



**SITE DATA TABLE**  
B.B.B. & C.R.R. SURVEY, ABST. NO. 192

ZONING: RAYZOR RANCH OVERLAY - RRO  
PROPOSED USE: MULTI-FAMILY

ITEM	REQUIRED	PROVIDED
<b>GENERAL SITE DATA</b>		
LOT AREA	-	348,485 SQFT
BUILDING AREA - FOOTPRINT	-	8,000 AC
BUILDING AREA - TOTAL	-	72,796 SQFT
BUILDING HEIGHT	-	54'
BUILDING STORIES	-	4 STORY
BUILDING COVERAGE	-	21%
DEVELOPMENT IMPACT AREA	-	355,568 SQFT
<b>MULTIFAMILY UNITS</b>		
STUDIO	-	0 UNITS
1 BEDROOM	-	148 UNITS
2 BEDROOM	-	94 UNITS
4 BEDROOM	-	0 UNITS
TOTAL UNIT COUNT	-	242 UNITS
MINIMUM UNIT SIZE:	-	694 SF
<b>PARKING</b>		
PARKING RATIO - 1 BEDROOM < 500 SF	1 SPACE PER UNIT=0	
PARKING RATIO - 1 BEDROOM > 500 SF	1.5 SPACES PER UNIT=148	
PARKING RATIO - 2 BEDROOM	1.75 SPACES PER UNIT=94	
PARKING RATIO - 3 BEDROOM	2 SPACES PER UNIT=0	
PARKING RATIO - 4 BEDROOM	1SPACE PER BEDROOM=0	
PROVIDED PARKING SPACES	387	387
ACCESSIBLE PARKING PROVIDED	8	8
COVERED PARKING PROVIDED	-	64
BICYCLE SPACES PROVIDED	20	20 (INTERNAL)
PARKING IN EXCESS OF 125% OF REQUIRED	0	0
<b>LANDSCAPE AREA</b>		
OPEN SPACE	8% - 28445 SQFT	11.5% - 41066 SQFT
LANDSCAPED AREA	10% - 35557 SQFT	18% - 64156 SQFT
TREE CANOPY	20% - 71114 SQFT	37.1% - 131817 SQFT
PERMEABLE AREA	-	91,852 SQFT
<b>IMPERVIOUS AREA</b>		
BUILDING FOOTPRINT AREA	-	72,796 SQFT
PAVEMENT AND OTHER FLATWORK	-	183,837 SQFT
TOTAL IMPERVIOUS AREA	-	256,633 SQFT
<b>WATER UTILITIES</b>		
WATER DEMAND (GPM)	-	340 GPM (489,600 GPD)
WASTEWATER LOADING (GPM)	-	42.25 GPM (60,840 GPD)
WASTEWATER LOADING PEAK FLOW (GPM)	-	169 GPM (243,360 GPD)

- LEGEND**
- Proposed Firelane
  - Proposed Sidewalk (Public)
  - Proposed Sidewalk (Private)
  - Enhanced Crosswalk Paving (Reference Landscape)
  - Proposed Landscape Area (Reference Landscape)
  - Proposed Dog Park Mulch (Reference Landscape)
  - Existing Public Sidewalk
  - Truncated Dome Detectable Warning Surface
  - Easement Abandonment
  - Development Impact Area
  - Proposed Carport
  - Existing Fire Hydrant
  - Barrier Free Ramp
  - Water Valve
  - Proposed Transformer
  - Existing Storm Line
  - Existing 8" S.S. Line
  - Existing 12" S.S. Line
  - Existing Water Line
  - Existing 12" Water Line
  - Existing 8" Water Line
  - Proposed Contour Line
  - Proposed Water Line
  - Proposed S.S. Line
  - Proposed Storm Line
  - Proposed Retaining Wall
  - Proposed Stem Wall
  - Property Line
  - Fence

**TRIP GENERATION**

Land Use	ITE Code	Rates								
		Average Weekday	AM Peak Hour	PM Peak Hour						
Multi-Family Housing (Mid-Rise)	221	T=4.77(x)-46.46	T=0.44(x)-11.61	T=0.39(x)+0.34						
		Direction Split								
		Average Weekday	AM Peak Hour	PM Peak Hour						
		50/50	23/77	61/39						
Multi-Family Housing	242	Average Weekday		AM Peak Hour		PM Peak Hour				
		Total	In	Out	Total	In	Out	Total	In	Out
		1108	554	554	95	22	73	95	58	37

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

**Utility Note:**  
Domestic Water: 340 GPM  
Sanitary Sewer: 169 GPM

**Mechanical Equipment Note:**  
All mechanical units to be located on the rooftop

**SITE BENCHMARKS**

Bm-1 = "X" near the center of a concrete sidewalk on the south side of Panhandle Street, 4± south of the back of curb and 78± west of a concrete wall at the northeast corner of the subject property. Elev.=692.68

Bm-2 = "X" in concrete on the east edge of a concrete driveway entering parking lot of the southwestern adjainer property and also the western edge, near the center of a concrete drainage riprap and near the sixth guard bollard from the north, also being a property corner on the west line of the subject property. Elev.=686.17

**CITY BENCHMARK USED FOR CONTROL**

#158 = Standard City of Denton monument with a Bronze Cap at the southwest corner of Stanley Street and Panhandle Street @ flowline. Elev. = 712.19

Date of Preparation: October 15, 2024

Issue Date	Description
1 09/10/2024	
2 10/15/2024	
3	
4	
5	
6	

**CROSS ENGINEERING CONSULTANTS**

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Texas P.E. Firm No. F-9335

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 09/10/24. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**ZONING COMPLIANCE PLAN**  
EXISTING ZONING: RAYZOR RANCH OVERLAY PROPOSED USE: MULTI-FAMILY

**THE PRADERA AT RAYZOR RANCH**  
8,000 ACRES - 348,480 SF  
LOT 1R, BLOCK D, 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. 24055

THE PRADERA AT RAYZOR RANCH