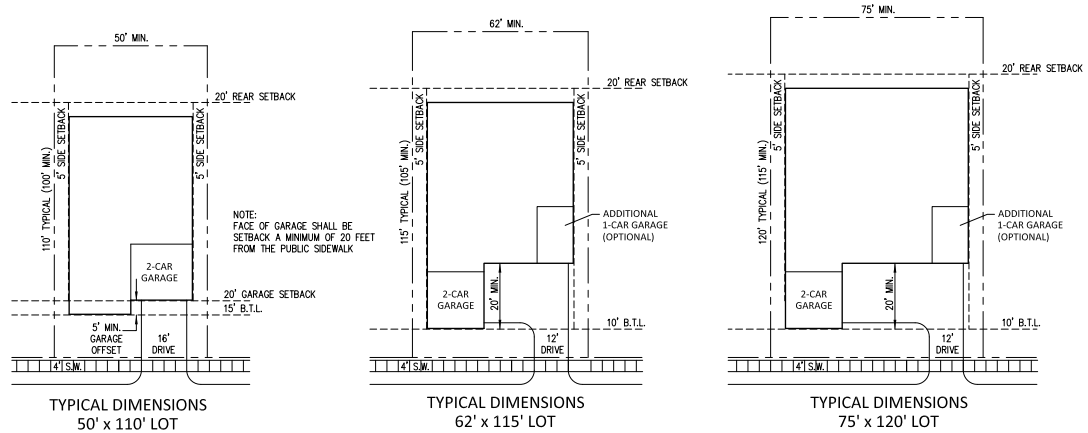


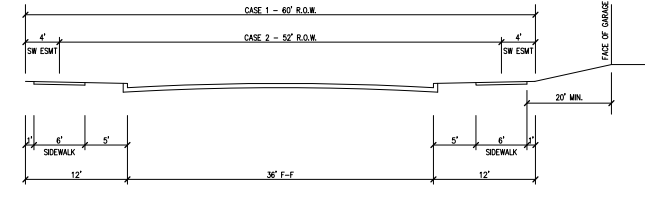
OVERALL COMMUNITY LAYOUT
1" = 200'



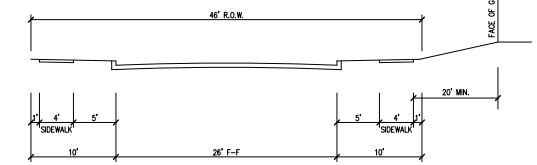
TYPICAL DIMENSIONS
50' x 110' LOT

TYPICAL DIMENSIONS
62' x 115' LOT

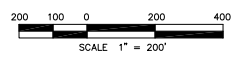
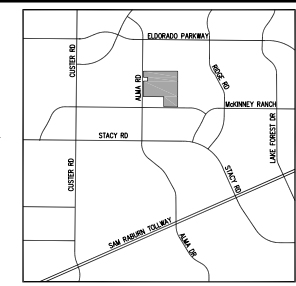
TYPICAL DIMENSIONS
75' x 120' LOT



STREET 60-36 (TYPE "A")



STREET 46-26 (TYPE "B")



NOTE: ALL STREETS NOT DESIGNATED AS TYPE 'A' STREETS ARE TYPE 'B' STREETS.

SITE DATA:

AREA	128.95 AC
TOTAL OPEN SPACE	12.7 AC
TOTAL OPEN SPACE PERCENTAGE	9.8%
INTERIOR OPEN SPACE	8.6 AC
INTERIOR OPEN SPACE PERCENTAGE	6.7%
75' x 120' LOTS	107
62' x 115' LOTS	164
50' x 110' LOTS	214
TOTAL SINGLE FAMILY LOTS	485
GROSS DENSITY	3.76 DU/AC

EXISTING ZONING:

OWNER	AREA	ZONING
STANDARD PACIFIC	83.28 AC	PD-SF
WHEELER	40.63 AC	AG
CITY OF MCKINNEY	5.04 AC	PD-06-07-092

CASE 11-133-Z
GENERAL DEVELOPMENT PLAN

STONE HOLLOW

485 SINGLE FAMILY LOTS
28 COMMON AREA LOTS

128.95 ACRES
IN THE GEORGE HERNDON SURVEY,
ABSTRACT 390
CITY OF MCKINNEY, TEXAS

SHEET 3 OF 3

SUBMITTED: 8-29-2011
REVISED: 9-29-2011

APPLICANT:
J. VOLK CONSULTING, INC.

800 East Campbell Road, Suite 120
Richardson, Texas 75081
972.201.3100
Texas Registration No. F-11962

CRITERIA	Proposed Development Standards		
	50' x 110' LOT	62' x 115' LOT	75' x 120' LOT
Lot Count	144	107	107
Total Property Area (ac)	128.95	128.95	128.95
Minimum Lot Width	50'	62'	75'
Minimum Lot Depth	100'	110'	120'
Minimum Lot Area	5,000 SF	7,500 SF	9,000 SF
Front Yard Setback	15'	20'	25'
Side Yard Setback - Interior	5'	5'	5'
Side Yard Setback - Corner	5'	5'	5'
Rear Yard Setback	20'	20'	20'
Garage Access	Front Entry (2)	Side Entry (2)	Side Entry (2)
Garage Offset	0'	0'	0'
Firearm Requirement	100% for 2-car, 100% for 1-car, and 100% for 0-car	Optional	Optional
Maximum Building Height	10'	10'	10'

- More than 90% of the lots will be at the typical depth. One street closure and other isolated areas some lots may be slightly less than the typical depth.
- Not all lots will meet the depth but the minimum shown here. Each typical lot depth conforms to this minimum.
- Front entry two-car garages shall have two single doors. Three-car garages on 12' x 110' and 75' x 120' lots must be provided with a "two and one half" with the third bay facing street as shown on General Development Plan.
- The smaller lots 50' x 110' are proposed to have a minimum 5-foot offset from the front facade of the garage door to the front of the porch. The offset may be part of the main structure, porch or combination thereof.
- No lot coverage requirement is proposed.

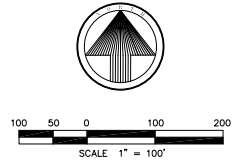
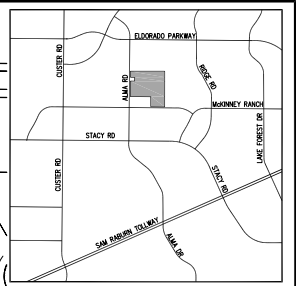
This plan was received by the Planning Department on October 4, 2011.

OWNER:
CITY OF MCKINNEY
221 N. TENNESSEE
MCKINNEY, TEXAS 75070
972-547-7500

OWNER:
T.J. WHEELER, JR.
P.O. BOX 224922
DALLAS, TEXAS 75222
214-742-3800

OWNER:
STANDARD PACIFIC OF TEXAS, INC.
909 LAKE CAROLYN PARKWAY, SUITE 940
IRVING, TEXAS 75039
972-590-2430





NOTE:
ALL STREETS NOT DESIGNATED AS TYPE 'A'
STREETS ARE TYPE 'B' STREETS.

**This plan was
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CASE 11-133-Z
GENERAL DEVELOPMENT PLAN
STONE HOLLOW
485 SINGLE FAMILY LOTS
28 COMMON AREA LOTS

128.95 ACRES
IN THE GEORGE HERNDON SURVEY,
ABSTRACT 390
CITY OF MCKINNEY, TEXAS

SHEET 1 OF 3

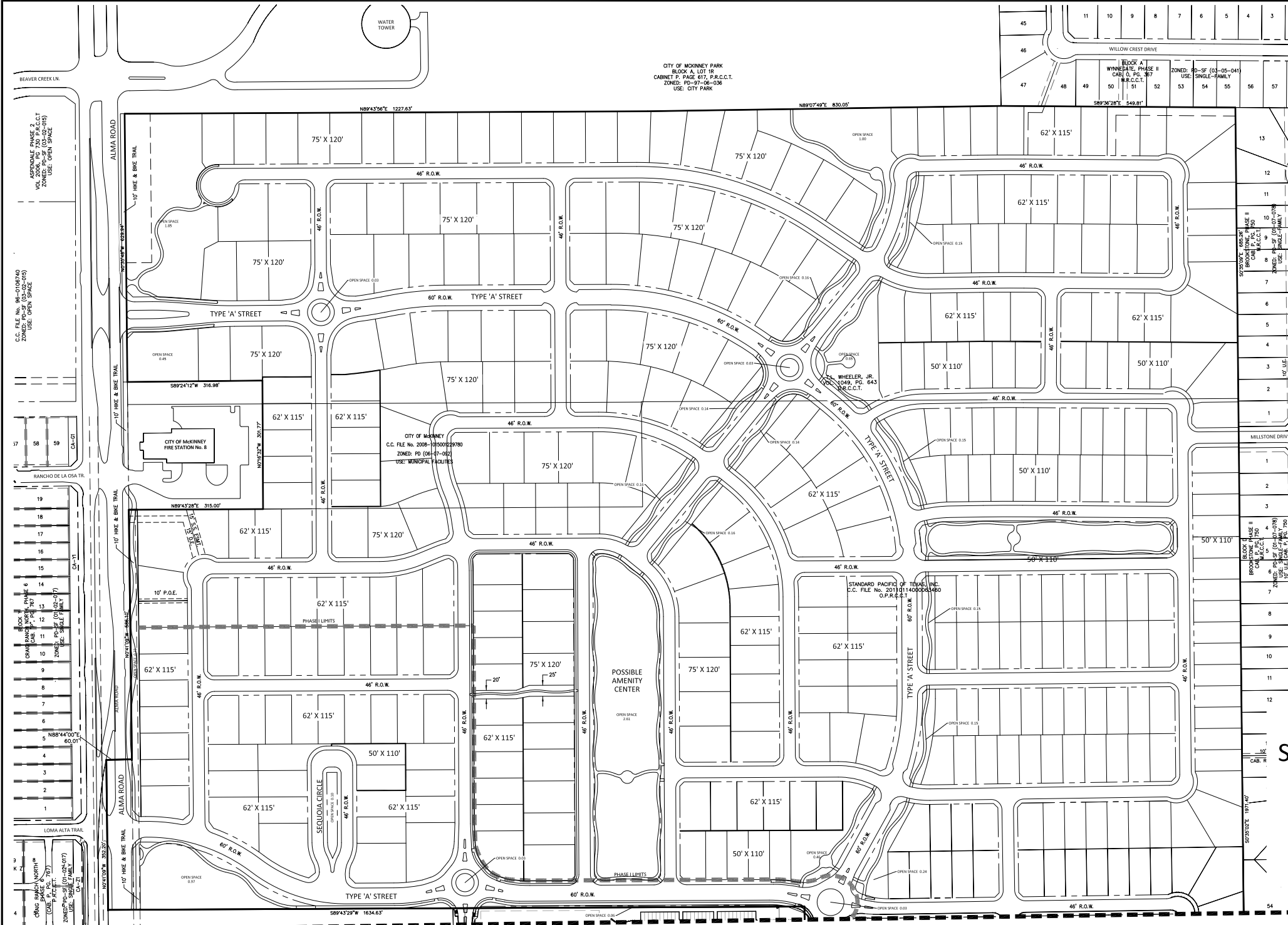
SUBMITTED: 8-29-2011
REVISED: 9-26-2011

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CITY OF MCKINNEY PARK
BLOCK A, LOT 1R
CABINET P. PAGE 617, P.R.C.C.T.
ZONED: PD-97-08-036
USE: CITY PARK

CITY OF MCKINNEY
C.C. FILE No. 2008-10500229780
ZONED: PD (08-47-042)
USE: MUNICIPAL FACILITIES

STANDARD PACIFIC OF TEXAS, INC.
C.C. FILE No. 201111400038910
O.P.R.C.C.T.

ASPENDALE PHASE 2
VOL. 2008, PP. 730 P.R.C.C.T.
ZONED: PD-97-08-036
USE: OPEN SPACE (OS)

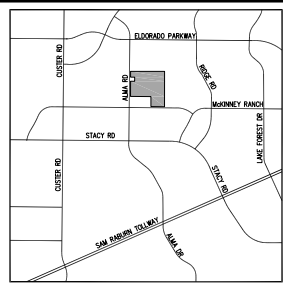
C.C. FILE No. 96-5106740
CONV. USE: OPEN SPACE (OS)

RANCHO DE LA OSA TR.

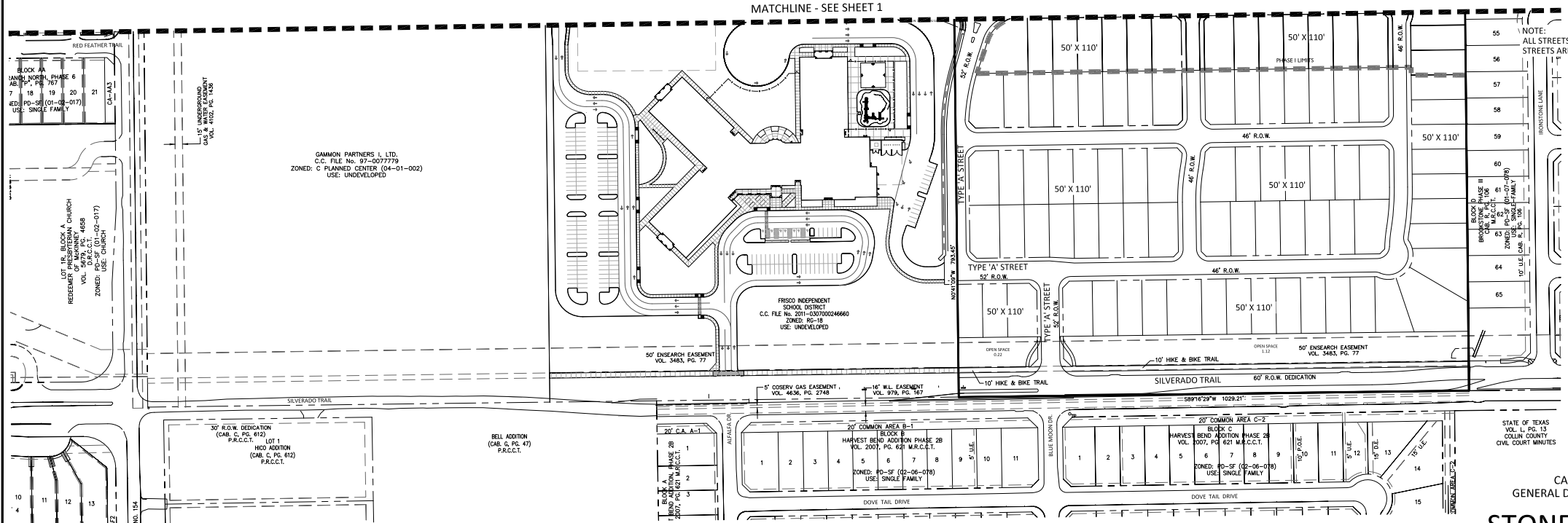
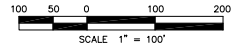
BLOCK 11
CHINA BOWL PHASE II
VOL. 2008, PP. 11-13 P.R.C.C.T.
ZONED: PD-97-08-036
USE: SINGLE-FAMILY (SF)

CRING PHASE 1
VOL. 2008, PP. 767 P.R.C.C.T.
ZONED: PD-97-08-036
USE: SINGLE-FAMILY (SF)

MATCHLINE - SEE SHEET 2



VICINITY MAP
N.T.S.



NOTE:
ALL STREETS NOT DESIGNATED AS TYPE 'A'
STREETS ARE TYPE 'B' STREETS.

STATE OF TEXAS
VOL. 1, PG. 13
COLLIN COUNTY
CIVIL COURT MINUTES

CASE 11-133-Z
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SHEET 2 OF 3

SUBMITTED: 8-29-2011
REVISED: 9-29-2011

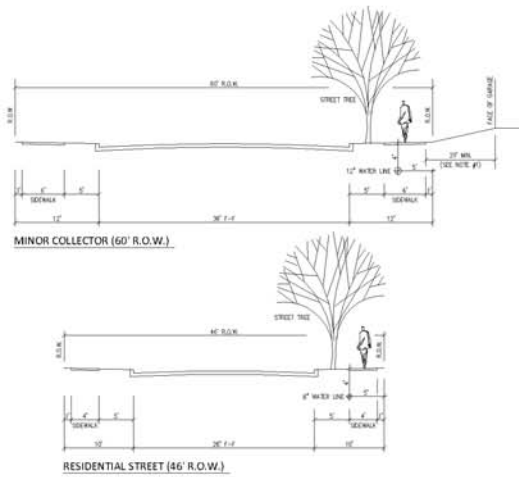
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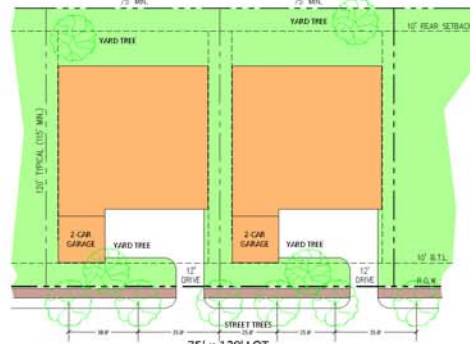
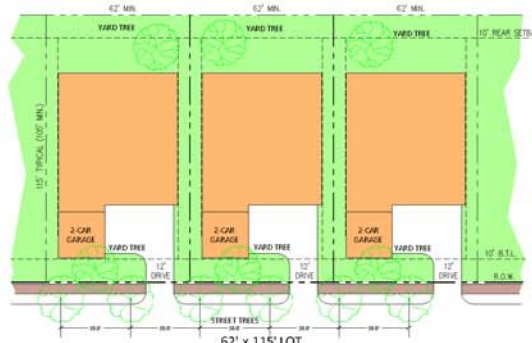
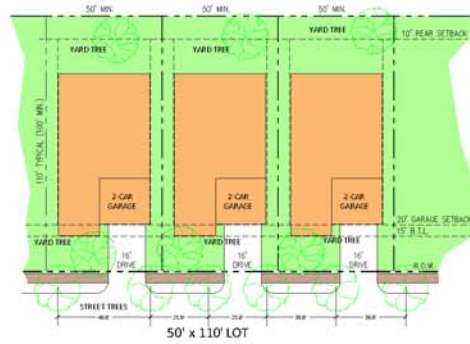
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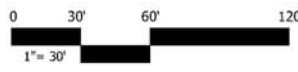
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972-590-2430



Street Sections



Lot Tree Details



Lot Summary

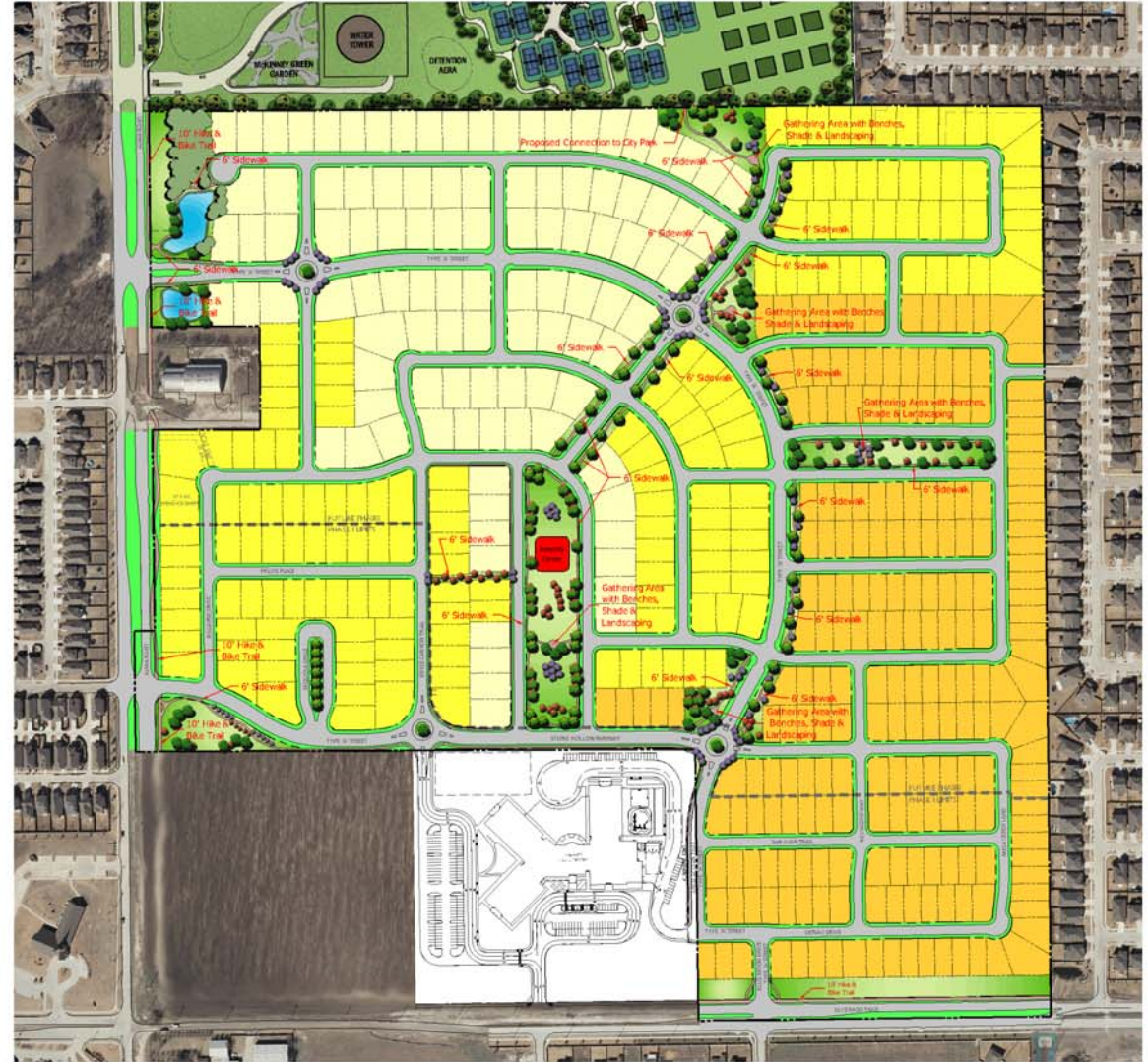
	Phase 1 Lots	Future Phases Lots	Total Lots
50'x110'	70	147	217
62'x115'	41	122	163
75'x120'	0	105	105
Total	111	374	485

Legend

50'x110'	
62'x115'	
75'x120'	
Internal Open Space	
Drainage	

Master Plan

1" = 200'



Note: All interior open space sidewalks will be 6' wide.

This plan was received by the Planning Department on September 26, 2011.

Developer:
Standard Pacific Homes

Planner:



Stone Hollow