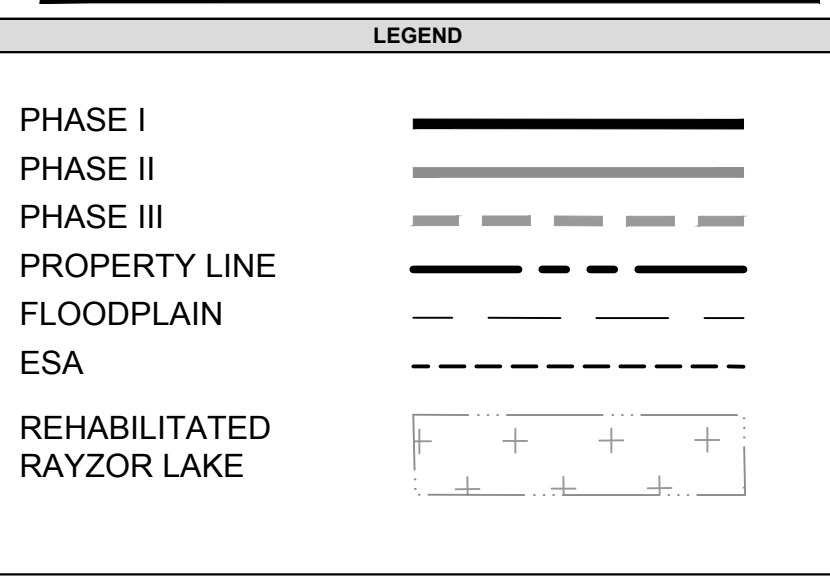
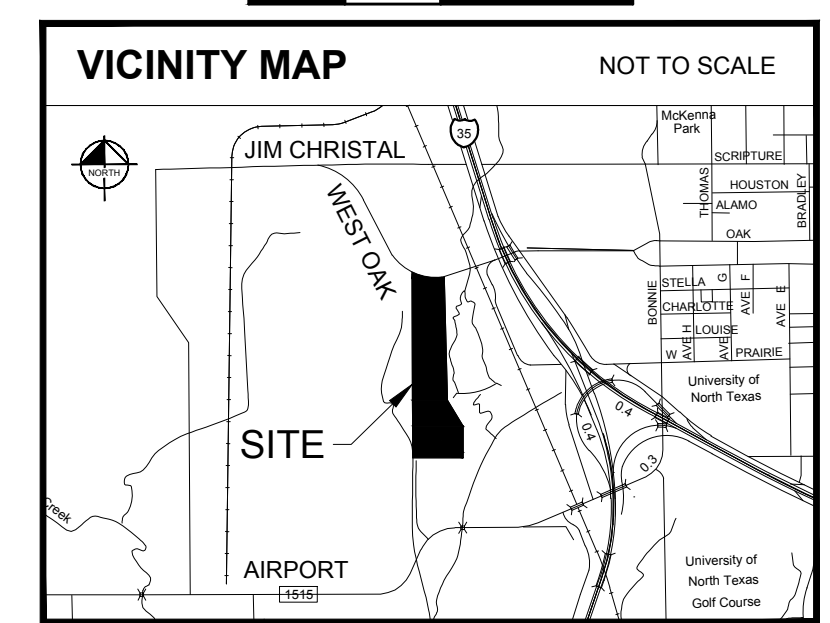
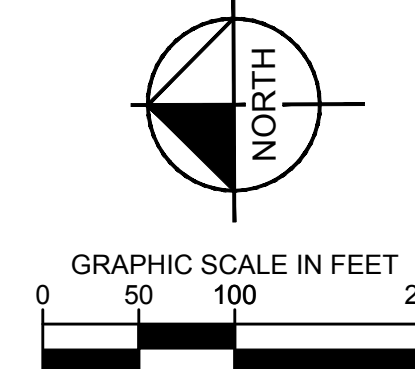
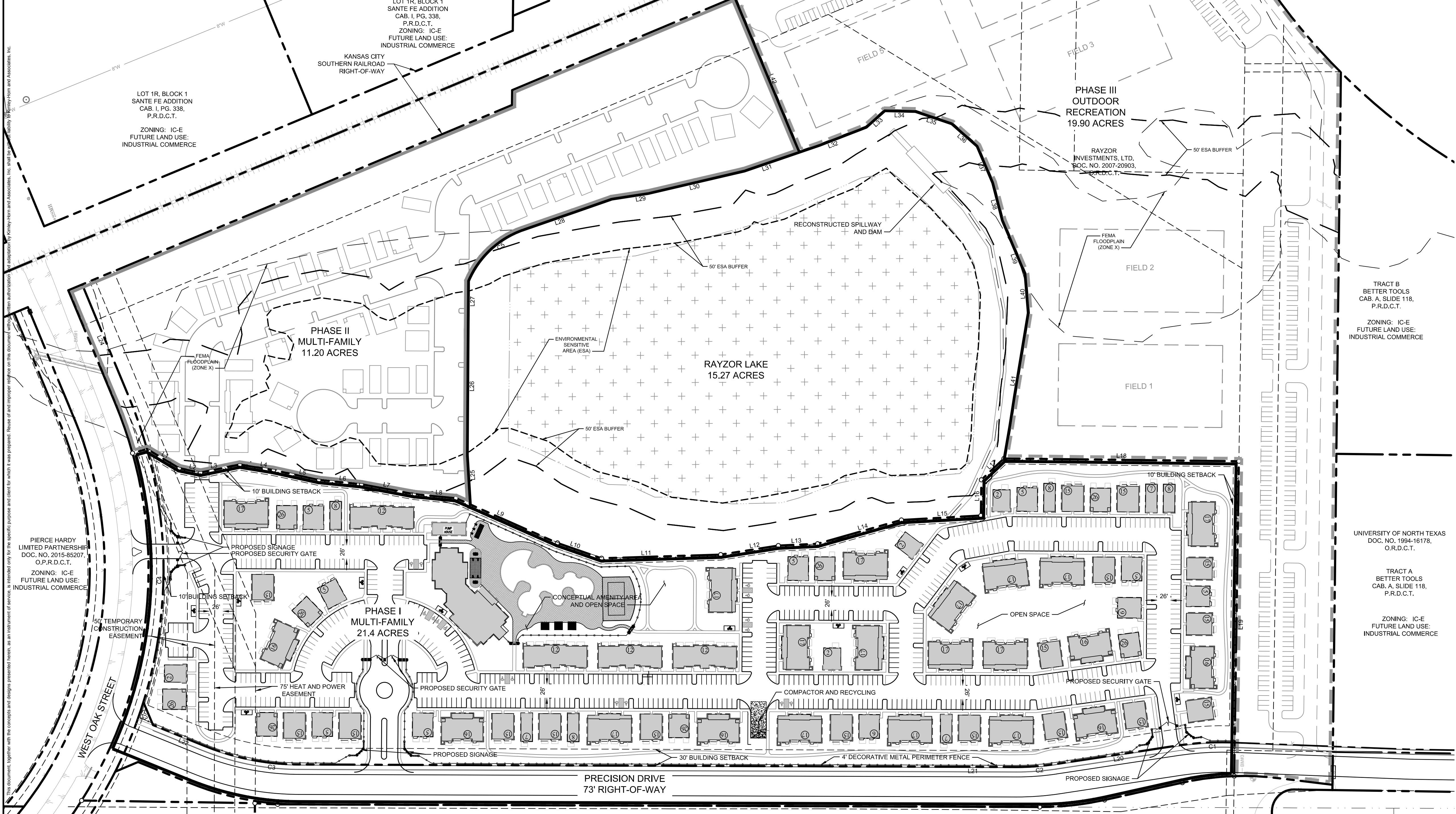


PHASE I DENSITY TABLE						
BLDG. NAME	BLDG. # (QUANTITY-UNIT)	FOOTPRINTS	UNITS	BR/BLDG	TOTAL BR	STORIES
THORNBERRY	#2 (1-4BR)	4	4	4	16	2
BIRCHMORE	#5 (1-2BR, 1-3BR)	8	16	5	40	2
FAIRVIEW	#6 (2-3BR)	2	4	6	12	2
BLOOMFIELD	#7 (1-4BR)	3	3	4	12	2
SPRINGMORE	#8 (1-4BR)	4	4	4	16	2
STAFFORD	#15 (2-4BR)	17	34	8	136	3
OAKVIEW	#26 (2-3BR)	8	16	6	48	2
COTTAGE SUBTOTAL			81		280	
CLOVERHURST	#12 (6-4BR)	4	24	24	96	3
MILLEDGE	#16 (2-3BR, 2-4BR)	6	24	14	84	3
LUMPKIN	#17 (4-4BR)	15	60	16	240	3
ATTACHED COTTAGE SUBTOTAL			108		420	
TOTAL		71	189		700	
NET DENSITY		21.4	189	8.83		

PHASE II DENSITY TABLE				
NET	ACRES	UNITS	DU/AC	TOTAL BR
DENSITY	11.2	100	8.93	375

Note: Phase II density and unit mix to be similar to Phase I.



SITE DATA TABLE (1 OF 3)	
Project Phasing Schedule	
Phase I	2019
Phase II	2022
Phase III	2027
Total Project Acreage	
Phase I Total	25.17
Multi-family	21.4
Right-of-Way	3.77
Phase II	11.42
Multi-family	11.2
Right-of-Way	0.22
Phase III	19.9
Rayzor Lake	15.27
Total:	71.76

SITE DATA TABLE (2 OF 3)	
Lot Coverage (% Impervious Area)	
Allowed	
Phase I	80%
Phase II	80%
Phase III	80%
Provided	
Phase I	54%
Phase II	44%
Phase III	22%
Landscaped (% Pervious Area)	
Required	
Phase I	20%
Phase II	20%
Phase III	20%
Provided	
Phase I	46%
Phase II	56%
Phase III	78%
Open Space	
Required	
Phase I	8%
Phase II	8%
Phase III	8%
Provided	
Phase I	10%
Phase II	8%
Phase III	8%

SITE DATA TABLE (3 OF 3)			
Maximum Building Height			
Allowed	65'		
Proposed	40'		
Maximum Density			
Allowed	30 Units/Acre		
Proposed	8.83 Units/Acre		
Maximum FAR			
Allowed	N/A		
Proposed	N/A		
ESA Acreage			
Total	11.68 AC		
Parking Required			
Phase I	Units	Spaces/Unit	Spaces
2 Bedroom	8	1.75	14
3 Bedroom	40	2	80
4 Bedroom*	564	1	564
Phase I Total			658
Phase II**	Units	Spaces/Unit	Spaces
2 Bedroom	4	1.75	7
3 Bedroom	20	2	40
4 Bedroom*	296	1	296
Phase II Total			343
Phase III Total	Units (Field)	Spaces/Unit	Spaces
	5	40	200
Parking Provided			
Phase I			700
Phase II			375
Phase III			251

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	536.50'	101.40'	N2°57'02"W	101.25'	10°49'46"	50.85'
C2	463.50'	71.38'	N3°57'13"W	71.31'	8°49'25"	35.76'
C3	463.50'	177.00'	N11°23'54"E	175.92'	21°52'47"	89.59'
C4	817.50'	1144.39'	S72°11'47"E	1053.21'	80°12'24"	688.48'
C5	169.45'	140.06'	S42°57'35"E	136.11'	47°21'31"	74.31'

LINE TABLE	
LINE	LENGTH BEARING
L1	66.57 S30°58'54.59"W
L2	39.88 S11°53'48.99"W
L3	73.31 S11°19'04.10"E
L4	62.47 S9°28'08.22"W
L5	84.81 S12°35'32.42"W
L6	78.48 S8°00'47.61"W
L7	98.29 S10°50'52.35"W
L8	76.41 S5°43'18.48"W
L9	203.07 S24°06'56.36"W
L10	85.46 S19°19'41.80"W
L11	218.13 S1°29'23.07"E
L12	106.71 S8°38'48.68"E
L13	71.84 S2°25'12.64"E
L14	159.47 S15°34'58.61"E
L15	145.64 S2°55'04.97"E

LINE TABLE	
LINE	LENGTH BEARING
L16	65.32 S88°59'05.52"E
L17	56.88 S43°09'21.73"E
L18	429.94 S0°55'41.02"W
L19	576.04 N88°53'15.72"W
L20	226.91 N8°21'55.35"W
L21	1312.83 N0°27'30.00"E
L22	101.50 N22°20'17.02"E
L23	45.35 N67°20'17.02"E
L24	225.06 N67°42'01.23"E
L25	90.16 N86°45'07.63"E
L26	231.60 S89°21'33.52"E
L27	87.25 S89°21'33.52"E
L28	98.80 S18°50'07.37"E
L29	67.36 S8°31'02.57"E
L30	90.36 S12°52'34.33"E

LINE TABLE	
LINE	LENGTH BEARING
L31	145.64 S18°37'09.53"E
L32	91.36 S20°55'23.69"E
L33	45.41 S41°25'07.10"E
L34	55.91 S11°36'29.29"W
L35	70.45 S18°52'20.46"W
L36	62.13 S41°47'35.93"W
L37	72.91 S67°14'24.08"W
L38	70.97 S75°53'34.07"W
L39	68.53 S73°28'39.06"W
L40	71.27 S85°31'07.56"W
L41	149.89 N80°17'42.81"W
L42	305.83 S67°35'34.23"W

NOTES

THE SITE PLAN IS INTENDED TO SHOW GENERAL CONFORMANCE TO APPLICABLE REQUIREMENTS OF THE DDC LISTED BELOW:

- SECTION 35.13.10.C.2
- SECTION 35.13.13.2.D.8
- SECTION 35.13.13.2.A.3
- SECTION 35.13.13.2.A.1.b
- SECTION 35.13.13.2.A.2

NO.	REVISIONS	DATE

Kimley»Horn

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KHA PROJECT	DATE	SCALE	DESIGNED BY	NBF	DRAWN BY	NBF	CHECKED BY	DFG
64513900	10/31/2017	AS SHOWN	NBF	NBF	NBF	NBF	DFG	DFG

RETREAT AT DENTON
 PREPARED FOR
LANDMARK PROPERTIES
 DENTON, TEXAS