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 AND GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS AREA TO HAVE TYPE 'B' INTEGRAL CURB AND 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 AND 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 A SURVEY ON THE GROUND.
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.
13. NO CREEKS OR PONDS ON-SITE.
14. NO FENCES OR SCREENING FEATURES PLANNED. EXISTING LANDSCAPE BERM IS LOCATED ON THE NORTH SIDE OF THE SITE AND WITHIN THE LANDSCAPE EASEMENT.

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. DUNAWAY ASSOCIATES IS NOT RESPONSIBLE FOR KNOWING LOCATIONS OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF THOSE UTILITIES SHOWN ON ANY DRAWING.

OWNERSHIP DATA:

DB DENTON II, LLC
1 E. WASHINGTON ST. STE 300
PHOENIX, AZ 85004-2513
(480) 556-7741 (PHONE)

UTILITY NOTE:

ALL REQUIRED PUBLIC UTILITIES ARE PRESENT IN A LOCATION THAT IS ADJACENT TO THE PROPERTY BOUNDARY.

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 NOTE OTHERWISE.

BENCHMARK:

1. CP304
   5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DUNAWAY ASSOC LP"
   NORTHING: 7,121,974.377
   EASTING: 2,355,340.316
2. BM 186
   CUT BOX WITH 'X' ON THE CORNER OF A CONCRETE INLET, ON THE WEST SIDE OF HERITAGE TRAIL, APPROXIMATELY 53' SOUTH OF UNIVERSITY DRIVE.
   NORTHING: 7,121,915.70
   EASTING: 2,355,768.80
   ELEVATION: 695.02'

SITE AREA:

*TOTAL DISTURBED AREA:

PROPERTY AREA: 136,342.80 S.F. OR 3.13 AC.

BUILDING AREA: 17,540 S.F.

PAVEMENT AREA: 67,086 S.F.
(HEAVY DUTY CONCRETE: 34,038 S.F.)
(STANDARD DUTY CONCRETE: 33,048 S.F.)

HARDSCAPE AREA:
(EXCLUDES PAVEMENT AREA)

LANDSCAPE AREA: 39,652 S.F., PROVIDED

OPEN SPACE AREA: 48,373 S.F.

TREE CANOPY AREA: 20% REQUIRED, 37.6% PROVIDED

PLAZA AREA: 1,754 SF REQ'D/ 2,098 SF PROVIDED

*BASED ON LIMITS OF CONSTRUCTION

PARKING REQUIRED 108 STALLS
(1 STALL/300 S.F.) (10,320 S.F. COMMERCIAL) 34.4 STALLS
(10 STALLS/1000 S.F.) (7,220 S.F. RESTAURANT) 72.2 STALLS
(57 STALLS FOR LOT 6R)
(74 STALLS FOR LOT 7R)
132 STALLS PROVIDED

MAXIMUM HEIGHT: 28 FT

MINIMUM SETBACK: 25'

FAR: .1286:1

SITE LEGEND:

A. ACCESSIBLE PARKING SPACE TYPICAL
B. FIRE HYDRANT LOCATION
C. TYPE 'B' INTEGRAL CURB AND GUTTER TYPICAL
D. INTERIOR LANDSCAPE ISLAND. SEE LANDSCAPE SHEETS FOR AREA OF DECOMPOSED GRANITE STONE, ETC.
E. ADA RAMP
F. PARKING SPACE TYPICAL (9'x18')
G. HEAVY DUTY CONCRETE PAVEMENT
H. SIDEWALK CONCRETE PAVEMENT
I. TRASH DUMPSTER ENCL. PER CITY SPEC.
J. TRANSFORMER LOCATION
K. STANDARD DUTY CONCRETE PAVEMENT
L. SITE LIGHTING
M. PLAZA AREA
N. USED GREASE CONTAINER
O. GREASE TRAP
P. WATER CONNECTION
Q. SANITARY SEWER CONNECTION

EXIST. ZONING
RR-OD
RCC-D
(SOUTH RR-2 SUB AREA)

LEGEND

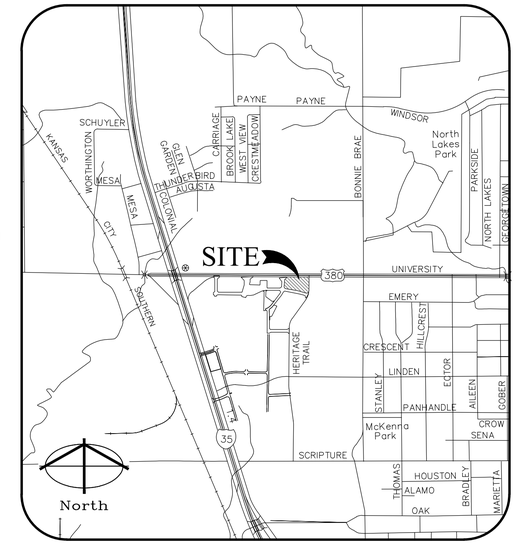
- PROPERTY BOUNDARY
- ADJOINERS
- BUILDING SETBACK
- EASEMENT
- FIRE LANE
- PROPOSED CURB
- PROPOSED WHEELSTOP
- # PARKING COUNT

PLAZA AREA:

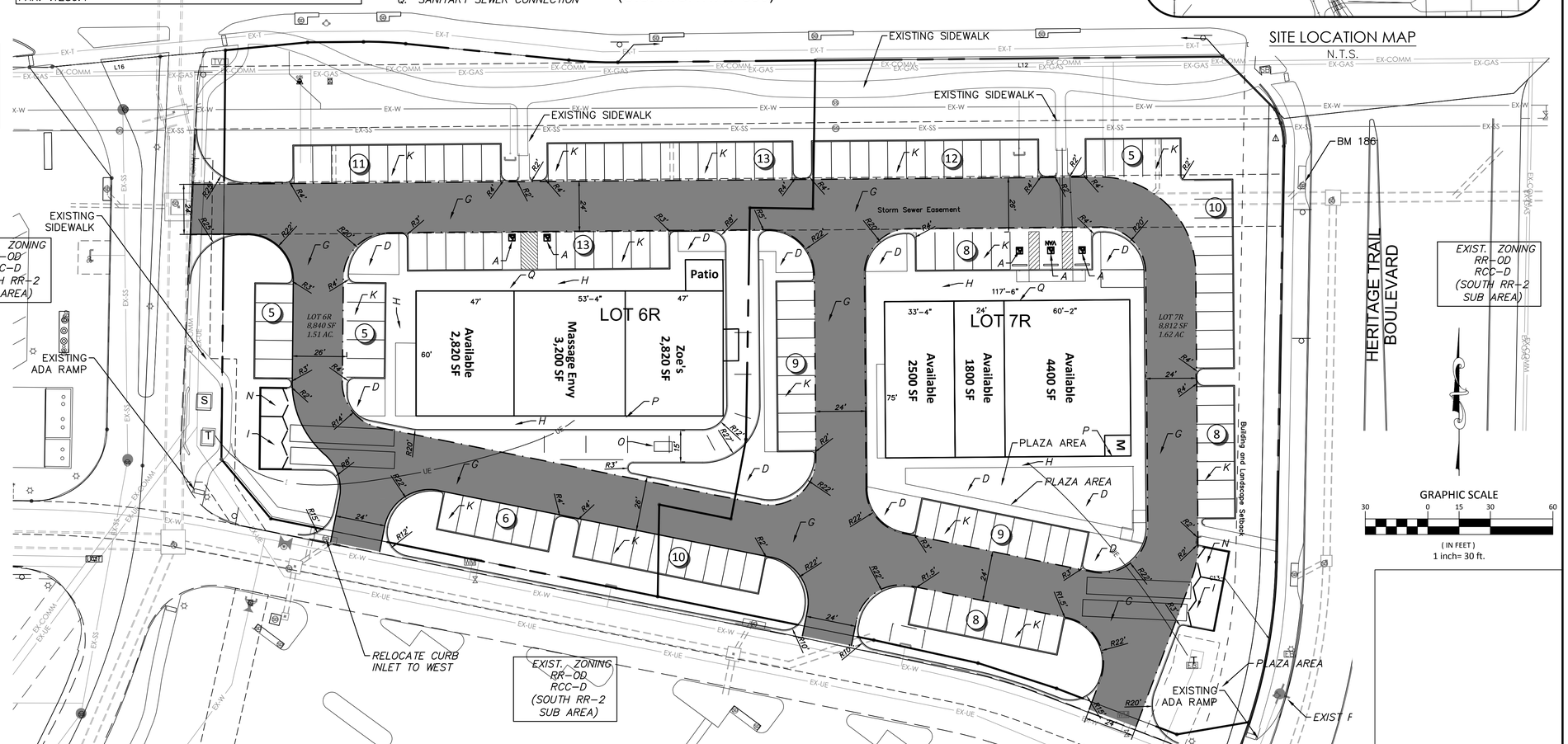
1 SF. OF PLAZA FOR EVERY 10 SF. OF GFA
17,540 GROSS FLOOR AREA / 10 SF.
1,766 PLAZA SF. REQUIRED
2,098 PLAZA PROVIDED

PLAZA TO INCLUDE:
1 SITTING SPACE FOR EVERY 250 SF.
1,766 SF. / 250 SF.
7 SITTING SPACES REQUIRED
7 SITTING SPACES PROVIDED

PROVIDE SHADE REQUIRED
SHADE PROVIDED BY COVERED TABLES
1 TREE FOR EVERY 800 SF.
1,766 SF. / 800 SF.
3 SHADE TREES REQUIRED
3 SHADE TREES PROVIDED



SITE LOCATION MAP
N.T.S.



NO	REVISION	BY	DATE

JC DESIGNED
RES CHECKED
JC DRAWN

CITY OF DENTON

Scale	Date
AS SHOWN	October 2017

DUNAWAY
170 N. Preston Road • Suite 10 • Prosper, Texas 75078
Tel: 469.481.6747
(TX REG. F-1114)

11-21-2017
STATE OF TEXAS
RANDALL E. SIEMON
73607
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON, TEXAS
RAYZOR RANCH TOWN CENTER
LOTS 6R AND 7R
OVERALL SITE PLAN

DALP PROJECT
B003806.001/2
SHEET
C1.0

FILENAME: OVERALL SITE PLAN.dwg
PLOTTED BY: Randall Siemon
LAST SAVED: November 21, 2017
PLOTTED ON: 11/21/2017
PLOTTED IN: Model