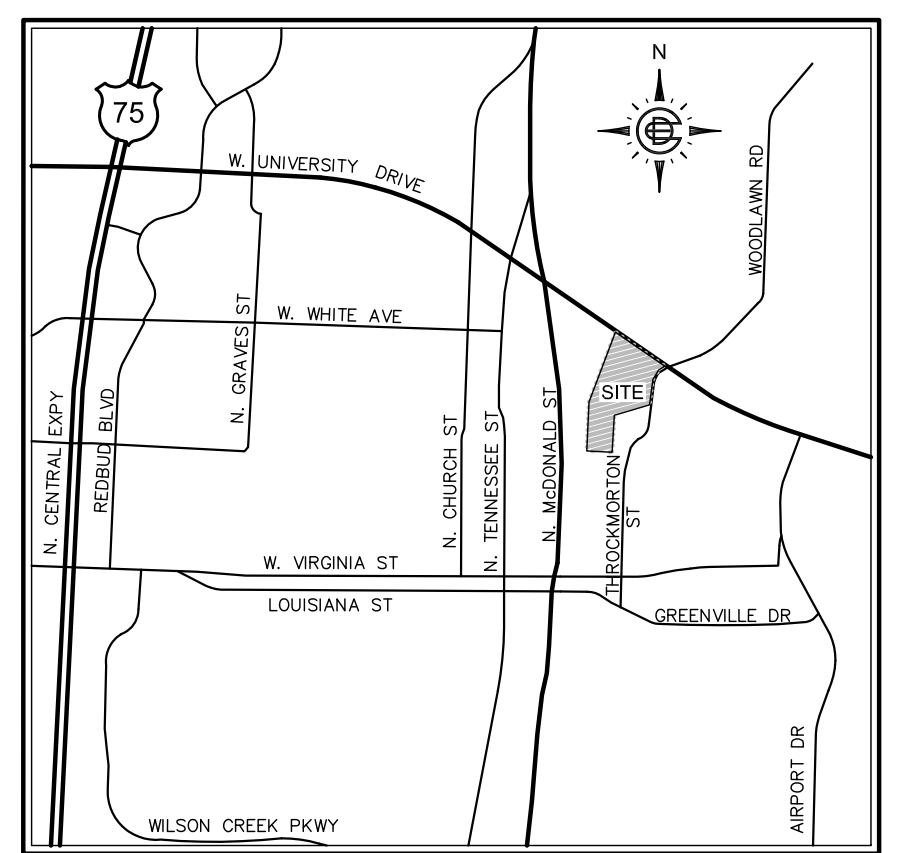


SITE DATA	
LOT AREA:	14.24 ACRES (620,470 SF)
ZONING:	PD (12.85 ACRES) ML (1.39 ACRES)
CURRENT USE:	VACANT
PROPOSED USE:	MIXED USE
RESIDENTIAL UNITS:	220 (STUDIO & 1-3 BEDROOMS)
RETAIL AREA:	12,000 S.F.
FLOOR-AREA RATIO:	0.39 (241,019 S.F.)
LOT COVERAGE:	15.2% (94,077 S.F.)
PARKING REQUIRED:	422 SPACES
RESIDENTIAL:	374 SPACES (1.7/UNIT)
RETAIL:	48 SPACES (1/250 SF)
PARKING PROVIDED:	437 SPACES
IMPERVIOUS AREA:	138,233 S.F.



SITE PLAN

SPHINX AT THROCKMORTON VILLAS
 SWC UNIVERSITY DRIVE & THROCKMORTON STREET
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER RDJ WEST PARK, LLC 8214 WESTCHESTER DRIVE, SUITE 550 DALLAS, TEXAS 75225 (214) 662-4525 CONTACT: DOUGLAS MACMAHON	DESIGN 2591 DALLAS PARKWAY, SUITE 300 FRISCO, TEXAS 75034 972-714-4354 TBP# FIRM NO. F-20255								
ENGINEER DEVELOPMENT ENGINEERING CONSULTANTS, LLC 2591 DALLAS PARKWAY, SUITE 300 FRISCO, TEXAS 75034 972-721-4354 CONTACT: DANIEL STEWART, P.E.	<table border="1"> <tr> <td>ISSUE DATE</td> <td>DEC FILE NO.</td> </tr> <tr> <td>01/03/22</td> <td>10501</td> </tr> <tr> <td>CITY FILE NO.</td> <td>SHEET NO.</td> </tr> <tr> <td>-</td> <td>C2.1</td> </tr> </table>	ISSUE DATE	DEC FILE NO.	01/03/22	10501	CITY FILE NO.	SHEET NO.	-	C2.1
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-	C2.1								

- STANDARD NOTATIONS**
- SANITATION CONTAINER SCREEN WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED & PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - MECHANICAL & HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.