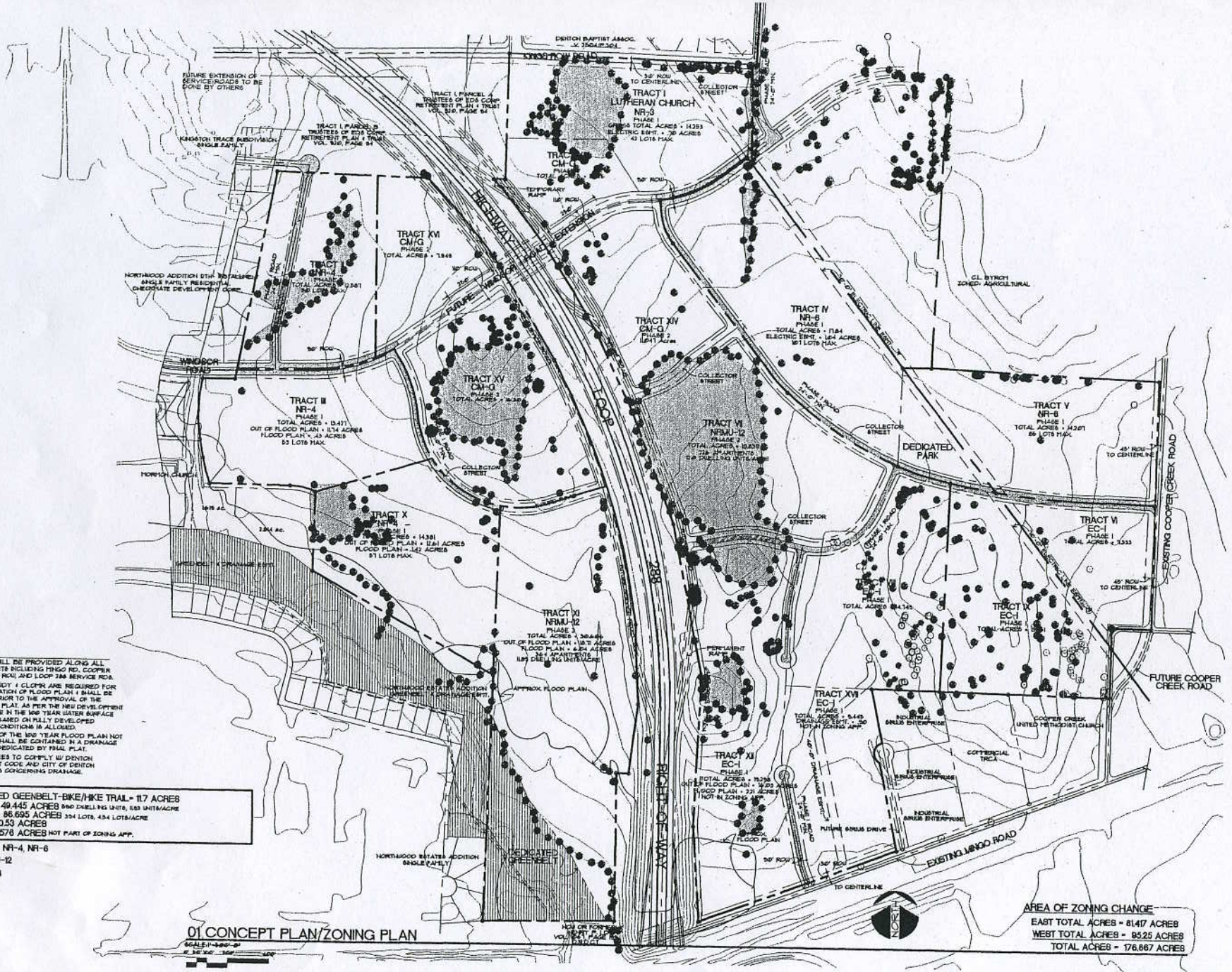

NOTES:
1. SIDEWALKS WILL BE PROVIDED ALONG ALL PUBLIC STREETS INCLUDING WIGGO RD., COOPER CREEK, KINGS ROW, AND LOOP 288 SERVICE RDS.
2. A FLOOD STUDY / LOMR ARE REQUIRED FOR ANY RECLAMATION OF FLOOD PLAIN / SHALL BE SUBMITTED PRIOR TO THE APPROVAL OF THE PRELIMINARY PLAT. AS PER THE NEW DEVELOPMENT CODE, NO RISE IN THE 100 YEAR WATER SURFACE ELEVATIONS BASED ON FULLY DEVELOPED WATERSHED CONDITIONS IS ALLOWED.
3. ALL AREAS OF THE 100 YEAR FLOOD PLAIN NOT RECLAIMED SHALL BE CONTAINED IN A DRAINAGE EASEMENT & DEDICATED BY FINAL PLAT.
4. OWNER AGREES TO COMPLY W/ DENTON DEVELOPMENT CODE AND CITY OF DENTON REQUIREMENTS CONCERNING DRAINAGE.

DEDICATED GEENBELT-BIKE/HIKE TRAIL= 11.7 ACRES
NRMU-12= 49.445 ACRES 840 DWELLING UNITS, 8.83 UNITS/ACRE
NR-3,4,6 = 86.695 ACRES 394 LOTS, 4.54 LOTS/ACRE
CM-G = 40.53 ACRES
EC-1 = 64.576 ACRES NOT PART OF ZONING APP.

- NR-3, NR-4, NR-6
- NRMU-12
- CM-G
- EC-1

AREA OF ZONING CHANGE
EAST TOTAL ACRES = 81.417 ACRES
WEST TOTAL ACRES = 95.25 ACRES
TOTAL ACRES = 176.667 ACRES

01 CONCEPT PLAN/ZONING PLAN

©2001 by Welty & Associates, Inc.

WINDSOR OAKS
CONCEPT PLAN
ZONING PLAN

Welty & Associates
ARCHITECTS