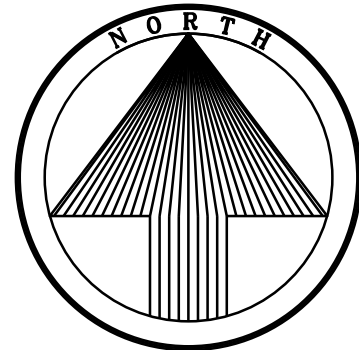
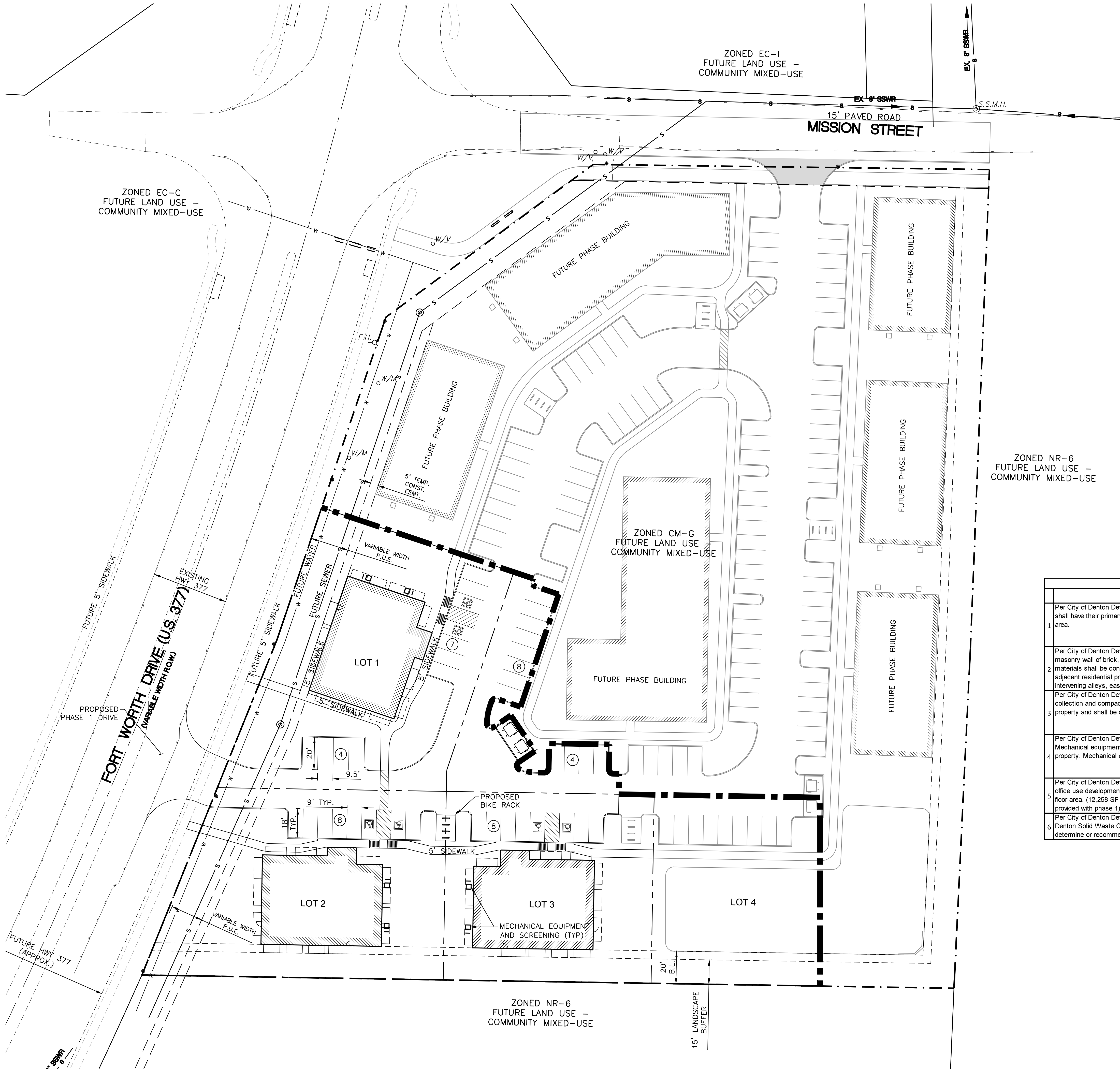


Plotted By: Lawrence Holdorf
Plot Date: Thursday, March 02, 2017 1:52:14 PM
Pld Style Table: Allison.ctb
Save Date: Monday, January 30, 2017 4:24:16 PM
File Name: P:\Projects\KCH1502 - KCH Office Mission St & 377\DWG\ADP\KCH1502 ADP SITE EXHIBIT.dwg



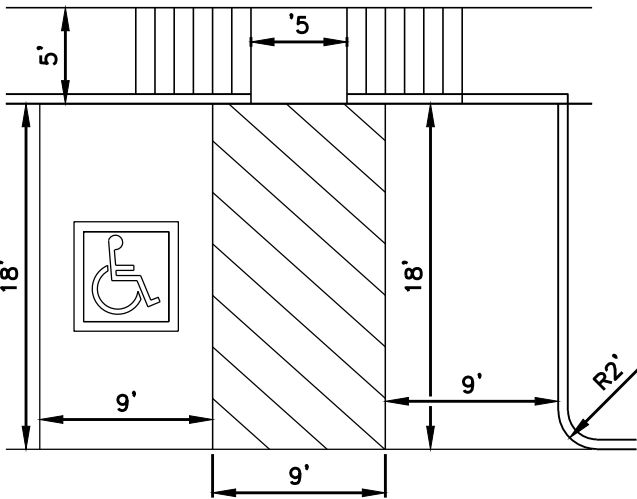
LEGEND

- INTERIOR LOT LINE
- - - LANDSCAPE BUFFER
- - - PROPOSED EASEMENT
- ADP BOUNDARY

Zoned CM-G	Required	Site Data Table				
		Lot 1	Lot 2	Lot 3	Lot 4	Total
Parking Required (1:450)	Phase I - 12,258 sq ft bldg = 27 spaces	4,086 sq ft bldg	4,086 sq ft bldg	4,086 sq ft bldg	-	Phase I - 12,258 sq ft bldg = 39 spaces
Minimum Lot Area	2,500 sq ft	0.47 Acres, 20,473 sq ft	0.43 Acres, 18,730 sq ft	0.32 Acres, 32,634 sq ft	0.40 Acres, 17,583 sq ft	1.65 Acres
Minimum Lot Width	50 ft	124 ft	185 ft	127 ft	-	-
Minimum Lot Depth	50 ft	184 ft	115 ft	115 ft	-	-
Min. Yard Abutting Res. Use or District	20 ft	-	20 ft	20 ft	-	-
Max. FAR	1.50	0.20	0.22	0.29	-	-
Type C Buffer Required adjacent to Residential	15 ft	-	15 ft	15 ft	-	-
Lot Coverage	< 80%	54%	44%	55%	-	-
Landscape Area	> 20%	46%	56%	45%	-	-
Building Height	< 65 ft	30 ft	30 ft	30 ft	-	30 ft
Approximate ESA acreage						0.005

- NOTE:
1. PROPOSED SITE IS PRELIMINARY. FINAL SITE DATA TO BE PROVIDED DURING BUILDING PERMIT SUBMITTAL.
 2. WATER & SANITARY SEWER SERVICE LOCATIONS WILL BE PROVIDED WITH BUILDING PERMIT PLANS.
 3. PLUMBING FIXTURE COUNTS WILL BE PROVIDED WITH BUILDING PERMIT PLANS.
 4. BUILDINGS ARE UNDER DESIGN AND SUBJECT TO CHANGE. ANY FUTURE PHASE BUILDINGS ARE SHOWN FOR PLANNING PURPOSES.
 5. MINIMUM LANDSCAPE AREA AND MAXIMUM LOT COVERAGE BASED ON ADP BOUNDARY.
 6. LOT DIMENSIONS BASED ON CONCEPTUAL LOT LAYOUT. TO BE FINALIZED AT TIME OF PLATTING.
 7. ALL EXISTING BUILDINGS TO BE REMOVED UPON DEVELOPMENT OF SITE.

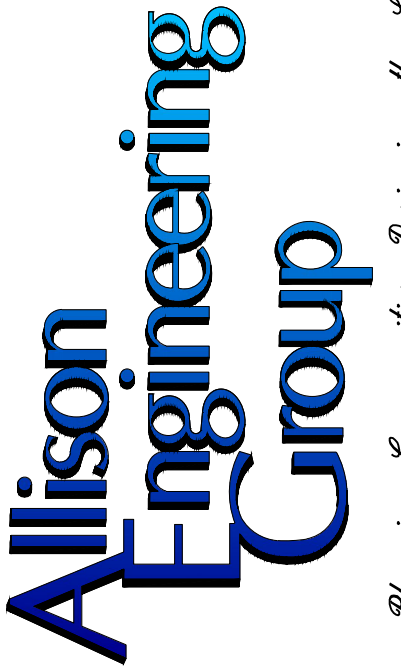
ADP TABLE	
REQUIREMENT	QUALITY ENHANCEMENTS
1 Per City of Denton Development Code Subchapter 35.13.13.3.A.4., Buildings shall have their primary orientation toward the street rather than the parking area.	Proposed orientation of Building 1 to face parking to the east rather than facing street, Proposed orientation of Buildings 2 and 3 to face parking to the north rather than the street. Buildings will present well from the street through use of architectural features, brick facade, awnings, and additional landscaping plantings to be located between the building and street.
2 Per City of Denton Development Code Subchapter 35.13.13.5.A.6, An 8-foot masonry wall of brick, stone, split block or concrete cast to simulate such materials shall be constructed along the common boundary line of the adjacent residential property, or as close as practicable in the event of intervening alleys, easements and drainage channels.	A fifteen foot type-C buffer is being proposed along the eastern and southern property boundaries, along with appropriate screening around mechanical equipment and trash collection facilities. The type C buffer will be intensified with additional plantings in lieu of wall.
3 Per City of Denton Development Code Subchapter 35.13.13.5.A.8, Trash collection and compaction may not occur within 100 feet of residential property and shall be screened from public view.	Dual, shared dumpster enclosures are being proposed within 100 feet of a residential use. Dumpster enclosures will be screened from view with architecturally compatible materials (to be determined with building permit). ADP proposed dumpster will be located approximately 135 feet from southern property line.
4 Per City of Denton Development Code Subchapter 35.13.13.5.A.9, Mechanical equipment may not be located within 100 feet of residential property. Mechanical equipment shall be screened from public view.	Mechanical equipment is located within 100 feet of a residential use. Mechanical equipment will be screened with architecturally compatible materials and plantings (to be determined with building permit). ADP proposed mechanical equipment will be located approximately 31 feet and greater from the southern property line.
5 Per City of Denton Development Code Subchapter 35.14.4.B.5, General office use developments require one (1) space per 450 square feet of gross floor area. (12,258 SF gross floor area = 27 spaces required, 39 spaces provided with phase 1)	A proposed temporary detention pond that will treat the water quality runoff per the ISWM manual will be used as mitigation for excess parking.
6 Per City of Denton Development Code Subchapter 35.13.13.7 and the Denton Solid Waste Criteria Manual, the city reserves the ability to determine or recommend shared containers.	Dual, shared dumpster enclosures are being proposed throughout the development.



PARKING STALL WITH CURB
NTS

KEY VENTURES
ALTERNATE DEVELOPMENT PLAN
MISSION STREET OFFICES
SITE EXHIBIT

4401 N. I-35, SUITE 102
DENTON, TEXAS 76207
Phone (840) 380-9453
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Texas Board of Professional Engineers
Registration Number: F-7898
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Drawn by: JRM
Checked by: LAH

Job: KCH1502

EXHIBIT

A