

SITE CALCULATIONS

TOTAL UNITS	220 UNITS
AVERAGE UNIT SIZE	1045 SF
ACREAGE	12.069 ACRES
DENSITY	18.2 DU/ACRE

PARKING CALCULATIONS

PARKING CALCULATIONS (CITY STANDARDS)

REQUIRED PARKING	503 SPACES (2.29 SP/ DU)	
1 BEDROOM	6 X 1.50 =	8 SPACES
2 BEDROOM	105 X 2.00 =	210 SPACES
3 BEDROOM	90 X 2.50 =	225 SPACES
4 BEDROOM	20 X 3.00 =	60 SPACES

PROVIDED PARKING	438 SPACES (1.99 SP/ DU)	
SURFACE	ACCESSIBLE	STANDARD
CARPOT	16	296
LEASE	3	108
	2	14
		311 SPACES
		111 SPACES (50% OF UNITS)
		16 SPACES

PARKING CALCULATIONS (INDUSTRY STANDARDS)

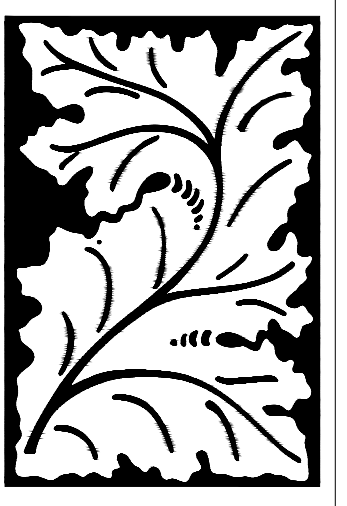
REQUIRED PARKING	396 SPACES (1.80 SP/ DU)
PROVIDED PARKING	403 SPACES (1.83 SP/ DU)
SURFACE	296 SPACES
CARPOT	108 SPACES

PROVIDED AMENITIES

1. SWIMMING POOL WITH COOLING DECK
2. FITNESS CENTER
3. TOT PLAY LOT
4. BARBEQUE GRILLS (FOUR)

LANDSCAPE STANDARDS

1. THE LANDSCAPE BUFFER ALONG THE WESTERN PROPERTY LINE WILL BE 30' WIDE.
2. THE 6' TALL FENCECRETE WALL ADJACENT TO THE SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL BE ENHANCED WITH VINES ON THE SIDE FACING THE SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
3. 30% OF THE STREET YARD AREA WILL BE DEVOTED TO PERMANENT LANDSCAPE AREA.
4. 20% OF THE SITE WILL BE DEDICATED TO LIVING LANDSCAPE.



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PROJ. NO.	2281
FILE NAME	2281 BASE 5
XREF	
XREF	

MCKINNEY FLATS
MCKINNEY, TEXAS
GENERAL DEVELOPMENT PLAN

THIS DRAWING IS NOT FOR REGULATORY APPROVAL, OR CONSTRUCTION