

# **SUBDIVISION DESIGN GUIDELINES**

FOR

**SYMPHONY**

at

**STONEBRIDGE RANCH**

06/18/2015

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FOR  
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These Subdivision Design Guidelines are designed specifically for SYMPHONY AT STONEBRIDGE RANCH and are promulgated in accordance with Section 8.5 of Article VIII of the "First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for STONEBRIDGE RANCH" (the "Master Declaration") which instrument was recorded on December 5, 2000 as Instrument No. 2000-0132145 in the Public Real Estate Records of Collin County, Texas and which is incorporated herein by reference for all purposes.

The primary purpose of these Subdivision Design Guidelines is to supplement the current version of the MASTER DESIGN GUIDELINES for STONEBRIDGE RANCH. Adherence to these guidelines is intended to better assure owners of properties within the SYMPHONY AT STONEBRIDGE RANCH Subdivision that all individual improvements will conform to the same high standards of design excellence. The guidelines seek to establish a design framework which the individual homebuilder or homeowner will use as a guide for site improvement, with latitude and flexibility (on the one hand) balanced against preserving the integrity of STONEBRIDGE RANCH (on the other hand). These Subdivision Design Guidelines will, hopefully, serve to guide, inform, aid and inspire to the same extent as they serve to prohibit, restrict and require. While some features are mandated, it should be understood that the Master Architectural Review Committee ("MARC") may make discretionary judgments to reduce or waive any requirement when it can be demonstrated (to the reasonable satisfaction of the MARC) that appropriate mitigating measures have been taken. However, such discretionary approval(s) shall not represent or constitute a binding precedent since no two or more tracts or circumstances are likely to be alike.

1. Height Limitation

Thirty-five feet (35') measured from grade.

2. Minimum Dwelling Setback Requirements:

Front Yard: Ten feet (10') to main structure.

Rear Yard: As shown on the Horizontal Control Plan (Exhibit A), but generally twenty feet (20') from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) unless adjacent to golf course, in which case minimums may be ten feet (10') but no less than shown on the Horizontal Control Plan (Exhibit A).

Side Yard: As shown on the Horizontal Control Plan (Exhibit A), but a minimum of ten feet (10') between buildings.

Side Yard

on Corner: As shown on the Horizontal Control Plan (Exhibit A), but a minimum of ten feet (10').

Driveway: Driveway pavement shall run from the back of curb to garage doors.

3. Sitework. Finished grades shall not direct concentrated water (i.e., downspouts, pool overflows, sub-grade drainage systems) flow onto adjacent properties and should follow the City of McKinney approved grading plans. Anytime a site is altered, it is the builder's responsibility to provide the retainage. Retaining walls are only to be constructed of brown random-laid Millsap stone. If side yard retaining walls are not desired, a maximum slope of 3:1 must be achieved between the foundation slab and the side yard property line. The MARC reserves the right, upon reasonable advance notice, to require a topographical survey done by a registered surveyor before, during or after construction to verify slope grade.
4. Masonry. All chimneys on the front elevation or on a side elevation within 10' of the front elevation must be 100% masonry. Elevations, including chimneys, which face the greenbelt/common area and/or Virginia Parkway, including: Block A, Lots 1-9; all Block B Lots; and Block C, Lots 1-5 and 8-18, must be 100% masonry. Except as specifically stated in this section, other chimneys may be non-masonry.
5. Fences for Interior Lots. Unless otherwise approved by the MARC, no fence shall exceed six feet (6') in height measured from finished grade. Except for those fences required to be constructed of metal, all other fences shall be constructed with Western Red Cedar (#1 or "Standard and Better") with top cap, and with pickets placed on the exterior face or as specified by the MARC. Posts may be steel pipe columns or cedar. No pine or spruce fencing materials shall be permitted. Interior lots should have a 6'-0" height solid wood privacy fence.
6. Fences Along Common Areas and Golf Course. With respect to each and every area which has a side or rear property line coincident with or adjacent to a common area or golf course, including all of Block B, and Block C, Lots 1-5 and 8-18, all fences and walls along the frontage shall comply with the following requirements:

Rear Property Line - An ornamental wrought iron fence will be installed:

- (A) Must be 59" (inches) in height;
- (B) Made of tubular metal, primed and painted a flat black color; and
- (C) Constructed as indicated in the MASTER DESIGN GUIDELINES.
- (D) No gate is allowed onto the golf course.

- (E) The exception to this requirement is the rear property line of Block C, Lot 5 running southeast to the point of intersection with Lot 8. This Lot shall abide by requirements set forth in Section 5: "Fencing for Interior Lots."

Side Property Line – Fences along the side yard shall be the six feet (6') cedar fence as indicated in the Master Design Guidelines. Where side fence ties into wrought iron, the wood fence shall be sloped down per the Master Design Guidelines to meet the wrought iron fencing.

7. Roof Drainage. In order to assist in the orderly drainage and removal of roof water and the overall quality of drainage, gutters and downspouts may be required at the discretion and direction of the MARC.
8. Roof. Any proposed composition roof materials shall be the same as or equal to the 25 year Tamco Elite Glass Seal and shall "weigh" a minimum of 230 lbs. per square. Otherwise, the MARC must specifically approve the type, quality and color of roof materials.
9. Required Landscaping. Per the MARC approved landscape plan, all landscape is to be installed BY THE BUILDER WITHIN THIRTY (30) DAYS of substantial completion or change of ownership (closing).

Lot Area

Minimum Requirement

AC Units/Mechanical  
Equipment Meters

One row of five-gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. is required to screen these elements from public view.

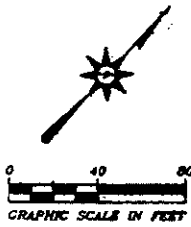
Where six foot (6') solid wood fences run along the street frontage, one row of five gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. is required.

10. Irrigation. The homebuilder shall install and the SYMPHONY AT STONEBRIDGE RANCH Subassociation shall maintain on each Lot a front yard automatic irrigation system.
11. Sidewalks & Driveways. The builder of each single-family home shall construct, install and provide a public sidewalk which shall:

- (A) be approved (as to size, location and materials) by the MARC;
- (B) comply with applicable subdivision improvement plan and other City of McKinney, Texas standards; and

(C) incorporate a “lay-down” curb on corner lots or other similar lots designated by the MARC.

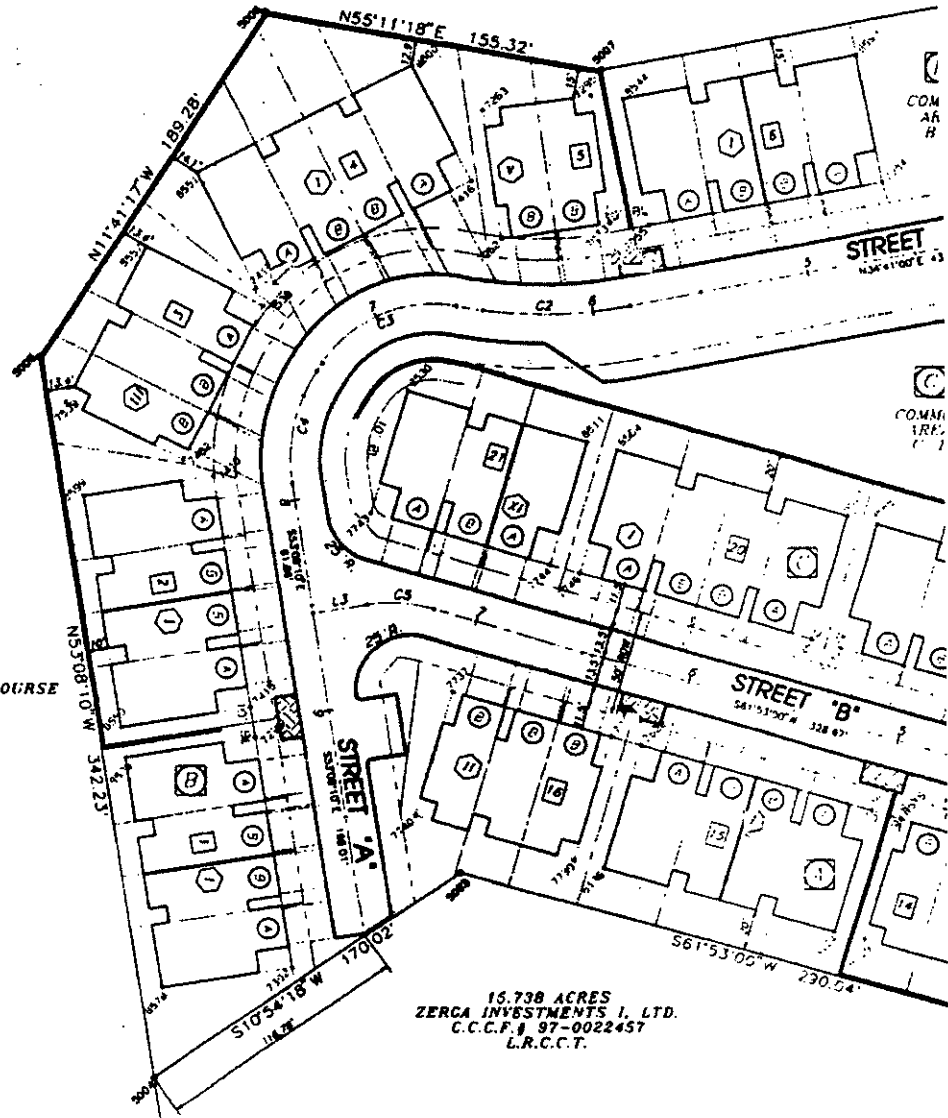
12. Elevations. As a general rule or objective, each floor plan should have three (3) elevations. Two similar units in the same building will not have the same elevation.
13. Paint Colors. The trim colors of the house will be limited to a specific color family complimentary of the masonry selection. All exposed exterior flashing is to be painted a color to match the masonry color. Roof vents are to be painted a color to match the roof color.
14. Mailboxes. All mailboxes are to be located within a masonry structure to match the main house on the Lot and approved by the MARC. Mailboxes on adjacent Lots should be grouped in pairs on the property line (side by side, not two mailboxes in one structure) as much as possible. Height should be 42"-44" from the surface of the street to the bottom of the mailbox. The front should be even with the curb. The red flag should be attached to the right side of the mailbox. Construction traffic should never block access to mailboxes of occupied homes.
15. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.



TRACT ONE  
REPLAT OF WEST GOLF  
CAB. I, PG. 434  
M.R.C.C.T.

P B S & J \* DALLAS, TEXAS

TRACT ONE  
REPLAT OF WEST GOLF COURSE  
CAB. I, PG. 434  
M.R.C.C.T.



15.738 ACRES  
ZERGA INVESTMENTS I, LTD.  
C.C.C.P.# 97-0022457  
L.R.C.C.T.

**BOUNDARY COORDINATE TABLE**

Pt #	Northing	Easting	Descriptor
5001	4998.82541	5000.19383	
5002	4791.04304	4908.28722	
5003	4834.35811	4520.47522	
5004	4487.40903	4518.31062	
5005	4692.71578	4244.50932	
5006	4878.07113	4208.18458	
5007	4565.74014	4333.68783	
5008	5390.17158	4628.70421	
5009	5419.81840	4859.81903	
5010	5254.84830	4774.58015	
5011	6121.87871	6010.88920	RP

**CL LINE DATA**

LINE DATA	BEARING	DISTANCE
L1	N55°19'00" W	25.00'
L2	S78°08'00" W	36.53'
L3	S38°31'30" W	25.00'

**CL LINE**

CURVE DATA	RADIUS
C1	120.00'
C2	214.02'
C3	60.00'
C4	75.00'
C5	70.42'
C6	125.00'
C7	58.50'
C8	117.00'
C9	1655.00'
C10	77.00'
C11	1655.00'

**FOR INTERIM REVIEW ONLY**  
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF  
GENERAL REVIEW ONLY. UNDER NO CIRCUMSTANCES  
SHALL IT BE USED FOR ANY OTHER PURPOSE.  
NAME: STELLA WILSON  
P.E. NO.: 68274  
DATE: 11/14/01  
AND TO NOT BE USED FOR ANY OTHER PURPOSE  
WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER

**BENCHMARKS**

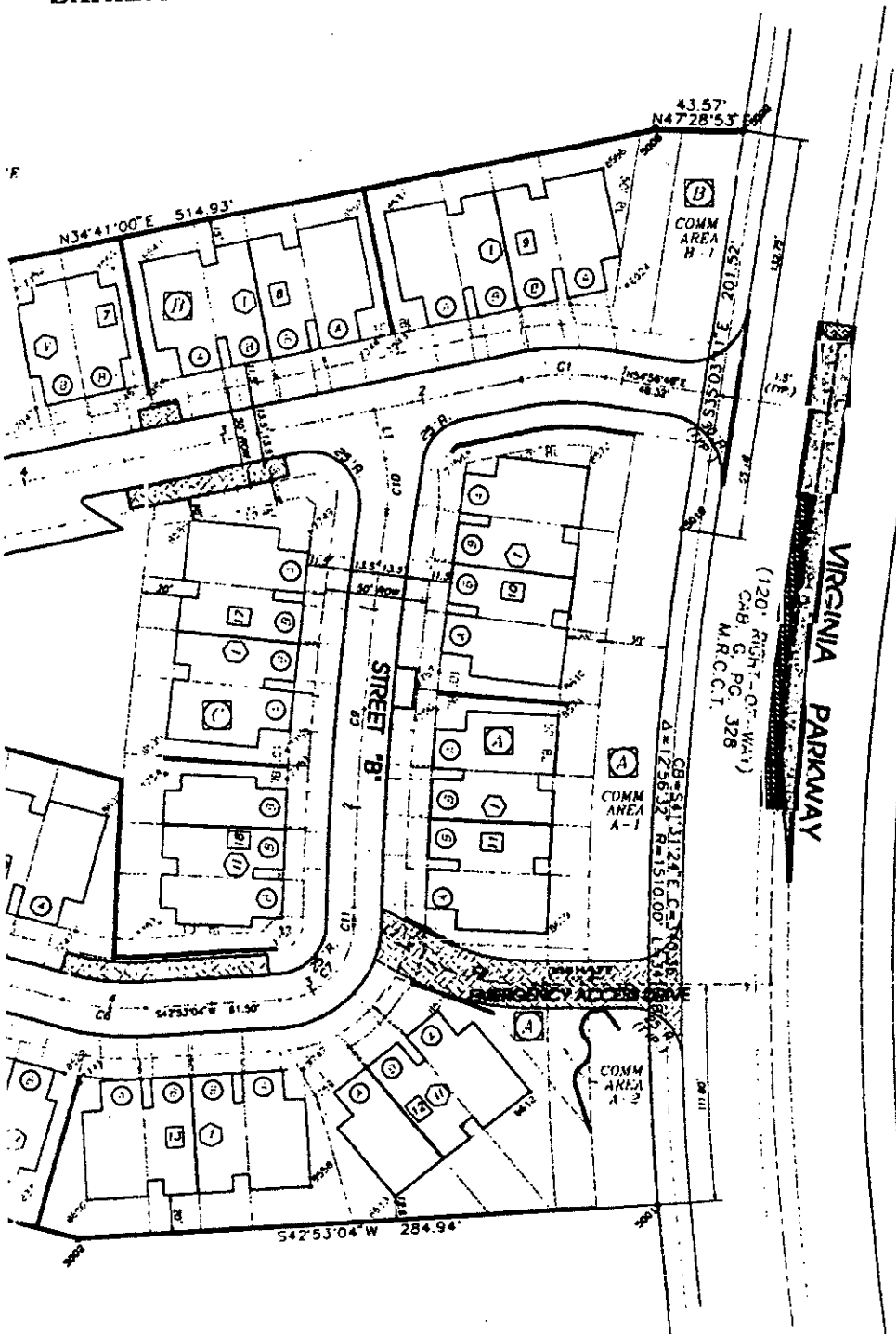
- BOX CUT IN 10" PALET IN NORTH CURBLINE OF VIRGINIA PARKWAY,  
± 100 NORTH WEST OF GOLF CART TUNNEL, 0.3 MILES WEST OF  
INTERSECTION OF STONEBRIDGE DRIVE.  
ELEV. = 688.88
- BOX CUT IN SOUTH CURBLINE OF VIRGINIA PARKWAY, 0.2 MILES  
WEST OF INTERSECTION OF STONEBRIDGE DRIVE.  
ELEV. = 688.53

NO.	REVISION

**EXHIBIT A**

**LEGEND**

- 1 BUILDING NUMBER
- 1 BUILDING TYPE
- B UNIT TYPE
- PROP. RETAINING WALL
- PROP. TURFSTONE PAVT
- - - IRRIGATION CONDUIT
- 1 BLOCK
- FUTURE BARRIER FREE RAMP (CURB DEPRESSION)



**BUILDING COORDINATE TABLE**



Pt #	Northing	Easting
6024	5323 25785	4671 60621
7043	5232 80388	4608 01163
7044	5221 29136	4601 04505
7045	5130 83760	4538 45048
7046	5119 32528	4530 48390
7047	5078 20584	4502 03182
7052	5112 35234	4452 59329
7053	5153 46777	4481 14537
7054	5020 53443	4462 14448
7055	4930 08047	4399 54991
7073	4918 76808	4388 61941
7262	4878 95062	4354 37753
7263	4918 74088	4308 50660
7295	4955 05832	4338 83848
7296	4634 12007	4439 33651
7302	4568 12917	4527 34333
7410	4708 50981	4340 12882
7415	4642 51891	4428 13664
7416	4888 32053	4327 89874
7419	4784 03994	4292 89075
7482	4704 11122	4324 97822
7538	4780 45024	4301 05429
7539	4686 15827	4287 72388
7622	4753 54881	4567 11031
7623	4805 78842	4664 12914
7737	4712 00584	4488 61325
7738	4747 25104	4554 76248
7753	4624 73167	4481 13664
7740	4655 08648	4516 89941
7741	4849 92352	4751 79147
7742	4930 52363	4826 64881
7743	4745 57225	4403 64598
7744	4780 13013	4448 81608
7745	4844 46752	4587 98276
7746	4792 62790	4490 96393
7747	4902 90491	4697 34945
7748	4851 06529	4600 33061
7749	5127 50149	4643 26216
7750	5040 63842	4710 75147
7751	5030 40353	4720 42264
7752	4974 10792	4769 97871
7753	4934 46306	4754 94222
7754	4785 68668	4675 38615
7755	5022 50619	4820 49924
7756	5106 05116	4748 94340
7757	5120 47434	4736 87573
7758	5209 21102	4871 86996
7759	4922 26566	4844 11445
8515	5006 54492	4855 46777
8516	4812 38619	4676 47699
8522	4847 73139	4742 62620
8523	4794 81205	4770 90235
8529	4750 45653	4704 57515
8530	4758 89181	4375 37082
8536	5003 52647	4663 37161
8537	5256 74848	4559 67311
8543	5144 99010	4489 11195
8544	4990 76896	4350 21338
8550	4764 22236	4392 14061
8551	4903 13522	4276 01043
8557	4755 64119	4243 80003
8558	4889 69235	4970 61251
8564	4845 47227	4462 69777
8565	4903 39465	4572 05446
8571	5145 08161	4794 51338
8572	5244 65893	4720 27138
8578	4520 12544	4491 34830
8579	4586 11635	4403 34147
8585	5002 68914	4595 88230
8586	5357 40034	4622 26768
8592	5255 43406	4551 70653
8593	5054 50509	4412 80595
8600	4907 41580	4304 13378
8606	4809 63224	4255 75516
8607	4877 38688	4258 70861
8608	4755 92427	4569 07329
8610	5151 53664	4866 06922
8610	5151 53664	4866 06922
8611	5151 53664	4866 06922
8612	4598 74257	4914 95830
8613	4914 46432	4903 90498

**DATA**

A	ARC	TANGENT
5'49"	42.44'	21.44'
3'06"	79.26'	40.09'
5'23"	70.78'	40.16'
6'53"	54.26'	28.38'
11'09"	30.75'	15.62'
9'56"	41.45'	20.92'
3'09"	57.57'	35.64'
3'08"	58.42'	29.89'
0'04"	207.04'	103.63'
7'56"	27.06'	13.67'
13'42"	2.75'	1.37'

**NOTES:**

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR DETAILED FLOOR PLAN DIMENSIONS.
3. ALL RADII ARE 2 FEET UNLESS NOTED OTHERWISE.
4. BUILDING ENVELOPE INCLUDES SECOND FLOOR BALCONY. REFER TO ARCHITECTURAL PLANS FOR FIRST FLOOR STAKING.

DATE		SCALE: AS SHOWN		<b>HORIZONTAL CONTROL PLAN</b> <b>STONEBRIDGE TOWNHOMES,</b>	JO
			5900 SUMMERSIDE DRIVE - SUITE 208 DALLAS, TEXAS 75228 PH. (972) 300-2400 FAX (972) 300-2899	CITY OF MCKINNEY COLLIN COUNTY,	520
					S.
					E

