

Plot Date: Wednesday, February 15, 2023 11:22:52 AM

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

### ACREAGE

PHASE 1 = 69.5 AC

### LOT TOTALS

**PHASE 1**

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

\* Model homes included in total.

### LOT CRITERIA

#### 40'X120' LOT CRITERIA

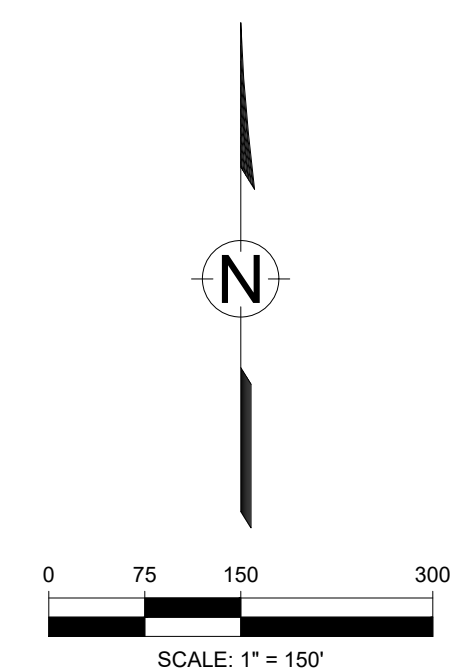
1. PAD SIZE = 30'X80'
2. TYP. LOT AREA = 4800' SF
3. TYP. LOT WIDTH = 40'
4. TYP. LOT DEPTH = 120'
5. FRONT YARD SETBACK = 20'
6. SIDE YARD SETBACK = 5' (10' ON CORNER LOTS ADJACENT TO SIDE STREET)
7. TYP. REAR YARD SETBACK = 20'

#### 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  
 PHASE 1 PAD MAP EXHIBIT

**Southland**  
 CONSULTING ENGINEERS  
 10210 N. Central Expy., Suite 400  
 Dallas, TX 75231  
 Telephone Number: 214-578-0088  
 TBP# 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: February 2023  
 Project #: 1000-0001-00  
 Design By: KLG  
 Drawing By: KLG

**1**  
 SHEET NO.