



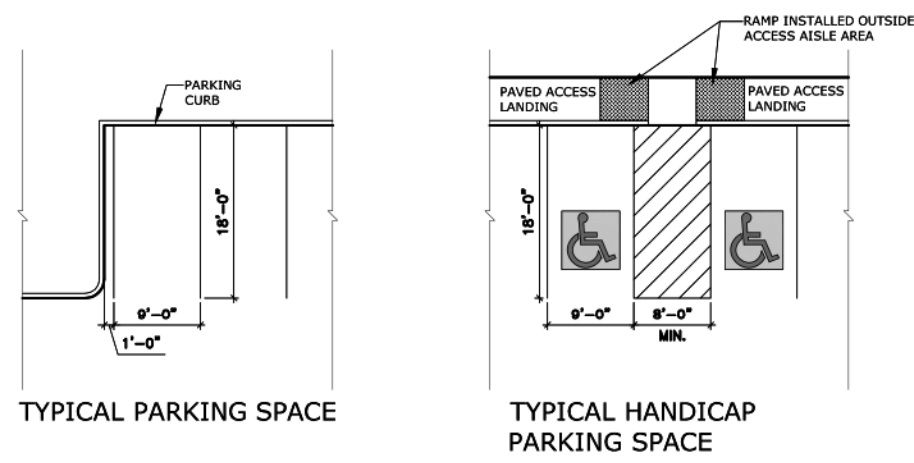
JHP Architecture / Urban Design  
8340 Meadow Road Suite 150  
Dallas, Texas 75231  
Telephone: 214-363-5687  
Fax: 214-363-9563

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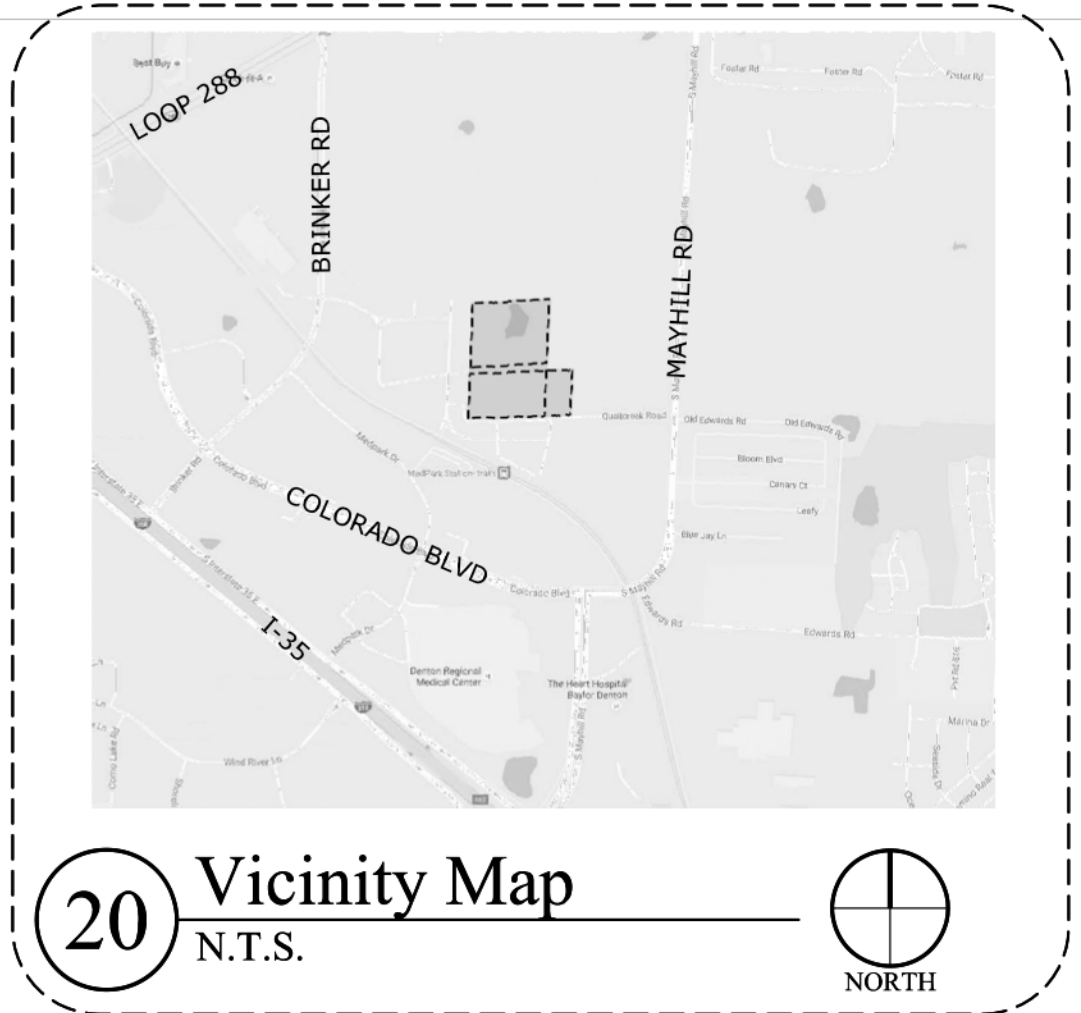
JOHN M. SCHRADER

Registered Architect of the State of  
TEXAS  
Registration Number:  
17828

The Standard at  
MedPark Station  
Denton, Texas



15 TYPICAL PARKING DETAIL

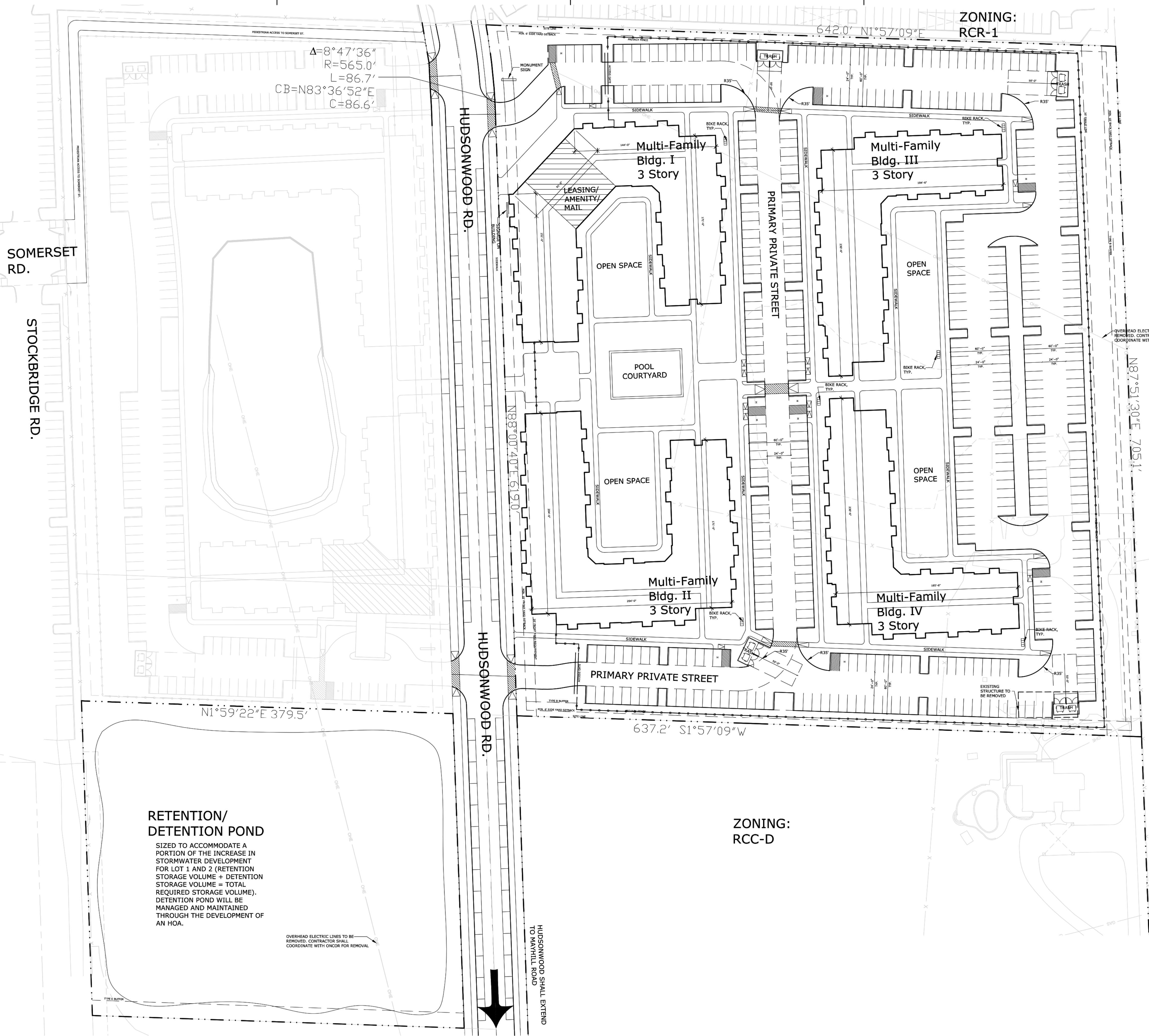


20 Vicinity Map  
N.T.S.

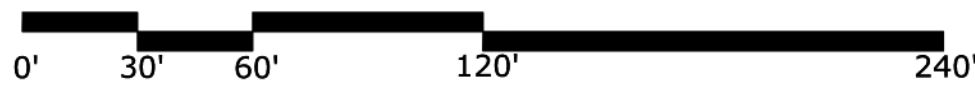
Project Number: 2016045.00  
Drawn By: NP  
Issue For: Zoning  
03.02.2017

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Sheet:



16 Site Plan  
1" = 50'





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%

<b>PARKING CALCULATIONS</b>			
<b>UNIT</b>	<b>NO. OF UNITS</b>	<b>SPACES PER UNIT</b>	<b>TOTAL</b>
1 BEDROOM	43	1.5	65
2 BEDROOM	135	1.75	236
3 BEDROOM	85	2	170
<b>TOTAL REQUIRED PARKING</b>			<b>471</b>
STANDARD			422
HANDICAP			10
ON-STREET*			40
<b>TOTAL PARKING PROVIDED</b>			<b>472</b>
*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."			
		<b>REQUIRED</b>	<b>PROVIDED</b>
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



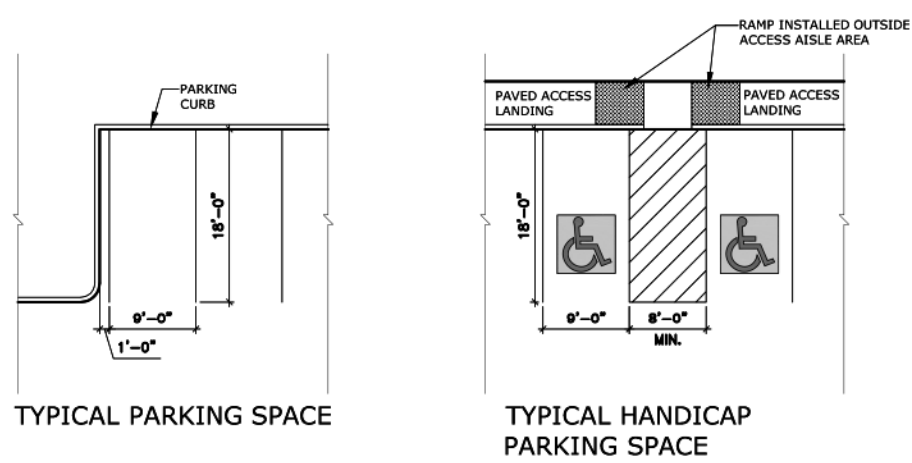
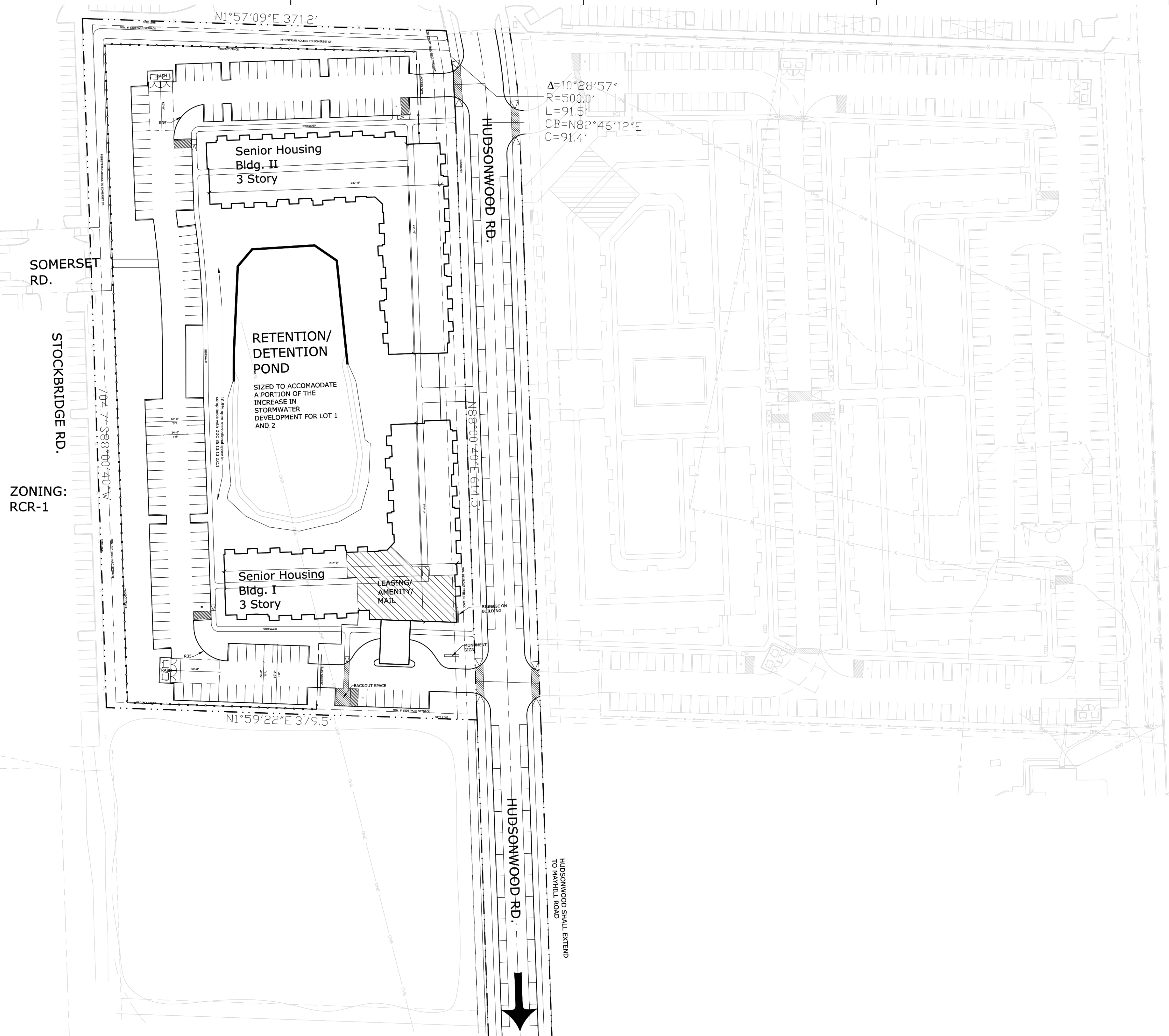
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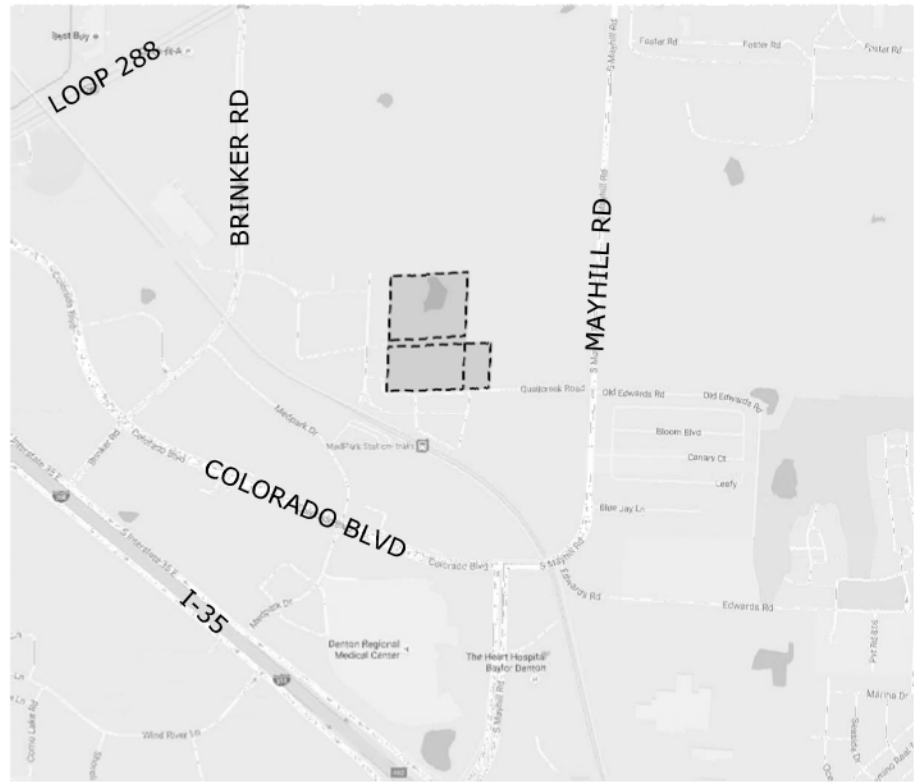
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The Hudson at  
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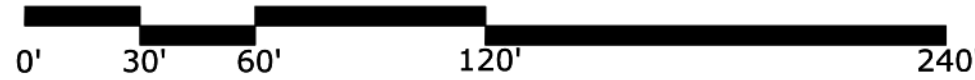


15 TYPICAL PARKING DETAIL



20 Vicinity Map  
N.T.S.

16 Site Plan  
1' = 50'



Project Number: 2016045.00  
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Sheet:

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
<b>TOTAL REQUIRED PARKING</b>			<b>160</b>
STANDARD			156
HANDICAP			4
ON-STREET *			0
<b>TOTAL PARKING PROVIDED</b>			<b>160</b>
*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."			
		<b>REQUIRED</b>	<b>PROVIDED</b>
BIKE PARKING		0	0

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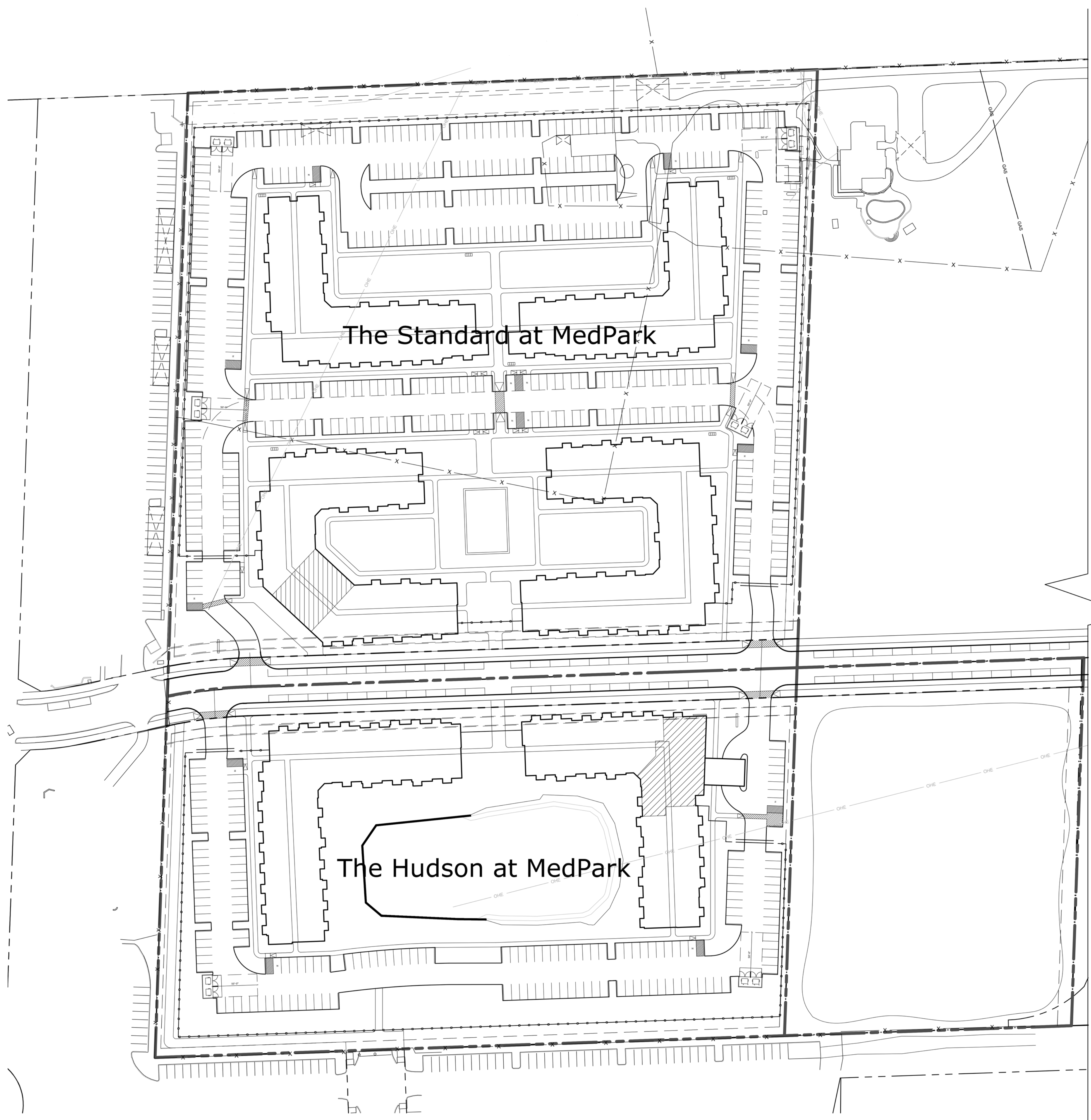
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# The Standard and The Hudson at MedPark Station

Denton, Texas

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