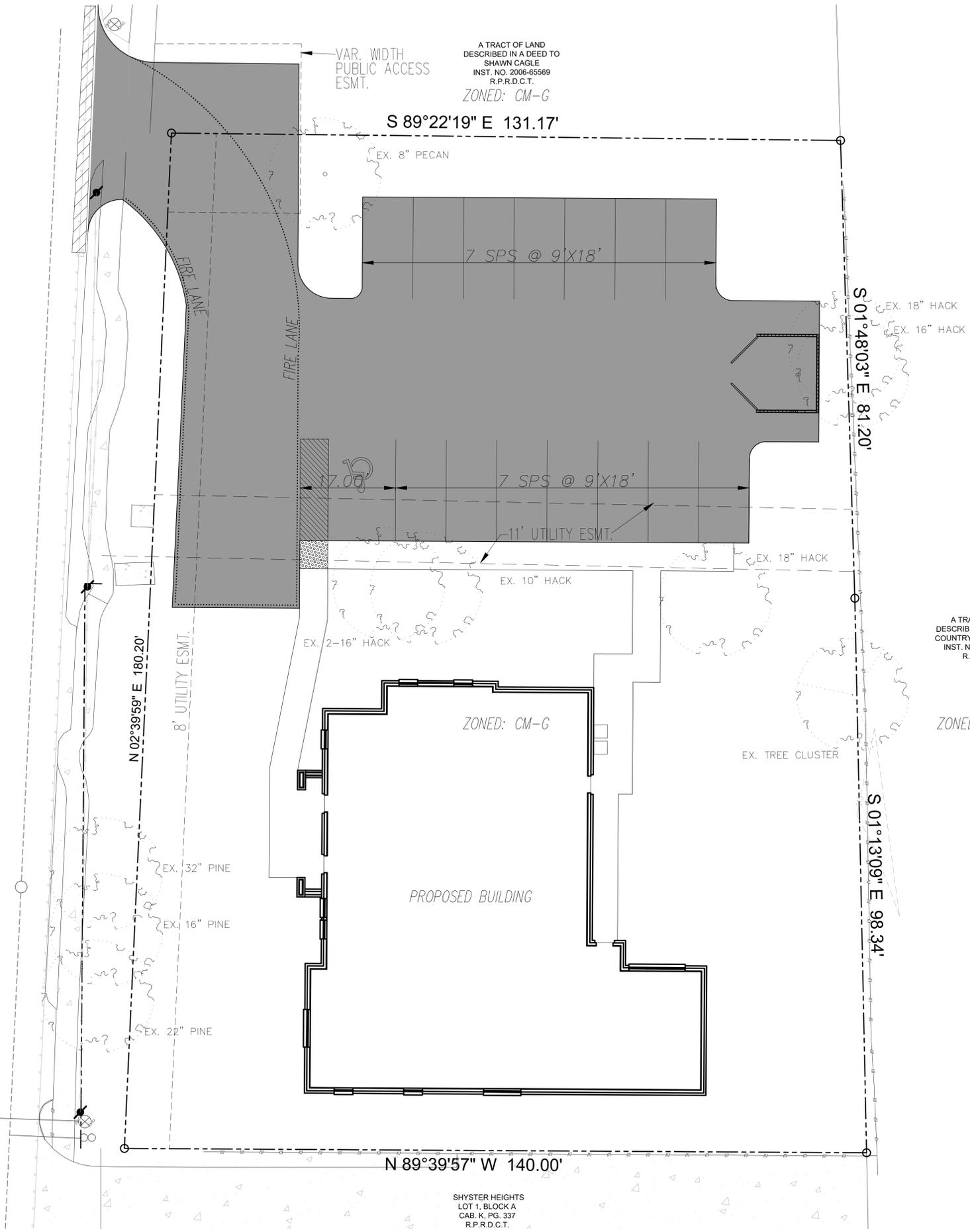


Woodrow Ln.



A TRACT OF LAND DESCRIBED IN A DEED TO SHAWN CAGLE INST. NO. 2006-65569 R.P.R.D.C.T. ZONED: CM-G

A TRACT OF LAND DESCRIBED IN A DEED TO COUNTRY PARK APTS., LP. INST. NO. 2010-125270 R.P.R.D.C.T. ZONED: CM-G

SHYSTER HEIGHTS LOT 1, BLOCK A CAB. K, PG. 337 R.P.R.D.C.T.



VICINITY MAP
n. t. s.

SITE DATA TABLE	
TIME OF COMPLETION OF PROJECT	DECEMBER 2018
TOTAL PROJECT ACREAGE	0.52 AC OR 22,636 S.F.
PROPOSED FLOOR AREA RATIO	0.19
GROSS FLOOR AREA	4,350 S.F.
LOT COVERAGE %	58.3%
LANDSCAPED %	41.7%
ESA ACREAGE	N/A
# OF STORIES	ONE
BUILDING HEIGHT	22'-0"
# REQUIRED PARKING SPACES	10 SPS (1 SPS PER 450 S.F.)
# PROPOSED PARKING SPACES	15 SPS

ALTERNATIVE DEVELOPMENT PLAN TABLE	
DDC REQUIREMENT DEVIATION SOUGHT	35.13.10.B.1.d
# REQUIRED PARKING SPACES	10 SPS (1 SPS PER 450 S.F.)
# PROPOSED PARKING SPACES	15 SPS
MAXIMUM LOT COVERAGE	80%
LOT COVERAGE PROPOSED	58.3% (INCL. EXCESS PARKING)
MINIMUM TREE CANOPY COVER	30%
TREE CANOPY COVER PROVIDED	76%
PROPOSED BUILDING MATERIAL	BRICK AND STONE

Crannell Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972-691-6633
TBPE FIRM #605



City of Denton, Denton County, Texas

SITE LAYOUT PLAN



REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 09/07/2017
SCALE:
NOTES:
FILE: