

# MASTER PLAN NOTEBOOK

A GUIDE TO MAINTAINING EXCELLENCE IN  
DESIGN AND CONTINUITY IN COMMUNITY  
DEVELOPMENT FOR TIMBER CREEK VILLAGE -  
MCKINNEY, TEXAS.

PURPOSE

~~THE~~  
This Master Plan Notebook is a compilation of the planning and design guidelines established for the development of ~~THE ELDERADO~~ Village. ~~THE~~ Its purpose is twofold:

1. To record the analysis, objectives and strategies formulated for the development of the master plan.
2. To establish the objectives and design criteria for the implementation of that master plan.

INTENDED USE

The success of a project is measured by both the strength of the conceptual planning and the implementation of the planning objectives. This effort involves the mutual cooperation of all those connected with the development. As the basis for planning and design decisions, this notebook is intended to be used by the following individuals and groups:

PLANNERS and DEVELOPERS: To clearly identify the overall objectives and strategies for the development of Timber Creek Village.

HOMEOWNERS, ARCHITECTS, and BUILDERS. As basic design guidelines for the development of individual parcels within Timber Creek Village.

CITY AGENCIES and the ARCHITECTURAL REVIEW COMMITTEE:

1. IT SHOULD BE NOTED THAT THE MASTER PLAN NOTEBOOK IS INTENDED ONLY AS A DESIGN TOOL AND WILL IN ALL CASES BE SUBJECT TO DEVELOPMENT STANDARDS SET FORTH IN THE P.C.D. REGULATIONS OF THE CITY OF MCKINNEY



FORMAT

The Master Plan Notebook is divided into four sections as follows:

SECTION 1: INTRODUCTION

A brief examination of the region and site. This section is divided into the following two parts:

Part A - McKinney: History, development, and regional significance.

Part B - ~~Timber Creek Village~~: Physical site characteristics and relationship of site to McKinney.

SECTION 2: DEVELOPMENT CRITERIA

A statement of the general criteria for the development of both the overall project and individual parcels. This section is divided into the following two parts:

Part A - Master Planning Objectives

Part B - Site Design and Architectural Design Objectives

SECTION 3: DESIGN DIRECTIVES

Specific directives for the design of project signage, lighting, fencing, and site furnishings.

SECTION 4: APPENDIX

Supplementary information, recommendations, and other documents.

ACKNOWLEDGEMENTS

~~Timber Creek Village~~ has been planned and developed through the close cooperation to the following groups and individuals:

CITY OF MCKINNEY:  
City Council and Planning Agencies

HiDev Co

DEVELOPER:  
~~Highland Development Co.~~  
P.O. Box ~~573~~ 456  
McKinney, Texas 75069

PLANNER/LANDSCAPE ARCHITECT:  
Perry Burr Associates  
1 Zoe Alley  
San Francisco, CA. 94107

Hill & Company  
2975 LBJ Freeway  
Suite 208 West  
Dallas, Texas 75419

CIVIL ENGINEER:  
~~Quible and Associates~~  
~~2755 E. Oakdale Park Blvd.~~  
Ft. Lauderdale, Florida 33306

ARCHITECTURAL CONSULTANT:  
The Moser Partnership  
1 Zoe Alley  
San Francisco, CA. 94107

~~TIMBER CREEK COUNTRY CLUB~~  
DEVELOPER:  
~~Timber Creek Country Club~~  
P.O. Box ~~573~~  
McKinney, Texas 75069

GOLF COURSE ARCHITECT:  
Gary Roger Baird, Inc.  
2479 E. Bayshore  
Palo Alto, CA. 94043