

LOT 1, BLOCK 1
COUNTRY PARK ADDITION
CAB. L, SLIDE 320
P.R.D.C.T.

LOT 1, BLOCK 1
APPLE CREEK
CAB. D, SLIDE 196
P.R.D.C.T.

CITY OF DENTON
SECOND TRACT
VOL. 1971, PAGE 6158
D.R.D.C.T.

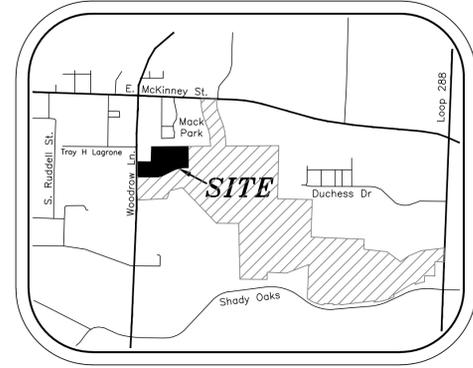
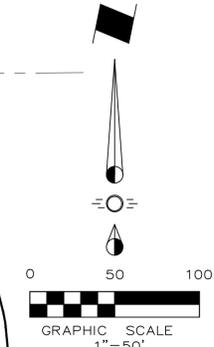
LOT B
MANUFACTURES PARK
VOL. 15, PAGE 18
P.R.D.C.T.

LOT A
MANUFACTURES PARK
VOL. 15, PAGE 18
P.R.D.C.T.

CLIFTON J. REDING
PORTION OF LOT A
MANUFACTURES PARK
VOL. 3386, PAGE 556
P.R.D.C.T.

PORTION OF
STAFF REALTY, INC. TRACT
DOC. # 1994-6845
P.R.D.C.T.
11.892 ACRES
518,015 SQ. FT.

STAFF REALTY, INC. TRACT
DOC. # 1994-6845
O.P.R.D.C.T.



VICINITY MAP
NTS

SITE DATA TABLE A TRACT SITUATED IN THE E. MORRIS SURVEY, ABSTRACT #868 CITY OF DENTON, DENTON COUNTY, TEXAS		
ZONING:	Suburban Corridor (SC)	
PROPOSED USE:	Apartments	
ITEM	REQUIRED	PROVIDED
GENERAL SITE DATA		
LOT AREA	-	518,015 SQFT
BUILDING AREA - MULTI-FAMILY	-	11,892 AC
BUILDING AREA - LEASING & AMENITY	-	329,763 SQFT
BUILDING AREA - TOTAL	-	8,615 SQFT
BUILDING HEIGHT	55'-0"	43' - 0"
BUILDING STORIES	-	3 STORY
BUILDING COVERAGE	80%	23%
DEVELOPMENT IMPACT AREA	-	616,692 SQFT
MULTIFAMILY UNITS		
1 BEDROOM	-	108 UNITS
2 BEDROOM	-	114 UNITS
3 BEDROOM	-	45 UNITS
4 BEDROOM	-	18 UNITS
TOTAL UNIT COUNT	-	285 UNITS
PARKING		
PARKING RATIO - STUDIO & 1 BEDROOM	1.25 SPACES PER UNIT	-
PARKING RATIO - 2 BEDROOM OR MORE	1 SPACE PER BEDROOM	-
RESIDENTIAL PARKING COUNT (SPACES)	570	-
GUEST PARKING REQUIRED (10% OF TOTAL)	57	-
TOTAL REQUIRED PARKING	627	-
AFFORDABLE HOUSING PARKING REDUCTION 25% OF TOTAL	-157	-
SURFACE PARKING COUNT (SPACES) ¹	470	476
ACCESSIBLE PARKING (SPACES)	9	21
BICYCLE RATIO	1 SPACE PER 20 VEHICLE	-
BICYCLE COUNT (SPACES)	24	25
PARKING IN EXCESS OF 125% REQUIRED	-	-
LANDSCAPE AREA		
OPEN SPACE	8% - 41441 SQFT	9% - 48,068 SQFT
LANDSCAPED AREA	20% - 103603 SQFT	35% - 183,857 SQFT
TREE CANOPY	30% - 155405 SQFT	64% - 253,570 SQFT
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA	-	119,042 SQFT
PAVEMENT AND OTHER FLATWORK	-	215,116 SQFT
TOTAL IMPERVIOUS AREA	-	334,158 SQFT

Note 1: Total parking count includes accessible parking.

- LEGEND**
- Proposed Sidewalk (Public)
 - Proposed Sidewalk (Private)
 - Proposed Firelane
 - Enhanced Paving (Reference Landscape)
 - Development Impact Area
 - Abandoned Easement
 - Environmentally Sensitive Area
 - OHP - Overhead Power Line
 - UGE - Underground Electric
 - Proposed Fence
 - Accessible Path
 - Prop. Elec. Transformer
 - Existing Fire Hydrant
 - Prop. Bike Sign - See Detail
 - BFR - Barrier Free Ramp
 - LA - Landscape Area
 - FH - Fire Hydrant
 - FDC - Fire Department Connection
 - SSMH - Sanitary Sewer Manhole
 - PP - Proposed Power Pole
 - UP - Existing Power Pole

2001 Duchess Drive
City of Denton, Denton County, Texas

Zoning: Suburban Corridor (SC)
Proposed Use: Multi-Family Apartments
Lot Area: 11.89 Ac. (518,015 s.f.)

DEVELOPER / OWNER:
Pathway MF LLC
19240 Redland Road, Suite 114
San Antonio, Texas 78259
Contact: Bryan Brown

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

ARCHITECT:
HEDK Architects
4595 Excel Parkway
Addicks, Texas 75001
Phone (214) 520-8878
www.hedk.com
Contact: Erik Earnshaw

SURVEYOR:
Barton Chapa Surveying
5200 State Highway 121
Colleyville, TX. 76034
Phone (817) 864-1957
Contact: John H. Barton, III

Detention Note:
Based on the proximity of the proposed development to Pecan Creek and the location of the project site in the Pecan Creek watershed, it is anticipated that detention for the development will not be beneficial to the 100-year peak flows in Pecan Creek. A timing study will be submitted later in the development process to further evaluate the appropriateness of detention for the development. The development will also be required to obtain drainage easements through any properties between the development and Pecan Creek in order to discharge without detention.

Floodplain Note:
No 100-year floodplain exists on subject property.

Development Impact Area:
619,693 SQFT
14.23 Acres



BIKE SIGN DETAIL

BENCHMARK:

"X" cut with box, on a drainage inlet, approximately 13 feet northwest of a power pole in the east line of Woodrow Lane, located near the southwest corner of the subject tract. Elevation = 602.73' (NAVD '88)

"X" cut with box, at a point of curvature on the south edge of concrete sidewalk north of the north line of the site, being located approximately 351 feet west of the western edge of a wood bridge, and being approximately 75 feet west of a light pole, south of said sidewalk. Elevation = 609.76' (novd '88)

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT. THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

PREPARED: May 2, 2022 S22-0002

Issue Dates:	Revision & Date:
1 4/05/2022	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
972.562.4409
McKinney, Texas 75069
Texas P.E. Firm No. F-9395

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=50'



SITE PLAN
PATHWAY ON WOODROW
PATHWAY MF LLC
CITY OF DENTON, TEXAS

Sheet No.
SP
Project No.
21118

PATHWAY ON WOODROW