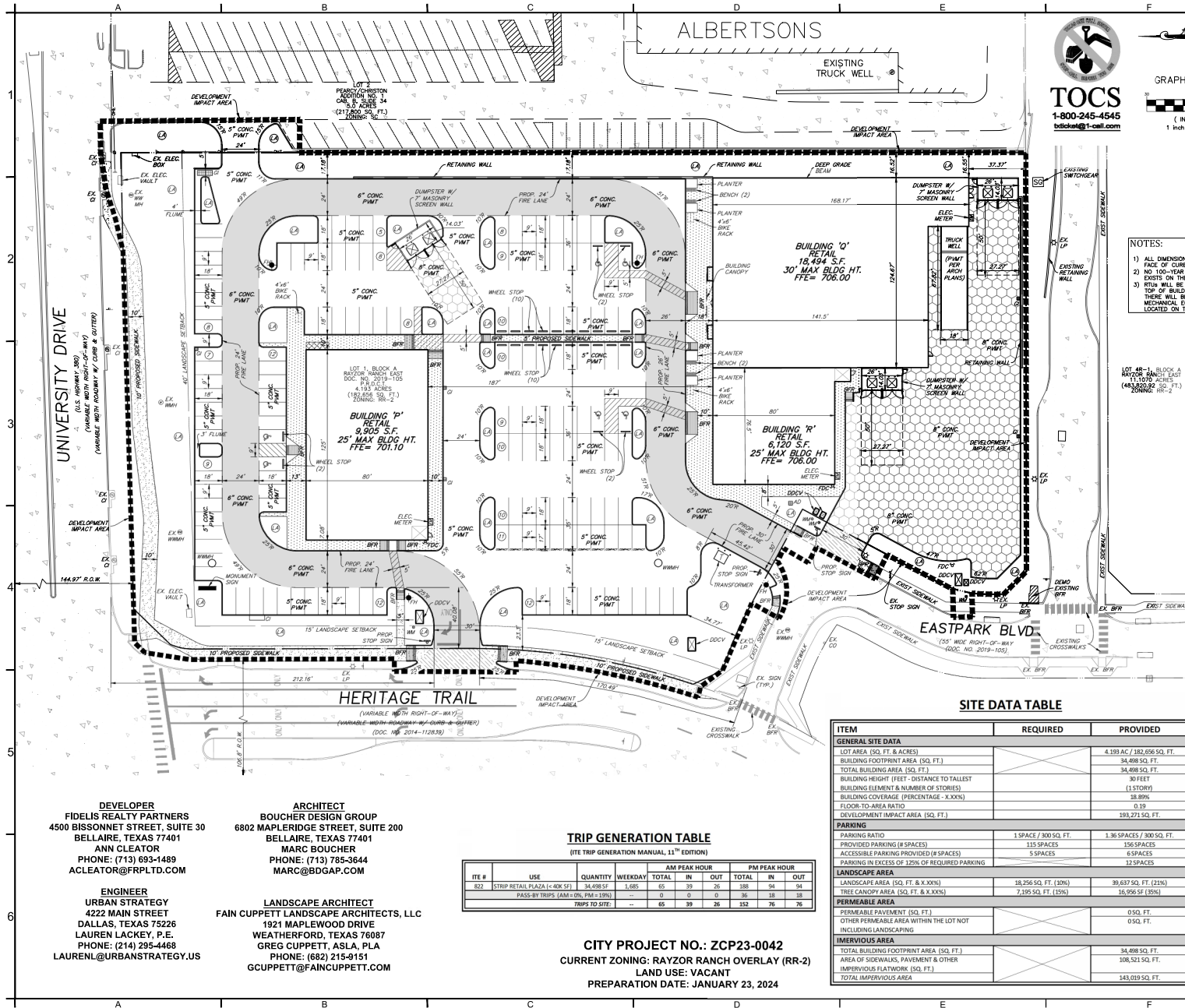


- NOTES:**
- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB.
 - 2) NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
 - 3) RTM WILL BE LOCATED ON TOP OF BUILDING P.O. & R. THERE WILL BE NO ADDITIONAL MECHANICAL EQUIPMENT LOCATED ON THE GROUND.
- CONTRACTOR TO SAW CUT FULL DEPTH AND REMOVE PAVEMENT AS NECESSARY FOR INSTALLATION OF UTILITIES WITHIN 8" O.C. PER CITY STANDARDS SPECIFICATIONS.**
- SIDEWALKS & BTR (PRIVATE ON-SITE)**
- 4" - 3000 PSI CONCRETE
 - W/ #3 BARS @ 24" O.C. ON 8" COMPACTED SUBGRADE
- SIDEWALKS & BTR (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" SCARIFIED
 - RECOMPACTED SUBGRADE
 - PER CITY OF DENTON STANDARD SPECIFICATIONS
- MEDIUM DUTY PAVING (FIRE LANE)**
- 7" 3000 PSI WITH #4 BARS
 - @ 18" O.C. W/ #4" SCARIFIED
 - RECOMPACTED SUBGRADE
 - PER CITY OF DENTON STANDARD SPECIFICATIONS
- HEAVY DUTY PAVING**
- 8" 3000 PSI WITH #4 BARS
 - @ 24" O.C. W/ #4" SCARIFIED
 - RECOMPACTED SUBGRADE
 - PER CITY OF DENTON STANDARD SPECIFICATIONS
- PUBLIC DRIVEWAY/STREET PAVEMENT**
- 8" 4000 PSI WITH #4 BARS
 - @ 18" O.C. W/ #4" SCARIFIED
 - RECOMPACTED SUBGRADE
 - PER CITY OF DENTON STANDARD SPECIFICATIONS

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)	18,250 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	AM PEAK HOUR		PM PEAK HOUR	
			IN	OUT	IN	OUT
822	STRIP RETAIL PLAZA (<40K SF)	34,498 SF	1,685	65	39	26
	PASS-BY TRIPS (AM=0.25, PM=1.50%)	--	0	0	0	36
	TRIPS TO SITE	--	66	65	39	39

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

DEVELOPER
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BELLAIRE, TEXAS 77401
ANN CLEATOR
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ACLEATOR@FRPLTD.COM

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MARC BOUCHER
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ENGINEER
URBAN STRATEGY
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LAUREN LACKEY, P.E.
PHONE: (214) 295-4468
LAUREN@URBANSTRATEGY.US

LANDSCAPE ARCHITECT
FAIN CUPPETT LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TEXAS 76087
GREG CUPPETT, ASLA, PLA
PHONE: (682) 215-9151
GCUPPETT@FAINCUPPETT.COM

URBAN STRATEGY

4222 Main Street
Dallas, Texas 75226
Tel: 214-392-3300
www.urbanstrategy.us

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LAUREN LACKEY, P.E.
1/22/2024

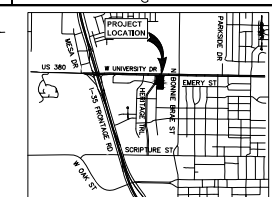
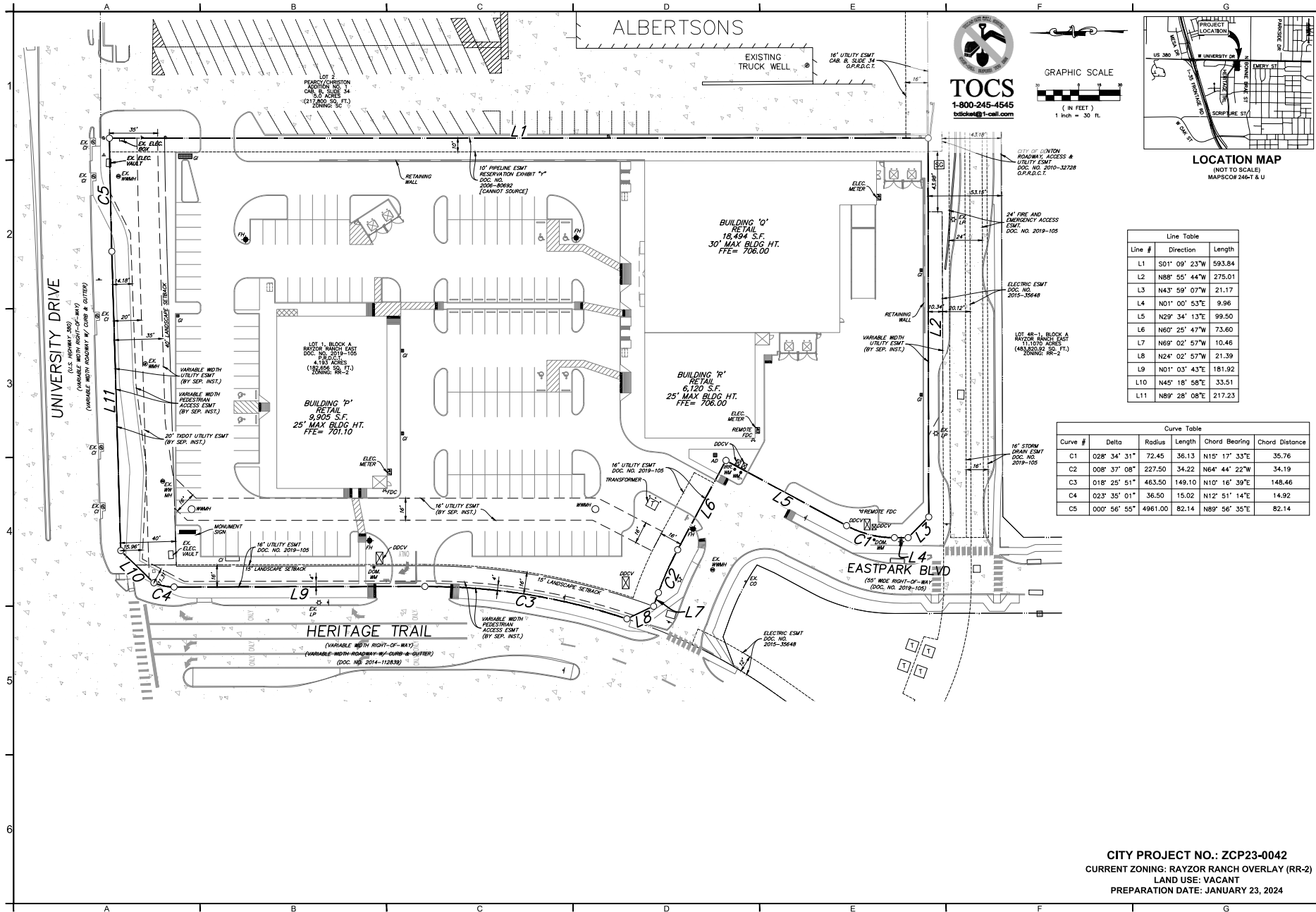
RAYZOR RANCH RETAIL EAST
LOT 1, BLOCK A
RAYZOR RANCH EAST
CITY OF DENTON, DENTON COUNTY, TEXAS

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 BUILDING P.O. & R. THERE WILL BE NO ADDITIONAL MECHANICAL EQUIPMENT LOCATED ON THE GROUND.



LOCATION MAP
(NOT TO SCALE)
MAPSCOP 246-T & U

Line Table

Line #	Direction	Length
L1	S01° 09' 23"W	593.84
L2	N88° 55' 44"W	275.01
L3	N43° 59' 07"W	21.17
L4	N01° 00' 53"E	9.96
L5	N29° 34' 13"E	99.50
L6	N60° 25' 47"W	73.60
L7	N69° 02' 57"W	10.46
L8	N24° 02' 57"W	21.39
L9	N01° 03' 43"E	181.92
L10	N45° 16' 58"E	33.51
L11	N89° 28' 08"E	217.23

Curve Table

Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	028° 34' 31"	72.45	36.13	N15° 17' 33"E	35.76
C2	008° 37' 08"	227.50	34.22	N64° 44' 22"W	34.19
C3	018° 25' 51"	463.50	149.10	N10° 16' 39"E	148.46
C4	023° 35' 01"	36.50	15.02	N12° 51' 14"E	14.92
C5	000° 56' 55"	4961.00	82.14	N89° 56' 35"E	82.14

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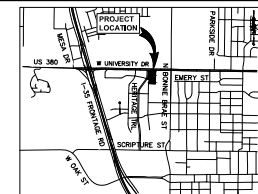
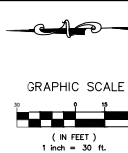
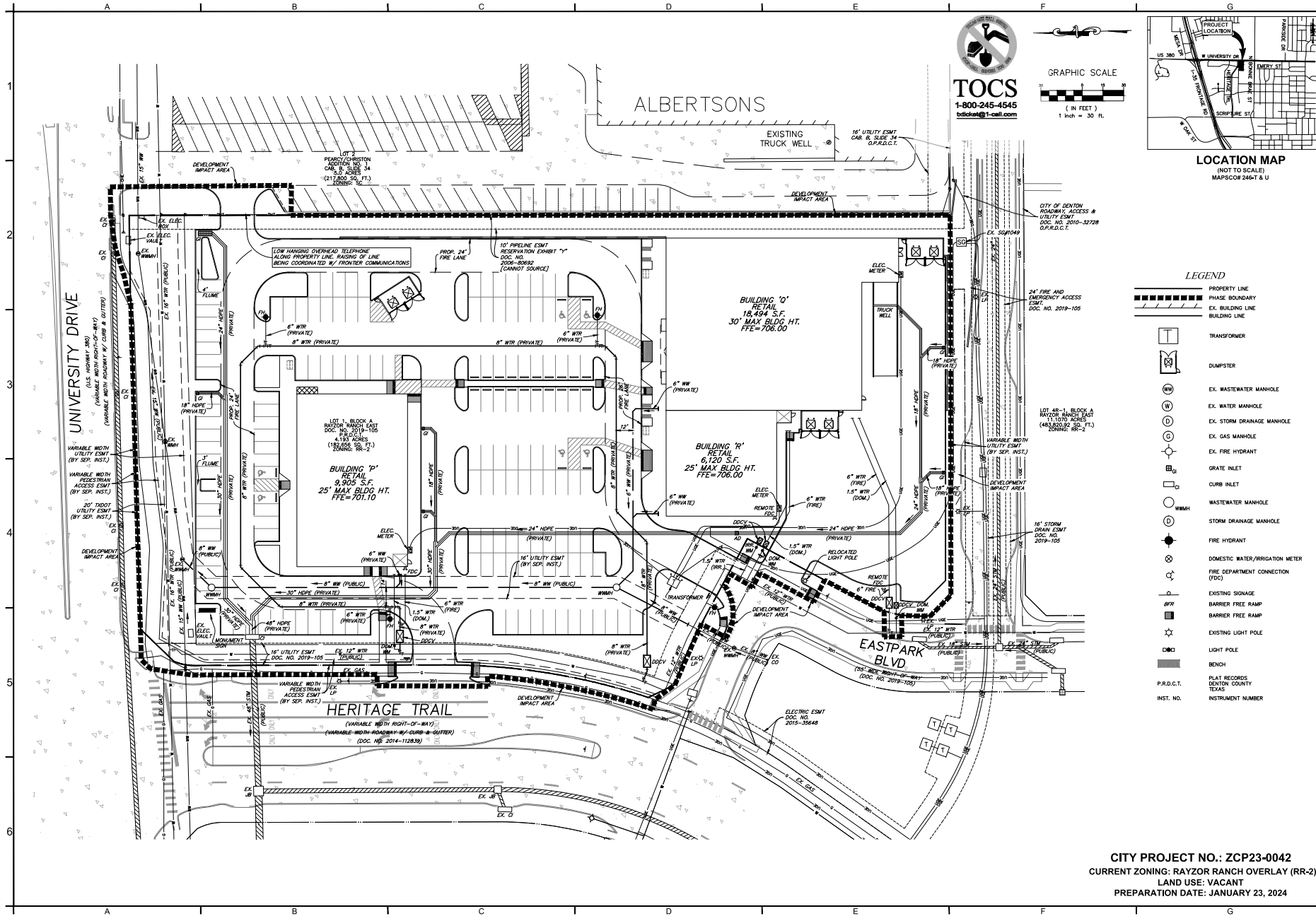
RAYZOR RANCH RETAIL EAST
LOT 1, BLOCK A
RAYZOR RANCH EAST
CITY OF DENTON, DENTON COUNTY, TEXAS

ZCP BOUNDARY & EASEMENT EXHIBIT

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

SHEET
ZCP-2

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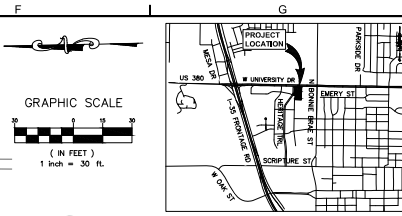
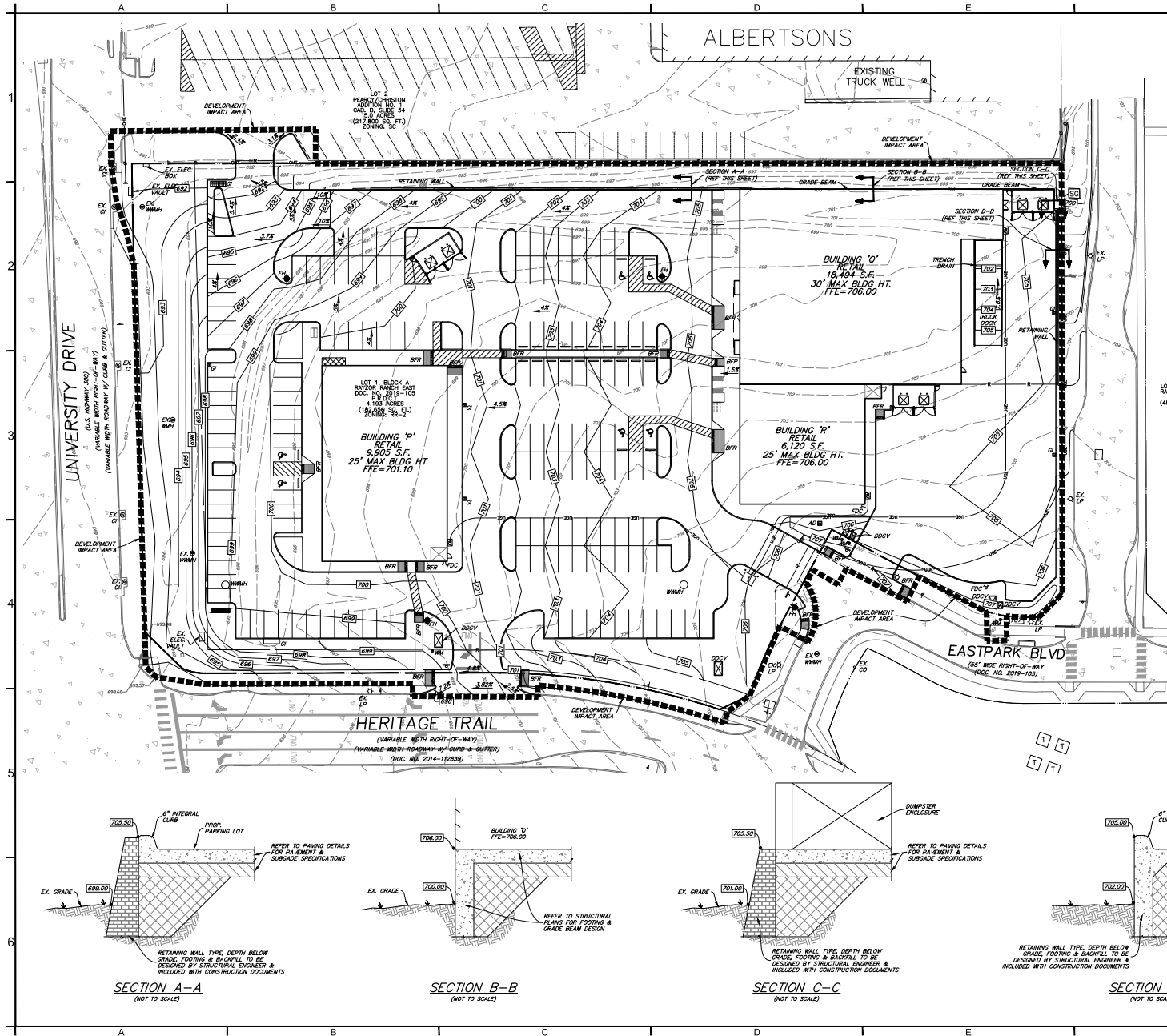
LOCATION MAP
(NOT TO SCALE)
MAPS OF TEXAS

- 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
 - 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
 - PLAY RECORDS
 - DENTON COUNTY TEXAS
 - INST. NO.
 - INSTRUMENT NUMBER

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

URBAN STRATEGY 4222 Main Street Dallas, Texas 75226 TEL: 214.390.3300 WWW.URBANSTRATEGY.US	
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RAYZOR RANCH RETAIL EAST LOT 1, BLOCK A RAYZOR RANCH EAST CITY OF DENTON, DENTON COUNTY, TEXAS ZONING UTILITY EXHIBIT	
DESIGNED BY: [Signature]	DATE: [Date]
DRAWN BY: [Signature]	DATE: [Date]
CHECKED BY: [Signature]	DATE: [Date]
APPROVED BY: [Signature]	DATE: [Date]

PAC21-0132; TSC23-0016; ZCP23-0042



TOCS
1-800-245-4645
tdticket@t-call.com

LEGEND

- PROPERTY LINE
- PHASE BOUNDARY
- EX. CONTOUR
- CONTOUR
- TRANSFORMER
- DUMPSTER
- PARKING COUNT
- EX. WASTEWATER MANHOLE
- EX. WATER MANHOLE
- EX. STORM DRAINAGE MANHOLE
- EX. GAS MANHOLE
- EX. FIRE HYDRANT
- GRATE INLET
- CURB INLET
- WWMH
- WASTEWATER MANHOLE
- STORM DRAINAGE MANHOLE
- FIRE HYDRANT
- DOMESTIC WATER/IRRIGATION METER
- FIRE DEPARTMENT CONNECTION (FDC)
- EXISTING SIGNAGE
- BARRIER FREE RAMP
- EXISTING LIGHT POLE
- LIGHT POLE
- BENCH
- PLAT RECORDS
- DENTON COUNTY TEXAS
- INST. NO.
- INSTRUMENT NUMBER

LOT 4B-1, BLOCK A
WATER RANCH EAST
11.1070 ACRES
(18,404 S.F.)
ZONING: RR-2

URBAN STRATEGY
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LAUREN T. LUCKEY
P.E.# 148350
ON
1/22/2024

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

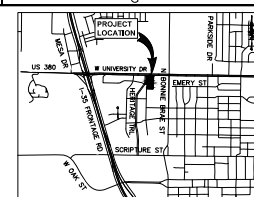
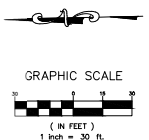
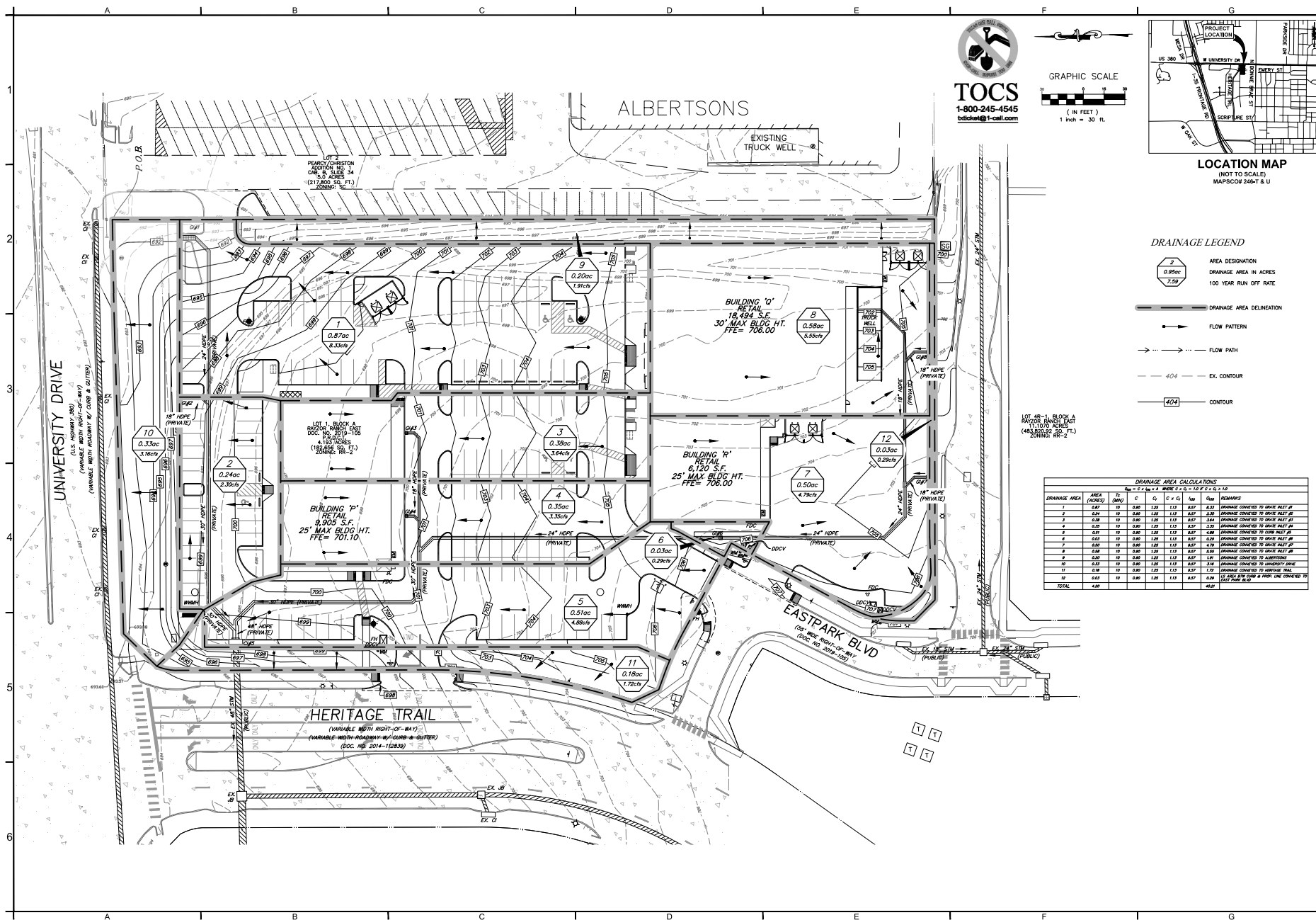
ZCP GRADING & RETAINING WALL EXHIBIT

REVISIONS

NO.	DATE	DESCRIPTION
1	1/23/2024	ISSUED FOR PERMIT

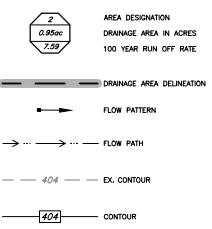
CITY PROJECT NO.: ZCP23-0042
CURRENT ZONING: RAYZOR RANCH OVERLAY (RR-2)
LAND USE: VACANT
PREPARATION DATE: JANUARY 23, 2024

SHEET
ZCP-4



LOCATION MAP
(NOT TO SCALE)
MAPSOF 246-T & U

DRAINAGE LEGEND



DRAINAGE AREA CALCULATIONS									
Slope = 0.01 to 0.05 S.F. SLOPE = 0.01 to 0.05 S.F. SLOPE = 0.01 to 0.05 S.F.									
DRAINAGE AREA	AREA (ACRES)	1/4	1/2	3/4	1	1 1/4	1 1/2	1 3/4	REMARKS
1	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DRAINAGE COVERED TO GRADE RET. AT
2	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DRAINAGE COVERED TO GRADE RET. AT
3	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DRAINAGE COVERED TO GRADE RET. AT
4	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DRAINAGE COVERED TO GRADE RET. AT
5	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DRAINAGE COVERED TO GRADE RET. AT
6	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DRAINAGE COVERED TO GRADE RET. AT
7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DRAINAGE COVERED TO GRADE RET. AT
8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DRAINAGE COVERED TO GRADE RET. AT
9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DRAINAGE COVERED TO GRADE RET. AT
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DRAINAGE COVERED TO GRADE RET. AT
11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DRAINAGE COVERED TO GRADE RET. AT
12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DRAINAGE COVERED TO GRADE RET. AT
TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

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LAUREN L. LARNEY
P.E. #45550
08/12/2024

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

PROPOSED DRAINAGE AREA MAP

DATE: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

APPROVED BY: _____

SCALE: _____

SHEET: _____

ZCP-6

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