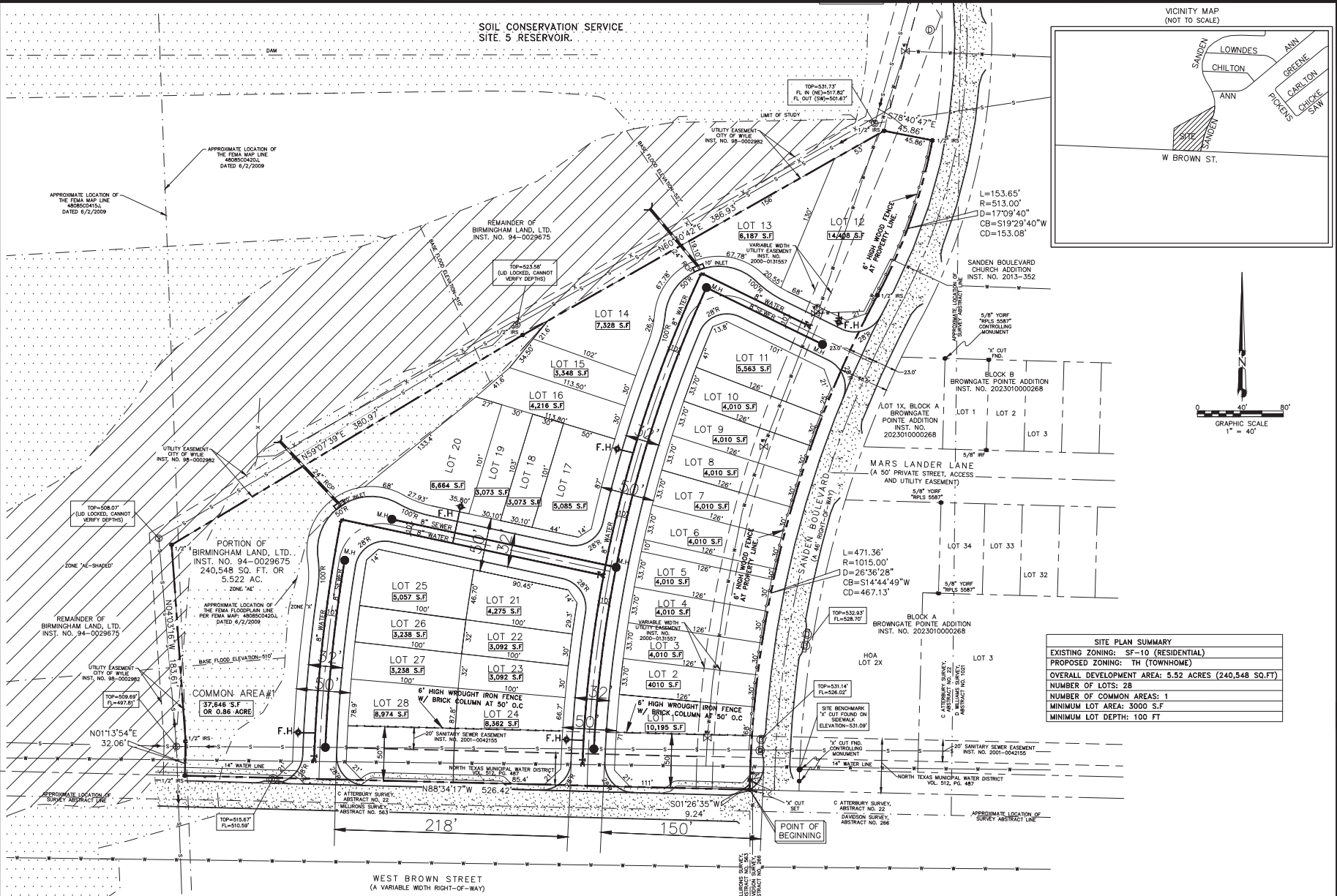
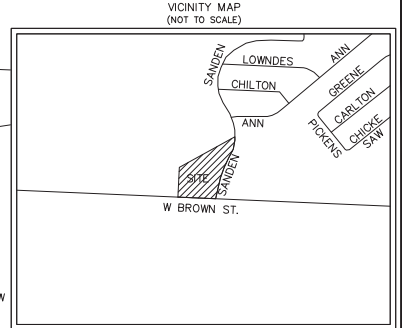


SOIL CONSERVATION SERVICE
SITE 5 RESERVOIR.

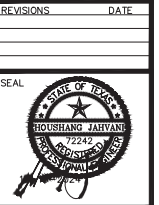


SITE PLAN SUMMARY	
EXISTING ZONING:	SF-10 (RESIDENTIAL)
PROPOSED ZONING:	TH (TOWNHOME)
OVERALL DEVELOPMENT AREA:	5.52 ACRES (240,548 SQ.FT)
NUMBER OF LOTS:	28
NUMBER OF COMMON AREAS:	1
MINIMUM LOT AREA:	3000 S.F
MINIMUM LOT DEPTH:	100 FT

FLOOD NOTE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, a portion of the subject property does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/2009 Community Panel No. 48085C0420J & 48085C0415J subject lot is located in Zone 'X', 'AE', & 'AE'-Shaded.

TOWNHOMES
W BROWN STREET
WYLIE, TEXAS

JAHVANI CONSULTING
ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198
2121 N. JOSEY LANE, #200
CARROLLTON, TEXAS 75006
TEL: (214) 718-9489
jahvani@tntel.com



DWG. TITLE:
ZONING EXHIBIT

DRAWN BY: HJ
SCALE: 1" = 40'

DATE 12-19-2024

1 OF 1
SHEET NUMBER