

THESE CALCULATIONS, NOTES, AND ASSUMPTIONS ARE FOR INTERNAL USE ONLY AND ARE NOT TO BE REPLICATED ON ANY FORMAL OR INFORMAL MUNICIPAL SUBMITTALS.

SITE CALCULATIONS

TOTAL UNITS	±224 UNITS
AVERAGE UNIT SIZE	1041 SF
ACREAGE	11.53 ACRES
DENSITY	19.4 DU/ACRE
PARKLAND REQUIRED	4.48 ACRES(1 AC/50 UNITS)
PARKLAND PROVIDED	XX ACRES

PARKING CALCULATIONS

PARKING CALCULATIONS (CITY STANDARDS)

REQUIRED PARKING	514 SPACES (2.29 SP/ DU)
1 BEDROOM	7 X 1.50 = 11 SPACES
2 BEDROOM	101 X 2.00 = 202 SPACES
3 BEDROOM	94 X 2.50 = 235 SPACES
4 BEDROOM	22 X 3.00 = 66 SPACES

PROVIDED PARKING **514 SPACES (2.29 SP/ DU)**

STANDARD	383 SPACES
STANDARD ACCESSIBLE	18 SPACES
CARPOT	112 SPACES
CARPOT ACCESSIBLE	3 SPACES
LEASE ACCESSIBLE	16 SPACES
LEASE ACCESSIBLE	2 SPACES

PARKING CALCULATIONS (CLIENT STANDARDS)

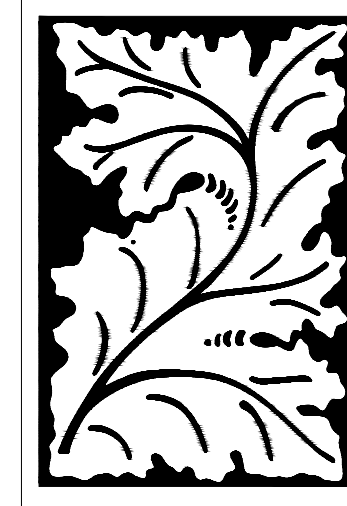
REQUIRED PARKING	403 SPACES (1.80 SP/ DU)
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PROVIDED PARKING **475 SPACES (2.12 SP/ DU)**

STANDARD	383 SPACES
CARPOT	112 SPACES

- NOTES:**
- THIS PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO CONFIRM PROJECTED YIELD.
 - THE 4-STORY U-SHAPE BUILDINGS ARE TAKEN FROM THE LORD ROAD PROJECT. THEY HAVE BEEN MODIFIED TO FIT THIS SITE. THESE FOOTPRINTS ARE SUBJECT TO CHANGE. THE PROJECT ENGINEER SHOULD CONFIRM THAT ALL ARCHITECTURAL INFORMATION IS CURRENT BEFORE THE RELEASE OF ANY PERMITS.
 - THE BOUNDARY AND EASEMENT LINES WERE DIGITIZED FROM A PDF SURVEY. THE ROW FOR COLLIN MCKINNEY PARKWAY HAS BEEN ESTIMATED AT 50' FROM THE CENTERLINE AS PER COMMENTS FROM THE CITY. AN ADDITIONAL 11' HAS BEEN SHOWN FOR THE TWO DECEL LANES.
 - A FIELD RUN TOPOGRAPHIC SURVEY IS NOT AVAILABLE AT THIS TIME. ADJUSTMENTS TO THE LAYOUT DUE TO GRADING CONCERNS MAY BE REQUIRED ONCE A TOPOGRAPHIC SURVEY HAS BEEN PROVIDED. TOPOGRAPHY WAS DIGITIZED FROM THE NCTCOG DATABASE.
 - A DETAILED ANALYSIS OF STATE, COUNTY, AND CITY ORDINANCES GOVERNING THE DEVELOPMENT OF THIS PROJECT HAS NOT BEEN PERFORMED. ORDINANCE ANALYSIS WILL BE REQUIRED TO CONFIRM PROJECTED YIELDS.
 - GRADING IS FOR DESIGN INTENT ONLY. ACTUAL GRADING WILL NEED TO BE PERFORMED BY THE PROJECT ENGINEER.
 - ALL RESIDENT BUILDINGS ARE 4-STORY.

- ASSUMPTIONS:**
- THE LOCATION AND SIZE OF THE STORM WATER MANAGEMENT FACILITY IS ASSUMED TO BE ADEQUATE.
 - THIS SITE IS LOCATED IN MCKINNEY, TEXAS.
 - THIS SITE IS ZONED PD. ZONING CRITERIA WAS TAKEN FROM THE HIGHEST DENSITY MULTIFAMILY ZONING DISTRICT (MF-3) OF THE ONLINE ZONING ORDINANCE. THE FOLLOWING ARE THE DESIGN REQUIREMENTS THAT CAN NOT BE MET WITH THIS PLAN AND MAY REQUIRE POTENTIAL VARIANCES.
 - No less than 50% of the units shall have an enclosed parking space. The percentage of required enclosed parking may be reduced as provided for in section 146-130(2)(iv). Enclosed parking spaces may include, but not be limited to an open-air, multi-level parking structure (excluding the top floor of said structure), tuck-under parking, and a detached garage(s).
 - THIS PLAN ASSUMES THAT THE ENCLOSED PARKING CAN BE A CARPORT.
 - All multi-family residential buildings shall be limited to two stories in height. Multiple family residential developments, that are subject to the requirements of the REC regional employment center overlay district, shall be exempt from this requirement.
 - FOUR STORY BUILDINGS WILL BE ALLOWED AS SHOWN.
 - THIS PROJECT IS SUBJECT TO THE 2015 INTERNATIONAL BUILDING CODE AND FIRE CODE. A LOCAL AMENDMENT STATES 24' WIDE FIRE LANES ARE PERMITTED WITH 30' TURNING RADII.
 - THIS PLAN ASSUMES THAT PARKING CAN BE LOCATED WITHIN THE GAS EASEMENT ALONG THE NORTH PROPERTY LINE.
 - THE FENCECRETE WALL WILL SATISFY THE SCREENING REQUIREMENTS OF THE PARKING ADJACENT TO THE STREET. THE WALL WILL BE ALLOWED TO BE LOCATED ALONG THE SIDE AND REAR PROPERTY LINES TO STAY OUT OF EASEMENTS.



LEE AND ASSOCIATES

8601 RANCH ROAD 2222
BUILDING I, SUITE 290
AUSTIN, TX 78730
(512) 345-8477
www.leeandassociates.net



DATE	7/2/2019
PROJ. NO.	2281
FILE NAME	2281 BASE 2
XREF	
XREF	

VAN TUYL TRACT
MCKINNEY, TEXAS
CONCEPTUAL SITE PLAN

THIS DRAWING IS NOT FOR REGULATORY APPROVAL, OR CONSTRUCTION