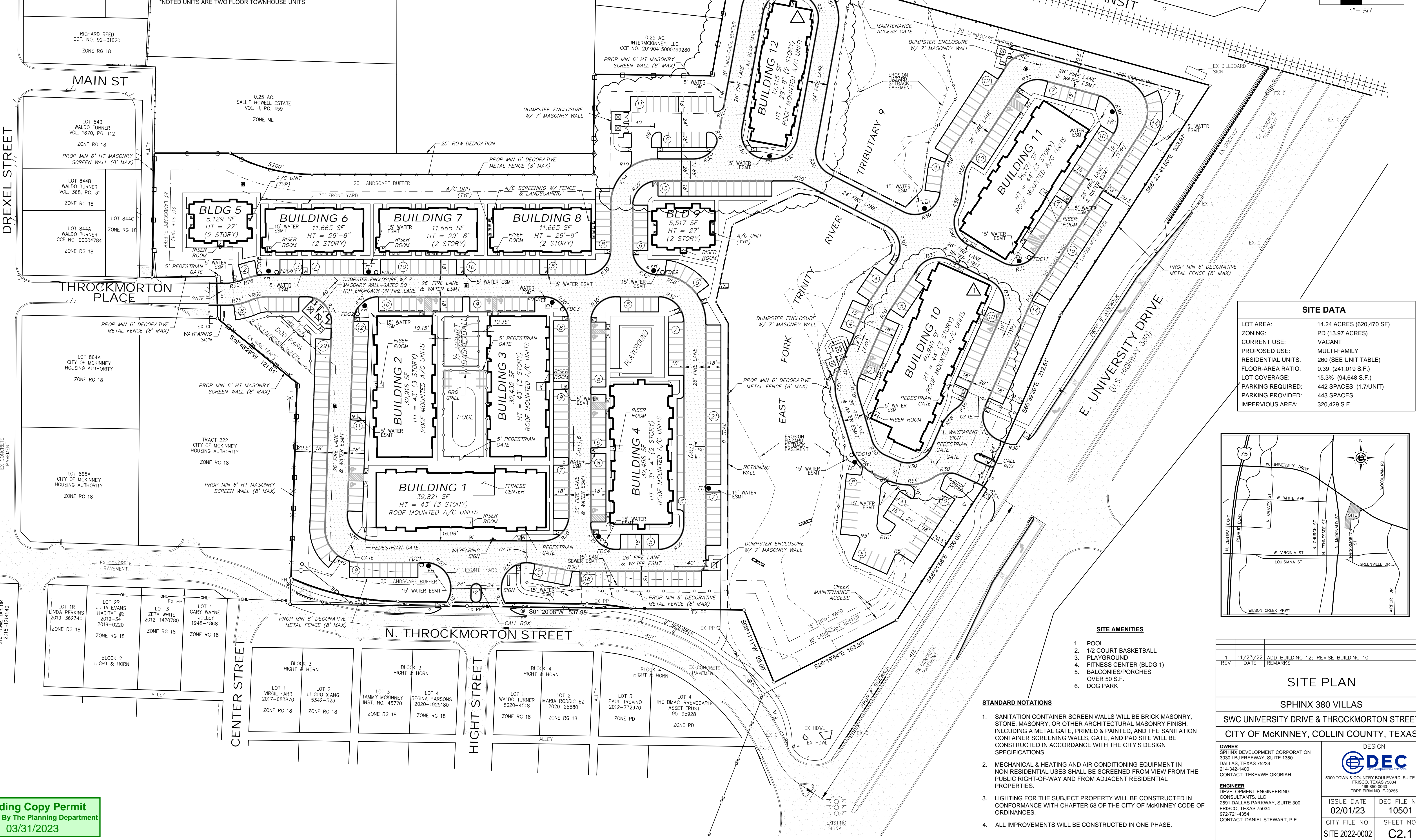
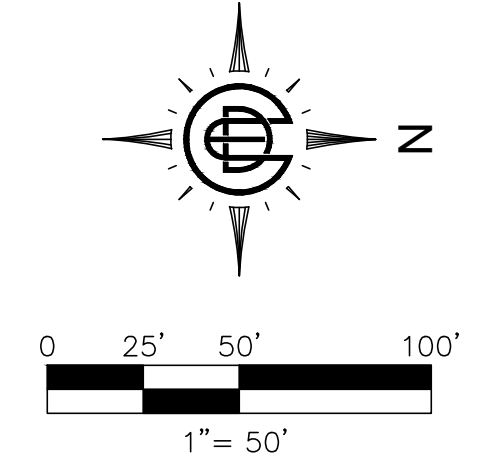


| UNIT | AREA PER UNIT | TRACT 2 | | | | | | | | TOTAL | TRACT 1 | | TRACT 3 | | SITE TOTAL | |
|---------------------------|---------------|---------|--------|--------|--------|-------|-------|-------|-------|-------|----------|--------|---------|-------|------------|-------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | | 9 | 10 | 11 | TOTAL | | 12 |
| STUDIO | 556 | 6 | 9 | 8 | 6 | 0 | 0 | 0 | 0 | 0 | 27 | 0 | 7 | 5 | 0 | 32 |
| 1 BEDROOM UNIT | 717-725 | 18 | 3 | 17 | 24 | 0 | 0 | 0 | 0 | 0 | 54 | 15 | 5 | 13 | 0 | 67 |
| 2 BEDROOM UNIT | 952-1,108 | 12 | 14 | 8 | 6 | 0 | 10 | 10 | 10 | 0 | 78 | 24 | 24 | 37 | 2 | 115 |
| 3 BEDROOM UNIT | 1,158-1,416 | 0 | 4 | 2 | 0 | 4 | 0 | 0 | 8 | 4 | 30 | 0 | 0 | 0 | 8 | 30 |
| TOTAL UNITS | | 36 | 30 | 35 | 36 | 4 | 10 | 10 | 10 | 4 | 185 | 39 | 36 | 75 | 10 | 260 |
| TOTAL GROUND FLOOR UNITS* | | 8 | 10 | 11 | 18 | 4* | 10* | 10* | 10* | 4* | 95 (51%) | 13 | 12 | 25 | 10* | 120 |
| BUILDING FOOTPRINT (SF) | | 13,297 | 11,080 | 10,922 | 10,954 | 2,989 | 5,761 | 5,761 | 5,761 | 3,416 | 13,994 | 11,943 | | | | 8,283 |

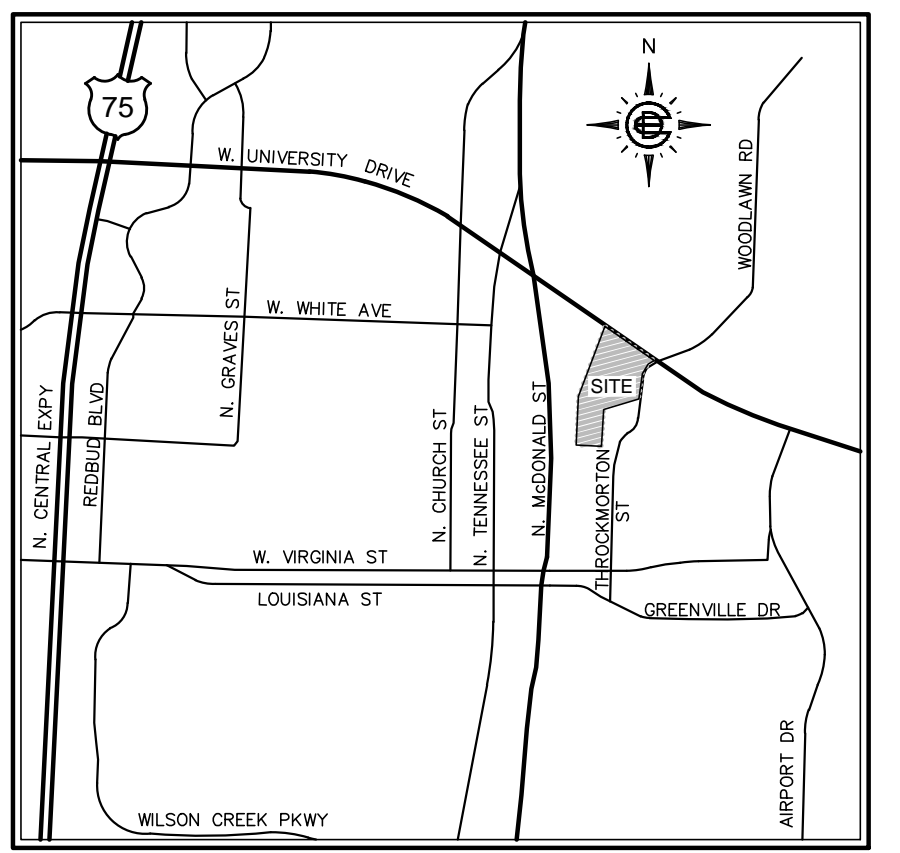
*NOTED UNITS ARE TWO FLOOR TOWNHOUSE UNITS

| LEGEND | |
|--------|-----------------|
| | FDC w/ BOLLARDS |
| | WATER METER |
| | A/C UNIT* |

* ALL GROUND LEVEL A/C UNITS WILL BE SCREENED FROM PUBLIC R.O.W. BY BUILDINGS OR AS NOTED. ALL BUILDINGS NOT SHOWN WITH A/C UNITS WILL HAVE ROOF MOUNTED UNITS SCREENED FROM R.O.W.



| SITE DATA | |
|--------------------|--------------------------|
| LOT AREA: | 14.24 ACRES (620,470 SF) |
| ZONING: | PD (13.97 ACRES) |
| CURRENT USE: | VACANT |
| PROPOSED USE: | MULTI-FAMILY |
| RESIDENTIAL UNITS: | 260 (SEE UNIT TABLE) |
| FLOOR-AREA RATIO: | 0.39 (241,019 S.F.) |
| LOT COVERAGE: | 15.3% (94,648 S.F.) |
| PARKING REQUIRED: | 442 SPACES (1.7/UNIT) |
| PARKING PROVIDED: | 443 SPACES |
| IMPERVIOUS AREA: | 320,429 S.F. |



- SITE AMENITIES**
1. POOL
 2. 1/2 COURT BASKETBALL
 3. PLAYGROUND
 4. FITNESS CENTER (BLDG 1)
 5. BALCONIES/PORCHES OVER 50 S.F.
 6. DOG PARK

- STANDARD NOTATIONS**
1. 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.
 2. 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.
 3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OR ORDINANCES.
 4. ALL IMPROVEMENTS WILL BE CONSTRUCTED IN ONE PHASE.

| REV | DATE | REMARKS |
|-----|----------|-------------------------------------|
| 1 | 11/23/22 | ADD BUILDING 12; REVISE BUILDING 10 |

SITE PLAN

SPHINX 380 VILLAS

SWC UNIVERSITY DRIVE & THROCKMORTON STREET

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

| | |
|---|---|
| <p>OWNER SPHINX DEVELOPMENT CORPORATION 3030 LBJ FREEWAY, SUITE 1350 DALLAS, TEXAS 75234 214-342-1400 CONTACT: TEKEVIVE OKOBIAH</p> | <p>DESIGN 5300 TOWN & COUNTRY BOULEVARD, SUITE 150 FRISCO, TEXAS 75034 469-850-0060 TBP# FIRM NO. F-20255</p> |
| <p>ENGINEER DEVELOPMENT ENGINEERING CONSULTANTS, LLC 2591 DALLAS PARKWAY, SUITE 300 FRISCO, TEXAS 75034 972-721-4354 CONTACT: DANIEL STEWART, P.E.</p> | <p>ISSUE DATE: 02/01/23</p> <p>CITY FILE NO.: 2022-0002</p> <p>SHEET NO.: C2.1</p> |

Building Copy Permit
Approved By The Planning Department
03/31/2023

P:\08 RELEASE\001 - Sphinx Throckmorton\08102023\001 SITE PLAN.dwg, Sheet: 1, 3/7/2023 10:55:11 AM, D:\sphinx\11