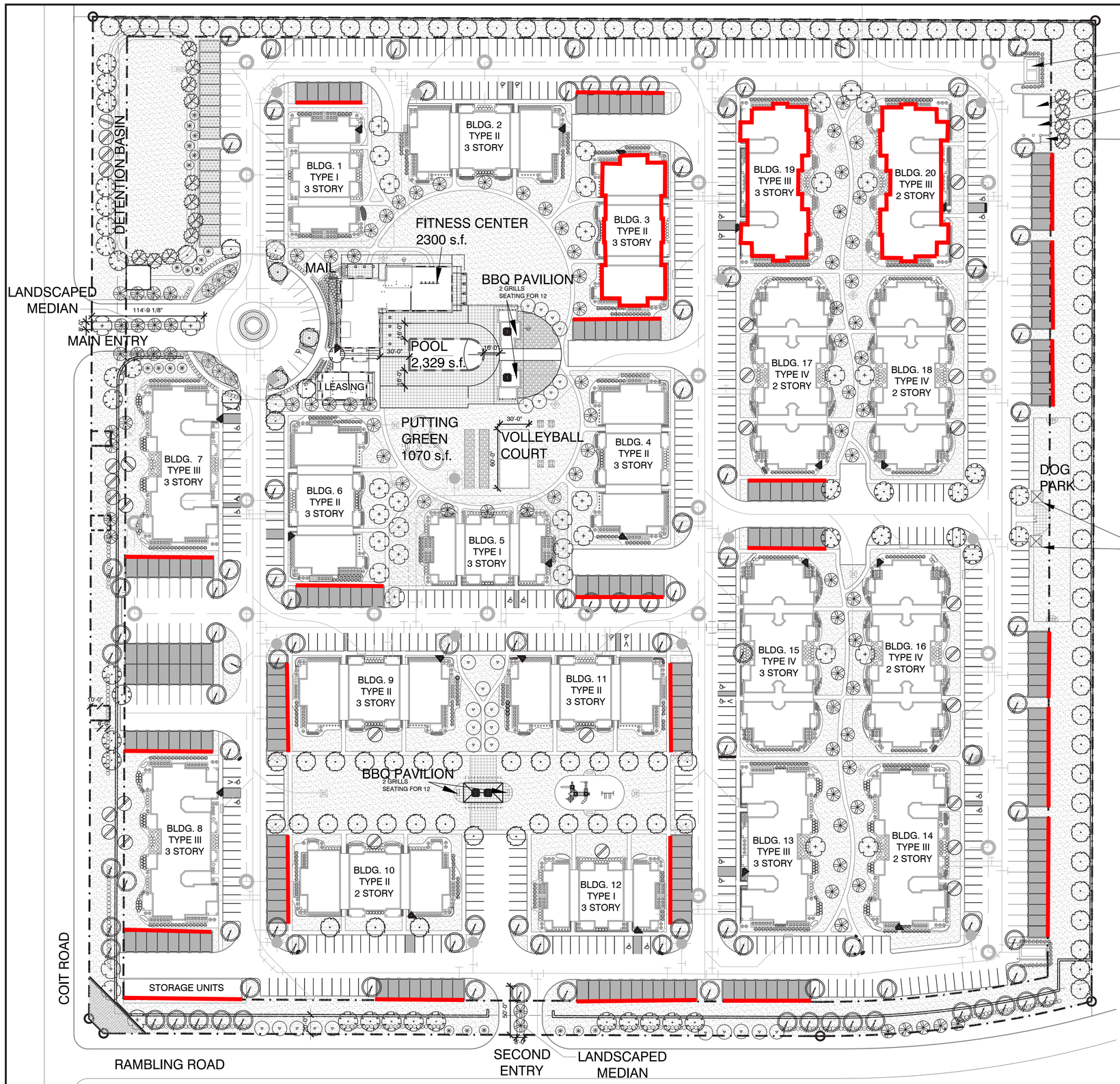

A OVERALL PLAN
SCALE : 1"=50'

RECEIVED
By Planning Department at 8:01 am, Jul 30, 2015

0 25' 50' 100'
Scale: 1"=50'

SITE AMENITIES- The proposed development will contain 432 units. At least five of the acceptable amenities will be provided. These will include:

1. Swimming pool of 1,000 sf minimum with cooling deck
2. Four barbeque grills with shaded seating areas for at least 16 people
3. One regulation size sand volleyball court
4. Fitness center of over 500 sf
5. Golf putting green of minimum 1,000 sf

Major architectural and site enhancements -
The proposed development will incorporate the following two required elements:

1. Each unit is provided a private balcony of at least 50 sf in area. Balconies are designed to provide minimal visual and auditory intrusion on private outdoor spaces of other units.
2. All entrances into the proposed development feature a landscaped median at least 8 feet wide and 50 feet long with 1 canopy tree and 2 ornamental trees for every 50 lineal feet in length as well as completely covered in living plant material. They will be provided with an automatic underground irrigation system as specified by city zoning ordinance.

MINOR ARCHITECTURAL AND SITE ENHANCEMENTS -

THE PROPOSED DEVELOPMENT WILL PROVIDE THE FOLLOWING FOUR REQUIRED ELEMENTS:

1. A MINIMUM OF 15 PERCENT OF EACH ELEVATION OF EACH BUILDING WHICH IS VISIBLE FROM THE RIGHT-OF-WAY OR PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES WILL FEATURE PATTERNED BRICK WORK.
2. ALL CHIMNEYS WILL BE FINISHED ON ALL SIDES WITH 100 PERCENT MASONRY FINISHING MATERIALS.
3. ALL WINDOWS WILL BE EMPHASIZED THROUGH THE USE OF MOLDING AROUND WINDOWS, SILLS, HEADERS, AND/OR AWNINGS.
4. ALL BUILDINGS AND BALCONIES ON SITE ARE ARTICULATED WITH EXTENSIVE USE OF TRIM WORK, MOLDING, AND DECORATIVE BRACKETS TO CREATE HARMONY AND EXPRESS A CRAFTSMAN STYLE OF ARCHITECTURE. THESE ARCHITECTURAL ELEMENTS ARE COMPARABLE TO THE SIGNIFICANCE OF THE OTHER ELEMENTS LISTED IN THIS CODE SECTION.

LAWRENCE GROUP

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Professional Seal:

Project Title:

PROJECT DESCRIPTION
Sanctuary at Westridge - McKinney, TX

The Professional Architect's seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

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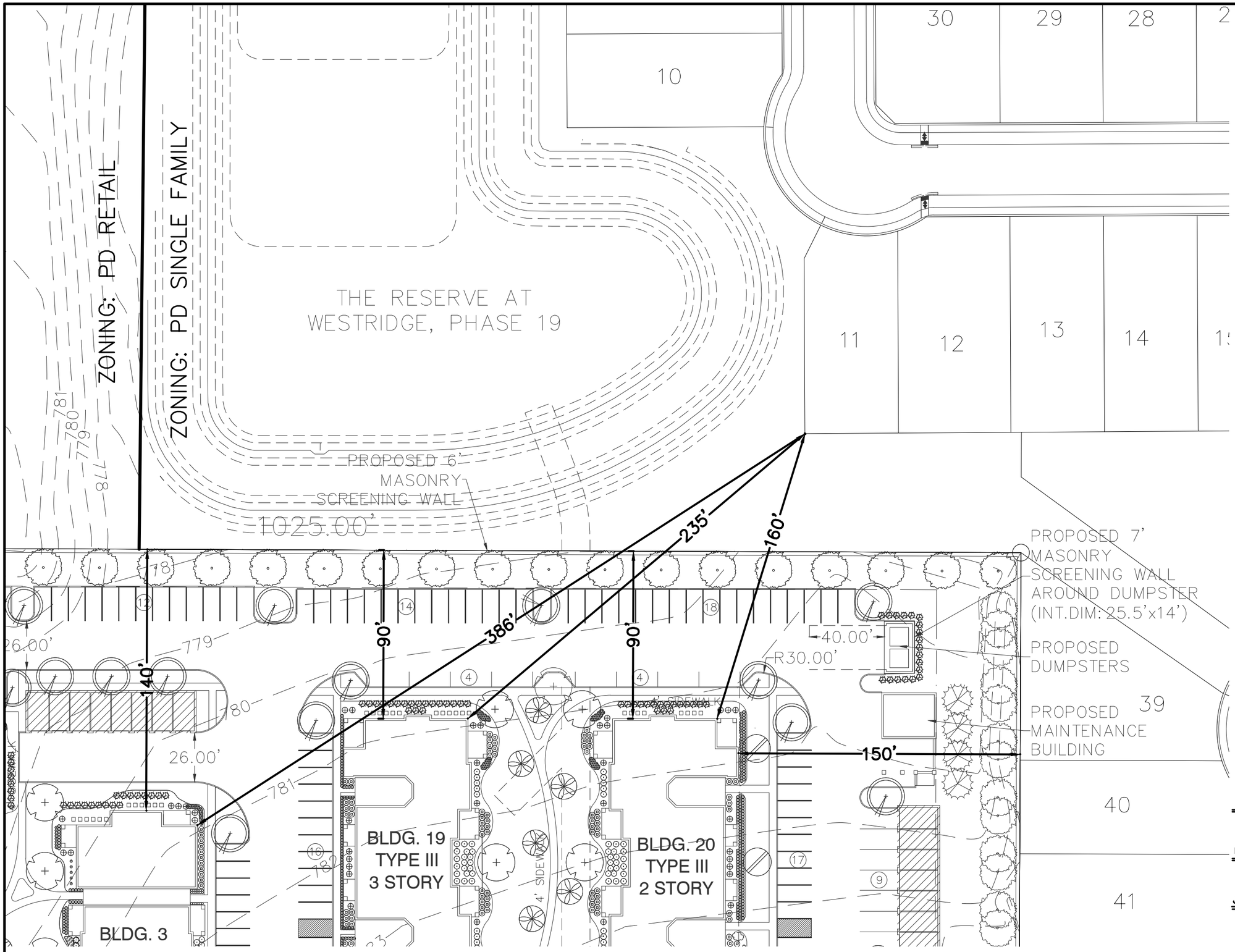
No.	Description	Date

Sheet Title:
Overall Site Plan

Project Number: 15013
Drawn By: JI, PM, RG
Issue Date: July 20th, 2015
Sheet Number: L1.00

LG v2



0 50 100

1" = 50' – 0"

SITE VARIANCE EXHIBIT

THE RESERVE AT WESTRIDGE

BEING 24.392 ACRES OUT OF THE
HENRY SLACK SURVEY, ABSTRACT NO. 840
BEING PART OF THAT CALLED 333.861 ACRE TRACT
OF LAND DESCRIBED BY DEED TO D.R.
HORTON–TEXAS, LTD. AS RECORDED IN VOLUME
6051, PAGE 44 COLLIN COUNTY DEED RECORDS

THE RESERVE AT WESTRIDGE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DEVELOPED TO MF–1 STANDARDS

DHI COMMUNITIES — APPLICANT
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Addison, Texas 75001
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TBPE No. F–438 TBPLS No. 10076000

DATED: JULY 15, 2015

Drawing: H:\Projects\DHI001\dwg\DHI001-Site Variance Exhibit.dwg Saved By: kpugh Save Time: 7/15/2015 8:07 AM
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