

VICINITY MAP
NOT-TO-SCALE

NOTES:

1. THE OVERALL SITE AREA FOR PECAN PARK IS 23.41 AC PER THE RECORD PLAT; THE AREA AFFECTED BY THE ZONING CHANGE, WHICH EXCLUDES LOTS WHERE HOMES HAVE BEEN BUILT, IS 22.05 ACRES
2. STREETS AND ALLEYS SHOWN ON THIS PLAN ARE EXISTING, EXCEPT FOR FUTURE STREET EXTENSIONS TO CROSS CREEK AT NORTHWEST AND SOUTHERN LIMITS OF PROPERTY; NO CHANGES ARE PROPOSED TO STREET AND ALLEY CONFIGURATION.
3. HOME PRODUCT FOOTPRINT SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO SHOW THE GENERAL BUILDING LOCATION AND SIZE. ACTUAL FLOOR PLANS MAY DIFFER FROM THIS PLAN.
4. FOUR-UNIT ATTACHED BUILDINGS SHOWN MAY BE CONSTRUCTED AS THREE-UNIT BUILDINGS AT THE DISCRETION OF THE BUILDER/DEVELOPER.
5. LOT LINES SHOWN ARE PROPOSED AND IN SOME INSTANCES DO NOT REFLECT LOTS PER RECORD PLAT FOR PECAN PARK ADDITION. CHANGES TO PLATTED LOT LINES WILL REQUIRE APPROVAL AND FILING OF AN AMENDING PLAT.
6. REAR YARD SETBACK ON ALL TOWNHOME LOTS IS 20-FT, EXCEPT FOR, LOT 27, BLOCK C, WHICH SHALL HAVE A REAR-YARD SETBACK OF 18 FEET.

- EXISTING TOWNHOME (NOT INCLUDED IN RE-ZONING REQUEST)
- PROPOSED SINGLE-FAMILY DETACHED
- PROPOSED 3- OR 4-UNIT ATTACHED

This plan was received by the Planning Department on June 13, 2011.

CASE 11-080Z
OVERALL GENERAL DEVELOPMENT PLAN
PECAN PARK ADDITION

EXISTING ZONING:
PD-TOWNHOME
ORDINANCES 2002-05-038, 2003-01-007, 2005-01-005 & 2006-05-054

LOTS 1-4, BLOCK A; LOTS 1-40, BLOCK B
LOTS 1-8, BLOCK C; LOTS 1-3, 7-13, 26-37, 41-48, BLOCK D
LOTS 1-32, BLOCK E; LOTS 1-31, BLOCK F
RECORD PLAT RECORDED
C.C.F.#20080130010000340
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
23.41 ACRES (OVERALL DEVELOPMENT)
22.05 ACRES (AREA BEING REVISED BY THIS G.D.P.)
OLIVER HEDGE COXE SURVEY, ABSTRACT No. 392
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SUBMITTED: MAY 16, 2011
REVISED: MAY 31, 2011
REVISED: JUNE 13, 2011

EXHIBIT B

OWNER:
SCOTT COMMUNITIES BUILDERS, L.P.
5605 SOAPBERRY DRIVE
MCKINNEY, TEXAS 75070
469-450-3286

J. VOLK CONSULTING, INC.

P.O. BOX 942028
PLANO, TEXAS 75074
972-429-4093
TX. REGISTRATION No. F-11962

SITE DATA	EXISTING	PROPOSED
AREA (AC) - SEE NOTE #1	23.41	23.41
SF - 4-UNIT ATTACHED LOTS	148	60
SF - 3-UNIT ATTACHED LOTS	15	48
SF - DETACHED LOTS	0	22
TOTAL SF LOTS	163	130
COMMON AREA LOTS	11	11
TOTAL LOT COUNT	174	141
OPEN SPACE (AC)	7.19	7.19
OPEN SPACE PERCENTAGE	31%	31%
GROSS DENSITY (DU/AC)	7.0	5.6



SHAFER JONES
 VOLUME 929, PAGE 60
 D.R.C.C.T.
 ZONING:
 PD 03-01-007
 USE:
 SINGLE-FAMILY

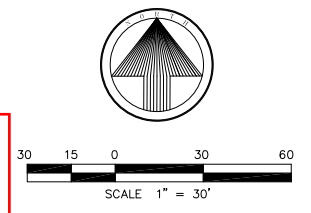
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CASE 11-080Z GENERAL DEVELOPMENT PLAN PECAN PARK ADDITION

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MATCHLINE - SHEET 2 OF 4

MATCHLINE - SHEET 2 OF 4

MATCHLINE - SHEET 4 OF 4

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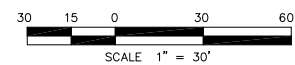
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CASE 11-080Z
GENERAL DEVELOPMENT PLAN
PECAN PARK ADDITION

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LOT 1, BLOCK A
LAKE FOREST
WAL-MART ADDITION
CAB. P, PG. 29
M.R.C.C.T.
ZONING:
PD 03-01-007
USE:
RETAIL SHOPPING CENTER



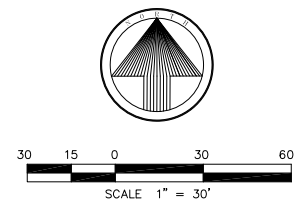
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