

WEST SITE SUMMARY

SITE INFORMATION
 GROSS SITE AREA: 5.54 ACRES
 GROSS DENSITY: 22.88 DU/AC
 NET SITE AREA: 4.3 ACRES
 NET DENSITY: 28.84 DU/AC

TOTAL NUMBER OF DWELLING UNITS _____ 124 (64 S.F. AVG.)
 1-BDRM = 76 (61%)
 2-BDRM = 33 (27%)
 3-BDRM = 15 (12%)

PROPOSED NEW PD PARKING REQUIREMENT ... 212 SPACES
 76 1-BDRM x 1.0 = 76
 33 2-BDRM x 2.0 = 66
 15 3-BDRM x 3.0 = 45
 GUEST PARKING: 0.20 x 124 DU = 25

ENCLOSED PARKING
 508 x 124 DU = 63 ENCLOSED SPACES (62 SPACES OF THE REQUIRED SPACES SHALL BE ENCLOSED)

PARKING PROVIDED _____ 214 SPACES
 SURFACE: = 119 SPACES
 GARAGE: = 94 SPACES
 TANDEM: = 38 SPACES
 DETACHED GARAGE: = 24 SPACES

PARKING RATIO W/ TANDEM: 1.75 SPACE/UNIT
 PARKING RATIO W/O TANDEM: 1.42 SPACE/UNIT

TOTAL SITE SUMMARY

SITE INFORMATION
 GROSS SITE AREA: 16.44 ACRES
 GROSS DENSITY: 21.53 DU/AC
 NET SITE AREA: 13.4 ACRES
 NET DENSITY: 26.41 DU/AC

TOTAL NUMBER OF DWELLING UNITS _____ 354 (463 S.F. AVG.)
 1-BDRM = 211 (60%)
 2-BDRM = 113 (32%)
 3-BDRM = 30 (9%)

PROPOSED NEW PD PARKING REQUIREMENT ... 598 SPACES
 211 1-BDRM x 1.0 = 211
 113 2-BDRM x 2.0 = 226
 30 3-BDRM x 3.0 = 90
 GUEST PARKING: 0.20 x 354 DU = 71

ENCLOSED PARKING
 508 x 354 DU = 177 ENCLOSED SPACES (177 SPACES OF THE REQUIRED SPACES SHALL BE ENCLOSED)

PARKING PROVIDED _____ 616 SPACES
 SURFACE: = 347 SPACES
 PARALLEL: = 2 SPACES
 GARAGE: = 82 SPACES
 TANDEM: = 79 SPACES
 DETACHED GARAGE: = 46 SPACES
 LEASING: = 11 SPACES

PARKING RATIO W/ TANDEM: 1.74 SPACE/UNIT
 PARKING RATIO W/O TANDEM: 1.52 SPACE/UNIT

SYMBOL LEGEND

II BUILDING TYPE
 10 BUILDING NUMBER
 SCR SPRINKLER CONTROL ROOM
 & HANDICAP PARKING SPACE, GARAGE OR ANSI UNIT

APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER UNIT (DASHED LINE INDICATES ASSOCIATED METER BANK)
 24' FIRE LANE

EAST SITE SUMMARY

SITE INFORMATION
 GROSS SITE AREA: 10.9 ACRES
 GROSS DENSITY: 21.01 DU/AC
 NET SITE AREA: 9.1 ACRES
 NET DENSITY: 25.16 DU/AC

TOTAL NUMBER OF DWELLING UNITS _____ 230 (460 S.F. AVG.)
 1-BDRM = 135 (59%)
 2-BDRM = 80 (35%)
 3-BDRM = 15 (7%)

PROPOSED NEW PD PARKING REQUIREMENT ... 386 SPACES
 135 1-BDRM x 1.0 = 135
 80 2-BDRM x 2.0 = 160
 15 3-BDRM x 3.0 = 45
 GUEST PARKING: 0.20 x 230 DU = 46

ENCLOSED PARKING
 508 x 230 DU = 115 ENCLOSED SPACES (115 SPACES OF THE REQUIRED SPACES SHALL BE ENCLOSED)

PARKING PROVIDED _____ 402 SPACES
 SURFACE: = 234 SPACES
 PARALLEL: = 2 SPACES
 GARAGE: = 43 SPACES
 TANDEM: = 40 SPACES
 DETACHED GARAGE: = 12 SPACES
 LEASING: = 11 SPACES

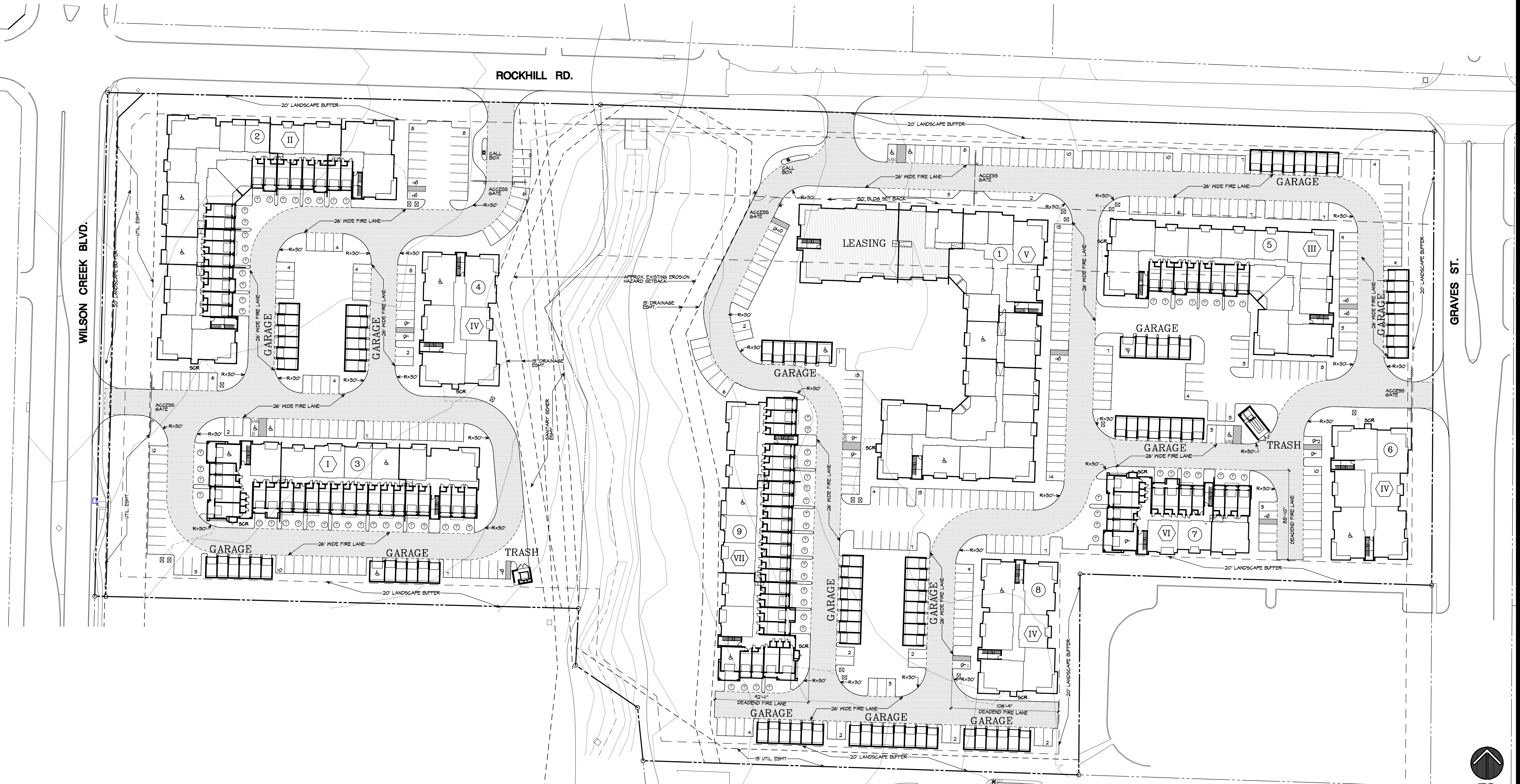
PARKING RATIO W/ TANDEM: 1.74 SPACE/UNIT
 PARKING RATIO W/O TANDEM: 1.43 SPACE/UNIT

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Project No. 18038
 Drawn By: _____
 ISSUE FOR PERMIT: _____
 LEVEL IV ISSUE: _____
 Revisions: _____



01 SITE PLAN
 MARCH 26, 2019
 SCALE: 1" = 40'

Jefferson Rockhill
 McKinney, Texas
JPI

Womack + Hampton
 ARCHITECTS, L.L.C.
 4311 Oak Lawn Ave., Suite 50
 Dallas, Texas 75246
 Phone: (214) 222-9000
 Fax: (214) 222-9000

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