

Vicinity Map
NTS

SITE DATA TABLE
B.B.B. & C.R.R. SURVEY, ABST. NO. 186

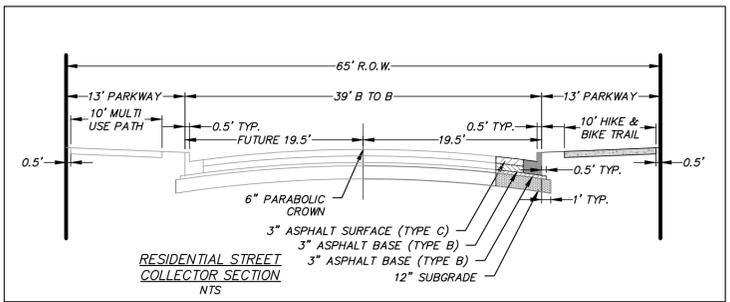
ITEM	REQUIRED	PROVIDED
GENERAL SITE DATA		
LOT AREA: GROSS	-	179,245 SF
LOT AREA: POST R.O.W. DEDICATION	-	176,171 SF
BUILDING AREA - FOOTPRINT	-	4,044 AC
BUILDING AREA - TOTAL	-	49,811 SF
BUILDING HEIGHT: Max	-	47'-9"
BUILDING HEIGHT: Min	-	41'-9"
BUILDING STORIES	-	3 STORY
BUILDING COVERAGE	-	28%
DEVELOPMENT IMPACT AREA	-	183,764 SF
MULTIFAMILY UNITS		
STUDIO	-	0 UNITS
1 BEDROOM	-	36 UNITS
2 BEDROOM	-	60 UNITS
3 BEDROOM	-	24 UNITS
4 BEDROOM	-	0 UNITS
TOTAL UNIT COUNT	-	120 UNITS
MARKET RATE UNITS	-	39 UNITS
AFFORDABLE UNITS	-	81 UNITS
MINIMUM UNIT SIZE:	-	680 SF
PARKING		
PARKING RATIO - AFFORDABLE UNITS	1 PER UNIT * 81 UNITS = 81	
PARKING RATIO - MARKET RATE UNITS	2 PER UNIT * 39 UNITS = 78	
PARKING SPACES	159	169
ACCESSIBLE PARKING PROVIDED	5	9
COVERED PARKING PROVIDED	-	0
COMPACT PARKING SPACES PROVIDED	0	4
BICYCLE SPACES PROVIDED	8	10
PARKING IN EXCESS OF 125% OF REQUIRED	0	0
LANDSCAPE AREA		
OPEN SPACE	8% - 14,702 SQFT	18,487 SQFT
LANDSCAPED AREA	20% - 36,753 SQFT	38,724 SQFT
TREE CANOPY	40% - 50,544 SQFT	51,342 SQFT
PERMEABLE AREA	-	49,375 SQFT
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA	-	49,811 SQFT
PAVEMENT AND OTHER FLATWORK	-	76,985 SQFT
TOTAL IMPERVIOUS AREA	-	126,796 SQFT
WATER UTILITIES		
WATER DEMAND - DOMESTIC (GPD)	-	96,000 GPD
WATER DEMAND - DOMESTIC (GPM)	-	66.67 GPM
WATER DEMAND - FIRE (GPM)	-	3,000 GPM
WATER DEMAND - IRRIGATION (GPM)	-	120 GPM
Preliminary Water-Supply Fixture-Unit (WSFU) Value	-	1,912 WSFU
WATER DEMAND - PEAK HOURS (GPD)	-	144,000 GPD
WASTEWATER LOADING (GPD)	-	30,000 GPD
WASTEWATER LOADING (GPM)	-	20.83 GPM
WASTEWATER LOADING PEAK FLOW (GPD)	-	120,000 GPD
WASTEWATER LOADING PEAK FLOW (GPM)	-	83 GPM

- LEGEND**
- Proposed Public Asphalt
 - Open Space Area
 - Firelane
 - Proposed Sidewalk
 - Stamped Conc. Crosswalk
 - Pervious Pavement
 - Proposed Wheel Stop Typical
 - Proposed Fire Hydrant
 - Proposed Curb Inlet
 - Barrier Free Ramp
 - Transformer
 - Trash Compactor
 - Ex. Storm Pipe
 - Development Impact Area
 - R.O.W. Centerline
 - Property Line
 - Proposed Metal Fence
 - Electric Meter
 - Electric Route

TRIP GENERATION TABLE

Land Use	ITE Code	Average Weekday	Rates		Direction Split		AM Peak Hour		PM Peak Hour		
			T = 6.41(x)+75.31	T = 0.31(x) + 22.85	50/50	24/76	63/37	63/37			
Multi-Family Housing (Mid-Rise)	220										
		Units	Total	In	Out	Total	In	Out	Total	In	Out
Multi-Family Housing	120	845	422	422	60	14	46	72	44	28	

EASEMENT ENCROACHMENT NOTE:
AS A CONDITION OF THE ALLOWING THE ENCROACHMENTS IN THE EXISTING EASEMENTS, OWNER ACKNOWLEDGES THAT THE CITY OF DENTON HAS THE RIGHTS OF CONSTRUCTING PUBLIC DRAINAGE IMPROVEMENTS, DRAINAGE MAINTENANCE, INSPECTION, OR OTHER RELATED PUBLIC DRAINAGE WORK WITHIN THE EXISTING DRAINAGE EASEMENT. OWNER ACKNOWLEDGES THE CITY'S RIGHT TO REMOVE THE FENCE AND ANY OTHER PRIVATE IMPROVEMENTS ENCROACHING WITHIN THE EASEMENT. CITY OF DENTON IS NOT LIABLE FOR ANY REIMBURSEMENT, REPLACEMENT, OR DAMAGES INCURRED BY THE ENCROACHMENT OF PRIVATE IMPROVEMENTS, INCLUDING PAVING, LANDSCAPING, OR STRUCTURES.



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SITE BENCHMARKS
BM-1 = City of Denton Survey Benchmark #12-76-2 at the southwest corner of property. Elev.=679.81
BM-2 = "X" in top of concrete curb on the east side of Joyce Lane at the north end of street, 125'± south of the gate to a concrete flume to the north of the street. Elev.=676.61

CITY BENCHMARK USED FOR CONTROL
#12-76-2 = Standard City of Denton Bronze Cap in concrete at the southwest corner of the inlet on Fallmeadow Street approximately 1,000 feet north of 377 on east side of street. Elev.=679.81

Date of Preparation: May 16, 2025 Existing Zoning: R-7 District Proposed Land Use: Multi-Family

CROSS ENGINEERING CONSULTANTS
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SUP SITE PLAN
PALLADIUM DENTON WEST
4.115 ACRES - 179,245 SF
B.B.B. & C.R.R. SURVEY, ABST. NO. 186
CITY OF DENTON, DENTON COUNTY, TEXAS

Sheet No. **SP**
SUP25-0002
Project No. 24084

PALLADIUM DENTON WEST