



BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
"X" ON CONCRETE CURB INLET NEAR THE MIDDLE OF THE INLET ON THE WEST EDGE ON THE WEST SIDE OF EL LAGO ROAD AND NEAR THE NORTHWEST CORNER OF LOT 2R-1A-3. ELEVATION= 593.05

TBM B
"X" IN THE MIDDLE OF EL LAGO ROAD AND ALSO BEING THE SOUTHEAST CORNER OF LOT 2R-1A-4, BLOCK D OF ELDORADO PARK ADDITION. ELEVATION= 641.02

100-YEAR FLOOD PLAIN
ACCORDING TO COMMUNITY PANEL NO. 48085C0270 J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP THIS PROPERTY IS WITHIN FLOOD ZONE "X", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

EXISTING LEGEND

- EXISTING LOT LINE
- - - - EXISTING STORM
- W W EXISTING WATERLINE
- WW WW EXISTING SANITARY SEWER
- ⊙ EXISTING FIRE HYDRANT
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊖ EXISTING STORM MANHOLE

PROPOSED LEGEND

- ⊕ FIRE HYDRANT
- FIRE LANE
- ▭ MASONRY SCREENING WALL
- WROUGHT IRON FENCE
- WOODEN LATTICE DIVIDER
- RETAINING WALL
- ▭ PRIVATE SIDEWALK
- ▭ PUBLIC SIDEWALK
- ▭ CONCRETE FIRELANE PAVEMENT
- ▭ CONCRETE PARKING PAVEMENT

NOTES

1. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
3. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.
4. AN AMENDING PLAT WILL DEDICATE NEW EASEMENTS AND REMOVE THE LOT LINES BETWEEN THE TWO PROPERTIES.
5. THIS IS NOT A CONSTRUCTION DOCUMENT, THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSE ONLY.
6. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
7. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN ON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
8. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

QUANTITIES

6' Masonry Screening Wall	275 LF
7' Masonry Screening Wall	78 LF
6' Wrought Iron Fence (Pond Wall)	2,018 LF
6' Wrought Iron Fence (Bush Drive)	404 LF
6' Wrought Iron Fence (East Property Line)	760 LF
42" Wrought Iron Fence (Retaining Wall)	2,527 LF
13' Wide Pond Gate	2 EA

SITE DATA

SITE SIZE & COVERAGES	
EXISTING ZONING:	PD RG-18
PROPOSED USE:	MULTIFAMILY
TOTAL SITE AREA:	11.03 ACRES
BUILDING AREA:	202,072 SF
BUILDING HEIGHT:	18' 2" (To Building Eave)
BUILDING STORIES:	2
LOT COVERAGE:	2.67 ACRES
FLOOR AREA RATIO:	0.42:1
IMPERVIOUS AREA:	46.2%

PARKING REQUIRED

2 BEDROOM UNIT:	48 x 2	96
3 BEDROOM UNIT:	72 x 2.5	180
TOTAL		276

PARKING PROVIDED

1 CAR GARAGE:	48 x 1	48
2 CAR GARAGE:	72 x 2	144
20' x 9' DRIVEWAY:	48 x 1	48
20' x 16' DRIVEWAY:	72 x 1	72
GUEST PARKING:		13
TOTAL		325

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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REVISIONS

No.	Date	Description
1	2023.05.25	UPDATED TOWNHOME UNIT LAYOUT & PARKING TABLE
2	2023.12.20	UPDATED BUILDING SQUARE FOOTAGE & FLOOR AREA RATIO
3	2024.08.22	UPDATED TO REPLACE MASONRY SCREENING WALL ALONG SOUTH & EAST PROPERTY LINES WITH WROUGHT IRON FENCE. UPDATED WROUGHT IRON FENCE ALONG BUSH DRIVE. UPDATED WROUGHT IRON FENCE HEIGHTS.

QUIDDITY

Professional Engineers and Land Surveyors Reg. No. 6-23290
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 882.266.2200

SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO.: 17603-0001-00

DESIGNED BY: ET
CHECKED BY: SGC
DRAWN BY: ET



8-22-2024 *Shawn C. Graham*

HIDDEN VILLAS
Lots 2R-1A-3 and 2R-1A-4, Block D, Eldorado Park Subdivision, McKinney, Collin County, Texas

SITE PLAN

SHEET NO. **C-4.0**