



LOCATION MAP

AREA ANALYSIS:

Proposed Open Space:	60 Acres
Proposed Single Family:	108 Acres
Proposed Units:	533 Units
Proposed Gross Density:	3.2 D.U. / Acre

PROPOSED DIMENSIONAL REQUIREMENTS:

Lot Dimensions (minimum)

Lot area	5,500 sq. ft.
Lot width	50 feet
Lot depth	80 feet

Setbacks (Minimum)

Front yard	10 feet
Side yard	5 feet
Rear yard	10 feet

Other Standards

Building height (maximum)	40 feet
Building coverage (maximum)	60 percent
Sidewalks required along both sides of all internal streets	

TRAILS AND PARKS:

- 1) Open Space Dedicated as Parkland to City
- 2) 8-ft trail connection(s) as shown to connect islands of residential

UTILITIES:

- 1) Watermain Zone 1B - City Water Supply - Connections at South and stubs provided at property limits for future extension(s)
- 2) Watermain to follow all streets
- 3) Sanitary Sewer - Anticipated (2) lift station(s), internal gravity system(s)
- 4) Storm Sewer Per City of Denton Standards (100-Year Capacity)

FLOOD ZONE AND DRAINAGE:

- 1) Existing Flood Zone Identified on Plan - Impacts Mitigated On-Site
- 2) Detention / Retention Ponds as Required to Limit Rainfall Events to that of Existing Conditions

DIMENSIONAL REQUIREMENTS:

- 1) Provided 135-ft wide primary arterial for city construction through property
- 2) Provided 110-ft wide east/west collector
- 3) City Street Internal Right of Way: 50-ft, reduced from 55-ft.
- 4) Intersection Spacing Per Table 1.4.5.1
- 5) 31-ft B-B wide paved internal roadways
- 6) 25-ft minimum street intersection radii
- 7) 55-ft minimum street centerline horizontal radii
- 8) 30 mph minimum design speed
- 9) Maximum Cul De Sac Length: 900-ft
- 10) Maximum Block Length: 1200-ft
- 11) Lot Corner Clips Per Table 1.4.1.1
- 12) 5-ft Wide Sidewalks required along both sides of street

