

**LEE  
AND ASSOCIATES**

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**SITE CALCULATIONS**

TOTAL UNITS	± 320 UNITS
TOTAL BEDS	± 435 BEDS
AVERAGE UNIT SIZE	940 SF
GROSS ACREAGE	12.65 ACRES
GROSS DENSITY	25.3 DU/ACRE

**PARKING CALCULATIONS**

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<b>REQUIRED PARKING</b>	<b>499 SPACES</b>
1 BEDROOM	205 UNITS X 1.00 = 205 SPACES
2 BEDROOM	115 UNITS X 2.00 = 230 SPACES
GUEST PARKING (0.2 SPL/UN)	320 X 0.2 = 64 SPACES

**PROVIDED PARKING**

<b>PROVIDED PARKING</b>	<b>515 SPACES</b>		
RESIDENTIAL SURFACE	363	363	369 SPACES
ATTACHED GARAGE	1	37	38 SPACES (12% OF UNITS)
TANDEM	0	38	38 SPACES
DETACHED GARAGE	2	68	60 SPACES (19% OF UNITS)
LEASE	2	8	10 SPACES
<b>TOTAL</b>	<b>11</b>	<b>604</b>	<b>515 SPACES</b>

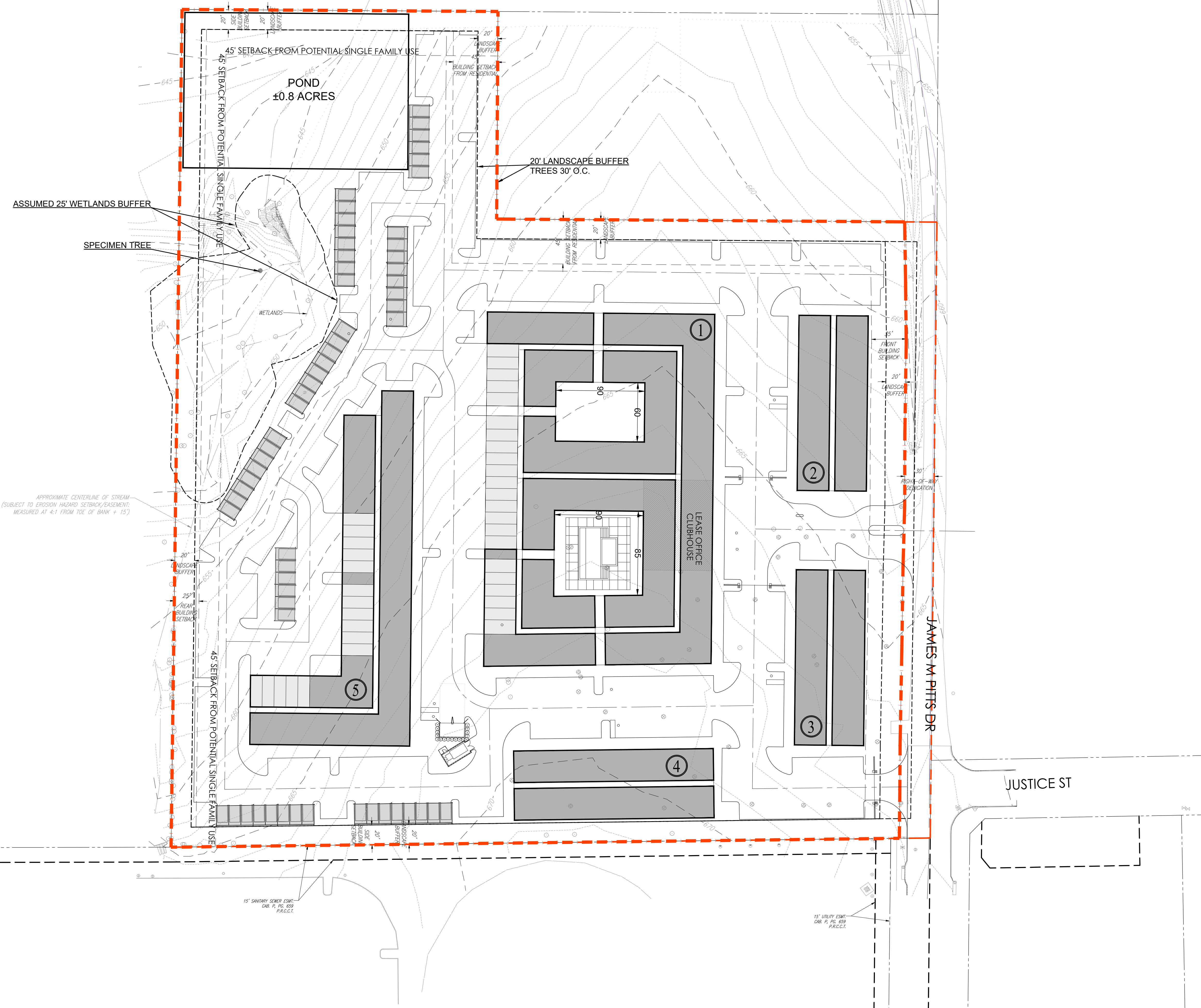
**PROVIDED AMENITIES**

Developments with 260 or more dwelling units but less than 520 dwelling units shall provide at least five amenities

1. FITNESS CENTER
2. SWIMMING POOL WITH COOLING DECK
3. SPLASH PAD
4. BARBEQUE GRILLS (FOUR)
5. DOG PARK

**LANDSCAPE STANDARDS**

1. 30% OF THE STREET YARD AREA WILL BE DEVOTED TO PERMANENT LANDSCAPE AREA.



DATE	12/30/2019
PROJ. NO.	2375
FILE NAME	2375 BASE 9
XREF	
XREF	

**JAMES PITTS MULTIFAMILY  
MCKINNEY, TEXAS  
GENERAL DEVELOPMENT PLAN**

THIS DRAWING IS  
NOT FOR  
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