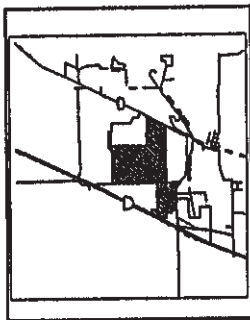


WILLOW LAKES

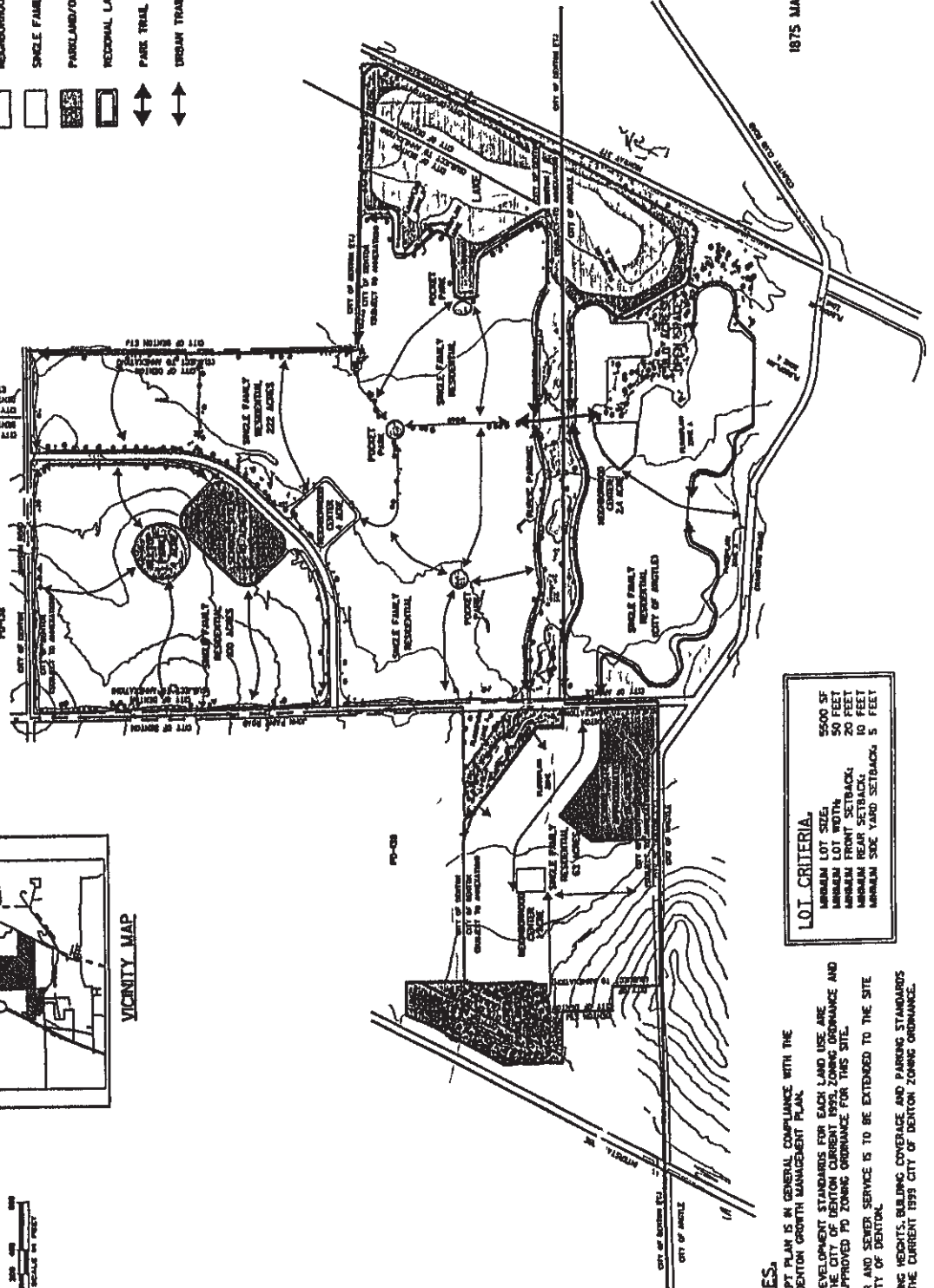
508 ACRES
1875 MAXIMUM SINGLE FAMILY DWELLING UNITS
(GROSS 3.72 DU/ACRE)



VICINITY MAP

LEGEND:

DESCRIPTION	APPROXIMATE ACREAGE
SCHOOL SITE	22 ACRES
NEIGHBORHOOD CENTER	5 ACRES
SINGLE FAMILY RESIDENTIAL	385 ACRES
PARKLAND/OPEN SPACE	45 ACRES
REGIONAL LAKE	38 ACRES
PARK TRAIL	
URBAN TRAIL	



CONCEPT PLAN

WILLOW LAKES

508 ACRES
1875 MAXIMUM SINGLE FAMILY DWELLING UNITS
(GROSS 3.72 DU/ACRE)
CITY OF DENTON
(SUBJECT TO ANNEXATION)
JUNE 3, 1993

Carver-Borgeson

LOT CRITERIA

MINIMUM LOT SIZE	5500 SF
MINIMUM LOT WIDTH	50 FEET
MINIMUM FRONT SETBACK	20 FEET
MINIMUM REAR SETBACK	10 FEET
MINIMUM SIDE YARD SETBACK	5 FEET

NOTES

CONCEPT PLAN IS IN GENERAL COMPLIANCE WITH THE 1998 DENTON GROWTH MANAGEMENT PLAN. THE DEVELOPMENT STANDARDS FOR EACH LAND USE ARE PER THE CITY OF DENTON CURRENT 1993 ZONING ORDINANCE AND THE APPROVED PD ZONING ORDINANCE FOR THIS SITE. WATER AND SEWER SERVICE IS TO BE EXTENDED TO THE SITE BY CITY OF DENTON. BUILDING HEIGHTS, BUILDING COVERAGE AND PARKING STANDARDS PER THE CURRENT 1993 CITY OF DENTON ZONING ORDINANCE.