

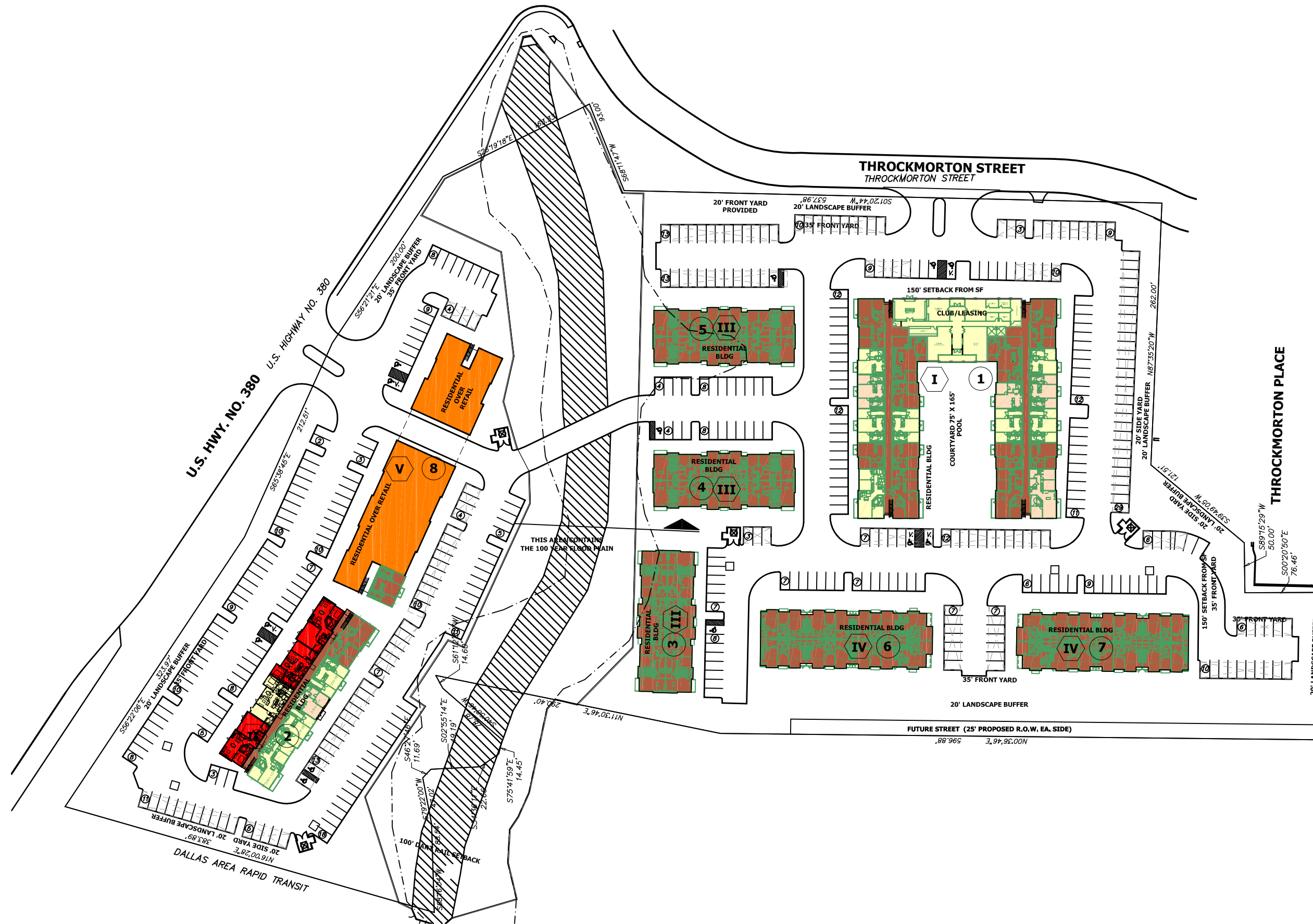
# SITE DATA

**SITE LOCATION** MCKINNEY, TEXAS

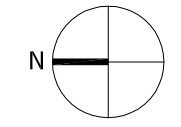
<b>SITE DENSITY</b>	
SITE AREA (GROSS)	12.75 ACRES
SITE AREA (NET -FLOODPLAIN)	10.88 ACRES
TOTAL UNITS	220
PROPOSED DENSITY (GROSS)	17.25 UN./ACRE
PROPOSED DENSITY (NET)	20.22 UN./ACRE

<b>UNIT MIX</b>		
TYPE OF UNIT	# OF UNITS	TOTAL %
ONE BEDROOM	39	17.8%
TWO BEDROOM	129	58.4%
THREE BEDROOM	48	21.9%
LIVE/WORK	4	1.8%
<b>TOTAL</b>	<b>220</b>	<b>100.0%</b>
LEASING/CLUBHOUSE		6,053 SF
RETAIL		13,604 SF

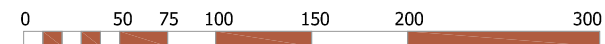
<b>PARKING</b>			
	NO.	RATIO	SPACES
1 BEDROOM	96	1.5	59
2 BEDROOM	108	2.0	256
3 BEDROOM	48	2.5	120
1 BED L/W	4	1.5	6
<b>TOTAL</b>			<b>441</b>
PROPOSED 10% REDUCTION			44
TOTAL REQUIRED MF			397
RETAIL	12,217 SF	1/250 SF	49
TOTAL REQUIRED			447
TOTAL PROVIDED			450
PROVIDED W/CARPORT			201
PROVIDED UNCOVERED			249
TOTAL ACCESSIBLE SPACES REQUIRED			9
PROVIDED:			
HC UNCOVERED			5
HC COVERED (W/CARPORT)			3
HC VAN UNCOVERED			3
HC VAN COVERED (W/CARPORT)			2
TOTAL PROVIDED:			13



<b>LEGEND</b>	
BUILDING NUMBER	BUILDING TYPE
1	II
(Symbol: Dashed box)	CARPORT COVERED PARKING
(Symbol: Yellow box)	ACCESSIBLE UNIT
(Symbol: Orange box)	HEARING AND VISUALLY IMPAIRED UNIT



**ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 100'-0"



**SPHINX AT THROCKMORTON VILLAS**  
**MCKINNEY, TX**  
#16095 1.22.18