



NOTE:  
APPLICATION WILL BE SUBMITTED TO REALIGN  
DRAINAGE BUFFER AND FLOOD PLAIN  
ALIGNMENTS

- NOTES
1. ACCEPTANCE OF THE DRAINAGE FEATURES AND FLOOD PLAIN ALIGNMENTS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE DURING THE PLAT PROCESS AND DO NOT CONSTITUTE A WARRANTY OF ANY KIND. THE CITY RESERVES THE RIGHT TO REVOKE ANY ACCEPTANCE OF THIS PLAN IF THE CITY COMPLAINS WITH THE CITY OF DENTON DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.
  2. DEVELOPMENTS THAT WILL GENERATE OVER 1000 VEHICLE TRIPS PER DAY OR MORE THAN 100 VEHICLE TRIPS DURING THE PEAK HOUR OF TRAFFIC SHALL BE REQUIRED TO SUBMIT A DEVELOPMENT PLAN, PRELIMINARY OR FINAL PLAT REVIEW, ASSET STATEMENT, TRAFFIC IMPACT STATEMENT, AND FINANCIAL STATEMENT TO THE CITY OF DENTON FOR REVIEW AND APPROVAL.
  3. ALL SETBACKS, PERIMETRY, AND FINAL DEVELOPMENT PLAN, MUST CONFORM TO THE GENERAL DEVELOPMENT PLAN.

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SURVEYOR:  
KAZ SURVEYING, INC.  
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DENTON, TEXAS 76205  
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**PRE-DESIGN CONCEPT PLAN**  
**CITY OF DENTON**

**PROJECT NAME:**  
GAY STREET APARTMENTS  
DENTON COUNTY, TEXAS

**ZWINGGI** Engineering/  
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