GRAPHIC SCALE IN FEET
0 30 60 120
SCALE 1"=60' @ 24" X 36"

NORTH

OLD NORTH PARK ADDITION
DOC. #2019-265
P.R.D.C.T.

OLD NORTH PARK ADDITION
PHASE II-A
DOC. #2016-2110
P.R.D.C.T.

OLD NORTH PARK ADDITION
CAB.V, PG.873, P.R.D.C.T.

BOARD OF PENSIONS OF THE LUTHERAN CHURCH IN AMERICA
VOLUME 556, PAGE 396
D.R.D.C.T.

UTILITY EASEMENT
CITY OF DENTON
VOL. 577, PG. 77
D.R.D.C.T.

ELECTRIC EASEMENT
CITY OF DENTON
DOC. #2007-59445
D.R.D.C.T.

SHEET 1 OF 4

SHEET 2 OF 4

SHEET 3 OF 4

SHEET 4 OF 4

PUBLIC DRAINAGE & UTILITY EASEMENT
CITY OF DENTON
DOC. #2007-59446
O.P.R.D.C.T.

LOT 10, BLOCK A
THE SHOPS AT OLD NORTH
CAB. X, PG. 622

VISIBILITY EASEMENT
TO STONEHAWK
CAPITAL PARTNERS, LLC
PER THIS PLAT
(0.098 AC.)

18.241 ACRES (794,594 SQ. FT.)
RALPH L. MASON TRUSTEE OF THE
RALPH L. MASON TRUST
VOL. 4885, PG. 749,
AND RALPH L. MASON TRUST
VOL. 5036, PG. 3523
& VOL. 5040, PG. 1237 & P.G. 1269
O.P.R.D.C.T.

LOT 1
9.940 ACRES
(432,979 SQ. FT)

LOT 2
1.378 ACRES
(60,019 SQ. FT)

LOT 3
1.082 ACRES
(47,136 SQ. FT)

LOT 4
1.169 ACRES
(50,915 SQ. FT)

LOT 5
1.045 ACRES
(45,528 SQ. FT)

LOT 6
0.928 ACRES
(40,425 SQ. FT)

LOT 7
1.427 ACRES
(62,152 SQ. FT)

LOT 8
1.267 ACRES
(55,200 SQ. FT)

REPLAT OF
PHASE ONE, LOT ONE
OF THOMPSON ADDITION
CAB. E, PG.43
P.R.D.C.T.

PUBLIC DRAINAGE & UTILITY EASEMENT
CITY OF DENTON
DOC. #2007-59443
O.P.R.D.C.T.

DUMPSTER

METAL SIGN
"PIPELINE"

U.S. HIGHWAY 380
(2351 E. UNIVERSITY DRIVE)
VARIABLE WIDTH R.O.W.

OLD NORTH ROAD
(54.8' R.O.W. AS MONUMENTED)

CONCRETE
RETAINING WALL

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC. TX F-928 PH: 940-287-3620
100 W OAK STREET, SUITE 203, DENTON, TEXAS 76201 WWW.KIMLEY-HORN.COM
CONTACT: MACK MATTKE, P.E. EMAIL: MACK.MATTKE@KIMLEY-HORN.COM
PHONE: 940-536-0176

DEVELOPER:
NAME: STONEHAWK CAPITAL PARTNERS, LLC
ADDRESS: 4550 TRAVIS ST. SUITE 565
CITY/ZIP: DALLAS, TX 75205
CONTACT: MATT SWEDENBURG
EMAIL: MSWEDENBURG@STONEHAWKCAPITAL.COM
PHONE: 205-746-0432

SUBDIVISION NAME	BLOCK & LOT	EXISTING ZONING	PROPOSED LAND USE
X	X	MN / SC	MULTIFAMILY / COMMERCIAL

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: MACKENZIE M. MATTKE
P.E. No. 140083 Date: 05/23/2023

DEVELOPMENT PLAN - SITE PLAN

380 OLD NORTH
(PD23-0001)
LOT 1-8 OF THE UNPLATTED LOT (18.241 A.C. / 794,594 SF)

REVIEWED BY:	DRAWN BY:	DATE	FILE	PROJECT NUMBER	SHEET
MMM	ALM	05/23/2023		064514820	OVR

IMAGES
XREFS
LAST SAVED
PLOTTED BY
PLOT NAME

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MOODY, AARON
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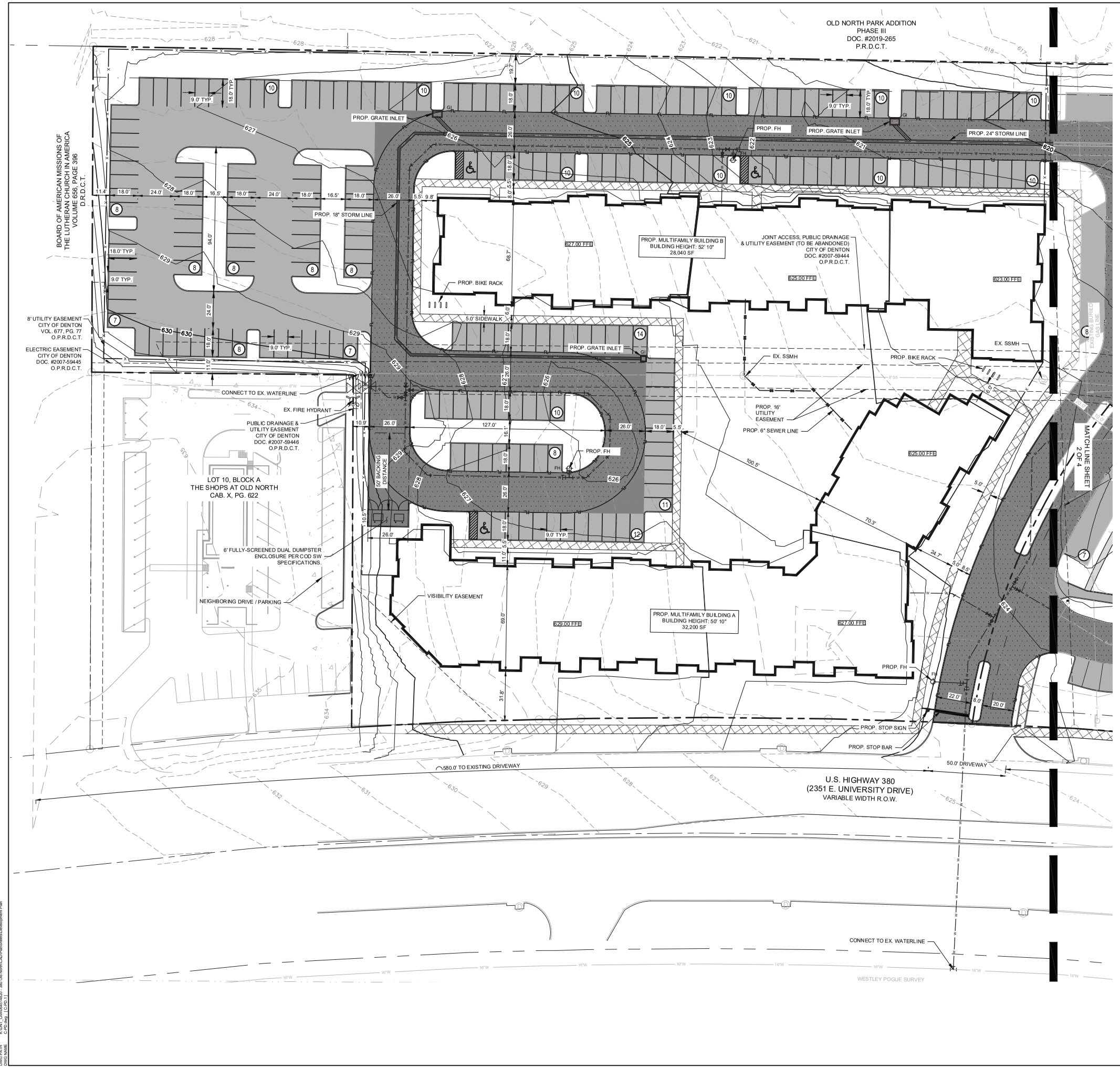

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE 1"=30' @ 24" X 36"

LEGEND

PROPERTY LINE	PROPOSED FIRE HYDRANT (FH)
ADJACENT PROPERTY LINE	NUMBER OF PARKING SPACES PER ROW
PROPOSED PAVEMENT	EXISTING POWER POLE
EXISTING CONCRETE PAVEMENT	EXISTING LIGHT POLE
PROPOSED STORM SEWER LINE	EXISTING SAN. SWR. MANHOLE
EXISTING STORM SEWER LINE	PROPOSED SSWR MANHOLE
PROPOSED SANITARY SEWER LINE	EXISTING SIGN
EXISTING SANITARY SEWER LINE	PROPOSED WATER METER
PROPOSED WATER MAIN LINE	LANDSCAPE BUFFER
EXISTING WATER MAIN LINE	P.U.E. PUBLIC UTILITY EASEMENT
EXISTING OVERHEAD ELECTRIC	S.B. SET BACK
PROPOSED WALL	D.E. DRAINAGE EASEMENT
DEVELOPMENT IMPACT AREA	PROPOSED BIKE RACK
PROPOSED MUTUAL ACCESS EASEMENT (TO BE RECORDED BY SEPARATE INSTRUMENT)	EXISTING TRAFFIC BOX
PROPOSED FIRE LANE	EXISTING FIRE HYDRANT
HEAVY DUTY CONCRETE PAVEMENT	PROPOSED BARRIER FREE RAMP
MEDIUM DUTY CONCRETE PAVEMENT	PROPOSED PAVEMENT DIRECTIONAL ARROW
MULTI-FAMILY/PHASE 1 SIDEWALK PAVEMENT	FLOW ARROW
COMMERCIAL/PHASE 2 SIDEWALK PAVEMENT	

Item	Required	Provided
General Site Data		
Lot Area (square feet & acres)	2,500 SF (minimum)	18.241 AC (794,594 SF)
Multifamily Building A		32,200 SF
Multifamily Building B		28,040 SF
Multifamily Building C		28,710 SF
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Restaurant 1 & 4		3,449 SF
Restaurant 2 & 3		3,050 SF
Restaurant 5		4,097 SF
Restaurant / Retail		8,766 SF
Bank		11,463 SF
Total Building Area (SF)		142,229 SF
Multifamily Unit Count		1 BR - 165 2 BR - 98 3 BR - 13
Building Height (feet - distance to tallest building element and number of stories)	65 Feet (maximum)	52 Ft. 10 In.
Building Coverage (percent - x.xx%)	80% (maximum)	17.9%
Development Impact Area (square feet & acres)		18.241 Acres (794,594 SF)
Parking		
Parking Ratio	Multifamily: 1.25 x 1BR, 2 x 2BR, 3 x 3BR 10% Guest Parking Restaurant: 1 Per 4 Occupancy Limit Retail: 1 Space Per 1,000 SF of GFA Bank: 1 Space Per 350 SF of GFA	
Multi-Family Provided Parking (# spaces)		431 Spaces
Commercial Provided Parking (# spaces)		353 Spaces
Multi-Family Accessible Parking Provided (# spaces)		7 Spaces
Commercial Accessible Parking Provided (# spaces)		16 Spaces
Bicycle Spaces Provided (# spaces)	1 Space Per 20 Parking Spaces	40 Spaces
Parking in Excess of 125% of required parking (# spaces)	N/A	N/A
Multi-Family Landscape Area		
Landscaped Area (square feet and x.xx%) (See Landscape Plan for more details)	20% (86,595 SF)	31.7% (137,511 SF)
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Permeable Area		N/A
Impervious Area		
Building Footprint Area (square feet)		142,229 SF
Area of Sidewalks, Pavement & other Impervious Flatwork		427,763 SF
Total Impervious Area		569,992 SF

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Kimley»Horn
Engineer: MACKENZIE M. MATTKE
P.E. No. 140083 Date: 05/23/2023

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

Kimley»Horn

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(PD23-0001)
LOT 1-8 OF THE UNPLATTED LOT (18.241 A.C. / 794,594 SF)

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PLOTTED ON
DWG NAME

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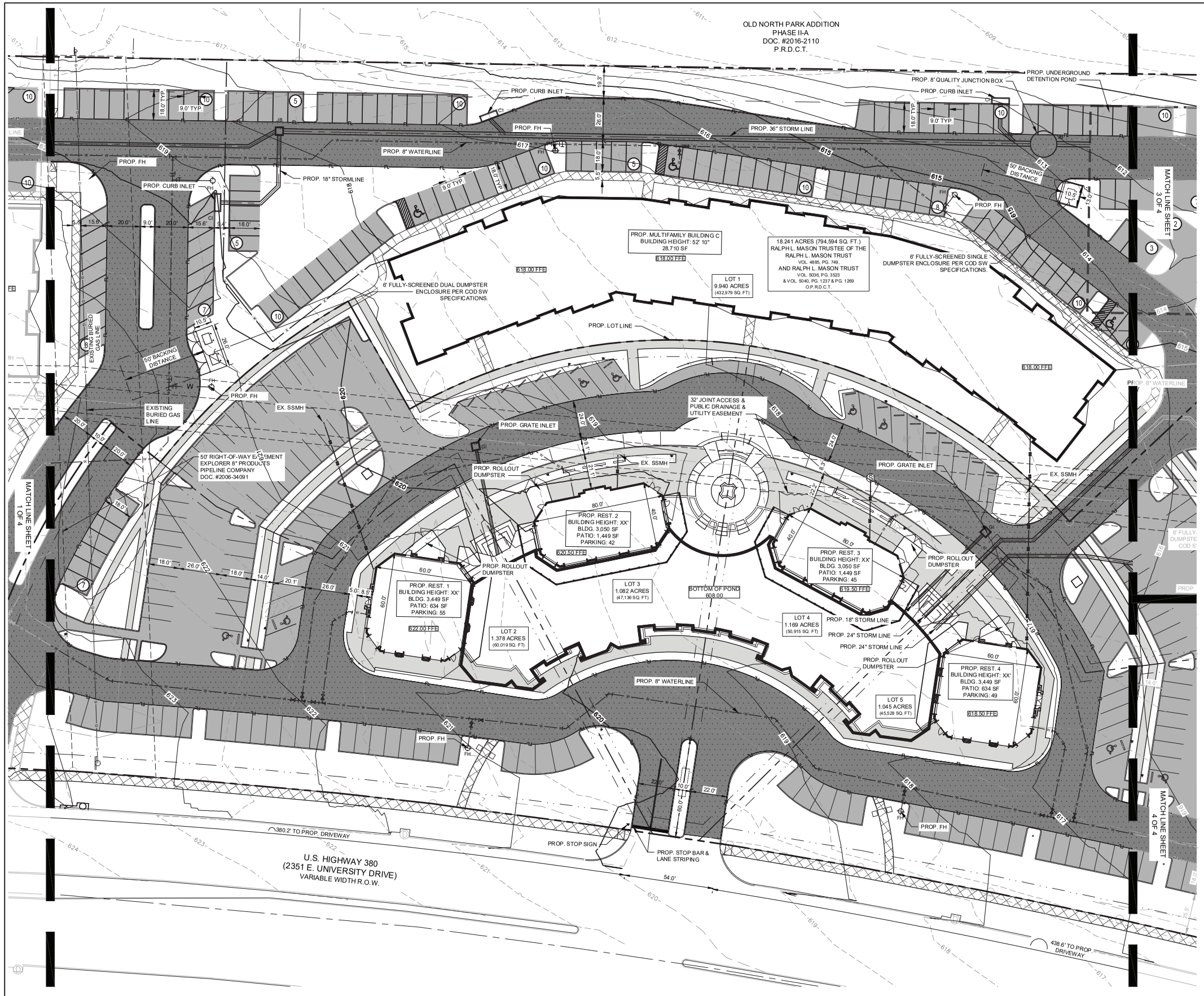

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SCALE 1"=30' @ 24" X 36"

LEGEND

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- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
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- PROPOSED SSWR MANHOLE
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- SET BACK (S.B.)
- DRAINAGE EASEMENT (D.E.)
- PROPOSED BIKE RACK
- EXISTING TRAFFIC BOX (TR)
- EXISTING FIRE HYDRANT
- PROPOSED BARRIER FREE RAMP
- PROPOSED PAVEMENT DIRECTIONAL ARROW
- FLOW ARROW

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Kimley»Horn
Engineer: MACKENZIE M. MATTKE
P.E. No. 140083 Date: 05/23/2023

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

Kimley»Horn

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380 OLD NORTH

(PD23-0001)
LOT 1-8 OF THE UNPLATTED LOT (18.241 A.C. / 794,594 SF)

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MMM	ALM	05/23/2023		064514820	2 OF 4

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PLOT TIME
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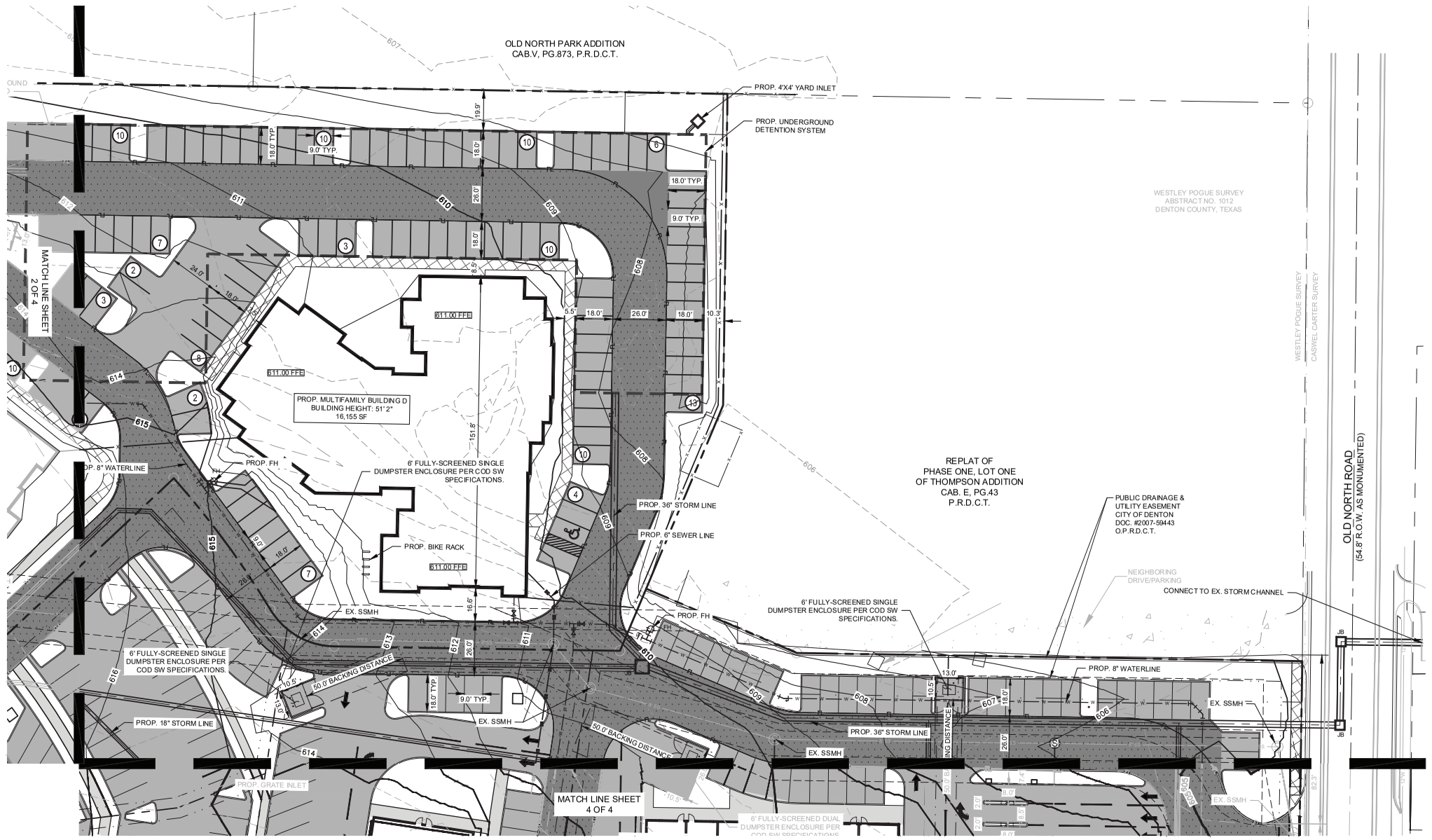

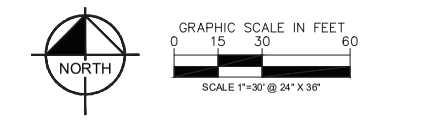

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Kimley»Horn

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DEVELOPER:
NAME: STONEHAWK CAPITAL PARTNERS, LLC
ADDRESS: 4550 TRAVIS ST. SUITE 565
CITY/ZIP: DALLAS, TX 75205
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PHONE: 205-746-0432

SUBDIVISION NAME	BLOCK & LOT	EXISTING ZONING	PROPOSED LAND USE
X	X	MN / SC	MULTIFAMILY / COMMERCIAL

DEVELOPMENT PLAN - SITE PLAN

380 OLD NORTH

(PD23-0001)
LOT 1-8 OF THE UNPLATTED LOT (18.241 A.C. / 794,594 SF)

REVIEWED BY:	DRAWN BY:	DATE	FILE	PROJECT NUMBER	SHEET
MMM	ALM	05/23/2023		064514820	3 OF 4

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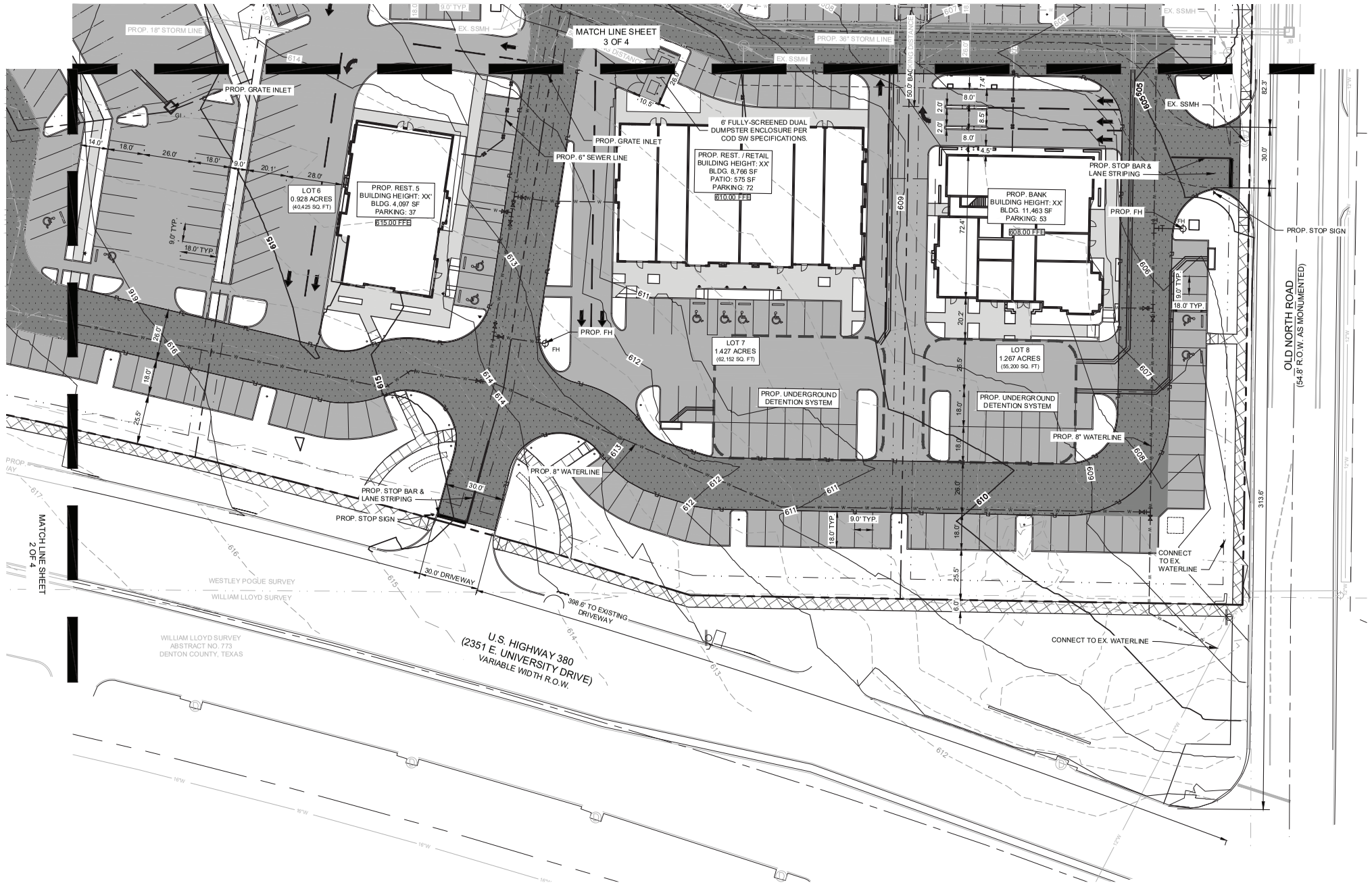

LEGEND

PROPERTY LINE	PROPOSED FIRE HYDRANT (FH)
ADJACENT PROPERTY LINE	NUMBER OF PARKING SPACES PER ROW
PROPOSED PAVEMENT	EXISTING POWER POLE
EXISTING CONCRETE PAVEMENT	EXISTING LIGHT POLE
PROPOSED STORM SEWER LINE	EXISTING SAN. SWR. MANHOLE
EXISTING STORM SEWER LINE	PROPOSED SSWR MANHOLE
PROPOSED SANITARY SEWER LINE	EXISTING SIGN
EXISTING SANITARY SEWER LINE	PROPOSED WATER METER
PROPOSED WATER MAIN LINE	LANDSCAPE BUFFER
EXISTING WATER MAIN LINE	P.U.E. PUBLIC UTILITY EASEMENT
EXISTING OVERHEAD ELECTRIC	S.B. SET BACK
PROPOSED WALL	D.E. DRAINAGE EASEMENT
DEVELOPMENT IMPACT AREA	PROPOSED BIKE RACK
PROPOSED MUTUAL ACCESS EASEMENT (TO BE RECORDED BY SEPARATE INSTRUMENT)	EXISTING TRAFFIC BOX
PROPOSED FIRE LANE	EXISTING FIRE HYDRANT
HEAVY DUTY CONCRETE PAVEMENT	PROPOSED BARRIER FREE RAMP
MEDIUM DUTY CONCRETE PAVEMENT	PROPOSED PAVEMENT DIRECTIONAL ARROW
MULTI-FAMILY/PHASE 1 SIDEWALK PAVEMENT	FLOW ARROW
COMMERCIAL/PHASE 2 SIDEWALK PAVEMENT	

Item	Required	Provided
General Site Data		
Lot Area (square feet & acres)	2,500 SF (minimum)	18.241 AC (794,594 SF)
Multifamily Building A		32,200 SF
Multifamily Building B		28,040 SF
Multifamily Building C		28,710 SF
Multifamily Building D		16,155 SF
Restaurant 1 & 4		3,449 SF
Restaurant 2 & 3		3,050 SF
Restaurant 5		4,097 SF
Restaurant / Retail		8,766 SF
Bank		11,463 SF
Total Building Area (SF)		142,229 SF
Multifamily Unit Count		1 BR - 165 2 BR - 98 3 BR - 13
Building Height (feet - distance to tallest building element and number of stories)	65 Feet (maximum)	52 Ft. 10 In.
Building Coverage (percent - x.xx%)	80% (maximum)	17.9%
Development Impact Area (square feet & acres)		18.241 Acres (794,594 SF)
Parking		
Parking Ratio	Multifamily: 1.25 x 1BR, 2 x 2BR, 3 x 3BR 10% Guest Parking Restaurant: 1 Per 4 Occupancy Limit Retail: 1 Space Per 1,000 SF of GFA Bank: 1 Space Per 350 SF of GFA	
Multi-Family Provided Parking (# spaces)		431 Spaces
Commercial Provided Parking (# spaces)		353 Spaces
Multi-Family Accessible Parking Provided (# spaces)		7 Spaces
Commercial Accessible Parking Provided (# spaces)		16 Spaces
Bicycle Spaces Provided (# spaces)	1 Space Per 20 Parking Spaces	40 Spaces
Parking in Excess of 125% of required parking (# spaces)	N/A	N/A
Multi-Family Landscape Area		
Landscaped Area (square feet and x.xx%) (See Landscape Plan for more details)	20% (86,595 SF)	31.7% (137,511 SF)
Tree Canopy (square feet and x.xx%) (Percentage based on lot area minus proposed building footprint. See Landscape Plan for more details)	40% (131,149 SF)	100% (199,705 SF)
Commercial Landscape Area		
Landscaped Area (square feet and x.xx%) (See Landscape Plan for more details)	20% (72,323 SF)	24% (87,091 SF)
Tree Canopy (square feet and x.xx%) (Percentage based on lot area minus proposed building footprint. See Landscape Plan for more details)	40% (137,156 SF)	81% (277,373 SF)
Permeable Area		N/A
Impervious Area		
Building Footprint Area (square feet)		142,229 SF
Area of Sidewalks, Pavement & other Impervious Flatwork		427,763 SF
Total Impervious Area		569,992 SF

DDC NOTES:

1. WHERE MODIFICATIONS ARE NOT EXPRESSLY AUTHORIZED, ALL REQUIREMENTS OF THE DENTON DEVELOPMENT CODE, AS AMENDED, MUST BE MET. (PDC3.4)
2. ALL PROPOSED SIGNAGE WILL NOT DIFFERENTIATE FROM THE DDC REQUIREMENTS AS PART OF PD22-0007. PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE DDC.

DRAINAGE NARRATIVE:

THE PROPOSED DEVELOPMENT IN ITS EXISTING CONDITION DRAINS SOUTHWEST TO NORTHEAST. THE DRAINAGE CONVEYS TO AN EXISTING STORM CHANNEL ON THE EAST SIDE OF OLD NORTH.

IN THE ULTIMATE CONDITION, THE PROPOSED DEVELOPMENT WILL BE DETAINED BY THE PROPOSED RETENTION POND IN THE MIDDLE OF THE SITE, AND THE PROPOSED UNDERGROUND DETENTION SYSTEM IN THE NORTHEAST CORNER OF THE LOT. THE RETENTION POND AND UNDERGROUND DETENTION SYSTEM WILL RELEASE TO THE EXISTING STORM CHANNEL AT A FLOW LESS THAN OR EQUAL TO THE EXISTING CONDITION.

NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

NOTES:

1. NO ENVIRONMENTALLY SENSITIVE AREAS EXIST ON THE PROPERTY
2. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY
3. PHASE A REPRESENTS MULTIFAMILY LOT 1.
4. PHASE B REPRESENTS COMMERICAL LOTS 2-8.
5. HVAC MECHANICAL EQUIPMENT WILL BE ROOFTOP MOUNTED AND/OR PROPERLY SCREENED FROM RIGHT-OF-WAY PER DDC.

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: MACKENZIE M. MATTKE
P.E. No. 140083 Date: 05/23/2023

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

Kimley»Horn

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