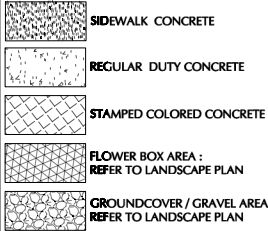
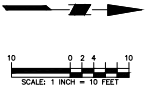


PAVEMENT LEGEND



NOTE:
FOR MATERIAL DETAILS AND THICKNESS :
REFERENCE GEOTECHNICAL STUDY
PREPARED BY RONE ENGINEERING AND
DATED 03/30/2020, FOR PAVEMENT, LIME,
STABILIZED SUBGRADE, SITE PREPARATION,
AND SELECT FILL RECOMMENDATIONS.

Item	Required	Provided
General Site Data		
Lot Area (square feet & acres)		20,011 S.F. - 0.46 AC
Building Footprint Area (square feet)		160 SF
Total Building Area (square feet)		160 SF
Building Height (feet - distance to tallest building element and number of stories)		12 Feet - 1 Story
Building Coverage (percent - x.xx)		0.8%
Development Impact Area (square feet)		26911 S.F.
Multifamily Units		
# of efficiency or 1 bedroom/Minimum unit size		N/A
# of 2 bedrooms/Minimum unit size		N/A
# of 3 bedrooms/Minimum unit size		N/A
# of 4 bedrooms/Minimum unit size		N/A
Total Unit Count		
Parking		
Parking Ratio (from Denton Development Code)		4
Provisional Parking (if general)		1
Accessible Parking Provided (if spaces)		2.0
Bicycle Spaces Provided (if spaces)		
Parking in excess of 125% of required parking (if spaces)		
Landscape Area		
Open Space (square feet and x.xx)		19,851 S.F. - 49.2%
Landscape Area (square feet and x.xx)		10,805 SF - 34.3%
Tree Canopy (square feet and x.xx)		
Permeable Area		
Permeable Pavement (square feet)		
Other Permeable Area within the lot not including landscaping		
Impervious Area		
Building Footprint Area (square feet)		160 SF
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		8,206 SF
Total Impervious Area		8,366 SF
Water Utilities		
Water Demand (GPD)		200
Water Demand: Peak Hour (GPD)		800
Wastewater Loading (GPD)		200
Wastewater Loading: Peak Hour (GPD)		800



TOTAL PARKING SUMMARY TABLE	
PROVIDED PARKING SPACE	
CAR PARKING	4 SPACES
ADA PARKING	1 SPACES
TOTAL PARKING	5 SPACES

35.5.2.3 GENERAL REGULATIONS FOR SETBACK	
GENERAL REGULATIONS	MIN-3
MINIMUM FRONT YARD SETBACK	15 FEET
MINIMUM SIDE YARD	6 FEET
MINIMUM REAR YARD	10 FEET

Date	Description	No.
Revisions		
SIGNATURE	W. KYLE BOGARDUS P.E. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC DATE 02/13/2024	
LANGAN Langan Engineering and Environmental Services, LLC. 2999 Olympus Blvd, Suite 165 Dallas, TX 75019 T: 817.328.3200 www.langan.com		
Project		
DENTON AMENITY SITE		
DENTON TEXAS		
Drawing Title		
SITE PLAN		
Project No.	Drawing No.	
530070801		
Date	12/15/2023	
Drawn By	MJP	
Checked By	S.S.	
CITY PROJECT 2023-0002 PROPOSED LAND USE AMENITY CENTER, CURRENT ZONING OVERLAY THE PROPERTY LOCATION IN THE CITY OF DENTON, DENTON COUNTY 3. TRAIL, BEING: HOA LOT 1, BLOCK A OF THE RESIDENCE AT BAYVIEW RANCH, PHASE 1 IN ACCORDANCE TO THE CITY PLAT THEREOF RECORDED IN INSTRUMENT NO. 2019-0001 OF THE PUBLIC RECORDS OF DENTON COUNTY, TEXAS.		

