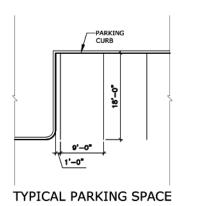
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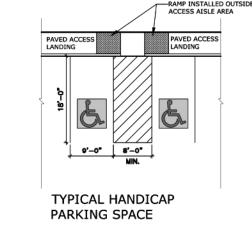
JOHN M. SCHRADER

Registered Architect of the State of TEXAS
Registration Number:
17828

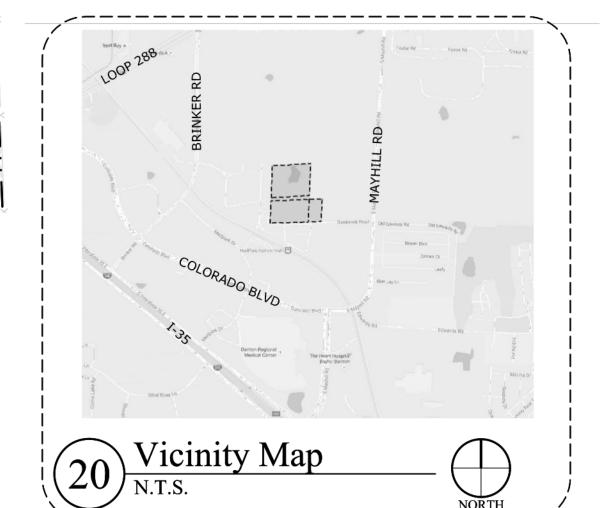


ZONING:

RCR-1



TYPICAL PARKING DETAIL



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Project Number:

Drawn By:

Issue For:

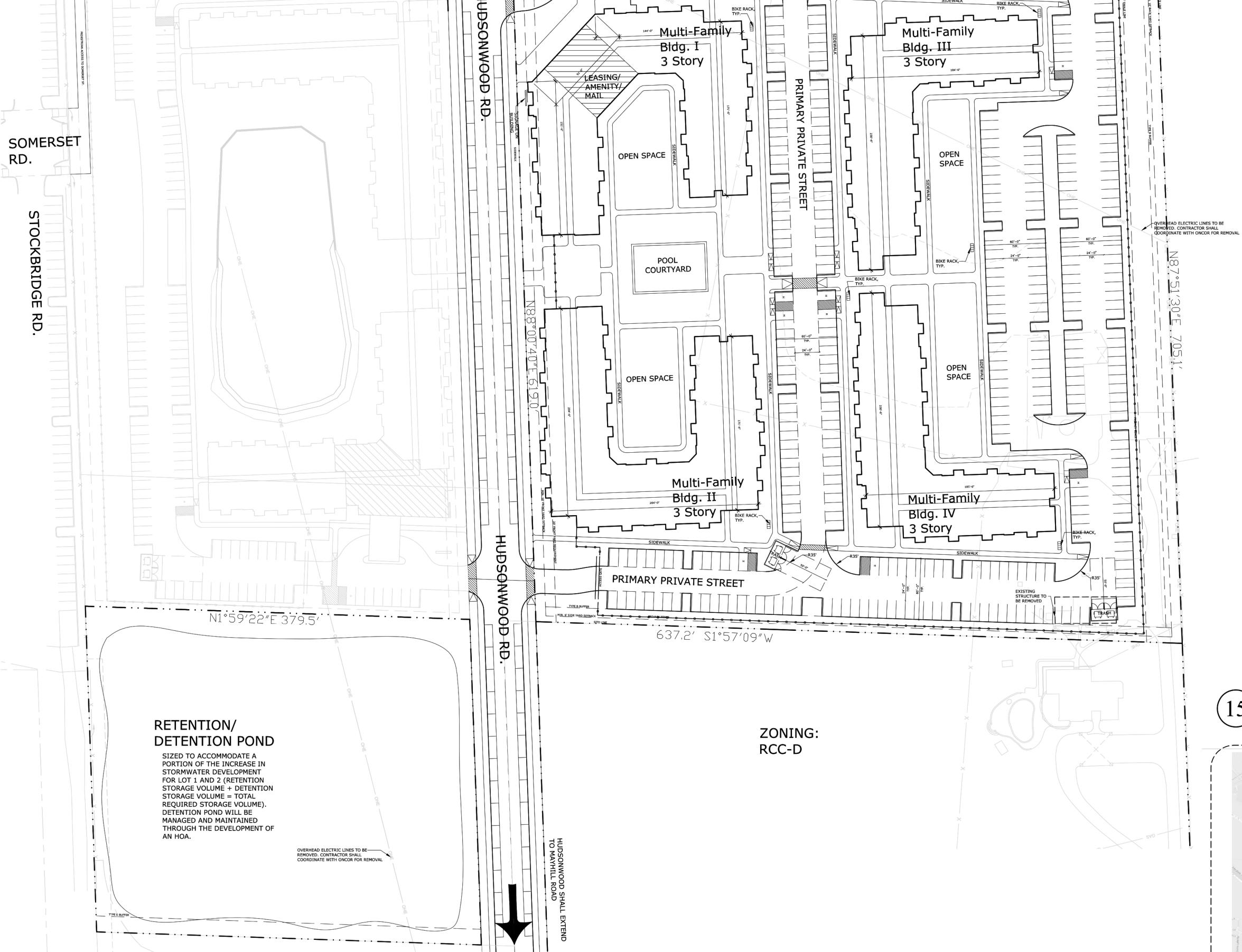
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2016045.00

03.02.2017

Sheet:

Site Plan



PEDESTRIAN ACCESS TO SOMERSET ST.

Site Plan

Δ=8°47′36″

CB=N83°36′52″E

 $R = 565.0^{\circ}$

L=86.7

C=86.6'

SUP REQUIREMENTS - SITE PLAN				
THE STANDARD AT	MEDPARK STATION			
TOTAL PROJECT ACREAGE	10.29	9 AC		
TOTAL UNITS	26	53		
DENSITY (DU/AC)	25.	25.56		
CURRENT ZONING	RCC	RCC-D		
ESTIMATED TIME OF COMPLETION	3rd Quart	er - 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				
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		

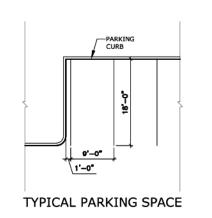


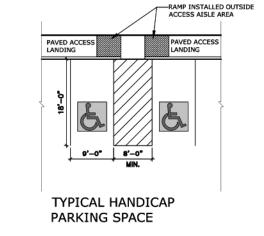
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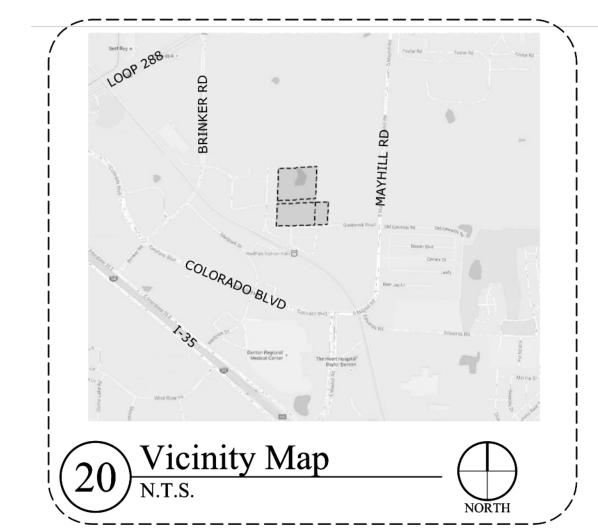
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TYPICAL PARKING DETAIL



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SP-2

HUDSONWOOD

2

Δ=10°28′57″

C=91.4'

HUDSONWOOD

RP D

Senior Housing

RETENTION/

DETENTION

SIZED TO ACCOMAODATE A PORTION OF THE

DEVELOPMENT FOR LOT 1

POND

INCREASE IN STORMWATER

Senior Housing

Bldg. I 3 Story

Site Plan

LEASINGX AMENITYX MAIL

Bldg. II

3 Story

SOMERSET

CKBRIDGE RD

ZONING:

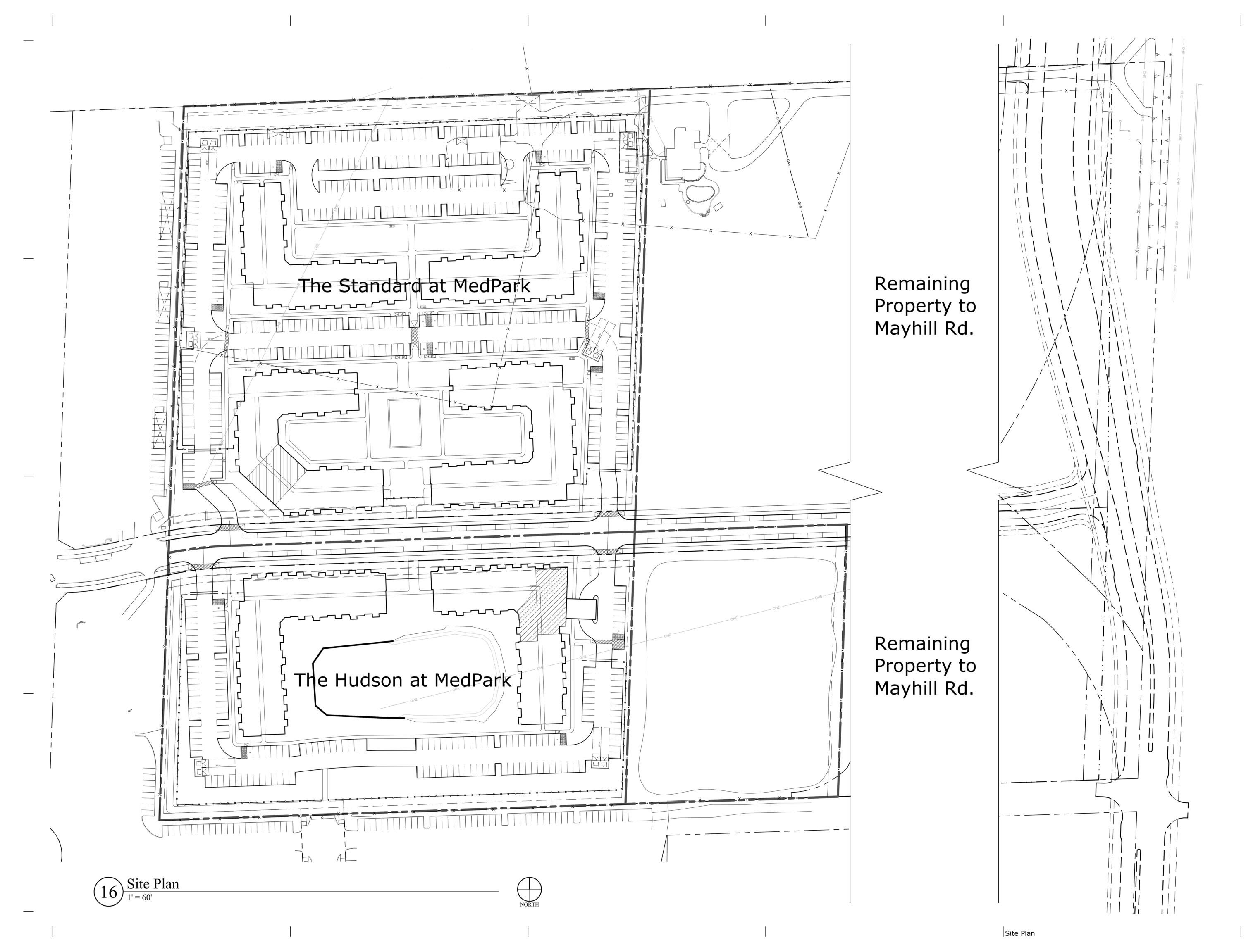
RCR-1

CB=N82°46'12"E

Site Plan

SUP REQUIREMENTS - SITE PLAN				
THE HUDSON AT MEDPARK STATION				
TOTAL BROUGHT ACREAGE	6.65	4.6		
TOTAL HAUTS	6.65			
TOTAL UNITS		160		
DENSITY (DU/AC)		24.06 RCC-D		
CURRENT ZONING				
ESTIMATED TIME OF COMPLETION	3rd Quart	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		
DI III DINIC TVDF	STORIES	UEICUT		
BUILDING TYPE	_	HEIGHT 34' - 0"		
BUILDING I	3 3	34' - 0" 34' - 0"		
BUILDING II	5	<u> </u>		
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 s	pace."			
		REQUIRED	PROVIDED	
BIKE PARKING		0	0	





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Standard and The Ine on the Denton, Texas

Project Number: 2016045.00
Drawn By: NF
Issue For:

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Sheet:

SP-3