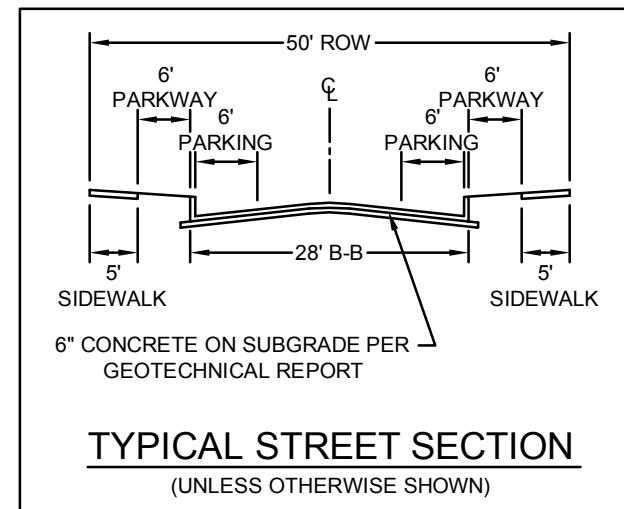


- NOTES:
1. ALL STRUCTURES ON PROPERTY ARE TO BE REMOVED WITH DEVELOPMENT, UNLESS OTHERWISE SHOWN AND NOTED.
  2. DISCHARGE FROM ANY DETENTION POND OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFFSITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.
  3. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAN ARE SUBJECT TO CHANGE DURING THE FINAL PLAN PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.
  4. LOT 1, BLOCK F SHALL BE OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY A COMMON HOMEOWNERS ASSOCIATION (HOA).
  5. THERE ARE NO EXISTING GAS, PETROLEUM, OR SIMILAR COMMON CARRIER EASEMENTS LOCATED WITHIN OR ON THE BOUNDARY OF THE PROPERTY.
  6. ESA'S ARE SHOWN PER CITY MAPS.

VEHICLE TRIP GENERATION:  
107 SINGLE FAMILY UNITS @ 9.57 ADT = 1,024 TRIPS.

LAND USE SUMMARY:  
EXISTING UNPLATTED / UNDEVELOPED RANCH WITH SINGLE-FAMILY RESIDENCE AND VARIOUS BARN AND SHEDS TOTAL ACREAGE = 31.14 ACRES  
PROPOSED SINGLE-FAMILY ACREAGE = 25.6 ACRES  
PROPOSED FLOODPLAIN / OPEN SPACE ACREAGE = 15.54 ACRES  
EXISTING ZONING: NR-3



PRELIMINARY PLAT  
**UNICORN LAKE ESTATES**  
31.14 ACRES  
B. LEWIS SURVEY, ABSTRACT NO. 769 AND J. FISHER SURVEY, ABSTRACT 421  
CITY OF DENTON  
DENTON COUNTY, TEXAS  
DENTON PROJECT NO. PP11-0004

OWNER  
Robert B. Shelton, Jr. and  
Wife Joann Shelton  
2701 Wind River Boulevard  
Denton, TX 76210  
Contact: Bob Shelton  
Phone: (940) 536-1151

OWNER  
ULE, LLC  
c/o Contrast Development  
300 E. John Carpenter Fwy.  
Suite 200  
Frisco, TX 75034  
Contact: Paul McCracken, P.E.  
(TX PE License 69384)  
Phone: (972) 335-3580  
Firm Registration No. F-928

ENGINEER  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court  
Suite 200  
Frisco, TX 75034  
Contact: Paul McCracken, P.E.  
(TX PE License 69384)  
Firm Registration No. F-928

5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	TBB	PDM	3/14/2011	069306700	2 OF 2