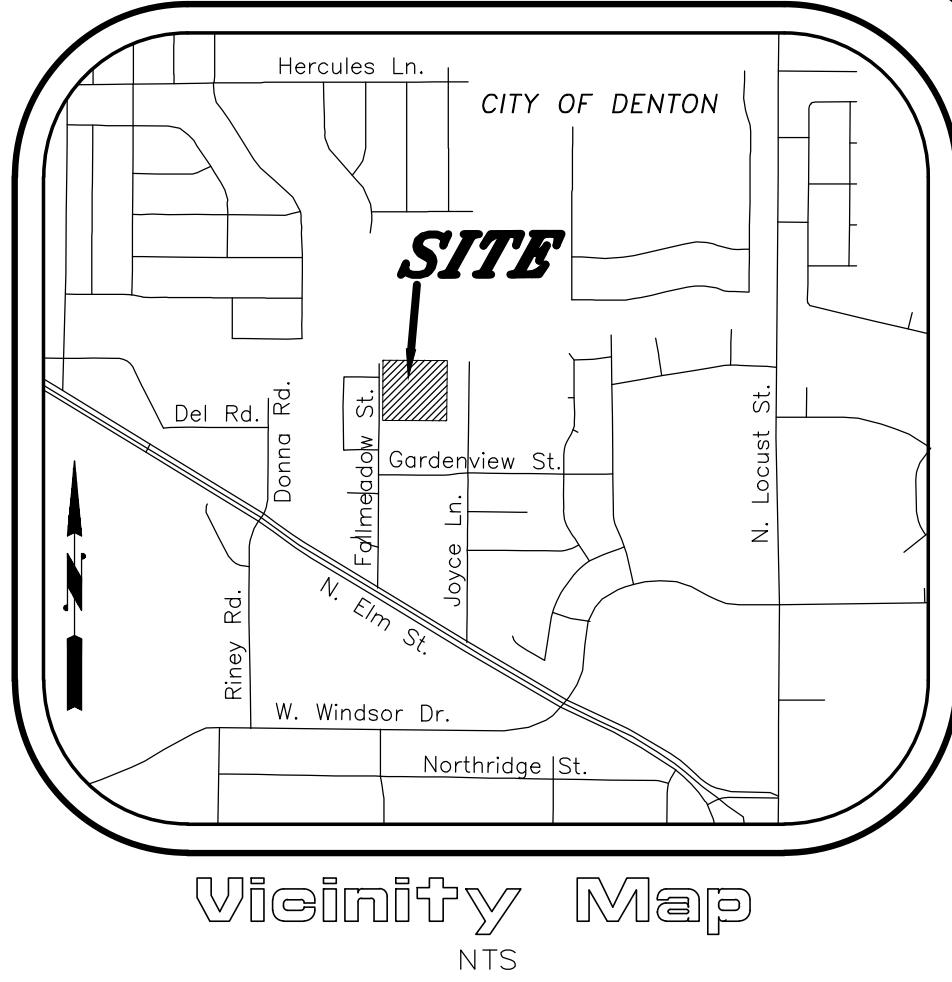
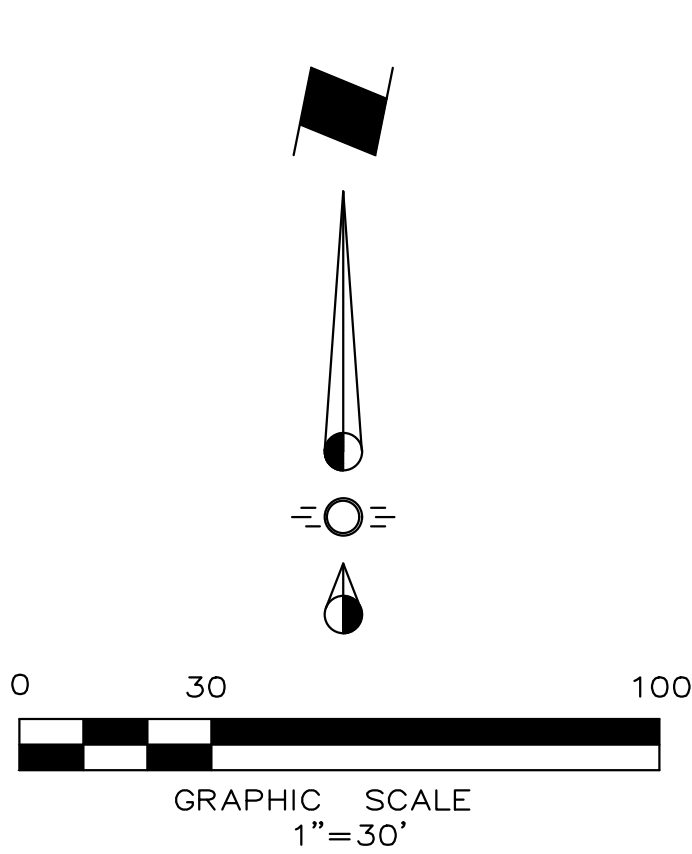
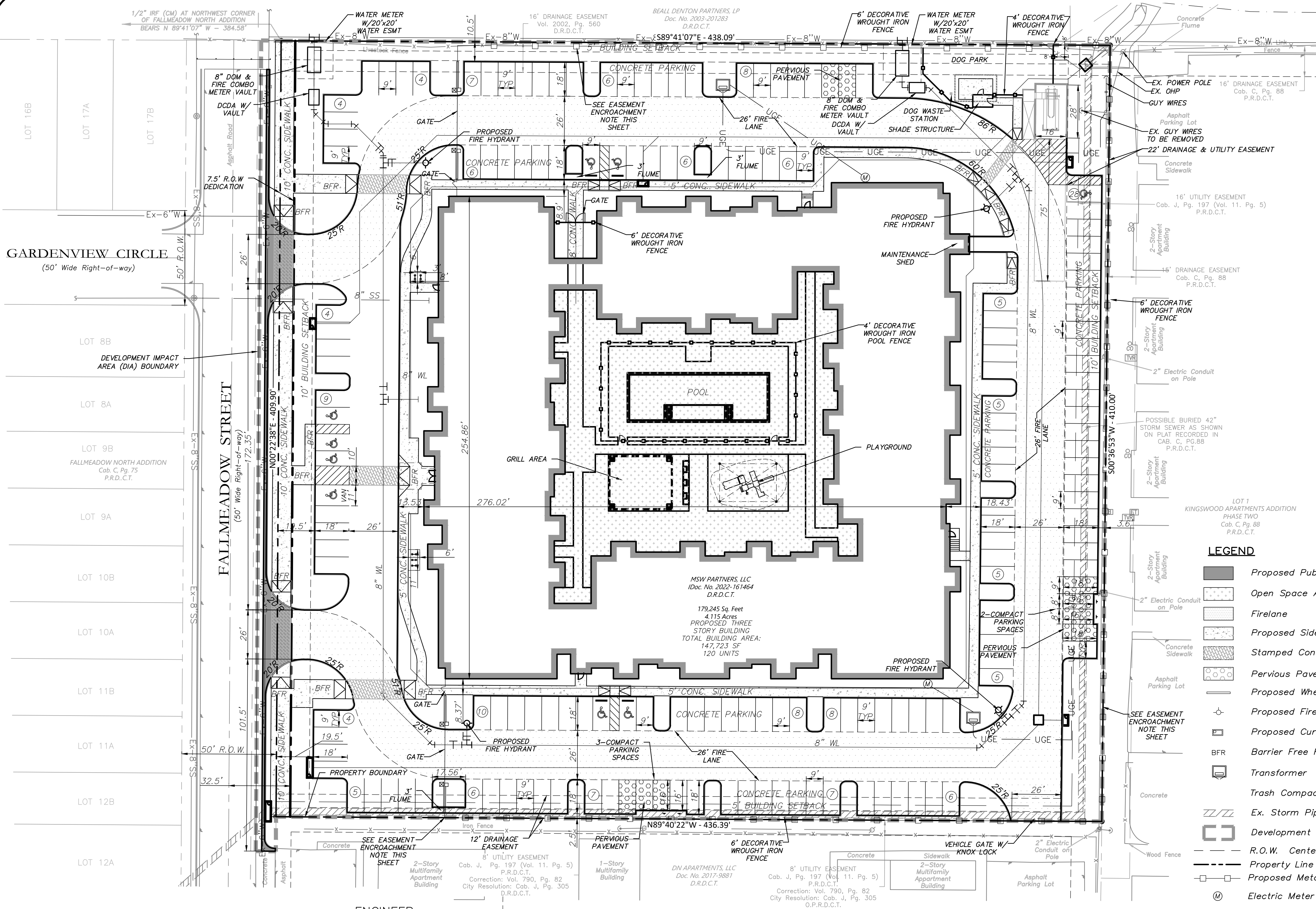




SITE DATA TABLE			
B.B.B. & C.R.R. SURVEY, ABST. NO. 186		R-7 DISTRICT MULTI-FAMILY	
ZONING:			
PROPOSED USE:			
ITEM	REQUIRED	PROVIDED	
GENERAL SITE DATA			
LOT AREA: GROSS	-	179,245	SF
	-	4,115	AC
LOT AREA: POST R.O.W. DEDICATION	-	176,171	SF
	-	4,044	AC
BUILDING AREA - FOOTPRINT	-	49,811	SF
BUILDING AREA - TOTAL	-	147,723	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
LANDSCAPED AREA	20% - 36,753	SQFT	38,724
TREE CANOPY	40% - 50,544	SQFT	51,342
PERMEABLE AREA			49,375
IMPERVIOUS AREA			
BUILDING FOOTPRINT AREA	-		49,811
PAVEMENT AND OTHER FLATWORK	-		76,985
TOTAL IMPERVIOUS AREA	-		126,796
WATER UTILITIES			
WATER DEMAND - DOMESTIC (GPD)			96,000
WATER DEMAND - DOMESTIC (GPM)			66.67
WATER DEMAND - FIRE (GPM)			3,000
WATER DEMAND - IRRIGATION (GPM)			120
Preliminary Water-Supply Fixture-Unit (WSFU) Value			1,912
WATER DEMAND - PEAK HOURS (GPD)			144,000
WASTEWATER LOADING (GPD)			30,000
WASTEWATER LOADING (GPM)			20.83
WASTEWATER LOADING PEAK FLOW (GPD)			120,000
WASTEWATER LOADING PEAK FLOW (GPM)			83

- 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

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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Phone (216) 752-4300

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Contact: Jonathan Hake

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Ringley & Associates
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McKinney, TX. 75069
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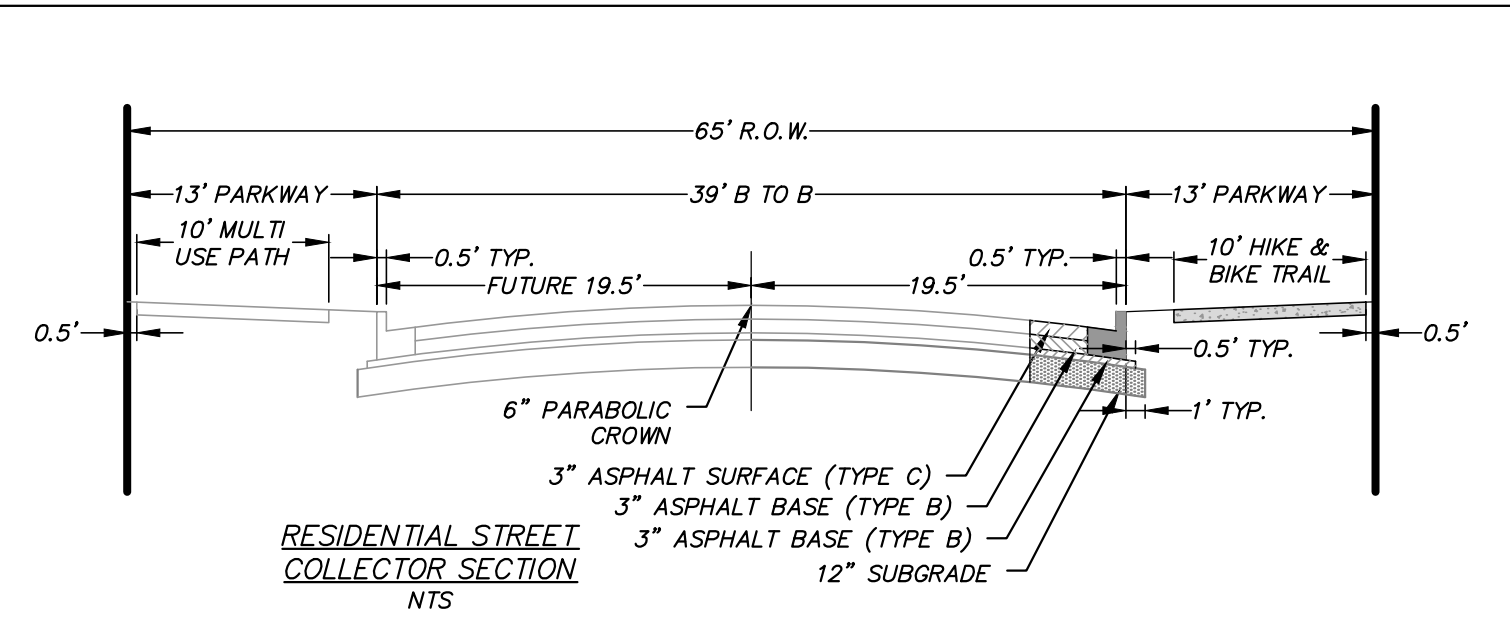
SITE BENCHMARKS

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

Issue Date	Description
1 2/11/2025	
2 3/25/2025	
3 4/22/2025	
4 5/16/2025	
5 5/29/2025	
6	

CROSS
ENGINEERING CONSULTANTS

1720 W. Virginia Street
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-9335

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF IN-TERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 5/29/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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