

<u>DEVELOPER:</u> JBS Capital Investments, LLC 5001 Peachtree Dunwoody Rd. Cumming, GA 30028 Phone (816) 695-5723 Contact: Kelsey Carson	<u>ARCHITECT:</u> Phillips Architecture Consultants 5901 Peachtree Dunwoody Rd. Suite A450 Atlanta, Georgia 30328 Phone (770) 394-1616 Contact: Devika Gokhale
<u>ENGINEER:</u> Cross Engineering Consultants, Inc. 1720 W. Virginia Street McKinney, Texas 75069 Phone (972) 562-4409 Fax (972) 562-4471 Contact: Jonathan Hake	<u>SURVEYOR:</u> Windrose Land Surveying 1760 S. Sterrmoss Freeway, Suite 180 Lewisville, TX 75067 Phone (214) 217-2544 Contact: Daniel L. Jackson

Rates								
Land Use	ITE Code	AM Peak Hour				PM Peak Hour		
		$T=1.31(x)$				$T=e(0.67*\ln(x)+2.44)$		
HEALTH/FITNESS CLUB	492	1.31 trips / 1000 SQ. FT. GFA						
		Direction Split						
		AM Peak Hour				PM Peak Hour		
		51/49				57/43		
		AM Peak Hour				PM Peak Hour		
	sq.ft.	Total	In	Out	Total	In	Out	
HEALTH/FITNESS CLUB	26,600	35	18	17	103	59	44	

NOTES:

- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
- Acceptance of the drainage features identified on the Zoning Compliance Plan are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.

SITE DATA TABLE			
B.B.B. & C.R.R. SURVEY, ABST. NO. 192			
ZONING:		RAYZOR RANCH OVERLAY - RRO	
PROPOSED USE:		INDOOR RECREATION FACILITY	
ITEM	REQUIRED	PROVIDED	
GENERAL SITE DATA			
LOT 1 AREA	-	166,256	SQFT
	-	3,817	AC
LOT 2 AREA	-	2,400	SQFT
	-	0,065	AC
TOTAL LOT AREA	-	168,656	SQFT
LOT 1 BUILDING AREA - FOOTPRINT	-	3,872	AC
LOT 2 BUILDING AREA - FOOTPRINT	-	26,600	SQFT
BUILDING AREA - FOOTPRINT (TOTAL)	-	800	
BUILDING AREA - MEZZANINE	-	27,400	SQFT
BUILDING AREA - TOTAL	-	27,400	SQFT
BUILDING HEIGHT	100' MAX	39' 0"	
BUILDING STORIES	-	1-STORY + MEZZANINE	
BUILDING COVERAGE	90% MAX	16%	
PARKING			
PARKING RATIO - RETAIL	1 SPACE PER 1,000 SQFT		
PARKING SPACES	27	239	
ACCESSIBLE PARKING	2	7 (1 VAN)	
BICYCLE SPACES	2	12	
PARKING IN EXCESS OF 125% OF REQUIRED		205	
LANDSCAPE AREA			
OPEN SPACE	15% - 25,298 SQFT	21% - 35,510 SQFT	
LANDSCAPED AREA	24% - 40,478 SQFT	24.8% - 41,893 SQFT	
TREE CANOPY	22% - 37,105 SQFT	70% - 118,064 SQFT	
PERMEABLE AREA		42,605	SQFT
IMPERVIOUS AREA			
BUILDING FOOTPRINT AREA	-	27,400	SQFT
PAVEMENT AND OTHER FLATWORK	-	98,651	SQFT
TOTAL IMPERVIOUS AREA	-	126,051	SQFT
WATER UTILITIES			
WATER DEMAND - DOMESTIC (GPD)		5,808	GPD
WATER DEMAND - DOMESTIC (GPM)		4	GPM
WATER DEMAND - FIRE (GPM)		3,000	GPM
WATER DEMAND - IRRIGATION (GPM)		120	GPM
Preliminary Water-Supply Fixture-Unit (WSFU) Value		70	
WATER DEMAND - PEAK HOURS (GPD)		23,231	GPD
WASTEWATER LOADING (GPD)		5,808	GPD
WASTEWATER LOADING (GPM)		4.03	GPM
WASTEWATER LOADING PEAK FLOW (GPD)		23,231	GPD
WASTEWATER LOADING PEAK FLOW (GPM)		16	GPM

CURVE CHART						LINE TABLE		
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD	LINE	BEARING	DISTANCE
C1	272.00'	35°37'37"	169.13'	N 18°45'50" E	166.42'	L1	N 01°00'00" E	66.44'
C2	367.00'	4°55'15"	31.52'	N 34°10'11" E	31.51'	L2	N 70°38'10" E	23.19'
C3	172.50'	14°31'26"	43.73'	S 61°48'11" E	43.61'	L3	S 69°03'54" E	14.34'
C4	472.50'	0°03'27"	0.47'	S 33°01'51" W	0.47'	L4	S 25°50'27" W	13.64'
C5	127.50'	28°27'54"	63.54'	S 15°16'36" W	62.89'	L5	S 29°33'16" W	29.50'

CITY BENCHMARK USED FOR CONTROL
 #1002 = Find station CIA in excellent condition. Station lies in landscaped rotary south of old main administration building @ Texas Women's University. Monument lies $\pm 0.2'$ below surface.

13.4' West of flagpole
16.4' South of NW light post
17.9' North of SW light post

Access from Bell Ave.
GPS observations WSW - Tree
NNW - NE - Bldg.
Elev. = 672.56

SITE BENCHMARKS

BM A = Being a "X" cut in concrete, located on the east right of way line of Heritage Trail, approximately 1,200 feet southwest of the intersection of the south right of way line of U.S. Highway 380, and the east right of way line of Heritage Trail. Elev.=716.78

BM B = Being a "X" cut in concrete, located on the west right of way line of Eastpark Boulevard, approximately 420 feet north of the intersection of the north right of way line of Crescent Street, and the west right of way line of Eastpark Boulevard. Elev.=711.73

Floodplain Note:
No 100-year floodplain or floodways exists on the property

Issue Date	Description
1 10/07/2025	
2 11/18/2025	
3 12/09/2025	
4 01/06/2026	
5 01/29/2026	
6	



1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
JONATHAN D. HAKE, P.E.
NO. 94738
ON 01/29/26.
IT IS NOT TO BE USED
FOR CONSTRUCTION
PURPOSES.

ZONING COMPLIANCE PLAN

CRUNCH FITNESS DENTON
3.872 ACRES - 168,656 SF
LOT 1, BLOCK F, RAYZOR RANCH EAST
B.B.B. & C.R.R. SURVEY, ABST. NO. 192
CITY OF DENTON, DENTON COUNTY, TEXAS

Sheet No.

C6.01

Project No.
25050

CRUNCH FITNESS DENTON