

Trip Generation Volumes

Proposed Land Use (ITE Code)	No. Units	Total Generated Trips		
		Daily	AM Hour	PM Hour
Multifamily Housing - Low Rise (220)	249	1,522	100	127

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	242.09'	270.00'	51°22'22"	S64°53'39"E	234.06'
C2	292.52'	330.00'	50°47'20"	S64°36'08"E	283.04'
C3	121.40'	265.00'	26°14'50"	S77°27'25"E	120.34'

BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK, NAVD (88) DATUM, (GEOID 12A)

CONTROL POINT 1
BEING AN "X" CUT ON TOP OF CURB LOCATED ON THE NORTH SIDE DUCHESS DRIVE, APPROXIMATELY 30 FEET EAST OF THE NORTHWESTERN DRIVEWAY ENTRANCE TO THE PECAN CREEK BUSINESS PARK ("TEACH EDUCATIONAL INSTITUTION"). ELEVATION 589.59 FEET, N: 7125592.76, E: 2398425.09

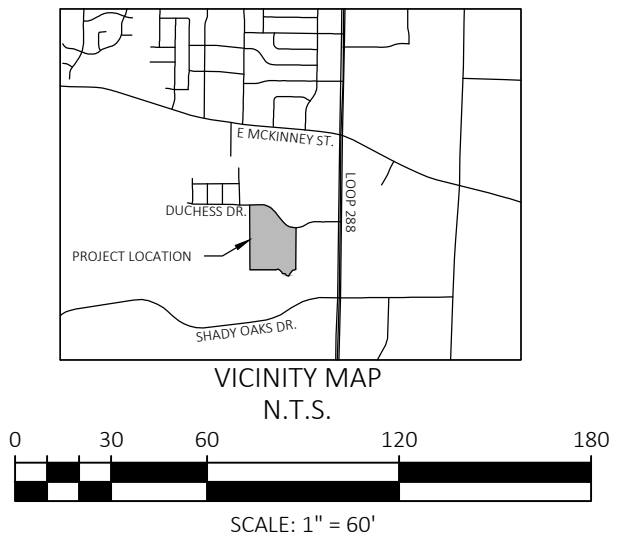
TBM B
BEING AN "X" CUT ON TOP OF CURB LOCATED ON THE NORTH SIDE DUCHESS DRIVE, APPROXIMATELY 30 FEET EAST OF THE EASTERN DRIVEWAY ENTRANCE TO THE PECAN CREEK BUSINESS PARK ("TEACH EDUCATIONAL INSTITUTION"). ELEVATION 587.20 FEET, N: 7125454.47, E: 2398651.08

100-YEAR FLOOD PLAIN
According to Map No. 48121C0380G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for the City of Denton dated April 18, 2011 and that map indicates as scaled, that a portion of this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain", a portion of which is in "Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain" and a portion is within "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with Base Flood Elevations determined", a portion of which is within the "floodway" defined as "The channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments"

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

CAUTION: EXISTING GAS FACILITIES IN AREA



LINE TABLE

LINE	BEARING	LENGTH
L1	S65° 24' 45"W	22.30
L2	S83° 36' 34"W	31.09
L3	S41° 38' 09"W	94.16
L4	S52° 34' 20"W	32.76
L5	N80° 54' 34"W	36.06
L6	N61° 33' 29"W	50.72
L7	N69° 24' 28"W	39.15
L8	S89° 06' 44"W	47.25
L9	N37° 09' 55"W	41.09
L10	S17° 33' 06"E	31.36
L11	N28° 05' 22"W	62.15
L12	N41° 55' 43"W	41.87
L13	S82° 14' 19"W	82.11
L14	N25° 40' 00"E	5.00

Site Data Table - Duchess Drive Multifamily

Item	Required	Provided
General Site Data		
Lot Area (square feet & acres)	10,000 SF/0.23 acres	823,173 SF/18.897 acres
Building Footprint Area (square feet)	-	85,200
Total Building Area (square feet)	-	217,370
Building Height (feet - distance to tallest building element and number of stories)	55 (Max)	See Building Dimension Table
Building Coverage (percent - X/XXX)	80% (Max)	10%
Development Impact Area (square feet)	-	471,662
Multifamily Units		
# of efficiency or 1 bedroom (min. 600 NSF)	-	146
# of 2 bedrooms (min. 940 NSF)	-	69
# of 3 bedrooms (min. 1,200 NSF)	-	34
Total Unit Count	-	249
Parking		
Parking Ratio (from Denton Development Code)	1 Bedroom - 1.25 Cars per Unit 2 Bedroom - 2.00 Cars per Unit 3 Bedroom - 3.00 Cars per Unit 10% Guest Parking	1.5 Parking Spaces per Unit Per Parking Study*
Parking (# spaces)	466	377
Direct-attached Garages	-	48
Tandem Parking	-	48
Standard (9'x18') Open Parking	-	254
Compact (8'x16') Car Parking	23 (Max)	18
Accessible Parking (# spaces)	9	9
Bicycle Spaces (# spaces)	24	88
Bicycle Parking Credit (1 Car per 4 Bicycle Parking Spaces)	92 Max (23 Max Car Spaces)	69 (17 Car Spaces)
Landscape Area		
Open Spaces (square feet and X/XXX)*	37,733 SF/8% (Min)	Onsite Open Spaces - Minimum 37,733 SF/8% Onsite 164,865 SF
Landscape Area (square feet and X/XXX)	164,635 SF/20% (Min)	Undisturbed Area 378,180 SF Total 543,045 SF/65.9%
Tree Canopy (square feet and X/XXX)	141,499 SF/30% (Min)	280,128 SF
Impervious Area		
Building Footprint Area (square feet)	-	85,200 SF
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	-	194,928 SF
Total Impervious Area (square feet)	-	280,128 SF

* Required parking is 1.5 spaces per unit per Multifamily Market Analysis Parking Study by ROERS Companies, dated April 2026.

- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED PARKLAND DEDICATION
 - PROPOSED RIGHT OF WAY
 - FLOODPLAIN BUFFER
 - ELECTRIC EASEMENT (E.E.)
 - PROPOSED PAVEMENT CENTERLINE
 - PROPOSED FIRE LANE STRIPING
 - SIGHT VISIBILITY TRIANGLE
 - PROPOSED CONCRETE FIRELANE
 - ACCESSIBLE CROSSWALK
 - ADA ACCESSIBLE ACCESS ROUTE
 - CONCRETE SIDEWALK
 - BARRIER FREE RAMP
 - PARKING SPACE COUNT
 - BICYCLE COUNT
 - COMPACT PARKING SPACE
 - FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - DUMPSTER CONTAINER WITH GATES (13' X 10.5' FRONT LOAD)
 - CITY OF DENTON SOLID WASTE STANDARD DETAILS
 - PROPOSED TRANSFORMER
 - DEVELOPMENT IMPACT AREA
 - EXISTING SEWER LINE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING STORM LINE
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED STORM LINE
 - PROPOSED 6" TALL PAINTED STEEL FENCE
 - PROPOSED 6" TALL ELITE DOUBLE WIRE METAL FENCE
 - FEMA SHADED ZONE X
 - FEMA SHADED ZONE AE
 - FEMA FLOODWAY
 - CROSS TIMBERS UPLAND ESA
 - CROSS TIMBERS UPLAND ESA TO BE REMOVED
 - UNDEVELOPED FLOODPLAIN ESA
 - RIPARIAN BUFFER ESA
 - WATER RELATED HABITAT ESA
 - EXISTING GAS LINE EASEMENT
 - CONCRETE W/ PAVER ACCENT
 - PRESERVED TREE
 - RETAINING WALL
 - ELECTRIC EASEMENT
 - OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
 - PLAT RECORDS DENTON COUNTY, TEXAS
 - RIGHT OF WAY
 - EXISTING
 - PROPOSED
 - BARRIER FREE RAMP
 - PRIMARY BUILDING ENTRANCE

ESA WITHIN PARKLAND DEDICATION

Category	Area (Acres)	Percentage
CROSS TIMBERS UPLAND	2.59 AC	38.6%
UNDEVELOPED FLOODPLAIN	5.74 AC	85.5%
RIPARIAN BUFFER	3.67 AC	54.6%
WATER RELATED HABITAT	4.12 AC	61.3%

Building Dimension Table

Building Number	Proposed Use	Length	Width	Max Building Height (FT)	Building Footprint Area (SF)	Building Gross Area (SF)
#1	Multifamily	207'-0"	71'-0"	40	12,910	26,350
#2	Multifamily and Amenities	362'-0"	255'-7"	55	44,240	129,670
#3	Multifamily	271'-5"	71'-0"	40	16,650	34,500
#4	Multifamily	178'-6"	73'-9"	40	11,400	26,850

CROSS TIMBERS UPLAND HABITAT PRESERVATION CALCULATIONS

Category	Area (SF)	Percentage
PRESERVED	145,660 SF	50.0%
REMOVED	145,343 SF	50.0%
TOTAL	291,003 SF	

STAGE REALTY INC.
DOC. NO. 94-0006845
O.P.R.D.C.T.
ZONED: SC
LAND USE: UNDEVELOPED

OWNER:
TG DUCHESS DENTON, LLC
12421 DALLAS PKWY, SUITE 1090
DALLAS, TEXAS 75254-2995
214-416-7034

DEVELOPER:
ROERS COMPANIES
TWO CARLSON PARKWAY, SUITE
400, PLYMOUTH, MN 55447
763-285-8808

SURVEYOR:
QUIDDITY ENGINEERING, LLC.
2805 DALLAS PARKWAY, SUITE 600
4500 MERCANTILE PLAZA DRIVE, SUITE 228
PLANO, TEXAS 75093
972-488-2200

ENGINEER:
QUIDDITY ENGINEERING, LLC.
4500 MERCANTILE PLAZA DRIVE, SUITE 228
FORT WORTH, TEXAS 76137
817-333-2200

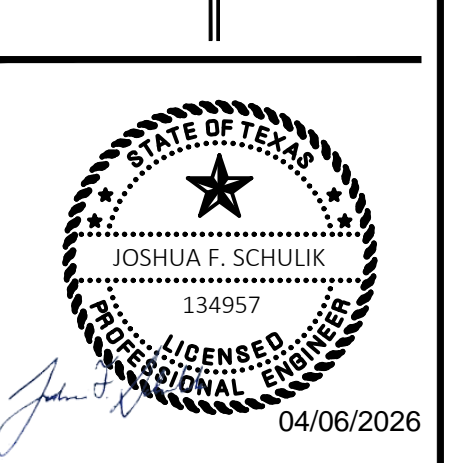
REVISION

No.	Date	Description
1	05/27/2021	

QUIDDITY
Professional Engineers and Land Surveyors Registration Nos. 1-232076, 1008100
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, TX 76137 • 817-333-2200

DESIGNED BY: HTF
CHECKED BY: JFS
DRAWN BY: AM

DATE: APRIL 2026
JOB NO.: 16899-0006-00



DENTON DUCHESS
CEP 25 - 0035

OVERALL SITE PLAN

TRUST 1
MARY L. AUSTIN SURVEY
ABSTRACT NO. 4
18.897 ACRES
EX. ZONING: SC
PROPOSED ZONING: SC
EXISTING LAND USE: UNDEVELOPED
PROPOSED LAND USE: MULTIFAMILY
523-0005
CEP25-0035

SHEET NO.
C6.01