

OVERALL SITE PLAN

NTS

SITE DATA

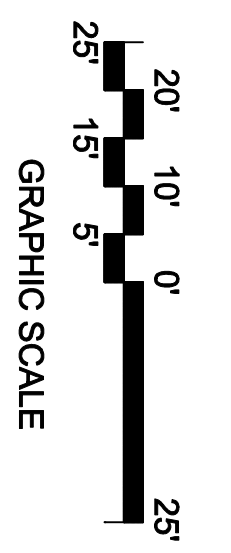
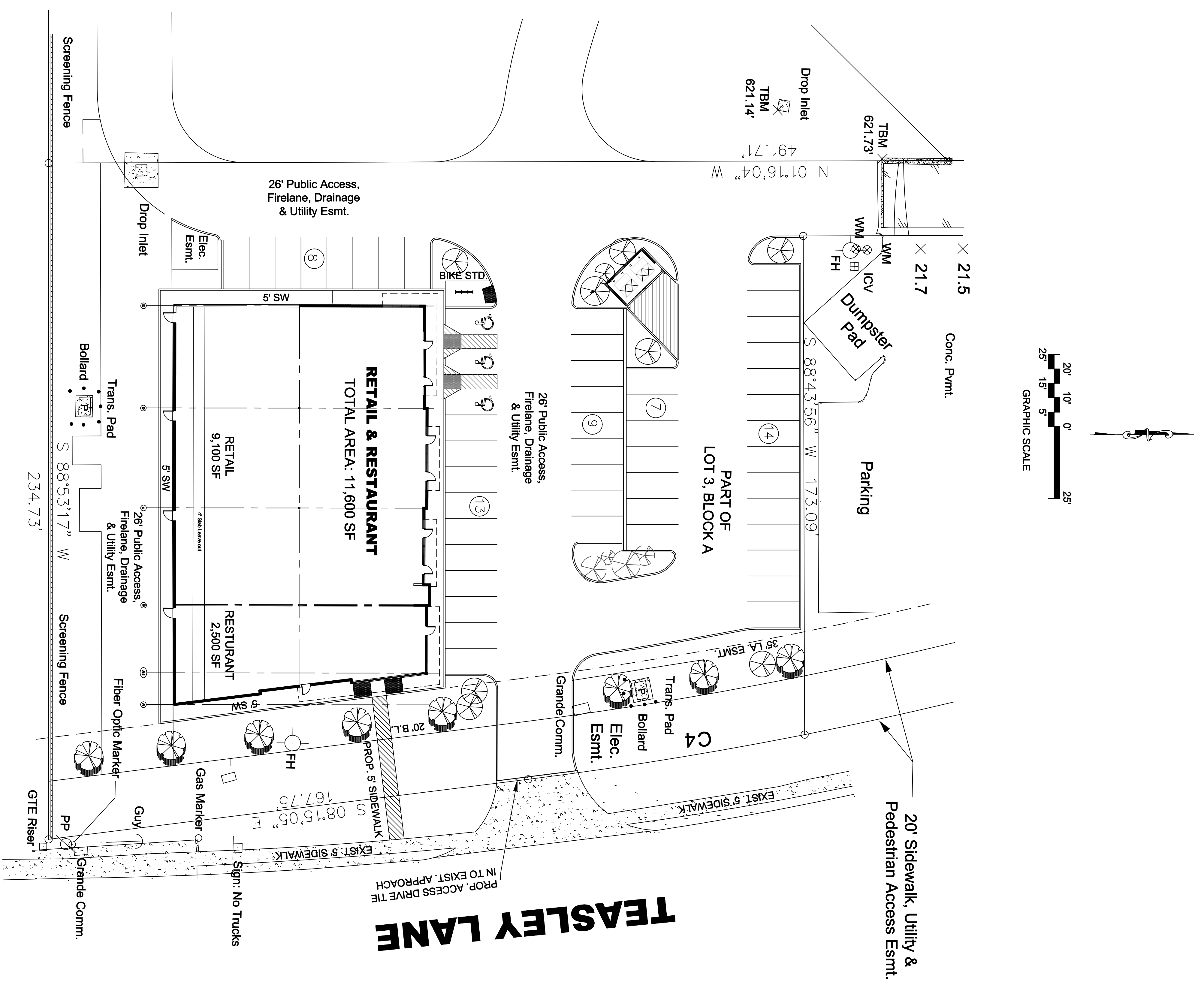
Total Site: 1.22 Ac., 53,143 SF
 Lot - 3, Bk. A
 Teasley Town Square
 City of Denton, Denton County, Texas


PROPOSED:
 Retail & Restaurant Building
 Total Building Area: 11,600 SF

Retail Floor Area: 9,100 SF
 Restaurant Floor Area: 2,500 sf
 Parking Required for Retail:
 9,100/350 = 26 Spaces
 Parking Required for Restaurant:
 2,500/100 = 25 Spaces
 Total Parking Required: 51 Spaces
 Total Parking Provided: 51 Spaces

Set Back:
 Front Yard : 20'
 Side Yard : 5'
 Back Yard : 10'

Max. Building Height : 55 Feet
 Max. Bldg. Coverage: 80%
 Landscape Coverage: 20%
 1 Canopy Tree @ every 30' of Street Frontage



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