE:
NO 100-YEAR FLOODPLAIN EXISTS ON THIS PROPERTY. THIS ENTIRE PROPERTY LIES IN ZONE "X" AREA OF ANIMAL FLOOD HAZARD, ACCORDING TO THE MOST RECENT OFFICIAL FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48121C0360G EFF. 4/18/2011

Average Rate Rounded Up										
ITE LUC	ITE Land Use	Quantity	Variable	Weekday Trips	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
620	Nursing Home	63	1000 Sq. Ft. GFA	425	27	8	35	15	22	37



LAYOUT PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
(S1)	ASPHALT PAVEMENT LIGHT DUTY	-
(S2)	ASPHALT PAVEMENT HEAVY DUTY	-
(S3)	CONCRETE PAVEMENT	-
(S4)	POST CURB	-
(S5)	CONCRETE SIDEWALK	-
(S6)	CONCRETE WHEEL STOP	-
(S7)	ACCESSIBLE PARKING SIGN	-
(S9)	ACCESSIBLE ROUTE	-
(S10)	CONCRETE BOLLARD	-
(S11)	CONTAINER ENCLOSURE WITH GATES 26' X 11.5' FRONT LOAD W/ 6' TALL WALLS, MATERIALS AND COLORS TO MATCH PROPOSED BUILDING	COD STANDARD DETAILS DP201
(S12)	MECHANICAL YARD W/ 6' TALL WALLS, MATERIALS AND COLORS TO MATCH PROPOSED BUILDING	-
(S13)	TRANSFORMER PAD	-
(S14)	THREE (3) U-SHAPED BIKE PARKING RACK (6 PARKING SPACES PROVIDED)	-
(S15)	FIRE LANE PAVEMENT SECTION	COD STANDARD DETAILS TD1QSC - TABLE 1
(S16)	ADA RAMP TYPE 1A	COD STANDARD DETAILS P101A
(S17)	ADA RAMP TYPE 1B	COD STANDARD DETAILS P101B

PROPOSED LAYOUT LEGEND			
[Pattern]	PROPOSED BUILDING	[Line Style]	PROPERTY LINE
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT	[Line Style]	EDGE OF NEW PAVEMENT
[Pattern]	LIGHT DUTY ASPHALT PAVEMENT	[Line Style]	FIRE LANE
[Pattern]	CONCRETE PAVEMENT	[Line Style]	FIRE LANE
[Pattern]	CONCRETE SIDEWALK	[Pattern]	LANDSCAPE SCREENING BUFFER
[Pattern]		[Pattern]	VISIBILITY CLEARANCE

GENERAL SITE DATA	REQUIRED	PROVIDED
LOT AREA (SQ. FT. & ACRES)	N/A	134,984 SQ. FT. / 3.099 AC.
BUILDING FOOTPRINT AREA (ACRES)	N/A	35,894 SQ. FT.
TOTAL BUILDING AREA (SQ. FT.)	N/A	63,000 SQ. FT.
BUILDING HEIGHT (FT. - DISTANCE TO TALLEST BUILDING ELEMENT)	MAXIMUM: 100 FT	34 FT
BUILDING COVERAGE (%)	MAXIMUM: 90%	26.6%
DEVELOPMENT IMPACT AREA (SQ. FT.)	N/A	134,984 SQ. FT.
PARKING		
PARKING RATIO	2 SPACES/PATIENT BED	2.2 SPACES/PATIENT BED
PROVIDED PARKING (# OF SPACES)	80 TOTAL SPACES	82 TOTAL SPACES
ACCESSIBLE PARKING PROVIDED (# OF SPACES)	10 SPACES	14 SPACES
BICYCLE SPACES PROVIDED (# OF SPACES)	4 SPACES	6 SPACES
PARKING IN EXCESS OF 125% OF REQUIRED (# OF SPACES)	0 SPACES	0 SPACES
LANDSCAPE AREA		
LOT / PROJECT SITE AREA	N/A	134,984 S.F. OR 3.099 AC.
LANDSCAPED AREA (SQ. FT. & 7% PER EXHIBIT DENTON DEV. CODE)	ENTIRE SITE: 7% = 9,449 S.F.	36,037 S.F.
OPEN SPACE (SQ. FT. & 20% PER EXHIBIT DENTON DEV. CODE)	ENTIRE SITE: 20% = 26,997 S.F.	52,000 S.F.
TOTAL PARKING AREA (SQ. FT. & 7% PER EXHIBIT D-2 RAYZOR RANCH SOUTH MIXED-USE DISTRICT - 1)	MIN. LANDSCAPE WITHIN PARKING AREA: 7% (x 41,238 S.F.) = 2,887 S.F.	3,501 S.F.
TREE CANOPY COVERAGE (SQ. FT. & 15% PER EXHIBIT D-2 RAYZOR RANCH SOUTH MIXED-USE DISTRICT - 1)	MIN. TREE CANOPY IN PARKING AREA: 15% (x 41,238 S.F.) = 6,186 S.F.	25,520 S.F.
TREE CANOPY COVERAGE (SQ. FT. & 20% PER EXHIBIT D-2 RAYZOR RANCH SOUTH MIXED-USE DISTRICT - 1)	MIN. TREE CANOPY WITHIN TOTAL SITE: 20% = 26,997 S.F.	72,250 S.F.
PERMEABLE AREA	N/A	37,704 SQ. FT. / 27%
PERMEABLE PAVEMENT (SQ. FT.)	N/A	1,188 SQ. FT.
OTHER PERMEABLE AREA (NOT INCLUDING LANDSCAPING)	N/A	N/A

IMPERVIOUS AREA	REQUIRED	PROVIDED
BUILDING FOOTPRINT AREA (SQ. FT.)	N/A	35,894 SQ. FT.
AREA OF SIDEWALKS, PAVEMENT, & OTHER IMPERVIOUS FLATWORK (SQ. FT.)	N/A	62,268 SQ. FT.
TOTAL IMPERVIOUS AREA	N/A	98,162 SQ. FT.
WATER UTILITIES		
WATER DEMAND (GPD)	100 GPD/PATIENT BED	4,000 GPD
WATER DEMAND - PEAK HOUR (GPH)	ADF * 4	667 GPH
WASTEWATER LOADING (GPD)	100 GPD/PATIENT BED	4,000 GPD
WASTEWATER LOADING - PEAK HOUR (GPH)	ADF * 4	667 GPH

SITE DETAILS
LOT 21, BLOCK A, RAYZOR RANCH TOWN CENTER, LOTS 20R & 21, BLOCK A 3.099 ACRE LOT (134,984 SQ. FT.)
EXISTING ZONING: RAYZOR RANCH OVERLAY PROPOSED LAND USE: INPATIENT REHABILITATION FACILITY

DEED RECORD
PARCEL #: 749514
NO. 2019-28019
O.R.D.C.T.

REVISED:

CITY PROJECT #: ZCP25-0013

PROJECT NAME:
LIFEPPOINT IRF DENTON TEXAS

PLAN TITLE:
ZONING COMPLIANCE PLAN

SHEET TITLE:
SITE LAYOUT

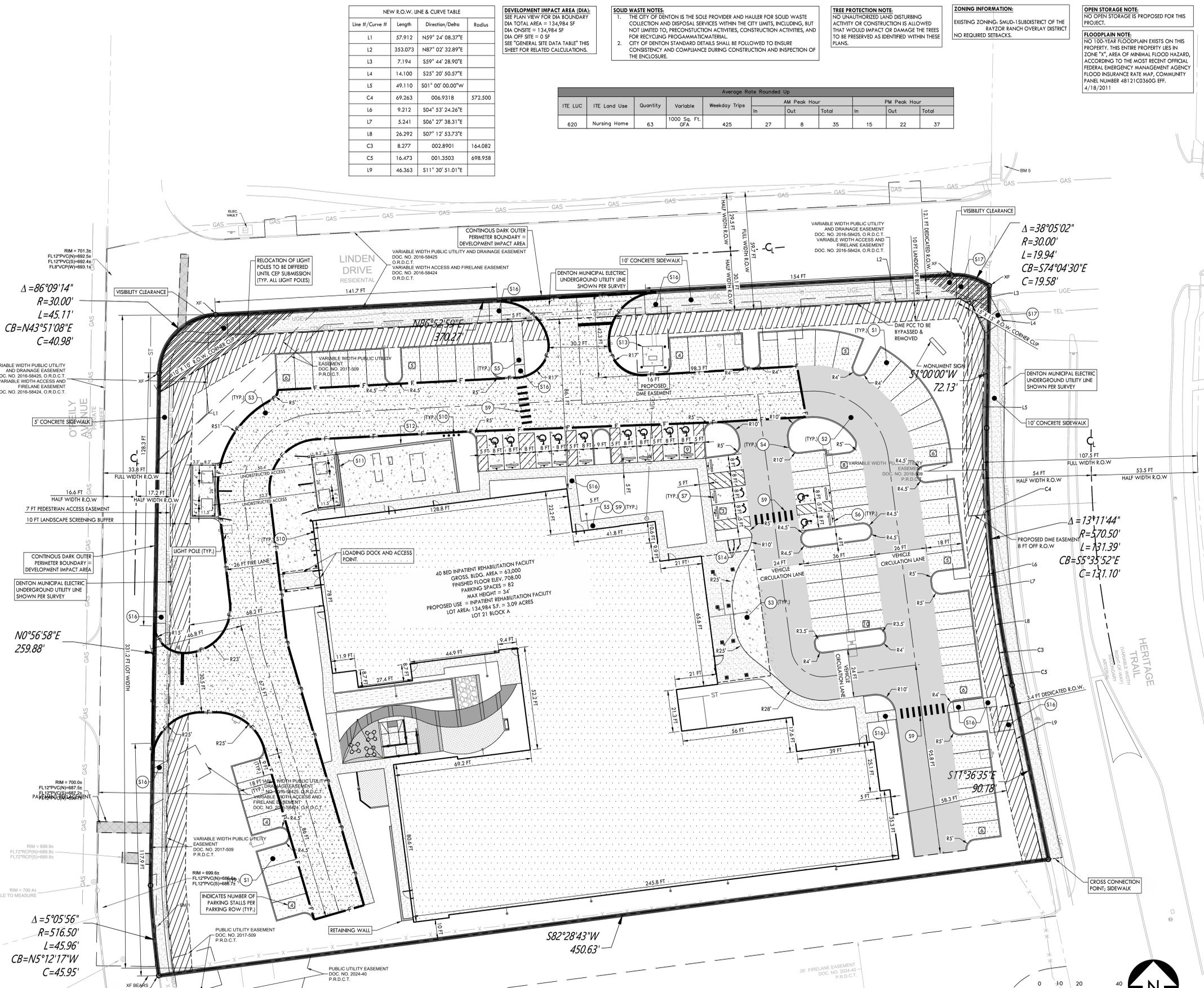
SCALE: 1" = 20'
JOB NO.: 25002
ORIGINAL ISSUE DATE: 04-01-2025

SHEET NO.:
ZCP1.0

DATE OF PREPARATION: 03-25-2025

DEVELOPER:
KATHY BREWER
SENIOR VICE PRESIDENT OF DEVELOPMENT
3611 SUMMIT BLVD., SUITE 220, BIRMINGHAM, AL 35243
KBREWER@MEDVEST.COM
205-994-4498

PLAN PREPARED BY:
CRUNK ENGINEERING LLC
7112 CROSSROADS BLVD., SUITE 201,
BRENTWOOD TN, 37027
ADAM@CRUNKENG.COM
615-873-1795



4/11/2025 3:15:52 PM AutoCAD 2025 (12/15/20) - C:\C:\24th Ave M38 122150101 - C:\C:\24th Ave M38 122150101