

**For Informational
Purposes Only**

LEGEND

- (A) R.O.W. DEDICATION FOR SORRELL RD. DOES NOT APPEAR TO BE REQUIRED. A 6-FT HIGH MASONRY SCREEN FENCE IS PROPOSED ON THE FRONTAGE TO SORRELL RD.
- (B) DELETE SIDEWALK FROM THIS SIDE OF PROPOSED ROADWAY.
- (C) PROPOSED 26-FT FACE-TO-FACE OF CURB CONCRETE PAVEMENT. ALL AREAS TO BE CONCRETE PAVED SHADED IN LIGHT-GRAY.
- (D) HOA PARK PROPOSED TO PRESERVE EXISTING GROVE OF TREES. 4:1 SLOPE IN ADJOINING BACKYARDS WILL SAVE ADDITIONAL TREES. PRELIMINARY CALCULATIONS REVEAL THAT WE VERY LIKELY WILL MEET THE TREE PRESERVATION REQUIREMENT WITHOUT FEES.
- (E) PROPOSED 5-FT WIDE MULCH TRAIL WITH STEEL LANDSCAPE BORDER. SHADED DARK-TAN. CENTRAL CONCRETE PAD FOR HOA GAZEBO.
- (F) PROPOSED 5-FT WIDE CONCRETE TRAIL LEADING TO LAKE. SHADED LIGHT-TAN.
- (G) PROPOSED 5-FT WIDE CONCRETE WALKING TRAIL. SHADED LIGHT-TAN.
- (H) ALL X LOTS TO BE OWNED AND MAINTAINED BY PERMANENT HOA.
- (I) REAR LOT LINE FOR THESE LOTS TO FALL OUTSIDE OF THE LIMITS OF THE 100-YR FLOODPLAIN.
- (J) CONCRETE PADS FOR PARK BENCH OR OTHER APPROVED HOA STRUCTURE.
- (K) 41.89 ACRE PROPOSED DEVELOPMENT BOUNDARY.
- (L) TRANSITION FROM CONCRETE TO MULCH WALKING TRAIL.
- (M) MULCH WALKING TRAIL MEANDERS ON THE EAST SIDE OF TREES TO BE PRESERVED.
- (N) EXISTING DRAINAGE EASEMENT TO BE ABANDONED THIS PLAT.
- (O) PROPOSED 30-FT WIDE TREE/LANDSCAPE BUFFER.
- (P) PROPOSED 15-FT WIDE TREE/LANDSCAPE BUFFER ADJACENT TO LOT 23 ONLY.
- (Q) PROPOSED MONUMENT SIGN.
- (R) PROPOSED 50-FT WIDE RESIDENTIAL PADS SHADED IN BLUE.
- (S) PROPOSED 40-FT WIDE RESIDENTIAL PADS SHADED IN GREEN.
- (T) PROPOSED HOA MAINTAINED PAVILION. (NO INTERIOR SPACES FOR GAZEBO & PAVILION)
- (U) PROPOSED PICKLE BALL COURT & (4) PARKING SPACES.

P&Z NOTES

- 1) A ZONING CHANGE REQUEST FROM RS-84 TO PD WITH SF-5 BASE IS REQUESTED FOR THIS DEVELOPMENT.
- 2) PROPOSED HOUSING TYPE IS SINGLE FAMILY RESIDENTIAL.
- 3) REFER TO TABLE TO LEFT FOR MEAN AND MEDIAN LOT SIZE AND DENSITY CALCULATIONS.
- 4) SUBJECT PROPERTY FALLS UNDER THE URBAN LIVING PLACETYPE ACCORDING TO THE 2040 COMPREHENSIVE PLAN.
- 5) ALL LOT DIMENSIONS, AREAS, AND SETBACKS INTENDED TO COMPLY WITH PD ZONING.

FIRE DEPARTMENT NOTES

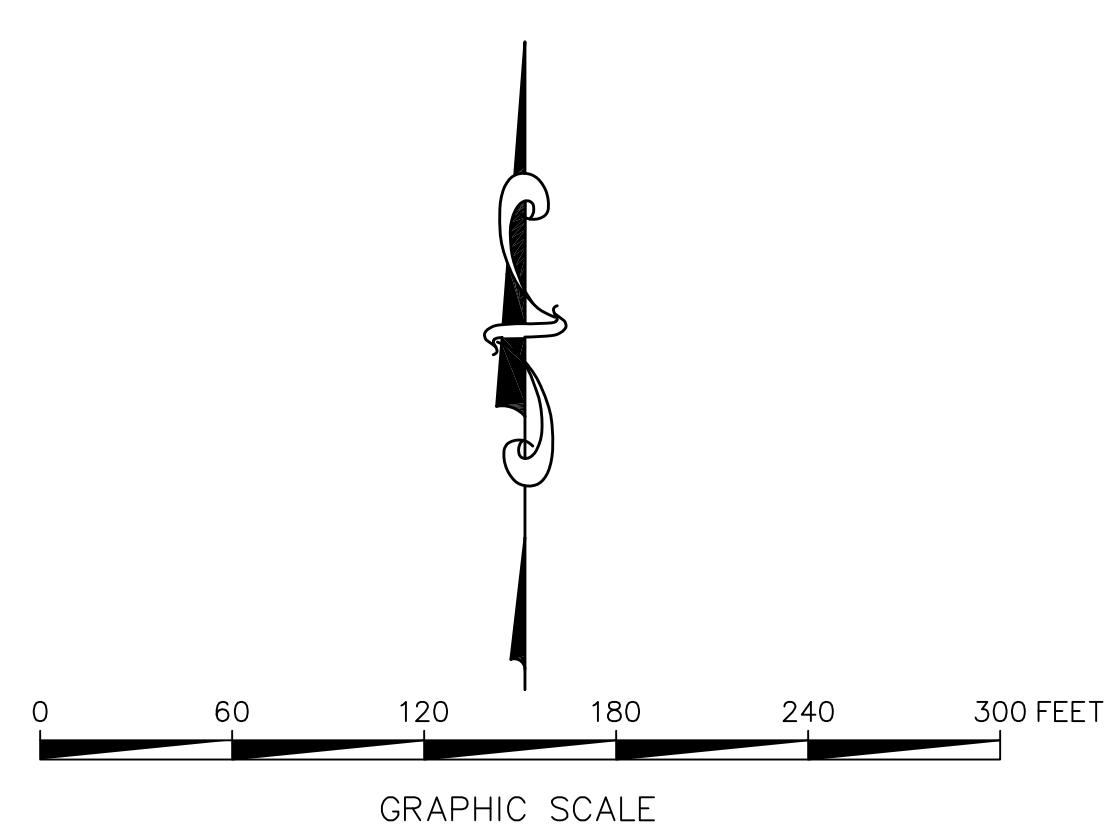
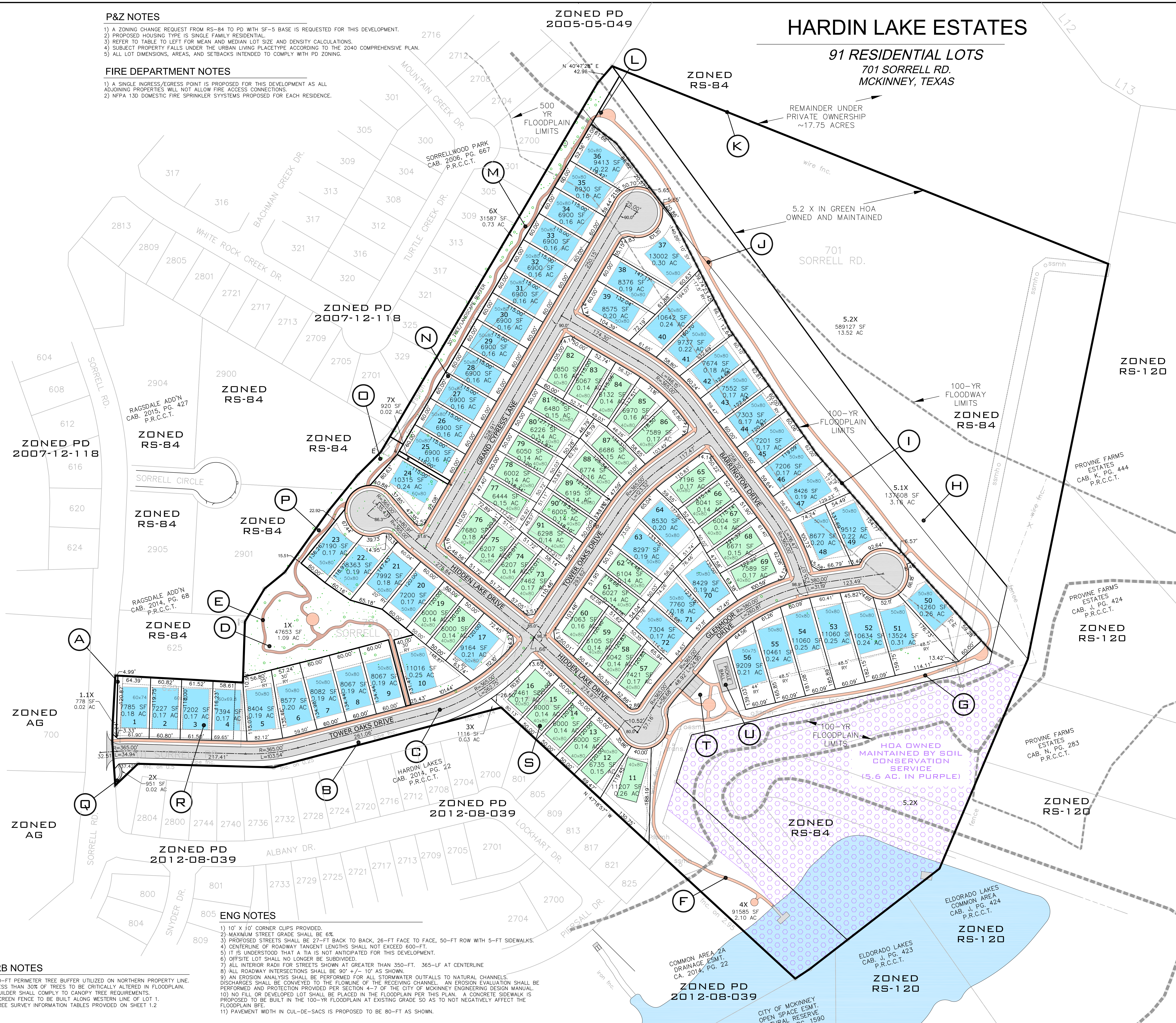
- 1) A SINGLE INGRESS/EGRESS POINT IS PROPOSED FOR THIS DEVELOPMENT AS ALL ADJOINING PROPERTIES WILL NOT ALLOW FIRE ACCESS CONNECTIONS.
- 2) NFPA 13D DOMESTIC FIRE SPRINKLER SYSTEMS PROPOSED FOR EACH RESIDENCE.

ENG NOTES

- 1) 10' X 10' CORNER CLIPS PROVIDED.
- 2) MAXIMUM STREET GRADE SHALL BE 6%.
- 3) PROPOSED STREETS SHALL BE 27-FT BACK TO BACK, 26-FT FACE TO FACE, 50-FT ROW WITH 5-FT SIDEWALKS.
- 4) CENTERLINE OF ROADWAY TANGENT LENGTHS SHALL NOT EXCEED 600-FT.
- 5) IT IS UNDERSTOOD THAT A TIA IS NOT ANTICIPATED FOR THIS DEVELOPMENT.
- 6) OFFSITE LOT SHALL NO LONGER BE SUBDIVIDED.
- 7) ALL INTERIOR RADII FOR STREETS SHOWN AT GREATER THAN 350-FT. 385-FT AT CENTERLINE
- 8) ALL ROADWAY INTERSECTIONS SHALL BE 90° +/- 10° AS SHOWN.
- 9) AN EROSION ANALYSIS SHALL BE PERFORMED FOR ALL STORMWATER OUTFALLS TO NATURAL CHANNELS. DISCHARGES SHALL BE CONVEYED TO THE FLOWLINE OF THE RECEIVING CHANNEL. AN EROSION EVALUATION SHALL BE PERFORMED AND PROTECTION PROVIDED PER SECTION 4-7 OF THE CITY OF MCKINNEY ENGINEERING DESIGN MANUAL.
- 10) NO FILL OR DEVELOPED LOT SHALL BE PLACED IN THE FLOODPLAIN PER THIS PLAN. A CONCRETE SIDEWALK IS PROPOSED TO BE BUILT IN THE 100-YR FLOODPLAIN AT EXISTING GRADE 50 AS TO NOT NEGATIVELY AFFECT THE FLOODPLAIN BFE.
- 11) PAVEMENT WIDTH IN CUL-DE-SACS IS PROPOSED TO BE 80-FT AS SHOWN.

ARB NOTES

- 1) 30-FT PERIMETER TREE BUFFER UTILIZED ON NORTHERN PROPERTY LINE.
- 2) LESS THAN 30% OF TREES TO BE CRITICALLY ALTERED IN FLOODPLAIN.
- 3) BUILDER SHALL COMPLY TO CANOPY TREE REQUIREMENTS.
- 4) SCREEN FENCE TO BE BUILT ALONG WESTERN LINE OF LOT 1.
- 5) TREE SURVEY INFORMATION TABLES PROVIDED ON SHEET 1.2



REVISION BB-3 OHR
HARDIN LAKE ESTATES CITY OF MCKINNEY COLLIN COUNTY, TEXAS
CONCEPTUAL SITE PLAN
PROJECT TECHNICIAN NJO
JOB NUMBER 1121
SHEET NUMBER 1.1

HARDIN LAKE ESTATES CONCEPT LOT SUMMARY
SORT BY LOT AREA

LOT SUMMARY TABLE	
LOT #	LOT AREA
13	6000
14	6000
15	6000
18	6000
19	6000
78	6002
67	6004
90	6005
61	6027
66	6041
58	6042
79	6050
83	6067
62	6104
59	6105
84	6132
89	6195
74	6207
75	6207
80	6226
91	6298
77	6444
81	6480
68	6671
87	6686
12	6735
88	6774
82	6850
25	6900
26	6900

27	6900
28	6900
29	6900
30	6900
31	6900
32	6900
33	6900
34	6900
35	6930
85	6970
60	7063
23	7190
65	7196
20	7200
45	7201
3	7202
46	7206
2	7227
44	7303
72	7304
4	7394
57	7421
16	7461
73	7462
43	7552
69	7589
86	7589
42	7674
76	7680
71	7760

1	7785
21	7992
8	8067
9	8067
7	8082
63	8297
22	8363
38	8376
5	8404
47	8426
70	8429
64	8530
39	8575
6	8577
48	8677
17	9164
56	9209
36	9413
49	9512
41	9737
24	10315
55	10461
52	10634
40	10642
10	11016
53	11060
54	11060
11	11207
50	11260
37	13002
51	13524
AVERAGE= 7701	
MEDIAN= 7202	

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