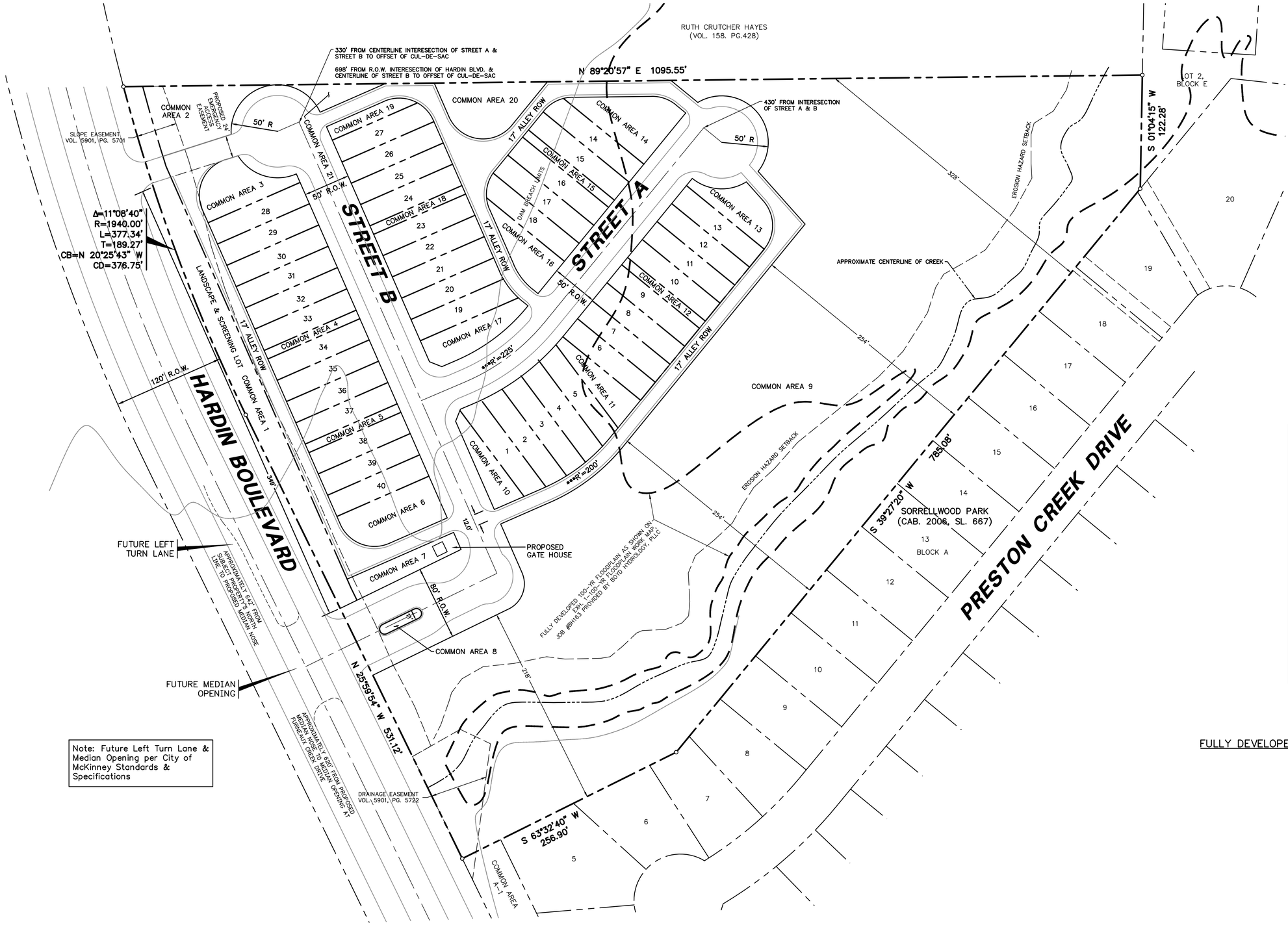

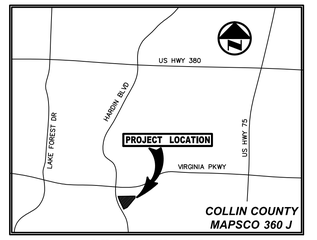

VICINITY MAP
(NOT TO SCALE)

Note: Future Left Turn Lane & Median Opening per City of McKinney Standards & Specifications

COMMON AREA CALCULATIONS CLEAR OF FLOODPLAIN ARE BASED ON FULLY DEVELOPED 100-YR FLOODPLAIN AS SHOWN ON EXH. 1-100-YR FLOODPLAIN WORK MAP, JOB #BH163 PROVIDED BY BOYD HYDROLOGY, PLLC

COMMON AREAS - AREA TABLE

COMMON AREA 1	0.350 ACRES	15,236 SF
COMMON AREA 2	0.139 ACRES	6,069 SF
COMMON AREA 3	0.088 ACRES	3,859 SF
COMMON AREA 4	0.025 ACRES	1,080 SF
COMMON AREA 5	0.025 ACRES	1,080 SF
COMMON AREA 6	0.114 ACRES	4,957 SF
COMMON AREA 7	0.064 ACRES	2,813 SF
COMMON AREA 8	0.012 ACRES	513 SF
COMMON AREA 9	6.246 ACRES	272,063 SF
COMMON AREA 10	0.056 ACRES	2,426 SF
COMMON AREA 11	0.062 ACRES	2,697 SF
COMMON AREA 12	0.025 ACRES	1,080 SF
COMMON AREA 13	0.070 ACRES	3,036 SF
COMMON AREA 14	0.115 ACRES	5,014 SF
COMMON AREA 15	0.027 ACRES	1,194 SF
COMMON AREA 16	0.070 ACRES	3,046 SF
COMMON AREA 17	0.079 ACRES	3,449 SF
COMMON AREA 18	0.025 ACRES	1,080 SF
COMMON AREA 19	0.033 ACRES	1,431 SF
OMMON AREA 20	0.112 ACRES	4,886 SF
COMMON AREA 21	0.033 ACRES	1,436 SF
COMBINED AREAS	*7.770 ACRES*	*338,445 SF*
AREAS IN FLOODPLAIN	*3.638 ACRES*	*158,459 SF*
AREAS NET OF FLOODPLAIN	*4.132 ACRES*	*179,986 SF*

GROSS ACRES 554,048 SF\12.719 AC.
FULLY DEVELOPED 100 YR-FLOODPLAIN 175,524 SF\4.029 AC.
NET 378,524 SF\8.690 AC.

4.60 UNITS PER ACRE

40 TOWNHOME LOTS
25'x108' (TYPICAL LOT SIZE)
2700' SQ. FT. (MINIMUM LOT AREA)

RECEIVED
By Planning Department at 8:28 am, Oct 02, 2014

CONCEPT PLAN EXHIBIT

SORRELLWOOD TERRACE

LOCATED IN THE CITY OF McKINNEY, TEXAS
AND BEING OUT OF THE
JAMES HERNDON SURVEY, ABSTRACT NO. 391,
COLLIN COUNTY, TEXAS

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
RS		1"=50'	09/25/2014	

DWG FILE: MCKINNEY-TH10.DWG

RS|MAS 09/25/2014 - 4:45PM
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CONCEPT PLAN EXHIBIT, SORRELLWOOD TERRACE