

Plot Date: Monday, June 5, 2023 1:19:06 PM

Path: S:\1000-0001-03 Lumpkin - Phase 1\4-Design\CAD\Exhibits\Pad Map Exhibits\1000-0001-00 Hillstead - Pad Map Exhibit - OVERALL.dwg - kgriffin

LEGEND

- 40 FT LOT
- 50 FT LOT
- 60 FT LOT

- ▲ Denotes 45' Premium Lot.
- Denotes 55' Premium Lot.
- Denotes 65' Premium Lot.
- + Denotes lots that contain 10 ft additional pad and lot width.
- △ Pads that do not meet the minimum 80 ft depth.
- * Lot size based on pad width plus side lot setbacks along the building line.

LOT TOTALS

PHASE 1

- 40 FT LOTS - 134 (48%)
- 50 FT LOTS - 100 (35%)
- 60 FT LOTS - 47 (17%)
- TOTAL - 281

PHASE 2

- 40 FT LOTS - 90 (30%)
- 50 FT LOTS - 137 (46%)
- 60 FT LOTS - 71 (24%)
- TOTAL - 298

FUTURE

- 50 FT LOTS - 190 (55%)
- 60 FT LOTS - 158 (45%)
- TOTAL - 348

* Model homes included in total.

LOT CRITERIA

40'X120' LOT CRITERIA

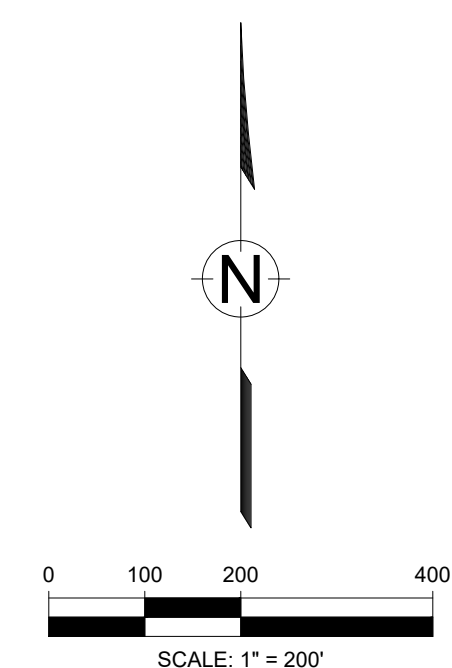
1. PAD SIZE = 30'X80'
2. TYP. LOT AREA = 4800' SF
3. TYP. LOT WIDTH = 40'
4. TYP. LOT DEPTH = 120'
5. FRONT YARD SETBACK = 20'
6. SIDE YARD SETBACK = 5' (10' ON CORNER LOTS ADJACENT TO SIDE STREET)
7. TYP. REAR YARD SETBACK = 20'

50'X120' LOT CRITERIA

1. PAD SIZE = 40'X80'
2. TYP. LOT AREA = 6000' SF
3. TYP. LOT WIDTH = 50'
4. TYP. LOT DEPTH = 120'
5. FRONT YARD SETBACK = 20'
6. SIDE YARD SETBACK = 5' (10' ON CORNER LOTS ADJACENT TO SIDE STREET)
7. TYP. REAR YARD SETBACK = 20'

60'X120' LOT CRITERIA

1. PAD SIZE = 50'X80'
2. TYP. LOT AREA = 7200' SF
3. TYP. LOT WIDTH = 60'
4. TYP. LOT DEPTH = 120'
5. FRONT YARD SETBACK = 20'
6. SIDE YARD SETBACK = 5' (10' ON CORNER LOTS ADJACENT TO SIDE STREET)
7. TYP. REAR YARD SETBACK = 20'



REV. NO.	DATE	REVISION	REV. BY

HILLSTEAD SUBDIVISION
CITY OF LAVON ET J, COLLIN COUNTY, TX
BEAR CAMP RESIDENTIAL LP
OVERALL PAD MAP EXHIBIT

Southland
CONSULTING ENGINEERS
10210 N. Central Expressway, Suite 400
Dallas, TX 75231
Telephone Number: 214-578-0088
TBBE Firm Number: F-22988

CAUTION!!
Contractor to Call 811 and Verify the Location of all Existing Utilities Prior to the Start of Any Construction Activities.

Status: EXHIBIT PURPOSES ONLY
Date: June 2023
Project #: 1000-0001-00
Design By: KLG
Drawing By: KLG