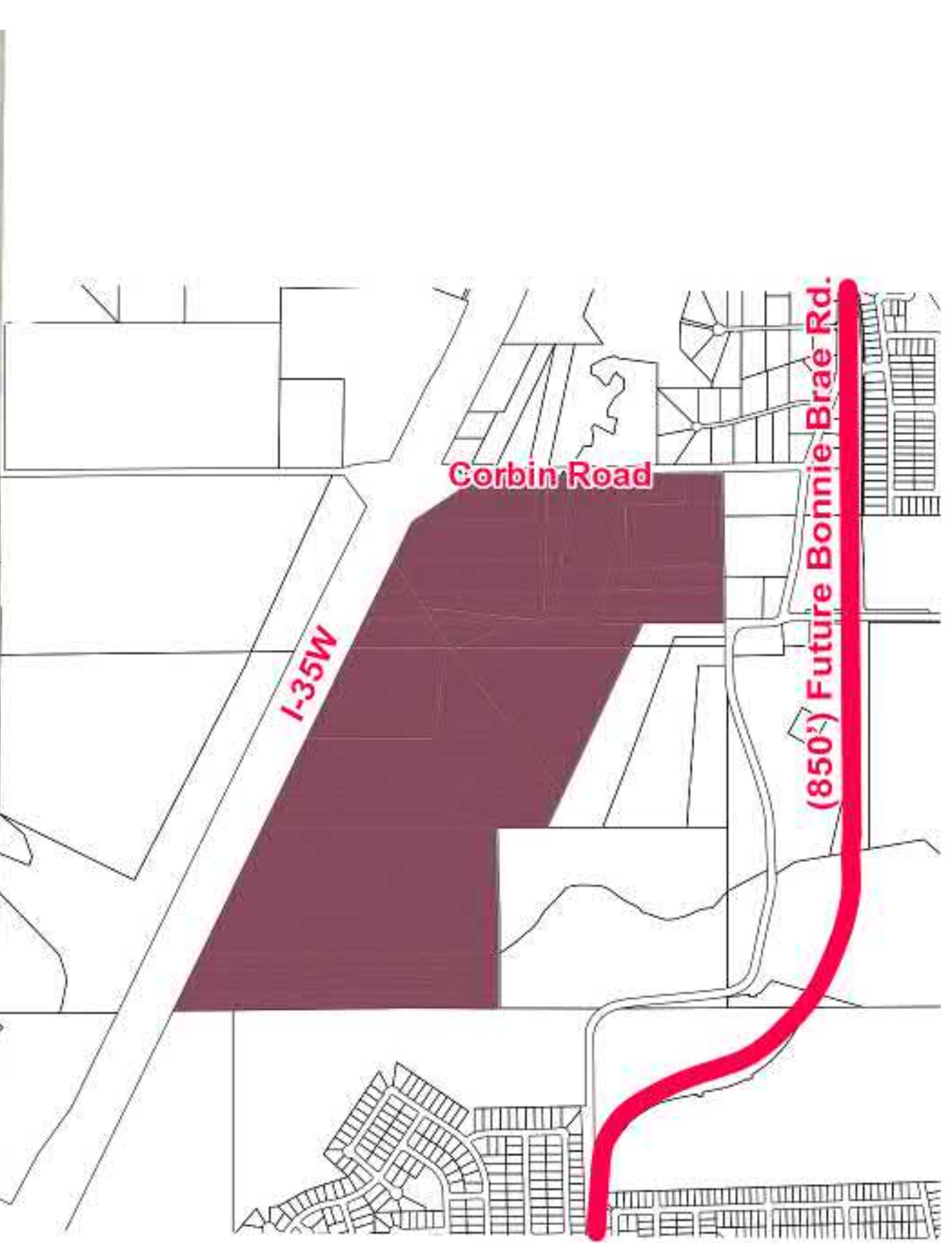
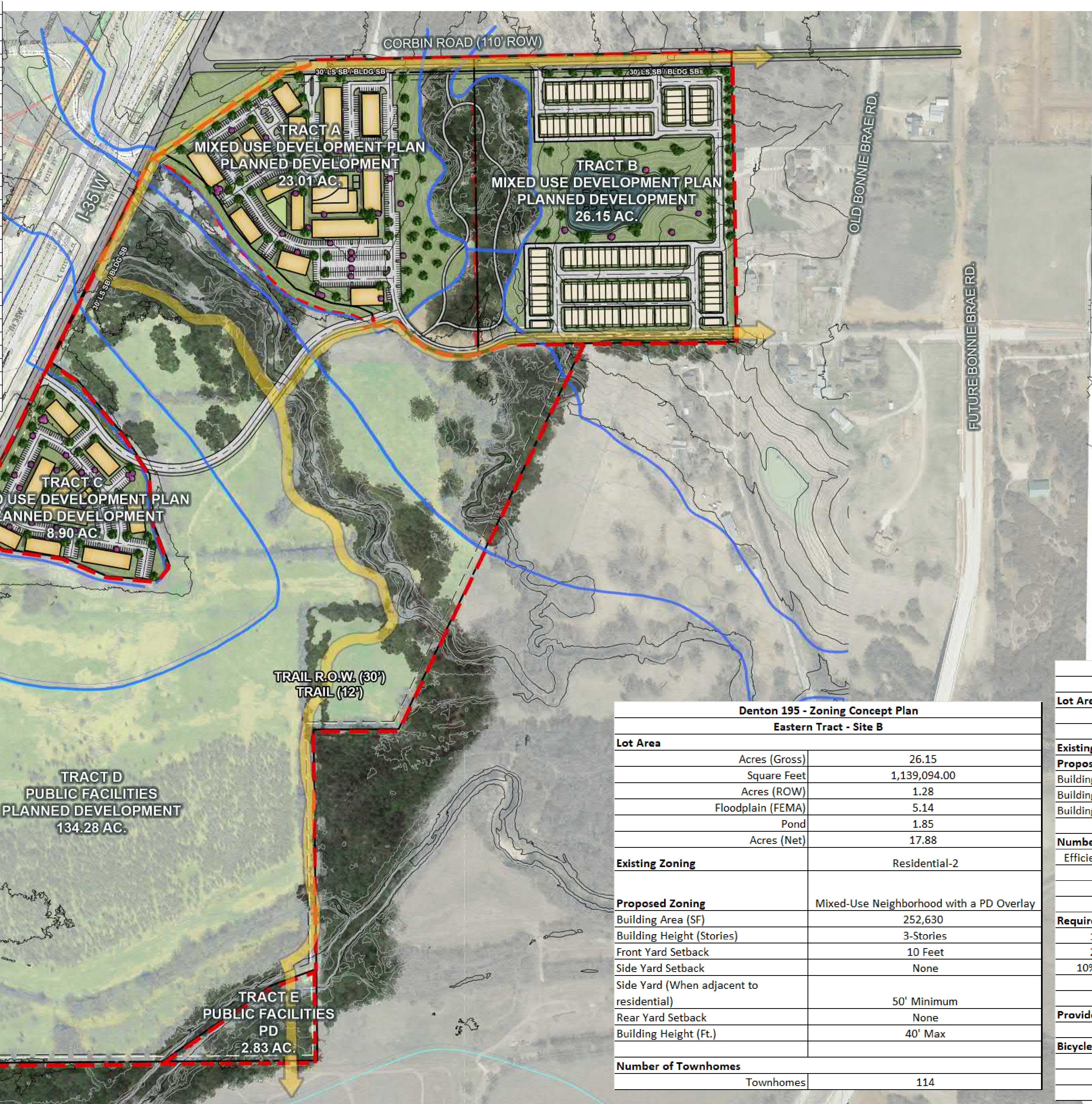


Denton 195 - Zoning Concept Plan		
Western Tract - Site A		
Lot Area		
Acres (Gross)	23.01	
Square Feet	1,002,316	
Acres (ROW)	0.72	
Floodplain (FEMA)	5.46	
Acres (Net)	16.83	
Existing Zoning	Residential-2	
Proposed Zoning	Mixed-Use Neighborhood with a PD Overlay	
Building Area (SF)	429,000	
Building Height (Stories)	3-Stories	
Building Height (Ft.)	TBD	
Number of Units		
Efficiency/Single Bedroom Units	316	
Two Bedroom Units	135	
Total	452	
Required Parking		
1 Bedroom - 1 Spaces/Unit	316	
2 Bedroom - 2 Spaces/Unit	271	
10% Additional Guest Parking	59	
Total	646	
Provided Parking		
	647	
Bicycle Parking		
Required Parking	40	
Provided Parking	40	
Total	40	



Denton 195 - Zoning Concept Plan		
Eastern Tract - Site B		
Lot Area		
Acres (Gross)	26.15	
Square Feet	1,139,094.00	
Acres (ROW)	1.28	
Floodplain (FEMA)	5.14	
Pond	1.85	
Acres (Net)	17.88	
Existing Zoning		Residential-2
Proposed Zoning		Mixed-Use Neighborhood with a PD Overlay
Building Area (SF)		252,630
Building Height (Stories)		3-Stories
Front Yard Setback		10 Feet
Side Yard Setback		None
Side Yard (When adjacent to residential)		50' Minimum
Rear Yard Setback		None
Building Height (Ft.)		40' Max
Number of Townhomes		
Townhomes	114	

Denton 195 - Zoning Concept Plan		
Southern Tract - Site C		
Lot Area		
Acres (Gross)	8.90 AC.	
Square Feet	463,587	
Existing Zoning	Residential-2	
Proposed Zoning	Mixed-Use Neighborhood with a PD Overlay	
Building Area (SF)	228,300	
Building Height (Stories)	3-Stories	
Building Height (Ft.)	TBD	
Number of Units		
Efficiency/Single Bedroom Units	160	
Two Bedroom Units	68	
Total	228	
Required Parking		
1 Bedroom - 1 Spaces/Unit	160	
2 Bedroom - 2 Spaces/Unit	137	
10% Additional Guest Parking	30	
Total	326	
Provided Parking		
334		
Bicycle Parking		
Required Parking	20	
Provided Parking	20	
Total	20	