

SITE AREA

\*TOTAL DISTURBED AREA: 73,160.78 S.F. OR 1.67 AC.  
PROPERTY AREA:67,713 S.F. OR 1.55 AC.  
BUILDING AREA: 7,570 S.F.  
PAVEMENT AREA: 38,360 S.F.  
(HEAVY DUTY CONCRETE: 17,724 S.F.)  
(STANDARD DUTY CONCRETE: 23,733 S.F.)  
HARDSCAPE AREA:3,637 S.F.  
(EXCLUDES PAVEMENT AREA)  
LANDSCAPE AREA:  
6,771 SF (10%), 7,686 S.F. (11.4%)  
(REQUIRED/PROVIDED)  
OPEN SPACE AREA:11,323 S.F. (16.7%)  
TREE CANOPY AREA (31.8% OF SITE AREA):  
13,543 S.F./20,903 S.F.  
(REQUIRED/PROVIDED)  
PLAZA AREA (1 S.F. PER 10 S.F. OF GFA)  
757 S.F./1,202 S.F.  
(REQUIRED/PROVIDED)  
(SEE SHEET L1.01 FOR PLAZA AREA BREAKDOWN)  
PARKING REQUIRED 74 STALLS (1 STALL/100 S.F.)/125 STALLS PROVIDED  
FLOOR AREA RATIO (FAR):11.2%  
BUILDING HEIGHT:  
100'-0"/25'-0"  
(MAXIMUM/PROVIDED)  
\*BASED ON LIMITS OF CONSTRUCTION

LEGAL DESCRIPTION:

LOT 25, BLOCK A, RAYZOR RANCH TOWN CENTER, AN ADDITION TO THE CITY OF DENTON ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2017-295, PLAT RECORDS OF DENTON COUNTY, TEXAS.

OWNERSHIP DATA

DB DENTON II, LLC  
1 E. WASHINGTON ST. STE 300  
PHOENIX, AZ 85004-2513  
(480) 556-1141 (PHONE)

UTILITY NOTE: OFFSITE WATER MAIN IN PROJECT CP14-003 IS AN INTEGRAL PART OF THIS PROJECT.

DRAINAGE NOTE: DRAINAGE FOR THE SITE WILL BE PROVIDED WITHIN OFFSITE DETENTION PONDS PER THE OVERALL MASTER DRAINAGE PLAN.

NOTES:

1. NO TREES WITH TRUNKS GREATER THAN 10" IN DIAMETER EXIST ON THE SITE. NO TREES NEED BE PRESERVED.
2. UTILITY LOCATIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON OWNER COORDINATION.
3. COORDINATION WITH FRANCHISE UTILITY IS UNDERWAY. FINAL UTILITY LOCATIONS WILL BE DETERMINED BASED ON THIS COORDINATION.
4. ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.

LEGEND

ITEM	SYMBOL
6" VERTICAL CURB	<div></div>
FIRE LANE (RED STRIPING)	<div></div>
CONSTRUCTION LIMITS	<div></div>
PROPERTY BOUNDARY	<div></div>

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SOD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE TYPE 'B' INTEGRAL CURB & GUTTER.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED, UNLESS NOTED TO REMAIN. SEE UTILITY PLAN. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE BASE BID.
7. SITE BOUNDARY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR. TOPOGRAPHY TAKEN FROM AN AERIAL SURVEY.
8. REFER TO ARCH PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
9. THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
10. PROPOSED AND EXISTING EASEMENTS ARE SHOWN ON UTILITY PLAN.
11. CONTRACTOR TO USE 'TYPE 'B' CURB FOR CONCRETE PAVEMENT. SEE CURB DETAILS ON SITE DETAIL SHEET.
12. CONTRACTOR TO PLACE STRIPING IN TWO APPLICATIONS. CONFIRM LOCATION WITH OWNER PRIOR TO PLACEMENT. ALL PAVEMENT TO BE POWER WASHED PRIOR TO EACH APPLICATION.

INTERSTATE HIGHWAY 35

LOT 10R-2  
FUTURE RETAIL  
RCC-D

EXISTING DRIVE

LIMITS OF  
CONSTRUCTION

LOT 10R-2  
FUTURE RETAIL  
RCC-D

LOT 25  
CHEDDAR'S  
7,570 SF

EXISTING DRIVE

LIMITS OF  
CONSTRUCTION

LOT 24  
FUTURE RETAIL  
RCC-D

FIRELANE PAVEMENT MARKINGS:

SHALL BE OF RED TRAFFIC PAINT 6-INCHES WIDE TO SHOW THE EXACT BOUNDARY LINES OF THE FIRE LANE. THESE BOUNDARY LINES MAY BE ON THE CURBS OR ON THE FLAT PAVEMENT. THE LINES SHALL BE MARKED BY PAINTED 4-INCH HIGH LETTERING, USING A 1-INCH WIDE STROKE OF WHITE TRAFFIC PAINT ON THE CONTRASTING RED BACKGROUND STATING: "NO PARKING - FIRE LANE". THIS MARKING IS TO BE PLACED AT 20-FOOT INTERVALS ALONG EACH BOUNDARY LINE.

WARNING TO CONTRACTOR:

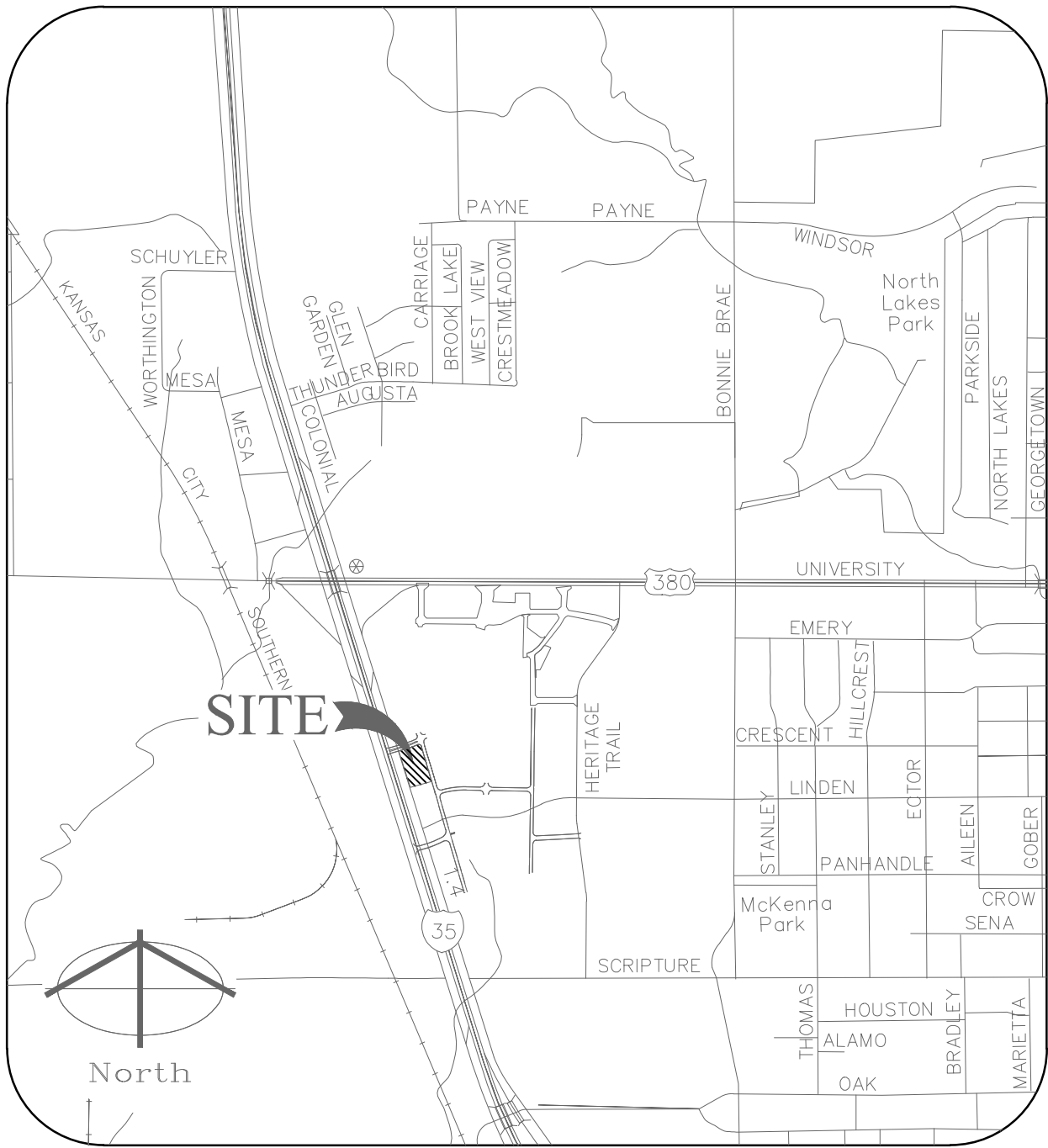
CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. OLSSON ASSOCIATES IS NOT RESPONSIBLE FOR KNOWING LOCATIONS OF ALL EXISTING UTILITIES OR DEPICING EXACT LOCATIONS OF THOSE UTILITIES SHOWN ON ANY DRAWING.

BENCHMARKS:

1. TXDOT STATION NAME R0610108 3.5" ALUMINUM DISK ON AN IRON ROD SOUTHEAST QUADRANT OF NORTH BOUND SERVICE ROAD OF INTERSTATE HIGHWAY 35 AND SCRIPTURE STREET, APPROXIMATELY 10 FEET SOUTHEASTERLY OF THE BACK OF CURB RADIIUS. ELEVATION: 683.37' N. 7118130.07 E. 2354289.43
2. AN "X" CUT IN THE TOP OF CONCRETE PAVEMENT IN THE CENTER OF THE NORTH END OF THE NORTH-SOUTH DRIVE ALONG THE EAST SIDE OF THE CRACKER BARREL SITE, APPROXIMATELY 400 EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 AND APPROXIMATELY 545 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE. ELEVATION: 717.27'

SAWCUT NOTE:

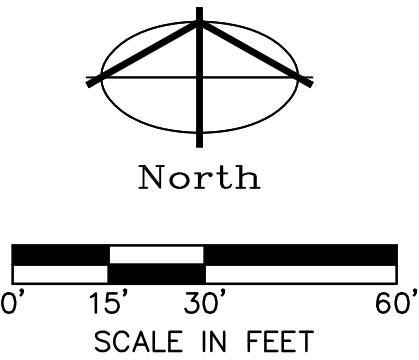
THE SAWCUT SHALL BE A MINIMUM OF 1FT FROM THE OUTER EDGE OR TO STABLE PAVEMENT (WHICHEVER IS GREATER) AND AS APPROVED BY THE AUTHORIZED-AGENCY INSPECTOR PRIOR TO ANY WORK. THE SAWCUT SHALL BE WITHIN THE LIMITS OF THE OTHER VEHICLE TRAVEL LANE. THE SAWCUT SHALL NOT BE WITHIN THE LIMITS OF A SHOULDER AND/OR BIKE-LANE, UNLESS EVIDENCE/ANALYSIS IS PROVIDED THAT SAID PAVEMENT SECTION IS EQUAL TO OR GREATER THAN THE STRUCTURAL CONSTRUCTION/INTEGRITY OF THE ADJACENT VEHICLE TRAVEL LANE PAVEMENT. THE LOCATION OF THE SAWCUT IN THE SHULDER/BIKE LANE SHALL BE APPROVED IN WRITING BY THE AUTHORIZED-AGENCY INSPECTOR PRIOR TO ANY WORK BEING DONE. THE SAWCUT IS TO BE CONTINUOUS AND FOLLOW IN A LINEAR MANNER WITHOUT SHARP-CUT ANGLES. THE SAWCUT SHALL BE FULL PENETRATION OF THE PAVEMENT, FOR THE ENTIRE DEPTH OF THE PAVEMENT. THE SAWCUT AT THE FACE OF PAVEMENT SHALL BE SMOOTH AND VERTICAL, WITH A MINIMUM OF SPOILS FOR THE ENTIRE DEPTH OF THE SAWCUT AND SHALL BE SO MAINTAINED UNTIL AT SUCH TIME AS THE JOINTING OF THE NEW PAVEMENT TO IT. IF THE EXISTING FACE OF PAVEMENT AT THE SAWCUT, IS NOT SMOOTH AND VERTICAL AND WITH A MINIMUM OF SPOILS AT THE TIME OF JOINT OF NEW PAVEMENT, ADDITIONAL SAWCUTTING TO STABLE PAVEMENT AND IN ACCORDANCE WITH THE CONDITIONS NOTED HEREIN CAN BE REQUIRED BY THE AUTHORIZED-AGENCY INSPECTOR AT THE DISCRETION OF SAID INSPECTOR. APPROPRIATE JOINTING MATERIAL(S) AND METHODS SHALL BE USED AT THE JUNCTION OF EXISTING AND NEW PAVEMENT, IN ACCORDANCE WITH THE INSPECTION AGENCIES REQUIREMENTS.



SITE LOCATION MAP  
N.T.S.

SITE LEGEND

- (A) ACCESSIBLE PARKING SPACE, TYPICAL
- (B) FIRE HYDRANT LOCATION
- (C) TYPE 'B' INTEGRAL CURB & GUTTER TYPICAL.
- (D) INTERIOR LANDSCAPE ISLAND. SEE LANDSCAPE SHEETS FOR MORE INFORMATION.
- (E) ADA RAMP
- (F) PARKING SPACE, TYPICAL
- (G) HEAVY DUTY CONCRETE PAVEMENT. (8"/6")
- (H) SIDEWALK CONCRETE PAVEMENT
- (I) TRASH DUMPSTER/COMPACTOR
- (J) TRANSFORMER LOCATION
- (K) STANDARD DUTY CONCRETE PAVEMENT. (6"/6")
- (L) SITE LIGHTING
- (M) FUTURE SITE SIGNAGE, BY DEVELOPER
- (N) FUTURE SITE SIGNAGE, BY TENANT



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