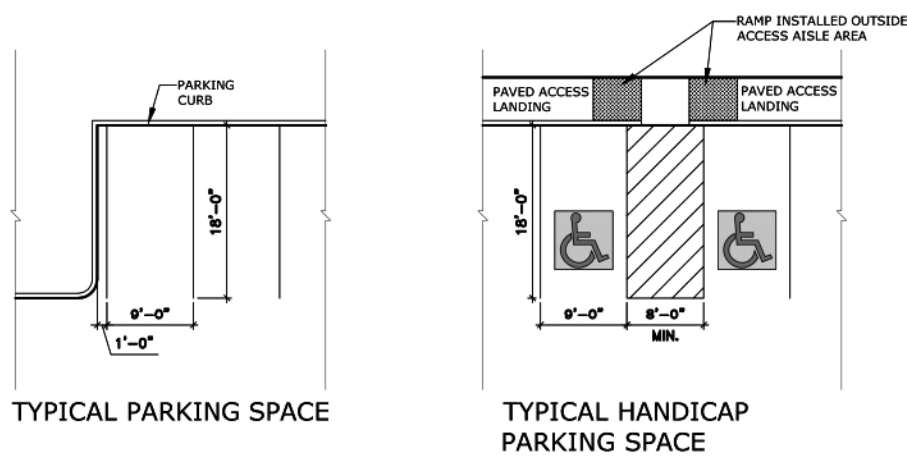
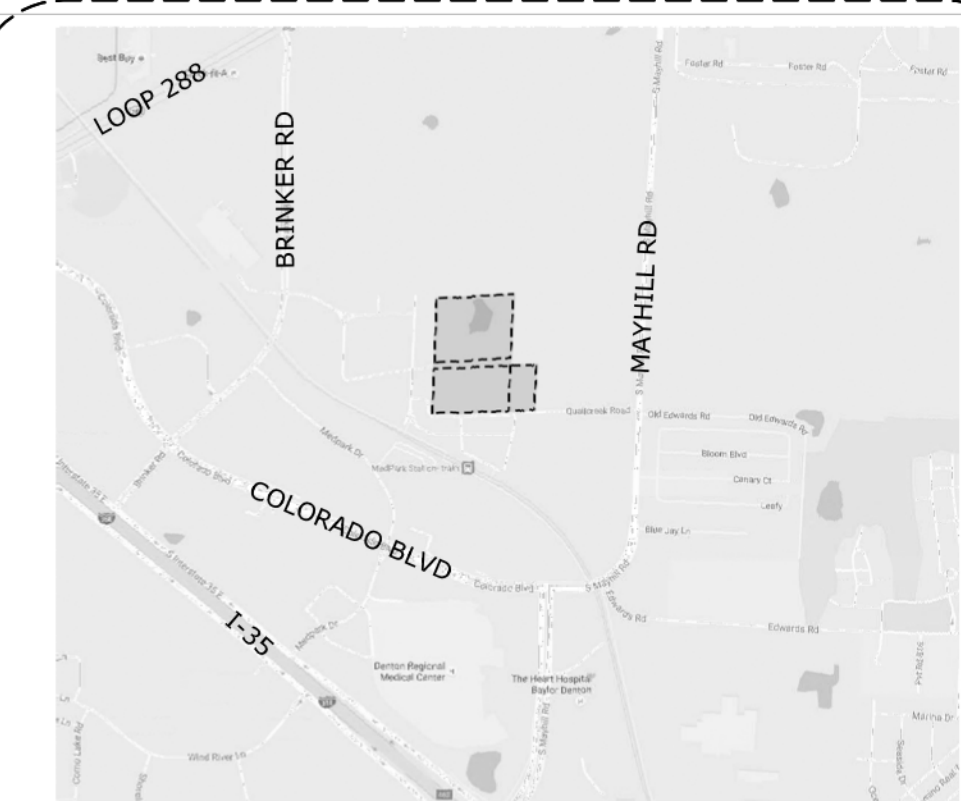


The Standard at
MedPark Station
Denton, Texas



15 TYPICAL PARKING DETAIL

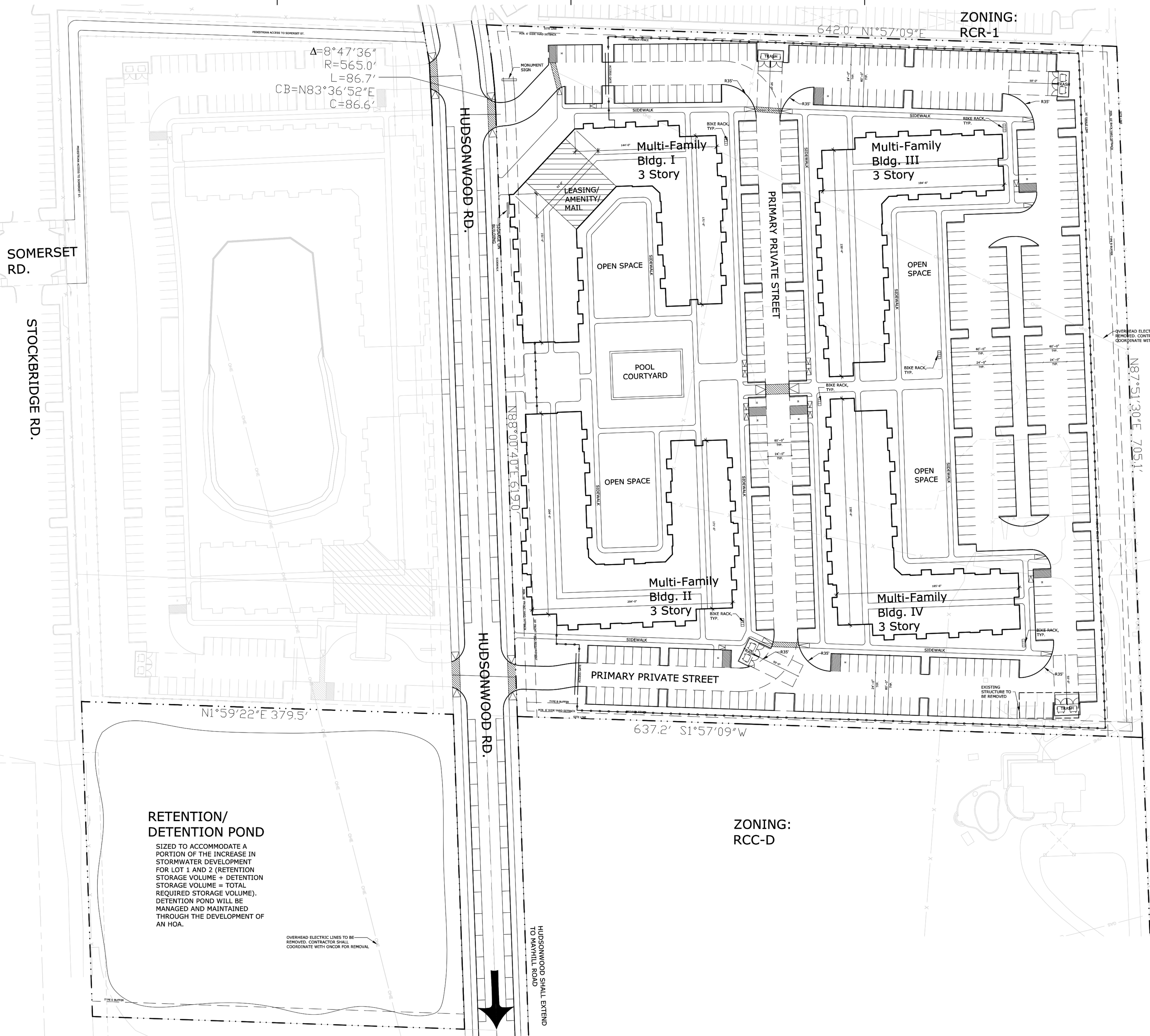


20 Vicinity Map
N.T.S.

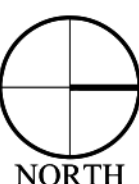
Project Number: 2016045.00
Drawn By: NP
Issue For: Zoning
03.02.2017

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Sheet:



16 Site Plan
1" = 50'



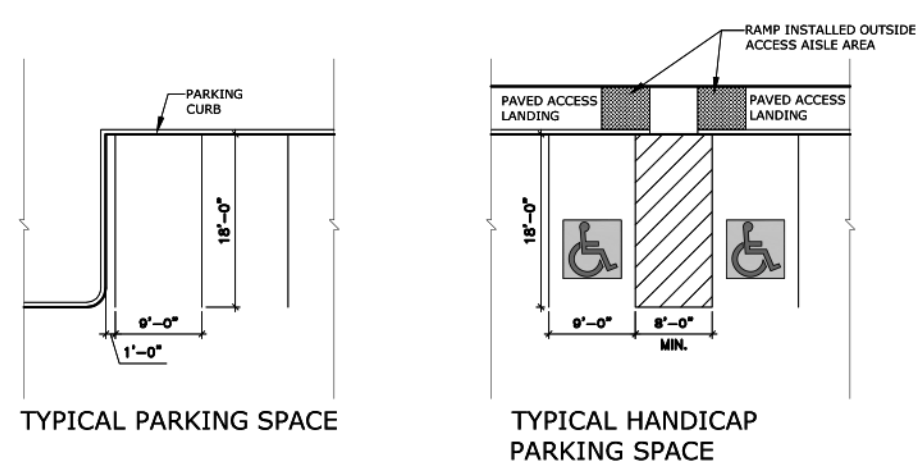
0' 30' 60' 120' 240'

SUP REQUIREMENTS - SITE PLAN		
THE STANDARD AT MEDPARK STATION		
TOTAL PROJECT ACREAGE	10.29 AC	
TOTAL UNITS	263	
DENSITY (DU/AC)	25.56	
CURRENT ZONING	RCC-D	
ESTIMATED TIME OF COMPLETION	3rd Quarter - 2019	
UNIT TYPE	% OF UNITS	NO. OF UNITS
1 BEDROOM	16.35%	43
2 BEDROOM	51.33%	135
3 BEDROOM	32.32	85
TOTAL UNITS	100%	263
	GROSS FLOOR AREA	FLOOR AREA RATIO
TOTAL BUILDING AREA	311,512.55 SF	69.55%
LEASING/AMENITY/MAIL	5326 SF	-
LOT COVERAGE	PERCENT	SQUARE FEET
BUILDING FOOTPRINT	22.06%	103,838
PAVEMENT	33.40%	157,205
SIDEWALK	13.12%	61,766
POOL	0.77%	3,626
TOTAL IMPERVIOUS	69.36%	326,435
LANDSCAPE AREA	30.64%	144,208
ENVIRONMENTALLY SENSITIVE AREAS	0.00%	0
BUILDING TYPE	STORIES	HEIGHT
BUILDING I	3	34' - 0"
BUILDING II	3	34' - 0"
BUILDING III	3	34' - 0"
BUILDING IV	3	34' - 0"
TRASH ENCLOSURES	N/A	N/A
BUILDING FRONTAGE	DISTANCE	PERCENTAGE
(WITHIN 20 FEET OF FRONT PROPERTY LINE)		
FRONT PROPERTY LINE	705'-9"	100.00%
TOTAL BUILDING FRONTAGE	360'-8"	51.10%

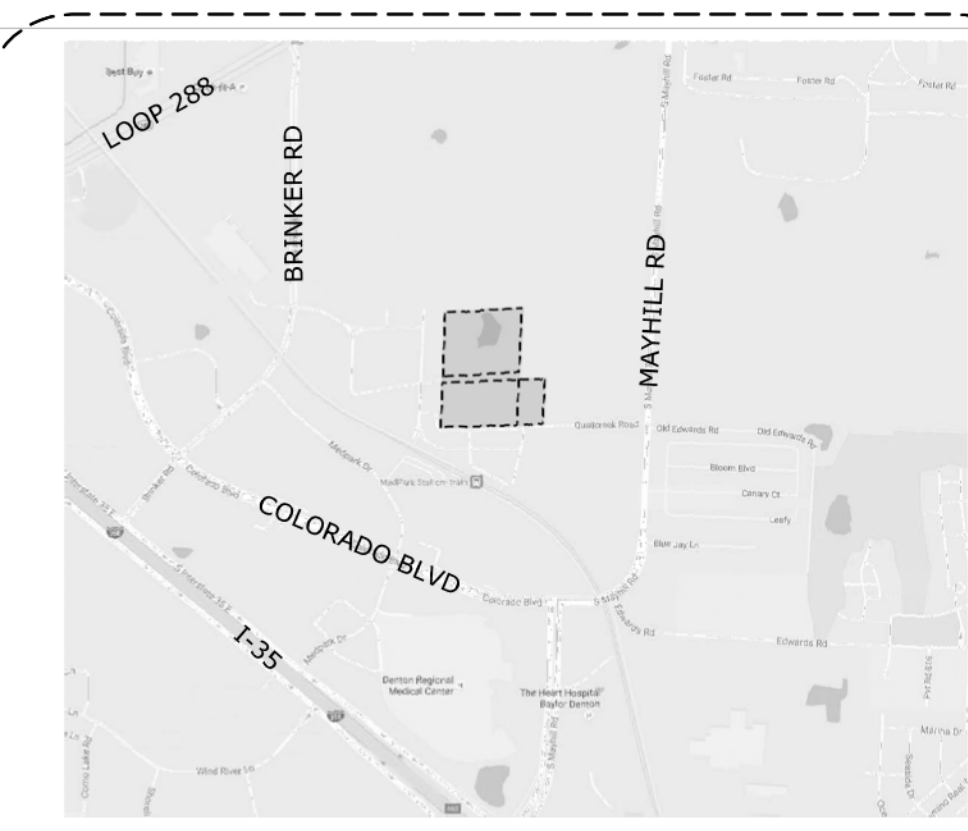
PARKING CALCULATIONS			
UNIT	NO. OF UNITS	SPACES PER UNIT	TOTAL
1 BEDROOM	43	1.5	65
2 BEDROOM	135	1.75	236
3 BEDROOM	85	2	170
TOTAL REQUIRED PARKING			471
STANDARD			422
HANDICAP			10
ON-STREET*			40
TOTAL PARKING PROVIDED			472
*IN COMPLIANCE WITH DENTON DEVELOPMENT CODE 35.14.5.A: "One off-street parking space credit for every two on-street spaces up to four credits, thereafter one space credit for each on-street parking space."			
		REQUIRED	PROVIDED
BIKE PARKING		0	30

DETENTION		
TOTAL DETENTION ACREAGE	3.03 AC	
LOT COVERAGE	PERCENT	SQUARE FEET
BUILDING FOOTPRINT	0.00%	0
PAVEMENT	4.75%	6,271
SIDEWALKS	1.86%	2,453
DETENTION/RETENTION	74.39%	98,293
TOTAL IMPERVIOUS	81.00%	107,018
LANDSCAPE AREA	19.00%	25,110
ENVIRONMENTALLY SENSITIVE AREAS	0.00%	0

The Hudson at
MedPark Station
Denton, Texas



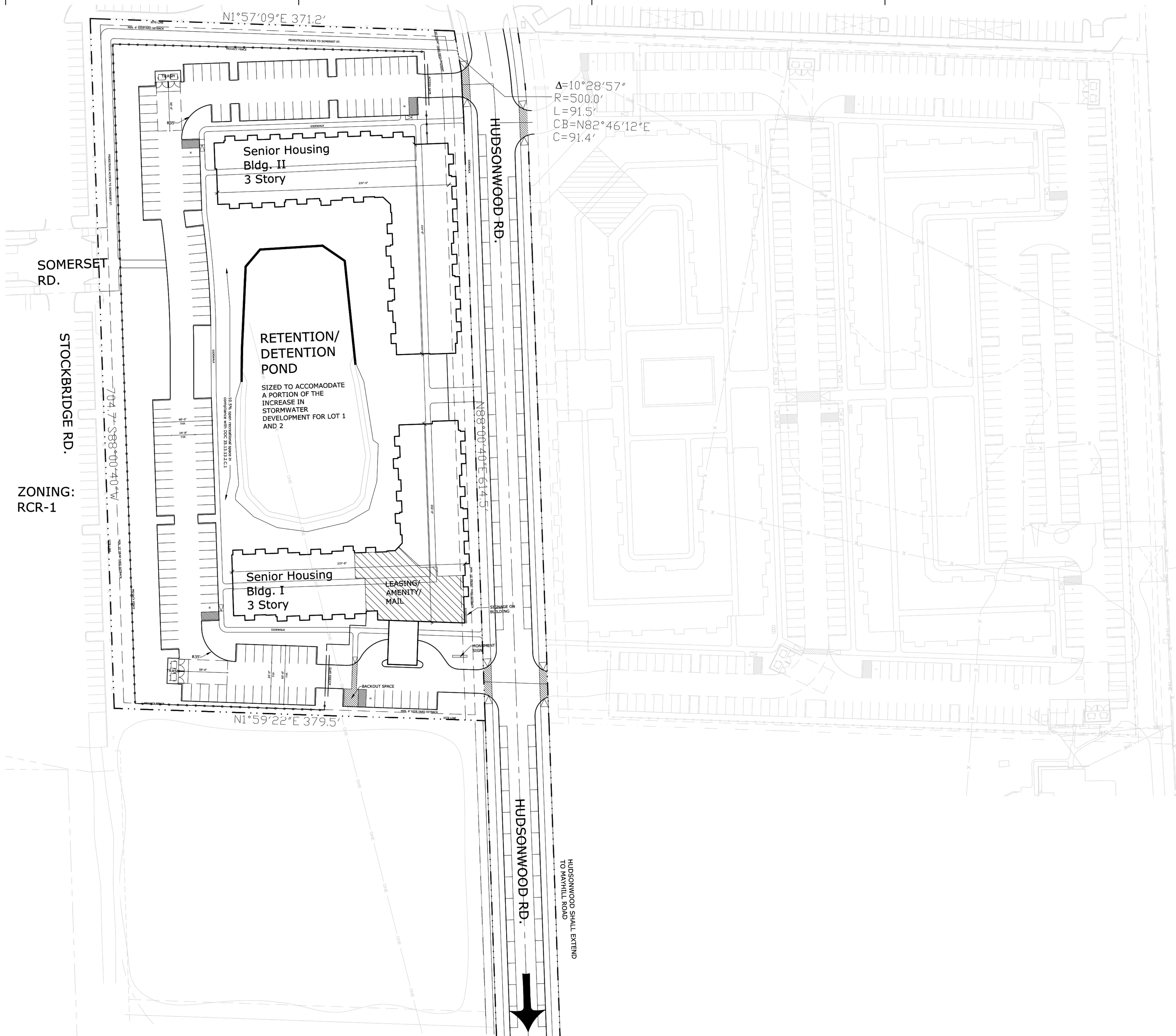
15 TYPICAL PARKING DETAIL



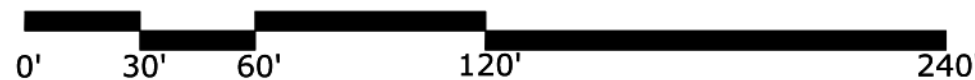
20 Vicinity Map
N.T.S.

Project Number: 2016045.00
Drawn By: NP
Issue For: Zoning
03.02.2017
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Sheet:



16 Site Plan
1' = 50'



SUP REQUIREMENTS - SITE PLAN		
THE HUDSON AT MEDPARK STATION		
TOTAL PROJECT ACREAGE	6.65 AC	
TOTAL UNITS	160	
DENSITY (DU/AC)	24.06	
CURRENT ZONING	RCC-D	
ESTIMATED TIME OF COMPLETION	3rd Quarter - 2019	
UNIT TYPE	% OF UNITS	NO. OF UNITS
1 BEDROOM	70.00%	112
2 BEDROOM	30.00%	48
TOTAL UNITS	100.00%	160
	GROSS FLOOR AREA	FLOOR AREA RATIO
TOTAL BUILDING AREA	153,027.39	57.48%
LEASING/AMENITY/MAIL	6,250.01	-
LOT COVERAGE	PERCENT	SQUARE FEET
BUILDING FOOTPRINT	17.61%	51,009
PAVEMENT	25.97%	75,201
SIDEWALKS	10.98%	31,797
RETENTION	17.31%	50,130
TOTAL IMPERVIOUS	71.87%	208,137
LANDSCAPE AREA	28.13%	81,459
ENVIRONMENTALLY SENSITIVE AREAS	0%	0
BUILDING TYPE	STORIES	HEIGHT
BUILDING I	3	34' - 0"
BUILDING II	3	34' - 0"
BUILDING FRONTAGE	DISTANCE	PERCENTAGE
(WITHIN 20 FEET OF FRONT PROPERTY LINE)		
FRONT PROPERTY LINE	705'-10"	100.00%
TOTAL BUILDING FRONTAGE	421'-6"	59.72%

PARKING CALCULATIONS			
UNIT	NO. OF UNITS	SPACES PER UNIT	TOTAL
1 BEDROOM	112	1	112
2 BEDROOM	48	1	48
TOTAL REQUIRED PARKING			160
STANDARD			156
HANDICAP			4
ON-STREET *			0
TOTAL PARKING PROVIDED			160
*IN COMPLIANCE WITH DENTON DEVELOPMENT CODE 35.14.5.A "One off-street parking space credit for every two on-street spaces up to four credits, thereafter one space credit for each on-street parking space."			
		REQUIRED	PROVIDED
BIKE PARKING		0	0

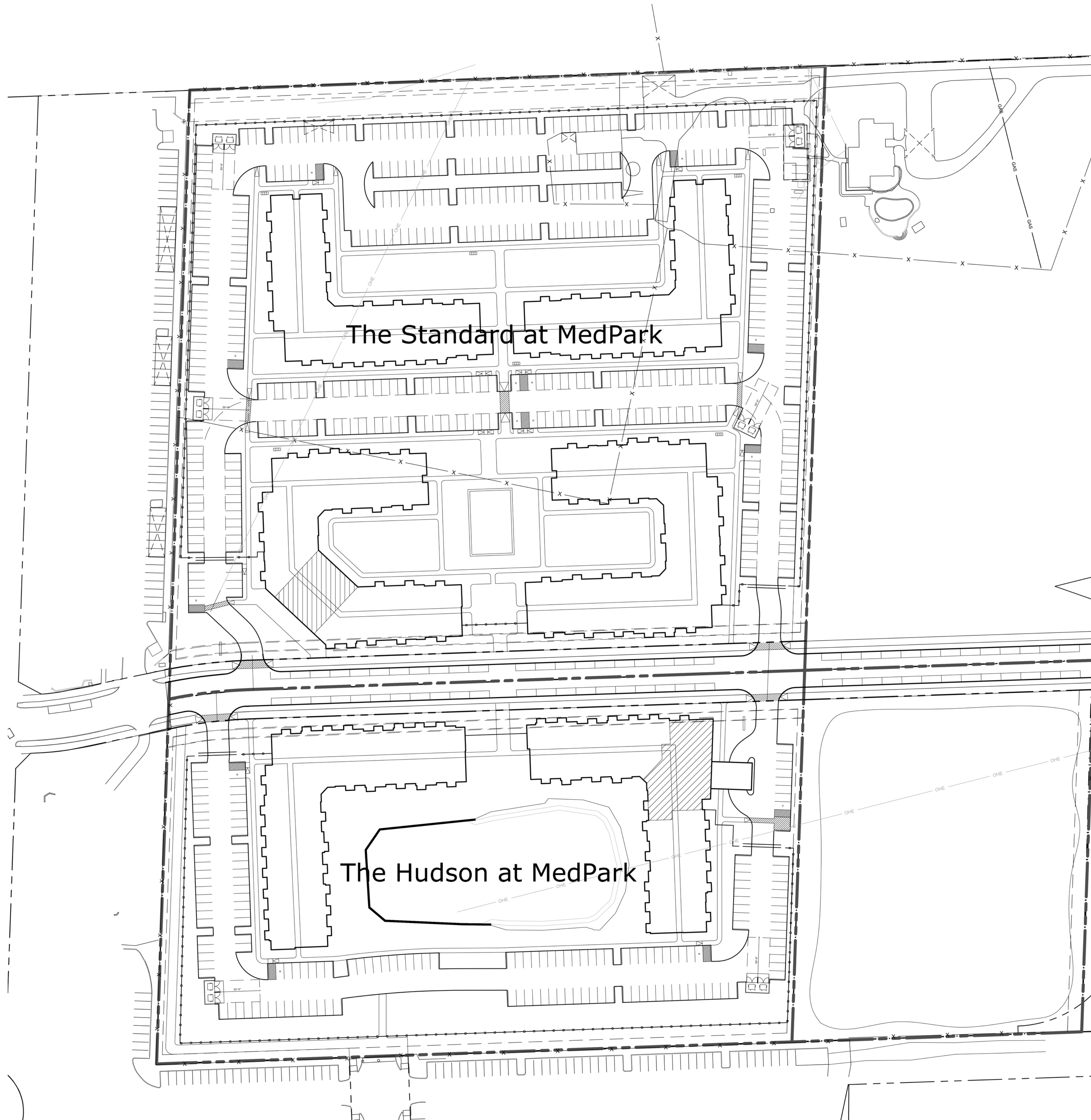
The Standard and The Hudson at MedPark Station Denton, Texas

Project Number: 2016045.00
Drawn By: NP
Issue For: Zoning
03.02.2017

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Sheet:

SP-3



Remaining
Property to
Mayhill Rd.

Remaining
Property to
Mayhill Rd.

16 Site Plan
1" = 60'



Site Plan