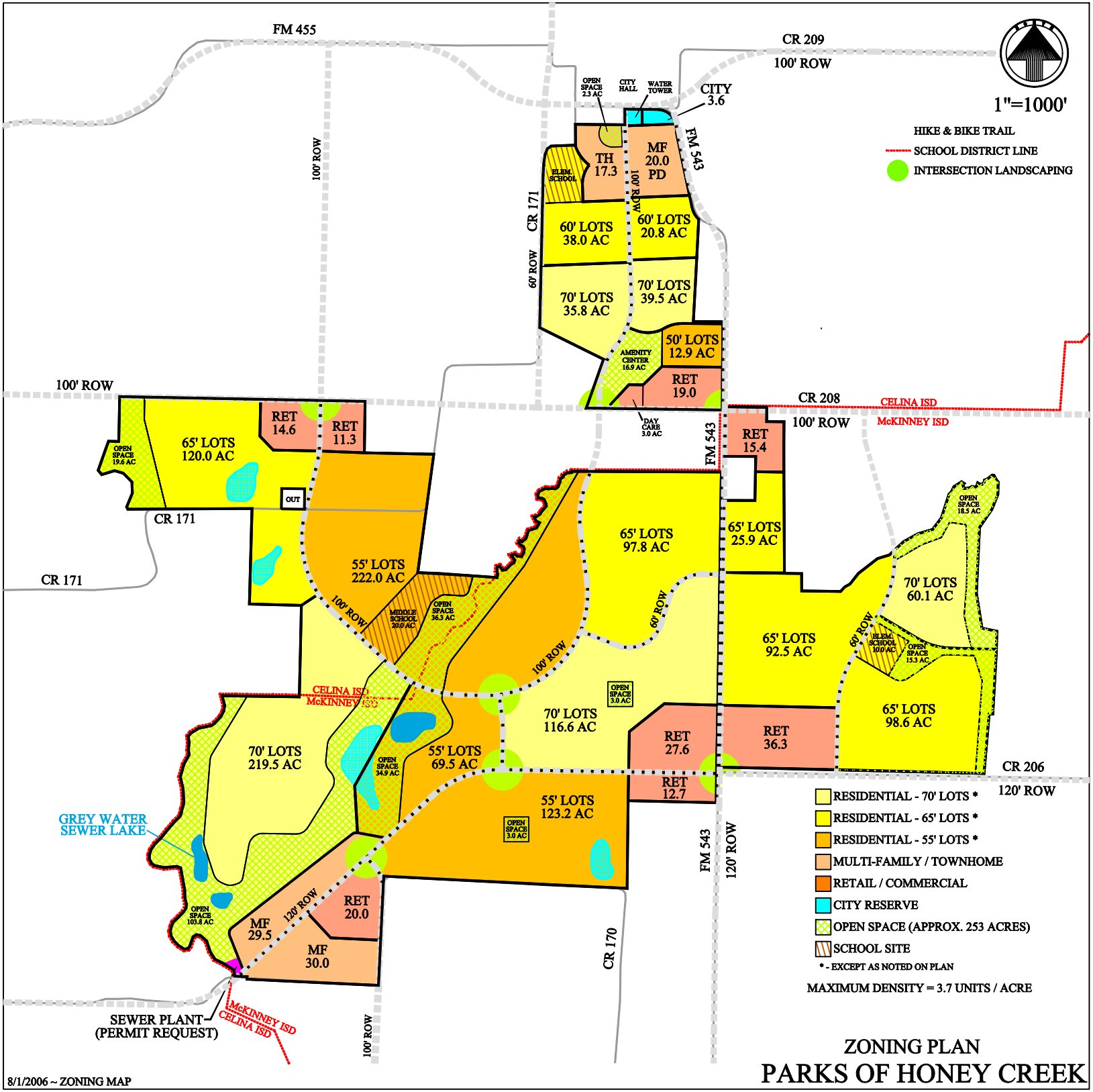
FM 455
CR 209
100' ROW
1"=1000'
HIKE & BIKE TRAIL
SCHOOL DISTRICT LINE
INTERSECTION LANDSCAPING
OPEN SPACE 2.3 AC
CITY HALL
WATER TOWER
CITY 3.6
TH 17.3
MF 20.0 PD
FM 543
ELEM. SCHOOL
100' ROW
CR 171
60' ROW
60' LOTS 38.0 AC
60' LOTS 20.8 AC
70' LOTS 35.8 AC
70' LOTS 39.5 AC
50' LOTS 12.9 AC
AMENITY CENTER 16.9 AC
RET 19.0
DAY CARE 3.0 AC
100' ROW
CR 208
CELINA ISD
McKINNEY ISD
100' ROW
RET 15.4
OPEN SPACE 19.6 AC
65' LOTS 120.0 AC
RET 14.6
RET 11.3
OUT
CR 171
CR 171
55' LOTS 222.0 AC
100' ROW
MIDDLE SCHOOL 20.0 AC
OPEN SPACE 36.3 AC
65' LOTS 97.8 AC
60' ROW
65' LOTS 25.9 AC
OPEN SPACE 18.5 AC
70' LOTS 60.1 AC
65' LOTS 92.5 AC
60' ROW
ELEM. SCHOOL 10.0 AC
OPEN SPACE 15.3 AC
100' ROW
CELINA ISD
McKINNEY ISD
OPEN SPACE 3.0 AC
70' LOTS 116.6 AC
RET 27.6
RET 36.3
65' LOTS 98.6 AC
70' LOTS 219.5 AC
OPEN SPACE 34.9 AC
55' LOTS 69.5 AC
RET 12.7
CR 206
120' ROW
55' LOTS 123.2 AC
OPEN SPACE 3.0 AC
GREY WATER SEWER LAKE
FM 543
120' ROW
OPEN SPACE 103.8 AC
MF 29.5
120' ROW
RET 20.0
MF 30.0
CR 170
SEWER PLANT (PERMIT REQUEST)
McKINNEY ISD
CELINA ISD
100' ROW
RESIDENTIAL - 70' LOTS *
RESIDENTIAL - 65' LOTS *
RESIDENTIAL - 55' LOTS *
MULTI-FAMILY / TOWNHOME
RETAIL / COMMERCIAL
CITY RESERVE
OPEN SPACE (APPROX. 253 ACRES)
SCHOOL SITE
* - EXCEPT AS NOTED ON PLAN
MAXIMUM DENSITY = 3.7 UNITS / ACRE
ZONING PLAN
PARKS OF HONEY CREEK
8/1/2006 ~ ZONING MAP