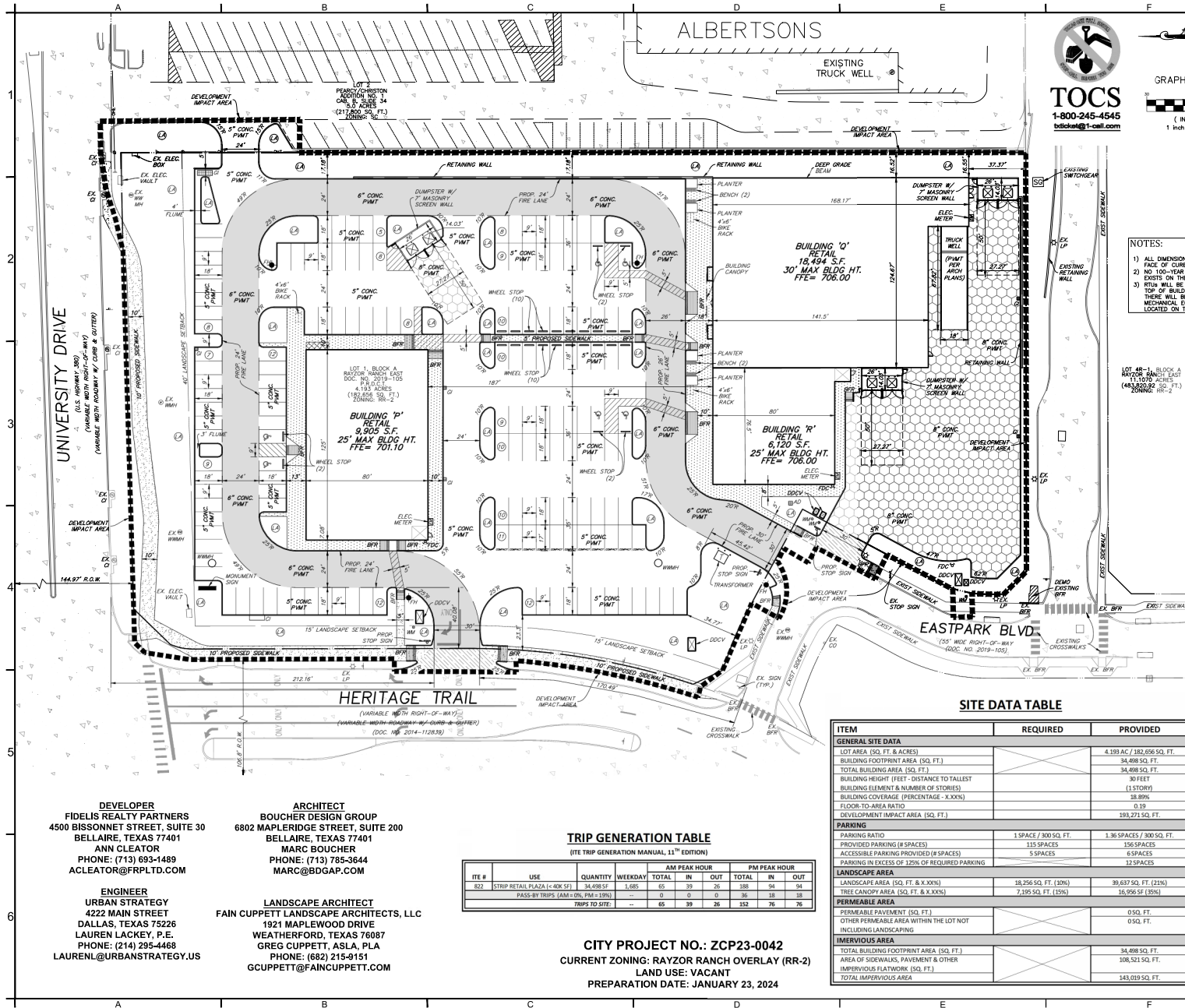


LOCATION MAP (NOT TO SCALE) MAPSCOR 246T & U

- LEGEND
- PROPERTY LINE
 - PHASE BOUNDARY
 - EX. BUILDING LINE
 - BUILDING LINE

- EXISTING PAVEMENT
- CONTRACTOR TO SAWCUT FULL DEPTH AND REMOVE PAVEMENT AS NECESSARY FOR INSTALLATION OF UTILITIES WITHIN 8" O.C. PER CITY STANDARDS SPECIFICATIONS.
 - SIDEWALKS & BFRS (PRIVATE ON-SITE)
 - 4" - 3000 PSI CONCRETE
 - W/ #3 BARS @ 24" O.C. ON 8" COMPACTED SUBGRADE
 - SIDEWALKS & BFRS (PUBLIC OFF-SITE)
 - 4" - 3000 PSI CONCRETE
 - W/ #3 BARS @ 18" O.C. ON 8" COMPACTED SUBGRADE
 - PER CITY OF DENTON STANDARD SPECIFICATIONS
 - LIGHT DUTY
 - 3" 3000 PSI WITH #3 BARS
 - @ 24" O.C. W/ #4 BARS
 - @ 18" O.C. W/ #3 SCARIFIED & REPAVED SUBGRADE
 - (REF. CITY OF DENTON STANDARD DETAIL 11000 RESIDENTIAL STREET)
 - MEDIUM DUTY PAVING (FIRE LANE)
 - 7" 3000 PSI WITH #4 BARS
 - @ 18" O.C. W/ #3 SCARIFIED & REPAVED SUBGRADE
 - (REF. CITY OF DENTON STANDARD DETAIL 11000 RESIDENTIAL STREET)
 - HEAVY DUTY PAVING
 - 8" 3000 PSI WITH #4 BARS
 - @ 24" O.C. W/ #4 BARS
 - @ 18" O.C. W/ #3 SCARIFIED & REPAVED SUBGRADE
 - (REF. CITY OF DENTON STANDARD DETAIL 11000 RESIDENTIAL STREET)
 - PUBLIC DRIVEWAY/STREET PAVEMENT
 - 8" 4000 PSI WITH #4 BARS
 - @ 18" O.C. W/ #4 BARS
 - ON 8" COMPACTED SUBGRADE PER CITY OF DENTON SPECIFICATIONS

- DUMPSTER
- TRANSFORMER W/ BOLLARDS
- ELECTRIC BOX
- EX. SWITCH GEAR
- PARKING COUNTER
- EX. WASTEWATER MANHOLE
- EX. WATER MANHOLE
- EX. STORM DRAINAGE MANHOLE
- EX. GAS MANHOLE
- EX. FIRE HYDRANT
- GRATE INLET
- CURB INLET
- WASTEWATER MANHOLE
- STORM DRAINAGE MANHOLE
- FIRE HYDRANT
- DOMESTIC WATER/IRRIGATION METER
- FIRE DEPARTMENT CONNECTION (FDC)
- EXISTING SIGNAGE
- BARRIER FREE RAMP
- BARRIER FREE RAMP
- EXISTING LIGHT POLE
- LIGHT POLE
- BENCH
- PLAT RECORDS
- DENTON COUNTY TEXAS
- INSTRUMENT NUMBER

- NOTES:
- ALL DIMENSIONS ARE TO THE FACE OF CURB.
 - NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
 - RTM WILL BE LOCATED ON TOP OF BUILDINGS P.O. & R. THERE WILL BE NO ADDITIONAL MECHANICAL EQUIPMENT LOCATED ON THE GROUND.

SITE DATA TABLE

ITEM	REQUIRED	PROVIDED
GENERAL SITE DATA		
LOT AREA (SQ. FT. & ACRES)		4.199 AC / 182,696 SQ. FT.
BUILDING FOOTPRINT AREA (SQ. FT.)		34,498 SQ. FT.
TOTAL BUILDING AREA (SQ. FT.)		34,498 SQ. FT.
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST)		30 FEET
BUILDING ELEMENT & NUMBER OF STORIES		(1 STORY)
BUILDING COVERAGE (PERCENTAGE - X.XXX)		18.89%
FLOOR-TO-AREA RATIO		0.19
DEVELOPMENT IMPACT AREA (SQ. FT.)		189,271 SQ. FT.
PARKING		
PARKING RATIO	1 SPACE / 300 SQ. FT.	1.36 SPACES / 300 SQ. FT.
PROVIDED PARKING (# SPACES)	115 SPACES	156 SPACES
ACCESSIBLE PARKING PROVIDED (# SPACES)	5 SPACES	6 SPACES
PARKING IN EXCESS OF 12% OF REQUIRED PARKING		12 SPACES
LANDSCAPE AREA		
LANDSCAPE AREA (SQ. FT. & X.XXX)	18,256 SQ. FT. (10%)	39,637 SQ. FT. (21%)
TREE CANOPY AREA (SQ. FT. & X.XXX)	7,195 SQ. FT. (15%)	16,956 SF (89%)
PERMEABLE AREA		
PERMEABLE PAVEMENT (SQ. FT.)		0.50 SQ. FT.
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING		0.50 SQ. FT.
IMPERVIOUS AREA		
TOTAL BUILDING FOOTPRINT AREA (SQ. FT.)		34,498 SQ. FT.
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQ. FT.)		108,521 SQ. FT.
TOTAL IMPERVIOUS AREA		143,019 SQ. FT.

TRIP GENERATION TABLE (ITE TRIP GENERATION MANUAL, 11TH EDITION)

ITE #	USE	QUANTITY	WEEKDAY	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	IN	OUT	TOTAL	IN	OUT
822	STRIP RETAIL PLAZA (<40K SF)	34,498 SF	1,685	65	39	26	188	94	94
	PASS-BY TRIPS (AM = 0%, PM = 19%)	--	--	0	0	0	36	18	18
	TRIPS TO SITE:	--	--	65	39	26	152	76	76

CITY PROJECT NO.: ZCP23-0042
CURRENT ZONING: RAYZOR RANCH OVERLAY (RR-2)
LAND USE: VACANT
PREPARATION DATE: JANUARY 23, 2024

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GCUPPETT@FAINCUPPETT.COM

URBAN STRATEGY

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PRELIMINARY

NOT FOR CONSTRUCTION
BEING ON PERMIT PURPOSE

PREPARED UNDER THE
SUPERVISION OF THE
LAUREN LACKEY, P.E.
1/22/2024

RAYZOR RANCH RETAIL EAST
LOT 1, BLOCK A
RAYZOR RANCH EAST
CITY OF DENTON, DENTON COUNTY, TEXAS

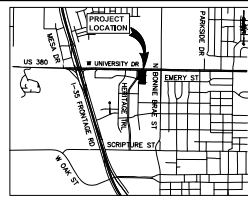
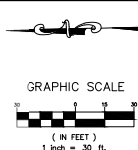
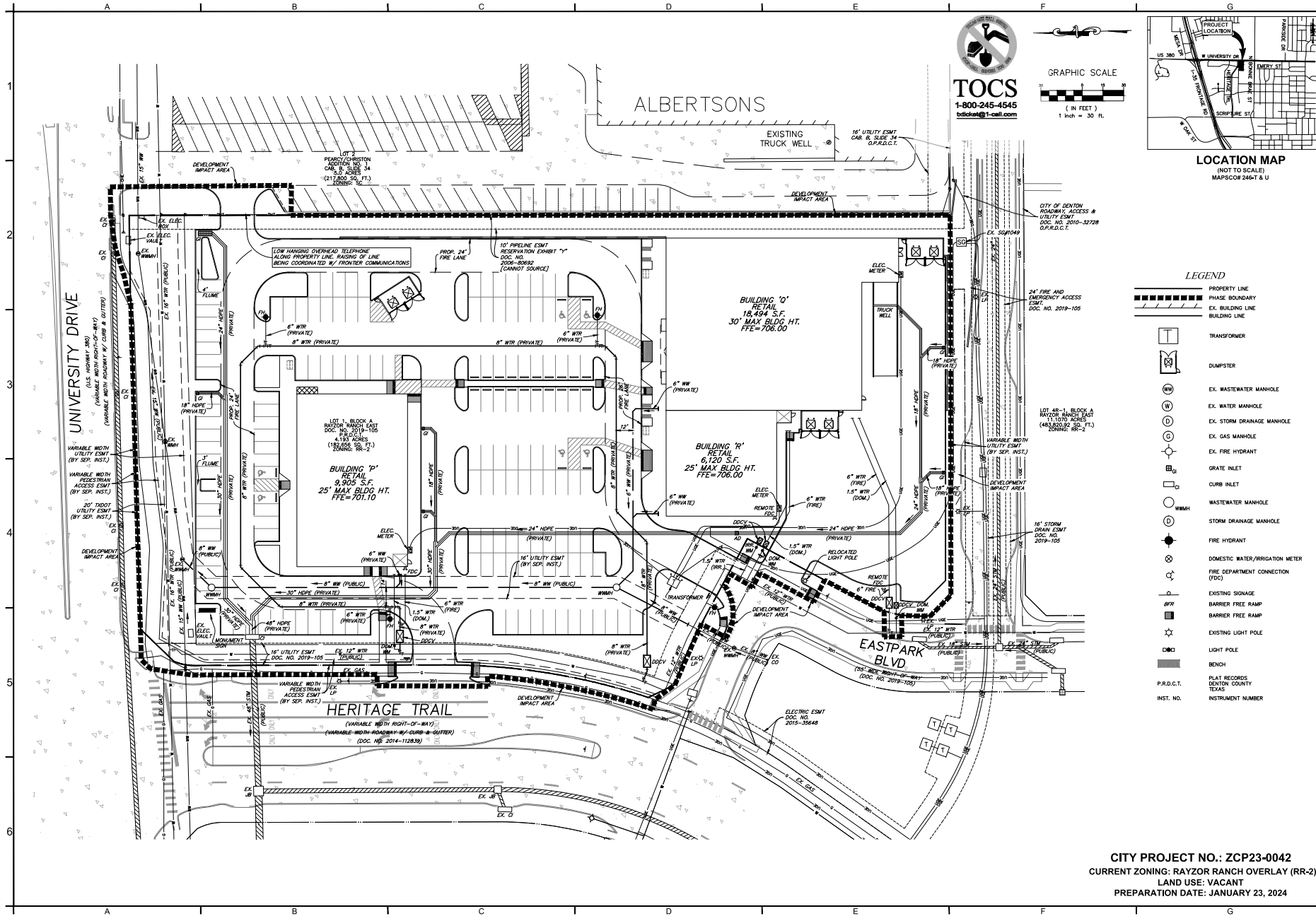
ZONING COMPLIANCE PLAN

SHEET

ZCP-1

ALL DIMENSIONS ARE TO THE FACE OF CURB. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY. RTM WILL BE LOCATED ON TOP OF BUILDINGS P.O. & R. THERE WILL BE NO ADDITIONAL MECHANICAL EQUIPMENT LOCATED ON THE GROUND.

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LOCATION MAP
(NOT TO SCALE)
MAPS OF TEXAS

- LEGEND**
- PROPERTY LINE
 - PHASE BOUNDARY
 - EX. BUILDING LINE
 - BUILDING LINE
 - TRANSFORMER
 - DUMPSTER
 - EX. WASTEWATER MANHOLE
 - EX. WATER MANHOLE
 - EX. STORM DRAINAGE MANHOLE
 - EX. GAS MANHOLE
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 - BARRIER FREE RAMP
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 - DENTON COUNTY TEXAS
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URBAN STRATEGY 4222 Main Street Dallas, Texas 75226 info@urbanstrategy.us	
PRELIMINARY NOT FOR CONSTRUCTION BEING, OR PERMIT PURPOSES. PREPARED UNDER THE SUPERVISION OF THE LAUREN T. LUCKEY P.E. #145350 1/22/2024	
RAYZOR RANCH RETAIL EAST LOT 1, BLOCK A RAYZOR RANCH EAST CITY OF DENTON, DENTON COUNTY, TEXAS ZONING UTILITY EXHIBIT	
DESIGNED BY DRE	REVIEWED BY LTL
DATE 1/23/2024	DATE 1/23/2024
SHEET ZCP-3	

PAC21-0132; TSC23-0016; ZCP23-0042

