TYPICAL PARKING SPACE DETAIL

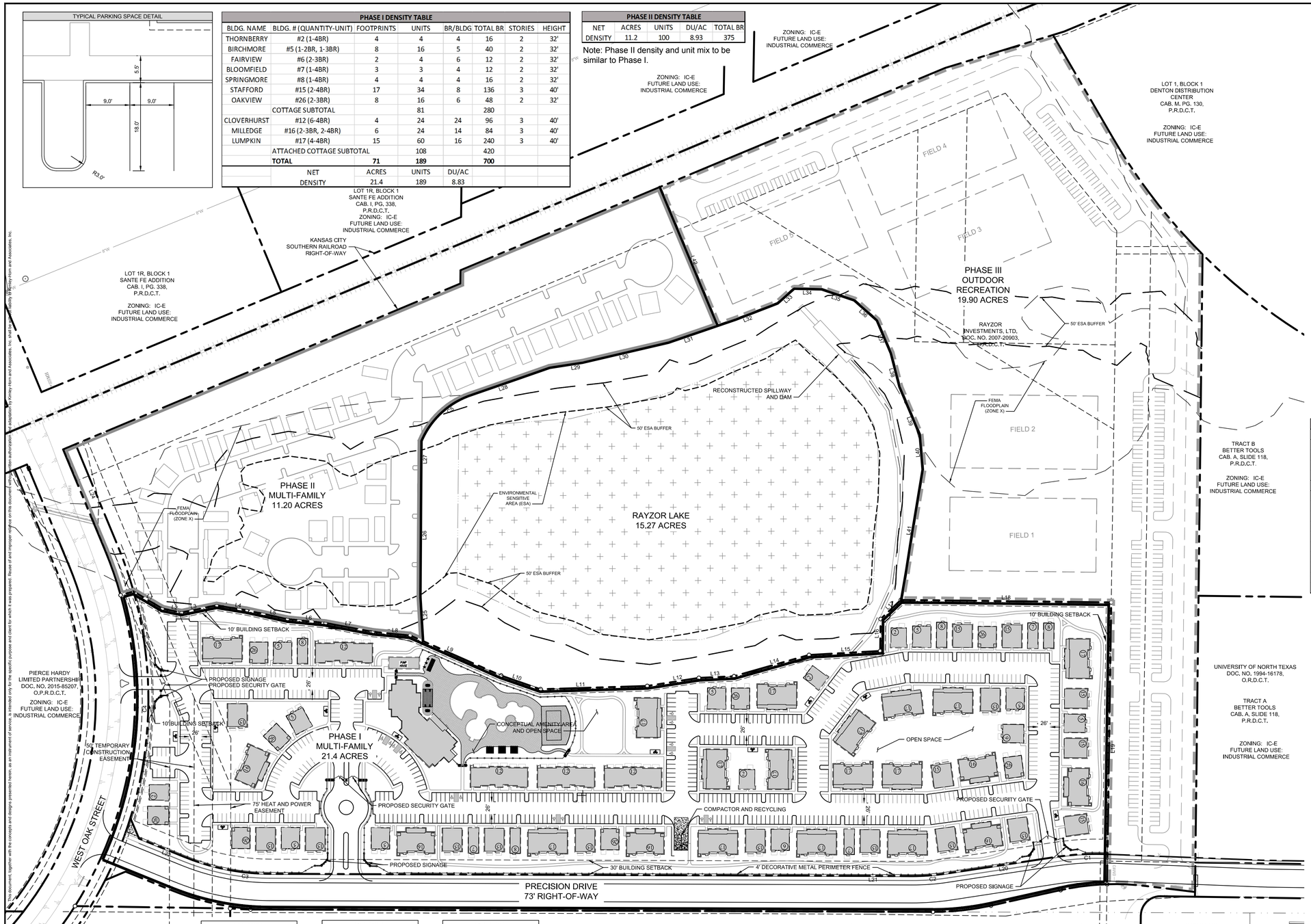
PHASE I DENSITY TABLE

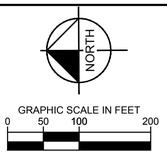
BLDG. NAME	BLDG. # (QUANTITY-UNIT)	FOOTPRINTS	UNITS	BR/BLDG	TOTAL BR	STORIES	HEIGHT
THORNBERRY	#2 (1-4BR)	4	4	4	16	2	32'
BIRCHMORE	#5 (1-2BR, 1-3BR)	8	16	5	40	2	32'
FAIRVIEW	#6 (2-3BR)	2	4	6	12	2	32'
BLOOMFIELD	#7 (1-4BR)	3	3	4	12	2	32'
SPRINGMORE	#8 (1-4BR)	4	4	4	16	2	32'
STAFFORD	#15 (2-4BR)	17	34	8	136	3	40'
OAKVIEW	#26 (2-3BR)	8	16	6	48	2	32'
	COTTAGE SUBTOTAL		81		280		
CLOVERHURST	#12 (6-4BR)	4	24	24	96	3	40'
MILLEDGE	#16 (2-3BR, 2-4BR)	6	24	14	84	3	40'
LUMPKIN	#17 (4-4BR)	15	60	16	240	3	40'
	ATTACHED COTTAGE SUBTOTAL		108		420		
	TOTAL	**71**	**189**		**700**		
	NET	ACRES	UNITS	DU/AC			
	DENSITY	21.4	189	8.83			

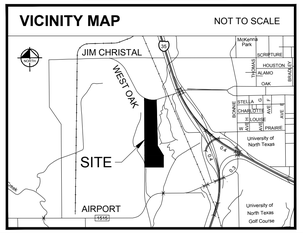
PHASE II DENSITY TABLE

NET	ACRES	UNITS	DU/AC	TOTAL BR
DENSITY	11.2	100	8.93	375

Note: Phase II density and unit mix to be similar to Phase I.







LEGEND

- PHASE I
- PHASE II
- PHASE III
- PROPERTY LINE
- FLOODPLAIN
- ESA
- REHABILITATED RAYZOR LAKE

SITE DATA TABLE (1 OF 3)

Project Phasing Schedule	
Phase I	2019
Phase II	2022
Phase III	2027
Total Project Acreage	
Phase I Total	25.17
Multi-family	21.4
Right-of-Way	3.77
Phase II	11.42
Multi-family	11.2
Right-of-Way	0.22
Phase III	19.9
Rayzor Lake	15.27
Total:	**71.76**

SITE DATA TABLE (2 OF 3)

Lot Coverage (% Impervious Area)	
Allowed	
Phase I	80%
Phase II	80%
Phase II	80%
Provided	
Phase I	54%
Phase II	44%
Phase III	22%
Landscaped (% Pervious Area)	
Required	
Phase I	20%
Phase II	20%
Phase II	20%
Provided	
Phase I	46%
Phase II	56%
Phase III	78%
Open Space	
Required	
Phase I	8%
Phase II	8%
Phase III	8%
Provided	
Phase I	10%
Phase II	8%
Phase III	8%

SITE DATA TABLE (3 OF 3)

Maximum Building Height			
Allowed			65'
Proposed			40'
Maximum Density			
Allowed			30 Units/Acre
Proposed			8.83 Units/Acre
Maximum FAR			
Allowed			N/A
Proposed			-
ESA Acreage			
Total			11.68 AC
Parking Required			
Phase I	Units	Spaces/Unit	Spaces
2 Bedroom	8	1.75	14
3 Bedroom	40	2	80
4 Bedroom*	564	1	564
Phase I Total			658
Phase II**	Units	Spaces/Unit	Spaces
2 Bedroom	4	1.75	7
3 Bedroom	20	2	40
4 Bedroom*	296	1	296
Phase II Total			343
Phase III Total	Units (Field)	Spaces/Unit	
	5	40	200
Parking Provided			
Phase I			700
Phase II			375
Phase III			251

* 4 Bedroom unit requires 1 space / BR

**Phase II projected parking required is based on similar density and unit mix to Phase I

LINE TABLE

LINE	LENGTH	BEARING
L1	68.57	S30°58'54.59"W
L2	39.88	S11°53'48.99"W
L3	73.31	S11°19'04.10"E
L4	62.47	S9°28'08.22"W
L5	84.81	S12°35'32.42"W
L6	78.48	S6°00'47.61"W
L7	98.29	S10°50'52.35"W
L8	76.41	S5°43'18.48"W
L9	203.07	S24°06'56.36"W
L10	85.46	S19°19'41.80"W
L11	218.13	S1°29'23.07"E
L12	106.71	S8°38'48.68"E
L13	71.84	S2°25'12.64"E
L14	159.47	S15°34'58.61"E
L15	145.64	S2°55'04.97"E

LINE TABLE

LINE	LENGTH	BEARING
L16	65.32	S88°59'05.52"E
L17	56.88	S43°09'21.73"E
L18	429.94	S0°55'41.02"W
L19	576.04	N88°53'15.72"W
L20	226.91	N8°21'55.35"W
L21	1312.83	N0°27'30.00"E
L22	101.50	N22°20'17.02"E
L23	45.35	N67°20'17.02"E
L24	225.06	N67°42'01.23"E
L25	90.16	N86°45'07.63"E
L26	231.60	S89°21'33.52"E
L27	87.25	S89°21'33.52"E
L28	98.80	S18°50'07.37"E
L29	67.36	S8°31'02.57"E
L30	90.36	S12°52'34.33"E

LINE TABLE

LINE	LENGTH	BEARING
L31	145.64	S18°37'09.53"E
L32	91.36	S20°55'23.69"E
L33	45.41	S41°25'07.10"E
L34	55.91	S1°36'29.29"W
L35	70.45	S18°52'20.46"W
L36	62.13	S41°47'35.93"W
L37	72.91	S67°14'24.08"W
L38	70.97	S75°53'34.07"W
L39	68.53	S73°28'39.06"W
L40	71.27	S85°31'07.56"W
L41	149.89	N80°17'42.81"W
L42	305.83	S67°35'34.23"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	536.50'	101.40'	N2°57'02"W	101.25'	10°49'46"	50.85'
C2	463.50'	71.38'	N3°57'13"W	71.31'	8°49'25"	35.76'
C3	463.50'	177.00'	N11°23'54"E	175.92'	21°52'47"	89.59'
C4	817.50'	1144.39'	S72°11'47"E	1053.21'	80°12'24"	688.48'
C5	169.45'	140.06'	S42°57'35"E	136.11'	47°21'31"	74.31'

NOTES

THE SITE PLAN IS INTENDED TO SHOW GENERAL CONFORMANCE TO APPLICABLE REQUIREMENTS OF THE DDC LISTED BELOW:

- SECTION 35.13.10.C.2
- SECTION 35.13.13.2.D.8
- SECTION 35.13.13.2.A.3
- SECTION 35.13.13.2.A.1.b
- SECTION 35.13.13.2.A.2

No.	REVISIONS	DATE

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KHA PROJECT 64513900
DATE 10/31/2017
SCALE AS SHOWN
DESIGNED BY NBF
DRAWN BY NBF
CHECKED BY DFG

RETREAT AT DENTON
PREPARED FOR
LANDMARK PROPERTIES
DENTON TEXAS

CONCEPTUAL SITE LAYOUT EXHIBIT

SHEET NUMBER
1 OF 1

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Typical Curb Section :
sec30k26 , 48vlp
IMAGES : xRef_Survey : 64513900 : KHA_Concept Plan - I : xSurv64513900 : xPhase Precision : xSurveyAVTS-Offsite : KHA_Concept Plan - FUTURE PHASES
XREFS : xSurv64513900 : xPhase Precision : xSurveyAVTS-Offsite : KHA_Concept Plan - I
PLOTTED BY : FORNER, NATHAN 10/31/2017 9:33 AM
LAYOUT : 1-CONCEPTUAL SITE LAYOUT - Retreat at Denton(SE)SIGNCADE\Attsb\Zoning Exhibits
DWG NAME : Zoning - Site Layout Exhibit_20171030.dwg