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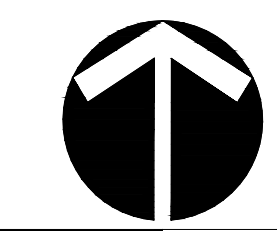
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FILE NAME	2281 BASE 7
XREF	
XREF	

# VAN TUYL TRACT MCKINNEY, TEXAS CONCEPTUAL SITE PLAN

THIS DRAWING IS NOT FOR REGULATORY APPROVAL, OR CONSTRUCTION



50 25 0 50 100 150

SCALE 1" = 50'-0"

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	206 UNITS
AVERAGE UNIT SIZE	1050 SF
ACREAGE	12.069 ACRES
DENSITY	17.1 DU/ACRE
PARKLAND REQUIRED	4.12 ACRES (1 AC/50 UNITS)
PARKLAND PROVIDED	0.0 ACRES
THIS ASSUMES A PAYMENT IN LIEU OF THE DEDICATED ACREAGE	

### PARKING CALCULATIONS

#### PARKING CALCULATIONS (CITY STANDARDS)

REQUIRED PARKING	471 SPACES (2.29 SP/ DU)
1 BEDROOM	6 X 1.50 = 9 SPACES
2 BEDROOM	8 X 2.00 = 176 SPACES
3 BEDROOM	100 X 2.50 = 250 SPACES
4 BEDROOM	12 X 3.00 = 36 SPACES

#### PROVIDED PARKING

TOTAL PROVIDED	398 SPACES (1.93 SP/ DU)		
SURFACE	11	270	281 SPACES
CARPORIT	3	103	106 SPACES (51% OF UNITS)
LEASE	2	9	11 SPACES

#### PARKING CALCULATIONS (CLIENT STANDARDS)

REQUIRED PARKING	371 SPACES (1.80 SP/ DU)
PROVIDED PARKING	373 SPACES (1.81 SP/ DU)
STANDARD	270 SPACES
CARPORIT	103 SPACES

- ### NOTES:
- THIS PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO CONFIRM PROJECTED YIELD.
  - BUILDING FOOTPRINTS ARE FROM THE HARRIS RIDGE PROJECT. 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 BASE INFORMATION HAS BEEN PROVIDED BY THE PROJECT ENGINEER.
  - 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 3-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)(f)(v). 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.
      - THREE STORY BUILDINGS WILL BE ALLOWED AS SHOWN.
      - The parking ratio as required by the City is 1 space per unit, plus 0.5 for each bedroom. With the above mix this is approximately 471 spaces.
      - THIS PLAN ASSUMES THIS CAN BE REDUCED TO 1.80 SPACES PER UNIT TO ACHIEVE MORE OPEN SPACE.
  - THIS PROJECT IS SUBJECT TO THE 2015 INTERNATIONAL BUILDING CODE AND FIRE CODE. 26' WIDE FIRE LANES ARE SHOWN WITH 30' TURNING RADII.
  - THIS PLAN ASSUMES THAT PARKING CAN BE LOCATED WITHIN THE GAS EASEMENT ALONG THE NORTH PROPERTY LINE.
  - THE DECORATIVE METAL FENCE AND COLUMNS WITH A VEGETATIVE SCREEN WILL SATISFY THE SCREENING REQUIREMENTS OF THE PARKING ADJACENT TO THE STREET. A FENCECRETE WALL WILL BE ALLOWED TO BE LOCATED ALONG THE SIDE AND REAR PROPERTY LINES TO STAY OUT OF EASEMENTS.



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