

**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)**

<b>REQUIRED PARKING</b>	<b>503 SPACES (2.29 SP/ DU)</b>
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

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

**PARKING CALCULATIONS (INDUSTRY STANDARDS)**

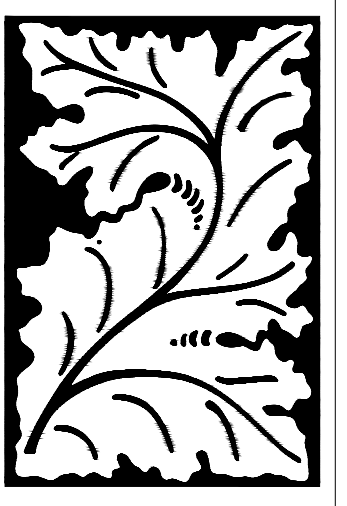
<b>REQUIRED PARKING</b>	<b>396 SPACES (1.80 SP/ DU)</b>
<b>PROVIDED PARKING</b>	<b>403 SPACES (1.83 SP/ DU)</b>
SURFACE	296 SPACES
CARPOT	108 SPACES

**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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DATE	10/7/2019
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