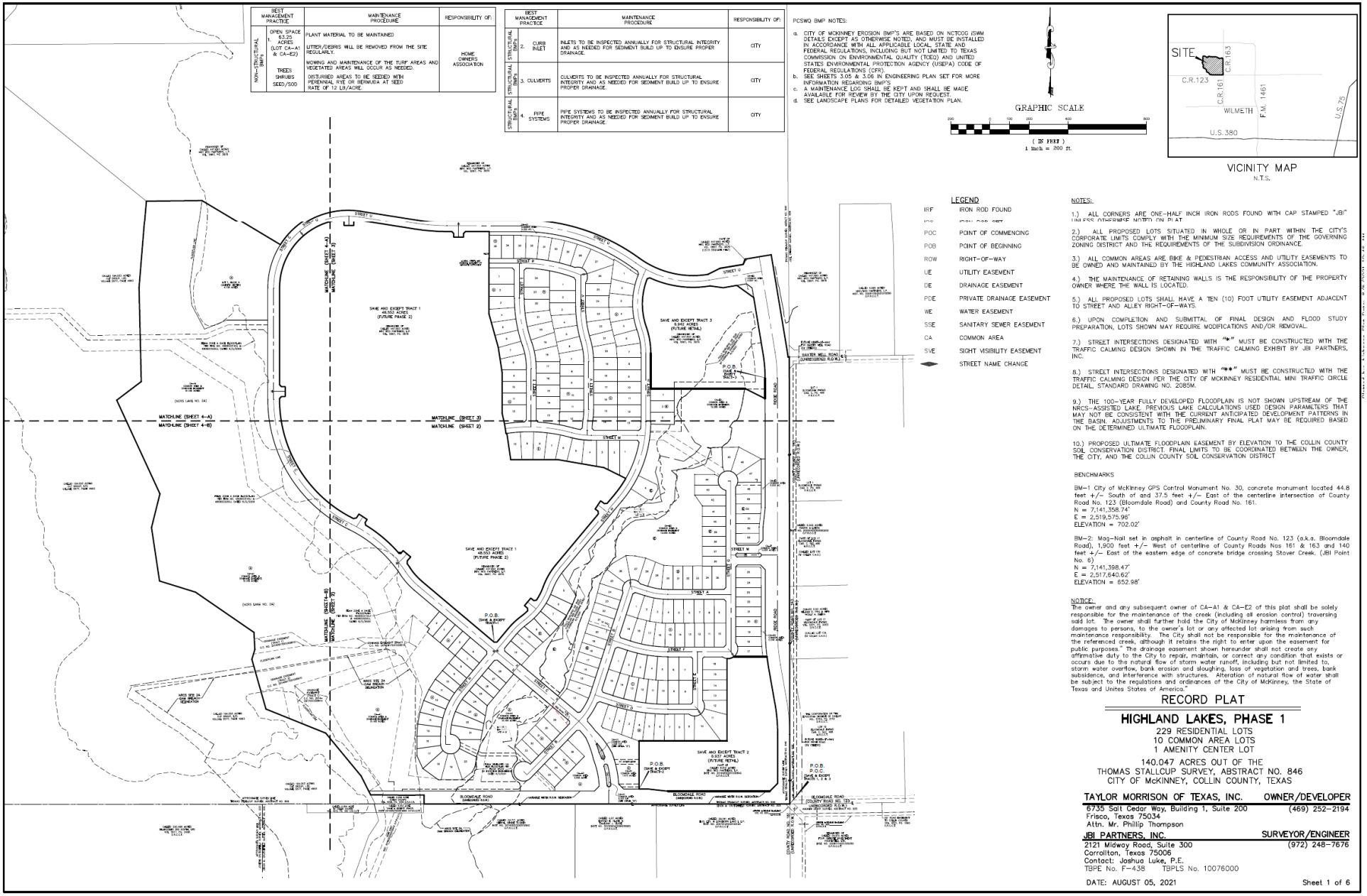

BEST MANAGEMENT PRACTICE		MAINTENANCE PROCEDURE	RESPONSIBILITY OF:
NON-STRUCTURAL BMPs	OPEN SPACE 63.25 ACRES (LOT CA-A1 & CA-E2)	PLANT MATERIAL TO BE MAINTAINED LITTER/DEBRIS WILL BE REMOVED FROM THE SITE REGULARLY. MOWING AND MAINTENANCE OF THE TURF AREAS AND VEGETATED AREAS WILL OCCUR AS NEEDED.	HOME OWNERS ASSOCIATION
	TREES, SHRUBS SEED/SOD	DISTURBED AREAS TO BE SEEDED WITH PERENNIAL RYE OR BERMUDA AT SEED RATE OF 12 LB/ACRE.	

BEST MANAGEMENT PRACTICE		MAINTENANCE PROCEDURE	RESPONSIBILITY OF:
STRUCTURAL BMPs	2. CURB INLET	INLETS TO BE INSPECTED ANNUALLY FOR STRUCTURAL INTEGRITY AND AS NEEDED FOR SEDIMENT BUILD UP TO ENSURE PROPER DRAINAGE.	CITY
STRUCTURAL BMPs	3. CULVERTS	CULVERTS TO BE INSPECTED ANNUALLY FOR STRUCTURAL INTEGRITY AND AS NEEDED FOR SEDIMENT BUILD UP TO ENSURE PROPER DRAINAGE.	CITY
STRUCTURAL BMPs	4. PIPE SYSTEMS	PIPE SYSTEMS TO BE INSPECTED ANNUALLY FOR STRUCTURAL INTEGRITY AND AS NEEDED FOR SEDIMENT BUILD UP TO ENSURE PROPER DRAINAGE.	CITY

PCSWQ BMP NOTES:

a. CITY OF MCKINNEY EROSION BMP'S ARE BASED ON NCTCOG ISWM DETAILS EXCEPT AS OTHERWISE NOTED, AND MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) CODE OF FEDERAL REGULATIONS (CFR).
b. SEE SHEETS 3.05 & 3.06 IN ENGINEERING PLAN SET FOR MORE INFORMATION REGARDING BMP'S
c. A MAINTENANCE LOG SHALL BE KEPT AND SHALL BE MADE AVAILABLE FOR REVIEW BY THE CITY UPON REQUEST.
d. SEE LANDSCAPE PLANS FOR DETAILED VEGETATION PLAN.

GRAPHIC SCALE

200 0 200 400 600

(IN FEET)
1 inch = 200 ft.

VICINITY MAP
N.T.S.

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
CA	COMMON AREA
SVE	SIGHT VISIBILITY EASEMENT
	STREET NAME CHANGE

NOTES:

1.) ALL CORNERS ARE ONE-HALF INCH IRON RODS FOUND WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.

2.) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

3.) ALL COMMON AREAS ARE BIKE & PEDESTRIAN ACCESS AND UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY THE HIGHLAND LAKES COMMUNITY ASSOCIATION.

4.) THE MAINTENANCE OF RETAINING WALLS IS THE RESPONSIBILITY OF THE PROPERTY OWNER WHERE THE WALL IS LOCATED.

5.) ALL PROPOSED LOTS SHALL HAVE A TEN (10) FOOT UTILITY EASEMENT ADJACENT TO STREET AND ALLEY RIGHT-OF-WAYS.

6.) UPON COMPLETION AND SUBMITTAL OF FINAL DESIGN AND FLOOD STUDY PREPARATION, LOTS SHOWN MAY REQUIRE MODIFICATIONS AND/OR REMOVAL.

7.) STREET INTERSECTIONS DESIGNATED WITH "*" MUST BE CONSTRUCTED WITH THE TRAFFIC CALMING DESIGN SHOWN IN THE TRAFFIC CALMING EXHIBIT BY JBI PARTNERS, INC.

8.) STREET INTERSECTIONS DESIGNATED WITH "**" MUST BE CONSTRUCTED WITH THE TRAFFIC CALMING DESIGN PER THE CITY OF MCKINNEY RESIDENTIAL MINI TRAFFIC CIRCLE DETAIL, STANDARD DRAWING NO. 2089M.

9.) THE 100-YEAR FULLY DEVELOPED FLOODPLAIN IS NOT SHOWN UPSTREAM OF THE NRCS-ASSISTED LAKE. PREVIOUS LAKE CALCULATIONS USED DESIGN PARAMETERS THAT MAY NOT BE CONSISTENT WITH THE CURRENT ANTICIPATED DEVELOPMENT PATTERNS IN THE BASIN. ADJUSTMENTS TO THE PRELIMINARY FINAL PLAT MAY BE REQUIRED BASED ON THE DETERMINED ULTIMATE FLOODPLAIN.

10.) PROPOSED ULTIMATE FLOODPLAIN EASEMENT BY ELEVATION TO THE COLLIN COUNTY SOIL CONSERVATION DISTRICT. FINAL LIMITS TO BE COORDINATED BETWEEN THE OWNER, THE CITY, AND THE COLLIN COUNTY SOIL CONSERVATION DISTRICT

BENCHMARKS

BM-1 City of McKinney GPS Control Monument No. 30, concrete monument located 44.8 feet +/- South of and 37.5 feet +/- East of the centerline intersection of County Road No. 123 (Bloomdale Road) and County Road No. 161.
N = 7,141,358.74'
E = 2,519,575.96'
ELEVATION = 702.02'

BM-2: Mag-Nail set in asphalt in centerline of County Road No. 123 (a.k.a. Bloomdale Road), 1,900 feet +/- West of centerline of County Roads Nos 161 & 163 and 140 feet +/- East of the eastern edge of concrete bridge crossing Stover Creek. (JBI Point No. 6)
N = 7,141,398.47'
E = 2,517,640.62'
ELEVATION = 652.98'

NOTICE:
The owner and any subsequent owner of CA-A1 & CA-E2 of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes." The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and Unites States of America."

RECORD PLAT

HIGHLAND LAKES, PHASE 1

229 RESIDENTIAL LOTS
10 COMMON AREA LOTS
1 AMENITY CENTER LOT

140.047 ACRES OUT OF THE
THOMAS STALLCUP SURVEY, ABSTRACT NO. 846
CITY OF McKINNEY, COLLIN COUNTY, TEXAS

TAYLOR MORRISON OF TEXAS, INC. — OWNER/DEVELOPER
6735 Salt Cedar Way, Building 1, Suite 200 — (469) 252-2194
Frisco, Texas 75034
Attn. Mr. Phillip Thompson

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 — (972) 248-7676
Carrollton, Texas 75006
Contact: Joshua Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

DATE: AUGUST 05, 2021