

INFORMATION ONLY

LOT #	LOT AREA	MIN. LOT WIDTH @ 80'	PAD WIDTH	PAD LENGTH	LOT AREA SORTED BY SIZE
1	7245	60	50	80	6000
2	7201	60	50	80	6000
3	7026	60	50	80	6000
4	7207	60	50	79.6	6000
5	7445	50	40	80	6000
6	7224	50	40	80	6000
7	6762	50	40	80	6000
8	6762	50	40	80	6004
9	6762	50	40	80	6005
10	6762	50	40	80	6008
11	11016	60	50	80	6011
12	12310	60	50	80	6027
13	6000	50	40	80	6042
14	6000	50	40	80	6043
15	6000	50	40	80	6051
16	6000	50	40	80	6082
17	7461	50	40	80	6099
18	7964	50	40	80	6102
19	6000	50	40	80	6104
20	6000	50	40	80	6105
21	6000	50	40	80	6195
22	6485	50	40	80	6207
23	7200	50	40	80	6241
24	6099	50	40	80	6251
25	6241	50	40	80	6485
26	10077	60	50	80	6671
27	6900	60	50	80	6762
28	6900	60	50	80	6762
29	6900	60	50	80	6762
30	6900	60	50	80	6762
31	6900	60	50	80	6774
32	6900	60	50	80	6838
33	6900	60	50	80	6850
34	6900	60	50	80	6900
35	6900	60	50	80	6900
36	6900	60	50	80	6900
37	6930	60	50	80	6900
38	9413	60	50	80	6900
39	9271	60	50	80	6900
40	10011	60	50	80	6900
41	8851	60	50	80	6900
42	9796	60	50	80	6900
43	9257	60	50	80	6900
44	7537	60	50	80	6930
45	7552	60	50	80	7026
46	7303	60	50	80	7063
47	7201	60	50	80	7200
48	7206	60	50	80	7201
49	8426	60	50	80	7201
50	8677	60	50	80	7201
51	9512	60	50	80	7206
52	11774	60	50	80	7207
53	10920	60	50	80	7217
54	8463	60	50	80	7217
55	9097	50	40	80	7224
56	9399	50	40	80	7233
57	9382	50	40	80	7245
58	9160	50	40	80	7251
59	8553	50	40	75	7303
60	7524	50	40	80	7445
61	6043	50	40	80	7461
62	6105	50	40	80	7476
63	7063	50	40	80	7524
64	6027	50	40	80	7537
65	6104	50	40	80	7552
66	8297	60	50	80	7589
67	6257	60	50	80	7665
68	7233	50	40	80	7707
69	6011	50	40	80	7718
70	6004	50	40	80	7760
71	6671	50	40	80	7964
72	7589	50	40	80	8297
73	8429	60	50	80	8426
74	7760	60	50	80	8429
75	7201	60	50	80	8463
76	7665	50	40	80	8523
77	6251	50	40	80	8553
78	6207	50	40	80	8677
79	7707	50	40	80	8851
80	6102	50	40	80	9097
81	6008	50	40	80	9160
82	6042	50	40	80	9257
83	7476	60	50	80	9271
84	7718	60	50	80	9382
85	6850	50	40	80	9399
86	6082	50	40	80	9413
87	7217	50	40	80	9512
88	7251	50	40	80	9796
89	7217	50	40	80	10011
90	4838	50	40	80	10077
91	6774	50	40	80	10920
92	6195	50	40	80	11016
93	6005	50	40	80	11774
94	6051	50	40	80	12310

7448.7 AVERAGE
7200.5 MEDIAN

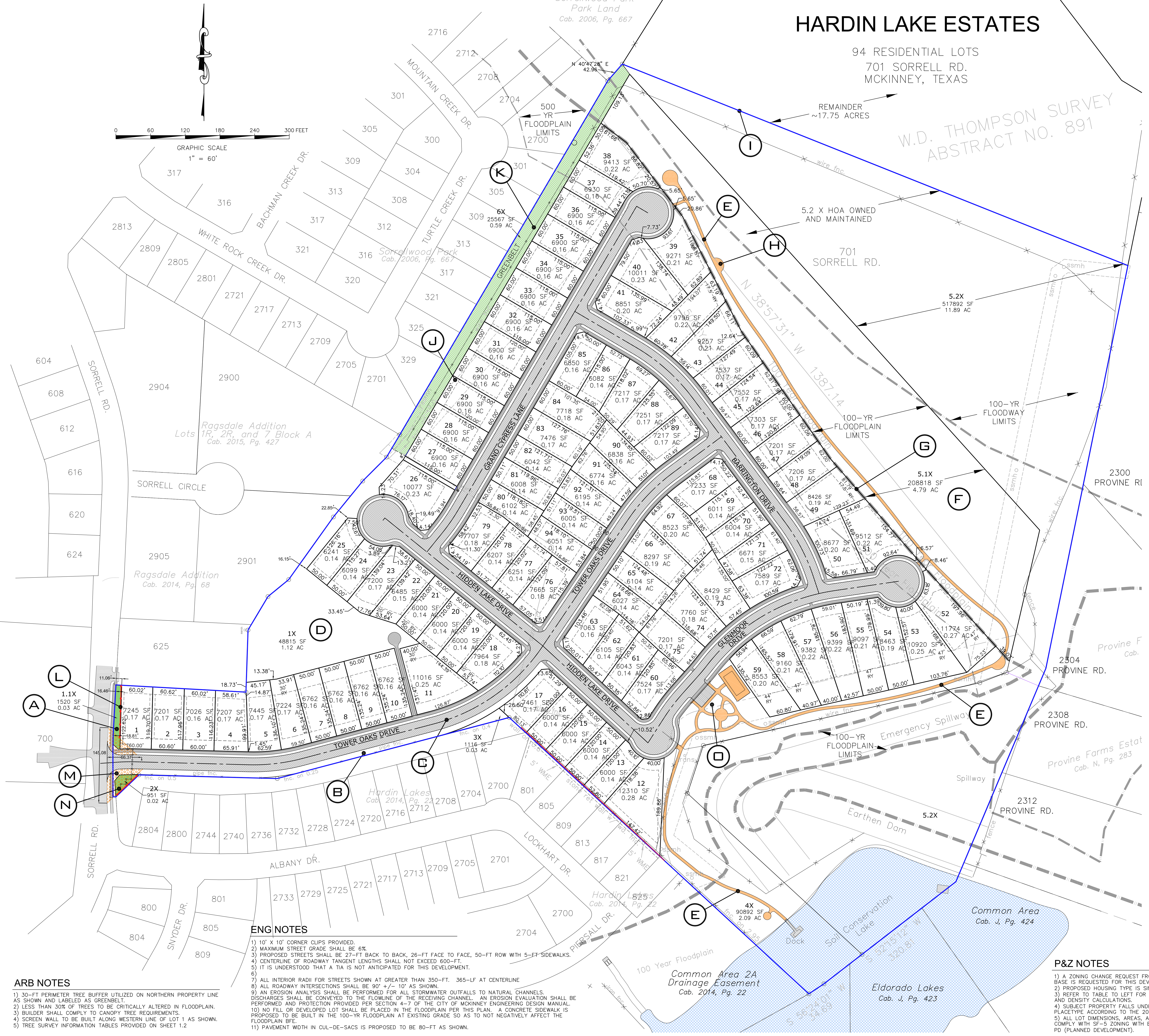
LOT SIZE RATIO	54	50-FT LOTS	57.4%
	40	60-FT LOTS	42.6%

OPEN SPACE	# OF LOTS	AC. PER 50'	AC.	S.F.	REQ'D
	94	0.5	0.94	40946	REQ'D
			20.56	895571	PROV'D

DENSITY	S.F.	AC.	LOT COUNT	DU/AC
1306836	30.00	94	3.13	PROP.
	PROPOSED EXCLUDES LOT 5, 2X		3.20	MAX.

PAD SIZING	COUNT	DIMENSIONS (FT)	AREA (S.F.)	LOT #
	1	40 x 75	3000	LOT 59
	53	40 x 80	3200	
	1	50 x 79.6	3980	LOT 4
	39	50 x 80	4000	

OPEN SPACE SUMMARY	LOT #	S.F.	AC.	DESCRIPTION
	1X	48815	1.12	COMMUN. PARK
	1.1X	1520	0.03	SCREEN WALL
	2X	951	0.02	MONUMENT SIGN
	3X	1116	0.03	LANDSCAPE AREA
	4X	90892	2.09	LAKE-TRAIL-PAVIL.
	5.1X	208818	4.79	FLOODPL. TRAIL
	5.2X	517892	11.89	FLOODPLAIN LAKE
	6X	25567	0.59	30-FT GREENBELT
TOTAL	895571	20.56		



ARB NOTES

- 30'-FT PERIMETER TREE BUFFER UTILIZED ON NORTHERN PROPERTY LINE AS SHOWN AND LABELED AS GREENBELT.
- LESS THAN 30% OF TREES TO BE CRITICALLY ALTERED IN FLOODPLAIN.
- BUILDER SHALL COMPLY TO LANDSCAPE TREE REQUIREMENTS.
- SCREEN WALL TO BE BUILT ALONG WESTERN LINE OF LOT 1 AS SHOWN.
- TREE SURVEY INFORMATION TABLES PROVIDED ON SHEET 1.2

ENG NOTES

- 10' X 10' CORNER CLIPS PROVIDED.
- MAXIMUM STREET GRADE SHALL BE 6%.
- PROPOSED STREETS SHALL BE 27'-FT BACK TO BACK, 26'-FT FACE TO FACE, 50'-FT ROW WITH 5'-FT SIDEWALKS.
- CENTERLINE OF ROADWAY TANGENT LENGTHS SHALL NOT EXCEED 600'-FT.
- IT IS UNDERSTOOD THAT A TIA IS NOT ANTICIPATED FOR THIS DEVELOPMENT.
- ALL INTERIOR RADI FOR STREETS SHOWN AT GREATER THAN 350'-FT, 365'-LF AT CENTERLINE.
- ALL ROADWAY INTERSECTIONS SHALL BE 90° +/- 10° AS SHOWN.
- 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'S EROSION DESIGN MANUAL.
- 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 SO AS TO NOT NEGATIVELY AFFECT THE FLOODPLAIN BFE.
- PAVEMENT WIDTH IN CUL-DE-SACS IS PROPOSED TO BE 80'-FT AS SHOWN.

P&Z NOTES

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

- LEGEND**
- (A) R.O.W. DEDICATION FOR SORRELL RD. DOES NOT APPEAR TO BE REQUIRED. LOT 1.1X PROVIDED FOR SCREEN WALL, LANDSCAPING & ADDITIONAL BUFFER FROM ROADWAY IN GREEN.
 - (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-GREY.
 - (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 CONCRETE HIKING TRAIL. SHADED LIGHT-TAN.
 - (F) ALL X LOTS TO BE OWNED AND MAINTAINED BY PERMANENT HOA.
 - (G) REAR LOT LINE FOR THESE LOTS TO FALL OUTSIDE OF THE LIMITS OF THE 100-YR FLOODPLAIN.
 - (H) CONCRETE PADS FOR PARK BENCH OR OTHER APPROVED HOA STRUCTURE.
 - (I) 41.89 ACRE PROPOSED DEVELOPMENT BOUNDARY.
 - (J) EXISTING DRAINAGE EASEMENT TO BE ABANDONED THIS PLAN.
 - (K) PROPOSED 30'-FT WIDE GREENBELT IN CROSS-HATCH GREEN.
 - (L) PROPOSED 6'-FT HEIGHT MASONRY SCREEN WALL IN RED.
 - (M) AREA OF OBSTRUCTION FREE VIEW ON APPROACH TO INTERSECTION IN ORANGE HEX SHADE. EXCLUDES MAILBOXES, SIGNAGE, LOW PLANTINGS AND TREES.
 - (N) 6'-FT HEIGHT MASONRY SCREEN WALL & PROPOSED MONUMENT SIGN IN RED.
 - (O) PROPOSED HOA MAINTAINED PAVILLION, PICKLEBALL COURT & (4) PARKING SPACES. (NO INTERIOR SPACES FOR GAZEBO & PAVILLION)

REVISION GG3
0.0HR

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PRELIMINARY FOR REVIEW ONLY

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HARDIN LAKE ESTATES
CITY OF MCKINNEY COLLIN COUNTY, TEXAS

CONCEPTUAL SITE PLAN

PROJECT TECHNICIAN: NUD
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
16	6000
19	6000
20	6000
21	6000
70	6004
93	6005
81	6008
69	6011
64	6027
82	6042
61	6043
94	6051
86	6082
24	6099
80	6102
65	6104
62	6105
92	6195
78	6207
25	6241
77	6251
22	6485
71	6671
7	6762
8	6762
9	6762
10	6762
91	6774

90	6838
85	6850
27	6900
28	6900
29	6900
30	6900
31	6900
32	6900
33	6900
34	6900
35	6900
36	6900
37	6930
3	7026
63	7063
23	7200
2	7201
47	7201
75	7201
48	7206
4	7207
87	7217
89	7217
6	7224
68	7233
1	7245
88	7251
46	7303
5	7445
17	7461

83	7476
60	7524
44	7537
45	7552
72	7589
76	7665
79	7707
84	7718
74	7760
18	7964
66	8297
49	8426
73	8429
54	8463
67	8523
59	8553
50	8677
41	8851
55	9097
58	9160
43	9257
39	9271
57	9382
56	9399
38	9413
51	9512
42	9796
40	10011
26	10077
53	10920
11	11016
52	11774
12	12310

AVERAGE=	7448.7
MEDIAN=	7200.5

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